

• PAC2015-00016
• TYPE III SUBDIVISION APPLICATION

LANDSCAPE NOTE:
 EXISTING LANDSCAPING ALONG NE WARD ROAD HAS BEEN INSTALLED WITH PREVIOUS ROAD PROJECT IMPROVEMENTS, NO NEW LANDSCAPE IS PROPOSED ALONG NE WARD ROAD.

ANNA MARIE LANE SUB.
 A Preliminary Subdivision within a portion of the SW 1/4 of Sec. 1, T2N., R2E., W.M. Clark County, Washington

PREPARED BY:
 STERLING DESIGN, INC.
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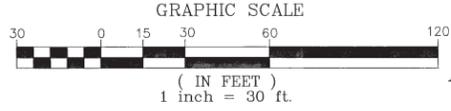
PROPOSED PLAN w/EX. CONDITIONS PLAN

ANNA MARIE LANE SUBDIVISION

Project:



Scale: AS SHOWN
 Project Number: 15-602
 Design/Drawn: JGS/BC
 Drawing Date: JUNE 2015
 Sheet 1 of 3 Sheet(s)



VICINITY MAP (NTS)

SHEET INDEX

PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS	1
TOPOGRAPHIC BOUNDARY SURVEY w/EX. CONDITIONS (BY OTHERS)	2
PROPOSED STORMWATER PLAN	3

10. PROPOSED DEVELOPMENT (I.E., LAND DIVISION) PLAN

GENERAL INFORMATION

- APPLICANT/CONTACT: JOEL STIRLING
 2208 E. EVERGREEN BLVD. SUITE A
 VANCOUVER, WA 98661
 PH. (360) 759-1794
- PROPERTY OWNERS:
 PETER BAUER & JO DAPPER
 20433 SE WALGREEN ROAD
 DAMASCUS OR, 97089
- AREA: 2.21 ACRES
- TAX LOT(S): 15 & 30
- SERIAL NUMBER(S): 153938-000 & 153953-000
- SITE ADDRESS: 8003 & 8013 NE WARD ROAD
- ZONING: R1-6
- COMPREHENSIVE PLAN: UL

EXISTING CONDITIONS (REFER TO SHEET 2)

- Environmental**
- TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
 - THERE ARE NO SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING AS SHOWN.
 - THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
 - THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
 - THERE ARE NO WATER BODIES OR WETLANDS ON THE SITE.
 - THERE ARE NO WETLAND DELINEATION AREAS ON THE SITE.
 - THERE ARE NO MAPPED UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE.
 - THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR VEGETATION AREAS ON THE SITE.
 - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE PER ARCHAEOLOGICAL INVESTIGATION ON 2/30/15.
- Land Use and Transportation**
- THE PROPOSED SITE AREA IS APPROX. 2.21 ACRES. THE LAYOUT AND DIMENSIONS OF EXISTING PARCEL ARE SHOWN ON PLAN.
 - THERE ARE EXISTING STRUCTURES ON THE SITE THAT WILL BE REMOVED.
 - EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT LOCATIONS & WIDTHS ARE AS SHOWN THIS SHEET.
 - NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN.
 - LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE WARD ROAD, & NE 79th WAY ARE SHOWN THIS PLAN.
 - NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE SHOWN ON THIS PLAN.
 - LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE WARD ROAD ARE SHOWN ON PLAN.
 - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
 - THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)
- Water and Sewer**
- THE NEAREST EXISTING FIRE HYDRANTS TO THE SITE ARE AS SHOWN.
 - THERE ARE SEPTIC SYSTEM(S) AND WELL(S) ON THE SITE AS SHOWN.
 - EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILABLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

- Environmental**
- THERE ARE NO WETLANDS, STEEP SLOPE BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.
- Land Use and Transportation**
- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON SITE.
 - DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN.
 - THERE ARE EXISTING STRUCTURES ON THE SITE.
 - ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
 - PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN. THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
 - LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
 - THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
 - LOCATION, WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAY AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN. ALSO ATTACHED ON PLAN IS A CROSS SECTION OF ALL PUBLIC & PRIVATE ROADWAYS.
 - ALL ROAD GRADES ARE LESS THAN 15% ON THE SITE AND WITHIN 500' OF THE SITE.
 - ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
 - SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
 - LOCATION OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
 - THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

LANDSCAPE PLAN

NO LANDSCAPE IS PROPOSED WITH THIS DEVELOPMENT.

SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

TABLE 40.220.010-3

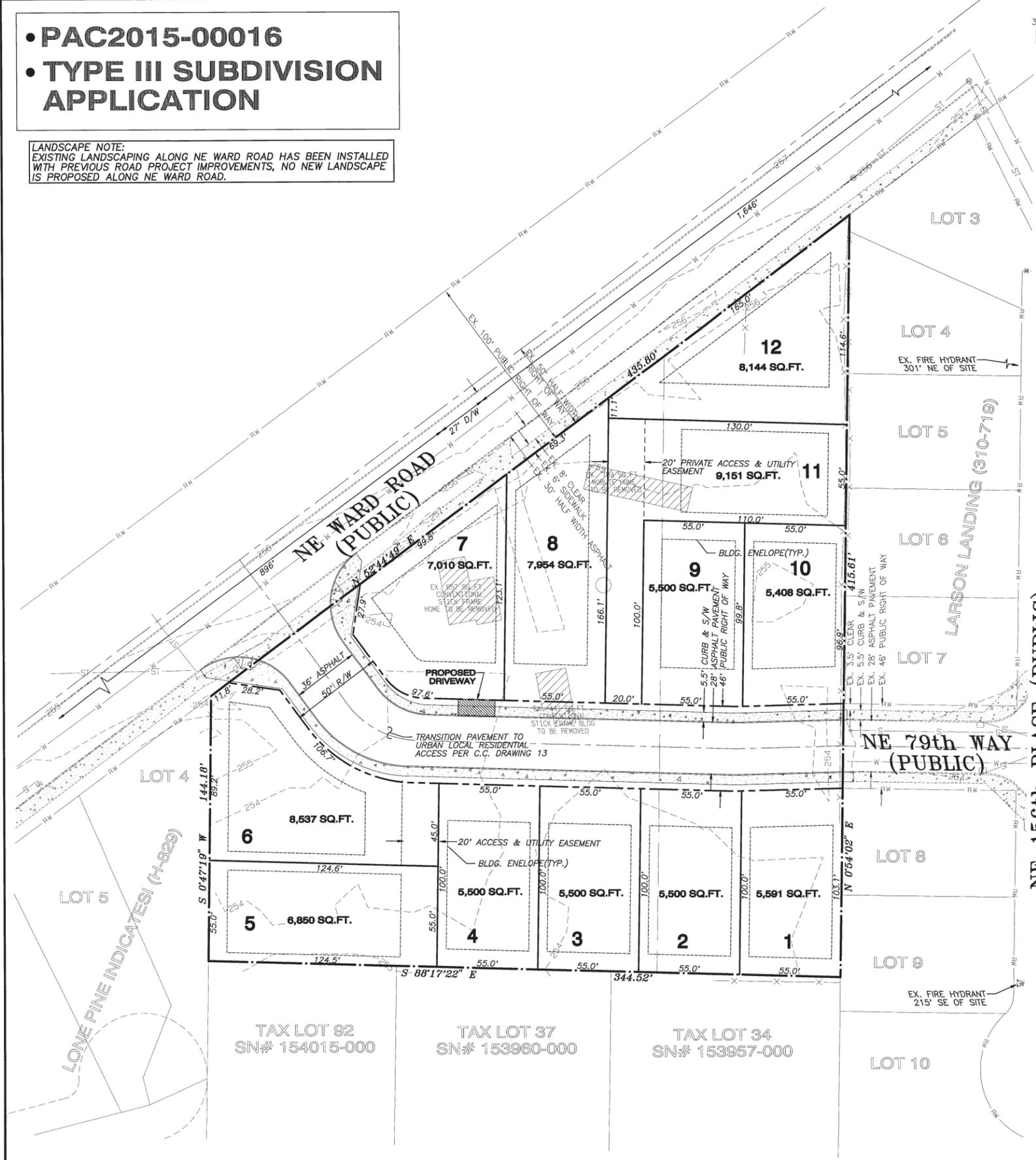
BUILDING SETBACKS:

FRONT:	10'
FRONT GARAGE:	18'
SIDE STREET:	10'
SIDE INTERIOR:	5'
REAR:	10'
MAX. LOT COVERAGE:	50%
MAX. BLDG. HEIGHT:	35'

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPF SURVEYING, INC. (360) 834-0174	SOIL TYPE(S): LGB	HYDROLOGIC GROUP: B	AASHTO CLASSIFICATION: A-2	DATE: 4/21/2015
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 254'-256'	FILENAME: S1\1-602-Preliminary.pro	Scale: AS SHOWN	
SITES TESTING BY: DEEP RIVER GEOTECHNICAL SERVICES			Project Number: 15-602	
SITING AREA: 2.21 ACRES			Design/Drawn: JGS/BC	
			Drawing Date: JUNE 2015	
			Sheet 1 of 3 Sheet(s)	

PROPOSED DEVELOPMENT PLAN
TOTAL LOTS: 12
MINIMUM LOT AREA: 5,408 sq.ft.
MAXIMUM LOT AREA: 9,151 sq.ft.
AVERAGE LOT AREA: 6,718 sq.ft.



TAX LOT 92 SN# 154015-000
 TAX LOT 37 SN# 153960-000
 TAX LOT 34 SN# 153957-000