NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION AND OPTIONAL SEPA DETERMINATION OF NON-SIGNIFICANCE

(Form DS1301A)

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
June 11, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: May 28, 2009

Project Name: **FARRAN SHORT PLAT**

Case Number: **PLD2009-00018; SEP2009-00035; GEO2009-00009; HAB2009-00023**

Location: 18002 NW 41st Avenue

Request: The applicant is requesting to divide 10.45 acres into two single-family residential lots using the provisions of the cluster ordinance. The site is located in the R-5 zone district.

Applicant: Aiman Farran
18002 NW 41st Avenue
Ridgefield, WA 98642
(360)566-3397
aaiman0@yahoo.com

Contact Person: Sturtevant, Golemo & Associates
Jason Mattos
2005 Broadway
Vancouver, WA 98663
(360)993-0911; (360)993-0912 fax
jclark@sgaengineering.com
jmattos@sgaengineering.com

Property Owner: Sliman Farran
18002 NW 41st Avenue
Ridgefield, WA 98642

Zoning: R-5

Comp Plan Designation: R-5

Parcel Number(s): 180501-000

Township: 3 North **Range: 1 East** **SW ¼ of Section 8**

Applicable Code Sections: Clark County Code: Title 14 (Buildings and Structures), 15.12 (Fire Code); 40.4 (Critical Areas), 40.350 (Transportation & Circulation); 40.210 (Rural and Resource Residential Zoning Districts),40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.5 (Procedures); 40.550 (Modifications and Variances), 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.570 (SEPA), Section 40.350.020 (Transportation Concurrency), 40.610 & 40.620 (Impact Fees); Title 24 (Public Health), RCW 58.17 (State Platting Laws) and the Clark County Comprehensive Plan.

Neighborhood Contact:
Fairgrounds Neighborhood Association
Bridget Schwarz, President
2110 NW 179 Street
Ridgefield, WA 98642
573-5873
E-mail: bridget@bridge-i-t.com

Staff Contact Person:
Planner Name: Terri Brooks, (360) 397-2375, ext. 4885
E-mail: terri.brooks@clark.wa.gov
Team Leader Name: Travis Goddard (360) 397-2375, ext. 4180

Please email SEPA comments to: susan.rice@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 4/22/09
Fully Complete Date: 5/6/09 (On hold 5/7/09 to 5/14/09)

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:
A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions): (http://www.clark.wa.gov/commdev/active-landuseN.html)

- Pre-Application Conferences and Public Land Use Hearing Agendas: (http://www.clark.wa.gov/commdev/agendasN.asp)

- Applications and Information Handouts for each Type of Land Use Permit: (http://www.clark.wa.gov/commdev/applicationsN.html) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: http://www.clark.wa.gov

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark County Fire Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

RCW 197-11-960 Environmental Checklist

ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 4321C RCW requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain you answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply. " In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:
   Farran Tier I Short Plat

2. Name of applicant:
   Sturtevant, Golemo & Associates

3. Address and phone number of applicant and contact person:
   2005 Broadway
   Vancouver, WA 98663
   Attn: Eric Golemo
   (360) 993-0911

4. Date checklist prepared:
   October 13, 2008

5. Agency requiring checklist:
   Clark County

6. Proposed timing or schedule (including phasing, if applicable):
   To be constructed in the fall of 2010.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   None at this time.

8. List any environmental information you know about that has been prepared or will be prepared that is directly related to this proposal.
   A Wetland Delineation, Archaeological Pre-Determination, Habitat Permit and Geo-hazard Study have been completed and are included in the preliminary application.

9. Do you know whether applications are pending for governmental approvals or other approvals of other projects directly affecting the property covered by your proposal? If yes, explain:
   No

10. List any governmental approvals or permits that will be needed for your proposal, if known.
    Clark County, Clark County Health Department, Clark Public Utilities and Fire Dept.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
The 10.45 acre site will be divided into a 2 lot short plat. Currently there is one single-family residence with associated outbuildings on site.

