BEFORE THE LAND USE HEARING EXAMINER
FOR THE CITY OF BATTLE GROUND, WASHINGTON

Regarding an application by Bloom LLC for approval of a preliminary plat to divide 43.5-acres into 123 lots in the R7 zone east of NE Grace/142nd Avenue and north of NE 13th Street in the City of Battle Ground	))))	**FINAL ORDER** **SUB: 01-16** **(Bloomquist Subdivision)**

A. SUMMARY

1. The applicant, Bloom LLC, requests approval to divide the 43.5-acre site into 123 residential lots and open space tracts for wetlands/open space and stormwater facilities. The site is located east of NE Grace/142nd Avenue, north of NE 13th Street. The legal description of the property is Tax Assessor Parcels: 229024-000, 229023-000, 229020-000, 2290180-00, 229019-000, 229021-000, 229022-000, 228984-000 (the "site").

a. The site and abutting properties to the north, south and west, are zoned R7 (Residential, 7 units per acre maximum density). Properties to the east are zoned R5 (Residential, 5 units per acre maximum density). Properties to the southwest are zoned R-12 (Residential, 12 units per acre maximum density). The site is currently vacant. A new single-family detached dwelling will be built on each of the proposed lots.

b. The site contains numerous wetlands, primarily in the eastern portion of the site. The applicant will preserve the majority of the wetlands and associated buffers in proposed open space tracts. The proposed development will directly impact 0.26 acres of Category III wetlands and 0.03 acres of Category II wetlands, as well as causing indirect wetland impacts to 0.42 acres of Category III wetlands and 2.06 acres of Category II wetlands. The development will also remove 30 of the 71 Oregon white oak trees found on the site. The applicant will mitigate impacts to the wetlands and buffers by purchasing mitigation credits at an offsite wetland. The applicant will plant 60 two-inch diameter Oregon white oak trees within the on-site wetland buffers to mitigate for removal of existing oak trees.

c. The City of Battle Ground will provide domestic water and sanitary sewer service to the site. The applicant will collect storm water from impervious areas on the site and convey it to one of two storm water facilities in proposed Tracts E and F for treatment and detention. The applicant will discharge treated stormwater to the on-site wetlands at less then predevelopment rates. The applicant may combine the stormwater facility for the eastern portion of the site with the facility serving lots in the northern portion of the previously approved Oak Grove development east of the site.

d. The applicant will construct half-width frontage improvements for NE Grace/142nd Avenue along the west boundary of the site. The applicant will extend new public roads into the site from NE Grace/142nd Avenue. In addition, the applicant will extend proposed NE 12th Avenue, to be constructed with the approved Creekside Heights subdivision south of the site, through the site to the north boundary. The applicant will provide access to the development on the east portion of the site, proposed Lots 103-123,

by extending NE 17th Street into the site from its existing terminus within the Crystal Springs development abutting the east boundary of the site. The applicant will also construct pedestrian trails within the wetland buffers on the site.

2. The City issued a Mitigated Determination of Nonsignificance ("MDNS") for the subdivision pursuant to the State Environmental Policy Act ("SEPA"). The SEPA determination was not appealed and is now final.

3. City of Battle Ground Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff recommended the examiner approve the preliminary plat subject to conditions. See the Staff Report to the Hearing Examiner dated February 15, 2017 (the "Staff Report") as modified by Exhibit 21. The applicant accepted those findings and conditions, as modified, without exceptions. One person testified orally with questions and concerns about the proposed development. Other persons testified in writing. Disputed issues or concerns in the case include the following:

a. Whether the applicant can be required to join in or adopt the CC&Rs for the Crystal Springs development;

b. Whether traffic generated by the proposed development will exceed the capacity of area streets or otherwise create a hazard;

c. Whether on-street parking is allowed within the Crystal Springs development; and

d. Whether residents of this development will impact the private park in the Crystal Springs development.

