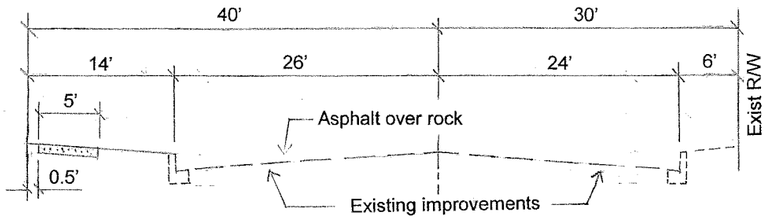
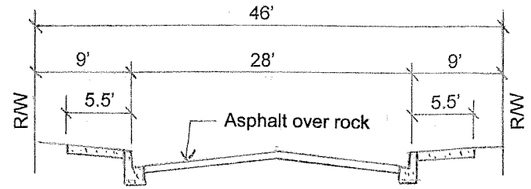


Urban Minor Arterial (M-2cb)
NE Hazel Dell Ave

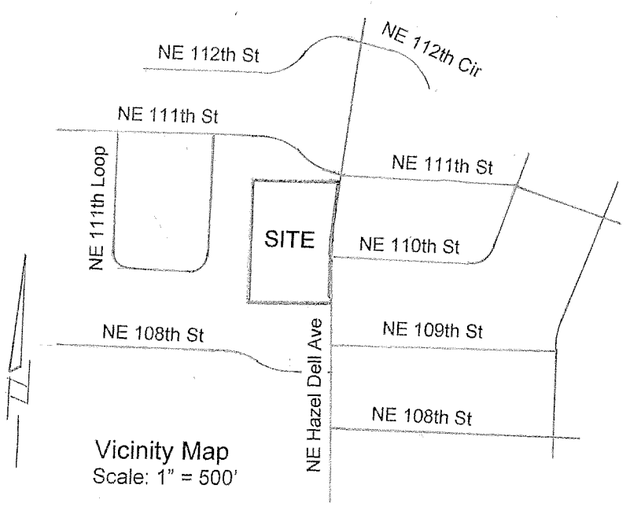


Urban Local Residential Access
Proposed Street

Notes

1. Project location: 10912 NE Hazel Dell Ave, Vancouver WA 98665, tax lot 117899-174.
2. Project proposal: Divide 2.3 acres into 9 residential lots in the R1-7.5 zoning district. All lots comply with the minimum width and the minimum & maximum lot areas.
3. Property owner: Joan H. Gates, 8911 Fox Ridge Lane SE, Olympia WA 98513.
4. The existing residence & outbuilding will be removed.
5. Sidewalks are existing along NE 111th St and along NE 110th St, none along NE Hazel Dell Ave. Sidewalks are existing from the site to Sacajawea Elementary School to provide a safe walking route to and from the school. A letter from the Vancouver School District confirms that students would be bused to Thomas Jefferson Middle School and Columbia River High School. Bicycle lanes are existing on both sides of NE Hazel Dell Ave.
6. All site distance triangles can be met.
7. The site contains no: wetlands, water courses, streams, floodplains, flood fringes, floodways, designated hazard areas, unstable slopes, wildlife habitat, significant historic sites, driveways across NE Hazel Dell Ave, transit routes or stops within 600' of the site, or road segments in excess of 15% grade within 500' of the site.
8. There are no plans for enhancement areas, wetland buffers, streams, steep banks, or open space.
9. Any existing well or septic system will be properly abandoned or removed.

