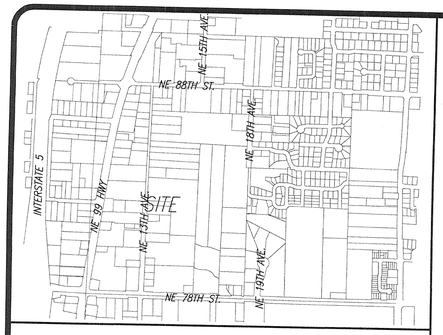


VICINITY MAP NTS SEC 02 T2N R1E WM

EXISTING SITE DATA:

PRESENT USE:	VACANT LAND
EXISTING ZONING:	R-43, AND HWY 99 OVERLAY
GROSS SITE AREA:	PARCEL 148084-000 0.46 ACRES (20,038 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.,
TRANSIT ROUTES & STOPS:	ALONG NE 78TH STREET, C-TRAN ROUTE #78.

PROPOSED SITE DATA:

PROPOSED USE:	9 SINGLE-FAMILY ATTACHED TOWNHOUSE LOTS
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	NONE PROPOSED
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	RIGHT-OF-WAY DEDICATION AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LOTS, TRACTS, ETC:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN

THE FULL-WIDTH PAVED SECTION OF NE 13TH AVENUE 500' SOUTH THE PROJECT BOUNDARY IS 37 FEET.

THE FULL-WIDTH PAVED SECTION OF NE 13TH AVENUE 500' NORTH OF THE PROJECT BOUNDARY IS 22 FEET.

SIGHT DISTANCE STANDARDS WILL BE MET AT ALL ACCESS POINTS.

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE IN ACCORDANCE WITH CCC 40.340.010(A)(7).

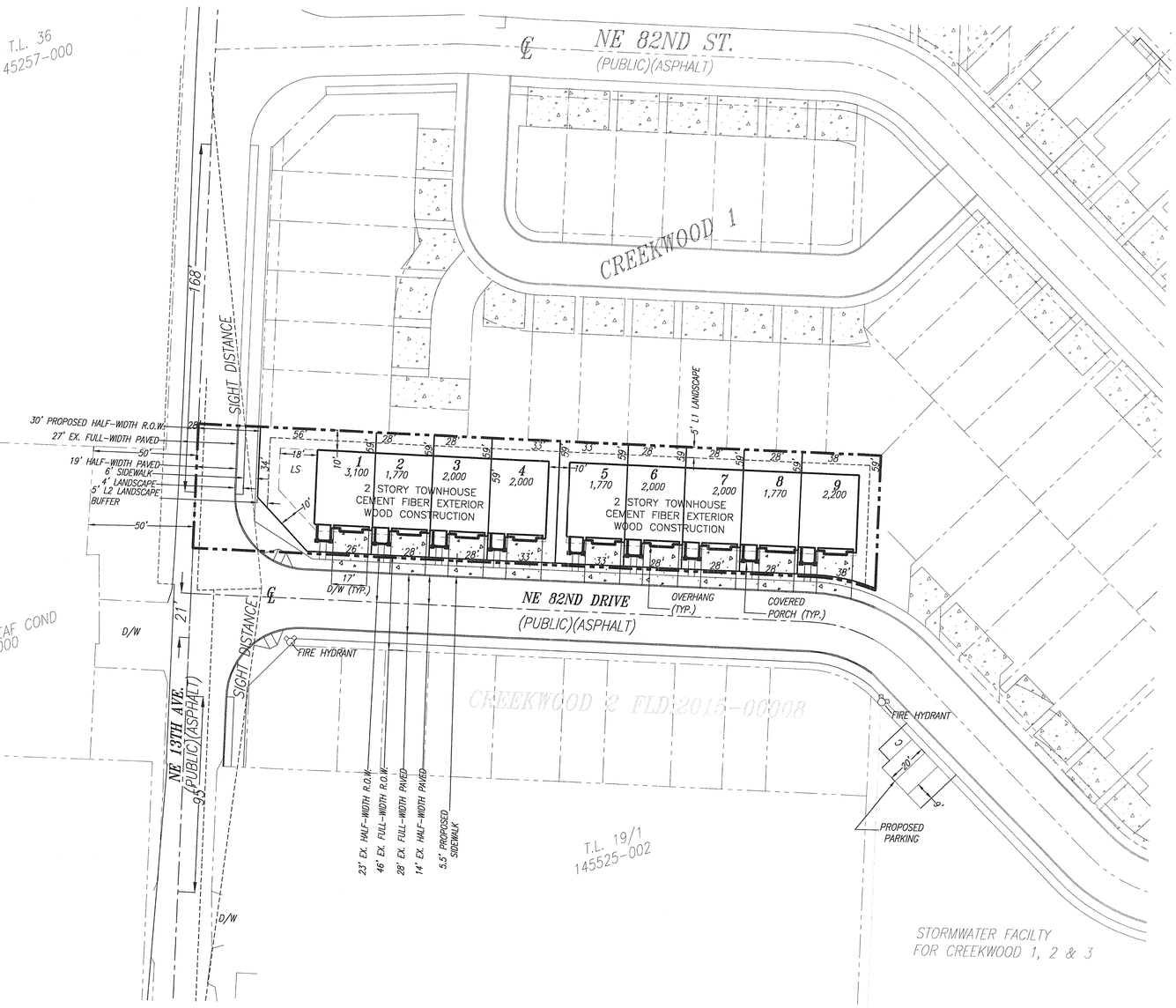
IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

