

CANT:

HOMES:
PERSON: DAN WISNER
NE HAZEL DELL AVENUE
VER, WA 98685
(360) 836-4408
DAN@SPREYHOMES.COM

R:

RD HOMES INC
NE HAZEL DELL AVENUE, PMB 504
VER, WA 98685

CT CONTACT:

IGN, LLC
PERSON: BRIAN GROTH
(360) 567-9470
CCSWSOLUTIONS@GMAIL.COM

ENGINEERING FIRM:

ENGINEERING, LLC
PERSON: BRIAN FOSSE
(971) 319-5799
FOSSEENG@GMAIL.COM

SURVEYOR:

HAGEDORN, INC.

PARCEL INFORMATION:

PARCEL # 150296-000
PARCEL AREA: 2.36 ACRES
ZONED: R-9

BENCHMARK:

VERTICAL DATUM: NGVD 29-47 BASED ON
CLARK COUNTY GIS POINT NO. 0017 "ROSS".
A 5/8" IRON PIPE WITH BRASS CAP TEMP
INSIDE (BRASS CAP HAS BEEN BROKEN OFF)
SET IN CONCRETE MONUMENT 26' NORTH OF
THE CENTERLINE OF NE 49TH ST., 75' EAST
OF THE CENTERLINE OF NE 19TH AVE. HELD
ELEV 227.93' AT THE TOP OF IRON PIPE.
THIS ELEVATION IS GDD MODELED BY CLARK
CO. AND IS NOT A "LEVELED" BENCHMARK.

ALEXANDER ESTATES CONSTRUCTION PLANS

PARCEL # 150296-000
IN A PORTION OF THE
NE 1/4 OF SECTION 14
T 2 N, R 1 E, W.M.
CLARK COUNTY, WASHINGTON

CITY OF VANCOUVER

THESE PLANS HAVE BEEN REVIEWED FOR
COMPLIANCE WITH CITY CODES, ORDINANCES
AND POLICIES AND ARE

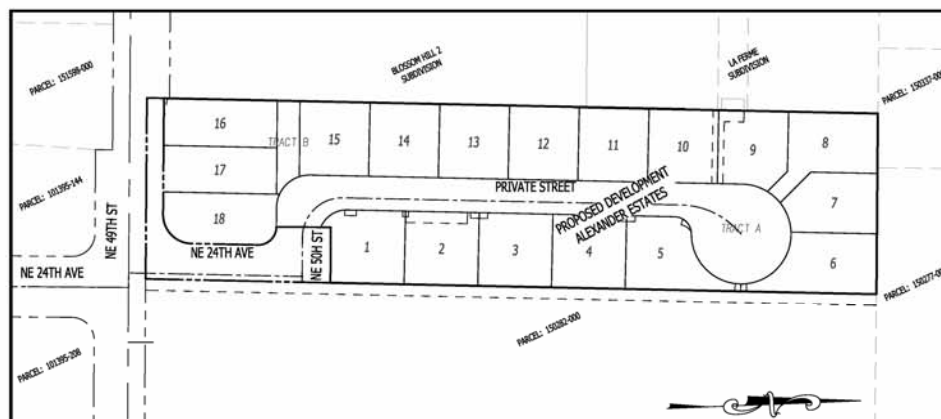
APPROVED

THE APPROVAL OF THESE PLANS BY THE CITY OF
VANCOUVER DOES NOT A GUARANTEE OF
COMPLIANCE WITH LOCAL ORDINANCES
OR OTHER STATE LAWS

THESE PLANS SHALL BE AVAILABLE FOR ALL
REQUESTED INSPECTIONS

ENG-69239

11/25/19



SITE MAP
1" = 60'

ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR
WATER, SEWER, STORM WATER FACILITIES, AND EROSION CONTROL
MEASURES, SHALL CONFORM TO CITY OF VANCOUVER ENGINEERING
SERVICES "GENERAL REQUIREMENTS AND DETAILS FOR THE DESIGN AND
CONSTRUCTION OF WATER, SANITARY SEWER AND SURFACE WATER
SYSTEMS." CONSTRUCTION SHALL BE AS PER THE MOST CURRENT
STANDARD DETAIL CONTAINED THEREIN.

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED
IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE
OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND
CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE
TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS
C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- C000 COVER SHEET
- C001 GENERAL NOTES
- C010 PRELIMINARY PLAT
- C100 GRADING AND EROSION CONTROL NOTES
- C101 EXISTING CONDITIONS SURVEY
- C102 DEMOLITION AND INITIAL EROSION CONTROL PLAN
- C103 GRADING AND EROSION CONTROL PLAN
- C104 RETAINING WALL PLAN AND PROFILE
- C110 GRADING AND EROSION CONTROL DETAILS
- C150 LOT GRADING AND DRAINAGE PLAN
- C151 LOT GRADING AND DRAINAGE DETAILS
- C200 OVERALL STREET CONSTRUCTION PLAN
- C201 STREET CONSTRUCTION PLAN AND PROFILE
- C202 STREET CONSTRUCTION PLAN AND PROFILE
- C203 STREET CONSTRUCTION PLAN AND PROFILE
- C204 STREET CONSTRUCTION PLAN
- C210 STREET CONSTRUCTION DETAILS
- C250 SIGNAGE AND STRIPING PLAN
- C300 OVERALL STORM DRAINAGE PLAN
- C301 STORM DRAINAGE PLAN AND PROFILE
- C302 STORM DRAINAGE PLAN AND PROFILE
- C310 STORM DRAINAGE DETAILS
- C311 STORM DRAINAGE DETAILS
- C400 SANITARY SEWER PLAN AND PROFILE
- C401 SANITARY SEWER PLAN AND PROFILE
- C500 WATER PLAN

CITY OF Vancouver WASHINGTON	
Application Number	ENG-69239
Improvement Summary:	
Water Main Footage	695' 580' LF
Sewer Main Footage	721' LF
Septic System Decommissioned	0 EA
Total Hard Surface	70,600 SF
Total Pervious Pavement/Sidewalk	0 SF
Private Hard Surface	1.39 AC
Grading Cut	4,800 CY
Grading Fill	6,300 CY
Total Trenching within City Right of Way	535' LF
Total Street Improvements (Curb/Pavement)	360' LF
Right of Way Dedication	10,474' 8' 12" SF
Easements Utility	20,877' SF
Easements Non-Util	61' 28" SF
Full St Const	0 LF
Total Pavement Add	910 SF
Curb/Gutter	142 LF
Sidewalk	816 SF
Street Lights	1 #
Traffic Signals	0 #