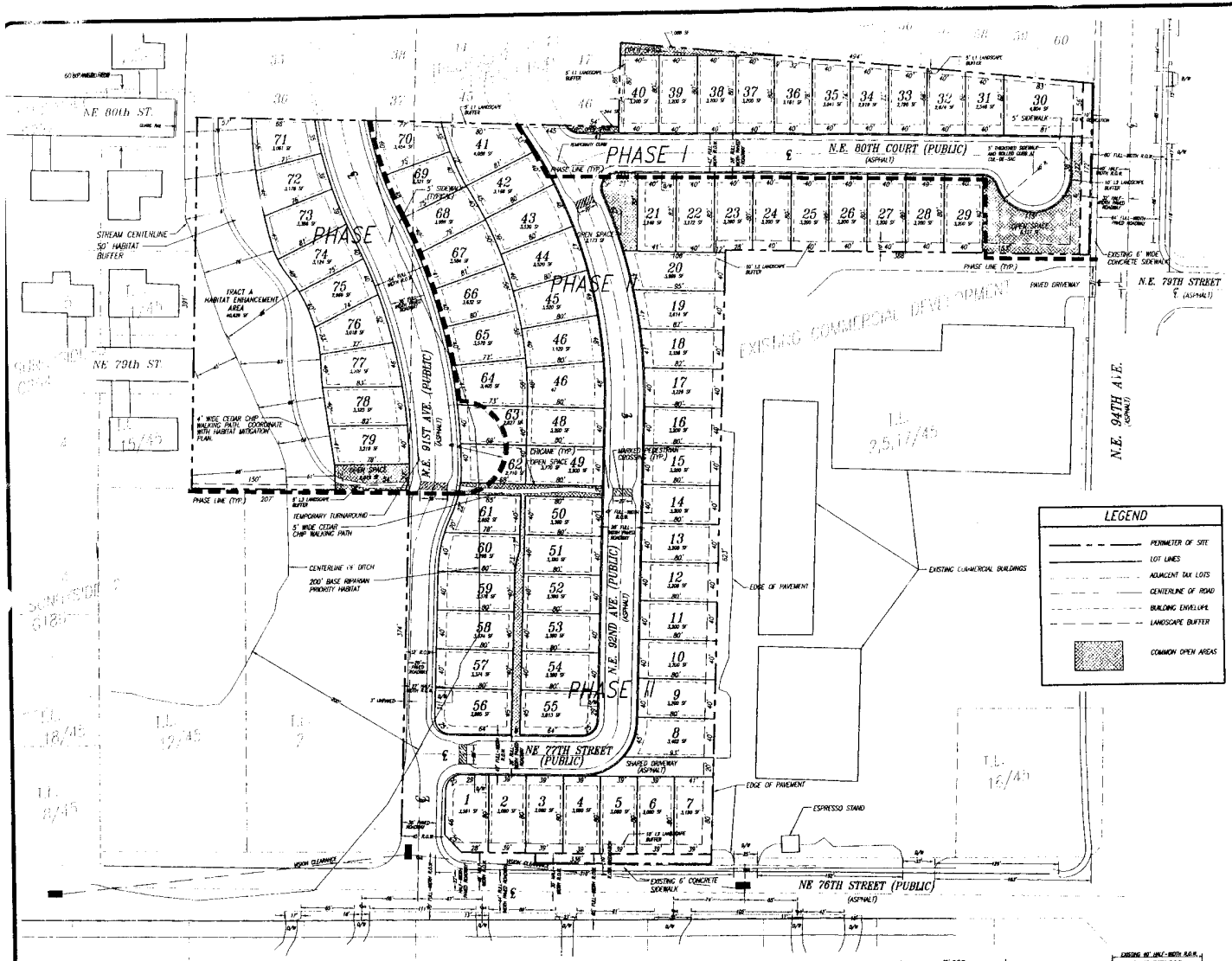
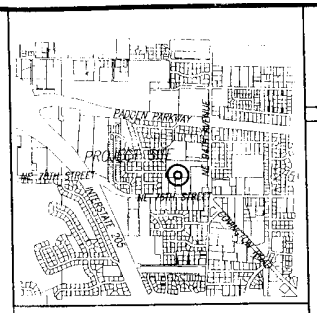




