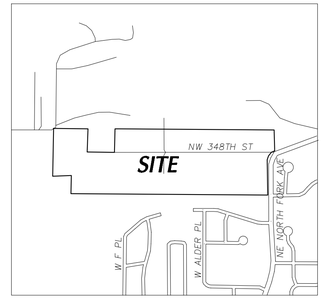
STEPHENS HILLSIDE FARM

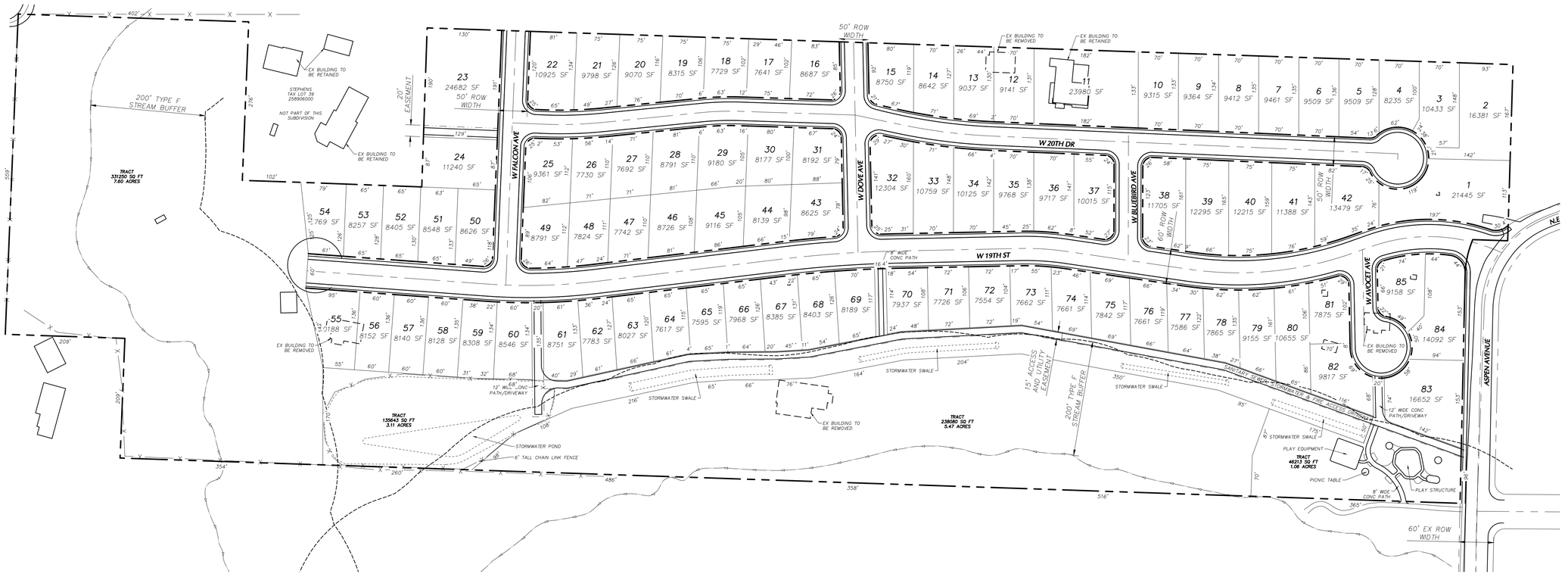
POST DECISION REVIEW LAYOUT

LA CENTER WA



PLAN: VICINITY MAP

SCALE: N.T.S.



PLAN: STEPHENS HILLSIDE ESTATES

SCALE: 1"= 100'

GENERAL NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL (ALL BUILDINGS)

BUILDINGS PROPOSED TO NOT EXCEED 35 FEET IN HEIGHT, AS REQUIRED BY THE UNDERLYING ZONING REQUIREMENTS

EXTERIOR STREET LIGHTING TO BE USED AT STREET CORNERS THROUGHOUT THE DEVELOPMENT. HOMES MAY USE EXTERIOR LIGHTING FOR SAFETY AND SECURITY.

