TIMBERS AT TOWNCENTER

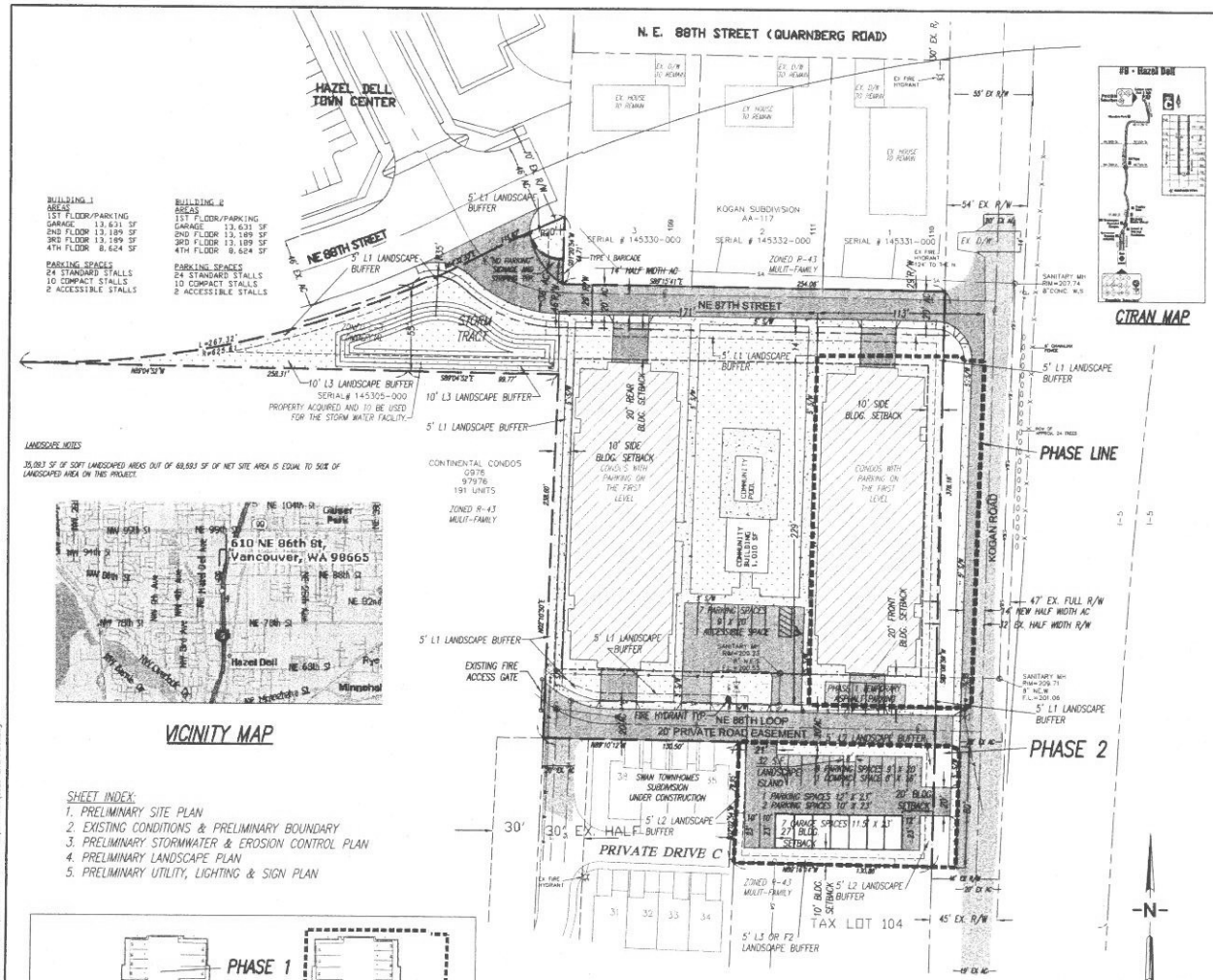
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

JANUARY 2006

PROPERTY: TAX PARCELS: 145329-000, 145301-000, 145313-000, 145311-000, 145324-000, 145305-000
610 NE 86TH ST VANCOUVER, WA 98665

OWNER/APPLICANT: SALMON CREEK DEVELOPMENT, LLC
ATTN: CRAIG SWAN
800 NE TENNEY #110
PO BOX #314
VANCOUVER, WA 98685
PHONE: 360.903.5825
FAX: 360.571.0491

CONTACT: STURTEVANT, COLEMO & ASSOCIATES
ATTN: ERIC COLEMO
2005 BROADWAY
VANCOUVER, WA 98663
PHONE: (360) 993-0911
FAX: (360) 993-0912
EMAIL: CMOLF@SCAENGINEERING.COM



CTRAN MAP

BUILDING 1 AREAS
1ST FLOOR/PARKING GARAGE 13,631 SF
2ND FLOOR 13,189 SF
3RD FLOOR 13,189 SF
4TH FLOOR 8,624 SF

PARKING SPACES
24 STANDARD STALLS
10 COMPACT STALLS
2 ACCESSIBLE STALLS

BUILDING 2 AREAS
1ST FLOOR/PARKING GARAGE 13,631 SF
2ND FLOOR 13,189 SF
3RD FLOOR 13,189 SF
4TH FLOOR 8,624 SF

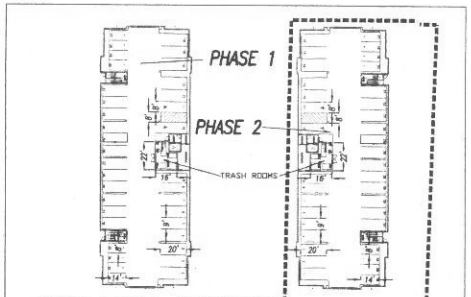
PARKING SPACES
24 STANDARD STALLS
10 COMPACT STALLS
2 ACCESSIBLE STALLS

LANDSCAPE NOTES

35,083 SF OF SOFT LANDSCAPED AREAS OUT OF 68,693 SF OF NET SITE AREA IS EQUAL TO 50% OF LANDSCAPED AREA ON THIS PROJECT.

