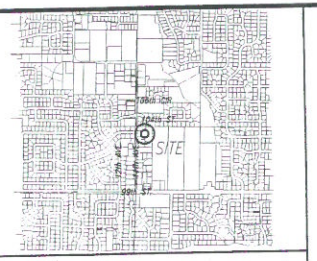


VICINITY MAP NTS

SW 1/4 OF SEC. 34 T3N R1E WM

SHORT PLAT NOTES

PARCEL #189243-000 IS 1.09 ACRES (44,956 SF) ACCORDING TO CLARK COUNTY GIS, 1.10 ACRES (48,021 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC. AFTER R.O.W. DEDICATION ALONG 11TH AVENUE THE TOTAL ACRES ARE 1.07 (46,443 SF).

ZONED R1-7.5.

THERE ARE NO PLANNED ENHANCEMENT AREA PROPOSED ON SITE.

THERE ARE NO SIGNS PROPOSED.

THERE ARE NO PROPOSED PARKS OR OPEN SPACE AREAS. PROPOSED LOTS, TRACTS AND EASEMENTS FOR DRAINAGE AND ACCESS ARE AS SHOWN ON THE PLAN.

THERE ARE NO PROPOSED TRANSIT FACILITIES.

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS.

PROPOSED ROAD IMPROVEMENTS INCLUDE HALF-STREET IMPROVEMENTS ALONG NE 11TH AVENUE. EXISTING TOPOGRAPHY PLUS OR MINUS 150' NORTH OF NE 11TH STREET EXCEEDS THE SITE DISTANCE REQUIREMENTS. CONSTRUCTION ACTIVITIES WILL TAKE PLACE AT THIS LOCATION TO REMOVE THE INCONSISTENT TOPOGRAPHY SO THAT SITE LINE CAN BE ACHIEVED AT NW 104th DRIVE TO PROVIDE A SAFE ENTRANCE AND EXIT FROM THE PROPOSED SHORT PLAT. NEW ROAD WILL BE NW 104TH DRIVE.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE EITHER ON SITE OR WITHIN 100 FEET OF THE SITE.

LOCATION AND WIDTH OF PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.

FIELD WORK FOR THIS SURVEY WAS PERFORMED IN FEBRUARY AND MARCH 2006.

ONE STORY, WOOD CONSTRUCTION EXISTING HOUSE TO REMAIN ON SITE.

EXISTING GARAGE AND SHED TO REMAIN ON SITE.

R1-7.5 RESIDENTIAL INFILL

MINIMUM DENSITY: 4.1 UNITS/ACRE
MAXIMUM DENSITY: 5.8 UNITS/ACRE
MINIMUM PARCEL AREA: 7,500 SQUARE FEET
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT DEPTH: 90 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
FRONT SETBACK: 20 FEET

FRONT GARAGE DOOR SETBACK: 20 FEET
STREET SIDE SETBACK: 10 FEET
SIDE SETBACK: 5 FEET
REAR SETBACK: 5 FEET
MAXIMUM LOT COVERAGE: 650 PERCENT

