Fifth Plain Creek Subdivision West

Located in the NE 1/4 of the NW 1/4 Of Section 07, Township 2N, Range 3E, W.M.,
Clark County, Washington

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

There are no bicycle facilities on or near the site. A 20’ pedestrian trail exists within 100 feet of the site to the north.

There are no transit routes or stops within 600 feet of the development site.

There are no significant historic sites located on or near the site.
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GENERAL NOTES:

The site address is 7700 NE 182nd Ave, Vancouver, 98682. The property is identified as assessor’s parcel number 168641-000 by Clark County GIS.

PRESENT USE:

Single family residence.

PROPOSED SITE USE:

24 site subdivisions

EXISTING SEDIMENT OR SEPTICS:

There is an existing septic tank on site. There are no existing wells on site.

EXISTING CONDITIONS:

Fifth Plain Creek runs through the site with its associated 200’ shoreline and 250’ riparian habitat buffer. There are no proposed improvements to the shoreline. We propose to use buffer narrowing in the riparian habitat zones. The added buffer must of the creek will be enhanced to comply with the no net loss criteria. There are no unstable slopes or landslide hazard areas on this site.

EXISTING ZONING:

R1-10 (Urban Low-Density Residential)

EXISTING LOT SIZE:

 Parcel # 686062-005, 9,761 sq ft (1/4 ac)

Prior to submitting the preliminary submittal package, the applicant will file for a boundary line adjustment.

PROPOSED LOT AREAS:

Minimum = 8,581 sq ft

Maximum = 94,846 sq ft

Density transfer is proposed with a max density at 3.4

14.23 ac = 48 lots

Tracts 1 and 2 are for proposed shared driveway access and utility easements. Tract 3 is set aside as a critical areas open space.

SETBACKS:

Front = 100’

Side Street = 10’

Side Interior = 50’ (with 25% variance)

Rear = 11.25’ (with 25% variance)

No pedestrian plazas or other hard landscaping features are proposed.

PROPOSED STORMWATER PLAN:

Stormwater generated from the development of this site is assumed to be treated & detained through the use of a PerkFilter Water Quality Vault, stormwater detention pond, and flow control structures for the east 17 plots located on the parcel to the east of NE 182nd Ave. storm sewer mainline will align with existing individual infiltration trenches and fully utilize.

TRANSPORTATION:

NE 176th & NE 182nd is an Urban (C-2b) Collector and NE 78th St is an Urban Local Access Road according to Clark County GIS arterial classifications.

No proposed pedestrian or bicycle facilities are proposed.

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

No proposed roads are in excess of 15% grade.

No pedestrian paths or other hard landscaping features are proposed.
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Road Section Details For:
Fifth Plain Creek Subdivision West
A Subdivision Located In Clark County, Washington

NE 78TH STREET

NE 77TH STREET, NE 176TH AVENUE, NE 180TH AVENUE

NE 75TH CIRCLE