

# Shierman Short Plat

A Rural Residential Land Division

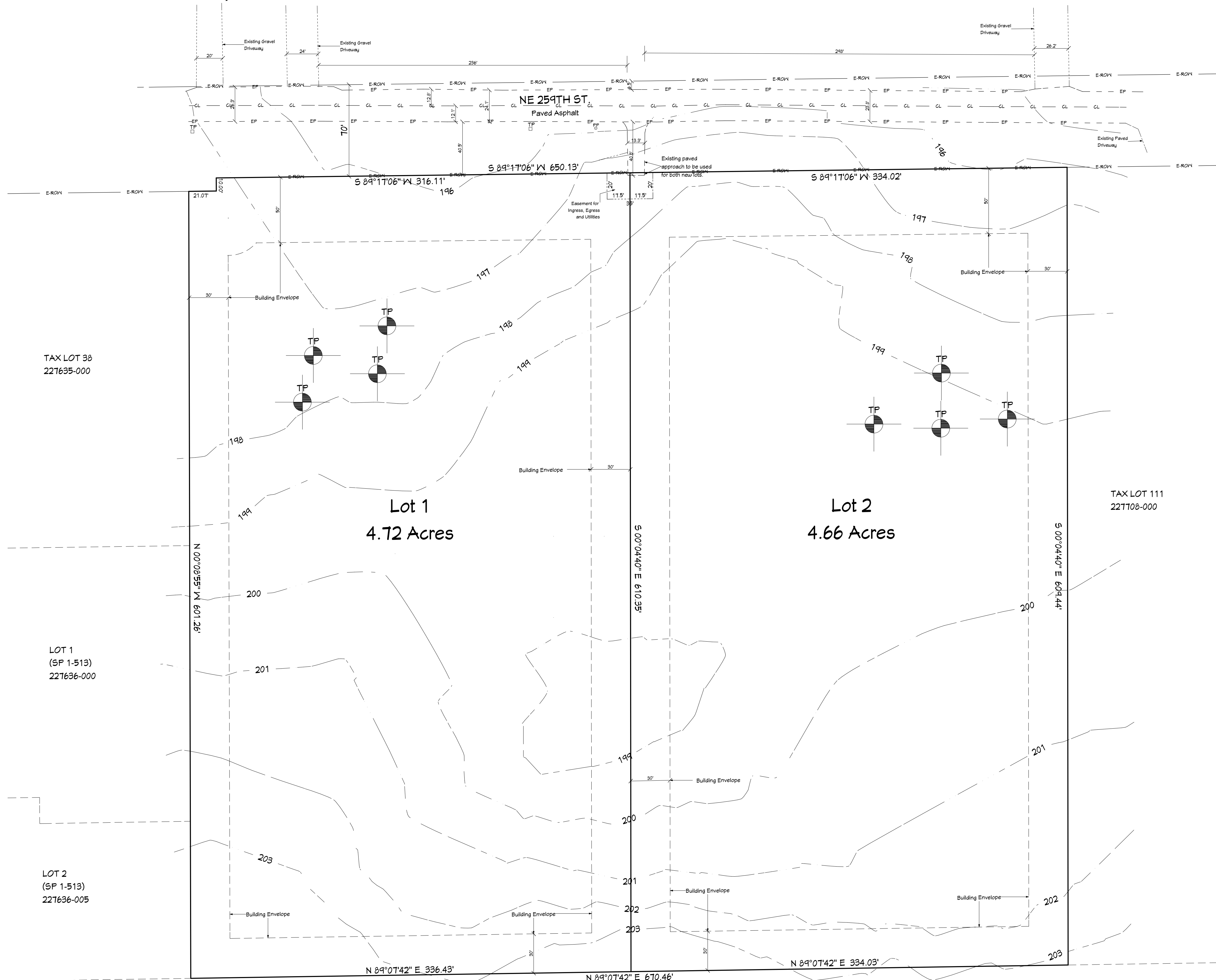
