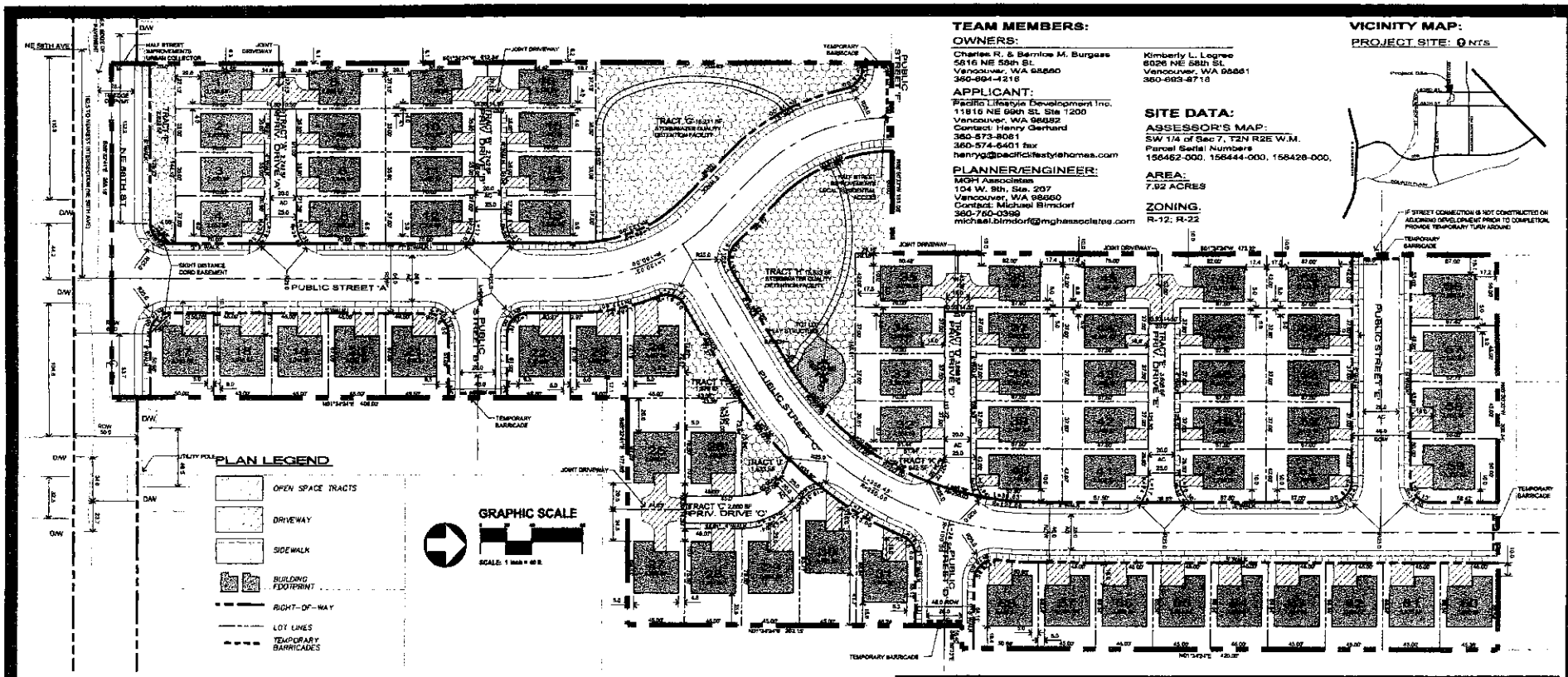


TEAM MEMBERS:

OWNERS:

Charles R. & Bernice M. Burgess
5816 NE 58th St.
Vancouver, WA 98660
360-694-4216

Kimberly L. Legree
6026 NE 58th St.
Vancouver, WA 98661
360-693-8718

APPLICANT:

Pacific Lifestyle Development Inc.
11815 NE 99th St. Ste 1200
Vancouver, WA 98682
Contact: Henry Gerhard
360-573-8081
360-574-6401 fax
henryg@pacificlifestylehomes.com

PLANNER/ENGINEER:

MGH Associates
104 W. 9th, Ste. 207
Vancouver, WA 98660
Contact: Michael Birndorf
360-750-0399
michael.birndorf@mghassociates.com

VICINITY MAP:

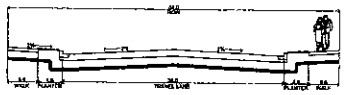
PROJECT SITE: NTS

SITE DATA:

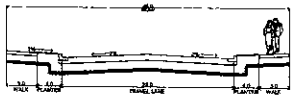
ASSESSOR'S MAP:
SW 1/4 of Sec 7, T2N R2E W.M.
Parcel Serial Numbers
156462-000, 156444-000, 156428-000,

