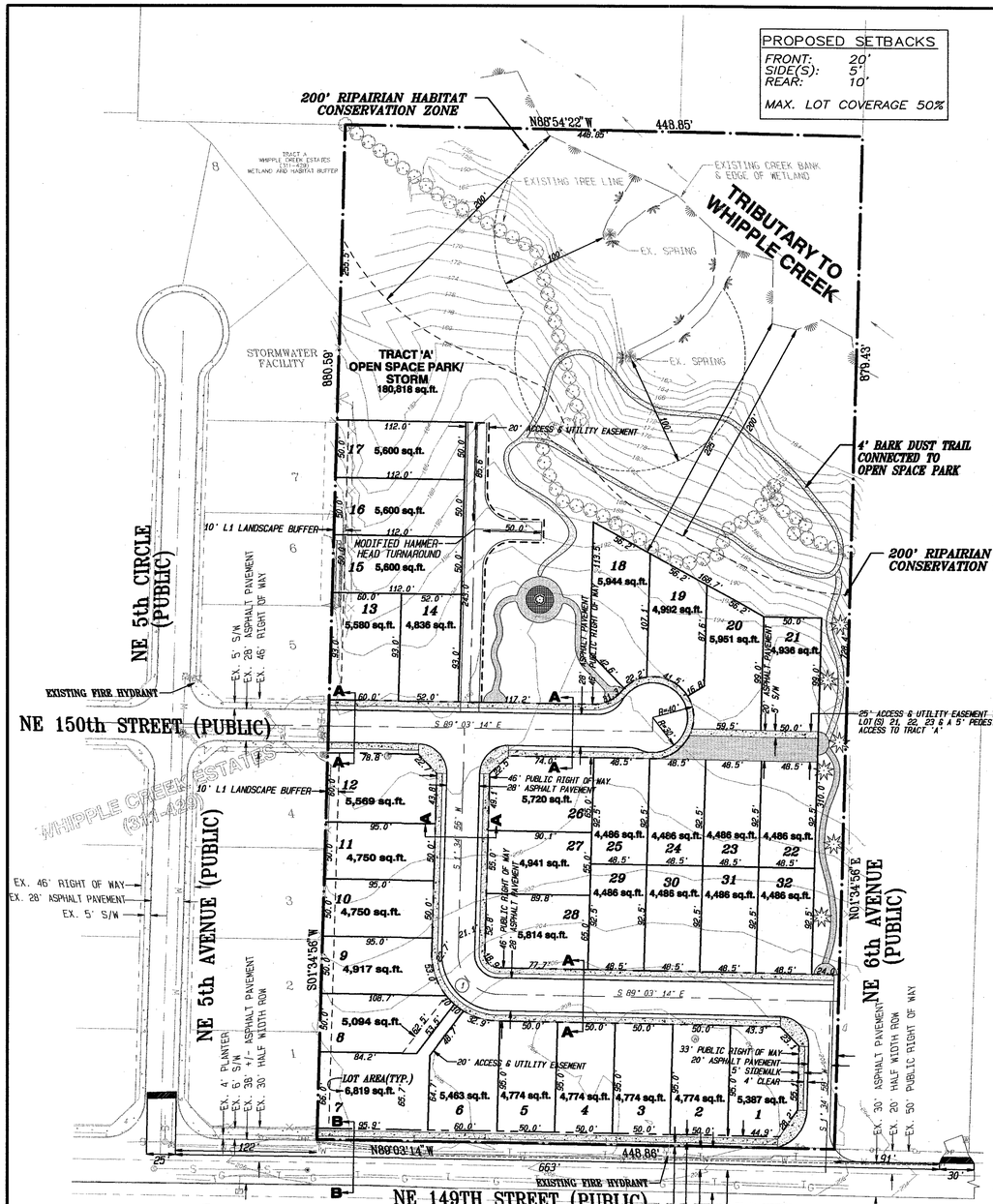


NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

SITE INFORMATION

ALIGNMENT & FIELD DATA: LATITUDES NW, INC. (360) 213-0466	
SOIL TYPE(s): GeB, HoB & HoE; HYDROLOGIC GROUP: C, B	AASHTO CLASSIFICATION: A-6, A-4
SOILS TESTING BY: DEEP RIVER GEOTECHNICAL SERVICES	DATE: OCT. 2009
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 156'-208'
SITE AREA: 9.37 ACRES	FILENAME: S:\-412-NOBLEMEADOWS\PUDPRELIM.PRO

