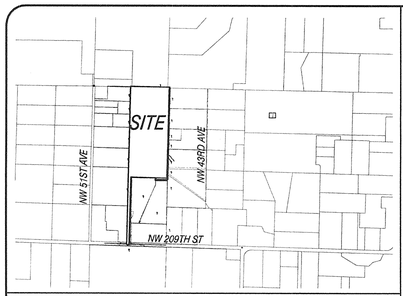
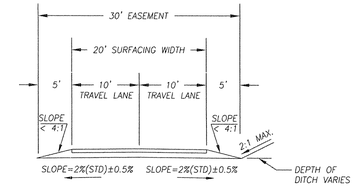
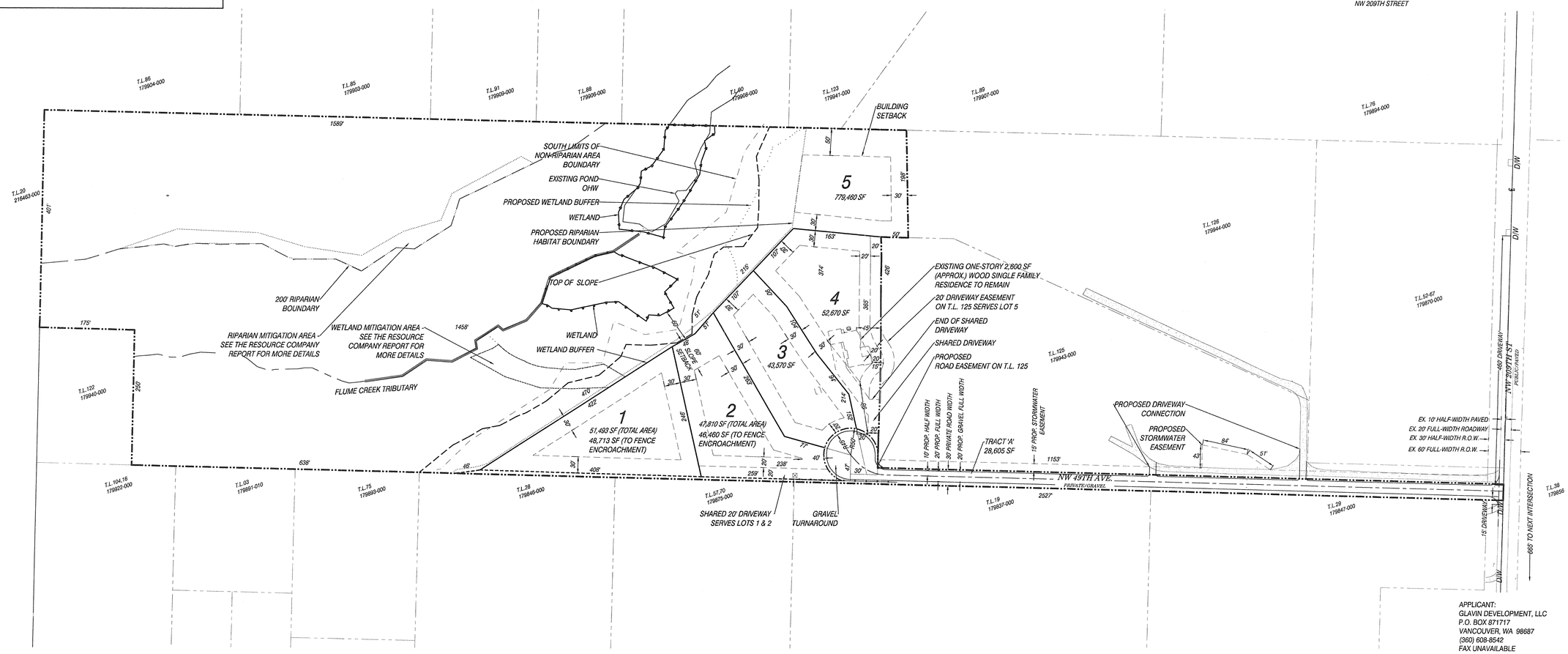


VICINITY MAP NW 1/4, SEC. 05 T3N R1E W.M.
NTS



CLARK COUNTY ROAD STANDARDS
STANDARD DRAWING 22
RURAL PRIVATE ROAD
ACTUAL IMPROVEMENTS MAY DIFFER FROM STANDARD DETAIL
PRIVATE ROAD FULL WIDTH
NOT TO SCALE
NW 209TH STREET



LEGEND

- NON-RIPARIAN HABITAT CONSERVATION AREA (AS MARKED BY THE RESOURCE COMPANY)
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPERTY LINE
- ADJACENT TAXLOT
- ROAD CENTERLINE
- ROAD R.O.W.
- STREAM CENTERLINE
- WETLAND BOUNDARY LINE
- WETLAND BUFFER LINE
- RIPARIAN HABITAT CONSERVATION BOUNDARY LINE
- TOP OF SLOPE
- EXISTING HOUSE
- BUILDING SETBACK

