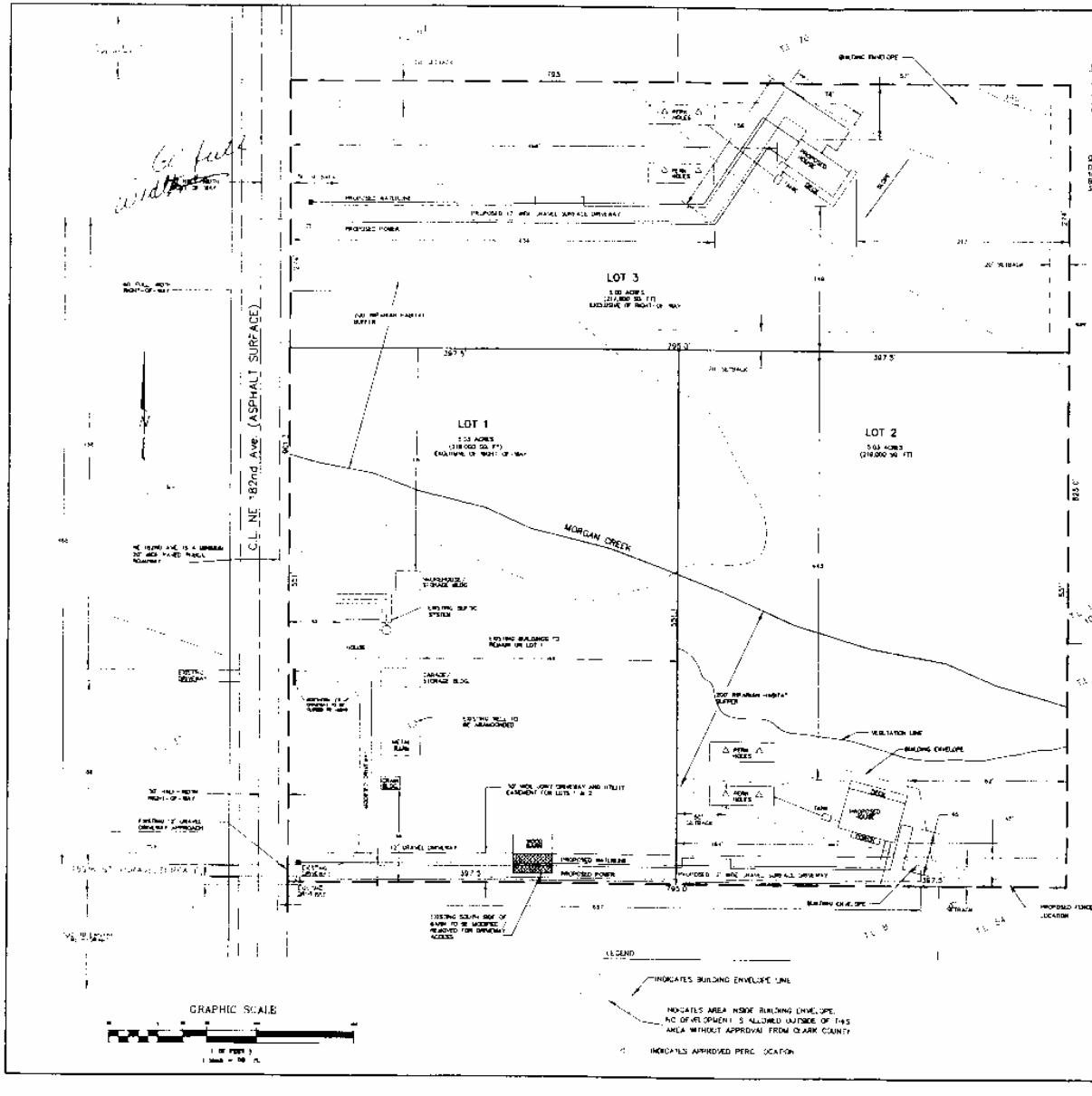
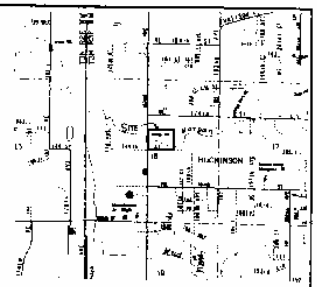


