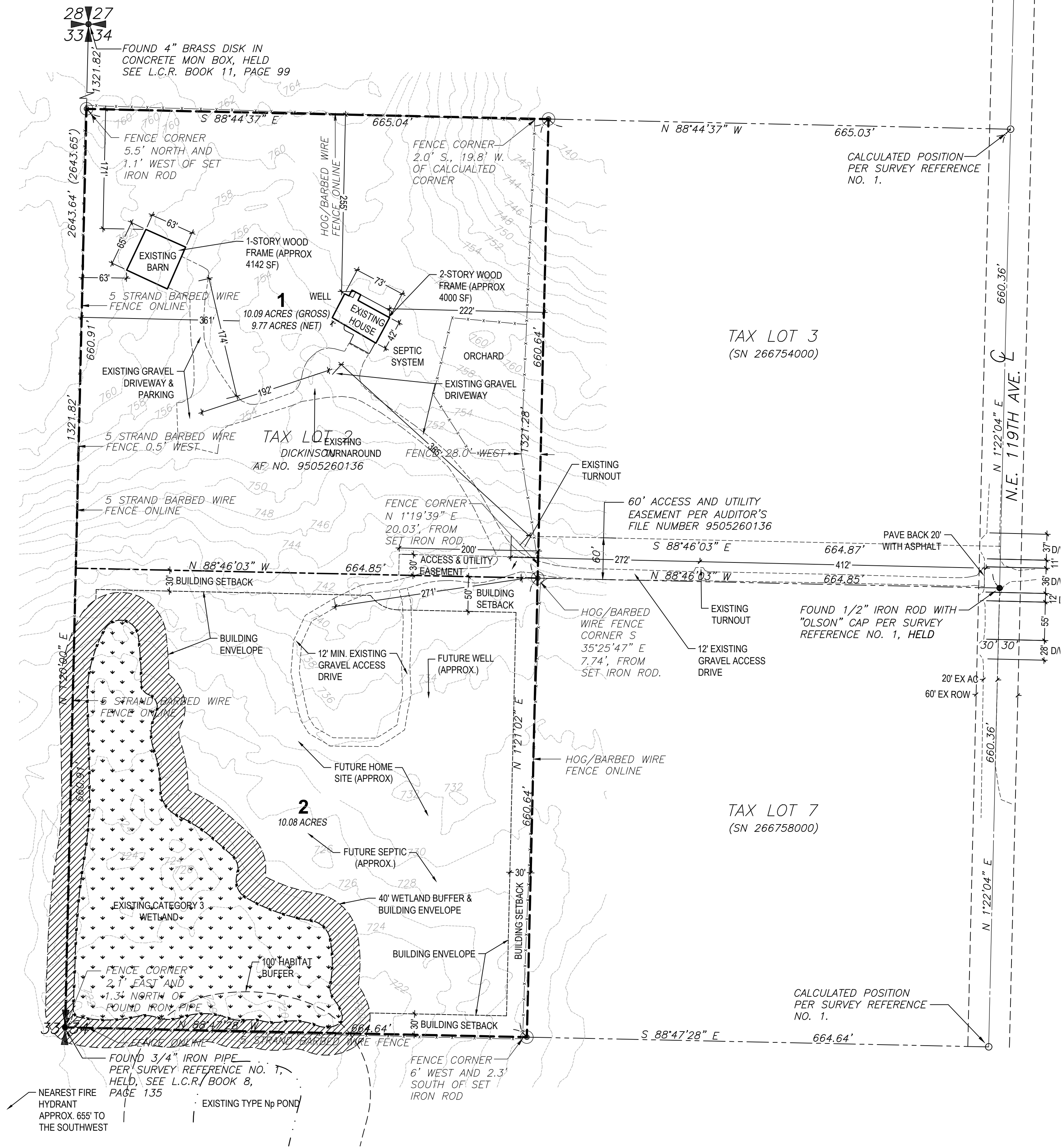
