Croswell Cluster Short Plat

Located in a portion NW 1/4 of Section 10 T1N, R4E, W.M.
Clark County, Washington

PROJECT NOTES:

Applicant & Owner:
Ray & Delores Croswell
5909 W Street
Washougal, WA 98671
Ph. (360) 835-3294
e-mail: shedhunt@aol.com

Project Contact:
PLS Engineering
Travis Johnson
1014 Franklin Street
Vancouver, WA 98660
Ph. (360) 944-6519
Fax (360) 944-6539
e-mail: travis@plsengineering.com

The parcel is identified as tax lot 1, serial number 133026-000. The site address is 5909 W Street, Washougal, WA 98671.

This project is within the R-5 zone of Clark County, a Single-family Residential zone. The comprehensive plan designation for the site is R-5.

Site Area - 10.10 acres (440,286 sq ft).
Total Number of Lots = 2
Lot 1 = 77,951 sq ft
Lot 2 = 362,335 sq ft

No right-of-way will be dedicated to Clark County.

The development is accessed from W Street, a public roadway. A road modification for driveway spacing will be applied for during the preliminary submittal process to maintain individual driveway accesses to each lot.

Public Water Purveyor = Private Well.

Public Sewer Purveyor = Septic Systems are proposed.

Stormwater quality and quantity control will not be required. The proposed improvements will create less than 5000 square feet of impervious surface. Therefore the applicant will be exempt from the stormwater ordinance.

An unnamed creek that is a tributary to Gibbons Creek drains through the southeast corner of the site. Department of Natural Resources classifies this stream as a fish bearing perennial stream (F).

There are (2) known wells and (1) known septic system on site.

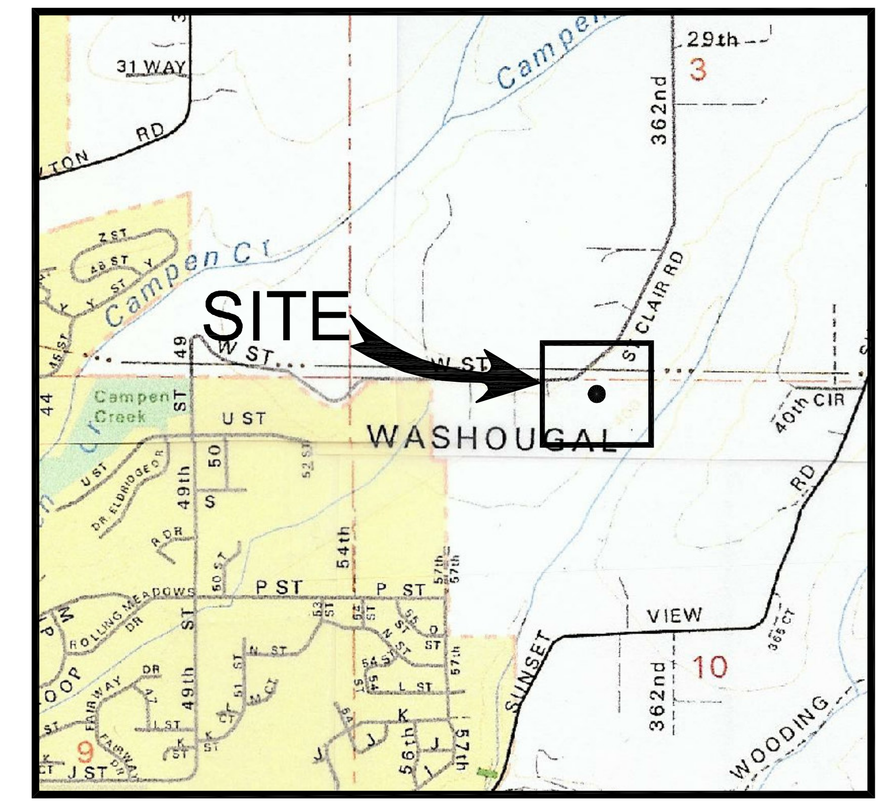
There is (1) exising house and (1) existing shop on-site. Both will remain.

No pedestrian facilities will be provided with this development.

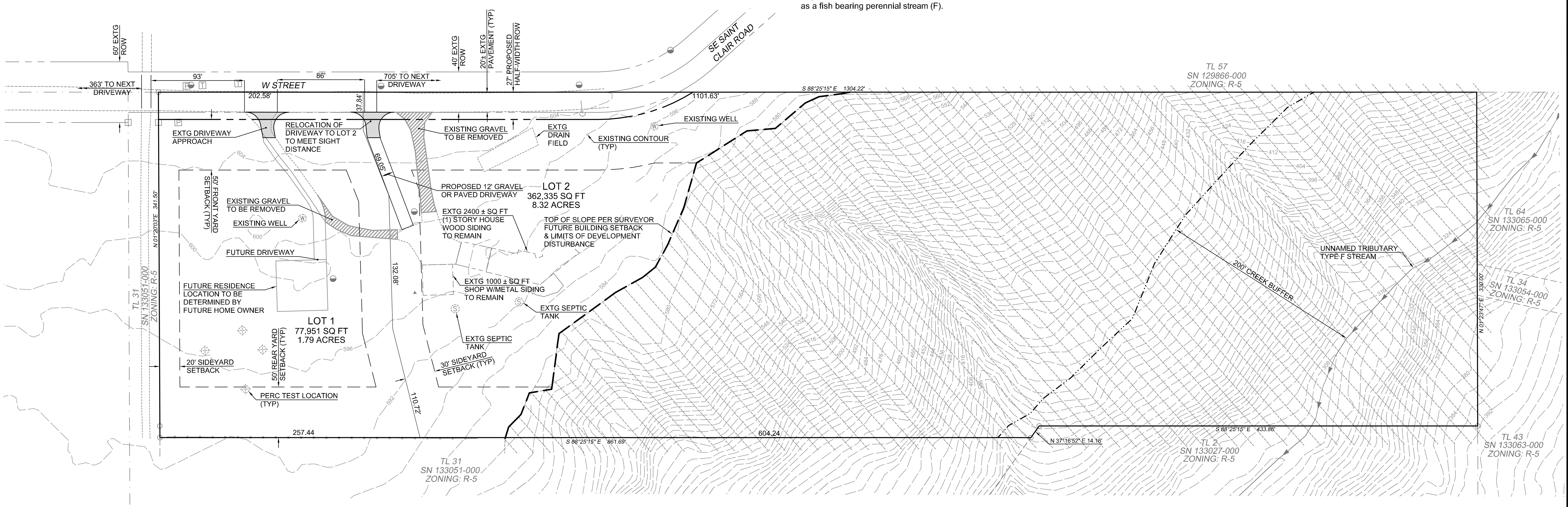
There are no transit stops within the general area.

There are no hydrants in the general area and no hydrants are proposed with this development.

Contour data shown on the existing conditions plan are from the GIS Department of Clark County. Boundary information was provided by Lawson Land Services.



VICINITY MAP
NOT TO SCALE



Scale 1" = 50'
50 25 0 50

Revisions			
A	May 4, 2009	Submitted For Review	TGJ
B			
1			
2			
3			
4			

Preliminary Plat and Existing Conditions Plan For:

Croswell Cluster Short Plat

A Short Plat Located In Clark County, Washington

PLS ENGINEERING
Consulting Engineers & Planners | 1014 Franklin Street, Atrium Suite, Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Project No.	2111
SCALE:	H: 1" = 50' V: N/A
DESIGNED BY:	TGJ
DRAFTED BY:	TGJ
REVIEWED BY:	AJG

1
1