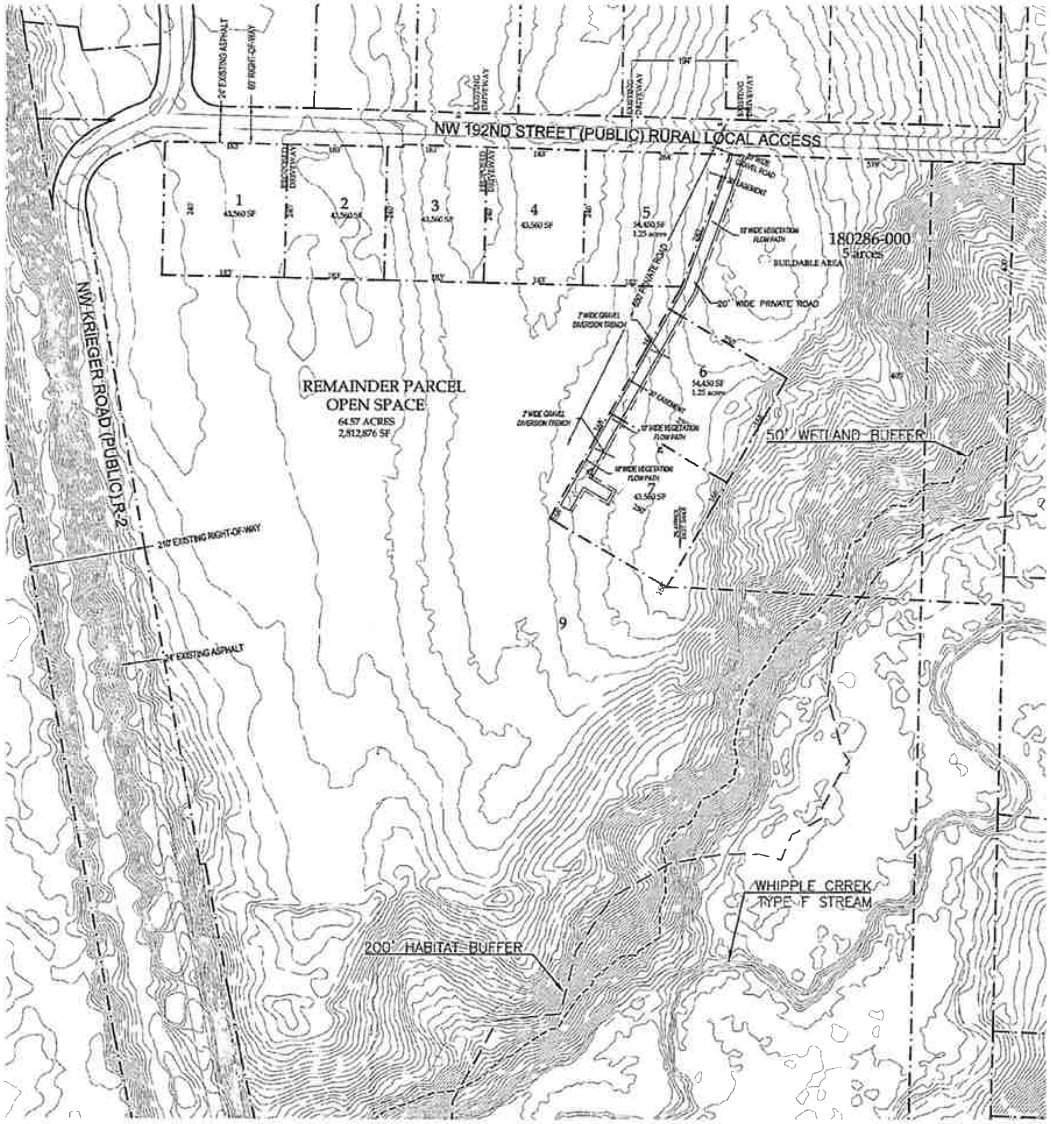
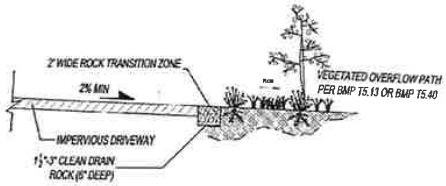




PRIVATE ROAD SECTION

Engineering Northwest PLLC

PRELIMINARY STORMWATER PLAN FOR:

RIDGEPORT ESTATES CLUSTER SUBDIVISION

A Site in Clark County, Washington

Consulting Engineers & Planners

7800 NW 10th Avenue Vancouver, WA 98665

PH (360) 931-3123

REVISIONS:

SEAL:

Project No. 20500
DESIGNED BY: PCW
DRAWN BY: PCW
DATE: 9/11/2014

SHEET NO.
C000

SHEET 1 OF 5

PAC2017-00020

List of required applications

The following list of applications must be submitted in order for the subject development proposal to be considered Counter Complete

Applications

1. Type III Subdivision
2. SEPA
3. Shoreline Exemption (maybe a Shoreline Substantial Development Permit)
4. Habitat
5. Wetland
6. Legal lot determination for both parcels
7. BLA
8. Flood Plain Inquiry
9. Geo Technical
10. Road Modification

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be determined Counter or Fully Complete.

1. Sewer district utility review letter (#18)

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. Safe Walking Letter/ Bussed from the school district
2. Mapped soils and an analysis for clustered area
3. Traffic Profile
4. Sight Distance Certification
5. Landscape Plan
6. A farm or forest management plan is required for the remainder parcel
7. Building envelopes that avoids critical areas

Plan review process notes

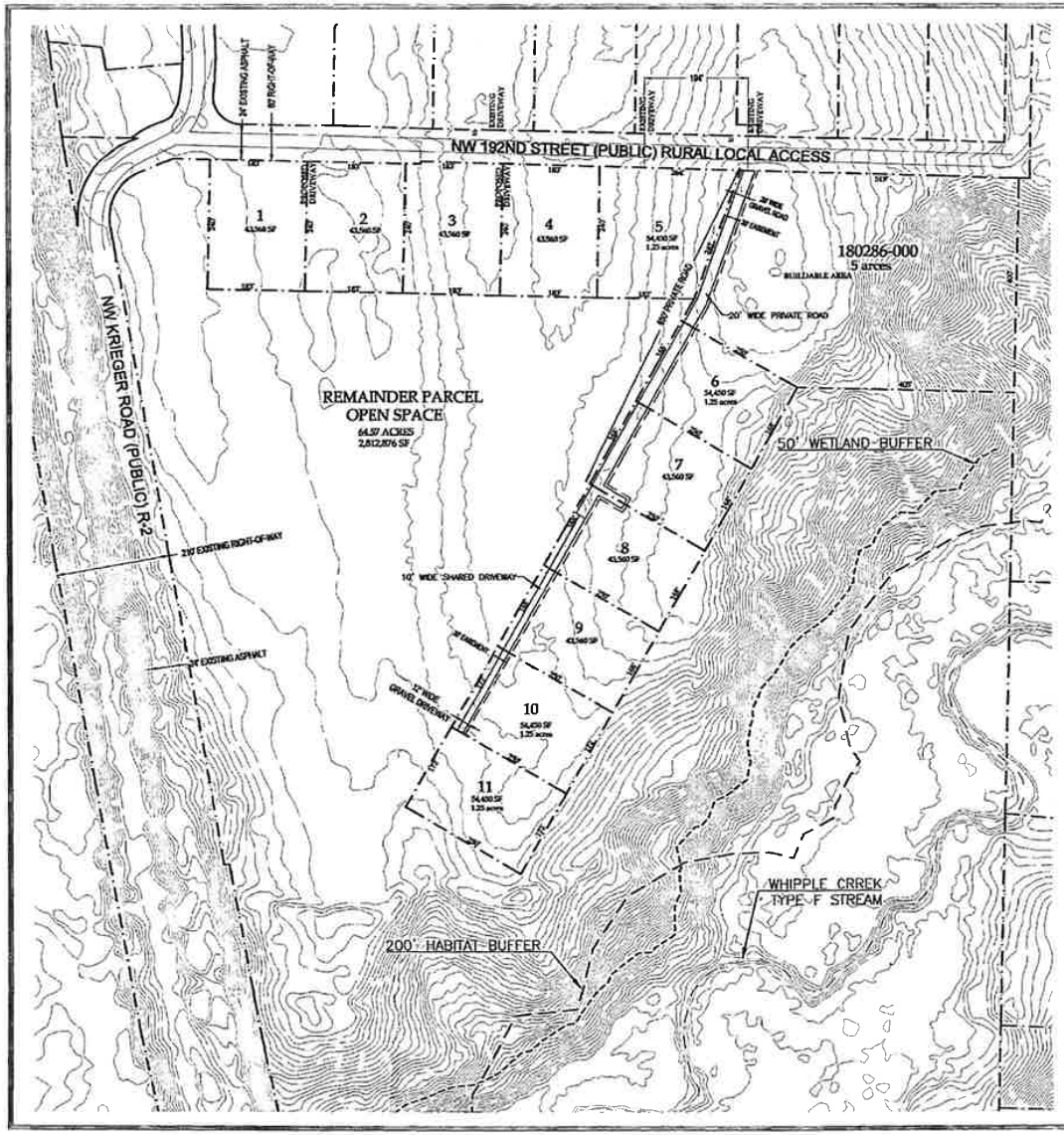
For Type II, II-A and III Reviews

Within 30 days of your application being determined fully complete, staff will hold an "Early Issues Meeting" to discuss your application and identify possible plan review issues. Within a few days of this meeting, you will be notified in writing or by email, of their findings and whether there is any need for additional information or supplemental applications (e.g., road modification).

Once contacted, you will have 14 days to submit any requested information and/or supplemental applications. Please note: supplemental applications will not be accepted beyond this 14-day submittal deadline unless an application hold, with payment of fee, has been approved.

CLARK COUNTY, WASHINGTON	Environmental Services Resource Enhancement & Permitting Division	PAC2017-00020 Shoreline	Development Review

Drawn By: *wattl*
Sheet X of Y
3/2/2017



WHIPPLE CREEK CLUSTER SUBDIVISION

BEING A PROTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST OF WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PARCEL # & PROPERTY ADDRESS:

190280-000 NW 192ND STREET AND NW KRIEGER RD

PROPERTY OWNER

KROMMINGA FAMILY LIMITED PARTNERSHIP
19519 NE 20TH AVE
REDFIELD WA, 98662
DAN KROMMINGA
Ph. (360) 798-3076
E-mail: dank.kromminga@hotmail.com

APPLICANT/CONTACT PERSON

ENGINEERING NORTHWEST PLLC
Paul Williams P.E.
7304 NW 10TH AVE
Vancouver, WA 98665
Ph. (360) 931-3122
E-mail: paulwilliamspcc@gmail.com

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	190280-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	AG-20
GROSS SITE AREA	74.75 acres 3,256,110 sq.ft.
TRANSIT ROUTES	NONE
EXISTING WATER AND SEWER	WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER SERVICE NO PUBLIC SEWER WITH THE AREA. NO KNOWN WELLS OR SEPTIC SYSTEM EXIST ON SITE.

EXISTING SITE INFORMATION

THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS: THE CONTAINS LOPES GREATER THAN 25%. WHIPPLE CREEK IS CONSIDER A TYPE F STREAM WITH A 200' HABITAT BUFFER. THIS SITE CONTAINS WETLANDS.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM CLARK COUNTY GIS. ENGINEERING NORTHWEST PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

TABLE 40.210.010

BUILDING SETBACKS

FRONT:	20'
FRONT GARAGE:	20'
SIDE STREET	20'
SIDE INTERIOR:	20'
REAR:	20'

PROPOSED DEVELOPMENT PLAN

TOTAL LOTS: 11
MINIMUM LOT AREA: 43,560 sq.ft.
MAXIMUM LOT AREA: 54,450 sq.ft.

Scale 1" = 100'

Engineering Northwest PLLC

PRELIMINARY DEVELOPMENT PLAN FOR:
RIDGEPORT ESTATES CLUSTER SUBDIVISION

A Site in Clark County, Washington

CALL 48 THANG BEFORE YOU DIG
1-800 424-5555
"It's the Law"

REVISIONS:

SEAL:

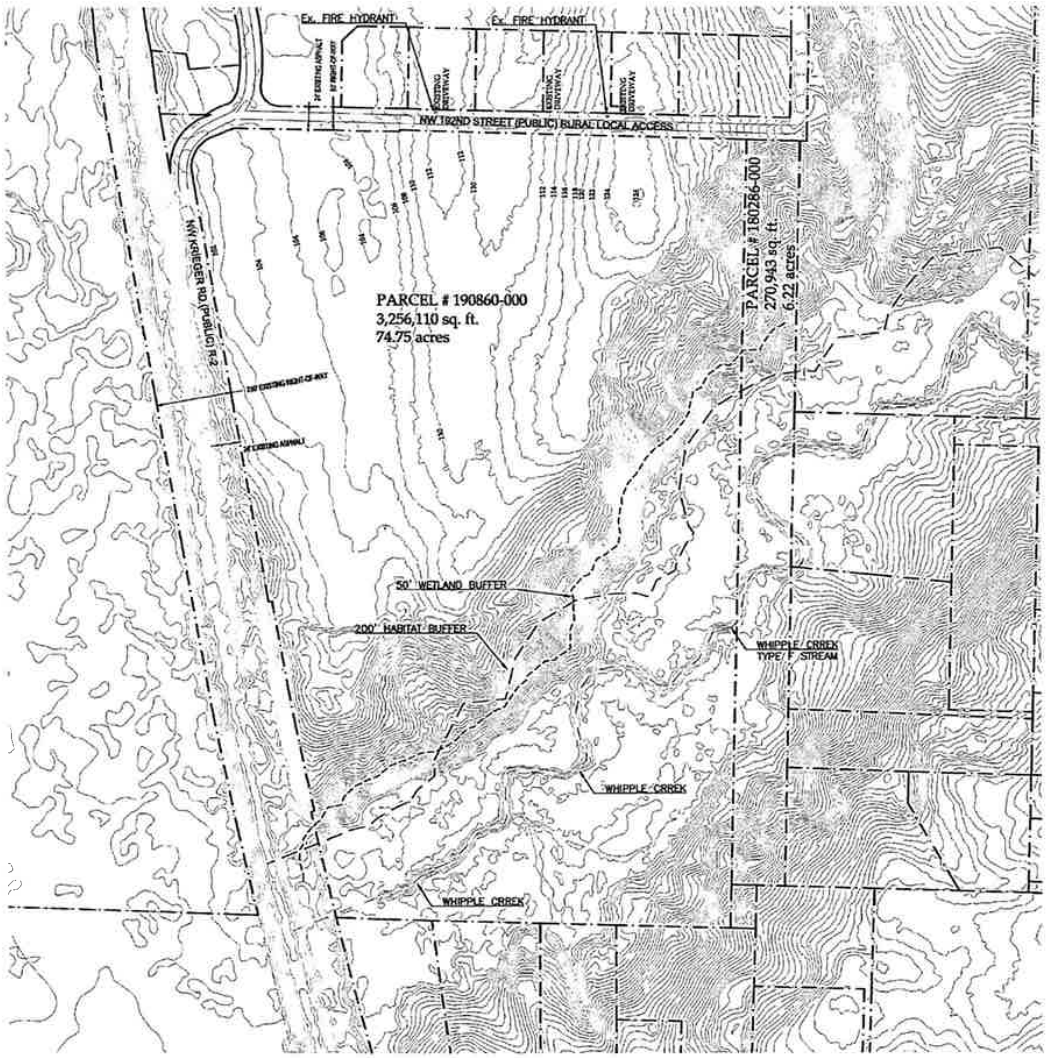
Project No. 30500
DESIGNED BY: PCW
DRAWN BY: PCW
DATE 9/11/2014

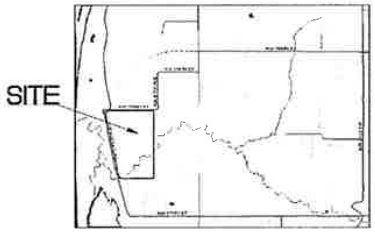
SHEET NO.
C000

SHEET 1 OF 3

000885

BEING A PROTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST OF WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON





VICINITY MAP
NOT TO SCALE

PARCEL # & PROPERTY ADDRESS:

190860-000 & 180286-000 NW 192ND STREET AND NW KRIEGER RD

PROPERTY OWNER:

KROMMINGA FAMILY LIMITED PARTNERSHIP
9819 NE 20TH AVE
BATTLEGROUND WA, 98662
DAN KROMMINGA
Ph. (360) 798-5476
E-mail: danielcromminga@wildmail.com

APPLICANT/CONTACT PERSON

ENGINEERING NORTHWEST PLLC
Paul Williams P.E.
7504 NW 20TH AVE
Vancouver, WA 98665
Ph. (360) 931-3122
E-mail: paulw@lincompany@gmail.com

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	190860-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	AG-20
GROSS SITE AREA	74.75 acres 3,256,110 sq.ft.
TRANSIT ROUTES	NONE
EXISTING WATER AND SEWER	WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER SERVICE. NO PUBLIC SEWER WITH THE AREA. NO KNOWN WELLS OR SEPTIC SYSTEM EXIST ON SITE.

