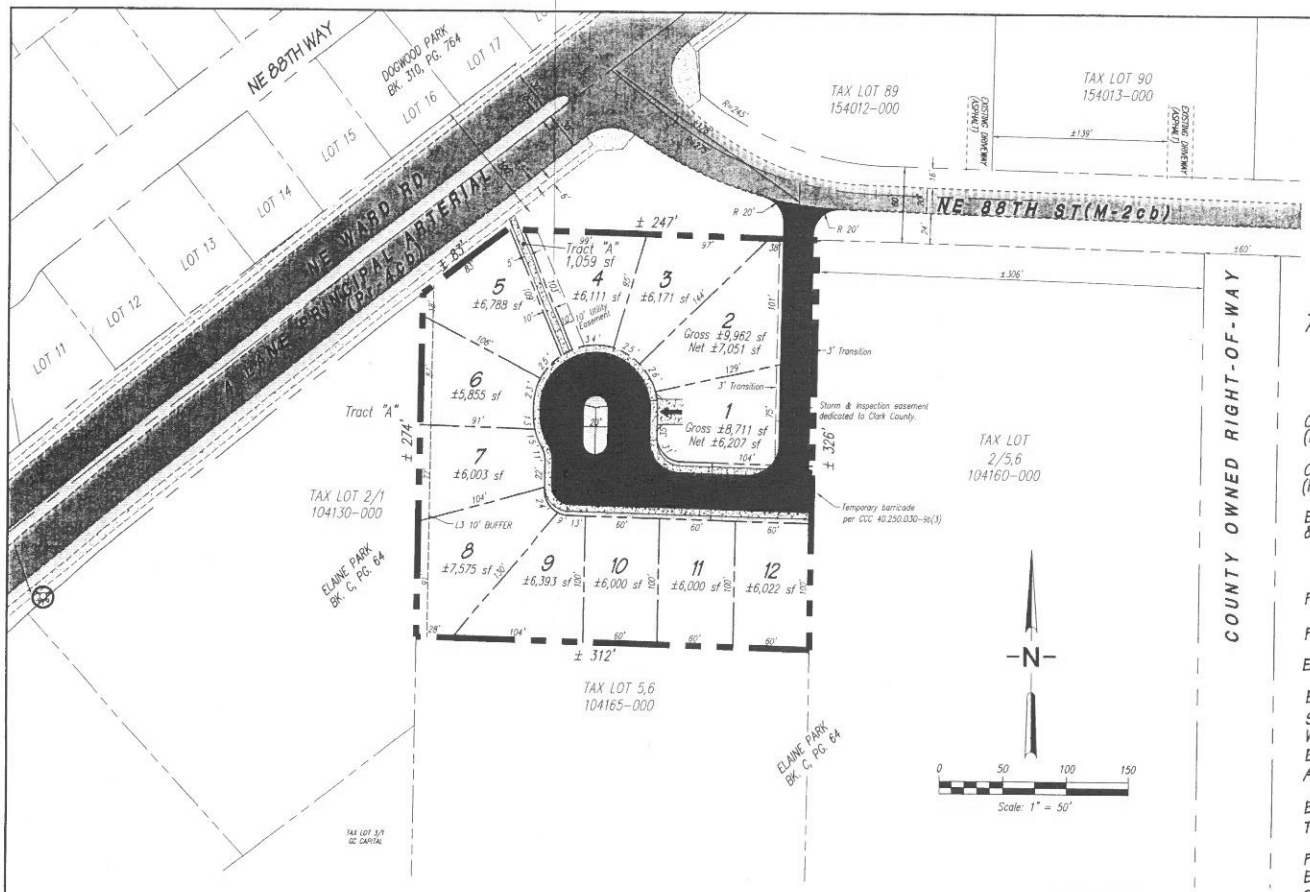
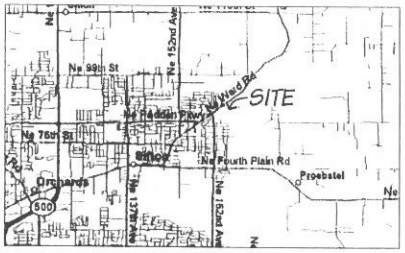




VICINITY MAP

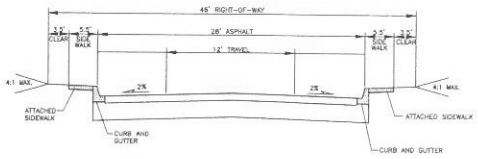
NOT TO SCALE

NOTES:

APPLICANT	:	ABNEY-REVARD, INC. ATTN: FRANK REVARD 9375 SW COMMERCE CIR. SUITE 7 WILSONVILLE, OR 97070 (503) 682-8823 FAX (503) 682.3867 EMAIL: FREVARD@ABNEYREVARD.COM
OWNER #1 (PARCEL # 104150-000)	:	GENE AND LEONA DAVIS 17001 NE 125TH COURT BATTLEGROUND, WA 98604
OWNER #2 (PARCEL # 104164-000)	:	EDWARD AND SHARON FALLS 3316 NW 289TH STREET RIDGEFIELD, WA 98642
ENGINEERS, SURVEYORS, & PLANNERS	:	MACKAY & SPOSITO, INC. 1325 SE TECH CENTER DRIVE, SUITE 140 VANCOUVER, WASHINGTON 98683 ATTN : LISA GARBETT OR ERIN TOMAN (360) 695 3411 FAX (360) 695 0833
PRESENT USE	:	THE SITE CURRENTLY CONTAINS THREE EXISTING MOBILE HOMES, WHICH WILL BE REMOVED.
PROPOSED USE	:	THE APPLICANT IS PROPOSING A 12 LOT SUBDIVISION WITH INTENTION TO DEVELOP 12 SINGLE FAMILY DETACHED HOMES.
EXISTING STREETS	:	NE 88TH STREET FRONTS THE SITE TO THE NORTH; NE WARD RD FRONTS THE SITE TO THE WEST.
EXISTING ZONING	:	R1 6
SANITARY SEWER SERVICE	:	CITY OF VANCOUVER
WATER SERVICE	:	CITY OF VANCOUVER
ELECTRICAL SERVICE	:	PUBLIC; PER CLARK PUBLIC UTILITIES
ACREAGE WITHIN BOUNDARY	:	APPROXIMATELY ±2.3 ACRES (±100,280 SF) PER DEED INFORMATION.
EXISTING FIRE HYDRANTS	:	APPROXIMATE LOCATIONS SHOWN PER CLARK COUNTY GIS INFO.
TRANSIT ROUTES/ STOPS	:	C TRAN SERVICE IS AVAILABLE TO THE SITE ALONG NE 88TH STREET, PER CLARK COUNTY GIS INFORMATION.
PROPERTY BOUNDARY	:	PER DEED INFORMATION
EXISTING CONDITIONS	:	APPROXIMATE PER CLARK COUNTY GIS AND AERIAL PHOTOGRAPHY.
SETBACKS PER CCC TABLE 40.220.010 3	:	FRONT= 20 FEET STREET = 10 FEET INTERIOR = 5 FEET REAR = 5 FEET

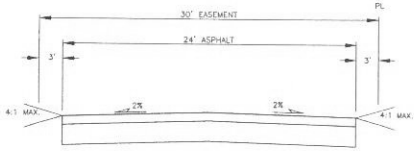
NE 87TH STREET

LOCAL RESIDENTIAL ACCESS
NOT TO SCALE



NE 165TH AVENUE

TEMPORARY PRIVATE ROAD
NOT TO SCALE



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED DRIVEWAY ARROW
- EXISTING HYDRANT

LAND USE SYNOPSIS

USE	SF	AC	%
LOT AREA (NET)	±76,176 SF	±1.75 AC	76 %
TEMP. ROAD EASEMENT (NE 165TH AVENUE)	±5,413 SF	±0.12 AC	5 %
ROW DEDICATION	±17,632 SF	±0.41 AC	18 %
TRACT "A"	±1,059 SF	±0.02 AC	1 %
TOTAL	±100,280 SF	±2.3 AC	100 %

REVISIONS

REVISIONS

MacKay & Sposito, Inc.
ENGINEERS SURVEYORS PLANNERS
1325 SE TECH CENTER DRIVE, SUITE 140 VANCOUVER, WA 98683
(360) 695-3411 (503) 289-6726 (888) 695-3411 FAX (360) 695-0833
www.mackaysposito.com

Date	JULY, 2006
Scale	1"= 50'
Designed By	HD
Drawn By	LG
Checked By	7-31-06

CLARK COUNTY

PRELIMINARY PLAT
ROZANN MEADOWS
TYPE III SUBDIVISION

Washington

Job Number 14382

Sheet 1 of 2

DATE PLOTTED: JUL 29, 2006 - 10:45am MAS DRAWING FILE: #:\14300\14382\5-PLANNING\DWGS\4-FORMAL APP\14382 PP4-Bob.dwg