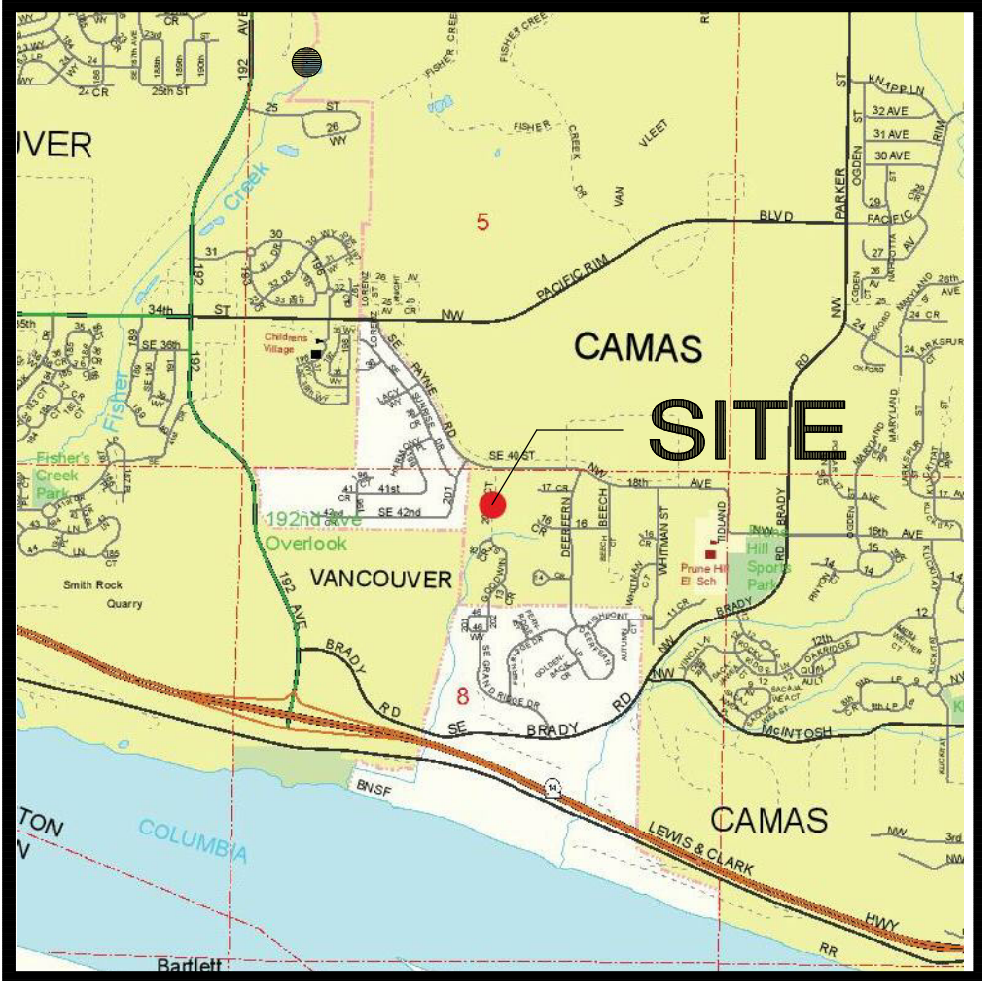




VALLEY VIEW ESTATES

A Preliminary Subdivision within in a portion of the NE 1/4 of Sec. 8, T1N., R3E., W.M. Clark County, Washington



VICINITY MAP (NTS)

LEGEND	
	CURB & SIDEWALK
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED PERFORATED STORM LINE
	PROPOSED ROADWAY CENTERLINE
	EXISTING ELECTRIC
	EXISTING TELEPHONE LOCATE PAINT
	EXISTING WATER LOCATE PAINT
	EXISTING EDGE OF PAVEMENT/GRAVEL
	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING FENCE
	EXISTING GROUND CONTOUR
	PROPOSED GROUND CONTOUR (1')
	DIRECTION OF STORMWATER FLOW
	EROSION CONTROL SILT FENCE
	INLET PROTECTION
	PROPOSED SANITARY CLEANOUT
	PROPOSED FIRE HYDRANT
	STD 1" WATER METER SERVICE
	PROPOSED MANHOLE
	PROPOSED DRYWELL
	PROPOSED CATCH BASIN
	PROPOSED COMBINATION CURB INLET
	PROPOSED STORMFILTER
	EXISTING POWER POLE WITH NUMBER AND DIRECTION OF OVERHEAD LINES
	EXISTING GUY ANCHOR
	EXISTING TELEPHONE PEDESTAL
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN
	EXISTING ADA RAMP
	EXISTING ELECTRICAL SERVICE BOX
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING WATER VALVE
	PROPOSED STREET TREES 30' O.C.
	PROPOSED STREET LIGHT 70' SPACING

STREET TREES AND STREET LIGHTING WILL BE PROVIDED AS REQUIRED BY THE CITY OF CAMAS CODE.

SHEET INDEX	
COVER SHEET	1
PROPOSED DEVELOPMENT PLAN	2
PRELIMINARY TOPOGRAPHIC & BOUNDARY SURVEY	3
PRELIMINARY GRADING PLAN	4
PRELIMINARY EROSION CONTROL PLAN	5
PRELIMINARY STORMWATER MANAGEMENT PLAN	6
PRELIMINARY TRANSPORTATION PLAN	7
PRELIMINARY UTILITY PLAN	8
PRELIMINARY LANDSCAPE & LIGHTING PLAN	9

SITE DATA:
- TAX LOT(S): 59 & 48
- SERIAL NUMBER(S): 125646-000 & 125635-000
- SITE ADDRESS: 20109 SE 40th STREET
- AREA: 9.26 ACRES
- ZONING: R-7.5
- COMPREHENSIVE PLAN: UL

CITY OF CAMAS PRE-APPLICATION NUMBER: PA18-09

DESIGN & DEVELOPMENT TEAM

PROPERTY OWNER: STAN FIRESTONE PO BOX 61928 VANCOUVER WA, 98666 (360) 695-8484 stan@firestonepacificfoods.com	CIVIL ENGINEER/ LAND USE PLANNING: STERLING DESIGN, INC. JOEL STIRLING, PE 2208 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 759-1794 FAX: (360) 759-4983 EMAIL: joel@sterling-design.biz	SURVEYOR: MINISTER & GLAESER SURVEYING, INC. 2200 E. EVERGREEN BLVD. VANCOUVER WA, 98661 PHONE: (360) 694-3313 FAX: (360) 694-8410
---	---	--

BENCH MARK:
W.S.D.O.T. MONUMENT "LACAMAS" ID NO. 5789
A BRASS DISK IN CONCRETE LOCATED ON THE WESTERLY SIDEWALK OF N.E. 192nd AVE APPROXIMATELY 500 FEET NORTH OF THE INTERSECTION OF N.E. 192nd AVE AND S.E. 34th STREET. ELEVATION = 250.85', CITY OF CAMAS DATUM

NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313		Scale: AS SHOWN
SOIL TYPE(S): Hcb, PoB & PoD	HYDROLOGIC GROUP: C AASHTO CLASSIFICATION: A-4	Project Number: 286
SOILS TESTING BY: RAPID SOIL SOLUTIONS (603) 816-3889	DATE: MARCH 2014	Design/ Drawn JGS/BC
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 385'-468'	Drawing Date: MAY 2018
SITE AREA: 9.26 ACRES	FILENAME: 286/:Preliminary.pro	Sheet 1 of 9 Sheet(s)

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PHONE: (360) 759-1794
FAX: (360) 759-4983
mailto:sterlingdesign.biz

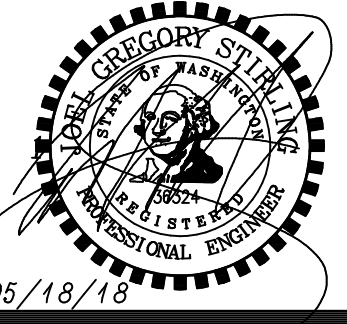
STERLING DESIGN, INC.