CENTERLINE CURVE DATA

(1) R=35.00'
CH=49.77
A=55.37
T=35.39'
EX.=14.77
DELTA= 90° 38' 10"

10._ PROPOSED DEVELOPMENT PLAN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

DRAWING
- SCALE 1"=60'
- SHEET SIZE 24" x 36"

GENERAL INFORMATION
- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD. SUITE A
  VANCOUVER, WA 98661
  JOEL@STERLING-DESIGN.BIZ
  PH. (360) 759-1794
- PROPERTY OWNER:
  STAN FIRESTONE
  P.O. BOX 61928
  VANCOUVER, WA 98666
  STAN@FIRESTONEFOODS.COM
- AREA: 9.37 ACRES
- TAX LOT: 18
- SERIAL NUMBER: 185410-000
- SITE ADDRESS: 616 NE 149th STREET
- ZONING: R1-10
- COMPREHENSIVE PLAN: UL

EXISTING CONDITIONS

Environmental/Critical Areas
- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN.
- THERE ARE ON SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING.
- THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE WATER BODIES ON THIS SITE.
- THERE ARE KNOWN WETLAND AREAS ON THE SITE.
- THERE ARE POSSIBLE UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE. (SEE REPORT BY COLUMBIA WEST ENGINEERING INC.)
- THERE ARE KNOWN SIGNIFICANT WILDLIFE HABITAT OR VEGETATION AREA ON THE SITE.
- THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE.

Land Use and Transportation
- LAYOUT OF EXISTING PARCELS DRAWN TO SCALE 1"=60'
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- ALL ROADWAYS AND EASEMENTS ARE SHOWN ON PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE.
- LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN ALONG WITH DISTANCE IN BETWEEN DRIVEWAY EDGE TO EDGE.
- ALL LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN A 100' OF THE SITE ARE AS SHOWN ON THIS PLAN.
- THERE ARE NO TRANSIT FACILITIES WITHIN 1/4 MILE OF THE PROPOSED SITE.
- LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVALIBLE THROUGH HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

Critical Environmental Areas
- THERE ARE WETLAND ENHANCEMENT, STEEP SLOPE BUFFER AREAS/PROTECTED AREAS AND PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.

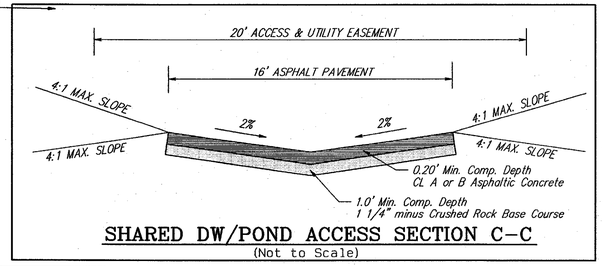
Land Use and Transportation
- ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN
- THERE ARE ON-SITE ROAD RIGHT-OF-WAYS PROPOSED WITH THIS SITE
- LOCATION & WIDTH OF OFF-SITE RIGHT-OF-WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE AS SHOWN ON THIS PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN.
- LOCATION & WIDTH OF PROPOSED EASEMENT FOR ACCESS AND DRAINAGE AS ARE SHOWN ON PLANS
- LOCATION AND DIMENSIONS OF PROPOSED LOTS, TRACTS, ECT. ARE SHOWN ON THIS PLAN, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS AS APPLICABLE.
- PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON PLAN.
- THERE ARE NO SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.

STORMWATER
- PLEASE REFER TO PROPOSED CONCEPTUAL STORMWATER SYSTEM PLAN ON SHEET 5 OF 5.
- TRACT 'A' - WILL BE PRIVATELY OWNED, MAINTAINED AND CONTAIN ALL SENSITIVE LANDS, PRICATE PARK AMENITIES, STORMWATER QUALITY & QUANTITY CONTROL FACILITIES.

