



Pre-Application Conference Final Report

Project Name: RIDGEVIEW HEIGHTS SUBDIVISION

Case Number: PAC2016-00079

Location: South of NE Landerholm Road – Lot 15 (222542) and Lot 67 (222594) located in the Northwest quarter of Section 7; Township 4 North; Range 2 East of the Willamette Meridian

Request: The applicant is proposing to change the zone from R-10 to R-5 on approximately 55 acres and then to divide the property into ten (10) single family residential lots.

Applicant: Sterling Design, Inc.
2208 E. Evergreen Blvd.
Vancouver, WA 98661
(360) 759-1794 [phone]; (360) 759-4983 [fax]
mail@sterlingdesign.biz

Contact Person: Joel Stirling
2208 E. Evergreen Blvd.
Vancouver, WA 98661
(360) 759-1794 [phone]; (360) 759-4983 [fax]
joel@sterlingdesign.biz

Property Owner: Gerry and Barbara Coppedge, Trustees
767 West 'S' Street
Washougal, WA 98671

Conference Date: August 4, 2016 **Report Issued:** August 11, 2016

Neighborhood Association/Contact:
East Fork Hills Rural Association
Val Alexander, President
(360) 263-2521
Email: coyoteridge@tds.net

Type of Review: Type III



County staff	Name	Phone extension (360) 397-2375	Email address
Planner:	Vicki Kirsher	4178	vicki.kirsher@clark.wa.gov
Engineer:	Jennifer Reynolds	4630	jennifer.reynolds2@clark.wa.gov
Biologist:	Brent Davis	4152	brent.davis@clark.wa.gov
Transportation Concurrency:	David Jardin	4354	david.jardin@clark.wa.gov
Fire Marshal's Office:	Curtis Eavenson	3320	curtis.eavenson@clark.wa.gov

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Mailing address	Email address
1. Mike Coppedge	736 West 'S' Street Washougal, WA 98671	bdcoppedge@comcast.net
2. Joel Stirling	2208 E. Evergreen Blvd. Vancouver, WA 98661	joel@sterlingdesign.biz
3. Peter Gecho		gechoconstruction@gmail.com
4. Brent Davis	CC Wetlands/Habitat	See above
5. Curtis Eavenson	CC Fire Marshall	See above
6. Jennifer Reynolds	CC Development Engineering	See above
7. David Jardin	CC Concurrency	See above
8. Vicki Kirsher	CC Land Use Review	See above

Conference Summary

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

NEW INFORMATION

As discussed at the conference, a referendum petition was filed on the Comprehensive Growth Management Plan update adopted by the county last month. On Friday August 5th, the court ruled that the petition was invalid. Therefore, the stay on implementation of the new comprehensive plan is rescinded. Information in this report has been revised to reflect this change in circumstances since the conference was held.

Land Use

Unified Development Code

The code citations and references in this pre-application report will relate to Title 40, which is available on the County web site at: http://www.clatsop.wa.gov/ord_index.html

Process

Zone Changes and subdivisions are both subject to a Type III (quasi-judicial) review process. In addition, the proposal is also subject to State Environmental Policy Act (SEPA) review. Therefore, a Zone Change application, a Subdivision application and a SEPA checklist are required.

Please refer to the Zone Change and Subdivision application packets for an explanation of the process, a list of items to be submitted, and the details required to be shown on the preliminary plat. It should be noted the zone change and subdivision applications have required submittal items in common. Such items do not need to be submitted in duplicate.

Zone Change

Zone changes may be approved only when all of the following are met:

- 1 Requested zone change is consistent with the comprehensive plan map designation
- 2 The requested zone change is consistent with the plan policies and locational criteria and the purpose statement of the zoning district.
- 3 The zone change either
 - a Responds to a substantial change in conditions applicable to the area within which the subject property lies,
 - b. Better implements applicable comprehensive plan policies than the current map designation, or
 - c Corrects an obvious mapping error
4. There are adequate public facilities and services to serve the requested zone change.

