Anderson Subdivision North
Located in a Portion of the NW 1/4 of the SE 1/4 Section 06,
T. 2 N., R. 3 E., W.M.,
Clark County, Washington

GENERAL NOTES
The property is identified as assessor's parcel number H68-28-000 by Clark County GIS. There is no existing address.

PRESENT USE:
Vacant Land

EXISTING ROADS:
NE 182ND Avenue is an Urban (C-2b) Collector according to Clark County GIS Arterial Classifications.

EXISTING WELLS OR SEPTICS:
There are no known wells or septic tanks on site.

EXISTING FIRE HYDRANT:
There are no surveyed fire hydrants near the subdivision. The nearest hydrant appears to be over 600' to the west.

EXISTING CONDITIONS:
There are no known water (streams, rivers, etc) areas designated 100 year floodplain, water bodies, unstable slopes and landslide hazard areas, or significant wildlife habitat or vegetation areas on this site. There is one existing wetland area onsite.

EXISTING ZONING:
R1-20 (Urban Low-Density Residential)
A zone change will be applied for to change the R1-20 zone to R1-10.

EXISTING LOT SIZE:
Parcel # H68-28-000 - 231,177 sq-ft (5.31 ac)

PROPERTY OWNER / APPLICANT:
E2L2 Properties LLC
PO BOX 821669
Vancouver, WA 98682
PH: (360) 892-3645 or (360) 521-5302
glprop@aol.com

PROJECT CONTACT:
PLS Engineering
Contact: Travis G. Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 894-8530
Fax: (360) 894-8537
travis@plsengineering.com

SCALE: 1" = 30'

NOT TO SCALE

EXISTING CONDITIONS:
There is one existing wetland area onsite.

EXISTING ROADS:
NE 182ND Avenue is an Urban (C-2b) Collector according to Clark County GIS Arterial Classifications.

EXISTING WELLS OR SEPTICS:
There are no known wells or septic tanks on site.

EXISTING FIRE HYDRANT:
There are no surveyed fire hydrants near the subdivision. The nearest hydrant appears to be over 600' to the west.

EXISTING CONDITIONS:
There are no known water (streams, rivers, etc) areas designated 100 year floodplain, water bodies, unstable slopes and landslide hazard areas, or significant wildlife habitat or vegetation areas on this site. There is one existing wetland area onsite.

EXISTING ZONING:
R1-20 (Urban Low-Density Residential)
A zone change will be applied for to change the R1-20 zone to R1-10.

EXISTING LOT SIZE:
Parcel # H68-28-000 - 231,177 sq-ft (5.31 ac)