WHIPPLE CREEK EXECUTIVE CLUSTER SUBDIVISION

EXISTING CONDITION PLAN FOR:
A Site in Clark County, Washington

“It’s the Law”

NOTIFICATION CENTER
UTILITIES
NORTHWEST
1-800- BEFORE YOU DIG CALL 48 HOURS 424-5555

SHEET NO. SEAL:
REVISIONS:

PCW DESIGNED BY:
DRAWN BY:
DATE
NVS
8/27/2018

Scale 1" = 200

100

100

100

SITE INFORMATION
1. TAX LOT NO.: 1
2. 14 SECTION: SW 14 OF S07, T3N, R2E, W.M.
3. ASSESSOR’S SERIAL NO.: 180317-002
4. SITE AREA: 25.60 ACRES
5. ZONING: R-5
6. JURISDICTION: CLARK COUNTY

ENGINEER
ENGINEERING NORTHWEST PLLC
7504 NW 10TH AVENUE
VANCOUVER, WA 98685
PHONE: (360) 931-3122
CONTACT: PAUL WILLIAMS P.E.
EMAIL: paulwilliamspe@gmail.com

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.

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GENERAL 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 IS NO PUBLIC TRANSPORTATION SERVING THE SITE OR WITHIN 600’ OF THE SITE.
3. NO SIGNIFICANT HISTORIC SITES PRESENT.
4. AT THE TIME OF PRELIMINARY APPLICATION, THERE IS A SEPTIC SYSTEM ON SITE; HOWEVER ONSITE SEPTIC SYSTEMS ARE PROPOSED TO SERVE EACH NEW RESIDENTIAL LOT.
5. THERE ARE EXISTING STRUCTURES ON SITE.
6. SIGHT DISTANCE EVALUATION WAS PERFORMED BY ENGINEERING NORTHWEST PLLC TO CONFIRM ADEQUATE (500’) SIGHT DISTANCE BETWEEN THE SITE ACCESS ROAD AND NORTHBOUND AND SOUTHBOUND ON NW 67ND AVENUE. REQUIRED SIGHT DISTANCE WAS ATTAINED AFTER MINOR VEGETATION CLEARING WAS COMPLETED. A SIGHT DISTANCE CERTIFICATION WAS COMPLETED.
7. THIS PROJECT PROPOSED TO CONSTRUCT A PRIVATE ROAD TO SERVE THE 4 RESIDENTIAL LOTS. THE PRIVATE ROAD WILL BE CONSTRUCTION PER CLARK COUNTY STANDARD DETAIL DRAWING 22 "RURAL PRIVATE ROAD".
8. STORM WATER RUNOFF FROM THE PROJECT PRIVATE ROAD WILL BE MANAGED USING BMP T7.40.
9. NO EXISTING EASEMENTS FOR ACCESS, DRAINAGE, OR UTILITIES ON SITE.
10. NO EXISTING BIKE TRAILS OR PEDESTRIAN FACILITIES ON SITE.
11. UNKNOWN SIZE WATER LINE RUNS ALONG NW 192ND ST AND NW 67TH AVE.

LEGEND

2’ CONTOUR LINE
10’ CONTOUR LINE
PROPERTY LINE
EASEMENT
CREEK
CRITICAL AREA BUFFER
PARCEL AREA
LOT AREA = 25.60 ACRES
WETLANDS
RIPARIAN HABITAT AREA
NON-RIPARIAN HABITAT AREA
PRIORITY SPECIES AREA
FIRE HYDRANT

CALLOUT NOTES
1. APPROXIMATE WELL LOCATION
2. APPROXIMATE SEPTIC SYSTEM LOCATION

PRIVATE ROAD NOTE
PRIVATE ROADS ARE PROPOSED TO PROVIDE ACCESS TO EACH RESIDENTIAL LOT AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS. PRIVATE ROADS ARE NOT MAINTAINED BY THE COUNTY AND ARE THE RESPONSIBILITY OF THE HOMEOWNERS OR OTHER INDIVIDUALS AS AGREED UPON IN THE DEEDS. HOMEOWNERS WILL BE RESPONSIBLE FOR MAINTAINING THEIR OWN PRIVATE ROADS AND WILL BE REQUIRED TO SIGN AN AGREEMENT WITH THE COUNTY THAT OUTLINES THEIR RESPONSIBILITIES.
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SHEET NO.

