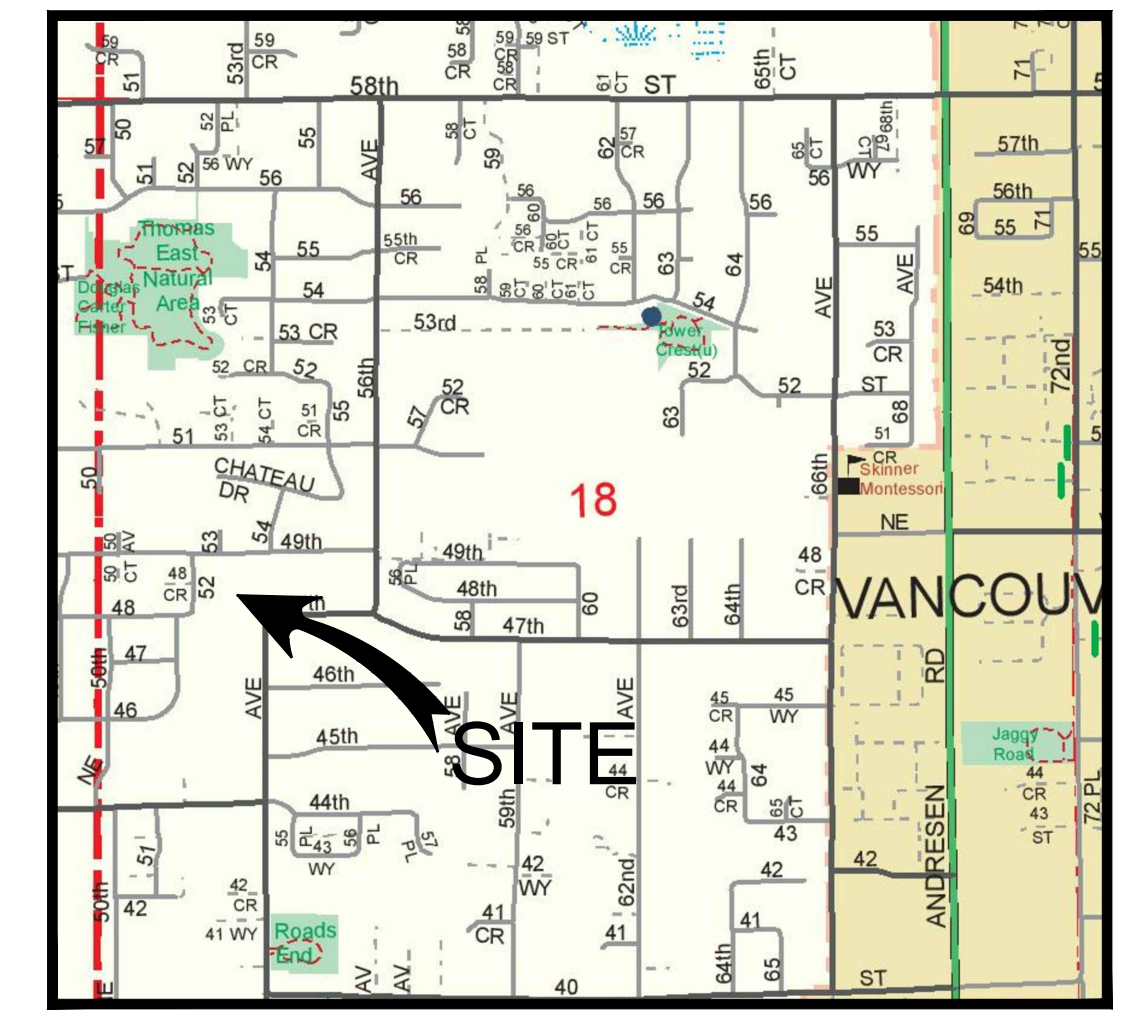


49th Street Short Plat

Located within the NW and SW 1/4's of Section 18, T2N, R2E of the Willamette Meridian, in Clark County, Washington



VICINITY MAP
NOT TO SCALE

APPLICANT/OWNER:
EVS Properties, LLC
PO Box 61889
Vancouver, WA 98666
Contact: Jon Gaston
Phone: (360) 601-2344
Email: GastonGroup@gmail.com

PROJECT CONTACT:
PLS Engineering
2008 C Street
Vancouver, WA 98663
Contact: Travis Johnson, PE
Phone: (360) 944-6519
Email: Travis@PLSEngineering.com

GENERAL NOTES:

The site has no current address, but is located SE of the intersection of NE 52nd Avenue and NE 49th Street, Vancouver, WA 98661. The site is identified as Parcel #157117-000.

Topography and boundary data shown on the plan was prepared by PLS Engineering.

EXISTING LOT SIZE:
1.78 acres (77,537 SF)

EXISTING ZONING:
This project is within the R1-6 zone of Clark County, a Single-Family Residential Zone. The site's comprehensive plan designation is UL (Urban Low Density Residential).

EXISTING CONDITIONS:
There are no known water courses, areas prone to flooding, floodplains, shoreline areas, water bodies or wetlands, significant wildlife habitat or vegetation, or historic sites. There are landslide hazard areas present on the site.

