NOTES:

THE AREA OF THE SITE IS 6.3 ACRES (405108 S.F.)

THE APPLICANT'S PROPOSAL IS TO DEVELOP FIVE TAX LOTS.

FOR LAND DESIGNATED R1-6 BY CLARK COUNTY BETWEEN 47 AND 66 UNITS ARE ALLOWED FOR A 6.3 ACRE (405108 S.F.) PROPERTY. WHEN DENSITY WAS ADJUSTED BY REMOVING THE RIGHT OF WAY AREA BETWEEN 38 AND 34 UNITS ARE ALLOWED. THE PROPOSAL FOR 30 LOTS IS THEREFORE IN COMPLIANCE WITH CLARK COUNTY CODE.

THE APPLICANT'S PROPOSAL IS TO DEVELOP FIVE TAX LOTS INTO 30 LOTS FOR SINGLE FAMILY RESIDENCES. FOUR HOUSES EXIST ON THE SITE. THREE ARE PROPOSED TO REMAIN AS SHOWN. THE HOUSES ARE ONE AND TWO STORY WOOD CONSTRUCTION TO BE USED AS RESIDENTIAL DWELLINGS.

DUE TO THE REMOVAL OF TWO HOMES IMPACT FEE CREDITS SHOULD BE ISSUED FOR TWO OF THE NEW LOTS.

NO IMPROVEMENTS IN CRITICAL AREAS ARE PROPOSED.

LOTS 34, 36, AND 37 WILL HAVE EASEMENTS (INGRESS, EGRESS, AND UTILITIES). LOTS 1,2,3,4, AND 5 HAVE AN EXISTING ACCESS EASEMENT. NO OTHER EASEMENTS ARE PROPOSED AT THIS TIME. FUTURE EASEMENTS FOR UTILITIES AND STORM WILL BE SHOWN ON THE FINAL PLAT AS REQUIRED TO ACCOMMODATE FINAL ENGINEERING DESIGN.

NO PEDESTRIAN, TRANSIT OR BICYCLE IMPROVEMENTS OTHER THAN THOSE REQUIRED BY ROAD STANDARDS EXIST WITHIN 100 FEET OF THE SITE OR ARE PROPOSED WITH THIS DEVELOPMENT.

THE PARK OR OPEN SPACE AREAS ARE PROPOSED. A STORMWATER TRACT IS PROPOSED AND WILL BE FINALIZED WITH THE FINAL ENGINEERING DESIGN.

NO SEPTIC SYSTEMS OR RESERVE AREAS ARE PROPOSED.

DRIVEWAYS WILL BE LOCATED TO PROVIDE ADEQUATE SITE DISTANCE. IN THE EVENT SITE DISTANCE CANNOT BE MET, A ROAD MODIFICATION REQUEST FOR THE NON-CONFORMING DRIVEWAY WILL BE SUBMITTED.

THE NEAREST FIRE HYDRANT IS LOCATED IN THE SUBDIVISION TO THE NORTH APPROXIMATELY 50 FEET AWAY. SEE EXISTING CONDITIONS PLAN FOR DETAILS. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY THE CLARK COUNTY FIRE MARSHALL.

NO WETLANDS, STREAMS, STEEP BANK, BUFFER AREAS/ PROTECTED AREAS EXIST ON SITE. THEREFORE NO ENHANCEMENT AREAS ARE PLANNED.

NO ROAD SEGMENTS IN EXCESS OF 15% GRADE ARE PROPOSED OR EXIST WITHIN 100 FEET OF THE SITE.

STRUCTURES WILL BE RESIDENTIAL DWELLINGS AND WILL MEET BUILDING CODES AND ZONING CODES SUBJECT TO THE PROPOSED VARIANCE. LOTS WILL BE LANDSCAPED AS RESIDENCES ARE DEVELOPED AND OFF STREET PARKING AND LOADING WILL BE PROVIDED FOR EACH RESIDENCE IN THE DRIVEWAY AND GARAGE FOR EACH HOME. HOUSES WILL INCLUDE TWO OR THREE CAR GARAGES.

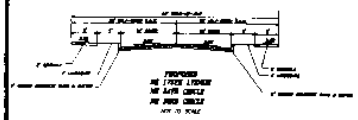
THE DECISION NOT TO MAKE NE 33RD AND 34TH CIRCLE THROUGH ROADS IS AT THE REQUEST OF NEIGHBORING LAND OWNERS TO THE EAST.

