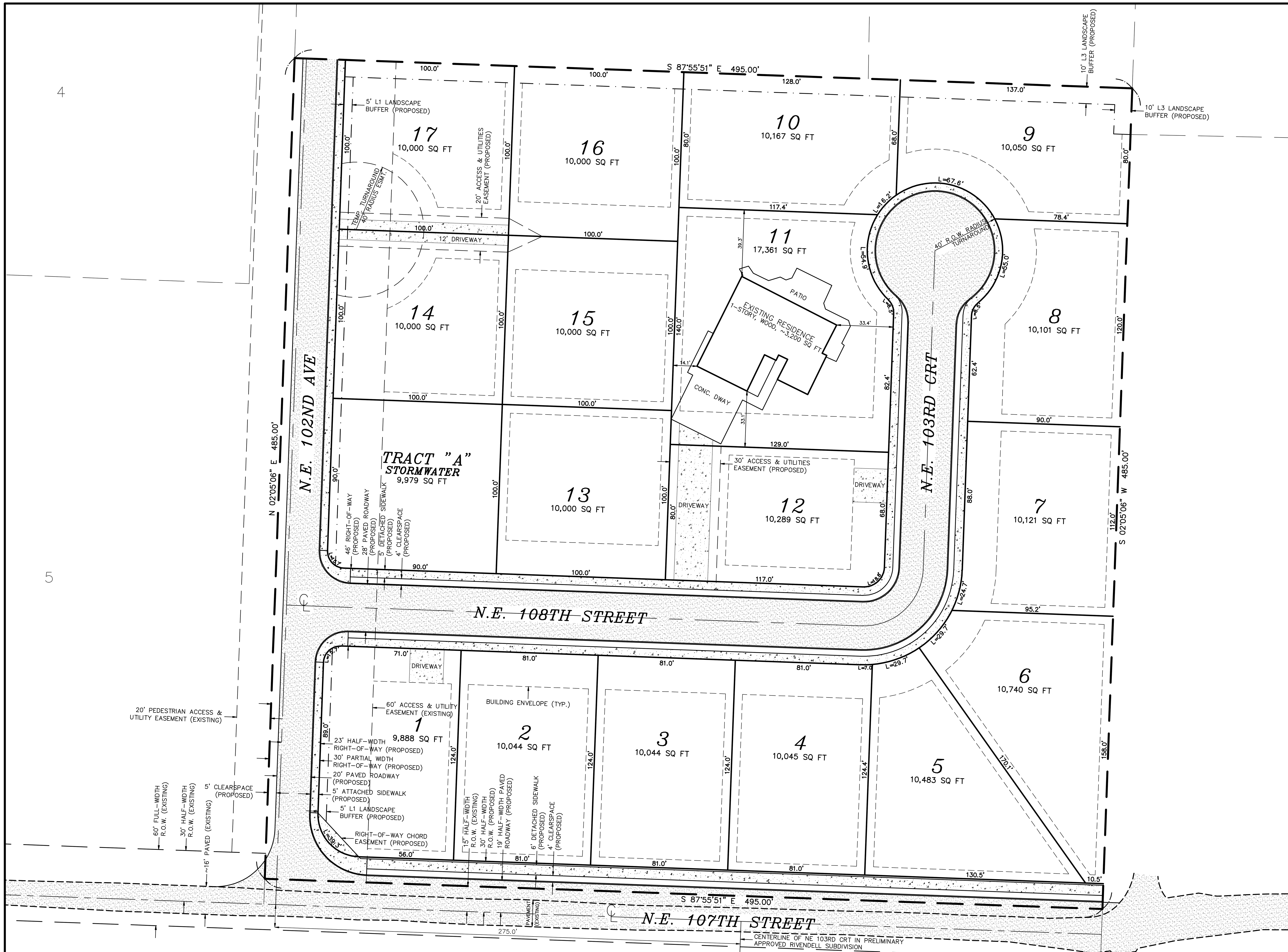
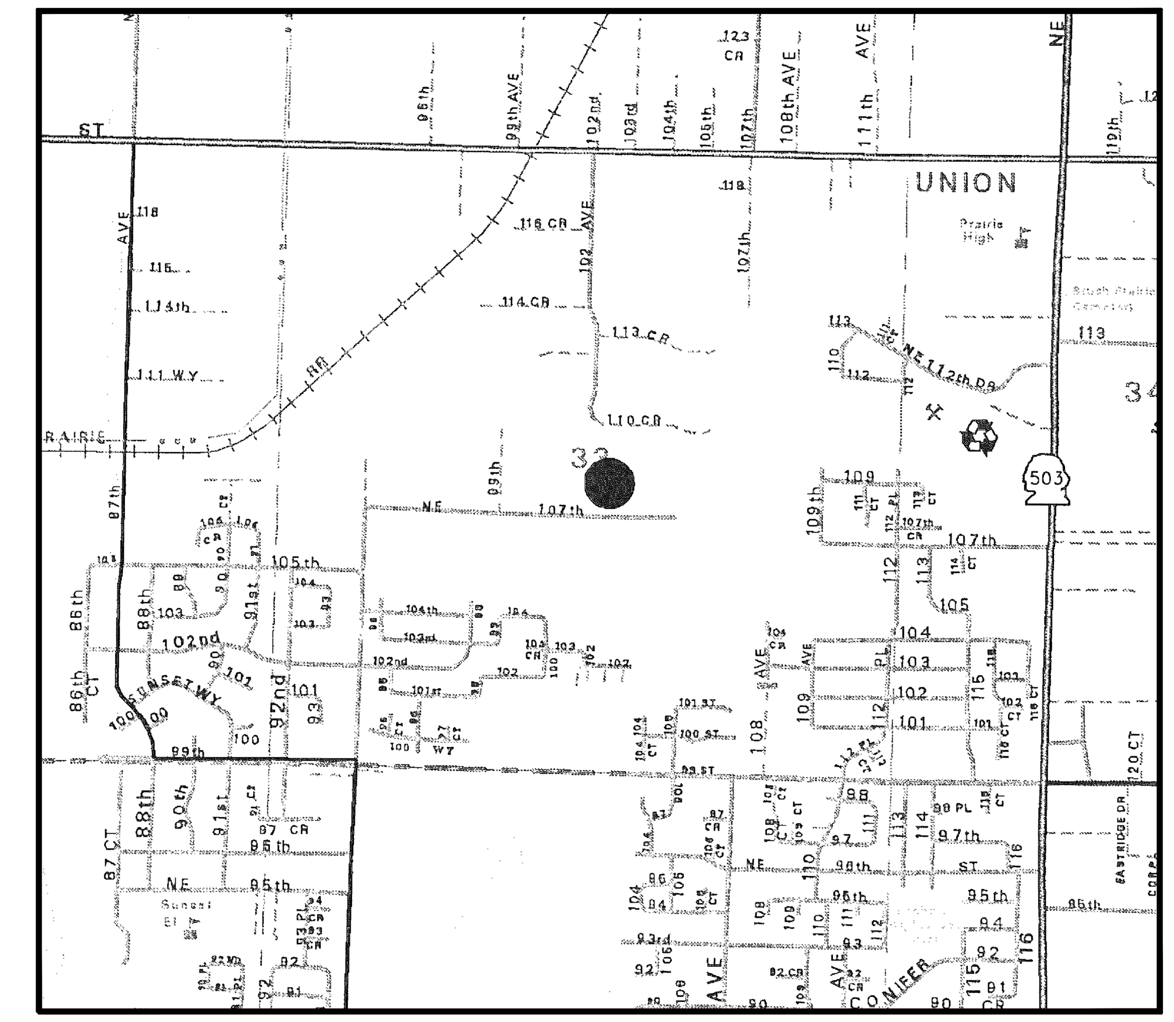


