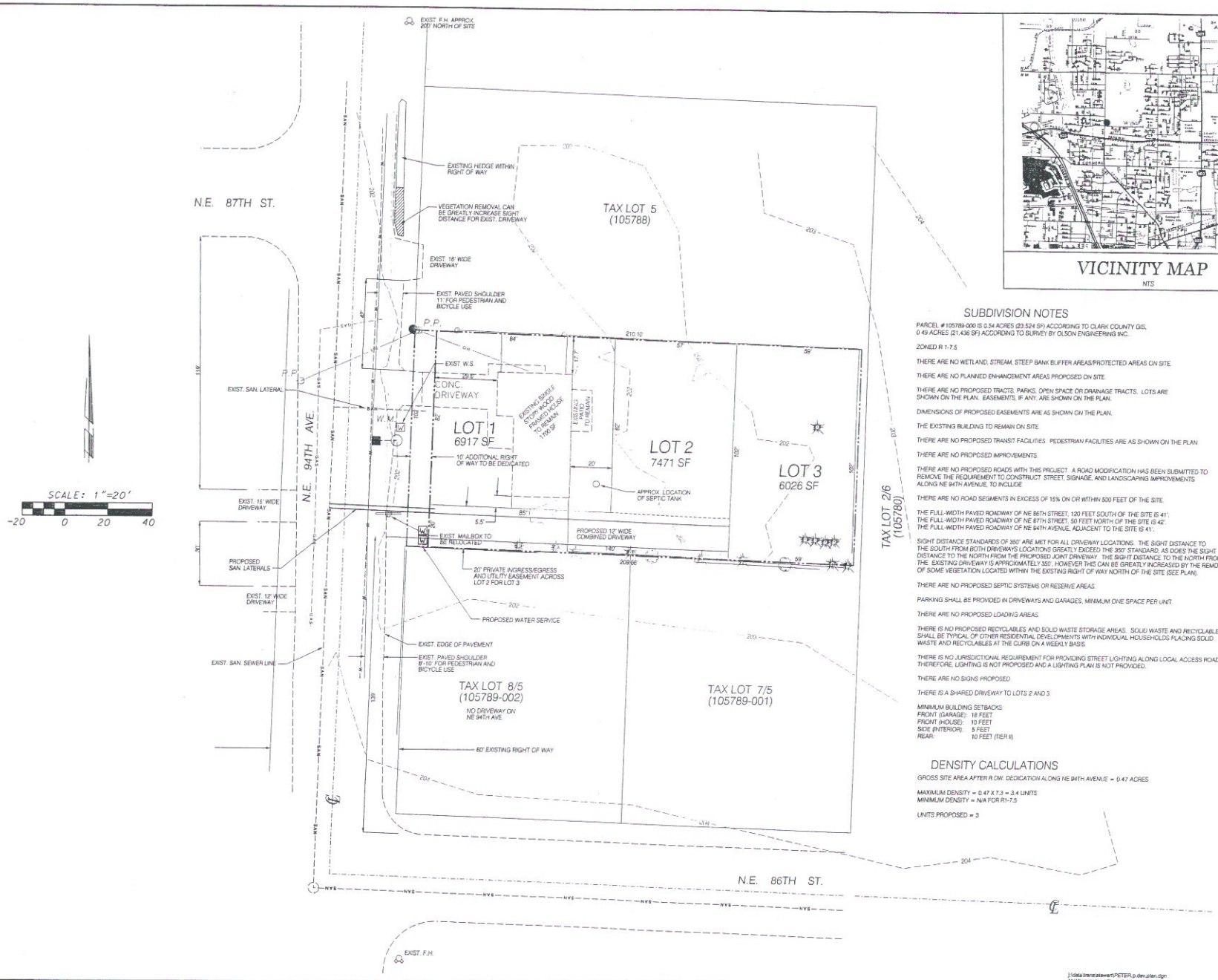

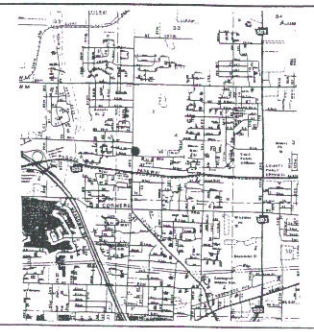

VICINITY MAP

NTS

SUBDIVISION NOTES

PARCEL #105789-000 IS 0.54 ACRES (23,524 SF) ACCORDING TO CLARK COUNTY GIS, 0.49 ACRES (21,436 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING INC.

