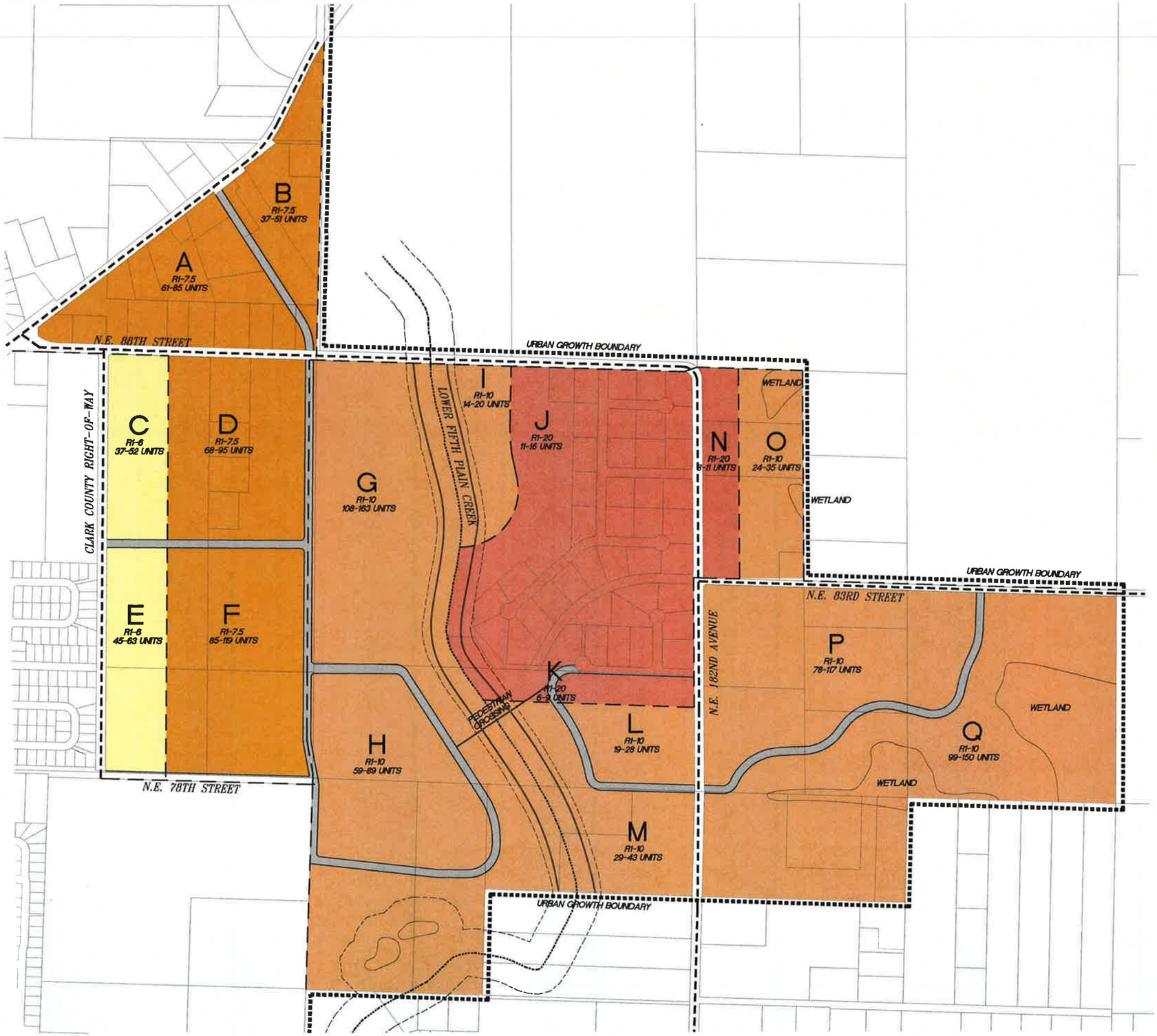
5TH PLAIN CREEK MASTER PLAN



LEGEND

- PROPOSED NEIGHBORHOOD CIRCULATOR ROAD
- EXISTING ARTERIAL/ COLLECTOR
- URBAN GROWTH BOUNDARY
- TRAIL/ENHANCED PEDESTRIAN CIRCULATION
- FIFTH PLAIN CREEK
- HABITAT BUFFER
- WETLAND BOUNDARY
- R1-6 ZONE
- R1-7.5 ZONE
- R1-10 ZONE
- R1-20 ZONE
- ZONING LINE