VICINITY MAP – NTS



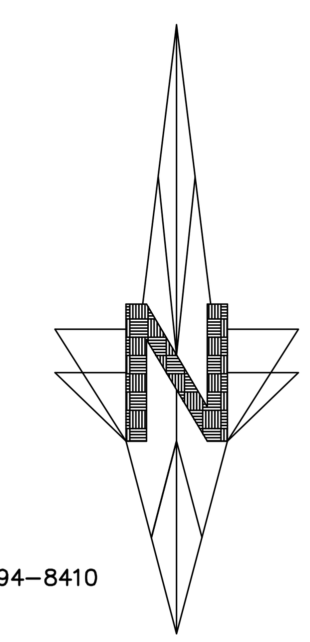
SITE DATA:

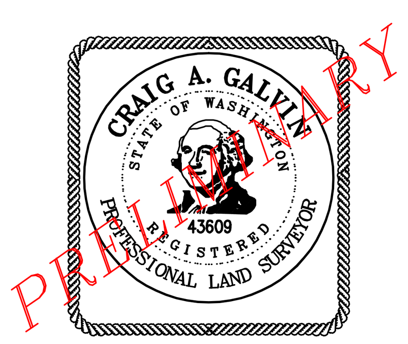
TAX LOT: 44
SERIAL NUMBER: 199875–000
SITE ADDRESS: 10212 NE 107TH STREET
ZONING: R1–10
COMPREHENSIVE PLAN DESIGNATION: UL
AREA: 5.51 ACRES OR 240,075 SF
NET AREA: 5.51 ACRES – 1.16 ACRES ROW = 4.35 ACRES
MINIMUM DENSITY: 4.35 NET ACRES x 2.9 du/acre = 12.61 OR 12du
MAXIMUM DENSITY: 4.35 NET ACRES x 4.4 du/acre = 19.14 OR 19du

