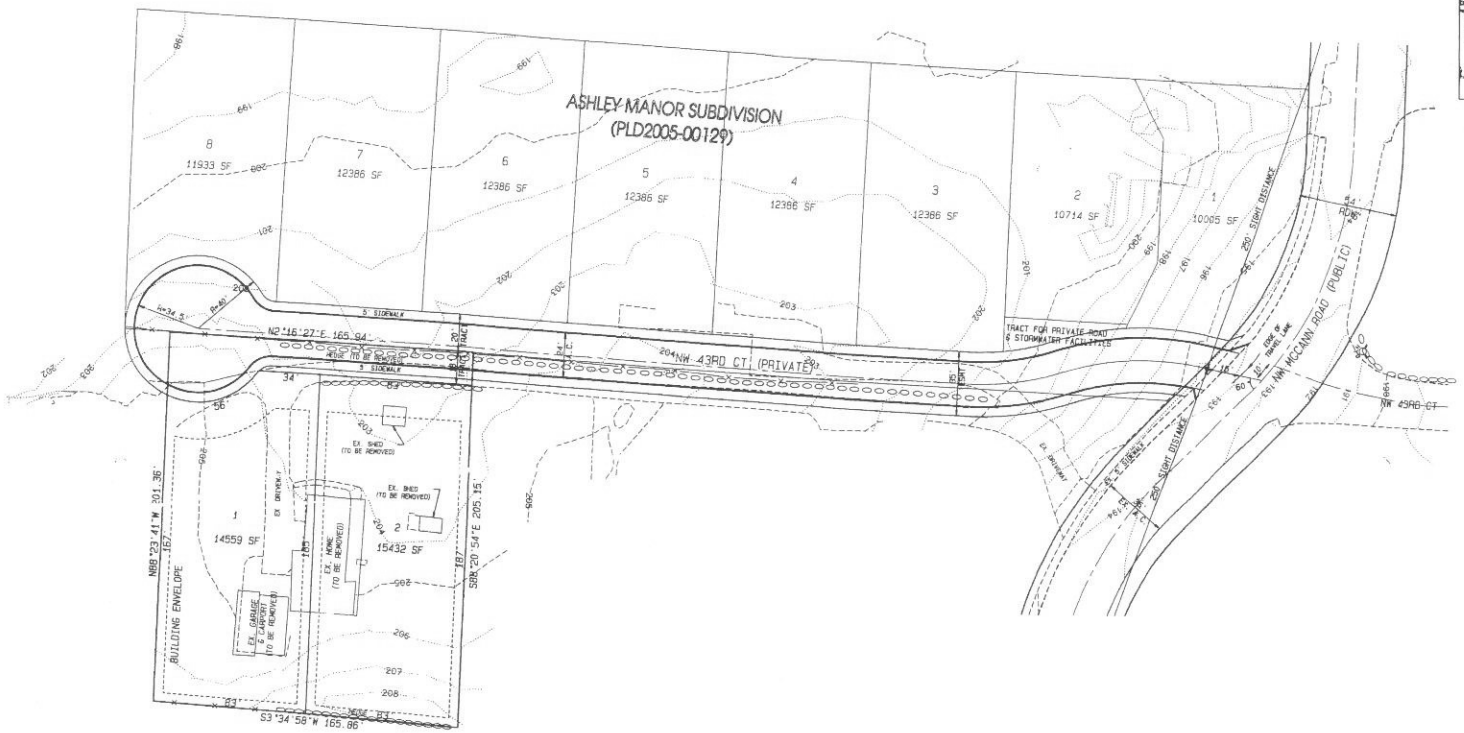
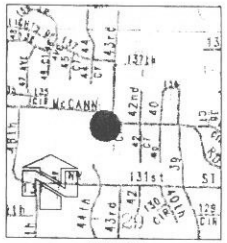
ASHLEY MANOR II SHORT PLAT

A SHORT PLAT OF A 0.77-ACRE (33,426 SF) SITE INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS, LOCATED IN THE NW 1/4 OF SEC. 29, T3N, R1E, W.M. IN CLARK COUNTY, WA





VICINITY MAP
(NO SCALE)

PROJECT INFORMATION

PARCEL #127820-005
13213 NW 43RD CT.
VANCOUVER, WA 98685
NW 1/4 OF SEC. 29, T3N, R1E, W.M.

SITE AREA: 0.77 ACRES (33,426 SF)
AREA OF PVT. ROAD TRACT: 3718 SF
ZONING: R1-10
PROPOSED # OF LOTS: 2
AVERAGE LOT SIZE: 14,996 SF

YARD SETBACKS-
FRONT: 20'
REAR: 5'
SIDE: 5'
STREET SIDE: 10'

PRIVATE ROAD & STORMWATER FACILITIES TO BE CONSTRUCTED WITH THE ASHLEY MANOR SUBDIVISION (PLD2005-00129).

PRIVATE ROAD & STORMWATER FACILITIES TO BE PRIVATELY MAINTAINED PER MAINTENANCE AGREEMENT.

ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS.

EXISTING SEPTIC SYSTEM TO BE ABANDONED.

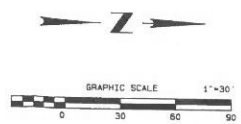
LOCATIONS OF EXISTING SEPTIC & WELL SYSTEMS ON AND OFF SITE ARE UNKNOWN AT THIS TIME.

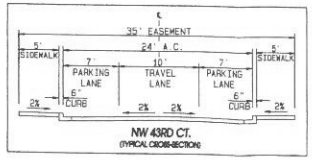
NEAREST FIRE HYDRANT LOCATED AT NW CORNER OF MCCANN ROAD & NW 43RD. ADDITIONAL FIRE HYDRANTS TO BE PLACED PER FIRE MARSHAL STANDARDS, IF NECESSARY.

THERE ARE NO CRITICAL AREAS ON SITE. REFER TO GIS PACKET FOR EXISTING ENVIRONMENTAL CONDITIONS.

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

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





PROPERTY OWNER:
Salmon Creek Development, LLC
PMB #314
800 NE Tanney Road, Suite 110
Vancouver, WA 98685

ASHLEY MANOR II SHORT PLAT

PRELIMINARY PLAT

REVISION	DATE
1	
2	
3	
4	
5	

DATE: 15 Jun 2006

CONTACT PERSON: Geoff Appel
DRAWN BY: Geoff Appel
CHECKED BY: Thomas Spencer

PROJECT MANAGER (Geoff Appel)
PROJECT ENGINEER (Thomas H. Spencer)
PROJECT ARCHITECT (Thomas Spencer)
PROJECT ENGINEER (Thomas Spencer)
PROJECT ARCHITECT (Thomas Spencer)

MOSS & ASSOCIATES, INC.
717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
(360) 260-9400 FAX (360) 260-3509

SHEET 1 / 4

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