

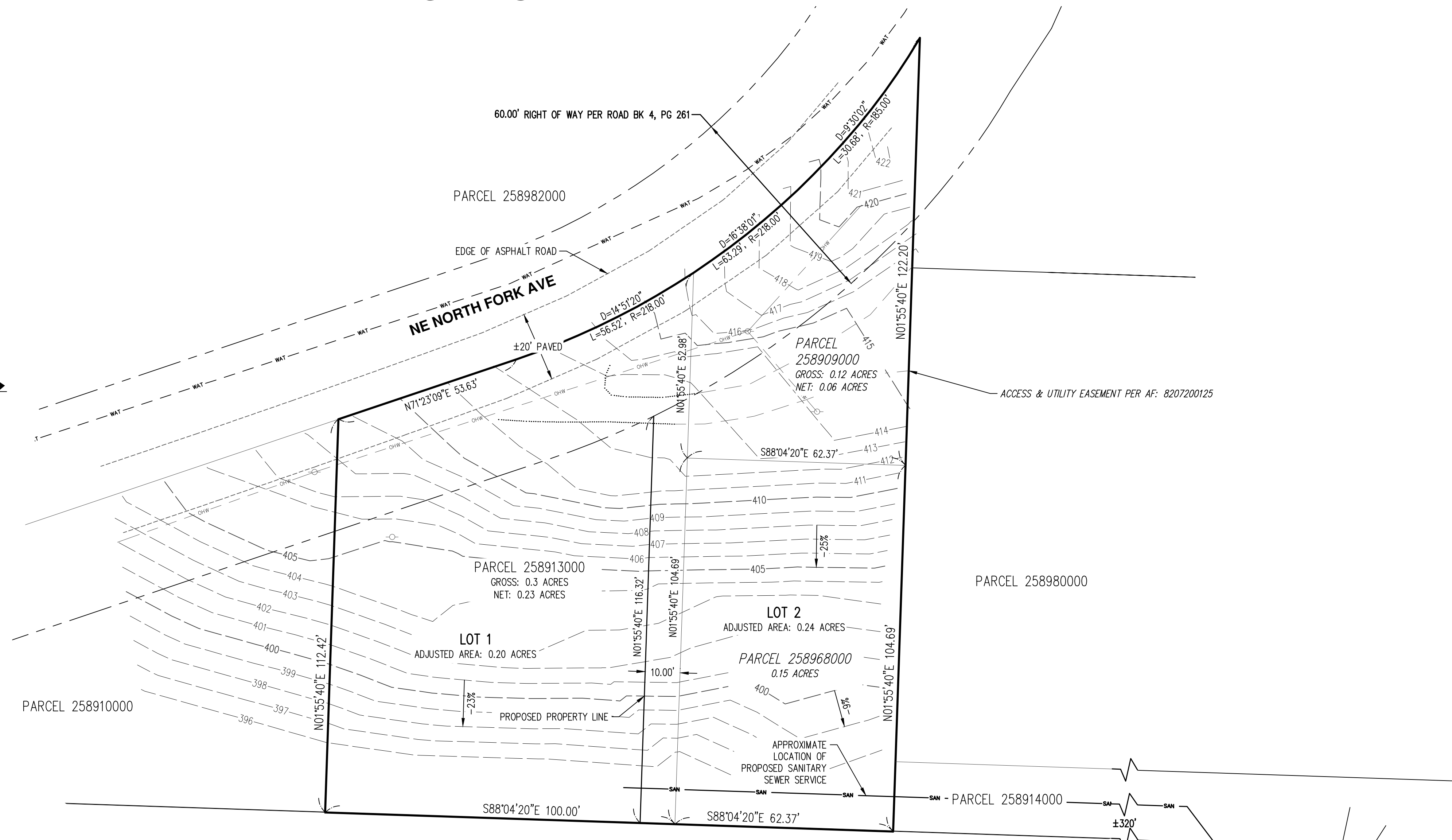
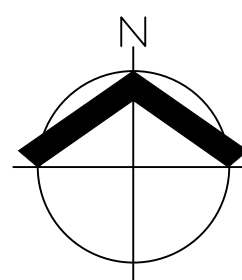
NORTH FORK URBAN HOLDING

PRE-APPLICATION PLAN



VICINITY MAP

N.T.S.



