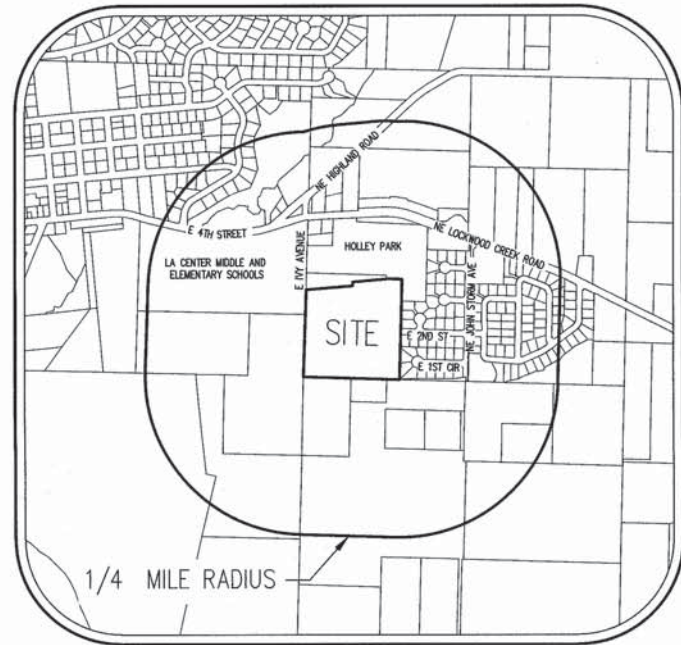




9. Proposed Development Plans (11"x17")

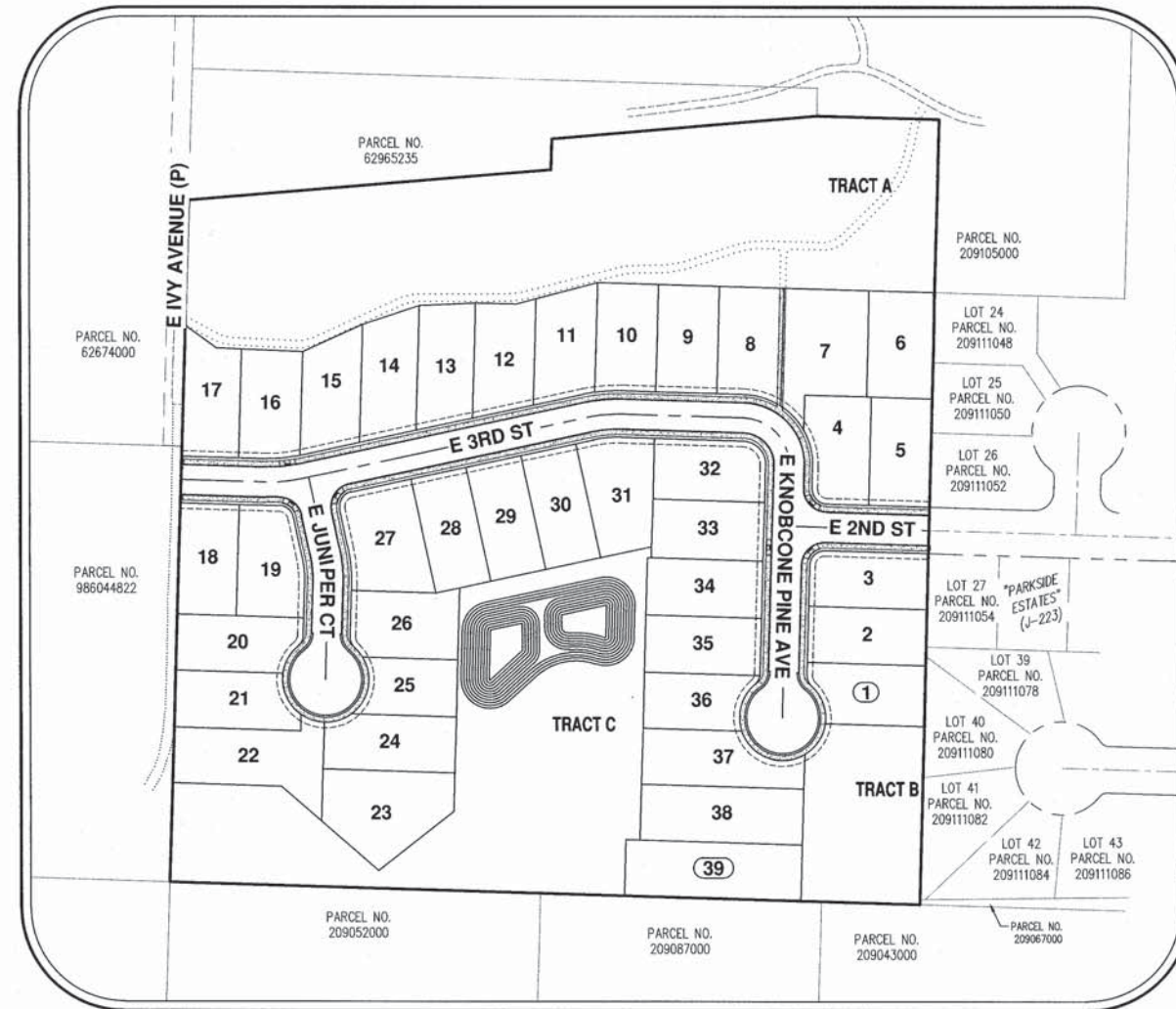
HOLLEY PARK SUBDIVISION

TYPE III SUBDIVISION



VICINITY MAP

N.T.S.



SITE MAP

N.T.S.

APPLICANT

COMPASS GROUP, LLC.
CONTACT: KEVIN TAPANI
1904 SE 6TH PLACE
BATTLE GROUND, WA 98604
PH: 360-687-1148
E-MAIL: KEVIN@TAPANI.COM

OWNER

MINIHAN ANGELA J & GERALD T III
357 NE IVY AVENUE
LA CENTER, WA 98629

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: SETH HALLING
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: SETHH@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NORTHWEST 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WA. PARCEL SERIAL # 209055000, 209059000, AND 62965242.

EXISTING LAND USE

SINGLE FAMILY RESIDENCE WITH AGRICULTURE

PROJECT PURPOSE

39 SINGLE-FAMILY RESIDENTIAL LOTS AND ASSOCIATED ROAD IMPROVEMENTS.

SITE AREA

14.54 AC (633,340 SF)

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
FIRE HYDRANT			STORM DRAIN AREA DRAIN		
WATER BLOWOFF			STORM DRAIN MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		

EXISTING

PROPOSED

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		

SHEET INDEX

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS PLAN
- P3.0 PRELIMINARY PLAT AND PROPOSED IMPROVEMENTS PLAN
- P4.0 PRELIMINARY SANITARY SEWER AND WATER PLAN
- P5.0 PRELIMINARY GRADING AND STORMWATER PLAN
- P6.0 PRELIMINARY LANDSCAPE PLAN
- P7.0 PRELIMINARY LIGHTING PLAN

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ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

