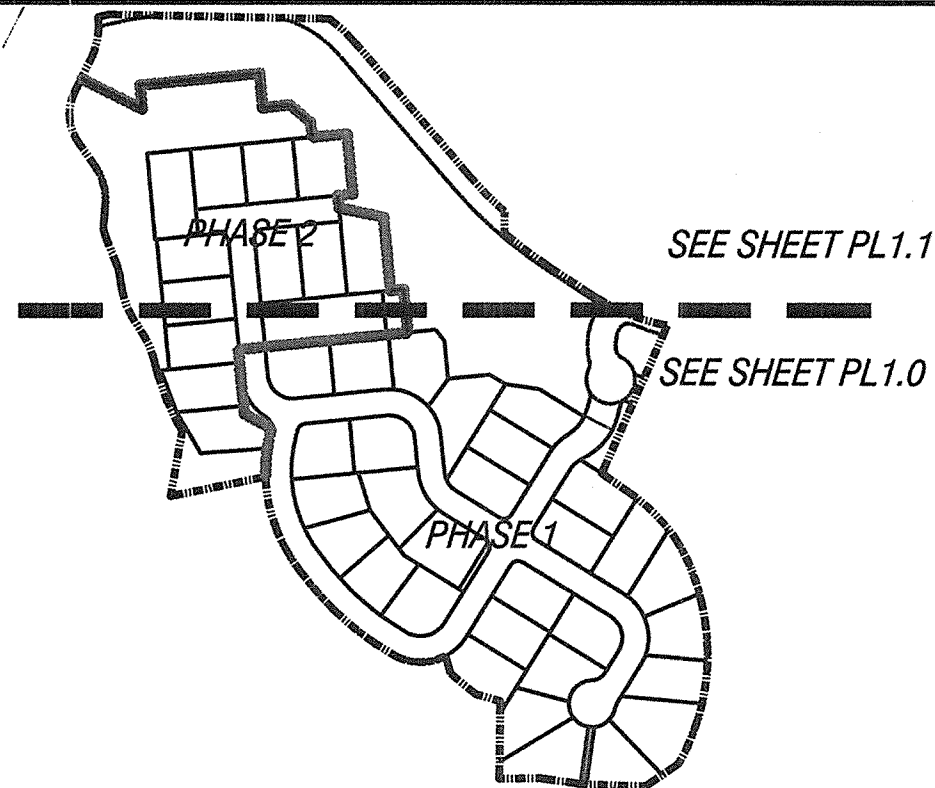


VICINITY MAP
NTS

SEC. 8 AND 9 T1N R3E W.M.

SHEET LAYOUT
NTS



SUBDIVISION NOTES:

EXISTING SITE DATA:
PRESENT USE: EQUESTRIAN ARENA, STABLES AND OUTBUILDINGS
EXISTING ZONING: R-15
GROSS SITE AREA: 21.74 ACRES (947,178 SF) PER SURVEY BY OLSON ENGINEERING

PROPOSED SITE DATA:
PROPOSED USE: 43 SINGLE-FAMILY LOT RESIDENTIAL DEVELOPMENT
PROPOSED DWELLING UNITS: 43 SINGLE-FAMILY DETACHED BUILDINGS
BUILDING ENVELOPES ARE SHOWN ON THE LOTS

CRITICAL AREAS:
PLEASE REFER TO THE WETLAND DELINEATION AND ASSESSMENT REPORT DATED OCTOBER 28, 2016 AND THE FISH AND WILDLIFE HABITAT CONSERVATION AREAS REPORT DATED NOVEMBER 1, 2016 PREPARED BY THE RESOURCE COMPANY AND THE GEOTECH REPORT PREPARED BY PBS ENGINEERING FOR MORE INFORMATION
TRACT "D" AS SHOWN AS SHOWN
SIDEWALKS AND TRAILS FOR PEDESTRIAN USE AS SHOWN
AS SHOWN AND ON THE ENGINEERING PLANS
TRACTS "A," "B," "C," "E," "F," "G," "H" AND "I" AS SHOWN ON THE LANDSCAPE PLAN
REFER TO CIVIL ENGINEERING PLANS
CONCEPTUAL STREET LIGHTS ARE SHOWN
A GATED ENTRY IS PROPOSED AS SHOWN