AREA:
7.92 ACRES

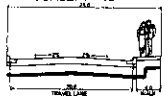
ZONING:
R-12; R-22



54' R.O.W. STREET 'A' SECTION
URBAN NEIGHBORHOOD CIRCULATOR
SCALE: 1"=10'

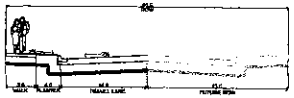


46' R.O.W.
STREET 'B, C, D, E' SECTION
URBAN LOCAL RESIDENTIAL ACCESS
SCALE: 1"=10'



A, B, C, D, E
25' PRIVATE STREET SECTION
SCALE: 1"=10'

30' HALF STREET IMPROVEMENT
(NE 58TH ST) SECTION
URBAN COLLECTOR SCALE: 1"=10'



23' HALF STREET 'F' SECTION
URBAN LOCAL RESIDENTIAL ACCESS
SCALE: 1"=10'

NOTES:
1. ALL STREETS TO BE CONSTRUCTED OF ASPHALT
2. NO ROAD SEGEMENTS IN EXCESS OF 15% SLOPE WITHIN 100 FEET OF SITE
3. LIGHTING PLAN: PROVIDE COUNTY STANDARD REQUIRED LIGHTING ON PUBLIC STREETS AND APPROXIMATE PUBLIC STANDARDS ON PRIVATE STREETS
4. NO OUTDOOR COMMON LIGHTING PROPOSED FOR COMMON AREAS
5. PROJECT WILL BE BUILT IN ONE PHASE
6. ALL EXISTING STRUCTURES TO BE REMOVED
7. ALL PROPOSED STRUCTURES TO BE WOOD CONSTRUCTION
8. DRIVEWAYS FOR 2 CAR GARAGES WILL BE 18' WIDE, FOR 1 CAR GARAGES WILL BE 9' WIDE

Maximum/Minimum Density Calculations

R-12

MAXIMUM	
2.98 AC	GROSS
−0.67 AC	PUBLIC STREETS
−0.14 AC	LANDSCAPE BUFFER
2.17 AC	NET
x 12	R-12 ZONE
26	MAX. DENSITY

MINIMUM	
2.98 AC	GROSS
−0.67 AC	PUBLIC STREETS
−0.14 AC	LANDSCAPE BUFFER
2.17 AC	NET
x 8	R-12 ZONE
18	MIN. DENSITY

R-22

MAXIMUM	
4.95 AC	GROSS
−1.40 AC	PUBLIC STREETS
−0.22 AC	LANDSCAPE BUFFER
3.33 AC	NET
x 22	R-22 ZONE
73	MAX. DENSITY

MINIMUM	
4.95 AC	GROSS
−1.40 AC	PUBLIC STREETS
−0.22 AC	LANDSCAPE BUFFER
3.33 AC	NET
x 15	R-22 ZONE
50	MIN. DENSITY

Blended Density

	MAXIMUM	MINIMUM
R-12	26	18
R-22	73	50
SUB-TOTAL	99	68
UNITS PROPOSED		68

Unit Count And Proposed Square Footage

UNIT TYPE	UNITS	APPROXIMATE SQUARE FOOTAGE
1 CAR COTTAGE	40	1508 SF
2 CAR COTTAGE	28	1899 SF
TOTAL	68	

Parking

UNIT TYPE	UNITS	SPACES REQUIRED (RATIO: 2 PER UNIT)	SPACES PROVIDED
1 CAR COTTAGE	40	80	80
2 CAR COTTAGE	28	56	112
TOTAL	68	136	192

Tract Information

Tract 'A'	PRIVATE STREET	2,742 SF
Tract 'B'	PRIVATE STREET	2,742 SF
Tract 'C'	PRIVATE STREET	2,680 SF
Tract 'D'	PRIVATE STREET	3,698 SF
Tract 'E'	PRIVATE STREET	3,605 SF
TOTAL PRIVATE STREETS		15,447 SF
Tract 'F'	OPEN SPACE	2,828 SF
Tract 'G'	OPEN SPACE	16,211 SF
Tract 'H'	OPEN SPACE	15,533 SF
Tract 'I'	OPEN SPACE	1,576 SF
Tract 'J'	OPEN SPACE	1,533 SF
Tract 'K'	OPEN SPACE	942 SF
TOTAL OPEN SPACE		38,623 SF

MGH
11815 NE 99th St
Suite 1200
Vancouver, WA
98682
PACIFIC LIFESTYLE

JOB NO: Pac008
DATE: 09.15.2004
SCALE: 1"=40'
APPLICATION: PUD-Land Division

58th STREET COTTAGES
PUD IMPROVEMENT PLAN

SHEET 3

Oct 12, 2004 - 2:28pm
D:\data\Pac008\Planning\PUD Subdivision Application\Pac008-PUD Improvement Plan.dwg