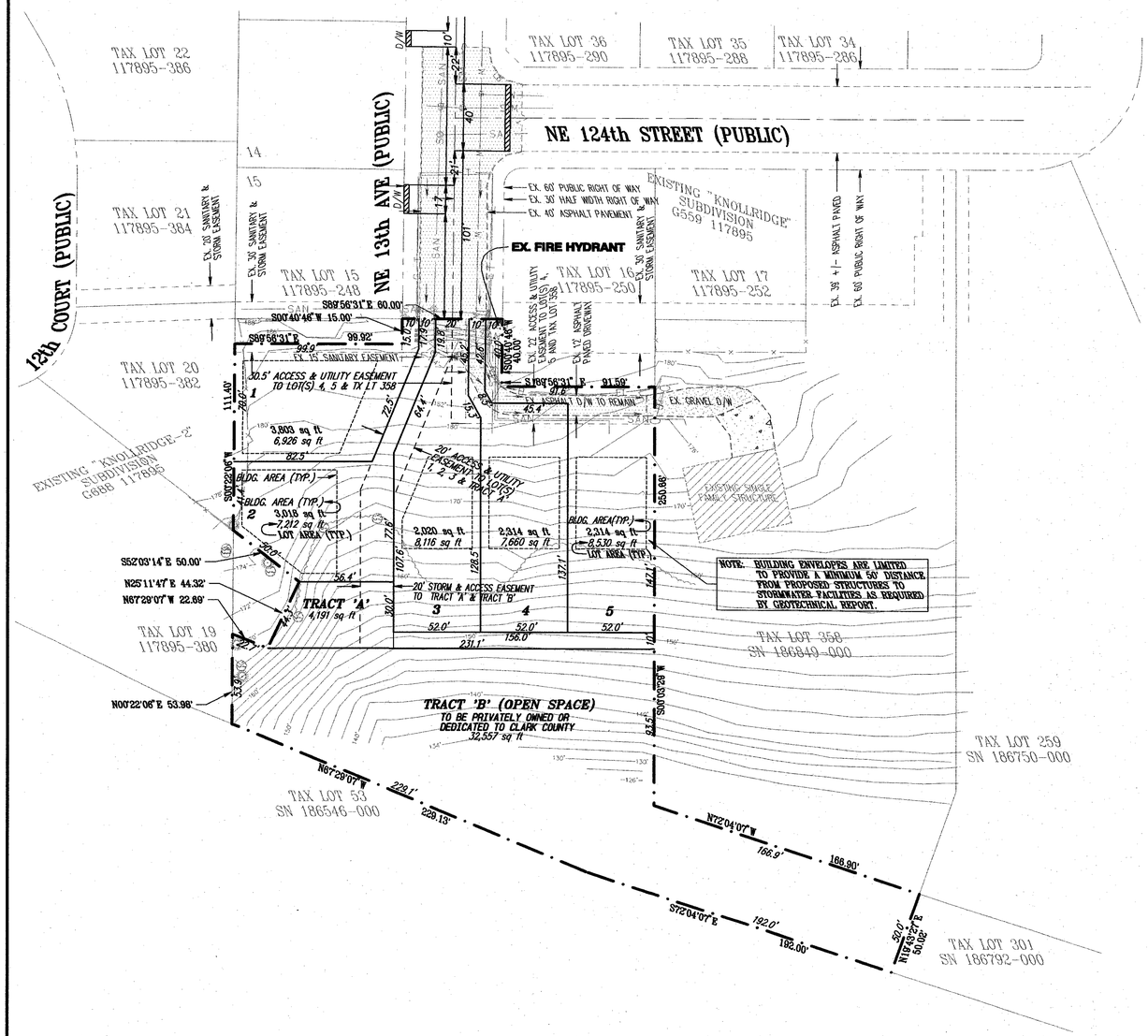
# KLINELINE VIEW INFILL S.P.

A Preliminary Infill S.P. within in a portion of the SW 1/4 of Sec. 26, T3N., R1E., W.M. Clark County, Washington

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




## 10. PROPOSED DEVELOPMENT (I.E., LAND DIVISION) PLAN

- SCALE 1"=40'
- SHEET SIZE 24" x 36"

### GENERAL INFORMATION

- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD. SUITE A
  VANCOUVER, WA 98661
  JOEL@STERLING-DESIGN.BIZ
  PH. (360) 759-1794
- PROPERTY OWNER:
  SANDRA SCOTT
  PO BOX 65533
  VANCOUVER, WA 98665
  MAIL@STERLING-DESIGN.BIZ
- AREA: 1.75 ACRES (76,230 SQ. FT.)
- TAX LOT: 260
- SERIAL NUMBER: 186751-000
- SITE ADDRESS: VANCOUVER 98685
- ZONING: R1-6
- COMPREHENSIVE PLAN: UL

### EXISTING CONDITIONS (REFER TO SHEET 1)

**Environmental**

- TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- THERE ARE NO ON SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING AS SHOWN.
- THERE ARE NO KNOWN FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE NO WETLAND AREAS ON THE PROPERTY.
- THERE ARE NO WETLAND DELINEATION AREAS ON THE PROPERTY.
- THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS. (SEE REPORT BY RAPID SOIL SOLUTIONS)
- THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT AND VEGETATION AREAS.
- THERE WERE NO ARCHAEOLOGICAL RESOURCES LOCATED ON THE SITE BY ARCHAEOLOGICAL SERVICES OF CLARK COUNTY.

