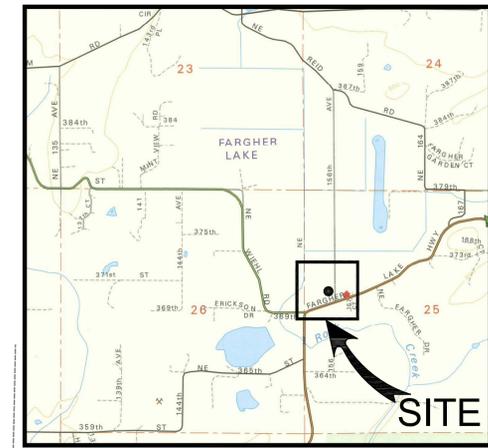
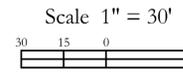


The Barn at Fargher Lake

(Formerly Veteran's Village)

Located in the NW 1/4 of Section 25 T5N, R2E, W.M.
Clark County, Washington



VICINITY MAP
NOT TO SCALE

PROJECT TEAM INFORMATION:

Applicant and Owner:
William and Roxanne Doty
15518 NE Fargher Lake Highway
Yacolt, WA 98675
PH: (360) 263-4464
fargherlakegrocery@gmail.com

Civil Engineer/Contact:
Andrew Gunther, PLS Engineering
2008 C Street
Vancouver, WA 98663
PH: (360) 944-6519
e-mail: andrew@plsengineering.com

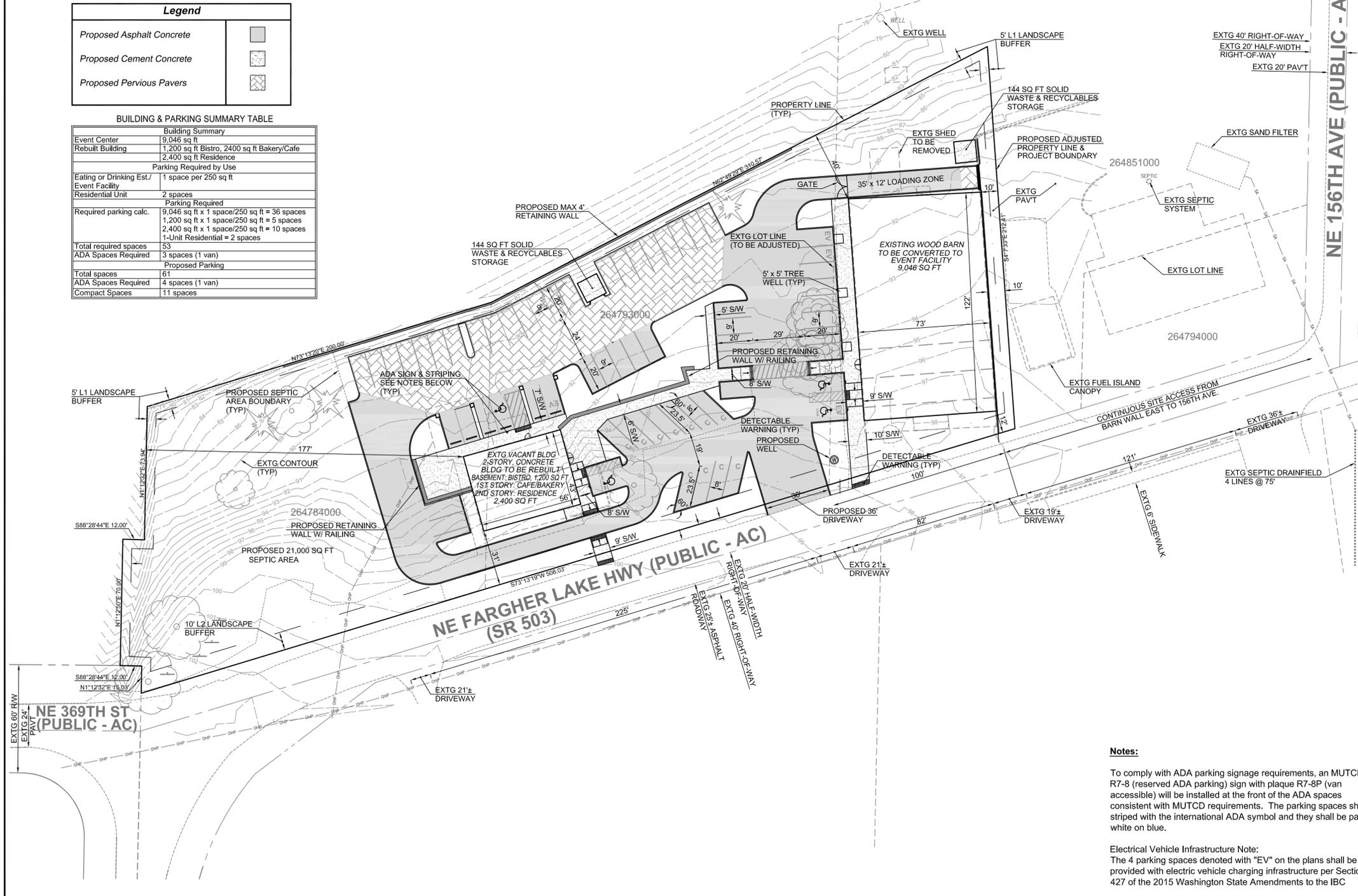
Project Architect:
Beacon Rock Architecture Group LLC
Rob Heaney
419 E Cedar, Suite C-101
La Center, WA 98629
(360) 600-5229
email: rob@BR-ARCH.com

