PRELIMINARY UTILITY PLANS
& PRELIMINARY PLAT
FOR
HAZEL DELL HEIGHTS SUBDIVISION
IN A PORTION OF THE
SE 1/4 OF THE NW 1/4
OF SECTION 11,
T 2 N, R 1 E, W M,
CLARK COUNTY, WASHINGTON

ORIGINAL PARCEL DETAIL

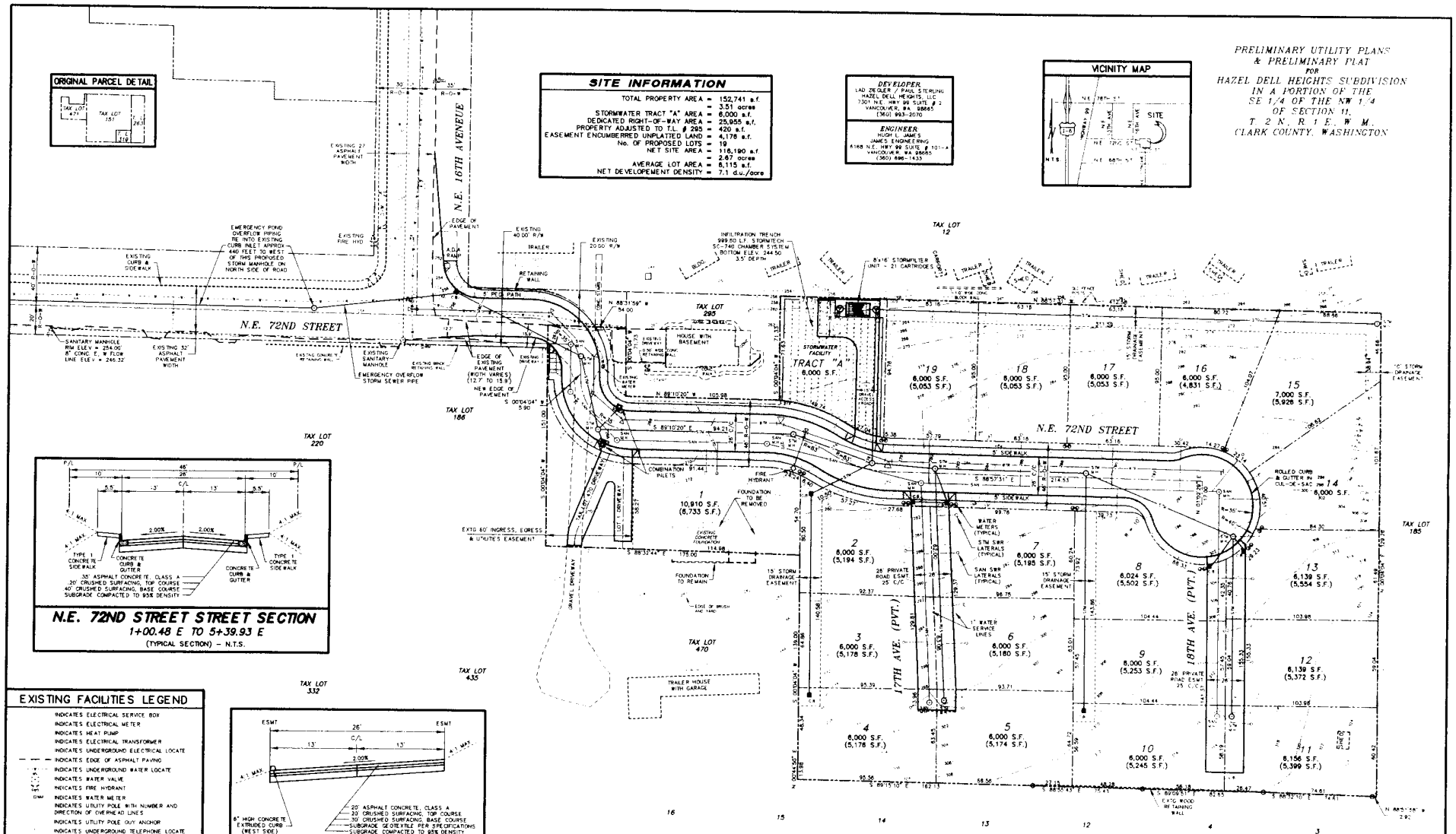
SITE INFORMATION

TOTAL PROPERTY AREA	= 152,741 s.f.
	= 3.51 acres
STORMWATER TRACT "A" AREA	= 6,000 s.f.
DEDICATED RIGHT-OF-WAY AREA	= 25,955 s.f.
PROPERTY ADJUSTED TO T.L. # 295	= 420 s.f.
EASEMENT ENCUMBERRED UNPLATTED LAND	= 4,178 s.f.
No. OF PROPOSED LOTS	= 19
NET SITE AREA	= 116,190 s.f.
	= 2.67 acres
AVERAGE LOT AREA	= 6,115 s.f.
NET DEVELOPEMENT DENSITY	= 7.1 d.u./acre

DEVELOPER
LAD ZIEGLER / PAUL STERLING
HAZEL DELL HEIGHTS, LLC
7301 N.E. HWY 99 SUITE # 2
VANCOUVER, WA. 98665
(360) 993-2070

ENGINEER
HUGH L. JAMES
JAMES ENGINEERING
6168 N.E. HWY 99 SUITE # 101-A
VANCOUVER, WA 98665
(360) 696-1433

VICINITY MAP



N.E. 72ND STREET STREET SECTION
1+00.48 E TO 5+39.93 E
(TYPICAL SECTION) - N.T.S.

STREET CONSTRUCTION DETAIL
EAST & WEST PRIVATE DRIVEWAY
0+00.00 S TO 1+49.00 S
N.T.S.

EXISTING FACILITIES LEGEND

- INDICATES ELECTRICAL SERVICE BOX
- INDICATES ELECTRICAL METER
- INDICATES HEAT PUMP
- INDICATES ELECTRICAL TRANSFORMER
- INDICATES UNDERGROUND ELECTRICAL LOCATE
