



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

NOTICE OF DEVELOPMENT REVIEW

The Skamania County Community Development Department has received the following application:

APPLICANT: Yancy Frahs	DESCRIPTION: Remove and replace single-family dwelling with new single-family dwelling, attached garage, rooftop solar panels, and associated site improvements.
FILE NO: NSA-20-17	
LOCATION: 1082 Little Buck Creek Road PID #03-10-16-0-0-0400-00	
ZONING: GMA – Large Scale Agriculture (Ag-1)	

This application is vested under the NSA Code that went into effect on September 5, 2018. The deadline for submitting written comments on the proposal is 20 days from the date of this notice. Comments must be submitted in writing to the Department at 170 NW Vancouver Avenue, P.O. Box 1009, Stevenson, WA 98648. Those who fail to submit written comments in a timely manner will not be considered interested parties and will be precluded from appealing the Administrative Decision. Comments must address the review criteria and any comments received are a matter of public record.

A Cultural Resources Survey Determination by Chris Donnermeyer, USFS NSA Heritage Program Manager, concluded a Historic Survey were required. A Cultural Resource Reconnaissance Survey was not required.

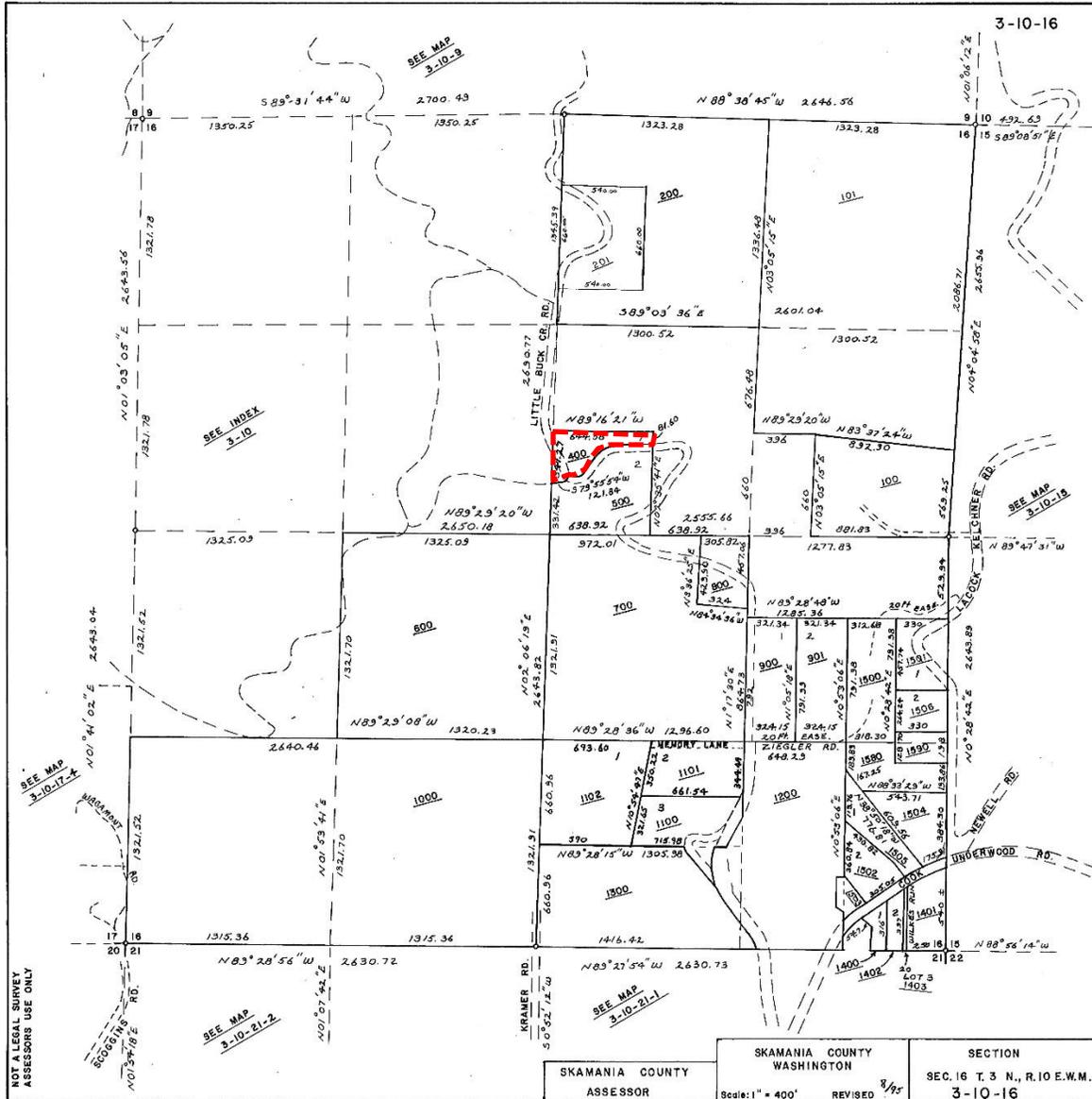
The application and supporting documents are available for free review at the Department office at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Copies of all application and supporting documents are available for purchase at \$0.15 per page for black and white copies and \$1.00 per page for color copies at the Community Development Department at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Requests for copies must be paid for prior to release of the documents.

