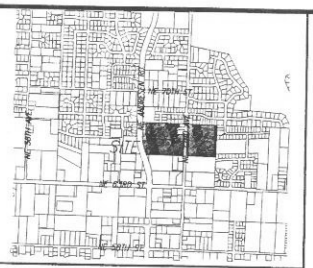


VICINITY MAP NTS

SEC 7 T2N R2E WM

LEGEND

BUILDING ENVELOPE
EXISTING BUILDING
OFFSITE BUILDING
EXISTING EASEMENT
PROPOSED LOT – PLAT
PROPOSED LOT – SITE PLAN
PROPERTY LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
GRAVEL ROAD/STREET/DRIVEWAY
SIDEWALK/CONC. PAD/TRAIL
ADJACENT TAXLOT
EXISTING ON-SITE TAXLOT
PROPOSED RIGHT-OF-WAY
PROPOSED EASEMENT
PROPOSED DOGPARK FENCE

PLANNED UNIT DEVELOPMENT NOTES

PARCEL #156740-000 IS .93 ACRES (40,451 SF), PARCEL #156658-010 IS 1.31 ACRES (56,964 SF), PARCEL 105154-000 IS 9.78 ACRES (426,114 SF) AND PARCEL 156739-000 IS 10.25 ACRES (446,401 SF). ALL AREAS ARE ACCORDING TO OLSON ENGINEERING, INC SURVEY DATED FEBRUARY, 2006.

ZONED R1-6.

PROPOSED LOTS AND TRACTS ARE AS SHOWN ON THE PLAN.

PROPOSED PARK AND OPEN SPACE AREAS ARE AS SHOWN ON THE PLAN.

LOCATION OF BUILDINGS AND BUILDING ENVELOPES ARE CONCEPTUAL. FINAL PLACEMENT SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION AND SHALL MEET ALL APPLICABLE REQUIREMENTS FOR SETBACKS.

EASEMENTS WILL BE PROVIDED FOR UTILITIES, STORMWATER FACILITIES, ETC. REFER TO ENGINEERING PLAN FOR ADDITIONAL INFORMATION.

THERE ARE NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS ON SITE.

THERE ARE NO PLANNED ENHANCEMENT AREAS PROPOSED ON SITE.

THERE ARE NO SIGNS PROPOSED.

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

CIRCUIT TRAINING STATIONS INCLUDE, BUT ARE NOT LIMITED TO, STRETCHING FACILITIES, EXERCISE FACILITIES, STRENGTH CONDITIONING FACILITIES, ETC. EXACT LOCATIONS TO BE DETERMINED DURING FINAL ENGINEERING.

OPEN SPACE FACILITIES SHALL BE COORDINATED WITH STORMWATER FACILITIES TO AVOID POTENTIAL CONFLICTS.

THERE ARE NO PROPOSED TRANSIT FACILITIES. PEDESTRIAN FACILITIES ARE AS SHOWN ON THE PLAN.

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS. THERE ARE EXISTING BICYCLE FACILITIES ALONG ANDRESEN ROAD.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE EITHER ON SITE OR WITHIN 500 FEET OF THE SITE.

SIGHT DISTANCE STANDARDS ARE MET FOR ACCESS POINTS.

LOCATION AND WIDTH OF PROPOSED EASEMENTS ARE AS SHOWN.

EXISTING WELL AND SEPTIC SYSTEMS ON THE SITE WILL BE ABANDONED AND DECOMMISSIONED ACCORDING TO CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS.

FIELD WORK FOR THIS SURVEY WAS PERFORMED IN FEBRUARY 2006.

THERE ARE TWO EXISTING RESIDENCES ON LOTS 131 AND 132 TO REMAIN ON SITE. THE TWO EXISTING HOMES ARE TWO STORIES TALL AND MADE OF WOOD CONSTRUCTION.

THE PROPOSED ATTACHED TOWNHOMES AND DETACHED HOMES WILL BE SINGLE-FAMILY, A MAXIMUM OF 35' HIGH AND WILL BE MADE OF WOOD CONSTRUCTION.

THE FULL-WIDTH PAVED WIDTH OF NE 72ND AVENUE ROAD 500 FEET TO THE NORTH OF THE SITE IS 36 FEET. THE FULL-WIDTH PAVED WIDTH OF NE 72ND AVENUE 500 FEET TO THE SOUTH OF THE SITE IS 34 FEET. THE FULL-WIDTH PAVED WIDTH OF NE 68TH STREET 500 FEET EAST AND WEST OF THE SITE IS 30 FEET.

ALL CORNER LOTS AND DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.

STREET LIGHTING IS PROPOSED AND WILL BE ON FINAL ENGINEERING PLANS.