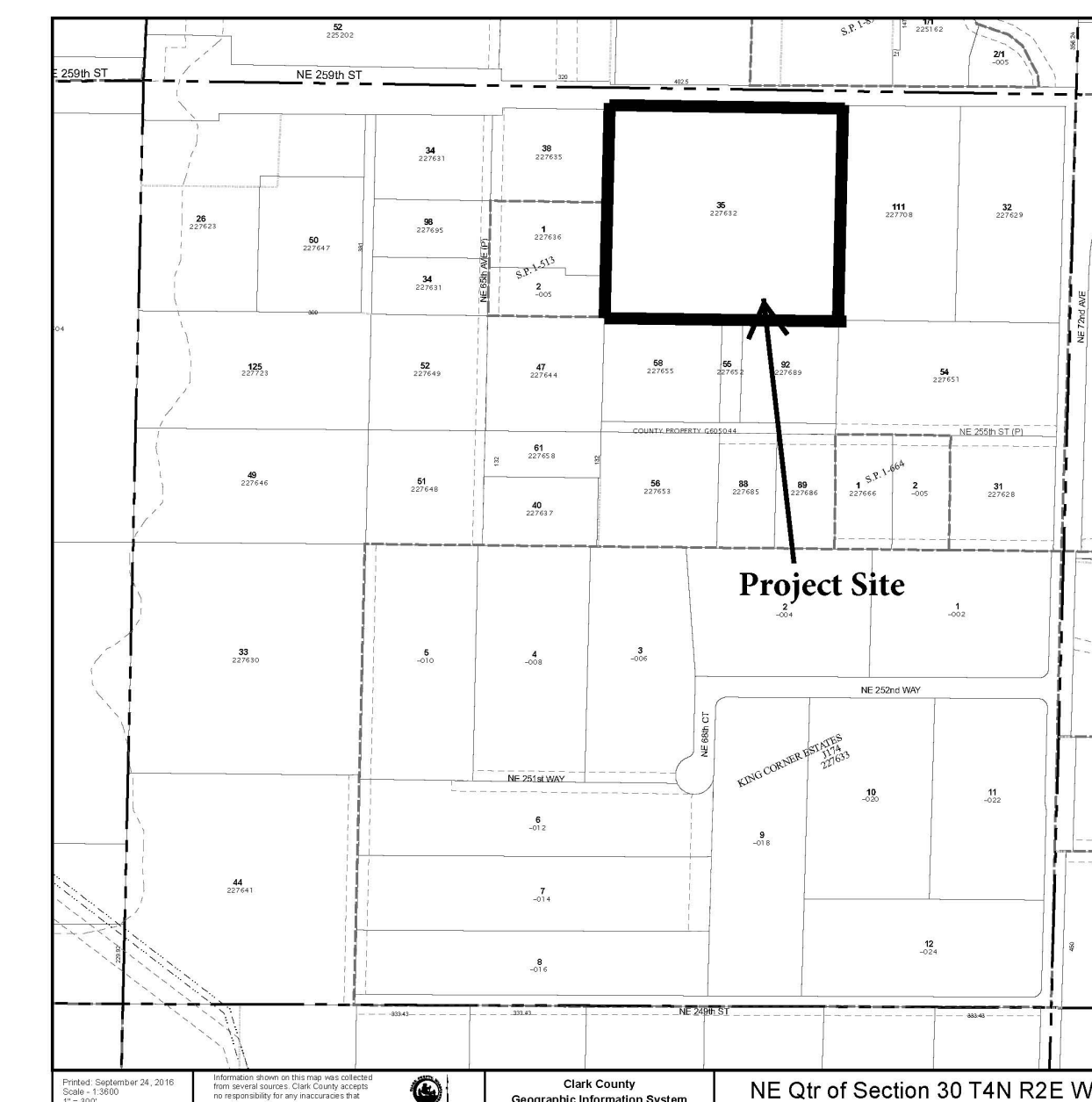
In the NE 1/4 of Section 30, T4N R2E WM

