

SANITARY SEWER MANHOLES

SSMH #1
RIM ELEVATION = 32.97'
12" CONC., NW, I.E. = 19.02'
10" PVC, EAST, I.E. = 22.97'
12" CONC., EAST, I.E. = 19.07'
12" CONC., SOUTH, I.E. = 19.12'

SSMH #2
RIM ELEVATION = 29.19'
12" CONC., NE, I.E. = 17.29'
12" CONC., SW, I.E. = 18.09'

SSMH #3
RIM ELEVATION = 21.77'
12" CONC., NE, I.E. = 15.67'
12" CONC., SW, I.E. = 14.67'

PLAT OF CRAIGS PARK ACRES
FILED IN VOL. 9, PG. 90

TOPOGRAPHIC SURVEY FOR COLLINS BRADFORD
PARCEL NO. 243570101
IN THE NE 1/4 OF THE SW 1/4
OF SECTION 25
TOWNSHIP 8 NORTH,
RANGE 2 WEST, W.M.
COWLITZ COUNTY, WASHINGTON

SCALE: 1" = 40'
0 20 40 80

BASIS OF BEARING
PER CITY OF KELSO SHORT SUBDIVISION NO. 95-04 AS FILED IN VOL. 9, PG. 25-26, AND FILED UNDER AUDITOR'S FILE NUMBER 951005065, RECORDS OF COWLITZ COUNTY, WASHINGTON.

METHOD OF SURVEY
SECTION CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS-225 (00'00"10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

LEGEND

- = FOUND AS NOTED
- = 1/16TH CORNER AS NOTED
- ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- _S = SANITARY SEWER MANHOLE AS LOCATED ON 4-29-19
- = WETLAND FLAG LINE AS LOCATED ON 4-29-19
- = OVERHEAD POWER LINES
- = POWER POLE AS LOCATED ON 4-29-19
- W = WATER VALVE AS LOCATED ON 4-29-19
- F = FIRE HYDRANT AS LOCATED ON 4-29-19
- |—|—|—|— = EDGE OF PAVEMENT AS LOCATED ON 4-29-19
- = AS BUILT CENTERLINE AS LOCATED ON 4-29-19
- = 1' CONTOUR LINE
- = 5' CONTOUR LINE
- x80.0 = SPOT ELEVATION
- ↓ = GUY ANCHOR
- = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE

LINE CALL TABLE

NO.	BEARING	DISTANCE
L1	S10°12'10"W	20.60'
L2	N21°42'56"W	16.31'
L3	N21°16'41"W	17.61'
L4	S32°49'21"E	13.39'
L5	S75°16'48"E	9.35'
L6	N08°10'46"E	33.23'
L7	N86°21'16"W	30.64'
L8	S55°31'21"E	27.07'
L9	N01°23'29"E	26.91'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	1452.40'	215°40'	57.32' R/W
C2	2488.04'	119°12'	57.32' #2
C3	1412.40'	11°23'53"	280.97' R/W
C4	1432.40'	24°09'00"	603.75' C/L TOTAL
C5	430.00'	44°51'11"	336.62' C/L TOTAL
C6	400.00'	21°29'08"	150.00' R/W
C7	400.00'	26°02'12"	181.77' #2
C8	400.00'	23°22'03"	163.14' R/W
C9	400.00'	02°11'21"	147.93' #2

RECORD OF SURVEY DESCRIPTION
PARCEL 4 OF QUIT CLAIM DEED AS FILED UNDER AUDITOR'S FILE NUMBER 921013003, RECORDS OF COWLITZ COUNTY, WASHINGTON.

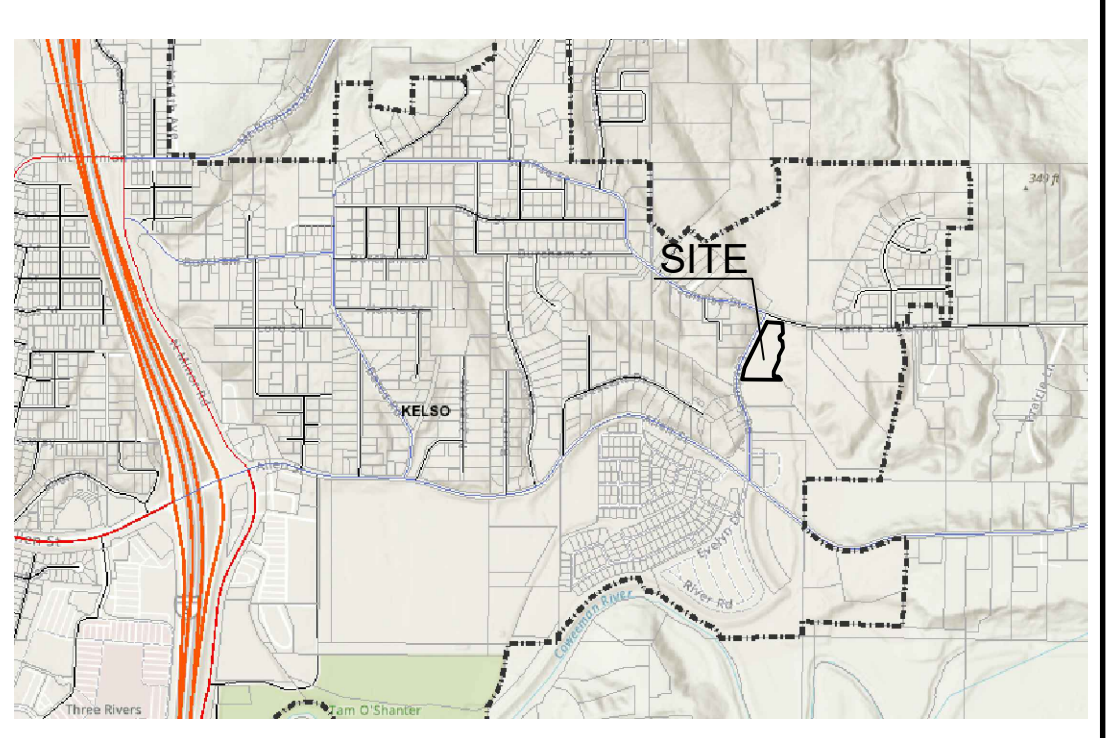
NOTES

- 1) ELECTRIC POWERLINE EASEMENT, 10' EITHER SIDE OF THE POWERLINE CENTERLINE AS CONSTRUCTED, EXCEPT AS LIMITED BY THE BOUNDARIES OF THE PROPERTY, AS FILED UNDER AUDITOR'S FILE NUMBER 732231, RECORDS OF COWLITZ COUNTY, WASHINGTON.
- 2) AN EASEMENT 200' IN LENGTH AND 30' WIDE, 15' EACH SIDE OF THE SOUTH LINE OF LOT 1, FOR INGRESS, EGRESS AND UTILITIES, AS SHOWN ON REF. SURVEY #2 AND AS DESCRIBED IN SPECIAL WARRANTY DEED AS FILED UNDER AUDITOR'S NUMBER 3513580, RECORDS OF COWLITZ COUNTY, WASHINGTON.

REFERENCE SURVEYS

- 1) RECORD OF SURVEY FILED IN VOL. 4, PG. 292, AFN. 811023035, BY LS 10997
- 2) CITY OF KELSO SHORT SUBDIVISION NO. 95-04 FILED IN VOL. 9, PG. 25-26, AFN. 951005065, BY LS 170
- 3) RECORD OF SURVEY FILED IN VOL. 14, PG. 85, AFN. 950517039, BY LS 21326
- 4) CITY OF KELSO SHORT SUBDIVISION NO. KSP-93-002, AFN. 930827076, BY LS 10997
- 5) CITY OF KELSO SHORT PLAT NO. 6-83, FILED IN VOL. 4, PG. 51, AFN. 830722046, BY LS 10997
- 6) RECORD OF SURVEY FILED IN VOL. 10, PG. 226, AFN. 910709008, BY LS 10997
- 7) UNITED STATES DEPARTMENT OF THE INTERIOR, THE BONNEVILLE PROJECT, VANCOUVER - KELSO LINE, SHEET NO. CW-42-5-A, DATED 5-12-39
- 8) RECORD OF SURVEY AS FILED IN VOL. 10, PG. 168, BY LS 12334

DRAWN BY: M. WILHELM	DATE: JUNE 4, 2019	JOB# 19-230 TOPO
CHECKED BY:	SCALE: 1" = 40'	COMP: SVR.2 FB#1854
		SHEET 1 OF 1



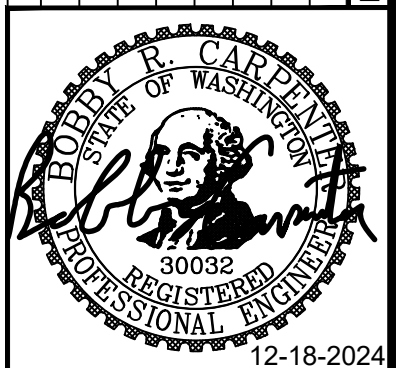
VICINITY MAP

PROPERTY OWNER:
VAN A. HANSON
3335 GRAND AVE
ASTORIA, OR 97103

APPLICANT:
JONATHAN CHRISTOPHER
PO BOX 1690
BRUSH PRAIRIE WA 98606
360-910-2507

CONTACT PERSON:
CARPENTER ENGINEERING INC.
ATTN: BOB CARPENTER
4114 NW 122ND STREET
VANCOUVER, WA 98685
360-574-6088
bcarped@comcast.net

REV	DATE	REVISION DESCRIPTION	DESIGNER	REVIEWER



BOB CARPENTER
ENGINEERING, INC.
Civil Engineering & Consulting
t. (360) 574-6088 | e. bcarped@comcast.net