VICINITY MAP
NOT TO SCALE
SW 1/4 SECTION 4 T2N R2E WM

DENSITY CALCULATIONS

R1-13 ZONING

GROSS SITE AREA: 2.04 ACRES
ROADS: 0.31 ACRES
TRACT A: 0.61 ACRES
OPEN SPACE: 0.05 ACRES
NET SITE AREA: 0.75 ACRES
4.1 UNITS/ACRE MIN. 5.8 UNITS/ACRE MAX.
MIN. Q/U: 7 UNITS
MAX. Q/U: 10 UNITS

R-18 ZONING

GROSS SITE AREA: 7.41 ACRES AFTER 94TH AVENUE AND 76TH ST. R.O.W. DEDICATIONS
ROADS: 1.80 ACRES
OPEN SPACE: .31 ACRES
NET SITE AREA: 5.30 ACRES
12 UNITS/ACRE MIN. 18 UNITS/ACRE MAX.
MIN. Q/U: 64 UNITS
MAX. Q/U: 101 UNITS

TOTAL SITE MIN: 71 UNITS
MAX: 111 UNITS

NOTE – DENSITY CALCULATIONS ARE BASED ON APPROVED ZONE CHANGE OF C-3 ZONED LAND TO R-18 ZONED LAND.

PUD/SUBDIVISION NOTES

SITE ADDRESS IS 8210 NE 76TH STREET, VANCOUVER, WA 98662

SERIAL #'S(48-000 (0.80 AC, 34,810 SF) 108458-010 (0.83 AC, 258,473 SF), 108455-000 (1.61 AC, 70,004 SF), 108458-000 (1.20 AC, 52,152 SF) ACCORDING TO [illegible] ENGINEERING.

APPROXIMATE SITE AREA: 0.54 ACRES (415,419 SF)

THE SITE IS ZONED R-18, R1-7.5 AND C-3

PROPOSED BICYCLE AND PEDESTRIAN IMPROVEMENTS ARE SHOWN ON THE PLAN.

NO EXISTING BUILDINGS ARE PROPOSED TO REMAIN.

PRELIMINARY GRADING AND EROSION CONTROL AND STORMWATER PLANS WERE SUBMITTED WITH THIS APPLICATION. PLEASE REFER TO THESE PLANS FOR LOCATIONS AND DIMENSIONS OF PROPOSED EASEMENTS.

REFER TO TRAFFIC REPORT REGARDING ANY TRAFFIC INFORMATION.

THERE ARE NO NEW SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.

THERE ARE NO ARCHITECTURAL FEATURES SUCH AS SCREENING, FENCING, WALLS OR SIGNS PROPOSED.

THERE IS NO OFF STREET PARKING OR LOADING PROPOSED.

DRIVEWAYS FOR CORNER LOTS WILL BE LOCATED IN ACCORDANCE WITH CCC 12.05.210(1)(A)(2)

SITE DESIGNS STANDARDS CAN BE MET AT ALL LOCATIONS.

LAYOUT OF STRUCTURES INCLUDING SQUARE FEET AND ARCHITECTURAL DRAWINGS AND ELEVATIONS, OF RESIDENTIAL DWELLINGS, COLORS, MATERIALS, AND TYPES OF CONSTRUCTION WILL BE DETERMINED PRIOR TO HOME CONSTRUCTION AND WILL COMPLY WITH ALL APPLICABLE BUILDING CODES.

SITE LIGHTING WILL BE SUPPLIED FOR STREETS TYPICAL OF A RESIDENTIAL SUBDIVISION.