CALCULATIONS

SITE AREA	379.0 ACRES
ROADS AND INFRASTRUCTURE	87.6 ACRES
WETLAND/HABITAT AREAS	50.4 ACRES
TOTAL NET DEVELOPABLE AREA	241.0 ACRES
PROPOSED ZONING - SINGLE FAMILY RESIDENTIAL	R 1-6
GROSS AREA - R1-6 (BASED ON GIS INFORMATION)	22.7 ACRES
NET DEVELOPABLE AREA - R 1-6	15.9 ACRES
PROPOSED ZONING DENSITY	5.1-7.3 UNITS PER ACRE
NET APPROXIMATE SINGLE FAMILY RESIDENTIAL UNITS	82-115 UNITS
PROPOSED ZONING - SINGLE-FAMILY RESIDENTIAL	R1-7.5
GROSS AREA R1-7.5 (BASED ON GIS INFORMATION)	86.6 ACRES
NET DEVELOPABLE AREA - R1-7.5	60.6 ACRES
PROPOSED ZONING DENSITY	4.1-5.8 UNITS PER ACRE
NET APPROXIMATE MULTI-FAMILY RESIDENTIAL UNITS	251-350 UNITS
PROPOSED ZONING - SINGLE-FAMILY RESIDENTIAL	R1-10
NET AREA R1-10 (BASED ON GIS INFORMATION) DOES NOT INCLUDE WETLAND OR HABITAT AREAS	196.5 ACRES
NET DEVELOPABLE AREA - R1-10	147.4 ACRES
PROPOSED ZONING DENSITY	2.9-4.4 UNITS PER ACRE
NET APPROXIMATE MULTI-FAMILY RESIDENTIAL UNITS	430-645 UNITS
PROPOSED ZONING - SINGLE-FAMILY RESIDENTIAL	R1-20
NET AREA R1-20 (BASED ON GIS INFORMATION) DOES NOT INCLUDE WETLAND OR HABITAT AREAS	22.7 ACRES
NET DEVELOPABLE AREA - R1-20	17.0 ACRES
PROPOSED ZONING DENSITY	1.4-2.2 UNITS PER ACRE
NET APPROXIMATE MULTI-FAMILY RESIDENTIAL UNITS	25-36 UNITS
APPROXIMATE SINGLE-FAMILY RESIDENTIAL UNITS R1-6, R1-7.5, R1-10 AND R1-20 ZONING	788-1,146 UNITS
GROSS DENSITY	2.0 - 2.9
NET DENSITY	3.3 - 4.8

NOTES

1. ROADS AND INFRASTRUCTURE ARE BASED ON 25% OF R1-10 AND R1-20 GROSS ACREAGE (NOT INCLUDING WETLAND AND HABITAT AREAS) AND 30% OF R1-6 AND R1-7.5 GROSS ACREAGE.
2. WETLANDS AND HABITAT BUFFERS NOT INCLUDED IN DENSITY CALCULATIONS.
3. WETLAND AND HABITAT AREA DEPICTIONS ARE APPROXIMATIONS BASED UPON GIS AND PREVIOUS FIELD DATA. FURTHER IDENTIFICATION OF WETLAND AND HABITAT AREAS AND THEIR PRECISE LOCATIONS WILL NEED TO OCCUR AT THE TIME OF DEVELOPMENT REVIEW.

GRAPHIC SCALE

0 150 300 600

(IN FEET)
1 inch = 300 ft.

N

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5TH PLAIN CREEK MASTER PLAN

NE & SE 1/4 SEC. 01, T2N R2E W.M., SW 1/4 SEC. 06, T2N R3E W.M., NW 1/4 SEC. 07, T2N R3E W.M.

OLSON ENGINEERS
LAND SURVEYORS
OLSON ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660
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503-285-9786

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: MRO
DRAWN: MRO
CHECKED: KFS
DATE: APRIL 2013
SCALE: H: 1" = 300' V:

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5TH PLAIN CREEK MASTER PLAN
JOB NO. 8220.01.01

SHEET
MP1