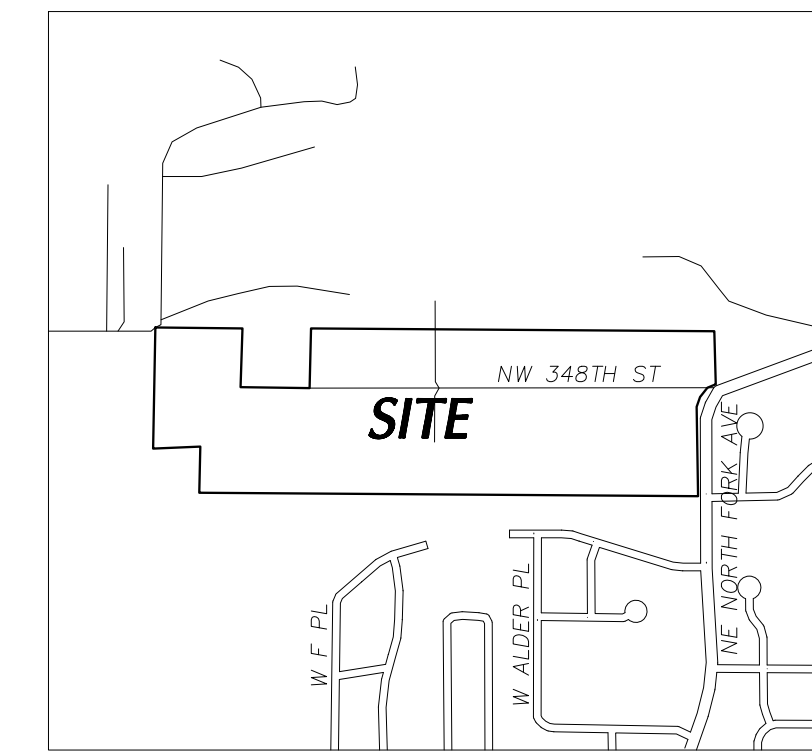


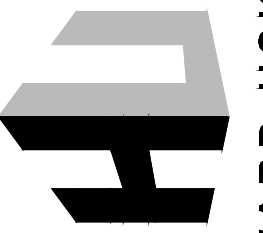
STEPHENS HILLSIDE FARM

POST DECISION REVIEW LAYOUT

LA CENTER WA

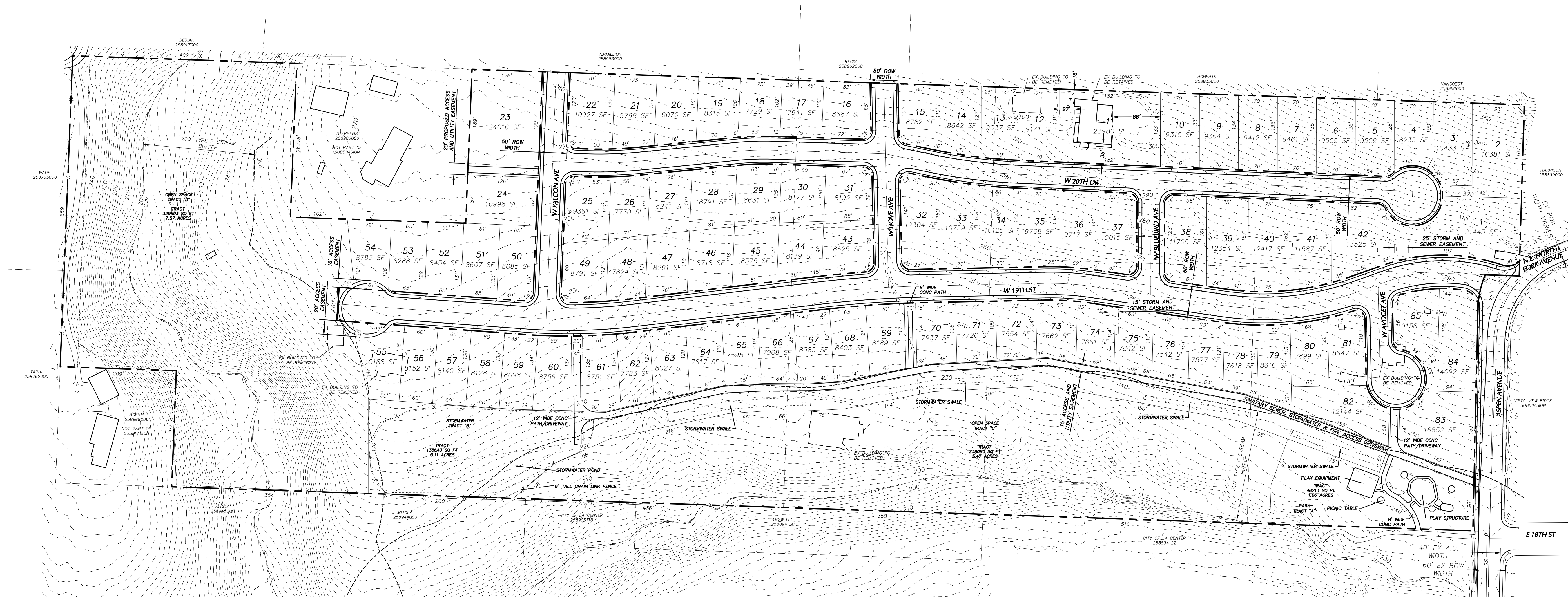


PLAN: VICINITY MAP
SCALE: N.T.S.



HAYWARD USKOSKI & ASSOCIATES
1101 Broadway St, Suite 130 - Vancouver, WA 98660
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STEPHENS HILLSIDE FARM
LA CENTER WA
POST DECISION REVIEW
COVER/PRELIMINARY PLAT PLAN



PLAN: POST DECISION REVIEW PLAT PLAN
SCALE: 1" = 100'

CONTACT INFORMATION:

APPLICANT:
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VANCOUVER WA 98662
TEL (360) 254-9225
KELLY.HELMES@NEWTRADITIONHOMES.COM

REPRESENTATIVE/CONTACT:
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VANCOUVER WA 98660
TEL (360) 635-5223
THOMAS@HUACONSULTING.COM

SURVEYOR:
MINISTER - GLAESER SURVEYING (ATTN: CHARLES PEARCE)
2200 E. EVERGREEN BLVD.
VANCOUVER WA 98661
TEL (360) 694-3313
CTP@MGSURVEY.COM

PROPERTY OWNER:
CARLEEN STEPHENS ET AL
PO BOX 2046
BATTLE GROUND WA, 98604

