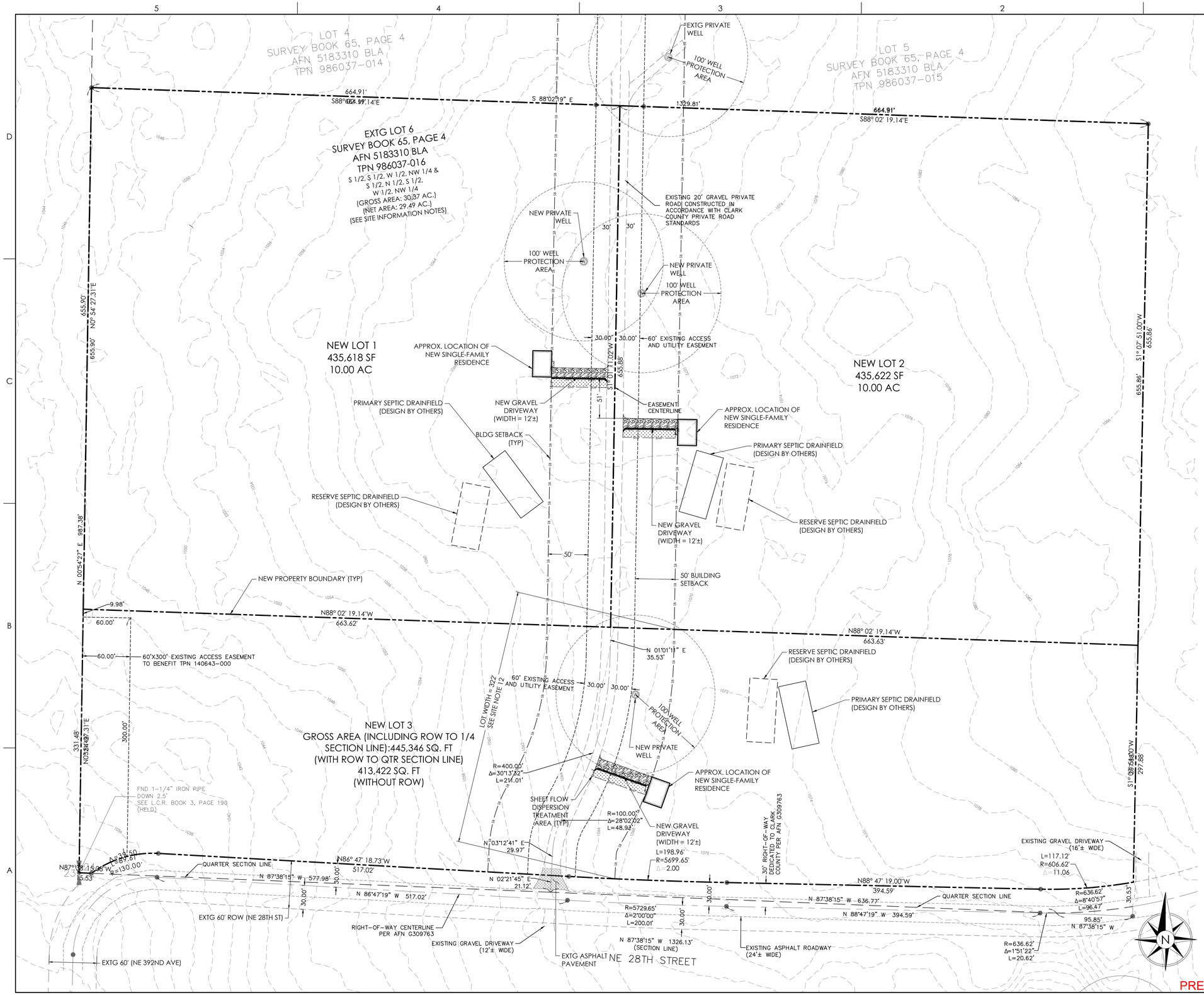

PROJECT INFORMATION

OWNER
ROTSCHY INC.
9210 NE 62ND AVE.
VANCOUVER, WA 98665

APPLICANT/CONTACT PERSON
BYRON JOLMA
JOLMA DESIGN, LLC
PO BOX 1281, BATTLE GROUND, WA 98604
(360) 703-1577
BJOLMA@JOLMADESIGN.COM

SITE INFORMATION

1. TAX LOT NO.: 98
2. 1/4 SECTION: NW 1/4 OF S24, T2N, R4E, W.M.
3. ADDRESS: NO SITE ADDRESS, SEE COVER SHEET (PD-C001) FOR VICINITY & LOCATION MAPS.
4. ASSESSOR'S SERIAL NO.: 986037-016
5. GROSS SITE AREA (INCLUDES PORTION OF ROW WITHIN 1/4 SECTION): 30.22 AC
6. NET SITE AREA (EXCLUDES ROW): 29.49 AC
7. ZONING: R-10
8. COMPREHENSIVE PLAN DESIGNATION: R
9. JURISDICTION: CLARK COUNTY

