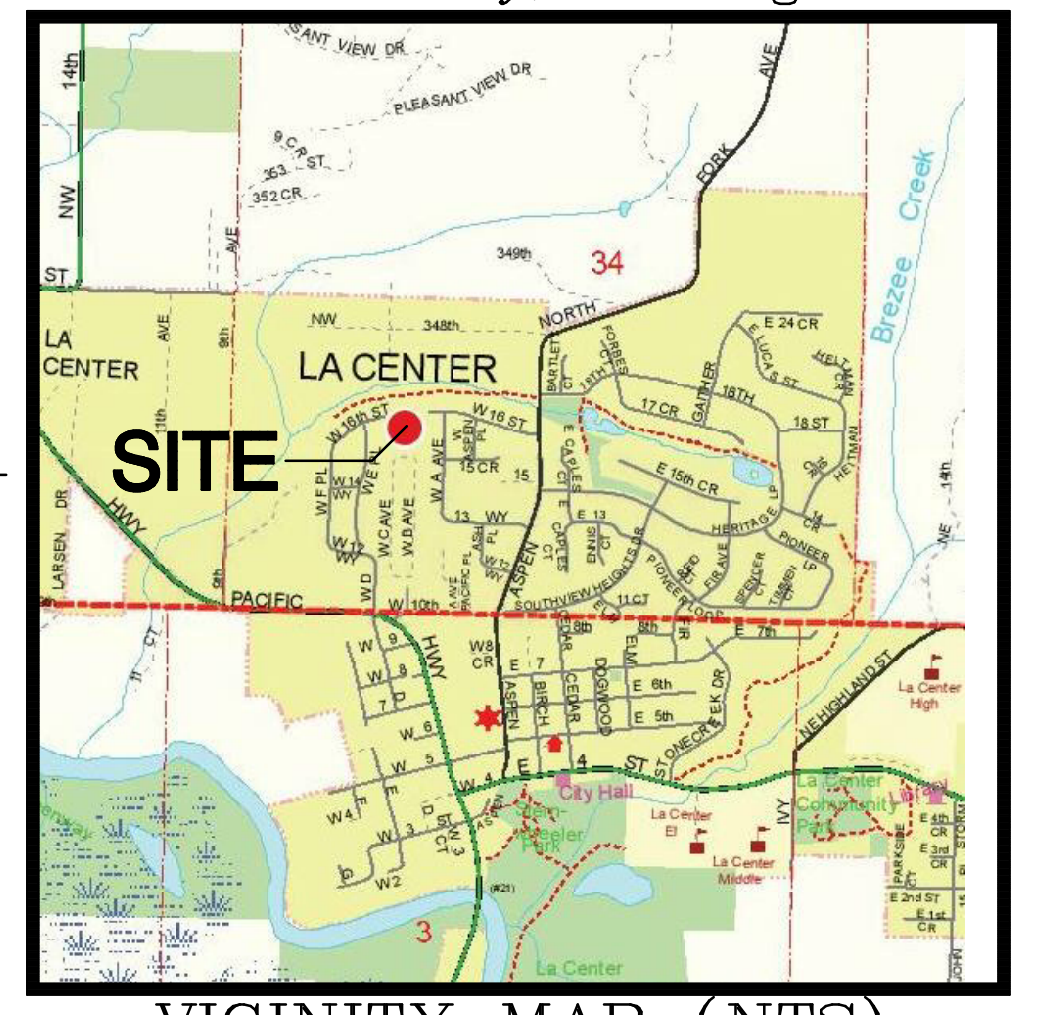


**COUNTRY HILLS SUBDIVISION**  
 A Preliminary Subdivision within a portion of the SW 1/4 of Sec. 34, T5N., R1E., W.M. Clark County, Washington



**PROPOSED DEVELOPMENT PLAN**  
**TOTAL LOTS: 15**  
**MINIMUM LOT AREA: 7,560 sq.ft.**  
**MAXIMUM LOT AREA: 12,769 sq.ft.**  
**AVERAGE LOT AREA: 8,342 sq.ft.**

PREPARED BY:  
 STERLING DESIGN, INC.  
 2208 E. EVERGREEN BLVD  
 VANCOUVER, WA 98661  
 PH. (360) 759-1794  
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 Mail@SterlingDesign.biz

**STERLING DESIGN, INC.**

Sheet Description:  
**PROPOSED DEVELOPMENT PLAN w/EX. CONDITIONS**

Project:  
**COUNTRY HILLS SUBDIVISION**



Scale: AS SHOWN  
 Project Number: 777  
 Design/Drawn: JGS/BC  
 Drawing Date: JAN 2018  
 Sheet 1 of 2 Sheet(s)