PRELIMINARY TREE PRESERVATION, REMOVAL AND MITIGATION PLAN

PROJECT IS PROPOSING TO REMOVE 69 TREES (62 DOUGLAS FIR, 5 RED ALDER AND 2 INDIAN PLUM) FROM THE DEVELOPMENT SITE. TREES OVER 10 INCHES IN DIAMETER AND APPROVED FOR REMOVAL WILL BE MITIGATED FOR BY PLANTING OF REPLACEMENT TREES ONSITE IN ACCORDANCE WITH LOMG 18.350.050(1). TREES REPLANTED ON SITE WILL FOLLOW THE SPECIFICATIONS OF LOMG 18.340 NATIVE PLANT LIST. REPLANTED TREES WILL BE MONITORED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

FOR TREES THAT ARE BEING KEPT ON SITE THAT ARE OUTSIDE THE DEVELOPMENT AREA, TREE PROTECTION MEASURES AS OUTLINED IN LOMG 18.350.050(3) WILL BE APPLIED TO TREES WITH THE POTENTIAL TO BE DISTURBED.

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. BUILDING SIZE AND SETBACKS PROPOSED AT TIME OF BUILDING PERMIT

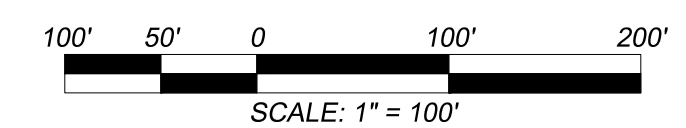
EXTERIOR STREET LIGHTING TO BE USED AT STREET CORNERS THROUGHOUT THE DEVELOPMENT. HOMES MAY USE EXTERIOR LIGHTING FOR SAFETY AND SECURITY.

