



VICINITY MAP SEC. 09 T1N R3E W.M. NTS

SUBDIVISION NOTES:

EXISTING SITE DATA: PRESENT USE: PARCEL#: SINGLE-FAMILY RESIDENTIAL USES PARCEL 127439-000 PARCEL 127359-000 PARCEL 127356-000

PROPOSED SITE DATA: PROPOSED PROJECT: WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS.

TRACT 'A' IS AN OPEN SPACE TRACT TRACT 'B' IS A STORM FACILITY TRACT TRACT 'C' IS A TRACT OF LAND TO BE RETAINED BY THE APPLICANT OR DEEDED TO AN ADJACENT OWNER

LAND INVENTORY: TOTAL ACREAGE: 9.69 ACRES TOTAL DEVELOPED ACREAGE: 9.31 ACRES TOTAL LOT AREA: 6.43 ACRES

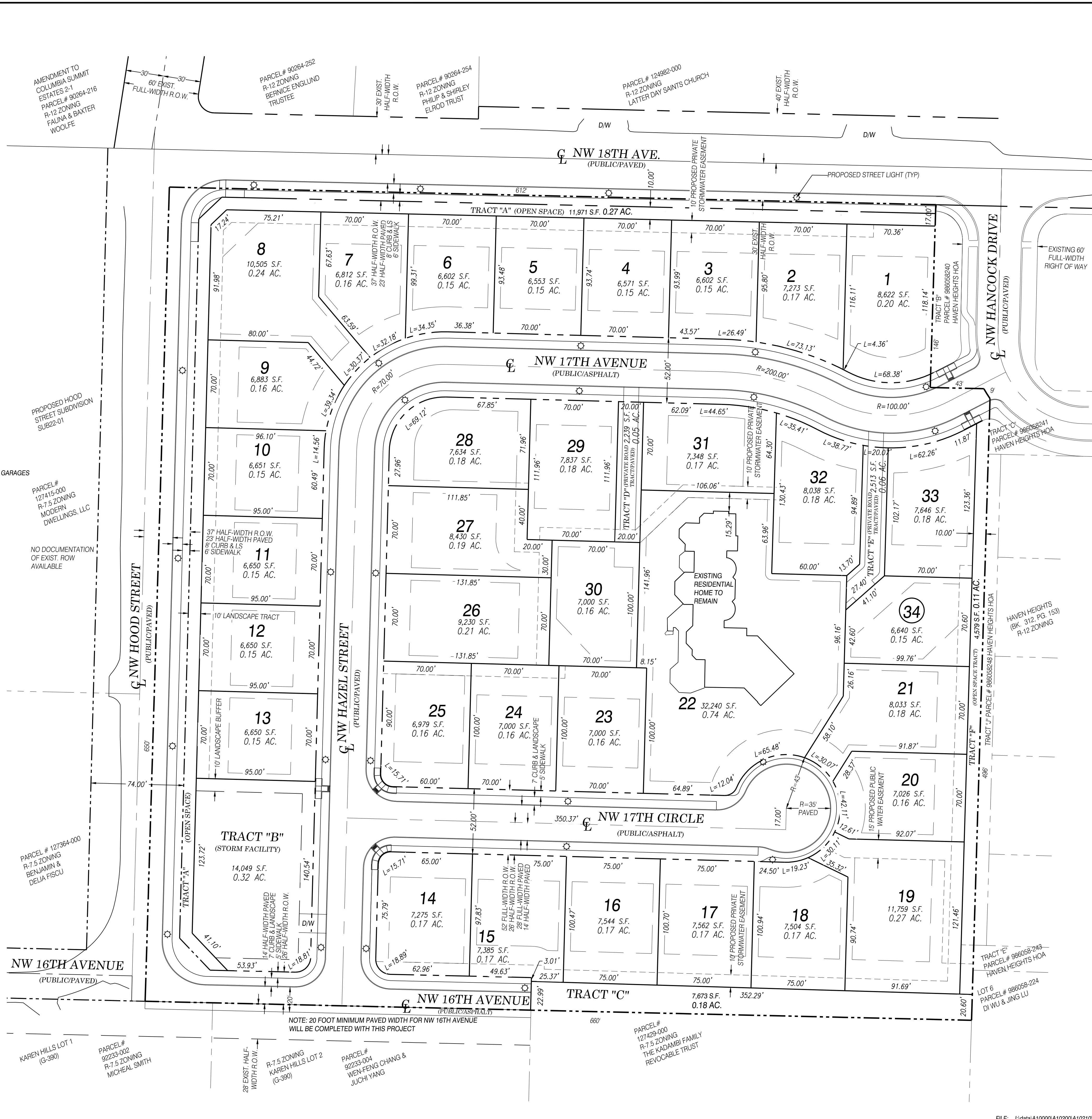
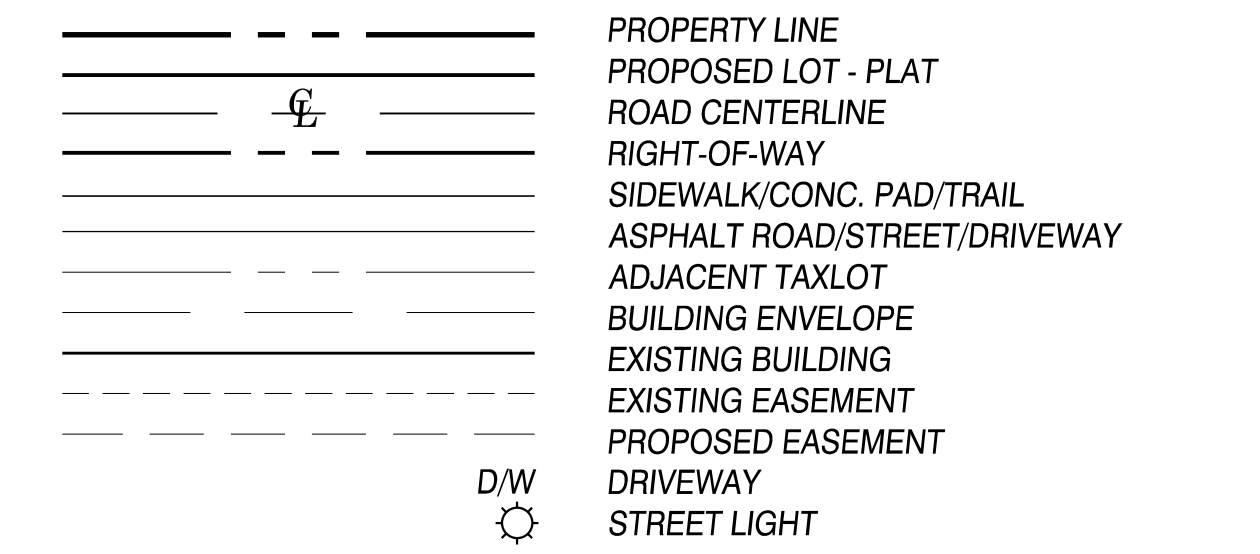
- 1. CRITICAL AREAS: PLEASE REFER TO THE GEOTECH REPORT DATED SEPTEMBER 15, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION.
- 2. EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE.