4. Based on the findings provided or incorporated herein, the examiner approves the preliminary plat subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. The examiner received testimony at a public hearing about this application on February 22, 2017. All exhibits and records of testimony are filed at the City of Battle Ground. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Sam Crummett summarized the Staff Report.

a. He noted that the majority of the lots are proposed on the western portion of the site. Twenty lots, proposed Lots 103-123 are proposed on the east portion of the site. The applicant will retain the remainder of the site as open space. The applicant proposed a network of trails within the open space tracts, including a connection to the park proposed in the Creekside Heights development to the south.

b. He requested the examiner adopt the amendments to the Staff Report as set out in Exhibit 21.

c. He noted that the applicant is considering development of a shared stormwater facility to accommodate stormwater runoff from development on the east portion of the site and the northern portion of the previously approved Oak Grove subdivision, which abuts the southeast portion of the site. The applicant is including this option in its proposal to avoid the need for post decision review in the event the applicant chooses to utilize this option. If such a combined facility is proposed, the City will review it during the final engineering process.

3. Attorney Randy Printz appeared on behalf of the applicant. He accepted the findings and conditions in the Staff Report, as modified by Exhibit 21, without objections.

a. He noted that all intersections affected by this development will operate at acceptable levels of service, with proposed mitigation. The applicant's traffic engineer reviewed the streets within the Crystal Springs subdivision east of the site that will be impacted by this development and determined that traffic generated by this development will not exceed the capacity of the streets. Exhibit 20.

b. Although the Crystal Springs homeowners association prohibits its members from parking on the streets within the subdivision, those are public streets where on-street parking is allowed. The Crystal Springs homeowners association could work with the City to allow the installation of "No Parking" signs on these streets, if the City is willing to do so. That would allow the City to enforce parking restrictions against all members of the public, not just the members of the Crystal Springs homeowners association. Residents of this development are unlikely to generate much parking demand within the Crystal Springs subdivision; drivers will park as close to their homes as practicable.

c. The minimum lot size allowed in the R-7 zone is 3,000 square feet. The applicant proposed to develop the site with 4,500 to 9,200 square foot lots.

d. The private park within the Crystal Springs subdivision is private property owned by the Crystal Springs homeowners association. The association has the authority to regulate who they allow to use their property, just like any other private landowner.

e. He requested the examiner modify condition A.1.o to require an 8-inch water line in NE Grace/142nd Avenue, rather than a 12-inch line.

f. He reiterated the applicant's proposal to potentially develop a shared stormwater facility with the Oak Grove subdivision to the east.

4. Gary Tint, the president of the Crystal Springs homeowners association, objected to speed bumps on streets within the Crystal Springs subdivision. He noted that

the CC&Rs for the Crystal Springs subdivision prohibit on-street parking within the subdivision. The homeowners association has the authority to enforce this restriction against its members. He urged the applicant to include similar limitations in the CC&Rs for this development in order to maintain the status quo that has existed in this neighborhood for the past 20 years.

5. The examiner closed the record at the end of the hearing and announced his intention to approve the application subject to the conditions in the Staff Report, as modified at the hearing.

C. DISCUSSION

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report, as modified by Exhibit 21. The applicant accepted those findings and conditions, as modified, without exceptions.

2. The examiner concludes that the affirmative findings in the Staff Report, as modified by Exhibit 21, show that the proposed preliminary plat does or can comply with the applicable standards of the BGMC and the Revised Code of Washington, provided that the applicant complies with recommended conditions of approval as modified herein. The examiner adopts the affirmative findings in the Staff Report, as modified by Exhibit 21, as his own, except to the extent they are inconsistent with the following findings.

3. The examiner has no authority to require the applicant or future residents of this development join in or adopt the CC&Rs for the Crystal Springs development. CC&Rs are private agreements that are not required or enforced by the City.

4. The applicant must extend existing NE 17th Street into the site in order to access the developable area on the east portion of the site. This street extension will generate additional traffic on streets in the Crystal Springs development. That increased traffic will be perceptible to area residents. However, based on the analysis in Exhibit 20, it will not exceed the capacity of streets nor create a hazard. There is no substantial evidence to the contrary.

a. For people who have lived along what has heretofore been effectively a private street with private speed and parking enforcement, the change created by the extension of 17th Street will be more significant. They have enjoyed a relatively low level of traffic given their location in an otherwise urbanized area. However this connection was foreseeable and is in the broader public's interest. NE 17th Street was stubbed to the west boundary of the Crystal Springs development to allow for further extension when the adjacent property redeveloped. It is time to extend the street to provide access to development on this site.

