WARD ROAD PROJECT

PREPARED FOR:

ROTH INVESTMENTS, LLC

VANCOUVER, WA

PROJECT CONTACTS

OWNER/DEVELOPER	APPLICANT
ROTH INVESTMENTS, LLC NICK REDINGER P: 360-883-5525 nickredinger@hotmail.com	MAUL, FOSTER & ALONGI, INC. 400 EAST MILL PLAIN SUITE 400 VANCOUVER, WA 98660 VALERIE USKOSKI P: 360-433-0218 vuskoski@maulfoster.com
SURVEYOR	**AGENCY**
AKS ENGINEERING 9600 NE 126TH AVE, SUITE 2520 VANCOUVER, WA 98682 ANDY BESEDA, PLS P: 360-882-0419 andyb@aks-eng.com	CLARK COUNTY, WASHINGTON 1300 FRANKLIN ST VANCOUVER, WA 98660 P: 360-397-2000

PROJECT SUMMARY

SITE ADDRESS:
APPROX. 9200 NE WARD ROAD
VANCOUVER, WA 98682

NEW IMPROVEMENTS:

IN ALIGNMENT WITH CONTINUED GROWTH AND DEVELOPMENT OPPORTUNITY IN EAST CLARK COUNTY, ROTH INVESTMENTS IS PROPOSING TO SUBDIVIDE 23.49 ACRES INTO A SINGLE-FAMILY UNIT RESIDENTIAL SUBDIVISION. THE SITE COMPRISES ONE TAX LOT (153961000) DESCRIBED AS THE NE ¼ OF SECTION 01, T2N, R2E, CLARK COUNTY. THE SITE IS CURRENTLY ZONED R-12.

VICINITY MAP

NOT TO SCALE

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PLAN

NOT FOR CONSTRUCTION

MAUL FOSTER ALONGI
400 EAST MILL PLAIN
SUITE 400
VANCOUVER, WA 98660
PHONE: 360-694-2691
www.maulfoster.com