Platting Standards

The proposal is subject to state platting standards in accordance with RCW 58 17, as well as the criteria in CCC 40 540 040 (Subdivision Provisions)

Lot Standards

Should the zone change be approved, Table 40 210 020-2 contains lot standards for R-5 zoning district. The minimum lot size is 5 acres. In addition, this zone prescribes a minimum lot width of 140 feet. There is no minimum depth requirement.

Development Standards

Within the R-5 zoning district, the applicable setbacks for residential structures on each lot, in accordance with Table 40.220.020-3, are as follows:

- Front: 50 feet from public road right-of-way, private road easement or tract, or private driveway easement that provides access to the lot.
- Street Side: 25 feet
- Interior Side: ▪ 20 feet for residential dwelling and incidental buildings;
▪ 50 feet for accessory buildings used for agricultural purposes;
▪ 50 feet for all structures from abutting property zoned for natural resource or surface mining uses.
- Rear: ▪ 20 feet
▪ 50 feet when abutting property zoned for natural resource or surface mining uses.

Safe Walking Conditions

The subject site is located within the boundaries of the La Center School District. Pursuant to RCW 58.17.110, appropriate provisions shall be made to assure safe walking conditions for students only walk to and from school. For preliminary submittal, a letter from the District confirming students residing within this development will be bussed to their respective school will be required.

Issues:

1. Staff's recommendation to the Hearing Examiner on the requested zone change will depend on how well the narrative demonstrates compliance with applicable criteria. In short, the burden for justifying the zone change rests with the applicant.
2. Documentation will be required at preliminary submittal demonstrating the 60-foot private easement not only provides access to the subject property but does not restrict the division of this property. This will be a 'Fully Complete' requirement.
3. Different information than was discussed at the conference. This 55 acres was created as one (1) separate legal lot of record as a result of a boundary line adjustment approved by the county in 2008 (BLA2008-00011). It appears this acreage was later segregated into 20 acres and 35± acres. If the preliminary application is submitted on a single 55 acre parcel, only a copy of the BLA and current owners' deed will be required. If, however, it is important to that the applicant that the county recognize two (2) separate legal lots, then a new legal lot determination will be required.

Engineering

Only major issues are identified below. Please see the full attached engineering report for additional information.

Transportation:

- 1 The project shall comply with the Clark County Transportation and Circulation Ordinance, CCC 40.350
- 2 All driveways longer than 300 feet shall be provided with an approved turnaround at the terminus. There shall also be approved turnouts constructed such that the maximum distance from turnout to turnout, or from turnout to turnarounds, does not exceed 500 feet. Turnouts shall comply with the Standard Details Manual.
- 3 The existing driveway should be reclassified as a Rural Private Road now that it provides access to more than 4 lots. All roads providing access to parcels being developed, whether such roads are to be public or private, shall at a minimum have an all-weather driving surface, unobstructed roadway width of 20 feet, except in those cases where the pre-existing road is 18 feet wide, additional widening to 20 feet is not necessary. Any pre-existing roadway narrower than eighteen 18 feet shall be widened to the full 20 foot standard.
- 4 The road approach onto NE Landerholm Road should be paved from the edge of the public road to the right-of-way or to 20 feet from the edge, whichever is greater.
5. NE Landerholm Road has an unposted statutory speed limit of 50 MPH. 500 feet of sight distance is required to the east and west of the existing driveway approach. There is existing vegetation to the east and west and a vertical curb to the east that obstructs sight distance. A sight distance certification letter will be required that address these obstructions and how sight distance will be achieved. If sight distance cannot be achieved, a Minor Road Modification will be required. The sight distance certification letter and Road Modification must be prepared and stamped by a licensed engineer in the state of Washington.
- 6 There is a stream that crosses the property near the north boundary line. An appropriately sized culvert should be installed in this location. If a bridge is required, it will be subject to the Private Bridge standards, CCC 40.350.040.
- 7 If the applicant desires to gain approval of a proposal that does not meet code, a road modification must be justified and approved per CCC 40.550.010.

