

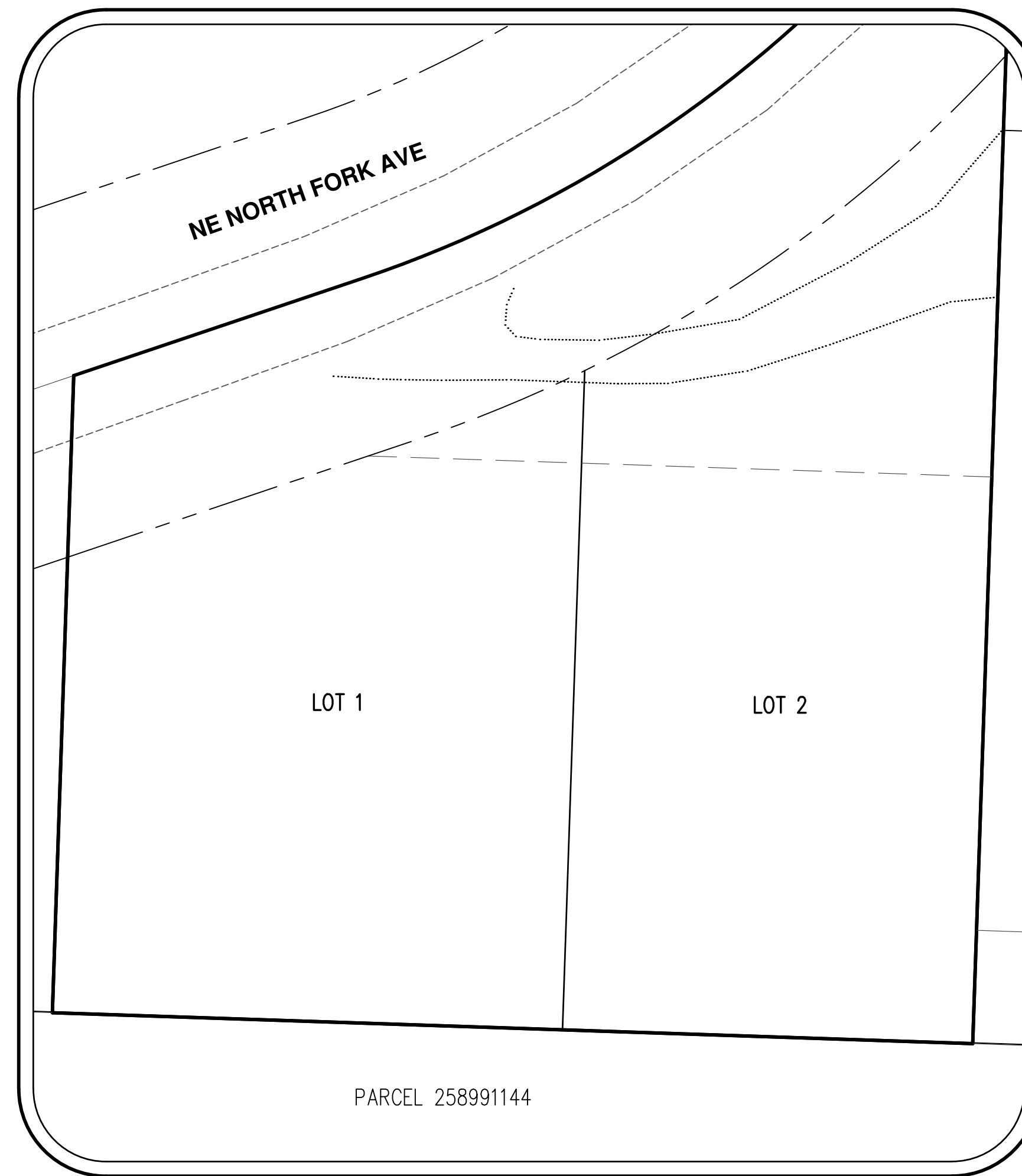
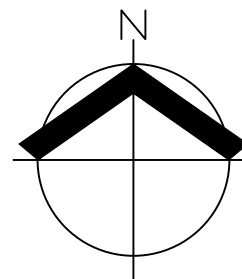
# NORTH FORK URBAN HOLDING

## URBAN HOLDING REMOVAL AND BOUNDARY LINE ADJUSTMENT PLANS



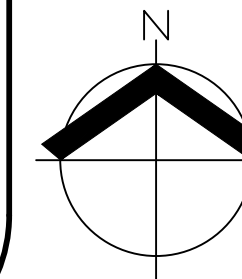
**VICINITY MAP**

N.T.S.



