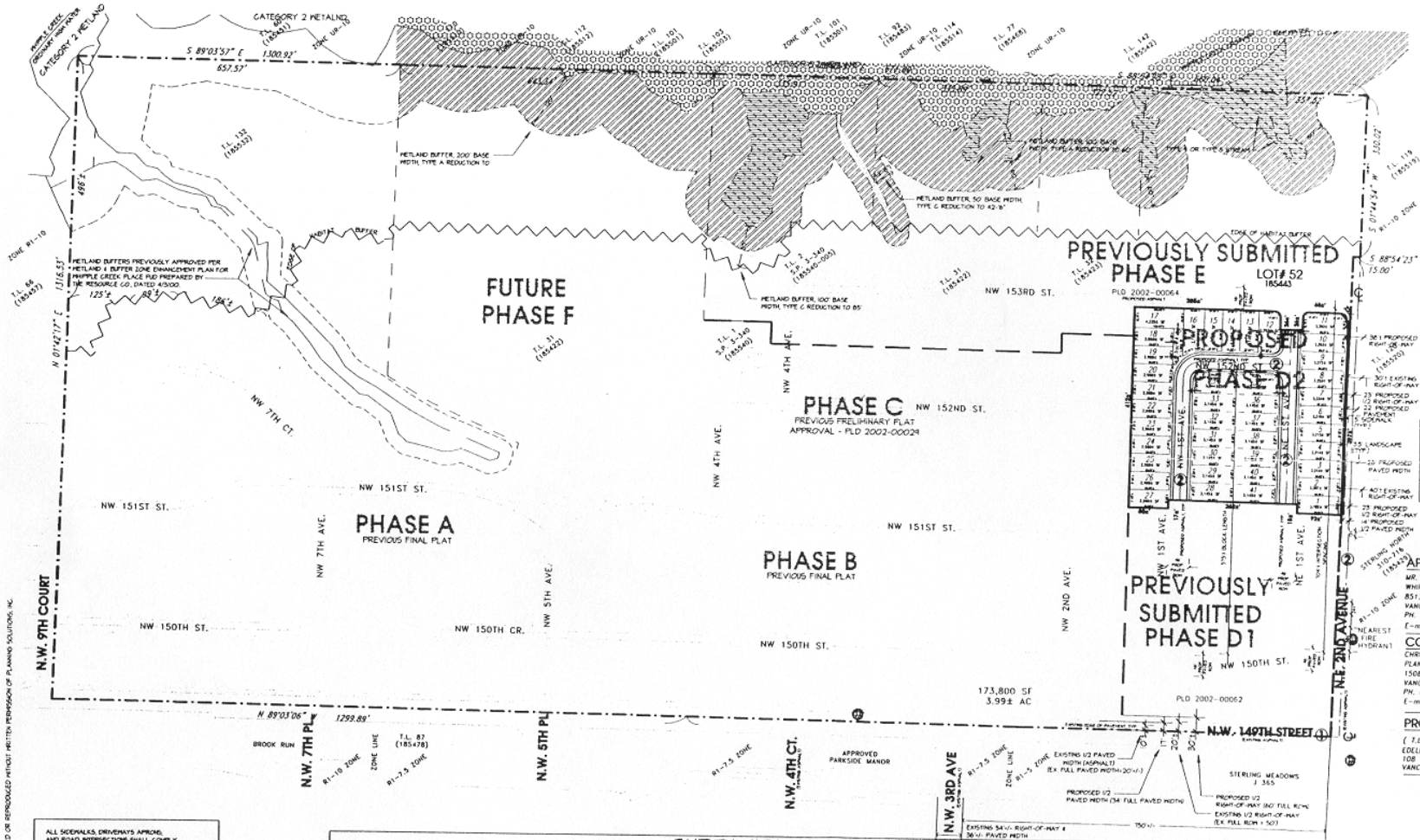

VICINITY MAP

LEGEND

- PROPOSED ASPHALT
- PREVIOUSLY APPROVED WETLAND DELINEATION AND BUFFERS
- HABITAT BUFFER
- CATEGORY 2 WETLAND
- CATEGORY 3 WETLAND
- CATEGORY 4 WETLAND
- WETLAND BUFFER
- APPROXIMATE LOCATION OF DRIVEWAY ACCESS

