

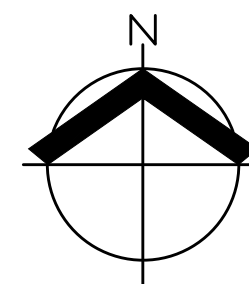
MANNING SUBDIVISION

PRE-APPLICATION PLANS



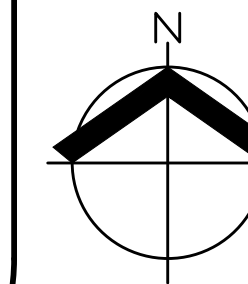
VICINITY MAP

N.T.S.



SITE MAP

N.T.S.



LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE							
CONIFEROUS TREE							
FIRE HYDRANT							
WATER BLOWOFF							
WATER METER							
WATER VALVE							
DOUBLE CHECK VALVE							
AIR RELEASE VALVE							
SANITARY SEWER CLEAN OUT							
SANITARY SEWER MANHOLE							
SIGN							
STREET LIGHT							
MAILBOX							
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							

APPLICANT

LENNAR NORTHWEST, INC.
C/O MIKE ANDERS
11807 NE 99TH ST, STE 1170
VANCOUVER, WA 98682
360-258-7882

OWNER

KENNETH & DEBRA MANNING
1819 NE 339TH ST
LACENTER WA, 98629

GEOTECHNICAL ENGINEER

T.B.D.

**ENGINEERING/SURVEYING/
PLANNING/LANDSCAPE ARCH.**

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

PROPERTY DESCRIPTION

LOCATED IN THE NW QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CLARK COUNTY, WASHINGTON. PARCEL
SERIAL # 209048-000

EXISTING LAND USE

ZONE: LDR-7.5

ARCHAEOLOGICAL NOTE

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 AND CLARK COUNTY
COMMUNITY DEVELOPMENT SHALL BE NOTIFIED.
FAILURE TO COMPLY WITH THESE STATE
REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY,
SUBJECT TO IMPRISONMENT AND/OR FINES.

PROJECT PURPOSE

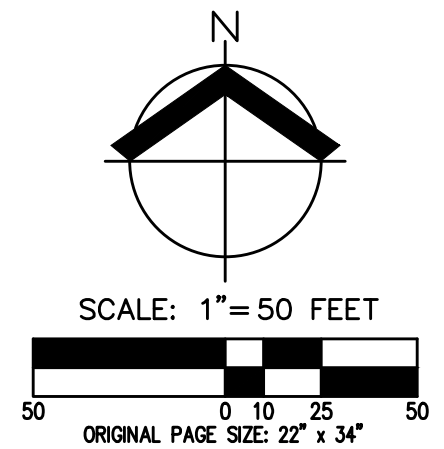
RESIDENTIAL SUBDIVISION

SITE AREA

12.09 AC

DATUM

ELEVATIONS ARE BASED ON CLARK COUNTY LIDAR
CONTOURS (NGVD29)



NOTES:

1. NO FIELD WORK WAS PERFORMED TO GENERATE THIS MAP. BOUNDARIES SHOWN ARE PER RECORD DATA.
2. VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY LIDAR CONTOURS (NGVD29(47)).
3. THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
4. CONTOUR INTERVAL IS 2 FOOT. CONTOURS SHOWN ARE DERIVED FROM CLARK COUNTY GIS 2020 DATA.

MANNING SUBDIVISION

WASHINGTON
 NW 1/4 SEC. 2, T4N, R1E

LA CENTER
 PARCEL NO. 2090048-000

**EXISTING CONDITIONS
 AERIAL PHOTO**

DESIGNED BY: MAZ
 DRAWN BY: MAZ
 MANAGED BY:
 CHECKED BY: DAW
 DATE: 02/06/2022

REVISIONS

JOB NUMBER
9306

SHEET

PA2.0



STREET NOTES

1. ALL PROPOSED STREETS HAVE 50' ROW AND FOLLOW LA_CENTER STANDARD DETAIL ST-15 LAYOUT.
2. NE 339TH ST WILL FOLLOW LA_CENTER STANDARD PLAN ST-13A FOR THE ADJACENT SIDE OF THE ROW.

UTILITY NOTES

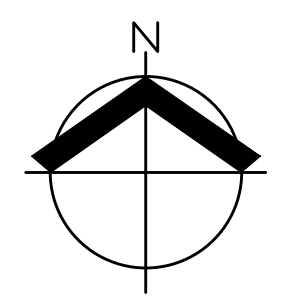
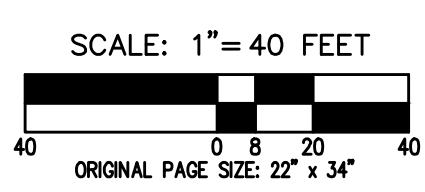
1. PLACEMENT OF UTILITIES WITHIN THE PROPOSED ROW'S SHALL FOLLOW LA_CENTER STANDARD DETAIL ST-10.
2. SERVICE LATERALS AND METERS TO INDIVIDUAL LOTS ARE NOT SHOWN FOR CLARITY OF PLAN.

SITE STATISTICS

GROSS AREA =	12.09 AC
ROW AREA =	3.50 AC
NET SITE AREA =	8.59 AC
IMPERVIOUS AREA =	7.37 AC
LANDSCAPE AREA =	4.34 AC
STORMWATER POND =	0.39 AC
MIN LOT DIMENSION:	100'x60'
PROPOSED LOTS =	39
MIN DENSITY 4 UNITS PER NET ACRE	
MINIMUM LOT AREA =	6,000 SF
MAXIMUM LOT AREA =	10,000 SF

GENERAL NOTES

1. THE PROPOSED BUILDINGS WILL BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF LA_CENTER.
2. THE PROPOSED BUILDINGS WILL BE RESIDENTIAL. THE HEIGHT AND CONCEPTUAL APPEARANCE OF BUILDING STRUCTURES WILL BE SHOWN AT THE TIME OF BUILDING PERMIT APPLICATION.
3. SITE WILL CONTAIN ACCESS, INSPECTION AND MAINTENANCE EASEMENTS TO THE CITY OF LA_CENTER TO ALL STORMWATER FACILITIES.
4. WALLS ARE PROPOSED FOR LOT GRADING WITH THIS APPLICATION.
5. FENCES MAY BE REQUIRED FOR STORMWATER POND FACILITY.
6. PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY. FINAL LANDSCAPING PLAN WILL MEET THE CITY OF LA_CENTER CODE REQUIREMENTS.
7. PROPOSED EXTERIOR LIGHTING NOT SHOWN FOR CLARITY. FINAL LIGHTING PLAN WILL MEET THE CITY OF LA_CENTER CODE REQUIREMENTS.
8. NO OFF STREET PARKING OR LOADING FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
9. NO BICYCLE FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
10. STORMWATER QUALITY AND QUANTITY WILL BE MET THROUGH THE USE OF A STORMWATER POND FACILITY CONSTRUCTED WITH THE IMPROVEMENTS. STORMWATER WILL DISCHARGE BELOW THE EXISTING HISTORIC RATE.
11. EROSION CONTROL WILL BE ADDRESSED IN THE FINAL ENGINEERING PLANS AND THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.
12. CONTOURS ARE 5' INTERVAL.



DESIGNED BY:	MAZ
DRAWN BY:	MAZ
MANAGED BY:	
CHECKED BY:	DAW
DATE:	02/15/2022