Stormwater

1. The project shall comply with the Clark County Stormwater and Erosion Control Ordinance, CCC 40.386. This development will result in greater than 5,000 square feet of new hard surface and must meet Stormwater Minimum Requirements #1 through #9. Refer to page 19 of Book 1 of the 2015 Clark County Stormwater Manual (CCSM). See items 2 & 3 for further circumstances that might affect total hard surface area needing to be managed.
- 2 Per page 9 of Book 1 of the 2015 Clark County Stormwater Manual.
Resurfacing by upgrading from dirt to gravel, asphalt, or concrete, upgrading from gravel to asphalt, or concrete; or upgrading from a bituminous surface treatment ("chip seal") to asphalt or concrete. These are considered new impervious surfaces and are subject to the minimum requirements that are triggered when the thresholds identified for new or redevelopment projects are met.

3. In addition, replaced impervious surface per page 14 of Book 1 of the 2015 Clark County Stormwater Manual is defined for structures as “the removal and replacement of impervious surfaces down to the foundations” and for other impervious surfaces as “the removal down to bare soil or base course and replacement.”
4. No new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots.

Geological Hazard Areas:

1. The project shall comply with the Clark County Geologic Hazard Areas Ordinance, CCC 40.430.
2. Based on the County GIS, a portion of the off-site roadway is within a Landslide Hazard Area. A Geologic Hazard Study may be required depending on the impacts. At a minimum, a letter signed and stamped by a licensed engineer in the state of Washington addressing the hazard area is needed.

Transportation Concurrency

A traffic study is required to divide 55.03 acres into 10 parcels. See attached memo from David Jardin for information.

Environmental

Wetland:

The proposed access will likely require improvement of the existing driveway. These improvements will likely affect wetlands and wetland buffers adjacent to the existing extent of gravel. In addition, a wetland delineation for the entire site and within 100 ft. of the existing access easement will be required for a Fully Complete application. If impacts to wetlands or wetland buffers are proposed, a Wetland Permit and wetland mitigation plan will also be required. Note that direct impact to Category I and II wetlands is prohibited per CCC 40.450.040(D)(1).

Habitat:

The proposed access will likely require improvement of the existing driveway and Type F stream crossing. A Habitat Permit and mitigation plan will be required for clearing in the riparian habitat conservation zone. There may also be Oregon White Oak Woodlands on portions of the site. In the Rural Area oak woodlands need to be a minimum of 1 acre in size with a minimum canopy coverage of Oregon White Oak of 25%. A habitat assessment will be required to verify the presence or absence of oak woodland habitat.

Forest Practices

A Class IVG Forest Practices permit will be required. Please note that the SEPA needs to clearly address all tree removal. For more information contact Jim Vandling, County Forester, at (360) 397-2121, ext. 4714 or jim.vandling@clack.wa.gov.

Fire Marshal

Written comments were not received from the Fire Marshal's Office. Attached is memo prepared by Curtis Eavenson for PAC2015-00141. For questions, he may be reached at 360-397-2375, ext. 3320 for more information.

Utilities

Land divisions proposed outside of the Urban Growth Area (UGA) are prohibited from providing public sewer services to the new development. The subject site is located within the rural/resource area for sewage disposal. The applicant will be required to submit a 'Public health project review evaluation letter' at the time of subdivision application submittal.

The subject property is located within the Clark Public Utilities water district. Based on available GIS information, however, it doesn't appear that public water services are available to the subject site. Therefore, a 'utility review letter' from the local water purveyor is required. Additionally, a 'Public health project review evaluation letter' is required for the proposed septic and well systems.

Public Health

See attached memo from Public Health for requirements.

Archaeological

The entire development site is located within a moderate to high probability area for discovery of archaeological resources, as designated on the Archaeological Predictive Model Map of Clark County. Therefore, an Archaeological Predetermination is required since this project is subject to SEPA.

Predetermination reports and archaeology surveys, if required, must be reviewed by the Washington State Department of Archaeology & Historic Preservation (DAHP). Proof must be provided at the time of preliminary subdivision that the predetermination/or survey has been submitted to DAHP.

Applicable Regulations

The following identifies the applicable titles of the Clark County Code that must be addressed upon submittal of a full application for the subject development proposal.