b. The additional traffic generated by this subdivision may pose an increased risk for drivers, cyclists and pedestrians in the area. Higher vehicular traffic volume creates a marginally higher risk for pedestrians and bicyclists in the area. It may well warrant a heightened degree of attentiveness to traffic when driving, cycling or

walking in the neighborhood. However those risks are consistent with the location of the site in the urban area where City plans call for the sort of development being proposed. Reasonably prudent drivers will observe the posted speed limit. Unfortunately not all drivers are prudent. However there is no evidence that the development proposed in this application will contribute a disproportionate share of imprudent drivers. If necessary the City can address issues of speeding by providing increased enforcement of traffic laws on all streets in the area, or installing additional traffic calming measures on area roads, if warranted based on actual traffic conditions.

5. The streets within the Crystal Springs development are public streets where on-street parking is allowed. The members of the Crystal Springs homeowners association have entered into a private agreement amongst themselves to prohibit parking on those streets. The homeowners association has no authority to prohibit parking by the general public. However residents of this site are unlikely to generate significant demand for on-street parking within the Crystal Springs development. On-street parking is allowed on the public streets within the site and residents will park their vehicles as close to their homes as practicable.

6. The proposed development will attract additional people to the immediate area, which may increase the amount of trespass, litter, vandalism, and other illegal activities. However the examiner finds that there is no substantial evidence in the record that the future residents of this development are any more or less likely to engage in nuisance or illegal activities than other people. Residents of this development will have no right to use the private park within the Crystal Springs development. Like any other private property owner, the Crystal Springs homeowners association, which owns the park, has adequate authority to regulate access to its property and prohibit trespass. The applicant will create pedestrian trails on the site, including a connection to the proposed public park within the Creekside Heights development to the south, which will serve some of the recreational needs of the residents. In addition, this development will generate Park Impact Fees, which the City will use to develop additional public parks in the area.

7. As noted at the hearing and in Exhibit 21 the applicant has proposed to combine the Oak Grove storm facility for lots 1-9 with the Bloomquist storm facility #1, which is proposed to serve lots 103-123 of this development. The Oak Grove subdivision was approved under the Puget Sound Manual and the Bloomquist subdivision is required to follow the requirements of the Stormwater Management Manual for Western Washington 2012 (revdec2014, the "SWMMWW"). If the facilities are combined, the final hydrology report will need to demonstrate that the applicable requirements are being met. A condition of approval is warranted to that effect.

D. CONCLUSION

Based on the above findings and discussion, the examiner concludes that SUB: 01-16 (Bloomquist Subdivision Subdivision) should be approved, because it does or can comply with the applicable standards of the Battle Ground Municipal Code and the Revised Code of the State of Washington, subject to conditions of approval necessary to ensure the final plat and resulting development will comply with the Code.

E. DECISION

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves SUB: 01-16 (Bloomquist Subdivision Subdivision), subject to the following conditions of approval:

Conditions of Approval

A. Prior to Engineering Plan Approval:

1. Submit final engineering plans, for review and approval by staff, pertaining to transportation, sewer, water, grading, erosion control, stormwater, driveways, street lighting, and landscaping prepared and stamped by a registered engineer in the state of Washington.

    a. Showing full width improvements to NE 19th Way, NE 19th Street, NE 18th Street, NE 17th Street, NE 15th Street, NE 11th Avenue, NE 12th Avenue and NE 15th Avenue per Local "A" standards, including sidewalk, planter strip, curb & gutter, and asphalt.

    b. Showing adequate half-street improvements, based on pavement testing, for NE Grace Avenue, a Minor Arterial, including sidewalk, planter strip, curb and gutter, and asphalt and necessary right-of-way dedications.

    c. Showing Lots 57 and 56 served by Tract "H" meeting the minimum paved width of 18-feet within a 24-foot tract.

    d. Showing Lots 1-8 served by a private road meeting the applicable private street requirements of 28-feet paved width within a minimum 42-foot tract

    e. Showing lots 76 and 77 served by a driveway easement with a minimum paved width of 18-feet.

    f. Showing street names as listed in the final order.

    g. Showing temporary and permanent IFC fire apparatus turnarounds.