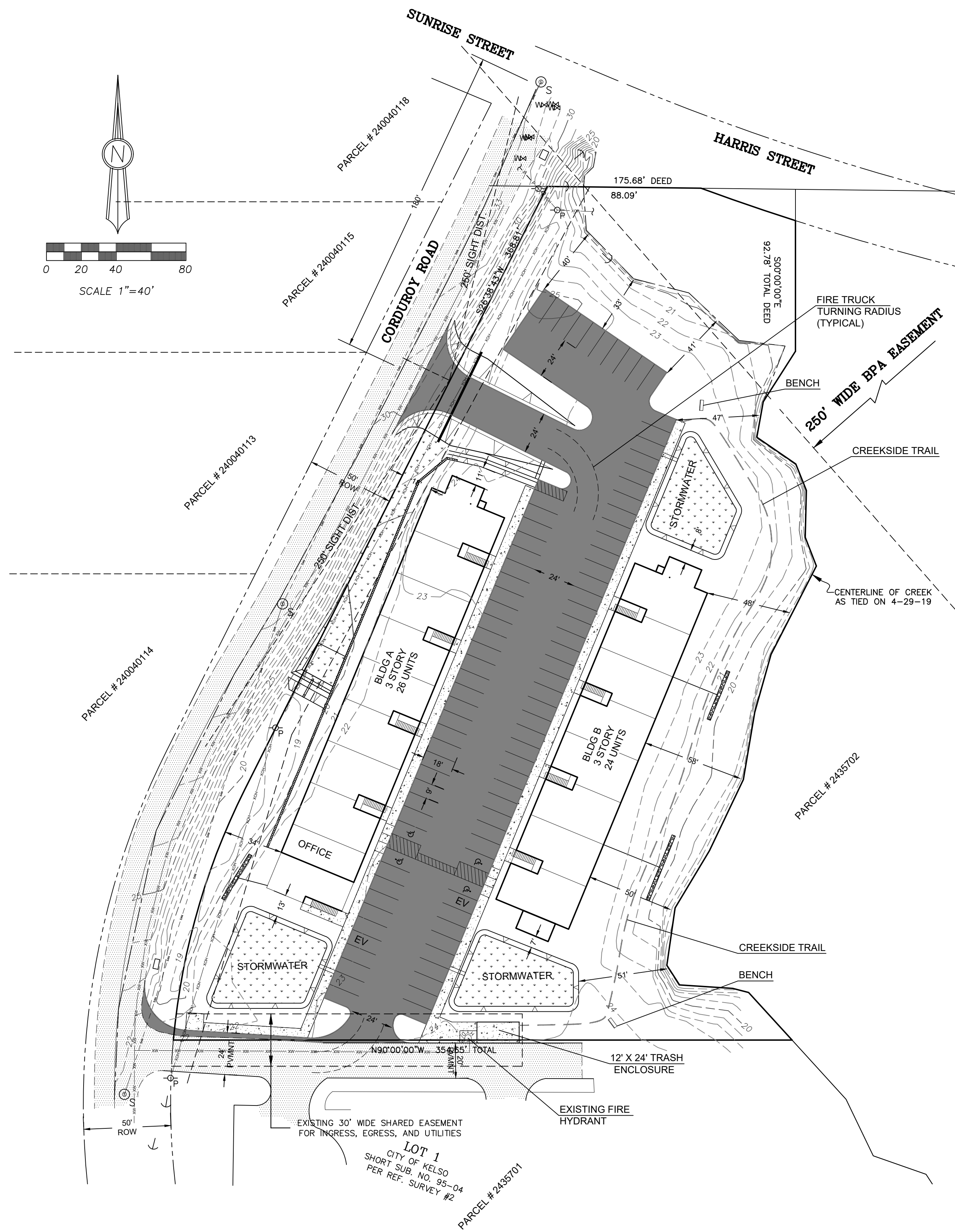
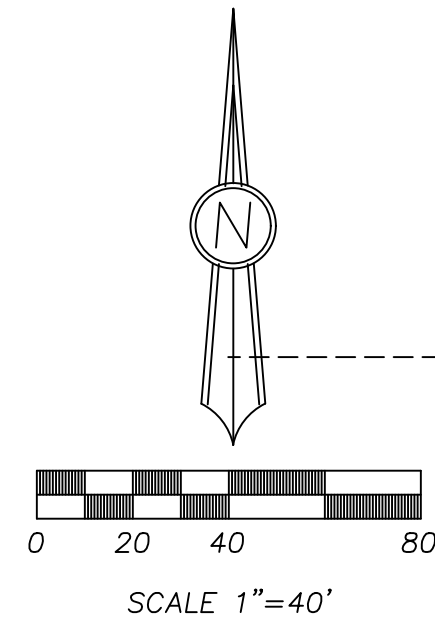
CEI PROJECT NO: 23-003
CONTRACT NO: -----

VALENTINA'S VILLAS
EXISTING CONDITIONS PLAN

JONATHAN CHRISTOPHER
PO BOX 1690
BRUSH PRAIRIE, WA 98606

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- / -



EXISTING SITE INFORMATION:

PARCEL NUMBERS 243570101
 CURRENT USE VACANT
 ZONING DESIGNATION RMF (RESIDENTIAL MULTI-FAMILY)
 GROSS SITE AREA 2.52 ACRES

PROPOSED SITE INFORMATION:

PROPOSED USE 50 UNITS TOTAL IN (TWO) 3 STORY APARTMENT BUILDINGS WITH OFFICE.

DEVELOPMENT STANDARDS:

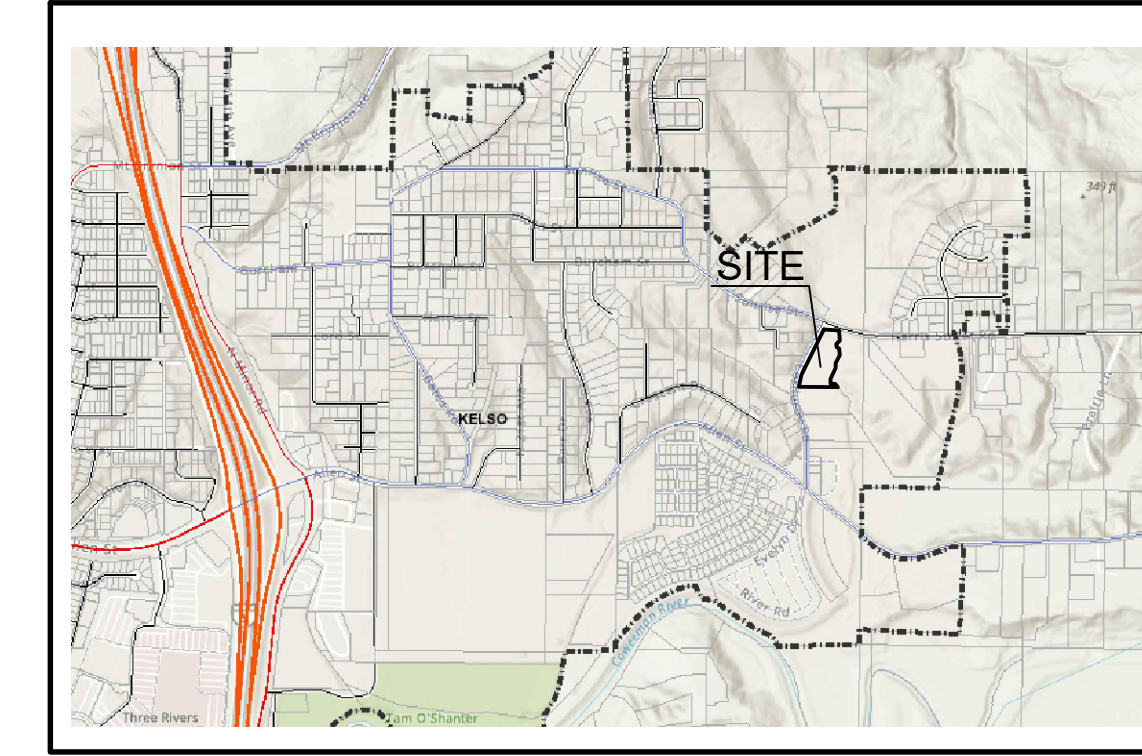
MINIMUM LOT AREA 1,250 SF
 MINIMUM LOT WIDTH 25'
 FRONT YARD SETBACK 20'
 SIDE YARD SETBACK 5'
 STREET SIDE YARD SETBACK 7'
 REAR YARD SETBACK 10'
 MAXIMUM LOT COVERAGE 70%
 MAXIMUM BUILDING HEIGHT 35'
 MINIMUM LANDSCAPE AREA 30%

STORMWATER MANAGEMENT:

TREATMENT STORMWATER TREATMENT BY BIO-FILTRATION SYSTEMS OR OTHER APPROVED BMP'S.
 DISPOSAL TREATED STORMWATER WILL BE DISCHARGED TO WESTERLY ROADSIDE DITCH AND TO EASTERLY CREEK.

PARKING REQUIREMENTS:

PARKING SPACES REQUIRED: (1.5/UNIT) 50 X 1.5 = 75 SPACES REQUIRED
 PARKING SPACES PROPOSED: FULL SIZE - 83
 ADA ACCESSIBLE - 4
 ELECTRIC VEHICLE - 2
 TOTAL = 89 SPACES



VICINITY MAP

PROPERTY OWNER:

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 3335 GRAND AVE
 ASTORIA, OR 97103

APPLICANT:

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 PO BOX 1690
 BRUSH PRAIRIE WA 98606
 360-574-9088
 jchristo@comcast.net

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 4114 NW 122ND STREET
 VANCOUVER, WA 98685
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CEI CARPENTER
 ENGINEERING, INC.
 Civil Engineering & Consulting
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THIS LINE IS 1" LONG AT THE CORRECT SCALE

**VALENTINA'S VILLAS
 PRELIMINARY SITE PLAN**

JONATHAN CHRISTOPHER
 PO BOX 1690
 BRUSH PRAIRIE, WA 98606

BUILDING OCCUPANCY CLASSIFICATION	R-2 APARTMENT HOUSES, B OFFICE	sec 310.1
BUILDING CONSTRUCTION TYPE:	TYPE V-A	TABLE 401
BUILDING STORIES:		sec 402.5
ALLOWED	3 - STORIES	TABLE 504.4
SPRINKLER INCREASE	NOT TO EXCEED 4 STORIES	
ACTUAL # OF STORIES	3 - STORIES	
BUILDING AREA:		
ALLOWED (NON-SPRINKLED)	1000 S.F. PER STORY	TABLE 503
SPRINKLER INCREASE	12000 S.F./STORY	504.2
for NFPA 13R automatic sprinkler system in accordance with section 903.3.1.2		
AREAS OR AGGREGATE AREAS:		sec 504
BUILDING A	11,290 S.F. PER STORY.	
BUILDING B	9,825 S.F. PER STORY.	
BUILDING HT:		
SPRINKLER INCREASE	NOT TO EXCEED 40 FT.	sec 504.3
ACTUAL HT.	39' - 10'	

