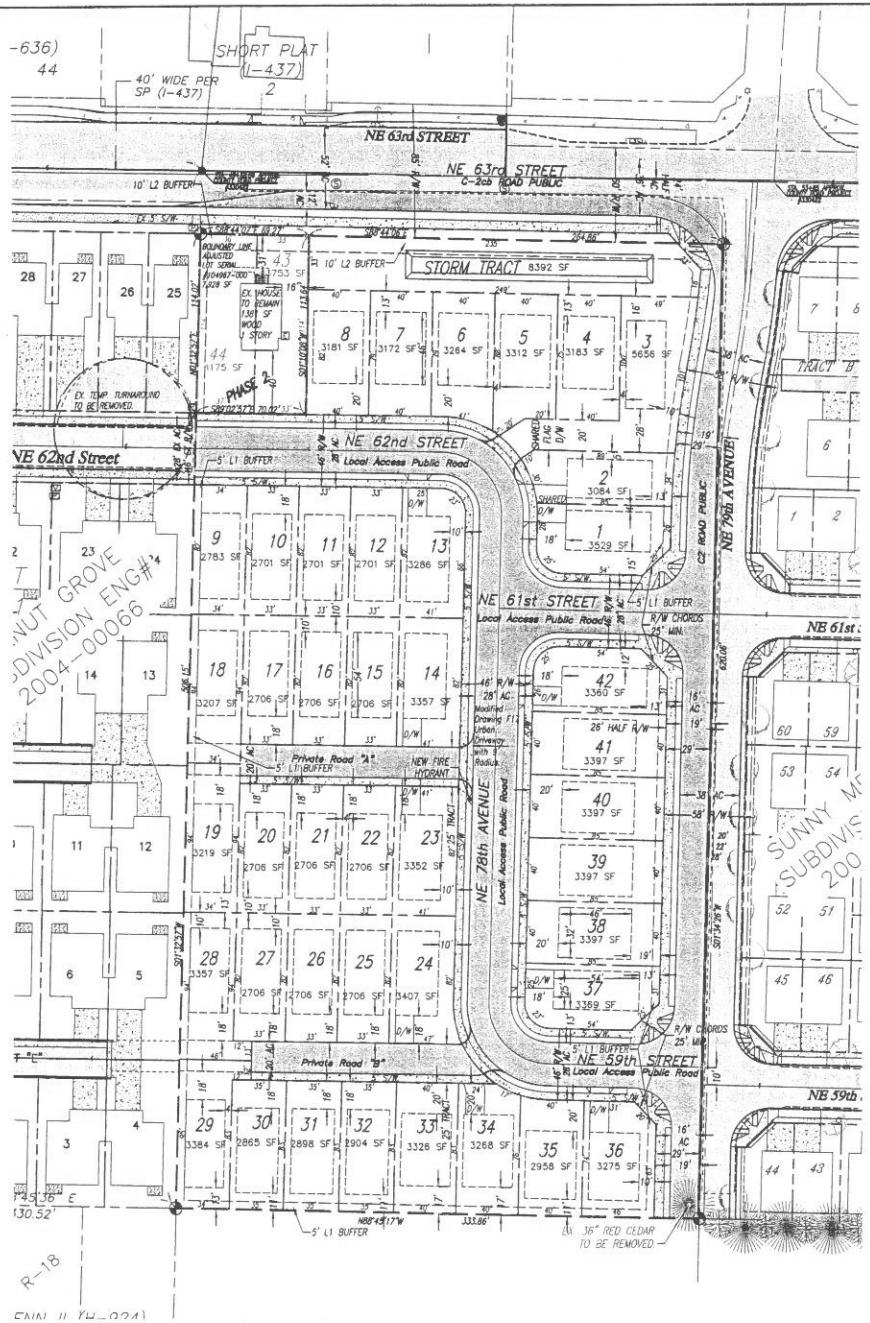
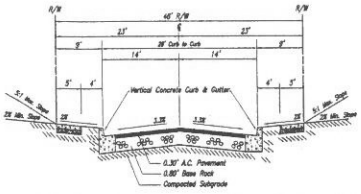
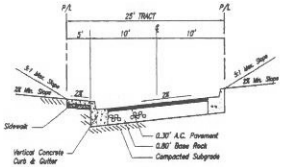




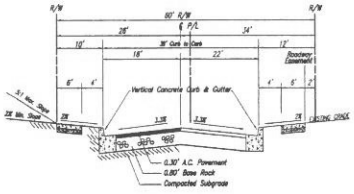
NE 59TH, 61ST, 62ND STREETS & 79TH AVENUE

NO SCALE Local Access Road



PRIVATE ROADS

NO SCALE



NE 79TH AVENUE

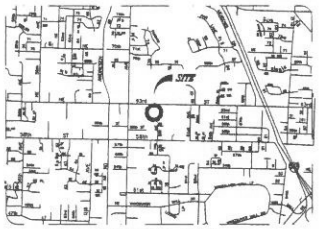
NO SCALE C2 Collector

N.E. 63RD STREET IMPROVEMENTS
THE SITE FRONTS UPON COUNTY ROAD
PROJECT #330422 AND IS TO BEGIN CONSTRUCTION 2007.
SUNNY GROVE IS APPROXIMATELY POSITIONED BETWEEN
STA. 49+68.06 & 53+65.00.

