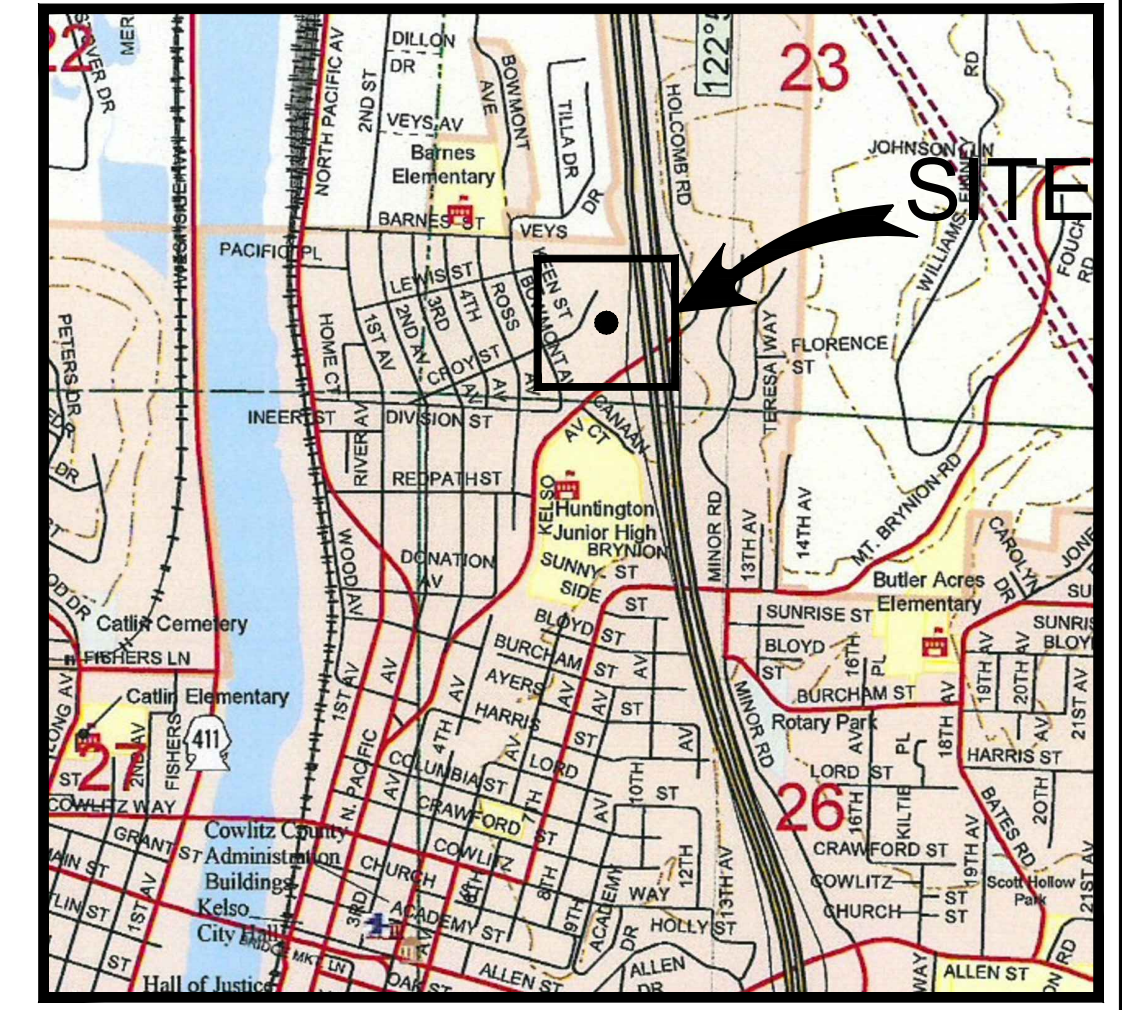
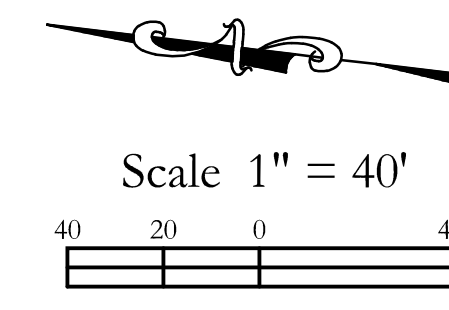


Huntington Ridge Apartments

Located in the SW ¼ of Section 23 T8N, R2W, W.M.
Kelso, Washington



Proposed Hatching Legend	
Proposed Asphalt Section	
Proposed Concrete	
Proposed Landscaping	

SITE LOCATION:
Located at the northwest corner of the intersection of the Interstate 5 Exit 40 southbound offramp and North Kelso Avenue.
Latitude: N46°9'41"
Longitude: W123°0'33"

SITE ADDRESS:
906 Croy Street
Kelso, WA 98626

Parcel Numbers 23933 and 2393301
SW ¼ of Section 23, T8N, R2W, W.M. Kelso, WA

LOT AREA:
Minimum Req'd = None
Actual = 441,693 sq-ft
= 10.14 acres

DENSITY:
Maximum = 17 units/acre
Actual = 9.47 units/acre

LOT WIDTH:
Minimum Req'd = 25 ft

SETBACKS:
Minimum Front = 20 ft
Minimum Rear = 10 ft
Minimum Side = 5 ft
Minimum Street Side = 7 ft

BUILDING HEIGHT:
Maximum = 35 ft

PRESENT USE:
The site is a vacant parcel with remnants of a previous structure and parking lot.

