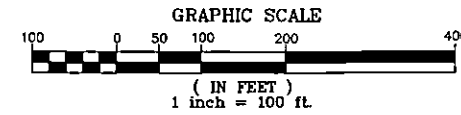


TABLE 40.210.020-5	
BUILDING SETBACKS:	
FRONT:	20'
SIDE STREET:	20'
REAR:	20'
REAR ABUTTING REMAINDER LOT:	50'
MAX. LOT COVERAGE:	N/A
MAX. BLDG. HEIGHT:	35'



PERSON FAMILY CLUSTER SUBDIVISION

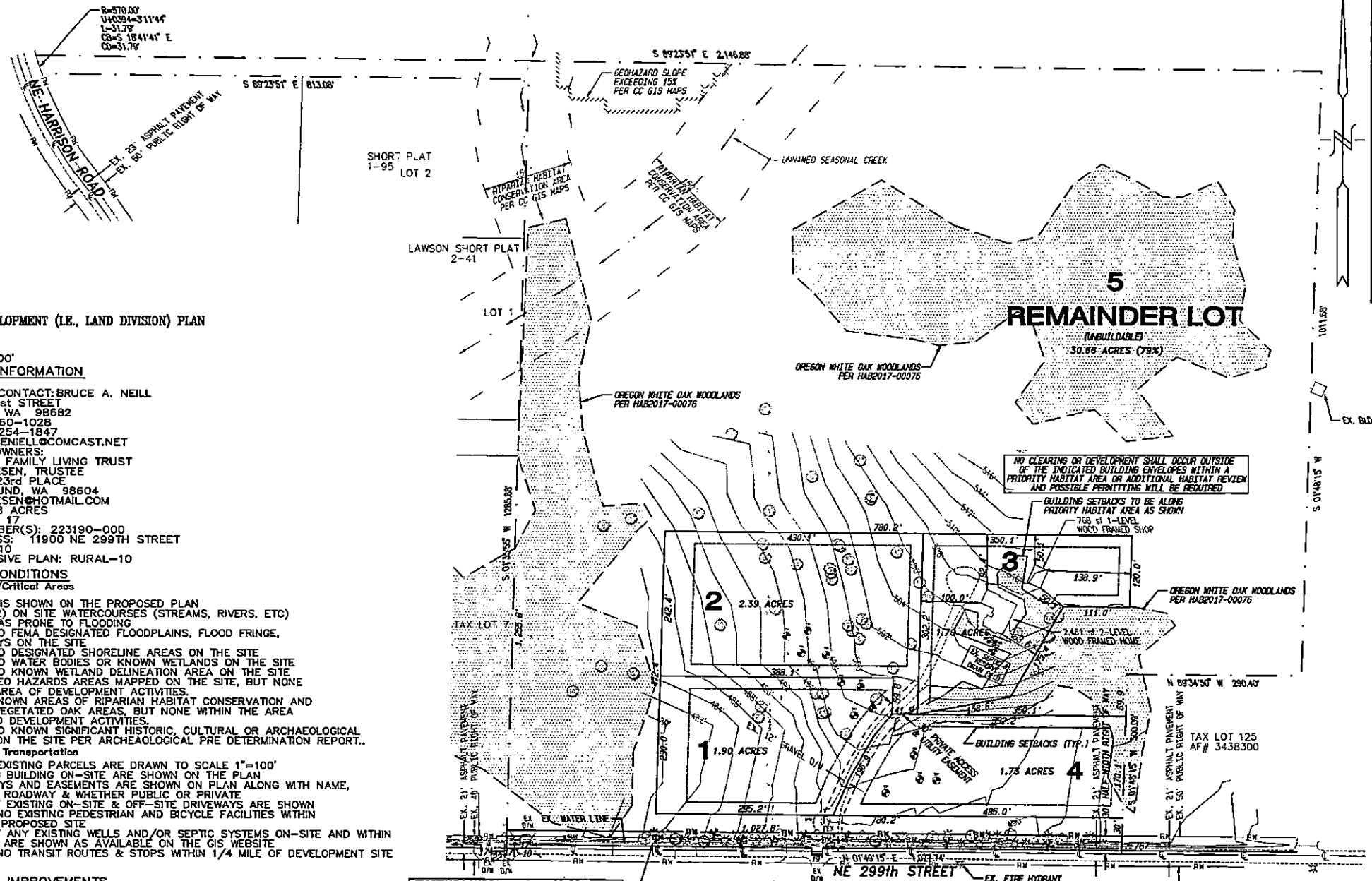
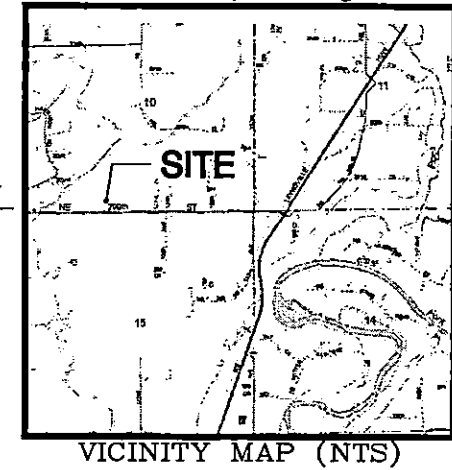
A Preliminary Subdivision within a portion of the SE 1/4 of Sec. 10, T4N., R2E., W.M. Clark County, Washington