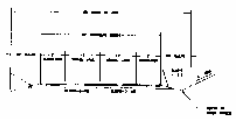
SITE DATA
TAX LOT #5
SITE ADDRESS: 16919 NE 182ND AVE, BRUSH PRAIRIE, WA
AREA: 15AC
ZONING: R-5
COMPREHENSIVE PLAN: R-5

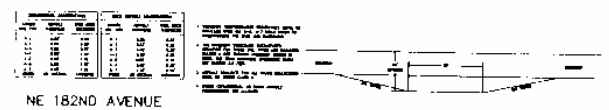
OWNER/DEVELOPER:
DARWIN AMUNDSON
16919 NE 182nd AVE
BRUSH PRAIRIE WA 98606
360 892 8600

PROJECT PLANNER:
NICOLE S. WINSTON
WINSTUP & GLACGER SURVEYING
2205 E VANCOUVER BLVD
VANCOUVER, WA 98661
360-694-3313 FAX 360-694 8410



VICINITY MAP





NE 182ND AVENUE
RURAL MAJOR COLLECTOR

PASSING TURNOUT ON DRIVEWAY

NOTES:
- THIS SITE IS IN THE RURAL AREA. ALL PUBLIC ROADWAYS PROVIDING ACCESS TO THE PROPOSED LOTS ARE A MINIMUM OF 20' WIDE PAVED PUBLIC ROADS.
- ACCESS TO LOTS 1 AND 2 WILL BE VIA AN EXISTING DRIVEWAY ENTRANCE, WITH A PROPOSED 30' WIDE JOINT DRIVEWAY EASEMENT. THIS DRIVEWAY WILL PROVIDE A 12' WIDE GRAVEL SURFACE, UNOBSTRUCTED TO A HEIGHT OF 13'-6", AND APPROVED TURNAROUNDS AT TERMINUS AND AT MAXIMUM 500' INTERVALS.
- LOT 1 WILL UTILIZE THE EXISTING 12' WIDE MODIFIED GRAVEL DRIVEWAY. THE EXISTING LOOP DRIVEWAY WILL BE CLOSED OFF TO NE 182ND AVENUE ON THE NORTH SIDE AS SHOWN ON THE PLAT.
- ACCESS TO LOT 3 WILL BE VIA A PROPOSED 12' WIDE GRAVEL SURFACE DRIVEWAY. THIS DRIVEWAY WILL BE CONSTRUCTED BY THE FUTURE LOT OWNER AT THE TIME OF HOME CONSTRUCTION.
- THE EXISTING HOUSE ON LOT 1 IS SERVED BY AN EXISTING SEPTIC SYSTEM, PUBLIC WATER PROVIDED BY CLARK PUBLIC UTILITIES, AND A WELL. THIS HOME WILL CONTINUE TO UTILIZE THE SEPTIC SYSTEM AND PUBLIC WATER PROVIDED BY CLARK PUBLIC UTILITIES, BUT WILL ABANDON THE WELL.
- LOTS 2 AND 3 WILL BE REQUIRED TO CONNECT TO PUBLIC WATER PRIOR TO ISSUANCE OF OCCUPANCY PERMITS FOR THOSE FUTURE HOMES.
- LOTS 2 AND 3 HAVE APPROVED SEPTIC SYSTEM PERMITS. NEW HOMES ON THOSE LOTS WILL BE CONNECTED TO PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
- LOTS 2 AND 3 WILL BE REQUIRED TO PAY SCHOOL IMPACT FEES PRIOR TO BUILDING PERMIT ISSUANCE.
- THERE IS NO PUBLIC TRANSPORTATION IN THIS AREA.
- THERE ARE NO EXISTING PEDESTRIAN OR BICYCLE FACILITIES WITHIN 100' OF THE SITE.
- FOR LOTS 1 AND 2, THERE IS AN EXISTING FIRE HYDRANT LOCATED ACROSS THE ROADWAY WITHIN 500' TO THE SOUTH
- FOR LOT 3, AN EXISTING FIRE HYDRANT IS LOCATED ACROSS THE ROADWAY WITHIN 500' TO THE NORTH.
- THERE IS NO TOPOGRAPHICAL DATA AVAILABLE FOR THIS AREA. A COPY OF THE USGS CONTOURS WAS OBTAINED FROM CLARK COUNTY GIS AND IS INCLUDED WITH THIS SUBMITTAL.