    h. Showing the pedestrian pathway in a 12-foot pedestrian easement.

    i. Containing a combined landscaping and driveway plan.

    j. Showing sight distance triangles.

    k. Containing a signing and striping plan.

    l. Containing a street lighting plan.

    m. Showing traffic calming devices on all public streets.

n. Showing driveways that meet the requirements of BGMC 12.116.243

o. Showing an 8" water line in NE Grace Avenue/NE 142nd Avenue.

p. Showing 8-inch minimum diameter water lines looped throughout the subdivision, extending to the extreme property lines and connecting to existing water mains in NE Grace Avenue and NE 17th Street. The water line serving lots 103-123 shall connect to the proposed water system to the west or south.

q. Showing each residential lot having its own individual water service.

r. Showing an 8-inch gravity sewer line throughout the subdivision and connecting to the proposed sanitary sewer connection in NE 12th Avenue or if that if that has not been constructed connecting to the sanitary sewer line in NE Grace Avenue. The sanitary sewer line serving lots 103-123 shall connect to the proposed sewer line to the west or south.

s. Showing each residential lot having its own sanitary lateral.

t. Showing fire hydrants meeting spacing requirement throughout the subdivision and along the frontage of NE Grace Avenue.

u. Showing traffic mitigation at the intersection of SE Grace Avenue and SE Rasmussen Boulevard.

v. Showing traffic mitigation at SE Grace Avenue & E Main Street, SW Eaton Boulevard & SR 503, SW Eaton Boulevard & SW 20th Avenue and SR 503 & NW Onsdorff Boulevard or indicating that mitigation fees will be paid in lieu of the improvements.

w. Showing a stormwater facility that meets the requirements of BGMC 18.250.

x. Showing the stormwater facilities in separate tracts.

y. Showing a 6-foot high black vinyl fence around the perimeter of the stormwater facility.

z. Showing grading and erosion control in conformance with applicable city standards and standard construction details.

2. Submit a hydrology report that addresses all requirements found in BGMC 18.250 and meets the approved Department of Ecology criteria.

3. Provide a geotechnical report in accordance with IBC 1803.

4. All trails shall be built to City standards specified in 12.116.070.

5. Any unanticipated impacts to critical areas resulting from final engineering of the site will need to be accounted for in the final mitigation plan.

6. Submit a construction cost estimate for required public improvements for review and approval by the City Engineering Department.

7. Following the City Engineer's acceptance and approval of the construction cost estimate, pay the required engineering plan review and construction inspection fee which is two (2) percent of the estimated costs of construction. If no public improvements are constructed, the fee will be generated by time spent by staff to review plans.

8. Provide revised figures to traffic study.

9. If the Oak Grove storm facility is combined with the Bloomquist storm facility, then the final hydrology report shall demonstrate that the applicable stormwater quality and quantity control requirements are being met.

B. <u>Prior to Final Plat Approval</u>:

1. Construct all required public improvements and gain engineering acceptance or provide appropriate bonding.

2. Construct the mitigation measures for the failing intersection of SR 503 & SW Eaton Boulevard or pay the mitigation fee of $64,399.86.

3. Construct the mitigation measures for the failing intersection of SW 20th Avenue & SW Eaton Boulevard or pay the mitigation fee of $13,748.40.

4. Construct the mitigation measures for the failing intersection of SR 503 & NW Onsdorff Boulevard or pay the mitigation fees of $18,304.92

5. Construct the mitigation measures for the failing intersection of SE Grace Avenue & E Main Street or pay a proportionate share of the cost of mitigation for the Grace/Main intersection in a mutually agreed upon amount. In the event that the City and the Applicant cannot agree on an amount, the City shall set the matter for hearing before the Hearing Examiner who will make the final determination.