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	180286-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-10
GROSS SITE AREA	6.22 acres 270,943 sq.ft.
TRANSIT ROUTES	NONE
EXISTING WATER AND SEWER	WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER SERVICE. NO PUBLIC SEWER WITH THE AREA. NO KNOWN WELLS OR SEPTIC SYSTEM EXIST ON SITE.

EXISTING SITE INFORMATION

THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS: THE CONTAINS LOPES GREATER THAN 25%. WHIPPLE CREEK IS CONSIDER A TYPE F STREAM WITH A 200' HABITAT BUFFER. THE SITE CONTAINS WETLANDS.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM CLARK COUNTY GIS. ENGINEERING NORTHWEST PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

N

Scale 1" = 150'

Columbia Northwest Engineering

EXISTING CONDITION PLAN FOR:

WHIPPLE CREEK CLUSTER SUBDIVISION

A Site in Clark County, Washington

(360) 931-3122 | Engineers & Planners | 7504 NW 20th Avenue, Vancouver, WA 98665 | CNE@lincompany@gmail.com

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555 "It's the Law"

REVISIONS

SEAL:

Project No. 2016-00
DESIGNED BY: PCW
DRAWN BY: PCW
DATE: 9/11/2018

SHEET NO.
C000

SHEET 1 OF 5

988000

2014 Aerial Photography

Account No: 190860000, 180286000
Owner: KROMMINGA FAMILY LIMITED PARTNERSHIP
Address: 19519 NE 20TH AVE
C/S/Z: RIDGEFIELD, WA 98642

Proposed Development Area

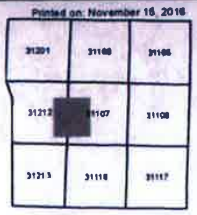
Geographic Information System

1:4,800

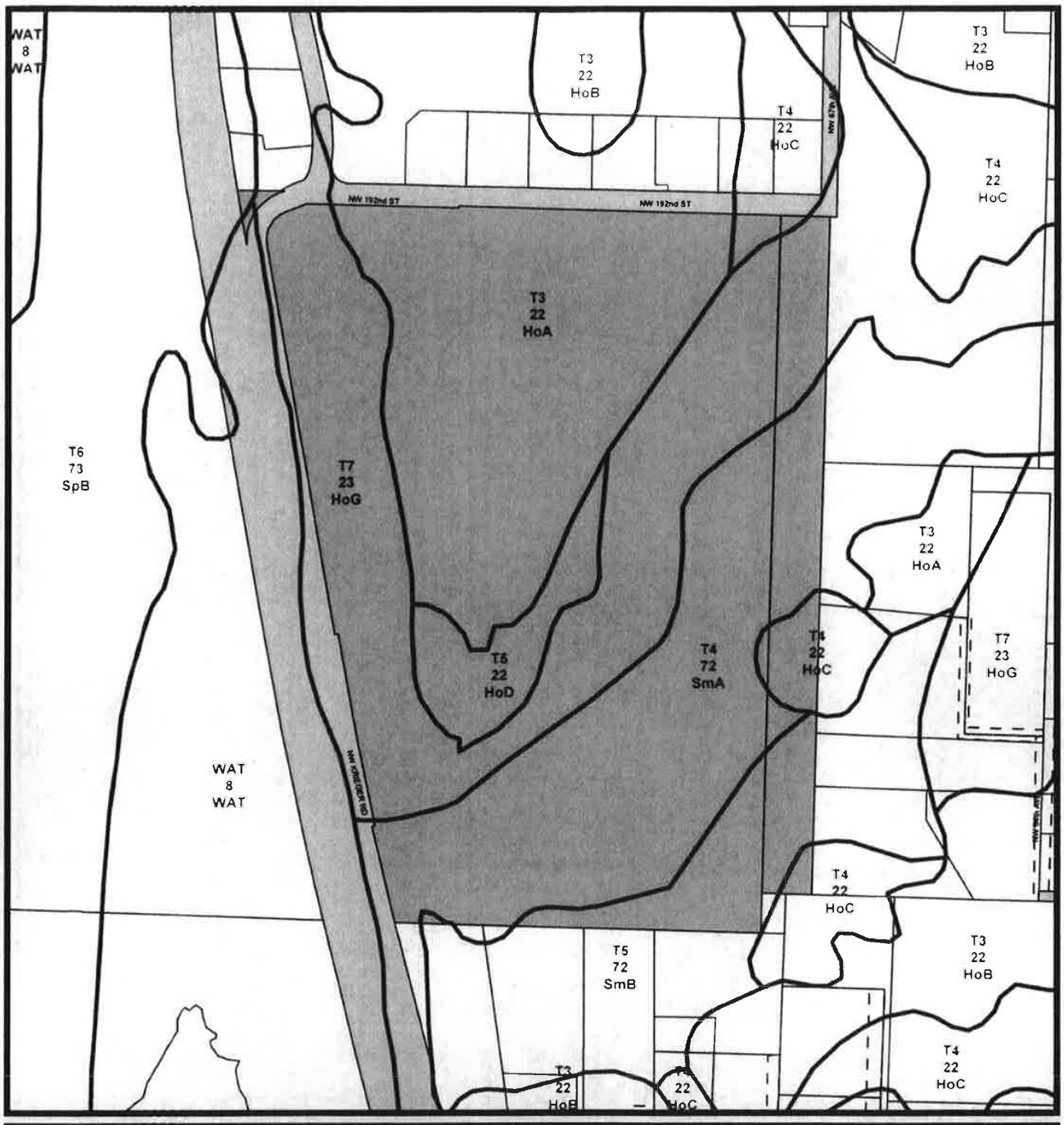
0 200 400 600 Feet

Developer's GIS Packet: Page 4 of 17

Printed on: November 16, 2016



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



CLARK COUNTY, WASHINGTON

Geographic Information System

N

1:4,800

0 190 380 570 Feet

Soil Types

Account No: 190860000, 180286000

Owner: KROMMINGA FAMILY LIMITED PARTNERSHIP

Address: 19519 NE 20TH AVE

C/S/Z: RIDGEFIELD, WA 98642

Subject Parcel

Public Road

Transportation or Major Utility Easement

Soil Type Boundary

Printed on: November 15, 2016

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Pre-Application Conference Final Report

Project Name: **Ridgeport Estates Cluster Subdivision**

Case Number: **PAC2017-00060**

Location: NW 192nd Street and NW Krieger Road, Parcel 190860-000 and parcel 180286-000

Request: This is a second pre application for the proposal to subdivide 70.96 acres into seven (7) cluster lots and one open space tract in the AG-10 zone and to boundary line adjust parcel 180286-000 from 6.1 acres to 10 acres in the R-5 zone and in the Rural Conservancy Resource Land.

Applicant /Contact: Paul Williams
7504 NW 10th Avenue
Vancouver, WA. 98662
Phone: 360-931-3122
Email: paulwilliamspe@gmail.com

Property Owner: Kromminga Family Limited Partnership
Dan Kromminga
19519 NE 20th Avenue
Ridgefield, WA 98642
Phone: 360-798-2476
Email: dankromminga@hotmail.com

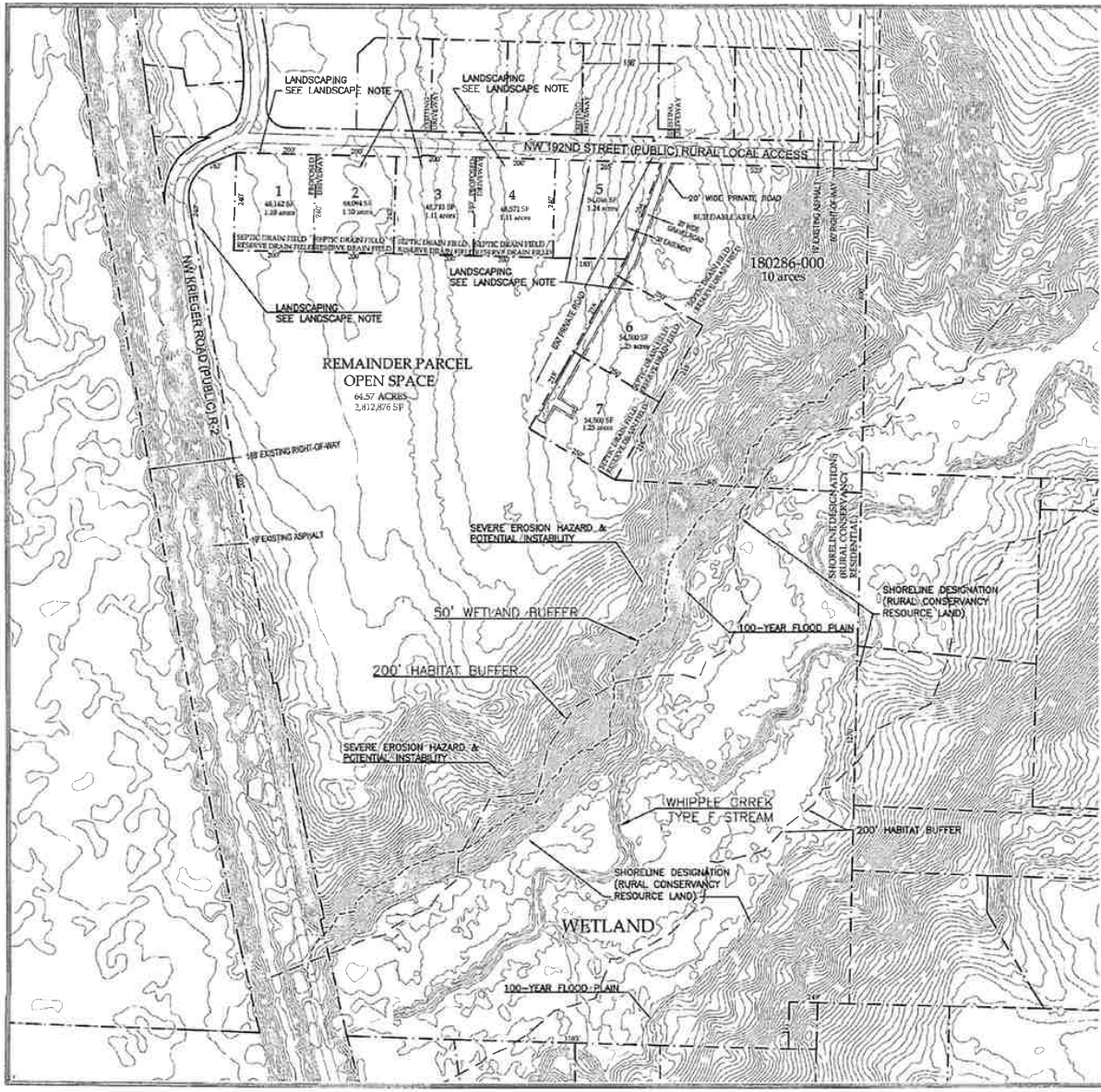
Conference Date:	**March 13, 2017**	**Revised April 13, 2017**
Report Issued:	**March 20, 2017**	**Revised April 20, 2017**

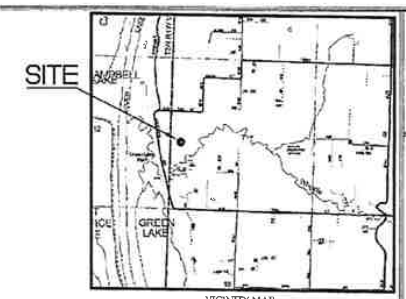
Neighborhood Association/Contact:
Fairgrounds Neighborhood Association
Bridget Schwarz, president
Phone: (360) 573-5873
Email: **bridget@bridge-i-t.com**

Type of Review: ❒ Type III

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov





VICINITY MAP
NOT TO SCALE

BEING A PROTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST OF WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PARCEL # & PROPERTY ADDRESS:

190460-000 NW 192ND STREET AND NW KRIEGER RD

PROPERTY OWNER

KROMMINGA FAMILY LIMITED PARTNERSHIP
19519 NE 20TH AVE
RIDEFIELD WA 98642
DAN KROMMINGA
Ph. (360) 798-2476
E-mail: dankrommingaa@gmail.com

APPLICANT/CONTACT PERSON

ENGINEERING NORTHWEST PLLC
Paul Williams P.E.
7504 NW 10TH AVE
Vancouver, WA 98665
Ph. (360) 931-3122
E-mail: paulwilliamspe@gmail.com

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	190460-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	AG-10
GROSS SITE AREA	74.75 acres 3,256,110 sq ft
TRANSIT ROUTES	NONE
EXISTING WATER AND SEWER	WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER SERVICE NO PUBLIC SEWER WITH THE AREA. NO KNOWN WELLS OR SEPTIC SYSTEM EXIST ON SITE

EXISTING SITE INFORMATION

THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS. THE CONTAINS LOPES GREATER THAN 25%. WHIPPLE CREEK IS CONSIDER A TYPE F STREAM WITH A 200' HABITAT BUFFER. THIS SITE CONTAINS WETLANDS.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM CLARK COUNTY GIS. ENGINEERING NORTHWEST PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

TABLE 40.210.010

BUILDING SETBACKS

FRONT:	20'
FRONT GARAGE:	20'
SIDE STREET	20
SIDE INTERIOR:	20
REAR	20'

LANDSCAPE PLAN

THIS PROJECT WILL LANDSCAPE WITHIN THE CLUSTER LOTS TO REDUCE VIEWS OF THE DEVELOPMENT FROM PUBLIC RIGHT(S)-OF-WAY, SO THAT A FILTERED VIEW IS PROVIDED OF THE CLUSTER AND THAT THE CLUSTER DOES NOT DOMINATE THE LANDSCAPE.

THE PROJECT AT A MINIMUM PROPOSES A BUFFER LANDSCAPE THAT PROVIDES VEGETATION SIX (6) IN HEIGHT AND FIFTY PERCENT (50%) OPAQUE YEAR ROUND WITHIN THREE (3) YEARS OF PLANTING. THE LANDSCAPING MATERIAL SHALL CONSIST OF NATIVE VEGETATION AS PROVIDED ON CLARK COUNTY PLANT LIST

PROPOSED DEVELOPMENT PLAN

TOTAL LOTS: 7
MINIMUM LOT AREA: 43,560 sq ft.
MAXIMUM LOT AREA: 54,450 sq ft.

