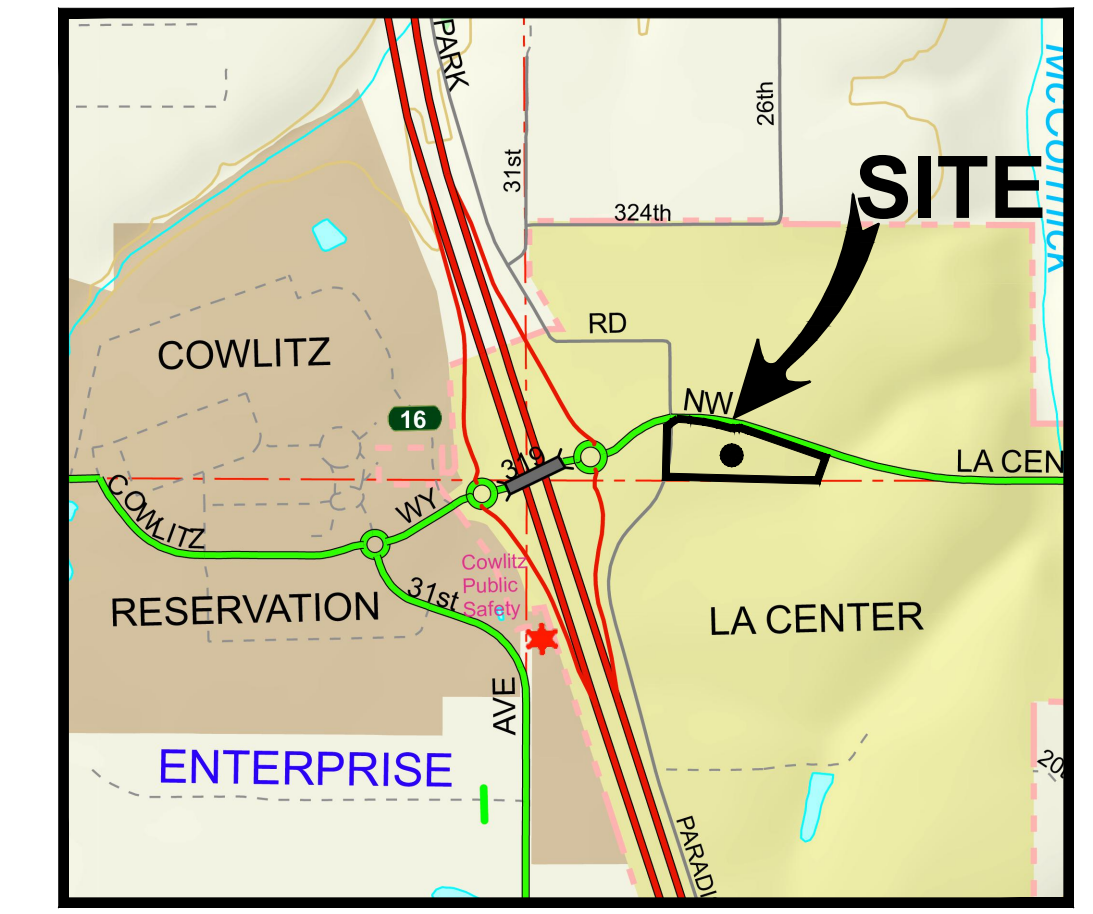


Paradise Park Site Plan

Located in the SW $\frac{1}{4}$ of Section 4, T4N, R1E W.M.
La Center, Washington

SITE STATISTICS		
ZONE: JUNCTION PLAN (JP)		
Existing Site Area	146,501 SQ FT	3.36 AC
Right of Way Dedication	1,293 SQ FT	0.03 AC
Right of Way Vacation	4,269 SQ FT	0.10 AC
Critical Areas	12,603 SQ FT	0.29 AC
Developed Site Area	137,056 SQ FT	3.15 AC
Total Building Footprint SF	17,973 SQ FT	
Hotel	11,873 SQ FT	
QSR / Commercial	6,100 SQ FT	
	REQUIRED	PROPOSED
Total Parking Spaces	129 (1.18/room) 61 (9.19/1k sq ft)	182
Standard Parking Spaces	-	174
Compact Parking Spaces	-	2
Handicap Parking Spaces	6	6
Hotel Building Height	60'	65'
QSR / Commercial Building Height	60'	18'



VICINITY MAP
NOT TO SCALE

APPLICANT:

Luke Sasse
9321 NE 72nd Ave Bldg C #7
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Ph (360) 907-0226
luke@timberlandinc.com

CIVIL ENGINEER:

PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

OWNER:

