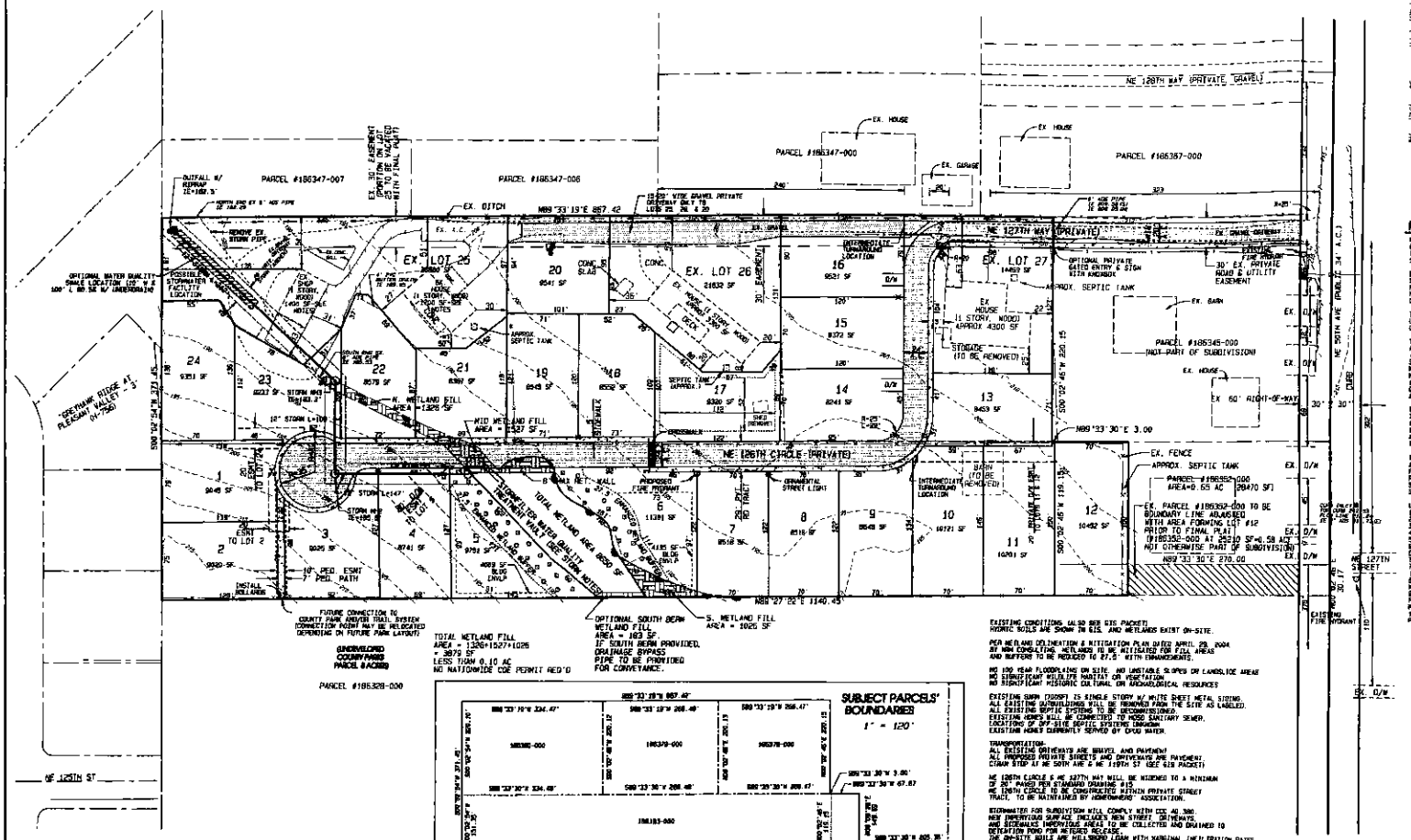
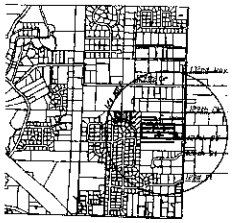
PARKVIEW ESTATES PUD at PLEASANT VALLEY





VICINITY MAP
(NO SCALE)

PROJECT INFORMATION:

W12004-00634
CLARK COUNTY
VANCOUVER, WA
SW 1/4 SEC 26, T3N R1E W.M.