HOLLEY PARK SUBDIVISION
LA CENTER WASHINGTON
PARCEL NO. 209055000, 209059000 AND 62965242

COVER SHEET

DESIGNED BY: JRS
DRAWN BY: MRE
MANAGED BY: SMH
CHECKED BY: JRS

DATE: 3/14/2019

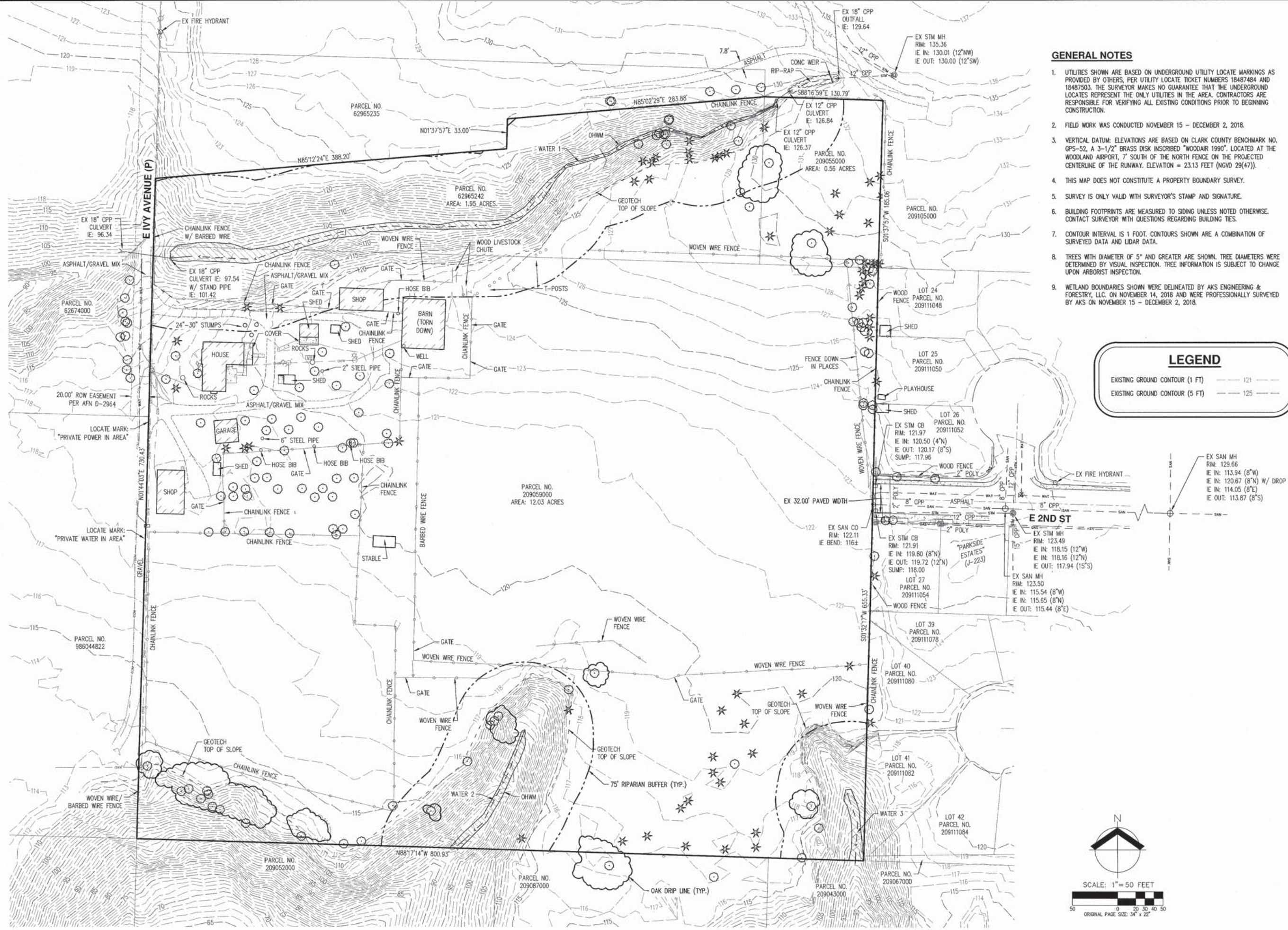


REVISIONS

JOB NUMBER
6962

SHEET

P1.0



GENERAL NOTES

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBERS 18487484 AND 18487503. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED NOVEMBER 15 - DECEMBER 2, 2018.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. GPS-52, A 3-1/2" BRASS DISK INSCRIBED "WOODAIR 1990", LOCATED AT THE WOODLAND AIRPORT, 7' SOUTH OF THE NORTH FENCE ON THE PROJECTED CENTERLINE OF THE RUNWAY. ELEVATION = 23.13 FEET (NGVD 29(47)).
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT. CONTOURS SHOWN ARE A COMBINATION OF SURVEYED DATA AND LIDAR DATA.
- TREES WITH DIAMETER OF 5" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON NOVEMBER 14, 2018 AND WERE PROFESSIONALLY SURVEYED BY AKS ON NOVEMBER 15 - DECEMBER 2, 2018.

