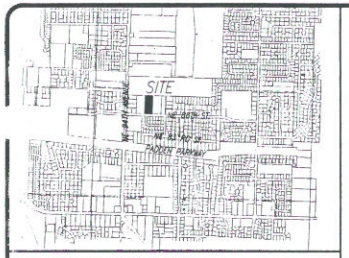


VICINITY MAP NTS SEC. 04 T2N R2E WM

NOTES

PARCEL #: 105783-000 IS 2.0 ACRES (87,120 SF) ACCORDING TO OLSON EGINEERING SURVEYING.

SITE ADDRESS IS 9818 NE 86TH STREET.

THE APPLICANT IS PROPOSING TO DEVELOP ONE TAX PARCEL INTO 12 LOTS FOR SINGLE-FAMILY RESIDENTIAL HOMES, UTILIZING THE TIER II INFILL STANDARDS IN THE R1-7.5 ZONE.

THE EXISTING HOUSE AND OUTBUILDINGS WILL BE REMOVED BEFORE CONSTRUCTION.

LOTS 5, 6, 9, 10 AND 11 WILL HAVE A SHARED ACCESS DRIVEWAY.

THERE ARE NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED ON SITE.

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. PEDESTRIAN FACILITIES ARE AS SHOWN ON THE PLAN.

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS.

PROPOSED ROAD IMPROVEMENTS INCLUDE HALF-STREET IMPROVEMENTS ALONG 86TH STREET. NEW ROADS INCLUDE NE 97TH CIRCLE.

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

SIGHT DISTANCE STANDARDS ARE MET FOR ACCESS POINTS.

LOCATION AND WIDTH OF PROPOSED EASEMENTS ARE AS SHOWN.

EXISTING WELL AND SEPTIC SYSTEMS ON THE SITE WILL BE ABANDONED AND DECOMMISSIONED ACCORDING TO CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS.

'D WORK FOR THIS SURVEY WAS PERFORMED IN JANUARY 2006.

..RE ARE NO EXISTING BUILDINGS TO REMAIN ON SITE.

ALL CORNER LOTS AND DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.

PER GIS DATA, THE NEAREST C-TRAN ROUTE IS LOCATED AT THE INTERSECTION OF NE 107TH AVENUE AND NE 88TH STREET.

PARCEL IS SUBJECT TO SEPA REVIEW.

R1-7.5 RESIDENTIAL ZONE

DEVELOPMENT STANDARDS

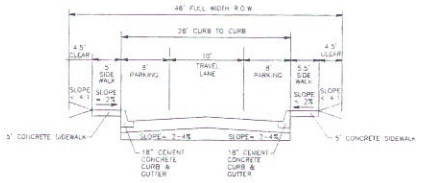
MINIMUM DENSITY: 4.1 UNITS/ACRE
MAXIMUM DENSITY: 7.3 UNITS/ACRE
MINIMUM LOT AREA: 8,000 SQUARE FEET
MINIMUM LOT WIDTH: NO REQUIREMENT
MINIMUM LOT DEPTH: NO REQUIREMENT
MAXIMUM BUILDING HEIGHT: 35 FEET
FRONT SETBACK: 10 FEET
FRONT GARAGE DOOR SETBACK: 18 FEET
STREET SIDE SETBACK: 10 FEET
SIDE SETBACK: 0 OR 5 FEET
REAR SETBACK: 0 OR 5 FEET
SETBACK FROM ALLEY: 0 OR 5 FEET
MAXIMUM LOT COVERAGE: 60 PERCENT

DENSITY CALCULATIONS

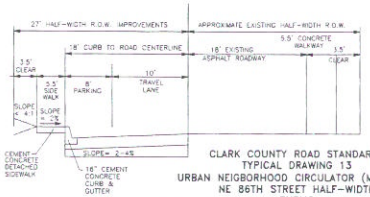
1.89 X 4.1 = 7 UNITS MINIMUM
1.89 X 7.3 = 13 UNITS MAXIMUM
UNITS PROVIDED = 12

LEGEND:

