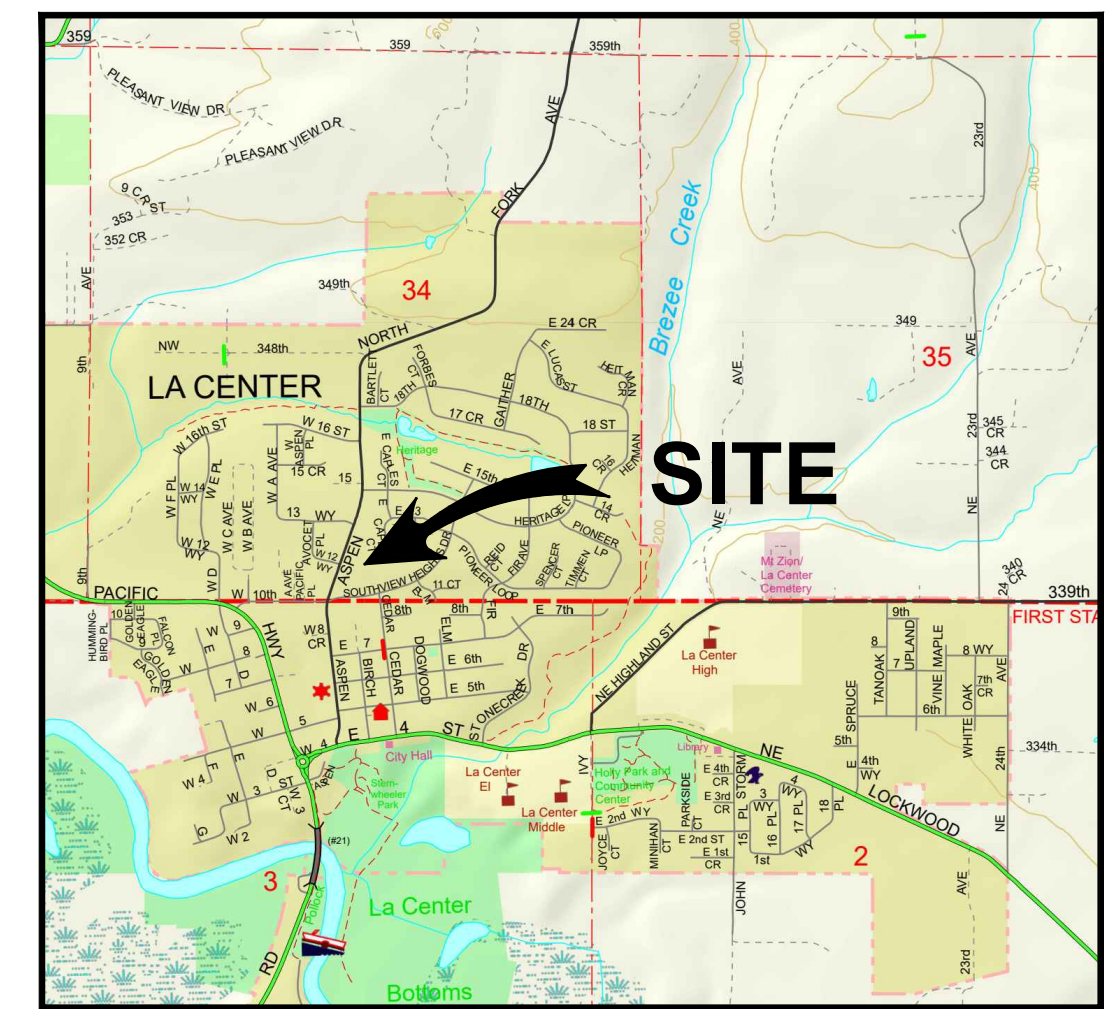


Aspen Ridge

Located in the SW 1/4 of Section 34 T5N, R1E, W.M.
LaCenter, Washington



VICINITY MAP
NOT TO SCALE



GENERAL INFORMATION:

Property Owner:
Bethany Houser
2601 NE 307th Ave.
Washougal, WA 98671
Ph. (360) 901-0531
spencerbethanyj@gmail.com

Property Applicant:
SGS Development
Contact: Margo Clinton
62765 Powell Butte Hwy.
Bend, OR 97701
Ph. (541) 318-1830 office
Ph. (541) 408-8906 cell
E-mail: margo@sgs-development.com

Contact/ Project Engineer:
PLS Engineering
Andrew Gunther
604 W. Evergreen Blvd.
Vancouver, WA 98660
Ph. (360) 944-6519
Fax (360) 944-6539
E-mail: andrew@plsengineering.com

Parcel Number/Address:
258891000 - 1319 Aspen Ave., La Center WA 98629

Project Area:
4.1 Acres (178,596 SF)

Public Water Purveyor: Clark Public Utilities

Public Sewer Purveyor: La Center

Project Description:

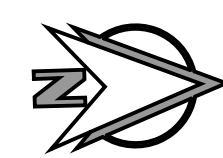
The project is within the LDR-7.5 zone of Clark County. The comprehensive plan designation is UL.

Existing development includes a single family dwelling. The project proposes to subdivide the property into 17 single family lots. Frontage improvements (half-width) along Aspen Avenue will be completed along the west property line. Four private roads will be constructed through the site to serve the site lots. Utilities and stormwater facilities will be constructed to serve the development and as required to comply with County regulations.

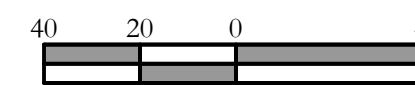
County GIS data does not identify any existing wells or septic systems on site. If any are found during site development, they shall be abandoned/removed per Clark County Health Department Standards.

The site is not on a C-Tran route or bike route.

The boundary and topographic survey data shown are based on GIS.



Scale 1" = 40'



Conceptual Site Development Plan

Aspen Ridge

A Subdivision Located in the City of La Center, Washington

Revisions

No.	Description
1	
2	
3	
4	
5	
6	

Project No.	3407
SCALE:	H: 1"=40' V: N/A
DESIGNED BY:	AJG
DRAFTED BY:	RLS
REVIEWED BY:	AJG

1 / 1