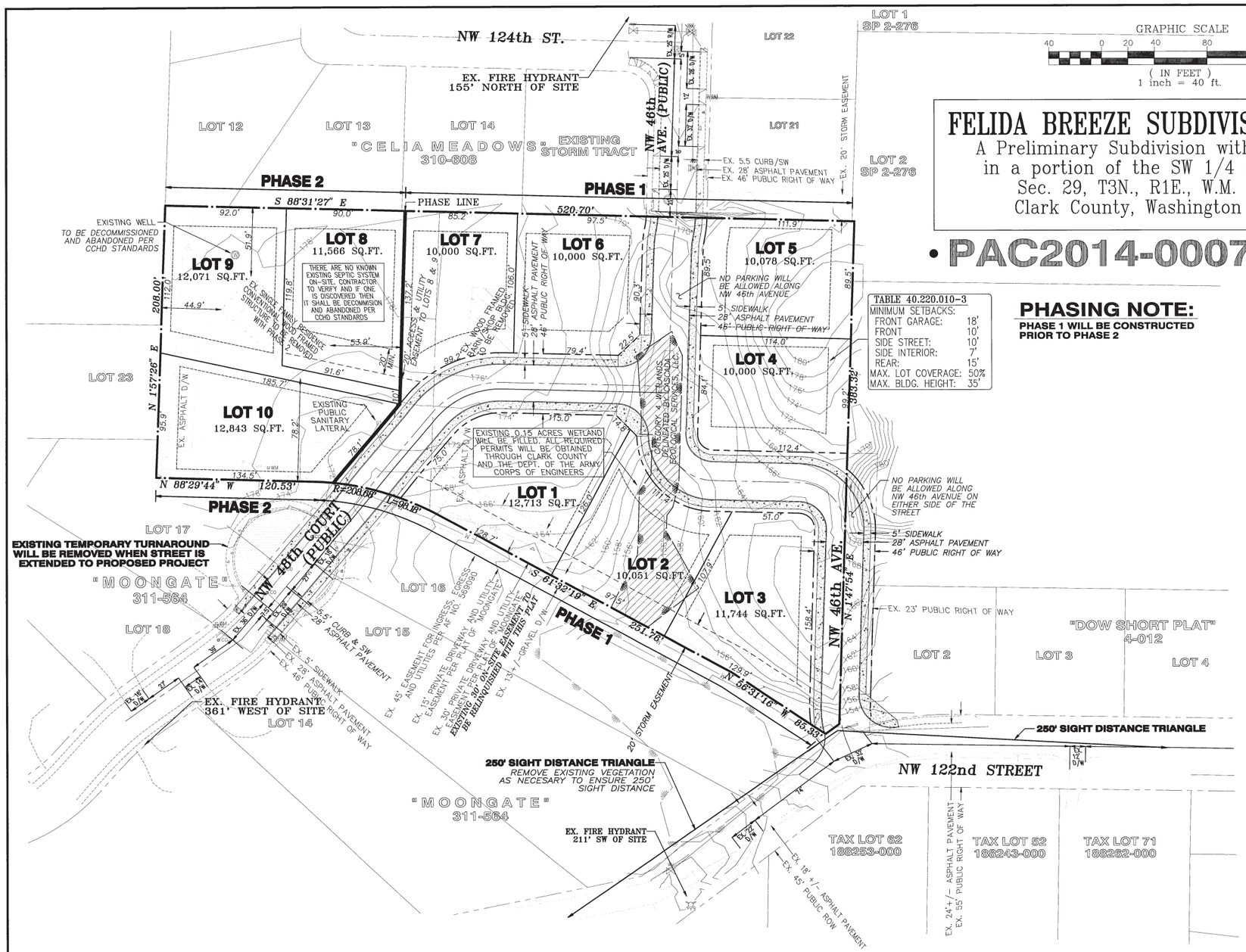


GRAPHIC SCALE

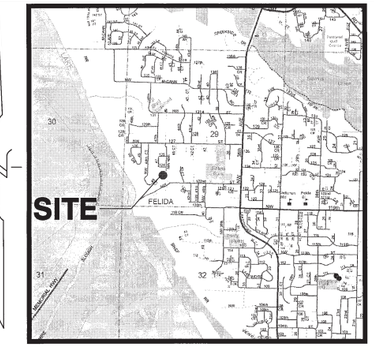
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FELIDA BREEZE SUBDIVISION

A Preliminary Subdivision within in a portion of the SW 1/4 of Sec. 29, T3N., R1E., W.M. Clark County, Washington

• PAC2014-00078



VICINITY MAP (NTS)

