

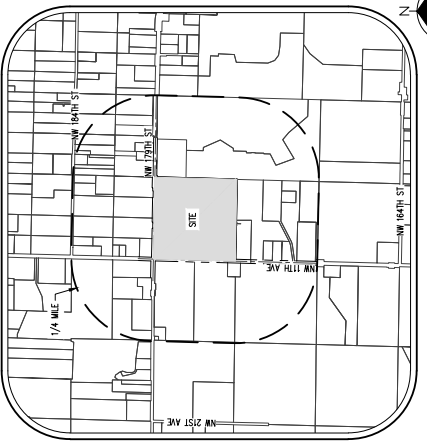


JOB NUMBER: 4373
DATE: 3/1/2020
DESIGNED BY: CJS
DRAWN BY: CJS
CHECKED BY: JMM

P3.0

PHASE 1	
# SINGLE FAMILY LOTS	80
# TOWNHOME LOTS	20
# PUMP STATION TRACTS	1
# STORMWATER TRACTS	2
# OPEN SPACE TRACTS	2
FRONTAGE IMPROVEMENT AREA	0.32 AC
PHASE 2A	
# SINGLE FAMILY LOTS	57
# TOWNHOME LOTS	2
# STORMWATER TRACTS	1
# OPEN SPACE TRACTS	2
FRONTAGE IMPROVEMENT AREA	0.32 AC
PHASE 3	
# SINGLE FAMILY LOTS	60
# ACCESS TRACTS	1
PHASE 4	
# SINGLE FAMILY LOTS	32
# TOWNHOME LOTS	54
# OPEN SPACE TRACTS	2
# ACCESS TRACTS	1
FRONTAGE IMPROVEMENT AREA	1.72 AC
PHASE 5	
# SINGLE FAMILY LOTS	4
# OPEN SPACE TRACTS	1

SINGLE FAMILY DETACHED	
MINIMUM LOT WIDTH	35 FT.
MINIMUM LOT DEPTH	50 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	5 FT. TO PERIMETER
SIDE YARD SETBACK	8 FT. BUILDING SEPARATION, 5 FT. TO PERIMETER
GARAGE SETBACK	18 FT.
STREET SIDE SETBACK	10 FT.
ALLEY SIDE SETBACK	5 FT.
MAXIMUM LOT COVERAGE	50%
SINGLE FAMILY ATTACHED	
MINIMUM LOT WIDTH	18 FT.
MINIMUM LOT DEPTH	70 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	0 FT. OR 5 FT.
SIDE YARD SETBACK	0 FT. OR 4 FT.
GARAGE SETBACK	18 FT.
STREET SIDE SETBACK	10 FT.
ALLEY SIDE SETBACK	5 FT.
MAXIMUM LOT COVERAGE	60%



VICINITY MAP
N.T.S.

