

PROPERTY OWNERS

KONNIE STEELE 5701 NE 118TH STREET VANCOUVER, WA 98686 PH: 360-573-5971 PARCELS: 198889-000, 198891-000, 198789-000	KEITH HARRINGTON 16203 NE 61ST AVENUE VANCOUVER, WA 98686 PH: 360-608-6930 PARCELS: 198889-000, 198891-000, 198789-000
KENNETH HARRINGTON 3120 KINDRED AVENUE TOKELAND, WA 98590 PH: 360-824-3314 PARCELS: 198889-000, 198789-000	TERESA HARRINGTON 3120 KINDRED AVENUE TOKELAND, WA 98590 PH: 360-824-3314 PARCELS: 198889-000, 198789-000
NORMAN MILLARD 6306 NE 129TH STREET VANCOUVER, WA 98686 PH: 360-573-2261 PARCEL: 198876-000	JOAN MILLARD 6306 NE 129TH STREET VANCOUVER, WA 98686 PH: 360-573-2261 PARCEL: 198876-000
GARY SCHUBOTHE 13202 NE 72ND AVENUE VANCOUVER, WA 98686 PH: 360-904-6839 PARCEL: 198972-000	LAURA SCHUBOTHE 13202 NE 72ND AVENUE VANCOUVER, WA 98686 PH: 360-904-6015 PARCEL: 198972-000
MAUD HARRINGTON 16203 NE 61ST AVENUE VANCOUVER, WA 98686 PH: 360-608-6930 PARCELS: 198889-000, 198891-000, 198789-000	WILLIAM HARRINGTON 217 NE 151ST AVENUE VANCOUVER, WA 98684 PH: 360-314-5809 PARCELS: 198897-000, 198789-000

PROPOSED LAND USE

SINGLE FAMILY RESIDENCES

TOTAL SITE STATISTICS

GROSS AREA:	1,768,943 SF (40.61 AC)
RIGHT-OF-WAY AREA:	421,914 (9.69 AC)
NET AREA:	1,347,029 SF (30.92 AC)
TOTAL OPEN SPACE AREA PROPOSED:	194,301 SF (4.46 AC) (14%)
TOTAL PROPOSED LOTS:	232 DU

DENSITY CALCULATIONS (ZONE R1-6)

GROSS AREA:	1,471,704 SF (33.79 AC)
ROW DEDICATION AREA:	341,531 SF (7.84 AC)
NET AREA:	1,130,173 SF (25.95 AC)
MINIMUM LOTS ALLOWED PUD (25.95 AC X 5.1 DU):	132.35
MAXIMUM LOTS ALLOWED PUD (25.95 AC X 7.3 DU):	189.44

DENSITY CALCULATIONS (ZONE R-30)

GROSS AREA:	297,239 SF (6.82 AC)
ROW DEDICATION AREA:	80,383 SF (1.84 AC)
NET AREA:	216,856 SF (4.98 AC)
MINIMUM LOTS ALLOWED PUD (4.98 AC X 18 DU):	89.64
MAXIMUM LOTS ALLOWED PUD (4.98 AC X 30 DU):	149.40

DENSITY CALCULATIONS (ENTIRE)

R1-6 MINIMUM LOTS ALLOWED:	132.35
R-30 MINIMUM LOTS ALLOWED:	89.64
TOTAL MINIMUM LOTS ALLOWED:	222
R1-6 MAXIMUM LOTS ALLOWED:	189.44
R-30 MAXIMUM LOTS ALLOWED:	149.40
TOTAL MAXIMUM LOTS ALLOWED:	338
TOTAL LOTS PROPOSED:	232

PROPOSED LOT STATISTICS

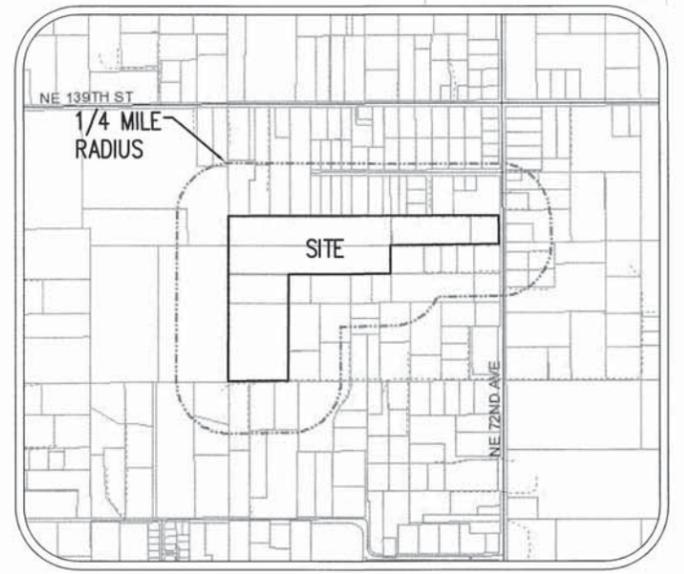
FRONT YARD SETBACK:	10 FEET
GARAGE SETBACK:	18 FEET
SIDE YARD SETBACK:	5 FEET
STREET SIDE YARD SETBACK:	10 FEET
REAR YARD SETBACK:	10 FEET
MIN. LOT DEPTH:	90 FEET
MIN. LOT WIDTH:	40 FEET
MAX. BUILDING HEIGHT:	35 FEET
AVERAGE LOT AREA:	4,969 SF

