

LOT#	AREA (SF)
1	16567
2	11295
3	15000
4	10057
5	10030
6	10033
7	10016
8	10005
9	14009

AVE LOT AREA = 12000 SF
TOTAL LOTS AREA = 107012 SF

TRACT A - PRIVATE OPEN SPACE WETLAND & BUFFER = 59671 SF
TRACT B - PRIVATE STREET TRACT AREA B = 17523 SF
AREA #C TO BE DEDICATED FOR PUBLIC TRACT = 17777 SF
TRACT D PRIVATE SHARED HOA OPEN SPACE = 8511 SF
TOTAL GROSS SITE AREA = 197110 SF (4.5 ACRES)

10000 SF = THE MINIMUM LOT AREA
80' = AVERAGE MIN LOT WIDTH
90' = AVERAGE MIN LOT DEPTH
SETBACKS FOR R1-10
18' = MIN GARAGE SETBACK
10' = MIN FRONT SETBACK
15' = MIN REAR SETBACK
7' = MIN SIDE YARD
10' = MIN STREET SIDE YARD

EXISTING CONDITIONS:
1. CRITICAL AREAS & ENVIRONMENTAL
- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN & SURVEY.
- THERE IS A TYPE "N" STREAM ON-SITE AS SHOWN.
- BUILDING ENVELOPES AREA SHOWN ON LOTS 1, 2 AND 3 TO SHOW OUTER LIMITS OF ENCROACHMENT ONTO EXISTING UPLAND YARDS AREAS THAT FALL WITHIN STREAM SETBACKS
- THERE ARE NO 100-YR FLOODPLAINS ON THE SITE.
- CRITICAL HABITAT WAS IDENTIFIED ON THE SITE AS SHOWN.
- A WETLAND DETERMINATION REPORT WAS PERFORMED ON THE SITE AND FOUND WETLAND AREA.
- CRITICAL HABITAT WAS IDENTIFIED ON THE SITE. SEE WETLANDS DETERMINATION REPORT & CRITICAL AREAS PLAN FOR ALL RELATED INFORMATION AND LOCATIONS OF ALL CRITICAL AREAS FOR THE SITE.
- THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE. SEE THE GEOTECH REPORT FOR MORE INFORMATION.
- THERE ARE SIGNIFICANT WILDLIFE HABITAT OR VEGETATION AREAS ON THE SITE.
- GIS ARCHAEOLOGICAL PROBABILITY WAS SUFFICIENT THAT A PREDETERMINATION WAS CONDUCTED AND RESULTED IN NO FINDINGS AND A RECOMMENDATION OF NO FURTHER ACTION FOR THE PROPERTY. SEE THE COMPLETED ARCHAEOLOGICAL PREDETERMINATION REPORT FOR MORE DETAILS.
- THERE ARE NO KNOWN HISTORIC SITE INDICATORS ON THE SITE.

2. LAND USE AND TRANSPORTATION:
- C-TRAN DOES NOT SERVICE THIS AREA
- EXISTING WELLS AND SEPTIC ARE SHOWN ON THE SITE.
- THERE ARE NO EXISTING PEDESTRIAN OR BICYCLE IMPROVEMENTS LOCATED AT THE SITE.

#1A EX. 6" WELL NOTE:
WELL TO BE DECOMMISSIONED PER CCPH REGULATIONS OR CONVERTED TO NON-POTABLE IRRIGATION USE ONLY PER CCPH REGS.

#2B FINAL NEW GROUP B WELL LOCATION:
FIELD RELOCATED DUE TO FEATURES. THE LOCATION IS 100' RADIUS WAS SHIFTED 13' SOUTH & 8' WEST) PER 20 MARCH 2019 CCPH JOE ELLINGSON & DRILLER AGREEMENT. FINAL SURFACE SEAL WAS DOUBLED FROM 17" & INCREASED TO 38" THICK.

3. STREET CLASSIFICATIONS:
- PUBLIC NE SALMON CREEK AVE IS CLASSIFIED AS A 2 LANE MINOR ARTERIAL M-2CB PER COUNTY DRAWING 4 WITH ULTIMATE 72' OF TRACT. THERE IS AN EXISTING 60' TRACT AND EX 28' OF AC POSTED SPEED IS 40MPH
- THE PRIVATE INTERNAL STREET UNIVERSITY PLACE IS A MIN OF 10' TO 24' AC IN A 25' PRIVATE TRACT WITH A 5' SIDEWALK ON ONE SIDE PER COUNTY DRAWING 15. SEE SHEET THE STREET PLAN SHEET FROM THIS PLAN SET.
- WITH PERMISSION, THERE WILL BE A PEDESTRIAN TRAIL CONNECTION FROM THE INTERNAL STREET TO THE NEARBY TRAIL PRIVATE URBAN CUL DE SAC TURNAROUND PER DRAWING 23.

