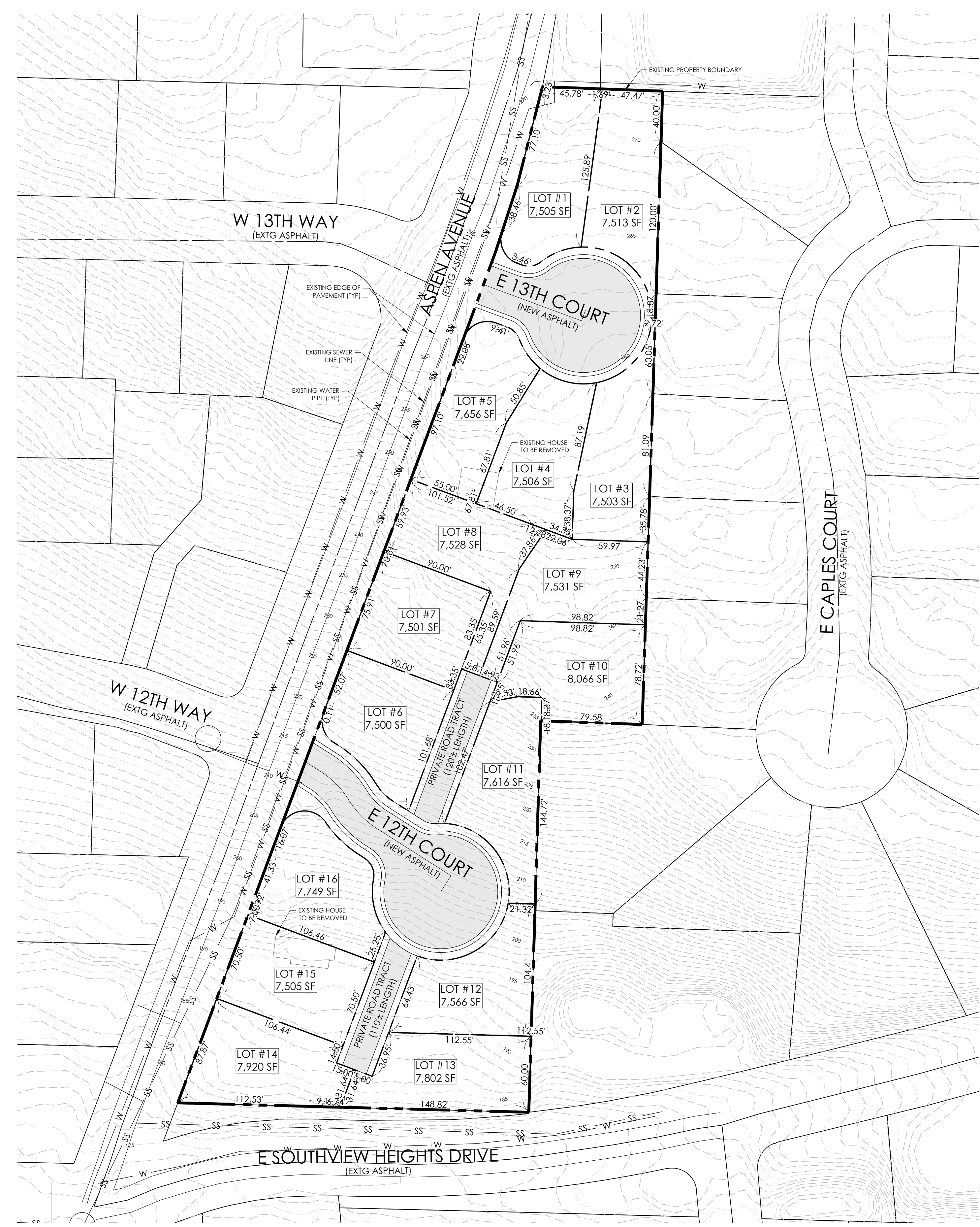


D

C

B

A



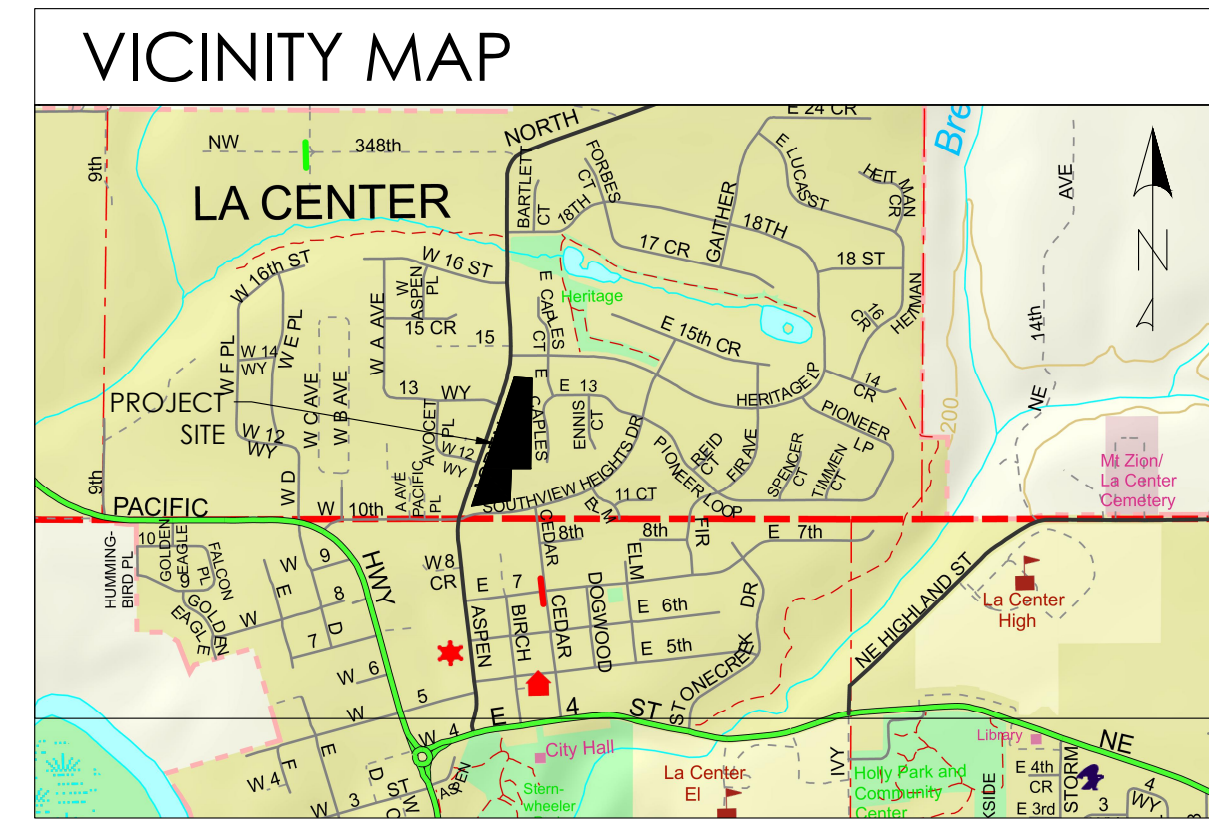
# ASPEN AVENUE SUBDIVISION

SW 1/4 & SE 1/4 OF SECTION 34, T.5N, R.1E, W.M.  
 1319 ASPEN AVENUE  
 LA CENTER, WA 98629  
 TAXLOT# 258891-000

**PROJECT INFORMATION**

APPLICANT/PRIMARY CONTACT:  
 CONTACT: OLEG MOROZ  
 (360) 601-6248  
 CROSSCONSTRUCTIONLLC21@GMAIL.COM

CIVIL ENGINEER:  
 JOLMA DESIGN, LLC  
 10 SOUTH PARKWAY AVE., STE. 201  
 PO BOX 1281  
 BATTLE GROUND, WA 98604  
 (360) 953-8488  
 ADMIN@JOLMADESIGN.COM



