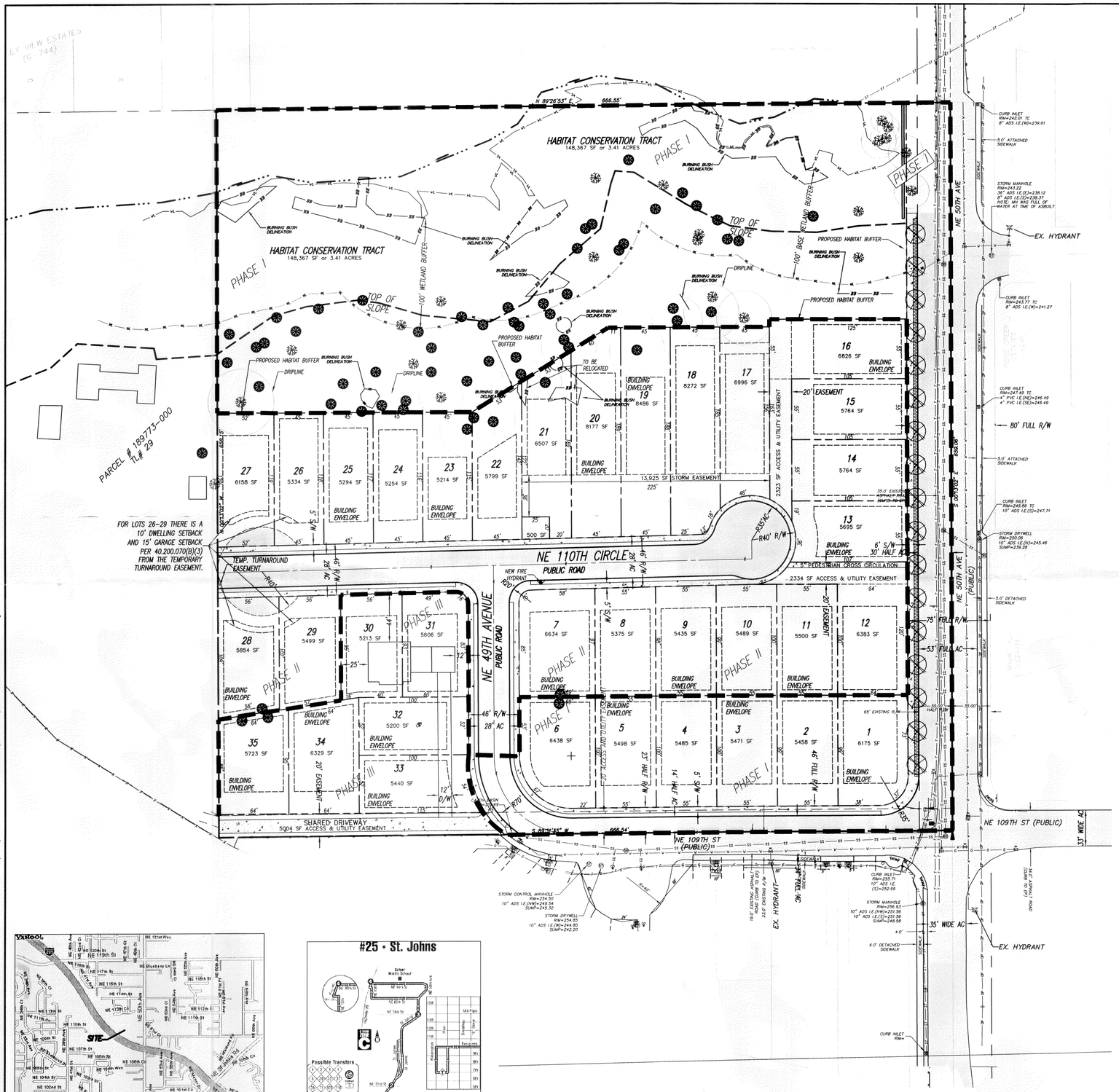
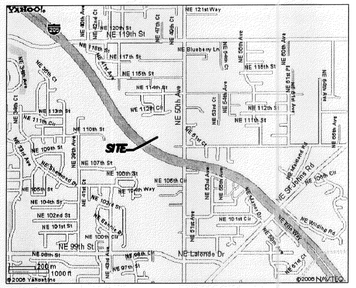
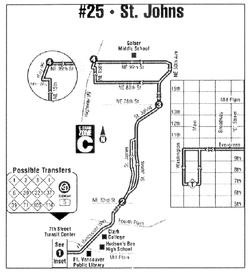




VICINITY MAP



C-TRAN MAP

FISHWOOD SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON
JUNE 2009

PROPERTY:	TAX PARCEL: 189764-000 4800 NE 109TH STREET VANCOUVER WA 98686
OWNER:	FISHWOOD TRUST DONNA L. BRATHOVDE, TRUSTEE P.O. BOX 8 RAVENSDALE, WA 98051
APPLICANT:	MIKE & DONNA BRATHOVDE P.O. BOX 8 RAVENDALE, WA 98051 PHONE: 425-432-3237 EMAIL: MABRATHOVDE@MSN.COM
CONTACT:	STURTEVANT, GOLEMO & ASSOCIATES ATTN: ERIC GOLEMO & SCOTT TAYLOR 2005 BROADWAY VANCOUVER, WA 98660 PHONE: (360) 993-0911 FAX: (360) 993-0912 EMAIL: STAYLOR@SGAENGINEERING.COM & EGOLEMO@SGAENGINEERING.COM

