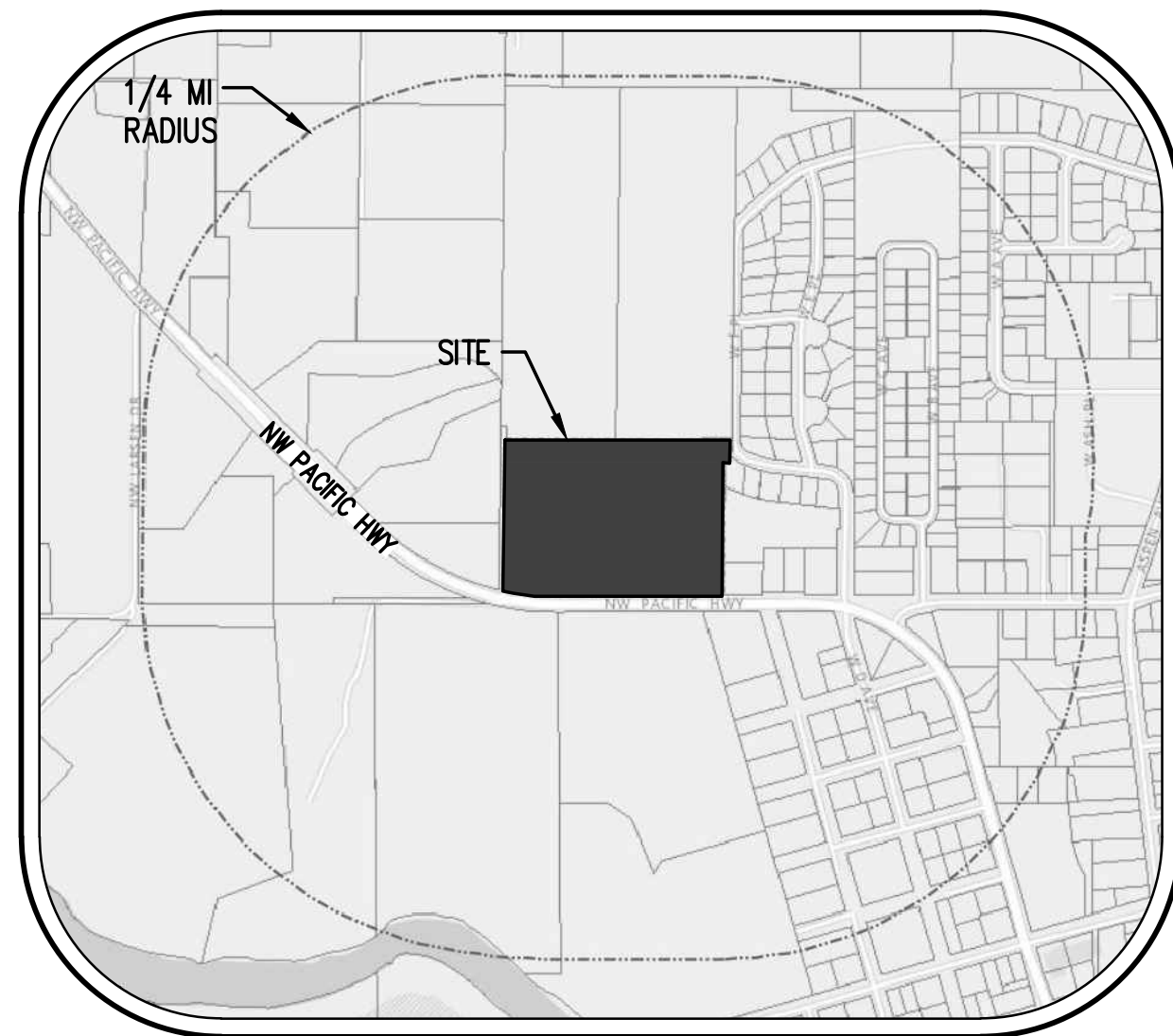


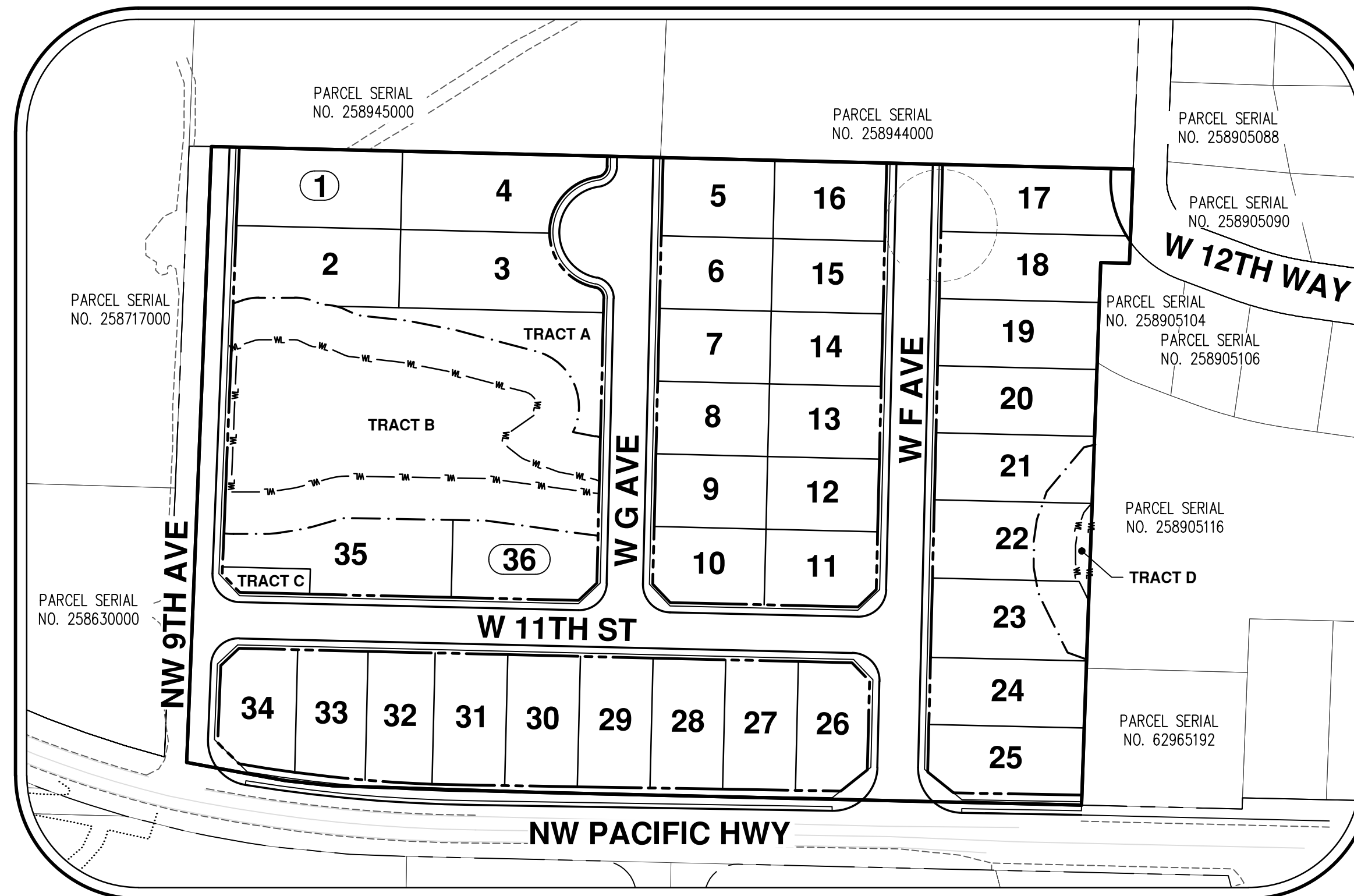
WALIEZER SUBDIVISION

PRE-APPLICATION PLANS



SITE MAP

N.T.S.



SITE MAP

SCALE: 1"=100'

OWNER

RONALD & ELLEN WALIEZER
33901 NW PACIFIC HIGHWAY
LA CENTER, WA 98629
PH: 360-977-1375
E-MAIL: RONWALIEZER@GMAIL.COM

APPLICANT

AHO CONSTRUCTION
CONTACT: JON JOHNSON
5512 NE 109TH COURT, SUITE 101
VANCOUVER, WA 98662
PH: 360-254-0493
E-MAIL: JONJ@AHOCONSTRUCTION.COM

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: SETH HALLING, P.E.
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 SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 5 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
LA CENTER, WASHINGTON.
PROPERTY SERIAL #'S 258921-000 & 258902-000.