WARD ROAD PROJECT
ROTH INVESTMENTS, LLC
VANCOUVER, WA

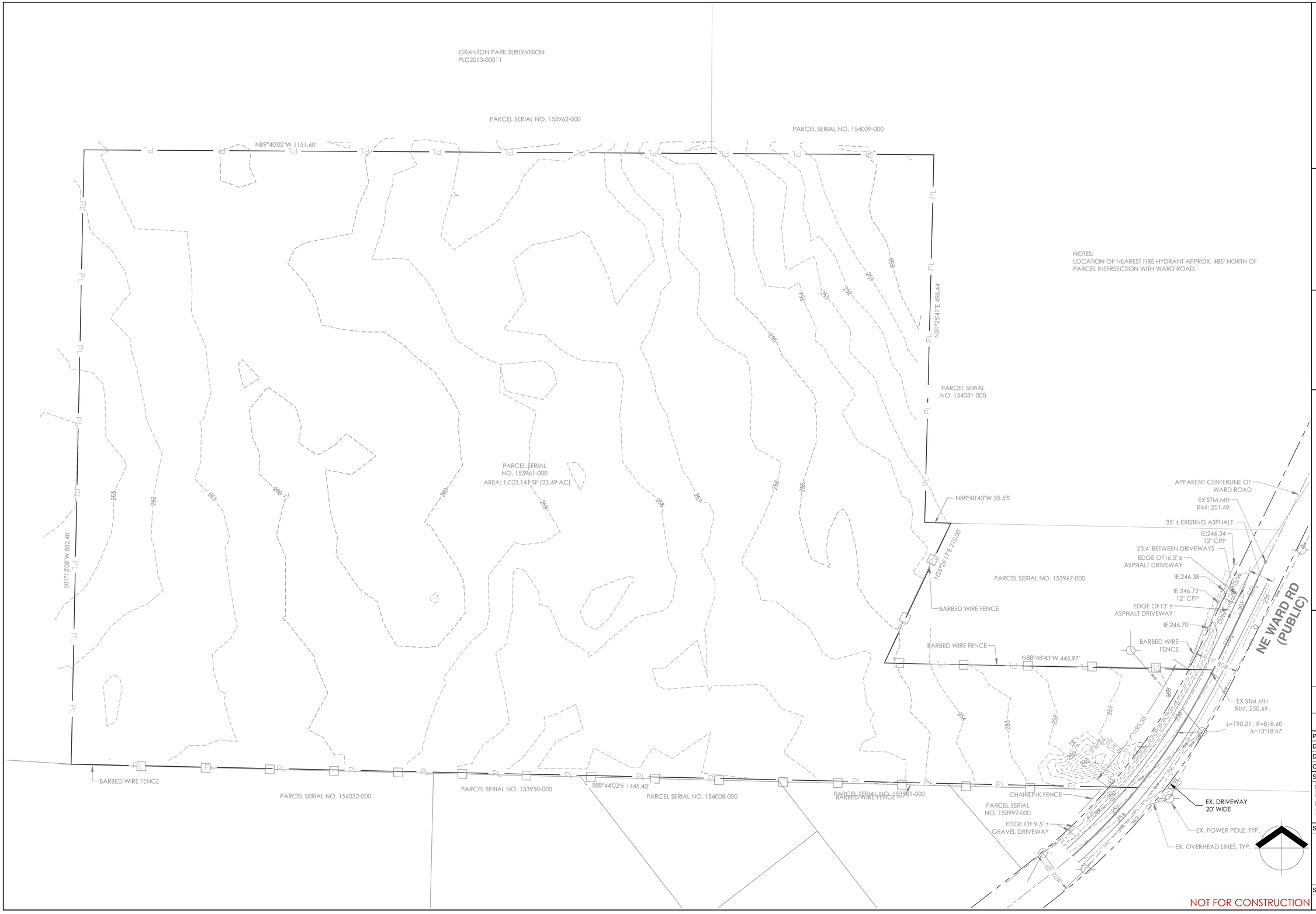
ISSUE	DATE	DESCRIPTION
1	02/05/2015	PRE-APPLICATION

PROJECT: 0991.02.01
DESIGNED: Z. PYLE
DRAWN: Z. PYLE
CHECKED: V. USKOSKI
SCALE
0 30' 60'
NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE
COVER SHEET

SHEET
C0.0

PLOTTED ON: 2015-09-08 2:52 PM PLOTTED BY: Zachary Pyle FILENAME: G:\20_MFA Civil 3D\20_PROJECTS\0991.02 Roth Investments\01_Ward Road Project\PLANS\C0.0-COVER.dwg



NOTES:
LOCATION OF NEAREST FIRE HYDRANT APPROX. 485' NORTH OF PARCEL INTERSECTION WITH WARD ROAD.

NOT FOR CONSTRUCTION

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SUITE 400
VANCOUVER, WA
PHONE: 360-694-2691
www.maulfoster.com

Ward Road Project

Roth Investments

VANCOUVER, WA

ISSUE	DATE	DESCRIPTION
1	03/06/2015	PRE-APPLICATION

PROJECT: 0991.02.01

DESIGNED:

DRAWN:

CHECKED:

SCALE

0 60' 120

NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE

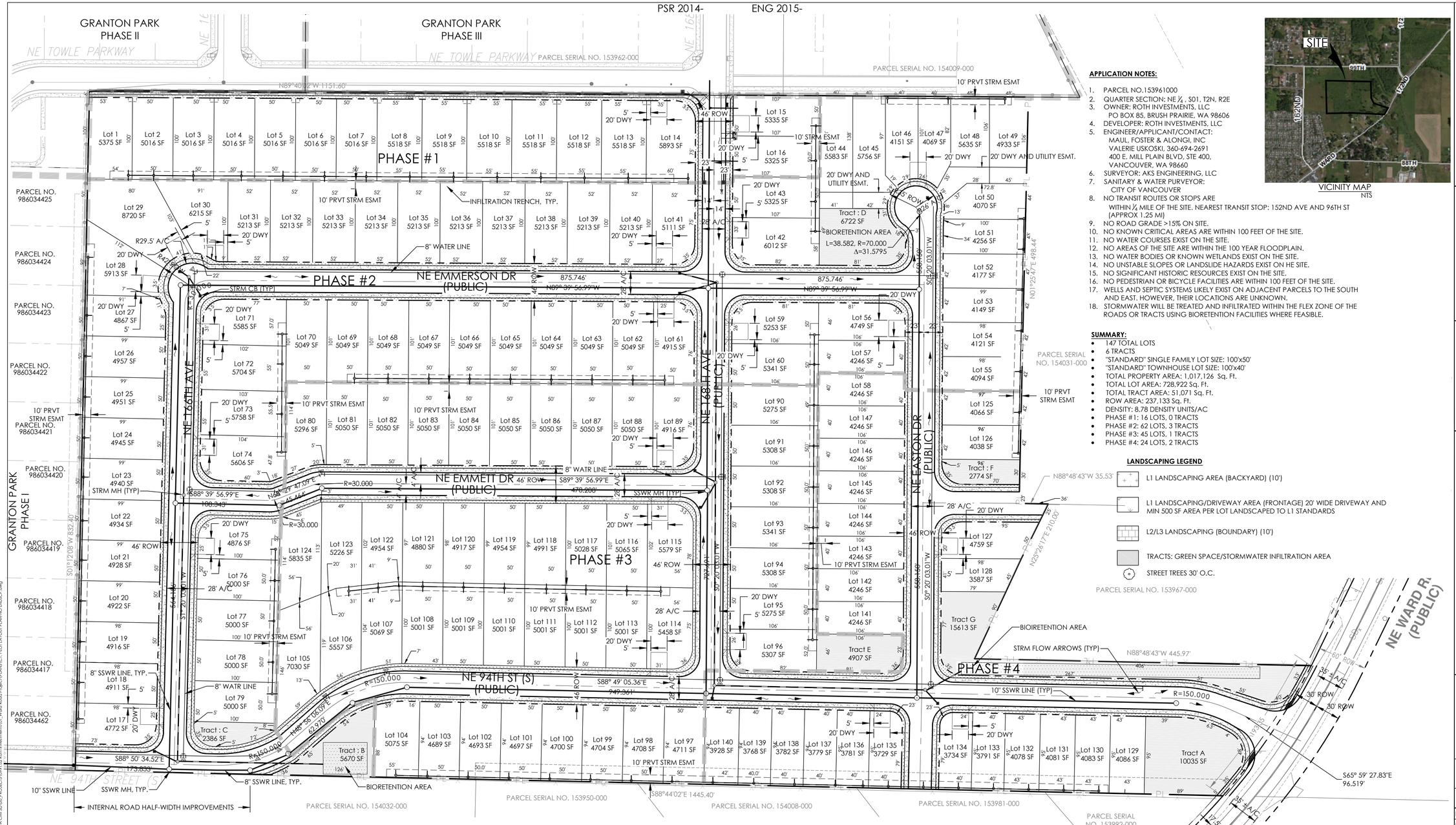
EXISTING CONDITIONS

SHEET

C1.0

PLOTTED ON: 2015-10-02 1:11 PM PLOTTED BY: Cem Gokcora FILENAME: G:\JD_MFA Civil 3D\JD_PROJECTS\0991.02 Roth Investments\01_Ward Road Project\PLANS\C1.0-EXTG CONDITIONS PLAN.dwg

PSR 2014- ENG 2015-



VICINITY MAP
NTS

APPLICATION NOTES:

