

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 'C' IS AN OPEN SPACE TRACT TRACT 'D' IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 30 AND 31

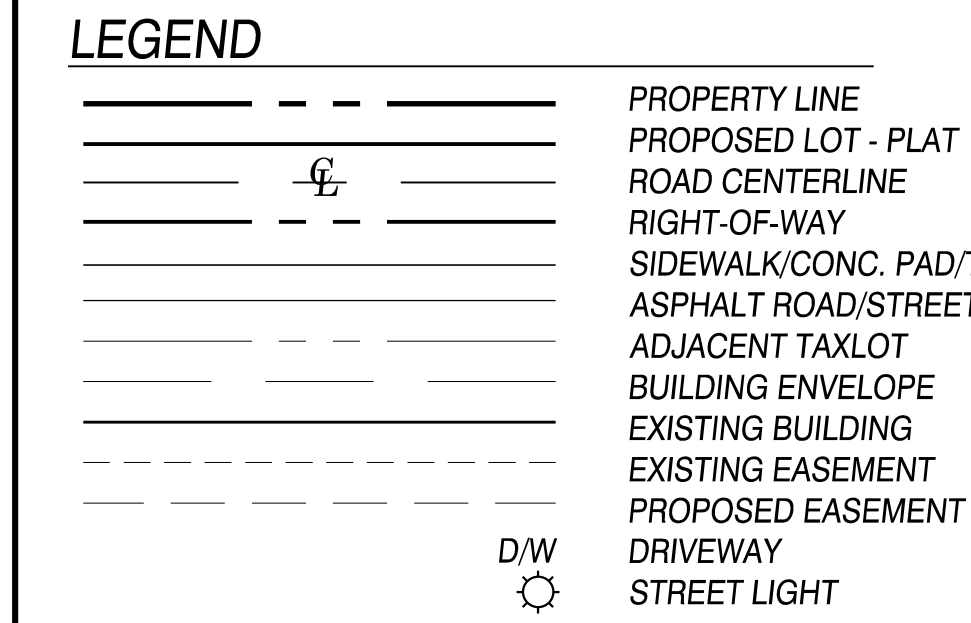
LAND INVENTORY: TOTAL ACREAGE: 9.69 ACRES TOTAL DEVELOPED ACREAGE: 9.13 ACRES TOTAL LOT AREA: 6.43 ACRES

- 1. CRITICAL AREAS: PLEASE REFER TO THE GEOTECH REPORT DATED SEPTEMBER 15, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION.

SUBDIVISION DENSITY CALCULATIONS: MAXIMUM DENSITY 5.8 DWELLING UNITS/NET ACRE 9.13 NET ACREAGE X 5.8 DU/ACRE = 53 TOTAL LOTS ALLOWED

Table with 2 columns: Setback Type (Front Yard, Street Side, Side Yard, Rear Yard) and Setback Distance (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



APPLICANT/OWNER: MODERN NW, INC. 8101 NE GLISAN PORTLAND, OR 97213

PRELIMINARY PLAT FOR: 18TH AVENUE SUBDIVISION OLSON LAND SURVEYORS ENGINEERS INC.

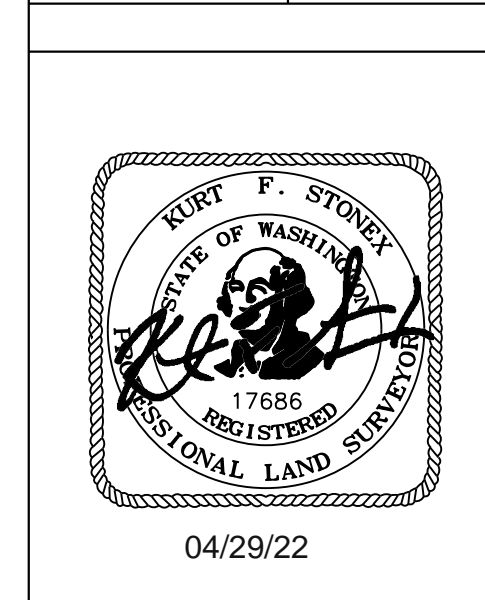


Table for CHANGES / REVISIONS with columns for Description and Date.

DESIGNED: GEG DRAWN: MK, GEG CHECKED: KFS DATE: APRIL 2022 SCALE: H: 1" = 40' V: 1" = 40' COPYRIGHT 2022 OLSON ENGINEERING, INC. SHEET PL1.0