DENSITY
MAXIMUM DENSITY (74.75 ACRES / 7 LOTS) = 10.67 ACRES/LOT

REMAINDER LOT 64.54 ACRES OR 89% GROSS LOT AREA

PROPOSED SEPTIC SYSTEM

THE SOIL IN THE AREA OF THE PROPOSED SEPTIC SYSTEM IS HILLSBORO LOAM WHICH IS A POOR DRAINING SOIL AND HAS POOR SOIL STRUCTURE. EACH LOT WILL NEED A SPECIAL SEPTIC SYSTEM DESIGNED FOR POOR SOIL. EACH PROPOSED SEPTIC SYSTEM WILL BE DESIGNED BY A LICENSED SEPTIC DESIGNER.

PAC2017-00060

Scale 1" = 125'

Engineering Northwest PLLC

PRELIMINARY DEVELOPMENT PLAN FOR:
RIDGEPORT ESTATES CLUSTER SUBDIVISION

A Site in Clark County, Washington
Consulting Engineers & Planners
7504 NW 10th Avenue Vancouver, WA 98665
(360) 931-3122

1-800-424-5555

REVISIONS:

SEAL:

Project No.	2000
DESIGNED BY	PCW
DRAWN BY	PCW
DATE	8/11/2014

SHEET NO.
C000

SHEET 1 OF 1

000890

Pre-Application Conference Final Report

Project Name:	**Lawhead Short Plat**
Case Number:	**PAC2017-00043**
Location:	21414 NW 67th Avenue Ridgefield, WA 98642
Request:	The applicant is proposing to divide an approximately 22.81 acre parcel into two (2) lots utilizing the standards of the AG-10 zone, resulting in a 12.31 acre parcel with an existing residence and a new 10.5 acre parcel.
Applicant/Owner:	Gary Lawhead 21414 NW 67th Avenue Ridgefield, WA 98642 cglawhead@msn.com

Conference Date:	**Thursday, March 23, 2017**
Report Issued:	**Thursday, March 30, 2017**

Neighborhood Association/Contact: Fairgrounds Neighborhood Association
Bridget Schwarz, president
Email: bridget@bridge-i-t.com

Type of Review: ☑ Type II ☐ Type III

County staff	Name	(360) 397-2375 Phone extension	Email address
Planner:			
Planner:	Bryan Mattson	4319	Bryan.mattson@clark.wa.gov
Engineer:	David Bottamini	4881	David.bottamini@clark.wa.gov
Biologist:	Lance Watt	5601	Lance.watt@clark.wa.gov
Transportation Concurrency:	David Jardin	4354	David.jardin@clark.wa.gov
Fire Marshal's Office:	Curtis Eavenson	3320	Curtis.eavenson@clark.wa.gov

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Pre-Application Conference Final Report

Project Name: **Lawhead Short Plat, (2nd Preapplication Conference)**

Case Number: **PAC2017-00082**

Location: 21414 NW 67th Avenue
Ridgefield, WA 98642

Request: The applicant is proposing to divide an approximately 22 81 acre parcel into two (2) lots utilizing the standards of the AG-10 zone, resulting in a 12 31 acre parcel with an existing residence and a new 10 5 acre parcel A previous preapplication conference was held on March 23, 2017 under permit number PAC2017-00043

Applicant: Minister-Glaeser Inc
c/o Chris Avery
2200 E Evergreen Blvd
Vancouver, WA 98661
csa@mgsurvey com

Property Owner: Gary and Christine Lawhead
21414 NW 67th Avenue
Ridgefield, WA 98642
cglawhead@msn com

Conference Date:	**Thursday, May 17, 2017**
Report Issued:	**Thursday, May 25, 2017**

Neighborhood Association/Contact: Fairgrounds Neighborhood Association
Bridget Schwarz, president
Email bridget@bridge-i-t com

Type of Review: ☑ Type II ☐ Type III

County staff	Name	(360) 397-2375 Phone extension	Email address
Planner			
Planner	Bryan Mattson	4319	Bryan mattson@clark wa gov
Engineer	David Bottamini	4881	David bottamini@clark wa gov

Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the Clark County ADA Compliance Office
Phone (360)397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

Table 40 210 010-2 Lot Requirements				
			Width (feet)	(feet)
AG-10	All Uses	10[1] or legally described as one-sixty-fourth (1/64) of a section	660[2]	None

Any new standard lots will need to meet the minimum area of 10 acres and the minimum width of 660' as measured at the front setback line per CCC40 100 070 **Lots 1 and 2 do not currently meet the minimum 660' width requirement as measured at the front setback. This will need to be addressed to consider approval.**

The applicable setbacks for each lot, in accordance with Table 40 210 010-3, are as follows

Table 40 210 010-3 Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks[1]				Maximum Lot Coverage	Maximum Building Height (feet)
	Front (feet)	Side		Rear (feet)		
		Street (feet)	Interior (feet)			
AG-10	50[2]	25	50[3]	50[3]	N/A	35[4]

[1] *See Section 40 530 010(D)(2) for nonconforming lots*

[2] *From public road right-of-way or private road easement*

[3] *All structures*

[4] *Residential buildings only*

Legal Lot Determination

Parcel 220437-000 was originally deemed a legal lot of record during the review for a single family residence permit in 1997 The configuration appears to have remained unchanged since this date therefore a legal lot determination will not be required if the parcel is proven to have remained unchanged A copy of the current deed will be required for verification as a fully complete item for the short plat submittal

Safe-Walking Conditions

As per RCW 58 17 110, adequate provisions must be made to ensure safe walking conditions for students in the development to and from schools ***Unless the nearest school is over 1 mile from the site***, either a map showing a safe-walking route to the schools or a letter from the school district stating that children living in the development will be bussed to schools will be required as part of the preliminary submittal package

Utilities

The existing home on this parcel is served by a private well and an onsite septic system Connection to public water will not be required and sewer is not available at this location, therefore you will need a Health Department letter at the time of the Short Plat application submittal Please apply directly to the Clark County Health Department for this review

Archaeological

whether there is any need for additional information or supplemental applications (e g , road modification)

Once contacted, you will have 14 days to submit any requested information and/or supplemental applications Please note supplemental applications will not be accepted beyond this 14-day submittal deadline unless an application hold, with payment of fee, has been approved

For Type II Reviews only

- If the 14-day submittal deadline **is met**, the applicant will receive a courtesy draft staff report at least 7 days prior to the issuance of the decision
- If the 14-day submittal deadline **is not met** and a hold to extend this time limit has not been approved, a courtesy draft staff report will **not** be issued before the decision

Request to change public hearing date
A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid

Application holds
If approved, some application holds require a fee to be paid prior to the effective date of the hold

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report

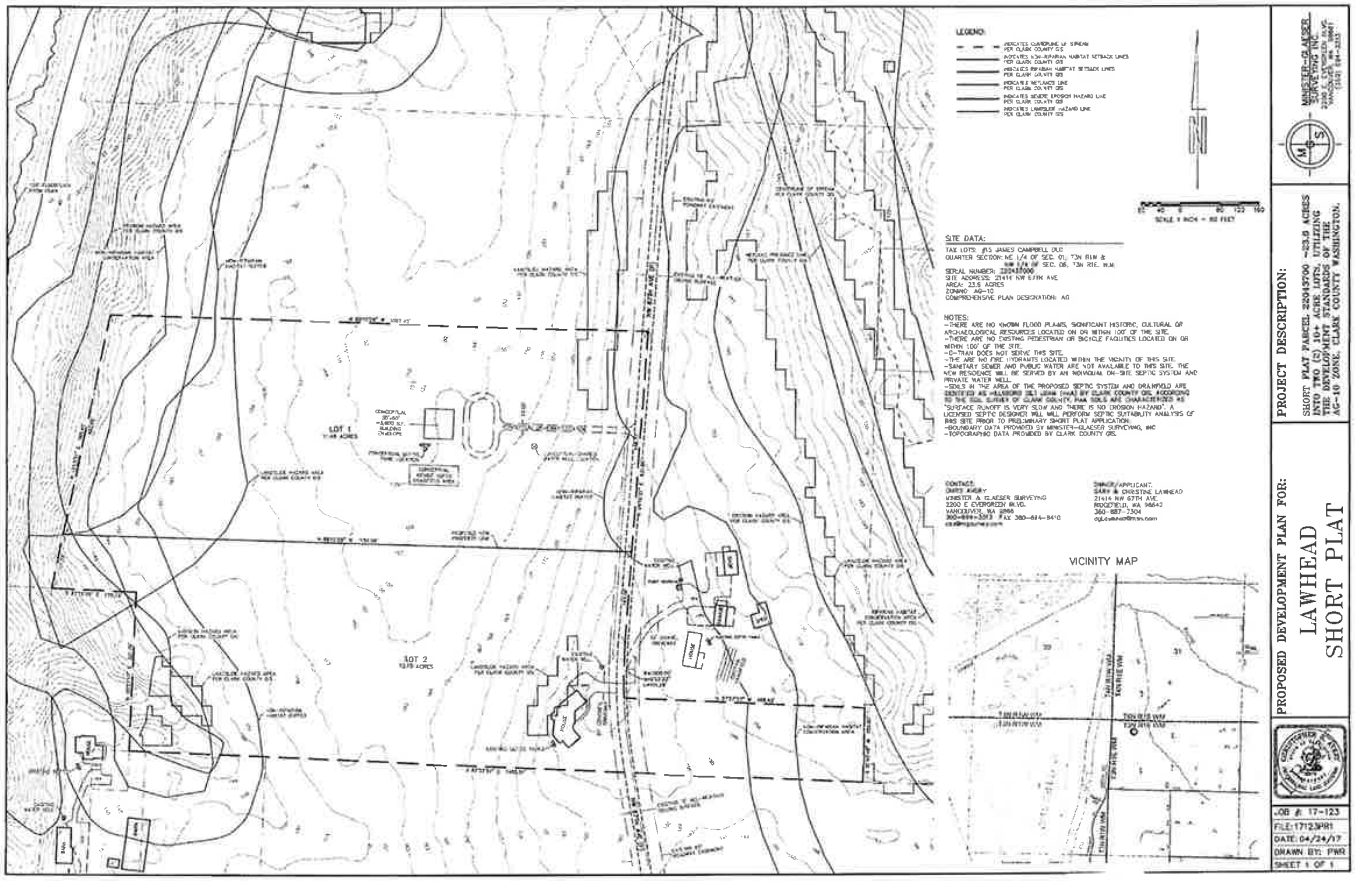
☑ **This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G)** as applicable The application will be contingently vested on April 25, 2017 if a Fully Complete application for substantially the same proposal is submitted on or before November 21, 2017 Developments do not contingently vest to stormwater or concurrency

☐ **This pre-application conference application was <u>NOT</u> sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.020(G) or .030(G)** as applicable, because the pre-application submittal was missing several items from the contingently vested checklist

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant

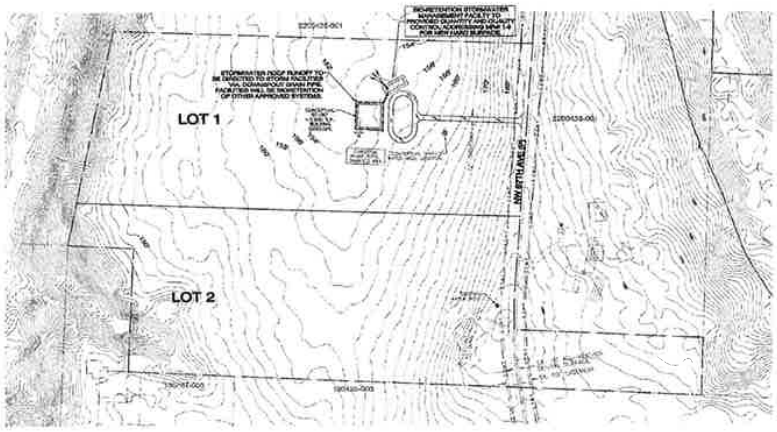
All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application



PAC2017-00082

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



DRAINAGE NOTES:

1.) Storm drain system (s conception) only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.

2.) Standard erosion control techniques to be utilized as required (Straw bales/fiber fences, inlet protection, etc.) Existing veg vegetation to be left undisturbed as much as possible.

3.) All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.

4.) Stormwater quality & quantity control facilities to be privately owned and maintained.

5.) All roof & low point drains will be directed to private Bio-Retention facility as shown.

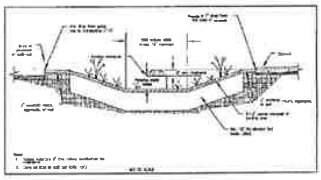


Figure 2.14: Bioretention System Typical Cross-Section

Source: modified from Seattle Stormwater Manual Volume 5 for Western Washington, 2010

GENERAL INFORMATION

- PROPERTY OWNERS:
  GARY & CHRISTINE LAWHEAD
  21414 NW 67th AVE
- RIDGEFIELD, WA 98642
- AREA: 22.01 ACRES
- ZONE: AG-10
- SERIAL NUMBER(S): 22937-000
- SITE ADDRESS: 21414 NW 67th AVE
- ZONING: AG-10
- COMPREHENSIVE PLAN: AG

SITE INFORMATION

STORMWATER FACILITY WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL AS REQUIRED IN CCC40.386 AND WILL ADDRESS MINIMUM REQUIREMENTS 1-9

PREPARED BY:
STERLING DESIGN, INC.
CONSULTING ENGINEERS
PO BOX 1133
RIDGEFIELD, WA 98642
PH: (360) 753-4125
FAX: (360) 753-4126
EMAIL: sterling@pacifier.com

Sheet Description: CONCEPTUAL STORMWATER PLAN

Project: LAWHEAD SHORT PLAT

Date: AS NOTED
Project Number: 740
Design/Drawn: JGS/BC
Drawing Date: APRIL 2017
Sheet 1 of 1 Sheets

PAC2017-00052

Pre-Application Conference Agenda

✓ CONTINGENTLY VESTED 1st

Date: **Thursday, May 18, 2017**

Location: **Public Service Center**
1300 Franklin Street, third Floor
Vancouver, WA 98660

Project Name	LAWHEAD SHORT PLAT	Case	PAC2017-00082
Room	313	Time	10 00 a m
Project Contact	Chris Avery 2200 E EVERGREEN BV VANCOUVER, WA 98661	Phone Fax Email	360-694-3313 360-694-8410 csa@mgsurvey com
Description	Short Plat Parcel 220437000 23 6 Acres Into Two 10+ Acre Lots Utilizing The Development Standards For The Ag-10 Zone	Project Location	21414 NW 67TH AVE Ridgefield, WA 98642
Neighborhood	Fair Ground Neighborhood Association	Parcel number	2204370000
		Zoning	AG-10
Planner	Bryan Mattson (360) -397-2375 ext 4499	Team	Land Use Review
Engineer		Work Order	201119
Association Cases	**PAC2017-00043** BRYAN MATTSON DAVID BOTTAMINI **PAC2017-00082** BRYAN MATTSON	Section, Township and Range	Q4 S06 T3N R1E

* 8 2 3 5 3 8 *

Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the
Clark County ADA Compliance Office
Phone (360) 397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

CLARK COUNTY, WASHINGTON

Geographic Information System

1:4,800

0 200 400 600 Feet

Developer's GIS Packet: [redacted]

