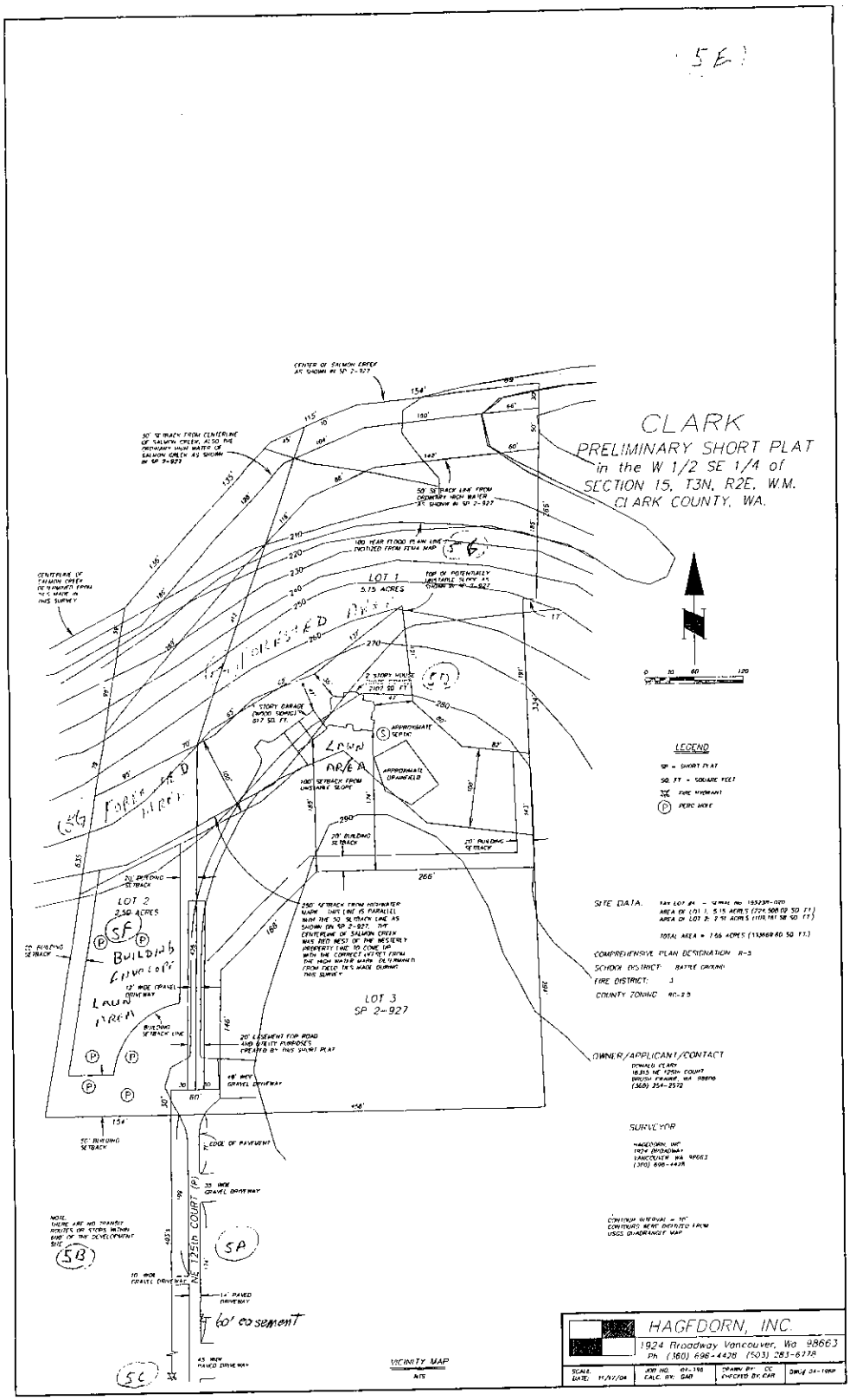
5E


CLARK
PRELIMINARY SHORT PLAT
in the W 1/2 SE 1/4 of
SECTION 15, T3N, R2E, W.M.
CLARK COUNTY, WA.
LOT 1
5.75 ACRES
LOT 2
2.50 ACRES
LOT 3
SP 2-927
2 STORY HOUSE
2107 SQ FT
STORY GARAGE
617 SQ FT
APPROXIMATE SEPTIC
APPROXIMATE DRAINFIELD
LAWN AREA
100' SETBACK FROM UNSTABLE SLOPE
20' BUILDING SETBACK
266'
20' EASEMENT FOR ROAD AND UTILITY PURPOSES CREATED BY THIS SHORT PLAT
12' WIDE GRAVEL DRIVEWAY
48' WIDE GRAVEL DRIVEWAY
EDGE OF PAVEMENT
35' WIDE GRAVEL DRIVEWAY
125th COURT
10' WIDE GRAVEL DRIVEWAY
14' PAVED DRIVEWAY
60' easement
45' WIDE PAVED DRIVEWAY
50' BUILDING SETBACK
BUILDING ENVELOPE
LAWN AREA
50' SETBACK FROM CENTERLINE OF SALMON CREEK, ALSO THE ORDINARY HIGH WATER OF SALMON CREEK AS SHOWN IN SP 2-927
50' SETBACK LINE FROM ORDINARY HIGH WATER AS SHOWN IN SP 2-927
100 YEAR FLOOD PLAIN LINE DIGITIZED FROM FEMA MAP
TOP OF POTENTIALLY UNSTABLE SLOPE AS SHOWN IN SP 2-927
CENTERLINE OF SALMON CREEK DETERMINED FROM MAP MADE IN THIS SURVEY
250' SETBACK FROM HIGHWATER MARK. THIS LINE IS PARALLEL WITH THE 50' SETBACK LINE AS SHOWN ON SP 2-927. THE CENTERLINE OF SALMON CREEK WAS RED WEST OF THE WESTERLY PROPERTY LINE TO CONF. WITH THE CORRECT WEST FROM THE HIGH WATER MARK DETERMINED FROM FIELD DATA MADE DURING THIS SURVEY
NOTE: THERE ARE NO TRANSIT ROUTES OR STOPS WITHIN ONE OF THE DEVELOPMENT SITE
SITE DATA:
TAX LOT #1 - SEPARATE PIN 195239-000
AREA OF (P) 1: 5.15 ACRES (224,500.00 SQ FT)
AREA OF LOT 2: 2.51 ACRES (110,181.58 SQ FT)
TOTAL AREA = 7.66 ACRES (334,681.60 SQ FT)
COMPREHENSIVE PLAN DESIGNATION: R-5
SCHOOL DISTRICT: BATTLE GROUND
FIRE DISTRICT: 3
COUNTY ZONING: R1-5
OWNER/APPLICANT/CONTACT
DONALD CLARK
16815 NE 125th COURT
BRUSH PRAIRIE, WA 98606
(360) 254-2572
SURVEYOR
HAGEDORN, INC
1924 BROADWAY
VANCOUVER, WA 98663
(360) 696-4428
CONTOUR INTERVAL = 10'
CONTOURS WERE DERIVED FROM USGS QUADRANGLE MAP
LEGEND
SP = SHORT PLAT
SQ FT = SQUARE FEET
FIRE HYDRANT
PERC HOLE
VICINITY MAP
NTS
HAGEDORN, INC.
1924 Broadway Vancouver, Wa 98663
Ph (360) 696-4428 (503) 283-6778
SCALE:
DATE: 11/17/04
JOB NO. 04-198
CALC. BY: GAR
DRAWN BY: CC
CHECKED BY: GAR
DWG# 04-198SP