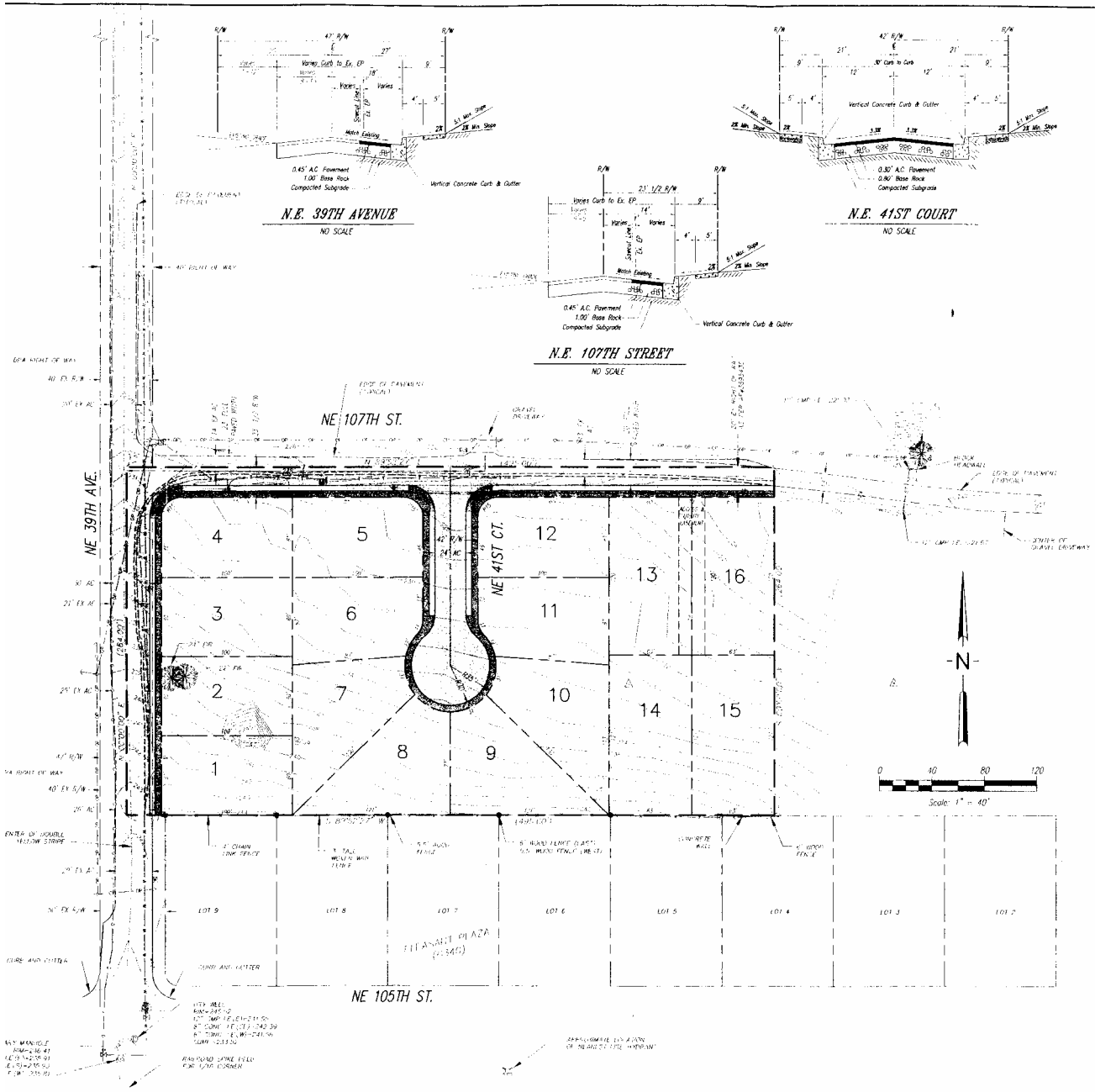


HARJU ESTATES SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON
JULY 2004

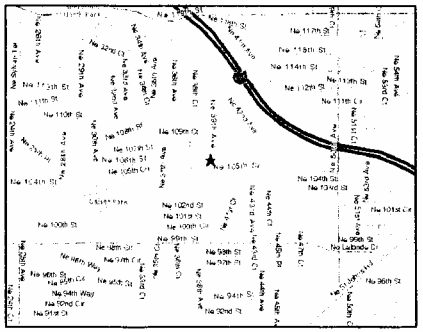
PROPERTY ADDRESS	10615 NE 39TH AVENUE VANCOUVER, WASHINGTON 98686
OWNER	ALAN HARJU 10615 NE 39TH AVENUE VANCOUVER, WASHINGTON 98686
APPLICANT	DAVE HEDGER 2709 NE 152ND AVE VANCOUVER, WA 98684 360-903 1930
REPRESENTATIVE	STURTEVANT, GOLEMO, & ASSOCIATES 2211 MAIN STREET VANCOUVER, WA 98660 PHONE: (360) 993 0911 CONTACT: JOE STURTEVANT

NOTES:

PRESENT USE	ONE SINGLE-FAMILY RESIDENCE ON ACREAGE
PROPOSED USE	16 LOT SUBDIVISION EX. HOME TO BE REMOVED
ACREAGE WITHIN BOUNDARY	3.0 ACRES, 130,680 S.F.
EXISTING ZONING	R1-6
AVERAGE LOT AREA	6,547± AVG. SQ. FT.
STREET WIDTHS & SECTIONS	CLARK COUNTY TRANSPORTATION STANDARDS
SANITARY SEWER SERVICE	HAZEL DELL SEWER DISTRICT
WATER SERVICE	CLARK PUBLIC UTILITIES
ELECTRICAL SERVICE	CLARK PUBLIC UTILITIES
BUILDING SETBACKS	CLARK COUNTY ZONING
STORM DRAINAGE	CLARK COUNTY STORMWATER ORDINANCE -STORM FILTER FOR WATER QUALITY -INFILTRATION FOR STORMWATER DISPOSAL
TRANSIT STOPS	THERE IS NO TRANSIT SERVICE WITHIN 600' OF THE SITE

ENVIRONMENTAL NOTE:

TOPOGRAPHY	SHOWN AT 1' COUNTOUR INTERVALS ON PLAN
WATER COURSES	A WATER COURSE EXISTS OFFSITE TO THE NORTHEAST
100 YEAR FLOODPLAIN	NONE KNOWN
WATER BODIES OR WETLANDS	NONE KNOWN
UNSTABLE SLOPES	STEEP SLOPES EXIST OFFSITE TO THE NORTHEAST
VEGETATION OR WILDLIFE HABITAT	NONE KNOWN
CULTURAL RESOURCES	NONE KNOWN



VICINITY MAP

STURTEVANT, GOLEMO, & ASSOCIATES
CIVIL ENGINEERING - LAND PLANNING
DEVELOPMENT SERVICES
2211 MAIN STREET
VANCOUVER, WA 98660
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY PLAT,
PRELIMINARY STREET & SITE PLAN

Harju Estates Subdivision

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	JAS
DRAWN BY:	JAC
CHECKED BY:	JAS
SCALE:	1" = 40'

JOB NUMBER	SHEET
0415	1 of 3