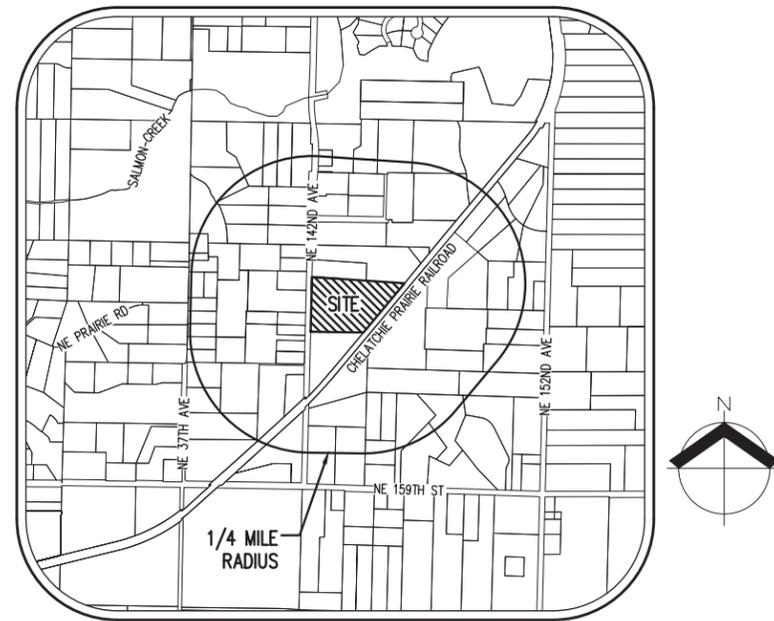


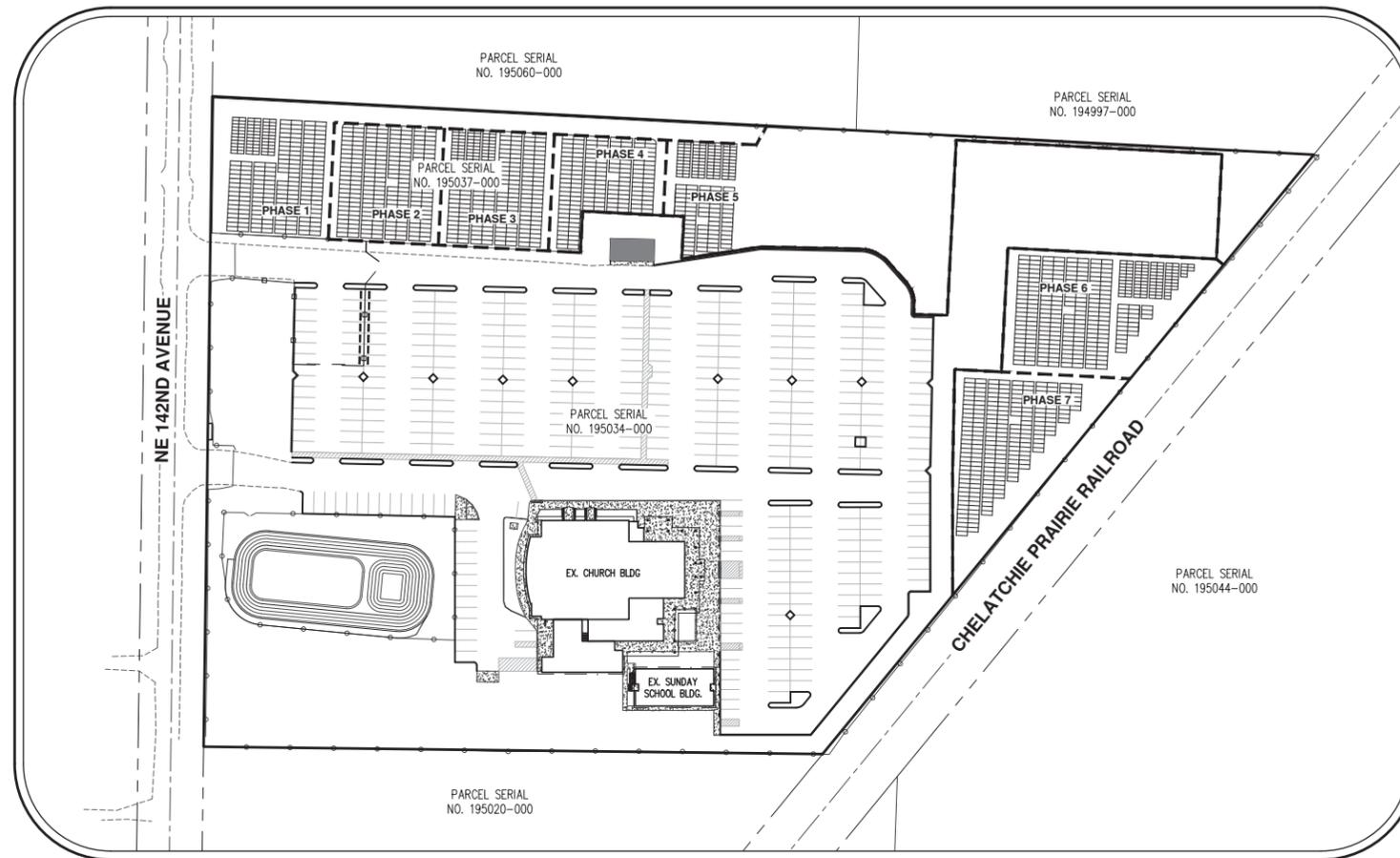
OALC BRUSH PRAIRIE CEMETERY

CONDITIONAL USE PERMIT AND SITE PLAN



VICINITY MAP

N.T.S.



SITE MAP

N.T.S.

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
FIRE HYDRANT			STORM DRAIN AREA DRAIN		
WATER BLOWOFF			STORM DRAIN MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		
	EXISTING	PROPOSED			
RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
CENTERLINE					
DITCH					
CURB					
EDGE OF PAVEMENT					
EASEMENT					
FENCE LINE					
GRAVEL EDGE					
POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM DRAIN LINE					
SANITARY SEWER LINE					
WATER LINE					

APPLICANT / OWNER

OLD APOSTOLIC LUTHERAN CHURCH BRUSH PRAIRIE
 CONTACT: HOWARD REDINGER
 PO BOX 760
 BRUSH PRAIRIE, WA 98606
 PH: 360-921-1096
 E-MAIL: REDINGERHOWARD@GMAIL.COM

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
 CONTACT: SETH HALLING, P.E.
 9600 NE 126TH AVENUE, SUITE 2520
 VANCOUVER, WA 98682
 PH: 360-882-0419
 FAX: 360-882-0426
 E-MAIL: SETHH@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14,
 TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE
 MERIDIAN, CLARK COUNTY, WASHINGTON.
 PROPERTY SERIAL NO.'S 195034-000, 195034-001,
 AND 195037-000.

