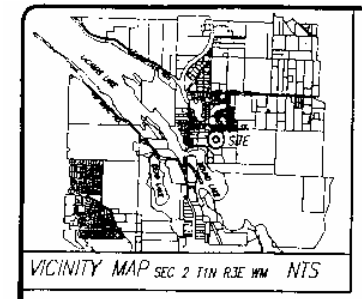



VICINITY MAP SEC 2 T1N R3E WM NTS

## DENSITY CALCULATION

R7-18 ZONING

GROSS SITE AREA 6.35 ACRES (276,476 SF)
PROPOSED RIGHT-OF-WAY 1.68 ACRES (73,242 SF)
NET SITE AREA 4.69 ACRES (203,182 SF)

2.8 UNITS/ACRE MIN 4.4 UNITS/ACRE MAX

MIN 3/13 13 UNITS
MAX 3/13 20 UNITS

## PROPOSED DEVELOPMENT STANDARDS

| | R-18 STANDARD | PROPOSED STANDARD |
|---|---|---|
| FRONT YARD SETBACK | 20' | 20' |
| FRONT YARD SETBACK AT GARAGE | 20' | 20' |
| SIDE YARD STREET/ROW | 15' | 15' |
| SIDE YARD INTERIOR | 5' | 5' WITH 10' MINIMUM BUILDING SEPARATION |
| REAR YARD SETBACK | 5' | 5' |
| MINIMUM LOT WIDTH | 60' | 60' |
| MINIMUM LOT DEPTH | 60' | 60' |
| LOT COVERAGE | 50% | 50% |

## NOTES

SITE IS LOCATED AT SE 20TH STREET AND 1ST PLAIN AVENUE, CAMAS, WASHINGTON

TOTAL 6.7 ACRES

APPROXIMATE SITE AREA 6.3 ACRES

THE SITE IS ZONED R1-18.

PROPOSED VEHICLE AND PEDESTRIAN IMPROVEMENTS ARE SHOWN ON THE PLAN.

SEE MASTER PLAN AND DEVELOPMENT STANDARDS SHEET 1 FOR ROAD AND SIDEWALK DETAILS.

THERE ARE NO EXISTING STRUCTURES OR BUILDINGS ON SITE.

EASEMENTS WILL BE PROPOSED AS NEEDED DURING THE FINAL PLAT PROCESS. NO EASEMENTS ARE PROPOSED AT THIS TIME.

THERE ARE NO SERVICE FACILITIES PROPOSED.

PROPOSED DRIVEWAYS MEET SITE DISTANCE STANDARDS.

PROPOSED HOMES MEET SITE DISTANCE STANDARDS.

SITE LIGHTING WILL BE SUPPLIED FOR STREETS TYPICAL OF A RESIDENTIAL SUBDIVISION. SEE SHEET 3, LIGHTING AND LANDSCAPE PLANS FOR DETAILS.

THERE ARE NO NEW SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.

FOR THE LOCATIONS OF ROAD SEGMENTS IN EXCESS OF 15% GRADE ON AND BEYOND THE SITE, SEE PRELIMINARY CIVIL PLANS.

FOR ARCHITECTURAL FEATURES SUCH AS SCREENING, FENCING, WALLS OR SIGNS, SEE THE PUD MASTERPLAN AND LANDSCAPE PLAN SHEETS.

THERE IS NO ON STREET PARKING OR LOADING PROPOSED.

DRIVEWAYS FOR CORNER LOTS WILL BE LOCATED IN ACCORDANCE WITH CDC 17.19.040(1)(B)(1)(A)(3).

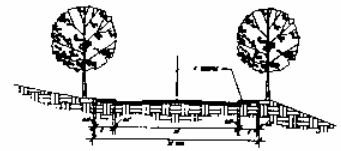
LAYOUT OF STORMWATER INCLUDING SWALES, POND AND ARCHITECTURAL DRAINAGE AND ELEVATIONS OF RESIDENTIAL DWELLINGS, LOCATIONS, MATERIALS AND TYPES OF CONSTRUCTION WILL BE DETERMINED PRIOR TO HOME CONSTRUCTION AND WILL COMPLY WITH ALL APPLICABLE BUILDING CODES.

REFER TO LANDSCAPE PLAN FOR LANDSCAPING IN REQUIRED BUFFERS AND HABITAT ENHANCEMENT.

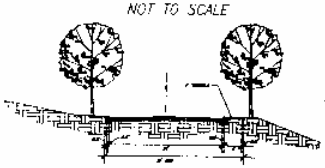
COMMON OPEN AREAS AND OPEN SPACE WILL BE LANDSCAPED. SEE LANDSCAPE PLAN.

