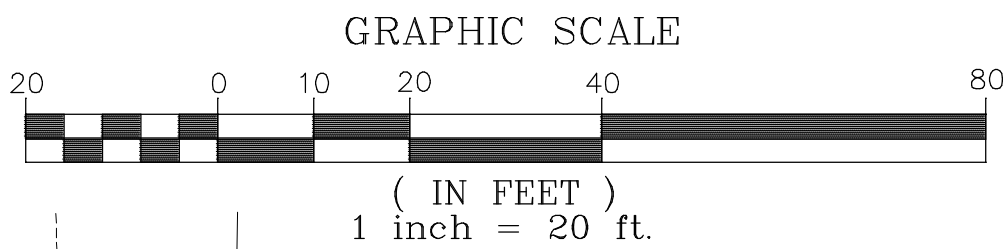


TIER II INFILL PROJECT
PRJ-167040/PIR-81093



4110 DEVELOPMENT S.P.
A Preliminary Short Plat within
a portion of the SE/SW 1/4
of Sec. 14, T2N., R2E., W.M.
Clark County, Washington



VICINITY MAP (NTS)

PROPERTY INFORMATION:
- SERIAL NUMBER: 109583-070
- ADDRESS: 4110 NE 143rd AVE
- AREA: 0.93
- ZONING: R-4
- COMPREHENSIVE PLAN: UL

PROPERTY OWNER:
KENNETH ANDERTON
1400 PARRISH STREET
LAKE OSWEGO, OR 97304
PH.: (360) 513-7657
EMAIL:KEN.ANDERTON@GMAIL.COM

CONTACT:
STERLING DESIGN, INC.
JOEL STIRLING
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
PH.: (360) 759-1794
FAX: (360) 759-4983
EMAIL:JOEL@STERLINGDESIGN.BIZ

TIER II INFILL

PROPOSED DEVELOPMENT PLAN
TOTAL LOTS: 5
MINIMUM LOT AREA: 5,221 sf
MAXIMUM LOT AREA: 10,479 sf
AVERAGE LOT AREA: 6,887 sf

BUILDING SETBACKS:
FRONT: 10'
FRONT GARAGE: 18'
SIDE STREET: 10'
SIDE INTERIOR: 5'
ATTACHED SIDE: 0'
REAR: 10'
MAX. LOT COVERAGE: 60%
MAX. BLDG. HEIGHT: 35'

NOTES:
CITY OF VANCOUVER HAS NO RESPONSIBILITY
TO IMPROVE OR MAINTAIN THE PRIVATE
STREETS CONTAINED WITHIN, OR PROVIDING
ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT
VERIFY THE LOCATION OF EX. SEPTIC SYSTEM
AND ENSURE THAT IT IS DECOMMISSIONED
PER CLARK COUNTY HEALTH DEPARTMENT
STANDARDS WITH THIS DEVELOPEMENT.
EASEMENT FOR ACCESS AND INSPECTION
WILL BE GRANTED TO THE CITY OF VANCOUVER
FOR THE NE 42nd CIRCLE. COMPLY WITH
CITY OF VANCOUVER REQUIREMENTS NOTED

4110 DEVELOPMENT SHORT PLAT

EFSTATHIOY SHORT PLAT

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPP SURVEYING, INC. (360) 834-0174	
SOIL TYPE(S): LIB	HYDROLOGIC GROUP: B AASHTO CLASSIFICATION: A-2
SOILS TESTING BY: -	DATE: -
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 250'-252'
SITE AREA: 0.90 ACRES	FILENAME: S\923-Preliminary.pro

BENCH MARK:
CLARK COUNTY DATUM BASED ON TIES TO BENCHMARK 468
AT THE INTERSECTION OF 162nd AND 39th STREET, WITH
PUBLISHED ELEVATION OF 242.28.

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
mail@sterlingdesign.biz

STERLING
DESIGN, INC.

Sheet Description:
PROPOSED
PRELIMINARY PLAT

Project:
4110 DEVELOPMENT
SHORT PLAT



Scale: AS-SHOWN
Project Number: 923
Design/Drawn: JGS/BC
Drawing Date: JULY 2022
Sheet: 3.0