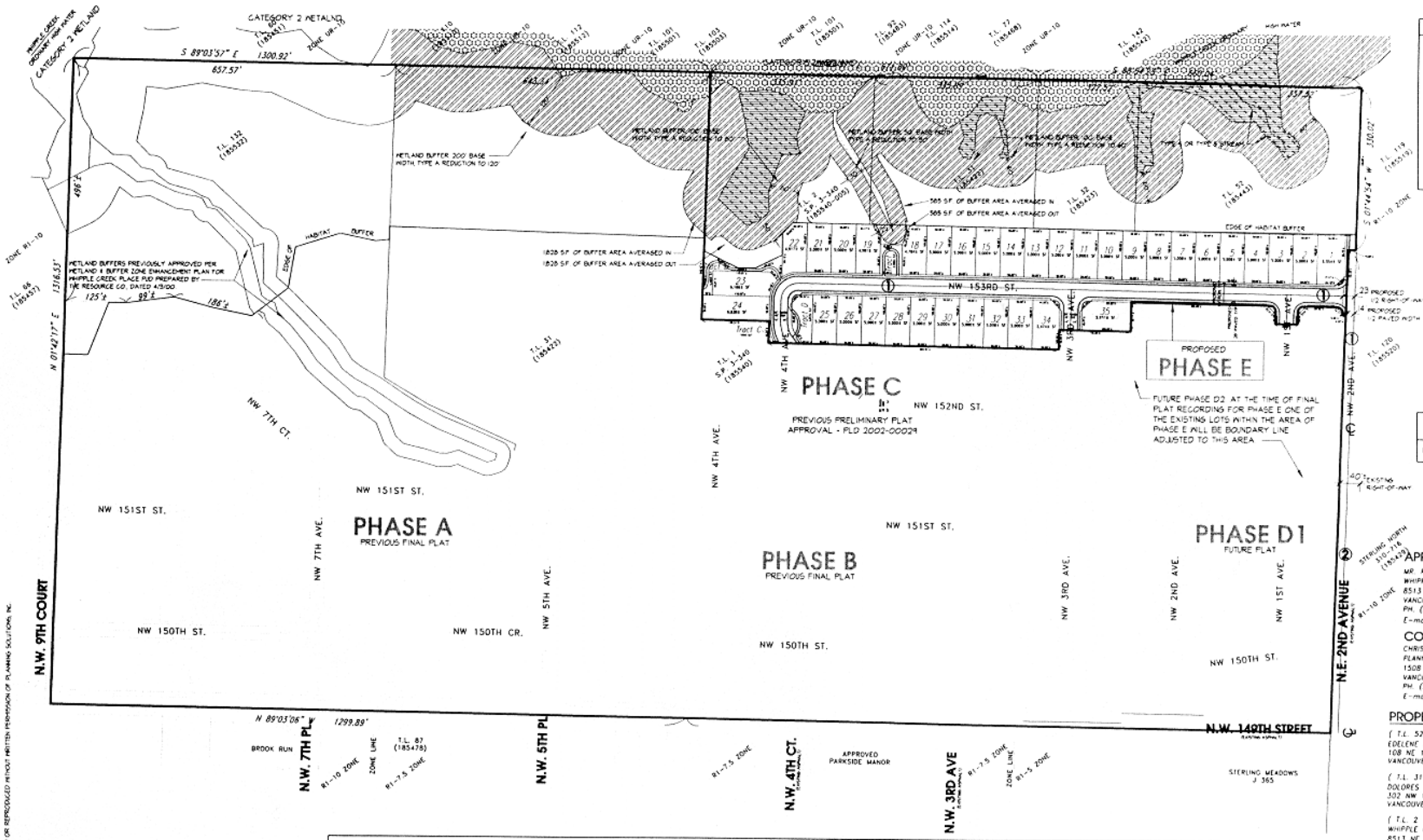
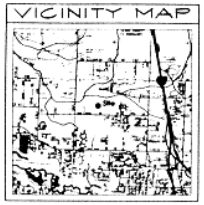




