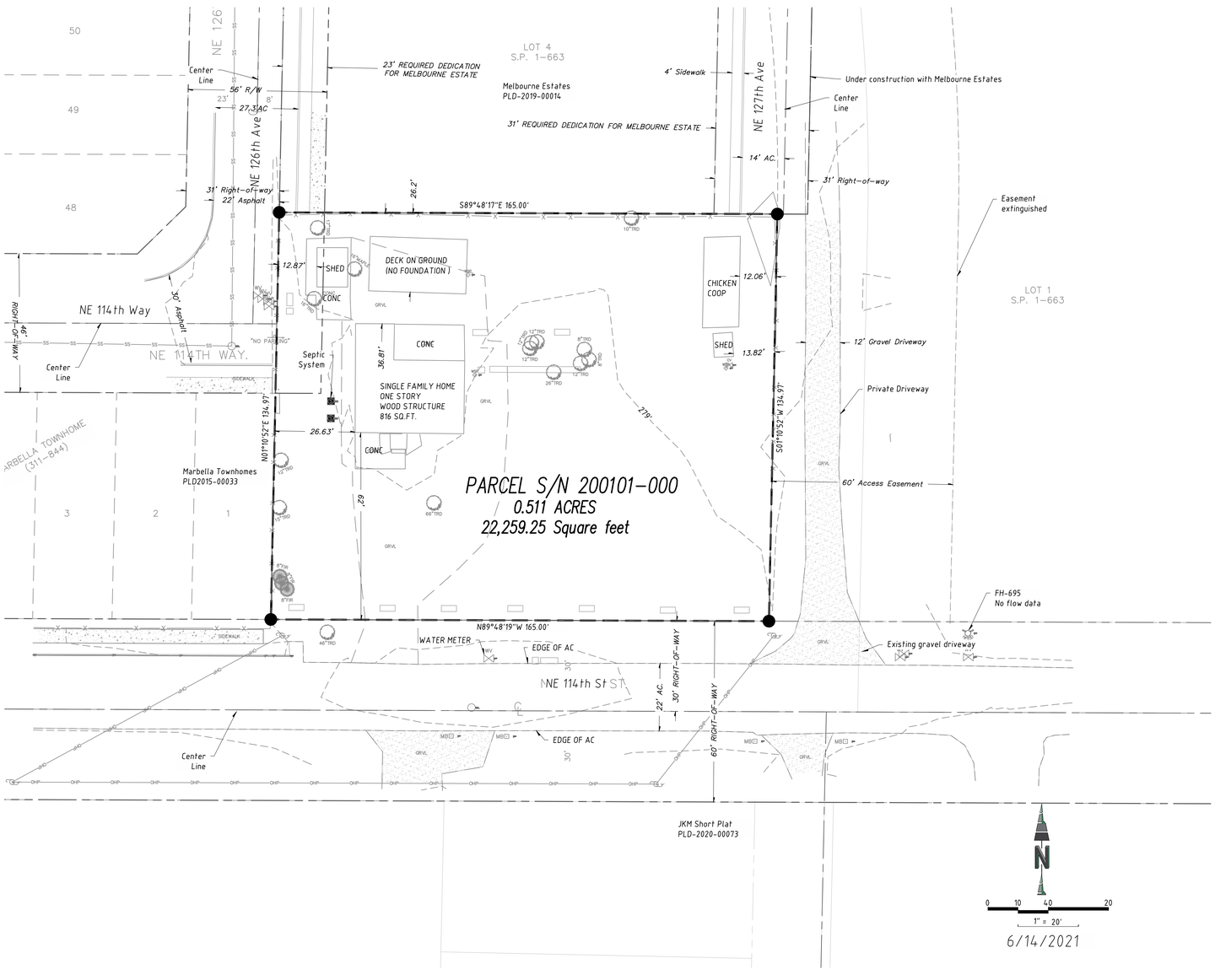
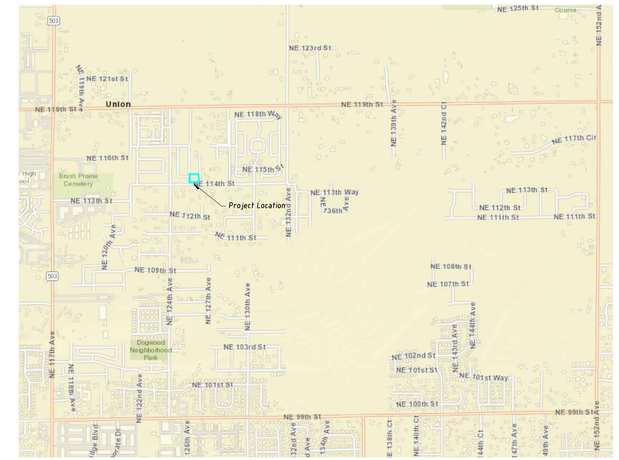
NE 114TH ST TOWNHOMES

