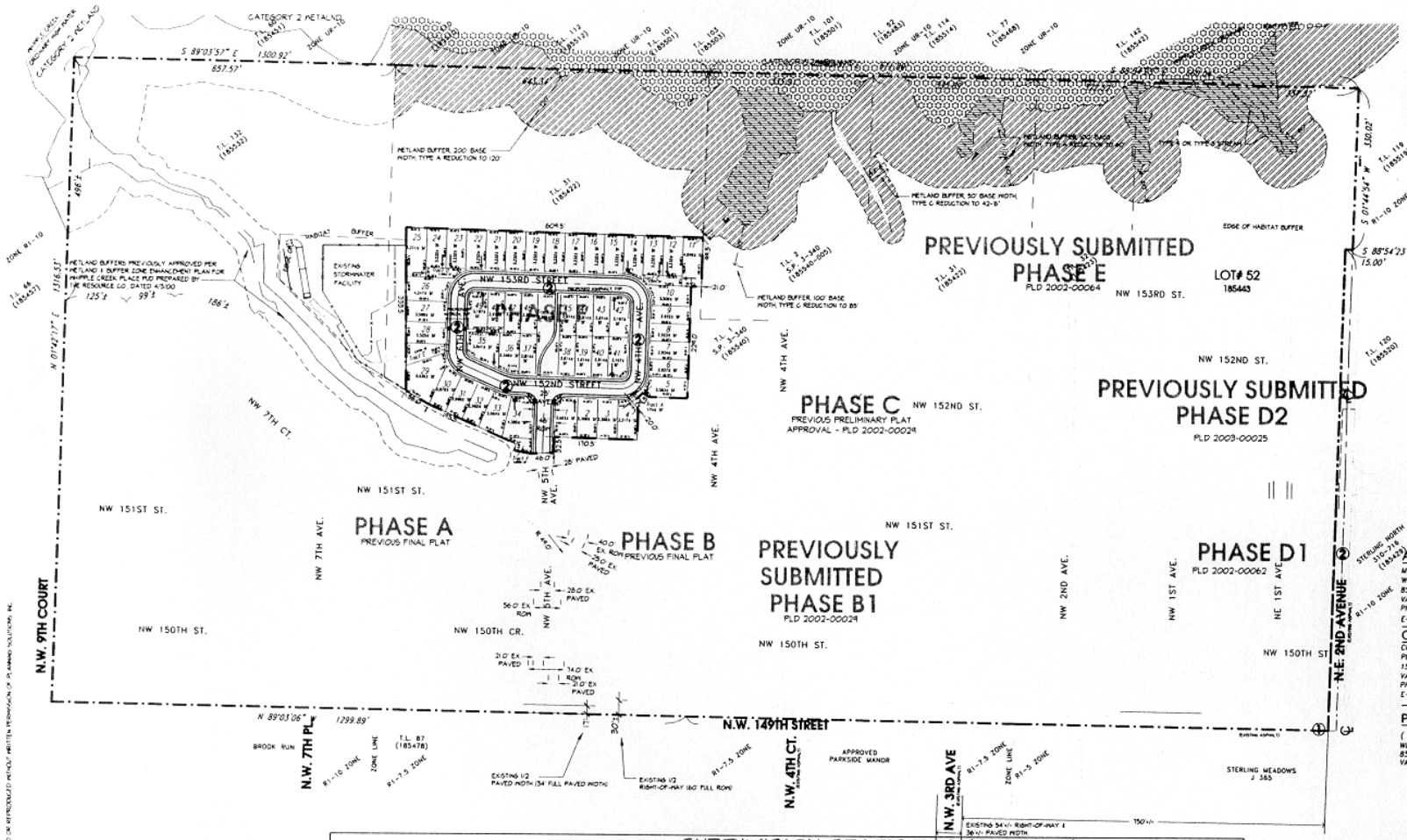



## VICINITY MAP

## LEGEND

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

## CLARK COUNTY ROAD STANDARD CLASIFICATIONS

ALL PUBLIC ROADS PROPOSED TO BE ASPHALT PAVED

1. URBAN COLLECTOR STREET (2 LANES W/ BIKE LANES) — CLARK COUNTY DRAWING 92 - SEE BELOW
2. URBAN LOCAL RESIDENTIAL ACCESS — CLARK COUNTY DRAWING 96 - SEE BELOW


Planning Solutions, Inc.

LANDSCAPE ARCHITECTURE
LAND PLANNING
DEVELOPMENT CONSULTING

1508 BROADWAY STREET
VANCOUVER, WA 98663

PHONE: 360-750-9000
FAX: 360-750-9201
Eml: psi@planningsolutionsinc.com

CONSULTANT:


# WHIPPLE CREEK 'F' SUBDIVISION

NW 5TH PLACE
VANCOUVER, WASHINGTON


**APPLICANT:**

MR. RANDY CLARNO
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. 31 185422-000 )
WHIPPLE CREEK PROPERTIES, L.L.C.
8513 NE HAZEL DELL AVENUE, SUITE 230
VANCOUVER, WA 98685

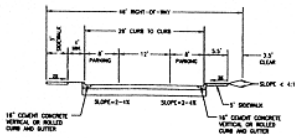

## SUBDIVISION STATISTICS (PHASE F)

| | PLAT STATISTICS (Developed Area) | | | | | | | LOT STATISTICS | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LAND USE | GROSS AREA (PHASE F AREA) | PROPOSED LOTS | GROSS DENSITY | NET AREA GROSS - C.S./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 F | S.FAMILY DETACHED AND/OR ATTACHED | 5.31± AC | 49 | 9.23du/AC | 3.70± AC | 13.24du/AC | 3,295± S.F. | 14,698± SF | 34' | 80' | 2,814 S.F. | 20' | 3'* | 10' |
| TRACT A | C.S. | 174± SF | | | | | | | | | | | | |
| TRACT B | C.S. | 7,655± SF | | | | | | | | | | | | |
| TRACT C | ACCESS | 1,767± SF | | | | | | | | | | | | |
| TRACT D | ACCESS | 1,436± SF | | | | | | | | | | | | |
| TRACT E* | C.S./ACCESS | 2,570± SF | | | | | | | | | | | | |
| TRACT F | C.S. | 1,096± SF | | | | | | | | | | | | |

C.S.=COMMON SPACE
* TRACT 'E' IS COMMON OPEN SPACE AND ACCESS TO STORMWATER FACILITY

*0' FOR ATTACHED UNITS

-EXISTING 5' SIDEWALKS AND FIRE HYDRANTS LOCATED WITHIN PHASES A, B, & C ABUTTING WEST AND SOUTH OF PHASE F.




NOT TO SCALE
URBAN LOCAL RESIDENTIAL ACCESS
(NW 152ND LOOP; NW 5TH PLACE)

## GENERAL NOTES

1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENGINEERINGS 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 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, WINSTER & SALESER SURVEY INFORMATION AND MALLAT & 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

NOT TO SCALE

NORTH
0 100 200 300 400 500

| | |
|---|---|
| DRAWN: JF | CHECKED: CB |
| SCALE: 1" = 100'-0" | DATE: 05.14.05 |
| JOB #: 02-610 | |

REVISIONS:
1. SUB SUBMITTAL 06.04.05
2.
3.
4.
5.

SHEET NAME:
**PRELIMINARY PLAT**

SHEET #:
**PP**

SHEET 1 OF 3