LEGEND

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

CLARK COUNTY ROAD STANDARD CLASIFICATIONS

1	URBAN LOCAL RESIDENTIAL ACCESS

APPLICANT:

MR. RANDY CLARND
WHIPPLE CREEK PROPERTIES, L.L.C.
8513 NE HAZEL DELL AVENUE, SUITE 230
VANCOUVER, WA 98685
PH. (360) 546-2501; FAX (360) 576-5161
E-mail: randyc@visionfirst.com

CONTACT:

CHRIS BAUMANN
PLANNING SOLUTIONS, INC.
1508 BROADWAY
VANCOUVER, WA 98663
PH. (360) 750-9000; FAX (360) 750-9201
E-mail: PSI@Planningsolutionsinc.com

PROPERTY OWNER:

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

(T.L. 31 185492-000)
DOLORES FLAGG
302 NW 149TH STREET
VANCOUVER, WA 98685

(T.L. 2 18554--005 & T.L. 32 185423-000)
WHIPPLE CREEK PROPERTIES, L.L.C.
8513 NE HAZEL DELL AVENUE, SUITE 230
VANCOUVER, WA 98685

SUBDIVISION STATISTICS (PHASE D1)

	PLAT STATISTICS									LOT STATISTICS					
	LAND USE	GROSS AREA (PHASE E AREA)	PROPOSED LOTS	GROSS DENSITY	NET AREA (GROSS-ROW-HABITAT)	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 E	S.FAMILY DETACHED AND/OR ATTACHED	15.43± AC	35	2.27du/AC	4.38± AC	7.99du/AC	5,451± S.F.	11,004± SF	37'	80'	4,764 S.F.	20'	5'	10'
TRACT A	C.S.	2,700± SF												
TRACT B	C.S.	4,303± SF												
TRACT C	C.S.	189± SF												
TRACT D	C.S.	3,812± SF												

C.S.=COMMON SPACE

-ADDITIONAL 5' SIDEWALKS ARE PROPOSED WITHIN PHASE C ABUTTING SOUTH OF PHASE E

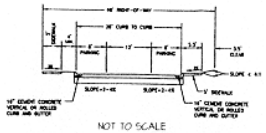
-ADDITIONAL FIRE HYDRANTS ARE PROPOSED WITHIN PHASE C ABUTTING SOUTH OF PHASE E

GENERAL NOTES

1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH CLIENT PRIOR TO BEGINNING WORK.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE CLIENT'S 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, WINSTER & GLAESER SURVEY INFORMATION AND MACKAY & 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.

© COPYRIGHT 2002 PLANNING SOLUTIONS, INC. NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF PLANNING SOLUTIONS, INC.



NOT TO SCALE

URBAN LOCAL RESIDENTIAL ACCESS
(NW 153 RD., NW 1ST AVE., NW 3RD AVE., NW 4TH AVE., 1/2 WIDTH NE 2ND AVE.)

PRELIMINARY NOT FOR CONSTRUCTION SUBJECT TO APPROVAL

NOT TO SCALE

NORTH
0 100 200 300 400 500

Planning Solutions, Inc.
LANDSCAPE ARCHITECTURE
LAND PLANNING
DEVELOPMENT CONSULTING
1508 BROADWAY STREET
VANCOUVER, WA 98663
PHONE 360-750-9000
FAX 360-750-9201
Em. psi@planningsolutionsinc.com

CONSULTANT

WHIPPLE CREEK PLACE PHASE E

NW 149TH Street
Vancouver, Washington

DRAWN: CB	CHECKED: CB
SCALE: 1" = 100'-0"	DATE: 12-02
JOB #: 02-646	

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

SHEET NAME:
PRELIMINARY SUBDIVISION

SHEET #
PP

SHEET 1 OF 7