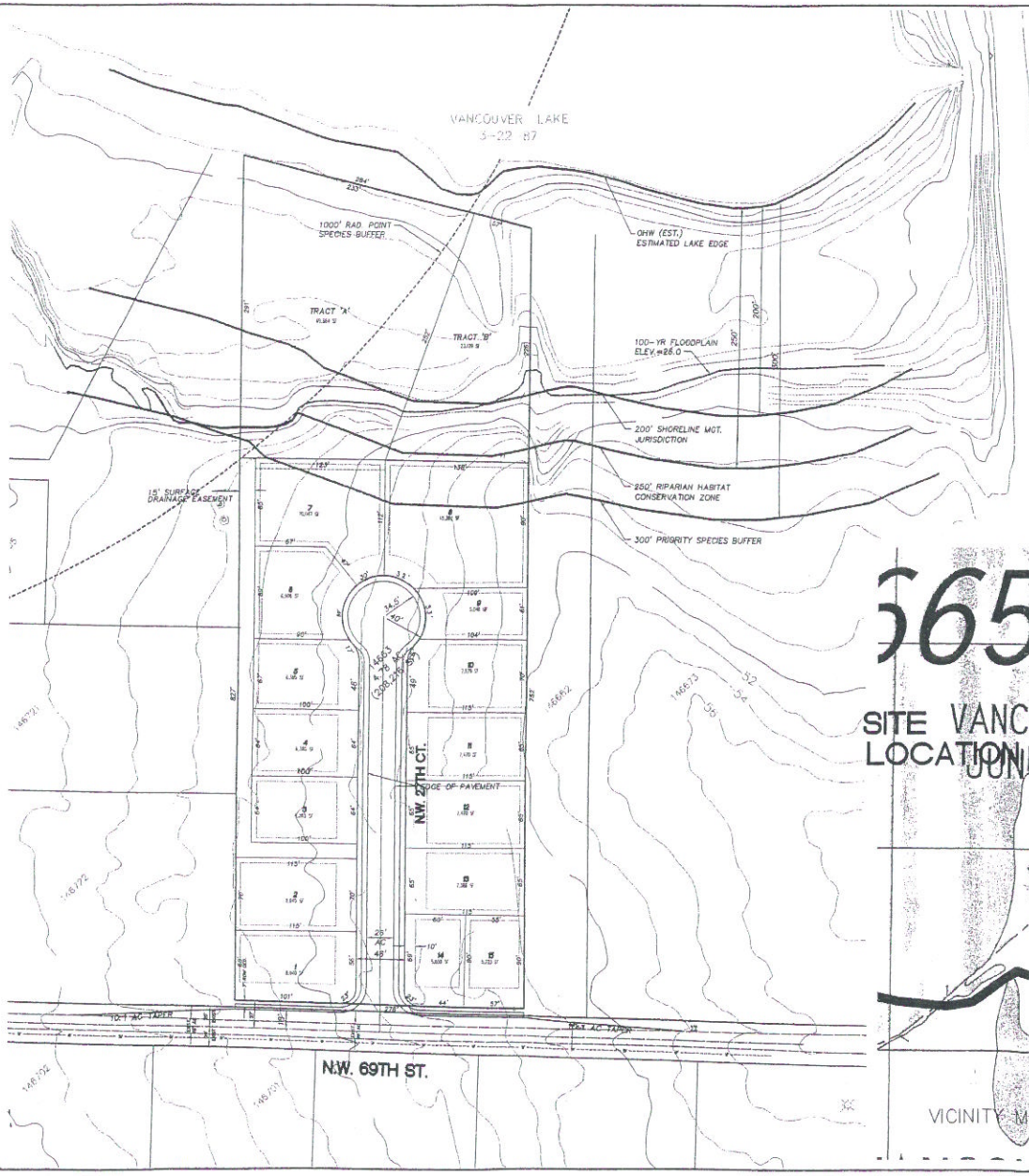
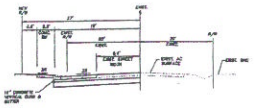
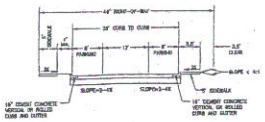




NW 69th ST.
TYPICAL SECTION



LOCAL ACCESS STREET SECTION

1 inch = 50 ft.

NOTES

DEVELOPER:
COLUMBIA PACIFIC ENTERPRISES
PO BOX 475
WASHOUGAL, WA 98671
(360) 835-7993

PROPERTY OWNER:
REUBEN & HARRIETTE HATCH
2212 NW 69TH
VANCOUVER, WA 98665

PLANNING / ENGINEERING / SURVEY CONSULTANT
LDC DESIGN GROUP
ATTN: SCOTT SLOAN
8513 N.E. HAZEL DELL AVE., STE. 202
VANCOUVER, WA 98665
PH: 360.573.0370
FAX: 360.573.0390

LEGAL DESCRIPTION:
PARCEL #146663-000 – NW 1/4, SEC. 09, T2N, R1E, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

COMPREHENSIVE PLAN DESIGNATION: UL
ZONING: R1-6
MINIMUM PROPOSED LOT SIZE: 5,018 SF
MAXIMUM PROPOSED LOT SIZE: 13,737 SF
AVERAGE PROPOSED LOT SIZE: 8,490 SF
UNSTABLE SLOPES: SEVERE EROSION HAZARD AREAS
SOIL TYPE: WAT (16%)
HoG (25%)
HoA (16%)
HoB (43%)
GROSS SITE AREA: 4.78 ACRES
SIGNIFICANT WILDLIFE HABITAT OR VEGETATION: RIPARIAN HABITAT CONSERVATION AREA
WATER PURVEYOR: CITY OF VANCOUVER
SANITARY SEWER PURVEYOR: VANCOUVER, RURAL/RESOURCE

PREPARED FOR:
COLUMBIA PACIFIC ENTERPRISES
PO BOX 475
WASHOUGAL, WA 98671
(360) 835-7993

PROJECT:
VANCOUVER LAKE SUBDIVISION
TOWNSHIP/RANGE: NW 1/4 SEC. 9, T2N, R1E, WM
TAX LOT: 146663-000
CITY, STATE: CLARK COUNTY

DRAWING TITLE:
PRELIMINARY PLAT

REV'D	REVISIONS
	12/13/05

Planners
Engineers
Surveyors
8513 NE HAZEL DELL AVE
SUITE 202
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LDC Design Group

JOB NO.: 0743-001
SHEET NO.: 3 of 9