

# THE LOFTS AT KALAMA

LOCATED IN TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.  
COWLITZ COUNTY, WASHINGTON

## CONTACT INFORMATION

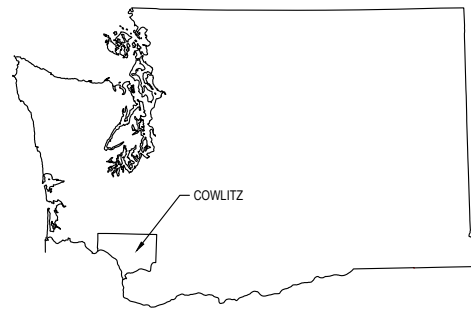
**APPLICANT / PROPERTY OWNER**  
THE LOFTS AT KALAMA, LLC (DEVELOPER)  
CONTACT: BEN USKOSKI (360) 608-2269  
BEN@TLK.LLC

**REPRESENTATIVE / CONTACT**  
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CONTACT: KEVIN BLUHM (360) 748-1551  
KBLUHM@SURVEYSERVICES.COM

**GEOTECHNICAL ENGINEER**  
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1419 WASHINGTON STREET, SUITE 101  
OREGON CITY, OREGON 97045  
CONTACT: TIM PALI (503) 502-0820  
TIM@PALI-CONSULTING.COM

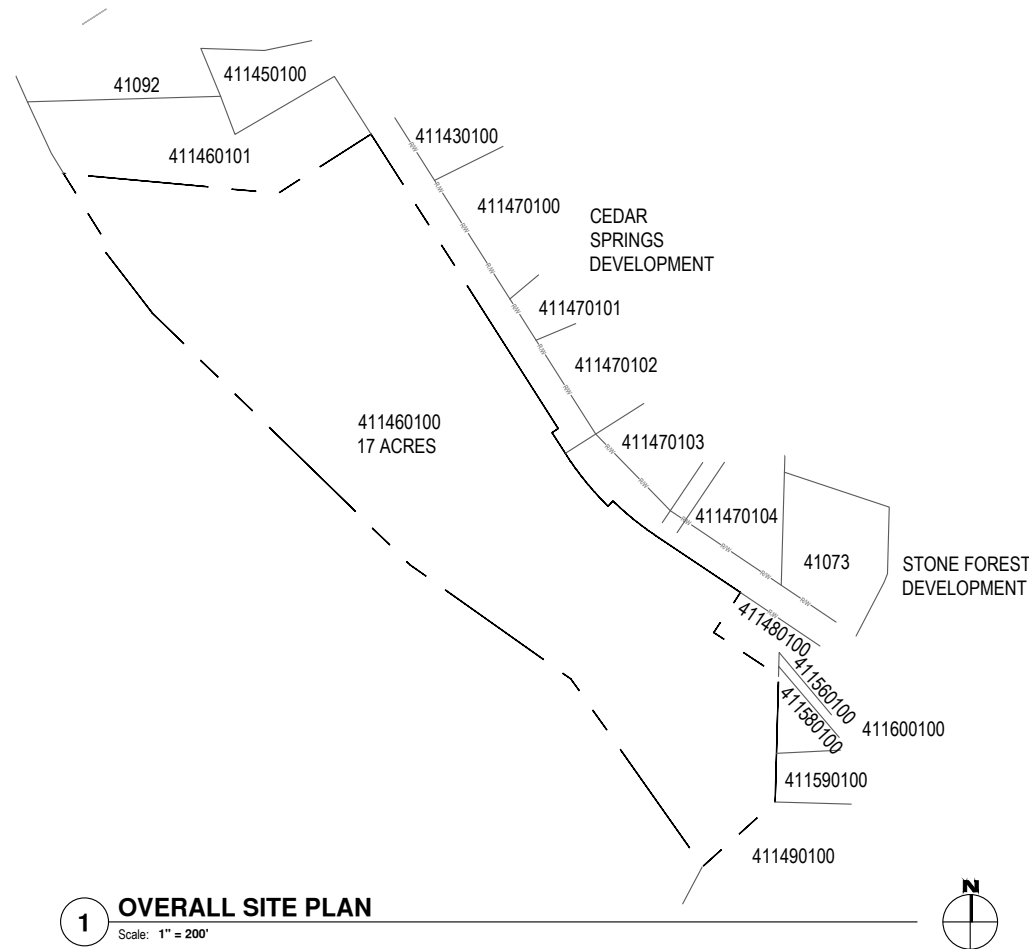
**CRITICAL AREAS / WETLAND**  
CASCADIA ECOLOGICAL SERVICES, INC.  
CONTACT: JIM BARNES (360) 601-8631  
JIM@CASCADIA-INC.COM



LOCATION MAP  
NTS



VICINITY MAP  
NTS



SHEET NO.	SHEET NAME	PUBLISH ORDER	Revising	Approval
-	<b>GENERAL</b>	<b>10</b>	/	/
G-000	COVER SHEET	10	-	+
G-001	OVERALL DEVELOPMENT MAP AND SURVEY CONTROL	10	-	+
G-002	CONCEPTUAL STREET SECTIONS & SITE/BLDG SECTION	10	-	+
G-003	FIRE REVIEW AND PHASING PLAN	10	-	+
-	<b>SURVEY</b>	<b>15</b>	/	/
T-000	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS	15	-	+
-	<b>SITE PLANNING</b>	<b>16</b>	/	/
SPO00	PRELIMINARY PLAT	16	-	+
-	<b>CIVIL NOTES</b>	<b>17</b>	/	/
-	<b>RETAINING WALL</b>	<b>18</b>	/	/
-	<b>GRADING</b>	<b>18</b>	/	/
GR000	MASS GRADING PLAN	18	-	+
GR001	STEEPEST ROAD PROFILE	18	-	+
-	<b>OVERALL UTILITY PLAN</b>	<b>19</b>	/	/
CU000	OVERALL/COMPOSITE UTILITY PLAN	19	-	+
-	<b>STORMWATER</b>	<b>20</b>	/	/
-	<b>ON-SITE SEWER</b>	<b>30</b>	/	/
-	<b>OFFSITE SANITARY SEWER</b>	<b>31</b>	/	/
-	<b>SEWER PUMP STATION</b>	<b>32</b>	/	/
-	<b>PUBLIC WATER</b>	<b>40</b>	/	/
-	<b>ROAD AND STORM DRAINAGE PLAN &amp; PROFILE</b>	<b>50</b>	/	/
-	<b>LANDSCAPING</b>	<b>60</b>	/	/
L-100	PRELIMINARY LANDSCAPING PLAN	60	-	+
-	<b>ELECTRICAL</b>	<b>70</b>	/	/
E-100	PRELIMINARY SITE LIGHTING PLAN	70	-	+
-	<b>ARCHITECTURAL</b>	<b>80</b>	/	/
1A-001	DBL 4-PLEX - FLOOR PLAN	80	-	+
1A-401	DBL 4-PLEX - SECTION	80	-	+
2A-001	8-PLEX - FLOOR PLAN	80	-	+
2A-401	8-PLEX - SECTION	80	-	+
-	<b>STRUCTURAL</b>	<b>90</b>	/	/

