Skyview Heights East Tier II Infill Subdivision

Located in SE 1/4 of Section 23, T3N, R1E, W.M.
Clark County, Washington

PROJECT NOTES:

Applicant & Owner:
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Project Contact:
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Project Notes:
The site address is 2405 NE 144th Street Vancouver, WA. The parcel is identified as tax lot 1/12, serial number 117895-120.

This project is within the R1-7.5 zone of Clark County, a Single-family Residential zone. The comprehensive plan designation for the site is UL.

Lot Setbacks:
Front = 10'
Front (Garage)= 18'
Side = 5'
Street Side = 10'
Rear = 10'

Site Area - 1.43 acres (62,311 sq ft).
Total Number of Lots = 10
Minimum Lot Size = 6,105 sq ft
Maximum Lot Size = 6,750 sq ft
Average Lot Size = 6,200 sq ft

Right-of-way dedication to Clark County = 0.006 acres (300 sq ft). Right-of-way dedication will occur with Skyview Heights West Subdivision improvements.

NE 144th Street is classified as an Urban Neighborhood Circulator. NE 144th Street frontage improvements will be constructed. The lots will be served from NE 24th Court (Private). NE 24th Court will be constructed to private road standards.

Clark County has no responsibility to improve or maintain the private street(s) contained within or private street(s) providing access to the property described in this plat.

Public Water Purveyor = Clark Public Utilities

Public Sewer Purveyor = Clark Regional Wastewater District

There are no known environmentally sensitive areas on site.

There are no known wells or septics on site. If any should be found during site development they will be properly abandoned.

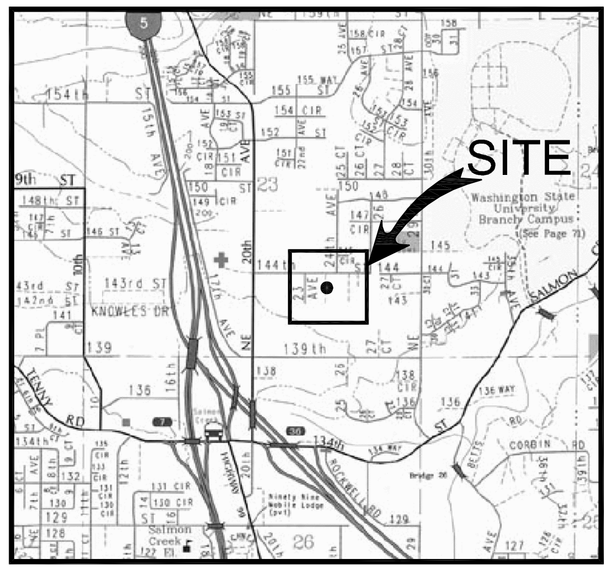
There are 3 existing structures on site. One existing house that will be removed and two existing garage structures that will be removed.

Pedestrian facilities will be provided onsite in the way of a 5' sidewalk on the west side of proposed NE 24th Court that will end at the east side of the proposed cul-de-sac. As part of Skyview Heights West, frontage improvements to NE 144th Street will be constructed including a 5' sidewalk.