6. If LID improvements are incorporated into the project, provide appropriate stormwater covenants.

7. Construct traffic mitigation at the intersection of SE Grace Avenue and SE Rasmussen Boulevard.

8. Provide a public stormwater easement over the discharge pipe for storm facility #2.

9. Submit a final plat:

a. That shows easements for public utilities not located in the right-of-way.

b. Showing a 12-foot perpetual pedestrian access easement for the pedestrian path.

c. Showing a shared 20-foot access easement serving lots 76 and 77 and noting that the lots 76 and 77 shall be responsible for the maintenance of the shared driveway.

d. With a note describing the maintenance responsibilities of each lot owner for the private streets.

e. Showing the stormwater facilities in separate tracts.

f. With the following note: "No fences are allowed in the sight distance triangle."

g. With the following note: "All utilities are to be located outside of the sidewalk section and to be underground where possible."

h. That shows where any control monuments have been placed.

i. That shows the dedication of any public roads or alleys.

j. Showing Lot 9 to have 20 feet of frontage to comply with the minimum standard.

k. With the following note: "The fire turnaround at the end of NE 15th Street is temporary and once the public street is extended the easement will automatically be relinquished."

l. With the note: "All new structures shall conform to the setbacks and building heights of the R7 zoning district."

m. With the note: "All houses shall conform to the neighborhood design standards as listed in BGMC 17.106.040."

n. With a note: "Wetland buffer demarcation shall comply with 18.270.050."

10. Submit a two-year stormwater maintenance contract for review and/or approval.

11. Submit a private maintenance agreement for private streets.

12. Submit documentation, acceptable to City, demonstrating that the pedestrian path maintenance and liability responsibilities have been met.

13. Finalize the Boundary Line Adjustment.

C. Prior to Engineering Acceptance:

1. Construct all public improvements, if applicable, and go on a walkthrough with City of Battle Ground Engineering Staff and correct any deficiencies as determined by City staff.

2. A letter shall be provided by the applicant showing that fire flow requirements per BGMC 15.105.180 and 15.105.190 can be met.

3. Submit to the City of Battle Ground a two-year/20-percent maintenance bond for all completed and accepted public improvements.

4. Submit complete sets of as-built drawings for all required public improvements for streets and roads, stormwater drainage and control, sanitary sewer and water services, as applicable prior to the issuance of the occupancy permit for review and approval by the Engineering Department. Upon acceptance by the Engineering Department, submit prior to the issuance of the occupancy permit, one (1) Mylar set, one (1) full size paper set, two (2) 11x17 paper sets of As-Built record drawings and one (1) 3.5-inch disk (s) or compact disc version of the as-built drawings in AutoCAD, PDF and TIF formats.

D. Prior to Construction:

1. Receive signed and approved engineering plans from the City of Battle Ground.

2. Submit a surety bond for right-of-way construction.

3. Submit a certificate of liability meeting the requirements of BGMC 12.118.120.

4. Erect and conduct erosion control measures consistent with the approved Erosion Control Plan and City of Battle Ground erosion control standards.

5. Submit evidence that an individual on-site has successfully completed formal training in erosion and sediment control by a recognized organization acceptable to the City.

6. Conduct a pre-construction conference with City engineering and planning staff. Contact the Planning Customer Service Clerk at (360) 342-5047 to schedule an appointment.

7. If merchantable timber will be removed/harvested as part of the proposal, then a Forest Practices Application (FPA) will be needed (RCW 76.09 and WAC 222). The FPA will need to meet the requirements of the Forest Practices Act and its rules.

8. If any cultural resources are discovered in the course of undertaking the development activity, the State of Office of Historic Preservation and Archaeology and the City of Battle Ground Planning Department must be notified.

9. Adhere to all recommendations of a final Wetland Delineation and Mitigation Plan.

10. Comply with water quality recommendations in Ecology's December 14, 2016 letter.

11. Any unanticipated impacts to critical areas that may occur as a result of the finial engineering of the site will need to be accounted for in a final mitigation plan.

12. Submit a right-of-way permit.

E. <u>Prior to Creation of Impervious Surface</u>:

1. Except roofs, the stormwater treatment and control facilities shall be installed in accordance with the approved final engineered plans and in accordance with the City of Battle Ground stormwater regulations.

F. <u>Prior to Building Permit Issuance</u>:

1. All required fees, including Transportation, Park and School Impact fees shall be paid.

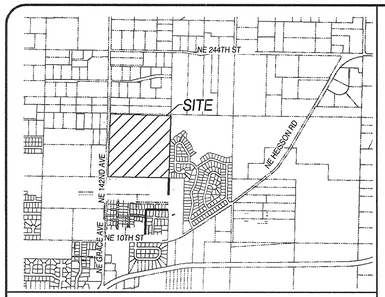
2. Fire hydrants shall be tested and approved and fire flow letter shall be submitted to the City showing the minimum fire flow has been attained.