County Parcel #: 227632000

Not Site Address NE 259th Street

Battle Ground, WA 98604

## VICINITY MAP

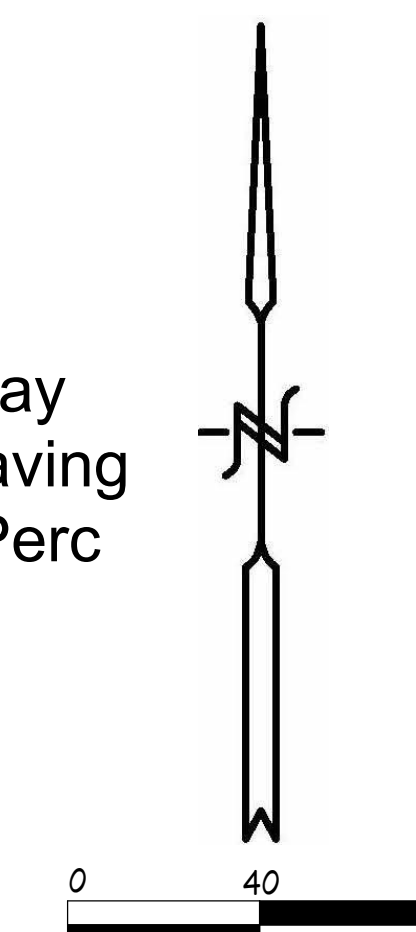


### PLAT NOTES:

- 1.) Total Gross Area;
  - 1.1) Gross area after ROW = 409,201 SF / 9.38acres.
  - 1.2) Gross area to Quarter Section Line = 442,989 SF / 10.17acres.
- 2.) Density Allowances;
  - 2.1) R-5 Rural 5acres zoning allows calculations before ROW as removed from original parcels which for this project is 10.17 Acres.
  - 2.2) Density allowed is 1 residential lot per 5acres for a total of 2 residential lots.
  - 2.3) This short plat proposes 2 residential lots.
- 3.) 3Lot 1 = 205,497 SF / 4.72 Acres, (5.11acres to Quarter Section Line in ROW).
- 4.) Lot 2 = 203,704 SF / 4.66 Acres, (5.06acres to Quarter Section Line in ROW).
- 5.) Lots 1 and 2 will take access to NE 259th Street via shared driveway approach.
- 6.) Lot 1 can independently access the road approach as depicted on this plat.
- 7.) Lot 2 can independently access the road approach as depicted on this plat.
- 8.) Each lot will install a well for water. New wells to be shown on Final Plat.
- 9.) Each lot will install a septic system at time of building permit.
- 10.) There are No existing structures.
- 11.) There are no existing driveways on site except existing approach shown.
- 12.) There are no existing wells.
- 13.) There are no existing septic systems.
- 14.) There are no above ground tanks or known underground tanks.
- 15.) There are no adjacent roads.
- 16.) No bodies of water.
- 17.) No environmental critical areas on or within 100' of site.
- 18.) There are no transit stops at or near the site.
- 19.) There are no existing or proposed pedestrian or bicycle facilities on or near the site.
- 20.) No new roads or improvements proposed for this project.
- 21.) No grading activities proposed prior to final plat.
- 22.) 30' side and rear setbacks are shown to meet fire code.
- 23.) There is no required or proposed landscape screening.

### LEGEND:

- E-ROW Existing Right-of-Way
- EP Existing Edge of Paving
- TP Test Pit for Septic Perc



REVISION TABLE	NUMBER	DATE	REVISION BY

**Shierman Short Plat**  
 A Rural Residential Land Division  
 In the NE 1/4 of Section 30, T4N R2E WM  
 County Parcel #: 227632000  
 Not Site Address NE 259th Street  
 Battle Ground, WA 98604

**PRELIMINARY PLAT**  
 Existing Conditions Plan  
 Proposed Development Plan  
 Transportation and Utility Plan  
 Landscape Plan

**OWNER/APPLICANT:**  
 James and Phyllis Shierman  
 24407 NE 57th Avenue  
 Ridgefield, Washington 98642  
 360-887-5888  
 shiermanconstruction@gmail.com

**DRAWINGS PROVIDED BY:**  
 Wolfe Project Management, LLC  
 Drafting and Design  
 360-907-9588  
 mason@wolfepm.com

**DATE:**

6/3/20

**SCALE:**

1" = 40'

**SHEET:**

P-1