September 29, 2020
Date

Mike Beck
Planner

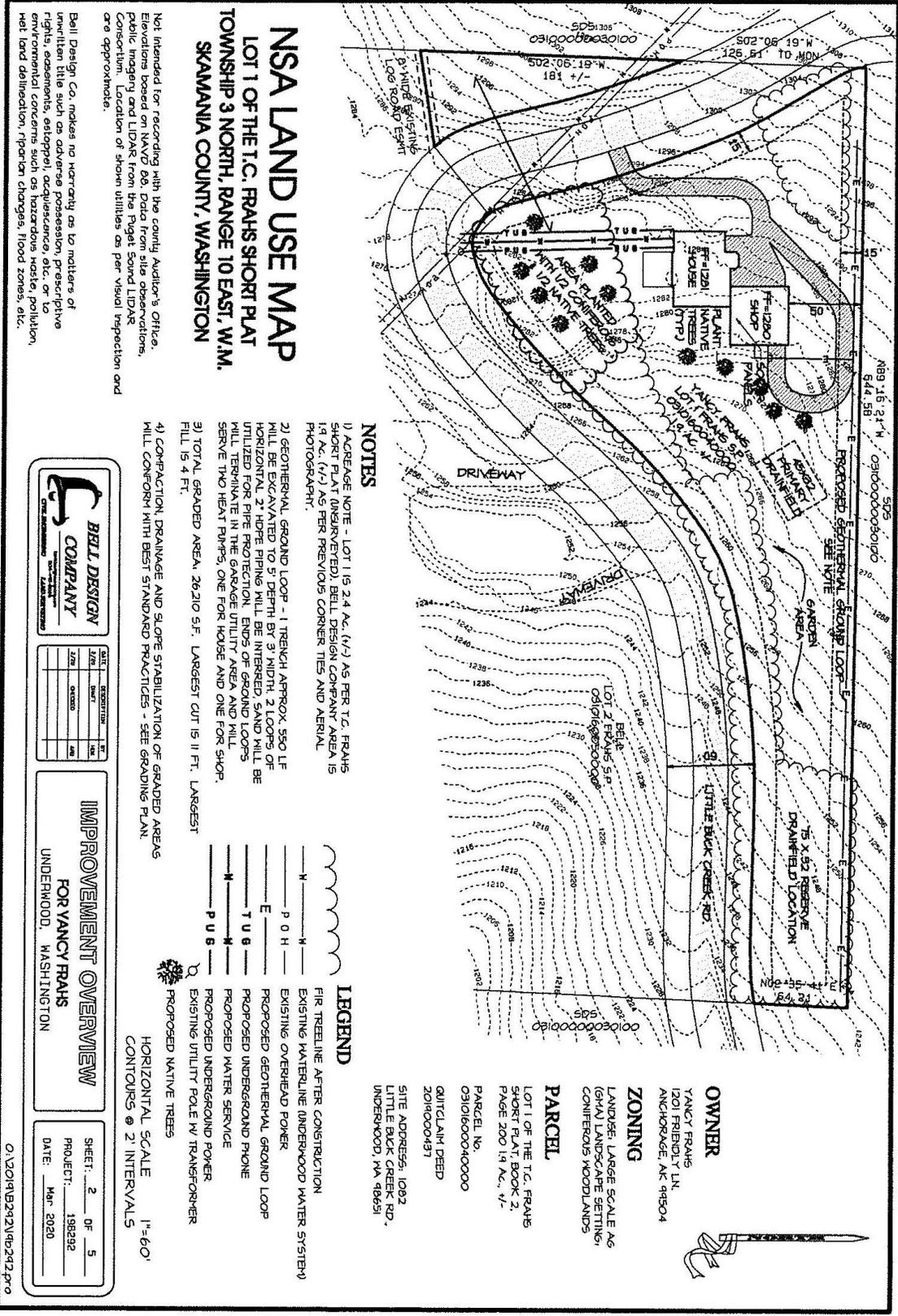
Vicinity Map

NSA 20-17 (Frahs)
 1082 Little Buck Creek Road
 PID #03-10-16-0-0-0400-00



Site Plan

NSA-20-17 (Frahs)



NSA LAND USE MAP

LOT 1 OF THE T.C. FRAHS SHORT PLAT

TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.