Sheet Description:

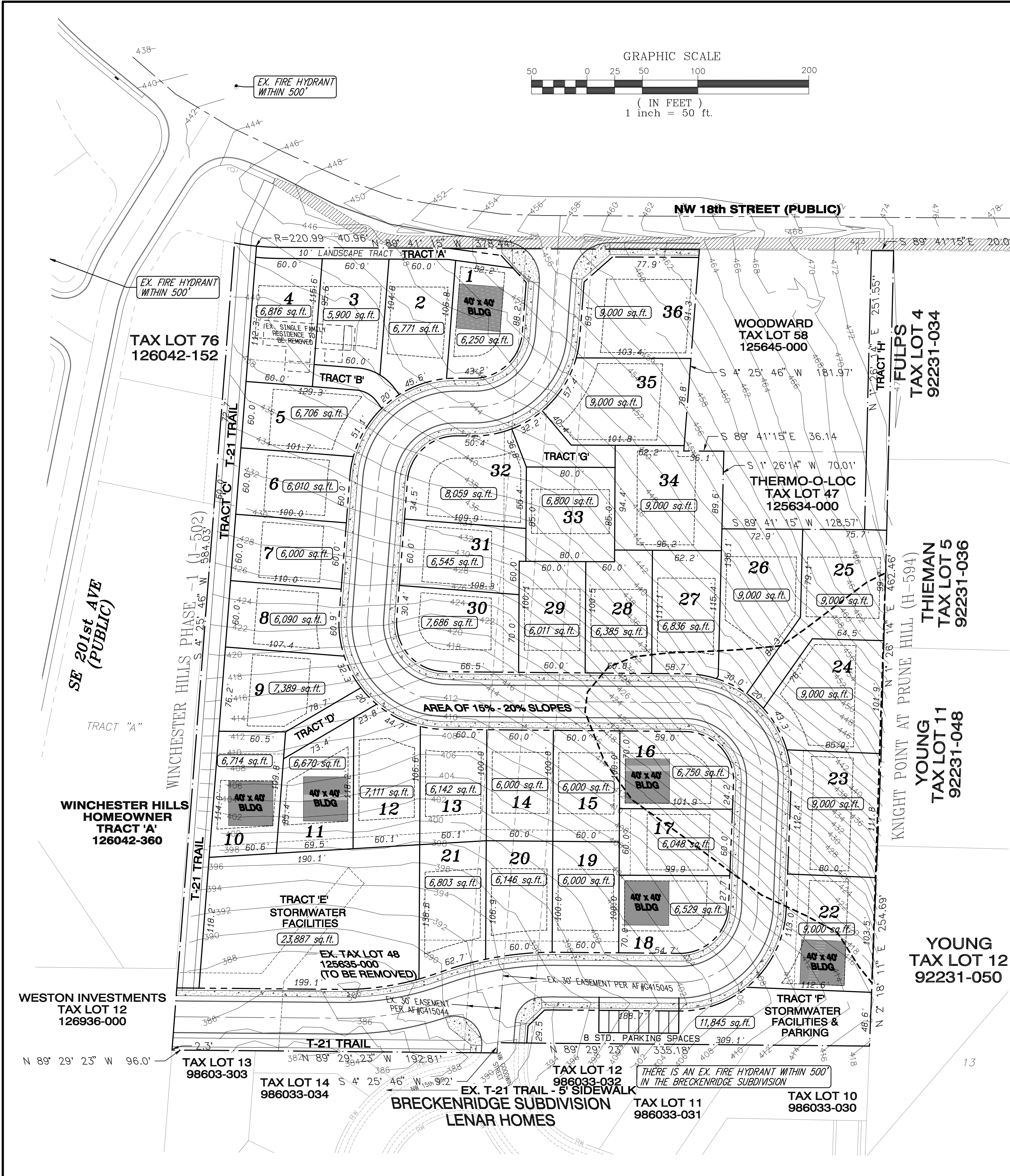
COVER SHEET

Project:

VALLEY VIEW ESTATES
SUBDIVISION



05/18/18



PROPERTY BOUNDARY LEGAL DESCRIPTION(s)

TAX LOT 48 (ASSESSORS PARCEL NUMBER 125635-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence South 89°29'23" East, along the North line of said Plat of "Breckenridge" for a distance of 95.97 feet;

Thence leaving said North line, North 04°25'46" East, parallel with the West line of the Joel Knight D.L.C. No. 41, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the left;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, parallel with the North line of said Plat of "Breckenridge", for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence South 04°25'46" West, along said West line, for a distance of 70.00 feet to the POINT OF BEGINNING;

CONTAINING: 9,000 square feet of land, more or less.

TAX LOT 59 (ASSESSORS PARCEL NUMBER 125646-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence North 89°29'23" West, along the North line of said Plat of "Breckenridge", for a distance of 335.14 feet;

Thence continuing along said North line, South 04°25'46" West, for a distance of 9.20 feet;

Thence continuing along said North line, North 89°29'23" West, for a distance of 197.07 feet;

Thence leaving said North line, North 04°25'46" East, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the right;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence North 04°25'46" East, along the West line of said Joel Knight D.L.C. No. 41, for a distance of 659.58 feet to the South Right of Way line of SE 40th Street and the beginning of a 220.99 foot radius non-tangent curve to the left;

Thence leaving said West line, along said South Right of Way line, along the arc of a 220.99 foot radius non-tangent curve to the left, for an arc distance of 40.96 feet, through a central angle of 10°37'07", the radius of which bears North 10°55'53" East, the long chord of which bears South 84°22'41" East, for a chord distance of 40.90 feet;

Thence continuing along said South Right of Way line, South 89°41'15" East, for a distance of 378.44 feet to the Northwest corner of Tax Lot 58, as described and recorded under Clark County, Washington, Auditor's File Number #4919758 D;

Thence leaving said South Right of Way line, South 04°25'46" West, along the West line of said Tax Lot 58, for a distance of 181.97 feet to the Southwest corner thereof;

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 58, for a distance of 36.14 feet to the Northwest corner of Tax Lot 47 as described and recorded under Clark County, Washington, Auditor's File Number #5106393 D;

Thence leaving said South line, South 01°26'14" West, along the West line of said Tax Lot 47, for a distance of 70.01 feet to the Southwest corner thereof;

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 47, for a distance of 128.57 feet to the Southeast corner thereof;

PROPOSED DEVELOPMENT PLAN:		
TOTAL LOTS: 36		
MINIMUM LOT AREA: 5,900 sq.ft.		
MAXIMUM LOT AREA: 9,000 sq.ft.		
AVERAGE LOT AREA: 7,087 sq.ft.		
TRACT PURPOSE	OWNED & AREA	MAINTAINED
TRACT 'A' - LANDSCAPE	2,268 sf	HOA
TRACT 'B' - ACCESS & UTILITY	1,541 sf	HOA
TRACT 'C' - RECREATIONAL OPEN SPACE	13,438 sf	CITY
TRACT 'D' - ACCESS & UTILITY	1,752 sf	HOA
TRACT 'E' - STORM FACILITY	23,887 sf	HOA
TRACT 'F' - STORM FACILITY	10,405 sf	HOA
TRACT 'G' - ACCESS & UTILITY	2,630 sf	HOA
TRACT 'H' - ACCESS & UTILITY	5,034 sf	HOA

TABLE 18.09.040	
MINIMUM SETBACKS:	
FRONT:	20'
SIDE STREET:	20'
SIDE INTERIOR:	5'
REAR:	25'
MAX. LOT COVERAGE: 40%	
MAX. BLDG. HEIGHT: 35'	

LAND INVENTORY	
TOTAL SITE AREA:	9.26 ACRES
TOTAL DEVELOPED ACREAGE:	7.29 ACRES
TOTAL LOT AREA:	5.85 ACRES
TOTAL INFRASTRUCTURE ACREAGE:	2.79 ACRES
TOTAL TRACT AREA(MINUS STORM TRACTS):	0.61 ACRES
TOTAL ACREAGE OF CRITICAL AREAS:	NONE
TOTAL ACREAGE OF REC. OPENSAPCE	0.31 ACRES

ALL PROPOSED BUILDING ENVELOPES ARE LARGE ENOUGH TO FIT A 40 FOOT x 40 FOOT BUILDING FOOT PRINT.

SITE INFORMATION

NOTE:
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ALIGNMENT & FIELD DATA:		MINISTER & GLAESER SURVEYING, INC. (360) 694-3313		Scale: AS SHOWN
SOIL TYPE(s):	HYDROLOGIC GROUP: C	AASHTO CLASSIFICATION: A-4	DATE: MARCH 2014	Project Number: 286
SOILS TESTING BY: RAPID SOIL SOLUTIONS (603) 816-3889	DATE: MARCH 2014	Design/Drawn: JGS/BC		
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 385'-488'	Drawing Date: JUNE 2018		
SITE AREA: 9.26 ACRES	FILENAME: 286/:Preliminary.pro	Sheet 2 of 9 Sheet(s)		

PREPARED BY:
STERLING DESIGN, INC.
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mailto:sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description:
PROPOSED DEVELOPMENT PLAN
VALLEY VIEW ESTATES SUBDIVISION

Project:
Project:
06/25/18

06/25/18

TOPOGRAPHIC SURVEY

OF
A PORTION OF THE JOEL KNIGHT D.L.C.
IN THE NW 1/4 OF THE NE 1/4,
THE SW 1/4 OF THE NE 1/4,
THE NE 1/4 OF THE NW 1/4
AND THE SE 1/4 OF THE NW 1/4
SECTION 8

T. 1 N., R. 3 E., W.M.
CLARK COUNTY, WASHINGTON

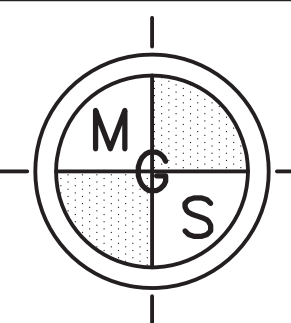
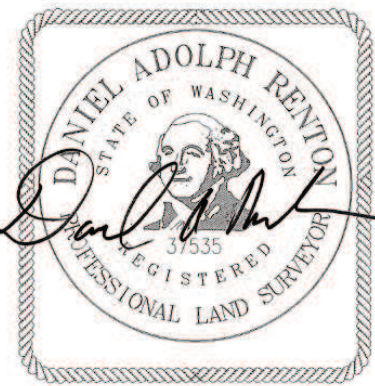
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DRAWING DATE: 04-27-18