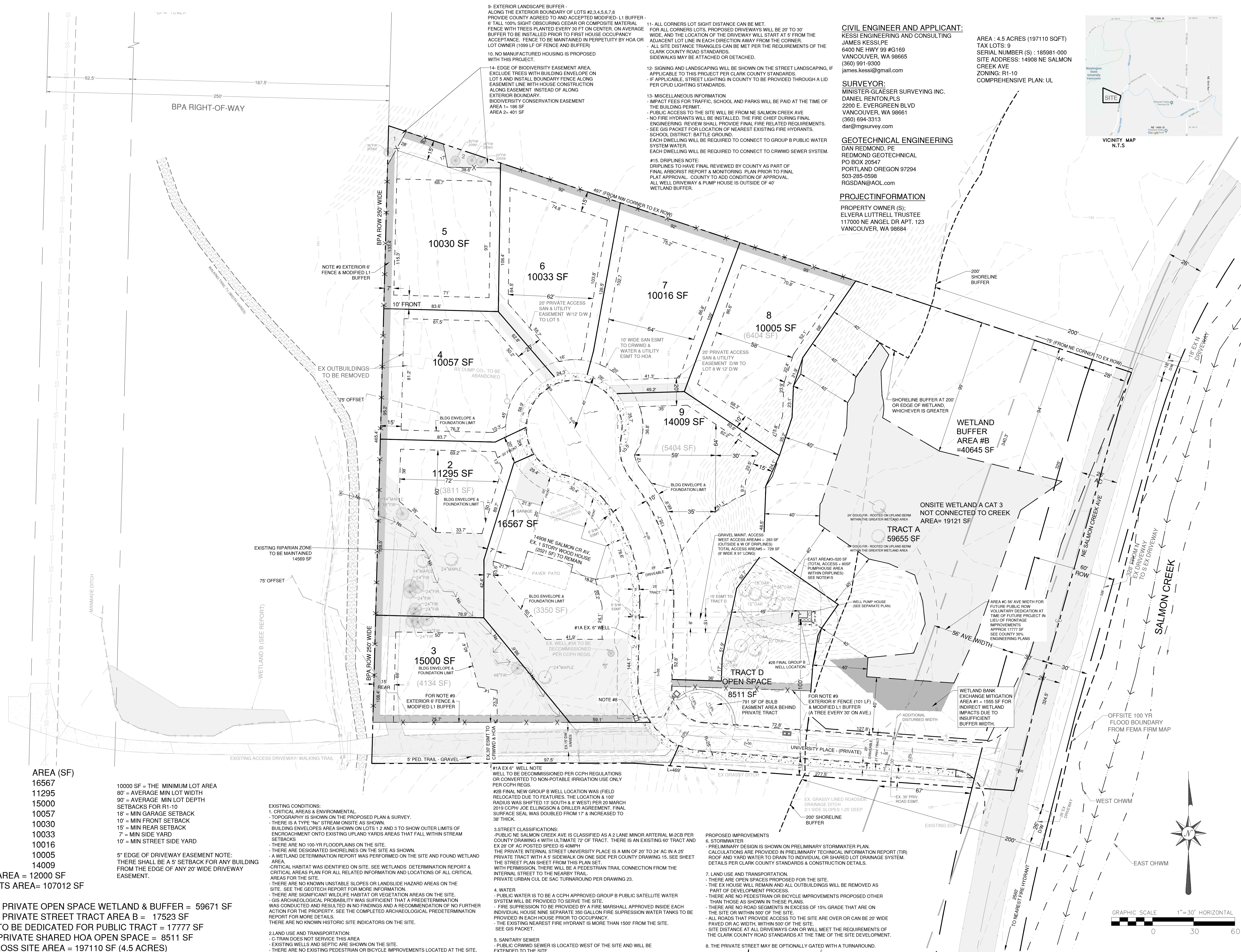
4. WATER
- PUBLIC WATER IS TO BE A CCPH APPROVED GROUP B PUBLIC SATELLITE WATER SYSTEM WILL BE PROVIDED TO SERVE THE SITE.
- FIRE SUPPRESSION TO BE PROVIDED BY A FIRE MARSHALL APPROVED INSIDE EACH TRACT HOUSE NINE SEPARATE 350 GALLON FIRE SUPPRESSION WATER TANKS TO BE PROVIDED IN EACH HOUSE PRIOR TO OCCUPANCY.
- THE EXISTING NEAREST FIRE HYDRANT IS MORE THAN 1500' FROM THE SITE. SEE GIS PACKET.