1. PARCEL NO.153961000
2. QUARTER SECTION: NE ¼ , S01, T2N, R2E
3. OWNER: ROTH INVESTMENTS, LLC
   PO BOX 85, BRUSH PRAIRIE, WA 98606
4. DEVELOPER: ROTH INVESTMENTS, LLC
5. ENGINEER/APPLICANT/CONTACT:
   MAUL, FOSTER & ALONGI, INC
   VALERIE USKOSKI, 360-694-2691
   400 E. MILL PLAIN BLVD, STE 400,
   VANCOUVER, WA 98660
6. SURVEYOR: AKS ENGINEERING, LLC
7. SANITARY & WATER PURVEYOR:
   CITY OF VANCOUVER
8. NO TRANSIT ROUTES OR STOPS ARE WITHIN ¼ MILE OF THE SITE. NEAREST TRANSIT STOP: 152ND AVE AND 96TH ST (APPROX 1.25 MI)
9. NO ROAD GRADE >15% ON SITE.
10. NO KNOWN CRITICAL AREAS ARE WITHIN 100 FEET OF THE SITE.
11. NO WATER COURSES EXIST ON THE SITE.
12. NO AREAS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN.
13. NO WATER BODIES OR KNOWN WETLANDS EXIST ON THE SITE.
14. NO UNSTABLE SLOPES OR LANDSLIDE HAZARDS EXIST ON HE SITE.
15. NO SIGNIFICANT HISTORIC RESOURCES EXIST ON THE SITE.
16. NO PEDESTRIAN OR BICYCLE FACILITIES ARE WITHIN 100 FEET OF THE SITE.
17. WELLS AND SEPTIC SYSTEMS LIKELY EXIST ON ADJACENT PARCELS TO THE SOUTH AND EAST. HOWEVER, THEIR LOCATIONS ARE UNKNOWN.
18. STORMWATER WILL BE TREATED AND INFILTRATED WITHIN THE FLEX ZONE OF THE ROADS OR TRACTS USING BIORETENTION FACILITIES WHERE FEASIBLE.

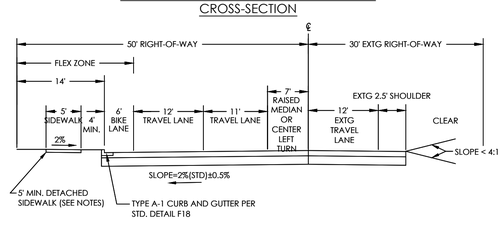
SUMMARY:

- 147 TOTAL LOTS
- 6 TRACTS
- "STANDARD" SINGLE FAMILY LOT SIZE: 100'x50'
- "STANDARD" TOWNHOUSE LOT SIZE: 100'x40'
- TOTAL PROPERTY AREA: 1,017,126 Sq. Ft.
- TOTAL LOT AREA: 728,922 Sq. Ft.
- TOTAL TRACT AREA: 51,071 Sq. Ft.
- ROW AREA: 237,133 Sq. Ft.
- DENSITY: 8.78 DENSITY UNITS/AC
- PHASE #1: 16 LOTS, 0 TRACTS
- PHASE #2: 62 LOTS, 3 TRACTS
- PHASE #3: 45 LOTS, 1 TRACTS
- PHASE #4: 24 LOTS, 2 TRACTS

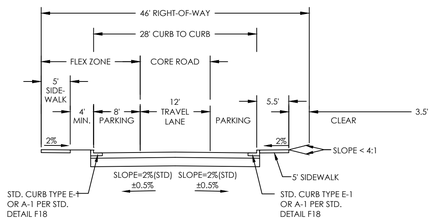
LANDSCAPING LEGEND

- L1 LANDSCAPING AREA (BACKYARD) (10')
- L1 LANDSCAPING/DRIVEWAY AREA (FRONTAGE) 20' WIDE DRIVEWAY AND MIN 500 SF AREA PER LOT LANDSCAPED TO L1 STANDARDS
- L2/L3 LANDSCAPING (BOUNDARY) (10')
- TRACTS: GREEN SPACE/STORMWATER INFILTRATION AREA
- STREET TREES 30' O.C.