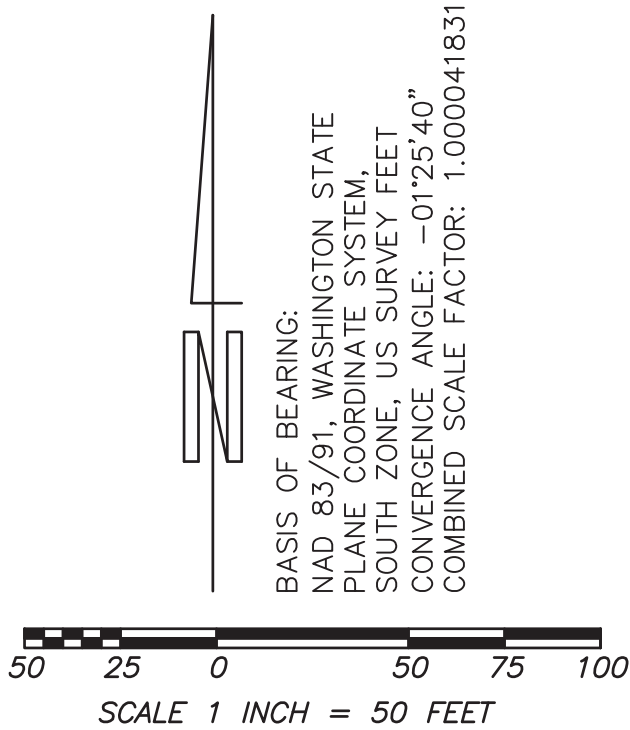
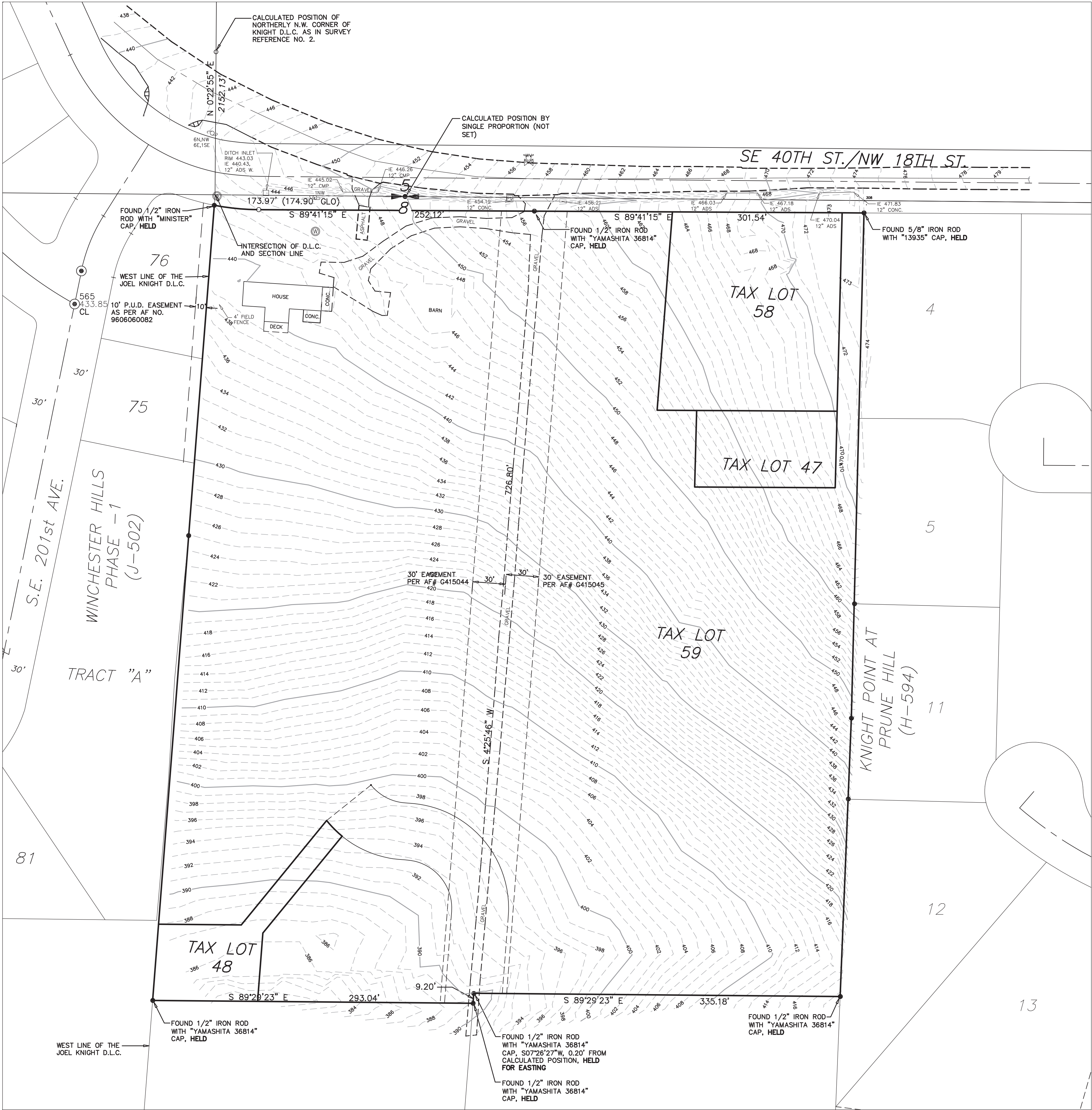
- LEGEND:
- INDICATES FOUND MONUMENT AS NOTED
 - ⓧ INDICATES TELEPHONE VAULT
 - ⓧ INDICATES FIRE HYDRANT
 - ⓧ INDICATES WATER VALVE
 - INDICATES CATCH BASIN
 - Ⓢ INDICATES WELL
 - Ⓢ INDICATES SANITARY MANHOLE
 - INDICATES EASEMENT LINE
 - INDICATES ADJACENT LOT LINE
 - INDICATES BACK OF CURB LINE
 - INDICATES CALCULATED RIGHT-OF-WAY LINE
 - INDICATES CENTERLINE OF CREEK
 - INDICATES EDGE OF GRAVEL
 - INDICATES EDGE OF PAVEMENT
 - X-X-X- INDICATES FENCE LINE
 - G-G-G- INDICATES GAS LINE LOCATE
 - T-T-T-T- INDICATES TELEPHONE LINE LOCATE
 - W-W-W-W- INDICATES WATER LINE LOCATE
 - INDICATES 10 FOOT INTERVAL CONTOUR
 - INDICATES 1 FOOT INTERVAL CONTOUR

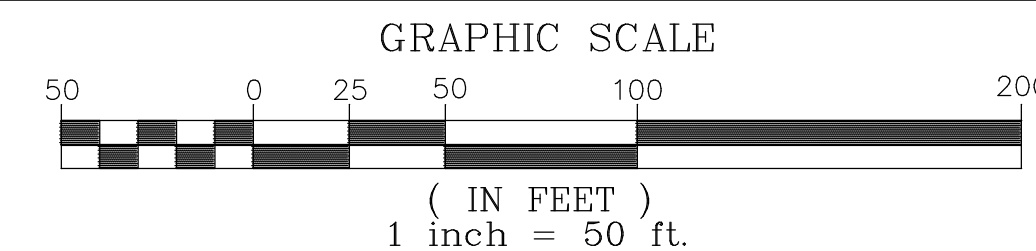
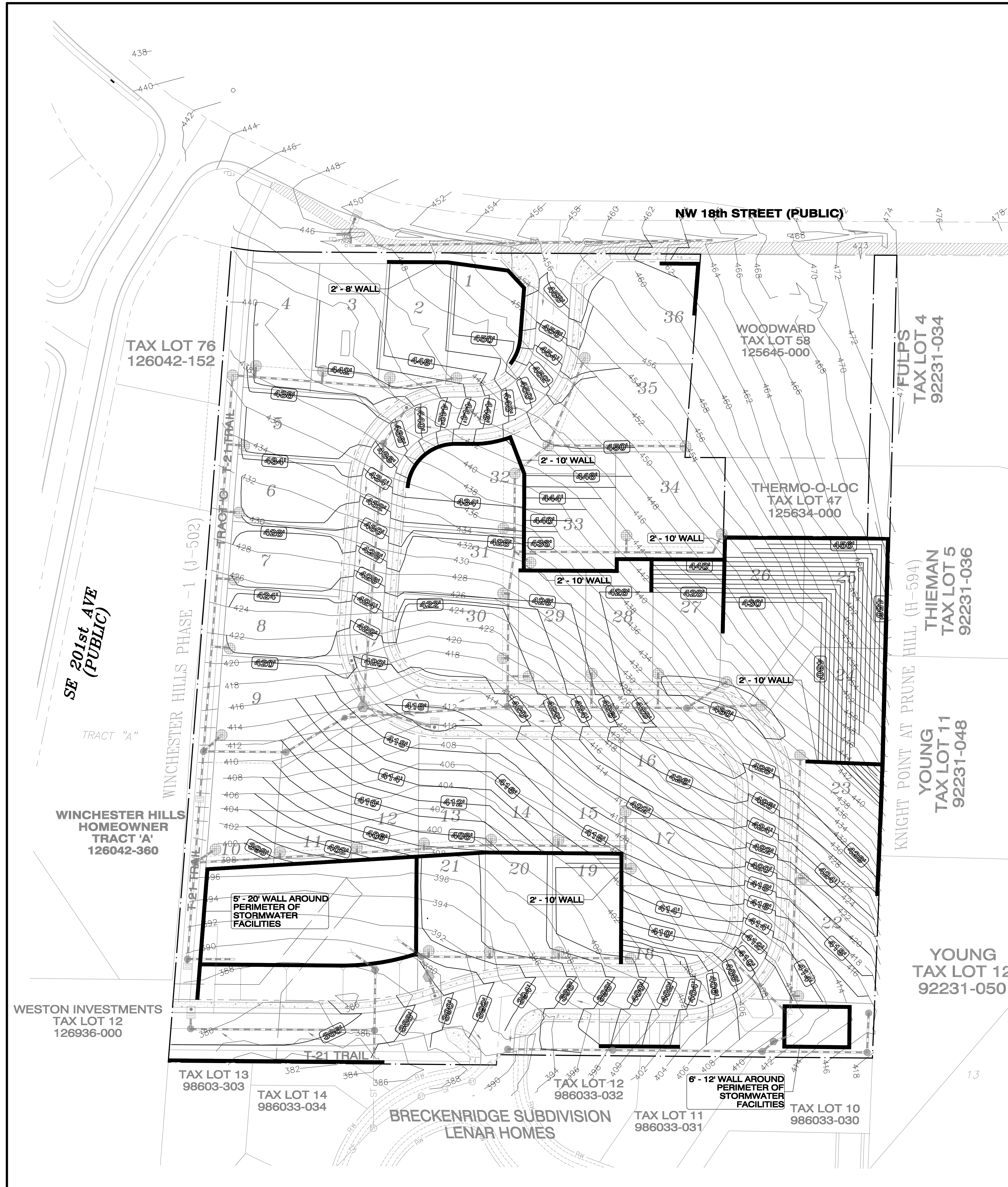
BENCH MARK:
W.S.D.O.T. MONUMENT "LACAMAS" ID NO. 5789
A BRASS DISK IN CONCRETE LOCATED ON THE WESTERLY
SIDEWALK OF N.E. 192ND AVE APPROXIMATELY 500 FEET
NORTH OF THE INTERSECTION OF N.E. 192ND AVE AND S.E.
34TH STREET. ELEVATION = 250.85, CITY OF CAMAS DATUM

