



WHIPPLE CREEK SHORT PLAT

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1
EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY PLAT SUBMITTAL
AUGUST 2015

PROPERTY OWNER/APPLICANT:

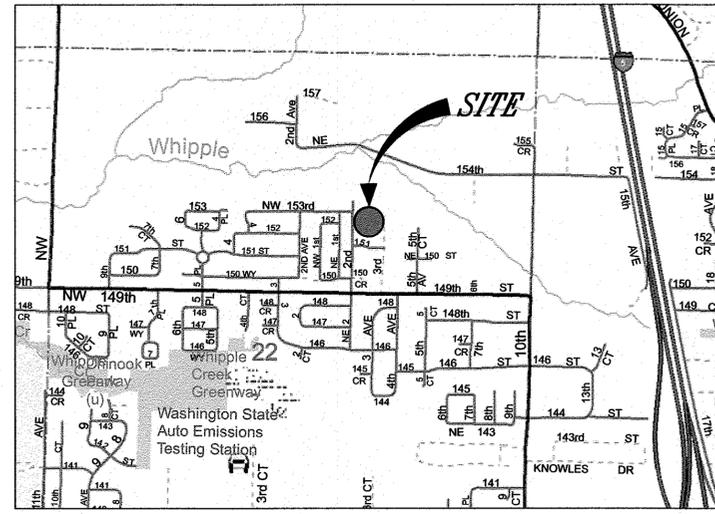
JOSEPH STOREHOUSE PROPERTIES INC ATTN: PAT SCHMITT
5656 SW HUMPHRY BLVD
PORTLAND, OR 97221
PH: 503-704-8900
EM: lendingbypat@gmail.com

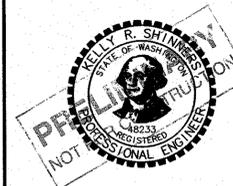
PARCEL # & PROPERTY ADDRESS:

185520-000
15204 NE 3RD STREET, VANCOUVER, WA 98665

CONTACT PERSON:

SGA ENGINEERING, PLLC
ATTN: KELLY SHINNERS & SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: KSHINNERS@SGAENGINEERING.COM & STAYLOR@SGAENGINEERING.COM





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15204 NE 3RD STREET, VANCOUVER, WA 98685

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EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	185520-000
CURRENT USE	ONE EXISTING SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE.
ZONING DESIGNATION	R1-10
GROSS SITE AREA	1.83 ACRES 79,715 S.F.
TRANSIT ROUTES	C-TRAN PICKS UP 1 MILE SOUTHEAST OF SITE AT THE SALMON CREEK PARK AND RIDE
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY CLARK REGIONAL WASTE WATER DIST., PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. AT LEAST ONE SEPTIC SYSTEM IS KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE IS NOT KNOWN TO CONTAIN ANY OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE WHIPPLE CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE TO HIGH PROBABILITY FOR ARCHAEOLOGICAL. STEEP SLOPES EXIST NORTH OF THE SITE.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYING. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL (6 LOT) SUBDIVISION IN TWO PHASES

DEVELOPMENT STANDARDS

MINIMUM AVERAGE LOT AREA	10,000 SF MIN. AVG. ALLOWED 13,137 SF AVG. LOT SIZE PROPOSED
AVERAGE MINIMUM LOT WIDTH	80' MIN. ALLOWED, 82' MIN. AVG. PROPOSED
AVERAGE MINIMUM LOT DEPTH	90' MIN. ALLOWED, 137' MIN PROPOSED
FRONT YARD SETBACK	10' TO HOME, 18' TO GARAGE
STREET SIDE YARD SETBACK	10'
INTERIOR SIDE YARD SETBACK	7' MIN.
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

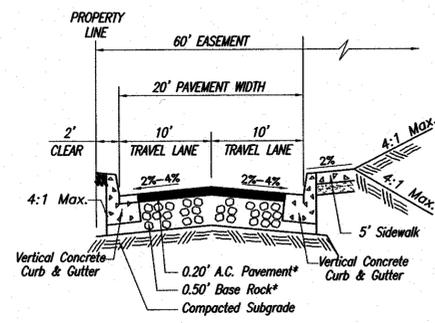
SEWER	CRWWD
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

TREATMENT	STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES, RAIN GARDENS OR OTHER APPROVED BMP'S
DISPOSAL	STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

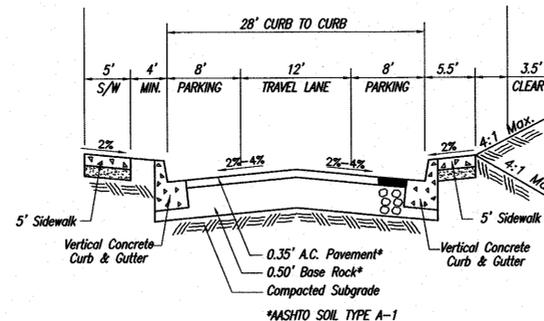
PROPOSED SITE AREA SUMMARY

	ACRES	S.F.
GROSS SITE AREA	1.83	79779
NET SITE AREA (GROSS AREA- R/W)	1.80	78201
AVERAGE LOT AREA	0.30	12963
PUBLIC RIGHT-OF-WAY DEDICATED	0.04	1561



