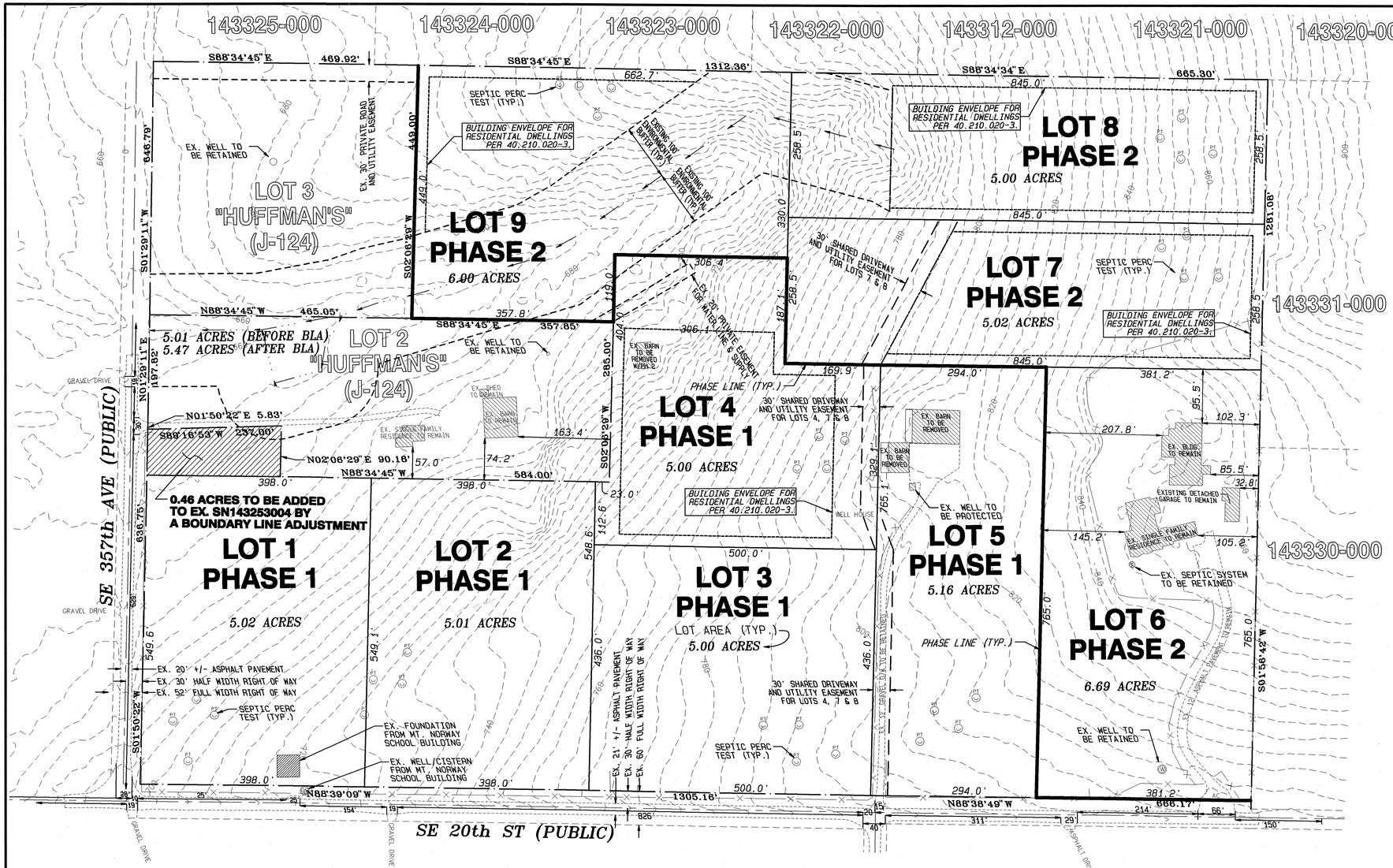
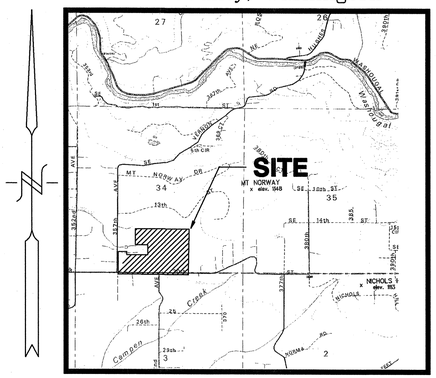
NORWAY GREEN SUBDIVISION

A Preliminary Subdivision within in a portion of the SW 1/4 of Sec. 34, T2N., R4E., W.M. Clark County, Washington





VICINITY MAP (NTS)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNER:
JOHN & GEORGIANA WARTA
P.O. BOX 1088
CAMAS, WA 98607
P68WA@aol.com

CONTACT:
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Sheet Description: PROPOSED DEVELOPMENT PLAN W/EXISTING