Preliminary Development Plan



Vicinity Map

Not to scale



PR01

Project: 2020001SH
Date: 8/6/2021
Drafted: NVS
Designed: PCW
Page: 1 of 10

Northwest Utilities
1-800-425-5555
"It's the law"
Call 48 hours before you dig.

Revisions:

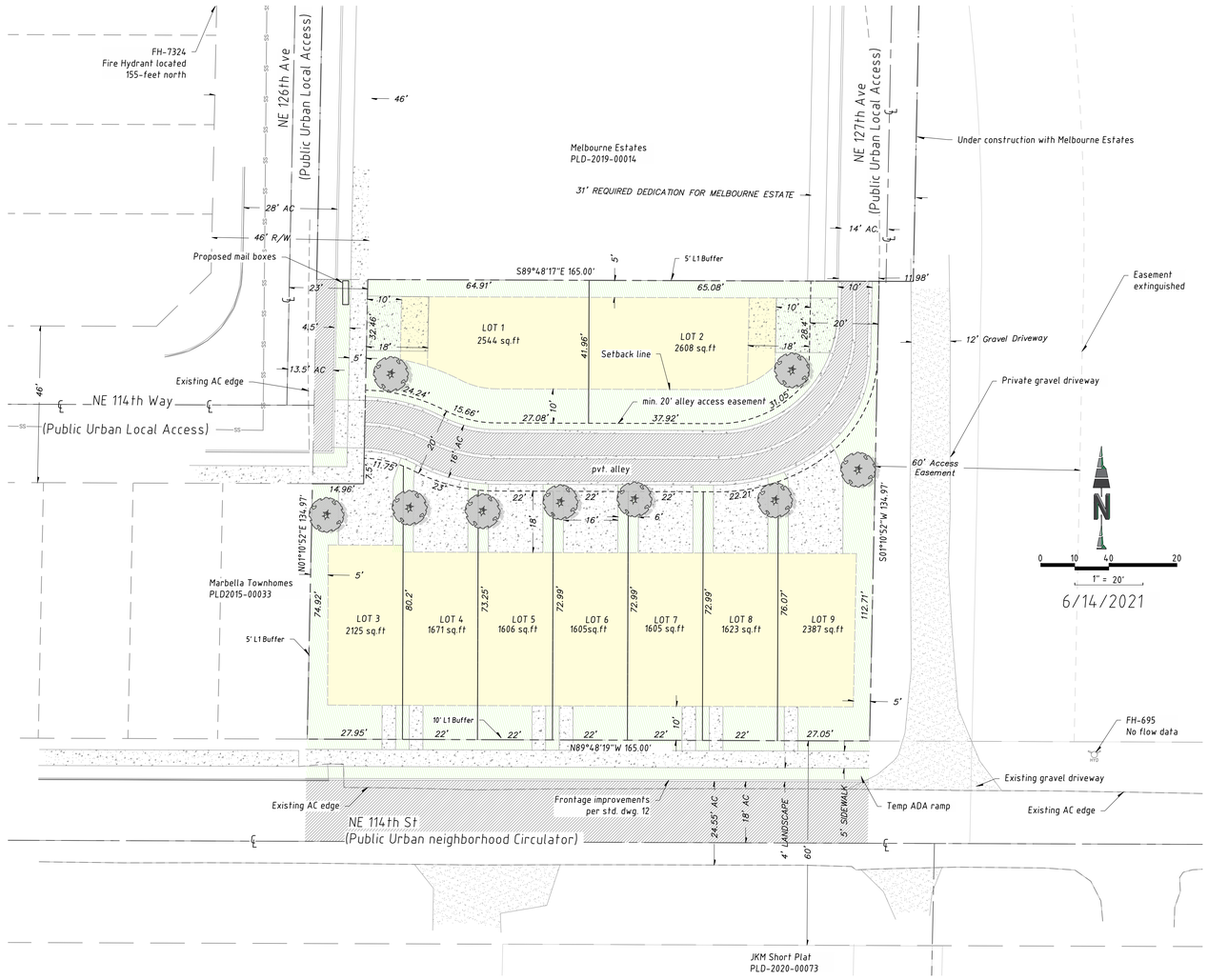
EXISTING CONDITION PLAN
NE 114TH ST TOWNHOMES