WARD ROAD HALF-WIDTH IMPROVEMENTS CROSS-SECTION



INTERNAL ROADS



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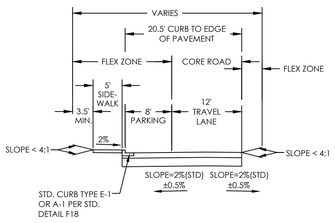


ISSUE DATE: OCTOBER 5, 2015

PRELIMINARY PLAT

MAUL FOSTER ALONGI
400 EAST MILL PLAIN
SUITE 400
VANCOUVER, WA 98660
PHONE: 360-694-2691
www.maulfoster.com

WARD ROAD PROJECT
ROTH INVESTMENTS
CLARK COUNTY, WA

ISSUE	DATE	DESCRIPTION
2	05/14/2015	PRELIMINARY PLAT
1	02/05/2015	PRE-APPLICATION

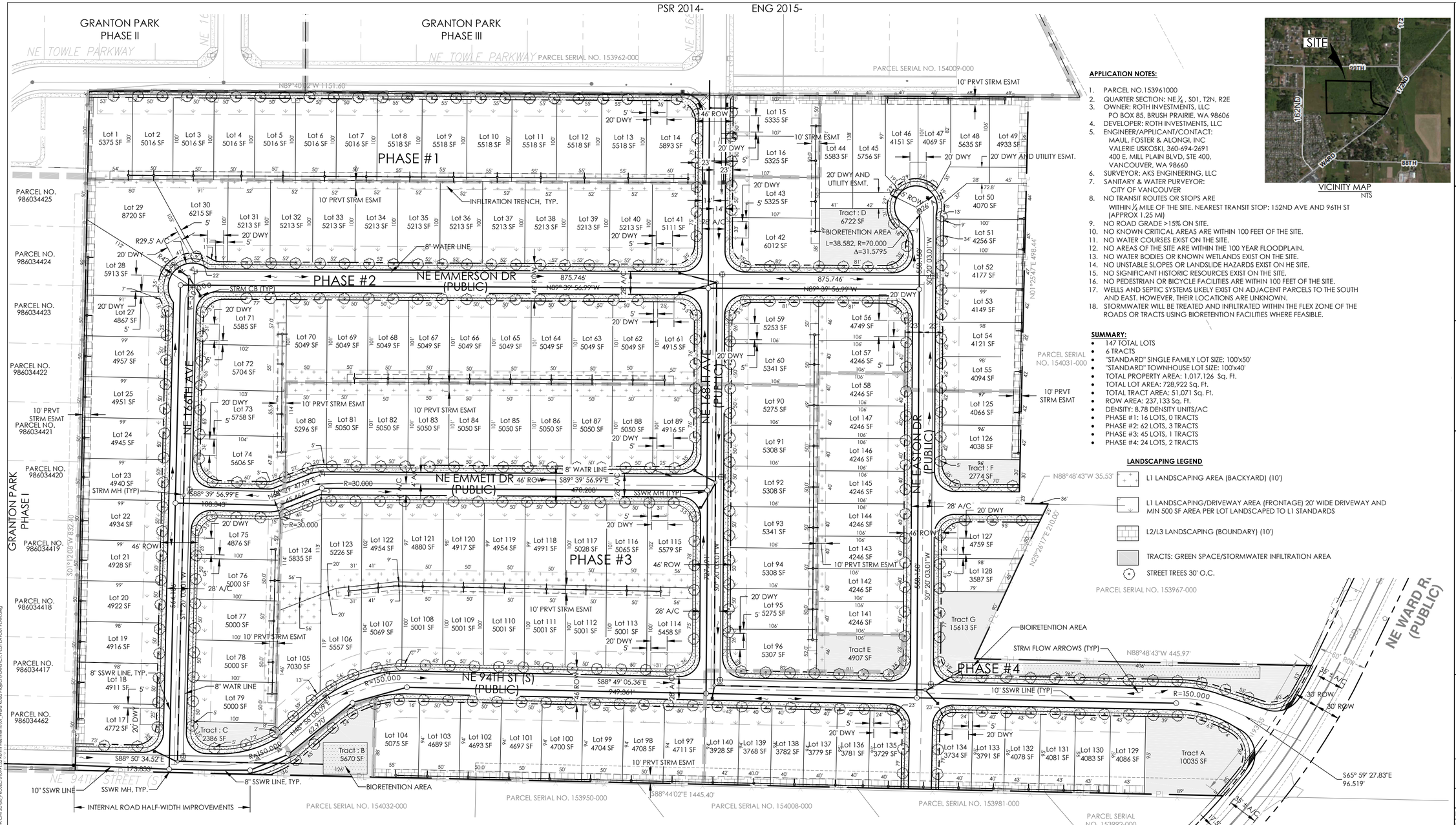
PROJECT: 0991.02.01
DESIGNED: ZCP
DRAWN: ZCP
CHECKED: VU
SCALE 0 60' 120'
NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE
LOT LAYOUT PLAN

