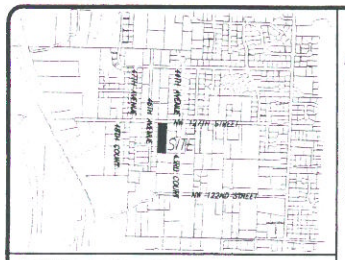


VICINITY MAP NTS SEC 29 T3N R1E WM

LEGEND

- EXISTING EASEMENT
- CONCRETE SIDEWALK
- BUILDING ENVELOPE
- EXISTING BUILDING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- ADJACENT TAXLOT
- EXISTING ON-SITE TAXLOT TO BE REMOVED
- PROPOSED EASEMENT
- PROPOSED LOT – PLAT

PRELIMINARY PLAT NOTES

THE SITE LIES IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL #18824-000 IS 1.87 ACRES (814,572 SF). EXISTING CONDITIONS INFORMATION SHOWN PER SURVEY BY: MINISTER-GLAESER SURVEYING, INC. DATED FEBRUARY, 2006.

ZONED: R1-10

THE APPLICANT IS PROPOSING TO SUBDIVIDE THE PROPERTY INTO 7 LOTS FOR SINGLE-FAMILY RESIDENTIAL DWELLING.

EASEMENTS WILL BE PROVIDED FOR UTILITIES, STORMWATER FACILITIES, ETC. REFER TO ENGINEERING PLAN FOR ADDITIONAL INFORMATION.

THERE ARE NO PLANNED ENHANCEMENT AREAS PROPOSED ON SITE.

THERE ARE NO SIGNS PROPOSED.

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

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

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS.

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

THE FULL-WIDTH PAVED ROADWAY ON NW 127TH STREET 500 FEET TO THE WEST OF THE SITE IS 33'.

THE FULL-WIDTH PAVED ROADWAY ON NW 127TH STREET 500 FEET TO THE EAST OF THE SITE IS 33'.

SIGHT DISTANCE STANDARDS ARE MET FOR ACCESS POINTS.

LOCATION AND WIDTH OF PROPOSED EASEMENTS ARE AS SHOWN.

EXISTING SEPTIC SYSTEMS ON THE SITE WILL BE ABANDONED AND DECOMMISSIONED ACCORDING TO CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS.

EXISTING WELL TO REMAIN AND BE USED FOR IRRIGATION ONLY.

THE PROPOSED DETACHED HOMES WILL BE SINGLE-FAMILY, A MAXIMUM OF 35' HIGH AND WILL BE MADE OF WOOD CONSTRUCTION.

ALL CORNER LOTS AND DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.

STREET LIGHTING ARE PROPOSED, REFER TO ENGINEERING PLANS.

A MINIMUM OF TWO PARKING SPACES ARE PROVIDED PER EACH SINGLE-FAMILY DETACHED UNIT, ONE IN THE GARAGE AND ONE IN THE DRIVEWAY. A MAXIMUM OF FOUR PARKING SPACES ARE PROVIDED PER EACH SINGLE-FAMILY DETACHED UNIT, TWO IN THE GARAGE AND TWO IN THE DRIVEWAY.

TYPICAL RESIDENTIAL COMMUNITY WITH CURBSIDE GARBAGE AND RECYCLING PICK UP. NO PROPOSED RECYCLABLES AND SOLID WASTE STORAGE AREAS.

THERE IS ONE SINGLE-FAMILY RESIDENT TO REMAIN ON SITE. THE EXISTING HOME IS TWO STORIES TALL AND MADE OF WOOD CONSTRUCTION.

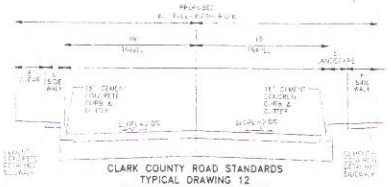
R1-10 PROPOSED STANDARDS

MINIMUM DENSITY:	2.9 UNITS/ACRE
MAXIMUM DENSITY:	4.4 UNITS/ACRE
MINIMUM LOT AREA:	10,000 SQUARE FEET
MAXIMUM LOT AREA:	15,000 SQUARE FEET
MINIMUM LOT WIDTH:	60 FEET
MINIMUM LOT DEPTH:	80 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
FRONT SETBACK TO HOUSE:	20 FEET
STREET SIDE SETBACK:	10 FEET
SIDE SETBACK:	5 FEET
REAR SETBACK:	5 FEET
MAXIMUM LOT COVERAGE:	50 PERCENT

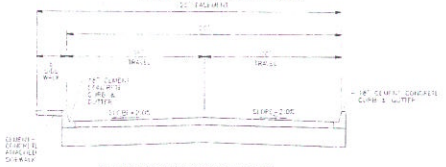
DENSITY CALCULATIONS

GROSS SITE AREA AFTER R.O.W. DEDICATION ALONG NW 127TH STREET IS 81,077 SF OR 1.86 ACRES.