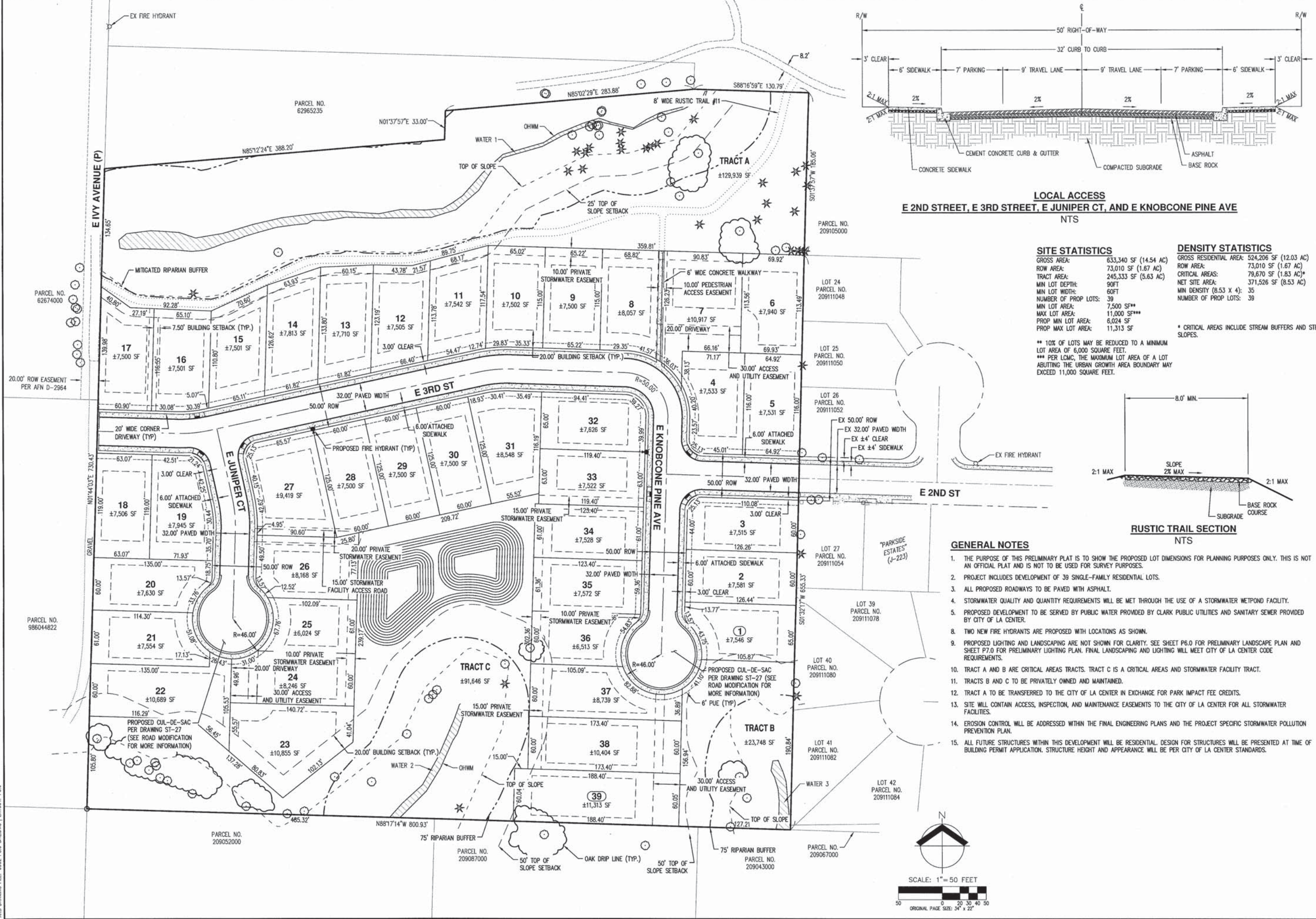
LEGEND

- EXISTING GROUND CONTOUR (1 FT) - - - - -
- EXISTING GROUND CONTOUR (5 FT) - - - - -

DESIGNED BY:
DRAWN BY: BRE
MANAGED BY: SMH
CHECKED BY: JOH



REVISIONS:
JOB NUMBER: 6962