## CITY OF KALAMA

TODD JOHNSON  
ADAM SMEE  
KELLY RASMUSSEN  
MIKE JOHNSON  
SHANNON JOHNSON

## PLANNING COMMISSION

LYNN HUGHES - CHAIRMAN  
PATRICK HARBISON  
HARLYN JENKINS  
JOY GREENBERG - CO-CHAIR  
SUSAN DENNIS LANGHAM  
LACEY BRETON  
CRAIG FRKOVICH

CITY OF KALAMA	
BY _____ PUBLIC WORKS DIRECTOR	DATE _____
BY _____ CITY ENGINEER	DATE _____
BY _____ COMMUNITY DEVELOPMENT DIRECTOR	DATE _____
BY _____ FIRE MARSHAL	DATE _____

LINE IS 1" ON FULL  
SCALE DRAWING



Know what's below.  
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.  
CAUTION: UTILITY INFORMATION IS APPROXIMATE.  
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

## Revisions:

No.	Description



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Vancouver, WA  
Duluth + Minneapolis, MN  
www.windsorengineers.com  
Project No: 21002

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THE LOFTS AT KALAMA  
KALAMA, WA

PRELIMINARY APPROVAL  
Issue Date: 07/30/2021

Project Manager TMS  
Drawn by TAW  
Checked by TMS

COVER SHEET

**G000**

PRELIMINARY APPROVAL

**PROJECT NOTES**

CONSTRUCT PHASE 1 BUILDINGS AND INFRASTRUCTURE. PROJECT IS A CONVERSION OF THE APPROVED SUNSET TERRACE SUBDIVISION TO A HIGH DENSITY DEVELOPMENT.

PARCEL NO.(S): 411460100

SITE ADDRESS: 6445 OLD PACIFIC HIGHWAY

QUARTER SECTION: NE 1/4, SW 1/4, S17 T6N, R1W,

COUNTY: COWLITZ

CURRENT USE: VACANT LAND

ZONING DESIGNATION: R-3

TRANSIT ROUTES: NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE

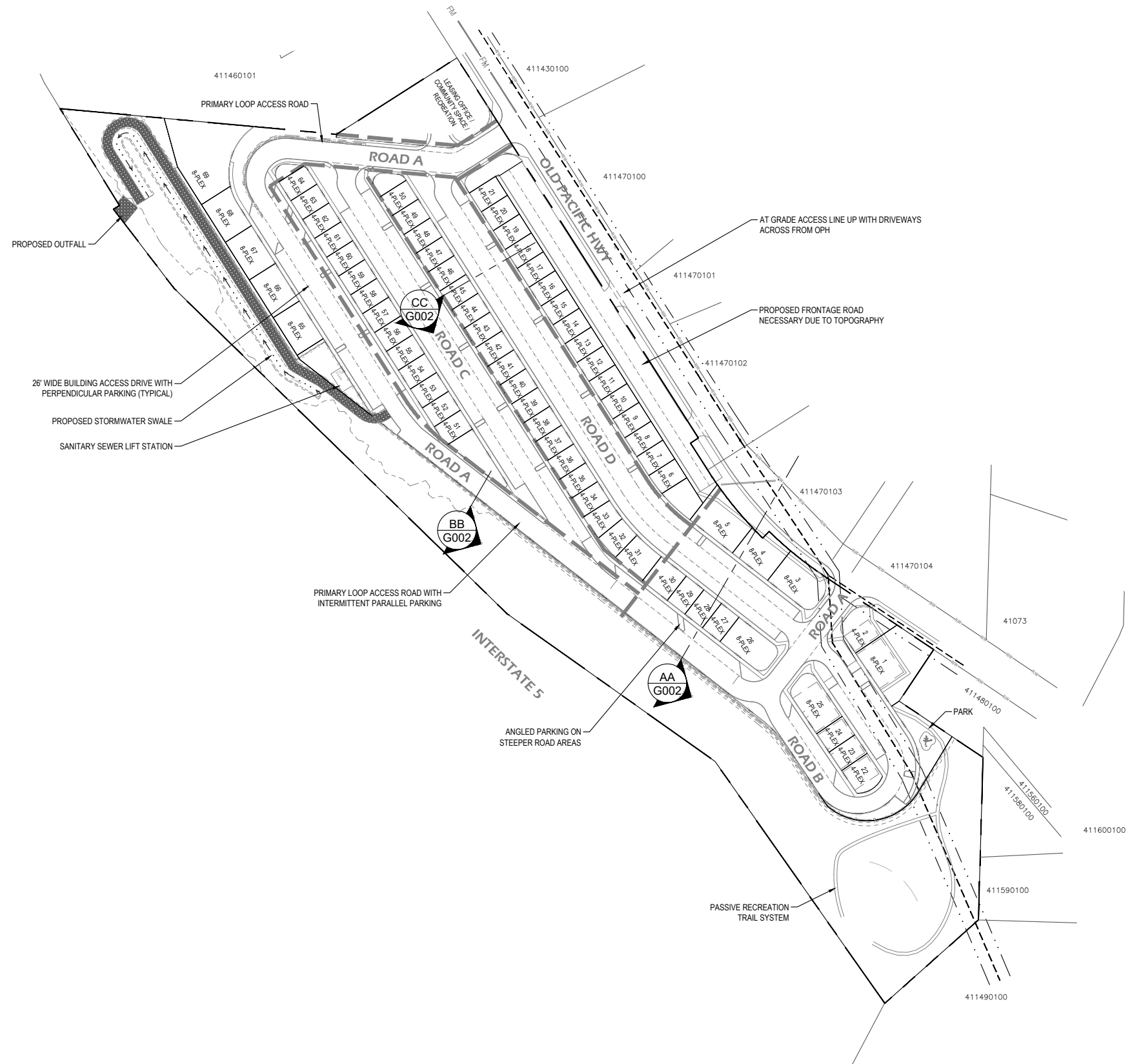
EXISTING WATER AND SEWER: SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THE SITE. NO WELLS ARE KNOWN TO EXIST ON THE SITE.

CRITICAL AREAS: THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

SITE/AREA SUMMARY		
CURRENT USE:	VACANT LAND	
ZONING:	R-3 HIGH DENSITY RESIDENTIAL	
	ACRES	SQ. FT.
GROSS SITE AREA:	17.03 ± AC	741,827 SF
OPENS SPACE:	4.68 ± AC	203,861 SF
RIGHT-OF-WAY DEDICATION:	6.96 ± AC	303,178 SF
DEVELOPABLE AREA:	5.39 ± AC	234,788 SF
MIN. LOT AREA:	0.04 ± AC	1,800 SF
AVERAGE LOT AREA:	0.05 ± AC	2,385 SF
FRONT YARD SETBACK:	0 FT	
REAR SETBACK:	5 FT	
SIDE SETBACK:	0 FT ATTACHED, 5 FT DETACHED	

BUILDING / DWELLING UNIT SUMMARY			
TYPE	QUANTITY LOTS/BUILDINGS	UNITS / BUILDING	UNITS PER TYPE
4-PLEX	58	4	232
8-PLEX	11	8	88
CLUBHOUSE	1	9	9
TOTAL NUMBER OF DWELLING UNITS = 329			
TOTAL NUMBER OF LOTS = 70			