NOTE:
A UTILITY LOCATE WAS CALLED FOR ON 10-01-04 UNDER TICKET NUMBER
4323876. THE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC
MAP ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY
LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS
ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY
CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS
HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO
LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313





PREPARED BY:
STERLING DESIGN, INC.
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mailto:sterlingdesign.biz

STERLING
DESIGN, INC.

Sheet Description:
PRELIMINARY GRADING PLAN

Project:
VALLEY VIEW ESTATES
SUBDIVISION



Scale: AS SHOWN

Project Number: 286

Design/Drawn: JGS/BC

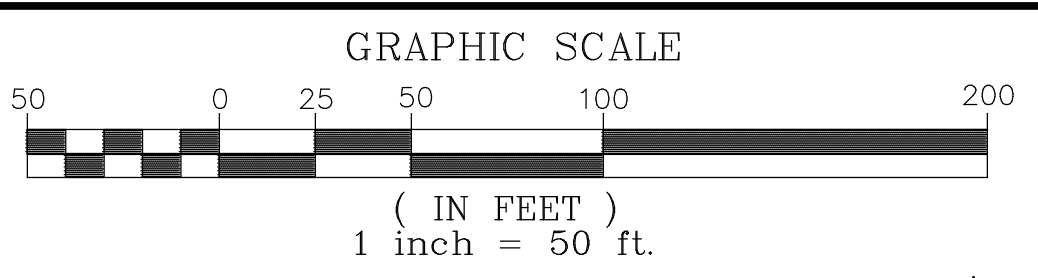
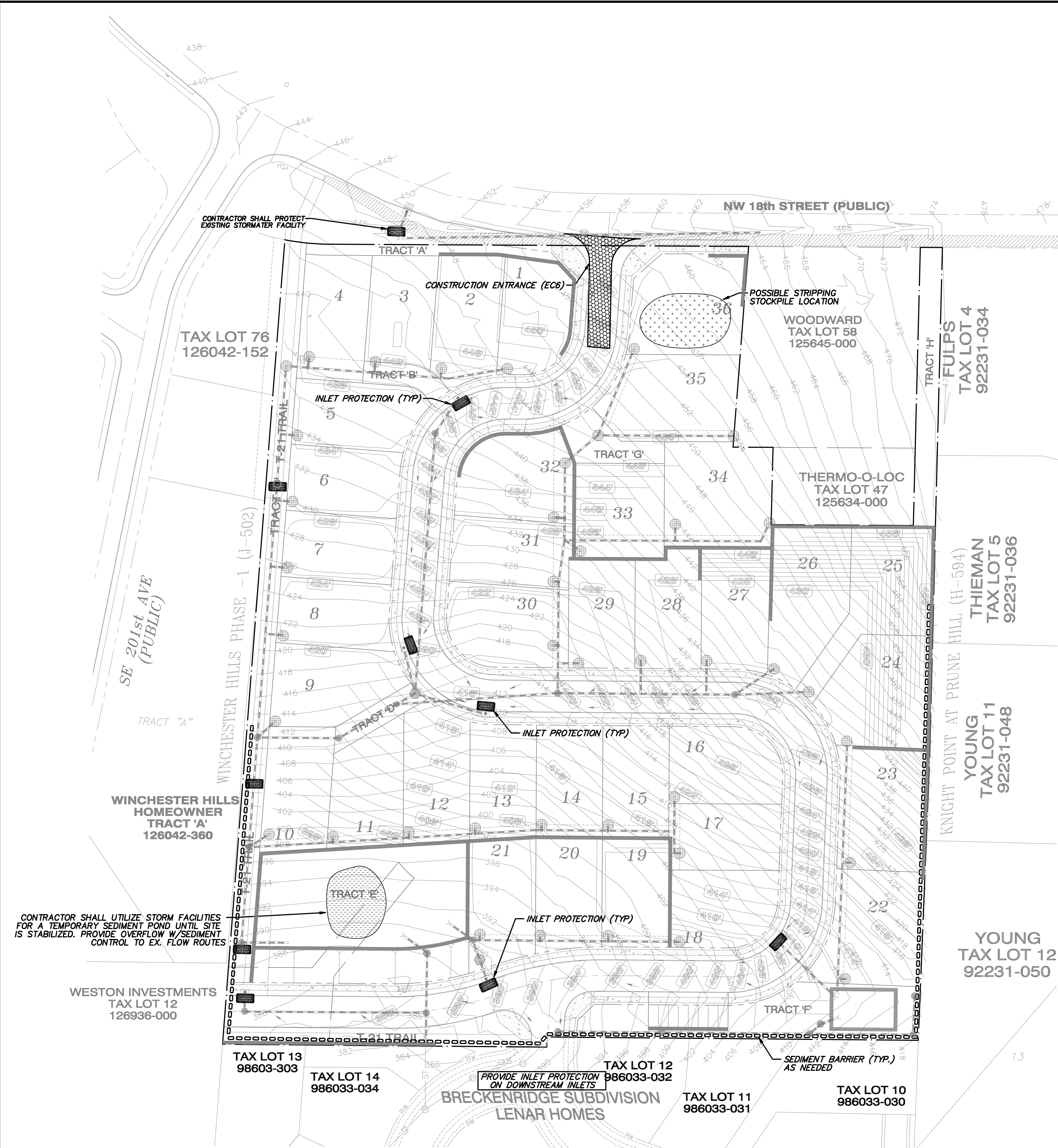
Drawing Date: MAY 2018

Sheet 4 of 9 Sheet(s)

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313			
SOIL TYPE(s): Hcb, PoB & PoD	HYDROLOGIC GROUP: C	AASHTO CLASSIFICATION: A - 4	DATE: MARCH 2014
SOILS TESTING BY: RAPID SOIL SOLUTIONS (503) 816-3889	APPROX. SURFACE ELEV.: 385'-468'	FILENAME: 286:/Preliminary.pro	
SITE LOCATION: CLARK COUNTY, WA			
SITE AREA: 9.26 ACRES			

NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth, & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.



- GRADING NOTES:
1. ALL GRADING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF CAMAS DESIGN STANDARDS MANUAL.
 2. THE LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO CLEARING AND GRUBBING OF THE SITE.
 3. ANY EXISTING TREES TO REMAIN WITHIN THE CLEARING LIMITS SHALL BE MARKED AND PROTECTED FROM DAMAGE.
 4. PRIOR TO ANY FILL PLACEMENT, ALL AREAS WHICH WILL RECEIVE STRUCTURAL FILL SHALL BE EXCAVATED TO FIRM, NON-ORGANIC, UNDISTURBED NATIVE GROUND. THE STRIPPED AREAS SHALL BE OBSERVED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER AND THE CITY OF CAMAS INSPECTOR.
 5. ALL LOT FILLS SHALL MEET 95% OF AASHTO T-99 COMPACTION.
 6. ALL RIGHT-OF-WAY FILLS SHALL MEET 95% OF AASHTO T-180 COMPACTION.
 7. FILLS SHALL BE INSTALLED IN VERTICAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND SHALL BE COMPACTED AS PREVIOUSLY NOTED.
 8. FILLS PLACED ON SLOPES EXCEEDING 3H:1V SHALL BE KEYED AND BENCHED, GEOTECHNICAL APPROVAL REQUIRED PRIOR TO ANY FILL PLACEMENT.
 9. ALL SURFACES SHALL BE GRADED SMOOTH AND BE FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.
 10. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 SLOPES.
 11. ANY EXCESS MATERIAL NOT REQUIRED TO MEET THE GRADES SHOWN ON THE PLANS SHALL BE HAULED FROM THE SITE TO A CONTRACTOR PROVIDED WASTE SITE. IF WASTE SITE IS WITHIN CITY LIMITS, A GRADING PERMIT MAY BE REQUIRED.
 12. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF EROSION CONTROL BMP'S.
 13. ALL SURFACES REQUIRING VEGETATION SHALL BE ROUGHENED PRIOR TO SEEDING (I.E. WHEEL TRACKED PERPENDICULAR TO SURFACE FLOW TO REDUCE EROSION AND HELP VEGETATION).
 14. FINAL GEOTECHNICAL SUMMARY REPORT, INCLUDING ALL COMPACTION TESTING RESULTS, SHALL BE SUBMITTED UPON COMPLETION OF SITE GRADING WORK.