EXISTING ZONING: R-10
SOIL TYPE: Hillsboro Loam C (SHG)
Hillsboro Loam B (SHG)
Hillsboro Loam A, 0-3% AND 0-8% 27B
C-TRAN RUNS ALONG SOTH AVE

THIS DEVELOPMENT UTILIZES THE PLANNED UNIT DEVELOPMENT PROVISIONS OF CCC 40.520.080

TOTAL SITE AREA = 7.83 AC (332,436 SF)
AREA OF PRIVATE ROAD TRACT = 0.72 AC (30,797 SF)
(LOT AREAS DO NOT INCLUDE PRIVATE ROAD AREA)
SITE AREA KEYED PVT. RD. TRACT = 6.92 AC (301,639 SF)
MINIMUM DENSITY = 2.0 - 4.4 UNITS/ACRE
MAXIMUM # OF LOTS ALLOWED = 33 (6.4 * 7.83)
OF LOTS PROPOSED = 27
GROSS DENSITY = 3.5 D.U./AC
AVG. LOT SIZE = 10,834 SF

TOTAL EXISTING WETLAND AREA = 19,529 SF
TOTAL WETLAND FILL = 3879 SF (AN ADDITIONAL 103 SF MAY BE FILLED)
TOTAL PRESERVED WETLAND = 8520 SF
AREA OF WETLAND BUFFER = 9400 SF
TOTAL PRESERVED AREA = 16,086 SF

THE PROPOSED YARD SETBACKS FOR THIS DEVELOPMENT ARE AS FOLLOWS:
FRONT: 18 FEET (18 FEET FOR VEHICULAR SHELTER)
REAR: 5 FEET
SIDE: 5 FEET
STREET SIDE: 5 FEET

UNIQUE PUD DESIGN FEATURES:
1) DECORATIVE STORM STYLE STREETLIGHTS
2) COLORED, STAMPED CONCRETE CROSSWALKS
3) STREET TREES (MIN. 3 PER LOT FRONTAGE)
4) NARROW STREET (24' WIDE, PAVED)
5) CURB & GUTTER INSTEAD OF ROLLED CURBS
6) PEDESTRIAN PATH CONNECTION FROM COUNTY-OWNED OPEN SPACE (FUTURE PARK) TO NE 50TH AVENUE
7) PRESERVATION OF NATURAL OPEN SPACE
8) CATEGORY 4 WETLAND
9) INTEGRATION OF STORMWATER FACILITY WITH WETLAND
10) WETLAND PLANTINGS TO INCREASE QUALITY & FUNCTIONALITY OF EXISTING LOW-QUALITY PASTURE WETLAND
11) ADA ACCESS TO NEIGHBORING COUNTY PARK PROVIDED VIA PEDESTRIAN CORRECTIONS

EXISTING CONDITIONS (ALSO SEE GIS PACKET)
HYDRIC SOILS ARE SHOWN IN GIS, AND WETLANDS EXIST ON-SITE.

PER WETLAND DELINEATION & MITIGATION PLAN DATED APRIL 28, 2004, 30 NON CONSULTING WETLANDS TO BE MITIGATED FOR FILL AREAS AND BUFFERS TO BE REDUCED TO 87.5' WITH ENHANCEMENTS.

NO 100 YEAR FLOODPLAINS ON SITE AND UNSTABLE SLOPES OR LANDSLIDE AREAS
NO SIGNIFICANT WILDLIFE HABITAT OR VEGETATION
NO SIGNIFICANT HISTORIC CULTURAL OR ARCHAEOLOGICAL RESOURCES

EXISTING SWPA (1005F) IS SINGLE STORY W/ MULTE SHEET METAL SIDING.
ALL EXISTING OUTBUILDINGS WILL BE REMOVED FROM THE SITE AS LABELED.
ALL EXISTING SEPTIC SYSTEMS TO BE DECOMMISSIONED.
EXISTING HOMES WILL BE CONNECTED TO HOSD SANITARY SEWER.
LOCATIONS OF OFF-SITE SEPTIC SYSTEMS UNKNOWN.
EXISTING HOMES CURRENTLY SERVED BY CPUD WATER.