PROPOSED PRIVATE ROADS:
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.
PROPOSED OPEN SPACE AND/OR LANDSCAPE TRACTS:
PROPOSED LANDSCAPING (LANDSCAPE PLAN);
PROPOSED UTILITIES:
PROPOSED LIGHTING
PROPOSED GATES:

DENSITY CALCULATIONS

MAXIMUM DENSITY:
2.9 DWELLING UNITS/GROSS ACRE
21.74 GROSS SITE ACREAGE X 2.9 DU/ACRE = 63 TOTAL LOTS ALLOWED
43 LOTS ARE PROPOSED AS SHOWN

DEVELOPMENT STANDARDS

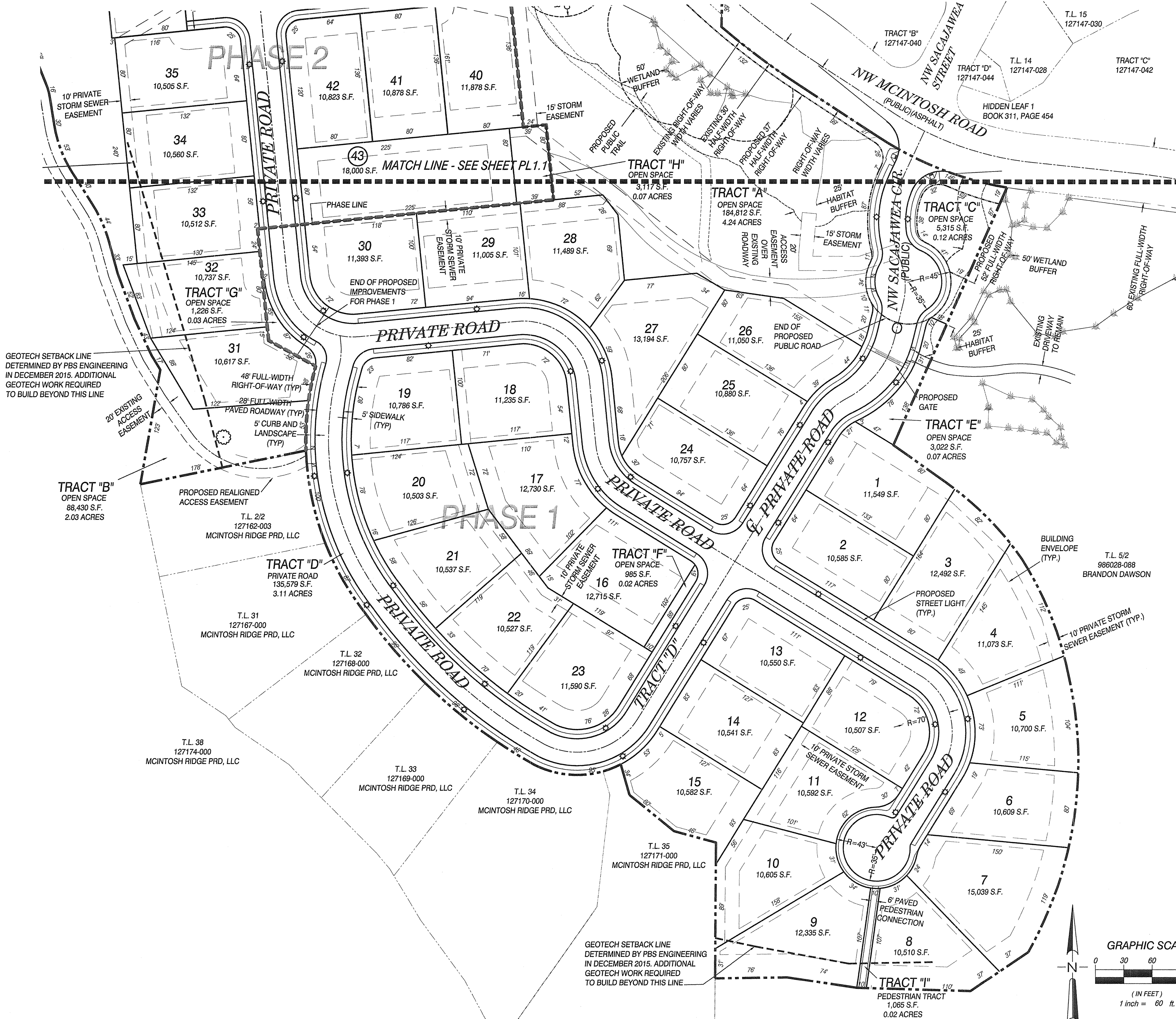
MINIMUM LOT WIDTH: 80 FEET
MINIMUM LOT DEPTH: 100 FEET
MINIMUM LOT SIZE: 10,500 SF
MAXIMUM LOT SIZE: 18,000 SF
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING HEIGHT: 35'

