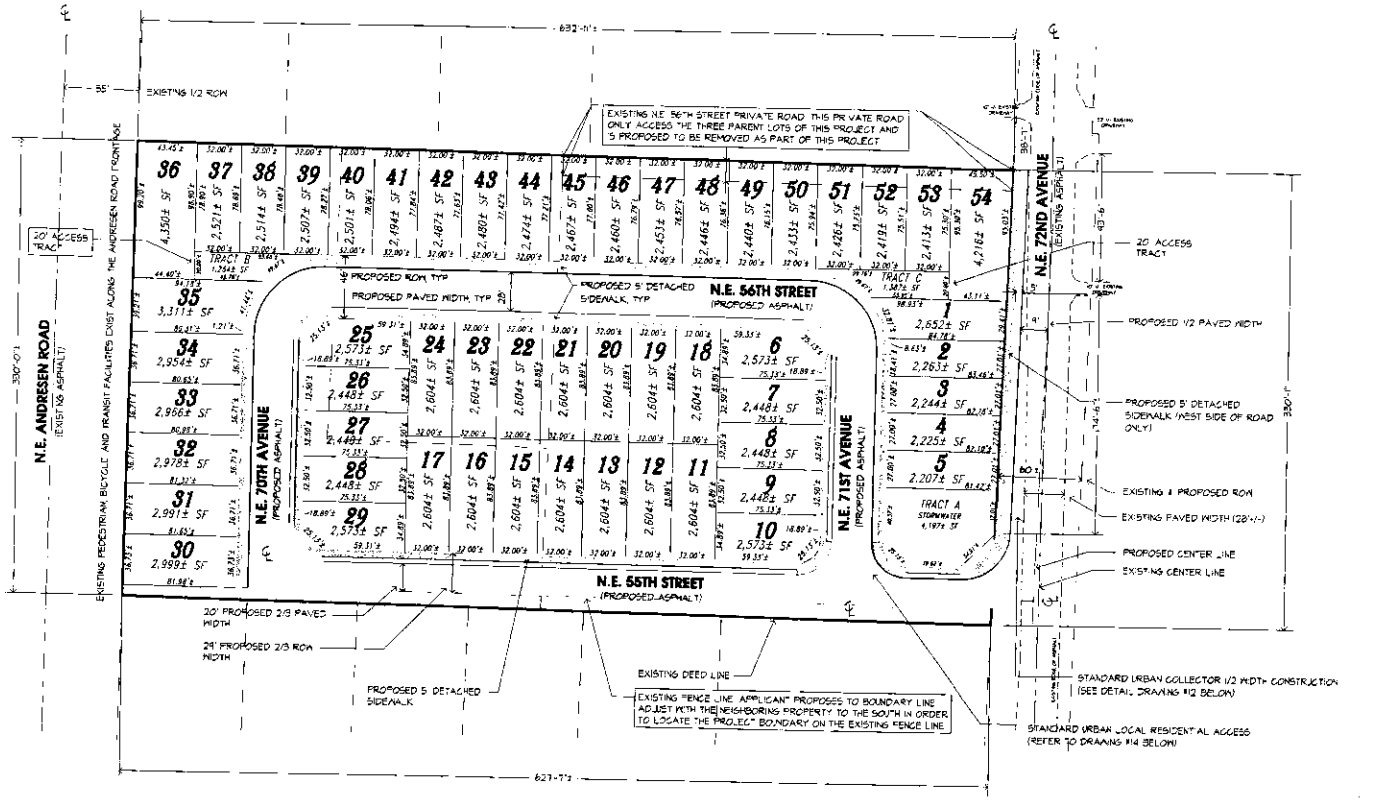

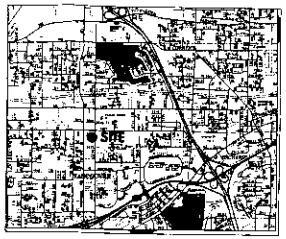

VICINITY MAP
NOT TO SCALE

PAVING LEGEND

- PEDESTRIAN PAVING
- VEHICULAR PAVING

APPLICANT:
ORCHARD HILL, LLC
VISION LAND MANAGEMENT
8513 NE HAZEL DELL AVE SUITE 201
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PROPERTY OWNER:
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PH. (360) 546-2501; FAX (360) 573-5661

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FAX 360-750-9201
Em: psi@planningsolutionsinc.com
CONSULTANT:

ORCHARD HILL SUBDIVISION

NE 56TH ST. & NE 72ND AVE.
Vancouver, Washington

GENERAL NOTES

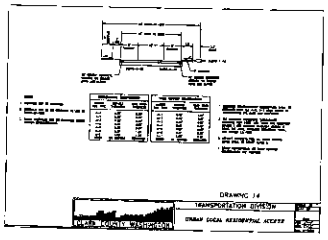
1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH CLIENT PRIOR TO BEGINNING WORK
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE CLIENTS REAL PROPERTY
3. PSI/SNCC ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES OR 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 CLIENTS 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

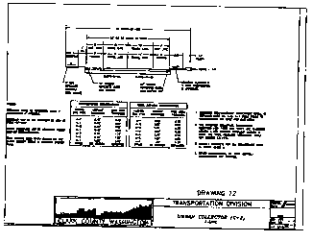
PLAN NOTES

ALL SIDEWALKS, RAMPS, CROSSWALKS, ETC SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED THROUGH THE SITE

2. REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL EXISTING CONDITIONS INFORMATION

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





EXISTING CONDITION NOTES

THE FOLLOWING HAVE NOT BEEN OBSERVED ON THE SITE

- SIGNIFICANT HISTORIC, CULTURAL, OR ARCHEOLOGICAL RESOURCES
- WATER COURSES (STREAMS, RIVERS, ETC.)
- AREAS IN THE 100 YEAR FLOOD PLAIN
- WATER BODIES AND KNOWN WETLANDS
- UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS
- SIGNIFICANT WILDLIFE HABITAT OR VEGETATION

SUBDIVISION STATISTICS

PLAT STATISTICS						PROPOSED LOT STATISTICS				
LAND USE	GROSS AREA	ROW AREA	NET AREA	PROPOSED LOTS	DENSITY	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	FRONT YARD SETBACK	SIDE/REAR YARD SETBACK	STREET SIDE YARD SETBACK
S.FAMILY DETACHED	4.63± AC	1.19± AC	3.44± AC	54	15.7 DU/AC	25'	75'	20'	4'	4'

PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL

NORTH
0 40 80 120 160 200

DRAWN: CB	CHECKED: CB
SCALE: 1" = 20'-0"	DATE: 4/14/04
JOB #: 04-160	

REVISIONS:
1. #17-04 SUBDIVISION
2.
3.
4.
5.
6.

SHEET NAME:
PRELIMINARY PLAT

SHEET #:
PP

SHEET 1 OF 2

P:\Plat_04\760-Orch \\Plans\S2 Subdivision\7x0 CP S2.dwg, 9/16/2004 1:17:37 PM, HP Color LaserJet 8550 PCL 5c
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