12. Location of the proposal:
18002 NW 41st Avenue, Ridgefield, WA
Parcel #180501-000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat, rolling, hilly, steep, slopes, mountainous, etc:
Steep

b. What is the steepest slope on the site (approximate percent slope)?
40%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils specify them and note any prime farmland.
Hillsboro silt loam (HoG, HoA, HoB & HoE)

d. Are there any indications or history of unstable soils in the immediate vicinity? If so, describe.
GIS states there are Areas of Potential Instability where slopes are more than 15%.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposal. Indicate source of fill.
Approximately 1,500 cubic yards on-site grading for infrastructure development.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:
Yes, the soil could erode due to exposure to rain during construction.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
2%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt fencing, inlet protection, mulching, and seeding.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. Dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Construction equipment will emit exhaust. Air may get dusty during construction.

b. Are there any off site sources of emissions or odor that may affect your proposal? If so, generally describe:
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None

3. WATER

a. SURFACE:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There is a Type Np stream located adjacent to the property, which flows from the north to the south somewhat parallel to the west property line. Whipple Creek is a Type F stream that is located on the far south portion of the property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described water? If yes, please describe and attach available plans.
No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. GROUND WATER

1) Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantity if known:
The roof area will be infiltrated.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage, industrial, containing the following chemicals…, agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
This project is exempt from the stormwater ordinance.

c. WATER RUNOFF (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe:
This project is exempt from the stormwater ordinance.

2) Could waste materials enter ground or surface waters? If so, describe.
Yes, motor vehicles could leak contaminants that could enter.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any
This project is exempt from the stormwater ordinance.

4. PLANTS

a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, **maple**, aspen, **other**:
Evergreen tree: **fir, cedar**, pine, other:
Shrubs: **misc.**
Grass: **misc.**
Crop or grain:
Wet soils plants: cattail, buttercup, bullbrush, skunk cabbage
Water plants: **misc.**

Other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?
Grass will be stripped for home construction.

c. List threatened or endangered species known to be on or near the site:
Unknown

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Private residential landscaping will be added.

5. ANIMALS

a. Circle any known birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: **hawk**, heron, eagle, **songbirds**, **other**:
Mammals: deer, bear, elk, beaver, **other**:
Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known

c. Is the site part of a migration route? If so, explain.
The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

d. Proposed measures to preserve or enhance wildlife, if any:
None

6. ENERGY AND NATURAL RESOURCES.

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity or natural gas will be used to heat the home and electricity for lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:
No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
Comply with state building and energy codes.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe:
No

1) Describe special emergency services that might be required:
Fire, police and ambulance

2) Proposed measures to reduce or control environmental health hazards, if any:
Public water will serve the new home.

b. Noise

1) What types of noise exist in the area that may affect your project (For example: traffic, equipment, operation, other)?
Traffic noise may be heard.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
7am –7pm construction noise

3) Proposed measures to reduce or control noise impacts, if any:
None

8. LAND AND SHORELINE USE:

a. What is the current use of the site and adjacent properties?
There is one single-family home with associated outbuildings currently on site. The site is surrounded by single-family homes on acreage.

b. Has the site been used for agriculture? If so, describe:
Unknown

c. Describe any structures on the site:
One single-family residence with associated outbuildings.

d. Will any structures be demolished? If so, what?
The existing home and outbuildings will remain on site.

e. What is the current zoning classification of the site?
R-5

f. What is the current comprehensive plan designation of the site?
R-5

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
There are wetland and habitat areas onsite. A Wetland Delineation states the site contains a Category III wetland in the southern portion of the site.

i. Approximately how many people would reside or work in the completed project?
4

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The division of a 10.45 acre site into a two lot short plat is compatible to the area. The site is surrounded by single-family homes on acreage.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
1 new middle income and 1 existing middle income home.