EXISTING LAND USE

SINGLE FAMILY RESIDENCE & AGRICULTURE

PROJECT PURPOSE

36 LOT SUBDIVISION

SITE AREA

457,036 SF (10.49 AC)

LEGEND

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

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 SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

SHEET INDEX

- PA1.0 COVER SHEET
- PA2.0 EXISTING CONDITIONS PLAN
- PA3.0 PROPOSED DEVELOPMENT PLAN

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
P: 360.882.0419
F: 360.882.0426
aks-eng.com

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

WALIEZER SUBDIVISION
PRE-APPLICATION PLANS
WASHINGTON
SW 1/4, SEC 34, T5N, R1E, W1M

LA CENTER
258921-000, 258902-000

COVER SHEET

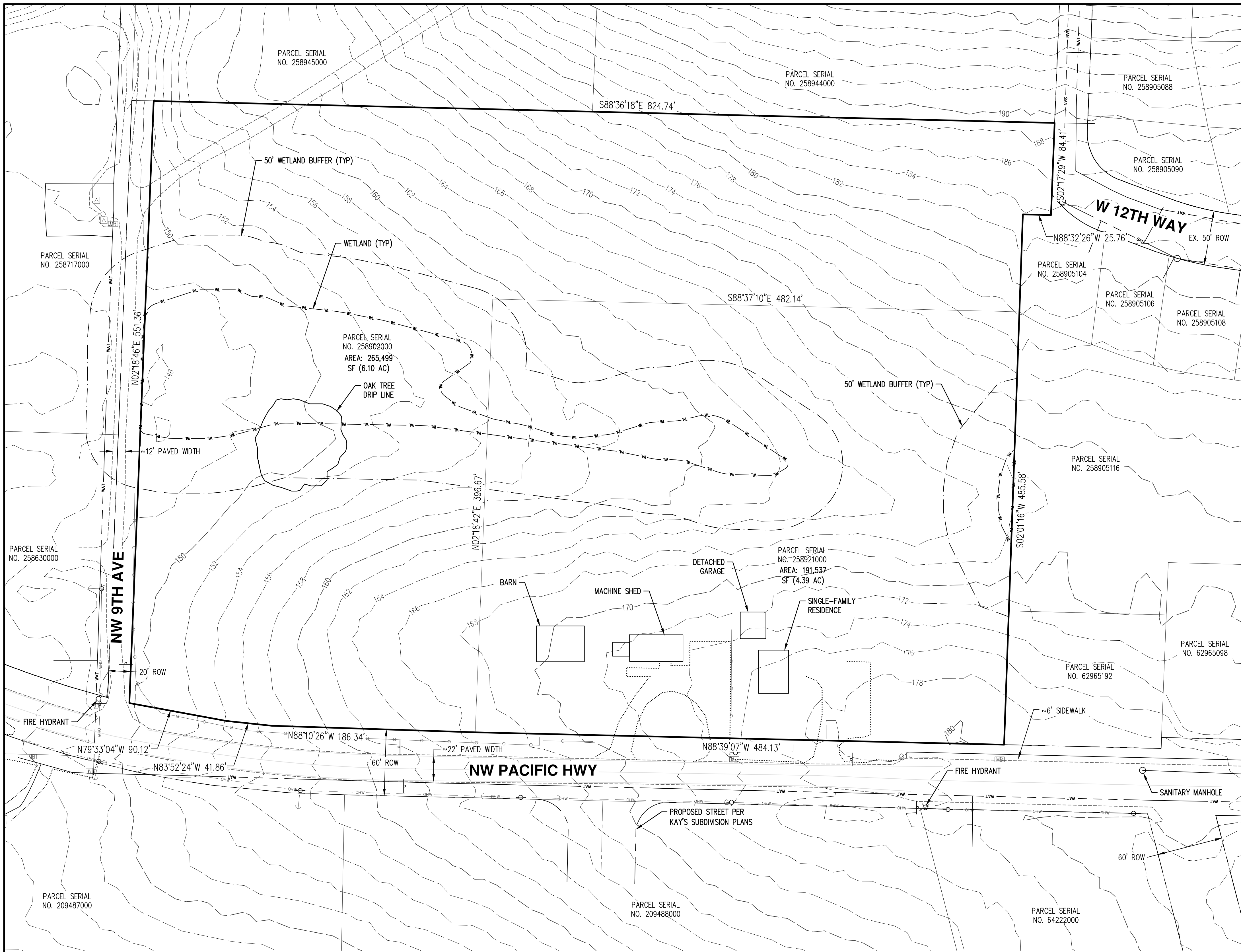
DESIGNED BY: DAW
DRAWN BY: T.JW
CHECKED BY: SMH
SCALE: AS NOTED
DATE: 08/04/16

PRELIMINARY

REVISIONS

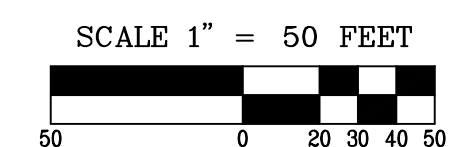
JOB NUMBER
5466

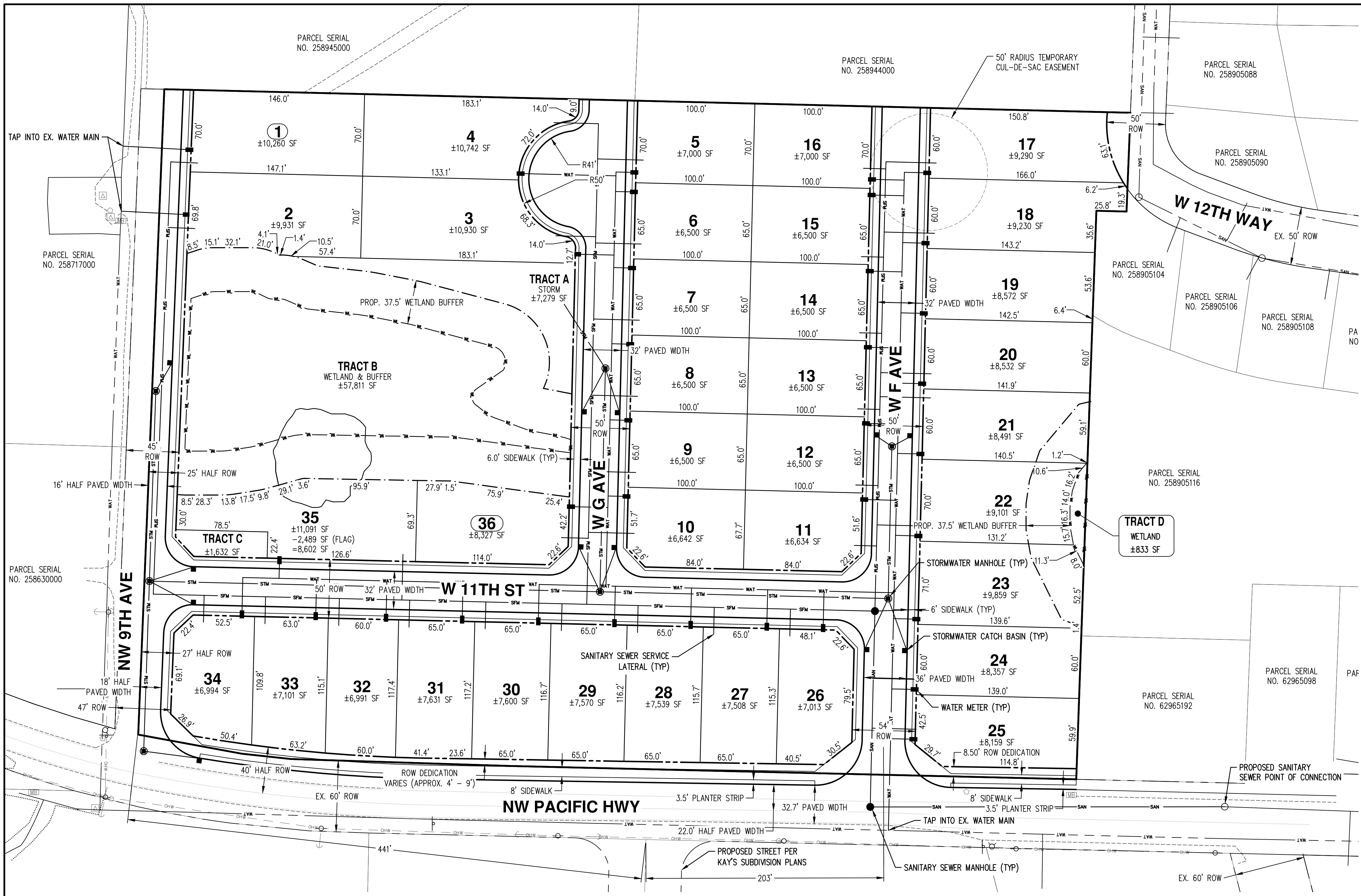
SHEET
PA1.0



NOTES

1. THE SITE CONSISTS OF PARCEL #'S 258921-000 & 258902-000.
2. EXISTING ZONE DESIGNATION IS LDR-7.5.
3. TOPOGRAPHY IS AT 2 FOOT INTERVALS PER CLARK COUNTY GIS.
4. NO WATER COURSES, FLOODPLAINS, SHORELINES, UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS, KNOWN HISTORIC, CULTURAL, OR ARCHAEOLOGICAL RESOURCES ARE KNOWN TO EXIST ON SITE.
