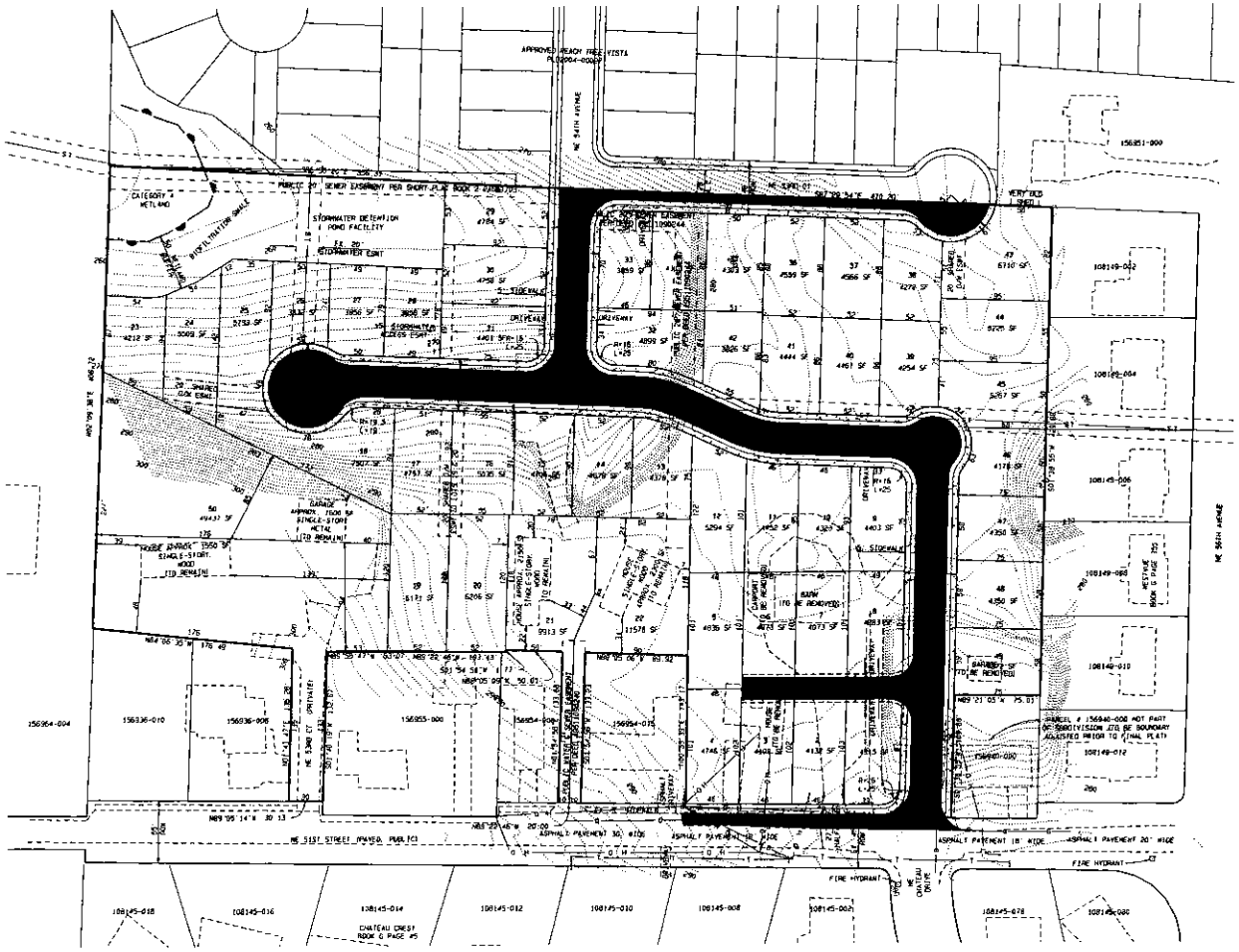
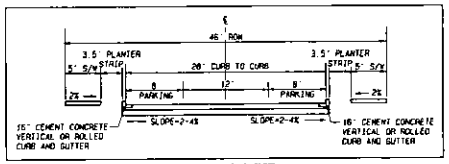
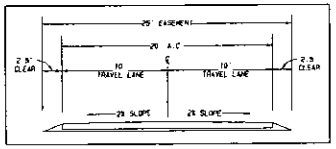
# ALFANO SUBDIVISION



