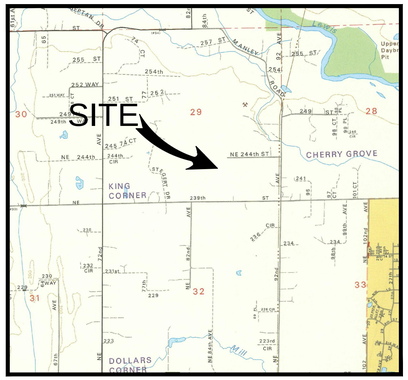
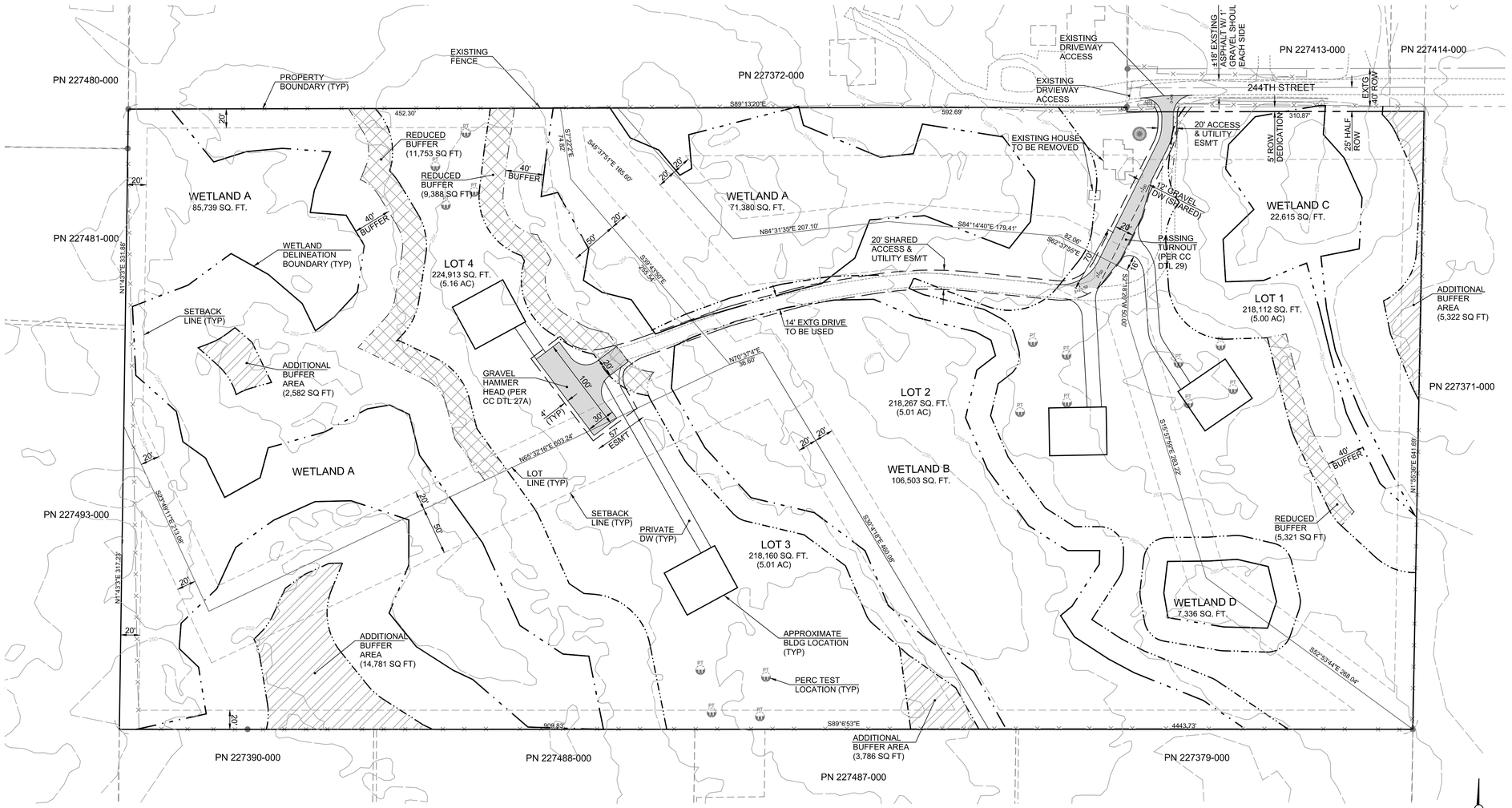
244th Street Short Plat

Located in a Portion of the SE 1/4 Of Section 29, T. 4 N., R. 2 E., W.M.,
Clark County, Washington



VICINITY MAP
NOT TO SCALE



Scale 1" = 60'

60 30 0 60

GENERAL NOTES

PROPERTY OWNER:
Canyon Crest LLC
837 North 11th Place
Ridgefield, WA 98642
(360) 887-2226
brent@cascadewest.com

PROJECT ENGINEER:
PLS Engineering
Contact: Travis G. Johnson, PE
2008 C Street
Vancouver, WA 98663
PH: (360) 944-6519
Fax: (360) 944-6539
travis@plsengineering.com

SITE ADDRESS:
Parcel Number: 227378-000
8517 NE 244th Street
Battle Ground, WA 98604

PRESENT USE:
The site has (1) home and several outbuildings that will be removed.

EXISTING STREETS:
The site will access from NE 244th Street via a 12' wide shared driveway.

EXISTING ZONING:
R-5 (Rural Residential District)

Stormwater:
All Stormwater will be dispersed through existing vegetation.

SANITARY SEWER SERVICE:
Septic (Private)

WATER SERVICE:
Well (Private)

ELECTRICAL SERVICE:
Clark PUD

EXISTING LOT SIZE:
881,011 SQ FT
(1,555 SQ FT Right-of-Way Dedication)

SETBACKS:
Front = 50'
Side = 20'
Rear = 20'

WELLS OR SEPTICS:
None Known

PEDESTRAIN AND TRANSIT:
There are no C-Tran routes or stops within $\frac{1}{4}$ miles of site.

PLS ENGINEERING
2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539
Consulting Engineers & Planners

Preliminary Development Plan For:
244th Street Short Plat
A Site Located in Clark County

Revisions

A	8-21-15	Submitted for Review	TGJ
B			
1			
2			
3			
4			

Project No. 2458	
SCALE:	H: 1" = 60' V: N/A
DESIGNED BY:	TGJ
DRAFTED BY:	TGJ
REVIEWED BY:	AJG

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