b. Approximately how many units, if any would be eliminated. Indicate whether high, middle, or low income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
None

10. AESTHETICS:

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?
Two story wood structures (35')

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
House lighting will occur at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None known

d. Proposed measures to reduce or control light and glare impacts, if any:
Proper orientation and shading of light sources.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
None

b. Would the proposed project displace any existing recreational uses? If so, describe:
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Parcel 180500-000 directly across NW 41st Avenue from the site has a Clark County Heritage Register designation.

b. Generally describe any landmarked or evidence of historic, archaeological, scientific, or cultural importance to be on or next to the site.
Parcel 180500-000 directly across NW 41st Avenue from the site has a Clark County Heritage Register designation.

c. Proposed measures to reduce or control impacts, if any:
N/A

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The site will be accessed from NW 41st Avenue.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not served by public transit.

c. How many parking spaces would the completed project have? How many would the project eliminate?
2 added, none eliminated

d. Will the proposals require any new roads or streets or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private)?
No street improvements are proposed with this project.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
10 new trips per day, 1 new PM peak hour trip.

g. Proposed measures to reduce or control transportation impacts, if any:
None

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe:
The short plat will require all public services and they are all available to serve the site except sewer service.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
Electricity, natural gas, water, telephone, and refuse service.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.
Water: Clark Public Utilities
Sewer: Septic Tank
Telephone: QWest
Electricity: Clark Public Utilities
Gas: NW Natural Gas

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Date submitted 4-17-09

FARRAN SHORT PLAT

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

MARCH 2009

PROPERTY: TAX PARCEL 180501-000

OWNER: SUMAN FARRAN
18002 NW 41ST AVE
RIDGEFIELD WA, 98642

APPLICANT: AMAN FARRAN
18002 NW 41ST AVE
RIDGEFIELD WA, 98642
360.506.3397

CONTACT: STURTEVANT, COLEMO & ASSOCIATES
ATTN: JAMIE CLARK OR JASON MATTOS
2905 BROADWAY
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: JMATTOS@SCAENGINEERING.COM OR JCLARK@SCAENGINEERING.COM

EXISTING SITE DATA:

PRESENT USE	1 SINGLE-FAMILY RESIDENCE ON ACREAGE
EXISTING ZONING	R-5 (RURAL)
GROSS SITE AREA	10.65 ACRES
TRANSIT ROUTES & STOPS	THE SITE IS NOT SERVED BY PUBLIC TRANSIT
EXISTING WATER AND SEWER	THE EXISTING HOUSE IS SERVED BY A WELL AND SEPTIC
EXISTING FIRE HYDRANTS	THERE IS NO PUBLIC WATER OR FIRE HYDRANTS IN THE VICINITY OF THIS PROPERTY

ENVIRONMENTAL DATA

TOPOGRAPHY	SHOWN AT 2' INTERVALS
WATERCOURSES (STREAMS, RIVERS, ETC...)	YES, SHOWN ON PLAN
DRAINAGE PATTERNS & DRAINAGE COURSES	SHOWN BY TOPO CONTOURS
FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY	NO
DESIGNATED SHORELINE AREAS	NO
WATER BODIES AND KNOWN WETLANDS	YES, SHOWN ON PLAN
HIGH SEASONAL WATER TABLE OR IMPERMEABLE SOILS	YES
WETLAND DELINEATION	YES
UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS	YES
AREAS HAVING SEVERE SOIL EROSION POTENTIAL	YES
AREAS HAVING SEVERE WEAK FOUNDATION SOILS	NONE KNOWN
SLOPES IN EXCESS OF 15%	YES
SIGNIFICANT WILDLIFE HABITAT OR VEGETATION	YES, NEWMAN HABITAT AREAS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES	NONE KNOWN
ARCHAEOLOGICAL PREDETERMINATION	YES