- GENERAL NOTES**
- ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED AND REMOVED PRIOR TO SITE GRADING.
 - EXISTING UTILITIES SHALL BE MAINTAINED OR RELOCATED AS SHOWN ON SHEETS P3.1 THROUGH P3.4 FOR DIMENSIONS OF PROPOSED LOTS, TRACTS, AND EASEMENTS.
 - ALL PROPOSED INTERNAL ROADS ARE TO BE PAVED WITH ASPHALT.
 - STORMWATER TO BE DETAINED ON SITE PRIOR TO DISCHARGE TO WETLANDS OR NEARBY WATERWAYS.
 - TYPICAL ROAD CROSS-SECTIONS ARE SHOWN ON SHEETS P3.1 AND P3.2.
 - TYPICAL SIDEWALK AND CURB CROSS-SECTIONS ARE SHOWN ON SHEETS P3.1 AND P3.2.
 - THERE ARE NO EXISTING OR PROPOSED ROADS PROVIDING ACCESS TO THE SITE FROM NEARBY PUBLIC ROADS.
 - LOTS P-16-45-48-81-84-102-103-104-246-249 WILL BE SERVED BY SHARED DRAINAGE LOCATED WITHIN A PRIVATE ACCESS EASEMENT.
 - NW 179TH STREET AND NW 17TH AVENUE ARE PAVED WITH ASPHALT. FRONTAGE IMPROVEMENTS AND SIDEWALKS WILL BE PROVIDED WITHIN THESE AREAS.
 - THERE ARE NO EXISTING OR PROPOSED TRANSIT FACILITIES ON SITE.
 - ELEVATIONS, MATERIALS, LAYOUT, AND SQUARE FOOTAGE OF PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT AND SHEETS P3.1 THROUGH P3.4.
 - SEE SHEETS P4.1-P4.4 FOR SOLID WASTE/RECYCLING AREA, OFF-STREET PARKING, STREET SIGNAGE, AND PROPOSED BUILDING FOOTINGS.
 - SEE SHEETS P4.1-P4.4 FOR PROPOSED LAYOUT AND DIMENSIONS OF PROPOSED LOTS, TRACTS, AND EASEMENTS.
 - NO SITE MONUMENTATION SHALL BE PROPOSED WITH THIS PLAT. SIGNS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
 - SEE SHEETS P4.1-P4.4 FOR PROPOSED LAYOUT AND DIMENSIONS OF PROPOSED LOTS, TRACTS, AND EASEMENTS.
 - SEE FIGURE 10 OF THE ORIGINAL AREAS & MITIGATION PLAN FOR ENHANCEMENT AREAS. FAMILY ATTACHED HOMES RANGE FROM 1,354 TO 2,026 SQUARE FEET. SINGLE-FAMILY ATTACHED HOMES RANGE FROM 1,354 TO 2,026 SQUARE FEET. SEE THE ARCHITECTURAL PLANS INCLUDED IN THIS APPLICATION PACKAGE FOR MORE INFORMATION, INCLUDING BUILDING MATERIALS, ELEVATIONS, AND LAYOUT.