2014 Aerial Photography

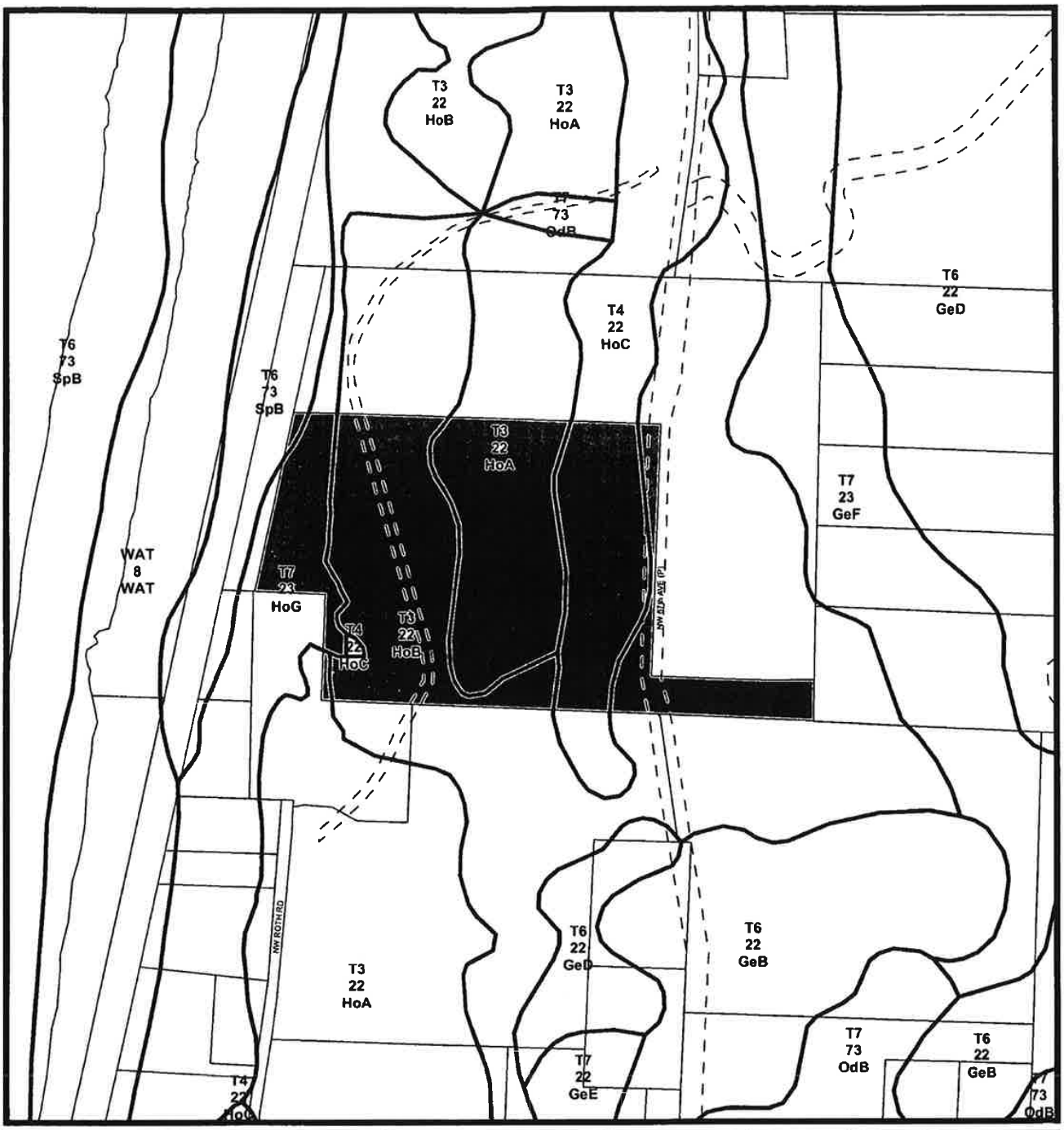
Account No: 220437000
Owner: LAWHEAD GARY & LAWHEAD CHRISTINE
Address: 21414 NW 67TH AVE
C/S/Z: RIDGEFIELD, WA 98642

Proposed Development Area

Printed on: November 18, 2016

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

4



CLARK COUNTY WASHINGTON

Geographic Information System

1 4 800

0 190 380 570 Feet

Soil Types

Account No 220437000

Owner LAWHEAD GARY & LAWHEAD CHRISTINE

Address 21414 NW 67TH AVE

C/S/Z RIDGEFIELD WA 98642

Subject Parcel

Public Road

Transportation or Major Utility Easement

Soil Type Boundary

Printed on April 12 2017

41236	41131	41132
31201	31106	31105
31212	31107	31108

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

Pre-Application Conference Agenda

Date: **Thursday, March 23, 2017**

Location: **Public Service Center**
1300 Franklin Street, third Floor
Vancouver, WA 98660

Project Name	DEFREES 249TH SUBDIVISION	Case	PAC2017-00044
Room	313	Time	3 00 p m
Project Contact	Mark Defrees 13023 NE HWY 99SUITE 7 PMB204 VANCOUVER, WA 98686	Phone Fax Email	360-571-0785 360-571-2193 mike@crccorporation com
Description	5 Lot Subdivision With No Proposed Development - Ag-10 Zn	Project Location	19616 NE 249TH ST Battle Ground, WA 98604
Neighborhood		Parcel number	2356450000 2356850000
		Zoning	AG-10
Planner	Jan Bazala (360) -397-2375 ext 4499	Team	Land Use Review
Engineer	David Bottamini (360) -397-6118 ext 4881	Work Order	201120
Association Cases	**PAC2017-00044** DAVID BOTTAMINI JAN BAZALA	Section, Township and Range	Q4 S29 T4N R3E

not Cont Vested
- Did not show All existing & proposed septic/wells
- No Conceptual Storm

* Need to be continuously vested, but decision may address specific

* 8 2 2 4 0 2 *

Revised 5/30/13

~~No Traffic Estimated~~

Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the
Clark County ADA Compliance Office
Phone (360) 397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

Pre-Application Conference Final Report

Project Name·	**Defrees 249thSubdivision**
Case Number:	PAC2017-00044
Location	19616 NE 249th Street, Parcels 235645 and 235685 in the Northwest Quarter of Sections 29, Township 4, Range 3 east of the Willamette Meridian
Request.	Site plan approval for a cottage housing development in the single-family R1-7 5 zone
Applicant.	Mark Defrees 3044 S 3rd Way Ridgefield WA, 98642 **Phone** - (360) 608-1588 **E-mail** - mark@gatewaynationalcorp com
Owner:	Mark & Leslie Defrees 3044 S 3rd Way Ridgefield WA, 98642

Conference Date:	March 23, 2017
Report Issued:	March 30, 2017

Neighborhood Association/Contact:
None

Type of Review: ☐ Type II ☑ Type III

County staff	Name	Phone extension	Email address
Planner	Richard Daviau	4895	richard daviau@clark wa gov
Engineer	David Bottamini	4881	david bottamini@clark wa gov
Concurrency	David Jardin	4354	david Jardin@clark wa gov
Fire Marshal's	Curtis Eavenson	3320	curtis eavenson@clark wa gov

List of attendees
Note Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below

Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the Clark County ADA Compliance Office
Phone (360)397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

Pre-Application Conference Final Report

Project Name:	**Defrees 249thSubdivision**
Case Number:	PAC2017-00065
Location.	19616 NE 249th Street, Parcels 235645 and 235685 in the Northwest Quarter of Sections 29, Township 4, Range 3 east of the Willamette Meridian
Request.	Short plat approval to divide 20 acres into two cluster lots and a remainder lot in the AG-10 zoning district
Applicant.	Mark Defrees 3044 S 3rd Way Ridgefield WA, 98642 **Phone** - (360) 608-1588 **E-mail** - mark@gatewaynationalcorp com
Owner.	Mark & Leslie Defrees 3044 S 3rd Way Ridgefield WA, 98642

Conference Date:	April 20, 2017
Report Issued:	April 27, 2017

Neighborhood Association/Contact:
None

* 8 2 2 4 0 4 *

Type of Review: ☐ Type II ☑ Type III

County staff	Name	Phone extension	Email address
Planner	Richard Daviau	4895	richard daviau@clark wa gov
Engineer	David Bottamini	4881	david bottamini@clark wa gov
Concurrency	David Jardin	4354	david Jardin@clark wa gov
Fire Marshal's	Curtis Eavenson	3320	curtis eavenson@clark wa gov

List of attendees
Note Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below

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www clark wa gov/development

For an alternate format, contact the Clark County ADA Compliance Office
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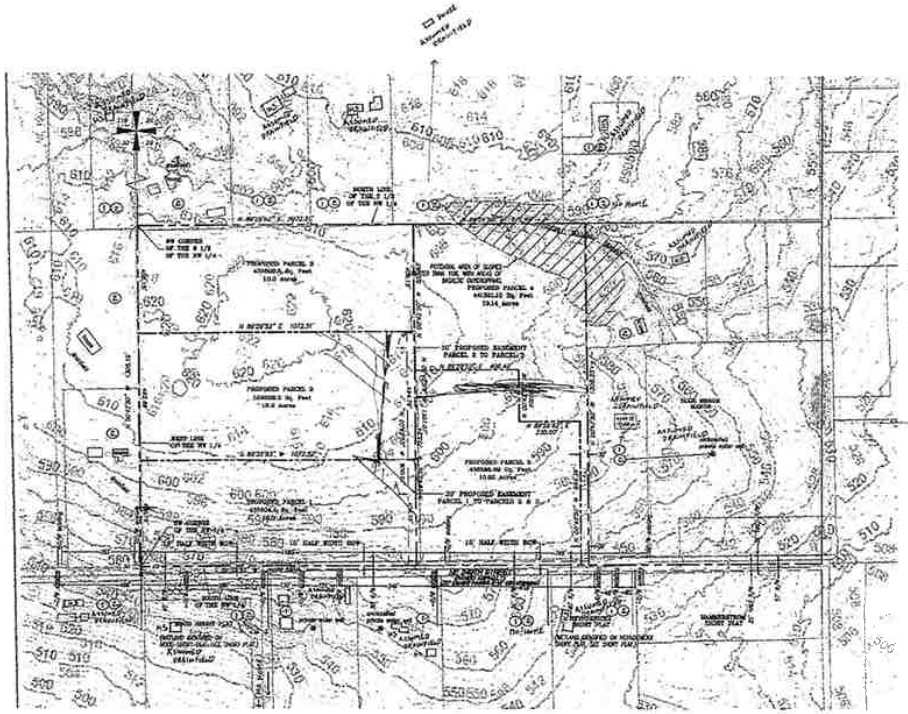
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov



① SEPTIC SYSTEM ASSUMED BUT RECORDS OR VERIFICATION ARE UNAVAILABLE OR ARE NOT PROVIDED ON COUNTY G.I.S. AT TIME OF SEARCH.

② ALL WELLS INDICATED BY COUNTY G.I.S. RECORDS AS SHOWN. SITES LIKELY SERVED BY PUBLIC WATER.

* BACKGROUND CONTOUR TOPOGRAPHY, EXISTENCE OF EXISTING WELLS AND SEPTIC SYSTEMS, EXISTING RIGHT-OF-WAY WIDTHS, AND KNOWN ENVIRONMENTAL CONSTRAINTS ARE SHOWN AS PROVIDED BY CLARK COUNTY GIS AND INFORMATION SHOWN ON EXISTING AVAILABLE PLATS. NO REPRESENTATION IS MADE TO THE ACCURACY OR COMPLETENESS OF SAID, AND IS INDICATED FROM BEST AVAILABLE RECORDS ONLY FOR THE PURPOSE OF PRE-APPLICATION DISCUSSION.

* EXISTING PARCEL BOUNDARIES (PRELIMINARY RESEARCH) PROVIDED BY

SHEET INDEX:

P1	PROPOSED DEVELOPMENT PLAN (PRELIMINARY)
P2	EXISTING CONDITIONS PLAN (PRELIMINARY)

REVISION
PRE-APPLICATION 1/11/17 (REVISED 7/24/17)

GRAPHIC SCALE
0 100 200 400
(IN FEET)
1 inch = 200 ft.

GATEWAY NATIONAL CORPORATION
2501 NE 134th Street, Suite 300
Vancouver, WA 98686

DEFREES 249TH SUBDIVISION

EXISTING CONDITIONS PLAN (PRELIMINARY)

P2

PAC2017-00065

000903

Pre-Application Conference Final Report

Project Name:	**King Short Plat**
Case Number:	PAC2017-00052
Location:	23212 NE 29th Avenue, parcels 217134 in the Northwest Quarter of Sections 29, Township 4, Range 3 east of the Willamette Meridian
Request:	Short plat approval to divide 20 acres into two cluster lots and a remainder lot in the AG-10 zoning district
Applicant:	Ronald King 2218 NE Rainbow Drive Ridgefield WA, 98642 **E-mail** - rking@3kingsinc.com
Owner:	Minister Glaeser Attn: Chris Avery 2200 E Evergreen Blvd Vancouver, WA 98661 **Phone** - (360) 694-3313 **E-mail** - csa@mgsurvey.com

* 8 2 1 6 9 1 *

Conference Date:	April 6, 2017
Report Issued:	April 13, 2017

Neighborhood Association/Contact:
Ridgefield Junction, **Contact** - Marc Krsul, **Phone** - (360) 887-5384, **Email** - marc.krsul@edwardjones.com

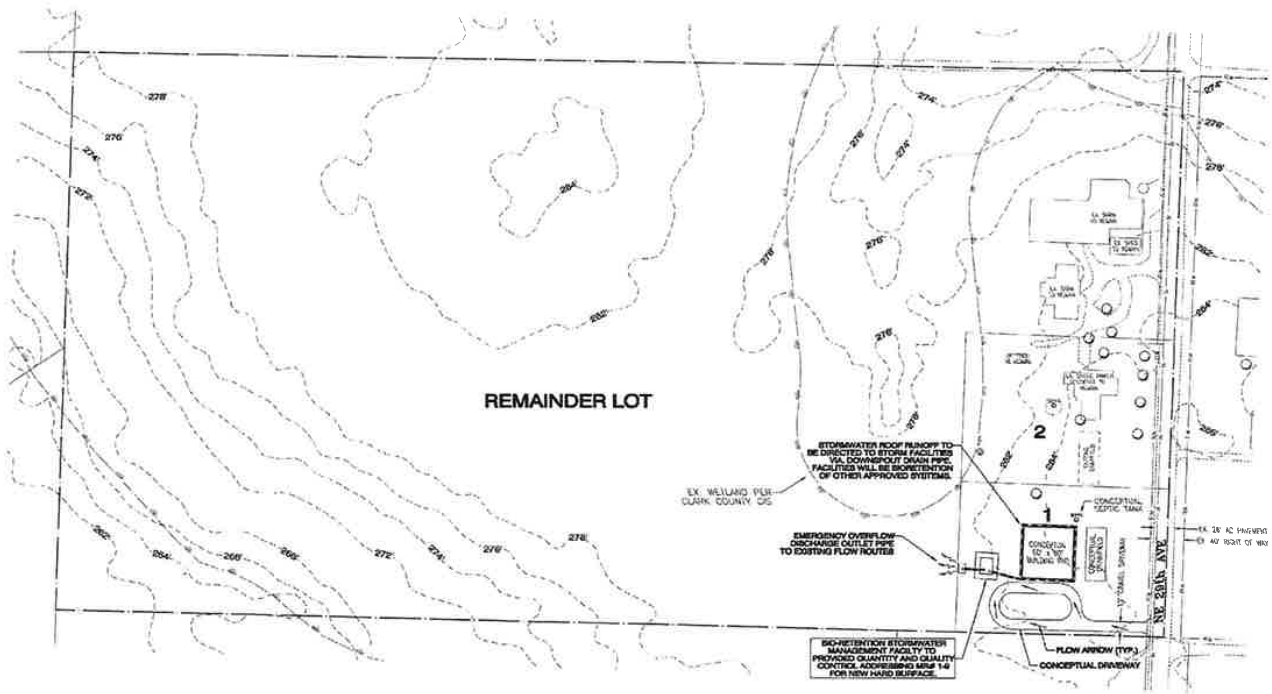
Type of Review: ☑ Type II ☐ Type III

County staff	Name	Phone extension	Email address
Planner:	Richard Daviau	4895	richard.daviau@clark.wa.gov
Engineer:	Brad Hazen	4346	brad.hazen@clark.wa.gov
Concurrency:	David Jardin	4354	david.Jardin@clark.wa.gov
Fire Marshal's:	Curtis Eavenson	3320	curtis.eavenson@clark.wa.gov

List of attendees
Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov



GENERAL INFORMATION

- PROPERTY OWNERS:
  RONALD KING
  2218 NE RAINBOW DRIVE
  RIDGEFIELD, WA 98642
- AREA: 20.00 ACRES
- TAX LOT(S): 6
- SERIAL NUMBER(S): 217134-000
- SITE ADDRESS: 23212 NE 29th AVE
- ZONING: AG-10
- COMPREHENSIVE PLAN: AG

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINSTER & GLAESSER SURVEYING, INC. (360) 693-3313	
SOIL TYPE(S): Cove HYDROLOGIC GROUP: C AASHTO CLASSIFICATION: A-8	
SOILS TESTING BY: — DATE: —	
SITE LOCATION: CLARK COUNTY, WA	SPECIAL SURVEY DATE: 264'-275'
SITE AREA: 20.00 ACRES	FILENAME: P:\727\Grapevine\Efforts.pov

DRAINAGE NOTES:

1) Storm drain system is conceptual only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.