A MINIMUM OF TWO PARKING SPACES IS PROVIDED PER EACH SINGLE-FAMILY DETACHED UNIT AND EACH SINGLE-FAMILY ATTACHED TOWNHOME UNIT, ONE IN THE GARAGE AND ONE IN THE DRIVEWAY. A MAXIMUM OF FOUR PARKING SPACES ARE PROVIDED PER EACH SINGLE-FAMILY DETACHED UNIT AND EACH SINGLE-FAMILY ATTACHED TOWNHOME UNIT, TWO IN THE GARAGE AND TWO IN THE DRIVEWAY. STANDARD SIZE PARKING SPACES FOR THE GARAGES AND DRIVEWAYS ARE 9' X 20'. THERE IS NO OFF-STREET PARKING SPACES PROVIDED.

TYPICAL RESIDENTIAL COMMUNITY WITH CURBSIDE GARBAGE AND RECYCLING PICK UP. NO PROPOSED RECYCLABLES AND SOLID WASTER STORAGE AREAS.

DENSITY CALCULATIONS

EAST SIDE – PHASE ONE
GROSS SITE AREA WITH EXISTING RESIDENCE TO REMAIN ON TAX LOT #105154 AND R.O.W. DEDICATION ALONG NE 72ND AVENUE = 9.6 ACRES OR (419,991 SF).

GROSS SITE AREA = 9.6 ACRES OR (419,991 SF)
ROAD RIGHT-OF-WAY = 1.5 ACRES OR (65,324 SF)
NET SITE AREA = 9.6 – 1.5 = 8.1 ACRES
DEDICATED OPEN SPACE = 3.58 ACRES OR (156,019 SF)

5.1 UNITS/ACRE MINIMUM AND 7.3 UNITS/ACRE MAXIMUM
8.1 X 5.1 = 41 UNITS MINIMUM
8.1 X 7.3 = 59 UNITS MAXIMUM

TOTAL UNITS PROVIDED = 67

WEST SIDE – PHASE TWO
GROSS SITE AREA WITHOUT THE ONE BOUNDARY LINE ADJUSTMENT FOR EXISTING RESIDENCE TO REMAIN ON TAX LOT #156658-010, WITH EXISTING RESIDENCE TO REMAIN ON TAX LOT #156740-000, AND WITH R.O.W. DEDICATION ALONG NE 72ND AVENUE = 11.1 ACRES OR (483,776 SF).

GROSS SITE AREA = 11.1 ACRES OR (483,776 SF)
ROAD RIGHT-OF-WAY = 1.74 ACRES OR (75,658 SF)
NET SITE AREA = 11.1 – 1.74 = 9.36 ACRES
DEDICATED OPEN SPACE = 4.78 ACRES OR (208,400 SF)

5.1 UNITS/ACRE MINIMUM AND 7.3 UNITS/ACRE MAXIMUM
9.36 X 5.1 = 47 UNITS MINIMUM
9.36 X 7.3 = 68 UNITS MAXIMUM

TOTAL UNITS PROVIDED = 65

EAST SIDE – PHASE ONE & WEST SIDE – PHASE TWO

GROSS SITE AREA = 20.7 ACRES OR (903,767 SF)
ROAD RIGHT-OF-WAY = 3.24 ACRES OR (142,982 SF)
NET SITE AREA = 20.7 – 3.24 = 17.46 ACRES
DEDICATED OPEN SPACE = 8.37 ACRES OR (364,419 SF)

5.1 UNITS/ACRE MINIMUM AND 7.3 UNITS/ACRE MAXIMUM
17.46 X 5.1 = 89 UNITS MINIMUM
17.46 X 7.3 = 127 UNITS MAXIMUM

TOTAL UNITS PROVIDED = 132

PLANNED UNIT DEVELOPMENT ALLOWABLE DENSITY BONUS PER CODE IS 20%
TOTAL MAXIMUM UNITS = 152
TOTAL UNITS PROVIDED = 132
APPLICANT IS PROPOSING TO USE 4% OF THE 20% ALLOWABLE DENSITY BONUS

R1-6 PLANNED UNIT DEVELOPMENT PROPOSED STANDARDS

MINIMUM DENSITY: 5.1 UNITS/ACRE
MAXIMUM DENSITY: 7.3 UNITS/ACRE
MINIMUM LOT AREA: 1,800 SQUARE FEET
MINIMUM LOT WIDTH: 20 FEET
MINIMUM LOT DEPTH: 70 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
FRONT SETBACK TO HOUSE: 10 FEET
FRONT GARAGE DOOR SETBACK: 18 FEET
STREET SIDE SETBACK: 8 FEET
SIDE SETBACK: 0 FEET, 3 FEET WITH 6" BUILDING SEPARATION
REAR SETBACK: 5 FEET
MAXIMUM LOT COVERAGE: 70 PERCENT