PAUL C. WILLIAMS
STATE OF WASHINGTON
43138
REGISTERED PROFESSIONAL ENGINEER
8/6/2021
PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING NORTHWEST
CONSULTING ENGINEERS & PLANNERS
7504 NW 10TH AVE, VANCOUVER, WA 98665
(360) 931-3122

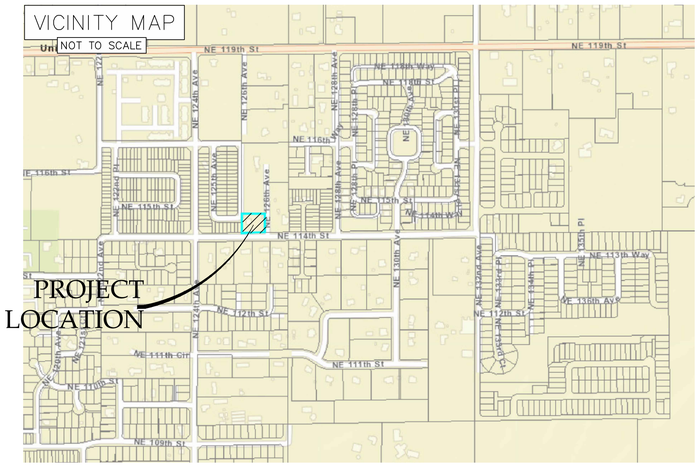
NE 114TH ST TOWNHOMES

Preliminary Development Plan



VICINITY MAP

NOT TO SCALE



PR02

Project: 2020001SH
Date: 8/6/2021
Drafted: NVS
Designed: PCW
Page: 1 of 10

Northwest Utilities
1-800-425-5555
"It's the law"
Call 48 hours before you dig.

Revisions:

SITE STATISTICS

GROSS AREA:	22,259 SF	(0.511 AC)
RIGHT-OF-WAY AREA	900 SF	(0.02 AC)
EASEMENT AREA	3,587 SF	(0.082 AC)
NET AREA	17,772 SF	(0.407 AC)
MINIMUM LOTS ALLOWED (0.407 AC X 18 DU):	7	
MAXIMUM LOTS ALLOWED (0.407 AC X 30 DU):	12	
TOTAL LOTS PROVIDED	9	
R-30 MINIMUM LOT AREA	1,200 SF	
PROPOSED MINIMUM LOT AREA	1,605 SF	

SITE STATISTICS

GROSS AREA:	22,259 SF	(0.511 AC)
RIGHT-OF-WAY AREA	900 SF	(0.02 AC)
EASEMENT AREA	3,587 SF	(0.082 AC)
NET AREA	17,772 SF	(0.407 AC)
MINIMUM LOTS ALLOWED (0.407 AC X 18 DU):	7	
MAXIMUM LOTS ALLOWED (0.407 AC X 30 DU):	12	
TOTAL LOTS PROVIDED	9	
R-30 MINIMUM LOT AREA	1,200 SF	
PROPOSED MINIMUM LOT AREA	1,605 SF	

DEVELOPMENT STANDARDS

SETBACK	R-30	PROPOSED
FRONT SETBACK	10-FEET	10-FEET
GARAGE SETBACK	18-FEET	18-FEET
STREET SIDE SETBACK	10 FEET	10 FEET
SIDE SETBACK	0 OR 5 FEET	0 FEET
REAR SETBACK	0 OR 5 FEET	0 FEET
ALLEY TO GARAGE	2 FEET	18 FEET
ALLEY TO DWELLING	5 FEET	5 FEET
MAXIMUM LOT COVERAGE	75%	75%