NO OFF-STREET PARKING OR LOADING PROPOSED

DENSITY CALCULATIONS

TOTAL SITE AREA	42.3 AC
PUBLIC RIGHT OF WAY	6.13 AC
ALL 85 LOTS	18.93 AC
TRACT A	1.06 AC
TRACT B	3.12 AC
TRACT C	5.47 AC
TRACT D	7.60 AC
ENTIRE SITE	2.00 LOTS PER ACRE
SITE WITHOUT ROW & TRACTS	4.49 LOTS PER ACRE

100' 50' 0 100' 200'

SCALE: 1" = 100'

HAYWARD USKOSKI & ASSOCIATES
1101 Broadway St, Suite 130 - Vancouver, WA 98660
TEL: (360) 635-5523

STEPHENS HILLSIDE FARM
LA CENTER WA

POST DECISION REVIEW
COVER/PRELIMINARY PLAT PLAN

REV	DESCRIPTION	BY	DATE

PROJECT NUMBER: 1183

DESIGNED/DRAWN BY: TWE

CHECKED BY: VAU

ISSUE DATE: 10/26/2021

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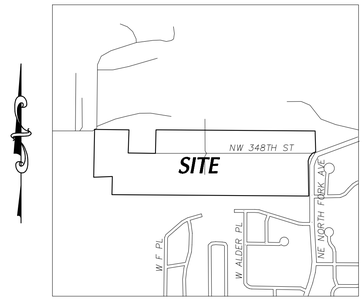
STEPHENS HILLSIDE FARM

POST DECISION REVIEW LAYOUT

LA CENTER WA



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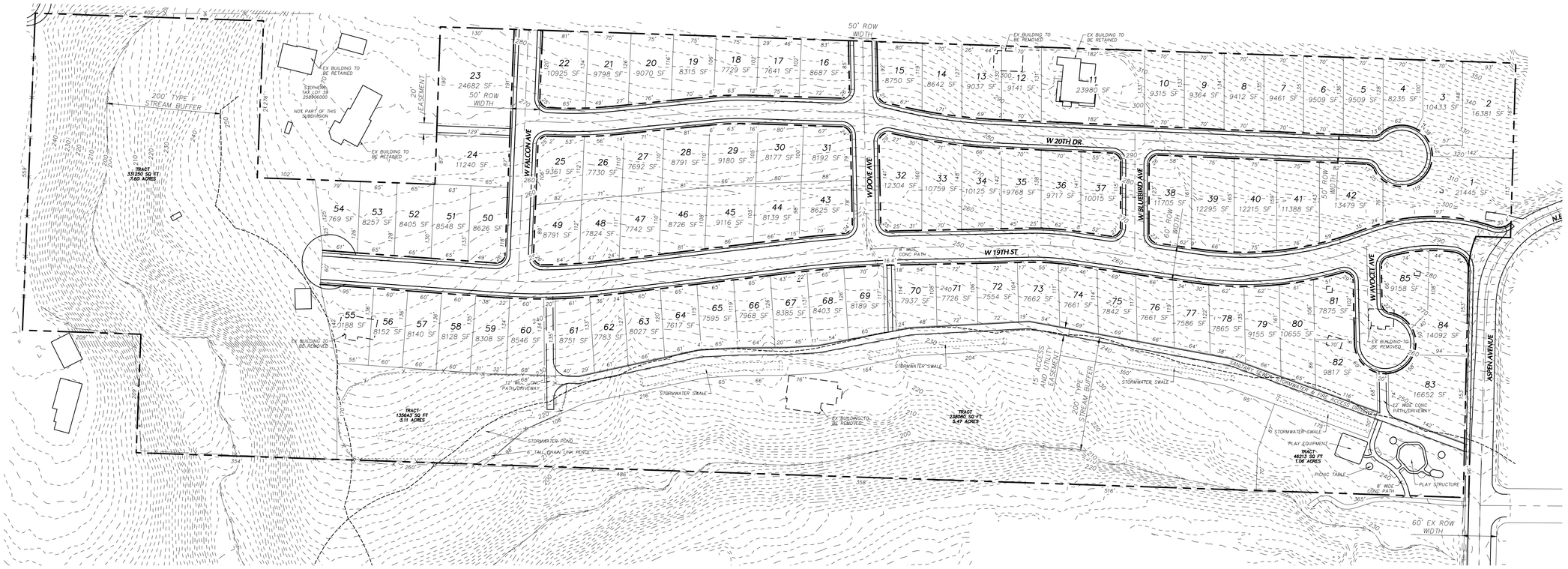

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