PARKING SUMMARY			
TYPE	CRITERIA	QUANTITY REQUIRED	QUANTITY PROVIDED
ADA	1 PER BLDG	70	70
STANDARD	2 STALLS / 2 UNITS	259	259
VISITOR/OVERFLOW	DISCRETIONARY	0	148
TOTAL NUMBER OF STALLS REQUIRED		329	-
TOTAL NUMBER OF STALLS PROVIDED		-	477



LINE IS 1" ON FULL SCALE DRAWING

**1 OVERALL DEVELOPMENT MAP**  
Scale: 1" = 100'



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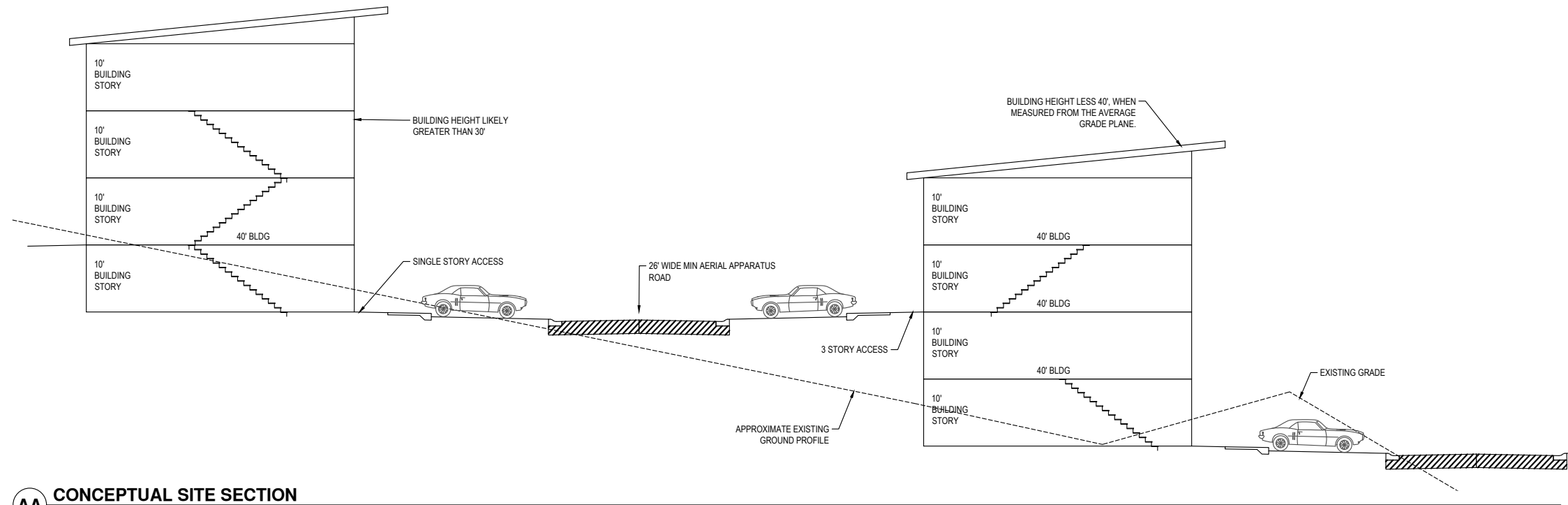
PRELIMINARY APPROVAL  
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OVERALL DEVELOPMENT MAP  
AND SURVEY CONTROL

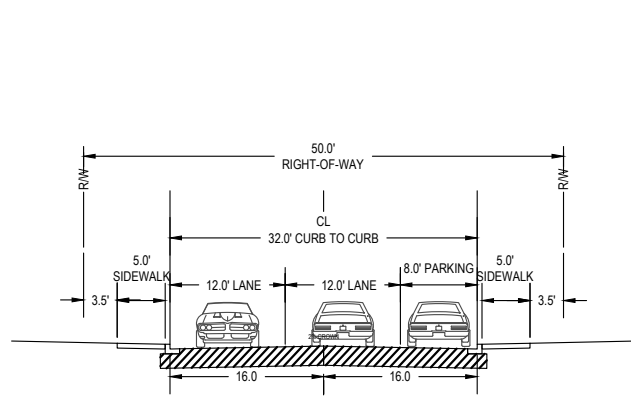
Project Manager TMS  
Drawn by TAW  
Checked by TMS

**G001**

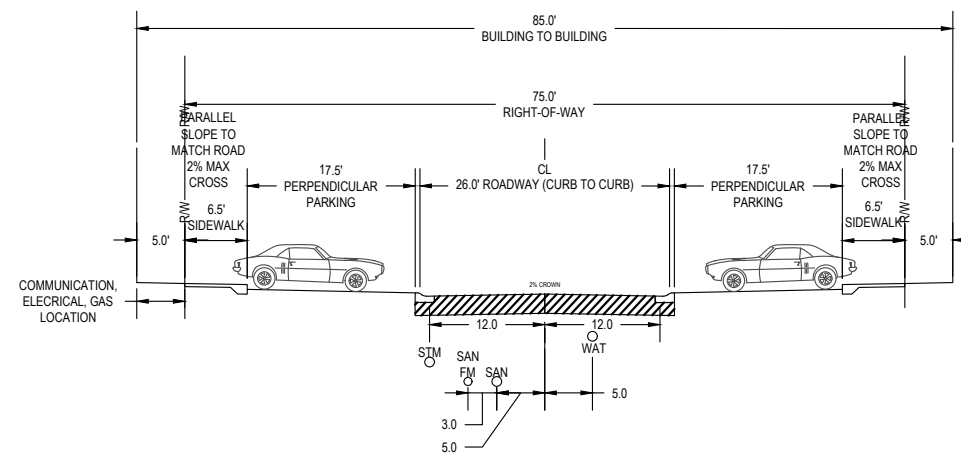
PRELIMINARY APPROVAL



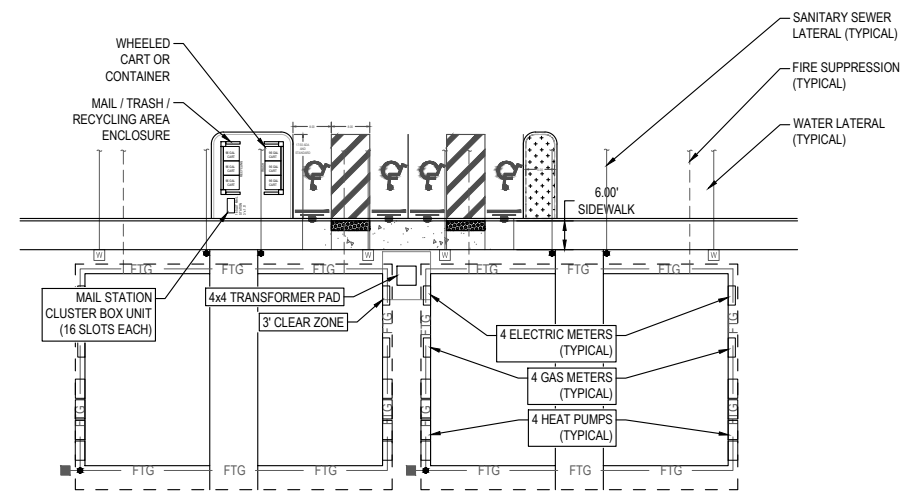
**AA CONCEPTUAL SITE SECTION**  
Scale: 1" = 10'