EXISTING STREETS:
The site will access from Croy Street. The property is bordered on the north by a vacant timbered parcel, on the east by Interstate 5, on the south by North Kelso Avenue, and on the west by the Drainage Improvement District #1 Ditch and single family residential homes.

EXISTING ZONING:
Residential Mixed Density (RMD)

SANITARY SEWER SERVICE:
City of Kelso

WATER SERVICE:
City of Kelso

ELECTRICAL SERVICE:
Cowlitz PUD

LOT COVERAGE:
Maximum Impervious Cover = 75%

WELLS OR SEPTICS:
None Known

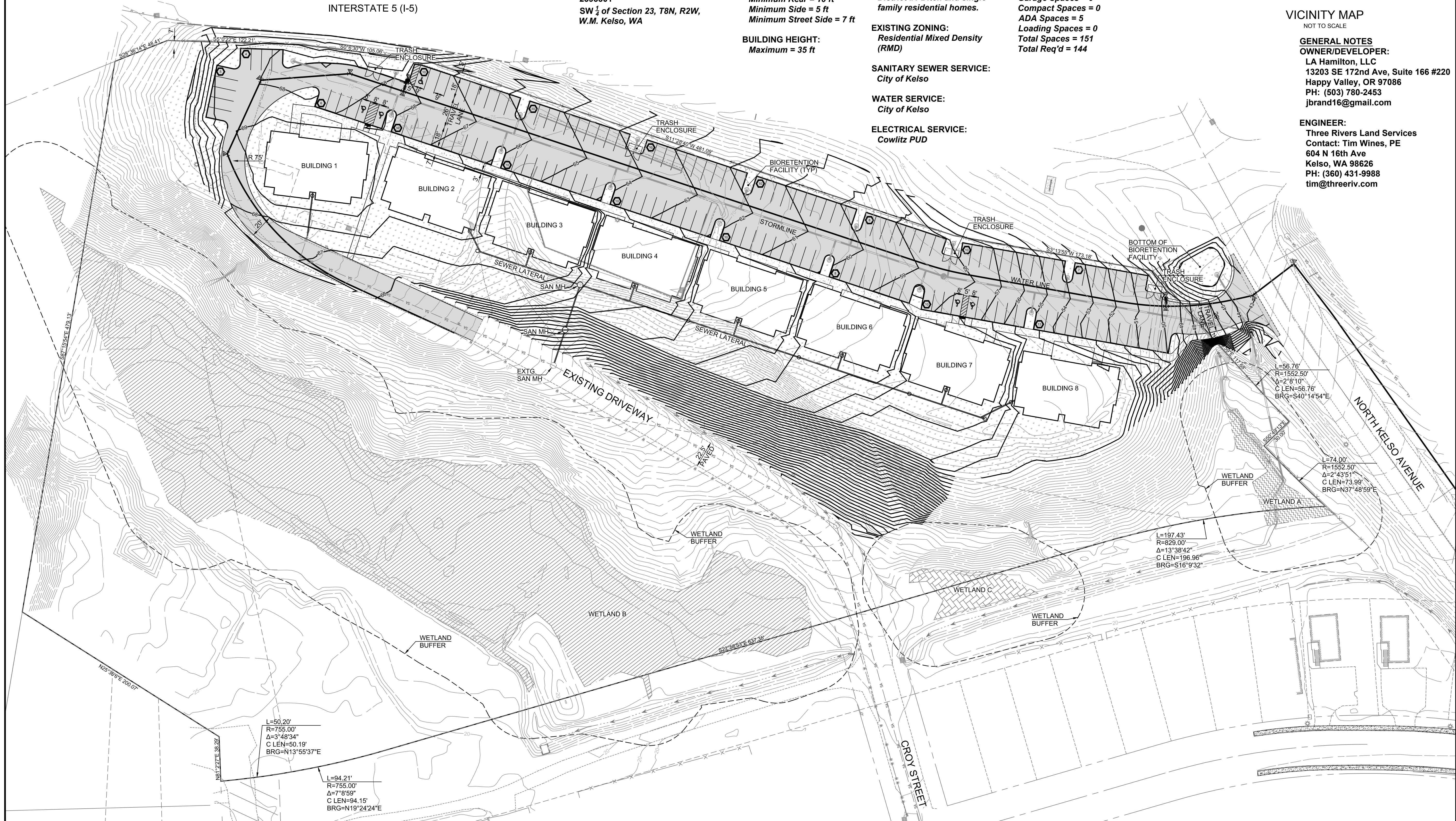
APARTMENT UNITS:
Total Units = 96
1 Bedroom Units = 24 (25.0%)
2 Bedroom Units = 60 (62.5%)
3 Bedroom Units = 12 (12.5%)

PARKING:
Standard Spaces = 146
Garage Spaces = 0
Compact Spaces = 0
ADA Spaces = 5
Loading Spaces = 0
Total Spaces = 151
Total Req'd = 144

VICINITY MAP
NOT TO SCALE

GENERAL NOTES
OWNER/DEVELOPER:
LA Hamilton, LLC
13203 SE 172nd Ave, Suite 166 #220
Happy Valley, OR 97086
PH: (503) 780-2453
jbrand16@gmail.com

ENGINEER:
Three Rivers Land Services
Contact: Tim Wines, PE
604 N 16th Ave
Kelso, WA 98626
PH: (360) 431-9988
tim@threeriv.com



Conceptual Site Plan for:

Huntington Ridge Apartments

Located in Kelso, Washington

Revisions	For Review	TSW
A	1/24/18	
B		
C		
D		
E		
F		

Project No. 1011
SCALE: H: 1" = 40'
V: N/A
DESIGNED BY: TSW
DRAFTED BY: TSW
REVIEWED BY: TSW