REV. NO.	DATE	BY	APPR.	CITY OF CAMAS - EROSION CONTROL DETAIL	DETAIL NO.
1	6/18/20	JG	JG	GRADING NOTES	EC1
2	1/2/21	JG	JG	DETAIL APPROVED BY: [Signature] DATE: 1-4-21	NOT TO SCALE

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SITE INFORMATION

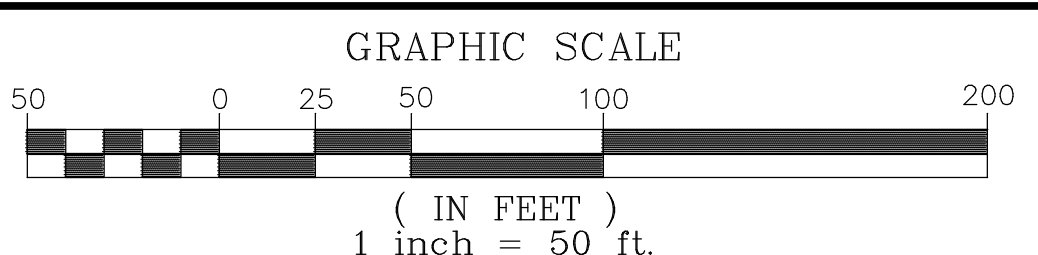
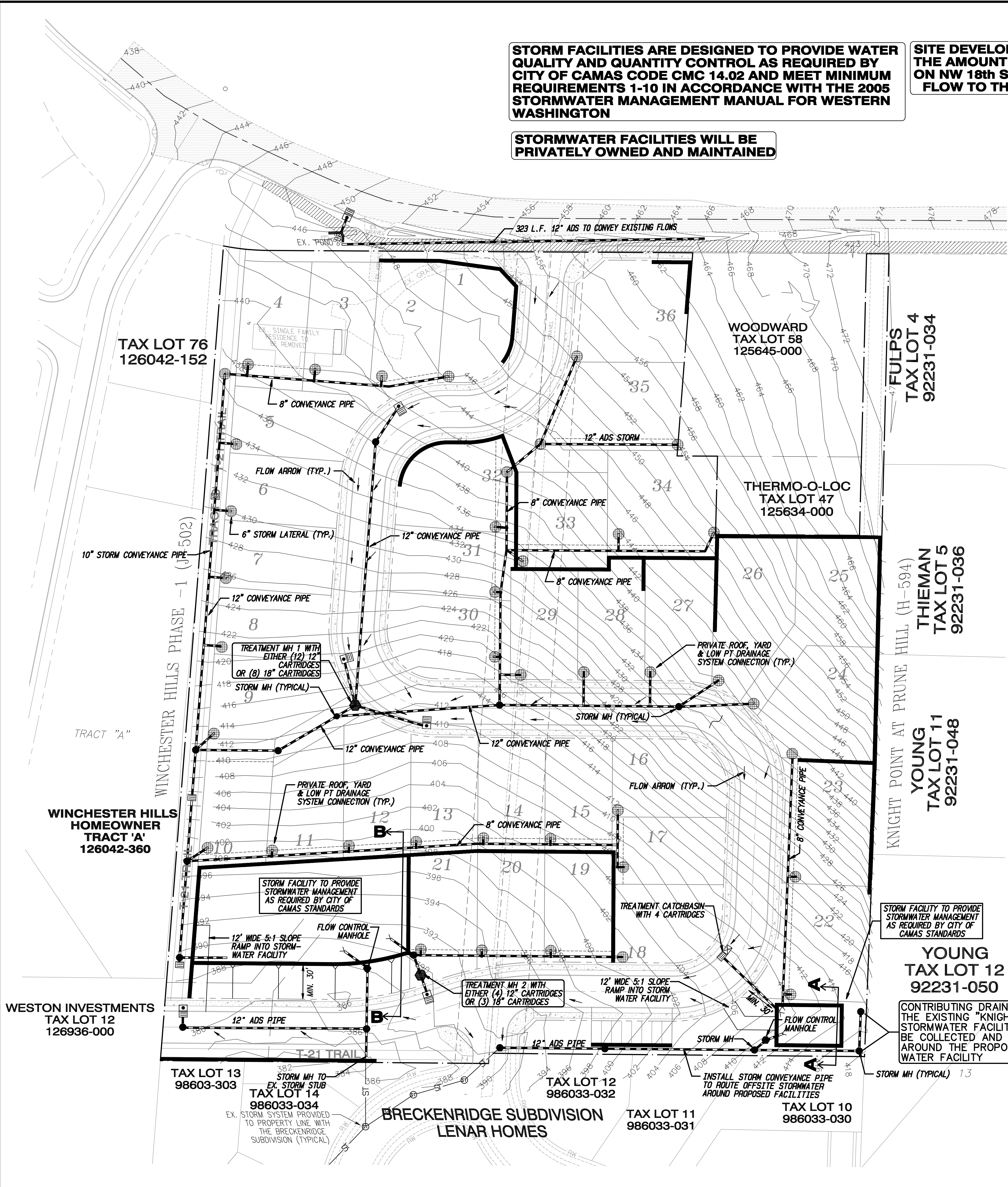
ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOIL TYPE(s): Hcb, PoB & PoD	Project Number: 286
SOILS TESTING BY: RAPID SOIL SOLUTIONS (503) 816-3889	Design/Drawn: JGS/BC
SITE LOCATION: CLARK COUNTY, WA	Drawing Date: MAY 2018
SITE AREA: 9.26 ACRES	Sheet 5 of 9 Sheet(s)

PREPARED BY:
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mailto:sterlingdesign.biz

