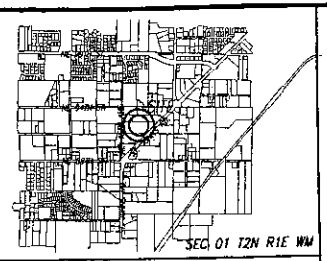


VICINITY MAP NTS

SUBDIVISION NOTES

TOTAL SITE AREA IS 8.73 ACRES (380,148 SF) BEFORE RIGHT-OF-WAY DEDICATIONS.
NET SITE AREA AFTER RIGHT-OF-WAY DEDICATIONS IS 8.42 ACRES (366,521 SF).

ZONED R-18

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

THERE ARE NO PLANNED ENHANCEMENT AREAS ON SITE.

THERE ARE NO PROPOSED PARKS OR OPEN SPACE AREAS.

ALL EXISTING BUILDINGS ARE TO BE REMOVED.

THERE ARE NO PROPOSED PEDESTRIAN, TRANSIT OR BICYCLE IMPROVEMENTS/FACILITIES OTHER THAN THOSE REQUIRED BY THE CLARK COUNTY ROAD STANDARDS.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE EITHER ON SITE OR WITHIN 100 FEET OF THE SITE.

THE FULL-WIDTH PAVED WIDTH OF NE ST. JOHNS ROAD 500 FEET TO THE NORTH OF THE SITE IS 36 FEET. THE FULL-WIDTH PAVED WIDTH OF NE ST. JOHNS ROAD 500 FEET TO THE SOUTH OF THE SITE IS 30 FEET. THE FULL-WIDTH PAVED WIDTH OF NE 45TH AVENUE NORTH OF THE SITE IS 28 FEET. THE FULL-WIDTH PAVED WIDTH OF NE 94TH STREET 500 FEET EAST AND WEST OF THE SITE IS 35 FEET. THE SITE WILL NOT BE ACCESSED VIA NE 45TH AVENUE FROM THE SOUTH.

ALL CORNER LOTS AND DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.

NO ROAD IMPROVEMENTS ARE PROPOSED SOUTH OF NE 82ND STREET ALONG NE 45TH AVENUE EXCEPT FOR RIGHT-OF-WAY DEDICATION AS SHOWN ON THE PLAN. NE 45TH AVENUE SOUTH OF THE SITE IS A PRIVATE ROAD. PROPOSED BARRICADE LOCATION SHALL BE AS APPROVED BY CLARK COUNTY PUBLIC WORKS.

INTERSECTION SPACING BETWEEN PROPOSED NE 83RD STREET AND NE 84TH STREET EXCEEDS 600' MINIMUM SPACING. INTERSECTION SPACING BETWEEN PROPOSED NE 83RD STREET AND NE 88TH STREET EXCEEDS 600' MINIMUM SPACING.