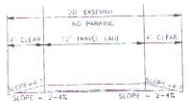
DENSITY CALCULATIONS

1.09 X 4.1 = 4 UNITS MINIMUM
1.09 X 5.8 = 6 UNITS MAXIMUM
UNITS PROVIDED = 4

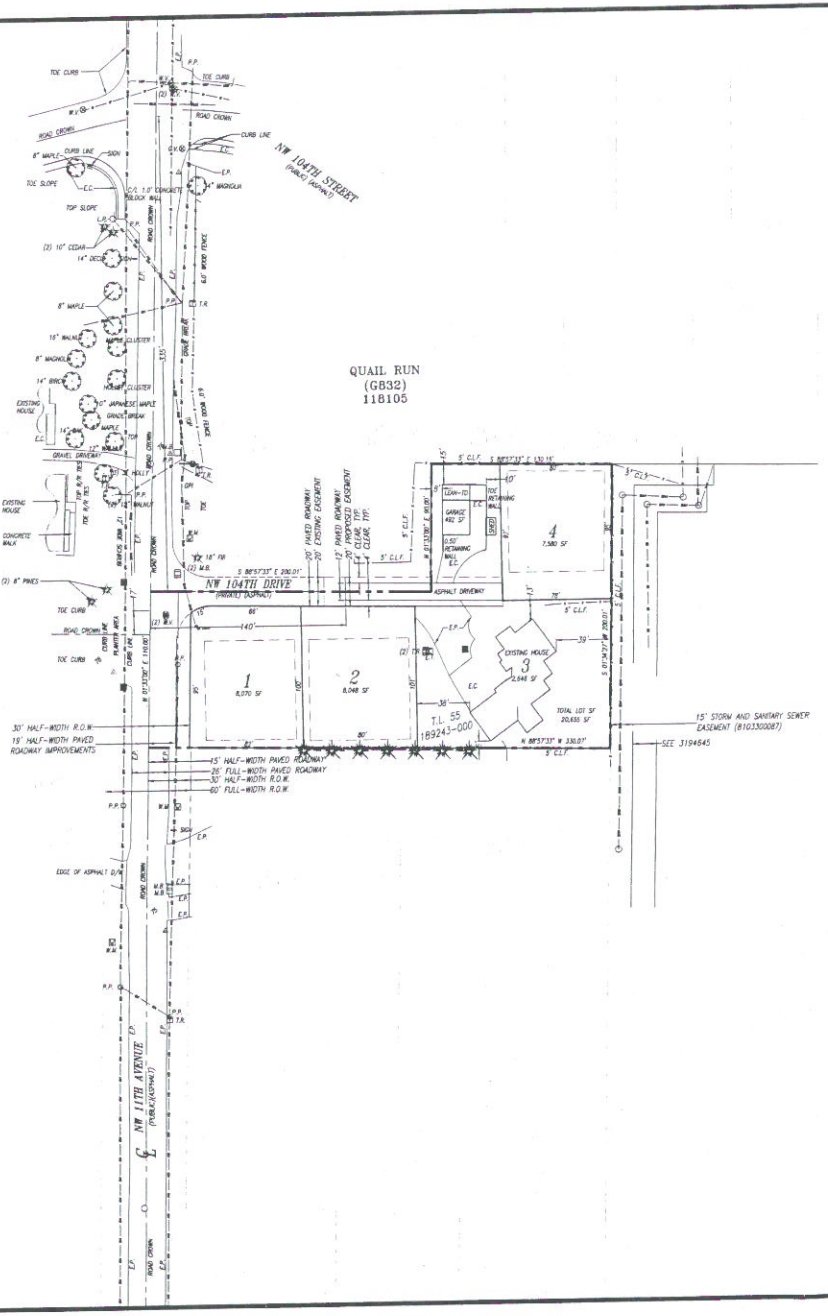
LEGEND

BUILDING ENVELOPE
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED LOT - PLAT
CONCRETE SIDEWALK
GRAVEL ROAD/STREET/DRIVEWAY
EXISTING FENCE
EXISTING BUILDING
OFFSITE BUILDING
PROPERTY LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
ADJACENT TAXLOT
EXISTING ON-SITE TAXLOT
OVERHEAD LINES
SANITARY SEWER
STORM SEWER
WATER LINE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
NATURAL GAS

MANHOLE (M.H.)
CATCH BASIN (C.B.)
ELECTRIC RISER (E.R.)
WATER METER (W.M.)
VALVE
SIGN
POWER POLE (P.P.)
LIGHT POLE (L.P.)
TELEPHONE RISER (T.R.)
FIRE HYDRANT (F.H.)
SET 1/2" IRON ROD
FOUND MONUMENT
DECIDUOUS TREE
EVERGREEN TREE



CLARK COUNTY ROAD STANDARDS
DRAWING 18 - BUILT TO THE STANDARDS OF URBAN INFILL B
NW 104TH DRIVE



APPLICANT/OWNER:
RUSSELL & CHARLENE WEBB
P.O. BOX 345
VANCOUVER, WA 98666
PH: 360.574.7355
FAX: 360.574.7368
chor@pacifier.com

CONTACT:
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ATTN: SCOTT BRANTLEY
1111 BROADWAY
VANCOUVER, WA 98660
PH: 360.695.1385
FAX: 360.695.8117
scottb@olsonengr.com

GRAPHIC SCALE
(IN FEET)
1 inch = 40 FEET

PLOT: /consultant3.ctb
FILE: j:/data/7900/7900/7980/7982/7982.p.plat.pre-app.dwg

PRELIMINARY PLAT AND ENGINEERING PLAN FOR:

NW 11TH AVENUE

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660
360.695.1385
503.289.9616

KURT F. STONEX
STATE OF WASHINGTON
22893
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 06 / 06 / 2008

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: SB
DRAWN: SB
CHECKED: KFS
DATE: MARCH 2006
SCALE: H: 1" = 40' V:

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NW 11TH AVENUE
JOB NO. 7982.00.01

SHEET
2 of 2