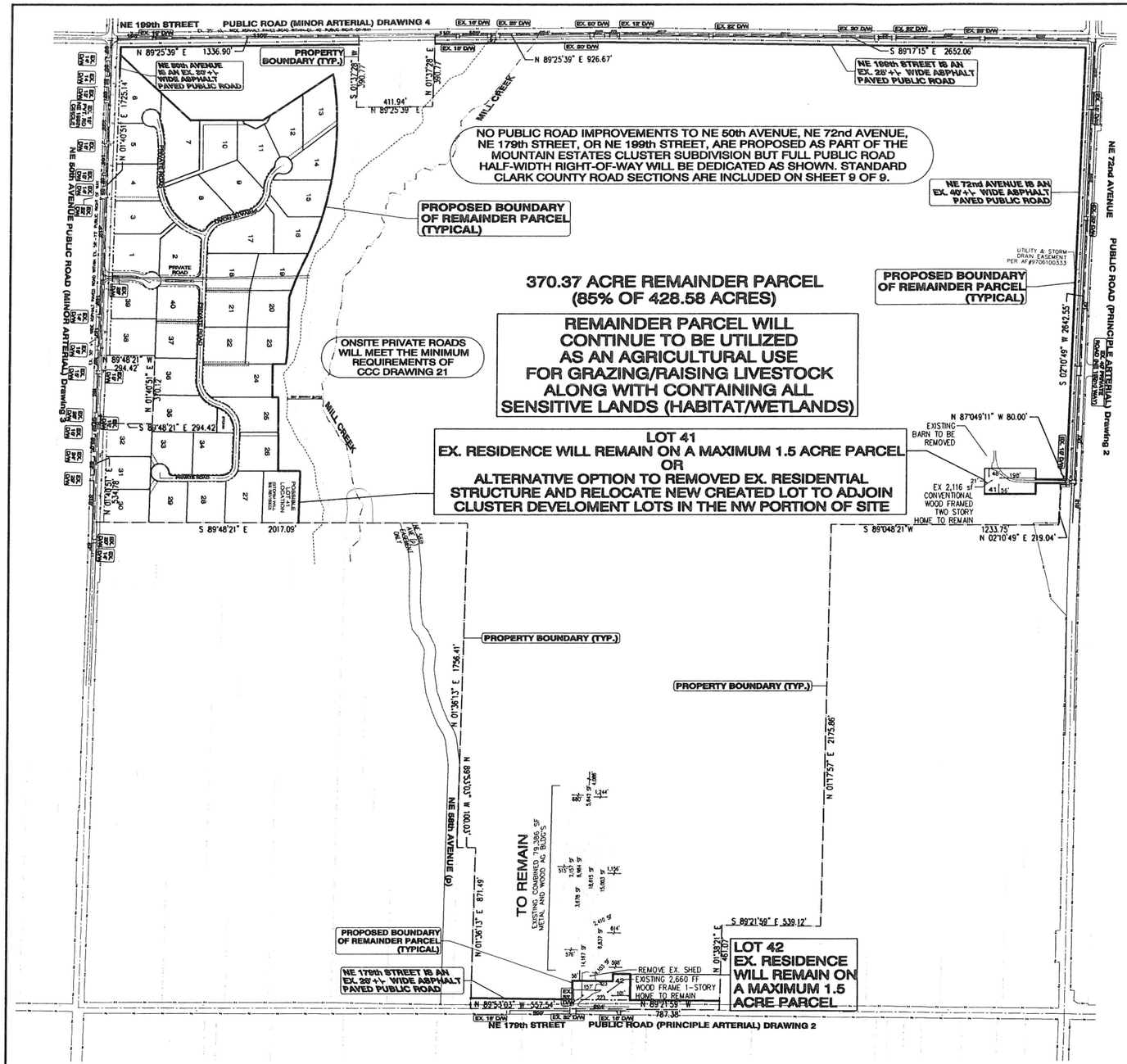

GRAPHIC SCALE

300 0 150 300 600 1,200

(IN FEET)
1 inch = 300 ft.

