PRELIMINARY PLAT OF

MAITLAND HEIGHTS

PROPOSED SUBDIVISION
IN THE NW 1/4, SE 1/4
SECTION 31, T3N, R2E, W.M.,
CLARK COUNTY, WASHINGTON

APPLICANT

SUN VENTURES
33803 NE 139th STREET
BRUSH PRAIRIE, WA. 98606
PH: (360) 694-0534

OWNER

SUN VENTURES (166666-000)
33803 NE 139th STREET
BRUSH PRAIRIE, WA. 98606
KITHY BOSE (166616-000)
4313 NE 109TH STREET
VANCOUVER, WA. 98686

CONTACT

GREG WEERMANS, PE, HAGEDORN, INC.
1604 BROADWAY
VANCOUVER, WA. 98663
(360) 695-1428

GENERAL NOTES

1) THERE ARE NO TRANSIT ROUTES WITHIN 500' OF THE SUBJECT PROPERTY.

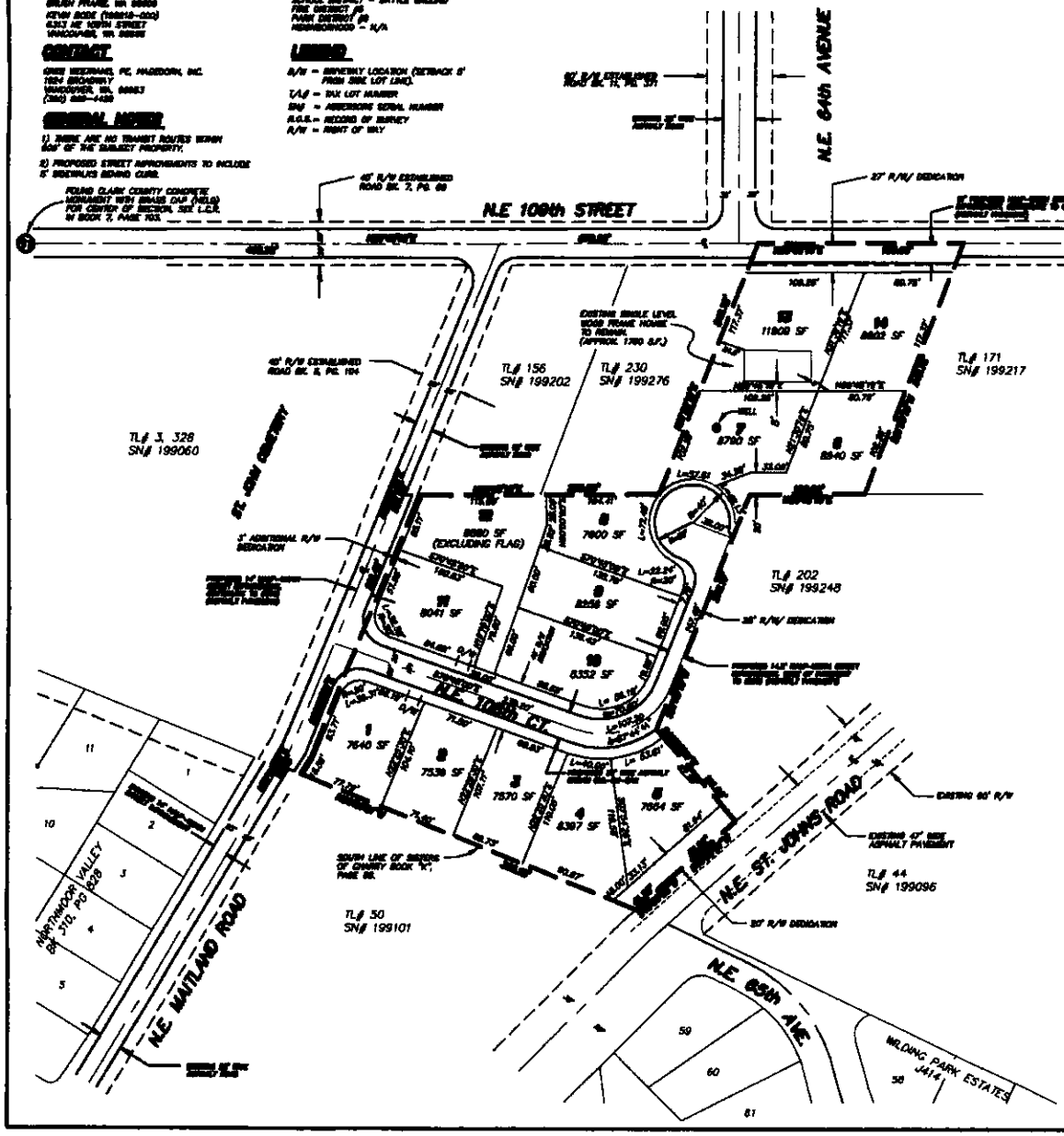
2) PROPOSED STREET IMPROVEMENTS TO INCLUDE 5' SIDEWALKS BEHIND CURB.