Septic Design:
Mike Williams, Evergreen Septic Design
7503 NE 219th St.
Battle Ground, WA 98604
PH: (360) 687-9919
e-mail: mike@egsd.com

Site Parcel Number(s):
264784000, 264793000, 264851000
(Note: Boundary between 264793000 and 264851000 to be adjusted concurrent with Site Plan review such that project area fully contained in parcels 264793000 & 264784000 following BLA. Additionally, lot line between 264793000 & 264784000 will be eliminated through lot consolidation to eliminate conflicts with setback requirements.)
Site Address:
15500 NE Fargher Lake Highway
Yacolt, WA 98675

Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	
Proposed Pervious Pavers	

BUILDING & PARKING SUMMARY TABLE	
Building Summary	
Event Center	9,046 sq ft
Rebuilt Building	1,200 sq ft Bistro, 2,400 sq ft Bakery/Cafe
	2,400 sq ft Residence
Parking Required by Use	
Eating or Drinking Est./Event Facility	1 space per 250 sq ft
Residential Unit	2 spaces
Parking Required	
Required parking calc.	9,046 sq ft x 1 space/250 sq ft = 36 spaces 1,200 sq ft x 1 space/250 sq ft = 5 spaces 2,400 sq ft x 1 space/250 sq ft = 10 spaces 1-Unit Residential = 2 spaces
Total required spaces	53
ADA Spaces Required	3 spaces (1 van)
Proposed Parking	
Total spaces	61
ADA Spaces Required	4 spaces (1 van)
Compact Spaces	11 spaces



General Notes/Project Description:
The project involves Clark County assessors parcels 264784000, 264793000, & 264851000 (site address 15500 NE Fargher Lake Highway, Yacolt, WA 98675). The lot line between parcels 264793000 and 264851000 currently passes through the existing barn to be remodeled and remain on the site. As part of the project, it will be necessary to adjust the boundary between these lots in order to comply with setback requirements. The new boundary between these parcels will be relocated 10' east of the barn wall as shown. The boundary between parcels 264784000 and 264793000 will be eliminated to consolidate these two lots since the proposed new building crosses through this existing lot line. The proposed BLA is submitted concurrent with the Site Plan application.