NO OFF-STREET PARKING OR LOADING PROPOSED. ALL INFORMATION SHOWN ON FOLLOWING SHEETS IS PRELIMINARY.

DENSITY CALCULATIONS

TOTAL SITE AREA	42.3 AC
PUBLIC RIGHT OF WAY	6.12 AC
ALL 85 LOTS	18.95 AC
TRACT A	1.06 AC
TRACT B	3.11 AC
TRACT C	5.47 AC
TRACT D	7.57 AC

ENTIRE SITE	2.01 LOTS PER ACRE
SITE WITHOUT ROW/TRACTS	4.49 LOTS PER ACRE

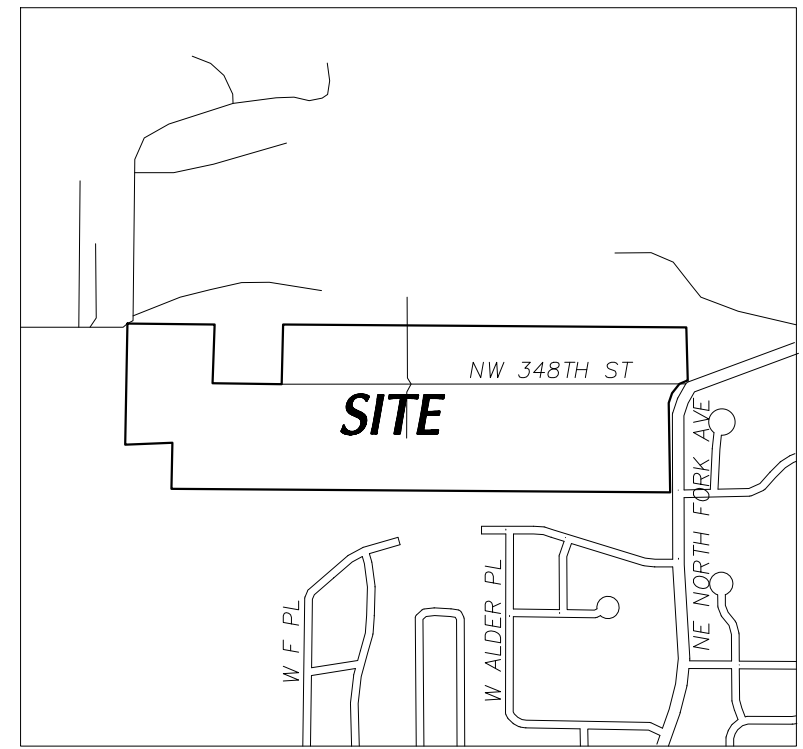


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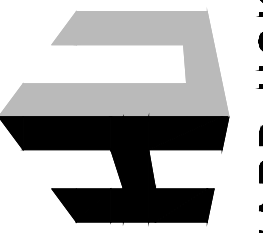
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DESIGNED/DRAWN BY: TWE
CHECKED BY: VAU
ISSUE DATE: 11/30/2021