SHEET: P2.0



AKS DRAWING FILE: 6962 P3.0 SITE/PLAT LAYOUT: P3.0

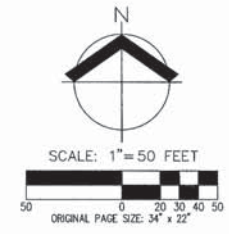
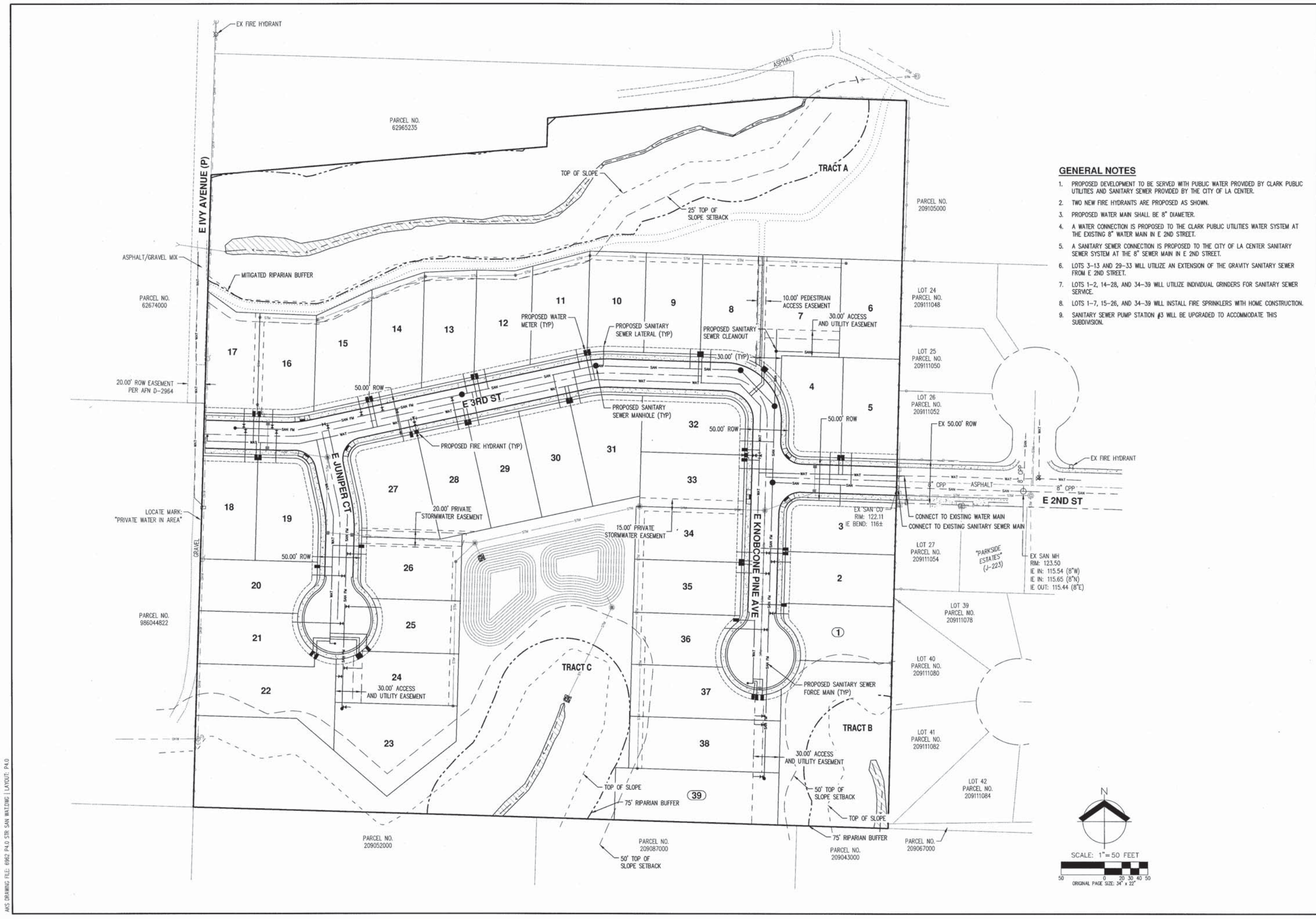
DESIGNED BY: JRS
 DRAWN BY: MRE
 MANAGED BY: SMH
 CHECKED BY: JRS