**BB TYPICAL MAIN LOOPED DRIVE (SECTION VIEW)**  
Scale: 1" = 10'



**CC TYPICAL BUILDING ACCESS DRIVE (SECTION VIEW)**  
Scale: 1" = 10'



**DD CONCEPTUAL BUILDING LAYOUT**  
Scale: 1" = 20'

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Project Manager TMS  
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CONCEPTUAL STREET SECTIONS  
AND SITE/BUILDING SECTION

**G002**

PRELIMINARY APPROVAL

**DESIGN CRITERIA:**

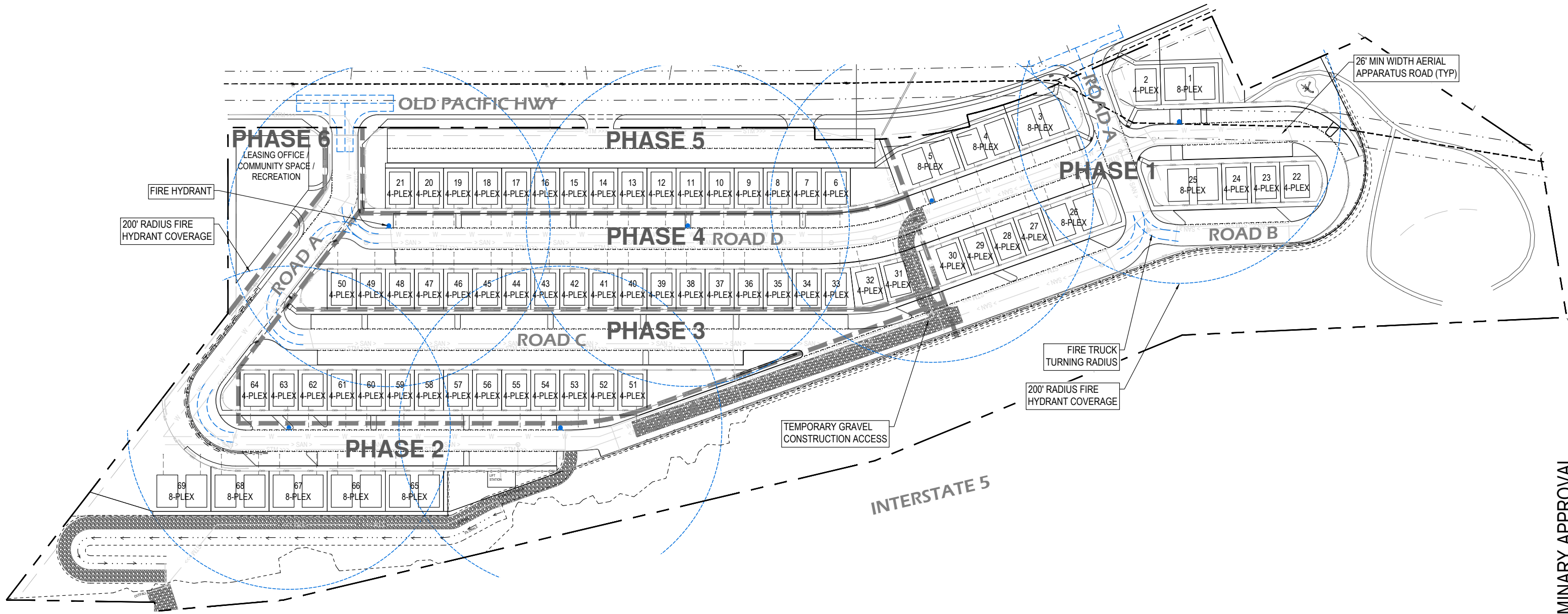
GENERALLY CONSISTENT WITH APPROVED SUNSET TERRACE SUBDIVISION WITH CONVERSION TO HIGH DENSITY.

FIRE APPARATUS ROAD - 26' MIN WIDTH ON ONE SIDE OF BUILDING

FIRE TURNING RADIUS - MIN 25' INTERNAL & 45' EXTERNAL

FIRE HYDRANTS - 400' SPACING  
FIRE SPRINKLERS - NFPA 13R

BUILDING SPACING - 10' MIN.



26' MIN WIDTH AERIAL APPARATUS ROAD (TYP)

