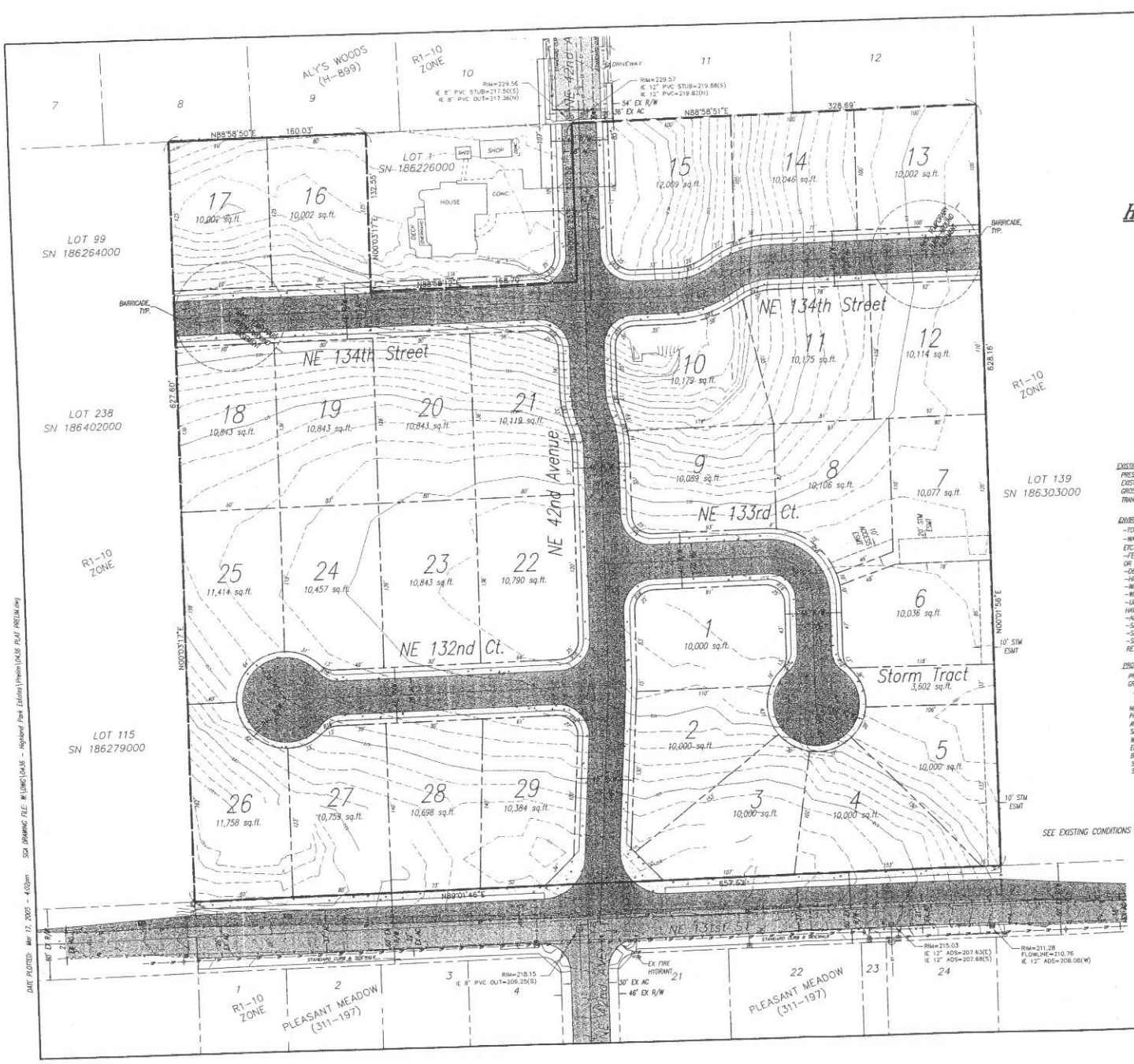
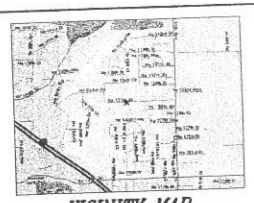