BUILDING SETBACKS

| | |
|---|----|
| FRONT YARD (FEET) | 20 |
| SIDE YARD AND CORNER LOT REAR YARD (FEET) | 5 |
| STREET SIDE YARD (FEET) | 20 |
| REAR YARD (FEET) | 25 |
| LOT FRONTAGE ON A CUL-DE-SAC OR CURVE | 30 |

LEGEND

| | |
|-----|------------------------------|
| --- | PROPERTY LINE |
| --- | MATCH LINE |
| --- | PROPOSED LOT |
| --- | ROAD CENTERLINE |
| --- | PROPOSED RIGHT-OF-WAY |
| --- | SIDEWALK/CONC. PAD |
| --- | ASPHALT ROAD/STREET/DRIVEWAY |
| --- | ADJACENT TAXLOT |
| --- | PROPOSED EASEMENT |
| --- | BUILDING ENVELOPE |
| --- | PHASELINE |
| --- | PROPOSED TRAIL |
| --- | WETLANDS |
| --- | WETLAND BUFFER |
| --- | HABITAT BUFFER |
| --- | CURB |
| --- | CONCEPTUAL LIGHTING LOCATION |
| --- | TREE |



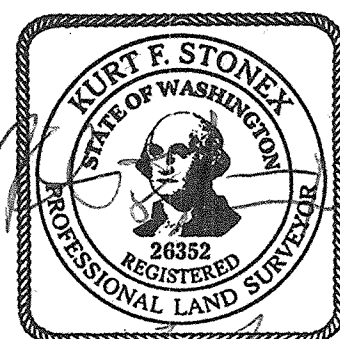
APPLICANT, OWNER AND PROJECT CONTACT:
MCINTOSH RIDGE PRD LLC
ATTN: MELANIE POE, MANAGER
16420 SE MCGILLIVRAY BLVD. SUITE 103-197
VANCOUVER, WA 98683
(360) 947-0347
melanie.apc@comcast.net

ENGINEERING/SURVEY CONTACT:
OLSON ENGINEERING, INC.
ATTN: GAYLE GERKE
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 895-1385
FAX (360) 695-8117
gayleg@olsonengr.com

Exhibit 7
SUB17-02

PRELIMINARY PLAT AND PHASING PLAN FOR:
DAWSON'S RIDGE SUBDIVISION

LAND SURVEYORS
OLSON
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



CHANGES / REVISIONS

| DESCRIPTION: | DATE: |
|----------------------------------|-----------|
| ADDED TRACT "I" PEDESTRIAN TRACT | JULY 2017 |

DESIGNED: GEG

DRAWN: GEG, MS, RJW

CHECKED: KFS

DATE: MAY 2017

SCALE: H: 1" = 60'
V:

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DAWSON'S RIDGE SUBDIVISION

JOB NO. 1972.00.01

SHEET

PL1.0

FILE: J:\data\7000\7900\7970\7972\Planning\Davsons Ridge Layouts 2017\7972.p.prelim.densitytransfer.plat.dwg
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