• TYPE III PUD
PAC2009-00001

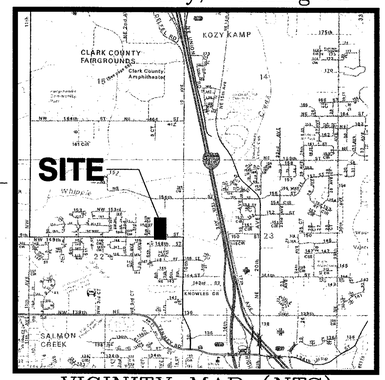
PROPOSED PROJECT TO UTILIZE PLANNED UNIT DEVELOPMENT CODE
MAX. DENSITY: (9.3 ACRES-1.1 ACRES OF R/W)(4.4 UNITS/ACRE)= 36 UNITS

SITE DENSITY DATA:
TOTAL AREA: 9.37 ACRES (408,157 sq.ft.)
TOTAL LOTS: 32
MINIMUM LOT AREA: 4,486 sq.ft.
MAXIMUM LOT AREA: 6,819 sq.ft.
AVERAGE LOT AREA: 5,101 sq.ft.



SHARED DW/POND ACCESS SECTION C-C
(Not to Scale)

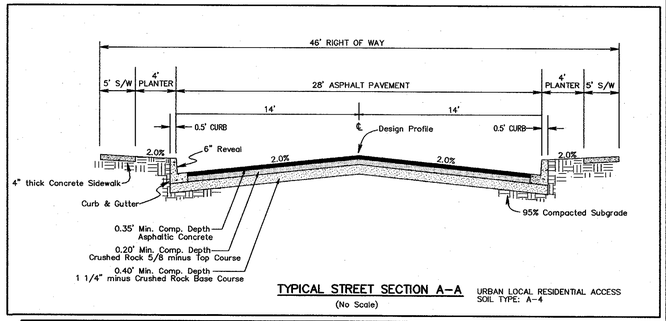
NOBLE MEADOWS PUD
A Preliminary Planned Unit Dev. within in a portion of the NE 1/4 of Sec. 22, T3N., R1E., W.M.
Clark County, Washington



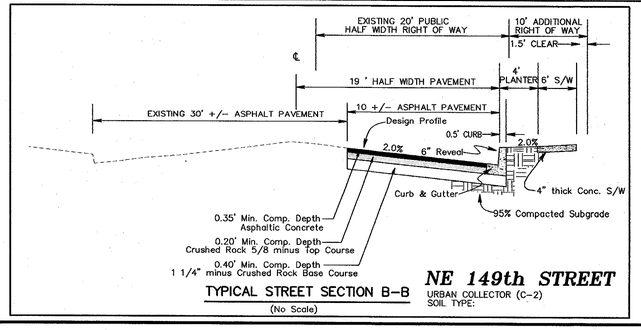
VICINITY MAP (NTS)

OWNER:
STAN FIRESTONE 50% INT
P.O. BOX 61928
VANCOUVER WA, 98666

CONTACT:
JOEL STIRLING
2208 E. EVERGREEN BLVD. SUITE A
VANCOUVER, WA 98661
PH.: (360) 759-1794
FAX: (360) 759-4983
EMAIL: JOEL@STERLING-DESIGN.BIZ



TYPICAL STREET SECTION A-A
(No Scale)
URBAN LOCAL RESIDENTIAL ACCESS
SOIL TYPE: A-4



TYPICAL STREET SECTION B-B
(No Scale)

NE 149th STREET
URBAN COLLECTOR (C-2)
SOIL TYPE:

PREPARED BY:
STERLING DESIGN, INC.
2208 E.EVERGREEN BLVD
SUITE A
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
mail@sterling-design.biz

STERLING DESIGN, INC.

Sheet Description: PROPOSED DEVELOPMENT PLAN W/EXISTING CONDITIONS

Project: NOBLE MEADOWS PLANNED UNIT DEVELOPMENT

JOEL GREGORY STIRLING STATE OF WASHINGTON 36324 PROFESSIONAL ENGINEER
01-29-10

Scale:	1"=60'
Project Number:	08-412
Design/ Drawn	JGS/BC
Drawing Date:	JAN. 2010
Sheet	3 of 5 Sheet(s)