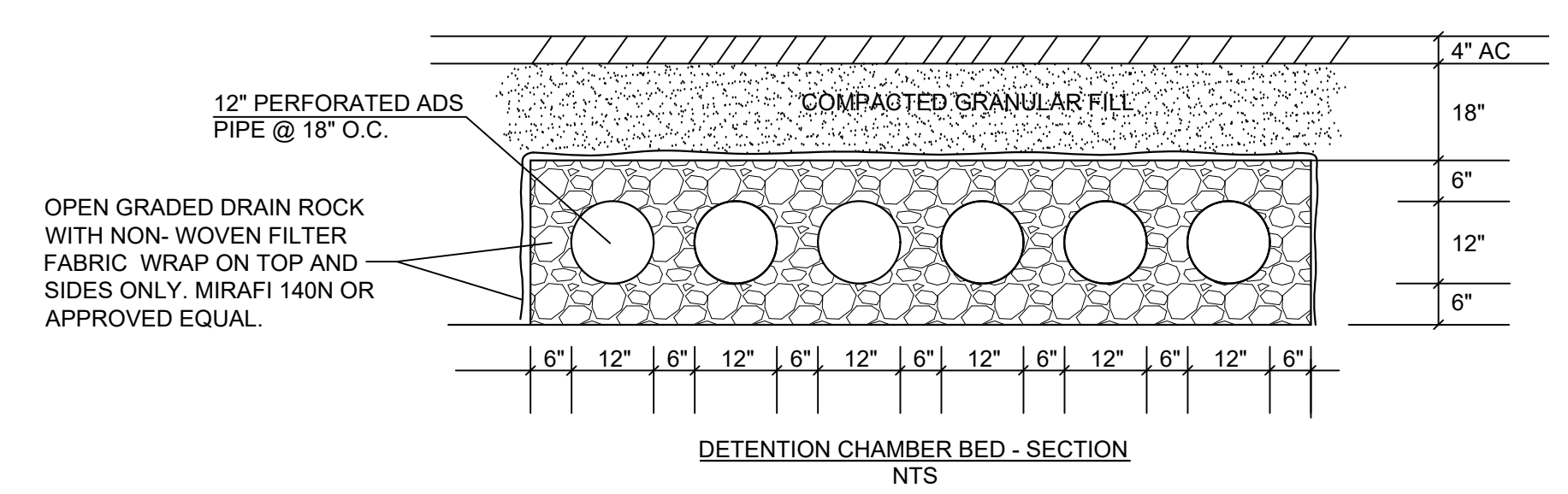
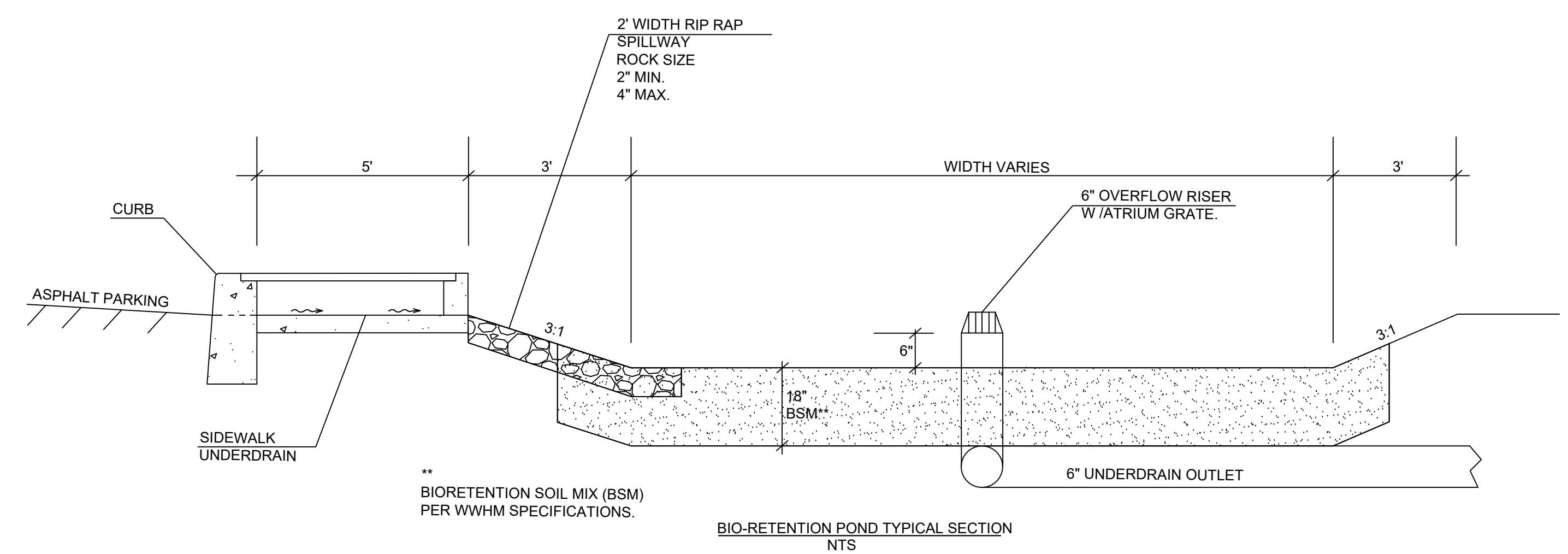
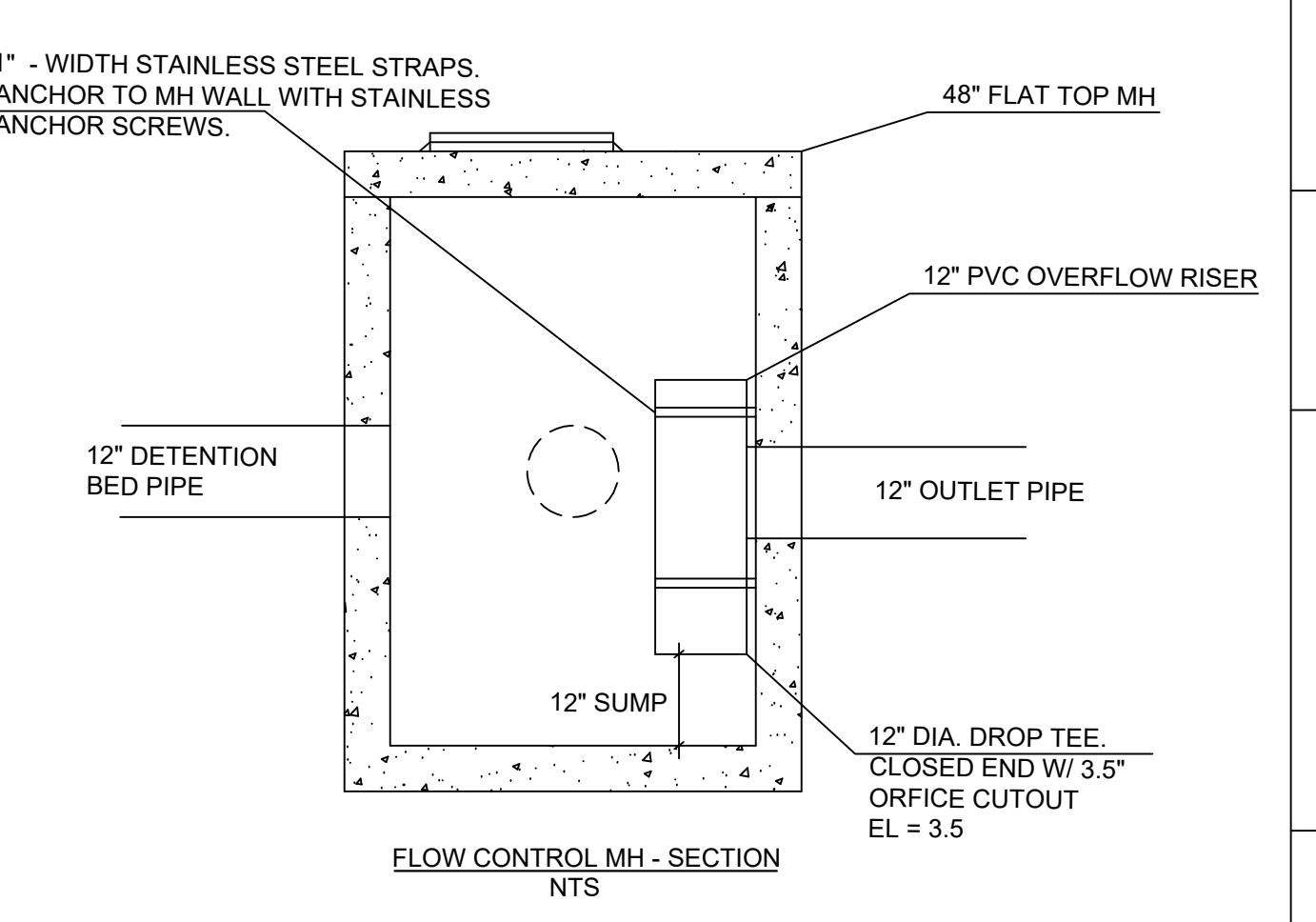
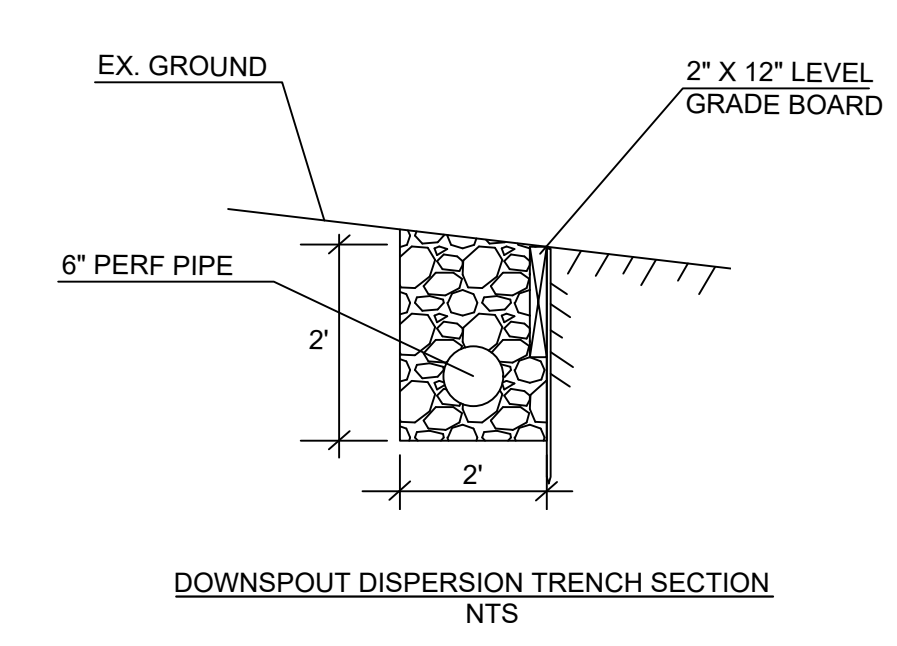
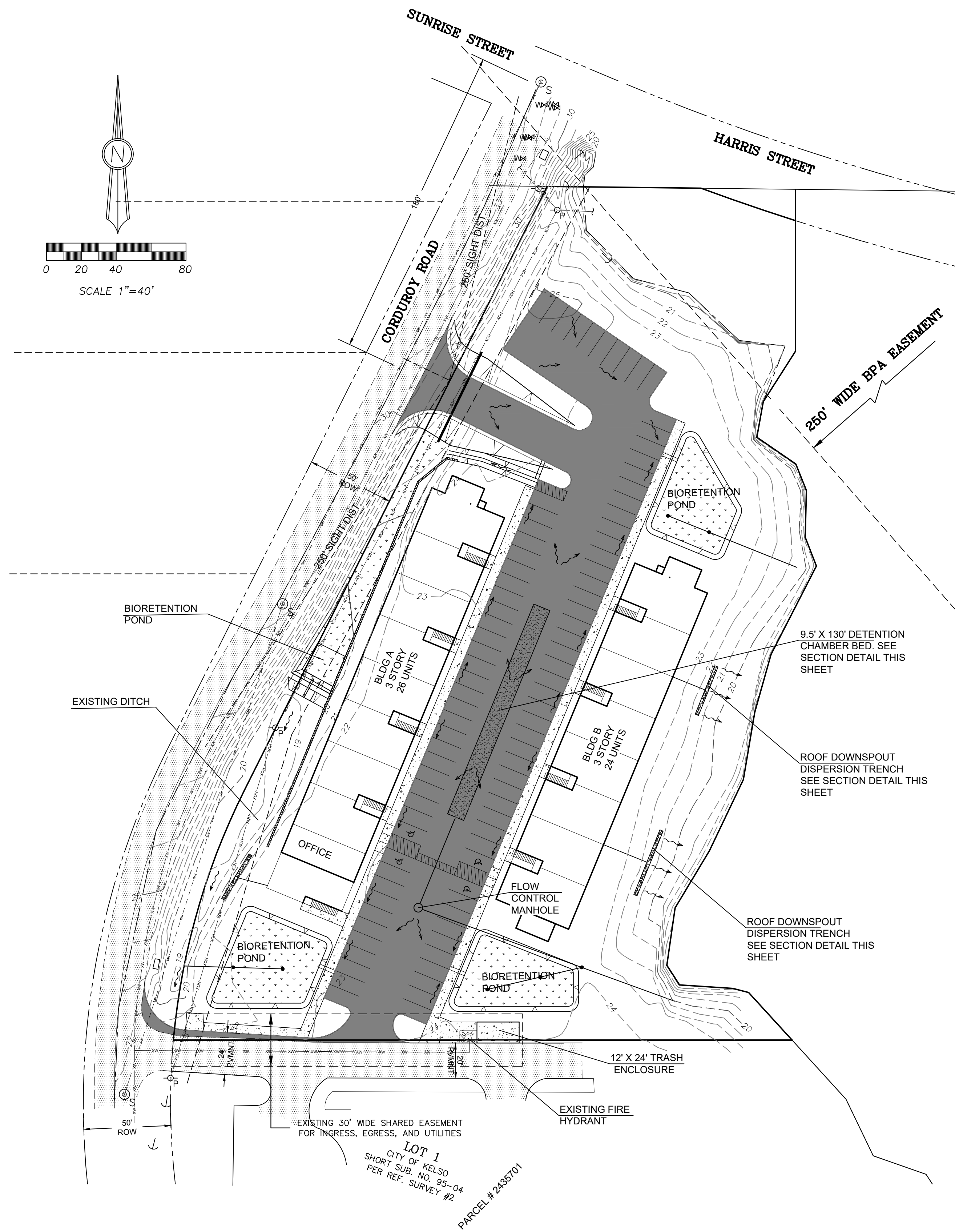
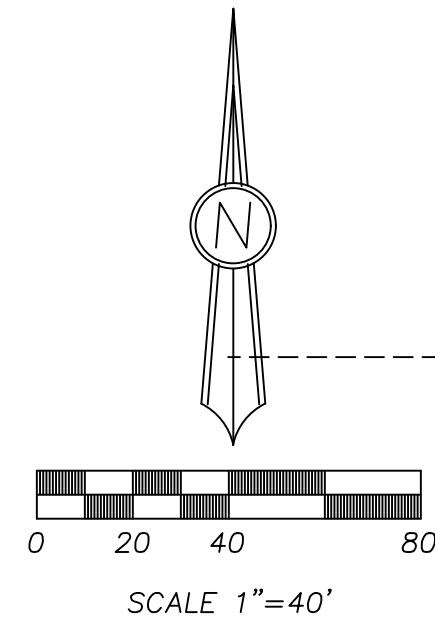
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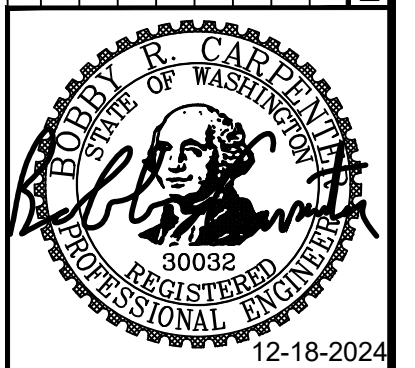
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JE CARPENTER
 ENGINEERING & CONSULTING, INC.
 Civil Engineering & Consulting
 1. (360) 574-6888 | e.jcarper@carpenter.net