2) Standard erosion control techniques to be utilized as required (Straw bales/filter fences, inlet protection, etc.) Existing lot vegetation to be left undisturbed as much as possible.

3) All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.

4) Stormwater quality & quantity control facilities to be privately owned and maintained.

5) All roof & low point drains will be directed to private Bio-Retention facility as shown.

STORMWATER FACILITY WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL AS REQUIRED IN CCC40.386 AND WILL ADDRESS MINIMUM REQUIREMENTS 1-9

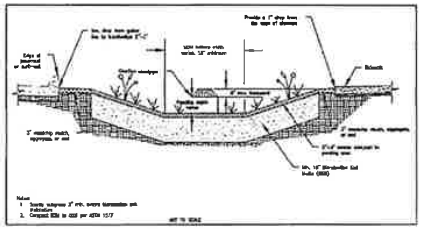


Figure 2.14: Bioretention System Typical Cross-Section
(Source: modified from Stormwater Management Manual for Western Washington, 2014)

PREPARED BY:
STERLING DESIGN, INC.
2208 E.STORGEON BLVD
VANCOUVER, WA 98661
PHONE (360) 759-4953
FAX (360) 759-4953
email@sterling-design.biz

STERLING DESIGN INC.

Sheet Description: CONCEPTUAL STORMWATER PLAN

Project: KING SHORT PLAT

Scale	AS SHOWN
Project Number	727
Designer/ Dwn by	JGS/TIC
Drawing Date	FEB 2017
Sheet 1 of 1 Sheet(s)	

PAC2017-00052

Pre-Application Conference Final Report

Project Name: **SHANGHAIED ESTATES CLUSTER SUBDIVISION**

Case Number: **PAC2017-00054**

Location: 17802 NE 88th Street

Request: Divide 70 acres into 7 cluster lots and one remainder in the AG-10 zone

Applicant/Contact:
Sterling Design, Inc
Joel Stirling
2208 E Evergreen Blvd
Vancouver, WA 98661
(360) 759-1794
mail@sterlingdesign biz
joel@sterlingdesign biz

Property Owner:
Frank Grobli
17802 NE 88th Street
Vancouver, WA 98682

Conference Date: **April 7, 2017**

Report Issued: **April 13, 2017**

Neighborhood Association/Contact:
Greater Brush Prairie Neighborhood Association
Larry Knight, President
(360) 518-3317
Email knighthawkprotection@comcast net

Heritage Neighborhood Association
Christie BrownSilva
(360) 326-4353
Email heritageneighborhood@gmail com

Type of Review: ☐ Type III

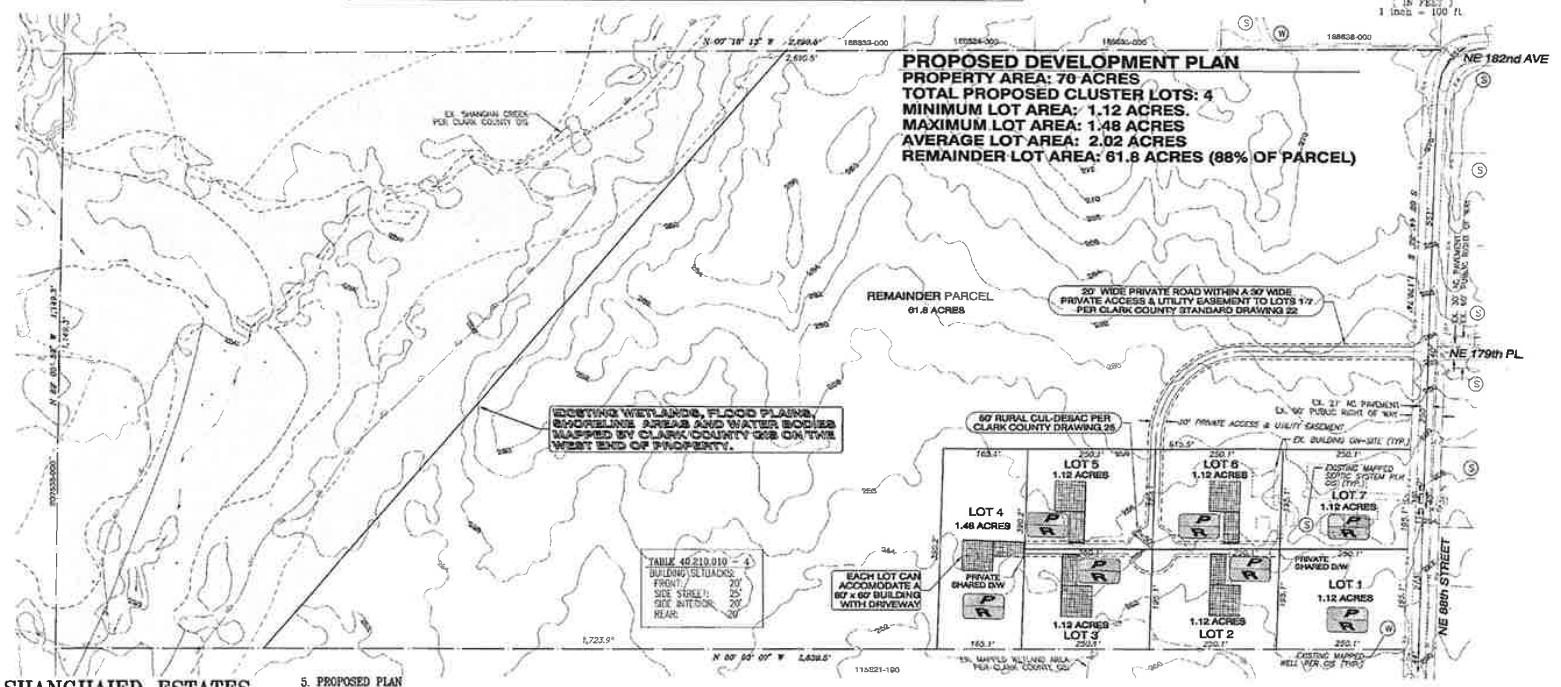
Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the Clark County ADA Compliance Office
Phone (360)397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

CONTOURS SHOWN ARE 2 FOOT INTERVALS

THERE ARE MAPPED SEPTIC SYSTEMS AND WATER WELLS ON THE CLARK COUNTY GIS SYSTEM ON ADJACENT PROPERTIES TO THE NORTH, SOUTH, EAST & WEST. IT DOES NOT APPEAR THAT ANY OF THE EXISTING SYSTEMS ARE WITHIN 100 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN. THERE ARE NO KNOWN SEPTIC SYSTEMS OR WELLS ON THE SHANGHAIED ESTATES CLUSTER SUBDIVISION PROPERTY.

GRAPHIC SCALE (IN FEET) 1 inch = 100 ft



SHANGHAIED ESTATES

A Preliminary Subdivision within a portion of the NW 1/4 of Sec. 6, T2N., R3E., W.M. Clark County, Washington

VICINITY MAP (NTS)

5. PROPOSED PLAN

a. DRAWING

- SCALE 1"=100'

b. GENERAL INFORMATION

- APPLICANT/CONTACT: JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH: (360) 759-1794
  EMAIL: MAIL@STERLINGDESIGN.BIZ
- PROPERTY OWNERS:
  FRANK GROBLI
  17802 NE 88th STREET
  VANCOUVER, WA 98682
  PH: UNAVAILABLE
  EMAIL: UNAVAILABLE
- AREA: 70 ACRES
- TAX LOT(S): 1
- SERIAL NUMBER(S): 168611-000 & 986029-495
- SITE ADDRESS: 17802 NE 88th STREET
  ZONING: AG-10
- COMPREHENSIVE PLAN: AG

c. EXISTING CONDITIONS

Environmental/Critical Areas (per Clark County GIS)

- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN.
- THERE ARE ON-SITE WATERCOURSES (STREAMS, RIVERS, ETC) AND AREAS PRONE TO FLOODING.
- THERE ARE KNOWN FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE WATER BODIES AND KNOWN WETLANDS ON THE SITE.
- THERE ARE POTENTIAL WETLAND DELINEATION AREA ON THE SITE.
- THERE ARE NO KNOW POTENTIAL UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS MAPPED ON THE SITE.
- THERE ARE KNOWN SIGNIFICANT WILDLIFE HABITAT OR VEGETATION AREA ON THE SITE.
- THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE, BUT THE PROPERTY IS MAPPED AS MODERATE-HIGH ARCHAEOLOGICAL PREDICTIVITY.

Land Use and Transportation

- LAYOUT OF EXISTING PARCELS ARE DRAWN TO SCALE 1"=100'.
- ALL EXISTING BUILDINGS ON-SITE ARE SHOWN ON THE PLAN.
- ALL ROADWAYS AND EASEMENTS ARE SHOWN ON PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE.
- LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN ON THE PLAN.
- THERE ARE NO EXISTING PEDESTRIAN AND BICYCLE FACILITIES WITHIN 100' OF THE PROPOSED SITE.
- LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVAILABLE ON THE GIS CAD DATA.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 1/4 MILE OF THE SITE.

d. PROPOSED IMPROVEMENTS

Critical Environmental Areas

- THERE AREAS OF POTENTIAL WETLAND, AND PROTECTED AREAS MAPPED ON THE SITE PER CLARK COUNTY GIS, AND NO STEEP SLOPE BUFFER AREAS OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.

Land Use and Transportation

- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLAN.
- PROPOSED ON-SITE RIGHT-OF-WAYS ARE SHOWN ON THE PLAN.
- LOCATION & WIDTH OF OFFSITE RIGHT-OF-WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE SHOWN ON THE PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON THE PLAN.
- LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE AS ARE SHOWN ON THE PLAN.
- LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS
- PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON THE PLAN.
- THERE ARE SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.

STORMWATER

- PLEASE REFER TO PROPOSED CONCEPTUAL STORMWATER PLAN ON SHEET 2 OF 2.

BRIEF SOIL NARRATIVE FOR SEPTIC SYSTEM SUITABILITY

EXISTING SOIL TYPES:
THE EXISTING SOIL TYPES WITHIN THE AREA OF THE PROPOSED SEPTIC SYSTEMS ARE HILLSBORO SILT LOAM (DoB). THESE SOILS ARE CLASSIFIED BY THE SOIL CONSERVATION SURVEY (SCS) AS TYPE C SOILS AND ARE FURTHER CATEGORIZED AS "WELL DRAINED" SOILS. SEPTIC SYSTEMS WORK WELL IN THESE SOILS. IT IS ANTICIPATED THAT SEPTIC SYSTEMS WILL BE STANDARD PERC. SYSTEMS. MINIMUM SETBACKS TO SEPTIC SYSTEMS ARE 5' TO SIDE AND REAR PROPERTY LINES AND 10' TO FOUNDATIONS. ALL LOTS CAN EASILY FIT OVER A 160' WIDE x 130' DEEP BUILDING FOOT PRINT WHILE MEETING ALL REQUIRED SETBACKS FOR SEPTIC SYSTEMS & ZONING REQUIREMENTS.

● **GRADING WILL BE KEPT TO A MINIMUM TO PRESERVE EXISTING NON-COMPACTED SOILS IN SEPTIC LOCATIONS.**

SITE INFORMATION

ALIGNMENT & FIELD DATA: CLARK COUNTY GIS	
SOIL TYPE(S): DoB	HYDROLOGIC GROUP: C
HCD. SYSTEM BY:	DATE:
SITE LOCATION: CLARK COUNTY, WA	
SITE AREA: 70 ACRES	

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
TEL (360) 759-1794
FAX (360) 735-4183
MAIL@STERLINGDESIGN.BIZ

STERLING DESIGN INC.

Sheet Description: PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS

Project: SHANGHAIED ESTATES CLUSTER SUBDIVISION

Scale:	AS-SHOWN
Project Number:	726
Design/Drawn:	JGS/BC
Drawing Date:	MAR. 2017
Sheet 1 of 2 Sheet(s)	

2017-00054

000907

Pre-Application Conference Final Report

Project Name: **Cruanas Short Plat**

Case Number: **PAC2017-00056**

Location: 33410 NE 60th Avenue
La Center, WA 98629

Request: The applicant is proposing to divide an approximately 20.75 acre parcel into two (2) lots utilizing the standards of the AG-10 zone. There is an existing barn on proposed Lot 1 along with a foundation left from a previously destroyed or removed residence.