FIRE HYDRANT  
200' RADIUS FIRE HYDRANT COVERAGE

FIRE TRUCK TURNING RADIUS  
200' RADIUS FIRE HYDRANT COVERAGE

TEMPORARY GRAVEL CONSTRUCTION ACCESS

**1 FIRE REVIEW AND PHASING PLAN**  
Scale: 1" = 60'

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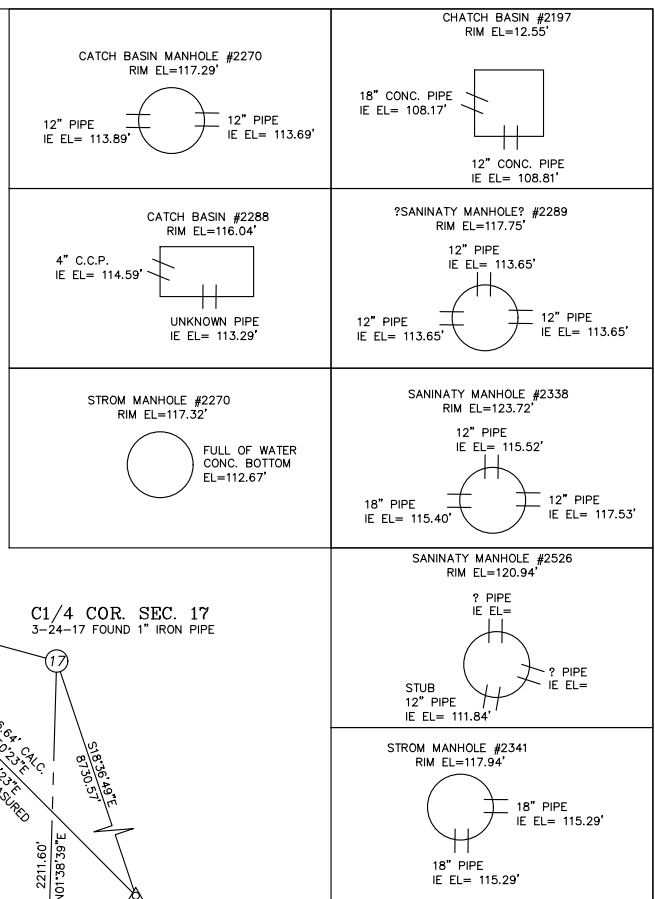
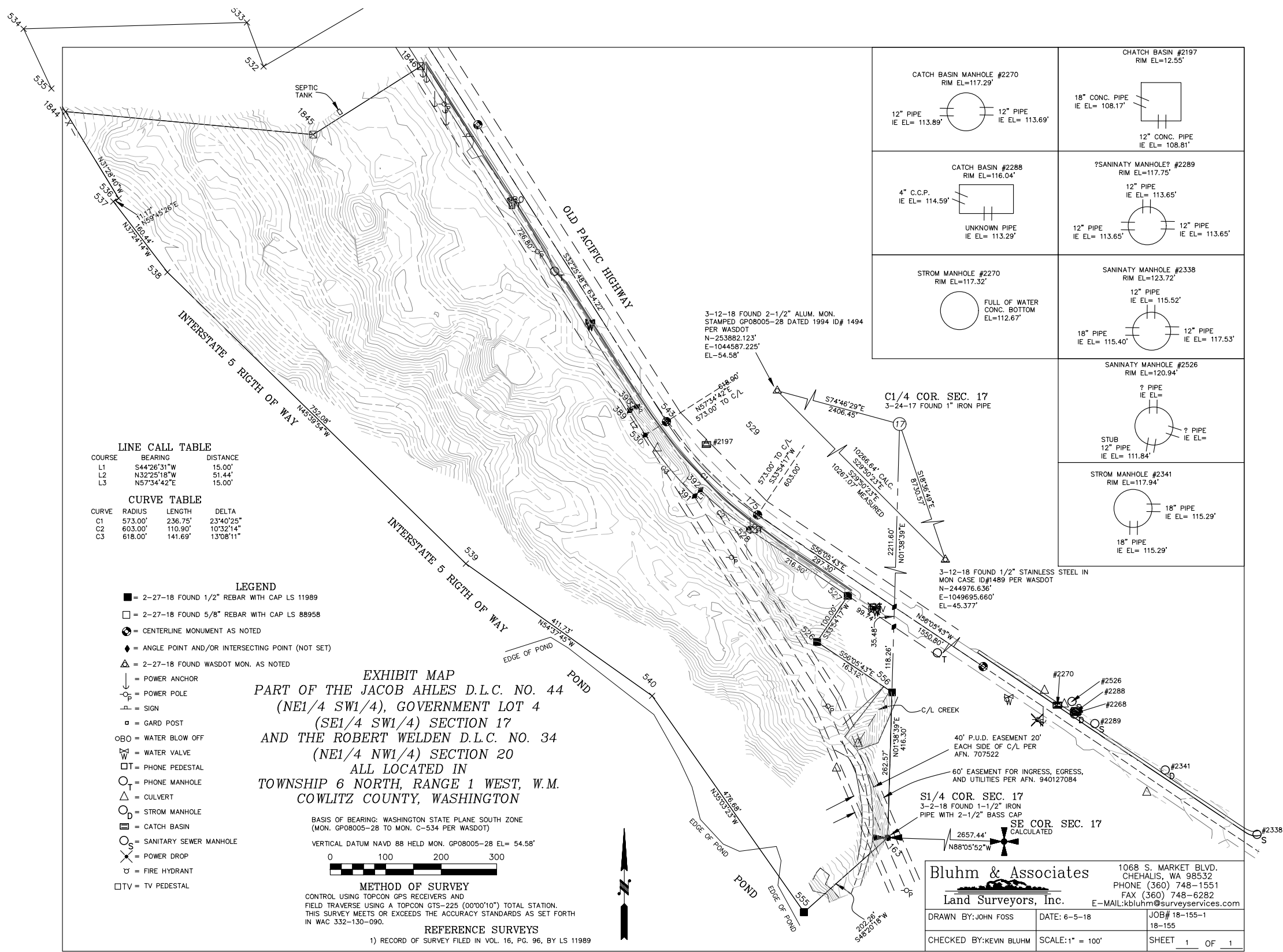
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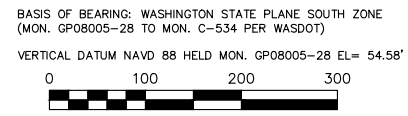
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Checked by TMS

FIRE REVIEW AND PHASING PLAN

**G003**



**EXHIBIT MAP**  
PART OF THE JACOB AHLES D.L.C. NO. 44 (NE1/4 SW1/4), GOVERNMENT LOT 4 (SE1/4 SW1/4) SECTION 17 AND THE ROBERT WELDEN D.L.C. NO. 34 (NE1/4 NW1/4) SECTION 20 ALL LOCATED IN TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M. COWLITZ COUNTY, WASHINGTON



**Bluhm & Associates**  
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E-MAIL: kbluhm@surveyservices.com

DRAWN BY: JOHN FOSS	DATE: 6-5-18	JOB# 18-155-1
CHECKED BY: KEVIN BLUHM	SCALE: 1" = 100'	SHEET 1 OF 1

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**1 EXISTING CONDITIONS**  
Scale: 1" = 100'



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KALAMA, WA  
  
**PRELIMINARY APPROVAL**  
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**EXISTING CONDITIONS**  
  
Project Manager TMS  
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Checked by TMS  
**T000**

