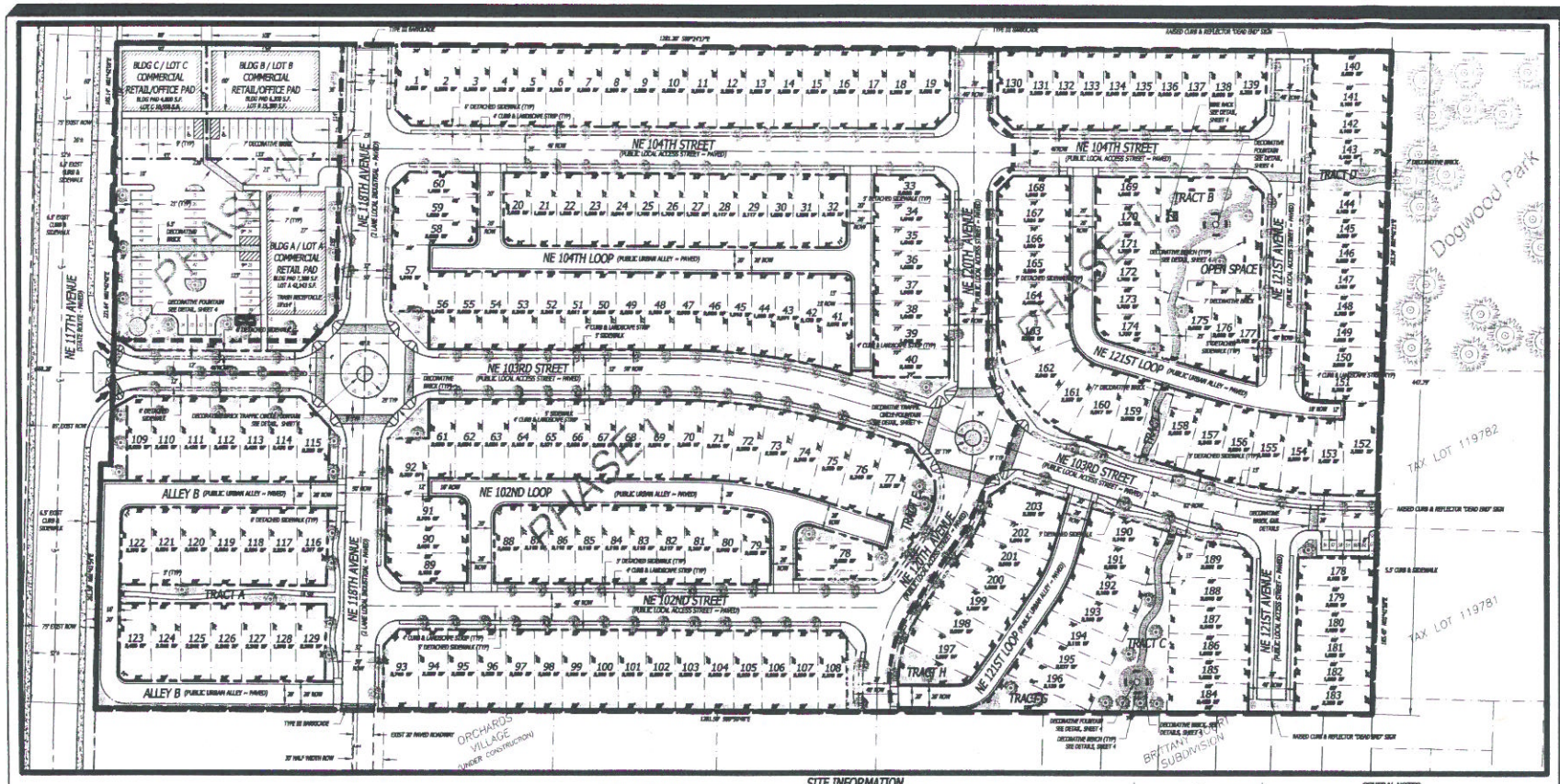
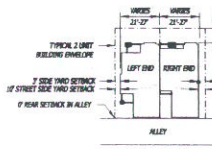
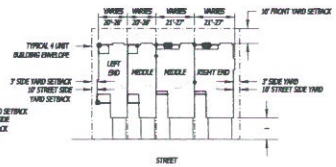




ALLEY ENTRANCE

ALLEY ENTRANCE



FRONT ENTRANCE

GENERAL NOTES:

LOT SIZES VARY. SEE PLAN FOR DIMENSIONS & SQUARE FEET.

TOWNHOMES MAY BE CONNECTED IN 2, 3 OR 4 UNIT COMBINATIONS.

TOWNHOME UNITS ARE DESIGNED TO BE ATTACHED TO ONE ANOTHER IN RANDOM PATTERNS TO VARY THE STREETSCAPE.

SEE SHEET 4 FOR ADDITIONAL ARCHITECTURAL DESIGN FEATURES.