NOTES:
–THERE ARE NO KNOWN WATER COURSES, FLOOD PLAINS, UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS, SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES LOCATED ON OR WITHIN 100' OF THE SITE.
–NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED ON TO NE 107TH STREET
–C–TRAN DOES NOT SERVE THIS SITE
–THE NEAREST FIRE HYDRANT IS LOCATED ~300' TO THE EAST OF THE SITE
–SANITARY SEWER IS AVAILABLE THROUGH CLARK REGIONAL WASTEWATER DISTRICT
–PUBLIC WATER IS AVAILABLE THROUGH THE CITY OF VANCOUVER
–THERE IS ONE KNOWN WELL AND SEPTIC SYSTEM ON SITE
–THE EXISTING HOME WILL REMAIN, ALL OTHER BUILDINGS WILL BE REMOVED
–BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY MINISTER–GLAESER SURVEYING, INC

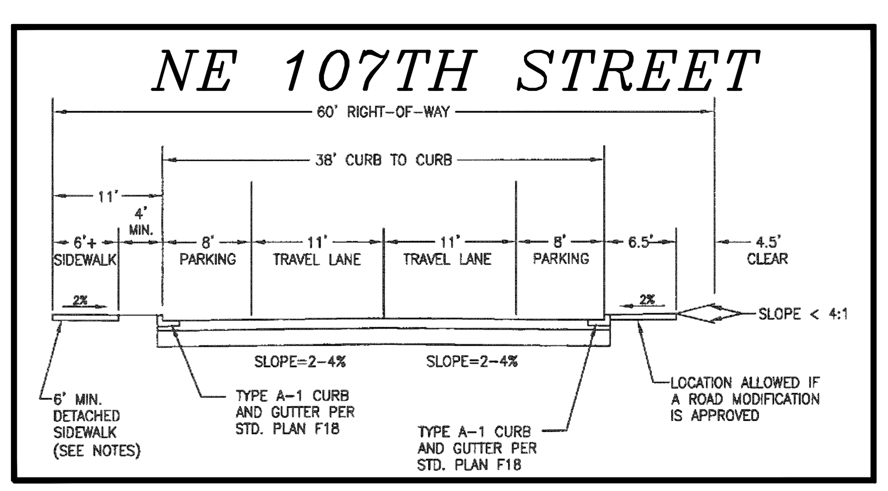
OWNER/APPLICANT:
TROY JOHNS
14801 NE 13TH CIRCLE
VANCOUVER, WA 98684
(360) 600–4425
troyajohns@gmail.com

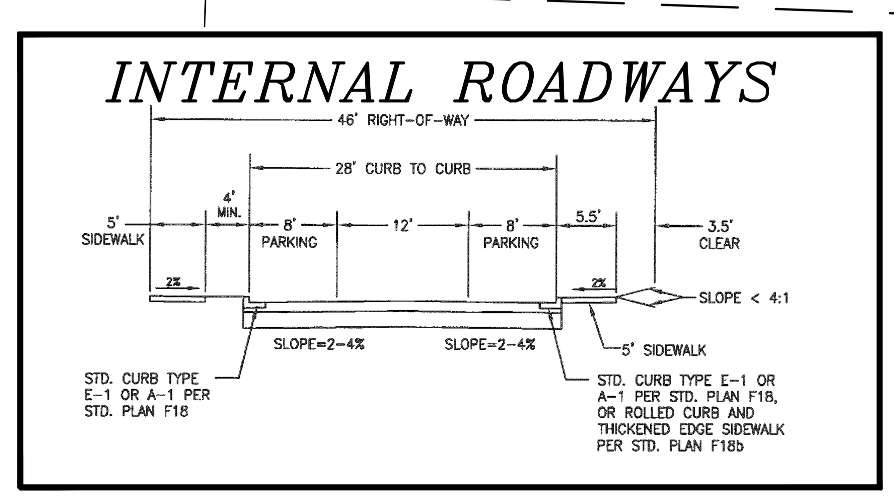
CONTACT:
DAVID ROSENBERGER
MINISTER–GLAESER SURVEYING
2200 E EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694–3313 FAX (360) 694–8410
dwr@mgsurvey.com





30 15 0 30 45 60
SCALE 1 INCH = 30 FEET





PROPOSED DEVELOPMENT PLAN

WESTMINSTERSHIREVILLE
SUBDIVISION

IN A PORTION OF THE
NE, NW, SE & SW 1/4s OF SECTION 33, T.3N., R.2E
W.M.,
CLARK COUNTY, WASHINGTON

JOB NO. 08–222 DRAWING DATE: 05–06–09
DRAWING FILE: 08–222PR–SUBMITTED

SHEET 1 OF 1