Applies	Clark County Code Title and Reference Number
	SEPA - Title 40.570
X	State Environmental Policy Act (SEPA) Environmental Checklist
X	Archeological (40 570 080)
	Land Division - Title 40.540
X	Legal Lot Determination
X	Subdivision (40 540 040)
	Land Use - Title 40
X	Impact Fees (40 610)
X	Zone Change (40 560 020)
X	Zone District (40 210 020)
X	Sewer & Water (40 370)

	Critical Areas	
X	Geologic Hazard Area (40.430)	
X	Habitat Conservation (40.440)	
X	Wetland Protection (40.450)	
X	Transportation - 40.350	
?	Road Modification (40.550.010)	
X	Transportation Concurrency (40.350.020)	
X	Stormwater and Erosion Control - (40.386)	
X	Public Health - Title 24	
X	Buildings & Structures - Title 14	
X	Fire Protection - Title 15	

List of required applications

The following list of applications must be submitted in order for the subject development proposal to be considered Counter Complete

Applications

1. Zone Change
2. Subdivision
3. SEPA Checklist
4. Road Modification, if applicable
5. Geo-Hazard

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be determined Counter or Fully Complete.

1. Sewer District Utility Review Letter

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. Documentation demonstrating that the 60-foot private easement not only provides access to the subject property but does not prohibit division of this property.
2. Letter from the school district verifying that students living within this subdivision are bussed to school.
3. Sight Distance Certification
4. Geotechnical Report/Letter
5. Completed Wetland Delineation
6. Completed Habitat Assessment

Plan review process notes

For Type III Reviews

Within 30 days of your application being determined fully complete, staff will hold an "Early Issues Meeting" to discuss your application and identify possible plan review issues. Within a few days of this meeting, you will be notified in writing or by email, of their findings and

whether there is any need for additional information or supplemental applications (e.g., road modification).

Once contacted, you will have 14 days to submit any requested information and/or supplemental applications. Please note supplemental applications will not be accepted beyond this 14-day submission deadline unless an application hold, with payment of fee, has been approved.

Request to change public hearing date

A request by the applicant to change the public hearing date for a Type III Review may be granted provided the request is in writing, submitted within thirty (30) days of the fully complete determination, and the re-notice fee is paid.

Application holds

If approved, some application holds require a fee to be paid prior to the effective date of the hold.

Project vesting status

An application, which is subject to pre-application review, shall be contingently vested on the date a fully complete pre-application is filed. The contingent vesting shall become effective if a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the review authority issues its Pre-Application Conference Report.

Different determination than what was indicated at the pre-application conference

- X This pre-application conference application was sufficiently complete to qualify for contingent vesting pursuant to CCC 40.510.030(G).** The application will be contingently vested on July 14, 2016 if a Fully Complete application for substantially the same proposal is submitted on or before February 7, 2017. Developments do not contingently vest to stormwater or concurrency.

Appeals

An appeal of the contingent vesting decision above must be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the Pre-Application Conference Report is mailed to the applicant.

All other challenges to staff code interpretations or decisions made at the conference or within the conference report may be addressed within the preliminary plan review application.

Fee estimates

The preliminary plan review fees are listed below. Fees not listed include final construction plan review, final site plan review, final plat review, development inspection and building plan review and inspection.

The fees checked below apply to the subject proposal, and are based upon the fee schedule in effect at the time of the pre-application conference and for the project as submitted.

Note: These fees are subject to change. The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented.

Preliminary plan review fees

The following list of preliminary plan review fees (i.e., those items marked to the left) must be submitted with the development proposal to be considered Counter Complete.

Community Development

	Application	Base Fee	Issuance Fee
?	Legal Lot Determination		
<input type="checkbox"/>	Determination	\$838 plus \$372/lot over 2	N/A
<input type="checkbox"/>	Individual single-family or manufactured home	\$527	\$53
<input type="checkbox"/>	Innocent purchaser	\$883	\$53
<input type="checkbox"/>	Public Interest exception	\$3,628	\$53
	SEPA		
X	Project review	\$1,528	\$53
<input type="checkbox"/>	Non-projects (includes annual review applications)	\$1,987	\$53
<input type="checkbox"/>	EIS review	Cost recovery	\$53
X	Subdivision	\$7,679	\$94
X	Zone Change	\$5,129	\$94

Public Works

	Application	Base Fee	Issuance Fee
X	Geologic Hazard	\$483	\$53
?	Road Modification		
<input type="checkbox"/>	Technical road modification	\$1,200	\$53
<input type="checkbox"/>	Major road modification	\$1,559	\$53
<input type="checkbox"/>	Minor Road Deviation (stand alone)	\$250	\$53
X	Subdivision	\$3,757	\$94

Environmental

Contact Brent Davis at brent.davis@clark.wa.gov or (360) 397-2375, extension 2121 to determine fees.

