

MAPLE MANOR SHORT PLAT

A Preliminary Short Plat within a portion of the NE 1/4 of Sec. 9, T2N., R2E., W.M. Clark County, Washington

PREPARED BY:
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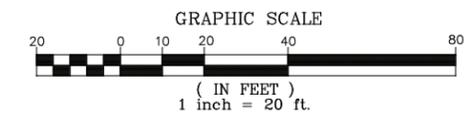
STERLING DESIGN, INC.

PRELIMINARY DEVELOPMENT PLAN w/EX. CONDITIONS

MAPLE MANOR SHORT PLAT



Scale: AS SHOWN
Project Number: 664
Design/Drawn: JGS/BC
Drawing Date: SEPT. 2016
Sheet 1 of 3 Sheet(s)



VICINITY MAP (NTS)

10. PROPOSED DEVELOPMENT (I.E., LAND DIVISION) PLAN

GENERAL INFORMATION

- APPLICANT/CONTACT: JOEL STIRLING, 2208 E. EVERGREEN BLVD, VANCOUVER, WA 98661, PH: (360) 759-1794
- PROPERTY OWNERS: PATRICK ROBINSON, 323 NW 150TH WAY, VANCOUVER, WA 98685
- AREA: 0.72 ACRES
- TAX LOT(S): 1
- SERIAL NUMBER(S): 106710-000
- SITE ADDRESS: 7001 NE 107th AVE
- ZONING: R1-6
- COMPREHENSIVE PLAN: UL

EXISTING CONDITIONS (REFER TO SHEET 2)

- Environmental**
 - TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
 - THERE ARE NO SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING AS SHOWN.
 - THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
 - THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
 - THERE ARE NO WETLANDS OR WETLANDS ON THE SITE.
 - THERE ARE NO WETLAND DELINEATION AREAS ON THE SITE.
 - THERE ARE NO MAPPED UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE.
 - THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR VEGETATION AREAS ON THE SITE.
 - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE.

Land Use and Transportation

- THE PROPOSED SITE AREA IS APPROX. 0.72 ACRES. THE LAYOUT AND DIMENSIONS OF EXISTING PARCEL ARE SHOWN ON PLAN.
- THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT LOCATIONS & WIDTHS ARE AS SHOWN ON PLAN.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN. LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE 107th AVENUE & NE 70th STREET ARE SHOWN THIS PLAN.
- NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE SHOWN ON THIS PLAN.
- LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE 107th AVENUE & NE 70th STREET ARE SHOWN ON PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON PLAN.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)

Water and Sewer

- THE NEAREST EXISTING FIRE HYDRANTS TO THE SITE ARE AS SHOWN. THERE ARE NO WETLANDS OR WETLANDS ON THE PROPERTY.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILABLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

- Environmental**
 - THERE ARE NO WETLANDS, STEEP SLOPE BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.

Land Use and Transportation

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED AS PART OF THE PROJECT.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN.
- THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON PLAN.
- PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN. THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
- LOCATION, WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAY AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN, ALSO ATTACHED ON PLAN IS A CROSS SECTION OF ALL PUBLIC & PRIVATE ROADWAYS.
- ALL ROAD GRADES ARE LESS THAN 15% ON THE SITE AND WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- LOCATION OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

