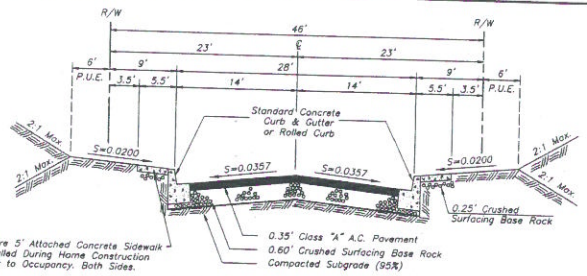


NE 56TH ST & NE 58TH COURT

NO SCALE

CHERRY PARK SUBDIVISION

BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

APRIL 2006

PROPERTY/OWNER	SERIAL# 160854-000 THOMAS A & JEANETTE W STOUT 5510 NE 59TH AVENUE VANCOUVER, WASHINGTON 98661	SERIAL# 160848-000 MICHAEL LEONARD 5800 NE 54TH STREET VANCOUVER, WASHINGTON 98661
	SERIAL# 160709-052 ADVANCED M&D SALES 2335 N. CLARK AVENUE PORTLAND, OR 97227	
APPLICANT	DON MCINTOSH 1408 SE 132ND AVENUE VANCOUVER, WA 98683 PHONE: (360) 260-0555 FAX: (360) 891-8803 EMAIL: DONAL.MCINTOSH@COMCAST.NET	
APPLICANT/CONTACT	STURTEVANT, GOLEMO & ASSOCIATES ATTN: ERIC GOLEMO 2005 BROADWAY STREET VANCOUVER, WA 98663 PHONE: (360) 993-0911 FAX: (360) 993-0912 EMAIL: CWOLF@SGAENGINEERING.COM	

EXISTING SITE DATA:

PRESENT USE	ONE SINGLE-FAMILY HOME ON ACREAGE
EXISTING ZONING/ COMP. PLAN	R-18 & R1-6
GROSS SITE AREA ZONED R-18	±2.28 ACRES (99,325 SF)
GROSS SITE AREA ZONED R 1-6	±.34 ACRES (14,836 SF)
TOTAL GROSS SITE AREA	±2.62 ACRES (113,961 SF)
NEAREST TRANSIT ROUTE	NO ROUTES WITH IN 1/4 MILE

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTE:

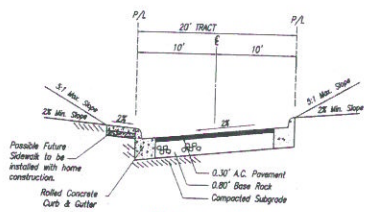
TOPOGRAPHY	SHOWN AT 1' INTERVALS
WATERCOURSES & DRAINAGE PATTERNS (STREAMS, RIVERS, ETC.)	NONE KNOWN
FEMA DESIGNATED FLOOD PLAIN, FLOOD FRINGE, FLOODWAY OR 100 YEAR FLOOD PLAIN.	NONE KNOWN
DESIGNATED SHORELINE AREAS.	NONE KNOWN
HIGH SEASONAL WATER TABLE OR IMPERMEABLE SOILS.	NONE KNOWN
WATER BODIES AND KNOWN WETLANDS.	NONE KNOWN
WETLAND DELINEATION.	NONE KNOWN
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL.	NONE KNOWN
AREAS HAVING WEAK FOUNDATIONAL SOILS.	NONE KNOWN
SLOPES EXCEEDING 15%	YES
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT.	NONE KNOWN
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.	NONE KNOWN

EXISTING CONDITIONS NOTE:

EXISTING CONTOURS, BUILDINGS AND DRIVEWAY LOCATIONS ARE APPROXIMATE BASED ON CLARK COUNTY GIS INFORMATION. STURTEVANT, GOLEMO AND ASSOCIATES DO NOT ASSURE THE ACCURACY OF EXISTING INFORMATION SHOWN.

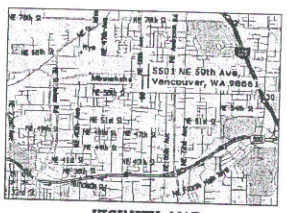
PROPOSED SITE DATA:

PROPOSED USE	SUBDIVIDE PROPERTY INTO 30 SINGLE-FAMILY DETACHED LOTS IN 2 PHASES
AVERAGE LOT AREA (PHASE 1)	3,136 S.F./ LOT
SITE DENSITY (PHASE 1)	13.9 UNITS/ ACRE
NET BUILDABLE AREA (PHASE 1)	1.87 ACRES (81,535 S.F.)
AVERAGE LOT AREA (PHASE 2)	2,297 S.F./ LOT
SITE DENSITY (PHASE 2)	17.4 UNITS/ ACRE
NET BUILDABLE AREA (PHASE 2)	0.23 ACRES (10,073 S.F.)
SANITARY SEWER SERVICE	CITY OF VANCOUVER
WATER SERVICE	CITY OF VANCOUVER
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	STORM WATER SHALL BE TREATED WITH AN APPROVED BMP AND DISPOSED OF BY INFILTRATED INTO THE GROUND.
JOINT DRIVEWAYS PRIVATE ROADS	LOTS 26-28 AND LOTS 18-20 WILL BE SERVED BY JOINT DRIVEWAYS. "CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROAD(S) CONTAINED WITHIN OR PRIVATE ROAD(S) PROVIDING ACCESS TO THE PROPERTY(IES) 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."
LANDSCAPE AREA	THIS PROJECT SHALL PROVIDE A MINIMUM LANDSCAPE AREA OF 20%

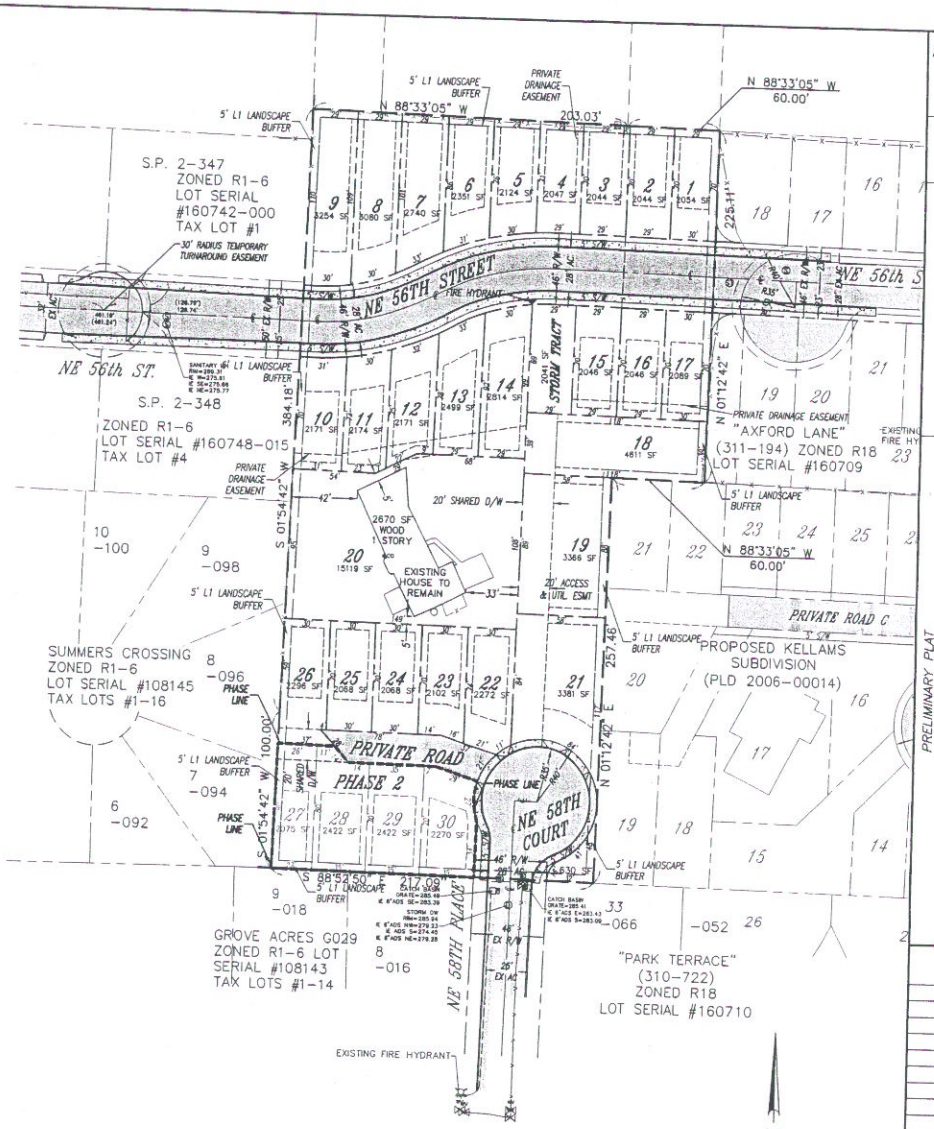


PRIVATE STREET

NO SCALE



VICINITY MAP



SHEET INDEX:

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

STURTEVANT, GOLEMO, & ASSOCIATES
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES

2005 BROADWAY STREET
VANCOUVER, WA 98663

PHONE (360)993-0911
FAX (360)993-0912

5/22/06

EXPIRES MAY 16, 2007

CHERRY PARK SUBDIVISION

PRELIMINARY PLAT

CLARK COUNTY WASHINGTON

REVISIONS

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

JOB NUMBER | SHEET

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