Fire Marshal

	Application	Base Fee
<input type="checkbox"/>	Site Plan Type II	\$626
<input type="checkbox"/>	Site Plan Type I and Planning Director Reviews	\$434
X	All other reviews	\$434
<input type="checkbox"/>	Road Modification	\$326

Impact fees

In 1990, the state legislature authorized counties and cities planning under the Growth Management Act to impose impact fees on development activity to provide partial funding for public system improvements (e.g. roads, schools, parks) which serve new development. Impact fees are due at the time of issuance of building permits and are **not** a lien placed against the property at the time of final approval. A note reflecting the fee shall be placed on the face of the plan or plat. If you have any questions regarding the Traffic Impact Fee (TIF), please contact Public Works at (360) 397-6118. Impact fees include the following:

Traffic Impact Fee (Rural 2)	\$ 422.99
School Impact Fee (La Center)	\$6,991.00
Total Impact fees	\$7,413.99

Note: The above impact fees are an estimate and subject to change. Impact fees are set at the time of the preliminary plan review decision.

Other fees

For fees and information about the next steps in the development and building process, please visit these county web pages:

Final construction plan review and development inspections

www.clack.wa.gov/publicworks/engineering/index.html

Building permits

www.clack.wa.gov/development/fees/building.html

Attachment list

- Proposed plan
- Development Engineering Memo
- Transportation Concurrency Report
- Habitat/Wetland Requirements
- Fire Marshal Comments on PAC2015-000141
- Public Health Memo

For informational handouts with submittal requirements for development applications, please visit our website at www.clack.wa.gov/development.

Submit your completed application

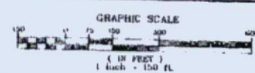
You must submit your application(s) in person with payment to:

Public Service Center
Permit Center
1300 Franklin Street, first floor
Vancouver, WA 98660

Phone: (360) 397-2375
Fax: (360) 397-2011
Email: development@clack.wa.gov
Web: www.clack.wa.gov/development

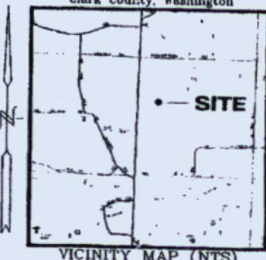
PROPOSED DEVELOPMENT PLAN
 TOTAL LOTS: 10
 MINIMUM LOT AREA: 6.0 Acres
 MAXIMUM LOT AREA: 7.2 Acres
 AVERAGE LOT AREA: 6.3 Acres

**SITE SPECIFIC ZONE CHANGE
 FROM R-10 TO R-5**



RIDGEVIEW HEIGHTS
 A Preliminary Subdivision within
 a portion of the NW of
 Sec. 7, T4N, R2E, W.M
 Clark County, Washington

APPROXIMATE LOCATION
 OF EXISTING WETLANDS
 DELINEATED PER WET3004-00044
 WETLAND BUFFER ENHANCEMENT
 AND BUFFER AVERAGING WILL BE
 UTILIZED TO OPTIMIZE PROPOSED
 WETLAND BUFFER IMPACTS.



