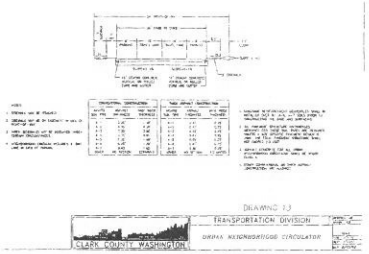
THE COVE AT VANCOUVER LAKE

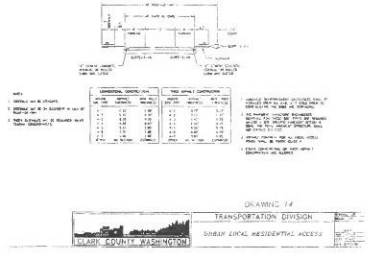
SUBDIVISION

Located In The N.W. & N.E. ¼ Of Sec. 9, T. 2 N., R. 1 E., W.M.



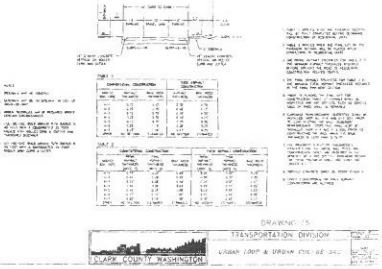
NW 69th Street Typical Section

NTS



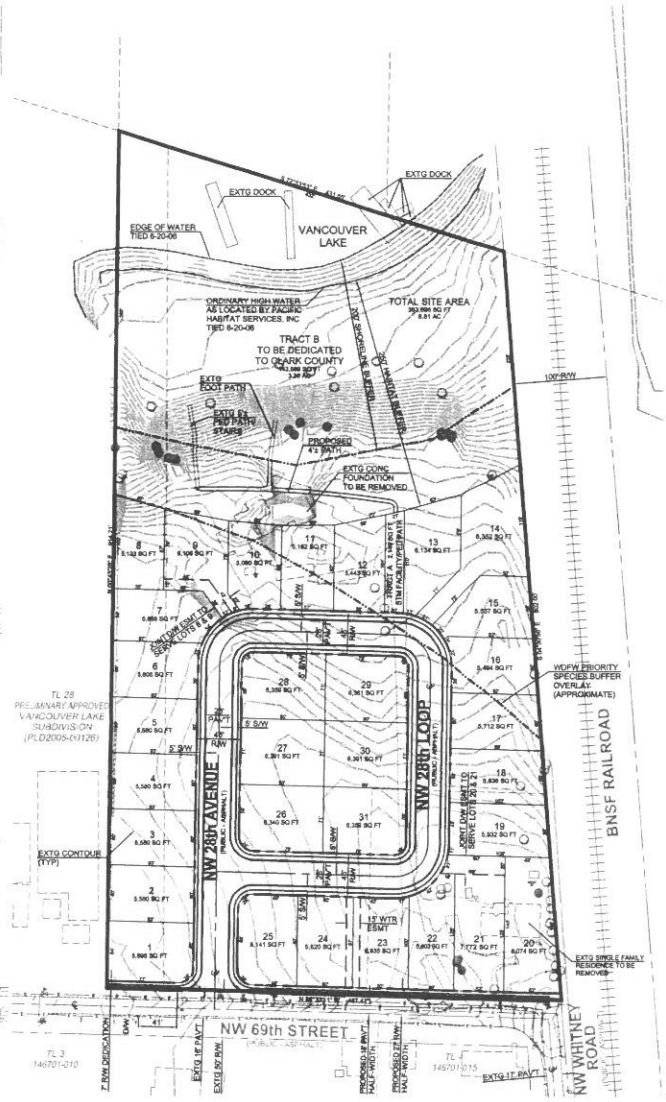
NW 28th Avenue Typical Section

NTS



NW 28th Loop Typical Section

NTS



Project Notes:

Owners:
MJM Enterprises LLC
8600 NW Lakeshore Avenue
Vancouver, WA 98665
No phone or email available

Scott Sr., Joel & Betty Living Trust
2008 NW 69th Street
Vancouver, WA 98665
No phone or email available

Applicant:
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Land Use
The site contains 8.81+/- acres. There is one existing residence and associated out buildings on the site. There is also a foundation remaining from a home that has been previously removed. All existing structures and the foundation will be removed prior to construction of the subdivision.

The proposed homes and future landscape locations are unknown at this time. They will meet the setback requirements of the base zone.

The applicant is proposing 31 lots utilizing Density Transfer standards. The average lot size is 6,034 square feet. The smallest lot size is 5,080 square feet (lot 12).

Boundary and topographic information were obtained from Clark County GIS mapping and Minister & Glaeser Surveying, Inc., 2006.

The proposed foot path will be constructed of natural wood chip and will not exceed 4' in width. The proposed path will provide a link for residents to an existing stair and worn foot path to the shore.

Transportation and Utilities
NW 69th Street improvements will include half-width right-of-way dedication of 27-feet with a paved half-width of 18 feet, curb and gutter, as per Clark County Standards for half-width Urban Neighborhood Circulator roads. The proposed access street is proposed with a 46' right-of way, 28' pavement width and 5' sidewalk per design criteria for a Urban Local Residential Access. The proposed loop road is proposed with a 46' right-of-way, 26' pavement width and a 5' sidewalk per Urban Loop standards.

There is one well and one septic tank on site. Prior to final plat, both will be properly abandoned.

The nearest fire hydrant is located onsite along NW 69th Street. For roads providing access to the site within 500' please refer to the separate plan submitted under tab 10.

A 20 foot pedestrian path within Tract A is proposed between lots 12 and 13. A stormwater line which will direct the on site stormwater to Vancouver Lake will also be placed within this tract. There is also a 15' water easement between lots 23 & 24.

The site is not currently served by C-Tran.

There are no additional pedestrian or bicycle improvements proposed outside of those required by the County Road Standards. Direct access from lots 20-25 onto NW 69th Street will be prohibited.

All sight distnace standards will be met with this proposal.

All dwellings will be served by municipal water and sewer, City of Vancouver purveyor.

Stormwater
Storm water runoff will be collected via catch basins. A stormfilter vault is proposed to provide water quality treatment. The Natural Resource Conservation Service (NRCS) indicates that the soil at the site is Hillsboro silt loam. Since this type of soil is not suitable for infiltration, treated storm water will be discharged directly into Vancouver Lake.

Environmental
The site is bound by Vancouver Lake to the north. The site is encumbered with riparian habitat, WDFW Priority Species buffer overlay, landslide areas, floodplain, slope instability, steep slopes, shoreline buffers, archaeological site buffers, and is classified as "high" on the Archaeological Predictive model for Clark County.

Environmentally sensitive areas will be placed within Tract B and dedicated to Clark County.

VICINITY MAP
NOT TO SCALE

Sheet Index
1. Preliminary Plat
2. Building Setbacks Plan
3. Existing Conditions Plan

Scale 1" = 60'

60 30 0 60 120 180

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PRELIMINARY PLAT FOR:
THE COVE AT VANCOUVER LAKE
A SUBDIVISION LOCATED IN CLARK COUNTY, WASHINGTON

DESIGNED:	ANW
DRAWN:	CDS
CHECKED:	SAS
SCALE:	H: 1"=60' V: N/A
AUG 2006	2520
SHEET	1 / 3