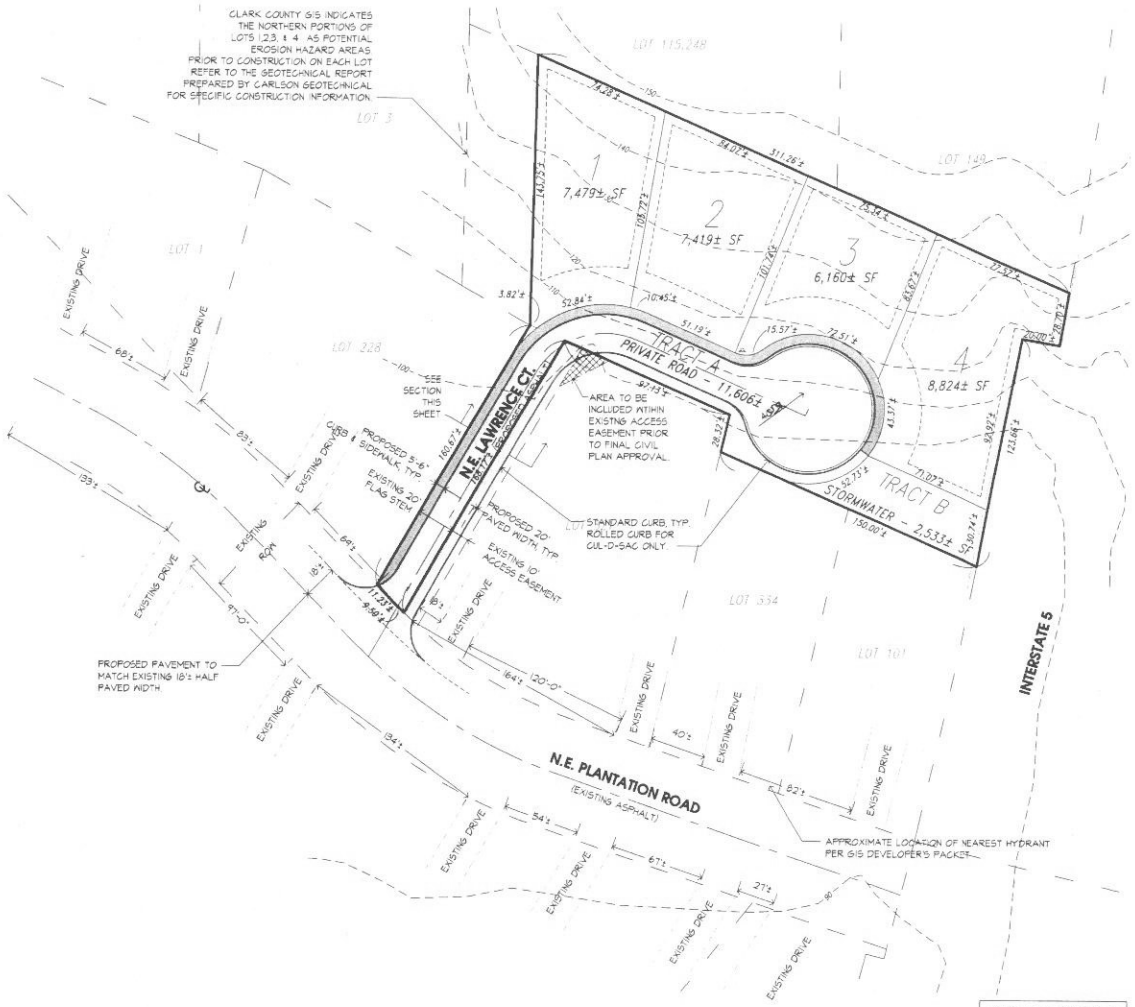


VICINITY MAP
NOT TO SCALE

APPLICANT:
EXCEL FUNDING, INC.
ATTN: JUSTIN LAWRENCE
400 E. 13TH STREET
VANCOUVER, WA 98660
PH. (360) 694-1500

CONTACT:
CHRIS BAUMANN
PLANNING SOLUTIONS, INC
PO BOX 61406
VANCOUVER, WA 98666
PH. (360) 750-9000; FAX (360) 750-9201
Chrisb@planningsolutionsinc.com