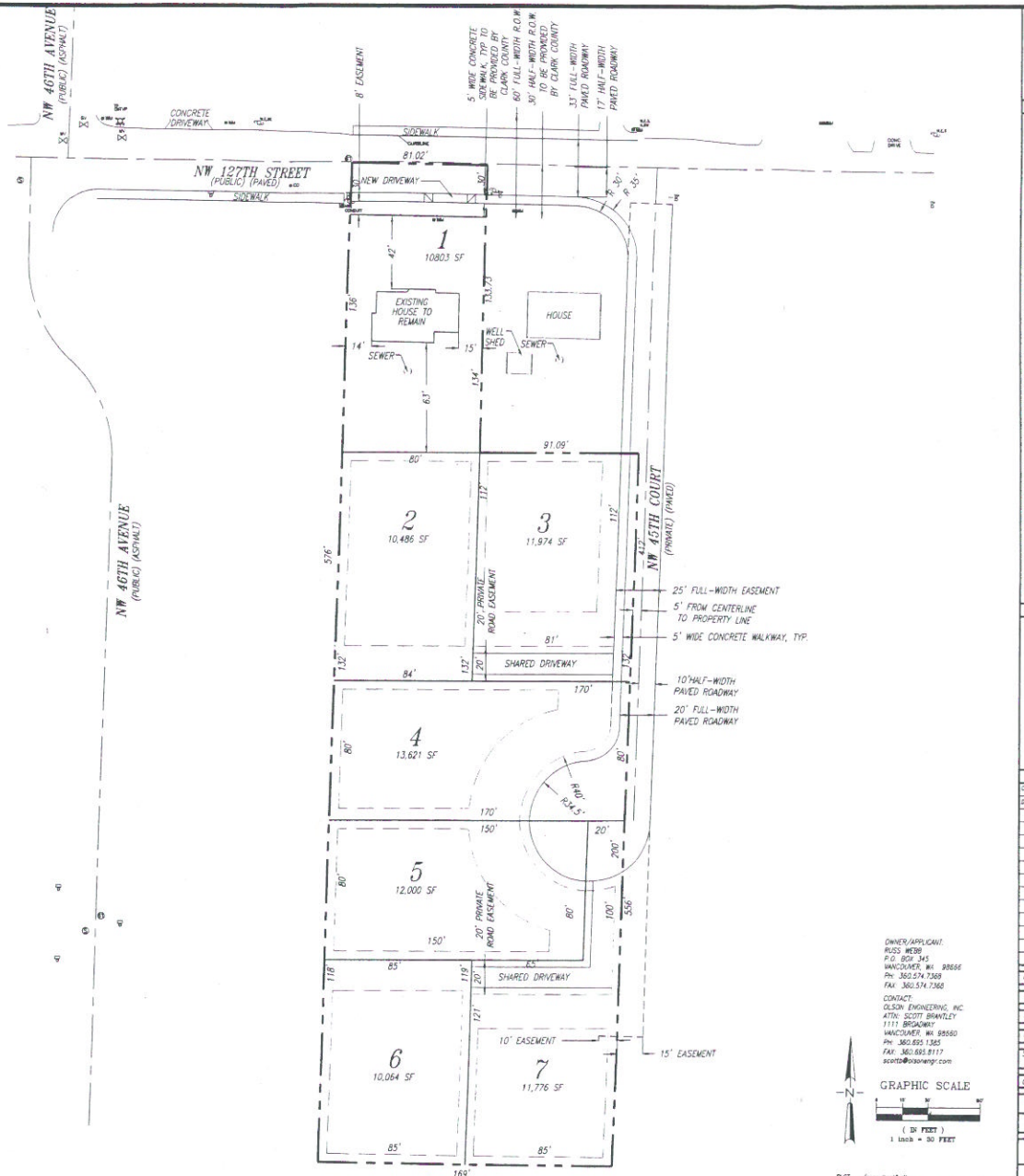
1.86 X 2.9 = 5 UNITS MINIMUM
1.86 X 4.4 = 8 UNITS MAXIMUM
UNITS PROVIDED = 7



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 12
URBAN COLLECTOR (2-LANE)
NE 127TH STREET
ROAD IMPROVEMENTS ARE BEING COMPLETED BY CLARK COUNTY – KLINELINE FORCE MAIN PROJECT



CLARK COUNTY ROAD STANDARDS
DRAWING 17 – BUILT TO THE STANDARDS OF URBAN INFILL A
NW 45TH COURT



OWNER/APPLICANT:
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P.O. BOX 345
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FAX: 360.574.7368

CONTACT:
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ATTN: SCOTT BRANTLEY
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VANCOUVER, WA 98660
PH: 360.695.1385
FAX: 360.695.8117
scott@olsonengr.com

GRAPHIC SCALE
(IN FEET)
1 inch = 30 FEET

PLOT: /consultant3.ctb
FILE: y:/data/7000/7900/7980/7981/7981.p.plat.prelim.dwg

PRELIMINARY PLAT AND LANDSCAPE PLAN FOR:

SEACREST SHORT PLAT

OLSON LAND SURVEYORS ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

EXPIRES MAY 6, 2006
6/12/06

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: SB
DRAWN: SB
CHECKED: KFS
DATE: MAY 2006
SCALE: H 1" = 20 V
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SEACREST SUBDIVISION
JOB NO. 7981.00.01