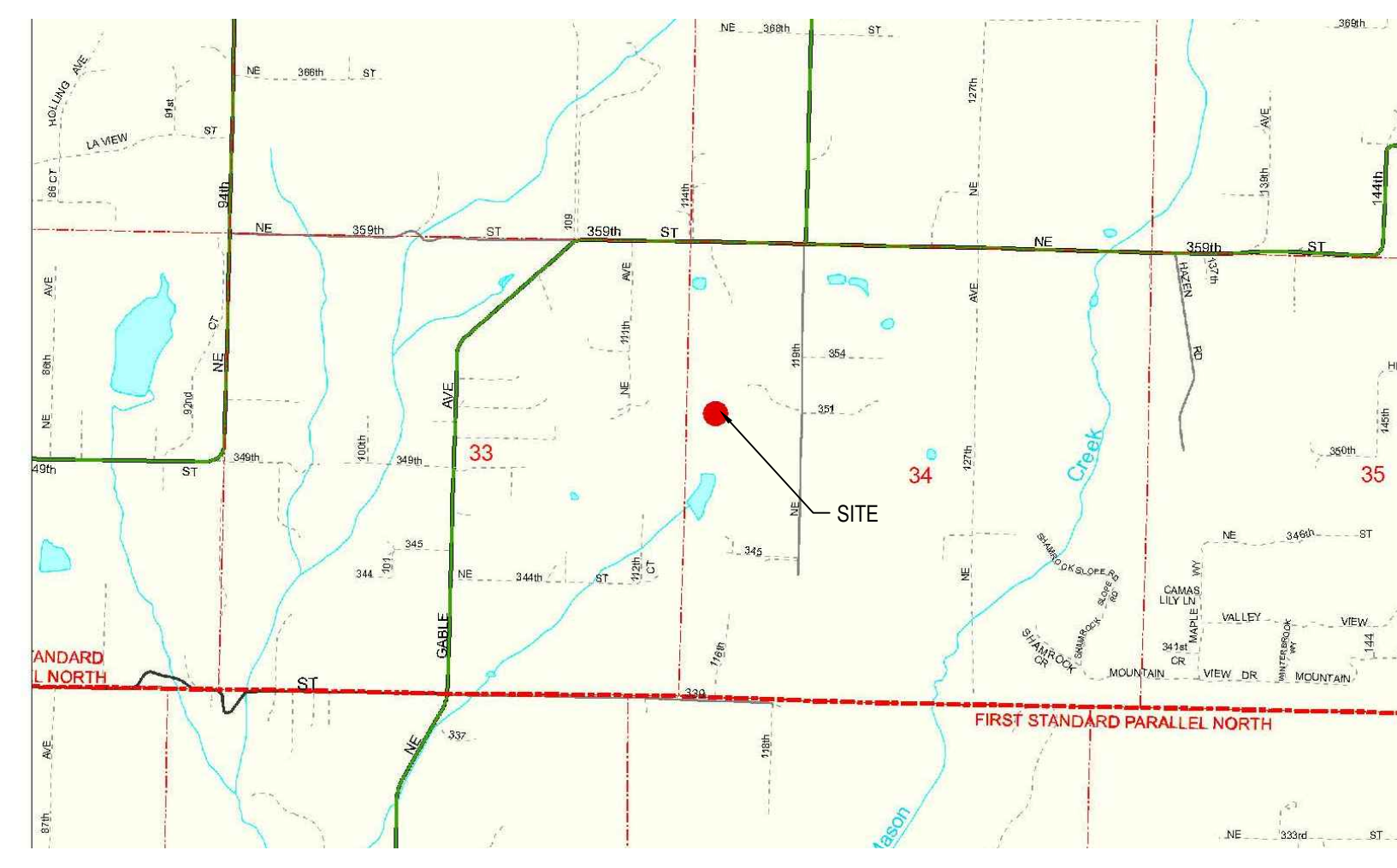


