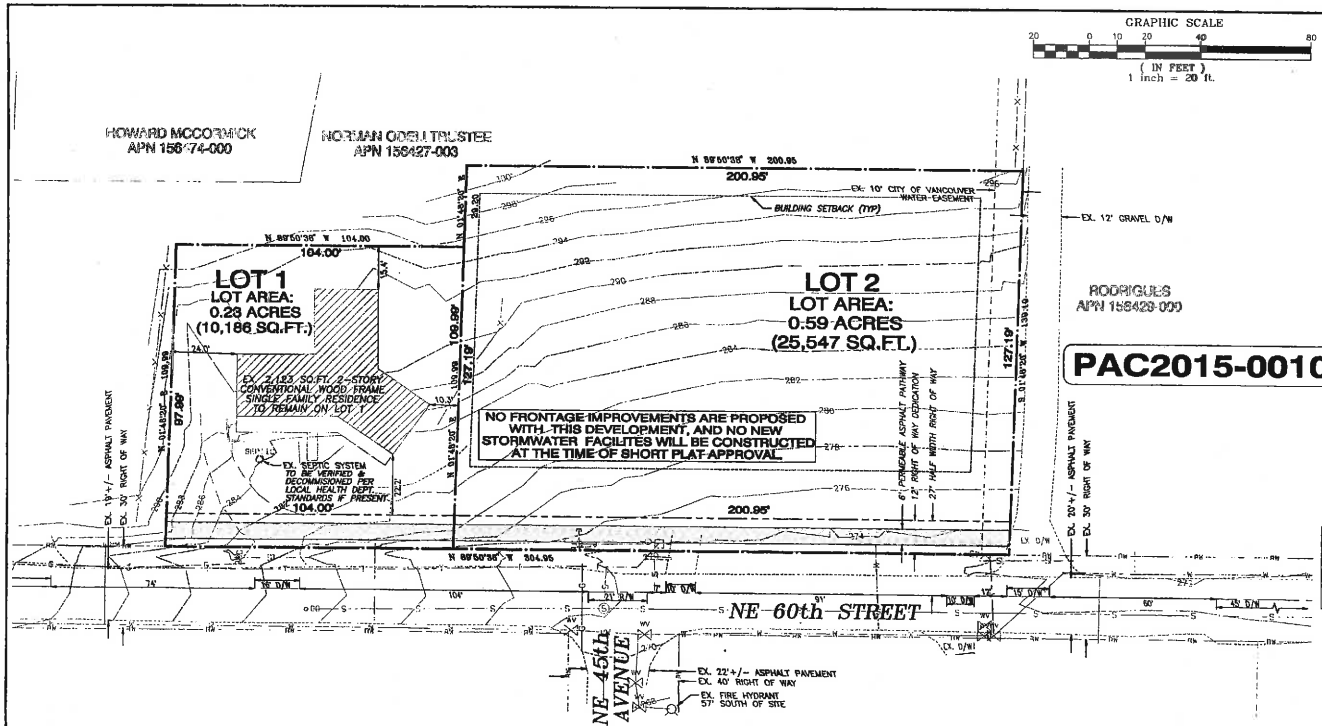
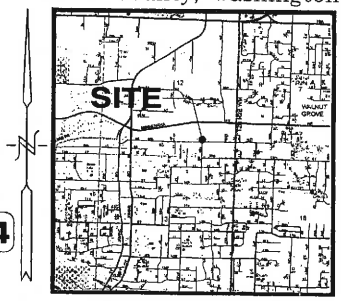
RODRIGUES SHORT PLAT

A Preliminary Short Plat within a portion of the SE 1/4 of Sec. 12, T2N., R2E., W.M. Clark County, Washington



PAC2015-00104



VICINITY MAP (NTS)

SHEET INDEX

PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS	1
BOUNDARY SURVEY (BY OTHERS)	2
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PROPOSED DEVELOPMENT PLAN

TOTAL LOTS: 2
LOT 1 AREA: 10,186 sq.ft.
LOT 2 AREA: 25,547 sq.ft.

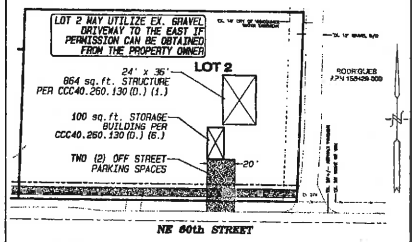
ROAD MODIFICATION REQUEST

A ROAD MODIFICATION APPLICATION HAS BEEN SUBMITTED WITH THE SHORT PLAT APPLICATION REQUESTING RELIEF FROM CONSTRUCTING FRONTAGE IMPROVEMENTS ALONG NE 60th STREET DUE TO DISPROPORTIONATE COST/IMPACTS.

DEVELOPMENT EXCEPTION STANDARDS:

AN EXCEPTION TO THE MAXIMUM AVERAGE LOT SIZE MAY BE GRANTED FOR A (2) LOT SHORT PLAT WITH ONE (1) EXISTING RESIDENCE, NEITHER OF THE LOT WITH THE RESIDENCE NOR THE REMAINDER LOT MUST MEET MAXIMUM AVERAGE LOT AREA PER CCC40.220.010(C)(1. & 2.)