SEAL:

REVISIONS:

PCW DESIGNED BY:

DRAWN BY:

DATE

Rahut15SH
Project No.

SHEET 3 OF 7

Site Information

1. TAX LOT NO.: 1
2. SECTION: SW 1-4 OF S07, T3N, R2E, W.M.
3. ASSESSOR'S SERIAL NO.: 180317-002
4. SITE AREA: 25.60 ACRES
5. ZONING: R-5
6. JURISDICTION: CLARK COUNTY

Engineer

ENGINEERING NORTHWEST PLLC

7504 NW 10TH AVENUE

VANCOUVER, WA 98685

PHONE: (360) 931-3122

CONTACT: PAUL WILLIAMS P.E.

EMAIL: paulwilliamspe@gmail.com

 Vicinity Map

Not to Scale

Project Location

APPLICANT / CONTACT

Owner

Gregory & Jae Weber

19111 NW 67th Ave

Ridgefield, WA 98642

Contact Gregory Weber

360-608-1135

Email: gregnjae@aol.com

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 INCLUDED HARD SURFACE PAVING, AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.

General 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 is no public transportation serving the site or within 600' of the site.
3. No significant historic sites present.
4. At the time of preliminary application, there is a septic system on site; however, onsite septic system are proposed to serve each new residential lot.
5. There are existing structures on site.
6. Sight distance evaluation was performed by ENGINEERING NORTHWEST PLLC to confirm adequate (500') sight distance between the site access road and northbound and southbound on NW 67th Avenue. Required sight distance was attained after minor vegetation clearing was completed. A sight distance certification was completed.
7. This project proposed to construct a private road to serve the 4 residential lots. The private road will be constructed per CLARK COUNTY STANDARD DETAIL DRAWING 22 "RURAL PRIVATE ROAD".
8. Storm water runoff from the project private road will be managed using BMPs T7.40.
9. No existing easements for access, drainage, or utilities on site.
10. No existing bike trails or pedestrian facilities on site.
11. Unknown size water line runs along NW 192nd St and NW 67th Ave.
12. No road segments in excess of 15% grade on the site or within 500' of the site.

Legend

- 2' contour line
- 10' contour line
- Property line
- Easement
- Creek
- Critical area buffer
- Parcel area
- Site area = 21.16 acres

Callout Notes

1. Existing well
2. Building envelope
3. Conceptual home and driveway
4. Proposed private shared driveway with 30' easement
5. Proposed Cul-de-Sac turnaround std.
6. Proposed 30' easement on existing 20' asphalt private road
7. Proposed lot lines

Zone R-5 Standards

110% gross (21.16 AC) = 23.27 AC
23.27 AC / 5 AC = 3 lots + remainder
Minimum lot area: 1 acre
Maximum lot area: N/A
Minimum lot width: 100'
Minimum lot depth: 140'
Maximum lot coverage: N/A

Remainder lot: 84.4% of site area

Setbacks

Cluster lots:
Front, side, rear: 20'

Resource district:
Front, side, rear: 200'

Agricultural structures:
Front, side, rear: 50'

All other situations:
Front, rear: 50'
Side: 20'

Average new lot size: 43,560 S.F. (1.00 AC)
Average total lot size: 5.12 ACRE
Minimum lot size: 43,560 S.F.
Maximum lot size: 21.60 ACRE (remainder)

Average new lot coverage: 10%
Net density: 0.195 lot/AC

Provided lots

Provision rezone to R5, cluster development
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PROPOSED SITE PLAN FOR:
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SEAL:
REVISIONS:

PCW
DESIGNED BY:
DRAWN BY:
DATE
NVS
8/27/2018
2018015SH
Project No.
SHEET 4 OF 7

SITE INFORMATION
1. TAX LOT NO.: 1
2. SECTION: SW 1 OF S07, T3N, R2E, W.M.
3. ASSESSOR'S SERIAL NO.: 180317-002
4. SITE AREA: 25.60 ACRES
5. ZONING: R-5
6. JURISDICTION: CLARK COUNTY