EXISTING SITE DATA:

PRESENT USE	SINGLE-FAMILY RESIDENCE ON ACERAGE
EXISTING ZONING	R1-6
GROSS SITE AREA	10.08 ACRES (438,982 S.F.)
TRANSIT ROUTES & STOPS	TRANSIT ROUTE #25 RUNS 10 BLOCKS TO THE SOUTH

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTE:

TOPOGRAPHY	SITE SLOPES TO THE NORTH
WATERCOURSES & DRAINAGE PATTERNS (STREAMS, RIVERS, ETC.)	SEE CONTOURS ON PLAN
FEMA DESIGNATED FLOOD PLAIN, FLOOD FRINGE, FLOODWAY OR 100 YEAR FLOOD PLAIN.	NO MAPPING INDICATORS
DESIGNATED SHORELINE AREAS.	NO MAPPING INDICATORS
HIGH SEASONAL WATER TABLE OR IMPERMEABLE SOILS.	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS.	EXIST ON SITE
WETLAND DELINEATION.	CONTAINED WITHIN THE STEEP SLOPES
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL.	STEEP SLOPES ALONG NORTHERN EDGE
AREAS HAVING WEAK FOUNDATIONAL SOILS.	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%	YES, ALONG THE NORTHERN PORTION OF THE SITE
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT.	ALONG THE NORTHERN PORTION OF THE SITE
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.	NO

EXISTING CONDITIONS DISCLAIMER:

EXISTING CONDITIONS SHOWN ON THIS PLAN WERE COMPILED FROM SURVEY BY HAGEDORN SURVEY INC. TOPOGRAPHY IS SHOWN AT 1 FOOT INTERVALS. STURTEVANT, GOLEMO AND ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE DATA:

PROPOSED USE	SUBDIVIDE PROPERTY INTO 36 SINGLE-FAMILY LOTS IN THREE PHASES USING THE DENSITY TRANSFER STANDARDS.
NET SITE AREA (GROSS AREA MINUS RIGHT-OF-WAY)	8.46 ACRES (368,577 SF)
MAXIMUM DENSITY ALLOWED	5.8 UNITS PER ACRE
PROPOSED DENSITY (TOTAL PROJECT)	4.13 UNITS PER ACRE
AVERAGE LOT AREA (TOTAL PROJECT)	5,993 S.F.
HABITAT CONSERVATION TRACT	148,367 SF or 3.41 ACRES
PHASE I NET SITE AREA	182,908 SF OR 4.20 ACRES
PHASE I PROPOSED DENSITY	1.67 UNITS PER ACRE
PHASE I & II NET SITE AREA	329,956 SF OR 7.57 ACRES
PHASE I & II PROPOSED DENSITY	3.83 UNITS PER ACRE
PHASE I, II & III NET SITE AREA	368,577 SF OR 8.46 ACRES
PHASE I, II, & III PROPOSED DENSITY	4.13 UNITS PER ACRE
SANITARY SEWER SERVICE	CRWWD
WATER SERVICE	CLARK PUD
STORM DRAINAGE	PER CLARK COUNTY STANDARDS
ELECTRICAL SERVICE	CLARK PUD
BUILDING SETBACKS	PER CLARK COUNTY STANDARDS
BUILDING HEIGHT	PER CLARK COUNTY STANDARDS
STREET WIDTHS & SECTIONS	PER CLARK COUNTY STANDARDS
STORM DRAINAGE	STORM WATER OPTION #1 TO BE TREATED BY STORM FILTER AND INFILTRATED UNDER THE ROADWAY IF POSSIBLE, OPTION #2 WOULD BE TO TREAT WITH A STORM FILTER AND INFILTRATE IN THE STORMWATER EASEMENT ON THE NORTH SIDE OF NE 110TH CIRCLE.
SHARED DRIVEWAYS	LOTS 11-12, 14-16 & 34-35 WILL BE SERVED BY SHARED DRIVEWAYS

SHEET INDEX

SHEET	DESCRIPTION
1	PRELIMINARY PLAT
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY STREET, STORMWATER & EROSION CONTROL PLAN
4	PRELIMINARY LANDSCAPE, HABITAT & WETLAND PLAN
5	PRELIMINARY LOGGING SITE PLAN

-N-

0 50 100 150
Scale: 1" = 50'

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

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

ERIC E. GOLEMO
STATE OF WASHINGTON
36487
REGISTERED PROFESSIONAL ENGINEER
7-13-09

PRELIMINARY PLAT

FISHWOOD SUBDIVISION

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	EEG
SCALE:	1"= 50'

JOB NUMBER	SHEET
0902	1 of 5

DATE PLOTTED: Jul 13, 2009 - 11:11am SGA DRAWING FILE: W:\DWG\0902- Fishwood Subdivision\2-Prelim\0902- PRELIMINARY PLAT.dwg