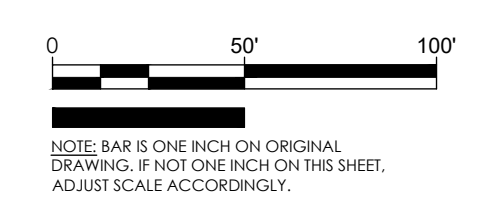
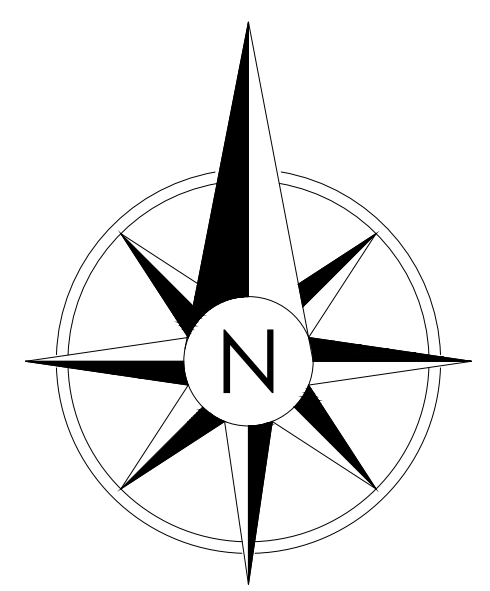
**SITE DATA:**

LOT SUMMARY:  
 TOTAL AREA = 178,596± SF (4.1± AC)  
 (PER CLARK CO. GIS)

ZONING: LOW DENSITY RESIDENTIAL (LDR-7.5)

SETBACKS & LOT DIMENSIONS:  
 REQ'D SETBACKS:  
 FRONT = 20'  
 SIDE (INTERIOR) = 7.5'  
 SIDE (STREET) = 10'  
 REAR = 20'  
 MIN. LOT WIDTH = 60'  
 MIN. LOT DEPTH = 90'  
 MIN. LOT AREA = 7,500 SF  
 MAX. LOT AREA = 11,000 SF

LOT SUMMARY:  
 LOT 1: 7,505 SF  
 LOT 2: 7,513 SF  
 LOT 3: 7,503 SF  
 LOT 4: 7,506 SF  
 LOT 5: 7,656 SF  
 LOT 6: 7,500 SF  
 LOT 7: 7,501 SF  
 LOT 8: 7,528 SF  
 LOT 9: 7,531 SF  
 LOT 10: 8,066 SF  
 LOT 11: 7,616 SF  
 LOT 12: 7,566 SF  
 LOT 13: 7,802 SF  
 LOT 14: 7,920 SF  
 LOT 15: 7,505 SF  
 LOT 16: 7,749 SF  
 AVG. LOT AREA = 7,623 SF



Jolma Design, LLC  
 10 South Parkway Ave.  
 Ste. 102  
 Battle Ground, WA 98604  
 (360) 723-0392  
 www.jolmadesign.com

PROJECT NAME:  
 ASPEN AVENUE SUBDIVISION

CLIENT:  
 OLEG MOROZ

PROJECT LOCATION:  
 LA CENTER, WA

| MARK | DATE       | DESCRIPTION        |
|------|------------|--------------------|
| A    | 12/28/2022 | issued for review. |

PROJECT: 22342  
 DESIGNED: DGS  
 DRAWN: DGS  
 CHECKED: DGS  
 SCALE  
 SCALE AS NOTED  
 SHEET TITLE  
 PRELIMINARY PLAT  
 SHEET  
 C-101

PRE-APPLICATION CONFERENCE