PREPARED BY:
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STERLING DESIGN, INC.

PRELIMINARY DEVELOPMENT AND LANDSCAPE PLAN

PERSON FAMILY CLUSTER SUBDIVISION



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

a. DRAWING

SCALE 1"=100'

b. GENERAL INFORMATION

- APPLICANT/CONTACT: BRUCE A. NEILL
12913 NE 41st STREET
VANCOUVER, WA 98682
PH: (360) 250-1028
FAX: (360) 254-1847
EMAIL: BRUCE.NEILL@COMCAST.NET
- PROPERTY OWNERS:
THE PERSON FAMILY LIVING TRUST
PAMELA FRIESE, TRUSTEE
30200 NE 123rd PLACE
BATTLE GROUND, WA 98604
EMAIL: PFRIESE@HOTMAIL.COM
- AREA: 38.38 ACRES
- TAX LOT(S): 17
- SERIAL NUMBER(S): 223190-000
- SITE ADDRESS: 11900 NE 299TH STREET
- ZONING: R-10
- COMPREHENSIVE PLAN: RURAL-10

c. EXISTING CONDITIONS

- Environmental/Critical Areas**
- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN
 - THERE ARE (2) ON SITE WATERCOURSES (STREAMS, RIVERS, ETC) AND NO AREAS PRONE TO FLOODING
 - 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 KNOWN WETLANDS ON THE SITE
 - THERE ARE NO KNOWN WETLAND DELINEATION AREA ON THE SITE
 - THERE ARE GEO HAZARD AREAS MAPPED ON THE SITE, BUT NONE WITHIN THE AREA OF DEVELOPMENT ACTIVITIES.
 - THERE ARE KNOWN AREAS OF RIPARIAN HABITAT CONSERVATION AND PROTECTED VEGETATED OAK AREAS, BUT NONE WITHIN THE AREA OF PROPOSED DEVELOPMENT ACTIVITIES.
 - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE PER ARCHAEOLOGICAL PRE DETERMINATION REPORT.
- Land Use and Transportation**
- LAYOUT OF EXISTING PARCELS ARE DRAWN TO SCALE 1"=100'
 - ALL EXISTING BUILDING ON-SITE ARE SHOWN ON THE PLAN
 - ALL ROADWAYS AND EASEMENTS ARE SHOWN ON PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE
 - LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN
 - THERE ARE NO EXISTING PEDESTRIAN AND BICYCLE FACILITIES WITHIN 100' OF THE PROPOSED SITE
 - LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVAILABLE ON THE GIS WEBSITE
 - THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 1/4 MILE OF DEVELOPMENT SITE

d. PROPOSED IMPROVEMENTS

- Critical Environmental Areas**
- THERE ARE NO WETLAND, STEEP SLOPE BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED WITHIN AREA OF PROPOSED DEVELOPMENT ACTIVITIES.
- Land Use and Transportation**
- ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN
 - PROPOSED ON-SITE RIGHT-OF-WAYS ARE SHOWN ON PLAN
 - LOCATION & WIDTH OF OFFSITE RIGHT-OF-WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE SHOWN
 - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON THIS PLAN
 - LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE AS ARE SHOWN
 - LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS
 - PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON PLAN
 - THERE ARE SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT STORMWATER
 - PLEASE REFER TO PROPOSED PRELIMINARY STORMWATER PLAN ON SHEET 4 OF 4

EXISTING LANDSCAPING AND VEGETATION TO BE RETAINED ALONG NE 299TH STREET PROVIDES SUFFICIENT FILTER VIEW FROM PUBLIC RIGHT OF WAY. VEGETATION IS SIX (6) FEET IN HEIGHT AND FIFTY PERCENT (50%) OPAQUE YEAR ROUND PER REQUIREMENTS WITHIN CDD 40.210.020.D.6

EXISTING CLUSTER LANDSCAPE LEGEND	
SPECIES	QTY
ALDER	4
VINE MAPLE	4
WILD HAZEL NUT	4
DOUG FIR	26
BIRCH	4
OAK	4

PROPOSED DEVELOPMENT PLAN
TOTAL LOTS: 5 (1 REMAINDER LOT)
MINIMUM LOT AREA: 1.70 ACRES
MAXIMUM LOT AREA: 2.45 ACRES
AVERAGE LOT AREA: 1.93 ACRES

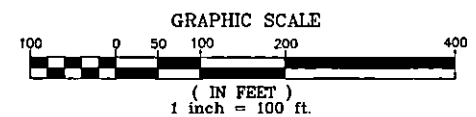
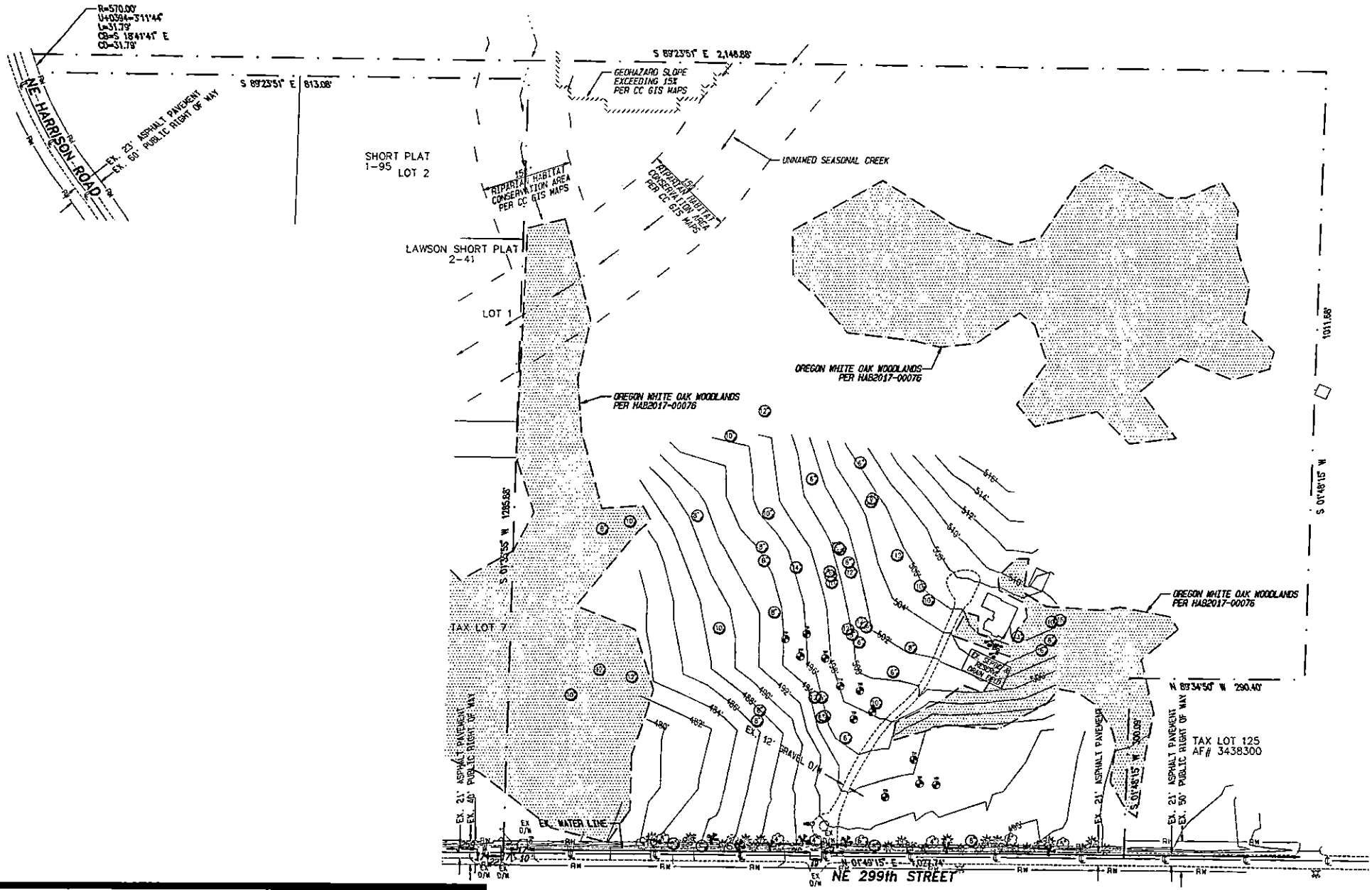
ALLOW CLUSTER DEVELOPMENT DENSITY:
GROSS SITE AREA TO CENTERLINE: 38.38 ACRES
110% GROSS SITE AREA DENSITY UTILIZED: 42.21 ACRES
42.21 ACRES/10 ACRE (R-10) = 4.2 LOTS & (1) REMAINDER LOT

SHEET INDEX

PROPOSED DEVELOPMENT & LANDSCAPE PLAN	1
EXISTING CONDITIONS PLAN	2
BOUNDARY SURVEY (BY OTHERS)	3
PRELIMINARY STORMWATER PLAN	4

SITE INFORMATION

ALIGNMENT & FIELD DATA:	MINISTER & GLAESER SURVEYING, INC (360) 693-3313	Scale:	AS SHOWN
SOL TYPE(S):	OLD & H&E	PROJECT CLASSIFICATION:	A-7
SOILS TESTING BY:		DATE:	
SITE LOCATION:	CLARK COUNTY, WA	APPROX SURFACE ELEV:	480'-510'
SITE AREA:	38.38 ACRES	FILENAME:	S:\798\Prelim.pro
		Design/Drawn:	JGS/JC
		Drawing Date:	SEPT. 2018
		Sheet 1 of 4	Sheet(s)

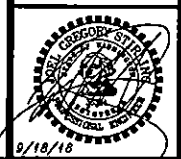


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 STERLING DESIGN, INC.
 2200 S. EVERGREEN BLVD
 VAN COUVER, WA 98661
 TEL: (360) 755-1784
 FAX: (360) 755-4983
 Mail@sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description:
 EXISTING CONDITIONS PLAN

Project:
 PERSON FAMILY CLUSTER SUBDIVISION



CODE REQUIREMENTS:

1.8.1.2 EXISTING CONDITIONS PLAN

1. EXISTING PROPERTY BOUNDARIES, EASEMENTS, AND RIGHTS-OF-WAY ARE SHOWN.
2. THERE ARE NO 100-YEAR FLOODPLAINS, FLOODWAYS OR SHORLINE MANAGEMENT AREAS ON THE SITE.
3. CONTOURS WITH A 2'-FOOT INTERVAL ARE SHOWN ON THE PLAN.
4. THERE ARE (2) SEASONAL STREAMS AND NO WETLANDS, SPRINGS OR CLOSED DEPRESSIONS ON OR NEAR THE SITE.
5. THERE ARE NO MANMADE DRAINAGE FEATURES ON THE SITE. EXISTING STORMWATER SYSTEMS NEAR THE SITE ARE SHOWN ON THE PLAN.
6. THERE ARE GEO HAZARDOUS AREAS MAPPED ON THE SITE, BUT ARE LOCATED OUTSIDE OF AREA OF DEVELOPMENT ACTIVITIES.
7. THERE ARE KNOWN SEPTIC SYSTEMS UTILITIES & STRUCTURES ON THE SITE.
8. EXISTING SOILS HAVE LOW PERMEABILITY RATES AND SURFACE FLOWS ON THE SITE.
9. EXISTING HARD SURFACES NEAR THE SITE ARE SHOWN.
10. EXISTING PERVIOUS SURFACES ON THE SITE ARE SHOWN.
11. THERE ARE NO AREAS OF NATIVE VEGETATION AS DEFINED BY APPENDIX 1-A ON THE SITE.
12. THERE ARE NO WETLAND AREAS ON OR NEAR THE SITE.

EXISTING CLUSTER LANDSCAPE LEGEND	
SPECIES	QTY
ALDER	4
VINE MAPLE	4
WILD HAZEL NUT	4
DOUG FIR	26
BIRCH	4
OAK	4

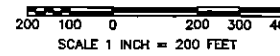
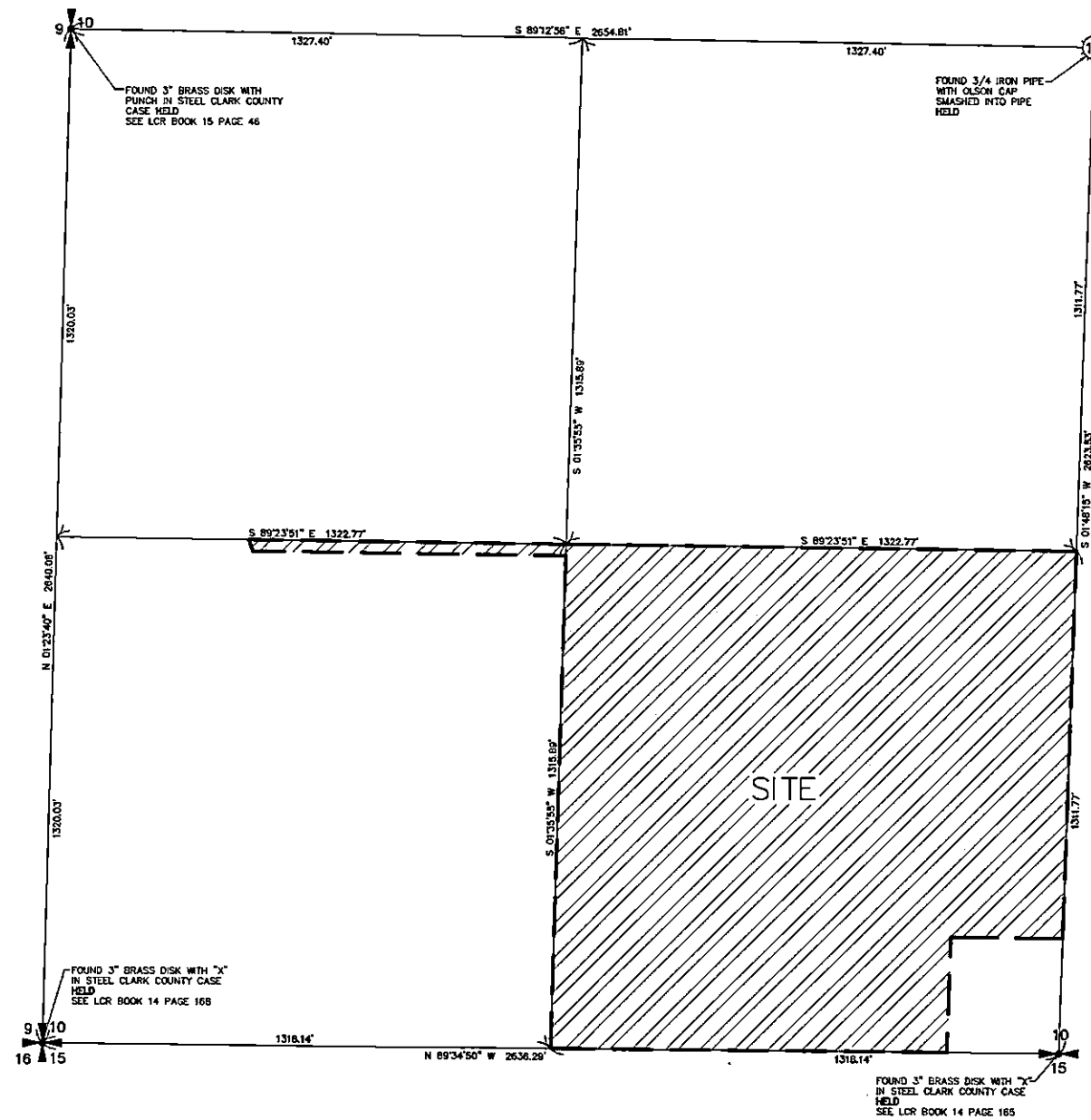
SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAISER SURVEYING, INC (360) 693-3313	Scale: AS SHOWN
SOIL TYPE(s): OLD & HoE	Project Number: 798
HYDROLOGIC GROUP: B & C	Design/Drawn: JGS/BC
AMSHTO CLASSIFICATION: A-7	DATE: -
SOLS TESTING BY: -	DATE: -
SITE LOCATION: CLARK COUNTY, WA	APPROX SURFACE ELEV: 450'-510'
SITE AREA: 38.89 ACRES	FILENAME: S:\798\Prelim.pro
	Drawing Date: SEPT. 2018
	Sheet 2 of 4 Sheet(s)

BOUNDARY SURVEY

IN A PORTION OF THE
SE 1/4 AND THE SW 1/4 OF
THE SW 1/4
OF SECTION 10
T. 4 N., R 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

JOB NO.: 18-035
DATA COLLECT: 4-19-18, 04-25-18, 4-27-18 AND 07-18-18
DRAWING DATE: 08-27-18



STATEMENT OF PURPOSE:

THIS "EXISTING CONDITIONS SURVEY" IS INTENDED TO FULFILL THE CLARK COUNTY REQUIREMENT FOR A "PRELIMINARY BOUNDARY SURVEY" OF THE SUBJECT PARCEL ACCORDING TO CLARK COUNTY SUBDIVISION APPLICATION ITEM 9c, AND IS NOT INTENDED TO BE RECORDED.

NOTE:

A UTILITY LOCATE WAS NOT CALLED FOR DURING THIS SURVEY.

VERTICAL DATUM:
NAVO 88 (SEDD 12A)

SURVEY REFERENCES:

- 1) OLSON SURVEY BOOK 3 PAGE 173
- 2) OLSON SURVEY BOOK 24 PAGE 168
- 3) LAWSON SHORT PLAT BOOK 2 PAGE 41
- 4) WEISENBORN SURVEY BOOK 62 PAGE 63
- 5) HAGEDORN SURVEY BOOK 35 PAGE 64
- 6) HAGEDORN SURVEY BOOK 27 PAGE 131
- 7) SHORT PLAT BOOK 1 PAGE 95

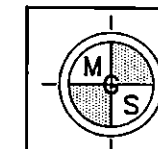
DEED REFERENCE:

GRANTOR: DOROTHY PERSON ETUX
GRANTEE: DOROTHY PERSON TRUST
AFN: 4279704
DATE: 1-30-2007

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

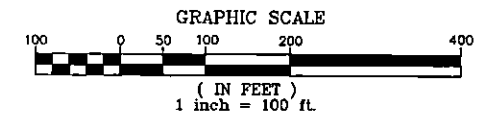
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 1-29-18.

BASIS OF BEARING: NAD 83 / 91, WASHINGTON STATE
 THE CLARK COUNTY SYSTEM OF BEARINGS IS
 BASED ON THE SOUTH LINE OF THE WEST HALF OF
 SECTION 10, CONVERGENCE ANGLE: -01°26'34"
 COMBINED SCALE FACTOR: 1.00002647



**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-035
DATE: 8-27-2018
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 18035.DWG

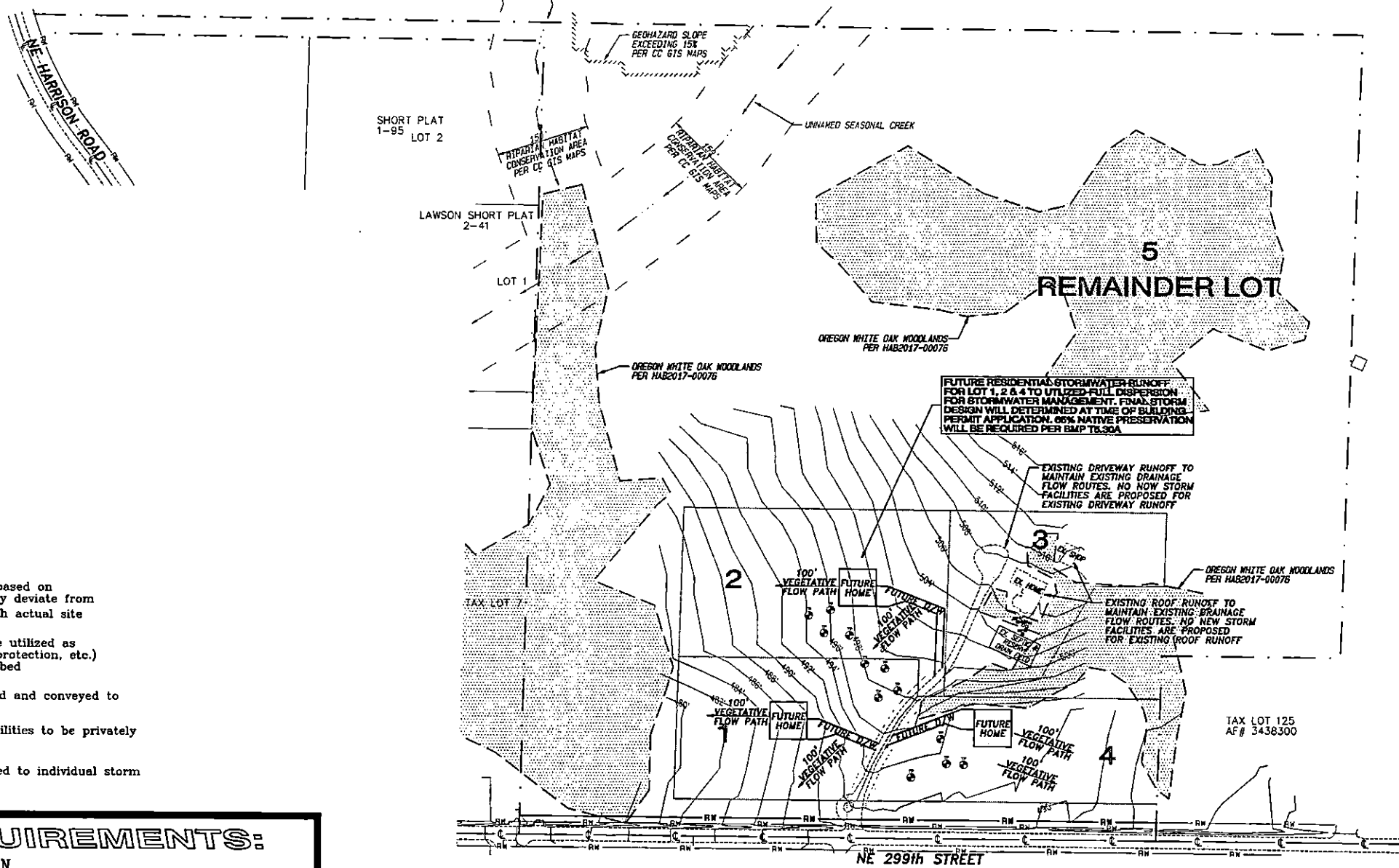


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STERLING DESIGN, INC.

Sheet Description:
 PRELIMINARY DEVELOPMENT PLAN

Project:
 PERSON FAMILY CLUSTER SUBDIVISION



- DRAINAGE NOTES:**
- Storm drain system is preliminary only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.
 - Standard erosion control techniques to be utilized as required (Straw bales/filter fences, inlet protection, etc.) Existing lot vegetation to be left undisturbed as much as possible.
 - All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.
 - Stormwater quality & quantity control facilities to be privately owned and maintained.
 - All roof & low point drains will be directed to individual storm system

CODE REQUIREMENTS:
 1.8.1.3 PRELIMINARY DEVELOPMENT PLAN

- PROPOSED PROPERTY BOUNDARIES, EASEMENTS, AND RIGHTS-OF-WAY ARE SHOWN.
- THERE ARE NO 100-YEAR FLOODPLAINS, FLOODWAYS, OR SHORLINE MANAGEMENT AREAS, ON THE SITE.
- THE SITE IS FLAT AND GRADING WILL BE KEPT TO A MINIMUM TO MATCH EXISTING GROUND ELEVATIONS.
- ALL STORMWATER CURRENTLY FLOW OVERLAND AND THERE IS ONLY ONE (1) TDA PROPOSED.
- THERE ARE NO DRAINAGE FLOWS ONTO OR OFF OF THE SITE. ALL DRAINAGE WILL BE INFILTRATED ON THE SITE.
- LOCATIONS OF HARD SURFACES ARE SHOWN ON THE PLAN.
- ALL AREAS NOT SHOWN AS HARD SURFACES WILL BE PERVIOUS SURFACES. THERE ARE NO AREAS OF PROPOSED STRUCTURAL SOURCE CONTROL BMPs REQUIRING MINIMUM REQUIREMENT 3.
- THERE ARE NO AREAS OF POINT DISCHARGE OFF OF THE SITE.
- ALL STORMWATER MANAGEMENT FACILITIES PROVIDE QUALITY CONTROL AND QUANTITY CONTROL UTILIZING INFILTRATION FACILITIES WHICH ARE IN COMPLIANCE WITH MINIMUM REQUIREMENT #5.
- APPROXIMATE LOCATION AND SIZE OF PROPOSED RUNOFF TREATMENT AND FLOW CONTROL FACILITIES ARE SHOWN.
- THE PROPERTY IS FLAT AND GRADING WILL BE KEPT TO A MINIMUM.
- THERE ARE NO WETLAND AREAS ON OR NEAR THE SITE.
- THERE ARE GEOLOGIC HAZARD AREAS ON OR NEAR THE SITE.

STORMWATER FACILITIES WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL AS REQUIRED IN CCC40.386 AND WILL ADDRESS MINIMUM REQUIREMENTS 1-9

TO THE BEST OF MY KNOWLEDGE ALL THE INFORMATION REQUIRED BY CCC 40.386 HAS BEEN INCLUDED IN THIS PRELIMINARY STORMWATER PLAN AND THE PROPOSED STORMWATER FACILITIES ARE FEASIBLE.

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & CLAESER SURVEYING, INC (360) 693-5313		Scale: AS SHOWN
SOIL TYPE(s): Old & HcE	HYDROLOGIC GROUP: B & C	Project Number: 798
SOILS TESTING BY: -	AASHTO CLASSIFICATION: A-7	Design/Drawn: JGS/BC
SITE LOCATION: CLARK COUNTY, WA	DATE: -	Drawing Date: SEPT. 2018
SITE AREA: 36.98 ACRES	APPROX. SURFACE ELEV: 480'-510'	Sheet 4 of 4 Sheet(s)
	FILENAME: S:\798\Prelim.pro	