VICINITY MAP
NOT TO SCALE

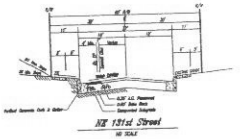
HIGHLAND PARK ESTATES SUBDIVISION

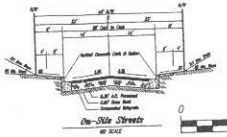
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

OWNERS	SERIAL #186227-000 STEVEN & CINDY MOE 4230 NE 131ST STREET VANCOUVER, WA 98686	SERIAL #186373-000 FRANK & SANDRA JEFFERS 4212 NE 131ST STREET VANCOUVER, WA 98686
	SERIAL #186226-005 JAMES P. FENNESSEY 4100 NE 131ST STREET VANCOUVER, WA 98686	
APPLICANT	PROTERRA DEVELOPMENT VENTURES, LLC 1701 BROADWAY, #184 VANCOUVER, WA 98663	
CONTACT	STURTEVANT, GOLEMO & ASSOCIATES ATTN.: JOE STURTEVANT 2211 MAIN STREET VANCOUVER, WA 98660 PHONE: (360) 993-0911 FAX: (360) 993-0912 EMAIL: JOES@SGAENGINEERING.COM	

EXISTING SITE DATA	
PRESENT USE	THREE SINGLE-FAMILY HOMES ON ACREAGE
EXISTING ZONING/ COMP. PLAN	R1-10
GROSS SITE AREA	±8.96 ACRES (390,411 SF)
TRANSIT ROUTES & STOPS	THERE ARE NO TRANSIT STOPS OR ROUTES WITHIN 600' OF THE SITE
ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTE:	
-TOPOGRAPHY	SHOWN AT 1' INTERVALS
-WATERCOURSES & DRAINAGE PATTERNS (STREAMS, RIVERS, ETC.)	CONTOURS SHOW DRAINAGE PATTERNS
-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
-UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL.	NONE KNOWN
-AREAS HAVING WEAK FOUNDATIONAL SOILS.	NONE KNOWN
-SLOPES EXCEEDING 15%.	NONE KNOWN
-SIGNIFICANT VEGETATION OR WILDLIFE HABITAT.	NONE KNOWN
-SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.	NONE KNOWN
PROPOSED SITE DATA	
PROPOSED USE	SUBDIVIDE INTO 29 SINGLE-FAMILY LOTS
GROSS SITE AREA	8.96 ACRES (390,411 SF)
R/W DEDICATION	1.93 ACRES (84,221 SF)
STORM TRACT AREA	3,602 SF
NET BUILDABLE SITE AREA	6.95 ACRES (302,588 SF)
PROPOSED SITE DENSITY	4.1 DU/ACRE
AVERAGE LOT SIZE	10,434 SF
SANITARY SEWER SERVICE	HAZEL DELL SEWER DISTRICT
WATER SERVICE	CLARK PUBLIC UTILITIES
ELECTRICAL SERVICE	CLARK PUBLIC UTILITIES
BUILDING SETBACKS	PER CLARK COUNTY STANDARDS
STREET WIDTHS & SECTIONS	PER CLARK COUNTY STANDARDS
STORM DRAINAGE	PER CLARK COUNTY STANDARDS

SEE EXISTING CONDITIONS PLAN FOR VICINIY MAP





-N-

0 40 80 120
Scale: 1" = 40'

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

2211 MAIN STREET
VANCOUVER, WA 98660
PHONE (360)993-0911
FAX (360)993-0912

EXPIRES MAY 22, 2006

PRELIMINARY PLAT

HIGHLAND PARK ESTATES SUBDIVISION

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JAS
SCALE:	1" = 40'

JOB NUMBER	SHEET
0436	2 of 4

DATE PLOTTED: Mar 17, 2005 - 4:02pm SGA DRAWING FILE: W:\JOBS\0436 - Highland Park Estates\Plats\0436 PLAT PRELIM.dwg