SHEET INDEX

PROPOSED DEVELOPMENT PLAN w/ ALL CONDITIONS	1
CONCEPTUAL STORMWATER PLAN	2

SITE INFORMATION

APPLICANT	JOEL STERLING	CLARK COUNTY USE STATE	AGRICULTURE
PROJECT NO.	211760028	APPLICANT'S ADDRESS	1000 N. 10TH ST. WACARVILLE, WA 98081
DATE	07/27/2011	PROJECT NO.	211760028
SCALE	AS SHOWN	DATE	07/27/2011
BY	JOB/BC	DATE	07/27/2011
CHECKED BY	JOB/BC	DATE	07/27/2011
DATE	07/27/2011	DATE	07/27/2011

- 5. PROPOSED PLAN**
 S. DRAWING
- D. GENERAL INFORMATION**
- APPLICANT/CONTACT: JOEL STERLING
 - 2308 E. SHERIDAN BLVD.
 - WACARVILLE, WA 98081
 - PH: (360) 795-1124
 - PROPERTY OWNERS: CERRY & BARBARA COPPELGE TRUSTEES
 - 767 WEST STREET
 - WASHINGTON, WA 98771
 - AKA: 65.03 ACRES
 - TAX LOTS: 67 & 18
 - SERIAL NUMBER(S): 222594-000 & 222542-000
 - SITE NUMBER(S) AND SERIAL NUMBER(S)
 - ZONING: R-10 (ZONE CHANGE TO R-5)
 - COMPREHENSIVE PLAN: R-10 (ZONE CHANGE TO R-5)
- E. EXISTING CONDITIONS**
 Environmental/Critical Areas
- TOPOGRAPHY (AS SHOWN ON THE PROPOSED PLAN)
 - THERE ARE NO ON-SITE WETLANDS (DITCHES, RIVERS, ETC.)
 - THERE ARE NO FEMA DESIGNATED FLOODPLANS, FLOOD FRINGS, OR FLOODWAYS ON THE SITE.
 - THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
 - THERE ARE NO KNOWN WETLANDS ON THE SITE.
 - THERE ARE NO KNOWN UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE.
 - THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITAT OR VEGETATION AREA ON THE SITE.
 - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE.
- Land Use and Transportation
- LAYOUT OF EXISTING PARCELS DRAWN TO SCALE 1"=150'
 - THERE ARE NO EXISTING BUILDINGS ON-SITE
 - ALL EASEMENTS AND EASEMENT ARE SHOWN ON PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE
 - LOCATION OF EXISTING ON-SITE DRIVEWAYS ARE SHOWN ALONG WITH DISTANCE IN FEET BETWEEN DRIVEWAY EDGE TO EDGE
 - LOCATION OF EXISTING PEDESTRIAN OR BICYCLE FACILITIES ON-SITE WITHIN 100' OF THE PROPOSED SITE AS SHOWN
 - LOCATION OF ANY EXISTING WELLS AND/OR SEWER SYSTEMS ON-SITE AND WITHIN 100' OF THE SITE ARE SHOWN AS AVAILABLE THROUGH NEA TO DEPARTMENT
 - THERE ARE THROUGH ROUTES & STOPS WITHIN 1/4 MILE OF DEVELOPMENT SITE.
- F. PROPOSED IMPROVEMENTS**
 Critical Environmental Areas
- THERE ARE KNOWN WETLAND AREAS ON THE SITE, THERE ARE NO STEEP SLOPE BUFFER AREAS, PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.
 - THERE ARE NO EXISTING RIGHT-OF-WAYS PROPOSED.
 - ALL PROPOSED EASEMENTS ARE SHOWN
 - LOCATION & WIDTH OF OFF-SITE RIGHT-OF-WAY & ROADWAY THAT WILL ACCESS THE SITE ARE SHOWN ON THIS PLAN
 - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON THIS PLAN
 - LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE ARE AS SHOWN
 - LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN ON THIS PLAN
 - PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ETC ARE AS SHOWN ON THIS PLAN
 - THERE ARE NO SPECIFIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT
 - STORMWATER
 - PLEASE REFER TO PROPOSED CONCEPTUAL STORMWATER PLAN ON SHEET 2 OF 2

PREPARED BY:
 STERLING DESIGN, INC.
 1000 N. 10TH ST.
 WACARVILLE, WA 98081
 PH: (360) 795-1124
 FAX: (360) 795-1125
 www.sterlingdesign.com

Sheet Description:
 PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS

Project:
 RIDGEVIEW HEIGHTS SUBDIVISION

Scale: AS SHOWN
 Project Number: 631
 Designer: JOB/BC
 Drawing Date: JULY 2011
 Sheet 2 of 2 (Rev.00)

4002