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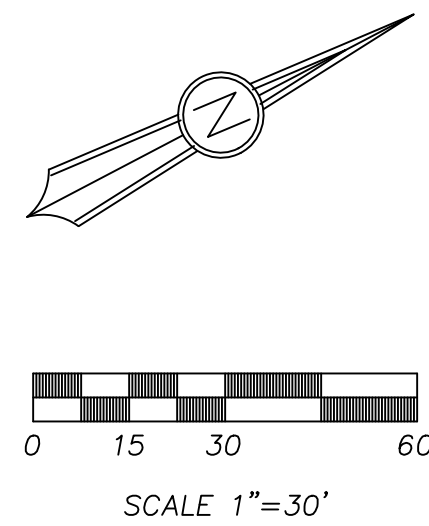
VALENTINAS VILLAS
 PRELIMINARY STORMWATER PLAN

JONATHAN CHRISTOPHER
 PO BOX 1690
 BRUSH PRARIE, WA 98606

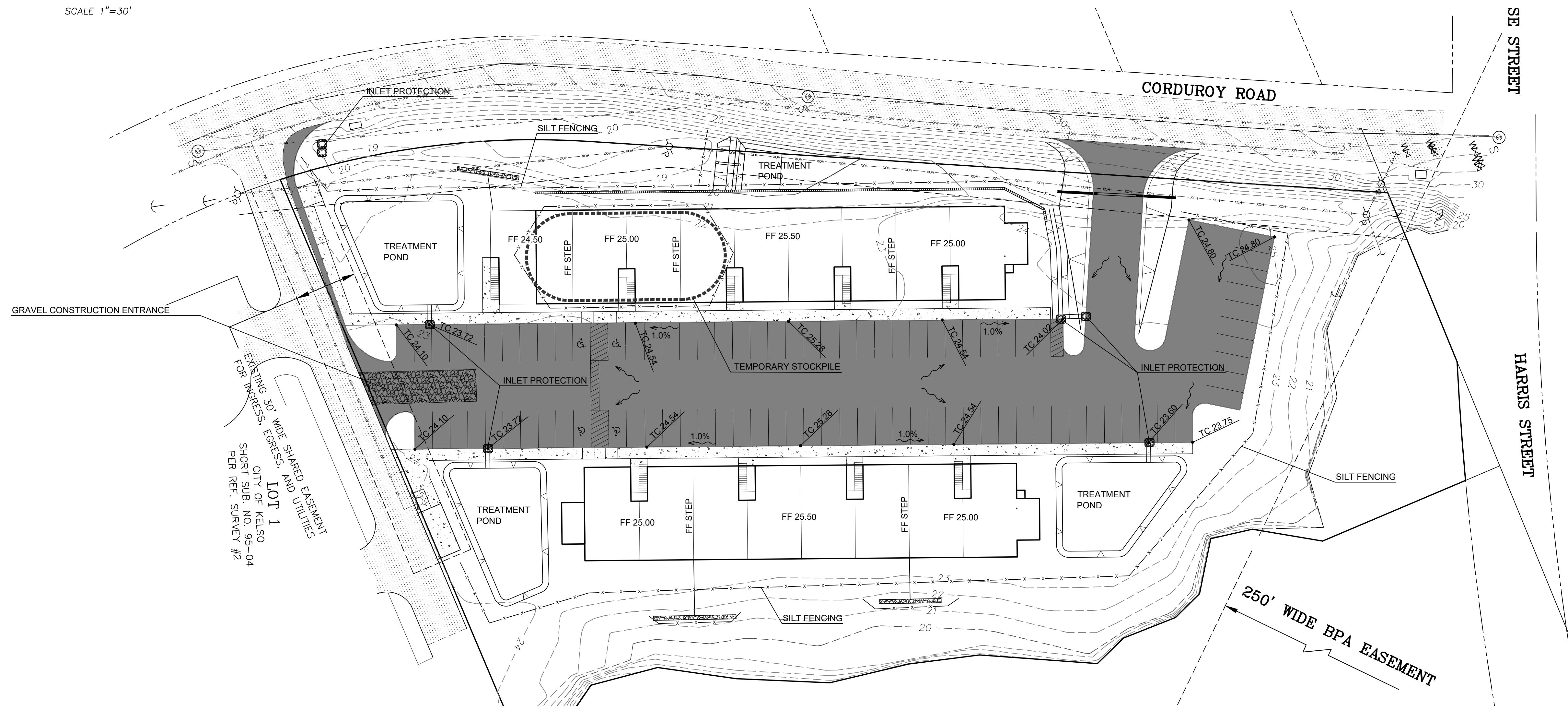
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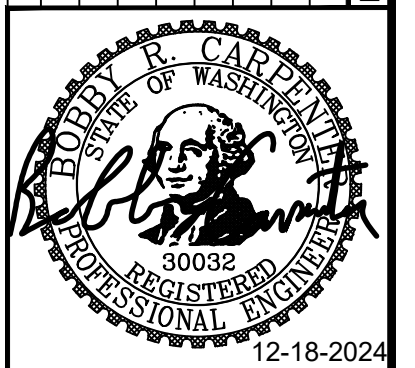
SET DATE: 12/18/2024



SYMBOL	DESCRIPTION
— TC 303.50	TOP OF CURB FINISHED GRADE
— FG 302.00	FINISHED GROUND SURFACE
FF 25.00	FINISHED FLOOR ELEVATION