**SITE MAP**

N.T.S.



**APPLICANT/OWNER**

RJR ENTERPRISES, LLC  
 CONTACT: RANDY COLE  
 1935 SAMCO RD SUITE 102  
 RAPID CITY, SD 57702  
 PH: 360-607-4777  
 E-MAIL: RANDALCP@MSN.COM

**CONTACT**

AKS ENGINEERING & FORESTRY, LLC.  
 CONTACT: SETH HALLING, P.E.  
 9600 NE 126TH AVENUE, SUITE 2520  
 VANCOUVER, WA 98682  
 PH: 360-882-0419  
 FAX: 360-882-0426  
 E-MAIL: SETHH@AKS-ENG.COM

**PROPERTY DESCRIPTION**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PARCEL SERIAL NO. 258968-000, 258913-000, AND 258909-000.

**EXISTING LAND USE**

VACANT; URBAN HOLDING UH-10; ZONED LDR-7.5

**PROJECT PURPOSE**

REMOVE URBAN HOLDING ON PARCEL SERIAL NO. 258968-000, 258913-000, AND 258909-000 AND BOUNDARY LINE ADJUSTMENT.

**SITE AREA**

0.57 AC (24,904 S.F.)

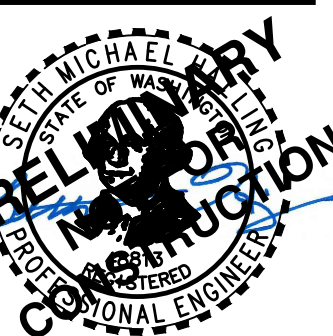
**LEGEND**

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
FIRE HYDRANT			STORM DRAIN AREA DRAIN		
WATER BLOWOFF			STORM DRAIN MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		

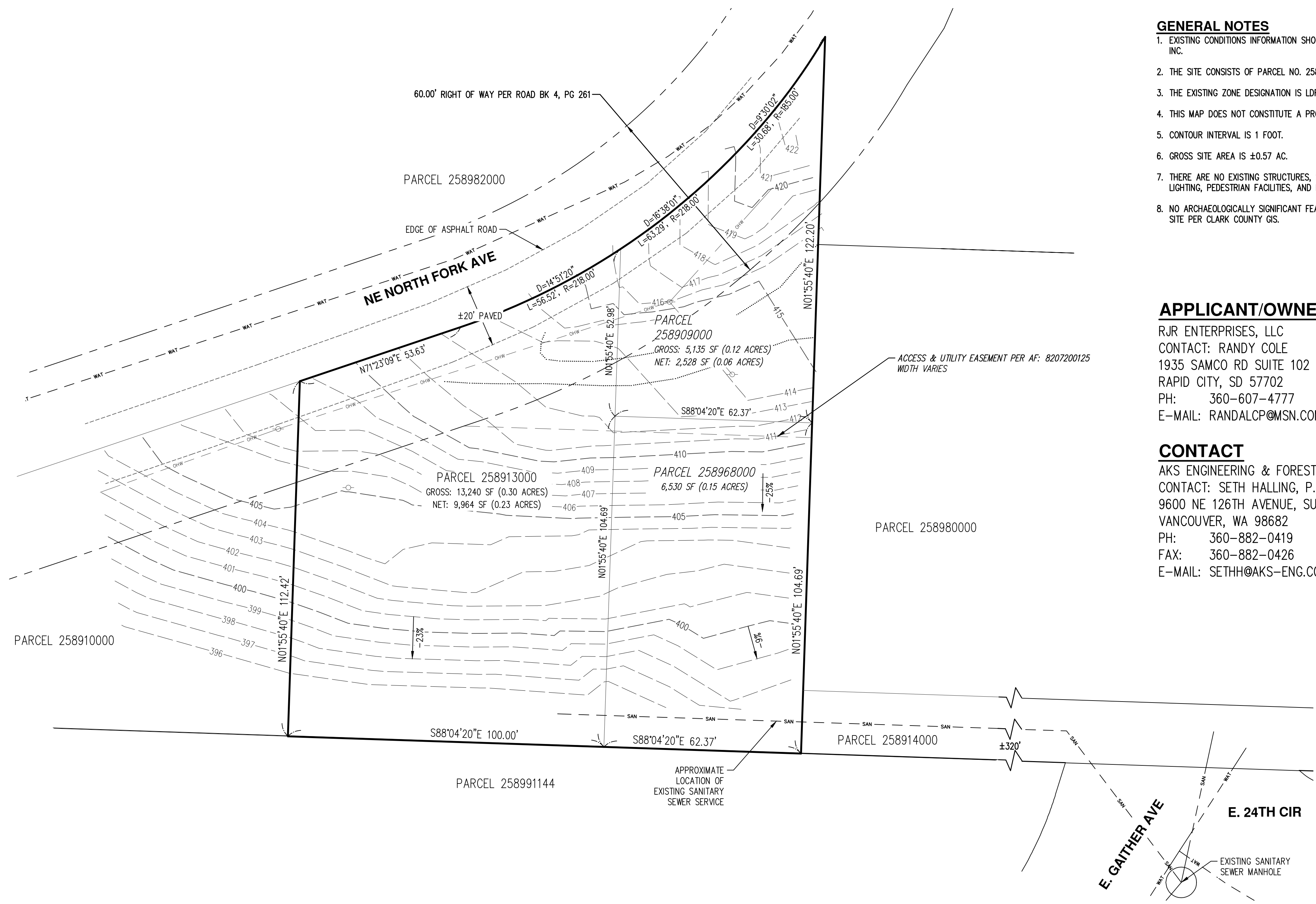
	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	FPO	FPO
GAS LINE	GAS	GAS
STORM DRAIN LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT

**SHEET INDEX**

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS PLAN
- P3.0 PRELIMINARY BOUNDARY LINE ADJUSTMENT PLAN
- P4.0 CONCEPTUAL LAYOUT PLAN



JOB NUMBER: 8283  
 DATE: 2/2/2021  
 DESIGNED BY: JRS  
 DRAWN BY: JRS  
 CHECKED BY: SMH



**GENERAL NOTES**

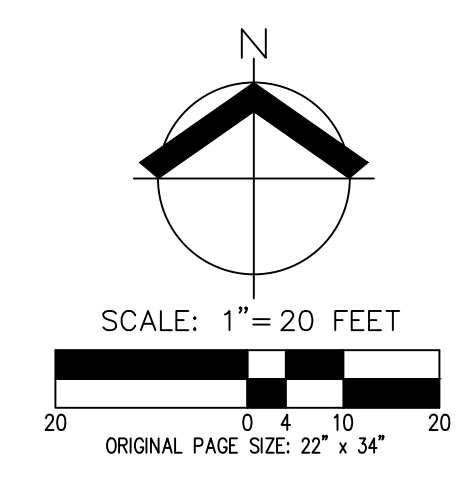
- EXISTING CONDITIONS INFORMATION SHOWN WAS PROVIDED BY NORTHERN LAND SURVEYING, INC.
- THE SITE CONSISTS OF PARCEL NO. 258968-000, 258909-000, AND 258913-000.
- THE EXISTING ZONE DESIGNATION IS LDR-7.5.
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- CONTOUR INTERVAL IS 1 FOOT.
- GROSS SITE AREA IS ±0.57 AC.
- THERE ARE NO EXISTING STRUCTURES, SEPTIC TANKS AND DRAIN FIELDS, WELLS, EXTERIOR LIGHTING, PEDESTRIAN FACILITIES, AND BICYCLE FACILITIES ON THE SITE.
- NO ARCHAEOLOGICALLY SIGNIFICANT FEATURES, CRITICAL AREAS, AND BUFFERS EXIST ON THE SITE PER CLARK COUNTY GIS.