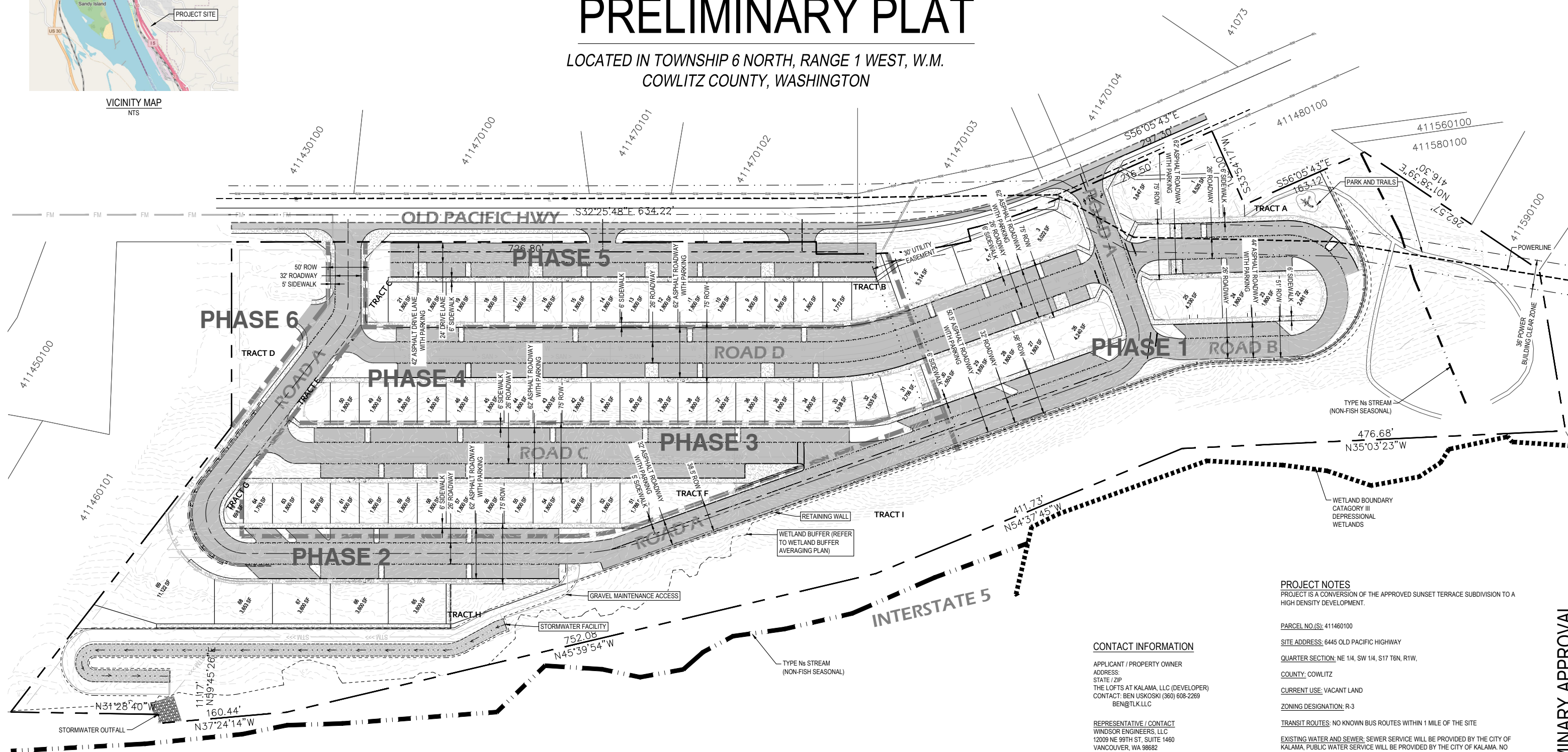
PRELIMINARY APPROVAL

# THE LOFTS AT KALAMA PRELIMINARY PLAT

LOCATED IN TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.  
COWLITZ COUNTY, WASHINGTON



VICINITY MAP  
NTS



**PROJECT NOTES**  
PROJECT IS A CONVERSION OF THE APPROVED SUNSET TERRACE SUBDIVISION TO A HIGH DENSITY DEVELOPMENT.

PARCEL NO.(S): 411460100

SITE ADDRESS: 6445 OLD PACIFIC HIGHWAY

QUARTER SECTION: NE 1/4, SW 1/4, S17 T6N, R1W,

COUNTY: COWLITZ

CURRENT USE: VACANT LAND

ZONING DESIGNATION: R-3

TRANSIT ROUTES: NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE

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**CONTACT INFORMATION**

APPLICANT / PROPERTY OWNER  
ADDRESS:  
STATE / ZIP  
THE LOFTS AT KALAMA, LLC (DEVELOPER)  
CONTACT: BEN USKOSKI (360) 608-2269  
BEN@TLK.LLC

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**1 OVERALL PLAN**  
Scale: 1" = 60'

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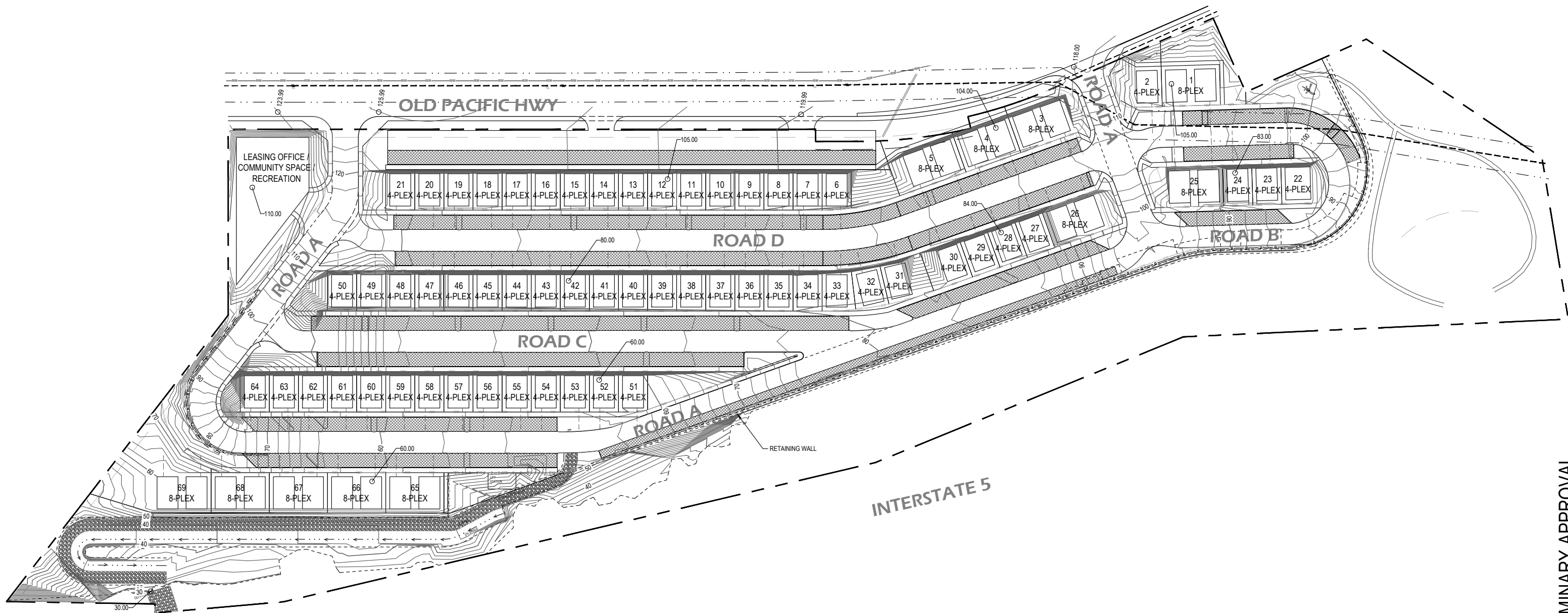
Project Manager **TMS**  
Drawn by **TAW**  
Checked by **TMS**

PRELIMINARY PLAT

**SP000**

PRELIMINARY APPROVAL





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**1 OVERALL PLAN**  
Scale: 1" = 60'



