

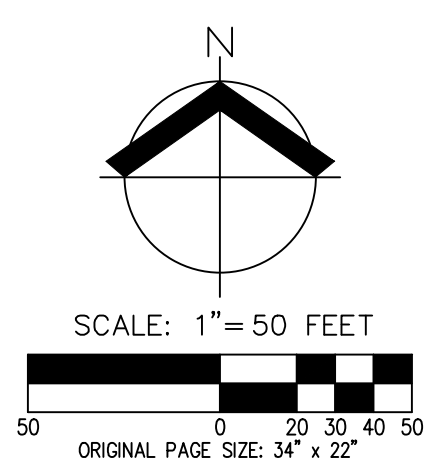






**GENERAL NOTES:**

1. THE SITE IS COMPRISED OF PARCEL #209113-000.
2. TOPOGRAPHY INFORMATION IS PER CLARK COUNTY GIS.
3. CONTOUR INTERVAL IS 2 FOOT, PER CLARK COUNTY GIS.
4. THERE ARE NO BICYCLE FACILITIES, ON SITE OR WITHIN 100 FEET OF THE SITE.
5. THE EXISTING SURFACE MATERIAL OF NE LOCKWOOD CREEK ROAD, E 4TH WAY, E UPLAND AVE, E WHITE OAK AVE, AND NE 24TH AVE, IS ASPHALT.
6. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO KNOWN ROADS WITHIN 500 FEET PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15% GRADE.
7. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO AREAS WITHIN THE 100-YEAR FLOOD PLAN AND NO KNOWN HISTORIC RESOURCES ON SITE.
8. ACCORDING TO CLARK COUNTY GIS, THERE ARE KNOWN UNSTABLE SLOPES AND LANDSLIDE AREAS ON SITE.
9. THERE ARE TWO EXISTING STRUCTURES ON SITE AS SHOWN.







**SITE STATISTICS**

GROSS AREA:	871,210 SF (20.00 AC)
ROW AREA:	170,426 SF (3.91 AC)
NET SITE AREA:	700,784 SF (16.09 AC)
OPEN SPACE/CRITICAL AREA:	82,394 SF (1.89 AC)
STORMWATER TRACT:	46,450 SF (1.07 AC)

MIN LOT DIMENSIONS: 100 FT WIDTH & 55.5 FT DEPTH  
 MIN LOT AREA: 6,000 SF  
 MAX LOT AREA: 10,992 SF

**DENSITY CALCULATION**

GROSS AREA:	871,210 SF (20.00 AC)
ROW AREA:	170,426 SF (3.91 AC)
NET SITE AREA:	700,784 SF (16.09 AC)

MINIMUM DENSITY (4 X 16.09 AC): 64  
 PROPOSED LOTS: 71

**NOTES:**  
 1. DUE TO THE PRESENCE OF CRITICAL AREAS, SEVEN LOTS ARE ALLOWED TO BE LESS THAN 7,500 SQUARE FEET PER LA CENTER MUNICIPAL CODE SECTION 18.130.020(1)(c). LOTS 20-23, AND 68-69 ARE PROPOSED TO BE LESS THAN 7,500 SQUARE FEET, BUT NOT LESS THAN 6,000 SQUARE FEET.

**GENERAL NOTES**

- FUTURE RESIDENCES WILL BE CONNECTED TO PUBLIC WATER PROVIDED BY CLARK PUBLIC UTILITIES AND PUBLIC SANITARY SEWER PROVIDED BY CITY OF LA CENTER.
- ALL PROPOSED BUILDINGS WILL BE RESIDENTIAL. THE HEIGHT AND CONCEPTUAL APPEARANCE OF BUILDING STRUCTURES WILL BE SHOWN AT TIME OF BUILDING PERMIT APPLICATION.
- SITE WILL CONTAIN ACCESS, INSPECTION, AND MAINTENANCE EASEMENTS TO CITY OF LA CENTER TO ALL STORMWATER FACILITIES.
- NO WALLS OR FENCES ARE PROPOSED WITH THIS APPLICATION.
- PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY; FINAL LANDSCAPING PLAN WILL MEET CITY OF LA CENTER CODE REQUIREMENTS.
- PROPOSED EXTERIOR LIGHTING NOT SHOWN FOR CLARITY; FINAL LIGHTING PLAN WILL MEET CITY OF LA CENTER CODE REQUIREMENTS.
- THERE IS NO OFF STREET PARKING OR LOADING FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO BICYCLE FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE USE OF A STORMWATER POND FACILITY CONSTRUCTED WITH IMPROVEMENTS. STORMWATER WILL DISCHARGE BELOW PRE-DEVELOPED RATE.
- EROSION CONTROL WILL BE ADDRESSED IN THE FINAL ENGINEERING PLANS AND THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.