SKAMANIA COUNTY, WASHINGTON

Not intended for recording with the county Auditor's Office. Elevations based on NAVD 83. Data from site observations, Public Mapping and LIDAR from the Puget Sound LIDAR Consortium. Location of shown utilities as per visual inspection and are approximate.

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

NOTES

- 1) ACREAGE NOTE - LOT 1 IS 2.4 AC. (1/2) AS PER T.C. FRAHS SHORT PLAT (UNRECORDED), BELL DESIGN COMPANY AREA IS 1.9 AC. (1/2) AS PER PREVIOUS CORNER TIES AND AERIAL PHOTOGRAPHY.
- 2) GEOTHERMAL GROUND LOOP - 1 TRENCH APPROX. 550 LF WILL BE EXCAVATED TO 5' DEPTH BY 3' WIDTH. 2 LOOPS OF HORIZONTAL 2" HDPE PIPING WILL BE INTERRED. SAND WILL BE UTILIZED FOR PIPE PROTECTION. ENDS OF GROUND LOOPS WILL TERMINATE IN THE GARAGE UTILITY AREA AND WILL SERVE TWO HEAT PUMPS, ONE FOR HOUSE AND ONE FOR SHOP.
- 3) TOTAL GRADED AREA, 26,210 S.F. LARGEST CUT IS 11 FT. LARGEST FILL IS 4 FT.
- 4) COMPACTION, DRAINAGE AND SLOPE STABILIZATION OF GRADED AREAS WILL CONFORM WITH BEST STANDARD PRACTICES - SEE GRADING PLAN.

LEGEND

- FIR TREELINE AFTER CONSTRUCTION
- EXISTING WATERLINE (UNDERWOOD WATER SYSTEM)
- EXISTING OVERHEAD POWER
- PROPOSED GEOTHERMAL GROUND LOOP
- PROPOSED UNDERGROUND PHONE
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND POWER
- EXISTING UTILITY POLE W/ TRANSFORMER
- PROPOSED NATIVE TREES

