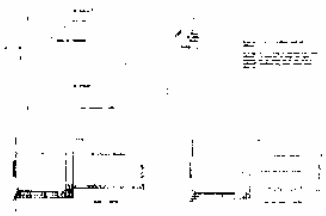
PRELIMINARY SUBDIVISION

WINDSOR DOWNS

IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 33 T 3 N., R 2 E., W. M., CLARK COUNTY, WASHINGTON

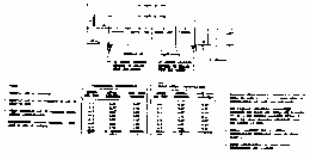
JOB NO. 93-446 APRIL 12, 1994

DRAWING FILE 9214BPR.DWG

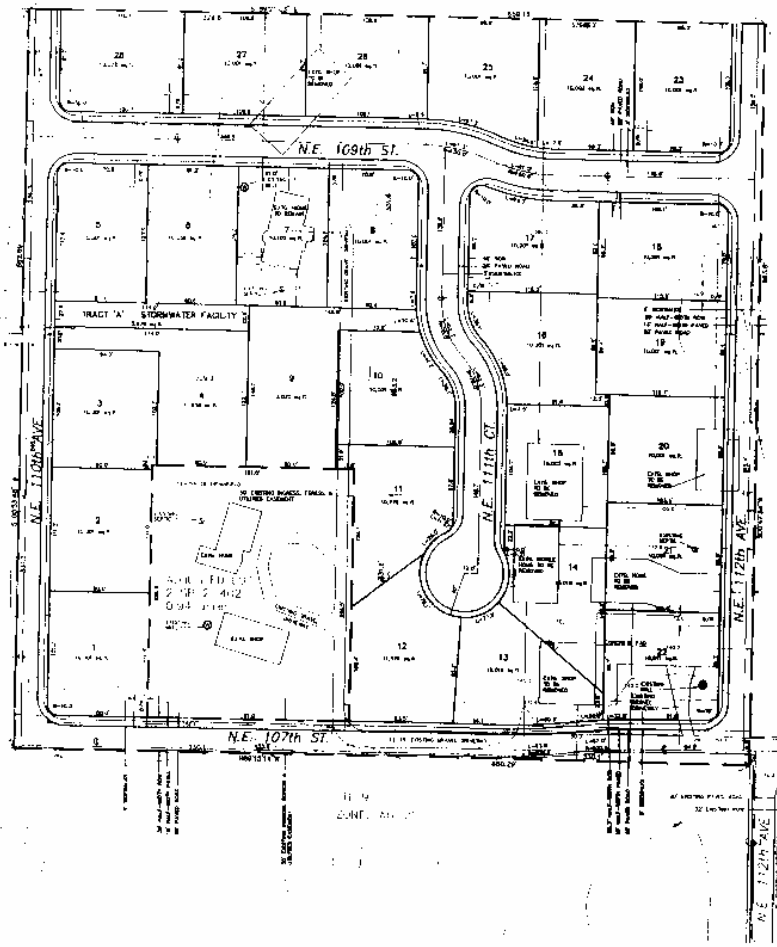


URBAN CUL-DE SAC
(NE 111TH CT.)

URBAN LOCAL ACCESS
(NE 110TH AVE., NE 111TH CT., NE 109TH ST.)



URBAN NEIGHBORHOOD CIRCULATOR
(NE 112TH AVE., NE 107TH ST.)



GRAPHIC SCALE

(in feet)
1 inch = 50 ft.

SITE DATA

TAX LOT 1, 2, 3 OF SP 3-402
SERIAL NUMBER 199823 0000 198486 AND 198486 0000
SITE ADDRESS 11113 NE 107TH STREET
AREA: 9.1 ACRES/ 396,341 SF
ZONING: R1-10
COMPREHENSIVE PLAN DESIGNATION

NOTES:

THERE ARE NO KNOWN PUBLIC TRANSIT ROUTES OR STOPS WITHIN 1/4 MILE OF THE SITE. THE NEAREST C-TRAN STOP IS LOCATED APPROXIMATELY 65 WEST [illegible] OF THE SITE ALONG NE 109TH STREET.

