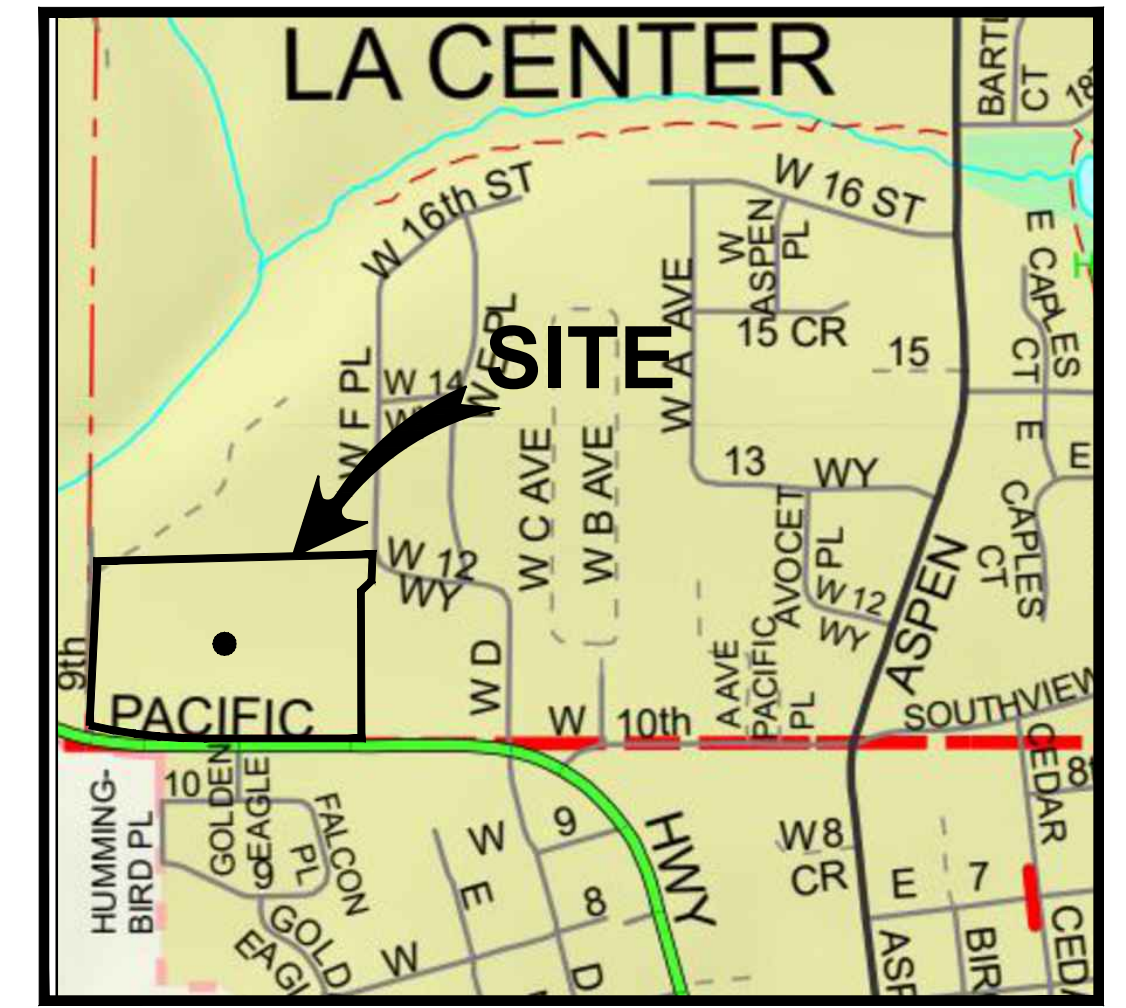
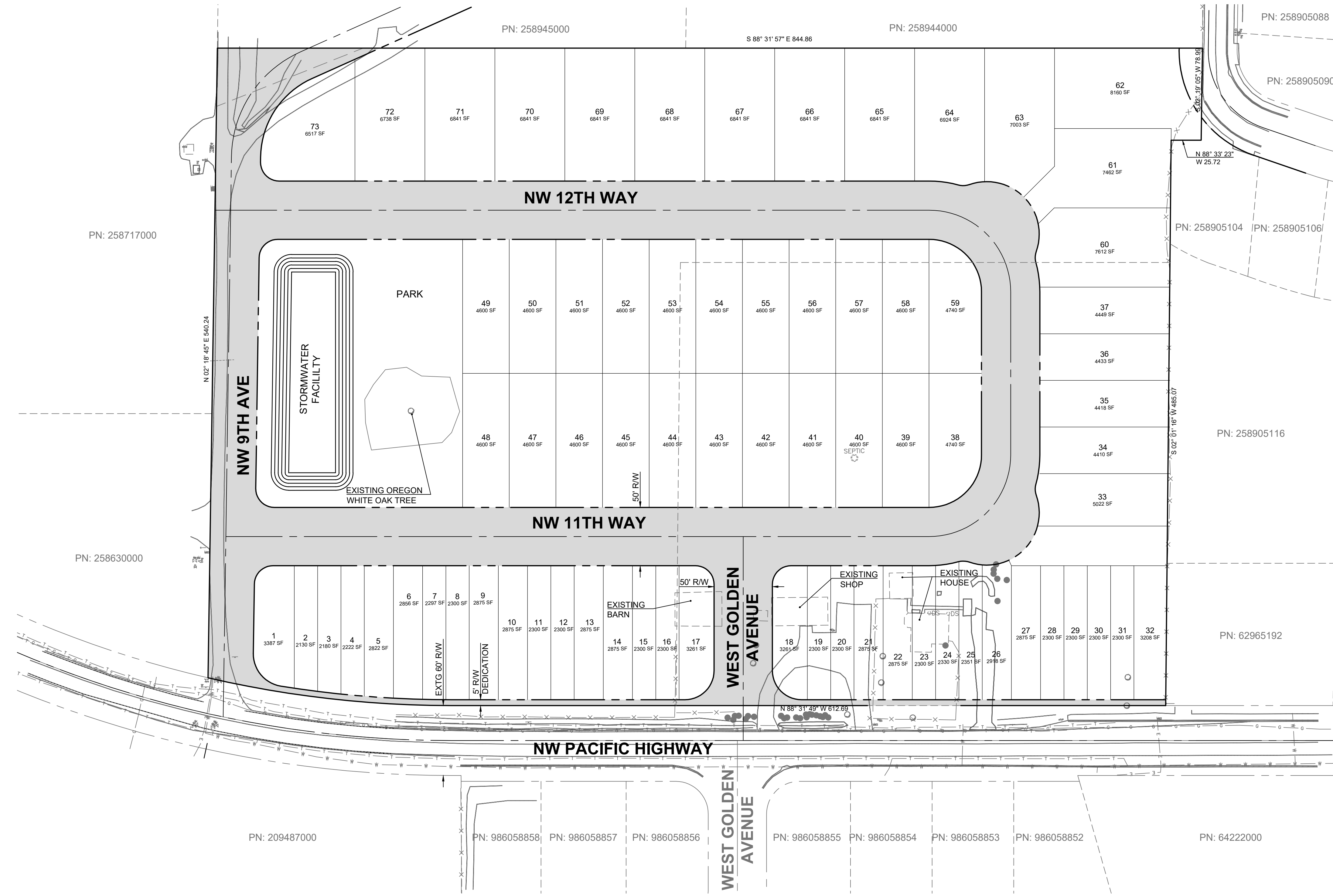


