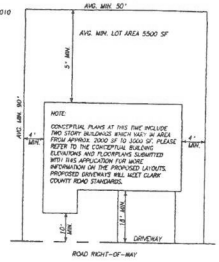
PROPOSED BUILDING ENVELOPE
NOT TO SCALE



R1-10 BASE ZONING DISTRICT STANDARDS PER CCC 40.220.010

AVERAGE MINIMUM LOT WIDTH: 80'
AVERAGE MINIMUM LOT DEPTH: 80'
MINIMUM LOT AREA: 10,000 SF
AVERAGE MAXIMUM LOT AREA: 15,000 SF

PROPOSED PUD LOT STANDARDS
PROPOSED MINIMUM LOT AREA: 5500 SF
PROPOSED AVERAGE MINIMUM LOT WIDTH: 50'
PROPOSED AVERAGE MINIMUM LOT DEPTH: 90'

DENSITY CALCULATIONS:

APPROX. SITE AREA: 7.33 ACRES PER GIS
APPROX. PUBLIC ROAD R/W: .94 ACRES
MAXIMUM DENSITY: 4.4 DU/ACRE (4.4 X 6.39) = 28
ADD 20% BONUS PER CCC 40.520.080(D)(7) = 33 TOTAL
MINIMUM DENSITY: 2.9 DU/ACRE (2.9 X 6.39) = 18

PUD PROPOSED MINIMUM BUILDING SETBACKS:

FRONT: 10 FEET TO FRONT, 18 FEET TO GARAGE
STREET SIDE: 5 FEET
SIDE (INTERIOR): 4 FEET
REAR: 5 FEET

NOTES:

SITE ADDRESSES ARE 9503 NE 142ND AVENUE AND 9401 NE 142ND AVENUE

SERIAL # 154224-000 AND 154287-000 T.L. 87 AND 130.

APPROXIMATE TOTAL SITE AREA PER GIS: 7.33 ACRES
APPROXIMATE T.L. 87 AREA PER GIS: 4.89 ACRES WHICH IS APPROX. 213008 SF
APPROXIMATE T.L. 130 AREA PER GIS: 2.44 ACRES WHICH IS APPROX. 106288 SF

THE SITE IS ZONED R1-10.

EXISTING CONTOURS AND BUILDING LOCATIONS ARE BASED ON A TOPOGRAPHIC SURVEY BY OLSON ENGINEERING, INC. FIELD WORK WAS DONE DURING THE MONTHS OF APRIL AND MAY 2004. FOR INFORMATION ON CONTOURS WITHIN 100' FROM THE SITE, PLEASE REFER TO THE GIS PACKAGE SUBMITTED WITH THIS APPLICATION.

EXISTING SIDEWALKS FOR PEDESTRIAN USE EXIST AS NOTED ON THIS PLAN. THERE ARE NO PROPOSED OR EXISTING BICYCLE IMPROVEMENTS OTHER THAN THOSE REQUIRED BY THE CLARK COUNTY ROAD STANDARDS. THE APPLICANT IS PROPOSING PEDESTRIAN PATHS WITHIN TRACT "A" AND TRACT "B" AS NOTED. PLEASE REFER TO THE PRELIMINARY LANDSCAPE PLAN SUBMITTED WITH THIS APPLICATION FOR MORE INFORMATION ON THE PROPOSED PATHS, PLANT MATERIALS, PLANT SIZES, AND PROPOSED LANDSCAPING.

THERE ARE TWO EXISTING HOMES AND OUTBUILDINGS ONSITE WHICH ARE PROPOSED TO BE REMOVED.

THERE ARE NO KNOWN ENVIRONMENTAL/CORTICAL AREAS IDENTIFIED ON THE SITE. PER GIS DATA, THE SITE HAS A "LOW" PROBABILITY OF CONTAINING ARCHAEOLOGICAL FINDINGS PER GIS DATA.

PER GIS DATA, THE NEAREST C-TRAN ROUTE IS LOCATED ALONG NE 99TH STREET TO THE NORTH OF THE SITE.

A PRELIMINARY UTILITY AND EROSION CONTROL PLAN WAS SUBMITTED ALONG WITH THIS APPLICATION. PLEASE REFER TO THE PRELIMINARY UTILITY AND EROSION CONTROL PLAN FOR THE LOCATION OF ANY PROPOSED EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS NEEDED FOR PUBLIC UTILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY. THE LOCATION AND/OR NEED FOR ANY OTHER EASEMENTS WILL BE DETERMINED DURING FINAL ENGINEERING.

A TRAFFIC STUDY WAS ALSO SUBMITTED ALONG WITH THIS APPLICATION.