© CLARK LAND DESIGN, PLLC. DATE PLOTTED: Oct. 15, 2016 - 1:27 PM. CLD DRAWING FILE: C:\PROJECTS\2017\PROJECTS\17.013 AITCHISON SHORT PLAT\02.CAD\01_SHEETS\17013 PRELIM.PLT.DWG



NOTE:
NO DEVELOPMENT SHALL OCCUR
OUTSIDE OF THE BUILDING ENVELOPE
INDICATED ON THIS PLAN.



VICINITY MAP

AITCHISON SHORT PLAT

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
 October, 2018

OWNER:

SCOTT AND ERIN AITCHISON
 35110 NE 119TH AVENUE
 LA CENTER, WA 98629

APPLICANT / PLANNER:

JAMES CLARK
 CLARK LAND DESIGN, PLLC
 9901 NE 7TH AVENUE, SUITE A-214
 VANCOUVER, WA 98685
 PHONE: 360.921.4445
 EMAIL: JCLARK@CLARKLANDDESIGN.COM

PARCEL NUMBER:

266753-000

EXISTING SITE INFORMATION

CURRENT USE	SINGLE-FAMILY RESIDENCE ON 20 ACRES
ZONING DESIGNATION	R-10
GROSS SITE AREA	20.17 ACRES
TRANSIT ROUTES	THE SITE IS NOT SERVED BY PUBLIC TRANSIT
EXISTING WATER AND SEWER	WELL AND SEPTIC

ENVIRONMENTAL OR CULTURAL RESOURCES

CRITICAL AREAS OR CULTURAL RESOURCES ARE NOT KNOWN TO EXIST ON THE SITE.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM AERIAL PHOTOGRAPHY AND SITE OBSERVATION. LOCATIONS OF BUILDINGS, ROADS AND OTHER FEATURES ARE APPROXIMATE AND MAY NOT BE PRECISELY ACCURATE.

PROPOSED SITE INFORMATION

PROPOSED USE

TWO 10-ACRE SINGLE-FAMILY RESIDENTIAL LOTS

UTILITY PROVIDERS

SEWER	ON-SITE SEPTIC
WATER	ON-SITE WELL

STORM WATER & EROSION CONTROL

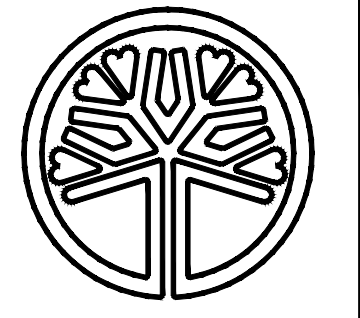
TREATMENT	STORMWATER QUALITY CONTROL WILL UTILIZE AN APPROVED BMP PER CLARK COUNTY CODE.
DISPOSAL	STORMWATER QUANTITY CONTROL WILL UTILIZE AN APPROVED BMP PER CLARK COUNTY CODE.
EROSION CONTROL	THE PROJECT WILL UTILIZE APPROVED EROSION CONTROL METHODS DURING CONSTRUCTION PER CLARK COUNTY CODE.

DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
AVERAGE LOT AREA	10 ACRE MINIMUM	10 ACRE
MINIMUM LOT WIDTH	330 FEET	660 FEET MIN.
MINIMUM LOT DEPTH	NONE	664 FEET MIN.

SETBACKS

	REQUIRED	PROVIDED
FRONT YARD	50 FEET	50 FEET MIN.
REAR YARD	20 FEET	20 FEET MIN.
SIDE YARD	20 FEET	20 FEET MIN.
STREET SIDE YARD	25 FEET	N/A



STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT
PRELIMINARY
 JAMES A. CLARK
 LICENSE NO. 778
 EXPIRES ON 05-30-2020

Clark Land Design, PLLC
 Land Use Planning
 Landscape Architecture
 Development Consulting

9901 NE 7th Avenue, Suite A-214 | Vancouver, WA 98685 | 360.921.4445 | james@clarklanddesign.com

Aitchison Short Plat

35110 NE 117th Avenue
 La Center, WA 98629

SHEET TITLE
PRELIMINARY PLAT
& EXISTING
CONDITIONS PLAN

REUSE OF DOCUMENTS
 This document, and the ideas and designs incorporated, as an instrument of professional service is the property of Clark Land Design, PLLC and is not to be used, in whole or in part, for any reason without the written authorization of Clark Land Design, PLLC.

DATE	ISSUE
08.10.2017	PRELIM
	REVISION
DRAWN BY	JAC
CHECKED BY	JAC

JOB #: 1.17.013

SCALE: 1" = 100'-0"

SHEET NUMBER

G1

Know what's below.
 Call before you dig.

SCALE: 1" = 100'