HORIZONTAL SCALE 1"=60'
 CONTOURS @ 2' INTERVALS

BELL DESIGN COMPANY
 1201 FRIENDLY LN.
 ANCHORAGE, AK 99504
 TEL: 907.562.1234
 FAX: 907.562.1235
 WWW.BELLDISIGN.COM

DATE	REVISION	BY	CHK
7/27	INIT		
	OKED		
			488

IMPROVEMENT OVERVIEW
 FOR YANCY FRAHS
 UNDERWOOD, WASHINGTON

SHEET: 2 OF 5
 PROJECT: 198292
 DATE: MAR 2020

OWNER
 YANCY FRAHS
 1201 FRIENDLY LN.
 ANCHORAGE, AK 99504

ZONING
 LARGEST LARGE SCALE AG
 (GMA) LANDSCAPE SETTING,
 CONTIGUOUS WOODLANDS

PARCEL
 LOT 1 OF THE T.C. FRAHS
 SHORT PLAT, BOOK 2,
 PAGE 200 1/4 AC. 1/2

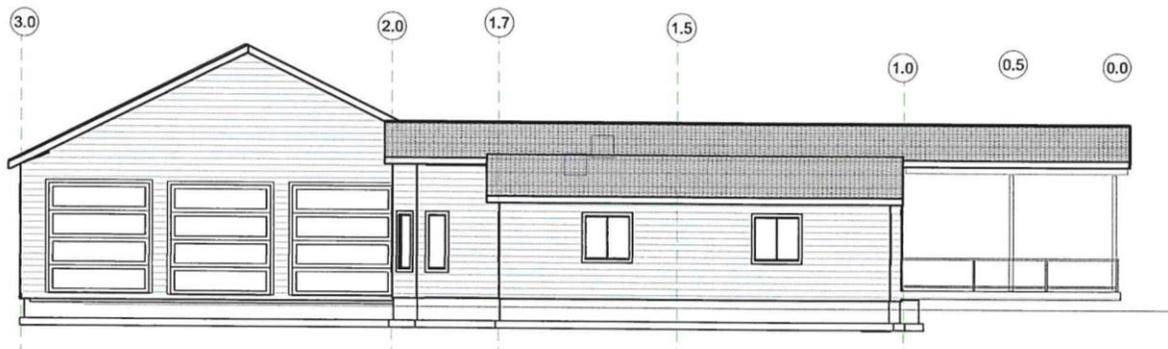
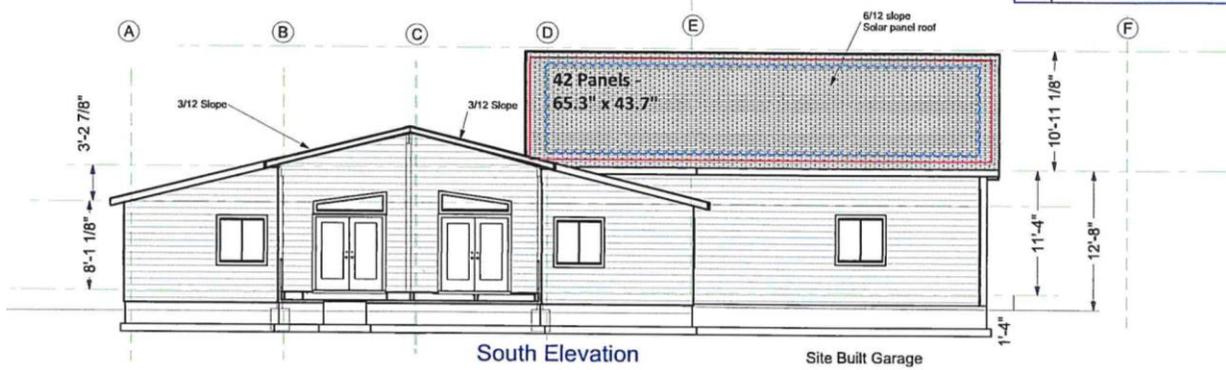
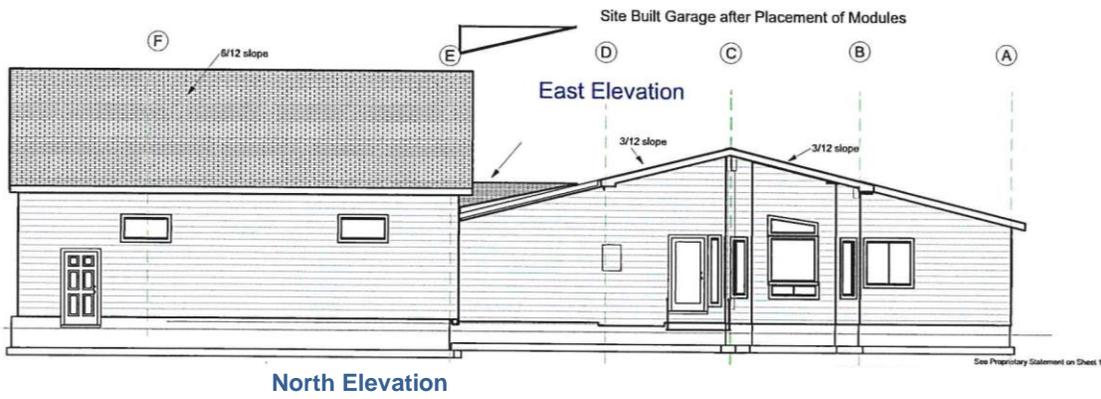
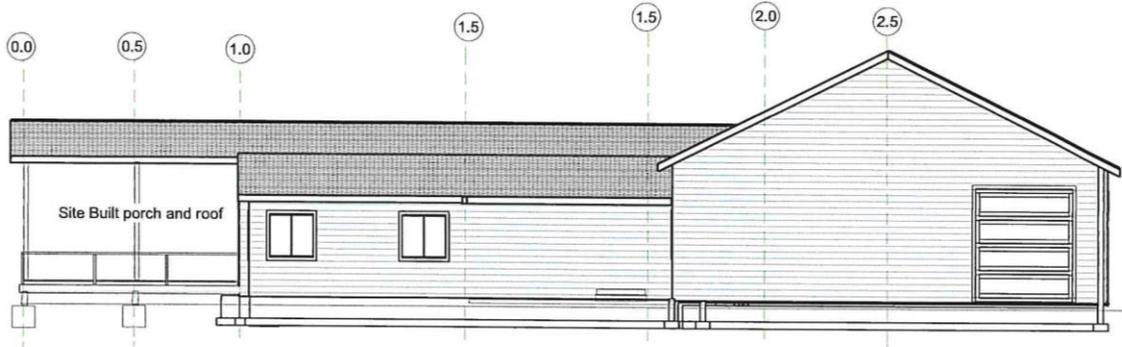
PARCEL NO.
 031016000400000

QUITCLAIM DEED
 2018000437

SITE ADDRESS: 1082
 LITTLE BLACK CREEK RD,
 UNDERWOOD, WA 98591

Elevations

NSA 20-17 (Frahs)



West Elevation