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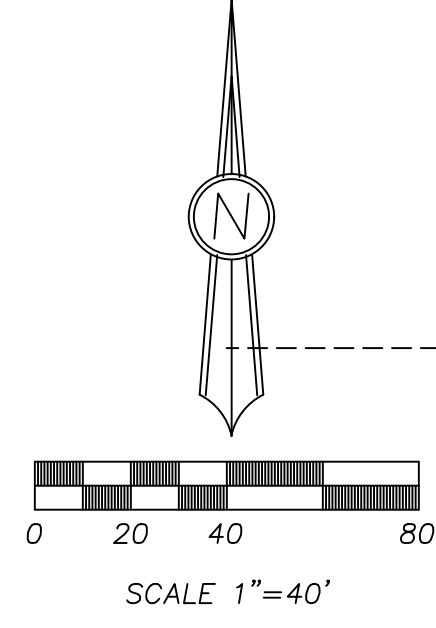
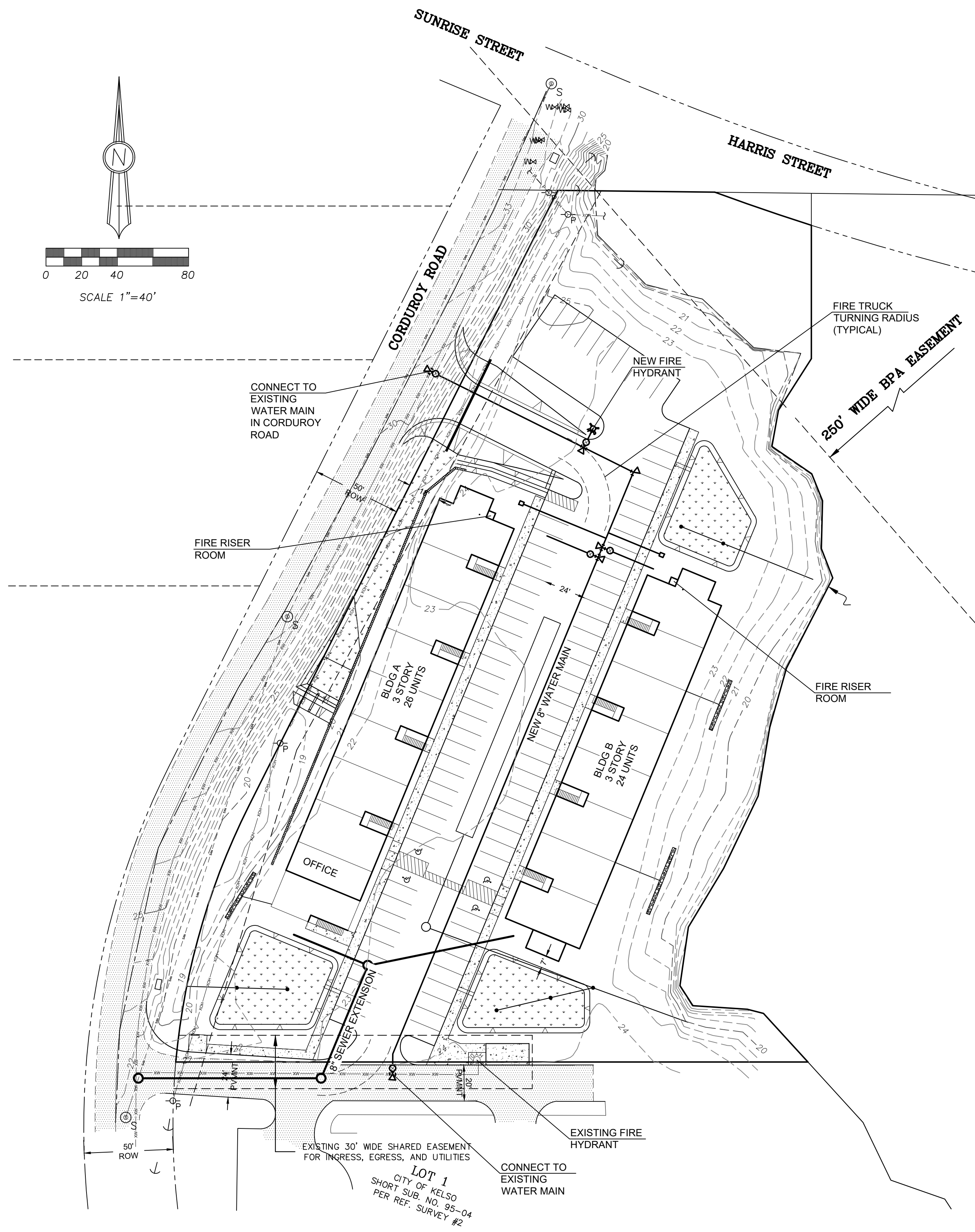
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 Civil Engineering & Consulting
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 CONTRACT NO: -----
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VALENTINA'S VILLAS
 PRELIMINARY GRADING AND EROSION CONTROL PLAN
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JONATHAN CHRISTOPHER
 PO BOX 1690
 BRUSH PRARIE, WA 98606

14
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SET DATE: 12/18/2024



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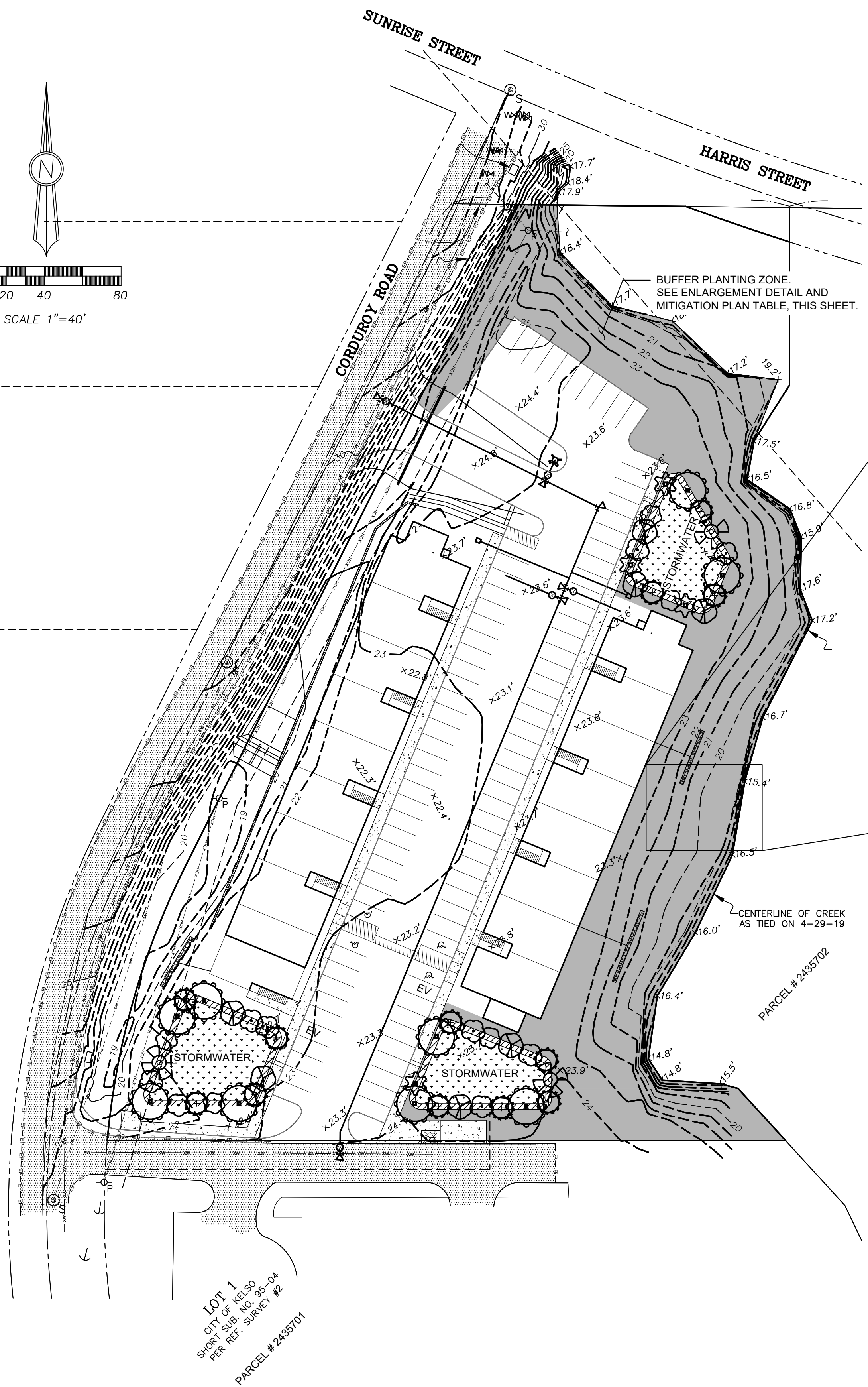
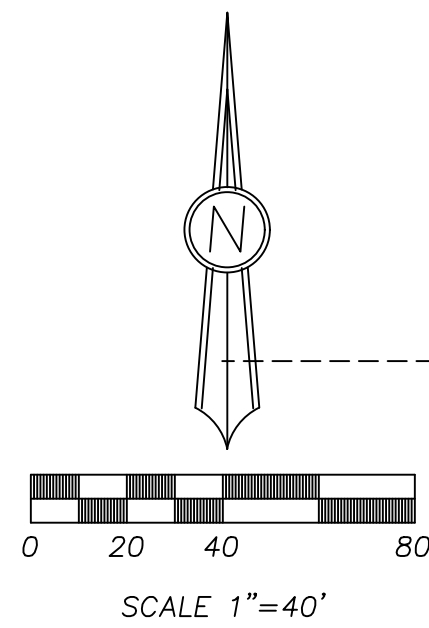
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VALENTINA'S VILLAS
 PRELIMINARY UTILITY PLAN

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 PO BOX 1690
 BRUSH PRARIE, WA 98606