THE NEAREST FIRE HYDRANT IS APPROXIMATELY 40 FEET SOUTHEAST OF THE SITE AT THE INTERSECTION OF NE 112TH AVENUE AND NE 107TH STREET.

-SANITARY SEWER WILL BE PROVIDED BY HAZEL DELL SEWER DISTRICT. ALL NEW HOMES WILL BE REQUIRED TO CONNECT TO PUBLIC SEWER PRIOR TO OCCUPANCY.

PUBLIC WATER WILL BE PROVIDED BY CITY OF VANCOUVER. ALL NEW HOMES WILL BE REQUIRED TO CONNECT TO PUBLIC WATER PRIOR TO OCCUPANCY.

-THERE ARE EXISTING WELLS AND SEPTIC SYSTEMS ON SITE, AS SHOWN ON THE PRELIMINARY PLAT. THE EXISTING WELLS AND SEPTICS WILL BE PROPERLY DECOMMISSIONED.

-THERE ARE TWO EXISTING HOMES AND SEVERAL OUTBUILDINGS LOCATED ON SITE. THE HOME LOCATED ON FUTURE LOT 7 WILL REMAIN WHILE ALL OTHER BUILDINGS WILL BE REMOVED.

-HOME TO REMAIN (ON LOT 7). APPROXIMATELY 3450 SF WOOD CONSTRUCTION, TWO STORIES

-SHOP ASSOCIATED WITH HOUSE ON LOT 7: TO BE REMOVED. APPROXIMATELY 3500 SF, METAL, ONE STORY.

-HOME TO BE REMOVED (ON PROPOSED LOT 21). APPROXIMATELY 3000 SF WOOD CONSTRUCTION, ONE STORY

-MOBILE HOME TO BE REMOVED (ON PROPOSED LOT 14). APPROXIMATELY 2500 SF WOOD CONSTRUCTION, ONE STORY

-SHOPS ASSOCIATED WITH HOME TO BE REMOVED: ALL THREE ARE METAL CONSTRUCTION, ONE STORY. SHOP ON PROPOSED LOT 20 IS APPROXIMATELY 4700 SF, SHOP ON PROPOSED LOT 15 IS APPROXIMATELY 3000 SF AND THE SHOP ON PROPOSED LOTS 13 AND 14 IS APPROXIMATELY 2500 SF.

NE 112TH AVENUE AND NE 107TH STREET PROVIDE ACCESS TO THE SITE. BOTH ROADS ARE A MINIMUM 20 FEET PAVEMENT

BOUNDARY DATA IS BASED ON DEEDS.

- TOPOGRAPHIC DATA AS SHOWN ON THE PRELIMINARY PLAT IS BASED ON THE GIS CONTOUR DATA PROVIDED IN THE DEVELOPERS GIS PACKET FOR THE SITE

- TRACT "A" IS PROPOSED TO BE A STORMWATER FACILITY TO SERVE THIS DEVELOPMENT

-THERE IS A INV HISTORIC SITE LOCATED ON T. 6, 7, 8, 13, 17, 18, 19, 15 TO THE NORTH APPROXIMATELY 1100 FEET, PER THE DEVELOPERS GIS PACKAGE

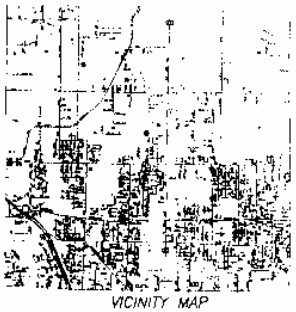
OWNERS:
LOT 1:
RICHARD AND NANCY DIETRICH
11113 NE 107TH STREET, VANCOUVER, WA 98662

LOT 2
DAVID AND SHERI HOLLOWAY
11012 NE 107TH STREET, VANCOUVER, WA 98662

LOT 3
RICHARD AND DAWN DIETRICH
11016 NE 107TH STREET, VANCOUVER, WA 98662

APPLICANT
GARY RADEMACHER
19613 NE 68TH STREET
VANCOUVER, WA 98682
360-944-1103 FAX
360-944-0863

PROJECT PLANNER
ROLF MINSTER
MINSTER & DAESSLER SURVEYING
2206 E EVERGREEN BLVD
VANCOUVER, WA 98661
360-694-3393 FAX 360-694-8411



VICINITY MAP