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OF: 4

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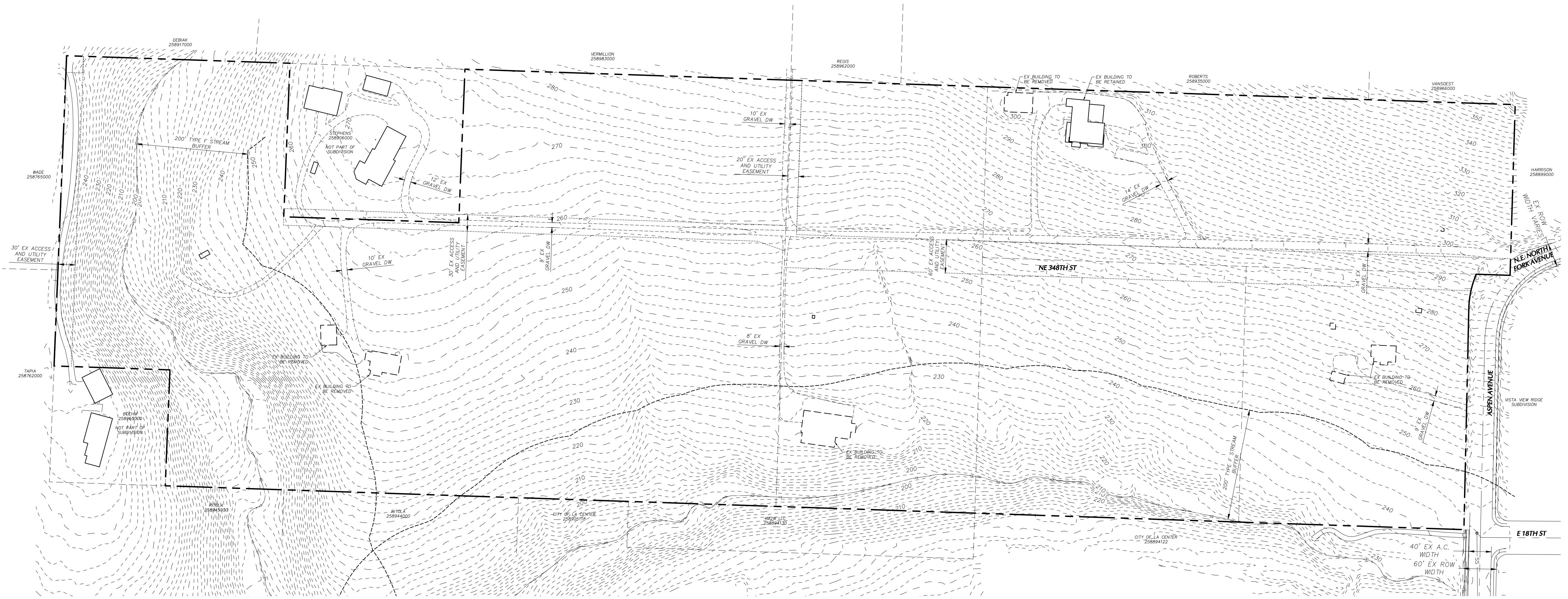


PLAN: VICINITY MAP
SCALE: N.T.S.



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**STEPHENS HILLSIDE FARM
LA CENTER WA
POST DECISION REVIEW
EXISTING CONDITIONS PLAN**



PLAN: EXISTING CONDITIONS
SCALE: 1" = 100'

EXISTING CONDITIONS NOTES

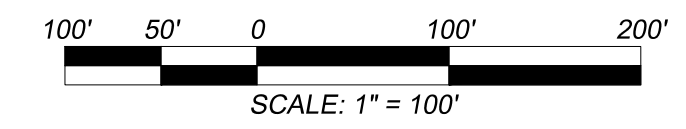
EXISTING CONDITIONS DRAWING BASED ON SURVEY INFORMATION PROVIDED BY MINISTER GLAESER SURVEYING UNDERTAKEN IN 2017. HORIZONTAL DATUM NAD83_2011, WASHINGTON STATE PLAE COORDINATE SYSTEM SOUTH ZONE, US- FEET. VERTICAL DATUM NGVD 29_47 (CLARK COUNTY DATUM). BENCHMARK CLARK COUNTY GPS CONTROL POINT #1269.

EXISTING BUILDINGS WITHIN THE SITE AREA TO BE REMOVED WITH EXCEPTION OF HOUSE ON PARCEL 258922000.

CRITICAL AREAS INCLUDE: RIPARIAN HABITAT AREAS, WATER BODIES., STEEP SLOPES

NO AREAS OF THE DEVELOPMENT ARE WITHIN 100 YEAR FLOODPLAIN, FLOODWAY OR FRINGE.