SUBDIVISION NOTES:

EXISTING SITE DATA:

PRESENT USE:	ONE SINGLE-FAMILY RESIDENTIAL DWELLING UNIT
EXISTING ZONING:	R-5
GROSS SITE AREA:	AFTER THE PROPOSED BOUNDARY LINE ADJUSTMENT, PARCEL 179838-000 IS 23.16 ACRES (1,008,850 SF). ORIGINAL PARCEL IS 22.96 ACRES (1,000,138 SF) , ACCORDING TO OLSON ENGINEERING SURVEY PERFORMED IN JANUARY AND MARCH, 2015.
TRANSIT ROUTES & STOPS:	CTRAN - CONNECTOR STOP AT RIDGEFIELD CITY CENTER (OVER A MILE TO THE NORTHEAST)

PROPOSED SITE DATA:

PROPOSED USE:	5 RURAL CLUSTER DEVELOPMENT RESIDENTIAL LOTS
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	AS SHOWN
PROPOSED PRIVATE ROADS:	AS SHOWN
PROPOSED EASEMENTS:	REFER TO ENGINEERING PLANS & AS SHOWN
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED PEDESTRIAN FACILITIES:	NONE PROPOSED
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO ENGINEERING PLANS
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	SEPTIC PROPOSED FOR EACH LOT-SEE APPROVED SEPTIC PLAN FROM ASD2, INC.
PROPOSED OPEN SPACE/PARK:	AS SHOWN
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	AS SHOWN ON CLARK COUNTY GIS
PROPOSED SIGNS:	NONE PROPOSED
PROPOSED LIGHTING:	NONE PROPOSED
PROPOSED LOTS, TRACTS, ETC:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	AS SHOWN
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	NONE PROPOSED
CURBSIDE GARBAGE/RECYCLING PICKUP	NONE PROPOSED
SOLID WASTE/RECYCLING STORAGE AREAS	NONE PROPOSED

SIGHT DISTANCE DISTANCE STANDARDS ARE MET AT ALL ACCESS LOCATIONS.

THERE WILL BE A MINIMUM OF 2 OFF STREET PARKING SPACES PER LOT, ONE IN THE GARAGE AND ONE IN THE DRIVEWAY.

ALL PROPOSED PRIVATE ROADS AND DRIVEWAYS WILL MEET CLARK COUNTY TRANSPORTATION STANDARDS.

R-5 RURAL CLUSTER DEVELOPMENT STANDARDS:

CLUSTER LOTS:
MINIMUM LOT AREA: 1 ACRE (43,560 SQUARE FEET)
MAXIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 140 FEET

REMAINDER LOT:
MINIMUM LOT AREA: 65% OF SITE
MAXIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
MAXIMUM LOT WIDTH: NONE

SETBACKS:

FRONT YARD:	50 FEET (20 FEET* WHEN ABUTTING ANOTHER CLUSTER)
REAR YARD:	50 FEET* (20 FEET* WHEN ABUTTING ANOTHER CLUSTER)
SIDE YARD:	20 FEET*

*NOTE: THE CLARK COUNTY FIRE MARSHAL REQUIRES THE STANDARD 20 FOOT REAR AND SIDE SETBACKS TO BE INCREASED TO 30 FEET, DUE TO LOW WATER FLOW/SERVICE FROM WELLS.

TOTAL SITE IS APPROXIMATELY 1,008,850 SF/REMAINDER IS APPROXIMATELY 779,460 SF = 77% OF SITE

DENSITY CALCULATIONS: 1,008,850 SF AT 110% DENSITY = 26.48 ACRES

APPLICANT:
GLAVIN DEVELOPMENT, LLC
P.O. BOX 871717
VANCOUVER, WA 98687
(360) 608-8542
FAX UNAVAILABLE
peter.glavin@gmail.com

OWNER (#179838-000):
GH ECKERT & MARGARETHE ECKERT TRUSTEE
15900 SE 35TH ST
VANCOUVER, WA 98683
(360) 891-4272

CONTACT:
OLSON ENGINEERING, INC.
ATTN: REBECCA WAHLSTROM
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
rebeccaw@olsonengr.com

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch =100ft.

PLOT: consultant3.ctb
FILE: j:\data\9000\9100\9170\9175\Planning\Pre-App\9175.p.prelim.dwg

PRELIMINARY LOT LAYOUT FOR:
COURTNEY ACRES

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
360-695-8117
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED
PROFESSIONAL ENGINEER
9/17/15

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: RJW
DRAWN: RJW
CHECKED: KFS
DATE: MARCH 2015
SCALE: H: 1" = 100' V:

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COURTNEY ACRES
JOB NO. 9175.01.01

SHEET
PL 1