PROPOSED LOT AREAS:
Type of lot proposed - Single-Family Lots
Total Number of Lots = 16
Minimum Required Average Lot Area = 6,000 SF
Maximum Required Average Lot Area = 8,500 SF
Proposed Average Lot Area = 6,173 SF

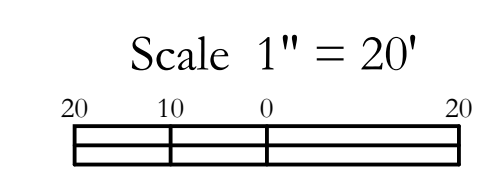
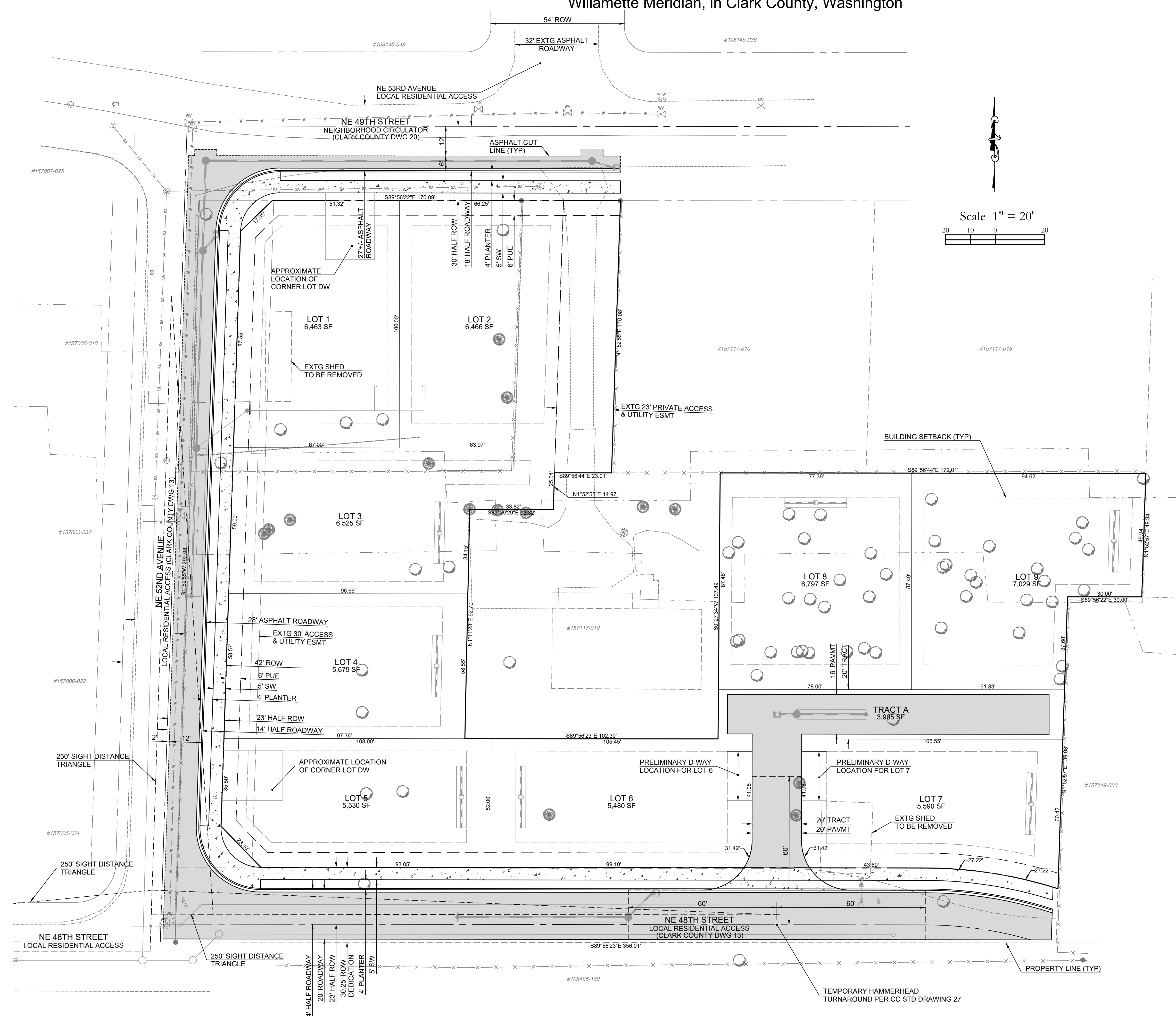
SETBACKS:
Front = 10'
Front setback for garage front = 18'
Street side = 10'
Interior side = 5'
Rear = 10'
Maximum lot coverage = 50%

All building envelopes have been drawn on the plan according to these setback requirements.

PROPOSED ROADS:
Frontage improvements will be completed along NE 52nd Avenue and NE 49th Street. Half-width improvements of NE 48th Street will be completed along the property's southern boundary line, extending the road to the east. A shared driveway within a tract shall provide access to lots 6-9 from NE 48th Street.

PROPOSED STORMWATER PLAN:
Stormwater generated on roadway, sidewalk, and driveway surfaces from the development of this site shall be infiltrated, treated, and controlled through the use of three infiltration trenches with filter catch basin systems. Roof and yard runoff shall be treated through the use of private infiltration trenches.

EXISTING TRANSIT ROUTES AND STOPS:
There are no public transit facilities in the immediate vicinity. Bus routes run along NE Andresen Road and NE Saint Johns Road, more than 1/2 mile from the site.



Proposed Development Plan For:
49th Street Short Plat
 A Site Located In Clark County, Washington
 Consulting Engineers & Planners
 2008 C Street, Vancouver, WA 98663
 PH (360) 944-6519
 FX (360) 944-6539
PLS ENGINEERING

Revisions			
A	B	1	2

Project No. 2747
 SCALE: H: 1" = 20'
 V: N/A
 DESIGNED BY: TMS
 DRAFTED BY: TMS
 REVIEWED BY: TGJ

2

3