EXISTING WELL AND SEPTIC SYSTEMS TO BE DECOMMISSIONED ACCORDING TO CCPH STANDARDS



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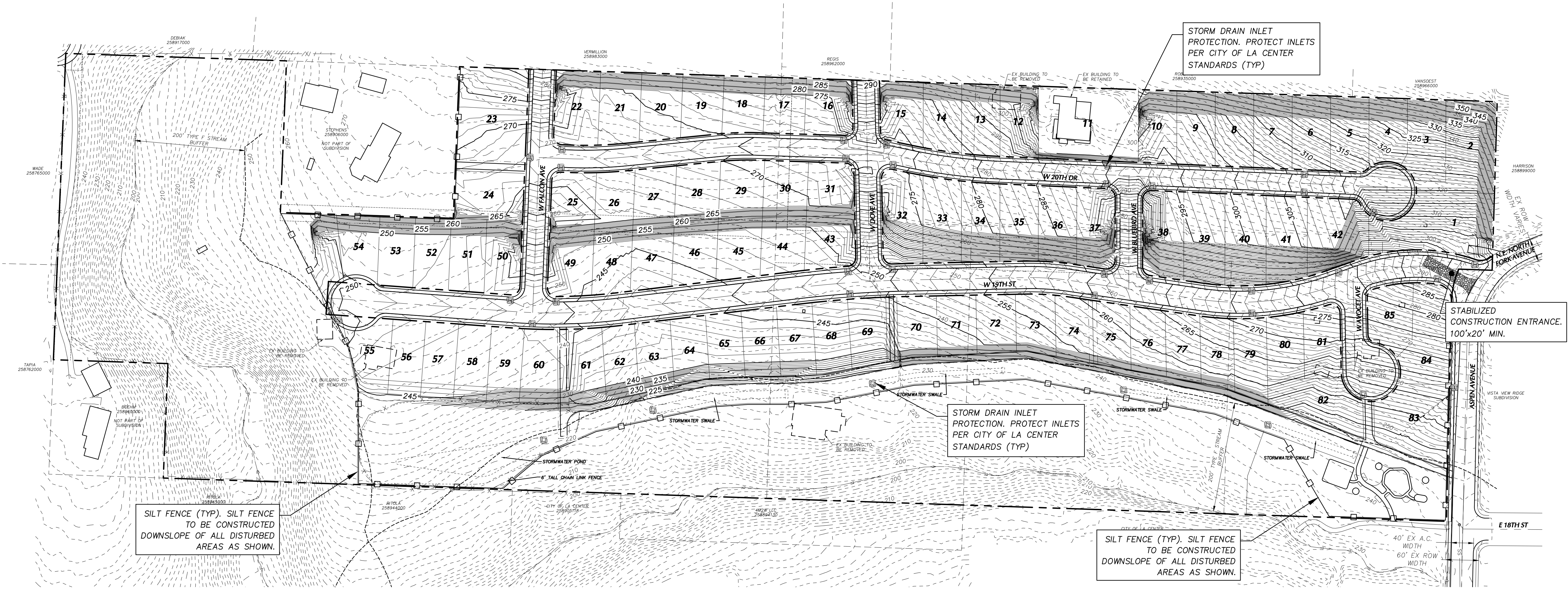
PROJECT NUMBER:
1183

DESIGNED/DRAWN BY:
TWE

CHECKED BY:
VAU

ISSUE DATE:
11/30/2021

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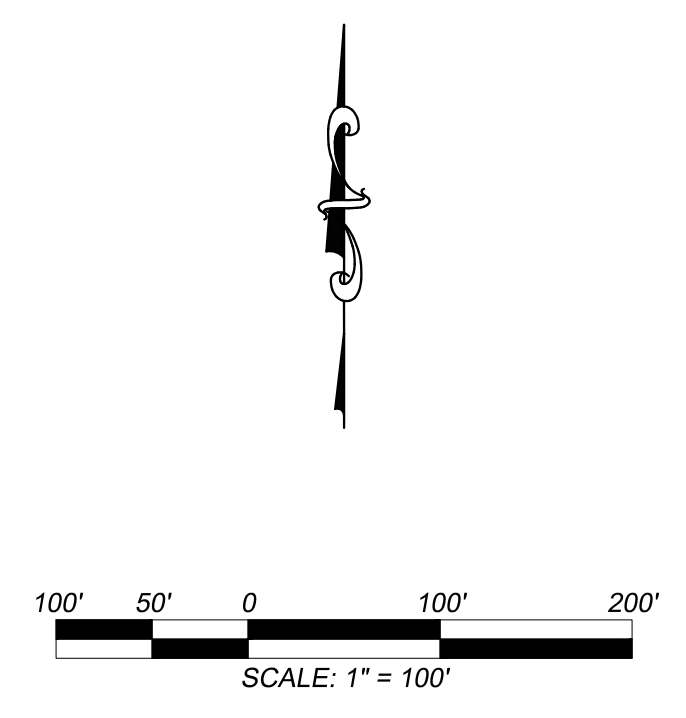
PLAN: PRELIMINARY GRADING & ESC PLAN
 SCALE: 1" = 100'