**PROPOSED PLAN**

- a. DRAWING**  
 - SCALE 1"=40'
- b. GENERAL INFORMATION**  
 - APPLICANT/CONTACT: JOEL STIRLING  
 2208 E. EVERGREEN BLVD.  
 VANCOUVER, WA 98661  
 PH. (360) 759-1794  
 - PROPERTY OWNERS:  
 COUNTRY HILL EST CONDO ASSOC  
 1209 WEST C AVE  
 LA CENTER, WA 98629  
 - AREA: 2.3 ACRES  
 - SERIAL NUMBER(S): 63472172  
 - SITE ADDRESS: NO SITUATED  
 - ZONING: LDR-7.5  
 - COMPREHENSIVE PLAN: UL  
 - LEGAL DESCRIPTION: TRACT 'C' OF THE "COUNTRY HILLS ESTATES MOBILE HOME PARK CONDOMINIUMS PHASE 2" IN A PORTION OF THE SW 1/4 SEC. 34 T5N., R1E., W.M. CLARK COUNTY WA BOOK H-743

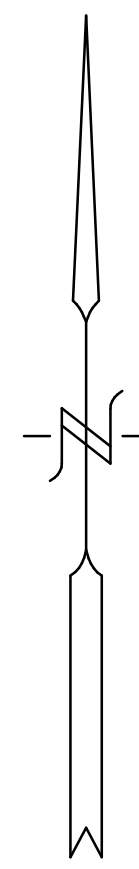
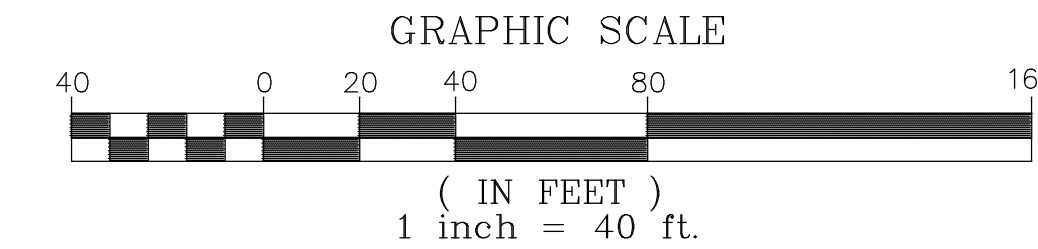
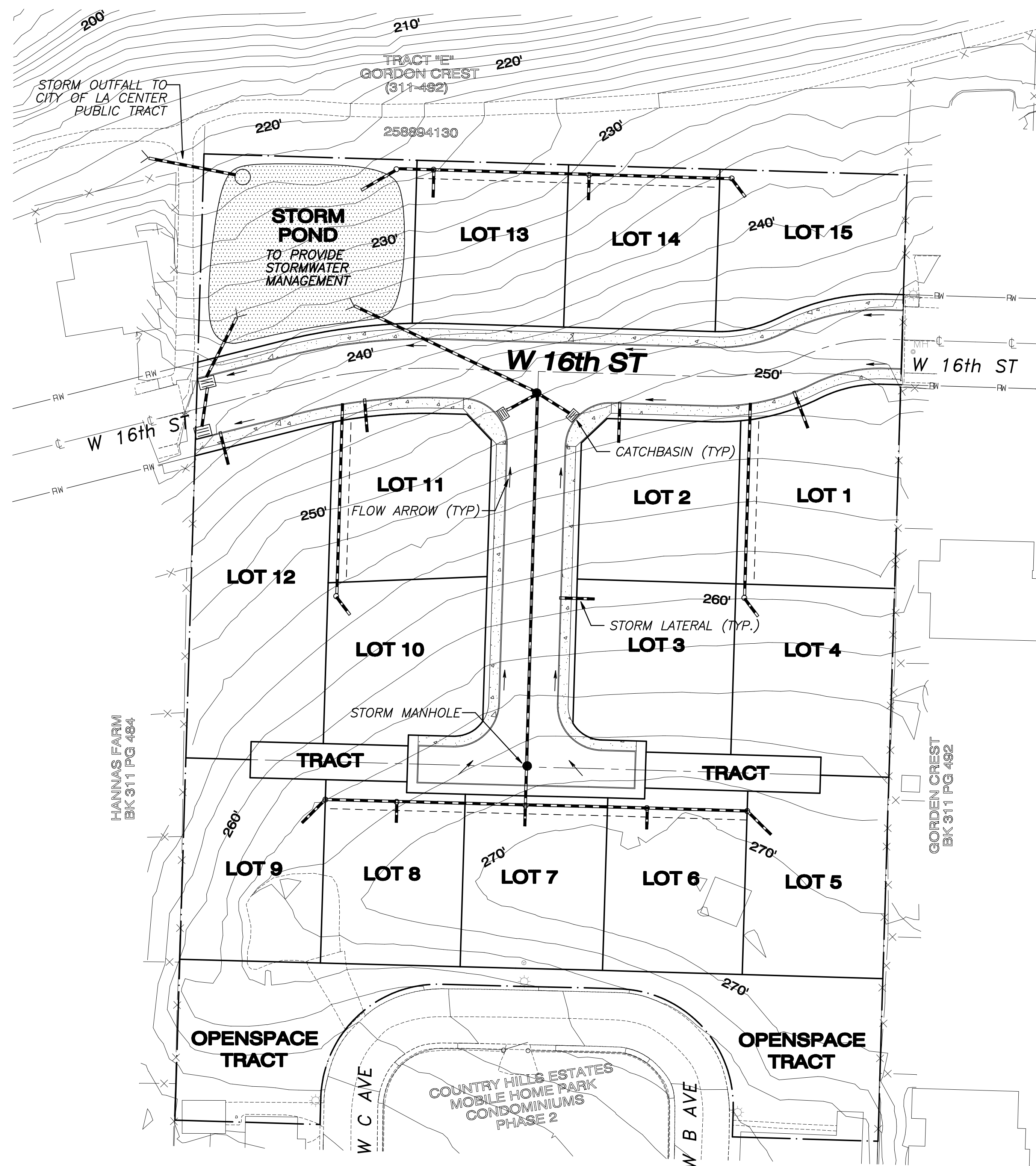
- c. EXISTING CONDITIONS**  
**Environmental/Critical Areas**  
 - TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN.  
 - THERE ARE NO ON-SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING  
 - THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.  
 - THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.  
 - THERE ARE NO WATER BODIES OR KNOWN WETLANDS ON THE SITE.  
 - THERE ARE NO KNOWN WETLAND DELINEATION AREA ON THE SITE.  
 - THERE ARE POTENTIAL LANDSLIDE HAZARD AREAS ON SITE PER CLARK COUNTY GIS MAPS.  
 - THERE ARE POTENTIAL WILDLIFE HABITAT OR VEGETATION AREA CONSERVATION AREAS MAPPED ON THE SITE PER CLARK COUNTY GIS MAPS.  
 - THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE.  
**Land Use and Transportation**  
 - LAYOUT OF EXISTING PARCELS ARE DRAWN TO SCALE 1"=40'  
 - NO EXISTING BUILDING ARE LOCATED ON THE SITE.  
 - ALL ROADWAYS AND EASEMENTS ARE SHOWN ON PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE  
 - LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN  
 - THERE ARE EXISTING PEDESTRIAN AND BICYCLE FACILITIES WITHIN 100' OF THE PROPOSED SITE  
 - LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVAILABLE ON THE GIS WEBSITE  
 - THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 1/4 MILE OF DEVELOPMENT SITE