LANDSCAPE PLAN

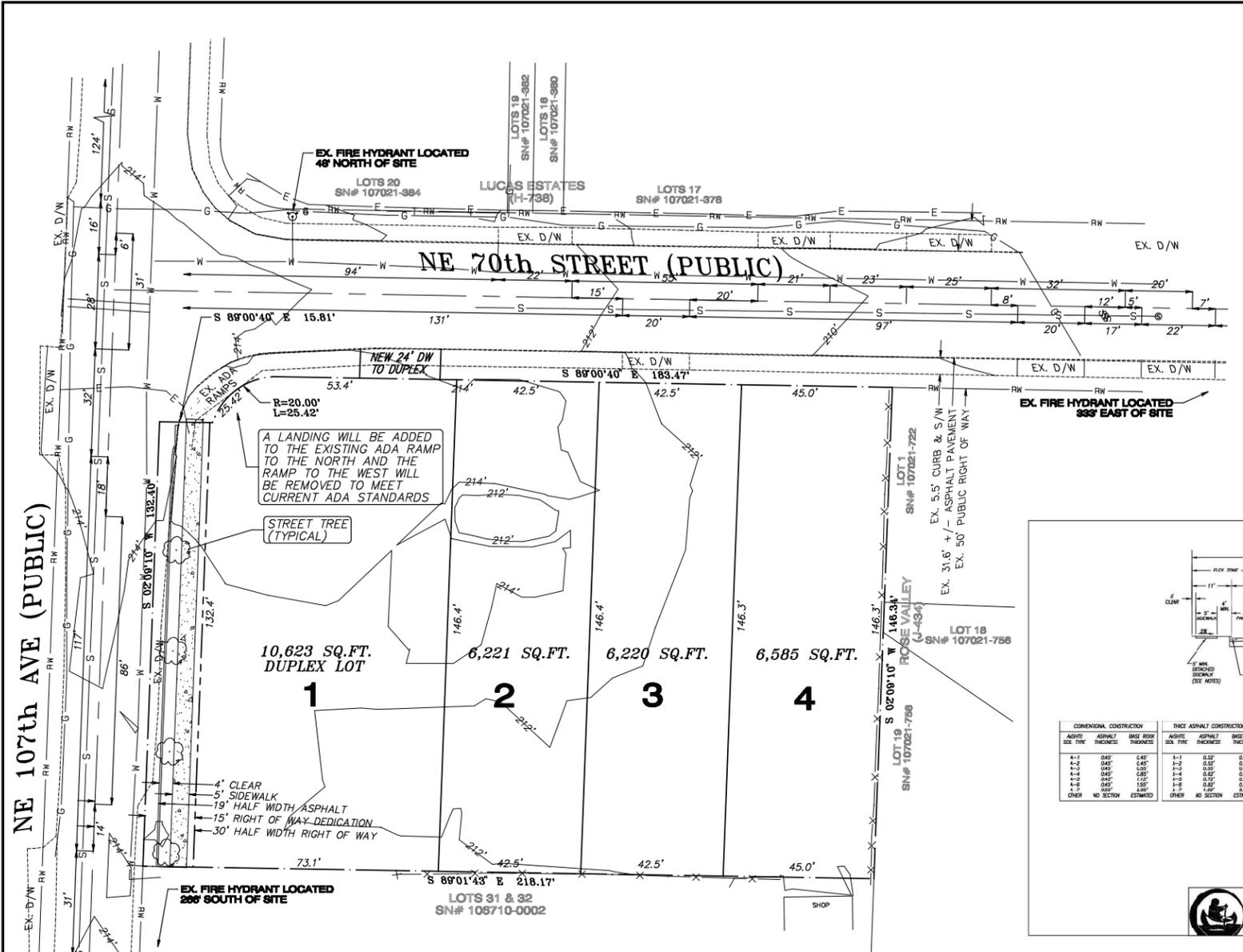
LANDSCAPE TREES WILL BE INSTALLED ALONG NE 107th AVENUE.

SIGN PLAN

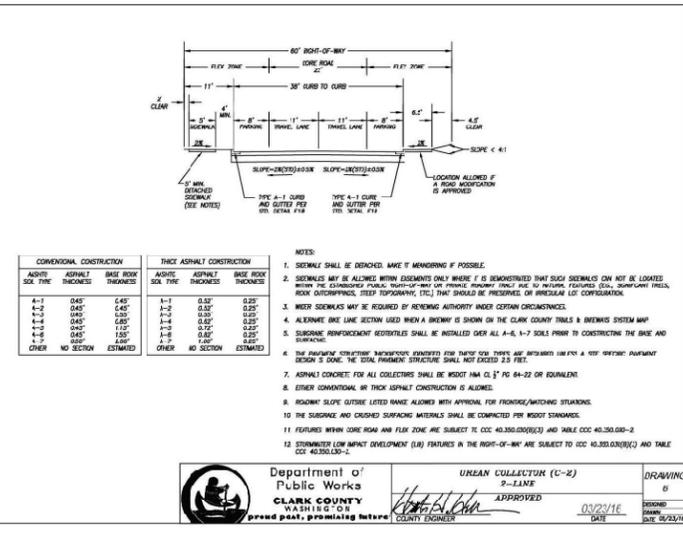
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OUTDOOR LIGHTING PLAN