TABLE 40.220.010-3	
MINIMUM SETBACKS:	
FRONT GARAGE:	18'
FRONT	10'
SIDE STREET:	10'
SIDE INTERIOR:	7'
REAR:	15'
MAX. LOT COVERAGE:	50%
MAX. BLDG. HEIGHT:	35'

PHASING NOTE:

PHASE 1 WILL BE CONSTRUCTED PRIOR TO PHASE 2

10._PROPOSED DEVELOPMENT (I.E., LAND DIVISION) PLAN

GENERAL INFORMATION

- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH. (360) 759-1794
  JOEL@STERLING-DESIGN.BIZ
- PROPERTY OWNER(S):
  STEVE & MAUREEN GUSTAFSON
  4616 NW 122nd STREET
  VANCOUVER, WA 98685
- AREA: 3.23 ACRES
- TAX LOT(S): 88 & 100
- SERIAL NUMBER(S): 188279-000 & 188291-000
- SITE ADDRESS: 4616 NW 122nd STREET
- ZONING: R1-10
- COMPREHENSIVE PLAN: UL

EXISTING CONDITIONS

• Environmental

- TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- THERE ARE NO SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING AS SHOWN.
- THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE WATER BODIES OR WETLANDS ON THE SITE.
- THERE ARE WETLAND DELINEATION AREAS ON THE SITE.
- THERE ARE NO MAPPED UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE.
- 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 PER ARCHAEOLOGICAL INVESTIGATION ON MARCH 24, 2015.

• Land Use and Transortation

- THE PROPOSED SITE AREA IS APPROX. 3.23 ACRES., THE LAYOUT AND DIMENSIONS OF EXISTING PARCELS ARE SHOWN ON PLAN.
- THERE ARE EXISTING STRUCTURES ON THE SITE, AND ARE PROPOSED TO BE REMOVED DURING THE DEVELOPMENT PROCESS.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENTS LOCATIONS & WIDTHS ARE AS SHOWN ON THIS SHEET.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON THE PLAN
- LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR ALL PUBLIC STREETS PROVIDING ACCESS TO THE PROPERTY ARE SHOWN ON THIS PLAN.
- NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE SHOWN ON PLAN
- LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE 122nd STREET, NW 46th AVE & NW 48th COURT ARE SHOWN ON PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)

• Water and Sewer

- THE NEAREST EXISTING FIRE HYDRANTS TO THE SITE ARE AS SHOWN.
- THERE IS NO KNOW EXISTING SEPTIC SYSTEM. AND THERE IS A WELL ON THE PROPERTY.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILABLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

• Environmental

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

• Land Use and Transortation

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON SITE.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN.
- ALL EXISTING STRUCTURES ARE PROPOSED TO BE REMOVED WITH THIS DEVELOPMENT.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
- PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN, THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
- LOCATION, WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAY AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN. ALSO ATTACHED ON PLAN IS A CROSS SECTION OF ALL PUBLIC & PRIVATE ROADWAYS.
- ALL ROAD GRADES ARE LESS THAN 15% ON THE SITE AND WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- LOCATION OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE ON THE SITE OR WITHIN 500' OF THE SITE.
- SITE DISTANCE AT ALL DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

LANDSCAPE PLAN

- NO LANDSCAPE IS PROPOSED WITH THIS DEVELOPMENT

SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

- SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPF SURVEYING, INC. (360) 838-0174			
SOIL TYPE(s): HoA & HoE	HYDROLOGIC GROUP: B	AASHTO CLASSIFICATION: A-4	
SOILS TESTING BY: –		DATE: –	
SITE LOCATION: CLARK COUNTY, WA		APPROX. SURFACE ELEV.: 156'-182'	
SITE AREA: 3.23 ACRES		FILENAME: S\\:519-PRELIMINARY 519.PRO	

BENCH MARK:
CLARK COUNTY BENCHMARK #4517 "HAZEL 38" A BRASS CAP IN CONCRETE. 11' SOUTH OF CONCRETE DRIVEWAY TO 4517 NW 122nd STREET ELEV.=144.71 (CLARK COUNTY DATUM)

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.

PROPOSED DEVELOPMENT PLAN
TOTAL LOTS: 10
MINIMUM LOT AREA: 10,000 sq.ft.
MAXIMUM LOT AREA: 12,843 sq.ft.
AVERAGE LOT AREA: 11,106 sq.ft.

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD
SUITE 3
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4953
mail@sterling-design.biz

STERLING DESIGN, INC.

Sheet Description: PROPOSED DEVELOPMENT PLAN w/EXISTING CONDITIONS

Project: FELIDA BREEZE SUBDIVISION

Scale:	AS SHOWN
Project Number:	13-519
Design/ Drawn	JGS/BC
Drawing Date:	SEPT. 2015
Sheet 2 of 4 Sheet(s)	