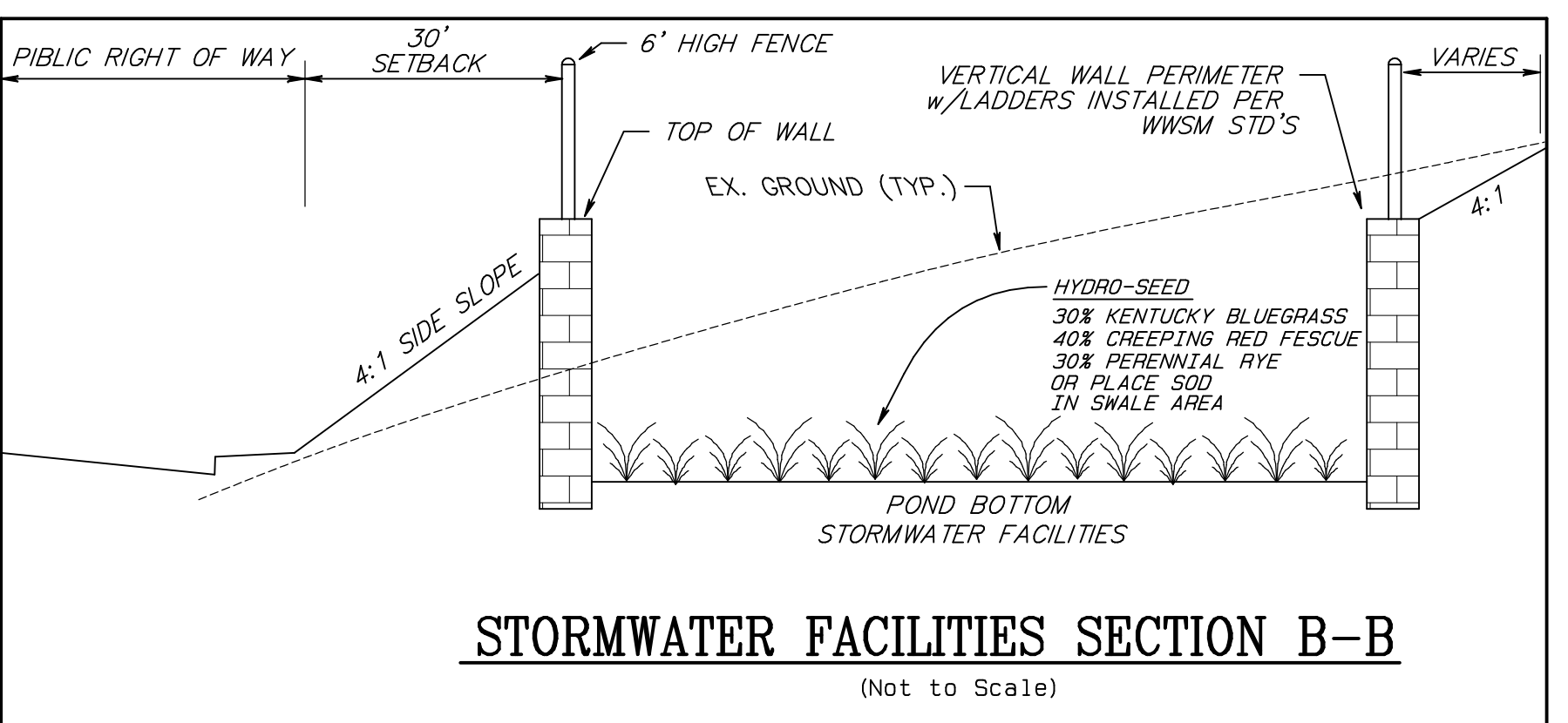
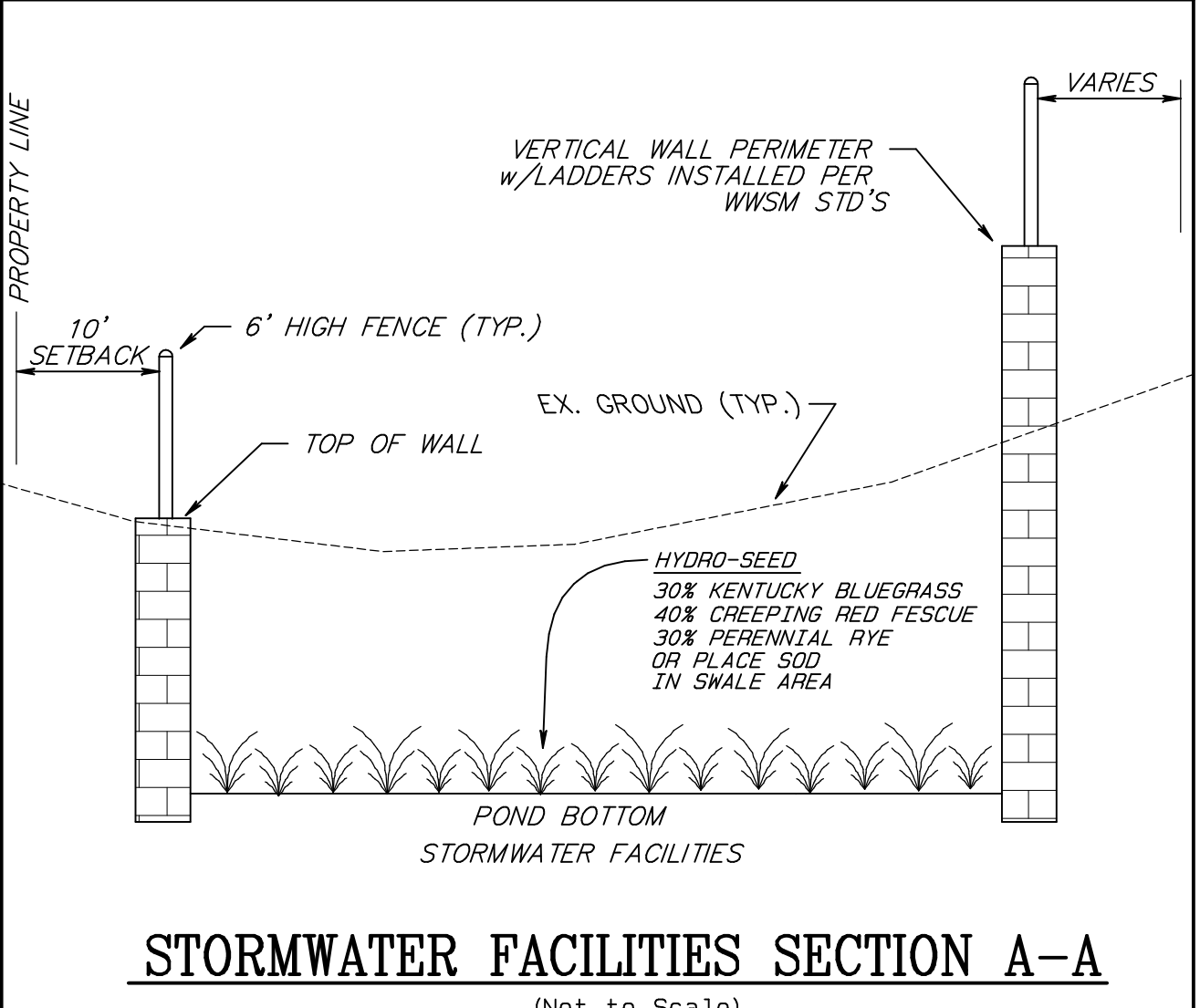
STERLING DESIGN, INC.

Sheet Description:
PRELIMINARY
EROSION CONTROL PLAN

Project:
VALLEY VIEW ESTATES
SUBDIVISION



- STORM CONSTRUCTION NOTES:
1. ALL TRENCH EXCAVATION AND PIPE INSTALLATION SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(1) AND SECTION 7-08.3(2). ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
 2. PIPE BEDDING, PIPE JOINT MATERIAL AND TRENCH BACKFILL SHALL BE AN APPROVED GRANULAR MATERIAL OF EITHER WASHED SCREENINGS OR 5/8 INCH MINUS CRUSHED ROCK. SAND BACKFILL IS NOT ALLOWED.
 3. TRENCH COMPACTION SHALL BE PER THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(3). CONTRACTOR TO DETERMINE THE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE THE REQUIRED COMPACTION. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE A.A.S.H.T.O. 1-100 TEST METHOD.
 4. SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
 5. ALL STORM PIPE SHALL BE PVC OR N-12 WITH DOUBLE BELLED COUPLINGS WITH O-RING TYPE GASKETS OR APPROVED EQUAL.
 6. ALL STORM PIPE LATERALS TO BE A MINIMUM 10 INCHES DIAMETER WITH A MINIMUM SLOPE OF S=0.0100 UNLESS SPECIFIED OTHERWISE IN THE PLANS.
 7. ALL MANHOLES LOCATED IN UNIMPROVED EASEMENTS AND RIGHT OF WAYS SHALL BE PROVIDED WITH TAMPER PROOF LIDS AND SHALL BE SET 6 INCHES ABOVE FINISHED GRADE.
 8. VIDEO INSPECTION TAPES AND REPORTS MAY BE REQUIRED AT THE CITY'S DISCRETION. MANHOLE TESTING MAY BE REQUIRED AT THE CITY'S DISCRETION.



SITE INFORMATION

ALIGNMENT & FIELD DATA:	MINISTER & GLAESER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOIL TYPE(s):	HYDROLOGIC GROUP: C AASHTO CLASSIFICATION: A-4	Project Number: 286
SOILS TESTING BY:	RAPID SOIL SOLUTIONS (609) 816-3889 DATE: MARCH 2014	Design/Drawn: JGS/BC
SITE LOCATION:	CLARK COUNTY, WA APPROX. SURFACE ELEV.: 385'-468'	Drawing Date: MAY 2018
SITE AREA:	9.26 ACRES	FILENAME: 286:/Preliminary.pro
		Sheet 6 of 9 Sheet(s)

NOTE:
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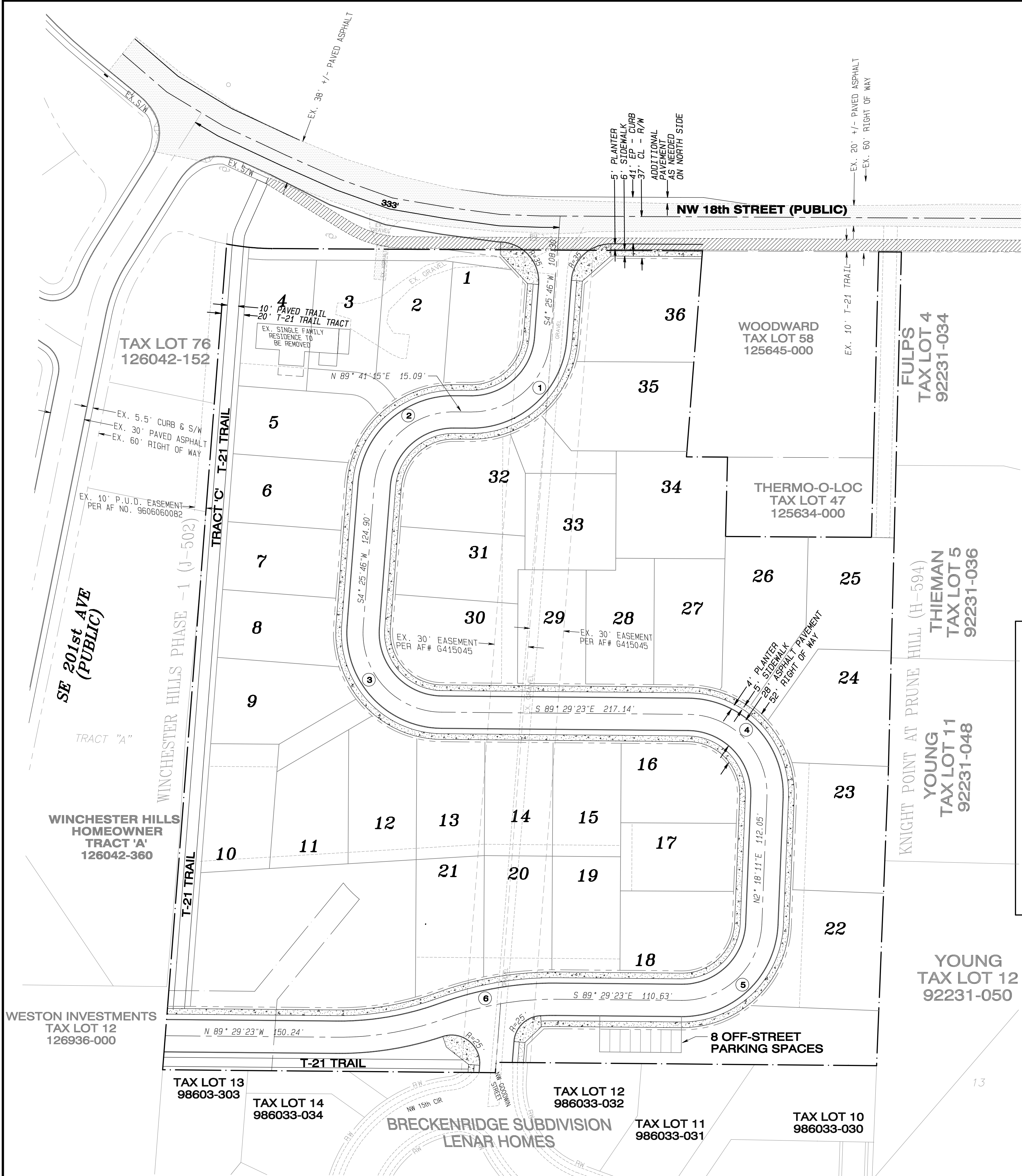
PREPARED BY:
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Sheet Description:
PRELIMINARY STORMWATER
MANAGEMENT PLAN