- THE IMPERVIOUS AREA BEING CREATED IS UNDER 5000 SQ. FT., THEREFORE NO STORMWATER OR EROSION CONTROL PLANS HAVE BEEN SUBMITTED WITH THIS PACKAGE.
- IF EVIDENCE OF ARCHAEOLOGICAL RESOURCES ARE DISCOVERED IN THE COURSE OF CONSTRUCTION, BUILDER SHALL STOP WORK IMMEDIATELY AND NOTIFY THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND THE CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT. FAILURE TO STOP WORK AND NOTIFY THESE AGENCIES MAY RESULT IN CIVIL FINES AND/OR CHARGES OF A CLASS C FELONY.
- THE EXISTING HOUSE ON LOT 1 IS A TWO STORY STICK FRAMED HOME. THE HOUSE IS 2200 SQUARE FEET IN AREA.
- THE EXISTING SMOKEHOUSE/STORAGE BLDG. ON LOT 1 IS A 10'X20' STICK FRAMED SHED
- THE EXISTING GARAGE/STORAGE BLDG. IS A 30'X40' STICK FRAMED BUILDING.
- THE EXISTING METAL BARN ON LOT 1 IS A 38'X50' WOOD FRAMED BUILDING.
- THE EXISTING GRAIN BUILDING ON LOT 1 IS A 15'X25' STICK FRAMED BUILDING.
- THE EXISTING WOOD BARN ON LOT 1 IS A 40'X49' WOOD FRAMED BUILDING.
- THE BOUNDARY, PERC LOCATIONS, AND BUILDING LOCATIONS IDENTIFIED ON THIS PLAT WILL BE SURVEYED BY WINSTER & GLAESER SURVEYING.
- PROPOSED BUILDING LOCATIONS HAVE BEEN IDENTIFIED ON EACH LOT WITHIN THIS DEVELOPMENT. A REPORT PREPARED BY MRM CONSULTING LLC PROVIDES A RIPARIAN HABITAT BUFFER MITIGATION PLAN FOR THE SITE. THIS MITIGATION PLAN HAS BEEN SUBMITTED WITH THE PRELIMINARY SHORT PLAT APPLICATION. THE PROPOSED BUILDING LOCATIONS HAVE BEEN REVIEWED BY MRM CONSULTING LLC. THERE IS NO DEVELOPMENT ALLOWED OUTSIDE OF THE PROPOSED BUILDING LOCATIONS WITHOUT REVIEW AND APPROVAL BY CLARK COUNTY.
- THE BOUNDARY AND DIMENSIONS PROVIDED ON THIS PLAT WERE PROVIDED BY THE OWNER.
- MINIMUM DRIVEWAY SPACING OF 230' HAS NOT BEEN MET ON THE SOUTHERN JOINT DRIVEWAY SERVING LOTS 2 AND 3, DUE TO THE LOCATION OF AN EXISTING DRIVEWAY ACROSS 182ND TO THE NORTH AND A DRIVEWAY DIRECTLY SOUTH. HOWEVER, THE JOINT DRIVEWAY IS IN THE SAME LOCATION AS THE EXISTING DRIVEWAY CURRENTLY SERVING THIS SITE, AND IS LOCATED DIRECTLY ACROSS FROM 169TH STREET ON THE WEST SIDE OF 182ND AVENUE. PLEASE SEE THE ATTACHED ROAD MODIFICATION APPLICATION.

LEGEND
INDICATES BUILDING ENVELOPE LINE
INDICATES AREA INSIDE BUILDING ENVELOPE. NO DEVELOPMENT IS ALLOWED OUTSIDE OF THIS AREA WITHOUT APPROVAL FROM CLARK COUNTY
INDICATES APPROVED PERC. LOCATION

PRELIMINARY SHORT PLAT

AMUNDSON SHORT PLAT

IN A PORTION OF THE
SW 1/4 OF SECTION 18, T. 3 N. / R. 3 E., W.M.
CLARK COUNTY, WASHINGTON

DRAWING DATE: JUNE 2, 2003
DRAWING FILE: PROPERTY-MG 06_02_03.DWG

SHEET 1 OF 1