SUBDIVISION DENSITY CALCULATIONS: MAXIMUM DENSITY 5.8 DWELLING UNITS/NET ACRE 9.31 NET ACREAGE X 5.8 DU/ACRE = 54 TOTAL LOTS ALLOWED

BUILDING SETBACKS table with columns: FRONT YARD (FEET)*, STREET SIDE YARD AND CORNER LOT REAR YARD (FEET), SIDE YARD (FEET), REAR YARD (FEET)

*GARAGE SETBACK IS 5 FEET BEHIND THE FRONT OF THE DWELLING. BUILDING SETBACKS SHOWN ON LOTS 8, 22, 30, and 34 ARE PROPOSED PER THE IRREGULAR LOT STANDARDS

LEGEND

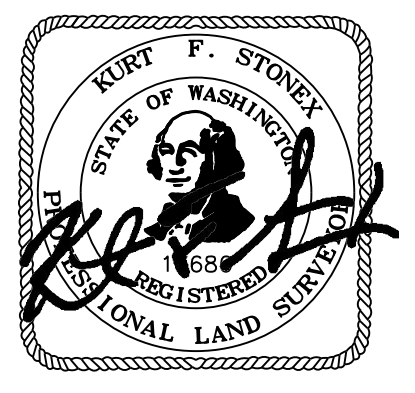


APPLICANT/OWNER: MODERN NW, INC. 8101 NE GLISAN PORTLAND, OR 97213 (971) 322-3318 FAX UNAVAILABLE serg@modernnw.com

CONTACT: OLSON ENGINEERING, INC. ATTN: GAYLE GERKE 222 E. EVERGREEN BLVD. VANCOUVER, WA 98660 (360) 695-1385 FAX (360) 695-8117 gayle@olsonengr.com

PRELIMINARY PLAT FOR: 18TH AVENUE SUBDIVISION

LAND SURVEYORS ENGINEERS OLSON ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



05/25/22

CHANGES / REVISIONS table with columns: DESCRIPTION, DATE

DESIGNED: GEG DRAWN: MK, GEG CHECKED: KFS DATE: APRIL 2022 SCALE: H: 1" = 40' V: 1" = 40' COPYRIGHT 2022, OLSON ENGINEERING, INC.

18TH AVENUE SUBDIVISION JOB NO. A10212.01.01 SHEET PL1.0