5. WETLANDS EXIST ON SITE BASED ON WETLAND DELINEATION PERFORMED BY OTHERS.
6. THERE ARE NO C-TRAN ROUTES WITHIN A QUARTER MILE OF THE SITE.
7. THERE IS A SINGLE FAMILY RESIDENCE ON PARCEL SERIAL NO. 258921-000.
8. THERE ARE NO KNOWN ROADS WITHIN 500' PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15%.
9. THERE ARE NO BICYCLE FACILITIES ON OR WITHIN 100 FEET OF THE SITE.
10. THERE ARE NO PEDESTRIAN FACILITIES ON SITE, BUT THERE IS AN APPROXIMATELY 6' SIDEWALK EAST OF THE SITE ALONG NW PACIFIC HIGHWAY.
11. PER CLARK COUNTY GIS, THERE IS A SEPTIC SYSTEM ON SITE WITHIN PARCEL #258921-000, AND ALSO ON ADJACENT PARCEL #'S 258944-000, 258945-000, 258717-000, AND 209487-000.
12. PER CLARK COUNTY GIS, THERE ARE NO WATER WELLS ON SITE, BUT THERE IS ONE ON PARCEL # 258944-000.
13. THE EXISTING SURFACE MATERIAL OF NW PACIFIC HIGHWAY IS ASPHALT.
14. THE EXISTING SURFACE MATERIAL OF NW 9TH AVENUE IS ASPHALT.
15. EXISTING BUILDINGS AND ASSOCIATED FOUNDATIONS, DECKS, AND UTILITIES ON SITE WILL BE DEMOLISHED.





NOTES

- TRACT B AREA INCLUDES A WETLAND (29,003 SF) AND 37.5' BUFFER (28,808 SF). TRACT D AREA INCLUDES WETLAND ONLY (833 SF).
- TOTAL WETLAND FILL AREA OF 10,719 SF.
- PROPOSED SURFACE MATERIAL FOR ALL PROPOSED ROADS IS ASPHALT.
- ALL LOTS TO BE SERVICED BY CPU WATER FROM THE EXISTING MAIN IN NW PACIFIC HIGHWAY AND NW 9TH AVENUE.