ANY WELLS OR SEPTIC SYSTEMS WHICH MAY EXIST ON THE SITE ARE PROPOSED TO BE ABANDONED. THERE ARE NO NEW SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT. THE APPROXIMATE LOCATION OF ANY EXISTING SEPTIC SYSTEMS AND WELLS ON THE SITE ARE SHOWN ON THIS PLAN. A DEVELOPMENT REVIEW EVALUATION WAS COMPLETED BY THE CLARK COUNTY HEALTH DEPARTMENT (CCHD) AND IS INCLUDED WITHIN THIS APPLICATION. INFORMATION ABOUT THE LOCATION OF EXISTING SEPTIC SYSTEMS OR WELLS WITHIN 100' OF THE SITE WAS NOT PROVIDED BY CCHD.

THE EXISTING ON-SITE SURFACE MATERIAL OF THE EXISTING NE 142ND AVENUE, NE 94TH STREET, AND NE 144TH COURT IS ASPHALT UNLESS OTHERWISE NOTED.

PROPOSED SURFACE MATERIAL FOR ALL ROADS IS ASPHALTIC CONCRETE UNLESS OTHERWISE NOTED.

THERE ARE NO ROADS PROVIDING ACCESS TO THE SITE WITHIN 100' THAT ARE IN EXCESS OF 15% GRADE. EXISTING DRIVEWAYS AVAILABLE FROM A PUBLIC SOURCE ARE SHOWN. OTHER RECENTLY CONSTRUCTED DRIVEWAYS WILL BE SHOWN WITH THE PRELIMINARY APPLICATION.

TRACT "A" IS COMMON OPEN SPACE WHICH IS PROPOSED TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

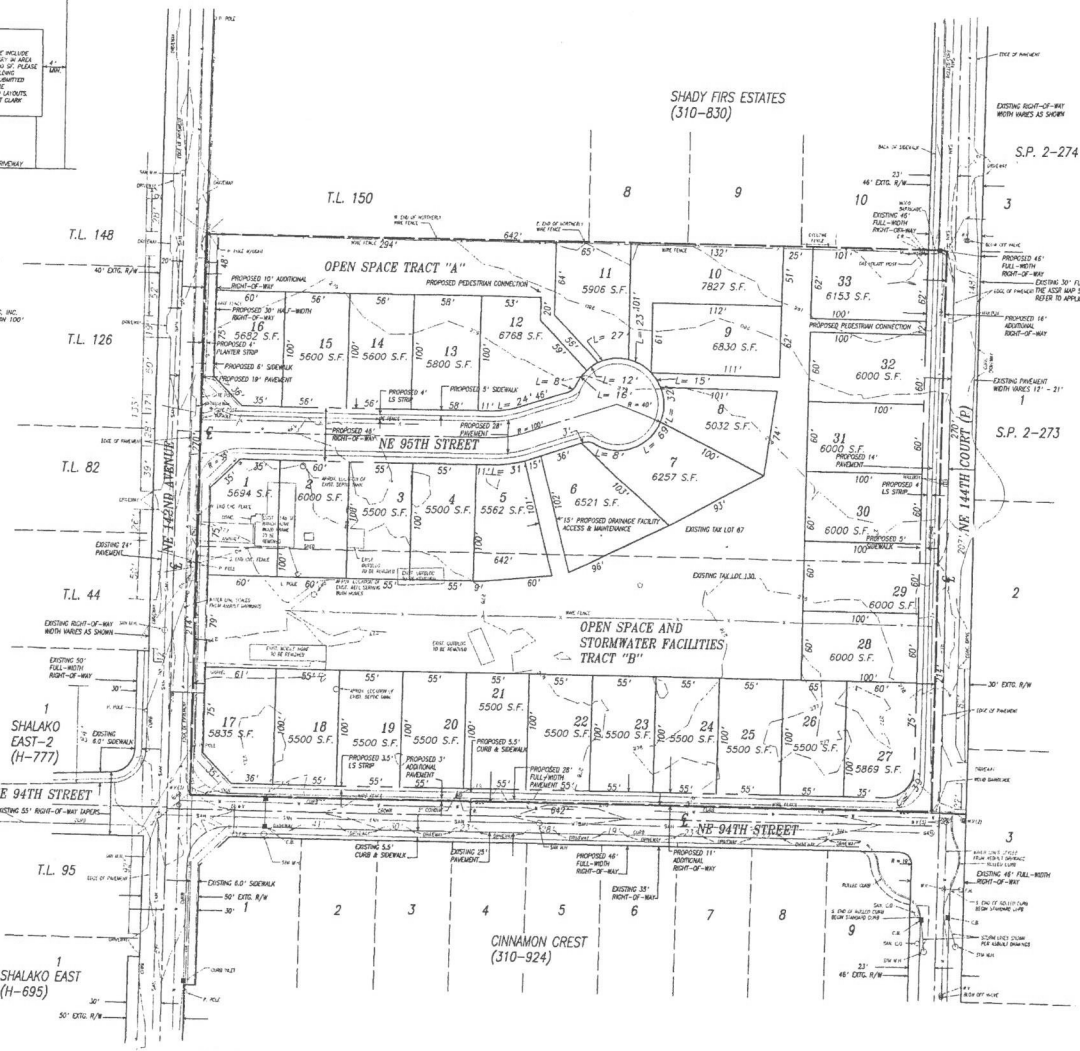
TRACT "B" IS COMMON OPEN SPACE AND CONTAINS STORMWATER FACILITIES WHICH ARE PROPOSED TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