Table -4. Lot Requirements - FR-20 and AG-10 Cluster Developments			
Lot Type	Lot Size	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
Cluster Lot	1 acre[1]	140	140
Remainder Lot	85% or greater of the parent parcel[2]	None	None

[1] *Unless a larger size is required by Clark County Public Health. In no case shall a cluster lot exceed one-and-one-half (1.5) acres in size. Cluster lots can use right-of-way to meet the minimum lot size as permitted by Section 40.230.050(C)(1).*

[2] *The minimum standard for remainder parcels controls the maximum size of cluster lots.*

Table -5. Setbacks, Lot Coverage and Building Height – FR-20 and AG-10 Cluster Development						
Zoning District and Lot Type	Location or Structure Type	Minimum Setbacks			Maximum Lot Coverage	Maximum Building Height (feet)
		Front (feet)	Side (feet)	Rear (feet)		
FR-20 and AG-10 Cluster Lots	Residential or agricultural structures abutting a cluster lot	20	20	20	N/A	35[2]
	Residential structures abutting a resource district	50[1]	50[1]	50[1]		
	Agricultural structures	20	20	20		
	Vehicle entry gates	20	20	20		
	All other situations	50	20	50		

[1] *Except in cases where it can be shown that requiring the normal setback will result in the location of the building sites within inappropriate areas such as wildlife habitat or wetland areas or the dimensions of the development site render it unbuildable.*

[2] *Residential buildings only.*

GENERAL INFORMATION

- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH. (360) 759-1794
  JOEL@STERLINGDESIGN.BIZ
- PROPERTY OWNER:
  MANOR LAND COMPANY INC.
  P.O. BOX 61983
  VANCOUVER, WA 98666
  bdj_d@yahoo.com
- AREA: 428.58 ACRES
- SERIAL NUMBER(S): 193297-000
- SITE ADDRESS: 6112 NE 179th STREET
- ZONING: AG-10
- COMPREHENSIVE PLAN: AG

PROPOSED IMPROVEMENTS

Environmental

- THERE ARE WETLANDS, AND WETLAND BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE. THERE ARE NO STEEP SLOPES ON THE PROPERTY.

Land Use and Transortation

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON SITE.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLANS.
- THERE ARE EXISTING STRUCTURES ON THE SITE PER PLANS.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
- PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN. THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MX DISTRICT.
- LOCATION, WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAY AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN. ALSO ATTACHED ON PLAN IS A CROSS SECTION OF ALL PUBLIC & PRIVATE ROADWAYS.
- ALL ROAD GRADES ARE LESS THAN 15% ON THE SITE AND WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- LOCATION OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD, MX OR SITE PLAN.

LANDSCAPE PLAN

LANDSCAPE IS PROPOSED WITH THIS DEVELOPMENT PER LANDSCAPE PLAN..

SIGN PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

OUTDOOR LIGHTING PLAN

- THE PROPOSED PROJECT IS NOT FOR A CU, MP, PUD OR SITE PLAN.

PREPARED BY:
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mail@sterlingdesign.biz

