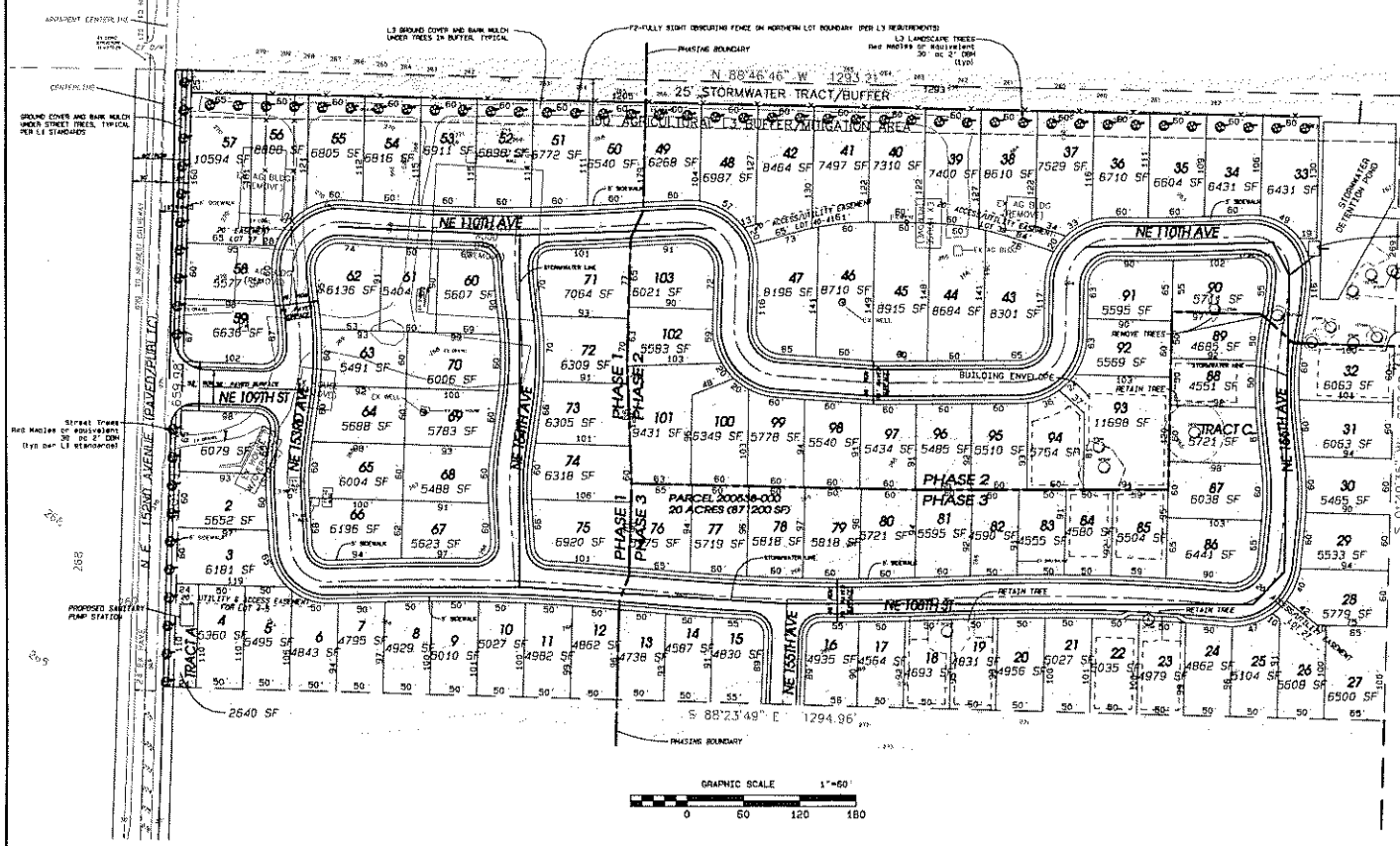
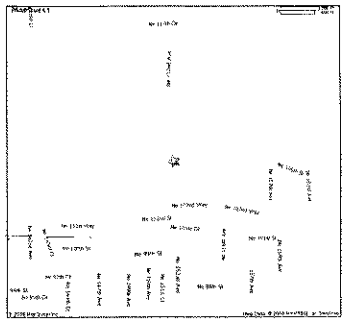
# PACIFIC OAKS SUBDIVISION

## PRELIMINARY PLAT

**A 3-PHASE SUBDIVISION OF 20.0 ACRES INTO 103 RESIDENTIAL LOTS WITH A MINIMUM AVERAGE 6000 SF LOT AREA.**
**LOCATED IN THE SW 1/4 OF SEC. 36, T3N R2E. W.M OF CLARK COUNTY, WASHINGTON**




## PROJECT INFORMATION

-SW 1/4 OF SEC. 36, T3N R2E W.M
-PARCEL #: 200536-000
-ESTIMATED AREA OF PARCEL: 20.0 AC (871200 SF)
-ZONING: R1-6
-SOIL TYPE: DOB, 14B
LgB, 29B
MIA, 57E
MCF, 9A