VICINITY MAP

SHEET INDEX:
1. PRELIMINARY SITE PLAN
2. EXISTING CONDITIONS & PRELIMINARY BOUNDARY
3. PRELIMINARY STORMWATER & EROSION CONTROL PLAN
4. PRELIMINARY LANDSCAPE PLAN
5. PRELIMINARY UTILITY, LIGHTING & SIGN PLAN



MAIN LEVEL PARKING, UNDER THE BUILDINGS

EXISTING SITE DATA:

PRESENT USE	4 SINGLE-FAMILY RESIDENCES
EXISTING ZONING/ COMP. PLAN	R-43/ C-3
GROSS SITE AREA	±2.18 ACRES (95,084 S.F.)
TRANSIT ROUTES & STOPS	TRANSIT ROUTE ON HAZEL DELL AVE.

ENVIRONMENTAL DATA:

100 YEAR FLOOD PLAIN	NONE KNOWN
DRAINAGE COURSES	SHOWN FROM TOPOGRAPHIC INFORMATION
UNSTABLE GROUND	NONE KNOWN
HIGH WATER WATER TABLE OR IMPERMEABLE SOILS	NONE KNOWN
SEVERE EROSION POTENTIAL	NONE KNOWN
WEAK FOUNDATIONAL SOILS	NONE KNOWN
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT	NONE KNOWN
SLOPES IN EXCESS OF 15%	NONE KNOWN
SIGNIFICANT HIST., CULTURAL OR ARCH. RESOURCES	NONE KNOWN
WELLS OR SEPTIC TANKS	NONE KNOWN, IF ANY ARE FOUND ON SITE THEY WILL BE DECOMMISSIONED.

EXISTING CONDITIONS DISCLAIMER:

EXISTING CONDITIONS SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION OBTAINED FROM OUTSIDE SOURCES. STURTEVANT, GOLEMO AND ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE DATA:

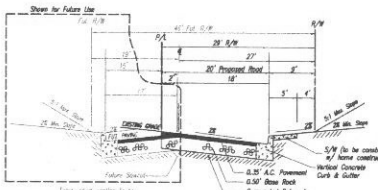
PROPOSED USE: 2-30 UNIT CONDOMINIUM BLDGS. WITH PARKING ON THE FIRST FLOOR, THE PROJECT WILL BE PHASED.

	PHASE 1	PHASE 2	TOTAL
NET SITE AREAS	0.75 ACRES (32,455 SF)	0.85 ACRES (37,238 SF)	1.6 ACRES (69,693 SF)

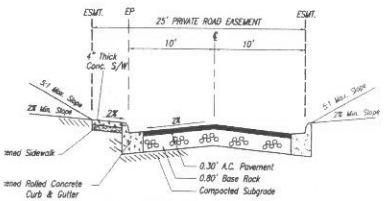
SANITARY SEWER SERVICE	HAZEL DELL SEWER DISTRICT
WATER SERVICE	CLARK PUBLIC UTILITIES
ELECTRICAL SERVICE	CLARK PUBLIC UTILITIES
BUILDING SETBACKS	PER CLARK COUNTY STANDARDS
STREET WIDTHS & SECTIONS	PER CLARK COUNTY STANDARDS
STORM DRAINAGE	PER CLARK COUNTY STANDARDS

PARKING DATA

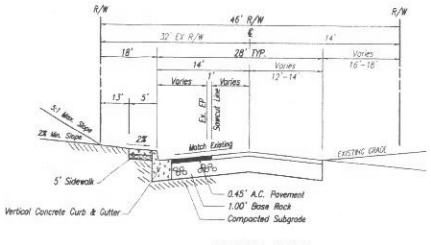
	PHASE 1	PHASE 2	TOTAL
STANDARD STALLS	31	43	74
ADA STALLS	3	2	5
COMPACT STALLS	10	11	21
TEMPORARY STALLS	6	0	6
TOTAL STALLS PROPOSED	50	56	106
TOTAL STALLS REQUIRED	45	45	90



NE 87TH STREET
NO SCALE



NE 86TH LOOP (PRIVATE)
NO SCALE



KOGAN ROAD
NO SCALE

STURTEVANT, COLEMO, & ASSOCIATES
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DEVELOPMENT SERVICES
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VANCOUVER, WA 98663
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FAX (360)993-0912

STATE OF WASHINGTON ERIC GOLEMO 18112 PROFESSIONAL ENGINEER
2/13/06
EXPIRES MAY 26, 2007

PRELIMINARY SITE PLAN

Timbers At Towncenter Condominiums Site Plan

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	CRW, EEG
SCALE:	1" = 40'

JOB NUMBER	SHEET
0529	1 of 5

DATE PLOTTED: Feb 14, 2006 - 1:47pm SSA DRAWING FILE: W:\JOBS\0529-Timbers Phase 2\2-Prelim\0529 SITE PLAN.dwg