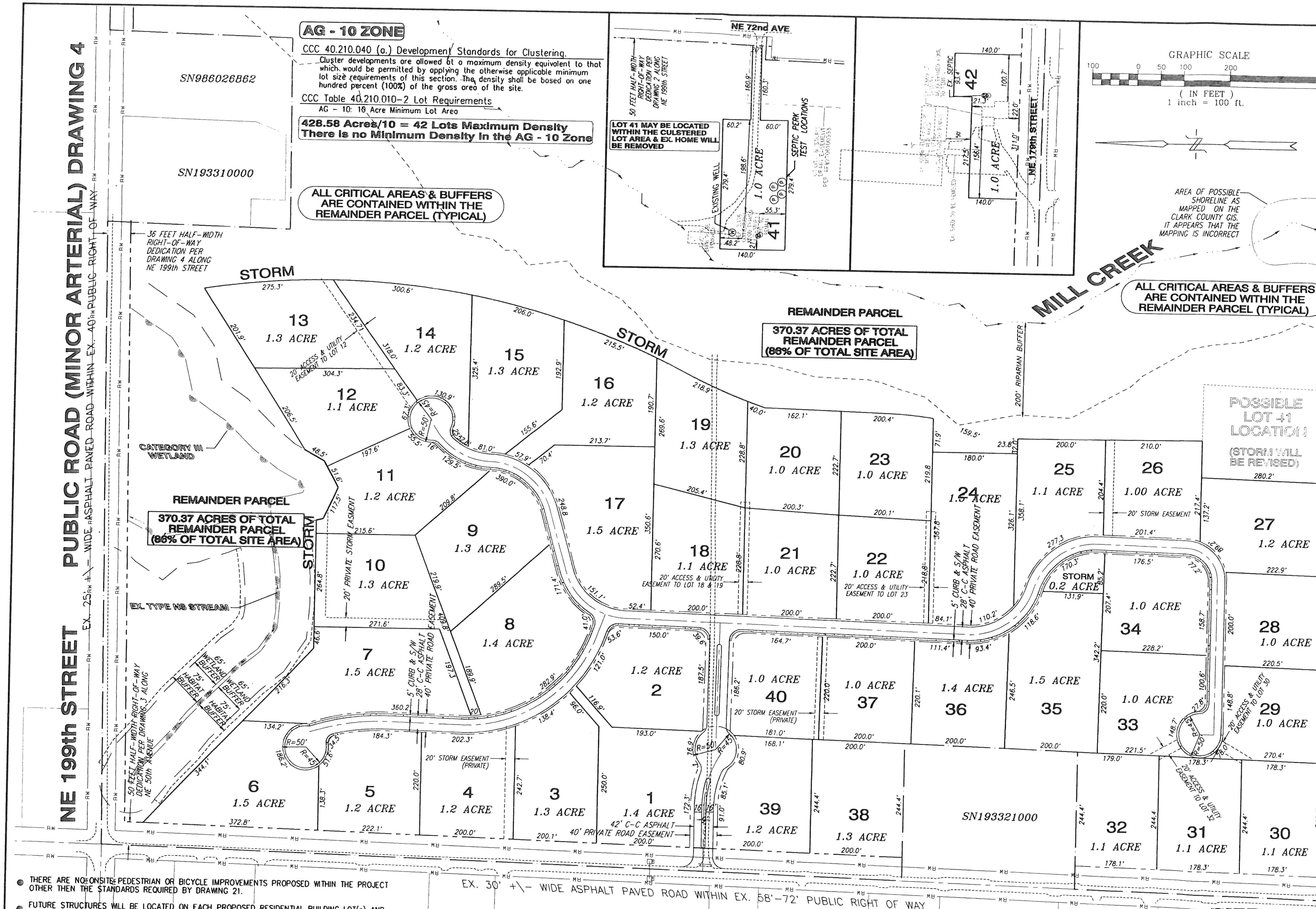
STERLING DESIGN, INC.

Sheet Description: PROJECT OVERVIEW MAP (FULL PROPERTY)

Project: MOUNTAIN ESTATES CLUSTER SUBDIVISION

JOEL G. STIRLING — 21877 — REGISTERED PROFESSIONAL ENGINEER
08/03/17

Scale:	AS SHOWN
Project Number:	698
Design/ Drawn	JGS/BC
Drawing Date:	AUG. 2017
Sheet	5 of 11 Sheet(s)



- THERE ARE NO ONSITE PEDESTRIAN OR BICYCLE IMPROVEMENTS PROPOSED WITHIN THE PROJECT OTHER THEN THE STANDARDS REQUIRED BY DRAWING 21.
- FUTURE STRUCTURES WILL BE LOCATED ON EACH PROPOSED RESIDENTIAL BUILDING LOT(s) AND THEY WILL CONTAIN LANDSCAPING AND OFF-STREET PARKING & LOADING AREAS.
- SEE SHEET 9 FOR SEPTIC SYSTEM DETAILS.
- SEE SHEET 10 FOR LANDSCAPE PLAN.

NE 50th AVENUE

GENERAL INFORMATION

- APPLICANT/CONTACT:
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- AREA: 428.58 ACRES
- SERIAL NUMBER(S): 193297-000
- SITE ADDRESS: 6112 NE 179th ST
- ZONING: AG-10
- COMPREHENSIVE PLAN: AG

SITE INFORMATION

ALIGNMENT & FIELD DATA: CLARK COUNTY GIS		
SOIL TYPE(s): HcD, CvA, HcB, HcD, OdB	HYDROLOGIC GROUP: C & D	AASHTO CLASSIFICATION: A-6 & A-7
SOILS TESTING BY: RAPID SOILS SOLUTIONS		DATE: 6/9/2017
SITE LOCATION: CLARK COUNTY, WA		APPROX. SURFACE ELEV.: 188'-254'
SITE AREA: 428.58 ACRES		FILENAME S\\:698\Prelim698.pro

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STERLING DESIGN, INC.

Sheet Description: PROPOSED CLUSTERED LOT DEVELOPMENT PLAN

Project: MOUNTAIN ESTATES CLUSTER SUBDIVISION

JOEL GREGORY STIRLING — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
08/03/17

Scale:	AS SHOWN
Project Number:	698
Design/ Drawn	JGS/BC
Drawing Date:	AUG. 2017
Sheet 6 of 11 Sheet(s)	