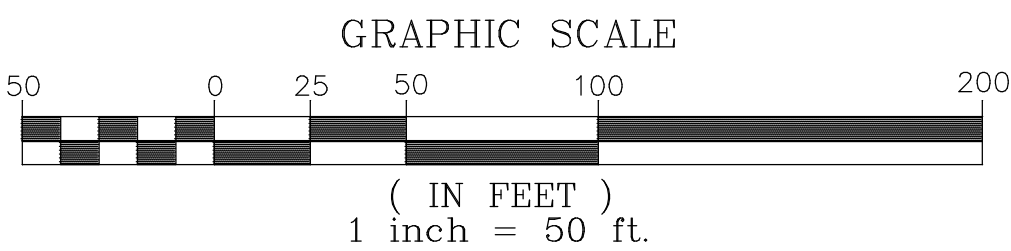
Project:
VALLEY VIEW ESTATES
SUBDIVISION





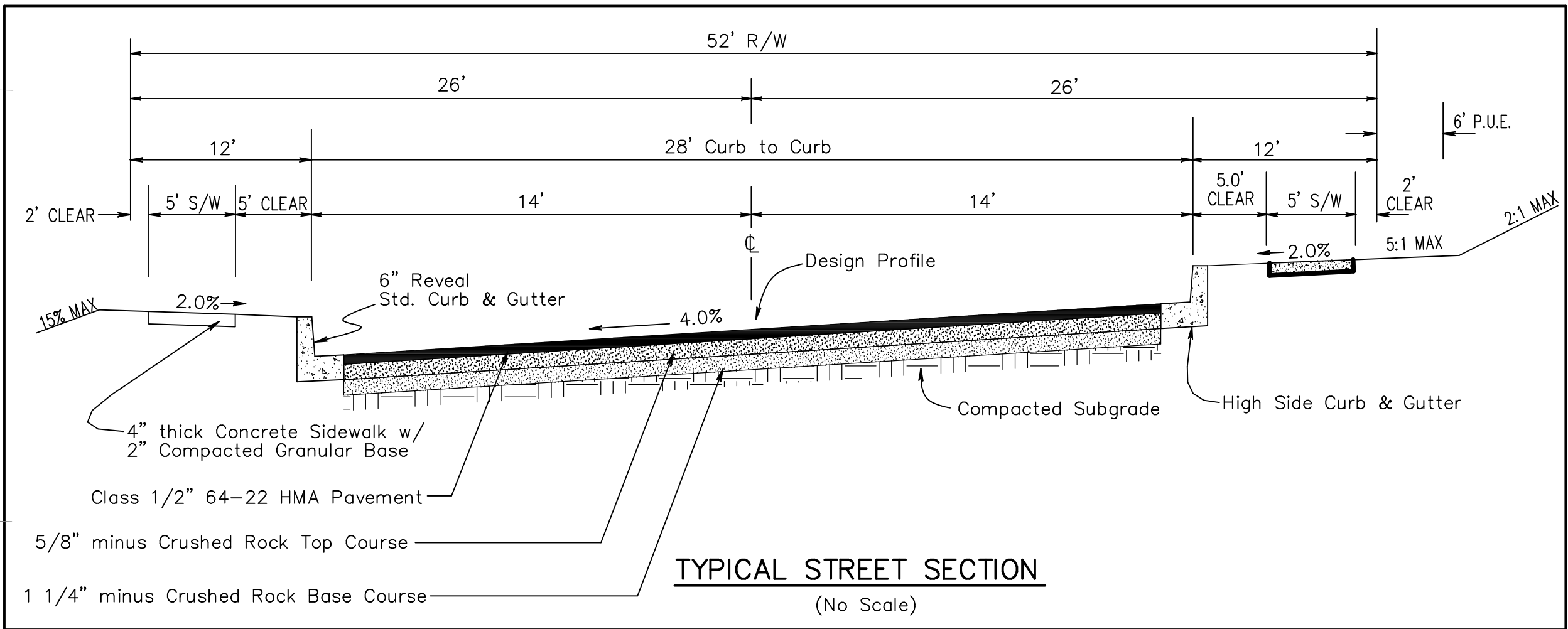
STREET CONSTRUCTION NOTES:

- ENGINEERED FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 2-03.3(14). FOR FILL AREAS WITHIN ROADWAYS, METHOD C OF (14)(C) SHALL BE USED. FOR FILL AREAS OUTSIDE OF ROADWAYS METHOD B SHALL BE USED. ALL FILL PLACED SHALL BE VERIFIED BY GEOTECHNICAL TESTING. TEST RESULTS SHALL BE FORWARDED TO THE CITY OF CAMAS PROJECT ENGINEER.
- MATERIALS IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE BACKFILLED WITH 1-1/2 INCH MINUS CRUSHED ROCK.
- ALL SUBGRADE TO BE PROOF ROLLED AND APPROVED BY THE CITY INSPECTOR OR BY A GEOTECHNICAL ENGINEER WITH CONSENT OF THE CITY ENGINEER. SUBGRADE FILLS ARE TO BE TESTED USING THE A.A.S.H.T.O. T-180 TEST METHOD.
- ALL TRENCH LINES, FILL AREAS AND BASE COURSE LOCATED IN THE RIGHT-OF-WAY SHALL BE APPROVED GRANULAR MATERIAL AND SHALL MEET 80% OF A.A.S.H.T.O. T-180 COMPACTION. TRENCH LINES LOCATED WITHIN AN EXISTING ROADWAY SHALL BE PLATED OR TOPPED WITH COLD MIX GRANULAR BACKFILL OVERNIGHT IS NOT ALLOWED. PLATES SHALL HAVE COLD MIX AROUND ALL EDGES.
- THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO SUBGRADE PROOF ROLL OR GRADE CHECK INSPECTIONS.
- THE AGGREGATE ROAD BASE SHALL BE COMPACTED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 4-04.3. THE CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE ENGINEER AND CITY INSPECTOR. MAXIMUM DENSITY (80%) AS DETERMINED BY A.A.S.H.T.O. T-180 TEST METHOD.
- ASPHALT CONCRETE PAVEMENT MIX SHALL BE DESIGNED FROM A MIX FORMULA APPROVED BY W.S.D.O.T. FOR MATERIAL USED. CONTRACTOR TO PROVIDE THE CITY WITH CERTIFICATE OF COMPLIANCE FROM THE ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.
- THE ASPHALT CONCRETE PAVEMENT MIX SHALL BE COMPACTED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 5-04.3(10). CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE ENGINEER AND THE CITY INSPECTOR.
- ALL STORM SYSTEM IMPROVEMENTS AND STORMWATER DETENTION AND TREATMENT FACILITIES SHALL BE COMPLETED AND PROPERLY FUNCTIONING PRIOR TO ANY PAVING.
- HALF STREET IMPROVEMENTS SHALL INCLUDE AN ANALYSIS OF THE EXISTING STRUCTURAL SECTION OUT TO CENTERLINE. IF FOUND TO BE SUBSTANDARD, THE DEVELOPER SHALL BE REQUIRED TO PROVIDE AN ADEQUATE STRUCTURAL SECTION TO CENTERLINE. THIS MAY CONSIST OF A STRUCTURAL OVERLAY OR A COMPLETE STREET RECONSTRUCTION AS DETERMINED BY A GEOTECHNICAL ANALYSIS AND AS APPROVED BY THE CITY ENGINEER.