Project: NORWAY GREEN SUBDIVISION

10._PROPOSED DEVELOPMENT (I.E., LAND DIVISION) PLAN

- SCALE 1"=100'
- SHEET SIZE 24" x 36"

GENERAL INFORMATION

- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH. (360) 759-1794
  JOEL@STERLING-DESIGN.BIZ
- PROPERTY OWNER(S):
  JOHN & GEORGIANA WARTA &
  GREEN ARBOR DEVELOPMENT, INC.
  P.O. BOX 1088
  CAMAS, WA 98607
  P68WA@aol.com
- AREA: 55.10 ACRES (2,400,156 sq.ft.) PER GIS
- TAX LOT(s): 1 & 2
- SERIAL NUMBER(s): 143253-002 & 143253-004
- SITE ADDRESS(s): 36400 SE 20th ST. & 1711 SE 357th Ave.
- ZONING: R-5
- COMPREHENSIVE PLAN: R-5

EXISTING CONDITIONS (REFER TO SHEET 1)

Environmental

- TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- THERE ARE ON-SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING.
- 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 WETLAND AREAS AS SHOWN.
- THERE ARE NO WETLAND DELINEATION AREAS.
- THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS.
- THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT AND VEGETATION AREAS.
- AN ARCHAEOLOGICAL PRE-DETERMINATION HAS BEEN CONDUCTED ON THE SITE.

Land Use and Transortation

- THE PROPOSED SITE AREA IS APPROX. 55.10 ACRES . THE LAYOUT AND DIMENSIONS OF THE EXISTING PARCEL ARE SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- THERE ARE (2) EXISTING SINGLE FAMILY RESIDENCE(s) ALONG WITH SEVERAL OUTBUILDINGS 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 SE 20th STREET AND SE 357th 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 SE 357th AVE & SE 20th STREET ARE SHOWN ON THIS 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

- THERE ARE NO FIRE HYDRANTS NEAR THE SITE.
- THERE ARE KNOWN SEPTIC SYSTEM(S) AND WELL(S) AS SHOWN.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVALIBLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

Environmental

- THERE ARE WETLAND AREAS/PROTECTED AREAS ON-SITE. THERE ARE 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 NO PARKS OR OPEN SPACES PROPOSED WITH THIS PROJECT.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- THERE IS (1) EXISTING STRUCTURES TO REMAIN ON LOT 6 AS SHOWN.
- 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.
- PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN, 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. ALSO ATTACHED ON SHEET 2 OF 2 IS A CROSS SECTION OF NE 189th STREET.
- 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

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

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.

PER 40.260.130 B.(2)

- MOBILE HOMES WILL BE PERMITTED WITHIN THIS DEVELOPMENT

PER 40.260.130 D. (2) & (6)

- ALL PROPOSED LOTS WILL ACCOMODATE THE MINIMUM DIMENSIONAL REQUIREMENTS FOR A 24' x 36' MOBILE HOME WITH ASSOCIATED (2) OFF STREET PARKING SPACES AND (1) ENCLOSED SINGLE CAR GARAGE OF NOT LESS THAN 288 SQ. FT.

PHASING PLAN

- THE PROPOSED PROJECT IS PHASED AS SHOWN. PHASE 2 WILL NOT BE ALLOWED TO MOVE FORWARD UNTIL SUCH TIME AS PUBLIC WATER IS AVAILABLE OR WATER RIGHTS ARE OBTAINED BY THE PROPERTY OWNER.

OVERALL SITE AREA- 55.1 ACRES (2,400,156 sq.ft.)

SITE DENSITY DATA:

TOTAL AREA: 55.10 ACRES (PER GIS)
TOTAL NEW LOTS: 9
MINIMUM LOT AREA: 5.00 ACRES
MAXIMUM LOT AREA: 6.69 ACRES
AVERAGE LOT AREA: 5.32 ACRES

SHEET INDEX

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BOUNDARY LINE ADJUSTMENT PROPOSED ADJUSTMENT PLAN	4
PROPOSED STORMWATER PLAN	5

TABLE 40.210.020-3.

	MINIMUM SETBACKS			
		SIDE		
ZONING	FRONT (FEET)	STREET (FEET)	INTERIOR (FEET)	REAR (FEET)
R-5	50	25	20	

SITE INFORMATION

ALIGNMENT & FIELD DATA: LATITUDES NW , INC. (360) 213-0466		Scale: 1"=100'
SOIL TYPE(s): HcD, HcB, HcE & HcF; HYDROLOGIC GROUP: C; AASHTO CLASSIFICATION: A-7		Project Number: 09-429
SOILS TESTING BY: – ; DATE: –		Design/Drawn JGS/BC
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 260'	Drawing Date: SEPT. 2009
SITE AREA: 55.10 ACRES	FILENAME S\:428-WHARTA\PA	Sheet 1 of 5 Sheet(s)

JOEL GREGORY STIRLING STATE OF WASHINGTON 38004 REGISTERED PROFESSIONAL ENGINEER
11-6-09