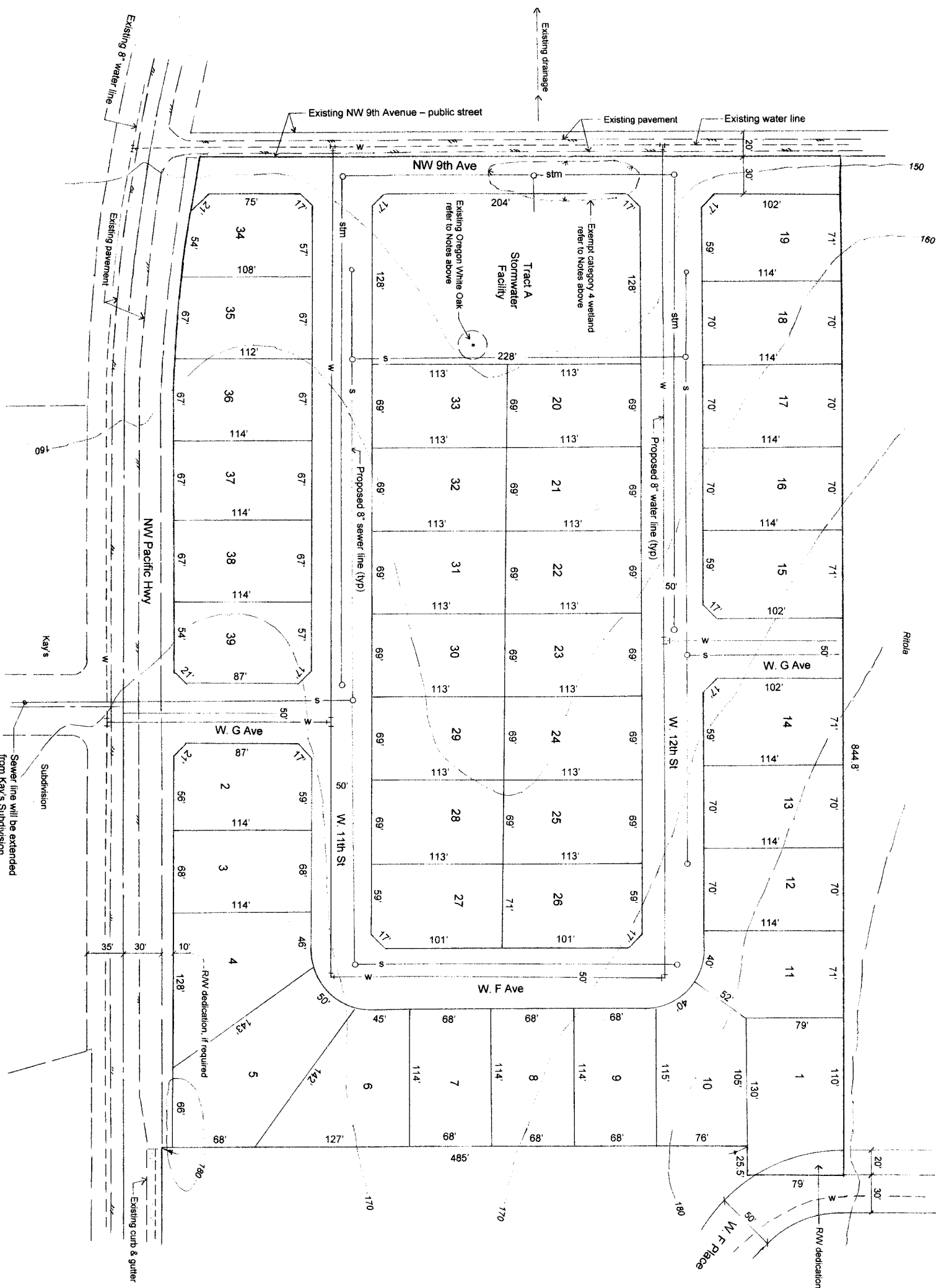


- Notes**
1. This project proposes 39 residential lots for detached homes on 10.67 acres in the LDR-7.5 zoning district.
 2. Site address: 33901 NW Pacific Hwy, La Center 98629. County tax lot numbers are 258902-000 and 258921-000.
 3. All structures will be removed.
 4. A small wetland exists comprising of about 3,000 square feet in area is exempt per LCMC 18.300.090(G)(i). The wetland boundary is indicated on this plat and will be filled to provide improvements to NW 9th Avenue.
 5. The existing Oregon White Oak tree located as shown hereon, is planned to be removed. Its location is within the proposed stormwater facility where the grade will be lowered significantly. LCMC 18.350.070 allows tree removal with a type 2 permit processed concurrently with the Preliminary Plat application.
 6. LCMC 18.350.050 provides for on-site replanting.
 7. All proposed lots comply with Table 18.130.090. Density is 5.7 lots per net acre.



Scale: 1" = 60'

<p>Preliminary Plat</p>	<p><i>Pacific View</i> a residential subdivision City of La Center WA</p>	<p>Applicant: RK Land Development, LLC 1520 SE Eaton Blvd. Battle Ground WA 98604 360.608.3991 huntergina06@gmail.com</p>	<p>Contact: Ed Greer, Greer & Greer, Inc Land Use Planning & Design 13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686 360.904.4964 ed@greer.net</p>	<p>Date: 3/12/18</p>
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