EXISTING LAND USE

CHURCH; ZONED R-5

PROJECT PURPOSE

CEMETERY PLAT

SITE AREA

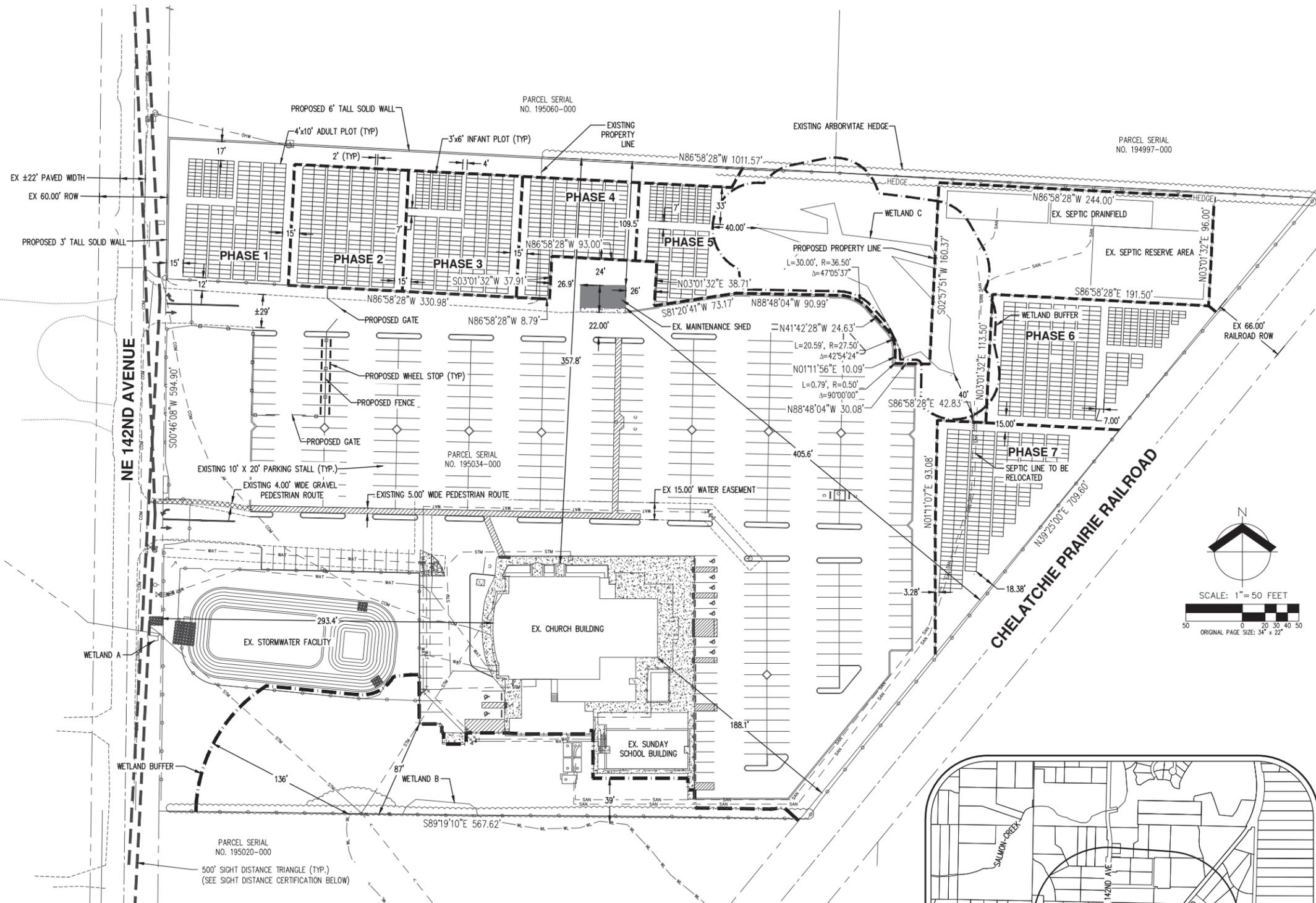
±10.51 AC (457,751 SF)

SHEET INDEX

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS PLAN
- P3.0 PRELIMINARY DEVELOPMENT AND STORMWATER PLAN
- P4.0 PRELIMINARY LANDSCAPE PLAN