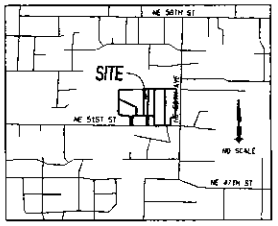




INTERNAL PUBLIC STREET
DETAIL (NO SCALE)




INTERNAL PRIVATE STREET
DETAIL (NO SCALE)

GRAPHIC SCALE 1"=50'
0 50 100 150




VICINITY MAP

## PROJECT INFORMATION

PROJECT LOCATION:
5202 NE 53RD CT.
VANCOUVER, WA 98661
NW 1/4 OF SEC 18, T2N, R2E W.M.
PARCEL #S: 156936-000, 156936-003, 156946-000, 156954-005, 156954-010, 156957-011

ZONING: R1-5
TOTAL SITE AREA: 8.72 ACRES (379,850 SF)
# OF PROPOSED LOTS: 50
DENSITY: 5.73 D.U./ACRE
AVG. LOT SIZE: 5000 SF
(AVG. LOT SIZE DOES NOT INCLUDE PRIVATE ROAD AREA)

AREA OF ON-SITE CATEGORY-4 WETLAND: 4745 SF
AREA OF WETLAND BUFFER & STORMWATER TRACT: 20,410 SF

DEVELOPMENT WILL CONSTRUCT IMPROVEMENTS NECESSARY TO CONNECT TO PUBLIC WATER & SEWER SYSTEMS.

THERE ARE NO TRANSIT STOPS WITHIN 1/4 MILE OF PROJECT SITE.

THERE ARE NO WATER COURSES OR WATER BODIES, AREAS WITHIN DESIGNATED 100-YEAR FLOODPLAINS, UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS, OR SIGNIFICANT WILDLIFE HABITAT OR VEGETATION, OR KNOWN HISTORIC, CULTURAL, OR ARCHAEOLOGICAL RESOURCES ON SITE OR IN THE IMMEDIATE VICINITY

PORTIONS OF THE SITE HAVE BEEN MAPPED AS SEVERE EROSION HAZARD AREAS.

LOCATION OF OFF-SITE WELL OR SEPTIC SYSTEMS UNKNOWN


APPLICANT/CONTACT PERSON:
GEOFF APPEL
MOSS & ASSOCIATES, INC.
717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
360-260-9400 EX. 33
geoff@mossandassociates.net


## PROPERTY OWNERS:

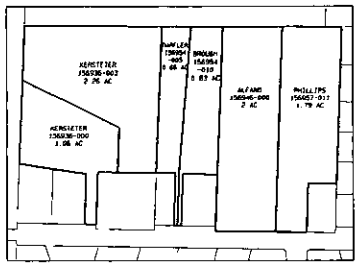
ROBERT L. ALFANO
5408 NE 51ST ST
VANCOUVER, WA 98661
#156946-000

DONALD & NANCY BROUGH
5173 NE 54TH CT
VANCOUVER, WA 98661
#156954-010

MICHAEL & GIZELLA DAPPLER
5172 NE 54TH CT
VANCOUVER, WA 98661
#156954-005

LEWIS & MILDRED KERSTETER
5202 NE 53RD CT
VANCOUVER, WA 98661
#156936-000, #156936-003

BRETT & MICHELE PHILLIPS
5506 NE 51ST ST
VANCOUVER, WA 98661
#156957-011




ORIGINAL PARCELS
(NO SCALE)

DEVELOPER:
RIVERSIDE HOMES, INC.
1925 NW AMBERGLEN PARKWAY, SUITE 150
BEAVERTON, OR 97006
503-645-0980

ALFANO SUBDIVISION
PRELIMINARY PLAT

REVISION | DATE

DATE: 25 Aug 2004


MOSS & ASSOCIATES, INC.
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VANCOUVER, WA 98665
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SHEET 1/1

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