DETAIL SCALE: 1"=40'



PER 40.260.130 B.(2)

- MOBILE HOMES WILL BE PERMITTED WITHIN THIS DEVELOPMENT

PER 40.260.130 D. (1.)-(5.), (6.)(b.) & (C.)

- ALL PROPOSED LOTS CAN ACCOMODATE THE MINIMUM DIMENSIONAL REQUIREMENTS FOR A 24' x 36' MOBILE HOME WITH ASSOCIATED (2) OFF STREET PARKING SPACES AND (1) STORAGE BUILDING OF NOT LESS THAN 100 SQ. FT. ALL REQUIREMENTS OF 40.260.130 (D.)(1.)-(5.) AND (D.)(6.)(b.) & (C.) WILL BE MET IF A MOBILE HOME IS PLACED WITHIN PROJECT.

MOBILE HOME PLACEMENT DETAIL

10._PROPOSED DEVELOPMENT (I.E., LAND DIVISION) PLAN

GENERAL INFORMATION

- APPLICANT/CONTACT:
  STERLING DESIGN, INC./JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH. (360) 759-1794
  JOEL@STERLINGDESIGN.BIZ
- PROPERTY OWNER:
  ANTHONY RODRIGUES
  4404 NE 60th STREET
  VANCOUVER, WA 98661
- AREA: 0.90 ACRES
- TAX LOT(S): 1 & 2
- SERIAL NUMBER(S): 156427-000 & 156453-000
- SITE ADDRESS: 4404 NE 60th STREET
- ZONING: R1-5
- COMPREHENSIVE PLAN: UL

TABLE 40.220.010-3 MINIMUM SETBACKS:	
FRONT GARAGE:	18'
FRONT BLDG.	10'
SIDE STREET:	10'
SIDE INTERIOR:	5'
REAR:	10'
MAX. LOT COVERAGE:	50%
MAX. BLDG. HEIGHT:	35'

EXISTING CONDITIONS (REFER TO SHEET 2)

Environmental

- TOPOGRAPHY IS SHOWN ON THE PROPOSED DEVELOPMENT PLAN.
- THERE ARE NO SITE WATERCOURSES (STREAMS, RIVERS, ETC)
- OR AREAS PRONE TO FLOODING AS SHOWN.
- THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE NO WATER BODIES OR WETLANDS ON THE SITE.
- THERE ARE NO WETLAND DELINEATION AREAS ON THE SITE.
- THERE ARE MAPPED UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE. NO UNSTABLE SLOPES WERE FOUND ON THE PROPERTY.
- THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR VEGETATION AREAS ON THE SITE.
- THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL.

Land Use and Transportation

- THE PROPOSED SITE AREA IS APPROX. 0.90 ACRES. THE LAYOUT AND DIMENSIONS OF EXISTING PARCEL ARE SHOWN ON PLAN.
- THERE IS AN EXISTING STRUCTURE ON LOT 1 WHICH WILL REMAIN.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT LOCATIONS & WIDTHS ARE AS SHOWN THIS SHEET.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN.
- LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NE 60th STREET IS SHOWN THIS PLAN.
- NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE SHOWN ON THIS PLAN.
- LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NE 60th STREET ARE SHOWN ON THE PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 800' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)

Water and Sewer

- THE NEAREST EXISTING FIRE HYDRANTS TO THE SITE ARE AS SHOWN.
- THERE IS AN EX. SEPTIC SYSTEM(S) AND NO WELL ON THIS SITE AS SHOWN.
- EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE ARE AS SHOWN AS AVAILABLE PER THE CLARK COUNTY HEALTH DEPARTMENT.

PROPOSED IMPROVEMENTS

Environmental

- THERE ARE NO WETLANDS, STEEP SLOPE BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.

Land Use and Transportation

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON SITE.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN.
- THERE ARE EXISTING STRUCTURES ON THE SITE.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
- PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN, THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
- LOCATION, WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAY AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN. ALSO ATTACHED ON PLAN IS A CROSS SECTION OF ALL PUBLIC & PRIVATE ROADWAYS.
- ALL ROAD GRADES ARE LESS THAN 15% ON THE SITE AND WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- LOCATION OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

LANDSCAPE PLAN

NO LANDSCAPE IS PROPOSED WITH THIS DEVELOPMENT.

SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPF SURVEYING, INC. (360) 834-0174	
SOIL TYPE(s): HUB & Hle — HYDROLOGIC GROUP: B	AASHTO CLASSIFICATION: A-4
SOILS TESTING BY: DEEP RIVER GEOTECHNICAL SERVICES	DATE: NOVEMBER 2015
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 274'-300'
SITE AREA: 0.90 ACRES	FILENAME: S:\625-Prelim.pro

NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

BENCH MARK:
HAZEL-55, DISK IN CURB LOCATED IN THE NW QUADRANT OF THE INTERSECRTION OF NE 56TH AVE AND NE 63RD ST. ELEVATION = 286.22 (CLARK COUNTY DATUM)

PREPARED BY:
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STERLING DESIGN INC.

Sheet Description: PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS

Project: RODRIGUES SHORT PLAT

05-4-16

Scale: AS SHOWN
Project Number: 15-625
Design/ Drawn: JGS/BC
Drawing Date: APRIL 2016
Sheet 1 of 3 Sheet(s)