GENERAL NOTES:

1. PLAN IS PRELIMINARY AND WILL CHANGE PRIOR TO FINAL CONSTRUCTION ENGINEERING APPROVAL. PLAN PROVIDED TO REPRESENT POSSIBLE EROSION CONTROL MEASURES TO BE USED IN CONSTRUCTION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY COMMENCEMENT, CONSTRUCTION STORMWATER GENERAL PERMIT COVERAGE MUST BE OBTAINED THROUGH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. THE CONTRACTOR WILL BE IN COMPLIANCE WITH ALL REQUIREMENTS AND PROVISIONS THEREIN DURING ALL CONSTRUCTION ACTIVITIES.
3. REFER TO SHEET 7 FOR EROSION CONTROL AND GRADING NOTES.
4. FINISH GRADE SURFACE AS SHOWN ON THIS PLAN DOES NOT ACCOUNT FOR UNDERCUT ADJUSTMENT FOR FOUNDATION SPOILS OR STRIPPINGS PLACEMENT.
5. SLOPES TO BE STABILIZED AND HYDROSEEDING AS THEY ARE PLACED. SLOPES STEEPER THAN 3:1 TO BE AMENDED WITH "VERDYOL BIOTIC EARTH"™ PER MNFR'S SPECIFICATIONS. STRAW WATTLES TO BE PLACED ON CONTOUR ON SLOPES EVERY 25' HORIZONTALLY. TOPSOIL NOT TO EXCEED 2" DEPTH ON SLOPES GREATER THAN 2.5:1.
6. FIELD LOCATION TO BE ADJUSTED BY CONTRACTOR PER SWPPP.
7. STREET SIDEYARD SLOPES NOT TO EXCEED 2'H:1'V (2:1) SLOPE.

RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL:

1. PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF LA CENTER STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CLARK COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS. SLOPES STEEPER THAN 3:1 TO BE AMENDED WITH "VERDYOL BIOTIC EARTH"™ PER MNFR'S SPECIFICATIONS. TOPSOIL NOT TO EXCEED 2" DEPTH ON SLOPES GREATER THAN 2.5:1.
14. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.



REFERENCE MATERIAL

- CITY OF LA CENTER "ENGINEERING STANDARDS FOR CONSTRUCTION".
- "STORMWATER MANAGEMENT MANUAL FOR PUGET SOUND BASIN", 1992 EDITION.

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	STRAW WATTLES
	STORM DRAIN INLET PROTECTION

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:
1183

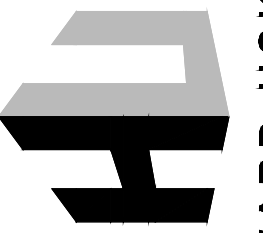
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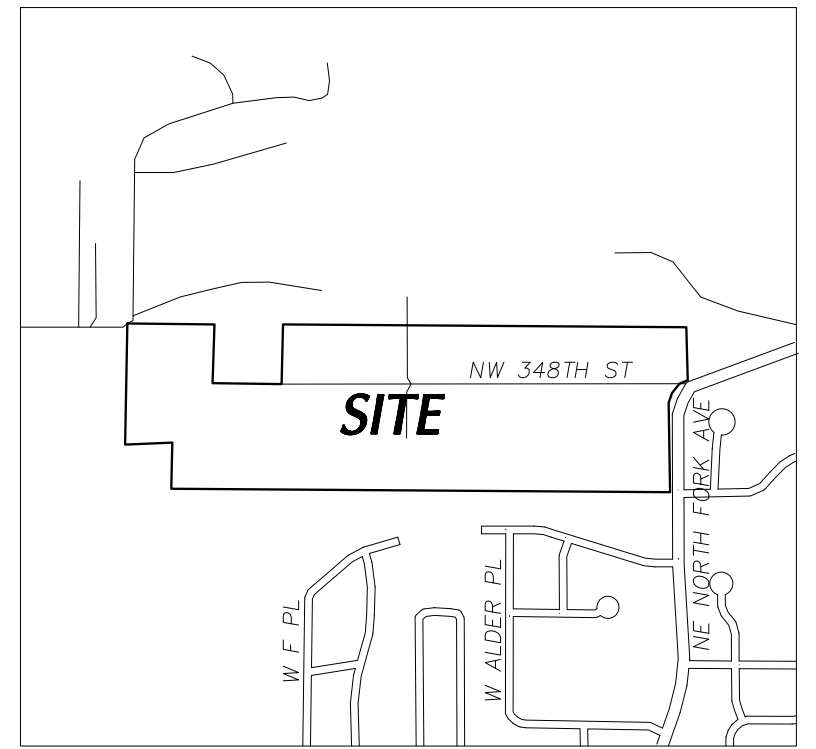
ISSUE DATE:
11/30/2021

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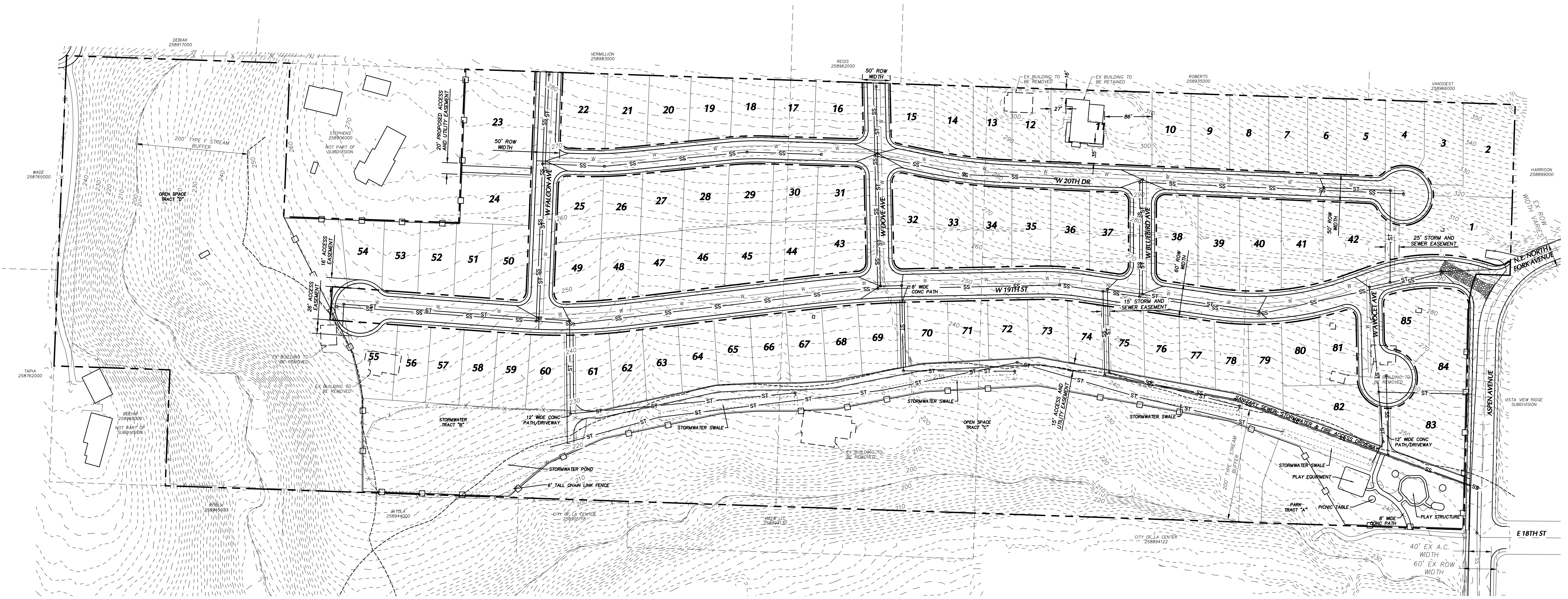
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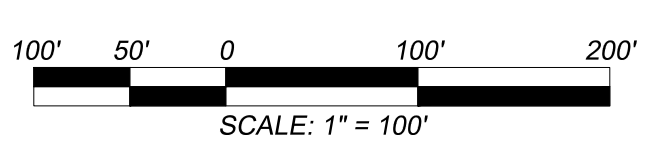
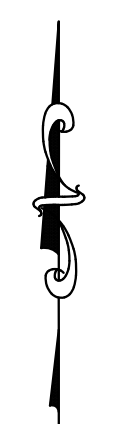
PLAN: VICINITY MAP
SCALE: N.T.S.