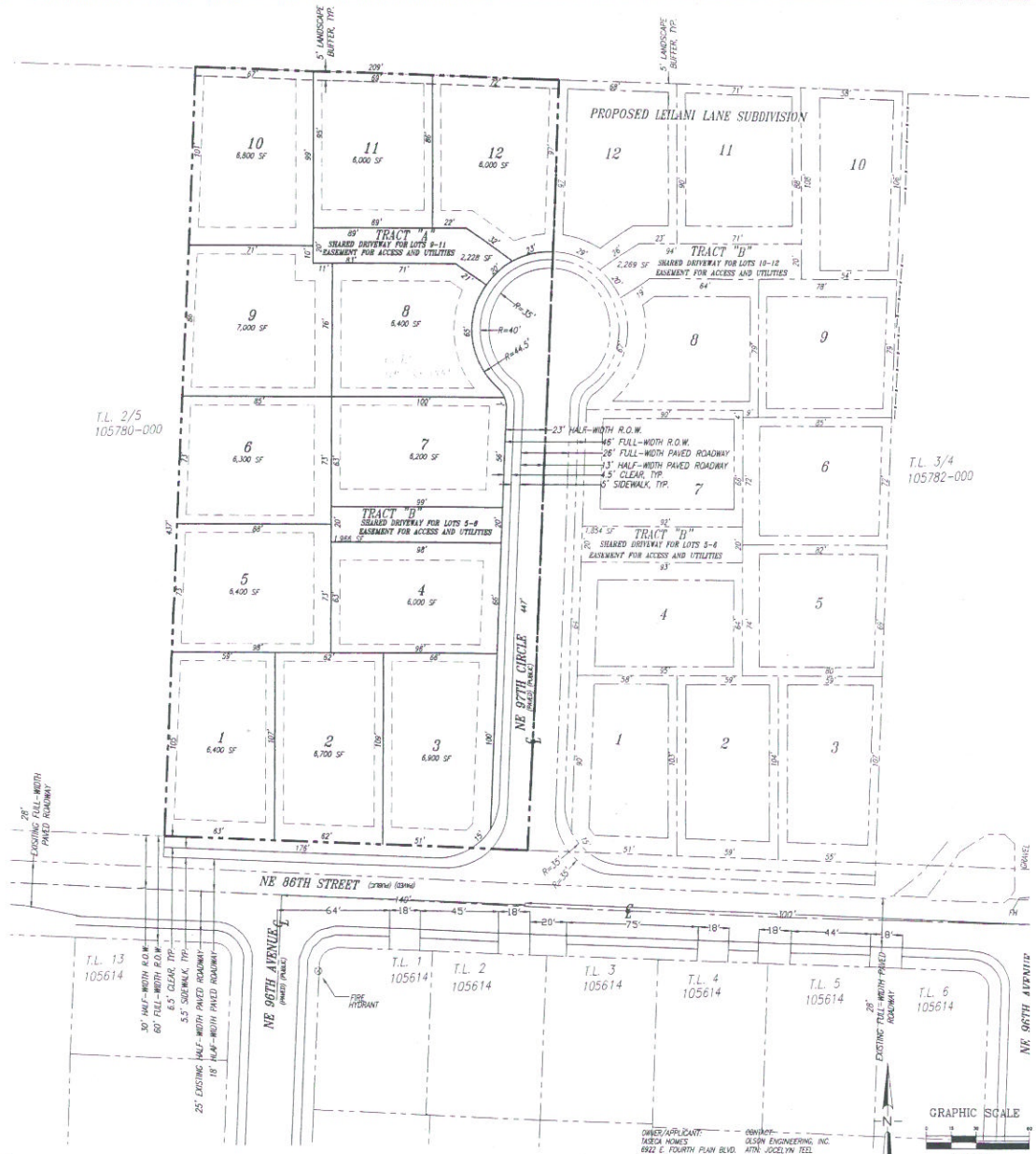
CONCRETE SIDEWALK
EXISTING FENCE
OFFSITE BUILDING
PROPERTY LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
HEARGHOT TAGLOT
PROPOSED LOT - PLAT
PROPOSED LOT - SITE PLAN
PROPOSED RIGHT-OF-WAY
PROPOSED EASEMENT
BUILDING LINE/LINE
LANDSCAPE BUFFER LINE



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 15
URBAN LOOP & URBAN CUL-DE-SAC
NE 97TH CIRCLE FULL-WIDTH
PUBLIC



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 13
URBAN NEIGBORHOOD CIRCULATOR (MODIFIED)
NE 86TH STREET HALF-WIDTH
PUBLIC



OWNER/APPLICANT:
TACOMA HOMES
6922 E. FOURTH PLAIN BLVD.
VANCOUVER, WA. 98661
(360) 694-9451
FAX (360) 694-5135

CONTACT:
OLSON ENGINEERING, INC.
ATTN: JOCELYN TEEL
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VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
jocelynm@olsonengr.com

PLOT: consultant1.ctb
FILE: J:\data\7000\7800\7862\7862.p.preim.option2.dwg

PRELIMINARY TIER II INFILL PLAT FOR:

SAMIELLE PARK SUBDIVISION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
503-286-6234
1111 BROADWAY, VANCOUVER, WA 98660

STATE OF WASHINGTON
21352
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 06 / 05 / 2008
4/25/08

CHANGES / REVISIONS	
DRIVEWAY DISTANCES AND OFFSITE STREET WIDTH.	4/25/08

DESIGNED: JET
DRAWN: JET/SB
CHECKED: KFS
DATE: APRIL 2008
SCALE: H: 1" = 30'
V:

COPYRIGHT 2008, OLSON ENGINEERING, INC.

SAMIELLE PARK SUBDIVISION
JOB NO. 7862.01.01

SHEET
2 of 2