**APPLICANT/OWNER**

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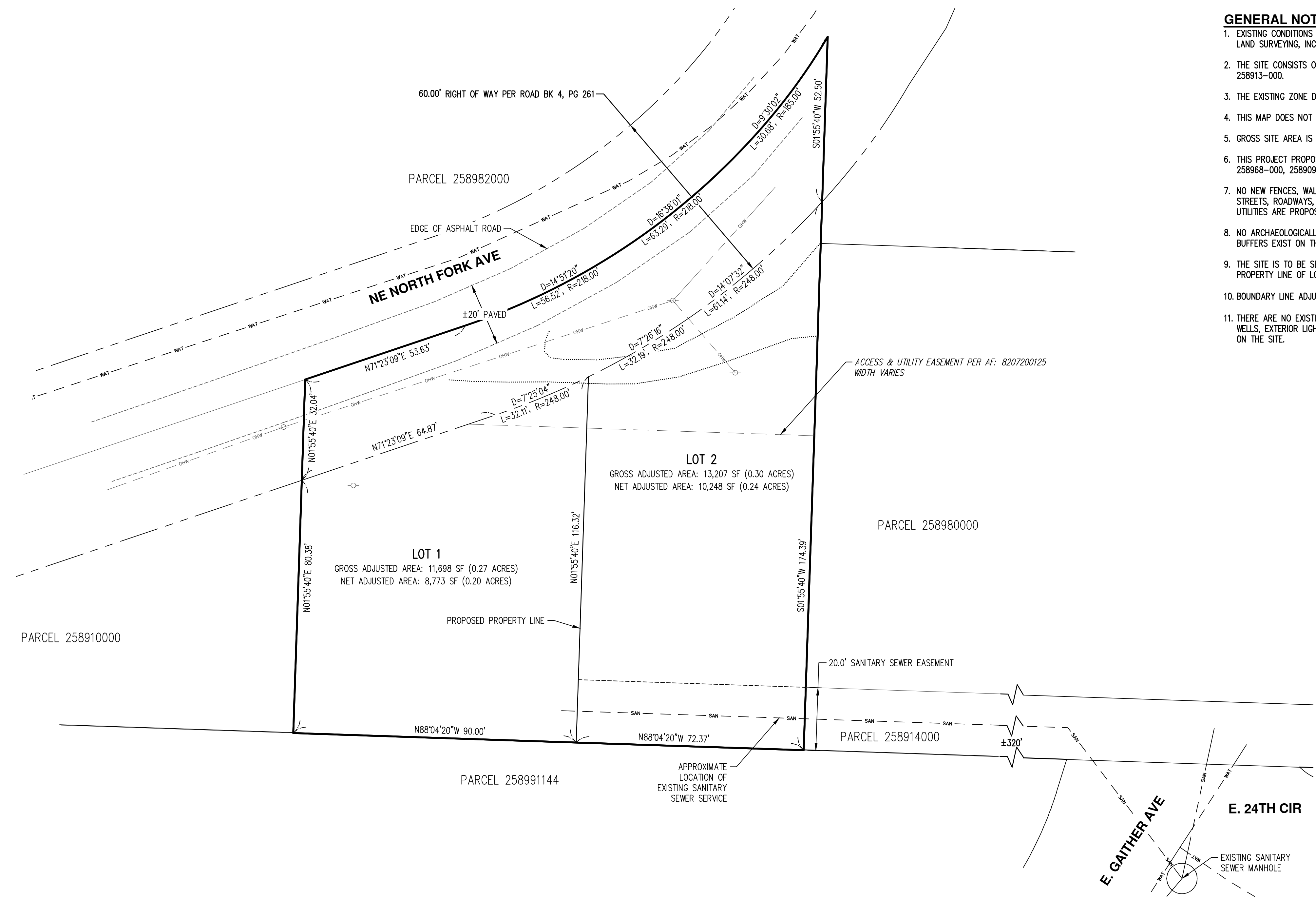