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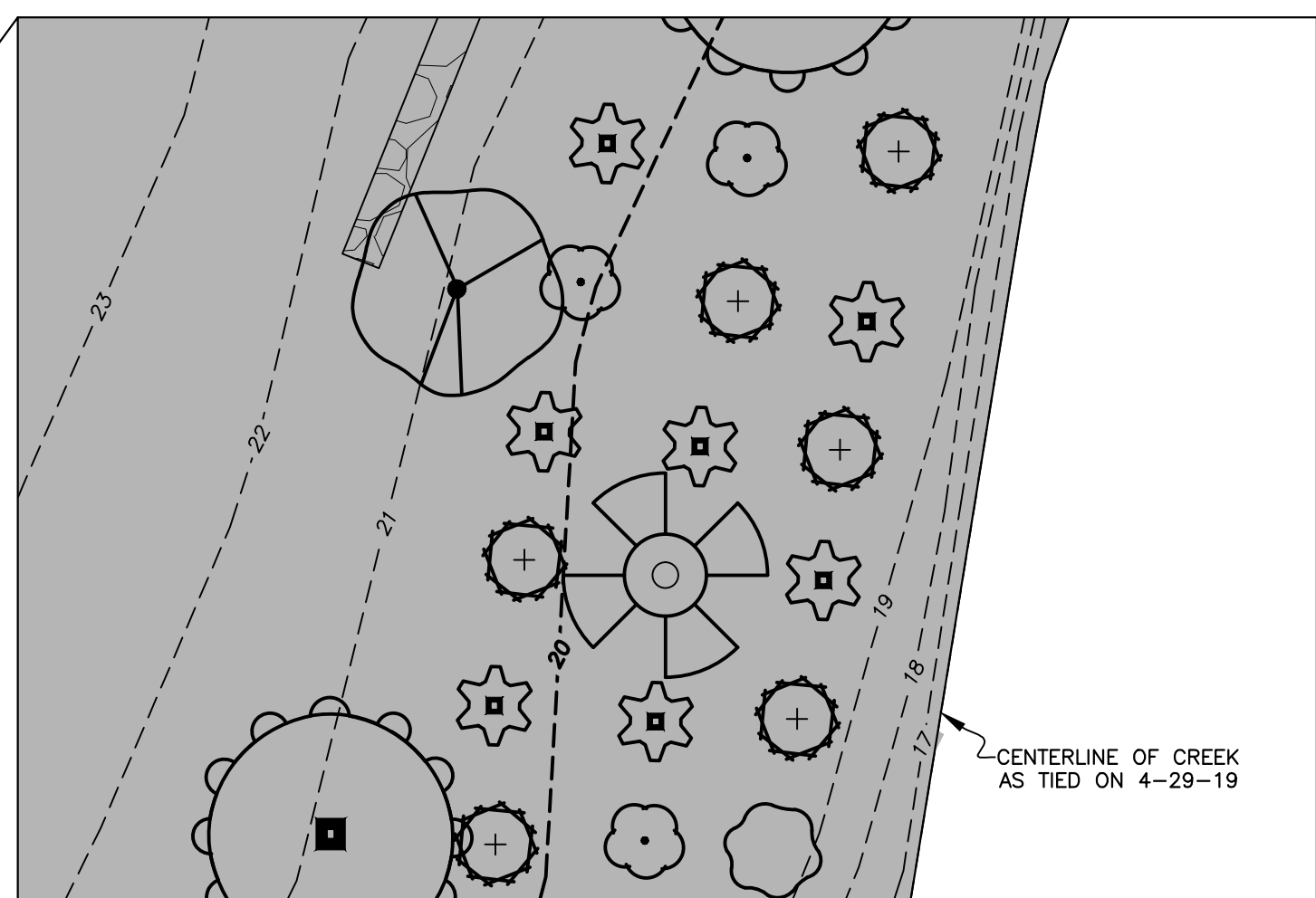
GENERAL LANDSCAPE NOTES:

1. MULCH OR APPROVED GROUND COVER TO BE USED AROUND TREES WHERE SEEDING IS NOT USED.
2. DECIDUOUS TREES SHALL HAVE A 2-INCH DBH OR GREATER AT TIME OF PLANTING.
3. EVERGREEN TREES SHALL BE AT LEAST 6-FT TALL AT TIME OF PLANTING WITH LOW-BRANCHING, DENSE FOLIAGE.
4. SHRUBS SHALL BE AT LEAST 12-INCHES TALL AT TIME OF PLANTING.
5. INVASIVE SPECIES ARE PROHIBITED.
6. SEE CIVIL PLANS FOR TREE PROTECTION, SOIL PROTECTION, EROSION CONTROL, AND OTHER DETAILS NOT SHOWN HERE.
7. PLANTING SHALL BE DONE BETWEEN APRIL 1 TO NOVEMBER 1.
8. NO IRRIGATION IS PLANNED WITH THIS LANDSCAPE PLAN.

TOTAL SITE AREA 2.52 ACRES

TOTAL LANDSCAPE AREA 0.84 ACRES

**BUFFER ENLARGEMENT DETAIL
NTS**

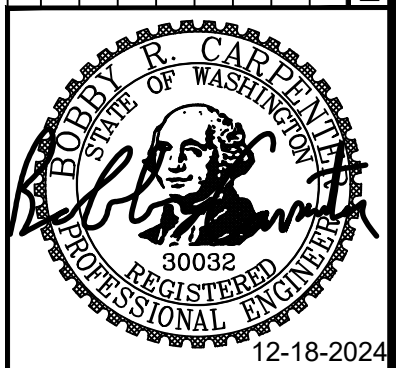


PLANT LIST AND LEGEND

- BIG-LEAF MAPLE (*ACER MACROPHYLLUM*)
- CASCARA (*FRANGULA PURSHIANA*)
- GRAND FIR (*ABIES GRANDIS*)
- BEAKED HAZELNUT (*CORYLUS CORNUTA*)
- COMMON SNOWBERRY (*SYMPHORICARPOS ALBUS*)
- NOOTKA ROSE (*ROSA NUTKANA*)
- OCEANSPRAY (*HOLODISCUS DISCOLOR*)
- NATIVE WATER QUALITY SEEDING
- NATIVE RIPARIAN SEEDING

MITIGATION PLANTING PLAN TABLE				
COMMON NAME	SCIENTIFIC NAME	STOCK SIZE	SPACING	QUANTITY
BUFFER RESTORATION PLANTING AREA				
TREES				
BIG-LEAF MAPLE	<i>ACER MACROPHYLLUM</i>	1-GALLON	14-FT	50
CASCARA	<i>FRANGULA PURSHIANA</i>	1-GALLON	14-FT	60
GRAND FIR	<i>ABIES GRANDIS</i>	1-GALLON	14-FT	50
SHRUBS				
BEAKED HAZELNUT	<i>CORYLUS CORNUTA</i>	1-GALLON	10-FT	50
COMMON SNOWBERRY	<i>SYMPHORICARPOS ALBUS</i>	1-GALLON	6-FT	115
NOOTKA ROSE	<i>ROSA NUTKANA</i>	1-GALLON	6-FT	100
OCEANSPRAY	<i>HOLODISCUS DISCOLOR</i>	1-GALLON	6-FT	50
STORM POND BUFFER PLANTING AREA				
TREES				
BIG-LEAF MAPLE	<i>ACER MACROPHYLLUM</i>	1-GALLON	14-FT	4
CASCARA	<i>FRANGULA PURSHIANA</i>	1-GALLON	14-FT	4
GRAND FIR	<i>ABIES GRANDIS</i>	1-GALLON	14-FT	4
SHRUBS				
BEAKED HAZELNUT	<i>CORYLUS CORNUTA</i>	1-GALLON	10-FT	5
COMMON SNOWBERRY	<i>SYMPHORICARPOS ALBUS</i>	1-GALLON	6-FT	5
NOOTKA ROSE	<i>ROSA NUTKANA</i>	1-GALLON	6-FT	5
OCEANSPRAY	<i>HOLODISCUS DISCOLOR</i>	1-GALLON	6-FT	5
			TOTAL PER POND	10 SHRUBS-6 TREES

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JE CARPENTER
ENGINEERING, INC.
Civil Engineering & Consulting
t. (360) 574-6888 | e. je@carpentereng.com

