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
  JOEL@STERLING-DESIGN.BIZ
- PROPERTY OWNER:
  ROBERT & LOUISE GAUDET
  2304 NE 144th STREET
  VANCOUVER, WA 98686
- AREA: 3.49 ACRES (152,025 sq.ft.)
- TAX LOT(S): 65, 4/14, 2/14, 2/15 & 3/15
- SERIAL NUMBER(S): 185711-000, 117895-154, 117895-141 & 117895-151
- SITE ADDRESS: 2304 NE 144th STREET
- ZONING: R-22 & R1-7.5
- COMPREHENSIVE PLAN: UM & 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 WATER BODIES 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 HABITAT AREAS ON THE PROPERTY (OREGON WHITE OAK). THERE ARE NO SIGNIFICANT WILDLIFE HABITAT ON THE SITE.
- THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.

Land Use and Transortation

- THE PROPOSED SITE AREA IS APPROX. 3.49 ACRES. THE LAYOUT AND DIMENSIONS OF EXISTING PARCEL ARE SHOWN ON PLAN.
- THERE ARE EXISTING STRUCTURES ON THE SITE THAT WILL REMAIN.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENTS LOCATIONS & WIDTHS ARE AS SHOWN THIS SHEET.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN.
- LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE 144th 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 144th STREET ARE SHOWN ON PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE 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 SEPTIC SYSTEM(S) OR WELL(S) ON THIS SITE.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILIBLE PER THE CLARK COUNTY HEALTH DEPARTMENT.
- THERE ARE NO KNOWN WELLS ON THE PROPERTY. THE HOUSE IS CONNECTED TO PUBLIC WATER AND SEWER SYSTEMS.

PROPOSED IMPROVEMENTS

Environmental

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

Land Use and Transortation

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON SITE.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN.
- THERE ARE EXISTING STRUCTURES ON THE SITE.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE 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

NO LANDSCAPE IS PROPOSED WITH THIS DEVELOPMENT.

SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

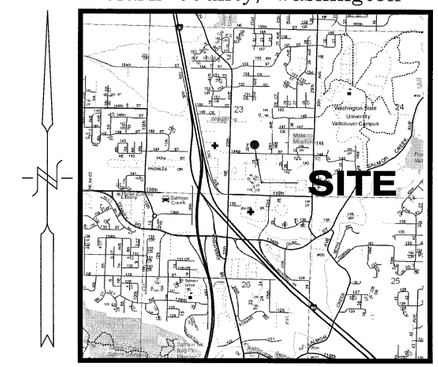
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GAUDET SHORT PLAT

A Preliminary Short Plat within
a portion of the SE 1/4
of Sec. 23, T3N., R1E., W.M.
Clark County, Washington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Fourth Plain Blvd
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