- ALL LOTS TO BE CONNECTED TO CITY OF LA CENTER SEWER FROM THE PROPOSED EXTENSION OF THE EXISTING MAIN IN NW PACIFIC HIGHWAY.
- EACH LOT'S SANITARY SEWER SERVICE LATERAL CONNECTED TO FORCE MAIN TO UTILIZE A GRINDER.
- STORMWATER WILL BE TREATED, DETAINED, AND RELEASED WITHIN THE EXISTING WETLAND ON SITE PER LA CENTER STANDARDS.
- NO BICYCLE OR PEDESTRIAN IMPROVEMENTS ARE PROPOSED OUTSIDE THE RIGHT-OF-WAY.
- LOTS 1, 2, AND 35 SHALL GAIN ACCESS FROM NW 9TH AVENUE.
- LOTS 3-10, AND 36 SHALL GAIN ACCESS FROM PROPOSED NW 10TH AVENUE.
- LOTS 11-25 SHALL GAIN ACCESS FROM PROPOSED NW 11TH AVENUE.
- LOTS 26-34 SHALL GAIN ACCESS FROM PROPOSED NW 12TH STREET.

SITE STATISTICS

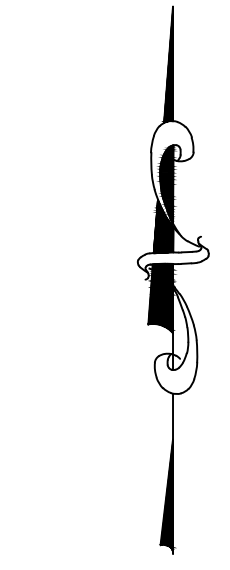
GROSS AREA:	457,036 SF (10.49 AC)
ROW AREA:	102,969 SF (2.36 AC)
TRACT AREA:	67,555 SF (1.55 AC)
NET AREA:	286,512 SF (6.58 AC)

LOT STATISTICS

NET AREA:	286,512 SF (6.58 AC)
FLAG LOT POLE AREA:	2,489 SF (0.06 AC)
LOT AREA:	284,023 SF (6.52 AC)
PROPOSED LOTS:	36
MIN. AVG. LOT AREA:	6,750 SF (7,500 - 10%)
MAX. AVG. LOT AREA:	8,250 SF (7,500 + 10%)
PROPOSED AVERAGE LOT SIZE:	7,890 SF (284,023/36)

WETLAND STATISTICS

GROSS AREA:	40,555 SF (0.93 AC)
PROPOSED FILL AREA:	10,719 SF (0.25 AC)
NET WETLAND AREA:	29,836 SF (0.68 AC)



SCALE 1" = 50 FEET