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VALENTINA'S VILLAS

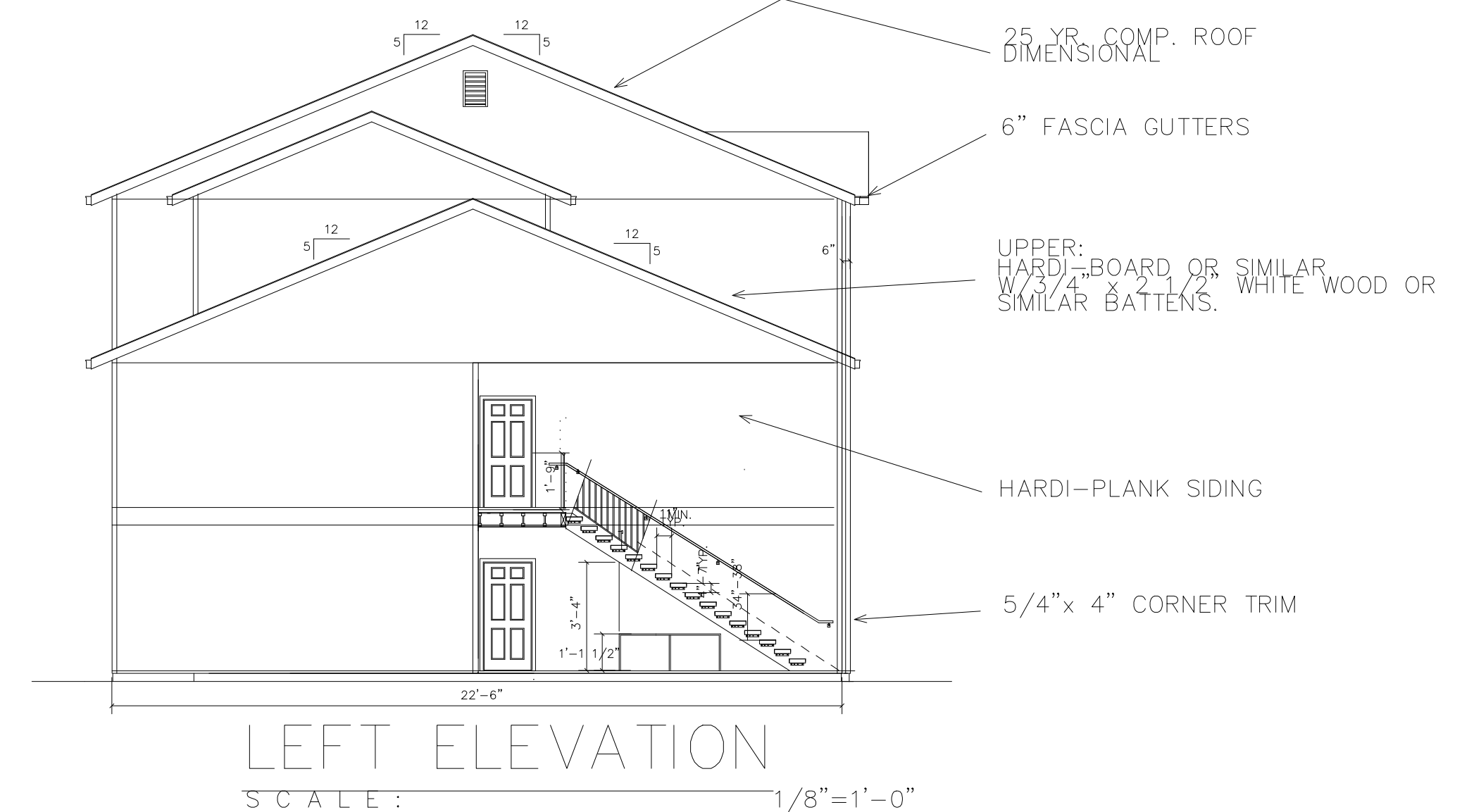
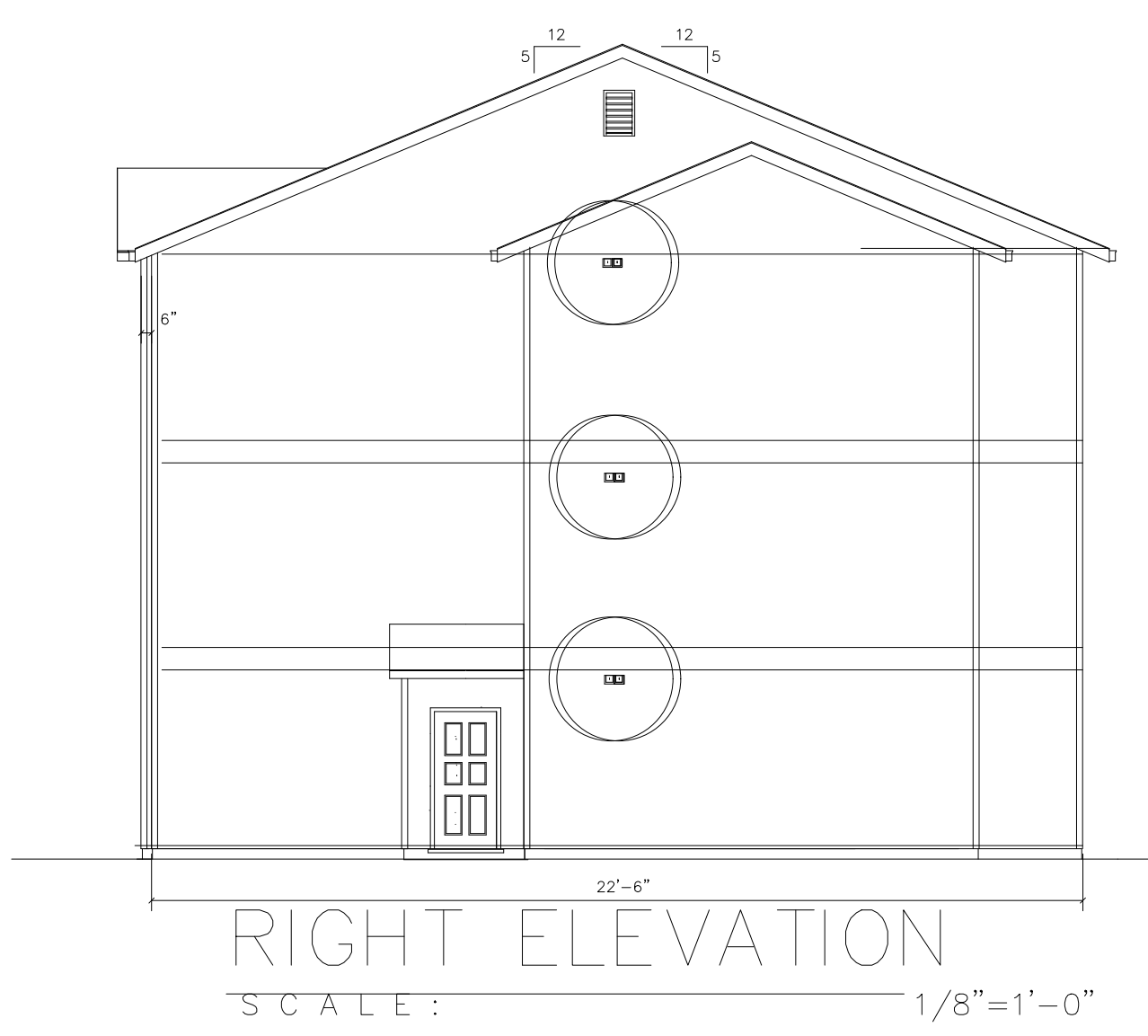
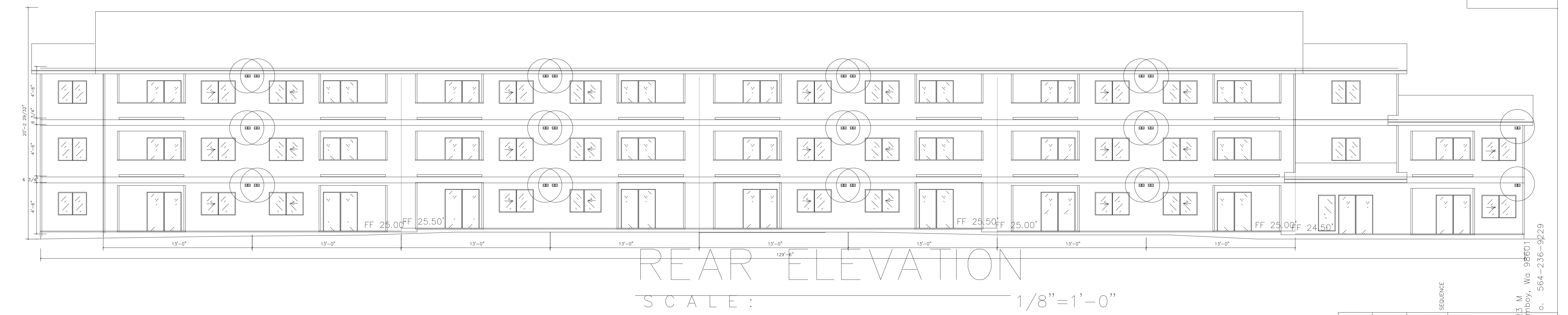
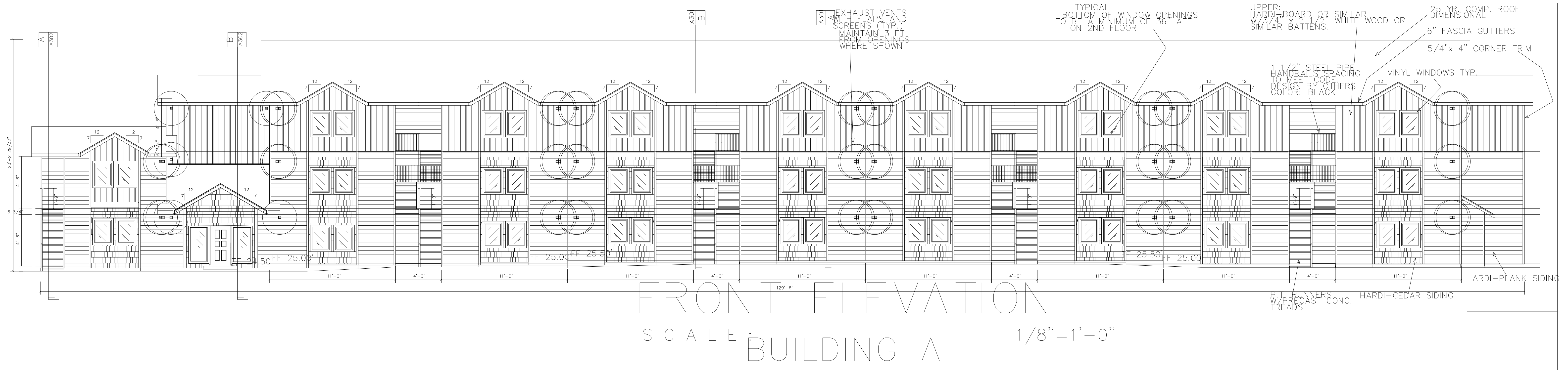
PRELIMINARY LANDSCAPE PLAN AND BUFFER MITIGATION PLAN