3. Per BGMC 18.270.050, permanent marking of all buffer areas shall occur. Such demarcation may consist of logs, a tree or hedge row, fencing made of wood only, or other prominent physical marking approved by the director. Additionally, a sign measuring no more than six square feet in area and no shorter than four feet and no higher than six feet in height shall be posted at approximately every one hundred feet, along the outer perimeter of the wetland buffers, or where practical.

DATED this 24th day of February, 2017

Joe Turner

Joe Turner, AICP
City of Battle Ground Land Use Hearing Examiner



VICINITY MAP SEC. 35 T4N R2E W.M.
NTS

SUBDIVISION NOTES:

EXISTING SITE DATA:

PRESENT USE: VACANT AND UNUSED
EXISTING ZONING: R7
GROSS SITE AREA: PARCEL 229018-000 IS 5.02 ACRES (218,671 SF)
PARCEL 229019-000 IS 5.02 ACRES (218,671 SF)
PARCEL 229020-000 IS 5.04 ACRES (219,542 SF)
PARCEL 229021-000 IS 5.04 ACRES (219,542 SF)
PARCEL 229023-000 IS 5.05 ACRES (219,978 SF)
PARCEL 229022-000 IS 5.05 ACRES (219,978 SF)
PARCEL 229024-000 IS 5.06 ACRES (220,414 SF)
PARCEL 228984-000 IS 5.06 ACRES (220,414 SF)
PARCEL 229025-000 (ADJUSTED) IS 3.5 ACRES (155,468 SF)

THE ENTIRE SITE IS APPROX. 43.5 ACRES (1,884,153 SF) PER OLSON ENGINEERING, INC.

PROPOSED SITE DATA:

PROPOSED USE:	123 SINGLE-FAMILY DETACHED LOTS
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	SEE NOTE #1
PROPOSED PRIVATE ROADS:	AS SHOWN
PROPOSED EASEMENTS:	SEE ENGR. PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO ENGINEERING PLANS
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	AS SHOWN
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
EXISTING BUILDINGS TO REMAIN:	NONE

NOTES:

1. PLEASE REFER WETLAND AND HABITAT BUFFER MITIGATION PLAN, PROVIDED BY ECOLOGICAL LAND SERVICES, DATED SEPTEMBER 2016.
2. SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS.
3. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
4. TRACTS A, B, C, & D WILL BE OWNED & MAINTAINED BY THE HOA.
5. THE NUMBERING OF THE PROPOSED PHASING LINES DOES NOT NECESSARILY REPRESENT THE ORDER THAT THE DEVELOPMENT WILL BE CONSTRUCTED. EACH PHASE WILL BE ABLE TO PROVIDE THE REQUIRED UTILITIES AND SERVICES TO RESIDENCES WITHOUT THE AID OF THE SUBSEQUENT PHASES.
5. THE PEDESTRIAN PATH LOCATIONS SHOWN ARE PRELIMINARY. PATHS, BENCHES AND TABLES WILL AVOID THE WETLAND AREAS.

R-7 DEVELOPMENT STANDARDS:

FRONT YARD:	10 FEET (*NOTE 1)	MINIMUM AVERAGE LOT AREA:	4,500 SF
REAR YARD:	10 FEET (*NOTE 2)	MINIMUM LOT AREA:	3,000 SF
STREET SIDE YARD:	10 FEET	MINIMUM AVERAGE LOT AREA (DENSITY TRANSFER):	3,300 SF
SIDE YARD:	5 FEET	MAXIMUM DENSITY:	7 UNITS
GARAGE:	20 FEET (*NOTE 2)	MINIMUM DENSITY:	N/A UNITS
MINIMUM LOT FRONTAGE:	20 FEET		