PROPERTY OWNER:
BRETT LAWRENCE
PO BOX 65681
VANCOUVER, WA 98665
PH. (360) 260-7100

EXISTING CONDITION NOTES

THE FOLLOWING HAVE NOT BEEN OBSERVED ON THE SITE:

- WATER COURSES (STREAMS, RIVERS, ETC.)
- AREAS WITHIN THE 100 YEAR FLOOD PLAIN
- WATER BODIES AND KNOWN WETLANDS
- WETLAND DELINEATION
- SIGNIFICANT WILDLIFE HABITAT OR VEGETATION
- SIGNIFICANT HISTORIC, CULTURAL, OR ARCHAEOLOGICAL RESOURCES

ALL PROPERTY LINES, EASEMENTS, RIGHT OF WAYS, BUILDINGS, VEGETATION, TOPOGRAPHY, WETLANDS, WATERWAYS, UTILITIES, AND ROADWAYS SHOWN REPRESENT A COMPILATION OF INFORMATION FROM CLARK COUNTY ASSESSOR'S MAPS & TOPO SURVEYS. FINAL SITE PLAN REVIEW, DEVELOPMENT, AND CONSTRUCTION OF THESE PARCELS IT IS STRONGLY RECOMMENDED THAT ALL INFORMATION SHOWN BE VERIFIED AND SURVEYED BY A PROFESSIONAL LAND SURVEYOR. AS THIS PLAN IS PRELIMINARY IN NATURE ALL DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE APPROXIMATE.

GENERAL NOTES

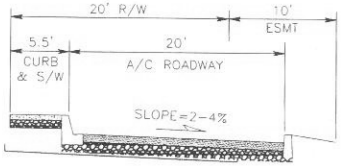
1. ALL BOUNDARIES EASEMENTS UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH CLIENT PRIOR TO BEGINNING WORK.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE CLIENT'S REAL PROPERTY.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES OR WETLANDS.
4. CONTRACTOR TO BE LICENSED, BONDED AND INSURED IN THE STATE OF WASHINGTON.
5. CONTRACTOR IS SOLELY RESPONSIBLE TO CLIENT FOR OUTCOME OF PROJECT. CONTRACTOR TO REPAIR ALL DAMAGE TO CLIENT'S PROPERTY.
6. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY AND STATE CODES.
7. THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES.
8. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.

PAVING LEGEND

- PEDESTRIAN PAVING
- VEHICULAR PAVING

STATISTICS

PLAT STATISTICS							PROPOSED LOT STATISTICS		
LAND USE	GROSS AREA	STORM TRACT	PVT. RD TRACT	PROPOSED LOTS	DENSITY	AVERAGE LOT AREA	FRONT YARD SETBACK	SIDE/REAR YARD SETBACK	STREET SIDE YARD SETBACK
R1-5	1.06± AC	.06± AC	.27± AC	4	N/A	7,470± SF	20'	5'	10'



N.E. LAWRENCE CT.
PRIVATE ROAD SECTION
N.T.S.

PROVIDED BY SOLARUS ENGINEERING

NORTH

0 30 60 90 120 150

Planning Solutions, Inc.
Creating Solutions to Complex Issues
1508 BROADWAY STREET
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www.planningsolutionsinc.com

PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL

LAWRENCE SHORT PLAT

N.E. PLANTATION ROAD
Vancouver, Washington

DRAWN: CB	CHECKED: CB
SCALE: 1" = 50'-0"	DATE: 1.20.06
JOB #: 05-879	
ISSUED FOR: Preliminary Plat	
REVISIONS:	

SHEET NAME:
PRELIMINARY PLAT & EXISTING CONDITIONS

SHEET #:
PP

SHEET 1 OF 1

P:\2005 Projects\879-' ice Short Plat\7 Prel v Land Use Review" 1\PLR-S1 Plans\R1 FC\879 PLR S1 PP R1.dwg, 2/13/2' 4:13 AM
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