PLAN: UTILITY AND TRANSPORTATION PLAN
SCALE: 1" = 100'

- UTILITY AND STORMWATER NOTES:**
- HYDRANTS TO BE SPACED AT NO GREATER THAN 700 FEET AND SUCH THAT NO LOT OR PARCEL IS IN EXCESS OF 500 FEET FROM A HYDRANT.
 - ADEQUATE FIRE FLOW EXISTS ON SITE. REFERENCE UTILITY PURVEYOR LETTERS.
 - ALL LOTS ACCESSIBLE TO PROPOSED SANITARY SEWER AND WATER LINES. ALL LOTS WILL USE PUBLIC WATER AND SEWER INCLUDING ONES CONTAINING EXISTING HOMES.
 - STORMWATER DESIGN TO 1992 PUGET SOUND MANUAL. REFERENCE PRELIMINARY STORMWATER MATERIAL SUBMITTED.
 - STORMWATER WILL BE COLLECTED, TREATED, DETAINED AND RELEASED ON SITE WITHIN STORMWATER TRACTS.
 - ADDITIONAL OR ALTERNATIVE SYSTEMS MAY BE USED THAN THOSE SHOWN. FINAL STORMWATER DESIGN TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION ENGINEERING.

- TRANSPORTATION NOTES:**
- ALL NEW ROADS AND DRIVEWAYS ARE PROPOSED TO HAVE AN ASPHALT OR CONCRETE SURFACE
 - ALL PROPOSED STREETS WILL BE PUBLIC AND ROW DEDICATED TO THE COUNTY DURING FINAL PLAT APPROVAL.
 - ALL ROADS SEGMENTS ON SITE OR WITHIN 500 FEET OF THE SITE ARE BELOW 15% GRADE
 - ALL OFF SITE ROADS PROVIDING ACCESS TO THE DEVELOPMENT HAVE AN ASPHALT CONCRETE SURFACE
 - ALL LOTS HAVE ADEQUATE SPACE TO SITE A DRIVEWAY OUTSIDE OF SIGHT DISTANCE TRIANGLES. LOT DRIVEWAYS TO BE LOCATED AT A LATER DATE.
 - ALL PROPOSED JUNCTIONS CAN MEET SIGHT DISTANCE REQUIREMENTS
 - ALL ROADS ARE LOCAL ACCESS STANDARD WITH 50 FOOT R.O.W. AND 32 FOOT PAVEMENT WIDTH EXCEPT W 19TH STREET WHICH IS PROPOSED TO BE A RURAL MAJOR COLLECTOR WHICH HAS A 60 FOOT R.O.W. AND 40 FOOT PAVEMENT WIDTH
 - ADDITIONAL R.O.W. TO BE DETERMINED/DEDICATED TO OUTPARCEL AND EXTENSION OF W 19TH ST AT FINAL PLAT.



**STEPHENS HILLSIDE FARM
LA CENTER WA
POST DECISION REVIEW
UTILITY AND TRANSPORTATION PLAN**

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:
1183

DESIGNED/DRAWN BY:
TWE

CHECKED BY:
VAU

ISSUE DATE:
11/30/2021

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