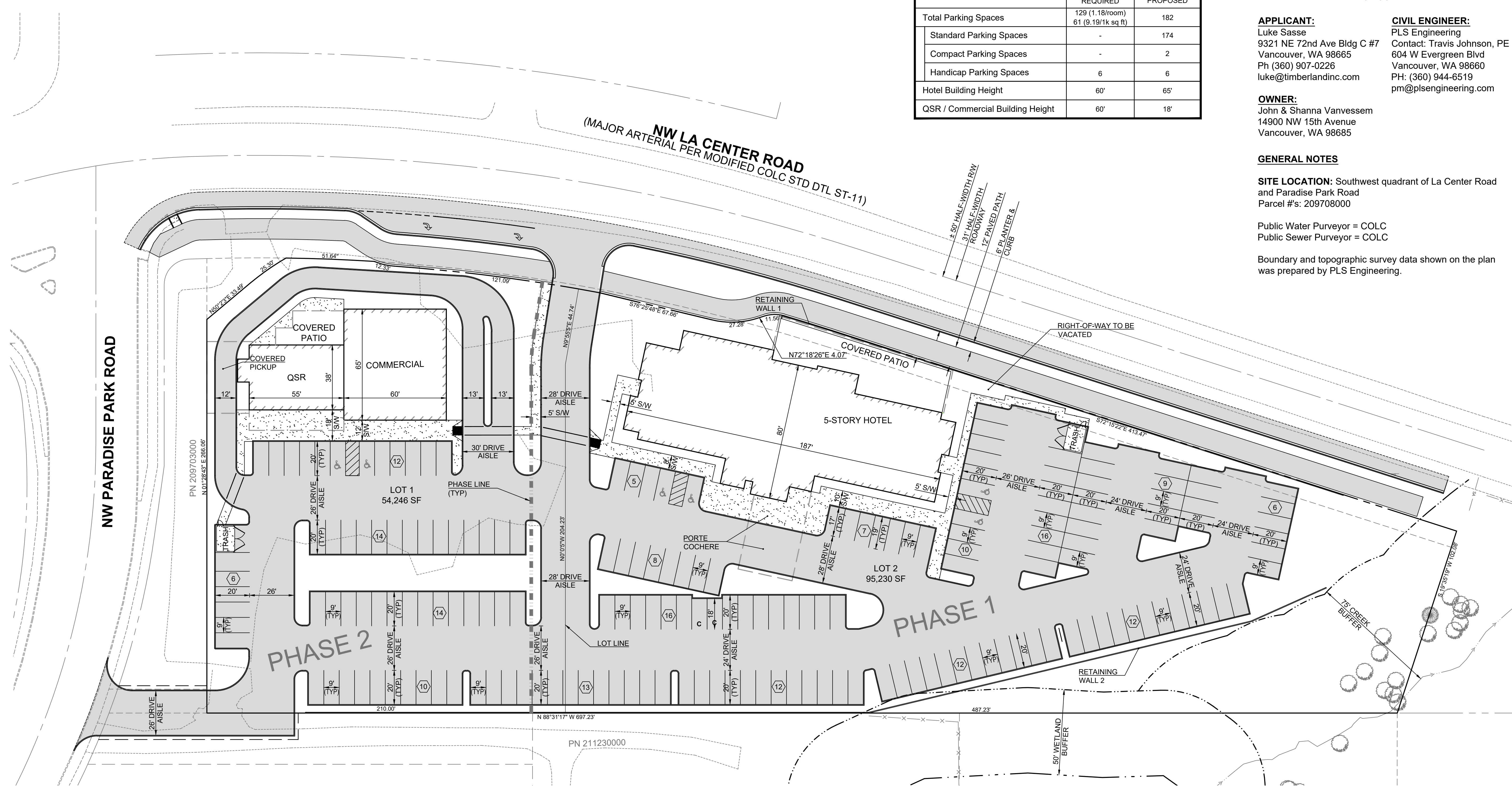
John & Shanna Vanvessem
14900 NW 15th Avenue
Vancouver, WA 98685

GENERAL NOTES

SITE LOCATION: Southwest quadrant of La Center Road and Paradise Park Road
Parcel #: 209708000

Public Water Purveyor = COLC
Public Sewer Purveyor = COLC

Boundary and topographic survey data shown on the plan was prepared by PLS Engineering.

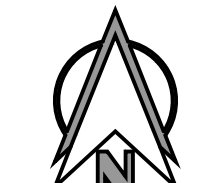
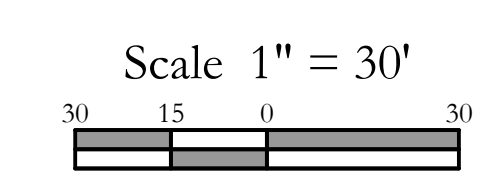


NW PARADISE PARK ROAD

NW LA CENTER ROAD
(MAJOR ARTERIAL PER MODIFIED COLC STD DTL ST-11)

PHASE 2

PHASE 1



Legend	
Proposed Asphalt	
Proposed Concrete	
Proposed Retaining Wall	
Proposed Parking Count	

Preliminary Site Plan & Short Plat For:

Paradise Park Site Plan

A Site Located In The City Of La Center, Washington

Revisions

Rev	Description
1	
2	
3	
4	
5	
6	

Project No. 3564
SCALE: H: 1" = 30' V: N/A
DESIGNED BY: TGJ
DRAFTED BY: MM
REVIEWED BY: TGJ

03
09

PLS ENGINEERING

Engineering - Surveying - Planning - 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539