THIS PROPOSAL IS FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT WHICH WILL BE CONSTRUCTED UPON APPROVAL OF ALL PERMITS, THE SITE MASTERPLAN AND GRADE PLAN SHEETS AND ARCHITECTURAL MASTERPLAN FOR DETAILS. HOURS OF OPERATION AND TRUCK SEGMENTS WILL BE COMPATIBLE WITH A RESIDENTIAL SUBDIVISION.

## PROPOSED STREET SECTIONS



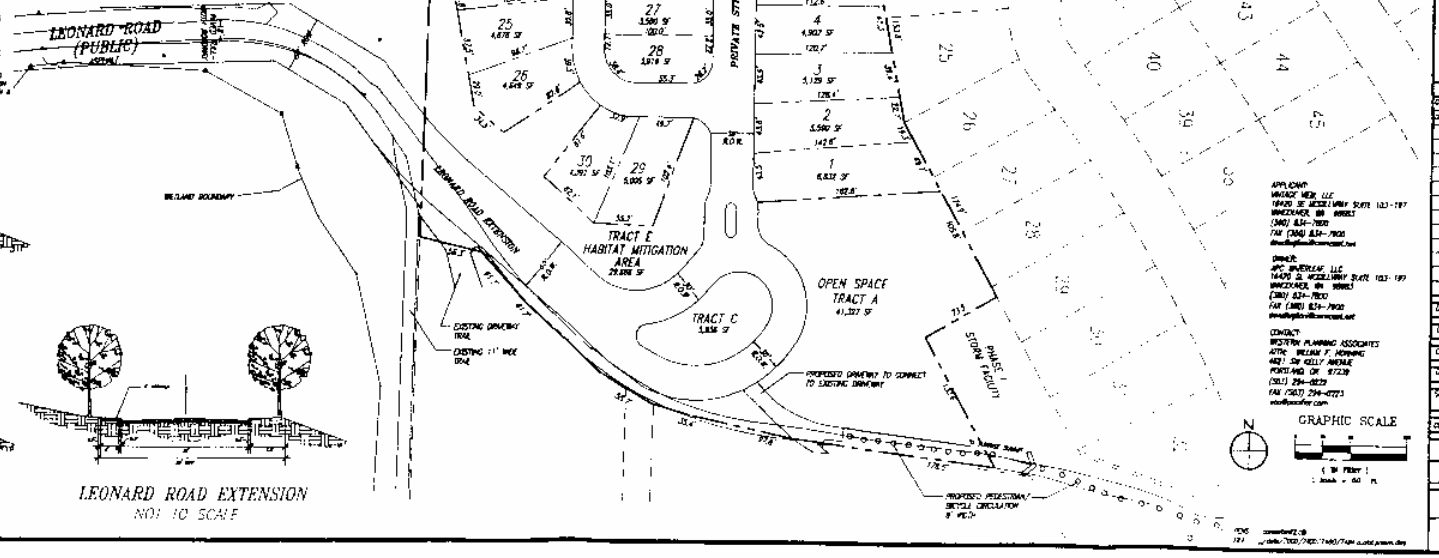
PRIVATE STREET 'A'
NOT TO SCALE



PRIVATE STREET 'B'
NOT TO SCALE



LEONARD ROAD EXTENSION
NOT TO SCALE




APPLICANT
VINTAGE VIEW, LLC
19600 SE MCGILLIVRAY SUITE 103-197
VANCOUVER, WA 98683
(360) 834-7800
FAX (360) 834-7900
email@pacifiercomcast.net

OWNER:
APC SILVERLAKE, LLC
19600 S. MCGILLIVRAY SUITE 103-197
VANCOUVER, WA 98683
(360) 834-7800
FAX (360) 834-7900
email@pacifiercomcast.net

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PORTLAND, OR 97239
(503) 294-0229
FAX (503) 294-0723
wfh@pacifier.com

# PRELIMINARY PLAT AND PUD PLAN FOR:

# VINTAGE VIEW ON THE LAKE PUD

OLSON ENGINEERING, INC.
LAND SURVEYORS
ENGINEERS
7115 BROADWAY, VANCOUVER, WA 98660

12/04/03

| OWNER / REVISION | |
|---|---|
| DESCRIPTION | DATE |

DESIGNED: WESTERN PLANNING
DRAWN: WP/GRD
CHECKED: RPS
RECEIVED: 2003
SCALE: 1" = 30'

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JOB NO. 7484.06.01

SHEET 3 of 7