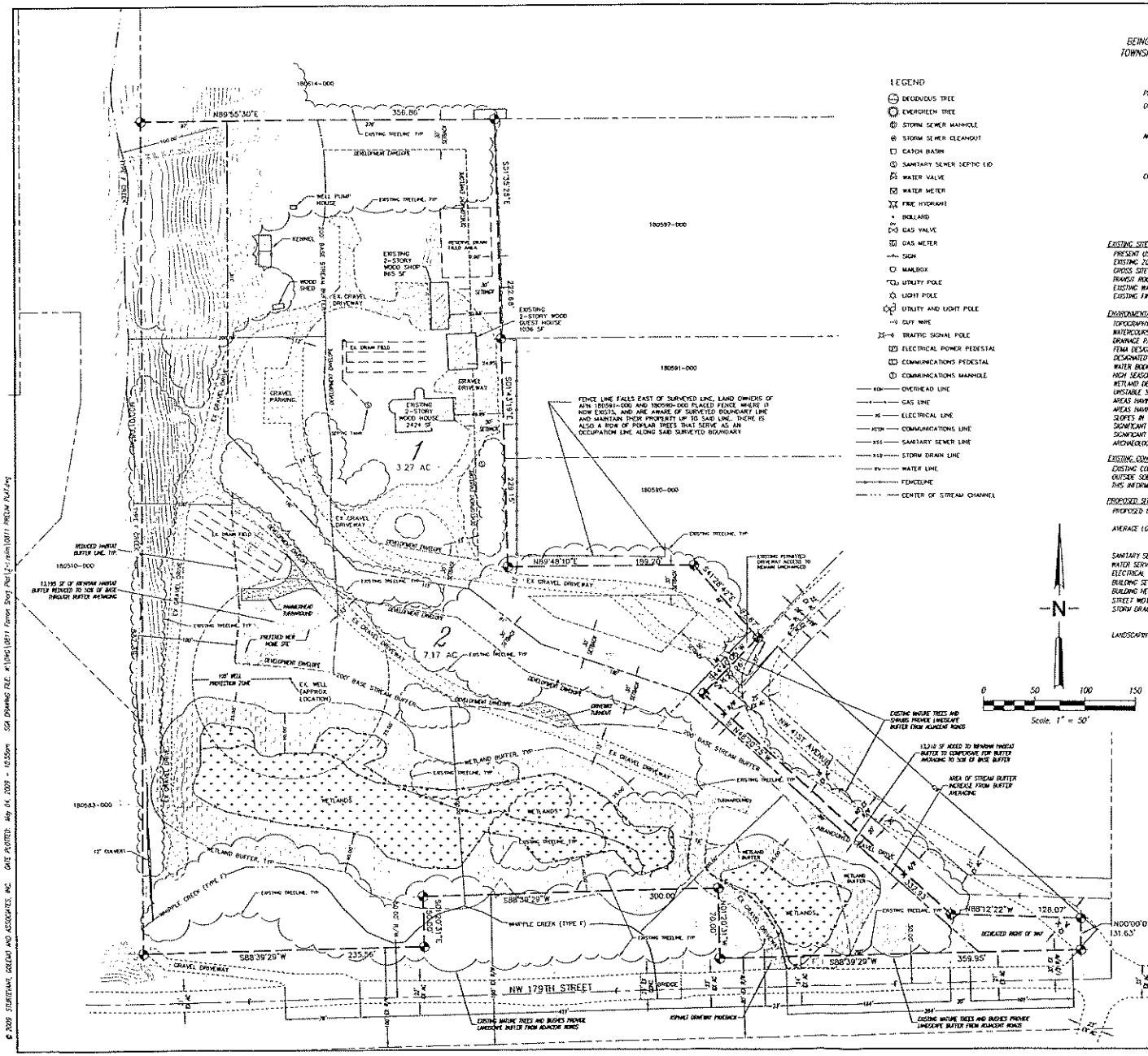
EXISTING CONDITIONS DISCLAIMER:
EXISTING CONDITIONS SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION OBTAINED FROM OUTSIDE SOURCES. STURTEVANT, COLEMO AND ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE DATA:

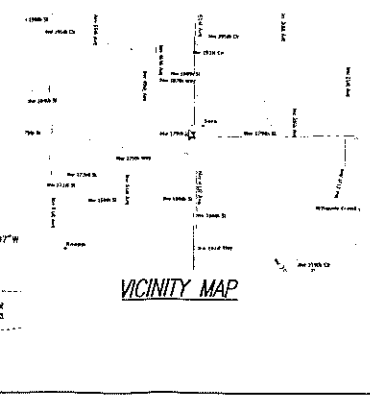
PROPOSED USE	SUBDIVIDE PROPERTY INTO 2 SINGLE-FAMILY LOTS ON ACREAGE USING RURAL CLUSTER DEVELOPMENT STANDARDS
AVERAGE LOT SIZE	5.27 ACRES CLUSTER LOT = LOT 1: 3.27 ACRES (31%) REMAINDER LOT = LOT 2: 7.17 ACRES (69%)
SANITARY SEWER SERVICE	ON SITE SEPTIC
WATER SERVICE	CLARK PUBLIC UTILITIES
ELECTRICAL SERVICE	CLARK PUBLIC UTILITIES
BUILDING SETBACKS	PER CLARK COUNTY STANDARDS
BUILDING HEIGHT	PER CLARK COUNTY STANDARDS
STREET WIDTHS & SECTIONS	PER CLARK COUNTY STANDARDS
STORM DRAINAGE	THIS PROJECT PROPOSES TO CREATE LESS THAN 5000 S.F OF NEW IMPERVIOUS SURFACE AND REMAIN UNDER THE THRESHOLD OF THE STORMWATER ORDINANCE.
LANDSCAPING & SCREENING	EXISTING VEGETATION IS SUFFICIENT TO SCREEN THE PROJECT FROM ADJACENT ROADS AND WILL BE MAINTAINED. EXISTING TREE LINE IS SHOWN ON THE PLAN. EXISTING TREES CONSIST OF POPLAR, ALDER, FIR, CEDAR, ETC... TREES RANGE IN SIZE FROM 1" CALIPER TO 36" CALIPER. THE SITE ALSO CONTAINS DENSE SHRUB HEDGES ALONG THE EXISTING DRIVEWAY OF THE CLUSTER LOT. A DENSE GROVE OF FIR TREES AND HEDGES EFFECTIVELY SCREENS THE CLUSTER LOT FROM THE ADJACENT STREETS.

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- STORM SEWER MANHOLE
- STORM SEWER CLEANOUT
- CATCH BASIN
- SANITARY SEWER SEPTIC LID
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BOLLARD
- GAS VALVE
- GAS METER
- SIGN
- MAILBOX
- UTILITY POLE
- LIGHT POLE
- UTILITY AND LIGHT POLE
- CUT WIRE
- TRAFFIC SIGNAL POLE
- ELECTRICAL POWER PEDESTAL
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS MANHOLE
- OVERHEAD LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCELINE
- CENTER OF STREAM CHANNEL



VICINITY MAP



STURTEVANT, COLEMO, & ASSOCIATES
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES

2905 BROADWAY STREET
VANCOUVER, WA 98663

PHONE (360)993-0911
FAX (360)993-0912

STATE OF WASHINGTON 40172 REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 12/14/2010
3/4/09

PRELIMINARY PLAT

Farran Short Plat

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JTM/CRW
SCALE:	1" = 50'