**EXISTING CONDITIONS PLAN  
 NORTH FORK URBAN HOLDING  
 RJR ENTERPRISES, LLC  
 LA CENTER, WA**

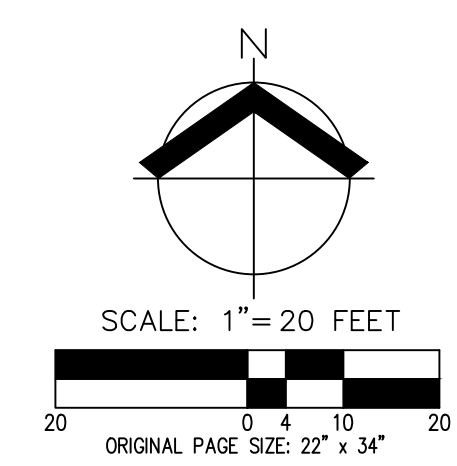


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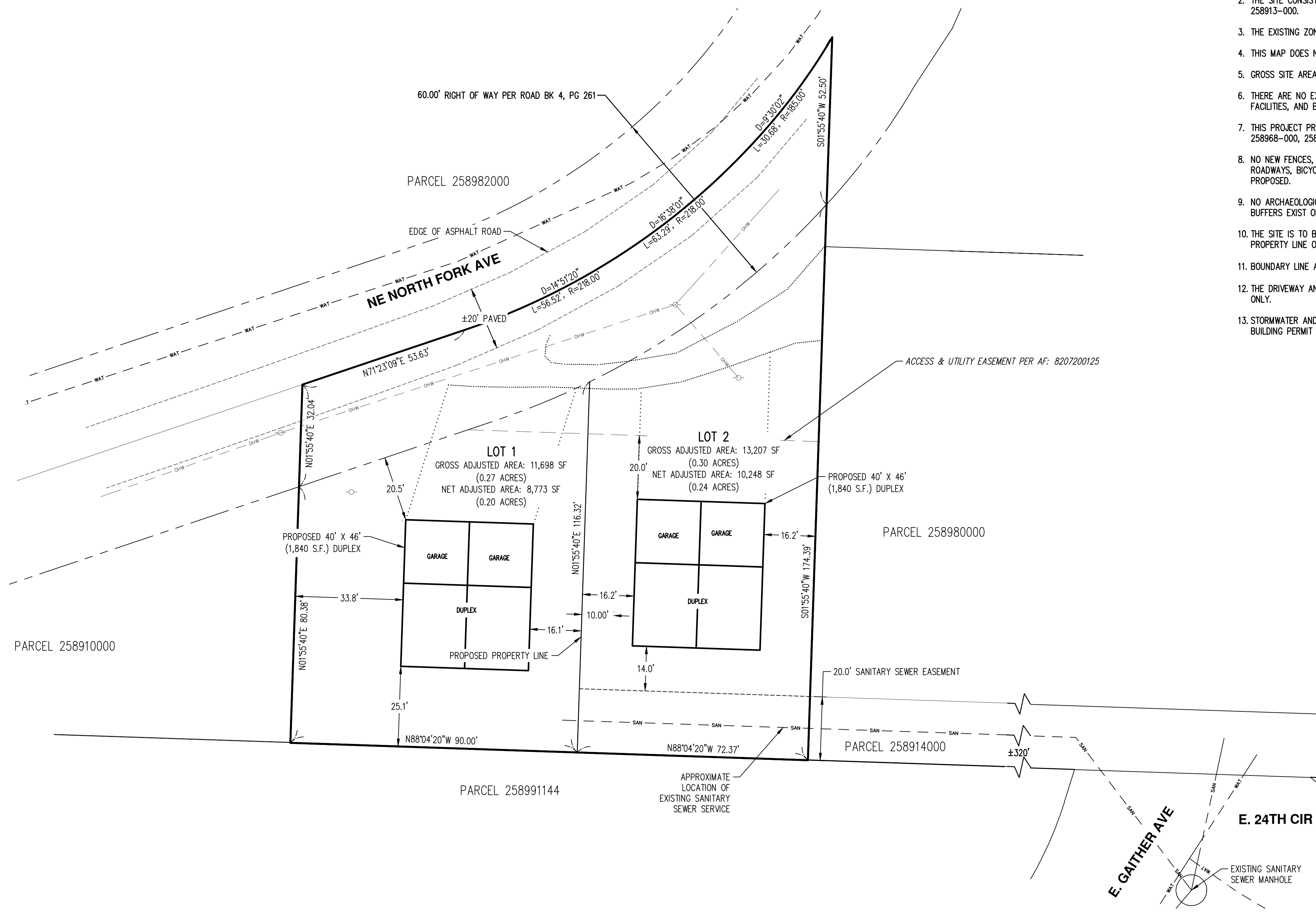
**PRELIMINARY BOUNDARY LINE ADJUSTMENT PLAN  
 NORTH FORK URBAN HOLDING  
 RJR ENTERPRISES, LLC  
 LA CENTER, WA**



