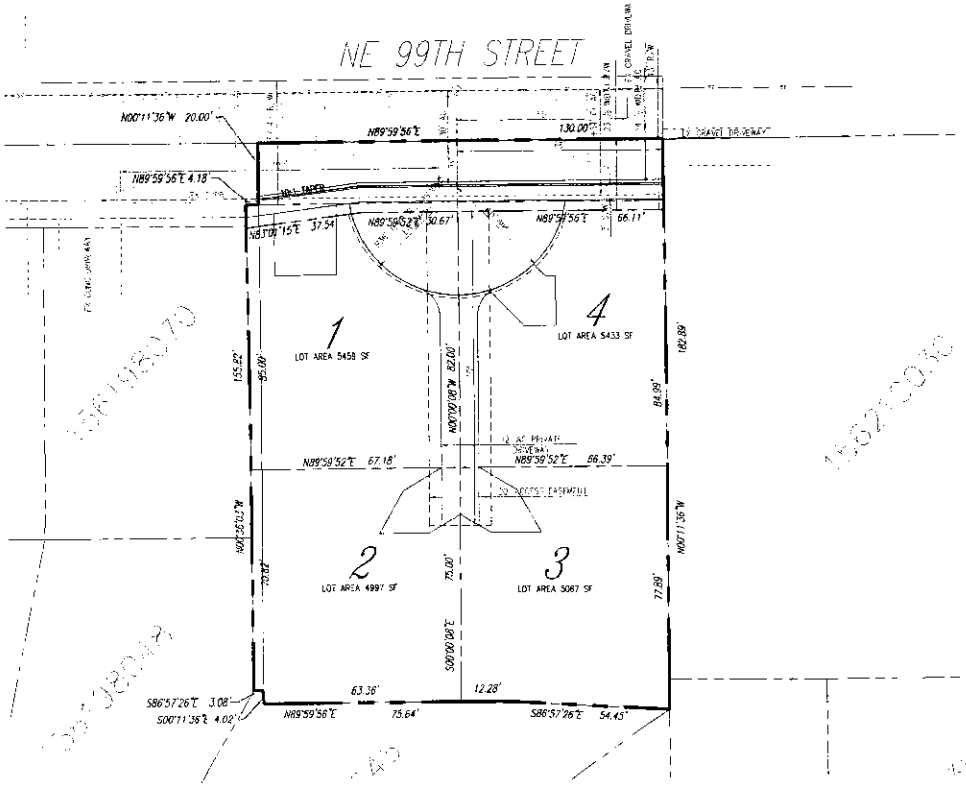
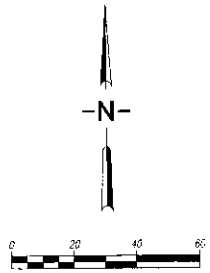
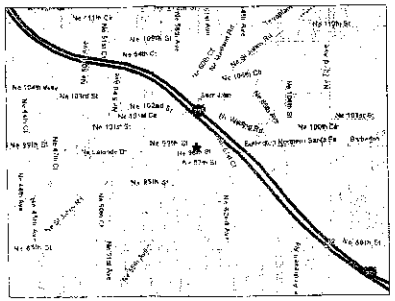
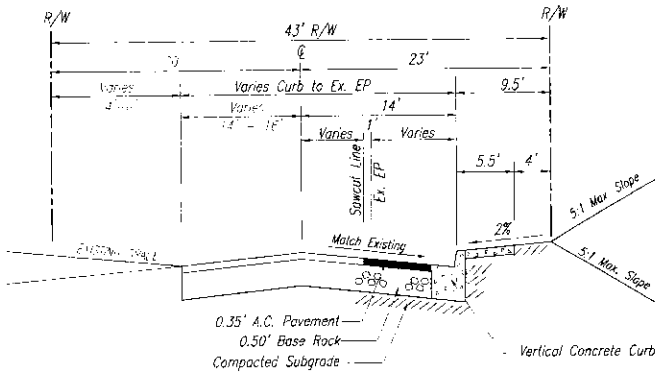