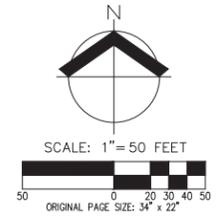


JOB NUMBER:	5548-01
DATE:	6/8/2020
DESIGNED BY:	JRS
DRAWN BY:	JRS
CHECKED BY:	SMH



GENERAL NOTES

- TOTAL SITE AREA IS 457,751 SF (10.51 AC)
- THERE ARE NO NEW EASEMENTS PROPOSED WITH THIS DEVELOPMENT.
- NO IMPROVEMENTS ARE PROPOSED FOR NE 142ND AVENUE.
- NO RIGHT-OF-WAY DEDICATION IS PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO NEW PEDESTRIAN, TRANSIT, OR BICYCLE IMPROVEMENTS PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO NEW STRUCTURES PROPOSED WITH THE DEVELOPMENT.
- THERE ARE THREE EXISTING STRUCTURES ON SITE AS SHOWN.
 - THE EXISTING CHURCH BUILDING IS A THREE-STORY WOOD-FRAMED/CONCRETE BLOCK STRUCTURE WITH BASEMENT, APPROXIMATELY 27,787 SF.
 - THE EXISTING SUNDAY SCHOOL BUILDING IS A ONE-STORY WOOD-FRAMED STRUCTURE, APPROXIMATELY 2,400 SF.
 - THE EXISTING MAINTENANCE SHED BUILDING IS A ONE-STORY CONCRETE BLOCK STRUCTURE, APPROXIMATELY 800 SF.
- PROPOSED LANDSCAPING IS NOT SHOWN FOR CLARITY, SEE SHEET P4.0 FOR THE LANDSCAPING PLAN.
- NO NEW SEPTIC SYSTEMS ARE PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO NEW OFF-STREET PARKING OR LOADING AREAS PROPOSED WITH THIS DEVELOPMENT.
- STORMWATER: ONLY MINIMUM REQUIREMENTS #1-#5 APPLIES TO THE PROJECT SINCE THE PROJECT PROPOSES LESS THAN 5,000 SQUARE FEET OF HARD SURFACE. NO NEW HARD SURFACES ARE PROPOSED. IMPLEMENTATION OF POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP. T5.13 IS PROPOSED IN THE GRAVE DISTURBED AREAS.
- EROSION CONTROL WILL BE ADDRESSED IN THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.
- ACCORDING TO C-TRAN THERE ARE NO TRANSIT STOPS OR ROUTES WITHIN A 1/4 MILE OF THE PROJECT SITE, AND THERE ARE NO NEW TRANSIT FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- NE 142ND AVENUE IS A PUBLIC ROAD AND HAS A SURFACE MATERIAL OF ASPHALT. RIGHT OF WAY WIDTH AND PAVED WIDTH ARE AS SHOWN.
- THERE ARE NO EXISTING ROAD SEGMENTS IN EXCESS OF 15% GRADE ON SITE OR WITHIN 500' PROVIDING ACCESS TO THE SITE, AND NO SUCH NEW ROADS ARE PROPOSED WITH THIS DEVELOPMENT.
- THERE IS AN EXISTING 15' WIDE WATER EASEMENT ON SITE AS SHOWN. NO NEW EASEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.
- NO ENVIRONMENTAL BUFFER/PROTECTED OR ENHANCEMENT AREAS ARE PROPOSED.
- THERE ARE NO HARD LANDSCAPING FEATURES PROPOSED.
- THERE ARE NO NEW ROADWAYS PROPOSED WITH THIS DEVELOPMENT.
- NO SIGNS OR OUTDOOR LIGHTING ARE PROPOSED WITH THIS DEVELOPMENT.
- NO SOLID WASTE OR RECYCLING AREAS ARE PROPOSED WITH THIS DEVELOPMENT.



VICINITY MAP
 N.T.S.

STATISTICS PLOTS

PHASE 1 ADULT PLOTS:	166
PHASE 1 INFANT PLOTS:	86
PHASE 2 ADULT PLOTS:	205
PHASE 3 ADULT PLOTS:	166
PHASE 3 INFANT PLOTS:	66
PHASE 4 ADULT PLOTS:	151
PHASE 5 ADULT PLOTS:	65
PHASE 5 INFANT PLOTS:	88
PHASE 6 ADULT PLOTS:	219
PHASE 6 INFANT PLOTS:	91
PHASE 7 ADULT PLOTS:	213
TOTAL ADULT PLOTS:	1185
TOTAL INFANT PLOTS:	311
TOTAL PLOTS:	1496

SIGHT DISTANCE CERTIFICATION:
 THE SIGHT DISTANCE MEASURED AT THE EXISTING DRIVEWAYS ON JANUARY 28TH, 2017 MEETS OR EXCEEDS THE 500 FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN CLARK COUNTY CODE SECTION 40.350.030(B)(b).

STATISTICS PARCEL #195037-000
 PROPOSED SITE AREA: 121,326 SF (2.79 AC)

STATISTICS PARCEL #195034-000 & 195034-001
 PROPOSED SITE AREA: 336,425 SF (7.72 AC)

TOTAL SITE AREA
 ±10.51 AC (457,751 SF)

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PRELIMINARY DEVELOPMENT AND STORMWATER PLAN
OALC BRUSH PRAIRIE CEMETERY
OLD APOSTOLIC LUTHERAN CHURCH
CLARK COUNTY, WASHINGTON



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