5. SANITARY SEWER
- PUBLIC CRWWD SEWER IS LOCATED WEST OF THE SITE AND WILL BE EXTENDED TO THE SITE.

PROPOSED IMPROVEMENTS
6. STORMWATER
- PRELIMINARY DESIGN IS SHOWN ON PRELIMINARY STORMWATER PLAN. CALCULATIONS ARE PROVIDED IN PRELIMINARY TECHNICAL INFORMATION REPORT (TIR) ROOF AND YARD WATER TO DRAIN TO INDIVIDUAL OR SHARED LOT DRAINAGE SYSTEM. DETAILS PER CLARK COUNTY STANDARDS & CONSTRUCTION DETAILS.

7. LAND USE AND TRANSPORTATION
- THERE ARE OPEN SPACES PROPOSED FOR THE SITE.
- THE EX HOUSE WILL REMAIN AND ALL OUTBUILDINGS WILL BE REMOVED AS PART OF DEVELOPMENT PROCESS.
- THERE ARE NO PEDESTRIAN OR BICYCLE IMPROVEMENTS PROPOSED OTHER THAN THOSE AS SHOWN IN THESE PLANS.
- THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE THAT ARE ON THE SITE OR WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO THE SITE ARE OVER OR CAN BE 20' WIDE PAVED OR AC WIDTH, WITHIN 500' OF THE SITE.
- SITE DISTANCE AT ALL DRIVEWAYS CAN OR WILL MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF THE SITE DEVELOPMENT.

8. THE PRIVATE STREET MAY BE OPTIONALLY GATED WITH A TURNAROUND.



- 9- EXTERIOR LANDSCAPE BUFFER - ALONG THE EXTERIOR BOUNDARY OF LOTS #2,3,4,5,6,7,8 PROVIDE COUNTY AGREED TO AND ACCEPTED MODIFIED L1 BUFFER- 6' TALL 100% SIGHT OBSCURING CEDAR OR COMPOSITE MATERIAL FENCE WITH TREES PLANTED EVERY 30 FT ON CENTER, ON AVERAGE BUFFER TO BE INSTALLED PRIOR TO FIRST HOUSE OCCUPANCY ACCEPTANCE. FENCE TO BE MAINTAINED IN PERPETUITY BY HOA OR LOT OWNER (1099 LF OF FENCE AND BUFFER)
- 10. NO MANUFACTURED HOUSING IS PROPOSED WITH THIS PROJECT.
- 14- EDGE OF BIODIVERSITY EASEMENT AREA, EXCLUDE TREES WITH BUILDING ENVELOPE ON LOT 6 AND INSTALL BOUNDARY FENCE ALONG EASEMENT LINE WITH HOUSE CONSTRUCTION ALONG EASEMENT INSTEAD OF ALONG EXTERIOR BOUNDARY. BIODIVERSITY CONSERVATION EASEMENT AREA 1= 186 SF AREA 2= 401 SF
- 11- ALL CORNERS LOT SIGHT DISTANCE CAN BE MET. FOR ALL CORNERS LOTS, PROPOSED DRIVEWAYS WILL BE 20' TO 30' WIDE, AND THE LOCATION OF THE DRIVEWAY WILL START AT 5' FROM THE ADJACENT LOT LINE IN EACH DIRECTION AWAY FROM THE CORNER. ALL SITE DISTANCE TRIANGLES CAN BE MET PER THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS. SIDEWALKS MAY BE ATTACHED OR DETACHED.
- 12. SIGNING AND LANDSCAPING WILL BE SHOWN ON THE STREET LANDSCAPING, IF APPLICABLE TO THIS PROJECT PER CLARK COUNTY STANDARDS. IF APPLICABLE, STREET LIGHTING IN COUNTY TO BE PROVIDED THROUGH A LID PER CPUD LIGHTING STANDARDS.
- 13- MISCELLANEOUS INFORMATION
- IMPACT FEES FOR TRAFFIC, SCHOOL AND PARKS WILL BE PAID AT THE TIME OF THE BUILDING PERMIT.
- PUBLIC ACCESS TO THE SITE WILL BE FROM NE SALMON CREEK AVE
- NO FIRE HYDRANTS WILL BE INSTALLED. THE FIRE CHIEF DURING FINAL ENGINEERING REVIEW SHALL PROVIDE FINAL FIRE RELATED REQUIREMENTS.
- SEE GIS PACKET FOR LOCATION OF NEAREST EXISTING FIRE HYDRANTS. SCHOOL DISTRICT: BATTLE GROUND. EACH DWELLING WILL BE REQUIRED TO CONNECT TO GROUP B PUBLIC WATER SYSTEM WATER. EACH DWELLING WILL BE REQUIRED TO CONNECT TO CRWWD SEWER SYSTEM.
- #15. DRIP LINES NOTE:
DRIP LINES TO HAVE FINAL REVIEWED BY COUNTY AS PART OF FINAL ARBORIST REPORT & MONITORING PLAN PRIOR TO FINAL PLAT APPROVAL. COUNTY TO ADD CONDITION OF APPROVAL. ALL WELL DRIVEWAY & PUMP HOUSE IS OUTSIDE OF 40' WETLAND BUFFER.

