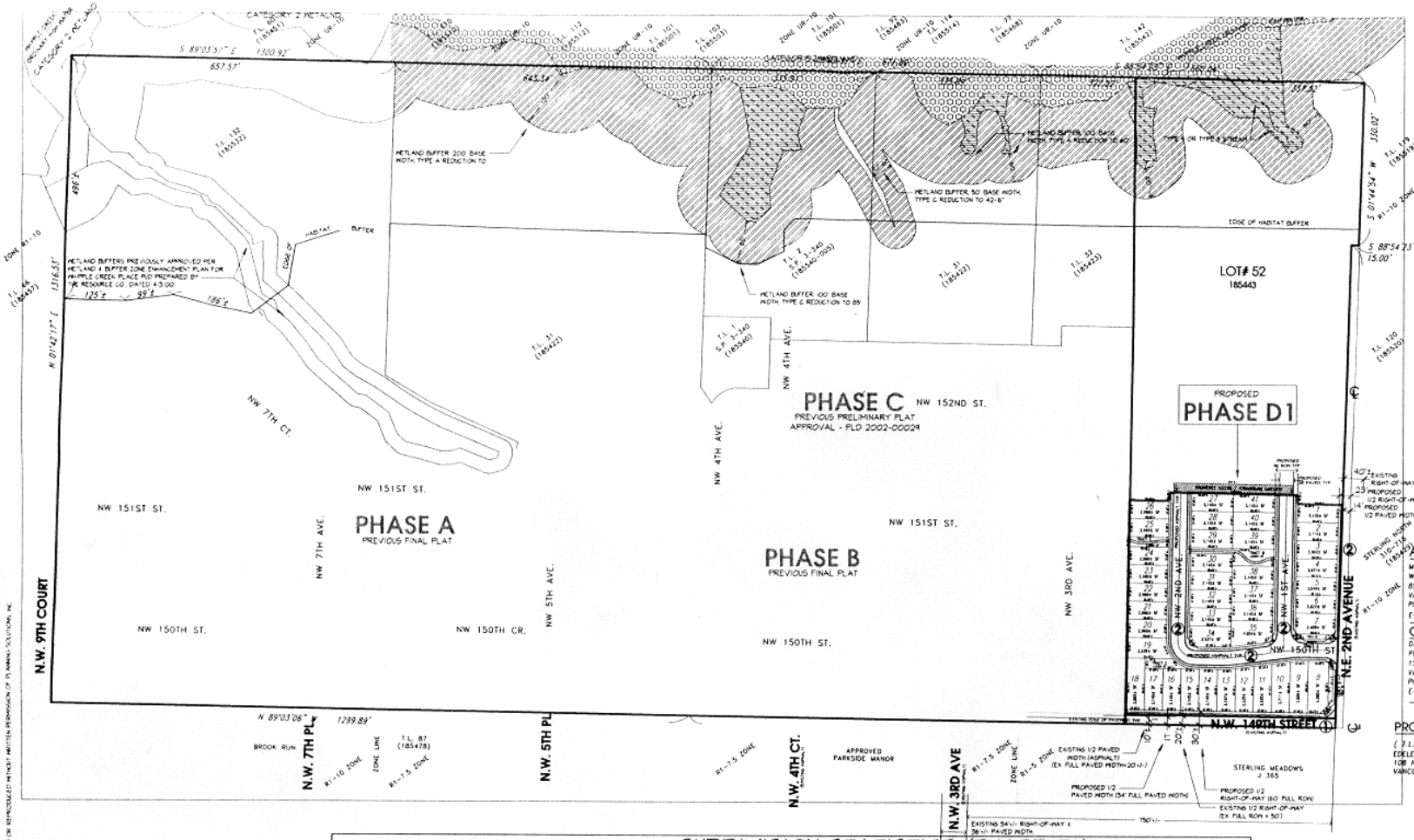

VICINITY MAP

LEGEND

- PREVIOUSLY APPROVED WETLAND DELINEATION AND BUFFERS
- HABITAT BUFFER
- CATEGORY 2 WETLAND
- CATEGORY 3 WETLAND
- CATEGORY 4 WETLAND
- WETLAND BUFFER

CLARK COUNTY ROAD STANDARD CLASIFICATIONS

ALL PUBLIC ROADS PROPOSED AS ASPHALT PAVED

1. URBAN COLLECTOR STREET (2 LANES W/ BIKE LANES) (CLARK COUNTY DRAWING R3 - 100.00)
2. URBAN LOCAL RESIDENTIAL ACCESS (CLARK COUNTY DRAWING R4 - 101.00)

APPLICANT:

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VANCOUVER, WA 98685
PH. (360) 546-2501; FAX (360) 576-5161
E-mail: randyc@visionfirst.com

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PH. (360) 750-9000; FAX (360) 750-9201
E-mail: PSI@Planningsolutionsinc.com

PROPERTY OWNER:

(T.L. 52 185443-000)
EDELENE MCCOLLUMBER
108 NE 149TH ST.
VANCOUVER, WA 98685

Planning Solutions, Inc.
LANDSCAPE ARCHITECTURE
LAND PLANNING
DEVELOPMENT CONSULTING
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PHONE: 360-750-9000
FAX: 360-750-9201
Em: psi@planningsolutionsinc.com

CONSULTANT:

WHIPPLE CREEK PLACE PHASE D1

NW 149TH Street
Vancouver, Washington

SUBDIVISION STATISTICS (PHASE D1)

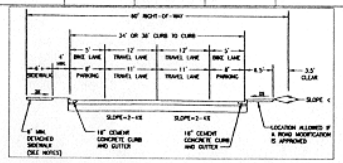
PLAT STATISTICS (Developed Area)									LOT STATISTICS					
	LAND USE	GROSS AREA (PHASE D1 AREA)	PROPOSED LOTS	GROSS DENSITY	NET AREA (GROSS - ROW)	NET DENSITY	AVERAGE LOT SIZE	COMMON SPACE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT SIZE	FRONT YARD SETBACK	SIDE/REAR YARD SETBACK	STREET SIDE YARD SETBACK
PHASE D1	S.FAMILY DETACHED AND/OR ATTACHED	4.43± AC	41	9.26du/AC	3.26± AC	12.58du/AC	3,463± S.F.	7,079± SF	37'	80'	2,950 S.F.	20'	3'*	10'
TRACT A	C.S.	757± SF												
TRACT B	C.S.	763± SF												
TRACT C	ACCESS	1,412± SF												
TRACT D	C.S.	3,959± SF												
TRACT E	C.S.	1,600± SF												

C.S.=COMMON SPACE

*0' FOR ATTACHED UNITS

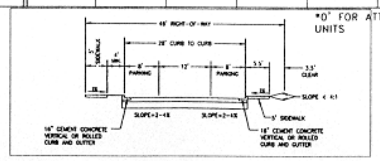
-EXISTING 5' SIDEWALKS LOCATED WITHIN THE PARKSIDE MANOR SUBDIVISION LOCATED SOUTH ACROSS NW 149TH ST. ADDITIONAL 5' SIDEWALKS ARE PROPOSED WITHIN PHASE C ABUTTING WEST OF PHASE D1.

-EXISTING FIRE HYDRANTS ARE LOCATED SOUTH ACROSS NW 149TH ST. WITHIN THE PARKSIDE MANOR SUBDIVISION. ADDITIONAL FIRE HYDRANTS ARE PROPOSED WITHIN PHASE C ABUTTING WEST OF PHASE D1.



NOT TO SCALE

URBAN COLLECTOR STREET - 1/2 WIDTH ONLY
(NW 149TH ST.)



NOT TO SCALE

URBAN LOCAL RESIDENTIAL ACCESS
(NW 150TH ST., NW 1ST AVE., NW 2ND AVE., 1/2 WIDTH NE 2ND AVE.)

GENERAL NOTES

1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH CLIENT PRIOR TO DESIGNING WORK.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE CLIENTS REAL PROPERTY.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES OR WETLANDS.
4. CONTRACTOR TO BE LICENSED, BONDED AND INSURED IN THE STATE OF WASHINGTON.
5. CONTRACTOR IS SOLELY RESPONSIBLE TO CLIENT FOR OUTCOME OF PROJECT.
6. CONTRACTOR TO REPAIR ALL DAMAGE TO CLIENTS PROPERTY.
7. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY AND STATE CODES.
8. THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES.
9. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.

ALL PROPERTY LINES, EASEMENTS, RIGHT OF WAYS, BUILDINGS, VEGETATION, TOPOGRAPHY, WETLANDS, WATERWAYS, UTILITIES, AND ROADWAYS SHOWN REPRESENT A COMPILATION OF INFORMATION FROM CLARK COUNTY ASSESSOR MAPS, ASSESSOR'S MAPS, AERIAL PHOTOGRAPHS, MINSTER & BLAESER SURVEY INFORMATION AND MAKAY & SPOSITO SURVEY INFORMATION PRIOR TO FINAL SITE PLAN REVIEW, DEVELOPMENT AND CONSTRUCTION OF THESE PARCELS. IT IS STRONGLY RECOMMENDED THAT ALL INFORMATION SHOWN BE VERIFIED AND SURVEYED BY A PROFESSIONAL LAND SURVEYOR. AS THIS PLAN IS PRELIMINARY IN NATURE, ALL DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE APPROXIMATE.

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PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL

NORTH

0 100 200 300 400 500

NOT TO SCALE

DRAWN: GB	CHECKED: CB
SCALE: 1:00	DATE: 1.5.02
JOB #: 02-645	

REVISIONS:

1. SUB SUBMITTAL
2.
3.
4.
5.
6.

SHEET NAME:

PRELIMINARY SUBDIVISION

SHEET #:

PP

SHEET 1 OF 3