There are no known wetlands, unstable slopes, landslide hazards, or significant hazards also located on or near the site.

There are no existing pedestrian or bicycle facilities on or near the site.

There are no transit routes or stops within 600 feet of the development site.
Fifth Plain Creek Subdivision East
Located in the NE 1/4 of the NW 1/4 Of Section 07, Township 2N, Range 3E, W.M.,
Clark County, Washington

GENERAL NOTES
The property is identified as assessor’s parcel number 106470-000 by Clark County GIS. The site address is 7608 NE 182nd Ave, Vancouver, WA 98682

PRESENT USE:
Single family residence.

PROPOSED SITE USE:
15 lot subdivision with lots 2-9 designated for Senior Adult Housing. The applicant would like for the individual lot owners to have the option to remove the senior adult housing restriction once the local transportation concurrency needs have been resolved.

EXISTING WELLS OR SEPTICS:
There is an existing well on site. There is an existing septic system on site that will be removed per Clark County Health Department Standards.

EXISTING CONDITIONS:
Fifth Plain Creek runs near the site with a 200’ shoreline buffer. There are no unstable slopes or landslide hazard areas on the site.

EXISTING ZONING:
R1-10 (Urban Low-Density Residential)

EXISTING LOT SIZE:
Parcel 106470-000 - 226,951 sq-ft (5.21ac)

PROPOSED LOT AREA:
Minimum = 4,575 sq-ft
Maximum = 6,252 sq-ft

R/W Dedication = 50,029 sq-ft

Density transfer is proposed with a density at 3.45 du/acre. Maximum density is 3.5 du/acre.

Tract 1 is for a proposed Storm Facility. Tract 2 is for the site critical areas set aside as part of the density transfer. Tract 3 is for the private road NE 19th Circle.

SETBACKS:
Front = 50’
Side Street = 24’ (with 25% variance)
Rear = 11.25’ (with 25% variance)

There are no required landscape buffers.

PROPOSED STORMWATER PLAN:
Stormwater generated from the development of this site will be treated & detained through the use of a Detention Pond, and Flow Control Structure located onsite.

TRANSPORTATION:
NE 182nd Avenue and NE 78th Street are Urban (C-2b) Collectors.

Project No.
38-91

Project No.
44-91

Project No.
50-91

SCALE:
1” = 40’

Note: All dimensions are approximate and all areas are based on GIS. The site address is 7608 NE 182nd Ave, Vancouver, WA 98682

DESIGNED BY:
Scott Hurley
7702 NE 182nd Avenue
Vancouver, WA 98682
(360) 803-8339
scot@hurleydev.com

APPRAISAL:
Wood Shop to Extg 1-Story

For:
Hurley Development, LLC
915 Broadway Street, Suite 300
Seattle, WA 98104
PH: (360) 944-6519
Fax: (360) 944-6539
scot@hurleydev.com

15 Lot Subdivision for Senior Adult Housing.

No proposed pedestrian or bicycle improvements are proposed outside of the proposed right-of-way.

No proposed roads are in excess of 15% grade.

No driveways are proposed where right distance standards cannot be met. Right distance requirements will be met throughout the site. Right distance triangles are shown on this sheet.

No pedestrian places or other hard landscaping features are proposed.