REFER TO LANDSCAPE PLAN FOR LANDSCAPING IN REQUIRED BUFFERS. LANDSCAPE BUFFERS SHOWN ON THE PLAN REFLECT BUFFERS AFTER THE ZONE CHANGE OF ON-SITE C-3 ZONING TO R-18 ZONING.

COMMON OPEN AREAS AND OPEN SPACE WILL BE LANDSCAPED. SEE LANDSCAPE PLAN.

EXISTING PEDESTRIAN AND BICYCLE FACILITIES ON AND WITHIN 100 FEET OF THE SITE ARE INDICATED ON THE PLAN.

THERE ARE NO SIGNS PROPOSED.

LEGEND

- PERIMETER OF SITE
- LOT LINES
- ADJACENT TAX LOTS
- CENTERLINE OF ROAD
- BUILDING ENVELOPE
- LANDSCAPE BUFFER
- COMMON OPEN AREAS

PROPOSED DEVELOPMENT STANDARDS

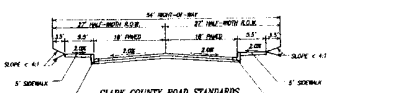
FRONT YARD SETBACK	18' TO GARAGE, 10' TO HOUSE
REAR YARD SETBACK	5'
SIDE YARD SETBACK	0; WITH 6' BUILDING SEPARATION
STREET SIDE YARD SETBACK	8'
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	50'

APPLICANT:
KYLE PROPERTIES, LLC
P.O. BOX 10671
PORTLAND, OR 97296
(503) 317-2505
(503) 246-2932 FAX

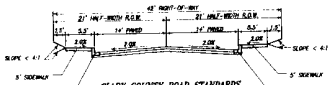
CONTACT:
OLSON ENGINEERING, INC.
ATTN: VANESSA RAKE
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
(360) 695-8117 FAX
VANESSA@OLSONENGR.COM

OWNER:
MILDRED HALEFRO
1312 NE 124TH STREET
VANCOUVER, WA 98685
(503) 246-3142
(503) 283-8977 FAX

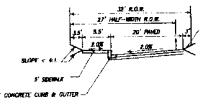
OWNER:
VERA WOODRUFF TRUSTEE
P.O. BOX 820211
VANCOUVER, WA 98682
(503) 246-3142
(503) 283-8977 FAX



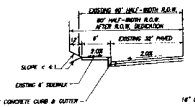
CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 13
URBAN NEIGHBORHOOD CIRCULATOR
N.E. 91ST AVENUE
FULL WIDTH
NOT TO SCALE



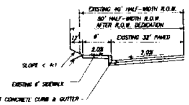
CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 14
URBAN LOCAL RESIDENTIAL ACCESS
N.E. 92ND AVENUE FULL WIDTH
N.E. 80TH COURT FULL WIDTH
N.E. 77TH STREET FULL WIDTH
UPON APPROVAL OF ROAD MODIFICATION



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 13
URBAN NEIGHBORHOOD CIRCULATOR
N.E. 91ST AVNUE
HALF-WIDTH
NOT TO SCALE



EXISTING
N.E. 94TH AVENUE HALF-WIDTH
NOT TO SCALE



EXISTING
N.E. 76TH STREET HALF-WIDTH
NOT TO SCALE

N

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT FOR THE PLANNED UNIT DEVELOPMENT OF:

PRAIRIE ESTATES II P.U.D.

OLSON ENGINEERING, INC.
LAND SURVEYORS
ENGINEERS
206-NE-1st
P.O. Box 1486
1111 BROADWAY, VANCOUVER, WA 98660

ALBERT F. STONER
STATE OF WASHINGTON
28035
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES MAY 5, 2006
5/20/04

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: KFS, MRO
DRAWN: MRO
CHECKED: KFS
DATE: MAY 2004
SCALE: N 1" = 50' V
COPYRIGHT 2004, OLSON ENGINEERING, INC.
PRAIRIE ESTATES II
JOB NO. 7427.00.01
SHEET
2 of 5