DENSITY CALCULATIONS

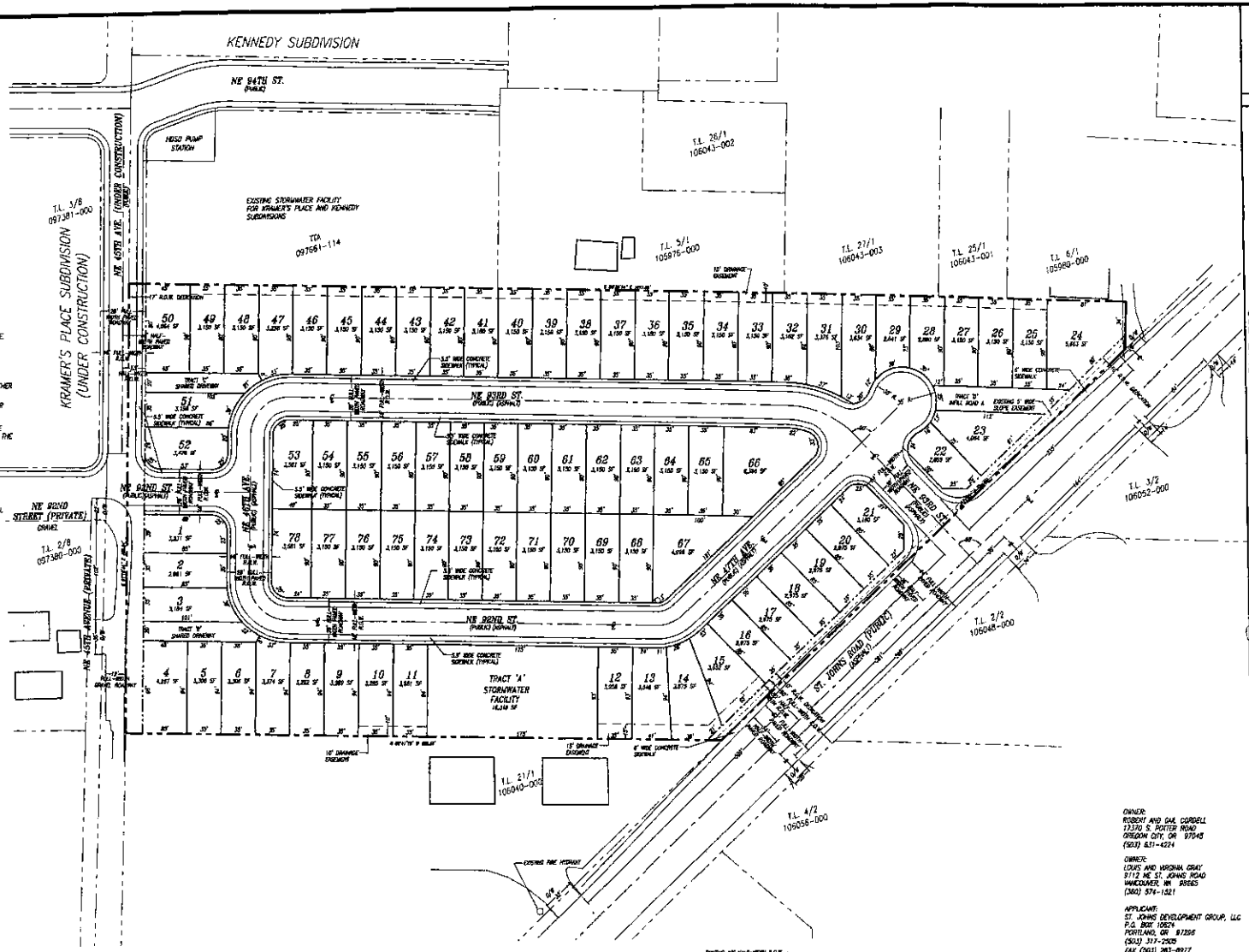
GROSS SITE AREA AFTER R.O.W. DEDICATION = 8.42 ACRES

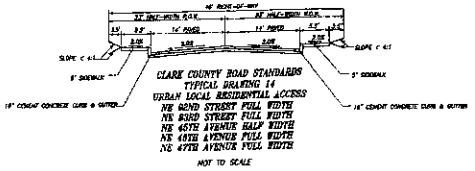
ROADS = 1.82 ACRES
STORMWATER FACILITY = 0.30 ACRES

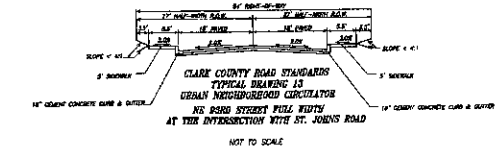
NET SITE AREA = 6.12 ACRES

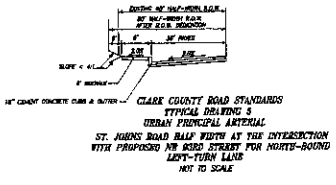
12 UNITS/ACRE MINIMUM 18 UNITS/ACRE MAXIMUM

MINIMUM DENSITY = 73 UNITS
MAXIMUM DENSITY = 110 UNITS









OWNER:
ROBERT AND DAE GARDELL
13370 S. POTTER ROAD
OREGON CITY, OR 97045
(503) 631-4224

OWNER:
LOUIS AND VIRGINIA GRAY
9112 NE ST. JOHNS ROAD
VANCOUVER, WA 98665
(360) 574-1521

APPLICANT:
ST. JOHNS DEVELOPMENT GROUP, LLC
P.O. BOX 10674
PORTLAND, OR 97296
(503) 317-2505
FAX (503) 283-6977

CONTACT:
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ATTN: MIKE COHEN
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VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mike@olsonengr.com

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

PREVS: constsheet1.dwg
FILE: J:\Mike\7000/7500/7590/7595 p.ohio\prelim2.dwg

PRELIMINARY SUBDIVISION PLAT FOR:
RIDGEVIEW

OLSON ENGINEERING LAND SURVEYORS
1111 BROADWAY, VANCOUVER, WA 98660

JERRY C. OLSON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 06-06-2006
10/24/04

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: MRO
DRAWN: MRO
CHECKED: KFS
DATE: OCTOBER 2004
SCALE: 1" = 50'

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RIDGEVIEW
JOB NO. 7595.00.01

SHEET
2 of 3