-A SCHOOL BUS STOP MAY EXIST WITHIN 200 FEET OF DEVELOPMENT. C-TRAN ROUTE AT INTX OF NE 99TH ST AND NE 152ND AVE

-AREA IS NOT WITHIN ANY KNOWN F.E.M.A. DESIGNATED FLOODPLAINS, FLOOD FRINGES, OR FLOODWAYS

-EXISTING PEDESTRIAN OR BICYCLE FACILITIES DO NOT EXIST WITHIN 500-FEET OF THE DEVELOPMENT

-FIRE HYDRANTS DO NOT EXIST WITHIN 600-FEET OF THE DEVELOPMENT

-NO KNOWN ARCHEOLOGICAL SIGNIFICANT RESOURCES EXIST ON SITE

-TWO EXISTING DRIVEWAYS ACCESS THE SITE.

-NO ROAD SEGMENTS IN EXCESS OF 15% GRADE EXIST WITHIN 100' OF SITE.

-ALL HOMES WILL HAVE INDIVIDUAL DOWNSPOUT INFILTRATION SYSTEMS

-RESIDENCES AND OUTBUILDINGS EXIST ON SITE.

-WETLAND SOILS ON GIS MAPPING ARE NOT PRESENT ON SITE

-ALL EXISTING HOMES, OUTBUILDINGS, AND DRIVEWAYS WILL BE REMOVED FROM THE SITE

-EXACT LOCATION OF OFFSITE SEPTICS AND WELLS ARE UNKNOWN OR SHOWN ON PLAT. SEPTIC AND WELL LOCATIONS WILL BE VERIFIED BY HEALTH DEPARTMENT.

-ALL SEPTICS SYSTEMS AND WELLS WILL BE REMOVED.

-SIGHT DISTANCE IS ADEQUATE OR WILL BE MADE AVAILABLE AT PROPOSED ROAD INTERSECTION

-SEWER PURVEYOR: CLARK REGIONAL WASTEWATER.

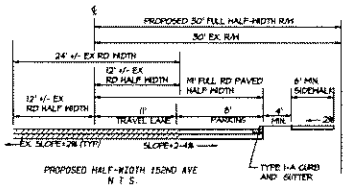
-WATER PURVEYOR: CITY OF VANCOUVER

-ALL PROPOSED ROADS ARE PUBLIC AND PAVED

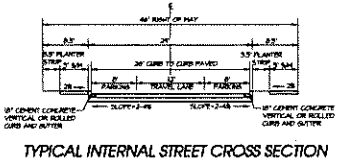

APPLICANT (ACTING ON BEHALF OF LAND OWNERS & DEVELOPER):
MSE PLANNING AND ENGINEERING, INC
16105 NE 89TH STREET
VANCOUVER, WA 98682
360-883-0686
CONTACT PERSON(S):
VALERIE USKOSKI
valerie@mseeng.com

DEVELOPERS:
SBE LAND LLC
15700 NW 31ST COURT
VANCOUVER, WA 98685 NO E-MAIL NO FAX

OWNERS:
SHING SHING DEV.
2102 SE 130TH AVE
VANCOUVER, WA 98684 NO E-MAIL NO FAX


PROPOSED HALF-WIDTH 152ND AVE
N.T.S.




TYPICAL INTERNAL STREET CROSS SECTION

### PLANT LEGEND

| SYMBOL | BOTANICAL / COMMON NAME | SIZE | QUANTITY |
|---|---|---|---|
| TREES | | | |
| | Acer ginalla 'Flame' Flame Maple or equivalent | 1.5" cal | 20 STREET 40 BUFFER |
| OTHER PLANTINGS | | | |
| symbol not shown | Shrubs, Groundcover, and/or Lawn at the discretion of the Owner. 1-5 gal. shrubs in planter strip. | | |

DENSITY CALCULATIONS:
GROSS SITE AREA= 20.00 AC
-RIGHT-OF-WAY= 4.178 AC
-STORM/BUFFER= 1.313 AC
TOTAL AREA FOR LOTS= 14.509 AC

103 LOTS / 14.509 AC = 7.10 D.U./AC
ACCEPTABLE DENSITY RANGE PER
CCC #5.220.010 => MAX DENSITY= 7.3 UNITS/ACRE

TRIP GENERATION:
Trips Generated: The total number of daily trips generated by this proposed development is 1030 (10 existing + 1020 proposed) trips, which includes 102 (1 existing + 101 proposed) pm peak hour trips. This is based on 10 trips generated per lot per day with 1 of those trips occurring in the pm peak hour

PRELIMINARY

REVISED 7-10-09

DATE: 9 JUL 2009
CONTACT PERSON: VALERIE USKOSKI
DRAWN BY: JCB
CHECKED BY: JCB

MSE PLANNING & ENGINEERING, INC.
16105 NE 89TH ST.
VANCOUVER, WA 98682
(360) 883-0686 FAX (866) 552-4063

OWNER:
SBE LAND LLC
15700 NW 31ST COURT
VANCOUVER, WA 98685
NO E-MAIL NO FAX

PACIFIC OAKS SUBDIVISION
PREAPPLICATION CONFERENCE

SHEET 1 of 1

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