- d. PROPOSED IMPROVEMENTS**  
**Critical Environmental Areas**  
 - THERE ARE NO WETLAND, AND ARE POTENTIAL STEEP SLOPE BUFFER AREAS/PROTECTED AREAS, OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE  
**Land Use and Transportation**  
 - ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN  
 - PROPOSED ON-SITE RIGHT-OF-WAYS ARE SHOWN ON PLAN  
 - LOCATION & WIDTH OF OFF-SITE RIGHT-OF-WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE SHOWN  
 - LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON THIS PLAN  
 - LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE AS ARE SHOWN  
 - LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS  
 - PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON PLAN.  
 - THERE ARE NO SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.  
**STORMWATER**  
 - PLEASE REFER TO PROPOSED CONCEPTUAL STORMWATER PLAN ON SHEET 2 OF 2.

**SITE INFORMATION**

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOIL TYPE(S): HoC & HoB	Project Number: 777
HYDROLOGIC GROUP: B	Design/Drawn: JGS/BC
AASHTO CLASSIFICATION: A-4	Drawing Date: JAN 2018
DATE: -	Sheet 1 of 2 Sheet(s)
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 222'-270'
SITE AREA: 4.48	FILENAME: S/777-Pre Application.pro



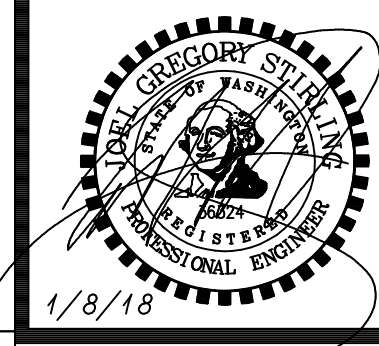


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Sheet Description:  
**CONCEPTUAL STORMWATER PLAN**

Project:  
**COUNTRY HILLS SUBDIVISION**



**DRAINAGE NOTES:**

- 1.) Storm drain system is conceptual only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.
- 2.) Standard erosion control techniques to be utilized as required (Straw bales/filter fences, inlet protection, etc.) Existing lot vegetation to be left undisturbed as much as possible.
- 3.) All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.
- 4.) Stormwater quality & quantity control facilities to be publicly owned and maintained.
- 5.) All roof & low point drains will be directed to individual private infiltration systems located on each lot.

**PROJECT MAY UTILIZE PERMEABLE PAVEMENT ON ALL ROADS/DRIVEWAYS, BIOFILTRATION TREATMENT SWALE, TREATMENT CARTRIDGE SYSTEMS OR RAIN GARDEN WITH AN UNDERGROUND INFILTRATION SYSTEM FOR STORM WATER MANAGEMENT**

**STORMWATER FACILITIES WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL IN COMPLIANCE WITH CITY OF LA CENTER STORMWATER REQUIREMENTS**

**SITE INFORMATION**

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