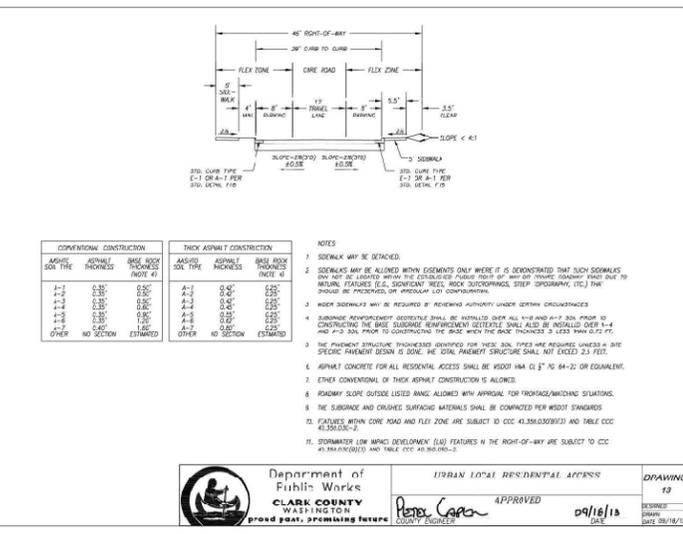
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PRELIMINARY STORMWATER PLAN	



CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
ASPHALT THICKNESS (INCHES)	BASE THICKNESS (INCHES)	SOIL TYPE	ASPHALT THICKNESS (INCHES)	BASE THICKNESS (INCHES)	SOIL TYPE
4-1	0.45	0.45	4-1	0.45	0.45
4-2	0.45	0.45	4-2	0.45	0.45
4-3	0.45	0.45	4-3	0.45	0.45
4-4	0.45	0.45	4-4	0.45	0.45
4-5	0.45	0.45	4-5	0.45	0.45
4-6	0.45	0.45	4-6	0.45	0.45
4-7	0.45	0.45	4-7	0.45	0.45
4-8	0.45	0.45	4-8	0.45	0.45
4-9	0.45	0.45	4-9	0.45	0.45
4-10	0.45	0.45	4-10	0.45	0.45
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED



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ASPHALT THICKNESS (INCHES)	BASE THICKNESS (INCHES)	SOIL TYPE	ASPHALT THICKNESS (INCHES)	BASE THICKNESS (INCHES)	SOIL TYPE
4-1	0.45	0.45	4-1	0.45	0.45
4-2	0.45	0.45	4-2	0.45	0.45
4-3	0.45	0.45	4-3	0.45	0.45
4-4	0.45	0.45	4-4	0.45	0.45
4-5	0.45	0.45	4-5	0.45	0.45
4-6	0.45	0.45	4-6	0.45	0.45
4-7	0.45	0.45	4-7	0.45	0.45
4-8	0.45	0.45	4-8	0.45	0.45
4-9	0.45	0.45	4-9	0.45	0.45
4-10	0.45	0.45	4-10	0.45	0.45
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

A TYPE II VARIANCE REQUEST IS INCLUDED TO REDUCE LOT WIDTH FOR LOTS 2 - 4 FROM THE MINIMUM REQUIRED 50 FOOT WIDTH PER TABLE CCC40.220.010-2 DOWN TO A MIN. OF 42.5 FEET

TABLE 40.220.010-3
BUILDING SETBACKS:

FRONT:	10'
FRONT GARAGE:	18'
SIDE STREET:	10'
SIDE INTERIOR:	5'
REAR:	10'
MAX. LOT COVERAGE:	50%
MAX. BLDG. HEIGHT:	35'

PROPOSED DEVELOPMENT PLAN
TOTAL LOTS: 4
MINIMUM LOT AREA: 6,220 sq.ft.
MAXIMUM LOT AREA: 10,623 sq.ft.
AVERAGE LOT AREA: 7,412 sq.ft.

SITE INFORMATION

ALIGNMENT & FIELD DATA:	MINISTER & GLAESER SURVEYING, INC (360) 693-3313
SOIL TYPE(S):	HYDROLOGIC GROUP: AASHTO CLASSIFICATION:
SOILS TESTING BY:	DEEP RIVER GEOTECHNICAL SERVICES
SITE LOCATION:	CLARK COUNTY, WA
SITE AREA:	0.72 ACRES

APPROX. SURFACE ELEV.: 212'-214'