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7504 NW 10TH AVENUE
VANCOUVER, WA 98685
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GENERAL 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 IS NO PUBLIC TRANSPORTATION SERVING THE SITE OR WITHIN 600' OF THE SITE.
3. NO SIGNIFICANT HISTORIC SITES PRESENT.
4. AT THE TIME OF PRELIMINARY APPLICATION, THERE IS A SEPTIC SYSTEM ON SITE; HOWEVER ONSITE SEPTIC SYSTEM ARE PROPOSED TO SERVE EACH NEW RESIDENTIAL LOT.
5. THERE ARE EXISTING STRUCTURES ON SITE.
6. SIGHT DISTANCE EVALUATION WAS PERFORMED BY ENGINEERING NORTHWEST PLLC TO CONFIRM ADEQUATE (500') SIGHT DISTANCE BETWEEN THE SITE ACCESS ROAD AND NORTHBOUND AND SOUTHBOUND ON NW 67ND AVENUE. REQUIRED SIGHT DISTANCE WAS ATTAINED AFTER MINOR VEGETATION CLEARING WAS COMPLETED. A SIGHT DISTANCE CERTIFICATION WAS COMPLETED.
7. THIS PROJECT PROPOSED TO CONSTRUCT A PRIVATE ROAD TO SERVE THE 4 RESIDENTIAL LOTS. THE PRIVATE ROAD WILL BE CONSTRUCTION PER CLARK COUNTY STANDARD DETAIL DRAWING 22 "RURAL PRIVATE ROAD".
8. STORM WATER RUNOFF FROM THE PROJECT PRIVATE ROAD WILL BE MANAGED USING BMPs T7.40.
9. NO EXISTING EASEMENTS FOR ACCESS, DRAINAGE, OR UTILITIES ON SITE.
10. NO EXISTING BIKE TRAILS OR PEDESTRIAN FACILITIES ON SITE.
11. UNKNOWN SIZE WATER LINE RUNS ALONG NW 192ND ST AND NW 67TH AVE.
12. NO ROAD SEGMENTS IN EXCESS OF 15% GRADE ON THE SITE OR WITHIN 500' OF THE SITE.

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LEGAL INFORMATION
1. PROVIDE REMAINING LOT: 84.4% OF SITE AREA
2. SETBACKS
   - CLUSTER LOTS: FRONT, SIDE, REAR: 20'
   - RESOURCE DISTRICT: FRONT, SIDE, REAR: 200'
   - AGRICULTURAL STRUCTURES: FRONT, SIDE, REAR: 50'
   - ALL OTHER SITUATIONS: FRONT, REAR: 50'
   - SIDE: 20'
3. AVERAGE NEW LOT SIZE: 43,560 S.F. (1.00 AC)
4. AVERAGE TOTAL LOT SIZE: 5.12 ACRE
5. MINIMUM LOT SIZE: 43,560 S.F.
6. MAXIMUM LOT SIZE: 21.60 ACRE (REMAINDER)
7. MINIMUM LOT COVERAGE: 10%
8. NET DENSITY: 0.195 LOT/AC
9. PROVIDED REMAINS: 84.4% SITE AREA
10. PROVIDED LOTS

CALLOUT NOTES
1. EXISTING WELL
2. BUILDING ENVELOPE
3. CONCEPTUAL HOME AND DRIVEWAY
4. PROPOSED PRIVATE SHARED DRIVEWAY WITH 30' EASEMENT
5. PROPOSED CUL-DE-SAC TURNAROUND STD DETAIL 25
6. PROPOSED 30' EASEMENT ON EXISTING 20' ASPHALT PRIVATE ROAD
7. PROPOSED LOT LINES

ZONE R-5 STANDARDS
110% GROSS (21.16 AC) = 23.27 AC
23.27 AC / 5 AC = 3 LOTS + REMAINDER
MINIMUM LOT AREA: 1 ACRE
MAXIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 140'
MAXIMUM LOT COVERAGE: N/A

PROJECT LOCATION
VICINITY MAP
NOT TO SCALE

SCALE 1" = 8040 40 40

LEGEND
2' CONTOUR LINE
10' CONTOUR LINE
PROPERTY LINE
EASEMENT
CREEK
CRITICAL AREA BUFFER
PARCEL AREA
SITE AREA = 21.16 ACRES