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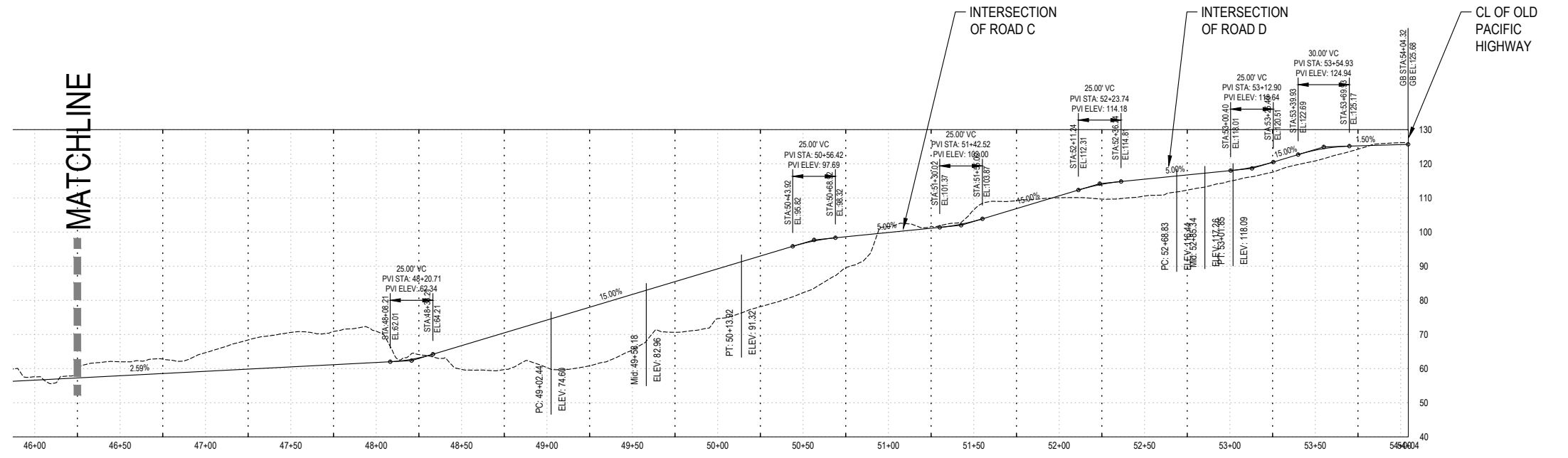
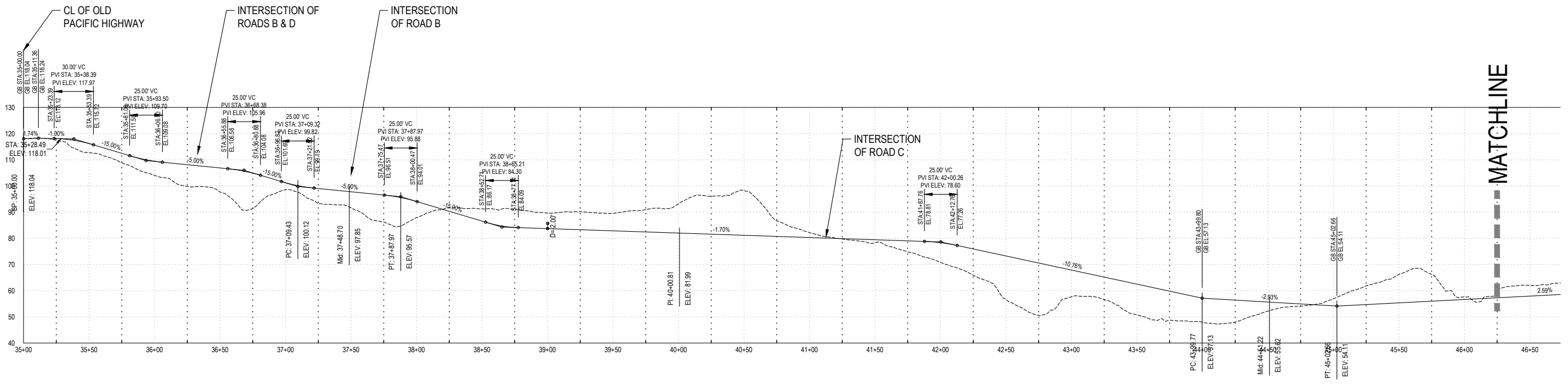
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KALAMA, WA

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Checked by TMS

MASS GRADING PLAN

**GR000**



LINE IS 1" ON FULL SCALE DRAWING

**1 ROAD A PROFILE**

Scale: 1" = 40'

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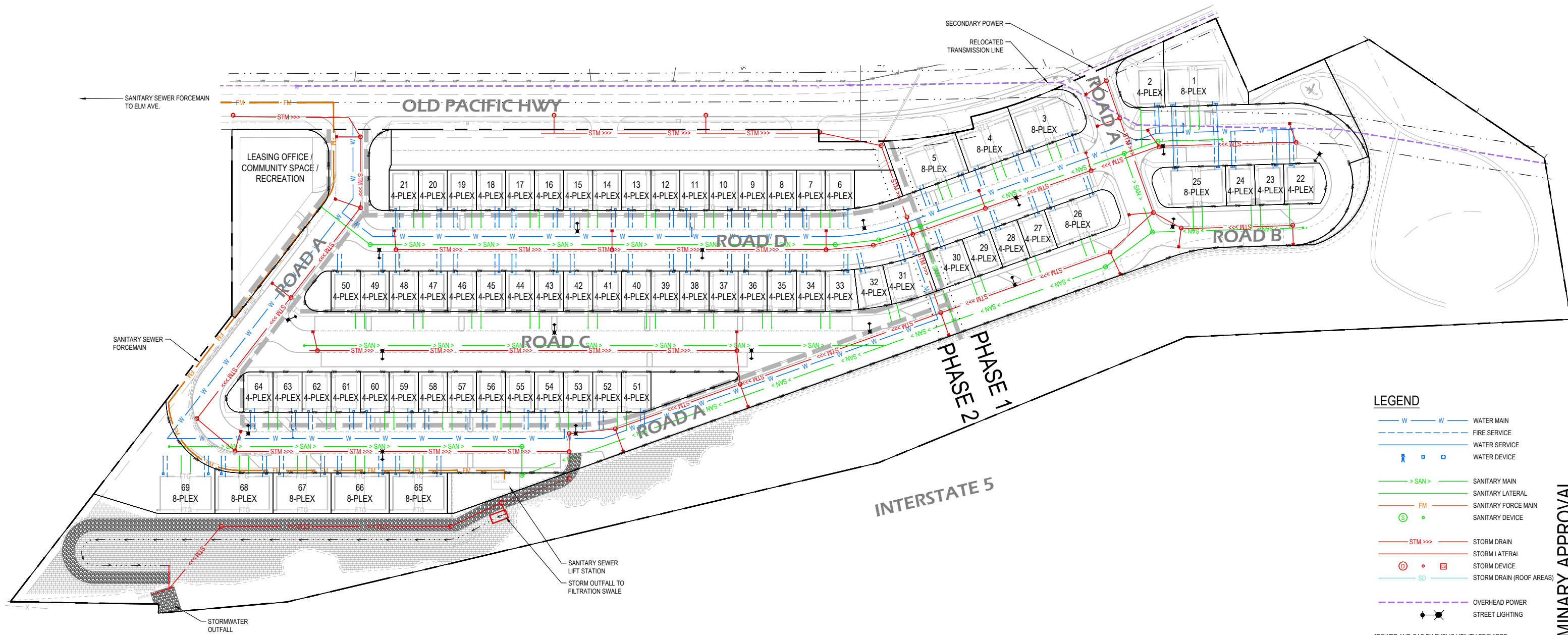
**STEEPEST ROAD PROFILE (ROAD A)**

