

**CONTACT INFORMATION:**

**OWNER:**  
 AVY PROPERTIES  
 VITO, ALEX, AND YURIY ZHOMIRU  
 317 E MAIN ST  
 BATTLE GROUND, WA 98604

**PLANNING AND ENGINEER:**  
 CIVIL NORTHWEST ENGINEERING, PLLC.  
 BYRON WOLTERS DORF, PE  
 P.O. BOX 8  
 BATTLE GROUND, WA 98604  
 (360) 607-0643  
 byronw@cnwe.cc

**SURVYOR:**  
 KC DEVELOPMENT  
 PO BOX 398  
 CAMAS, WA 98607  
 (360) 864-2519  
 CINDY HALCUMB

**TRAFFIC ENGINEER:**  
 CHARBONNEAU ENGINEERING, LLC  
 10211 SW BARBAR BLVD  
 SUITE 210A  
 PORTLAND, OR 97219  
 (503) 293-1118

**HABITAT BIOLOGIST:**  
 CASCADIA ECOLOGICAL LLC.  
 14205 NW 56TH AVE  
 VANCOUVER, WA 98685  
 (360) 601-8631

**ARBORISTS:**  
 JERRY HOFER  
 4414 NE 115th ST  
 VANCOUVER, WA 98686  
 (360) 521-7944.

# ST. JOHNS & 109TH COTTAGE HOUSING

SE 1/4 NE 1/4 OF SECTION 31, T3N, R2E, W.M.  
 CLARK COUNTY, WASHINGTON

PRELIMINARY

**PROJECT INFORMATION:**

**SITE LOCATION:**  
 PARCEL: 199090000, 199239000  
 ADDRESS: 11109 NE SAINT JOHNS RD  
 VANCOUVER, WA 98686  
 LATITUDE: 45°42'8.9"N  
 LONGITUDE: 122°36'2.5"W