DATE: 3/14/2019


REVISIONS:
 JOB NUMBER
 6962
 SHEET
 P4.0

GENERAL NOTES

1. PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC WATER PROVIDED BY CLARK PUBLIC UTILITIES AND SANITARY SEWER PROVIDED BY THE CITY OF LA CENTER.
2. TWO NEW FIRE HYDRANTS ARE PROPOSED AS SHOWN.
3. PROPOSED WATER MAIN SHALL BE 8" DIAMETER.
4. A WATER CONNECTION IS PROPOSED TO THE CLARK PUBLIC UTILITIES WATER SYSTEM AT THE EXISTING 8" WATER MAIN IN E 2ND STREET.
5. A SANITARY SEWER CONNECTION IS PROPOSED TO THE CITY OF LA CENTER SANITARY SEWER SYSTEM AT THE 8" SEWER MAIN IN E 2ND STREET.
6. LOTS 3-13 AND 29-33 WILL UTILIZE AN EXTENSION OF THE GRAVITY SANITARY SEWER FROM E 2ND STREET.
7. LOTS 1-2, 14-28, AND 34-39 WILL UTILIZE INDIVIDUAL GRINDERS FOR SANITARY SEWER SERVICE.
8. LOTS 1-7, 15-26, AND 34-39 WILL INSTALL FIRE SPRINKLERS WITH HOME CONSTRUCTION.
9. SANITARY SEWER PUMP STATION #3 WILL BE UPGRADED TO ACCOMMODATE THIS SUBDIVISION.



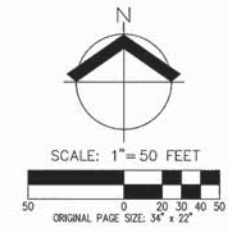
AKS DRAWING FILE: 6962 P4.0 STR SAN WADING | LAYOUT: P4.0



- GENERAL NOTES**
1. STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE USE OF A STORMWATER WETPOND FACILITY.
 2. ROOFS, REAR YARDS, STREETS, PLANTER STRIPS, AND FRONT YARDS TO DRAIN TO THE PROPOSED STORMWATER WETPOND FACILITY.
 3. EROSION CONTROL WILL BE ADDRESSED IN THE FINAL ENGINEERING PLANS AND THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	--- 351 ---
EXISTING GROUND CONTOUR (5 FT)	--- 350 ---
FINISHED GRADE CONTOUR (1 FT)	--- 346 ---
FINISHED GRADE CONTOUR (5 FT)	--- 345 ---
FINISHED GRADE FLOW ARROW	←



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HOLLEY PARK SUBDIVISION
WASHINGTON
LA CENTER
 PARCEL NO. 209055000, 209059000 AND 62965242
 NW 1/4 OF SEC 2, T4N, R1E, W1A

PRELIMINARY GRADING AND STORMWATER PLAN

DESIGNED BY: JRS
 DRAWN BY: MRE
 MANAGED BY: SMH
 CHECKED BY: JRS
 DATE: 3/14/2019

REVISIONS:

JOB NUMBER	6962
SHEET	P5.0

AKS DRAWING FILE: 6962 P5.0 STIM.DWG | LAYOUT: P5.0



PRELIMINARY PLANT SCHEDULE

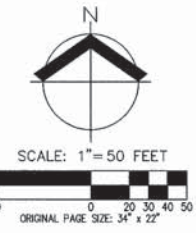
SITE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	18	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	2" CAL. B&B	AS SHOWN
	14	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT. B&B	AS SHOWN
	8	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	AS SHOWN
	13	THUJA PLICATA	WESTERN RED CEDAR	6' HT. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	24	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2" CAL. B&B	AS SHOWN
	21	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	13	CEANOTHUS VELUTINUS	SNOWBRUSH	2 GAL. CONT.	48" o.c.
	15	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL. CONT.	48" o.c.
	10	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
STORMWATER	QTY	DESCRIPTION			
	APPROX. 17,349 SF	STORMWATER LOW GROW SEED MIX (OR APPROVED EQUAL) - 40% DWARF TALL FESCUE - 30% DWARF PERENNIAL RYE "BARCLAY" - 25% RED FESCUE - 5% COLONIAL BENTGRASS APPLY AT A RATE OF 2 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER			
	APPROX. 4,352 SF	STORMWATER WETPOND FACILITY PLANTINGS (OR APPROVED EQUAL): A MIX OF THE FOLLOWING SHALL BE PLANTED ON THE SIDE SLOPE BELOW THE PERMANENT WATER LEVEL OF THE STORMWATER WETLAND FACILITY: 251 - CAREX OBLIQUA (SLOUGH SEDGE) INUNDATION 1 TO 3 FEET 251 - SCIRPUS ACUTUS (HARDSTEM BULRUSH) INUNDATION 1 TO 3 FEET 251 - JUNCUS EFFUSUS (SOFT RUSH) INUNDATION 1 TO 2 FEET 251 - SCIRPUS MICROCARPUS (SMALL-FRUITED BULRUSH) INUNDATION 1 TO 2 FEET 251 - ELEOCHARIS PALUSTRIS (SPIKE RUSH) INUNDATION 1 TO 2 FEET ALL PLANTINGS SHALL BE 6" PLUGS, 24" O.C., IN MASS GROUPINGS OF LIKE KIND FOR A NATURAL APPEARANCE. GROUPINGS SHALL HAVE A MINIMUM OF 15 PLANTS PER GROUPING. HATCHED AREAS ARE DIAGRAMMATIC; PLANT FOR FULL COVERAGE OF AREAS SHOWN.			

