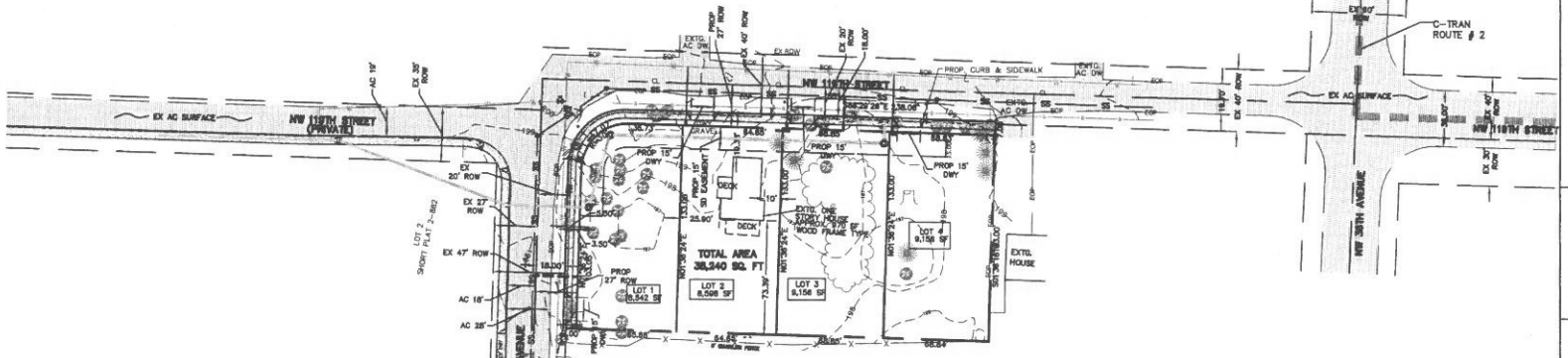
TITEIU SHORT PLAT

CLARK COUNTY, WASHINGTON



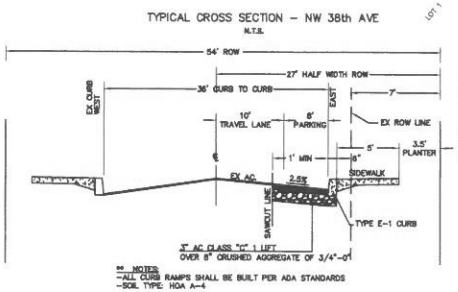
LEGEND

- EXTG. CURB LINE
- EXTG. CONTOUR LINE (1 FT INTERVAL)
- EXTG. EDGE OF PAVEMENT
- EXTG. TREE
- TREES TO BE REMOVED
- EXTG. W.L. (APPROX LOCATION)
- EXTG. GAS LINE(APPROX. LOCATION)
- EXTG. SANITARY LINE — EXTG 8" SS LINE
- EXTG. LOT LINE
- EXISTING. ROW LINE
- PROP. LOT LINE
- EXTG. GAS VALVE
- EXTG. WATER METER
- EXTG. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXTG. WATER VALVE
- EXTG. SANITARY MANHOLE
- EXTG. POWER/PHONE POLE
- EXTG. CURB INLET
- PROPOSED CURB INLET
- PROPOSED SD MANHOLE
- FLOW CONTROL MANHOLE
- PROPOSED CURB & SIDEWALK
- EXISTING ASPHALT-CONCRETE SURFACE
- EXISTING CURB & SIDEWALK
- EXISTING TREE LINE
- C-TRAN ROUTE # 2

ABBREVIATIONS

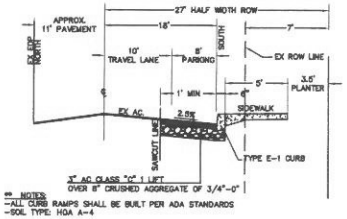
ROW	RIGHT-OF-WAY	PROP.	PROPOSED
EX	EXISTING	DI	DUCTILE IRON
DWY	DRIVEWAY	SD	STORM DRAIN
PL	PROPERTY LINE	G	GUTTER
CL	CENTER LINE	AC	ASPHALT CONCRETE
CONC	CONCRETE	CTRL	CONTROL
SS	SANITARY SEWER	EoP	EDGE OF PAVEMENT
CO	CLEAN OUT	WM	WATER METER
WV	WATER VALVE	MH	MANHOLE
IE	INVERT ELEVATION	SW	SIDEWALK

TYPICAL CROSS SECTION – NW 38th AVE
N.T.S.



** NOTES:
-ALL CURB RAMPS SHALL BE BUILT PER ADA STANDARDS
-SOIL TYPE: HOA A-4

TYPICAL CROSS SECTION – NW 119th ST.
N.T.S.



** NOTES:
-ALL CURB RAMPS SHALL BE BUILT PER ADA STANDARDS
-SOIL TYPE: HOA A-4

N

GRAPHIC SCALE
40 0 20 40
1 INCH = 40 FT.

LAND USE:

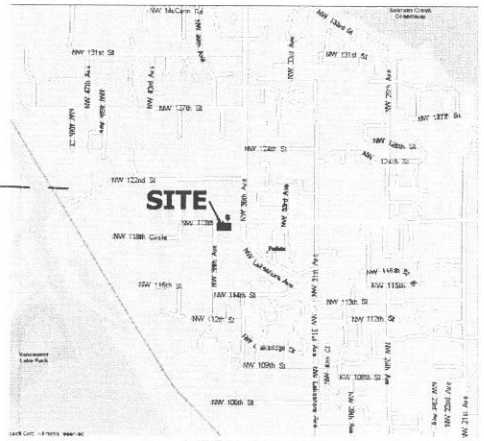
ZONING: R1-7.5
QUARTER SECTIONS: NE 1/4 of Sec 32, T3N, R1E W.M.
LOT SIZE: 0.87 AC
COMP. PLAN DESIGNATION: UL

DEVELOPMENT SUMMARY:

EXISTING USE:
SINGLE FAMILY RESIDENTIAL

EXISTING STRUCTURES:
ONE STORY HOUSE (APPROX. 970 SF) – – TO REMAIN
CONSTRUCTION TYPE: WOOD FRAME

PROPOSED USE:
4 SINGLE FAMILY LOTS



VICINITY MAP
N.T.S.

APPLICANT / OWNER:

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SHEET INDEX:

1. PROPOSED LAND DIVISION PLAN
2. EXISTING CONDITIONS
3. STORMWATER PLAN
4. UTILITY PLAN

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BMP DESIGN LLC

EXPIRES: 09/17/2007

PROJECT NAME: TITEIU SHORT PLAT

PROPOSED LAND DIVISION PLAN

LOCATION: 3709 NW 119th ST., VANCOUVER, WASHINGTON

PRELIMINARY, SUBJECT TO REVIEWS AND REVISIONS, NOT FOR CONSTRUCTION

REVISION/DATE	DESCRIPTION	DRAFT BY:	DESIGN BY:	CHECK BY:
1 12-19-05				

SHEET 1 OF 4

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DATE PLOTTED: Dec 20, 2005 – 9:06am BMP DRAWING FILE: M:\PROJECTS\05110-MARKUS\dwg\05110-BASE.dwg

CASE NUMBER: PAC 2005-00190