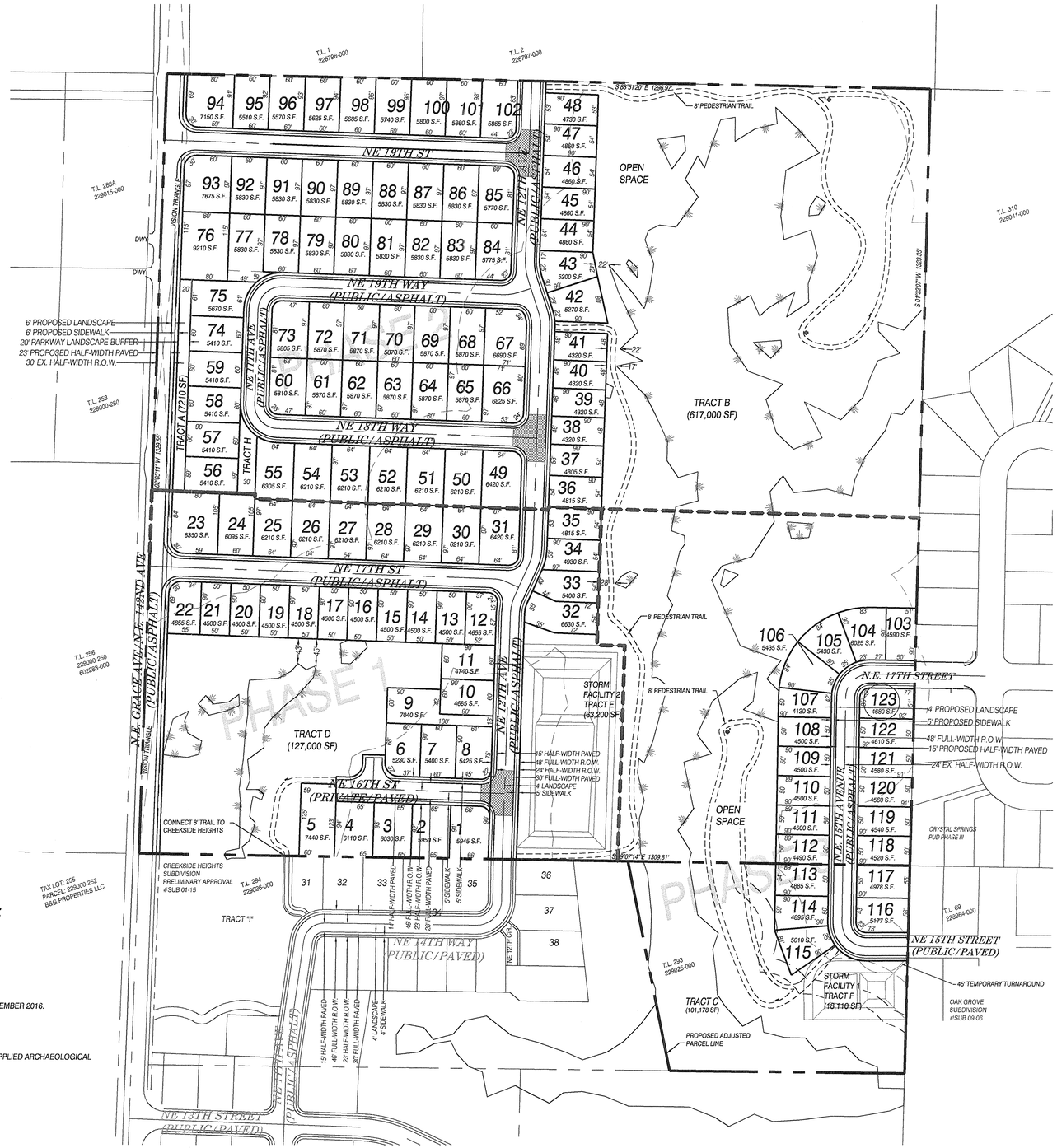
*NOTE 1: ATTACHED FRONT PORCHES MAY INTRUDE INTO REQUIRED MINIMUM FRONT YARD SETBACKS UP TO SIX FEET.
*NOTE 2: GARAGES ACCESSED OFF ALLEYS MAY BE LOCATED ZERO LOT LINE TO ALLEY RIGHT-OF-WAY LINE IF SIDE ENTRY, AND 5 FEET FROM RIGHT-OF-WAY LINE IF FRONT ENTRY.