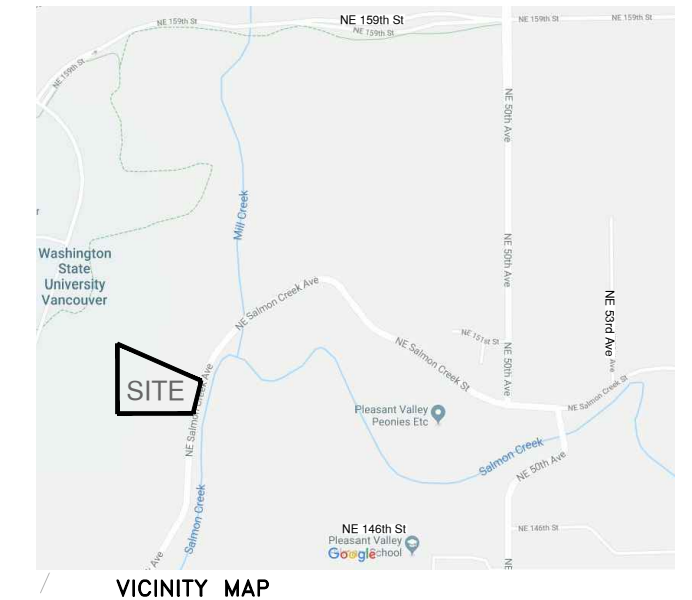
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PROJECT INFORMATION
PROPERTY OWNER (S):
ELVERA LUTTRELL TRUSTEE
117000 NE ANGEL DR APT. 123
VANCOUVER, WA 98684

AREA : 4.5 ACRES (197110 SQFT)
TAX LOTS: 9
SERIAL NUMBER (S) : 185981-000
SITE ADDRESS: 14908 NE SALMON CREEK AVE
ZONING: R1-10
COMPREHENSIVE PLAN: UL

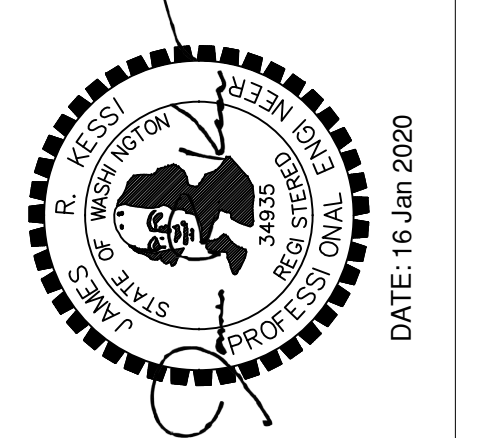


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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY: S.P.
DESIGNED BY: J.K.
CHECKED BY: J.K.



PROJECT 143
DATE: 16 Jan 2020

UNIVERSITY PARK AT SALMON CREEK SHORT PLAT
9 LOT PRELIM SHORT PLAT
UN P-1