TRANSPORTATION:
ALL EXISTING DRIVEWAYS ARE GRAVEL AND PAVEMENT
ALL PROPOSED PRIVATE STREETS AND DRIVEWAYS ARE PAVEMENT.
C-TRAN STOP AT NE 50TH AVE & NE 119TH ST (SEE GIS PACKET)

NE 126TH CIRCLE & NE 127TH WAY WILL BE WIDENED TO A MINIMUM OF 20' PAVED PER STANDARD DRAWING #15
NE 126TH CIRCLE TO BE CONSTRUCTED WITHIN PRIVATE STREET TRACT, TO BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.

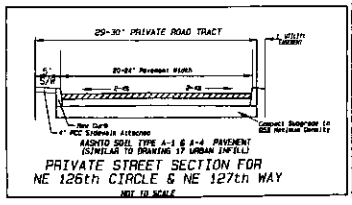
STORMWATER FOR SUBDIVISION WILL COMPLY WITH CCC 40.386.
NEW IMPERVIOUS SURFACE INCLUDES NEW STREET, DRIVEWAYS, AND SIDEWALKS. IMPERVIOUS AREAS TO BE COLLECTED AND DRAINED TO DETENTION POND FOR METERED RELEASE.
THE ON-SITE SOILS ARE WILLSBORO LOAM WITH MARGINAL INFILTRATION RATES.

ALL PRIVATE STORM FACILITIES TO BE LOCATED IN PRIVATE EASEMENT OR PRIVATE STORM TRACT. LOT CONFIGURATIONS ARE SHOWN ON PLAN. HOUSES TO BE LOCATED AND CONFORM TO COUNTY SETBACKS
ALL YARD AREAS TO BE GRASSED FOR LANDSCAPING
EACH HOME TO HAVE AT LEAST 2 STANDARD PARKING SPACES IN ADDITION TO THE GARAGE.
ALL TREATMENT TO BE EITHER TREATMENT SWALE OR STORMWATER FILTERS OR APPROVED EQUIVALENT.

ALL LOTS TO CONNECT TO CPU PUBLIC WATER
HOS STORMWATER TO BE PLACED AT APPROVED LOCATIONS
ALL LOTS TO CONNECT TO HAZEL DELL PUBLIC SEWER

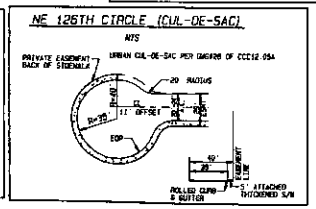
OWNERS
PARCEL #: OWNER, MAILING ADDRESS
186353-000, RON GORDON, 12520 NE 50TH AVE, VANCOUVER 98686
186378-000, KEITH SPENGLER, 4915 NE 127TH WAY, VANC, WA 98686
186379-000, TERRY BONNELL, 4709 NE 127TH WAY, VANC, WA 98686
186360-000, LARRY BIRKS, 4511 NE 127TH WAY, VANC, WA 98686

APPLICANT/ENGINEER/CONTACT:
MOSS & ASSOCIATES
CONTACT: JAMES MOSS
717 NE 61ST ST
VANCOUVER, WA 98665
PH 360-260-9400
FAX 360-260-3509
jamesmoss@mossassociates.net



PRIVATE STREET SECTION FOR NE 126th CIRCLE & NE 127th WAY

NOT TO SCALE



PRELIMINARY

EXPIRES OCT. 4, 2004

OWNER:
RON GORDON
12520 NE 50th Avenue
VANCOUVER, WA 98686
(360) 573-4051

PARKVIEW ESTATES PUD

PRELIMINARY PLAT, UTILITY & STORM PLAN

REVISION	DATE

DATE: 24 SEP 2004
PROJECT NAME: PARKVIEW ESTATES PUD
CONTACT PERSON: JAMES MOSS
DRAWN BY: MOSS / MOSS
CHECKED BY: MOSS / MOSS

PROJECT ENGINEER: JAMES MOSS
ENGR. OF RECORD: LICENSE #: 20202
REG. NO. 20202
SEPTR OF RECORD: ATTY. PROVIDE
SEPTR OF RECORD: ATTY. PROVIDE

MOSS & ASSOCIATES, INC.
717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
(360) 260-9400 FAX (360) 260-3509

SHEET 1 of 1

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