SHEET
C1.1

PLOTTED BY: Zachary Pyle
FILENAME: G:\00_MFA Civil 3D\00_PROJECTS\0991.02 Roth Investments\01_Ward Road Project\PLANS\C1.1 LOT LAYOUT PLAN NO LINDSCP.dwg
PLOTTED ON: 2015-10-06 3:13 PM

PSR 2014- ENG 2015-



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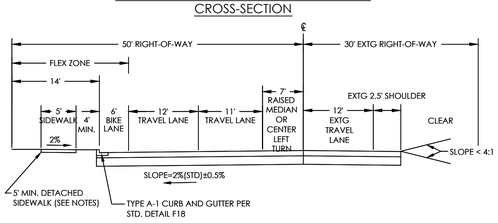
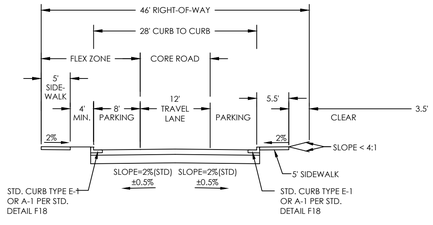
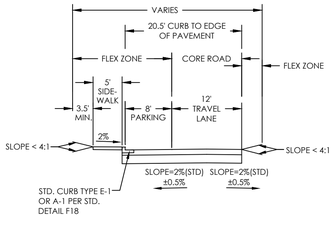
WARD ROAD HALF-WIDTH IMPROVEMENTS
CROSS-SECTION



