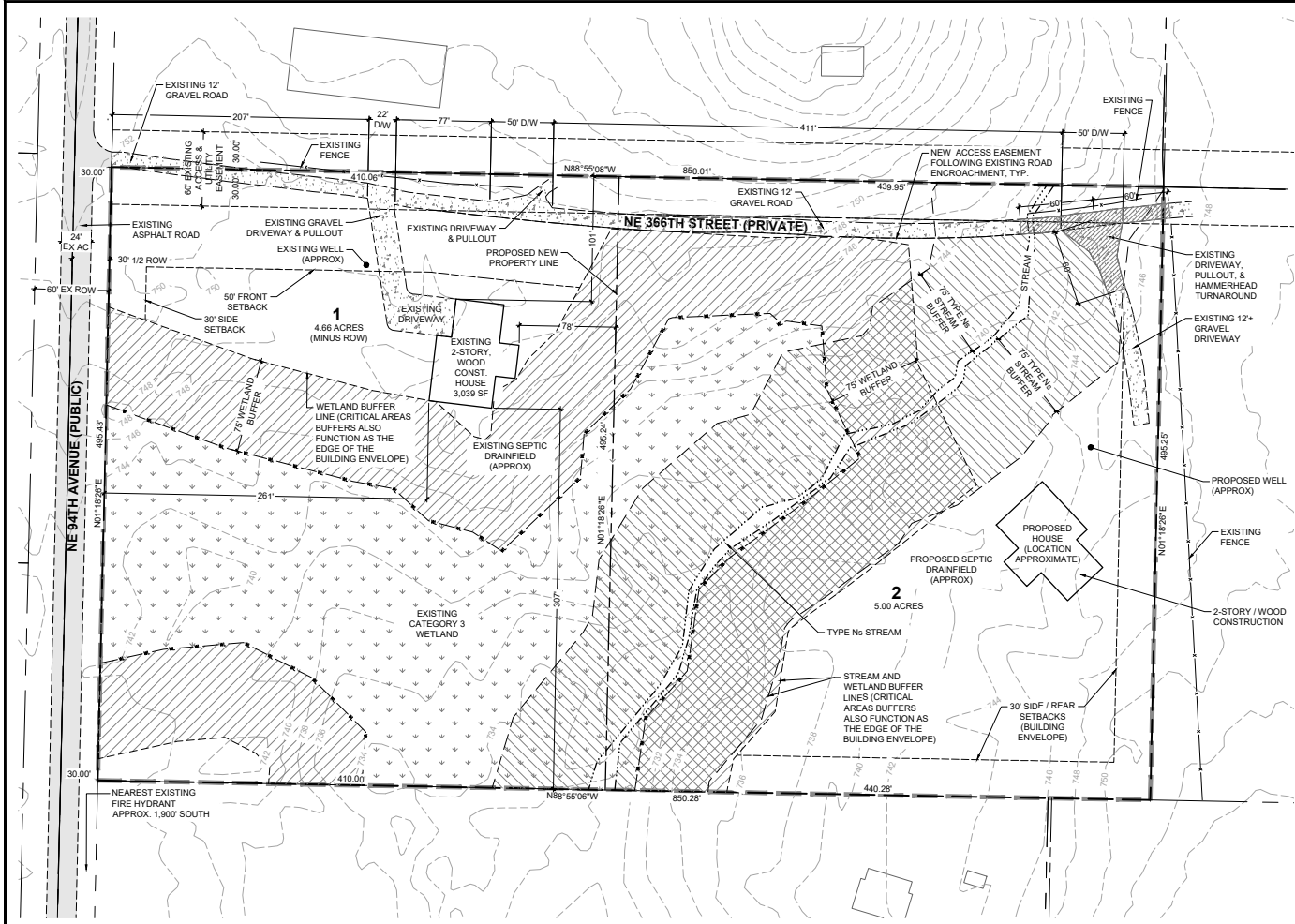


© CLARK LAND DESIGN, PLLC - DATE PLOTTED: Nov. 07, 2018 - 11:57 AM - C:\D\DRAWING\FILE - C:\PROJECTS\2018\PROJECTS\118-008 SHIRLEY SHORT PLAT\2. CAD\0808 SITEBASE.DWG



- NOTES:**
- NO DEVELOPMENT SHALL OCCUR OUTSIDE OF THE BUILDING ENVELOPE INDICATED ON THIS PLAN.
 - BUILDING SETBACK LINES AND CRITICAL AREAS BUFFER LINES FUNCTION AS THE EXTENT OF BUILDING ENVELOPES.
 - WHEN DETERMINING THE BUILDING ENVELOPE, THE SETBACK OR BUFFER LINE THAT ENCRACHES FURTHEST INTO THE LOT SHALL BE CONSIDERED THE EDGE OF THE BUILDING ENVELOPE.

SHIRLEY SHORT PLAT

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
November, 2018

OWNER / APPLICANT / CONTACT:

BRYCE AND RUTHANNA SHIRLEY
9519 NE 366TH STREET
LA CENTER, WA 98629

SITE PLANNER:

JAMES CLARK
CLARK LAND DESIGN, PLLC
9901 NE 7TH AVENUE, SUITE A-214
VANCOUVER, WA 98685
PHONE: 360.921.4445
EMAIL: JCLARK@CLARKLANDDESIGN.COM

PARCEL NUMBER:
265493-000

EXISTING SITE INFORMATION

CURRENT USE: SINGLE-FAMILY RESIDENCE ON 10 ACRES
ZONING DESIGNATION: R-5
GROSS SITE AREA: 9.67 ACRES (NOT INCLUDING 0.34 ACRES PREVIOUSLY DEDICATED AS RIGHT-OF-WAY TO CLARK COUNTY FOR NE 94TH AVENUE)
TRANSIT ROUTES: THE SITE IS NOT SERVED BY PUBLIC TRANSIT
EXISTING WATER AND SEWER: WELL AND SEPTIC

ENVIRONMENTAL OR CULTURAL RESOURCES

THE SITE CONTAINS WETLANDS, WETLAND BUFFERS, STREAM, AND RIPARIAN HABITAT BUFFERS AS SHOWN ON THIS PLAN. CULTURAL RESOURCES ARE NOT KNOWN TO EXIST ON THE SITE.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM AERIAL PHOTOGRAPHY, CLARK COUNTY GIS, LIMITED TOPOGRAPHIC SURVEY DATA, AND WETLAND MITIGATION MAPS. LOCATIONS OF BUILDINGS, ROADS AND OTHER FEATURES ARE APPROXIMATE AND MAY NOT BE PRECISELY ACCURATE.

PROPOSED SITE INFORMATION

PROPOSED USE

TWO SINGLE-FAMILY RESIDENTIAL HOMES ON ±5-ACRE PARCELS

UTILITY PROVIDERS

SEWER: ON-SITE SEPTIC, NO PUBLIC SEWER EXISTS NEAR THE SITE
WATER: ON-SITE WELL, NO PUBLIC WATER OR HYDRANTS EXIST NEAR THE SITE

STORM WATER & EROSION CONTROL

TREATMENT: STORMWATER QUALITY CONTROL WILL UTILIZE AN APPROVED BMP PER CLARK COUNTY CODE.
DISPOSAL: STORMWATER QUANTITY CONTROL WILL UTILIZE AN APPROVED BMP PER CLARK COUNTY CODE.
EROSION CONTROL: THE PROJECT WILL UTILIZE APPROVED EROSION CONTROL METHODS DURING CONSTRUCTION PER CLARK COUNTY CODE.

DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
AVERAGE LOT AREA	4.5 ACRE MIN. (ONE LOT) / 5 ACRE MIN. (OTHER LOTS)	4.66 ACRE / 5 ACRE
MINIMUM LOT WIDTH	140 FEET	410 FEET
MINIMUM LOT DEPTH	NONE	495 FEET

SETBACKS

	REQUIRED	PROVIDED
FRONT YARD	50 FEET	50 FEET MIN.
REAR YARD	30 FEET	30 FEET MIN.
SIDE YARD	30 FEET	30 FEET MIN.
STREET SIDE YARD	30 FEET	30 FEET MIN.



STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
PRELIMINARY
NOT FOR CONSTRUCTION
JAMES A. CLARK
LICENSE NO. 778
EXPIRES ON 05-30-2020

Land Use Planning
Landscape Architecture
Site Development
Consulting



SHIRLEY SHORT PLAT
9519 NE 366TH STREET
LA CENTER, WASHINGTON

SHEET TITLE
PRELIMINARY PLAT & EXISTING CONDITIONS PLAN

REUSE OF DOCUMENTS
This document, and the ideas and designs incorporated, as an instrument of professional service is the property of Clark Land Design, PLLC and is not to be used, in whole or in part, for any reason without the written authorization of Clark Land Design, PLLC.

DATE	ISSUE
08/21/2018	PRELIM

REVISION

DRAWN BY: JAC
CHECKED BY: JAC

JOB #: 1.18.008

SCALE: 1" = 50'-0"

SHEET NUMBER
G1