GENERAL LANDSCAPE NOTES

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS TO PLANTINGS, INCLUDING CHANGES TO LOCATION, QUANTITIES, SPECIES, SIZES, SPACING, ETC. DUE TO UNFORESEEN SITE CONDITIONS, PLANT AVAILABILITY, ETC. MAY BE MADE WHERE ALLOWED BY CITY OF LA CENTER LANDSCAPE DESIGN STANDARDS, PRIOR TO FINAL APPROVAL.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO THE CITY OF LA CENTER DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH ACCEPTED BEST PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
- KEEP TREE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING OR CENTERED IN PLANTER STRIP AS APPLICABLE. ADJUST PLANTINGS AS NECESSARY ON SITE TO AVOID CONFLICT WITH UTILITIES, HYDRANTS, LIGHT POLES, METERS, DRIVEWAYS, ETC.
- HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION, PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES IN PLANTER STRIP AREAS. TREES IN OPEN SPACE TRACTS SHALL HAVE A MINIMUM 3" X 3" DIAMETER MULCH RING CENTERED ON TREE FOR MOISTURE RETENTION.
- TREES SHALL BE WATERED AS NECESSARY, EITHER BY MEANS OF AN IRRIGATION SYSTEM OR BY HAND WATERING, TO ENSURE ESTABLISHMENT SURVIVAL AND GROWTH DURING THE FIRST TWO GROWING SEASONS AFTER PLANTING. IRRIGATION, IF USED, SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR.
- TREE PROTECTION PLAN WILL BE SUBMITTED WITH FINAL ENGINEERING PLANS.

TREE DATA

TOTAL TREES REMOVED: 98
TOTAL TREES PROPOSED TO BE PLANTED: 98





PARCEL NO.
62674000

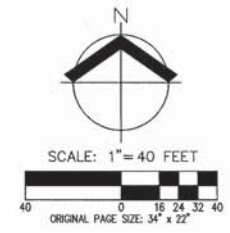
PARCEL NO.
986044822

LUMINAIRE AND LIGHT POLE SCHEDULE						
SYMBOL	QUANTITY	LABEL	STYLE	LUMINAIRE		PART NUMBER
				LAMP	LUMENS	
*	14	LPI	PROPOSED	45W LED	4500	HOLOPHANE LUMINAIRE, 14.5' M.H. LUMINAIRE: WFL2-P20-30K-AS-9K-L3-S POLL-P7-NL1X1-HSS POLE: BLACK DECORATIVE FIBERGLASS POLE 14.5' DIRECT BURY

NOTE:
* M.H. IS ABOVE ROAD GRADE

LIGHT LEVEL SUMMARY - CITY OF LA CENTER			
ROADWAY	ROADWAY FUNCTIONAL CLASSIFICATION	ILLUMINANCE (fc)	UNIFORMITY RATIO
E 3RD ST	LOCAL	0.39 fc	3.9
E JUNIPER CT	LOCAL	0.39 fc	3.9
E KNOBCONE PINE AVE	LOCAL	0.43 fc	4.3
E 2ND ST	LOCAL	0.31 fc	3.1

NOTES:
1. LIGHTING ANALYSIS WAS PERFORMED WITH AGI32 SOFTWARE.



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HOLLEY PARK SUBDIVISION
WASHINGTON
LA CENTER
PARCEL NO. 209655000, 209655000 AND 626740000
NW 1/4 OF SEC 2, T4N, R1E, W1W

PRELIMINARY LIGHTING PLAN

DESIGNED BY: TEB
DRAWN BY: TEB
MANAGED BY: SMH
CHECKED BY: SMH

DATE: 3/13/2019
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER
6962
SHEET
P7.0

AKS DRAWING FILE: 6962_P7.0_LIGHTING.DWG | LAYOUT: P7.0