H-454

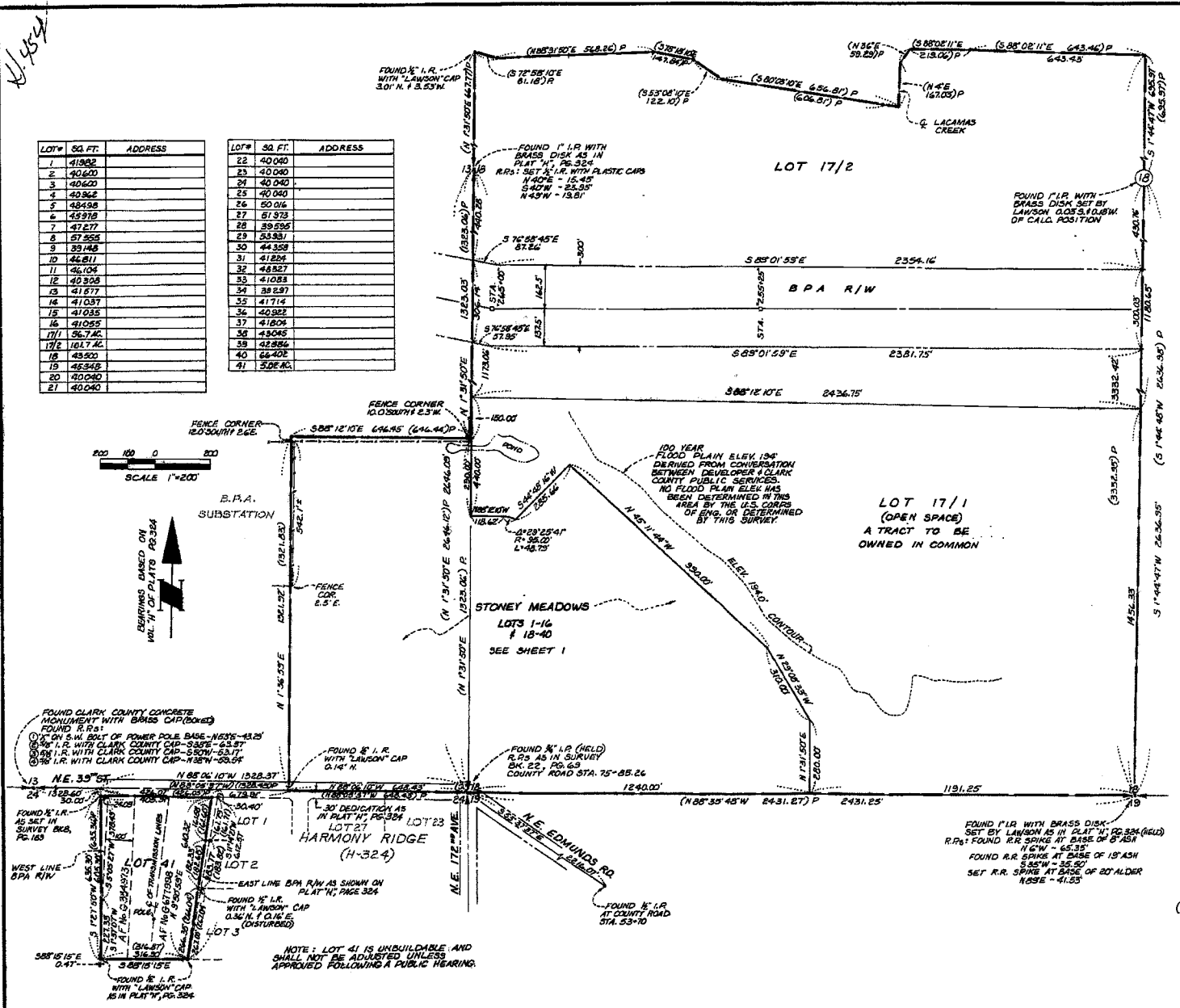
STONEY MEADOWS

A REPLAT OF LOT 28 OF "HARMONY RIDGE" (H-324) IN A PORTION OF THE SE¼ SE¼ OF SECTION 13, T.2N., R.2E., & A PORTION OF THE S½ SW¼ OF SECTION 18, T.2N., R.3E., & A PORTION OF THE NE¼ NE¼ OF SECTION 24, T.2N., R.2E., W.M., CLARK COUNTY, WA.

JOB NO. 88-199 MARCH, 1989

LOT#	SQ. FT.	ADDRESS
1	41982	
2	40600	
3	40600	
4	40962	
5	48498	
6	48918	
7	47217	
8	57355	
9	33148	
10	44811	
11	46104	
12	40308	
13	41877	
14	41037	
15	41035	
16	41055	
17/1	56.7 AC.	
17/2	101.7 AC.	
18	43500	
19	46348	
20	40040	
21	40040	

LOT#	SQ. FT.	ADDRESS
22	40040	
23	40040	
24	40040	
25	40040	
26	50016	
27	61973	
28	39596	
29	53931	
30	44358	
31	41224	
32	48327	
33	41088	
34	38297	
35	41714	
36	40922	
37	41804	
38	43045	
39	42886	
40	66402	
41	5.06 AC.	



NOTES

1) LOTS IN THE SUBDIVISION CANNOT BE FURTHER DIVIDED UNDER THE CLUSTER PROVISIONS OF THE AGRICULTURAL ZONE EXCEPT LOT 17, WHICH CAN BE DIVIDED INTO NOT MORE THAN 11 LOTS. THE APPLICANT MAY PRECLUDE DIVISION OF LOT 17 BY COVENANT.

2) EACH LOT SHALL BE SERVED BY A PRIVATE SEPTIC SYSTEM LOCATED ENTIRELY ON THAT LOT. PUBLIC OR PRIVATE EASEMENTS OR RIGHTS-OF-WAY SHALL NOT CROSS AN APPROVED SEPTIC SYSTEM SITE. BEFORE DEVELOPMENT OF EACH LOT, THE SOUTHWEST WASH. HEALTH DIST. SHALL APPROVE AN INDIVIDUAL APPLICATION FOR AN ON-SITE SEWAGE SYSTEM FOR THAT LOT. ALL LOTS SHALL BE SUBJECT TO A SEPTIC TANK MAINTENANCE PROGRAM APPROVED BY THE HEALTH DISTRICT.

3) MINIMUM SIDE AND REAR YARD SETBACKS OF 30 FEET SHALL BE PROVIDED UNTIL SUCH TIME AS THE ZONING IS CHANGED TO ALLOW A LESSER SETBACK, OR UNTIL THE SITE IS SERVED BY A PUBLIC WATER SYSTEM AND FIRE HYDRANTS, WHICHEVER IS LAST, IN WHICH CASE THE SETBACKS THAT APPLY TO DWELLINGS GENERALLY IN THE ZONE SHALL APPLY.

4) ROOF AND FOOTING DRAINS ON EACH LOT SHALL COMPLY WITH THE APPROVED DRAINAGE MASTER PLAN.

5) ALL CULVERTS SHALL BE SIZED TO ACCOMMODATE EXPECTED FLOW FROM A 10-YEAR STORM.

LEGEND

- INDICATES ½" I.R. WITH "LAWSON" CAP FOUND AS IN PLAT "H", PAGE 324 UNLESS OTHERWISE NOTED
( ) DIMENSIONS IN PARETHESIS INDICATE PLAT DIMENSIONS FROM "HARMONY RIDGE" (H-324)

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