**Land Use and Transortation**

- THE PROPOSED SITE AREA IS APPROX. 1.75 ACRES (76,230 SQ.FT.), THE LAYOUT AND DIMENSIONS OF THE EXISTING PARCEL ARE SHOWN ON THIS PLAN.
- THERE ARE NO EXISTING STRUCTURES ON-SITE AS SHOWN.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENTS LOCATIONS & WIDTHS ARE AS SHOWN.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN
- LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE NE 13th AVE. IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE AS SHOWN.
- LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE 13th AVENUE ARE SHOWN ON THE PROPOSED DEVELOPMENT PLAN
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)

**Water and Sewer**

- THE NEAREST EXISTING FIRE HYDRANT IS LOCATED ON THE NORTH BOUNDARY.
- THERE ARE NO KNOWN SEPTIC SYSTEM(S) OR WELL(S) AS SHOWN.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILIBLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

### PROPOSED IMPROVEMENTS

**Environmental**

- THERE ARE NO WETLAND AREAS/PROTECTED AREAS ON-SITE. THERE ARE NO HABITAT AREAS OR ENHANCEMENT AREAS ON-SITE.

**Land Use and Transortation**

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE OPEN SPACES PROPOSED WITH THIS PROJECT (SEE TRACT 'B').
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
- NO PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT. THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THE WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAYS AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN.
- THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE ON THE SITE OR WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

### LANDSCAPE PLAN

- N/A

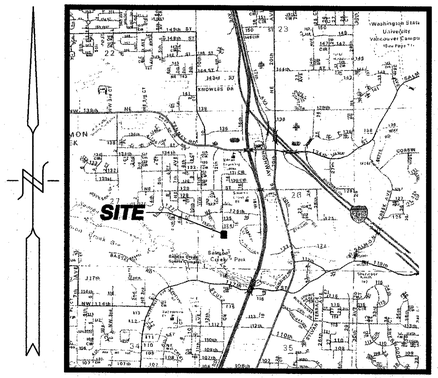
### SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

### OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

- ***TRACT 'A' WILL BE PRIVATELY OWNED AND MAINTAINED FOR STORMWATER MANAGEMENT FACILITIES***
- ***TRACT 'B' WILL BE DEDICATED TO CLARK COUNTY***




VICINITY MAP (NTS)

OWNER:
SANDRA SCOTT
PO BOX 65533
VANCOUVER, WA 98665

CONTACT:
JOEL STIRLING
2208 E. EVERGREEN BLVD. SUITE A
VANCOUVER, WA 98661
PH.: (360) 759-1794
FAX: (360) 759-4983
EMAIL: JOEL@STERLING-DESIGN.BIZ

SITE DENSITY DATA:

| | |
|---|---|
| TOTAL AREA: 1.75 ACRES (76,230 sq.ft.) | |
| TOTAL LOTS: 5 | |
| MINIMUM LOT AREA: | 6,926 sq.ft. |
| MAXIMUM LOT AREA: | 8,530 sq.ft. |
| AVERAGE LOT AREA: | 7,690 sq.ft. |
| TRACT 'A' OPEN SPACE TO BE DEDICATED TO CLARK COUNTY | 32,557 sq.ft. |
| TRAT 'B' STORM FACILITIES | 4,191 sq.ft. |

**SHEET INDEX**


| | |
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| TOPOGRAPHIC BOUNDARY SURVEY | 2 |
| CONCEPTUAL STORMWATER PLAN | 3 |


## SITE INFORMATION

| | |
|---|---|
| ALIGNMENT & FIELD DATA: LATITUDES NW, INC. (360) 213-0466 | |
| SOIL TYPE(s): HoB, HoG & GeB — HYDROLOGIC GROUP: B & C — AASHTO CLASSIFICATION: A-4 & A-6 | |
| SOILS TESTING BY: – | DATE: – |
| SITE LOCATION: CLARK COUNTY, WA | APPROX. SURFACE ELEV.: 126'-188' |
| SITE AREA: 1.75 ACRES | FILENAME: S\1-237-THOMPSON\PRE-APP.PRO |

# • TIER I INFILL PAC2008-00096

NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.


PREPARED BY:
STERLING DESIGN, INC.
2208 E.EVERGREEN BLVD
SUITE A
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
mail@sterling-design.biz

STERLING DESIGN, INC.


Sheet Description: PROPOSED DEVELOPMENT PLAN W/EXISTING CONDITIONS

Project: KLINELINE VIEW INFILL SHORT PLAT

JOEL GREGORY STIRLING STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 03-11-09

Scale: 1"=40'
Project Number: 08-237
Design/Drawn: JGS/BC
Drawing Date: FEB. 2009
Sheet 1 of 3 Sheet(s)