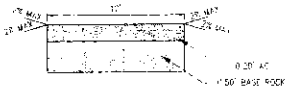


VICINITY MAP



N.E. 99TH STREET

NO SCALE



DRIVEWAY SECTION

NO SCALE

NE 99TH STREET TIER II INFILL

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 06, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PROPERTY ADDRESS	6615 NE 99TH STREET
OWNER	DOUG MSNER 133 RIDGEVIEW RD. CASTALIA, WA. 98532
APPLICANT	DAN MSNER 4910 NW 127TH STREET VANCOUVER, WA 98685 PHONE (360)607-7849
REPRESENTATIVE/CONTACT	STURTEVANT, GOLEMO, & ASSOCIATES ATTN: ERIC GOLEMO 2211 MAIN STREET VANCOUVER, WA 98660 (360)993-0911

NOTES:

PRESENT USE	ONE SINGLE FAMILY HOME ON ACREAGE
PROPOSED USE	INFILL SHORT PLAT WITH 4 SINGLE FAMILY LOTS

EXISTING ZONING	R 1 6
AVERAGE LOT AREA	±5261 AVG. 52 FT.
STREET WIDTHS & SECTIONS	PER CLARK COUNTY ROAD STANDARDS & INFILL STANDARDS
SANITARY SEWER SERVICE	HAZEL DELL SEWER DISTRICT
WATER SERVICE	CLARK P.U.D.
STORM DRAINAGE	PER CLARK COUNTY STANDARDS
ELECTRICAL SERVICE	CLARK PUBLIC UTILITIES
BUILDING SETBACKS	PER CLARK COUNTY ZONING ORDINANCE
ACREAGE WITHIN EXISTING BOUNDARY	±0.55 ACRES (±24,044 SF)
ACREAGE WITHIN PROPOSED BOUNDARY	±0.48 ACRES (±21,042 SF)
ACREAGE OF RIGHT-OF-WAY DEDICATION	±0.07 ACRES (±3,003 SF)

SIGNIFICANT NATURAL RESOURCES NOTE

A. THERE ARE NO WATERCOURSES ON SITE OR WITHIN 100-FT OF THE SITE.
B. THERE ARE NO KNOWN FLOOD PRONE AREAS ON THE SITE OR WITHIN 100-FT OF THE SITE.
C. THERE ARE NO KNOWN FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE OR WITHIN 100-FT OF THE SITE.
D. THERE ARE NO KNOWN DESIGNATED SHORELINE AREAS ON THE SITE OR WITHIN 100-FT OF THE SITE.
E. THERE ARE NO KNOWN WATER BODIES OR WETLANDS ON THE SITE OR WITHIN 100-FT OF THE SITE.
F. THERE ARE NO KNOWN DELINEATED WETLANDS ON THE SITE OR WITHIN 100-FT OF THE SITE.
G. THERE ARE NO KNOWN UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS ON THE SITE OR WITHIN 100-FT OF THE SITE.
H. THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON THE SITE OR WITHIN 100-FT OF THE SITE.
I. THERE ARE NO KNOWN HISTORIC, CULTURAL OR ARCHAELOGICAL RESOURCES.

NOTES
1. EXISTING TREES WERE LOCATED VISUALLY. ACTUAL LOCATION MAY VARY
2. THERE ARE NO TRANSIT ROUTES OR STOPS WITHIN 600-FT OF THE DEVELOPMENT SITE.
3. THERE IS AN EXISTING FIRE HYDRANT ±600-FT TO THE WEST OF THE SITE AT THE INTERSECTION OF NE 99TH STREET AND NE 50TH AVENUE.

STURTEVANT, GOLEMO, & ASSOCIATES
CIVIL ENGINEERING – LAND PLANNING
DEVELOPMENT SERVICES

2211 MAIN STREET
VANCOUVER, WA 98660
PHONE (360)993-0911
FAX (360)993-0912

10/25/04

PRELIMINARY PLAT

NE 99TH STREET TIER II INFILL SHORT PLAT

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	EEG
DRAWN BY:	JAB
CHECKED BY:	EEG/JAS
SCALE:	20

JOB NUMBER	SHEET
0405	1 of 5