General Information

Applicant: Paul Williams P.E.
6168 NE HWY 99 STE 100
Vancouver WA 98665
E-mail paulwilliamspe@gmail.com
Phone (3600 931-3122

Owner: Aleksandr Deryavko
PO Box 764
Battle Ground, WA 98604

Contact: Paul Williams P.E.
6168 NE HWY 99 STE 100
Vancouver WA 98665
E-mail paulwilliamspe@gmail.com
Phone (3600 931-3122

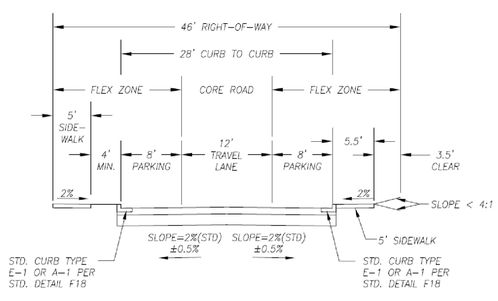
Engineer: Engineering Northwest, PLLC
7504 NW 10th Ave
Vancouver, WA 98660
Contact: Paul Williams, P.E.
Phone:(360) 931-3122
Email: PaulWilliamsPE@Gmail.com

Surveyor: -Same as Engineer-

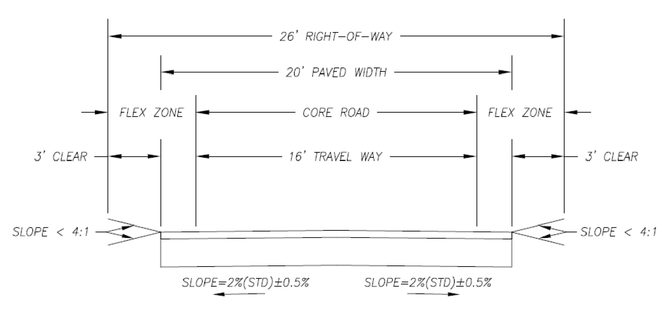
Site Information
Address: 12518 NE 114th ST
Vancouver, WA 98682
Parcel:20010100
Area: 16.58 AC (722,129± SF)
Zone: R-30 (
S-T-R:Northeast 1/4 of S34 T3N R2E WM

Plant Legend

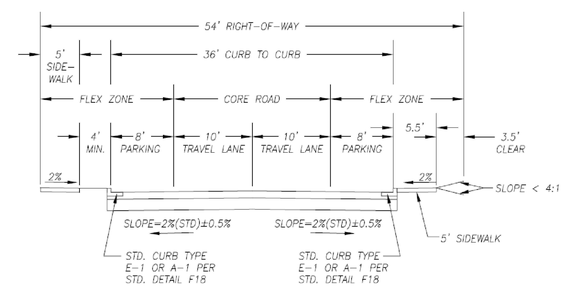
Symbol	Common (*Botanical*) >>OR APPROVED ALTERNATIVE<<	Container	Size	Spacing	Quantity
	Capital Pear (*Pyrus Calleryana 'Capital'*)	B&B	min. 2" cal.	Each Lot	9



URBAN LOCAL RESIDENTIAL ACCESS DRAWING 13



URBAN ALLEY DRAWING 17



URBAN NEIGHBORHOOD CIRCULATOR DRAWING 12

NOTES:

1. There is an existing building on site which will be removed for this development.
2. No streets serving the site are in excess of 15% grade.
3. All lots will be served with public water and public sewer
4. No wells or septic system are proposed
5. Frontage improvements are proposed for NE 114th Street and NE 126th Ave along the site frontage. No other frontage improvements are proposed with this project.
6. Nearest transit route is northwest on SR-503
7. Solid waste and recycling will be stored and collected on each lot.

PROPOSED DEVELOPMENT PLAN
NE 114TH ST
TOWNHOMES

PAUL C. WILLIAMS
STATE OF WASHINGTON
8/6/2021
PRELIMINARY
NOT FOR CONSTRUCTION
43138
REGISTERED PROFESSIONAL ENGINEER

ENGINEERING NORTHWEST
CONSULTING ENGINEERS & PLANNERS
7504 NW 10TH AVE, VANCOUVER, WA 98665
(360) 931-3122