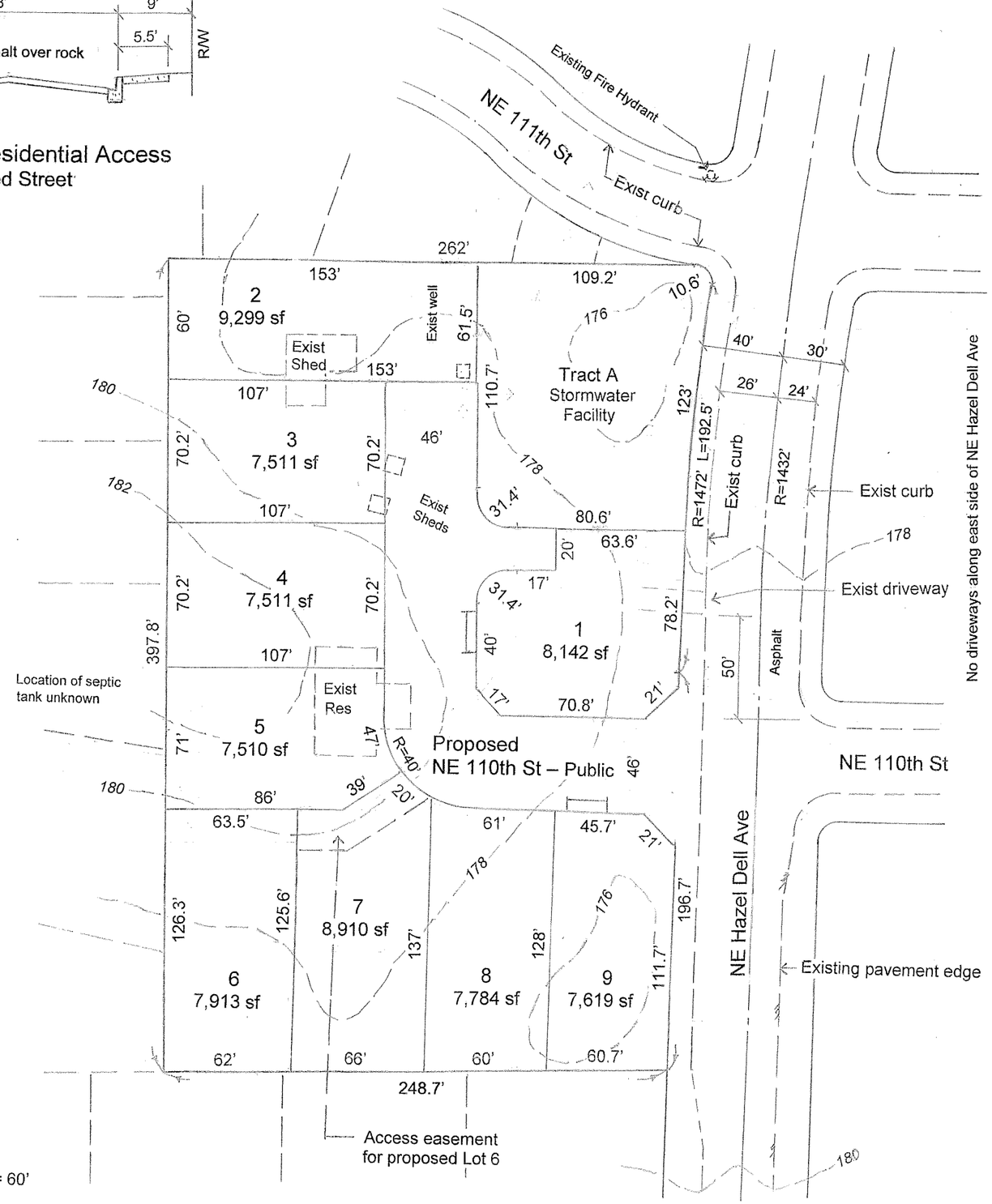
Site Area = 100,890 sq ft



Vicinity Map
Scale: 1" = 500'

Revised Date: 11.12.15

Date: 10.29.15 Scale: 1" = 60'



ED GREER Land Use Planning & Designs
8002 NE Hwy 99 #546 Vancouver WA 98665
360.904.4964 ed@ed-greer.net

Applicant: Hinton Development Corp
14010 NE 3rd Court Suite 106
Vancouver WA 98685
360.546.1220
joe@hintondevelopment.com

Parkridge-2

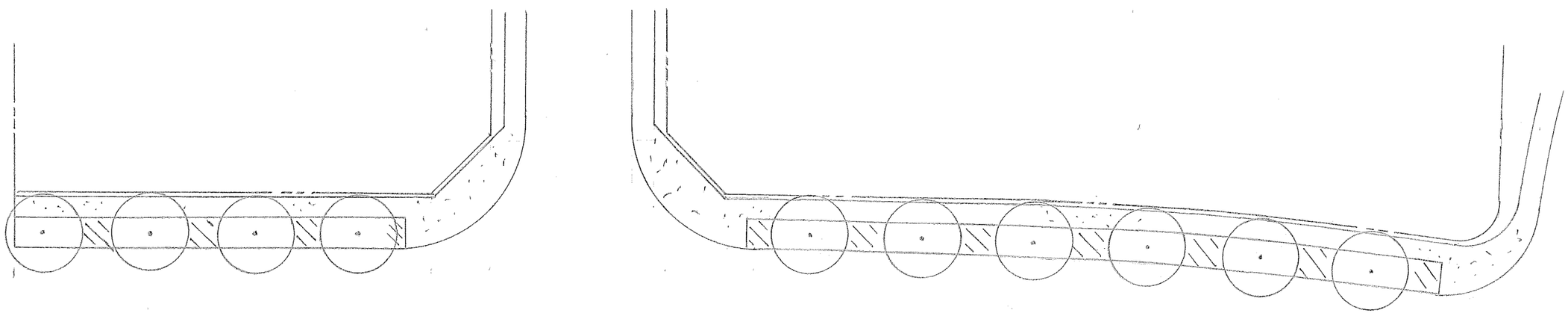
A Residential Short Plat
Clark County WA

Preliminary Short Plat

Landscape Planting Plan

Symbol	Common Name	Botanical Name	Minimum size at planting	Planting spacing
	Red Sunset Maple	Acer rubrum	1.5" cal.	30'
	Kinnikinnick	Uva-ursi	1 Gal.	3'

Kinnikinnick ground cover to be placed in planter strip.



NE Hazel Dell Ave

Date: 10.29.15

Scale: 1" = 30'

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Parkridge -2
A Residential Short Plat
Clark County WA

Landscape Plan