ZONED R 1-7.5

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 PROPOSED TRACTS, PARKS, OPEN SPACE OR DRAINAGE TRACTS. LOTS ARE SHOWN ON THE PLAN. EASEMENTS, IF ANY, ARE SHOWN ON THE PLAN.

DIMENSIONS OF PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.

THE EXISTING BUILDING TO REMAIN ON SITE.

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

THERE ARE NO PROPOSED IMPROVEMENTS.

THERE ARE NO PROPOSED ROADS WITH THIS PROJECT. A ROAD MODIFICATION HAS BEEN SUBMITTED TO REMOVE THE REQUIREMENT TO CONSTRUCT STREET, SIGNAGE, AND LANDSCAPING IMPROVEMENTS ALONG NE 94TH AVENUE, TO INCLUDE

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

THE FULL-WIDTH PAVED ROADWAY OF NE 86TH STREET, 120 FEET SOUTH OF THE SITE IS 41'.
THE FULL-WIDTH PAVED ROADWAY OF NE 87TH STREET, 50 FEET NORTH OF THE SITE IS 42'.
THE FULL-WIDTH PAVED ROADWAY OF NE 94TH AVENUE, ADJACENT TO THE SITE IS 41'.

SIGHT DISTANCE STANDARDS OF 350' ARE MET FOR ALL DRIVEWAY LOCATIONS. THE SIGHT DISTANCE TO THE SOUTH FROM BOTH DRIVEWAYS LOCATIONS GREATLY EXCEED THE 350' STANDARD, AS DOES THE SIGHT DISTANCE TO THE NORTH FROM THE PROPOSED JOINT DRIVEWAY. THE SIGHT DISTANCE TO THE NORTH FROM THE EXISTING DRIVEWAY IS APPROXIMATELY 350'. HOWEVER THIS CAN BE GREATLY INCREASED BY THE REMOVAL OF SOME VEGETATION LOCATED WITHIN THE EXISTING RIGHT OF WAY NORTH OF THE SITE (SEE PLAN).

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

PARKING SHALL BE PROVIDED IN DRIVEWAYS AND GARAGES, MINIMUM ONE SPACE PER UNIT.

THERE ARE NO PROPOSED LOADING AREAS.

THERE IS NO PROPOSED RECYCLABLES AND SOLID WASTE STORAGE AREAS. SOLID WASTE AND RECYCLABLES SHALL BE TYPICAL OF OTHER RESIDENTIAL DEVELOPMENTS WITH INDIVIDUAL HOUSEHOLDS PLACING SOLID WASTE AND RECYCLABLES AT THE CURB ON A WEEKLY BASIS.

THERE IS NO JURISDICTIONAL REQUIREMENT FOR PROVIDING STREET LIGHTING ALONG LOCAL ACCESS ROADS. THEREFORE, LIGHTING IS NOT PROPOSED AND A LIGHTING PLAN IS NOT PROVIDED.

THERE ARE NO SIGNS PROPOSED.

THERE IS A SHARED DRIVEWAY TO LOTS 2 AND 3.

MINIMUM BUILDING SETBACKS:
FRONT (GARAGE): 18 FEET
FRONT (HOUSE): 10 FEET
SIDE (INTERIOR): 5 FEET
REAR: 10 FEET (TIER II)

DENSITY CALCULATIONS

GROSS SITE AREA AFTER R.OW. DEDICATION ALONG NE 94TH AVENUE = 0.47 ACRES

MAXIMUM DENSITY = 0.47 X 7.3 = 3.4 UNITS
MINIMUM DENSITY = N/A FOR R1-7.5

UNITS PROPOSED = 3

CLIENT:

PETER & KATHY TUCK
1908 NW 90TH ST.
VANCOUVER, WA. 98665
PH: 695-1385

CONTACT: PETER TUCK

PROPOSED DEVELOPMENT PLAN FOR:
N.E. 94TH AVE. INFILL SHORT PLAT

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-693-1560
800-488-8797
1111 BROADWAY, VANCOUVER, WA 98660

PETER A. TUCK
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
EXPIRES 3/22/06
7/21/06

CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: SSS
DRAWN: SSS
CHECKED: PAT
DATE: JUNE 2006
SCALE: H: 1"=20' V:

COPYRIGHT 2006, OLSON ENGINEERING, INC.

JOB NO.

SHEET
C1.0

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