INTERNAL ROADS



INTERNAL ROADS HALF-WIDTH IMPROVEMENTS



ISSUE DATE: OCTOBER 5, 2015

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WARD ROAD PROJECT
ROTH INVESTMENTS
CLARK COUNTY, WA

ISSUE	DATE	DESCRIPTION
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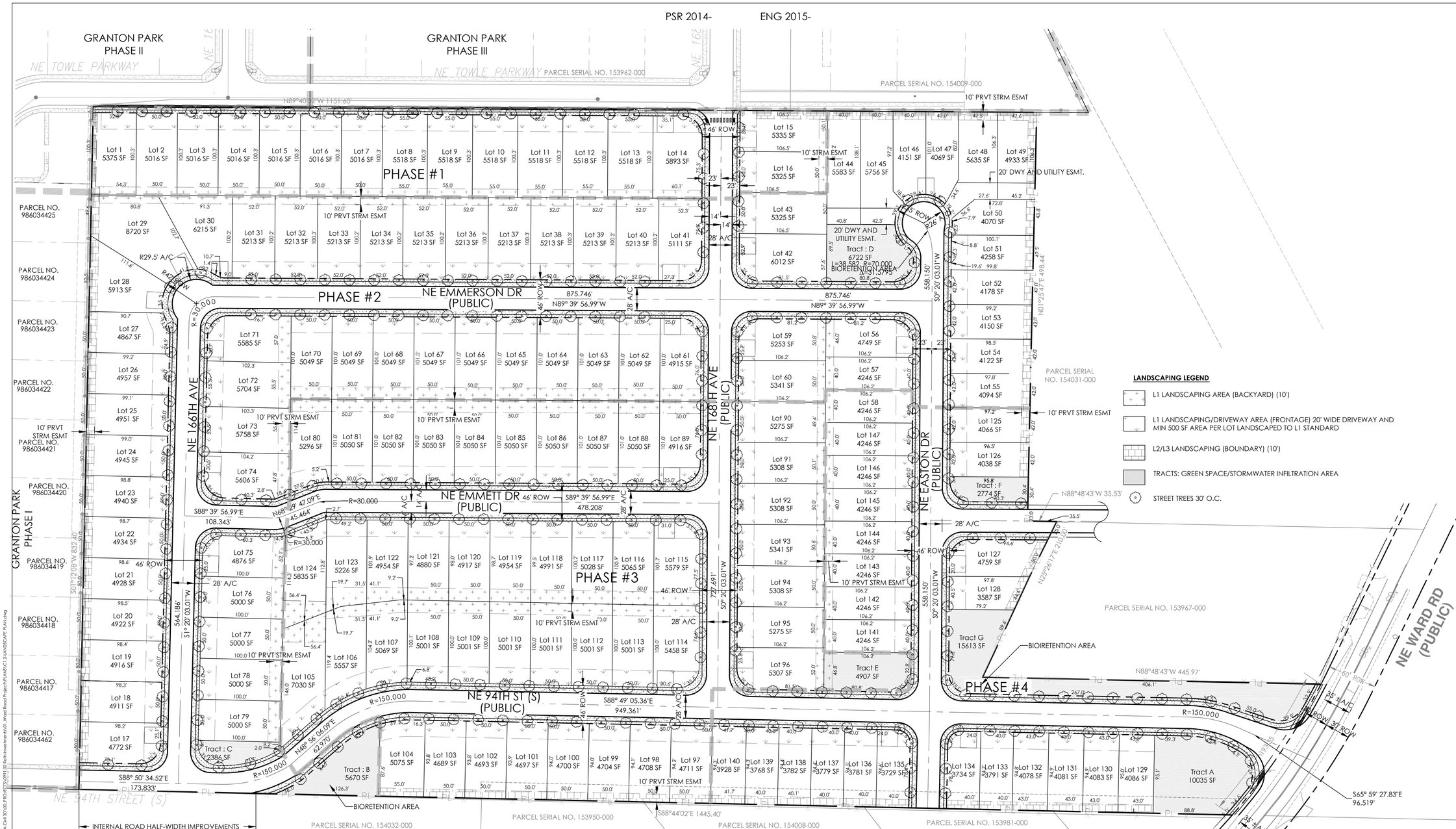
SHEET TITLE
LOT LAYOUT PLAN

SHEET
C1.1

PLOTTED ON: 2015-10-06 11:35 AM PLOTTED BY: Zachary Pyle FILENAME: G:\00_MFA Civil 3D\00_PROJECTS\0991.02 Roth Investments\01_Ward Road Project\PLANS\C1.1-LOT LAYOUT PLAN.dwg

PSR 2014- ENG 2015-



	Total Lot Area (SF)	L1 Backyard Landscaping (SF)	L1 Frontyard Landscaping (excluding dwy) (SF)	Total Tract Area (SF)	Total Landscaping Area excluding R/W (SF)	% Landscaping
Phase 1	85130	8196	10128	0	18324	22%
Phase 2	315944	23726	26881	14778	65385	21%
Phase 3	230260	27746	27449	4907	60102	26%
Phase 4	97040	3653	9055	28422	41130	42%

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WARD ROAD PROJECT

ROTH INVESTMENTS

CLARK COUNTY, WA

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SHEET TITLE
LANDSCAPE PLAN

SHEET
C1.2

PLOTTED ON: 2015-10-05-5:50 PM PLOTTED BY: Cem Galcora FILENAME: G:\00_MFA Civil 3D\00_PROJECTS\0991.02 Roth Investment\01_Ward Road Project\PLANS\C1.2-LANDSCAPE PLAN.dwg