- INDICATES EDGE OF ASPHALT PAVING
- INDICATES UNDERGROUND WATER LOCATE
- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES UTILITY POLE WITH NUMBER AND DIRECTION OF OVERHEAD LINES
- INDICATES UTILITY POLE GUY ANCHOR
- INDICATES UNDERGROUND TELEPHONE LOCATE
- INDICATES TELEPHONE PEDESTAL
- INDICATES UNDERGROUND TELEVISION LOCATE
- INDICATES DRIVEWAY DROP
- INDICATES WHEEL CHAIR RAMP
- INDICATES WHEEL CHAIR RAMP
- INDICATES SIGN POST AS NOTED
- INDICATES EDGE OF GRAVEL
- INDICATES GAS METER
- INDICATES LAMP POST

BENCH MARK
0040 DESIGNATION - 7120 NE HIGHWAY 99 ON WEST CURB OF HIGHWAY 99, 102 FEET NORTH OF APPARENT CENTERLINE NE 72ND STREET
ELEVATION = 197.28 CLARK COUNTY DATUM

NO.	DATE	REVISION DESCRIPTION
1	04/23/04	SHORTENED PRIVATE ROADS TO 149' LENGTH
2	06/01/04	ADDED STREET DETAILS
3	06/15/04	EXPANDED VICINITY MAP & ADDED EASEMENT DIM.

DRAWN HP DJ430	PROJECT I.D.	SCALE	
CHECK H. JAMES	NAME: 25	HORIZ: 1" = 30'	
DESIGN A. JAMES	VIEW: PRE	VERT: ----	

JAMES ENGINEERING
6168 N.E. HIGHWAY 99 SUITE 101 A
VANCOUVER, WASHINGTON, 98665 (360) 696-1433

HAZEL DELL HEIGHTS
PRELIMINARY
PLAT & UTILITY PLAN

DATE 10/10/03
SHEET 3 OF 4

STATE OF WASHINGTON HUGH L. JAMES 001451 REGISTERED PROFESSIONAL ENGINEER
EXPIRES JULY 20, 2004