NW 9th Avenue Rezone

Located in the SW ¼ of Section 34, T5N, R1E W.M.
La Center, Washington



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

APPLICANT:
Danny Martin
10013 NE Hazel Dell Ave. # 504
Vancouver, WA 98685
(360) 949-5607
dan@songbirdhomes.com

CIVIL ENGINEER:
PLS Engineering
Jayson Taylor, PE
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
pm@plsengineering.com

OWNER:
IRAR Trust FBO
Daniel Wisner 3521830 ETAL
33901 NW Pacific Highway
La Center, WA 98629
(360) 949-5607
wisnerdan@gmail.com

SITE ADDRESS:
Parcel #'s:
258902000, 258921000
33901 NW Pacific Highway
La Center, WA 98629

LAND USE:

The applicant is proposing to rezone approximately 11.3 acres from LDR-7.5 to MDR-16. This proposed site plan shows how the site can be developed under the MDR-16 zone. Larger lots would be required at the north end of the site to meet beveling requirements. Smaller lots for detached homes would be located in the interior of the site. A mix of housing types would be accomplished by providing attached housing on the south end of the site adjacent to NW Pacific Highway.

TRANSPORTATION:

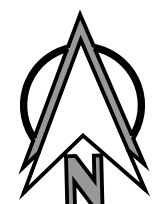
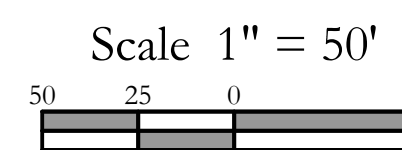
NW Pacific Hwy provides access to the site along its southern boundary. NW 9th Avenue borders the site to the west. The Hannas Farm subdivision to the east has provided a partial width street, F Place, along the east property boundary which future development on the subject property could complete. There are no known capacity issues with these roadways.

UTILITIES:

La Center is the sewer purveyor for this site. There is existing sanitary sewer infrastructure located in NW Pacific Hwy that can serve the site.

Clark Public Utilities (CPU)'s is the water purveyor for this site. There are existing water mains located in NW Pacific Hwy, F Place and NW 9th Ave.

Stormwater runoff (quantity and quality) from the future development will likely be detained and treated on-site. Any future development will meet the standards of City of La Center stormwater ordinance (Municipal Code 18.320).



Conceptual Plat For:
NW 9th Avenue Rezone
 A Subdivision Located In The City Of La Center, Washington
 Engineering - Surveying - Planning 604 W. Evergreen Blvd., Vancouver, WA 98660 PH (360) 944-6519 Fax (360) 944-6539

Revisions	
1	
2	
3	
4	
5	
6	

Project No.	3332
SCALE:	H: N/A V: N/A
DESIGNED BY:	JMT
DRAFTED BY:	MM
REVIEWED BY:	TGJ

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