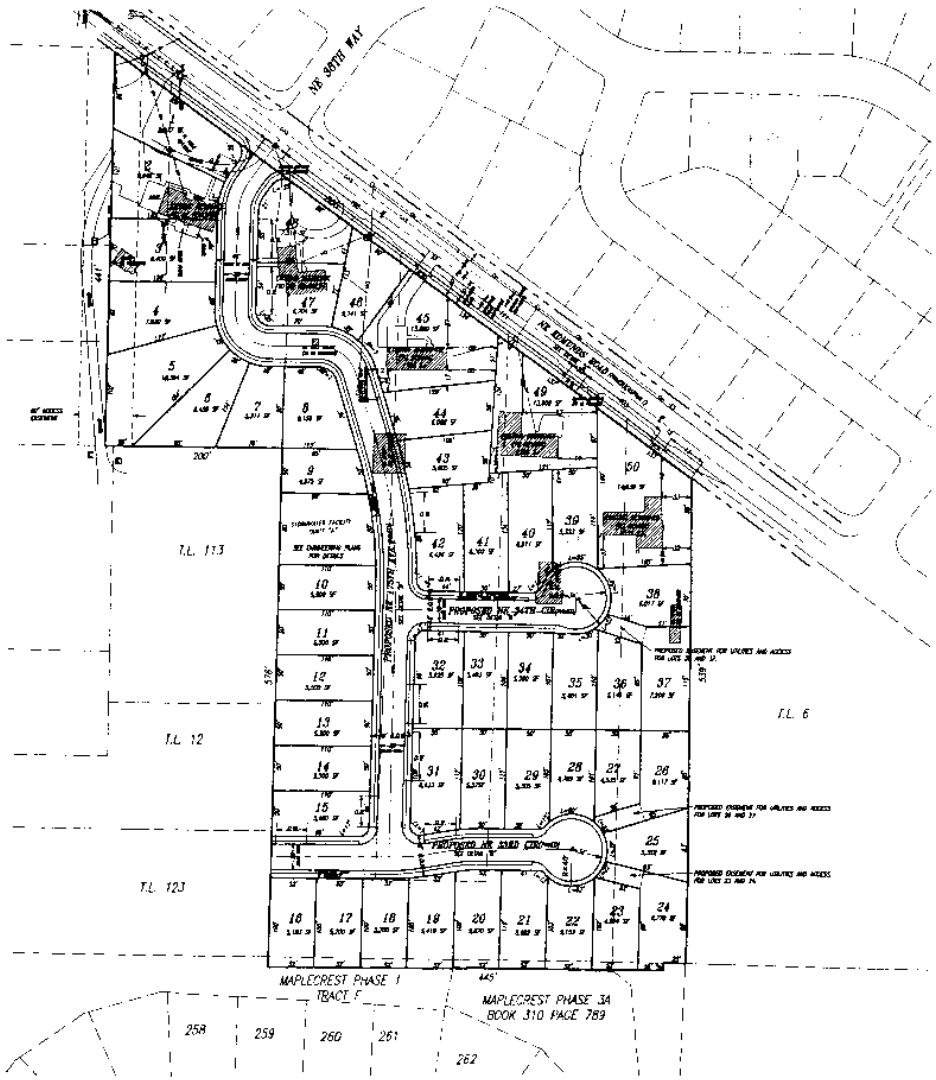
ALL PROPOSED ROADS TO BE PAVED WITH AN ASPHALT SURFACE UNLESS OTHERWISE NOTED.

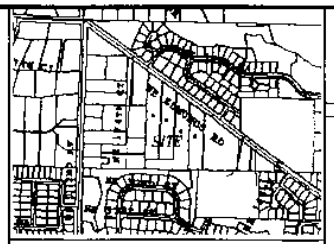
D.P. = POTENTIAL DRIVEWAY LOCATION. DRIVEWAYS TO COMPLY WITH CLARK COUNTY CODE 12.05A.318

DETAIL "A"

DETAIL "B"







VICINITY MAP NTS

APPLICANT:
TAYLOR MADE HOMES
P.O. BOX 871717
VANCOUVER, WA 98684
PH: (360) 245-4465
FAX: (360) 259-4441
NO E-MAIL AVAILABLE

OWNERS:
DONALD MCGRALL
17411 NE EDMUNDS RD
VANCOUVER, WA 98682
NO E-MAIL AVAILABLE

DONALD MCGRALL
17413 NE EDMUNDS RD
VANCOUVER, WA 98682
NO E-MAIL AVAILABLE

LYNN MCGRALL
17417 NE EDMUNDS RD
VANCOUVER, WA 98682
NO E-MAIL AVAILABLE

GREGORY AND JANI CHANEY
17519 NE EDMUNDS RD
VANCOUVER, WA 98682
NO E-MAIL AVAILABLE

VSILY AND RAISA KUTSUR
17601 NE EDMUNDS RD.
VANCOUVER, WA 98682
NO E-MAIL AVAILABLE

CONTACT:
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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT FOR:

CAMILLE ESTATES

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660

EXPIRES MAY 3, 2006
6/28/04

CHANGES / REVISIONS	
DESCRIPTION	DATE
W. HOUSE REMOVED	2/17/04
P.C. TITLEBLOCK LOT 18-30	6/25/04
DRL CHANGED NO. SURFACE	

DESIGNED: CF
DRAWN: CSC
CHECKED: KPS
JUNE 2004
SCALE: H 1" = 40'
V
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JOB NO. 7-198.02.01

SHEET 2 of 2