JOB NUMBER	SHEET
0811	2 of 2

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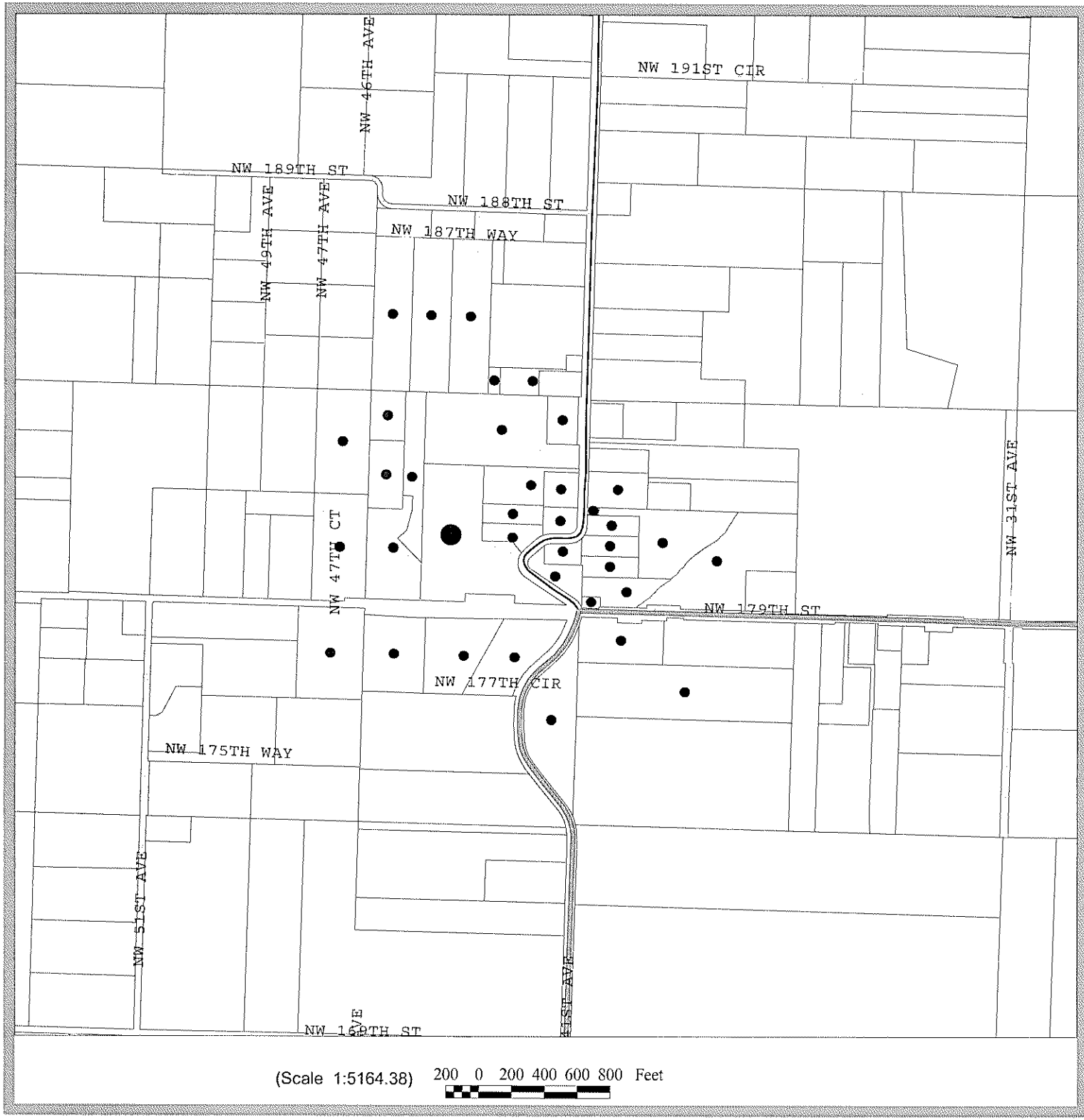

Owners of property
that were sent notice

SW 1/4 of Section 08 T3R1E WM

Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads

Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: May 20, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuraces that may be present.

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