-N-

0 40 80 120

Scale: 1" = 40'



VICINITY MAP

SUNNY GROVE SUBDIVISION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

JULY 2006

PROPERTY: TAX PARCEL: 104967-000
104967-005

APPLICANT: DOUG CAMPBELL
CAMPBELL PLANNING AND DEVELOPMENT SERVICES, INC.
3851 SW 50TH AVENUE
PORTLAND, OR 97221
PH. 503-229-4449
FX. 503-297-3537
EM. DOUG@CPD-SERVICES.COM

OWNER: JOHN W. SHIERMAN
7715 NE 63RD STREET
VANCOUVER, WA 98662

CONTACT: STURTEVANT, GOLEMO & ASSOCIATES
ATTN: ERIC GOLEMO
2005 BROADWAY
VANCOUVER, WA 98663
PHONE: (360) 993-0911
FAX: (360) 993-0912
EMAIL: CWOLF@SGAENGINEERING.COM

EXISTING SITE DATA:

PRESENT USE	2 SINGLE-FAMILY RESIDENCES ON ACREAGE
EXISTING ZONING	R-18
GROSS SITE AREA	4.71 ACRES (205,183 S.F.)
TRANSIT ROUTES & STOPS	NE 63RD STREET IS A TRANSIT ROUTE

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTE:

TOPOGRAPHY	SHOWN BY CONTOURS
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.	NO MAPPING INDICATORS
WETLAND DELINEATION.	
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL.	NO MAPPING INDICATORS
AREAS HAVING WEAK FOUNDATIONAL SOILS.	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%.	NONE KNOW
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT.	NO MAPPING INDICATORS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.	NONE KNOWN

EXISTING CONDITIONS DISCLAIMER:

EXISTING CONDITIONS SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION OBTAINED FROM OUTSIDE SOURCES. STURTEVANT, GOLEMO AND ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE DATA:

PROPOSED USE	SUBDIVIDE PROPERTY INTO 42 SINGLE-FAMILY LOTS WITH 1 SINGLE-FAMILY EXISTING RESIDENCE TO REMAIN DURING PHASE 1 AND 2 ADDITIONAL SINGLE-FAMILY LOTS TO BE CREATED WITH PHASE 2 AND THE REMOVAL OF THE EXISTING RESIDENCE.
NET SITE AREA (GROSS AREA MINUS ROADS & STORM TRACT)	3.43 ACRES (149,335 SF)
AVERAGE LOT AREA	3,394 S.F.
SANITARY SEWER SERVICE	CITY OF VANCOUVER
RESIDENTIAL DENSITY REQUIREMENTS	12-18 UNITS/ ACRE
PROPOSED DENSITY	12.83 UNITS / ACRE
WATER SERVICE	CRWWD
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	PER CLARK COUNTY STANDARDS
PRIVATE ROADS	CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTIES DESCRIBED ON THIS PLAN. ANY PRIVATE ACCESS ROAD SHALL REMAIN A PRIVATE ROAD UNLESS IT IS UPGRADED TO PUBLIC ROAD STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.

DENSITY CALCULATIONS

PHASE 1 & 2
NET BUILDABLE AREA= 149,335 SF
MAX DENSITY = 18 UNITS/ACRE MINIMUM DENSITY = 12 UNITS/ACRE
149,335 SF = 3.43 ACRES 44 UNITS/3.43 ACRES = 12.8 UNITS PER ACRE

PHASE 1
NET BUILDABLE AREA= 141,407 SF
MAX DENSITY = 18 UNITS/ACRE MINIMUM DENSITY = 12 UNITS/ACRE
141,407 SF = 3.25 ACRES 42 UNITS/3.25 ACRES = 12.9 UNITS PER ACRE

SHEET INDEX:

1. PRELIMINARY PLAT
2. EXISTING CONDITIONS PLAN
3. PRELIMINARY STORMWATER & EROSION CONTROL PLAN
4. PRELIMINARY STREET & LANDSCAPE PLAN

STURTEVANT, GOLEMO, & ASSOCIATES
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

ERIC W. GOLEMO 38487 REGISTERED PROFESSIONAL ENGINEER 7/31/06
EXPIRES: MAY 28, 2007

PRELIMINARY PLAT

SUNNY GROVE SUBDIVISION

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	EEG, CRW
SCALE:	1" = 40'

JOB NUMBER	SHEET
0609	1 of 4

© 2006 STURTEVANT, GOLEMO AND ASSOCIATES, INC. DATE PLOTTED: JUL 24, 2006 - 5:00pm SGA DRAWING FILE: W:\DWG\0609-63rd Street Feasibility\2-Prelim\0609 PLAT.dwg