- GENERAL NOTES**
- EXISTING CONDITIONS INFORMATION SHOWN WAS PROVIDED BY NORTHERN LAND SURVEYING, INC.
  - THE SITE CONSISTS OF PARCEL NO. 258968-000, 258909-000, AND 258913-000.
  - THE EXISTING ZONE DESIGNATION IS LDR-7.5.
  - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
  - GROSS SITE AREA IS ±0.57 AC.
  - THIS PROJECT PROPOSES TO REMOVE THE URBAN HOLDING ON PARCEL NO. 258968-000, 258909-000, AND 258913-000.
  - NO NEW FENCES, WALLS, STRUCTURES, LANDSCAPING, EXTERIOR LIGHTING, STREETS, ROADWAYS, BICYCLE FACILITIES, PEDESTRIAN FACILITIES, AND UTILITIES ARE PROPOSED.
  - NO ARCHAEOLOGICALLY SIGNIFICANT FEATURES, CRITICAL AREAS, AND BUFFERS EXIST ON THE SITE PER CLARK COUNTY GIS.
  - THE SITE IS TO BE SERVED BY SANITARY SEWER ALONG THE SOUTH PROPERTY LINE OF LOT 2. A SANITARY SEWER EASEMENT WILL BE PROVIDED.
  - BOUNDARY LINE ADJUSTMENT/FINAL LOT CONFIGURATION WILL BE TWO LOTS.
  - THERE ARE NO EXISTING STRUCTURES, SEPTIC TANKS AND DRAIN FIELDS, WELLS, EXTERIOR LIGHTING, PEDESTRIAN FACILITIES, AND BICYCLE FACILITIES ON THE SITE.



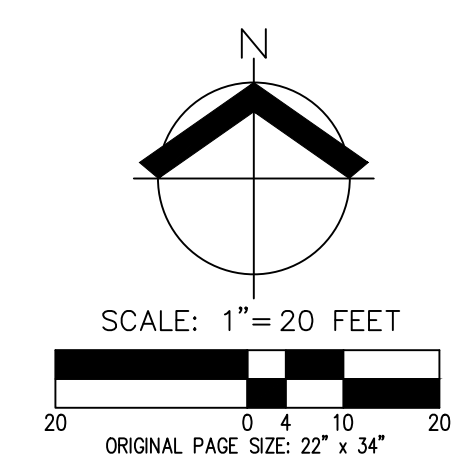
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**GENERAL NOTES**

1. EXISTING CONDITIONS INFORMATION SHOWN WAS PROVIDED BY NORTHERN LAND SURVEYING, INC.
2. THE SITE CONSISTS OF PARCEL NO. 258968-000, 258909-000, AND 258913-000.
3. THE EXISTING ZONE DESIGNATION IS LDR-7.5.
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. GROSS SITE AREA IS ±0.57 AC.
6. THERE ARE NO EXISTING STRUCTURES, EXTERIOR LIGHTING, PEDESTRIAN FACILITIES, AND BICYCLE FACILITIES ON THE SITE.
7. THIS PROJECT PROPOSES TO REMOVE THE URBAN HOLDING ON PARCEL NO. 258968-000, 258909-000, AND 258913-000.
8. NO NEW FENCES, WALLS, LANDSCAPING, EXTERIOR LIGHTING, STREETS, ROADWAYS, BICYCLE FACILITIES, PEDESTRIAN FACILITIES, AND UTILITIES ARE PROPOSED.
9. NO ARCHAEOLOGICALLY SIGNIFICANT FEATURES, CRITICAL AREAS, AND BUFFERS EXIST ON THE SITE PER CLARK COUNTY GIS.
10. THE SITE IS TO BE SERVED BY SANITARY SEWER ALONG THE SOUTH PROPERTY LINE OF LOT 2. A SANITARY SEWER EASEMENT WILL BE PROVIDED.
11. BOUNDARY LINE ADJUSTMENT/FINAL LOT CONFIGURATION WILL BE TWO LOTS.
12. THE DRIVEWAY AND DUPLEX LAYOUT IS SHOWN FOR CONCEPTUAL PURPOSES ONLY.
13. STORMWATER AND EROSION CONTROL WILL BE ADDRESSED DURING THE BUILDING PERMIT PROCESS AND WILL MEET LCMC SECTION 18.320.

**CONCEPTUAL LAYOUT PLAN  
 NORTH FORK URBAN HOLDING  
 RJR ENTERPRISES, LLC  
 LA CENTER, WA**



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**P4.0**