JONATHAN CHRISTOPHER
PO BOX 1690
BRUSH PRARIE, WA 98606

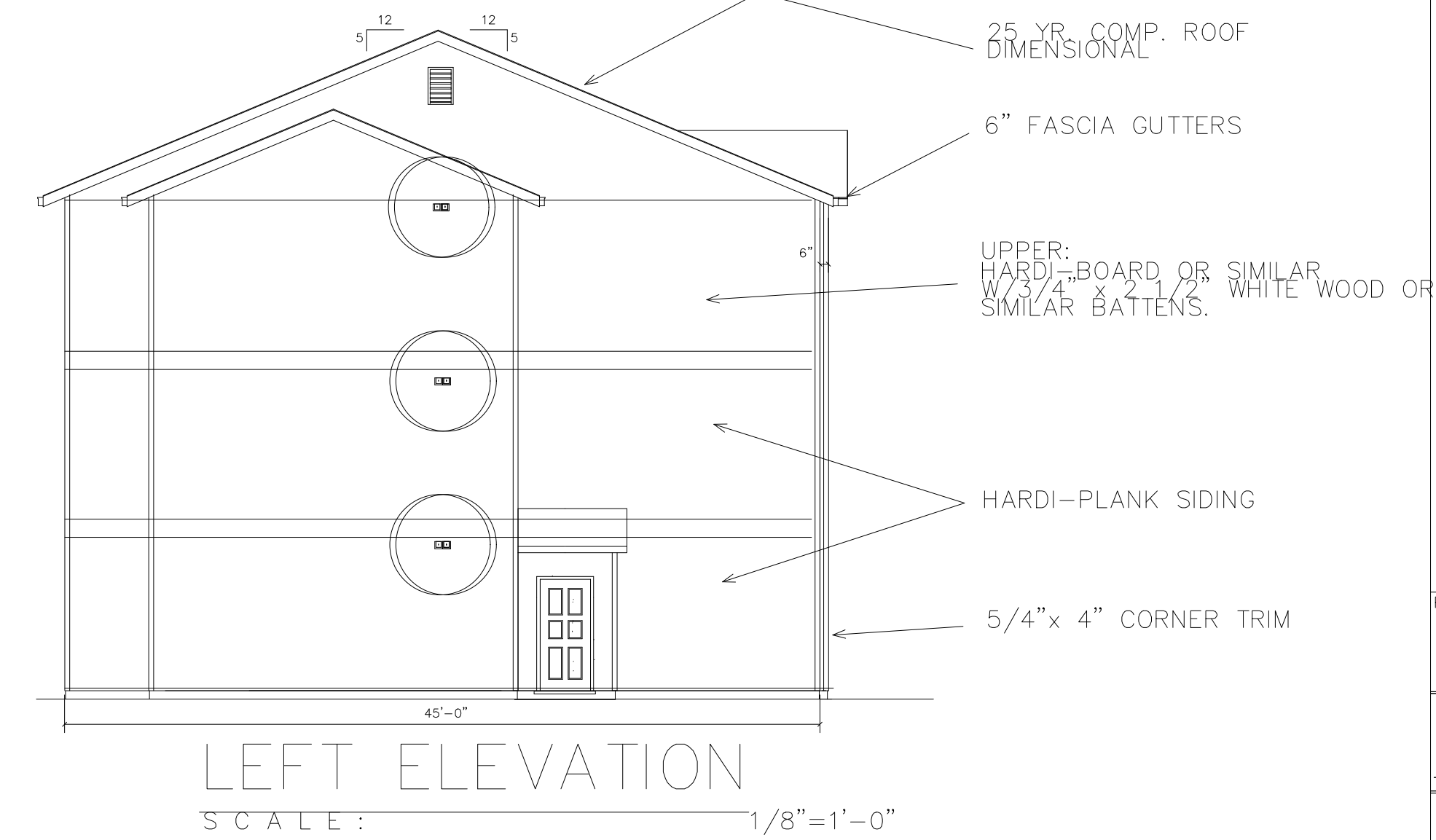
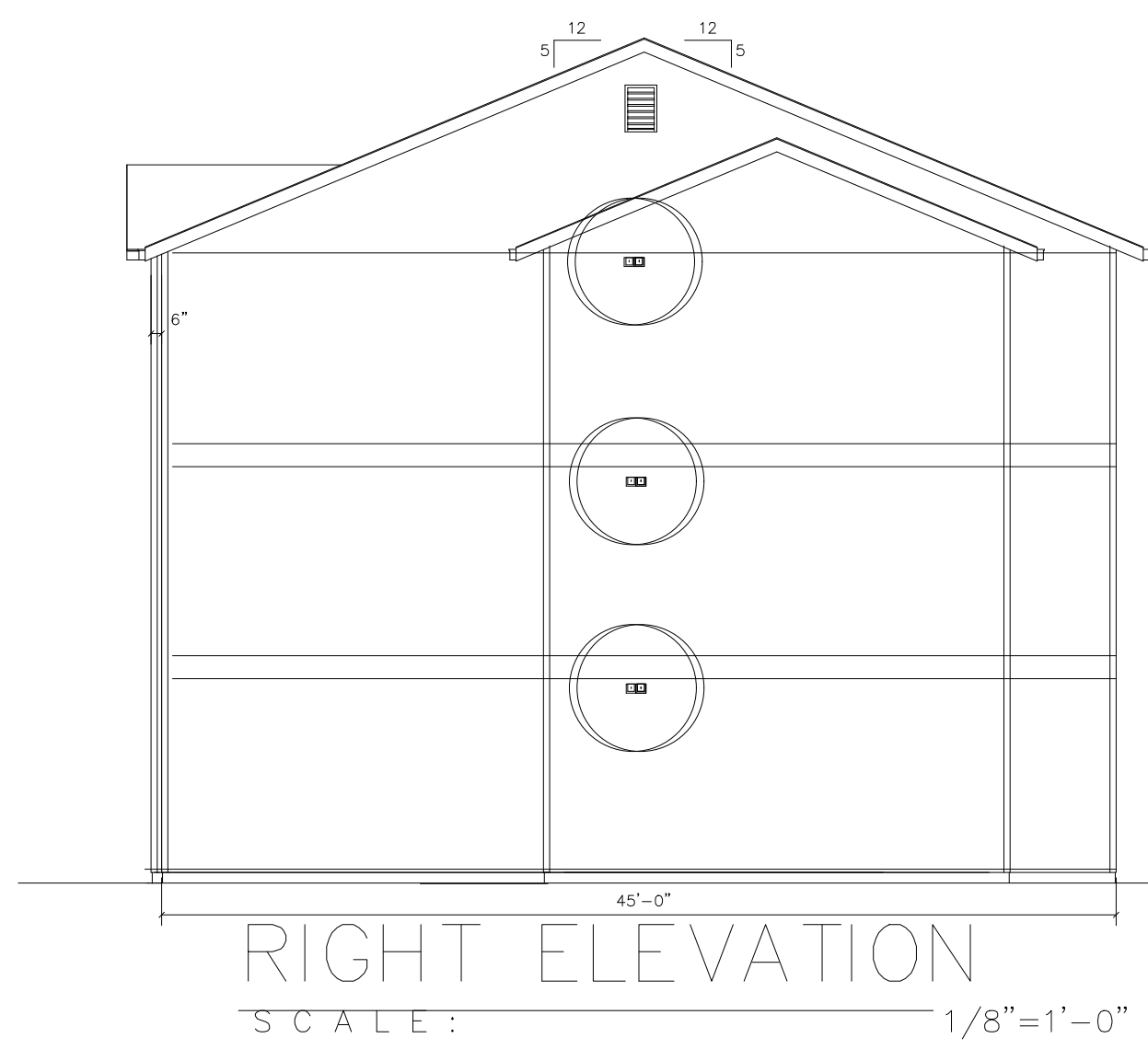
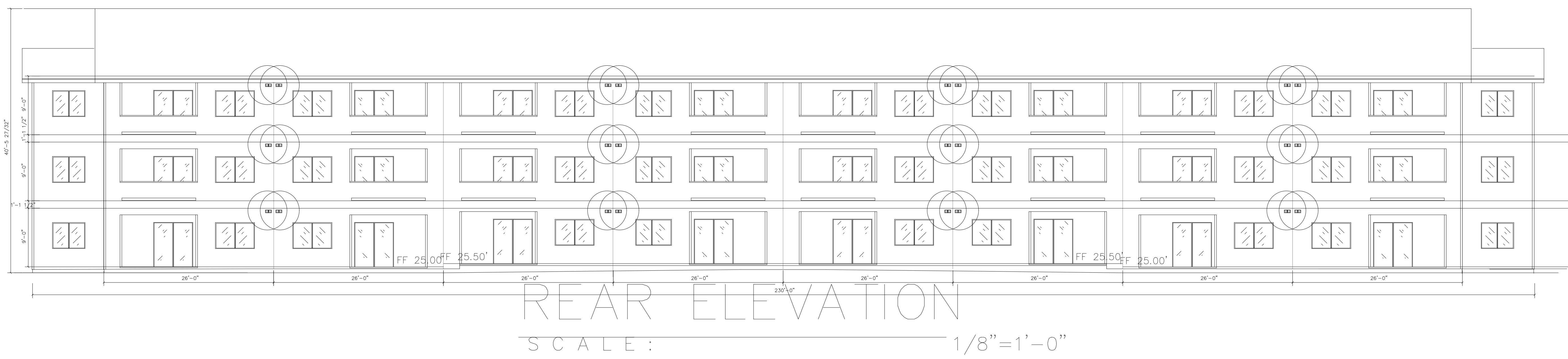
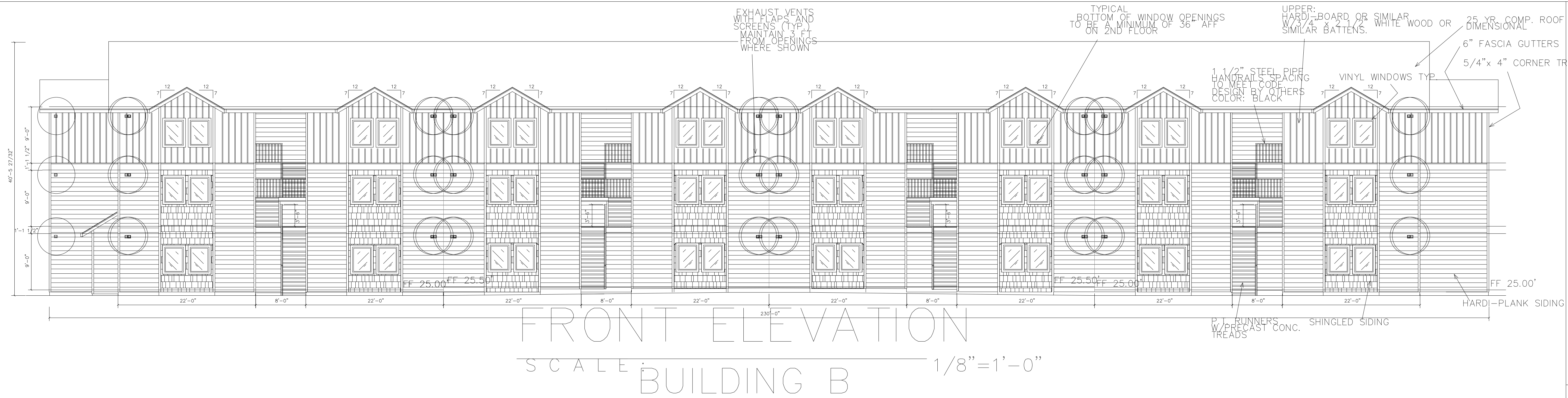
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SET DATE: 12/18/2024



VALENTINA'S VILLAS KELSO, WA, 98		ELEVATIONS	
PROJECT NO.		TITLE	
VALENTINA'S VILLAS		A 2 01	
DISCIPLINE		SHT TYPE	
BUILDING B		AS NOTED	
DATE	11/1/24		
CHECKED BY	PS		
DRAWN BY	MW		
Contact Information			
• ADR: PHILIP SYDMOR - AIA - PHONE #: 503.312.2561 M phil@integratearch.com ADDRESS: Kilpatrick@stand, Or. 97217			
• OWNER - Jonathan Christopher PHONE #: 360.910.2507 M jonchristopher23@gmail.com ADDRESS: Brush, Prairie			
• DESIGN AND DRAFTING - Michael D. Wilson PHONE #: 360.852.0423 M conceptdesigninc@yahoo.com ADDRESS: 41518 NE 1st Jones Rd, Appboy, Wa 98601			
• EOR: Jason Stank - JS Structural, PLLC - c. 360-901-6463 o. 564-236-9229 15640 NE Fourth Plain Blvd., Ste 106 Vancouver, WA 98662			



Contact Information
 AOR: PHILIP SYDMOR - AIA - PHONE #: 509.392.8611 MATRIK ST
 phil@integratearch.com

HANSON APARTMENTS
 KELSO, WA, 98-----

PROJECT NO. HANSON APARTMENTS
 BLDG B ELEVATIONS
 TITLE: A 2 01a

DATE: 7/14/24
 SCALE: AS NOTED
 DRAWN BY: MW
 CHECKED BY: PS
 DWG NO.:

DISCIPLINE: SHT TYPE: SEQUENCE: