GENERAL NOTES

APPLICANT & OWNER:
Canyon Crest Homes, LLC
23861 NE 45th Ct
Ridgefield, WA 98642
(360) 887-2226
travis@plsengineering.com

PROJECT ENGINEER:
PLS Engineering
Contact: Tracey G. Johnson, PE
604 W Evergreen Boulevard
Vancouver, WA 98660
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SITE ADDRESS:
Parcel Number: 217390-000
Ridgefield, WA 98642

EXISTING LOT SIZE:
1,432,726 SQ. FT. (32.89 AC.)

PRESENT USE:
A small portion of the site was previously used as a farm and aviary. Existing buildings include a portion of a large barn and a smaller structure. The majority of the site is undeveloped grassland or wetland.

ENVIRONMENTAL CONSTRAINTS:
The site contains Riparian Priority Habitat Area, Priority Species Area, small Landslide Hazard Area, Wetlands, and DNR Type F Stream. All environmental constraints and associated buffers are contained within the shown wetlands buffer. There are no areas prone to flooding, designated shoreline areas, or significant historic sites on or within 100’ of the site. Data taken from Clark County GIS.

TRANSPORTATION
Both NE 45th Street and NE 50th Avenue are shared bicycle roadways. There are no pedestrian facilities or transit stops within 600’ of the site.

WATER AND SEWER
There are no nearby fire hydrants. There are no known wells or septic systems onsite. Adjacent parcels have septic systems; however, their locations are unknown. Lots will be served by private septic and wells. Perk test pits for septic are as shown. Test pits were dug over soil types Odeh silt loam and Gas silt loam.

EXISTING ZONING:
R-2 (Rural Residential District)

MIN.
Max.

Cluster Lot Width = 180’
Cluster Lot Depth = 140’
Cluster Lot Size = None
Minimum Lot Size = 85% of Site
Max. Density = 32.89 AC x 110% / 5 AC = 7 Lots

MIN.
Max.

Setback = 20’
Side = 20’, Rear = 20’
All Other Situations:
Front = 50’, Side = 20’, Rear = 50’

All homes requiring building permits will require installed fire sprinkler systems.

ELECTRICAL SERVICE:
Clark PUD

Ueltschi Cluster Subdivision
Located in the NE 1/4 Of Section 36, Township 4N, Range 1E, W.M., Clark County, Washington