TRACT TABLE

TRACT	PURPOSE	SF	OWNER
TRACT A	OPEN SPACE	12,865	HOA/CLARK COUNTY PARKS
TRACT B	OPEN SPACE	25,663	HOA/CLARK COUNTY PARKS
TRACT C	OPEN SPACE	30,919	HOA/CLARK COUNTY PARKS
TRACT D	OPEN SPACE	3,830	HOA/CLARK COUNTY PARKS
TRACT E	OPEN SPACE	22,063	HOA/CLARK COUNTY PARKS
TRACT F	OPEN SPACE	95,456	HOA/CLARK COUNTY PARKS
TRACT G	OPEN SPACE	3,505	HOA/CLARK COUNTY PARKS

PROPERTY DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL #'S 198789-000, 198876-000, 198889-000, 198891-000, 198897-000, AND 198972-000.



VICINITY MAP

NOT TO SCALE

THE PURPOSE OF THIS PRELIMINARY PLAT OVERVIEW IS TO SHOW THE ENTIRE PROPOSED DEVELOPMENT ON ONE SHEET WITH PROJECT BOUNDARY BEARINGS AND DISTANCES. FOR MORE DETAILED INFORMATION REGARDING PROPOSED IMPROVEMENTS, SEE THE REMAINDER OF THE PLAN SET FOLLOWING THIS PLAN SHEET.

NOTES:

- ACCORDING TO CLARK COUNTY GIS, NO WATERCOURSES, STREAMS, RIVERS, SHORELINES, AREAS PRONE TO FLOOD, VEGETATION, OR HISTORIC SITES EXIST ON SITE.
- THERE ARE NO EXISTING BICYCLE FACILITIES LOCATED ON OR WITHIN 100 FEET OF THE SITE.
- ACCORDING TO C-TRAN, THERE ARE NO TRANSIT ROUTES WITHIN WALKING DISTANCE OF THE SITE.
- NE 129TH ST. TO THE EAST OF THE SITE, A PRIVATE STREET, IS ASPHALT AND GRAVEL.
- NE 129TH ST. TO THE WEST OF THE SITE, A PROPOSED PUBLIC STREET, IS ASPHALT.
- NE 133RD ST., A PRIVATE STREET, IS ASPHALT.
- NE 72ND AVE., A PUBLIC STREET, IS ASPHALT.
- NO STREETS PROVIDING ACCESS TO THE SITE ARE IN EXCESS OF 15%.
- THERE ARE NO PROPOSED OFF-STREET PARKING SPACES, OTHER THAN EACH LOT'S PRIVATE DRIVEWAY.
- THERE ARE NO PROPOSED OFF-STREET LOADING AREAS.
- COMMUNITY RECYCLABLES AND SOLID WASTE STORAGE IS NOT PROPOSED.
- ALL PROPOSED STREETS ARE TO BE PAVED WITH ASPHALT.
- PROPOSED DRIVEWAYS ON CORNER LOTS WILL BE LOCATED A MINIMUM OF 5' FROM THE PROPERTY LINES FURTHEST FROM THE INTERSECTION AND ARE 20' WIDE.
- REFER TO SHEETS L6.0-L6.5 FOR LANDSCAPING AND LIGHTING PLANS.
- ARCHITECTURAL DRAWINGS ARE INCLUDED IN THE LAND USE APPLICATION BINDER ACCOMPANYING THIS PLAN SET. SEE ARCHITECTURAL DRAWINGS FOR TYPICAL STRUCTURE LAYOUT, AREA, FLOOR PLANS, ELEVATIONS, AND CONSTRUCTION INFORMATION.
- REQUIRED SIGHT DISTANCE FOR NE 72ND AVENUE LOCATED ON SHEET P4.1.
- NO WETLANDS OR HABITAT EXIST ON SITE PER AKS' WETLAND AND HABITAT DETERMINATION.
- EXISTING BUILDINGS ON SITE TO BE DEMOLISHED.
- ENTRY MONUMENT WILL BE UNDER SEPARATE SIGN PERMIT.
- SEE SHEET P4.3 FOR TYPICAL STREET CROSS SECTIONS.

APPLICANT

AHO CONSTRUCTION
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**ENGINEERING/PLANNING/SURVEYING/
 LANDSCAPE ARCHITECTURE FIRM**

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