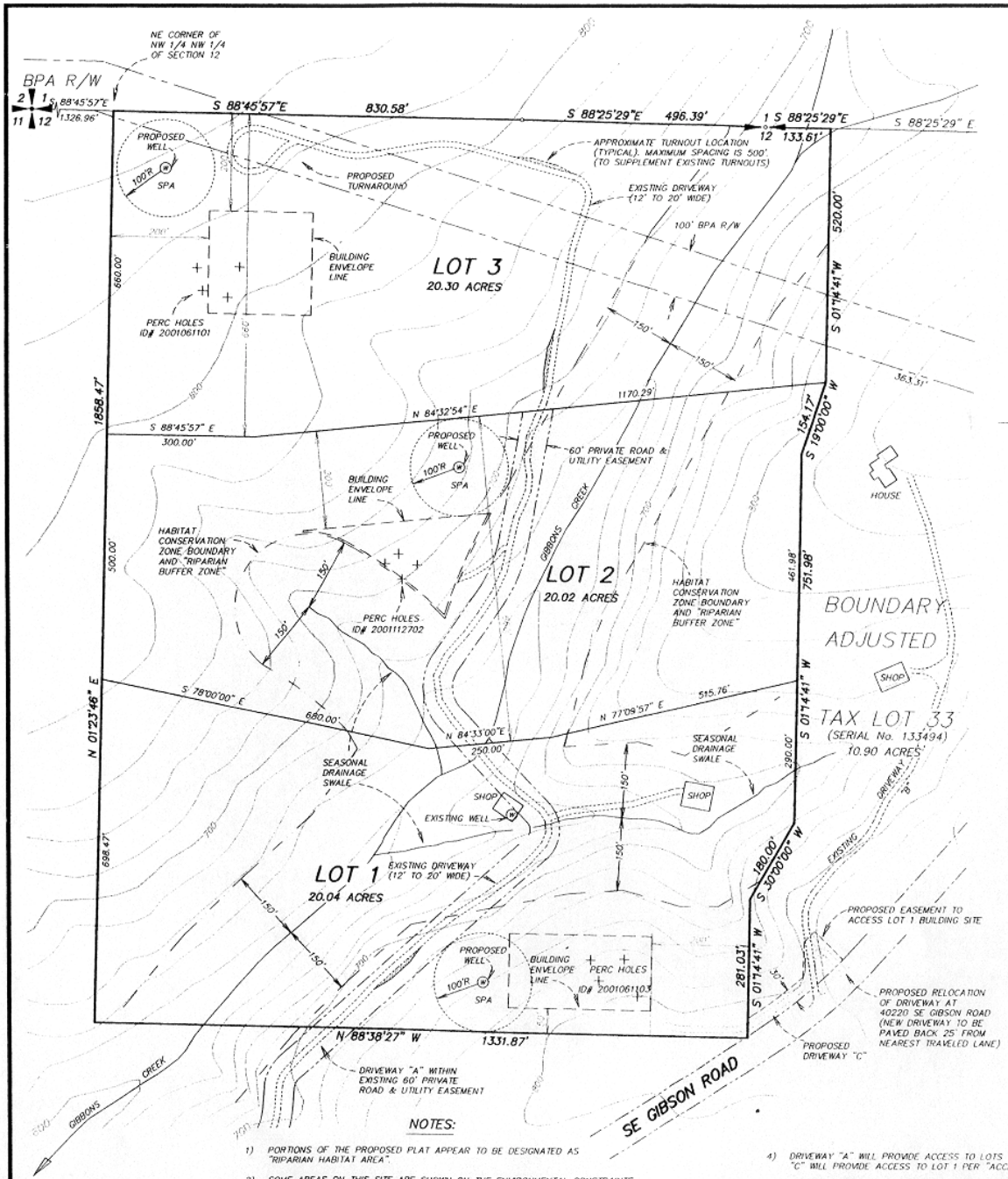
PRELIMINARY SHORT PLAT FOR ROBERT W. McGREW

in the N 1/2 of SECTION 12, T1N R4E, W.M.
CLARK COUNTY, WA.



