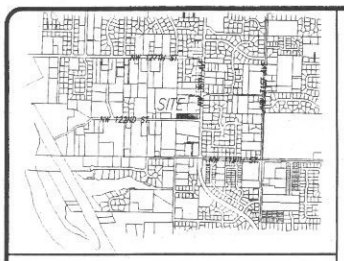


VICINITY MAP NTS

SEC. 29, T3N, R1E, W.M.

SUBDIVISION NOTES

PARCEL #187767-000 IS 1.15 ACRES (50,094 SF) ACCORDING TO CLARK COUNTY GIS, 1.17 ACRES (50,959 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

ZONED R-18.

THERE ARE NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS ON SITE.

THERE ARE NO PLANNED ENHANCEMENT AREAS PROPOSED ON SITE.

THERE ARE NO PROPOSED TRACTS, PARKS, OPEN SPACE OR DRAINAGE TRACTS. LOTS ARE AS SHOWN ON THE PLAN. EASEMENTS, IF ANY, ARE AS SHOWN ON THE PLAN.

DIMENSIONS OF PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.

THERE ARE NO EXISTING BUILDINGS TO REMAIN ON SITE.

THERE ARE NO PROPOSED TRANSIT FACILITIES. PEDESTRIAN FACILITIES ARE AS SHOWN ON THE PLAN.

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS.

THERE ARE NO PROPOSED ROADS WITH THIS PROJECT. HALF-STREET IMPROVEMENTS ALONG NW 122ND STREET ARE AS SHOWN ON THE PLAN.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% ON OR WITHIN 500 FEET OF THE SITE.

THE FULL-WIDTH PAVED ROADWAY OF NW 36TH AVENUE 500' NORTH OF THE SITE IS 40 FEET.
THE FULL-WIDTH PAVED ROADWAY OF NW 36TH AVENUE 500' SOUTH OF THE SITE IS 40 FEET.
THE FULL-WIDTH PAVED ROADWAY OF NW 122ND STREET 500' WEST OF THE SITE IS 20 FEET.
THE FULL-WIDTH PAVED ROADWAY OF NW 122ND STREET AT THE INTERSECTION OF NW 36TH AVENUE IS 34 FEET.

SIGHT DISTANCE STANDARDS ARE MET FOR ALL DRIVEWAY LOCATIONS.

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

PARKING SHALL BE PROVIDED IN DRIVEWAYS AND GARAGES. MINIMUM ONE SPACE PER UNIT. THERE ARE NO PROPOSED LOADING AREAS.

THERE IS NO PROPOSED RECYCLABLES AND SOLID WASTE STORAGE AREA. SOLID WASTE AND RECYCLABLES SHALL BE TYPICAL OF OTHER RESIDENTIAL DEVELOPMENTS WITH INDIVIDUAL HOUSHOLDS PLACING SOLID WASTE AND RECYCLABLES AT THE CURB ON A WEEKLY BASIS.

THERE IS NO JURISDICTIONAL REQUIREMENT FOR PROVIDING STREET LIGHTING ALONG LOCAL ACCESS ROADS. THEREFORE, LIGHTING IS NOT PROPOSED AND A LIGHTING PLAN IS NOT PROVIDED.

THERE ARE NO SIGNS PROPOSED.

THE APPLICANT IS REQUESTING A VARIANCE TO REDUCE THE SIDE YARD SETBACK FROM 5' TO 4' BETWEEN THE PROPOSED LOTS AND ALONG THE WEST PROPERTY LINE AND FROM 10' TO 8' ALONG THE EAST PROPERTY LINE. THE BUILDING ENVELOPES AND BUILDINGS SHOWN ON THE PLAN REFLECT THIS VARIANCE REQUEST.

ALL DRIVEWAYS ARE SHARED DRIVEWAYS.

THE PROPOSED RESIDENTIAL BUILDINGS ARE THREE-STORY WITH WOOD CONSTRUCTION.

OFF-STREET PARKING IS DIMENSIONED ON THE PLAN AS APPROXIMATELY 11' WIDE BY 22' FEET DEEP. OFF-STREET PARKING TAKES PLACE WITHIN DRIVEWAYS. ADDITIONAL OFF-STREET PARKING TAKES PLACE WITHIN GARAGES.

THE CLOSEST TRANSIT STOP IS LOCATED APPROXIMATELY 370' SOUTH OF THE INTERSECTION OF NW 122ND STREET AND NW 36TH AVENUE, C-TRAN ROUTE #2, WHICH RUNS ALONG NW 36TH AVENUE.

DENSITY CALCULATION

GROSS SITE AREA AFTER R.O.W. DEDICATION ALONG NE 122ND STREET = 1.14 ACRES

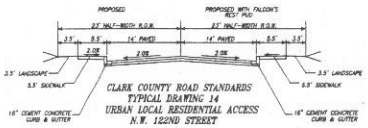
12 UNITS/ACRE MINIMUM 18 UNITS/ACRE MAXIMUM