**GR001**

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PRELIMINARY APPROVAL





**1 COMPOSITE UTILITY PLAN**  
 Scale: 1" = 60'

LINE IS 1" ON FULL SCALE DRAWING



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COMPOSITE UTILITY PLAN

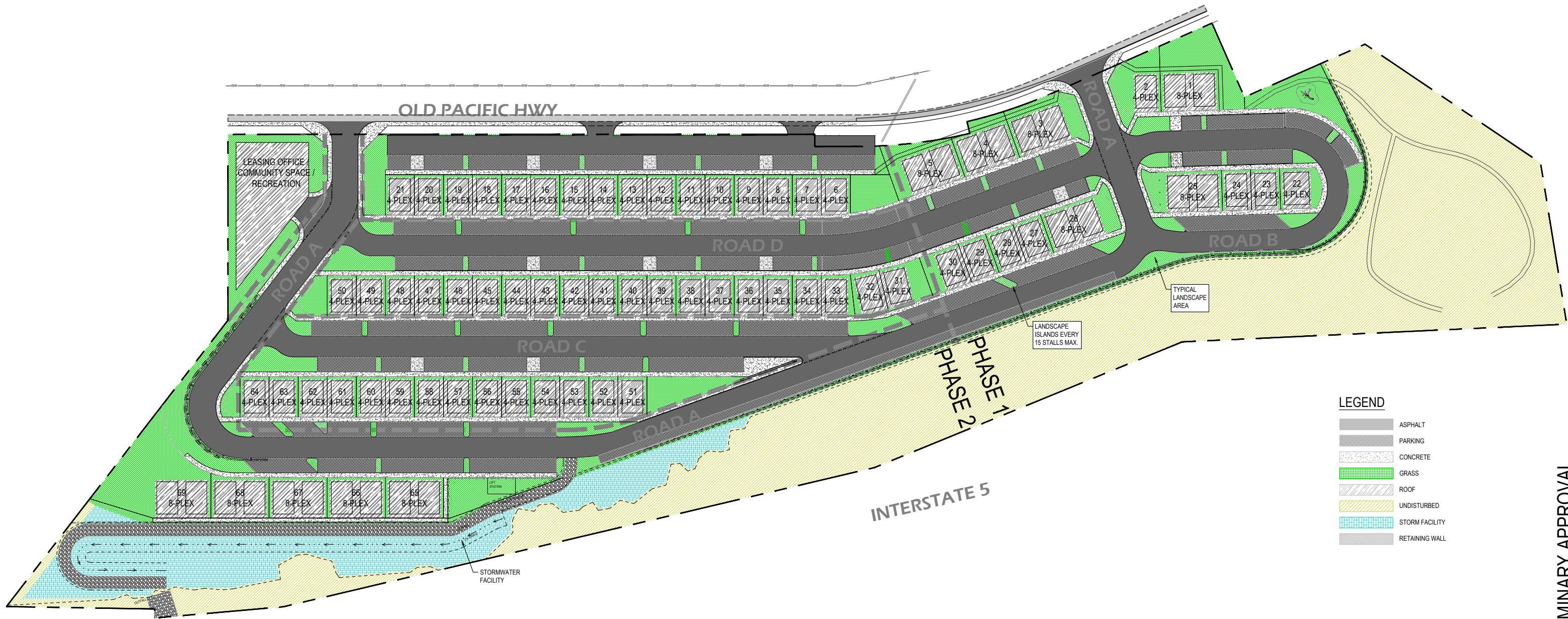
**CU000**

PRELIMINARY APPROVAL

**LANDSCAPE NOTES**

DURING SITE PREPARATION SOIL MUST BE LOOSENEED OR UNCOMPACTED IN LANDSCAPE AREAS WHERE NECESSARY DUE TO COMPACTION. SOIL MUST BE UNCOMPACTED, AT MINIMUM, DOWN TO 24" BELOW SURFACE GRADE IN ANY LANDSCAPE BUFFER, STREET FRONTAGE, OR PARKING LOT LANDSCAPE AREAS. DEPTH OF SOIL LOOSENEED OR UNCOMPACTED MAY BE LESS IF RECOMMENDED BY QUALIFIED LANDSCAPE PROFESSIONAL. WHERE NECESSARY SOIL AMENDMENTS MAY BE ADDED FROM A VERIFIED SOURCE.

TREES PLANTED WITHIN 10' OF A PUBLIC STREET, SIDEWALK, PAVED TRAIL OR WALKWAY MUST BE DEEP-ROOTED SPECIES AND MUST BE SEPARATED FROM HARDSCAPES BY A ROOT BARRIER TO PREVENT PHYSICAL DAMAGE TO PUBLIC IMPROVEMENTS.



**LEGEND**

- ASPHALT
- PARKING
- CONCRETE
- GRASS
- ROOF
- UNDISTURBED
- STORM FACILITY
- RETAINING WALL

LINE IS 1" ON FULL SCALE DRAWING

**1 PRELIMINARY LANDSCAPE PLAN**  
Scale: 1" = 60'



PRELIMINARY APPROVAL



Revisions:



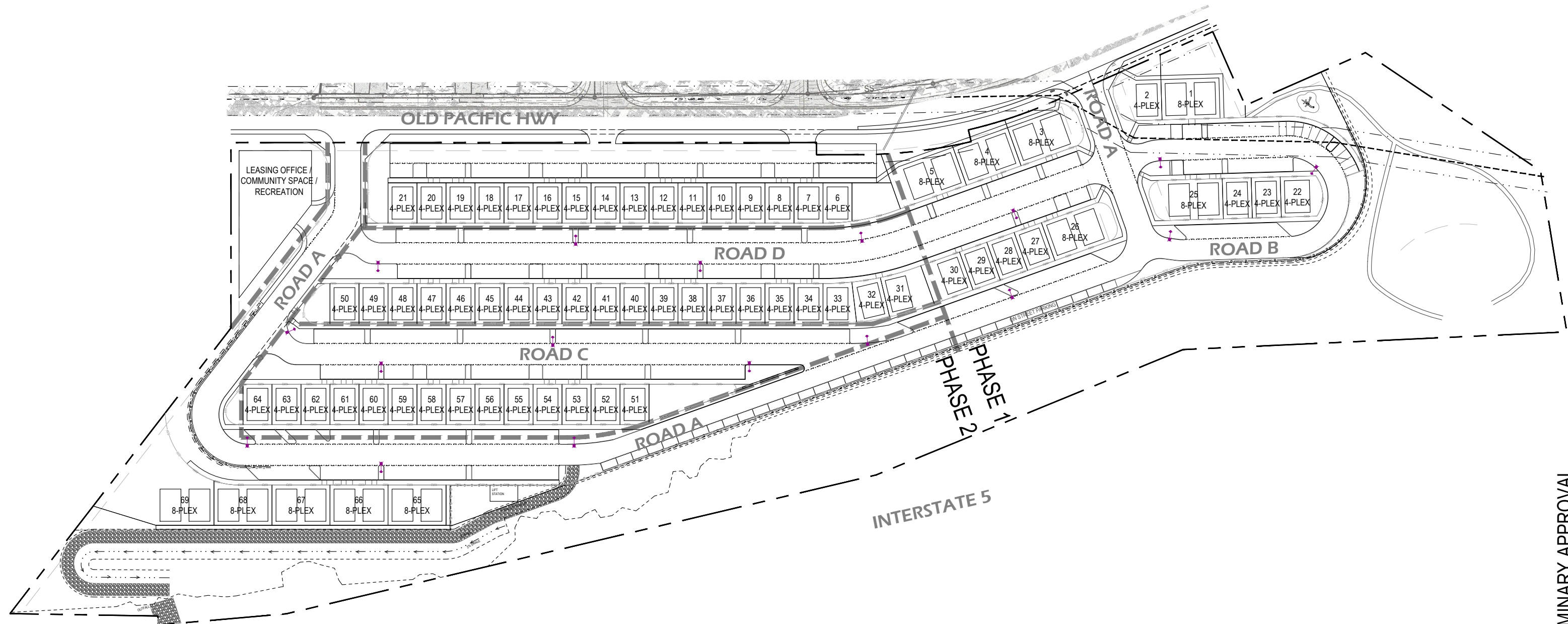

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Checked by TMS

**PRELIMINARY LANDSCAPE PLAN**  
**L100**



**1 PRELIMINARY SITE LIGHTING PLAN**

LINE IS 1" ON FULL SCALE DRAWING Scale: 1" = 60'

PRELIMINARY APPROVAL



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PRELIMINARY SITE LIGHTING PLAN

**E100**