Anderson Subdivision South
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 168638-000 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 North of the site. The wetland buffer extends onto the site.

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: 168638-000 - 185,830 sq-ft (4.27 AC)
There are no historical sites on this parcel.
There are no transit stops within 600' of the site.
There are no pedestrian or bike facilities within 600' of the site.

Project Contact:
PLS Engineering
Contact: Travis G. Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
Ph: (360) 944-6519
Fax: (360) 944-6539
travis@plsengineering.com

Property Owner/Applicant:
LB Investments LLC
24401 NE 457th Circle
Brush Prairie, WA 98606
(360) 892-3645 or (360) 521-5302
glprop@aol.com

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

Scale 1" = 30'
Anderson Subdivision South

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 168639-000 by Clark County GIS. There is no existing address.
- Present Use: Vacant land.
- Existing Roads: NE 182nd Avenue is 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 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: R1-10 (Urban Low-Density Residential) R1-20 (Urban Low-Density Residential)
- Stormwater generated from the development of this site will be collected and conveyed to Clark County GIS Arterial Classifications.
- Stormwater generated from the development of this site will be collected and conveyed to Clark County GIS Arterial Classifications.
- There are no transit stops within 1/4 mile of the development site.

Legend:
- Proposed Access Roads
- Proposed Stormwater
- Proposed Gravel

Project Contact:
- Travis D. Johnson, PE
- 604 W. Evergreen Blvd.
- Vancouver, WA 98660
- Phone: (360) 944-6519
- Fax: (360) 944-6539
- travis@plsengineering.com

Property Owner / Applicant:
- JF Investments LLC
- 24401 NE 457th Circle
- Brush Prairie, WA 98606
- Phone: (360) 944-6519
- Fax: (360) 944-6539
- jfinvest@salocom.com

Project Contact:
- Travis D. Johnson, PE
- 604 W. Evergreen Blvd.
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Access to Clark County GIS Arterial Classifications.