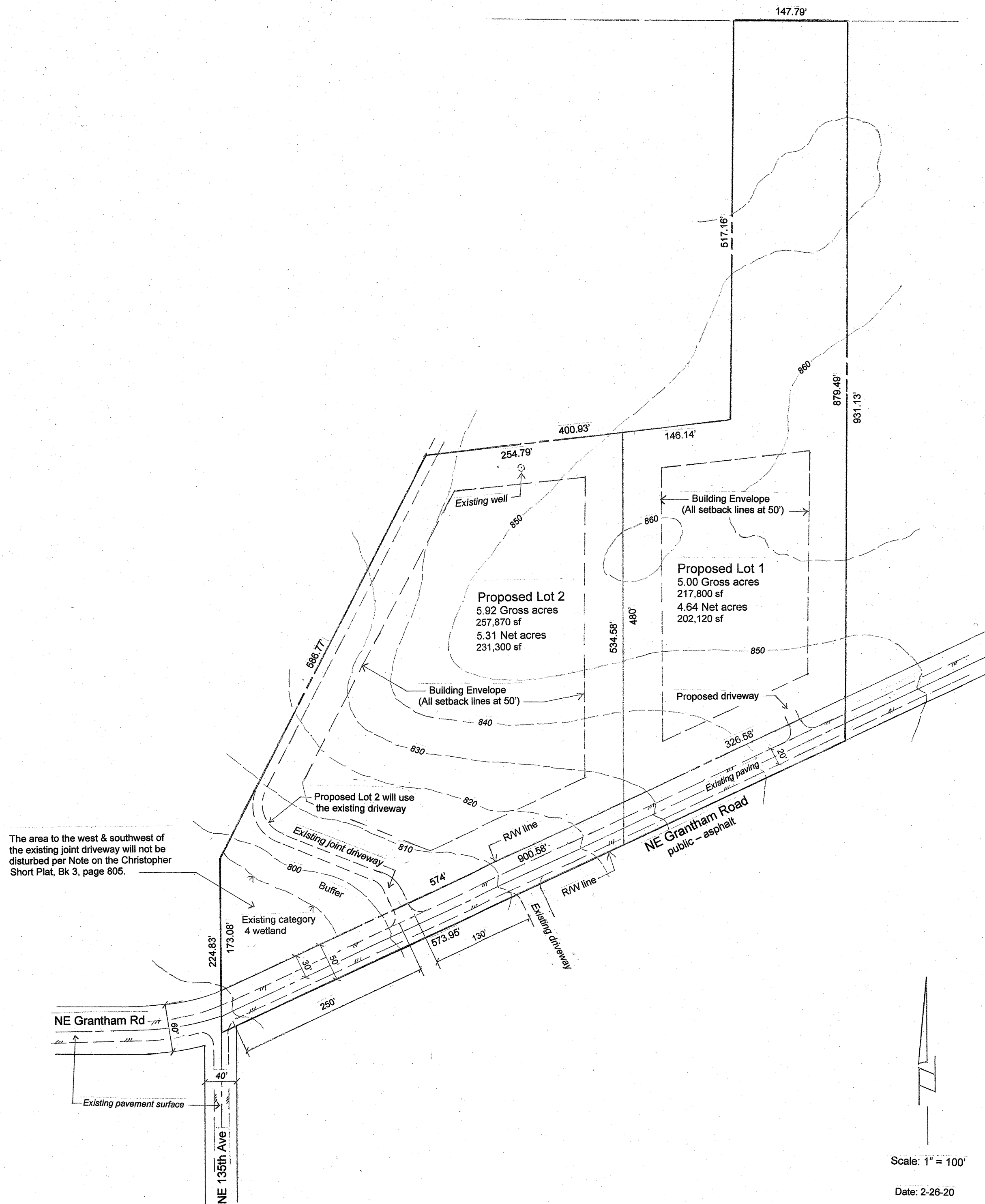


Notes

1. The applicant is the record owner of vacant tax lot no. 264371-015. It is located on the northwest side of NE Grantham Road. The parcel is also known as adjusted Lot 4 of the Christopher Short Plat, recorded in 2007 and consists of 10.92 gross acres and 9.95 net acres. Zone is R-5. The Boundary Line Adjustment to form the current configuration was conducted and recorded in 2017.
2. The applicant seeks to divide the site into 2 residential lots that comply with Table 40.210.020-2.
3. The proposed driveway location for Lot 1 complies with the 230' spacing requirement and the sight distance of 500 feet. Refer to the Sight Distance Certification letter from Jolma Design.
4. The road grade along Grantham Road is less than 15% within 500' of the subject site.
5. The site does not contain: any water courses, FEMA designated floodplains, water bodies, unstable slopes, significant wildlife habitat or vegetation, or significant historic resources. Some category 4 wetlands are located in the southwest corner of the site.
6. There are no pedestrian or bicycle facilities along NE Grantham Road, or transit routes.
7. The proposal will not increase any impervious surface. Both new homes will comply with stormwater codes.

Property Owner: Roger Christopher  
PO Box 1270 Battle Ground WA 98604  
360-253-1822 roger@daybreakbuilders.com

Site Area  
Gross: 10.92 acres; 47,570 sf  
Net: 9.95 acres; 43,350 sf



Contact: Ed Greer, Wyndham Enterprises, LLC  
Land Use Planning & Designs  
13023 NE Hwy 99 Suite 7-126  
360-904-4684 ed@greer.net

Applicant & Property Owner:  
Roger Christopher  
PO Box 1270 Battle Ground WA 98604  
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Christopher 2  
Short Plat

Preliminary Short Plat