SITE NOTES

1. CONTOURS ARE SHOWN AT 2' (MINOR) AND 10' (MAJOR) INTERVALS. GROUND SURFACE TOPOGRAPHY IS BASED ON CLARK COUNTY LiDAR DATA.
2. THERE ARE NO KNOWN WATER COURSES; FLOOD PLAINS; WETLANDS; POTENTIALLY UNSTABLE SLOPES; LANDSLIDE HAZARD AREAS; SIGNIFICANT WILDLIFE HABITAT OR VEGETATION; OR SIGNIFICANT HISTORIC, CULTURAL, OR ARCHAEOLOGICAL RESOURCES LOCATED ON OR WITHIN 100' OF THE SITE.
3. THERE IS NO PUBLIC TRANSPORTATION SERVING THE SITE.
4. THERE ARE NO FIRE HYDRANTS NEAR THE SITE.
5. PUBLIC SANITARY SEWER AND WATER IS NOT AVAILABLE TO THE SITE.
6. AT THE TIME OF PRELIMINARY APPLICATION, THERE WERE NO KNOWN SEPTIC SYSTEMS ON SITE; HOWEVER, (3) PRIVATE WELLS HAVE BEEN INSTALLED, AND ONSITE SEPTIC SYSTEMS ARE PROPOSED TO SERVE EACH RESIDENTIAL LOT.
7. BOUNDARY SURVEY PERFORMED BY MINISTER & GLAESER SURVEYING.
8. THERE ARE NO EXISTING STRUCTURES ON SITE.
9. NEW RESIDENCES WILL CONSIST OF ONE- OR TWO-STORY "MICRO-HOMES" CONSTRUCTED USING STANDARD RESIDENTIAL BUILDING MATERIALS.
10. THE TOTAL NEW IMPERVIOUS AREA PERMITTED BY THIS PROJECT IS 4,998 SF (1,666 SF/LOT). PROPERTY OWNERS WILL BE RESPONSIBLE FOR MANAGING STORMWATER RUNOFF GENERATED FROM NEW IMPERVIOUS AREA EXCEEDING 1,666 SF ON ANY INDIVIDUAL LOT. FOR EXAMPLE, IF 3,000 SF OF NEW IMPERVIOUS AREA IS PROPOSED ON A SINGLE LOT, 1,334 SF (3,000 SF - 1,666 SF) OF THAT AREA WILL BE SUBJECT TO THE APPLICABLE STORMWATER MANAGEMENT REQUIREMENTS IN EFFECT AT THAT TIME.
11. A SIGHT DISTANCE EVALUATION WAS PERFORMED BY JOLMA DESIGN, LLC TO CONFIRM ADEQUATE (500') SIGHT DISTANCE BETWEEN THE SITE ACCESS ROAD/NE 28TH STREET INTERSECTION AND WESTBOUND TRAFFIC ON NE 28TH STREET. REQUIRED SIGHT DISTANCE WAS ATTAINED AFTER MINOR EXCAVATION AND VEGETATION CLEARING WAS COMPLETED. A SIGHT DISTANCE CERTIFICATION LETTER WAS COMPLETED AND INCLUDED IN THE PRELIMINARY LAND USE APPLICATION.
12. THE APPLICANT IS SUBMITTING A VARIANCE REQUEST TO ALLOW A SUBSTANDARD LOT WIDTH. REQUIRED WIDTH IS 330'; PROPOSED WIDTH IS 322'.
13. STORMWATER RUNOFF FROM DRIVEWAY ROOF AREAS WILL BE MANAGED USING BMPs T5.12 AND T5.10C, RESPECTIVELY.

PRIVATE ROAD NOTE

CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROAD(S) CONTAINED WITHIN OR PRIVATE ROAD(S) PROVIDING ACCESS TO THE PROPERTY(IES) DESCRIBED ON THIS PLAN. ANY PRIVATE ACCESS ROAD SHALL REMAIN A PRIVATE ROAD UNLESS IT IS UPGRADED TO PUBLIC ROAD STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS, TO INCLUDE HARD SURFACE PAVING, AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.

PRELIMINARY--NOT FOR CONSTRUCTION

10 South Parkway Ave.
Ste. 203
Battle Ground, WA 98604
Office: 360-723-0392
Cell: 360-703-1577
www.jolmadesign.com

Rotschy Inc.

BYRON JOHN JOLMA
STATE OF WASHINGTON
46182
REGISTERED PROFESSIONAL ENGINEER

NE 28TH STREET SHORT PLAT
ROTSCHY INC.
WASHOUGAL, WASHINGTON

MARK	DATE	DESCRIPTION
A	10/7/2016	ISSUED FOR PRELIMINARY REVIEW

PROJECT: 16016
DESIGNED: BJJ
DRAWN: BJJ
CHECKED: BJJ

SCALE
0 60 120
NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE
PROPOSED DEVELOPMENT PLAN

SHEET
PD-C101