CENTERLINE CURVE DATA

①	R=70.00ft CH=95.38ft A=104.93ft T=65.14ft EX=25.62ft Δ=85° 52' 59"	④	R=70.00ft CH=100.53ft A=112.15ft T=72.23ft EX=30.58ft Δ=91° 47' 34"
②	R=70.00ft CH=95.38ft A=104.93ft T=65.14ft EX=25.62ft Δ=85° 52' 59"	⑥	R=70.00ft CH=97.43ft A=107.77ft T=67.84ft EX=27.48ft Δ=88° 12' 26"
③	R=70.00ft CH=102.32ft A=114.74ft T=74.96ft EX=32.56ft Δ=93° 55' 09"	⑦	R=275.00ft CH=94.17ft A=94.64ft T=47.79ft EX=4.12ft Δ=19° 43' 02"



SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOIL TYPE(s): HYDROLOGIC GROUP: C AASHTO CLASSIFICATION: A-4	Project Number: 286
SOILS TESTING BY: RAPID SOIL SOLUTIONS (603) 816-3889 DATE: MARCH 2014	Design/Drawn: JGS/BC
SITE LOCATION: CLARK COUNTY, WA APPROX. SURFACE ELEV.: 385'-468'	Drawing Date: MAY 2018
SITE AREA: 9.26 ACRES	FILENAME: 286/:Preliminary.pro
	Sheet 7 of 9 Sheet(s)

NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

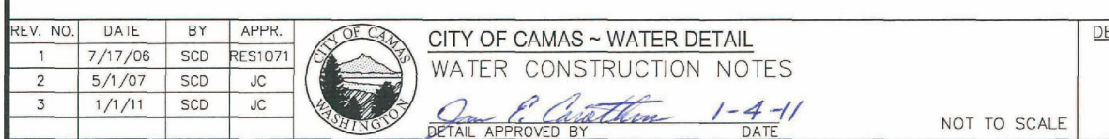
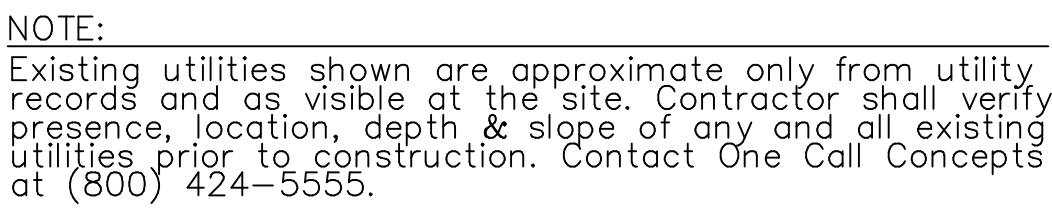
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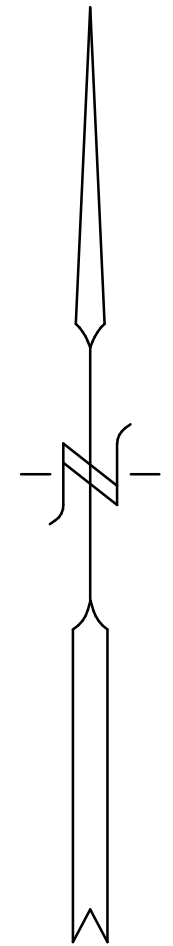
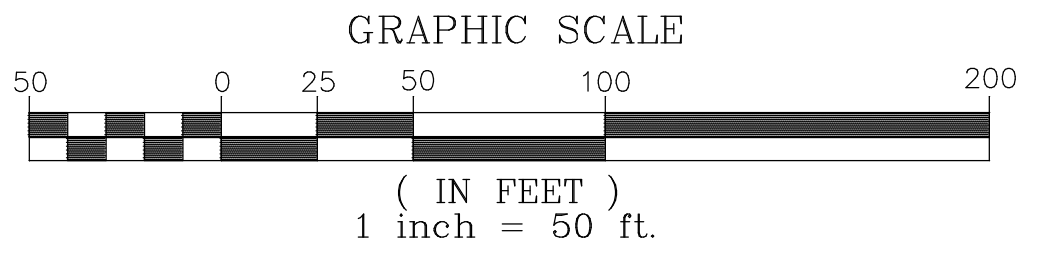
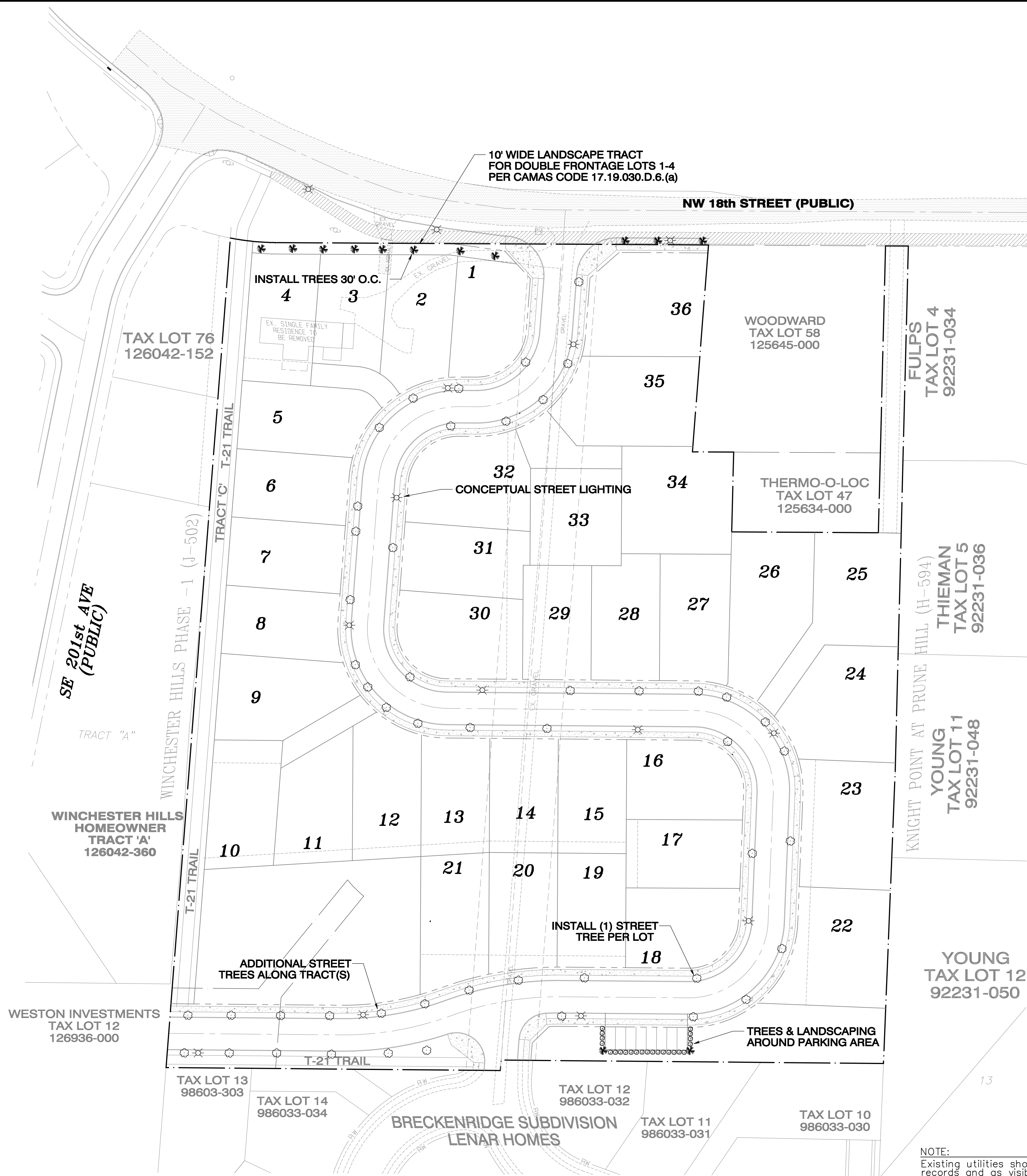
Sheet Description:
PRELIMINARY TRANSPORTATION
PLAN

Project:
VALLEY VIEW ESTATES
SUBDIVISION





ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313		Scale: AS SHOWN
SOIL TYPE(s): Hyd. Pb & Po & Pd	HYDROLOGIC GROUP: C AASHTO CLASSIFICATION: A - 4	Project Number: 286
SOLS Testing By: RAPID SOIL SOLUTIONS (503) 816-3889		DATE: MARCH 2014
SITE LOCATION: CLARK COUNTY, WA		Drawing Date: MAY 2018
SITE AREA: 9.26 ACRES		FILENAME: 286/: Preliminary.pro
		Sheet 8 of 9 Sheet(s)



NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313		Scale:	AS SHOWN
SOIL TYPE(s): Hcb, PoB & PoD	HYDROLOGIC GROUP: C	AASHTO CLASSIFICATION: A - 4	Project Number: 286
SOILS TESTING BY: RAPID SOIL SOLUTIONS (503) 816-3889	DATE: MARCH 2014	Design/ Drawn JGS/BC	
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 385'-468'	Drawing Date: MAY 2018	
SITE AREA: 9.26 ACRES	FILENAME: 286/:Preliminary.pro	Sheet 9 of 9 Sheet(s)	

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Sheet Description:
PRELIMINARY
LANDSCAPE & LIGHTING
PLAN

Project:
VALLEY VIEW ESTATES
SUBDIVISION

05/18/18