Applicant/Contact: Chris Avery, Minister-Glaeser
2200 E Evergreen Blvd.
Vancouver, WA 98661
Csa@mgsurvey.com

Property Owner: Richard and Lisa Cruanas
14410 NE 76th Avenue
Vancouver, WA 98662
Lafincaalpacas@msn.com

Conference Date:	**Thursday, April 13, 2017**
Report Issued:	**Thursday, April 20, 2017**

Neighborhood Association/Contact: This parcel is not within an established neighborhood association

Type of Review: ☑ Type II ☐ Type III

County staff	Name	(360) 397-2375 Phone extension	Email address
Planner:	Bryan Mattson	4319	Bryan.mattson@clark.wa.gov
Engineer:	Jennifer Reynolds	4630	Jennifer.reynolds2@clark.wa.gov
Biologist:	Lance Watt	5601	Lance.watt@clark.wa.gov
Transportation Concurrency:	David Jardin	4354	David.jardin@clark.wa.gov
Fire Marshal's Office:	Curtis Eavenson	3320	Curtis.eavenson@clark.wa.gov

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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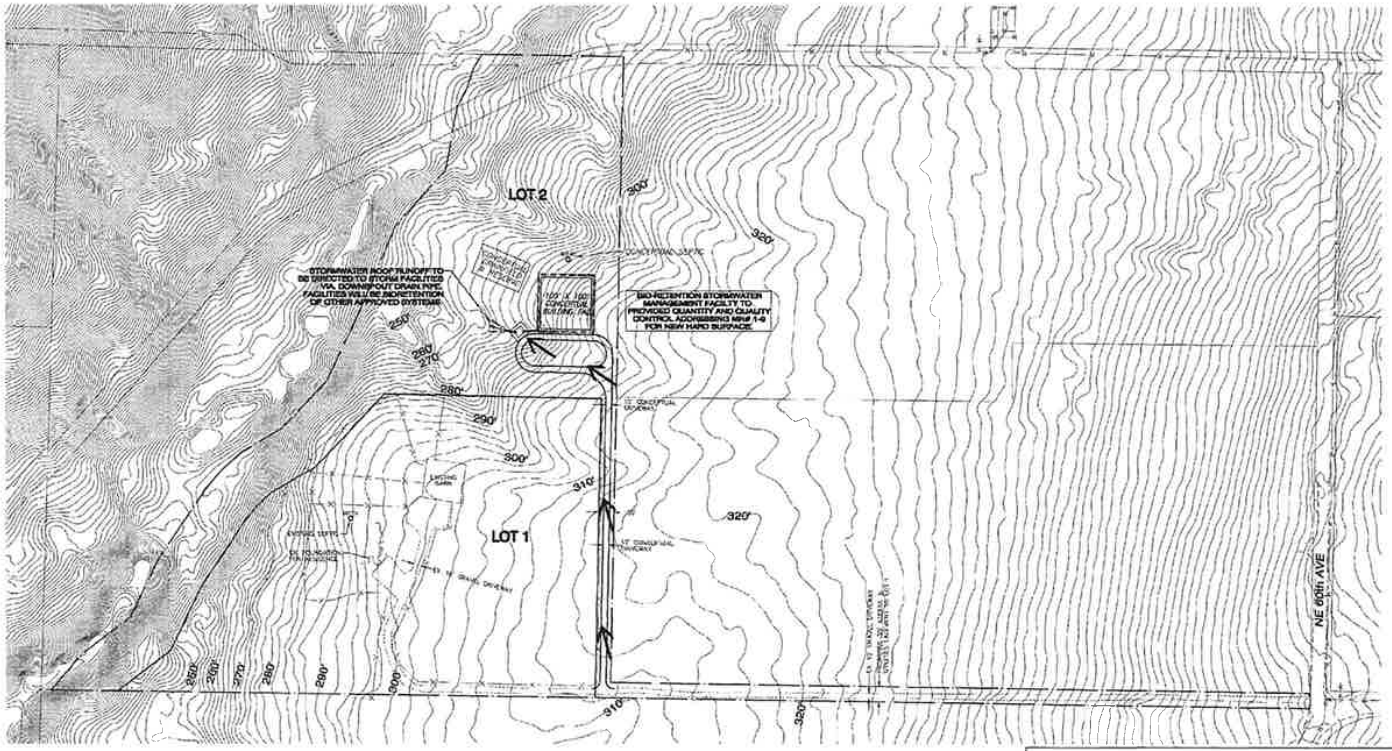
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov



GENERAL INFORMATION

- PROPERTY OWNERS: RICHARD & LIS CRUANAS 14410 ne 76th AVENUE VANCOUVER, WA 98662
- AREA: 20.00 ACRES
- TAX LOT(S): 9
- SERIAL NUMBER(S): 222319-000
- SITE ADDRESS: 4507 NE LOCKWOOD CREEK
- ZONING: AG-10
- COMPREHENSIVE PLAN: AG

SITE INFORMATION

ALIGNMENT & FIELD DATA:	MINGSTEN & CLARKSEP SURVEYING, INC. (360) 693-3313		
SOIL TYPE(S): 76G	HYDROLOGIC GROUP: B	AASHTO CLASSIFICATION: A-4	
SOILS TESTING BY: —		DATE: —	
SITE LOCATION: CLARK COUNTY, WA		SPECIAL SURVEY DATA: 224'-314'	
SITE AREA: 20.00 ACRES		FILENAME: F:_716\Conceptual\Charts.pro	

DRAINAGE NOTES:

1.) Storm drain system is conceptual only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.

2.) Standard erosion control techniques to be utilized as required (Straw bales/filter fences, inlet protection, etc.) Existing lot vegetation to be left undisturbed as much as possible.

3.) All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.

4.) Stormwater quality & quantity control facilities will be privately owned and maintained.

5.) All roof & low point drains will be directed to individual private storm systems located on each lot.

PROPOSED STORMWATER FACILITIES WILL PROVIDE STORM WATER QUALITY AND QUANTITY CONTROL AS REQUIRED WITHIN CCC40.386 AND WILL ADDRESS MINIMUM REQUIREMENTS 1-9
FACILITIES MAY UTILIZE BIOFILTRATION SWALES, SHEET FLOW FACILITIES, BIORETENTION CELLS, INFILTRATION FACILITIES AND DETENTION PONDS.

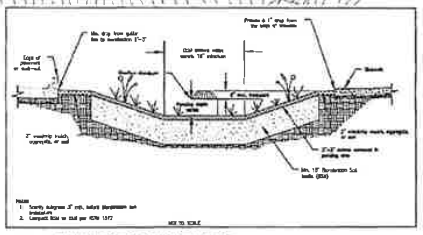


Figure 2.14: Bioretention System Typical Cross-Section

(Source: modified from Stormwater Management Manual for Western Washington, 2014)

PREPARED BY:
STERLING DESIGN, INC.
9600 NE 126TH AVENUE, STE 2520
VANCOUVER, WA 98682
FAX: (360) 256-1794
PHONE: (360) 718-4922
mail@sterling-design.biz

STERLING DESIGN, INC.

Sheet Description: CONCEPTUAL STORMWATER PLAN

Project: CRUANAS SHORT PLAT

Scale: AS SHOWN
Project Number: 716
Design/Drawn: JGS/BC
Drawing Date: FEB. 2017
Sheet 1 of 1 Sheet(s)

606000

Pre-Application Conference Agenda

Date: **Wednesday, April 19, 2017**

Location: **Public Service Center**
1300 Franklin Street, third Floor
Vancouver, WA 98660

Project Name:	FELLMAN SHORT PLAT	Case:	PAC2017-00064
Room:	313	Time:	2:00 p.m.
Project Contact:	Jolma Design Llc P O BOX 1281 BATTLE GROUND, WA 98604	Phone: Fax: Email:	
Description:	Divide A Single Parcel Approx 19 Acres Into 2 Legal Lots Under Clark County'S Short Plat Land Division Procedures	Project Location:	14615 NE 379TH ST La Center, WA 98629
Neighborhood:		Parcel number:	2650910000
		Zoning:	AG-10
Planner:	Amy Wooten Ext. 5683 397-2375,	Team:	Land Use Review
Engineer:	David Bottamini (360) -397-6118 ext. 4881	Work Order:	201146
Association Cases:	**PAC2017-00064** DAVID BOTTAMINI AMY WOOTEN	Section, Township and Range	Q1 S26 T5N R2E

* 8 2 1 6 5 8 *

Revised 5/30/13

PROPOSED IMPROVEMENT NOTES

MARK	DESCRIPTION	NOTES
P.1	NEW SEPTIC SYSTEM PRIMARY & RESERVE DRAINFIELD AREAS (LOCATION APPROX)	1. FINAL SIZE/LOCATION/CONFIGURATION TO BE DETERMINED BY LICENSED SEPTIC DESIGNER. 2. SOIL TYPE: DUPAYNE CLAY LOAM, 3 TO 8 PERCENT SLOPES (OB) 3. SEE STORMWATER MANAGEMENT & ONSITE SEPTIC TREATMENT MEMORANDUM INCLUDED IN THE PRE-APP SUBMITTAL PACKET 4. ONSITE SOILS ARE SUITABLE FOR SEPTIC SYSTEMS
D.1	STORMWATER DISPERSION AREA (DISPERSION TO PASTURE/CROPLAND (BMP T5.30B))	1. DRIVEWAY AND ROOF AREAS TO BE FULLY DISPERSED TO PASTURE/CROPLAND IF PRACTICABLE 2. MIN VEGETATED FLOWPATH = 100' 3. NO TREATMENT/DETENTION CONTROL FACILITIES WILL BE REQUIRED

PROPOSED IMPROVEMENT NOTES

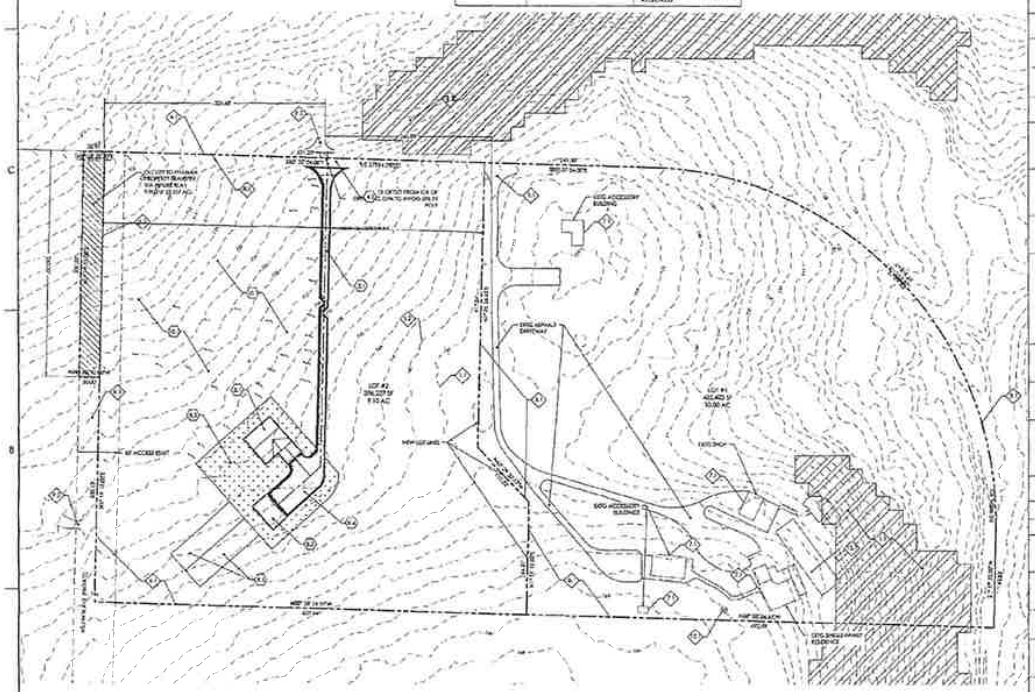
MARK	DESCRIPTION	NOTES
P.1	CONFIGURATION & DIMENSION OF PROPOSED LOTS	SEE EXTG CONDITIONS NOTES 6.1 & 6.2. LOT DIMENSIONS ARE SHOWN IN DRAWING, DENSITY CALCULATIONS ARE INCLUDED ABOVE (1 DU/10 AC)
B.1	NEW SINGLE FAMILY RESIDENCE	SCHEMATIC LAYOUT ONLY, REPRESENTS TYPICAL SINGLE-FAMILY RESIDENCE
B.2	NEW DETACHED SHOP	SCHEMATIC LAYOUT ONLY, REPRESENTS TYPICAL RESIDENTIAL DETACHED SHOP
B.3	LANDSCAPE AREAS	SCHEMATIC LAYOUT OF TYPICAL RESIDENTIAL LANDSCAPING
B.4	OFF-STREET PARKING	SCHEMATIC LAYOUT OF TYPICAL RESIDENTIAL PARKING/MANEUVERING AREA

EXISTING CONDITIONS NOTES

MARK	DESCRIPTION	NOTES
E.1	MAJOR CONTOUR (10' INTERVAL, TYP)	CONTOURS BASED ON COUNTY LIDAR DATA
E.2	MINOR CONTOUR (2' INTERVAL, TYP)	CONTOURS BASED ON COUNTY LIDAR DATA
E.3	WATER COURSES	N/A--THERE ARE NO KNOWN WATER COURSES ON OR WITHIN 100 FT OF THE SITE
E.3.1	AREAS WITHIN THE 100-YR FLOODPLAIN	N/A--THERE ARE NO KNOWN AREAS ON OR WITHIN 100 FT OF THE SITE WITHIN THE 100-YR FLOODPLAIN
E.3.2	WATER BODIES AND KNOWN WETLANDS	N/A--THERE ARE NO WATER BODIES OR KNOWN WETLANDS ON OR WITHIN 100 FT OF THE SITE
E.4.1	UNSTABLE SLOPES	N/A--NO UNSTABLE SLOPES KNOWN TO BE ON OR NEAR THE SITE
E.4.2	LANDSLIDE HAZARD AREA	AREAS MAPPED BY COUNTY GIS AS HAVING SLOPES >15%
E.5.1	SIGNIFICANT WILDLIFE HABITAT OR VEGETATION	N/A--NONE KNOWN ON OR NEAR THE SITE
E.5.2	SIGNIFICANT HISTORIC RESOURCES	N/A--NONE KNOWN ON OR NEAR THE SITE
E.6.1	NEW PROPERTY BOUNDARY	INCLUDES NEIGHBORING PROPERTY ACQUIRED THROUGH A FUTURE BLA
E.6.2	EXISTING LOT LINE TO BE ADJUSTED 30 FT WEST VIA BLA	
E.7.1	EXISTING BUILDING	
E.8.1	NE WAGG ROAD	1. RURAL MINOR COLLECTOR (2 LANES W/ SHOULDERS) 2. ROW WIDTH: 60' 3. SURFACE: ASPHALT 4. SURFACE WIDTH: 24'±
E.8.2	NE 379TH ST	1. RURAL MINOR COLLECTOR (2 LANES W/ SHOULDERS) 2. ROW WIDTH: 60' 3. SURFACE: ASPHALT 4. SURFACE WIDTH: 24'±
E.8.3	NE 144TH AVE	1. PRIVATE ROAD 2. ROW WIDTH: 30' 3. SURFACE: ASPHALT 4. SURFACE WIDTH: 20'±
E.9.1	EXTG ONSITE DRIVEWAY	EDGE TO EDGE DISTANCES BETWEEN ONSITE DRIVEWAY AND: 1. DRIVEWAY ACROSS THE STREET: 24±' 2. NE 144TH AVE: 572'±
E.9.2	EXTG OFFSITE DRIVEWAY ACROSS FROM THE SUBJECT SITE ON NE 379TH ST	EDGE TO EDGE DISTANCE BETWEEN ONSITE DRIVEWAY AND: 1. NE 144TH AVE: 300'±
E.9.3	EXTG OFFSITE DRIVEWAY ACROSS FROM THE SUBJECT SITE ON NE 144TH AVE	EDGE TO EDGE DISTANCE BETWEEN OFFSITE DRIVEWAY AND: 1. NE 379TH ST: 320'±
E.10.1	LOCATION/WIDTH OF EXTG PEDESTRIAN & BICYCLE FACILITIES ON AND WITHIN 100' OF THE SITE	N/A--NONE KNOWN
E.10.2	LOCATION OF TRANSIT ROUTES/STOPS WITHIN ¼ MILE OF THE SITE	N/A--NONE KNOWN
E.12.1	EXTG WELL (APPROX)	
E.12.2	EXTG SEPTIC SYSTEM (APPROX)	

PROPOSED IMPROVEMENT NOTES

MARK	DESCRIPTION	NOTES
E.1.1	PROPOSED EASEMENTS	N/A--NO NEW EASEMENTS PROPOSED. EXTG EASEMENTS TO REMAIN UNCHANGED
E.2.1	PROPOSED ONSITE ROAD RIGHTS-OF-WAY	N/A--NO NEW ONSITE ROW PROPOSED. EXTG ROW WIDTH TO REMAIN UNCHANGED
E.3.1	PROPOSED ONSITE DRIVEWAY	WIDTH: 18' SURFACE: ASPHALT LENGTH: 465'±
E.4.1	OFFSITE ROW/ROADWAY PROVIDING ACCESS TO THE SITE	ACCESS OFF NEW 379TH ST ROW WIDTH: 60' SURFACE: ASPHALT SURFACE WIDTH: 24'±
E.5.1	PROPOSED PEDESTRIAN/BICYCLE IMPROVEMENTS	N/A NONE PROPOSED
E.6.1	PROPOSED ACCESS, DRAINAGE, ETC. EASEMENTS	N/A--NONE PROPOSED



PROJECT INFORMATION

APPLICANT/PRIMARY CONTACT/CIVIL ENGINEER
BYRON JOLMA, PE
JOLMA DESIGN, LLC
10 S. PARKWAY AVENUE, STE 203
PO BOX 1281
BATTLE GROUND, WA 98604
(360) 703-1577
BJOLMA@JOLMADESIGN.COM

PROPERTY OWNERS
BRADY & MARCIA FELLMAN
14615 NE 379TH ST
LA CENTER, WA 98629
BRADYMFELLMAN@GMAIL.COM

PROJECT NAME
FELLMAN SHORT PLAT

SITE INFORMATION

PARCEL NO.: 265091000
ADDRESS: 14615 NE 379TH ST
LA CENTER, WA 98629
GROSS SITE AREA (POST-BLA): 19.10 AC± 19.10 AC±
ZONING: AG-10
MAX. DENSITY: 1 DU/10 AC
MIN. DENSITY: NONE
NOTE: THE GROSS SITE AREA INCLUDES 30 FT OF ROW ABUTTING THE PROPERTY BOUNDARY, AND THE PROPOSED AREA TO BE ACQUIRED THROUGH A BLA WITH THE PROPERTY TO THE EAST (OLCOTT). THE LDC ALLOWS ONE LOT TO BE WITHIN 10% OF THE REQUIRED MINIMUM LOT SIZE.