SITE INFORMATION

ZONING ..... MIXED USE

SITE ANALYSIS

TOTAL GROSS SITE ACREAGE	19.22 ACRES
TOTAL PUBLIC RIGHT-OF-WAY (INCLUDING OPEN SPACE, TRACTS, LANDSCAPE ISLANDS, LANDSCAPE BUFFERS & STREET LANDSCAPE)	6.80 ACRES
TOTAL OPEN SPACE (INCLUDING TRACTS, LANDSCAPE ISLANDS, & STREET LANDSCAPE)	3.80 ACRES
TRACT A WARRENTY = 1,857 SQ.FT.	TRACT F WARRENTY = 334 SQ.FT.
TRACT B WARRENTY = 5,666 SQ.FT.	TRACT F LANDSCAPE = 448 SQ.FT.
TRACT B WARRENTY = 2,000 SQ.FT.	TRACT G WARRENTY = 0 SQ.FT.
TRACT B LANDSCAPE = 21,846 SQ.FT.	TRACT G LANDSCAPE = 1386 SQ.FT.
TRACT C WARRENTY = 1,240 SQ.FT.	TRACT H WARRENTY = 0 SQ.FT.
TRACT C LANDSCAPE = 8,375 SQ.FT.	TRACT H LANDSCAPE = LEFT SQ.FT.
TRACT D WARRENTY = 888 SQ.FT.	
TRACT E WARRENTY = 1,878 SQ.FT.	
TRACT E LANDSCAPE = 3,859 SQ.FT.	
NET ACRES	8.62 ACRES
PROPOSED DENSITY	24 UNITS/ACRE
DENSITY ALLOWED	12-43 UNITS/ACRE

PROPOSED RESIDENTIAL SITE USE

TOTAL RESIDENTIAL LOTS	203
TOTAL ACRES RESIDENTIAL LOTS	7.48 ACRES
TOTAL RESIDENTIAL RIGHT-OF-WAY	6.80 ACRES
TOTAL RESIDENTIAL OPEN SPACE (INCLUDING TRACTS, LANDSCAPE ISLANDS, LANDSCAPE BUFFERS & STREET LANDSCAPE)	3.32 ACRES

PROPOSED COMMERCIAL SITE USE

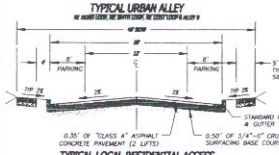
TOTAL COMMERCIAL RETAIL BUILDINGS	3
TOTAL SQ. FT. COMMERCIAL RETAIL/OFFICE BLDG.	7,800 SQ. FT.
TOTAL PARKING SPACES FOR COMMERCIAL RETAIL/OFFICE BLDG. (ratio: 1 PER 400 SQ.FT. = 19)	19
TOTAL SQUARE FOOTAGE COMMERCIAL RETAIL BLDG	30,850 SQ.FT.
TOTAL SQUARE FOOTAGE COMMERCIAL LOT A	43,143 SQ.FT.
TOTAL SQUARE FOOTAGE COMMERCIAL LOT B	15,300 SQ.FT.
TOTAL SQUARE FOOTAGE COMMERCIAL LOT C	18,000 SQ.FT.
TOTAL PARKING SPACES FOR COMMERCIAL RETAIL BLDG. (ratio: 1 PER 400 SQ.FT. = 30)	30
OPEN SPACE	17,100 SQ.FT.

APPLICANT / CONTACT:
HARB ENGINEERING, INC.
CONTACT PERSON: GUS HARB, P.E.
900 WASHINGTON ST. SUITE 825
VANCOUVER, WA. 98660
PHONE: (360) 695-6520
FAX: (360) 695-6124
EMAIL: gus@harbengineering.com

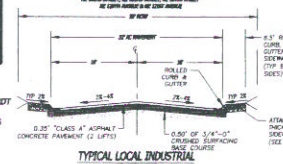
OWNER:
RONALD & RUTH BERNHARDT
PO BOX 1345
BRUSH PRAIRIE, WA 98606

PARCEL NO's:
200075-000
200076-000
200193-000

TYPICAL URBAN ALLEY



TYPICAL LOCAL RESIDENTIAL ACCESS



TYPICAL LOCAL INDUSTRIAL

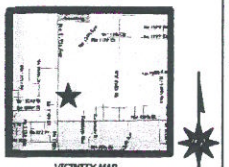
GENERAL NOTES:

ACCORDING TO THE CLARK COUNTY GIS PACKET, THE SITE DOES NOT HAVE ANY:

1. FEMA DESIGNATED FLOOD PLAIN, FLOOD FRINGE OR FLOODWAY EXIST ON THE SITE.
2. DESIGNATED SHORELINE.
3. WATERCOURSES EXISTING ON THE SITE.
4. WATERCOURSES OR KNOWN WETLANDS.
5. UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS.
6. SIGNIFICANT WILDLIFE HABITAT OR HABITATION.
7. SIGNIFICANT HISTORIC, CULTURAL OR ARCHEOLOGICAL RESOURCES.

ACCORDING TO THE CLARK COUNTY GIS PACKET, THIS SITE DOES HAVE:

1. TRANSIT ROUTES AND STOPS WITHIN 660 FEET OF THE DEVELOPMENT. BUS RUNS ALONG NE 99TH ST & NE 117TH AVE. BUS NUMBER 2, 73 & 76.



VICINITY MAP

0 50 100 150

SCALE: 1" = 50'

HARB ENGINEERING, INC.

CIVIL ENGINEERING PLANNING CONSULTING PROJECT MANAGEMENT

900 WASHINGTON ST. SUITE 825 VANCOUVER WASHINGTON 98660
PHONE: (360) 695-6520 FAX: (360) 695-6124
EMAIL: HARB@HARBENGINEERING.COM

HARB ENGINEERING, INC.

7-21-08

EXPIRES JANUARY 1, 2009

FOUNTAINS

SHEET NAME:

PRELIMINARY PLAT / PUD / SITE PLAN

DRAWN BY: W.L.H.

DESIGNED BY: G.G.H/W.L.H.

CHECKED BY: G.G.H.

SHEET #

3 of 6

PRELIMINARY NOT FOR CONSTRUCTION