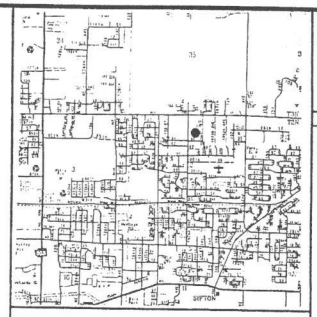
THERE ARE NO WATERCOURSES, FLOODPLAINS, FLOOD FRINGES, FLOODWAYS, SHORELINE AREAS, WATER BODIES, WETLANDS, UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS, SIGNIFICANT WILDLIFE, SIGNIFICANT HABITAT, SIGNIFICANT VEGETATION, SIGNIFICANT ARCHAEOLOGICAL RESOURCES ON THE SITE ACCORDING TO GIS DATA.

THE NEAREST FIRE HYDRANT IS LOCATED TO THE SOUTHEAST OF THE SITE APPROXIMATELY AT THE INTERSECTION OF NE 144TH COURT AND NE 94TH STREET AS SHOWN ON THIS PLAN.

PLEASE REFER TO THE CONCEPTUAL BUILDING ELEVATIONS SUBMITTED WITH THIS APPLICATION FOR MORE INFORMATION ON THE PROPOSED STRUCTURES AND PROPOSED LAYOUT.

THERE ARE NO OFF-STREET PARKING AND LOADING AREAS PROPOSED BESIDES THE INDIVIDUAL DRIVEWAYS AND GARAGES FOR THE PROPOSED LOTS.





APPLICANT: PINNGRACE, LLC
313 SE 189TH AVENUE
CAMAS, WA 98607
(360) 254-0778

OWNER: VERA WOODRUFF
P.O. BOX 820371
VANCOUVER, WA 98682

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

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
EXISTING CONDITIONS PLAN AND PRELIMINARY PLAT	1
PRELIMINARY LANDSCAPE PLAN	2
PRELIMINARY UTILITY & EROSION CONTROL PLAN	3

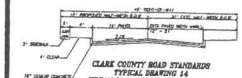
Scale 1" = 50'

0 25 50 100 150 200

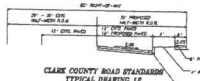
LEGEND

- PERIMETER OF SITE
- LOT LINES
- ADJACENT TAX LOTS
- RIGHT-OF-WAY
- ℄ CENTERLINE
- 278 CONTOURS
- OH OVERHEAD LINES
- SAN SANITARY SEWER
- STM STORM SEWER
- W WATER LINE
- UGE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- GAS NATURAL GAS
- MANHOLE (M.H.)
- CATCH BASIN (C.B.)
- ELECTRIC RISER (E.R.)
- WATER METER (W.M.)
- VALVE
- POWER POLE (P.P.)
- LIGHT POLE (L.P.)
- SIGN
- TELEPHONE RISER (T.R.)
- FIRE HYDRANT (F.H.)

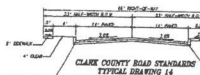
BATCH PLOT FILES: /hsp/7400/7480/7483.p.prelim.plat.bplt
PLOT DATE: Wed Sep 1 08:04:19 2004



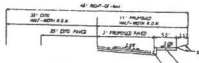
CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 14
URBAN LOCAL RESIDENTIAL ACCESS
N.E. 144TH COURT HALF WIDTH
NOT TO SCALE



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 12
URBAN COLLECTOR
N.E. 142ND AVENUE HALF-WIDTH
NOT TO SCALE



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 14
URBAN LOCAL RESIDENTIAL ACCESS
N.E. 94TH STREET FULL WIDTH
NOT TO SCALE



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 14
URBAN LOCAL RESIDENTIAL ACCESS
N.E. 94TH STREET HALF-WIDTH
NOT TO SCALE

EXISTING CONDITIONS PLAN, PRELIMINARY SUBDIVISION PLAT, AND PLANNED UNIT DEVELOPMENT PLAN FOR:

THE WOODLANDS P.U.D.

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
360-695-8117 FAX
1111 BROADWAY, VANCOUVER, WA 98660

STEVEN F. STONER
STATE OF WASHINGTON
29352
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: MAY 5, 2006

9/1/04

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: CLIENT
DRAWN: GB
CHECKED: KFS
DATE: AUGUST 2004
SCALE: H. 1" = 50'
V.

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THE WOODLANDS
JOB NO. 7483

SHEET
1 of 3