VICINITY MAP (NTS)

Jolma Design, LLC
10 South Parkway Ave.
Ste. 203
Battle Ground, WA 98604
Office: 360-723-0392
Cell: 360-703-1577
www.jolmadesign.com

PROJECT NAME: FELLMAN SHORT PLAT
CLIENT: BRADY & MARCIA FELLMAN
PROJECT LOCATION: LA CENTER, WA

MARK	DATE	DESCRIPTION
A	3/23/2017	Issued for review.

PROJECT: 16024
DESIGNED: BJJ
DRAWN: BJJ
CHECKED: BJJ
SCALE
1" = 80'
SHEET TITLE
PROPOSED PLAN
SHEET
C-101

PRE-APPLICATION CONFERENCE

000911

Property Fact Sheet for Account 265091000

4/19/17 @ 2:00

March 24, 2017

General Information

Property Account	265091000
Site Address	14615 NE 379TH ST, LA CENTER, 98629
Owner	FELLMAN BRADY & FELLMAN MARCIA R
Mail Address	PO BOX 3122 BATTLE GROUND WA , 98604 US
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	#70 SEC 26 T5N R2EWM 17.12A
Area (approx.)	745,747 sq. ft. / 17.12 acres

Assessment (2016 Values for 2017 Taxes)

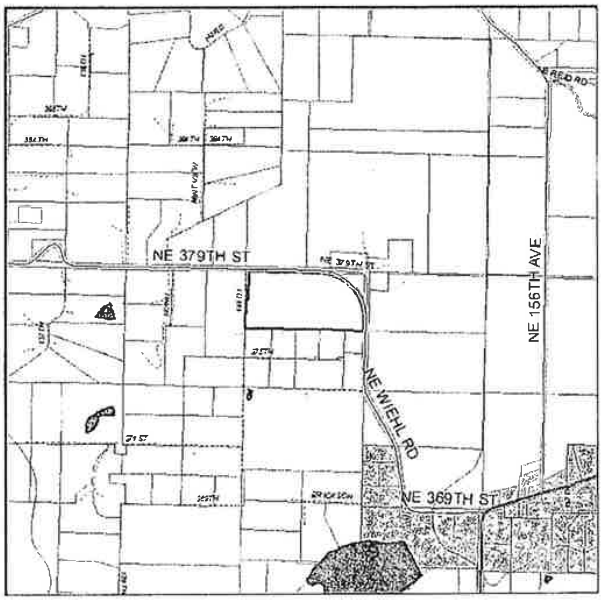
Land Value	$162,894.00
Building Value	$462,109.00
Total Property Value	$625,003.00
Total Taxable Value	$625,003.00

Most Recent Sale

Sale Date	05/25/2011
Document Type	EAS
Sale Number	4766584
Sale Amount	$0.00

Administrative

Zoning Designation	Agriculture-10 (AG-10)
Zoning Overlay(s)	none
Comprehensive Plan	Agriculture
Comp. Plan Overlay(s)	none
Census Tract	402.02
Jurisdiction	Clark County
Fire District	FD 10
Park District	n/a
School District Elementary Middle School High School	Battle Ground Yacolt Amboy Battle Ground
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	n/a
Section-Township-Range	NE 1/4,S26,T5N,R2E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Battle Ground
Transportation Impact Fee	Rural
Transportation Analysis Zone	604
Waste Connections Garbage Collection Day	Friday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	No



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / OlB Non-Hydric / OmE
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0100D
Watershed	East Fork Lewis River
Sub Watershed	Rock Creek (North)

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	B
Liquefaction	Bedrock

Habitat and Cultural Resources

Priority Habitat	
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	Low-Moderate Moderate Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.

Pre-Application Conference Final Report

Project Name·	**Hiivala Short Plat**
Case Number.	PAC2017-00066
Location	32510 NE 102nd Avenue, parcel 221883 in the Southwest Quarter of Sections 4, Township 4, Range 2 east of the Willamette Meridian
Request.	Short plat approval to divide roughly 38 5 acres into two residential lots in the FR-20 zoning district
Applicant·	Jolma Design, LLC 10 S Parkway Aveue, Suite 203 Battle Ground WA, 98604 **Phone** - (360) 703-1577 **E-mail** – bjolma@jolmades com
Owner:	Greg & April Hiivala 32510 NE 102nd Avenue La Center WA 98629 **E-mail** - ahiivala@me com

Conference Date:	April 19, 2017
Report Issued:	April 26, 2017

Neighborhood Association/Contact:
None

* 8 2 2 4 0 7 *

Type of Review: ☑ Type II ☐ Type III

County staff	Name	Phone extension	Email address
Planner	Richard Daviau	4895	richard daviau@clark wa gov
Engineer	Brad Hazen	4346	brad hazen@clark wa gov
Concurrency	David Jardin	4354	david Jardin@clark wa gov
Fire Marshal's	Curtis Eavenson	3320	curtis eavenson@clark wa gov

List of attendees
Note Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below

Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the Clark County ADA Compliance Office
Phone (360)397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

PROPOSED IMPROVEMENT NOTES

MARK	DESCRIPTION	NOTES
9.1	NEW SEPTIC SYSTEM PRIMARY & RESERVE DRAINFIELD AREAS (LOCATION APPROX)	1. FINAL SIZE/LOCATION/ CONFIGURATION TO BE DETERMINED BY LICENSED SEPTIC DESIGNER WHEN A SUITABLE BUILDING SITE IS IDENTIFIED 2. SOIL TYPE: HESSON CLAY LOAM, 3 TO 8 PERCENT SLOPES (108) 3. SEE STORMWATER MANAGEMENT & ONSITE SEPTIC TREATMENT MEMORANDUM INCLUDED IN THE PRE-APP SUBMITTAL PACKET 4. ONSITE SOILS ARE SUITABLE FOR SEPTIC SYSTEMS
10.1	CONCEPTUAL STORMWATER SYSTEM LAYOUT	1. DRIVEWAY AND ROOF AREAS TO BE FULLY DISPERSED THROUGH NATIVE TREES & VEGETATION IF PRACTICABLE 2. NO TREATMENT/DISCHARGE CONTROL FACILITIES WILL BE REQUIRED 3. SEE ATTACHED STORMWATER TECHNICAL MEMORANDUM FOR FURTHER DISCUSSION REGARDING ONSITE SOILS AND PROPOSED STORMWATER MANAGEMENT SMPs

PROPOSED IMPROVEMENT NOTES

MARK	DESCRIPTION	NOTES
1.1	PROPOSED EASEMENTS	N/A--NO NEW EASEMENTS PROPOSED, EXTG EASEMENTS TO REMAIN UNCHANGED
2.1	PROPOSED ONSITE ROAD RIGHTS-OF-WAY	N/A--NO NEW ONSITE ROW PROPOSED, EXTG ROW WIDTHS TO REMAIN UNCHANGED
3.1	PROPOSED ONSITE DRIVEWAY	WIDTH: 12' MIN SURFACE: GRAVEL LENGTH: UNKNOWN AT THE TIME OF THIS APPLICATION, THE LOCATION OF A FUTURE SINGLE-FAMILY RESIDENCE AND APPURTENANT ACCESS IMPROVEMENTS WAS UNKNOWN; A SCHEMATIC LAYOUT WILL BE PROVIDED AS PART OF THE PRELIMINARY SHORT PLAT APPLICATION SUBMITTAL
4.1	OFFSITE ROW/ROADWAY PROVIDING ACCESS TO THE SITE	SEE EXTG CONDITIONS NOTE 8.2; ACCESS IS OFF A PRIVATE ROAD THAT INTERSECTS WITH NE 102ND AVE
5.1	PROPOSED PEDESTRIAN/BICYCLE IMPROVEMENTS	N/A--NONE PROPOSED
6.1	PROPOSED ACCESS, DRAINAGE, ETC. EASEMENTS	N/A--NONE PROPOSED
7.1	CONFIGURATION & DIMENSIONS OF PROPOSED LOTS	SEE EXTG CONDITIONS NOTES 6.1 & 6.2; LOT DIMENSIONS ARE SHOWN IN DRAWING. DENSITY CALCULATIONS ARE INCLUDED ABOVE (1 DU/20 AC)
8.1	PROPOSED STRUCTURES, LANDSCAPING, AND OFF-STREET PARKING AREA	LAYOUT OF NEW IMPROVEMENTS ON LOT #2 WAS UNKNOWN AT THE TIME OF THIS APPLICATION; A SCHEMATIC LAYOUT WILL BE PROVIDED AS PART OF THE PRELIMINARY SHORT PLAT APPLICATION

EXISTING CONDITIONS NOTES

MARK	DESCRIPTION	NOTES
8.1	NE 102ND AVE	1. RURAL MAJOR COLLECTOR (2 LANES W/ SHOULDERS) 2. ROW WIDTH: 60' 3. SURFACE: ASPHALT 4. SURFACE WIDTH: 24'±
8.2	UNNAMED PRIVATE ROAD	1. PRIVATE ROAD 2. ESMT WIDTH: 30'± 3. SURFACE: GRAVEL 4. SURFACE WIDTH: 12'± 5. LENGTH: 425±
9.1	EXTG ONSITE DRIVEWAY	EDGE-TO-EDGE DISTANCES BETWEEN ONSITE DRIVEWAY AND: 1. DRIVEWAY ACROSS THE STREET: N/A- NO D/W ACCESSES ACROSS ROAD 2. NE 102ND AVE: 375'±
9.2	EXTG OFFSITE DRIVEWAY ACROSS FROM THE SUBJECT SITE	N/A--NO KNOWN DRIVEWAYS ACROSS FROM SUBJECT SITE
10.1	LOCATION/ WIDTH OF EXTG PEDESTRIAN & BICYCLE FACILITIES ON AND WITHIN 100' OF THE SITE	N/A--NONE KNOWN
11.1	LOCATION OF TRANSIT ROUTES/STOPS WITHIN ¼ MILE OF THE SITE	N/A--NONE KNOWN
12.1	EXTG WELL (APPROX)	
12.2	EXTG SEPTIC SYSTEM	AT THE TIME OF THIS APPLICATION, THE LOCATION OF THE SEPTIC SYSTEM WAS UNKOWN; HOWEVER, THERE IS AN EXISTING SEPTIC SYSTEM ON SITE--ITS LOCATION WILL BE DETERMINED PRIOR TO PRELIMINARY SHORT PLAT APPLICATION SUBMITTAL

PROJECT INFORMATION

APPLICANT/PRIMARY CONTACT/CIVIL ENGINEER
BYRON JOLMA, PE
JOLMA DESIGN, LLC
10 S. PARKWAY AVENUE, STE 203
PO BOX 1281
BATTLE GROUND, WA 98604
(360) 703-1577
BJOLMA@JOLMADESIGN.COM

PROPERTY OWNERS
GREG & APRIL HIVALA
32510 NE 102ND AVE
LA CENTER, WA 98629
GREG@ENERGYELEC.NET

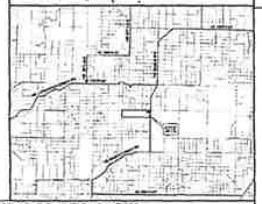
PROJECT NAME
HIVALA SHORT PLAT

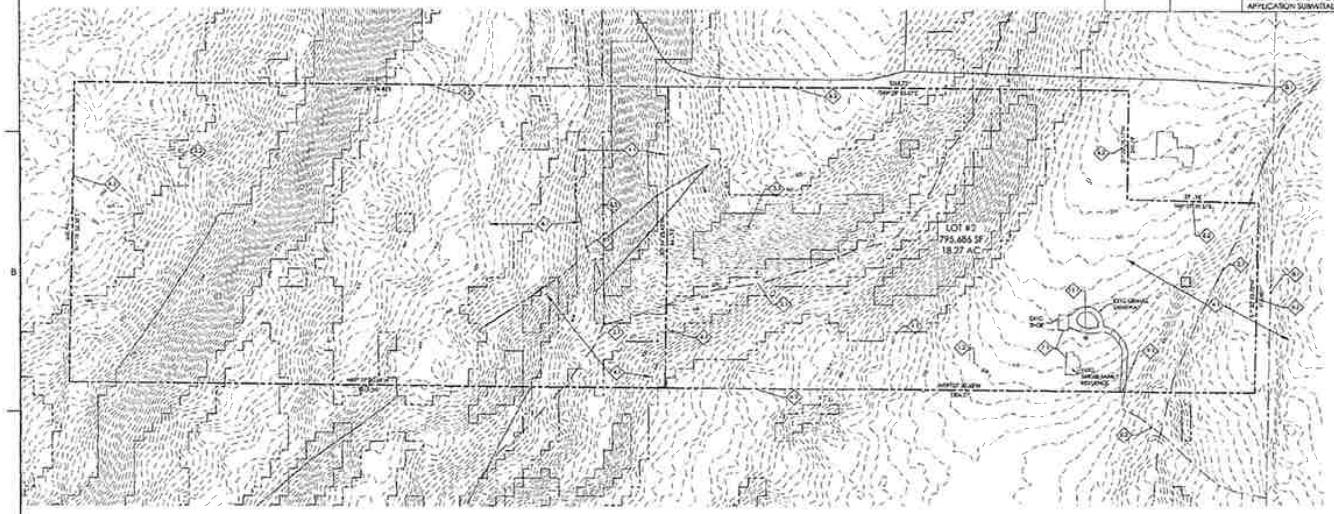
SITE INFORMATION

PARCEL NO.: 221883000
ADDRESS: 32510 NE 102ND AVE
LA CENTER, WA 98629
APPROX. GROSS SITE AREA: 38.47 AC
ZONING: FR-20
MAX. DENSITY: 1 DU/20 AC
MIN. DENSITY: NONE
NOTE: THE GROSS SITE AREA INCLUDES 30 FT OF ROW ABUTTING THE EAST PROPERTY BOUNDARY. THE UDC ALLOWS ONE LOT TO BE WITHIN 10% OF THE REQUIRED MINIMUM LOT SIZE; LOT 1 IS WITHIN 10% OF THE REQUIRED 20-AC MINIMUM.