APPLICANT:
KOLE'S LANDING, LLC
P.O.BOX 448
VANCOUVER, WA 98666
(360) 314-5089
FAX (503) 283-6977

CONTACT:
OLSON ENGINEERING, INC.
ATTN: SCOTT BRANTLEY
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
scottb@olsonengr.com

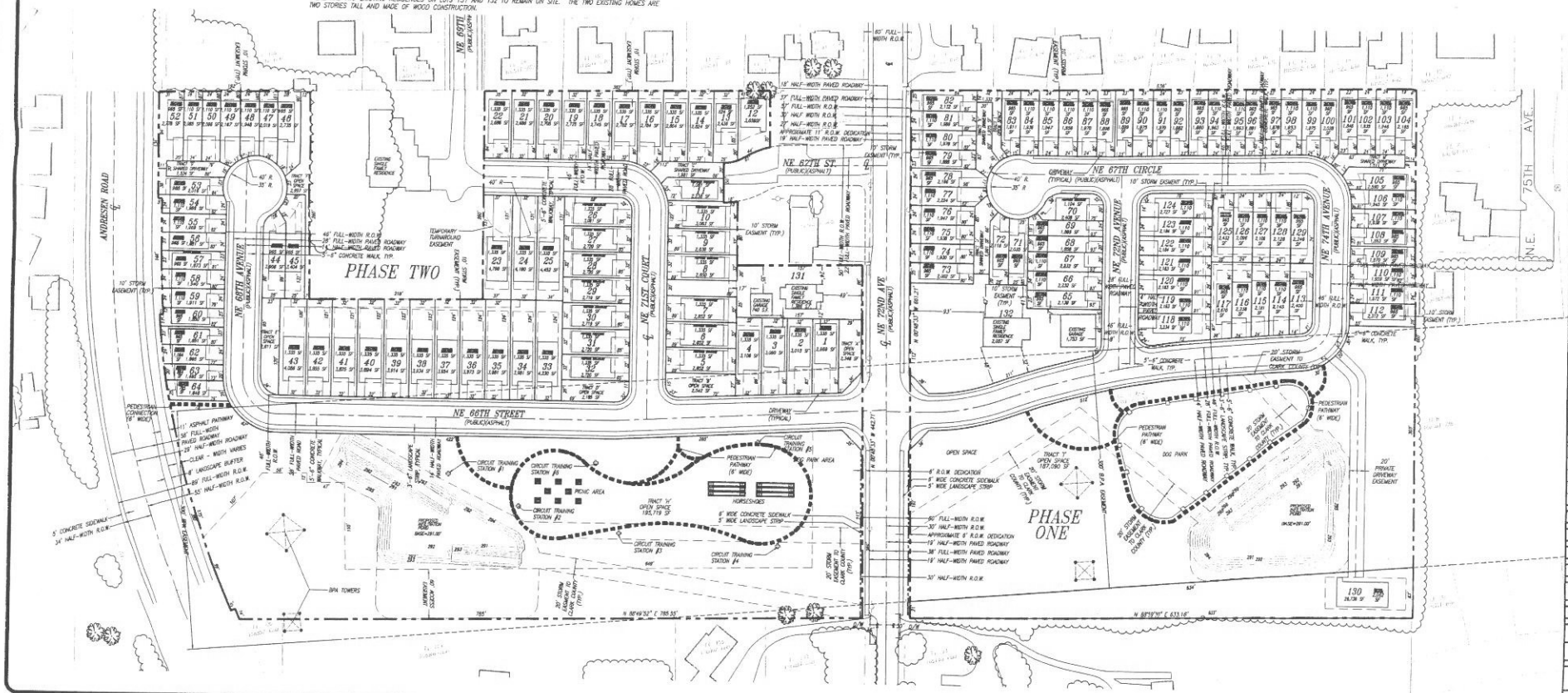
OWNERS:
DELBERT AND KATHLEEN SEELEY
6612 NE 72ND AVENUE
VANCOUVER, WA 98661

DANIEL AND MARIE KILLIAN
6716 NE 68TH AVENUE
VANCOUVER, WA 98661

JOSEPH HOLBROOK
6618 NE 72ND AVENUE
VANCOUVER, WA 98661

EVAN PETCOFF
6617 NE 72ND AVENUE
VANCOUVER, WA 98661

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT FOR:

KOLE'S LANDING P.U.D.

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

KURT S. STONER STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER
EXPIRES 06/06/2006
4/14/06

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: SJB
DRAWN: SJB
CHECKED: KFS
DATE: MARCH 2006
SCALE: H: 1" = 60' V:

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KOLE'S LANDING P.U.D.
JOB NO. 7688.00.01

SHEET 4 of 8

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