Felida Landing Subdivision
Located in the SE 1/4 Of Section 29, Township 3N, Range 1E, W.M.,
Clark County, Washington

OWNER: Marguerite Guthrie Trustee
1225 SW 15th Avenue, Unit 538
Portland, OR 97205

APPLICANT: Ginn Development, LLC
Contact: Phil Wuest
3215 & 3305 NW 124th Street
Vancouver, WA 98685
Ph: (360) 944-6519
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PROJECT ENGINEER: TRAVIS G. JOHNSON, PE
PLS Engineering
phil@ginngrp.com
PH: (360) 768-5048
Vancouver, WA 98665
7223 NE Hazel Dell Avenue
Portland, OR 97205
1221 SW 10th Avenue, Unit 508
Marguerite Guthrie Trustee

NW 33rd Court (P) - Typical Section

PROPOSED DEVELOPMENT PLAN:

- Setbacks:
  - Front = 10', Garage = 18', Street Side = 10', Interior Side = 7', Rear = 15'.
  - Was Lot Coverage = 50%, Was Building Height = 35'.

- WATER AND SEWER:
  - Nearest fire hydrants are approximately 200' west and 300' east along NE 124th Street. Additional fire hydrants will be added to meet minimum requirements of Clark County.
  - Water Purveyor = Clark Public Utilities
  - Sewer Purveyor = Clark Regional Wastewater District

- ELECTRICAL SERVICE:
  - Clark PUD

- STORMWATER:
  - Stormwater generated from this development is assumed to be treated with media filter cartridges and released into a detention pond.
  - PROPOSED LOT AREAS:
    - Minimum = 10,036 SQ. FT. (0.23 AC.)
    - Maximum Average = 10,546 SQ. FT.
    - Maximum Average = 10,846 SQ. FT.

- PROPOSED LOT AREAS:
  - There are 10 lots proposed to be used for single-family residences. Minimum = 10,036 SQ. FT. (0.23 AC.)
  - Maximum Average = 10,846 SQ. FT.
  - Track A is for the proposed stormwater facility. Track B is for the proposed private road NW 33rd Court.

- TRANSPORTATION:
  - C-Tree runs along NW 30th Avenue 600' west of site and NW 115th Street 1,900' south of site. Proposed improvements include frontage improvements to NW 124th Street and construction of private road NW 33rd Court.

- GENERAL NOTES:
  - Parcel Numbers: 187829-000 and 187793-000
  - 2015 & 320 NW 124th Street
  - Vancouver, WA 98685

- EXISTING LOT SIZE:
  - 187829-000: 83,591 SQ. FT. (1.92 AC.)
  - 187793-000: 45,583 SQ. FT. (1.05 AC.)
  - Total: 129,174 SQ. FT. (2.97 AC.)

- PROPOSED DEVELOPMENT PLAN:
  - Stormwater generated from this development is assumed to be treated with media filter cartridges and released into a detention pond.
  - Boundary data and topographical information shown on plan was prepared by PLS Engineering.