**LAND USE:**  
 ZONING: SINGLE-FAMILY RESIDENTIAL (R1-6)  
 COMPREHENSIVE PLAN: URBAN LOW DENSITY RESIDENTIAL (UL)

**SITE DATA:**  
 SINGLE-FAMILY RESIDENTIAL (R1-6)  
 COMPREHENSIVE PLAN: URBAN LOW DENSITY RESIDENTIAL (UL)

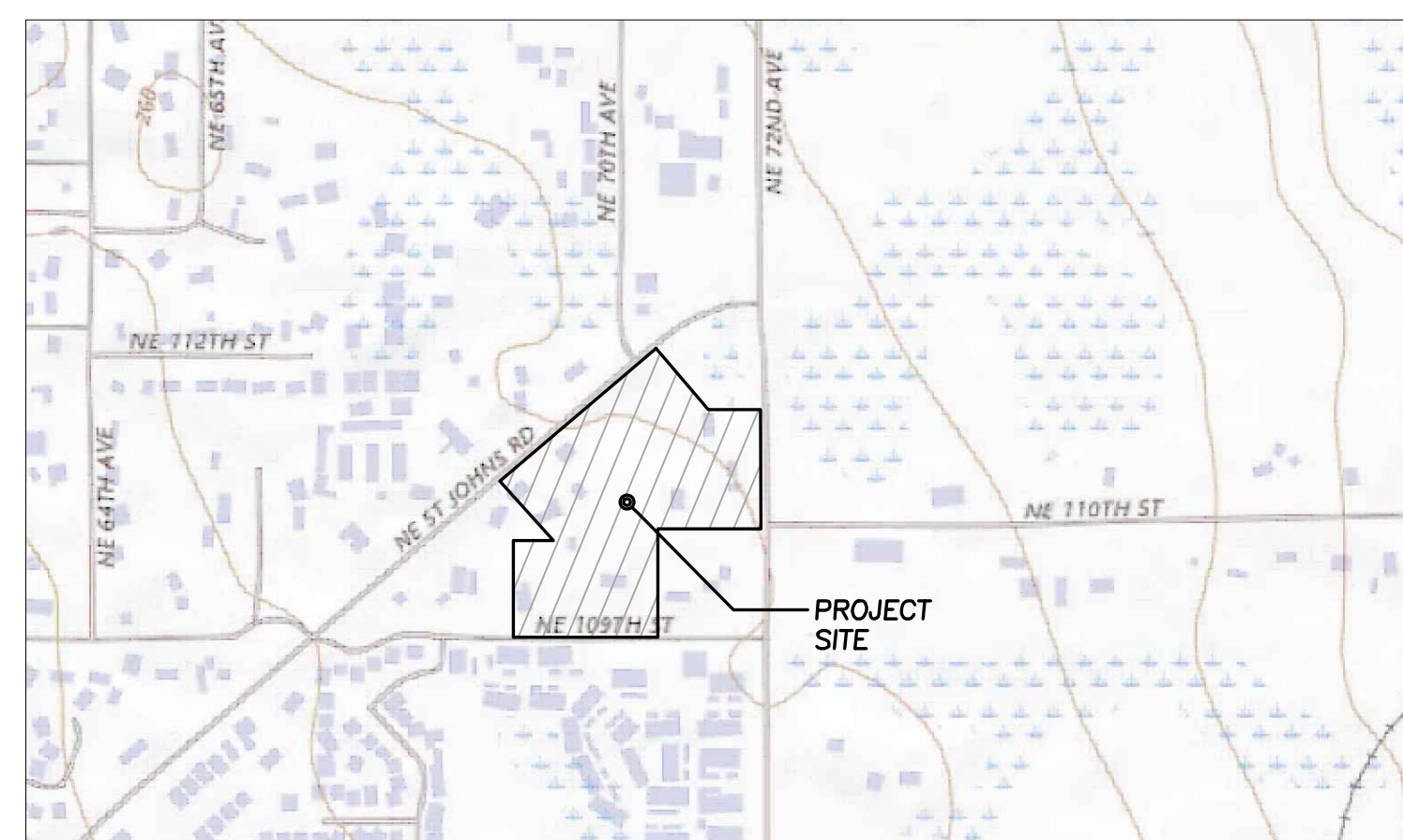
**DEVELOPMENT STANDARDS:**  
 LOT AREA: 3.74 ACRES AND 2.31 ACRES (6.05 ACRES TOTAL)  
 MAXIMUM DENSITY: 59 UNITS (COTTAGE HOUSING)  
 MINIMUM COTTAGE CLUSTER: 4 UNITS  
 MAXIMUM COTTAGE CLUSTER: 12 UNITS  
 LOT COVERAGE: N/A FOR COTTAGE HOUSING  
 MINIMUM LOT SIZE: N/A FOR COTTAGE HOUSING  
 MINIMUM LOT DEPTH: N/A FOR COTTAGE HOUSING  
 MINIMUM SETBACKS: COTTAGE HOUSING PER CCC40.260.073  
 PUBLIC ROW AND PRIVATE STREETS: 10 FT  
 EXTERNAL NON-STREET PROPERTY LINE: 5 FT  
 GARAGE: 18 FT (2 FT FOR ALLEY)  
 BUILDING SEPARATION: 10 FT  
 PARKING: 1.5 SPACES PER COTTAGE (89 TOTAL)  
 2.0 SPACES PROVIDED PER FRONT LOADED LOT (PROVIDED 84 SPACES)  
 1.0 SPACES PROVIDED PER REAR LOADED LOT (PROVIDED 17 SPACES)  
 ~50 SPACES PROVIDED STREET PARKING  
 COMMON OPEN SPACE: MINIMUM 400 SF PER COTTAGE (24,000 SF TOTAL)  
 75,128 SF PROVIDED  
 PRIVATE OPEN SPACE: MINIMUM 200 SF PER COTTAGE