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

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

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

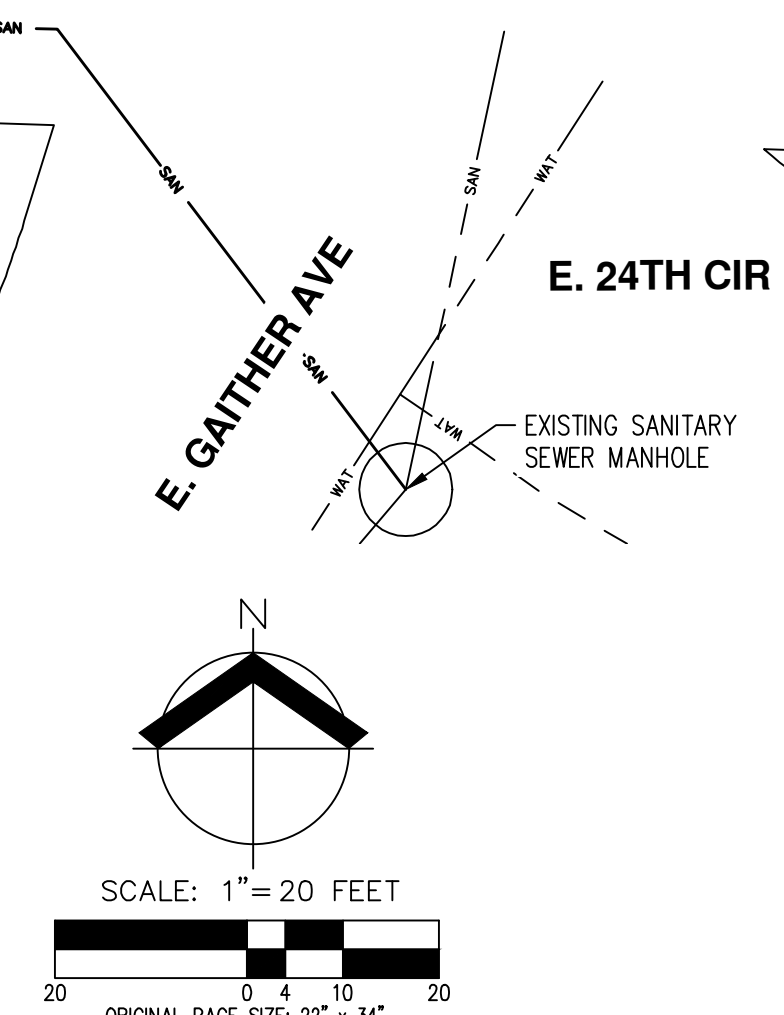
REMOVE URBAN HOLDING ON PARCEL SERIAL NO. 258968-000, 258913-000, AND 258909-000 AND BOUNDARY LINE ADJUSTMENT.

SITE AREA

0.57 AC (24,904 S.F.)

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, EXTERIOR LIGHTING, PEDESTRIAN FACILITIES, AND BICYCLE FACILITIES ON THE SITE.
- 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 FROM THE INTERSECTION OF E. 24TH CIRCLE AND E. GAITHER AVENUE. A SANITARY SEWER EASEMENT WILL BE PROVIDED.
- BOUNDARY LINE ADJUSTMENT/FINAL LOT CONFIGURATION WILL BE TWO LOTS. PROPOSED LOT AREAS SHOWN EXCLUDE RIGHT-OF-WAY.



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

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	8283
DATE:	9/8/2020
DESIGNED BY:	JRS
DRAWN BY:	JRS
CHECKED BY:	SMH

PA1.0