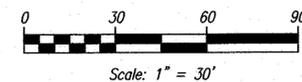
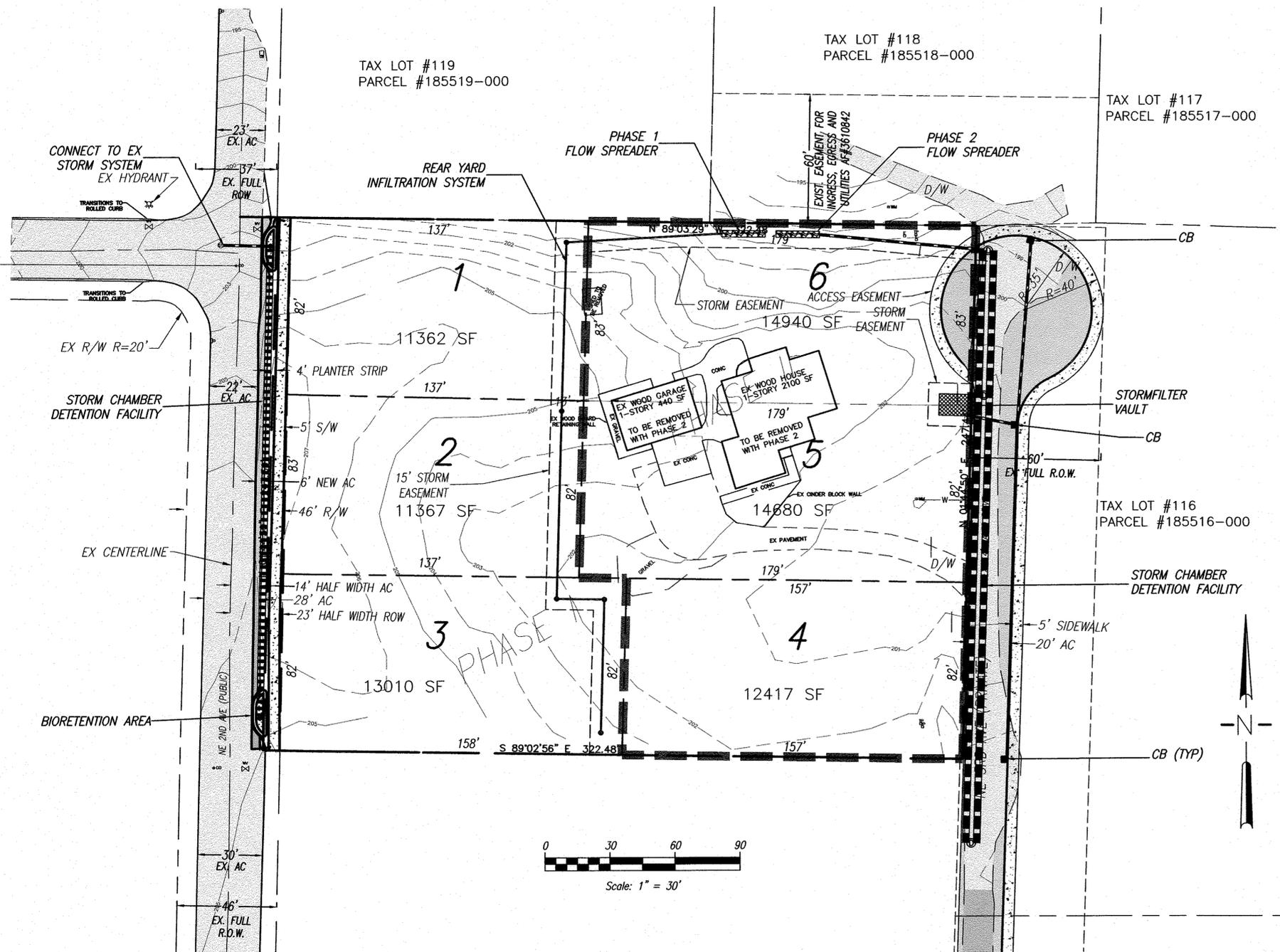
NE 3RD AVE PRIVATE ROAD

NO SCALE



**URBAN LOCAL RESIDENTIAL ACCESS
NE 2ND AVE PARTIAL WIDTH IMPROVEMENT**

NO SCALE



DATE PLOTTED: Aug. 28, 2015 - 11:15 AM SGA DRAWING FILE: W:\DWG\1340- WHIPPLE CREEK SHORT PLAT\DRAWINGS\PRELIM\1340- PRELIMINARY STREET AND STORM PLANNING

PRELIMINARY STORM AND STREET PLAN

WHIPPLE CREEK SHORT PLAT

WASHINGTON

CLARK COUNTY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT/LJH
CHECKED BY: KRS
SCALE: 1" = 30'