**BUILDING DESIGN STANDARDS:**  
 MINIMUM GROSS FLOOR AREA: 150 SF  
 MAXIMUM GROSS FLOOR AREA: 1,600 SF  
 MAXIMUM HEIGHT: 25 FT  
 ROOF PITCH: 6:12 FOR ROOF >18 FT

**GENERAL NOTES:**

- PROPERTY LINES AND UTILITIES SHOWN ON PROPOSED PLANS ARE BASED ON SURVEY CONDUCTED BY KC DEVELOPMENT.
- SHOWN TOPOGRAPHY FROM KC DEVELOPMENT SURVEY.

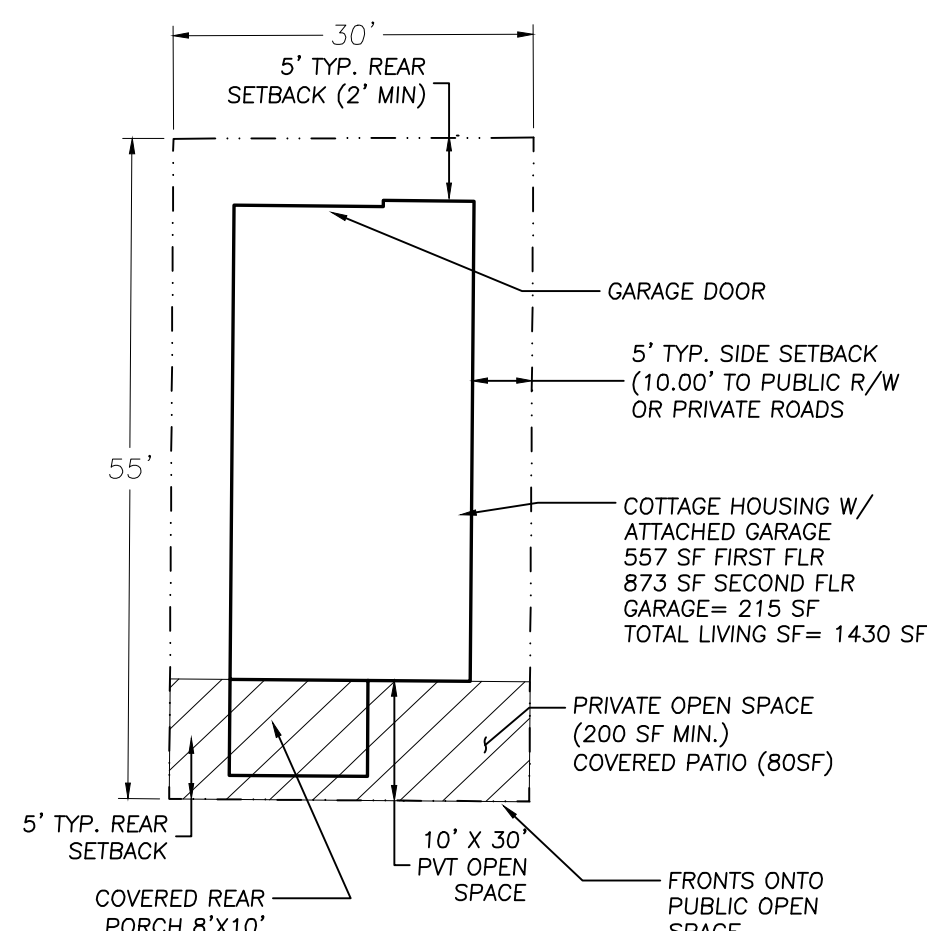
**VICINITY MAP**



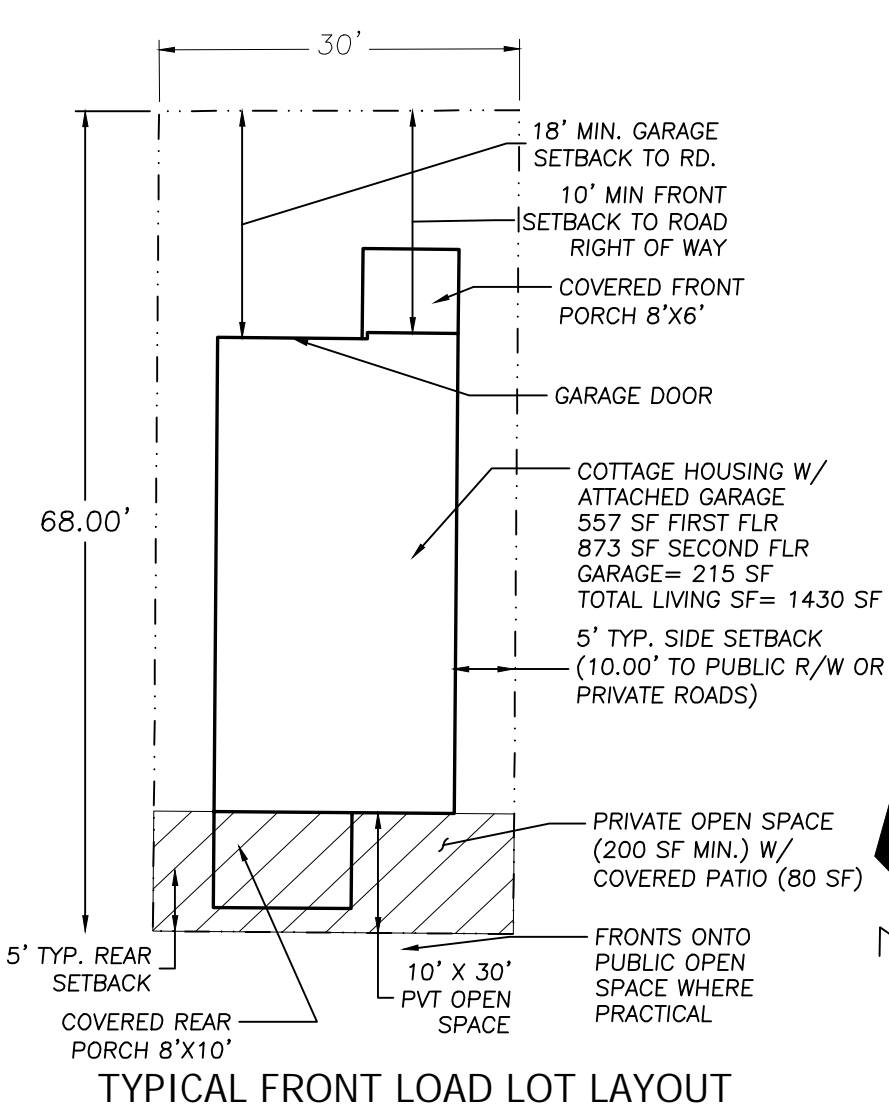
**LEGEND:**

- PROPERTY LINE
- EASEMENT
- WATER
- SANITARY SEWER
- STORM SEWER
- COMMON OPEN SPACE

**PROPOSED LOT DIMENSIONS:**



**TYPICAL REAR ENTRY UNIT**



**TYPICAL FRONT LOAD LOT LAYOUT**



PROJECT OVERVIEW

DATE	REVISIONS	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
02/16/22	1 PRE-APPLICATION	02/16/2022	PPG	PPG	PPG
	2			PPG	PPG
	3			PPG	PPG
	4			PPG	PPG
	5			PPG	PPG

ST. JOHNS AND 109TH COTTAGE DEV	CLARK COUNTY, WASHINGTON
PROPOSED DEVELOPMENT	
BYRONW@CNWE.CC	

P.O. Box 8	WA 98604
Battle Ground,	
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CIVIL NORTHWEST ENGINEERING, PLLC
SHEET 1 OF 2