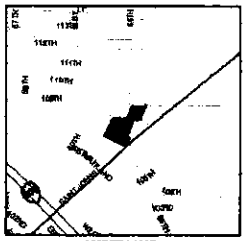
SITE DATA

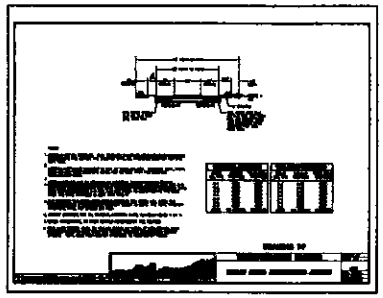
TAX LOT # 1,2 & 172
SERIAL # 199200 , 199216
AREA = 3.8 AC.
AREA = 3.4 AC. (NET)
ZONED R9-7.5
ALLOWABLE DENSITY = 7.3 - 8.1 du/acre
PROPOSED DENSITY = 8.2 du/acre
SEWER DISTRICT - HAZEL DELL
WATER DISTRICT - CLARK PUBLIC UTILITIES
SCHOOL DISTRICT - BATTLE GROUND
FIRE DISTRICT #6
PARK DISTRICT #6
NEIGHBORHOOD - N/A

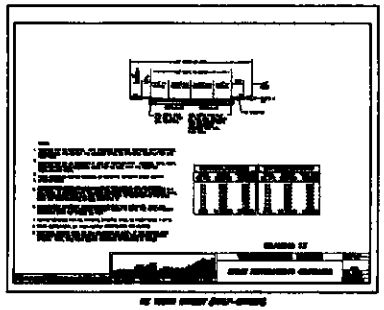
LEGEND

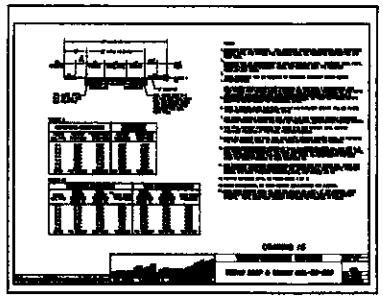
B/W = MINIMUM LOCATION (SETBACK 5' FROM SIDE LOT LINE).
T/A# = TAX LOT NUMBER
SN# = ASSESSORS SERIAL NUMBER
R.O.S. = RECORD OF SURVEY
R/W = RIGHT OF WAY

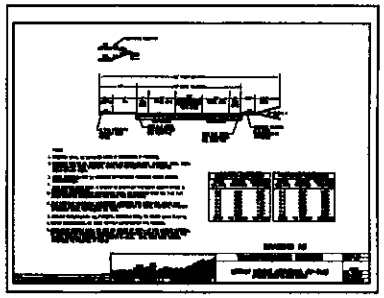












HAGEDORN, INC.
ENGINEERS and PLANNERS
1604 BROADWAY, VANCOUVER, WA. 98663
PH: (360) 695-1428 FAX: 695-0834

SCALE 1" = 50'
DATE: 11-22-94
JOB NO.: 94-089

CALC. BY: EPT
DRAWN BY: EPT
CHECKED BY:

JOB # 94-089-000
SHEET 1 OF 1