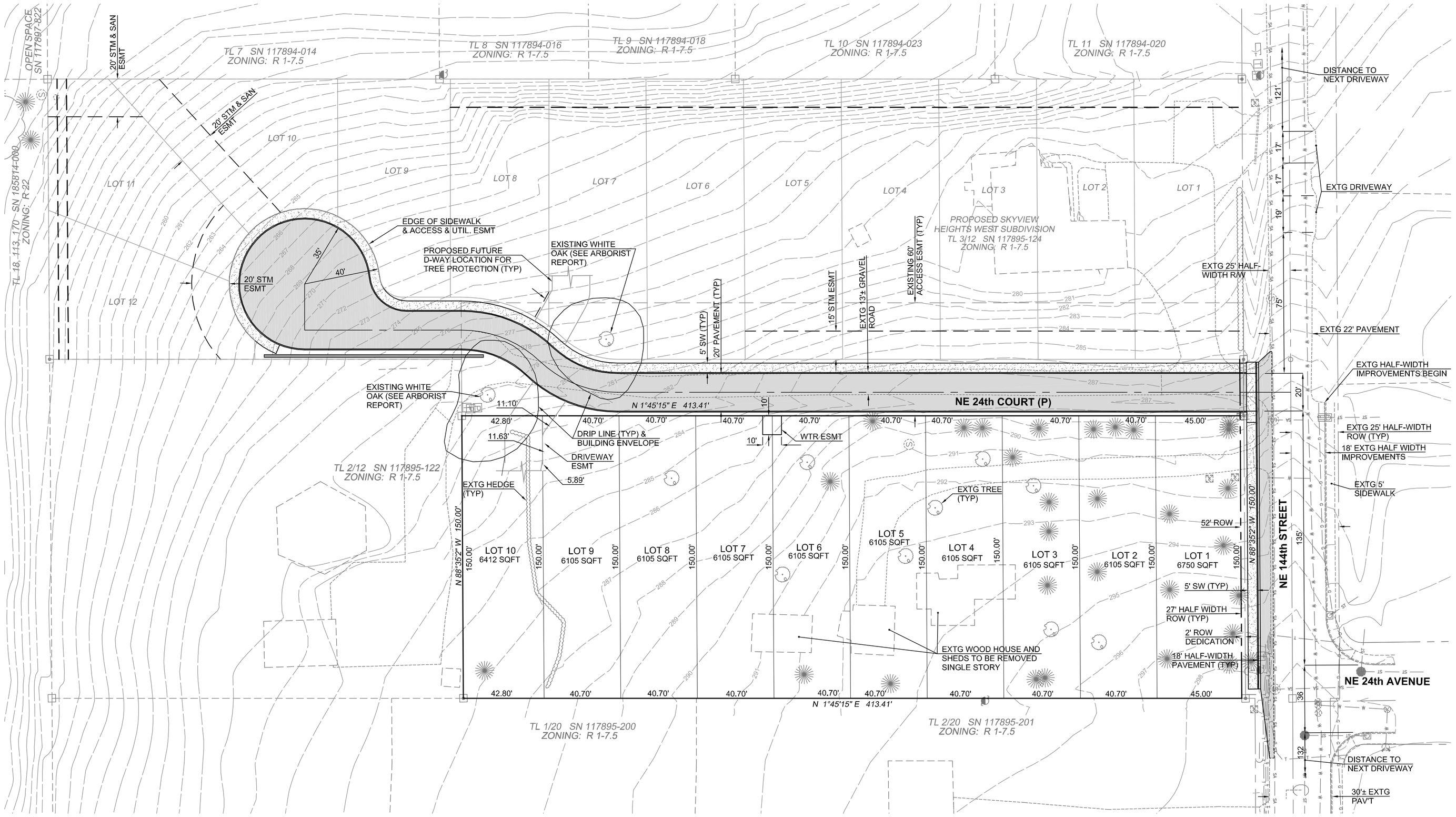
The nearest transit stop is at the intersection of NE 20th Avenue and NE 139th Street, approximately 2,450 feet south west from the proposed development.

The nearest hydrant is located at the intersection of NE 144th Street and NE 24th Avenue. One hydrant is proposed with the Skyview Heights West Subdivision to meet the requirements of the Fire Marshal.

Contour data shown on the existing conditions plan are from topographical survey data prepared by Lawson Land Services and from the GIS Department of Clark County.



VICINITY MAP
NOT TO SCALE



Scale 1" = 30'

PLS ENGINEERING

Preliminary Plat & Existing Condition For:
Skyview Heights East Tier II Infill Subdivision
A Subdivision Located In Clark County, Washington

Consulting Engineers & Planners | 1014 Franklin Street, Atrium Suite, Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

A	June 30, 2009	Submitted For Review	TGJ
B			
1			
2			
3			
4			

Project No.	2186
SCALE:	H: 1" = 30' V: N/A
DESIGNED BY:	TGJ
DRAFTED BY:	TGJ
REVIEWED BY:	AJG

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