Jolma Design, LLC
10 South Parkway Ave.
Ste. 203
Battle Ground, WA 98604
Office: 360-723-0392
Cell: 360-703-1577
www.jolmadesign.com

VICINITY MAP (NTS)





EXISTING CONDITIONS NOTES

MARK	DESCRIPTION	NOTES
1	MAJOR CONTOUR (10' INTERVAL, TYP)	CONTOURS BASED ON COUNTY LIDAR DATA
2	MINOR CONTOUR (2' INTERVAL, TYP)	CONTOURS BASED ON COUNTY LIDAR DATA
3.1	STREAM CENTERLINE (APPROX)	DNR MAPPED STREAM
3.2	AREAS WITHIN THE 100-YR FLOODPLAIN	N/A--THERE ARE NO KNOWN AREAS ON OR WITHIN 100 FT OF THE SITE WITHIN THE 100-YR FLOODPLAIN.
3.3	WETLAND	AREA MAPPED AS HAVING WETLANDS PRESENT
3.4	UNSTABLE SLOPES (TYP)	AREAS MAPPED AS SEVERE EROSION HAZARD
3.2	LANDSLIDE HAZARD AREA BOUNDARY (TYP)	AREAS MAPPED BY COUNTY GIS AS HAVING AREAS OF POTENTIAL INSTABILITY OR SLOPES >15%
4.1	SIGNIFICANT WILDLIFE HABITAT OR VEGETATION	PRIORITY HABITAT BUFFER
4.1	SIGNIFICANT HISTORIC RESOURCES	N/A--NONE KNOWN ON OR NEAR THE SITE
4.1	NEW PROPERTY DIVISION LINE	
4.2	EXISTING PROPERTY BOUNDARY	APPROXIMATE
4.1	EXISTING BUILDING	

PRE-APPLICATION CONFERENCE

PAC2017-000066

PROJECT NAME: HIVALA SHORT PLAT
CLIENT: GREG & APRIL HIVALA
PROJECT LOCATION: LA CENTER, WA

MARK	DATE	DESCRIPTION
A	04/20/2017	Plans for review

PROJECT: 16068
DESIGNED: BJJ
DRAWN: BJJ
CHECKED: BJJ
SCALE: 1" = 120'

SHEET TITLE: PROPOSED PLAN

SHEET NO: C-101

000914

Pre-Application Conference Final Report

Project Name:	**Roger Foley Short Plat**
Case Number:	**PAC2017-00067**
Location:	35909 NE 251st Ave, Combined Parcels 277714-000 and 279257-000
Request:	To short plat 39 8 acres into two (2) lots in the FR-20 zone
Applicant /Contact:	Jolma Design, LLC Byron Jolma, PE PO Box 1281 Battle Ground, WA 98604 **Phone** 360-703-1577 **Email:** bjolma@jolmadesign com
Property Owner:	Roger & Stacy Foley PO Box 99 Yacolt, WA 98675

Conference Date:	**Wednesday April 19, 2017**
Report Issued:	**Wednesday April 26, 2017**

Neighborhood Association/Contact:
(Not within a neighborhood association)
Neighborhood Associations Council of Clark County (NACCC)
Christie BrownSilva, Chair
E-mail naccc chair@gmail com
(360) 326-4353

* 8 2 1 9 1 4 *

Type of Review: ☐ Type II

County staff	Name	(360) 397-2375 Phone extension	Email address
Planner	Melissa Curtis	5870	Melissa curtis@clark wa gov
Engineer	Brad Hazen	4910	Brad Hazen@clark wa gov
Concurrency	David Jardin	4354	David Jardin@clark wa gov
Environmental	Keith Radcliff	4180	Keith Radcliff@clark wa gov
Fire Marshal	Curtis Eavenson	3320	Curtis eavenson@clark wa gov

Community Development
1300 Franklin Street, Vancouver, Washington
Phone (360) 397-2375 Fax (360) 397-2011
www clark wa gov/development

For an alternate format, contact the Clark County ADA Compliance Office
Phone (360)397-2322
Relay 711 or (800) 833-6384
E-mail ADA@clark wa gov

PROPOSED IMPROVEMENT NOTES

MARK	DESCRIPTION	NOTES
9.1	NEW SEPTIC SYSTEM PRIMARY & RESERVE DRAINFIELD AREAS (LOCATION APPROX)	1. FINAL SITE/LOCATION/ CONFIGURATION TO BE DETERMINED BY LICENSED SEPTIC DESIGNER WHEN A SUITABLE BUILDING SITE IS IDENTIFIED 2. SOIL TYPE: HESSON CLAY LOAM, 3 TO 8 PERCENT SLOPES (OSM) 3. SEE STORMWATER MANAGEMENT & ONSITE SEPTIC TREATMENT MEMORANDUM INCLUDED IN THE PRE-APP SUBMITTAL PACKET 4. ONSITE SOILS ARE SUITABLE FOR SEPTIC SYSTEMS
10.1	CONCEPTUAL STORMWATER SYSTEM LAYOUT	1. DRIVEWAY AND ROOF AREAS TO BE FULLY DISPERSED THROUGH NATIVE TREES & VEGETATION IF PRACTICABLE 2. NO TREATMENT/DISCHARGE CONTROL FACILITIES WILL BE REQUIRED 3. SEE ATTACHED STORMWATER TECHNICAL MEMORANDUM FOR FURTHER DISCUSSION REGARDING ONSITE SOILS AND PROPOSED STORMWATER MANAGEMENT BMPs

PROPOSED IMPROVEMENT NOTES

MARK	DESCRIPTION	NOTES
1.1	PROPOSED EASEMENTS	N/A –NO NEW EASEMENTS PROPOSED; EXTG EASEMENTS TO REMAIN UNCHANGED
2.1	PROPOSED ONSITE ROAD RIGHTS-OF-WAY	N/A –NO NEW ONSITE ROW PROPOSED; EXTG ROW WIDTHS TO REMAIN UNCHANGED
3.1	PROPOSED ONSITE DRIVEWAY	WIDTH: 12' MIN SURFACE: GRAVEL LENGTH: UNKNOWN AT THE TIME OF THIS APPLICATION, THE LOCATION OF A FUTURE SINGLE-FAMILY RESIDENCE AND APPURTENANT ACCESS IMPROVEMENTS WAS UNKNOWN; A SCHEMATIC LAYOUT WILL BE PROVIDED AS PART OF THE PRELIMINARY SHORT PLAT APPLICATION SUBMITTAL
4.1	OFFSITE ROW/ROADWAY PROVIDING ACCESS TO THE SITE	SEE EXTG CONDITIONS NOTE 8.3: ACCESS IS OFF A PRIVATE ROAD THAT INTERSECTS WITH NE 101ND AVE
5.1	PROPOSED PEDESTRIAN/BICYCLE IMPROVEMENTS	N/A –NONE PROPOSED
6.1	PROPOSED ACCESS DRAINAGE, ETC., EASEMENTS	N/A –NONE PROPOSED
7.1	CONFIGURATION & DIMENSIONS OF PROPOSED LOTS	SEE EXTG CONDITIONS NOTES 6.1 & 6.2: LOT DIMENSIONS ARE SHOWN IN DRAWING; DENSITY CALCULATIONS ARE INCLUDED ABOVE (1 DU/20 AC)
8.1	PROPOSED STRUCTURES, LANDSCAPING, AND OFF-STREET PARKING AREA	LAYOUT OF NEW IMPROVEMENTS ON LOT #2 WAS UNKNOWN AT THE TIME OF THIS APPLICATION; A SCHEMATIC LAYOUT WILL BE PROVIDED AS PART OF THE PRELIMINARY SHORT PLAT APPLICATION

EXISTING CONDITIONS NOTES

MARK	DESCRIPTION	NOTES
9.1	EXTG ONSITE DRIVEWAY	EDGE-TO-EDGE DISTANCES BETWEEN ONSITE DRIVEWAY AND: 1. DRIVEWAY ON THE SAME SIDE OF THE STREET (BETWEEN 9.2): 900ft 2. NE WORTHINGTON RD: 1,120ft 3. NEW D/W: 650ft
9.2	EXTG ONSITE DRIVEWAY SAME SIDE OF NE 251ST AVE	EDGE-TO-EDGE DISTANCES BETWEEN ONSITE DRIVEWAY, SAME SIDE OF STREET AND: 1. NE WORTHINGTON RD: 1,120ft 2. NEW D/W: 1,550ft
9.3	EXTG ONSITE DRIVEWAY, OPPOSITE SIDE OF NE 251ST AVE	N/A –NO KNOWN DRIVEWAYS ACROSS FROM SUBJECT SITE ON NE 251ST AVE
10.1	LOCATION/ WIDTH OF EXTG PEDESTRIAN & BICYCLE FACILITIES ON AND WITHIN 100' OF THE SITE	N/A –NONE KNOWN
11.1	LOCATION OF TRANSIT ROUTES/STOPS WITHIN ¼ MILE OF THE SITE	N/A –NONE KNOWN
12.1	EXTG WELL (APPROX)	
12.2	EXTG SEPTIC SYSTEM	LOCATION SHOWN IS APPROXIMATE

PROJECT INFORMATION

APPLICANT/PRIMARY CONTACT/CIVIL ENGINEER
BYRON JOLMA, PE
JOLMA DESIGN, LLC
10 S. PARKWAY AVENUE, STE 203
PO BOX 1281
BATTLE GROUND, WA 98604
(360) 703-1577
BJOLMA@JOLMADESIGN.COM

PROPERTY OWNERS
ROGER FOLEY
35909 NE 251ST AVE
YACOLT, WA 98675
ROGER.FOLEY505@GMAIL.COM

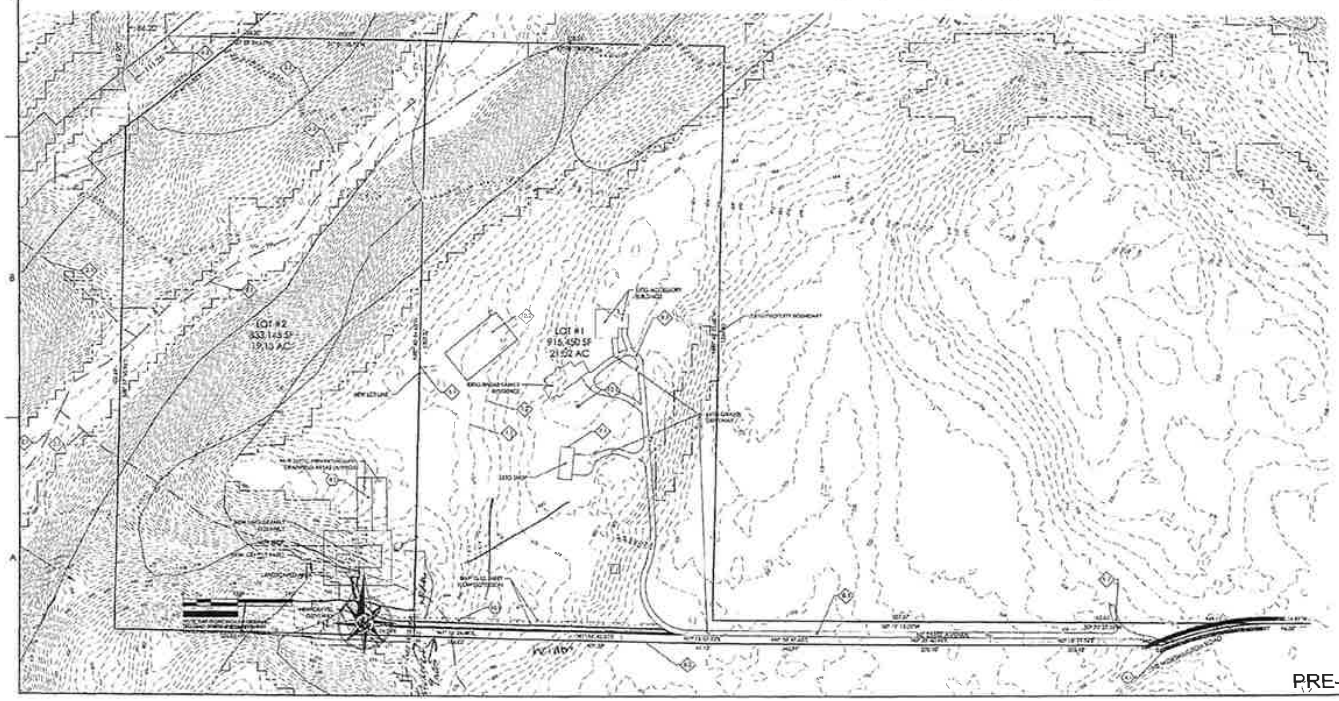
PROJECT NAME
ROGER FOLEY SHORT PLAT

SITE INFORMATION

PARCEL NO.: 279257000; 277714000
ADDRESS: 35909 NE 251ST AVE
YACOLT, WA 98675
APPROX. GROSS SITE AREA: 38.47 AC
ZONING: FR-20
MAX. DENSITY: 1 DU/20 AC
MIN. DENSITY: NONE
NOTE: THE GROSS SITE AREA INCLUDES BOTH TAXLOTS PLUS THE SMALL TRIANGULAR AREA SEPARATED BY THE RAILROAD ROW.

Jolma Design, LLC
10 South Parkway Ave., Ste. 203
Battle Ground, WA 98604
Office: 360-723-0392
Cell: 360-703-1577
www.jolmadesign.com

VICINITY MAP (NTS)



EXISTING CONDITIONS NOTES

MARK	DESCRIPTION	NOTES
1.1	MAJOR CONTOUR (10' INTERVAL, TYP)	CONTOURS BASED ON COUNTY LIDAR DATA
1.2	MINOR CONTOUR (2' INTERVAL, TYP)	CONTOURS BASED ON COUNTY LIDAR DATA
2.1	STREAM CENTERLINE (APPROX)	DNR MAPPED STREAM
2.2	AREAS WITHIN THE 100-YR FLOODPLAIN	N/A –THERE ARE NO KNOWN AREAS ON OR WITHIN 100 FT OF THE SITE WITHIN THE 100 YR FLOODPLAIN
2.3	WETLAND	N/A –NO KNOWN WETLANDS PRESENT
2.4	UNSTABLE SLOPES (TYP)	AREAS MAPPED AS SEVERE EROSION HAZARD
2.5	LANDSLIDE HAZARD AREA BOUNDARY (TYP)	AREAS MAPPED BY COUNTY GIS AS HAVING AREAS OF POTENTIAL INSTABILITY OR SLOPES >15%
4.1 ?	SIGNIFICANT WILDLIFE HABITAT OR VEGETATION	PRIORITY HABITAT BUFFER (TYP)
5.1	SIGNIFICANT HISTORIC RESOURCES	N/A –NONE KNOWN ON OR NEAR THE SITE
6.1	NEW PROPERTY DIVISION LINE	NEW LOT LINE TO APPROXIMATELY FOLLOW EXISTING TAXLOT LINE
6.2	EXISTING PROPERTY BOUNDARY	APPROXIMATE, BASED ON GIS TAXLOTS
7.1	EXISTING BUILDING (TYP)	
8.1	NE 251ST AVE	1. PRIVATE ROAD 2. EASM WIDTH: 30ft 3. SURFACE: GRAVEL 4. SURFACE WIDTH: 12ft

PRE-APPLICATION CONFERENCE

PAC2017-00067

PROJECT NAME: ROGER FOLEY SHORT PLAT
CLIENT: ROGER FOLEY
PROJECT LOCATION: YACOLT, WA

MARK	DATE	DESCRIPTION
A	3/22/2017	Issued for Review

PROJECT: 17028
DESIGNED: MEN
DRAWN: MEN
CHECKED: BJJ
SCALE
SCALE AS NOTED

SHEET TITLE
PROPOSED PLAN

SHEET NO.
C-101

000916