MINIMUM DENSITY = 1.14 x 12 = 13 UNITS
MAXIMUM DENSITY = 1.14 x 18 = 20 UNITS

UNITS PROPOSED = 18

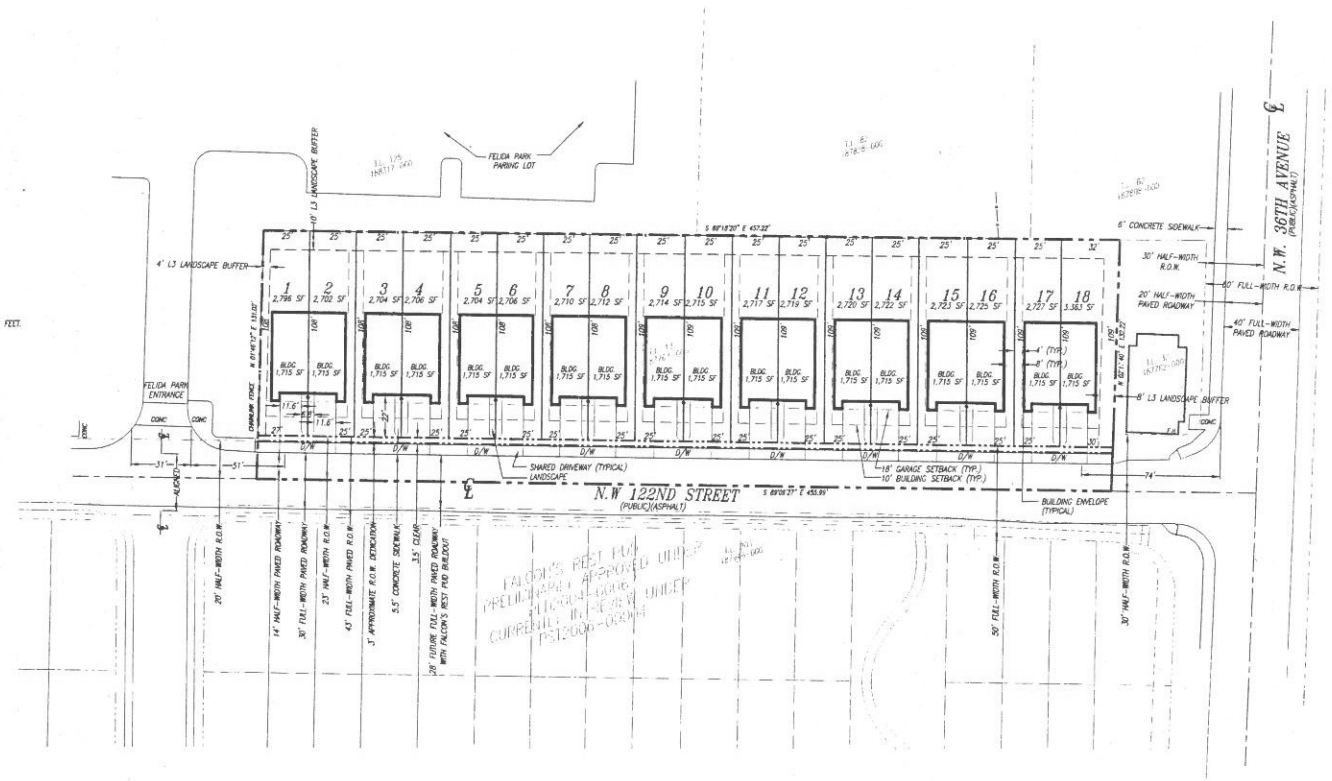
LEGEND

BUILDING ENVELOPE
OFFSITE BUILDING
PROPOSED BUILDING
LANDSCAPE BUFFER LINE
PROPOSED EASEMENT
EXISTING FENCE
PROPOSED LOT - PLAT
PROPERTY LINE
PROPOSED RIGHT-OF-WAY
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
RIGHT-OF-WAY
SIDEWALK/CONC. PAD/TRAIL
ADJACENT TAXLOT
DRIVEWAY D/W



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 14
URBAN LOCAL RESIDENTIAL ACCESS
N.W. 122ND STREET

NOT TO SCALE



FALCON'S REST PUD
PRELIMINARY APPROVED UNDER
FINDINGS DOCUMENT
CURRENTLY IN REVIEW UNDER
PS12000-0024

OWNER:
ZEPHYR COMMUNITIES, LLC
P.O. BOX 871328
VANCOUVER, WA 98687
(360) 833-1880
FAX (360) 833-1884

APPLICANT:
FALCON'S REST, LLC
P.O. BOX 871328
VANCOUVER, WA 98687
(360) 833-1880
FAX (360) 833-1884

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE DOREN
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1325
FAX (360) 695-8117
mike@olsonengr.com

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

PLOT: consultant3.ctb
FILE: j:\data\8000\8020\8021\8021.s.plot.prelim.dwg

PRELIMINARY PLAT AND SITE PLAN FOR:
THE TOWNHOMES AT FELIDA PARK SUBDIVISION

OLSON ENGINEERING
LAND SURVEYORS
ENGINEERS
360-695-1325
503-289-9615
OLSON ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

SCOTT F. STONER
STATE OF WASHINGTON
22008
REGISTERED PROFESSIONAL ENGINEER
EXPIRES MAY 5, 2008
7/10/06

CHANGES / REVISIONS	
DESCRIPTION	DATE
FULLY COMPLETE COMMENTS	07/10/06

DESIGNED: CSO/MRO
DRAWN: MRO
CHECKED: KFS
DATE: MAY 2006
SCALE: H: 1" = 30' V:

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THE TOWNHOMES AT FELIDA PARK SUBDIVISION
JOB NO. 8021.00.01

SHEET
2 of 4