CLARK COUNTY ROAD STANDARD CLASIFICATIONS	
1	URBAN COLLECTOR STREET (2 LANES W/ BIKE LANES)
2	URBAN LOCAL RESIDENTIAL ACCESS

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 D2 SUBDIVISION

NE 2ND AVENUE & NW 149TH STREET
VANCOUVER, WASHINGTON

APPLICANT:
MR. RANDY CLARNO
WHIPPLE CREEK PROPERTIES, L.L.C.
8511 NE HAZEL DELL AVENUE, SUITE 230
VANCOUVER, WA 98665
PH. (360) 546-2501; FAX (360) 576-5161
E-mail: randyc@visionfirst.com

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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

ALL SIDEWALKS, DRIVEWAYS APRONS, AND ROAD INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

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 CLIENT'S 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 & ALNESER SURVEY INFORMATION AND MALKAY & 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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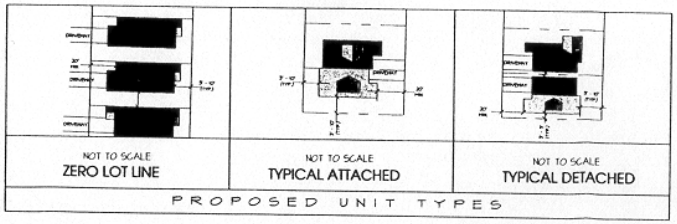
SUBDIVISION STATISTICS (PHASE D2)

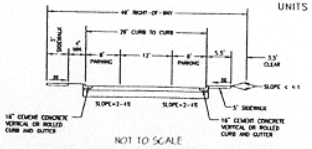
PLAT STATISTICS (Developed Area)									LOT STATISTICS					
	LAND USE	GROSS AREA (PHASE D2 AREA)	PROPOSED LOTS	GROSS DENSITY	NET AREA (GROSS - ROW)	NET DENSITY	AVERAGE LOT SIZE	COMMON SPACE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT SIZE	FRONT YARD SETBACK	SIDE/REAR YARD SETBACK	STREET SIDE YARD SETBACK
PHASE D2	S.FAMILY DETACHED AND/OR ATTACHED	173,800 SF 3.99± AC	41	10.28du/AC	3.02± AC	13.58du/AC	3,210± S.F.	N/A	37'	80'	2,960 S.F.	20'	3'*	10'
TRACT A	ACCESS	1.404± SF												

*0' FOR ATTACHED UNITS

ADDITIONAL 5' SIDEWALKS ARE PROPOSED WITHIN PHASE C ABUTTING WEST OF PHASE D2.

-EXISTING FIRE HYDRANTS ARE LOCATED SOUTH ACROSS NW 149TH ST. WITHIN THE PARKSIDE MANOR SUBDIVISION AND EAST ACROSS NE 2ND AVENUE. ADDITIONAL FIRE HYDRANTS ARE PROPOSED WITHIN PHASE C ABUTTING WEST OF PHASE D2.





URBAN LOCAL RESIDENTIAL ACCESS
(NW 152ND ST., NW 1ST AVE., NE 1ST AVE., 1/2 WIDTH NE 2ND AVE.)

PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL

NOT TO SCALE

NORTH
0 100 200 300 400 500

DRAWN:	CHECKED:
JF	CB
SCALE: 1" = 100'-0"	DATE: 04.25.05
JOB #: 02-664	

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

SHEET NAME:
PRELIMINARY PLAT

SHEET #
PP

SHEET 1 OF 3