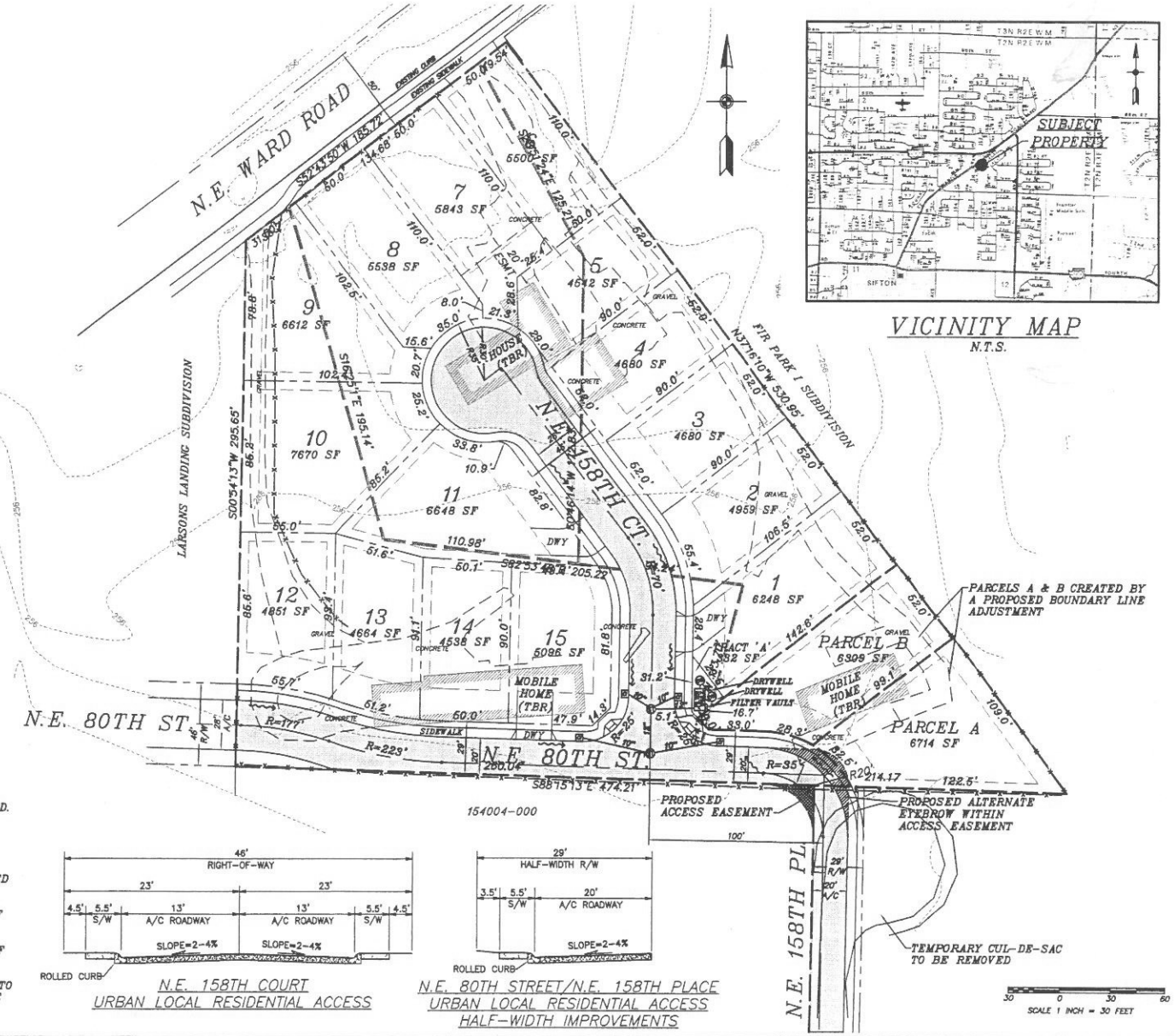
PROJECT INFORMATION

PROPERTY OWNERS:	154007-000/153994-000 HAROLD JONES 8209 NE WARD ROAD VANCOUVER, WA 98682 SW ¼ SEC. 1, T2N, R2E, W.M. 154036-000 DARON & ROSIE JONES 8203 NE WARD ROAD VANCOUVER, WA 98682 SW ¼ SEC. 1, T2N, R2E, W.M.
APPLICANT:	L&C WILEY, INC ATTN: LYNN WILEY 12907 NE 144TH STREET BRUSH PRAIRIE, WA 98606 E-MAIL: LCBUILDER@EARTHLINK.NET PH: (360) 253-2900
CONTACT:	SOLARUS ENGINEERING ATTN: BILL RAUCH 1101 SE TECH CENTER DR. SUITE 160 VANCOUVER, WA 98683 E-MAIL: BRAUCH@PIVOTALCOMM.COM PH: (360) 882-4269 XT. 101
ZONING:	R1-6
TOTAL GROSS SITE AREA:	2.76 ACRES
TOTAL SITE AREA WITH BOUNDARY LINE ADJUSTMENT:	2.44 ACRES
DENSITY:	8.0
SOIL TYPE:	LeB (100%)
NUMBER OF LOTS:	15
AVERAGE LOT SIZE:	5471
SETBACKS:	FRONT: 18' SIDE: 5' SIDE STREET: 10' REAR: 5' REAR ABUTTING SINGLE FAMILY PARCELS: 10'

PROJECT NOTES

1. NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS EXIST ON THE SITE.
2. NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
3. THE EXISTING HOUSE AND ALL OTHER BUILDINGS WILL BE REMOVED.
4. NO PEDESTRAIN, BICYCLE OR TRANSIT FACILITIES ARE PROPOSED. OTHER THAN THOSE IN STANDARD LOCATIONS WITHIN ROAD RIGHTS-OF-WAY.
5. NO ROAD SEGMENTS IN EXCESS OF 15 PERCENT GRADE ARE LOCATED ON THE SITE OR WITHIN 100 FEET OF THE SITE.
6. THE NEAREST TRANSIT STOP IS LOCATED AT THE INTERSECTION OF NE 152ND AVENUE AND WARD ROAD.
7. THE NEAREST FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF 156TH PLACE AND NE 80TH STREET.
8. USE OF A STORMWATER MANAGEMENT FILTER VAULT IS PROPOSED TO PROVIDE WATER QUALITY TREATMENT. STORMWATER DISPOSAL WILL BE BY INFILTRATION METHOD.



VICINITY MAP
N.T.S.

N.E. 158TH COURT
URBAN LOCAL RESIDENTIAL ACCESS

N.E. 80TH STREET/N.E. 158TH PLACE
URBAN LOCAL RESIDENTIAL ACCESS
HALF-WIDTH IMPROVEMENTS

REVISIONS	
DESCRIPTION	DATE

JONES PARK
TIER II INFILL SUBDIVISION

ENGINEER: SOLARUS ENGINEERING
1101 SE Tech Center Drive
Suite 160
Vancouver, WA 98683
ph. (360) 882-4269
fax (360) 882-4266

LAND DIVISION PLAN

APPLICANT:
L&C WILEY, INC.
LYNN WILEY
12907 NE 144TH STREET
BRUSH PRAIRIE, WA 98606
(360) 253-2818

DESIGNED: SED	SCALE: 1"=30'
DRAWN: SED	SHEET
CHECKED: WRR	2 OF 2
DATE: AUGUST 11, 2006	
PROJECT #: LNCW0004	