PROPOSED SHARED DRIVEWAY 30' EASEMENT

10/16/2018                           NVS
Corrections/Design Change
STORMWATER DRAINAGE PLAN FOR:

A. SITE WILL COMPLY WITH FOLLOWING SITE INFORMATION (DRAINAGE KEY NOTES AND SITE PLAN)

1. TAX LOT NO.: 1
2. CONTRACTOR IS RESPONSIBLE ON PRESENT VEGETATION NATURAL WHEN FEASIBLE ACCORDING TO BMP T5.13
3. ASSESSOR'S SERIAL NO.: 180317-002
4. SITE AREA: 25.60 ACRES
5. ZONING: R-5
6. JURISDICTION: CLARK COUNTY

B. ADDITIONAL SITE NOTES

1. CONTOURS ARE SHOWN AT 2' (MINOR) AND 10' (MAJOR) INTERVALS.
2. THERE IS NO PUBLIC TRANSPORTATION SERVING THE SITE OR 3. NO SIGNIFICANT HISTORIC SITES PRESENT
4. AT THE TIME OF PRELIMINARY APPLICATION, THERE IS A SEPTIC SYSTEM ON SITE; HOWEVER ONSITE SEPTIC SYSTEM ARE PROPOSED TO SERVE EACH NEW RESIDENTIAL LOT
5. THERE ARE EXISTING STRUCTURES ON SITE
6. INSTALL 4" PVC PIPE WITH A MIN 1% FALL OUT DOWNSPOUT CALCULATION
7. THIS PROJECT PROPOSED TO CONSTRUCT A PRIVATE ROAD TO SERVE THE 4 RESIDENTIAL LOTS. THE PRIVATE ROAD WILL BE CONSTRUCTION PER CLARK COUNTY STANDARD DETAIL DRAWING 22 "RURAL PRIVATE ROAD".
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C. GENERAL SITE NOTES

1. DRIVEWAY AREA = 736 S.F.
2. HOME ROOF AREA (TYP) = 2,400 S.F.
3. IMPERVIOUS AREA = 0.88 AC
4. NATURAL VEGETATION AREA = 0.93 AC
5. DRAINAGE KEYNOTES
   - BMP R5.11 - INFILTRATION TRENCH DRIVEWAY SECTION (DETAILS-SHEET 8)
   - BMP T5.13 - FOLLOW ALL CRITERIA FOR AND DEPTH (DETAILS-PER THE TIR APPENDIX)
   - INFILTRATION TRENCHES (DETAILS-SHEET 8)
   - 3'X3'X6" RIP RAP PAD. A 1 4" GALVANIZED STEEL CLAMP.
   - DAYLIGHT LOW POINT CRAWL SPACE DRAIN TO GROUND SURFACE TOPOGRAPHY IS BASED ON CLARK COUNTY LIIDAR DATA.
   - GROSS LOT AREA = 27.17 ACRES (INCLUDES R/W)
   - 1-800- "It's the Law" GREGORY & JAE WEBER
   - 19111 NW 67TH AVE RIDGEFIELD, WA 98642
   - CONTACT Gregory Weber 6360-608-1135
   - EMAIL: gregnjae@aol.com

PROJECT LOCATION

1. PROJECT LOCATION
2. SEALS:
   - DRAWN BY: NVS
   - PCW DESIGNED BY: NVS
3. DATE: 8/27/2018
4. SEAL:
   - NVS
   - DRAWN BY: NVS
   - SHEET NO: C51
   - 2018015
   - PROJECT NO.

NORTHWEST UTILITIES CORRECTIONS/DESIGN CHANGE

1. 10/16/2018                            NVS
2. NOT TO SCALE
3. 40 40
4. 0 80
5. SCALE 1" = 40
6. ENGINEER
7. ENGINEERING NORTHWEST PLLC
8. PHONE: (360) 931-3122
9. CONTACT: PAUL WILLIAMS P.E.
10. EMAIL: paulwilliamspe@gmail.com
11. 2018015
12. BILL OF MATERIALS
13. ENGINEERING NORTHWEST PLLC
14. 7504 NW 10TH AVENUE
15. VANCOUVER, WA 98685
16. PHONE: (360) 931-3122
17. CONTACT: PAUL WILLIAMS P.E.
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