0 75 150 300
SCALE 1"=150'

CONTOUR INTERVAL = 20 FEET (CONTOURS WERE DIGITIZED FROM USGS QUADRANGLE MAP)

OWNER/APPLICANT:

ROBERT McGREW JR.
40220 SE GIBSON ROAD
WASHOUGAL, WA. 98671
(360) 835-5182

CONTACT:

MARK ERIKSON
1111 MAIN ST. SUITE 402
VANCOUVER, WA. 98660-2958
Ph (360) 696-1012
Fax (360) 737-0751

LEGEND

SPA = SOURCE PROTECTION AREA

(W) WELL (EXISTING OR PROPOSED AS NOTED)

—W— EXISTING WATERLINE

ID# = SOUTHWEST WASHINGTON HEALTH DISTRICT ID NUMBER

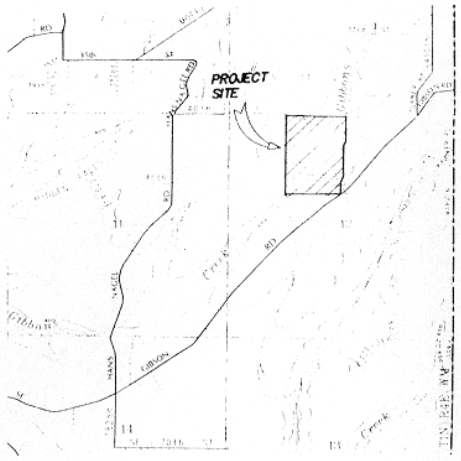
SITE DATA: TAX LOT # 16 - SERIAL No. 133477
TOTAL AREA = 60.36 ACRES

COMPREHENSIVE PLAN DESIGNATION: AG

SCHOOL DISTRICT: WASHOUGAL

FIRE DISTRICT: #1

COUNTY ZONING: GSSA



VICINITY MAP
1"=2000'

NOTE:
LOTS 1, 2 AND 3 ARE PROPOSED DIVISIONS OF BOUNDARY ADJUSTED TAX LOT 16 (60.36 ACRES)

CHARLES E. WHITTEN
STATE OF WASHINGTON
12412
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 11-20-2004

NOTES:

1) PORTIONS OF THE PROPOSED PLAT APPEAR TO BE DESIGNATED AS "RIPARIAN HABITAT AREA".

2) SOME AREAS ON THIS SITE ARE SHOWN ON THE ENVIRONMENTAL CONSTRAINTS II MAP AS "POTENTIAL UNSTABLE SLOPES". NO HISTORY OF SIGNIFICANT EROSION OR PRESENCE OF LANDSLIDE HAZARD AREAS ARE KNOWN.

3) THIS AREA IS WITHIN THE "WILDLAND URBAN INTERFACE" ZONE. PROPOSED DRIVEWAY TURNAROUND AND TURNOUTS BASED ON THE FIRE MARSHALL'S REQUIREMENTS ARE SHOWN.

4) DRIVEWAY "A" WILL PROVIDE ACCESS TO LOTS 2 AND 3. PROPOSED DRIVEWAY "C" WILL PROVIDE ACCESS TO LOT 1 PER "ACCESS COVENANT".

5) CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROAD(S) CONTAINED WITHIN OR PRIVATE ROAD(S) PROVIDING ACCESS TO THE PROPERTY DESCRIBED ON THIS PLAN. ANY PRIVATE ACCESS ROAD SHALL REMAIN A PRIVATE ROAD UNLESS IT IS UPGRADED TO PUBLIC ROAD STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.

HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=150'	CALC. BY: CEW	DWG# 01-022SP
DATE: 12/05/02	DRAWN BY: CC	
JOB NO.: 01-022	CHECKED BY:	SHEET 1 OF 2