DENSITY CALCULATIONS:

APPROXIMATELY 43.5 ACRES (1,884,153 SF) ACCORDING TO OLSON ENGINEERING, INC.
MAXIMUM DENSITY: 7 DU/ACRE (7 X 43.5) = 304.5 DU
MINIMUM DENSITY: N/A
DENSITY PROVIDED = 2.80 D.U./ACRE
AVERAGE LOT AREA PROVIDED = 5518 SF
TOTAL SINGLE-FAMILY UNITS PROVIDED = 123

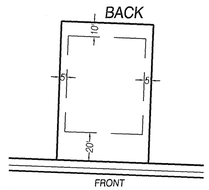
ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

100 YEAR FLOODPLAIN, FEMA DESIGNATED FLOODPLAINS FLOODFRINGES, OR FLOODWAYS:	
DESIGNATED SHORELINES AREAS:	NONE
WATER BODIES AND KNOWN WETLANDS:	APPROX. LOCATIONS AS SHOWN, REFER TO THE ECOLOGICAL LAND SERVICES REPORT, DATED OCTOBER 2016
UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS AREAS HAVING SEVERE EROSION POTENTIAL:	PLEASE REFER TO COLUMBIA WEST GEOLOGIC REPORT DATED SEPTEMBER 2016.
LIQUEFACTION:	VERY LOW TO LOW
SLOPES EXCEEDING 15%:	NONE SHOWN ON CLARK COUNTY GIS
SIGNIFICANT HISTORIC, CULTURAL, ARCHAEOLOGICAL RESOURCES:	NO SIGNIFICANT FINDS. PLEASE REFER TO STUDY CONDUCTED BY APPLIED ARCHAEOLOGICAL RESEARCH, INC. ON JULY 22, 2015

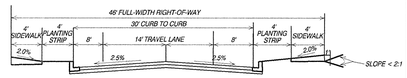


LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- WETLAND BOUNDARY
- CENTERLINE
- PROPOSED LOT LINES
- PROPOSED TRAILS
- PROPOSED ASPHALT
- ADJACENT TAX LOTS
- SIDEWALKS
- VISION TRIANGLE
- PROPERTY LINE
- SITE FURNISHINGS -TABLES -BENCHES -TRASH CANS
- TRAFFIC CALMING DEVICE TO BE DETERMINED DURING FINAL ENGINEERING



TYPICAL BUILDING SETBACK



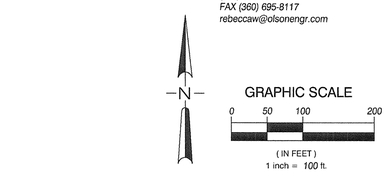
CITY OF BATTLE GROUND ROAD STANDARDS
LOCAL A
NOT TO SCALE

APPLICANT:
BLOOM, LLC.
P.O. BOX 61426
VANCOUVER, WA 98666
(360) 892-0514
FAX UNAVAILABLE
randy@holtgroupinc.com

OWNER:
HOLT DISTRESSED PROPERTY FUND (PARALLEL 1) 2010 LP
P0 BOX 61426
VANCOUVER, WA 98666
(360) 892-0514
FAX UNAVAILABLE
EMAIL UNVAILABLE

OWNER:
BLOOMQUIST PROPERTIES, LLC
815 NW LOFALL RD
POULSBO, WA 98370
(360) 779-3536
FAX UNAVAILABLE
EMAIL UNAVAILABLE

CONTACT:
OLSON ENGINEERING, INC.
ATTN: REBECCA WAHLSTROM
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
rebeccaw@olsonengr.com



PLOT: consultant3.ctb
FILE: j:/data/9000/9300/9350/9357/Planning/9357.p.prelim.layout.dwg

PRELIMINARY PLAT AND BOUNDARY LINE ADJUSTMENT FOR:

BLOOMQUIST SUBDIVISION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.695.1385
503.289.9936

KURT T. STONER
STATE OF WASHINGTON
28332
REGISTERED
PROFESSIONAL ENGINEER
10/20/16

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: RJW
DRAWN: RJW
CHECKED: KFS
DATE: SEPTEMBER 2016
SCALE: H: 1" = 100' V:

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BLOOMQUIST SUBDIVISION
JOB NO. 9357.01.01

SHEET
PL1