APPLICANT
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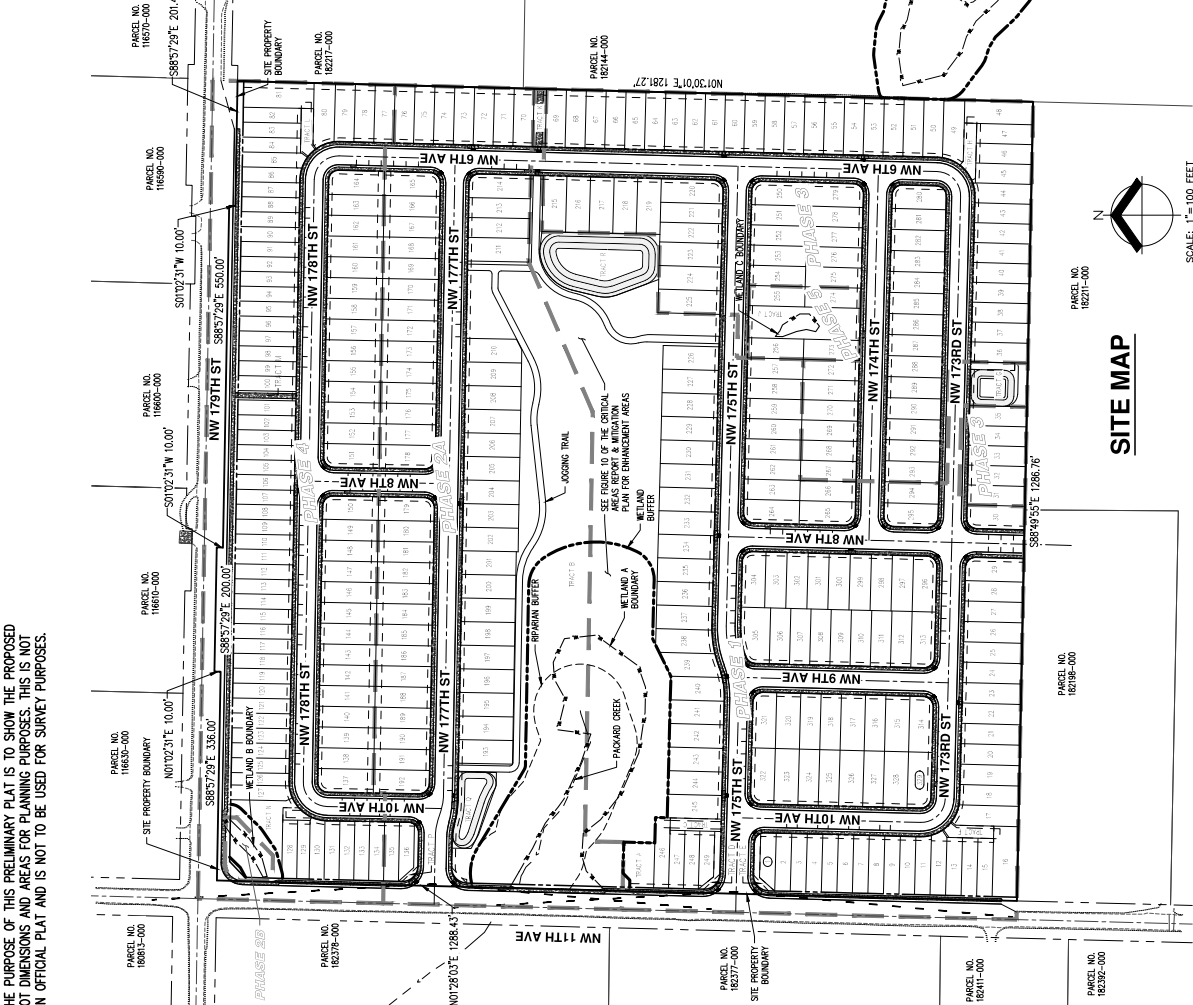
OWNER
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TRACT	PURPOSE	AREA	OWNERSHIP
TRACT A	PUMP STATION	3,228 SF	CLARK REGIONAL WASTEWATER
TRACT B	ACCESS	1,640 SF	HOA
TRACT C	OPEN SPACE	1,048 SF	HOA
TRACT D	ACCESS	1,584 SF	HOA
TRACT E	WASTEWATER FACILITIES	7,250 SF	HOA
TRACT F	OPEN SPACE	9,212 SF	HOA
TRACT G	ACCESS	1,515 SF	HOA
TRACT H	OPEN SPACE	1,400 SF	HOA
TRACT I	OPEN SPACE	1,745 SF	HOA
TRACT J	STORMWATER FACILITIES	6,010 SF	COMBITY
TRACT K	OPEN SPACE	7,620 SF	COMBITY
TRACT L	STORMWATER FACILITIES	38,768 SF	COMBITY
TOTAL		136,178 SF	

OPEN SPACE AREAS
708,848 SF (16.10 AC) (21.0%)
ACTIVE OPEN SPACE
PASSIVE OPEN SPACE

DENSITY CALCULATIONS
GROSS AREA: 2,365,800 SF (54.30 AC)
NET AREA: 1,287,076 SF (29.52 AC)
DEVELOPABLE AREA
TOTAL PROPOSED LOTS: 291 DU
TOTAL PROPOSED LOTS: 329 DU



SIGHT DISTANCE CERTIFICATION
THE SIGHT DISTANCE AT THE PROPOSED INTERSECTIONS ACCESSING NW 11TH AVENUE MEETS OR EXCEEDS THE 400-FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN THE WASHINGTON STATE TRANSPORTATION DESIGN MANUAL. THE SIGHT DISTANCE WITHIN THE DEVELOPMENT WILL BE AS SHOWN ON SHEETS P3.1-P3.4.