This project is within the CR-2 zone of Clark County, the Rural Center Commercial District zone. The comprehensive plan designation for the site is RC.

As mentioned above, there is an old commercial building that crosses tax lots 264784000 & 264793000. This building will be largely demolished except the slab and basement walls will be retained. Additionally, there is a barn that crosses the lot line between parcels 264793000 and 264851000 that will remain. The remainder of parcels 264784000 and 264793000 contains a mixture of grass, trees, and some gravel and paved surfacing. The portion of parcel 264851000 that will remain in the project primarily contains the barn and a little bit of grass surfacing and paving. The remainder of this parcel contains a mix of uses including a gas fueling island, paved parking, open field, and a stormwater pond. The gas fueling island and stormwater pond will be outside of the project boundaries as a result of the boundary line adjustment.

The project proposes to remodel and enclose the existing barn with the remodeled building being used as an event space with a commercial kitchen. This building will contain approximately 9,046 square feet. A mixed use building with an approximately 2,400 square foot footprint is proposed in the central part of the site. The main level (2,400 sq ft) will contain a cafe/bakery. The top floor (2,400 sq ft) will contain a residential unit for use by one of the site's tenants. A half basement floor (1,200 sq ft) is proposed to contain a bistro. 61 parking spaces together with associated drive aisles are proposed on the remainder of the developing portion of the property while a large septic drainfield area is reserved in the west part of the site.

Site Area -	31,080 sq ft (0.72 acres) - Parcel 264784000
	34,142 sq ft (0.77 acres) - Extg Parcel 264793000
	19,495 sq ft (0.45 acres) - Add to Parcel 264793000
	(after adjustment with parcel 264851000)
Total project area:	1.94 acres

Water Source = Private Well
Sewer Purveyor = Rural/Resource - Septic

Based on GIS information, there are no wetlands on-site.

There are no known wells/wellheads on-site. However, there is an existing well in the northern portion of parcel 264851000 that will be outside the project area after adjustment of the boundary between parcels 264793000 and 264851000. There are no known existing septic systems on-site.

Based on GIS information, the site is not within the 100 year flood plain, nor does it contain any unstable slopes, significant wildlife habitat or hold any historic resources.

Boundary and topographic information prepared by Barbieri & Associates Inc.

The site is not along a C-Tran Route nor along the bicycle route system.

Recyclable and solid waste storage will be provided via a covered dumpster within the parking lot.

A new septic drain field is proposed in the western part of the site and the water needs for the project will be met by a new well to the east of the site entrance. A 30,000 underground water storage tank with dry hydrant will be installed for fire protection.

There are no known roadway segments that are in excess of 15% grade. All roadways providing access to the site are asphalt.

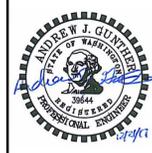
SR 503 is a state highway and Clark County has no cross section.

Notes:
To comply with ADA parking signage requirements, an MUTCD R7-8 (reserved ADA parking) sign with plaque R7-8P (van accessible) will be installed at the front of the ADA spaces consistent with MUTCD requirements. The parking spaces shall be striped with the international ADA symbol and they shall be painted white on blue.

Electrical Vehicle Infrastructure Note:
The 4 parking spaces denoted with "EV" on the plans shall be provided with electric vehicle charging infrastructure per Section 427 of the 2015 Washington State Amendments to the IBC

Preliminary Site Plan For:
The Barn at Fargher Lake
 A Site Located In Clark County, Washington
 Consulting Engineers & Planners | 1014 Franklin Street, Atrium Suite, Vancouver, WA 98660 | PH: (360) 944-6519 | Fax: (360) 944-6539

Revisions	
Submitted for Prelim	ZMS
A 12/27/17	B
	1
	2
	3
	4



Project No.	2669
SCALE:	H: 1" = 30' V: N/A
DESIGNED BY:	ZMS
DRAFTED BY:	ZMS
REVIEWED BY:	AJG