MINIMUM DENSITY

GROSS SITE AREA = 0.46 ACRES
LANDSCAPE AREAS = 0.044 ACRES
ROAD RIGHTS-OF-WAY = 0.045 ACRES
NET SITE AREA = 0.46 - 0.044 - 0.045 = 0.371 ACRES
20 UNITS/ACRE MINIMUM
0.371 x 20 = 8 UNITS MINIMUM

MAXIMUM DENSITY

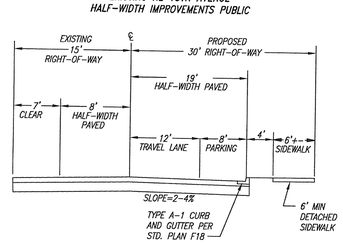
GROSS SITE AREA = 0.46 ACRES
ROAD RIGHTS-OF-WAY = 0.045 ACRES
NET SITE AREA = 0.46 - 0.045 = 0.415 ACRES
43 UNITS/ACRE MAXIMUM
0.415 x 43 = 18 UNITS MAXIMUM
UNITS PROVIDED = 8



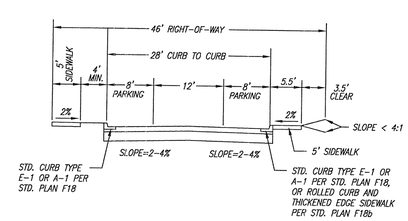
LEGEND:

- BUILDING ENVELOPE
- PROPOSED BUILDING
- LANDSCAPE BUFFER LINE
- PROPOSED LOT - PLAT
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- SIGHT DISTANCE
- SIDEWALK/CONC. PAD/TRAIL
- ADJACENT TAXLOT
- FIRE HYDRANT

CLARK COUNTY ROAD STANDARDS
EXISTING NE 13TH AVENUE
HALF-WIDTH IMPROVEMENTS PUBLIC



CLARK COUNTY ROAD STANDARDS
URBAN LOCAL RESIDENTIAL ACCESS
EXISTING NE 82ND DRIVE, FULL-WIDTH PUBLIC



OWNER / APPLICANT:
ROMANO PROPERTIES, LLC
4610 NE 77th AVE, SUITE 102
VANCOUVER, WA 98662
PHONE: (360) 910-14123
FAX: N/A
kess@romanofinancial.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: JOCELYN CROSS
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
PHONE: (360) 695-1385
FAX: (360) 695-8117
jocelyn@olsonengr.com

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

PLOT: consultant3.ctb
FILE: j:/data/9000/9000/9080/9086/PLANNING/9086.01.01.p.prelim

PRELIMINARY SHORT PLAT & SITE PLAN FOR:
CREEKWOOD 3
TOWNHOUSE SHORT PLAT

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
360-695-8117
222 E. EVERGREEN BLVD. VANCOUVER, WA 98660

KURT F. STONER
STATE OF WASHINGTON
26352
REGISTERED
PROFESSIONAL ENGINEER
9/8/15

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: JEC
DRAWN: JEC
CHECKED: KFS
DATE: AUGUST 2015
SCALE: H: 1" = 30'
V:

COPYRIGHT 2015, OLSON ENGINEERING, INC.

CREEKWOOD 3
TOWNHOUSE SUBDIVISION
JOB NO. 9086.01.01

SHEET
PL 1