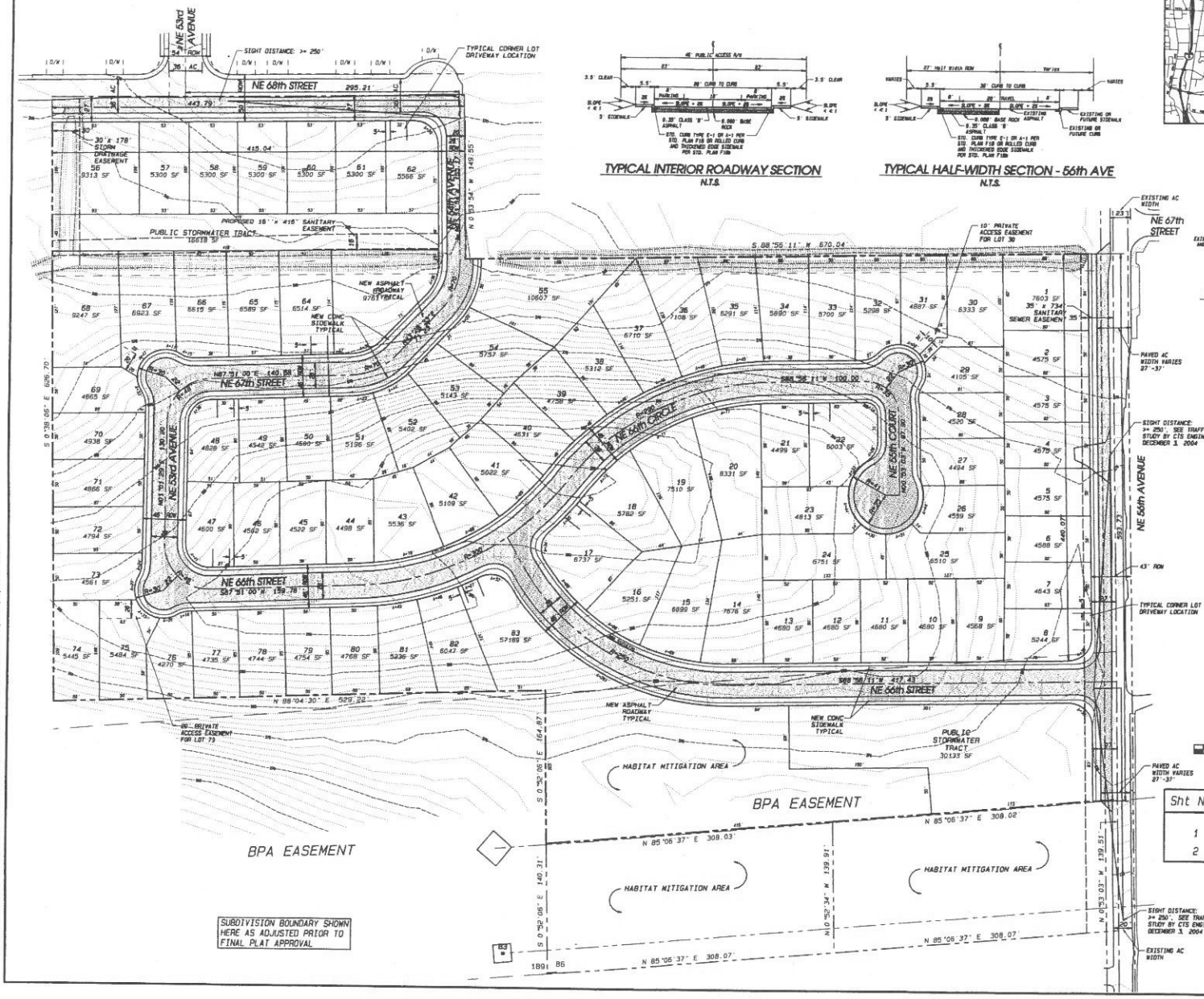
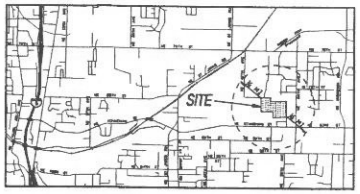
HIGH MEADOW SUBDIVISION

AN 83 LOT SUBDIVISION OF PARCEL #156437 IN THE W½ OF SECTION 7, T2N, R2E W.M., CLARK COUNTY, WASHINGTON.

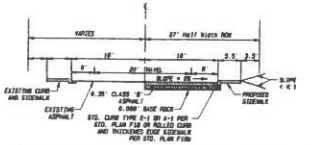


TYPICAL INTERIOR ROADWAY SECTION
N.T.S.

TYPICAL HALF-WIDTH SECTION - 56th AVE
N.T.S.



VICINITY MAP
N.T.S.



TYPICAL HALF-WIDTH SECTION - 68th ST
N.T.S.

PROJECT INFORMATION:

PROPOSED 83 LOT SUBDIVISION

SITE ADDRESS: 6720 NE 56TH AVENUE
VANCOUVER, WA 98661

LOCATION: NW¼ OF SECTION 7, T2N, R2E W.M.

TAX LOT: 17 (PARCEL #156437)

SITE AREA: 16.1 ACRES (701,316 sq ft)

CASE #: PAC2004-00161
CLARK COUNTY,
WASHINGTON

EXISTING ZONING: R1-6
SOIL TYPE: HILLSBORO LOAM (100B)
NO 100 YEAR FLOODPLAINS ON SITE
NO AREAS PRONE TO FLOODING ON SITE
NO SHORELINE AREAS ON SITE
NO UNSTABLE SLOPES OR LANDSLIDE AREAS
NO SIGNIFICANT HISTORIC, CULTURAL OR ARCHEOLOGICAL RESOURCES ON SITE
NO KNOWN SEPTIC SYSTEM DRAINFIELDS ON OR WITHIN 100' OF THE PROJECT SITE
NO ROADS IN EXCESS OF 15% GRADE ARE ON OR WITHIN 100' OF THE PROJECT SITE

CLOSEST C-TRAN ROUTES 7 & 78 ALONG ADRESEN ROAD

SANITARY SEWER SERVICE: CITY OF VANCOUVER
WATER SERVICE: CITY OF VANCOUVER

R1-6 ZONING REQUIREMENTS

MINIMUM LOT AREA: 6,000 sq ft AVERAGE
MAXIMUM LOT AREA: 8,500 sq ft AVERAGE
MIN. FRONT YARD SETBACK: 20 ft
MIN. SIDE YARD SETBACK: 5 ft
MIN. SIDE YARD SETBACK (STREET): 10 ft
MIN. REAR YARD SETBACK: 5 ft
MAX. LOT COVERAGE: 50%

AVERAGE LOT AREA: 6,303

APPLICANT/CONTACT:
MOSS & ASSOCIATES
ATTN: TIM SMITH
717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
(360) 260-9400, EXT. 30

OWNER:
STEPHEN LINDEMAN
6420 NE 56TH AVENUE
VANCOUVER, WA 98661

GRAPHIC SCALE 1"=50'
0 50 100 150

SHEET INDEX

Sht No.	Sheet Description
1	PRELIMINARY PLAT
2	PRELIMINARY PLAT - EXISTING CONDITIONS

PRELIMINARY

EXPIRES OCT. 4, 2006

OWNER:
STEPHEN LINDEMAN
6420 NE 56TH AVENUE
VANCOUVER, WA 98661

HIGH MEADOW SUBDIVISION
PRELIMINARY PLAT

DATE: 11 Feb 2005

MOSS & ASSOCIATES, INC.
717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
(360) 260-9400, FAX (360) 260-3509

SHEET 1 OF 2

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