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# ASPEN AVENUE SUBDIVISION

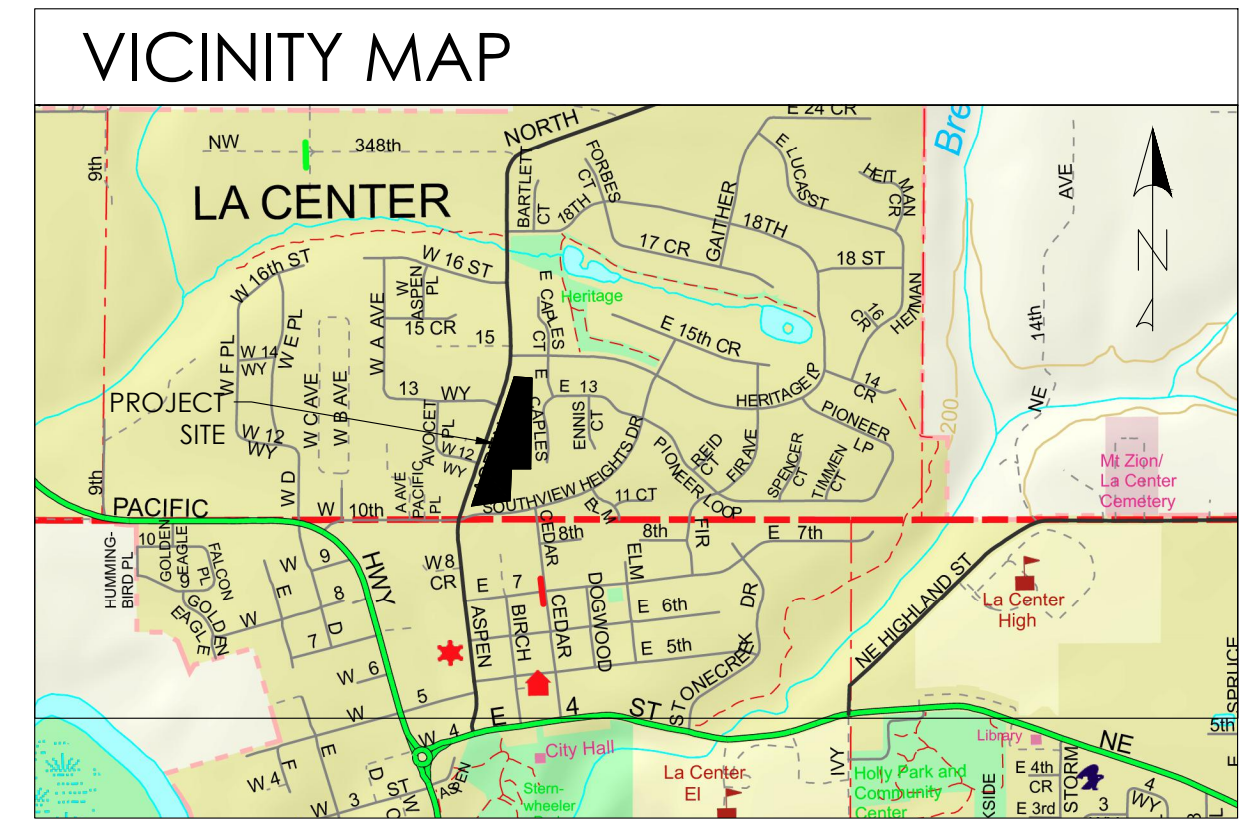
SW 1/4 & SE 1/4 OF SECTION 34, T.5N, R.1E, W.M.  
 1319 ASPEN AVENUE  
 LA CENTER, WA 98629  
 TAXLOT# 258891-000



**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

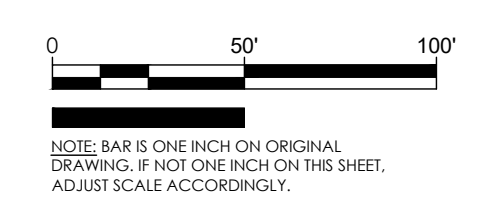
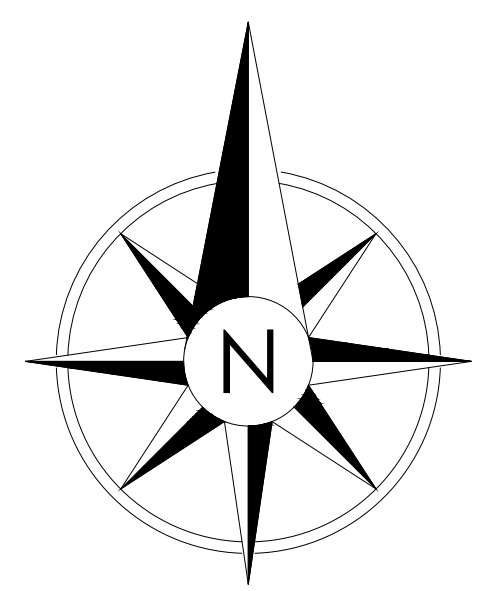


**SITE DATA:**

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: 8,160 SF  
 LOT 2: 7,679 SF  
 LOT 3: 8,503 SF  
 LOT 4: 7,524 SF  
 LOT 5: 8,571 SF  
 LOT 6: 7,530 SF  
 LOT 7: 8,664 SF  
 LOT 8: 9,500 SF  
 LOT 9: 9,632 SF  
 LOT 10: 7,700 SF  
 LOT 11: 8,236 SF  
 LOT 12: 7,636 SF  
 LOT 13: 7,515 SF  
 LOT 14: 8,961 SF  
 LOT 15: 7,604 SF  
 AVG. LOT AREA = 8,227 SF



PROJECT NAME:  
 ASPEN AVENUE SUBDIVISION  
 CLIENT:  
 OLEG MOROZ  
 PROJECT LOCATION:  
 LA CENTER, WA

MARK	DATE	DESCRIPTION
A	1/17/2023	Issued for review.

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

**PRELIMINARY PLAT**

C-101