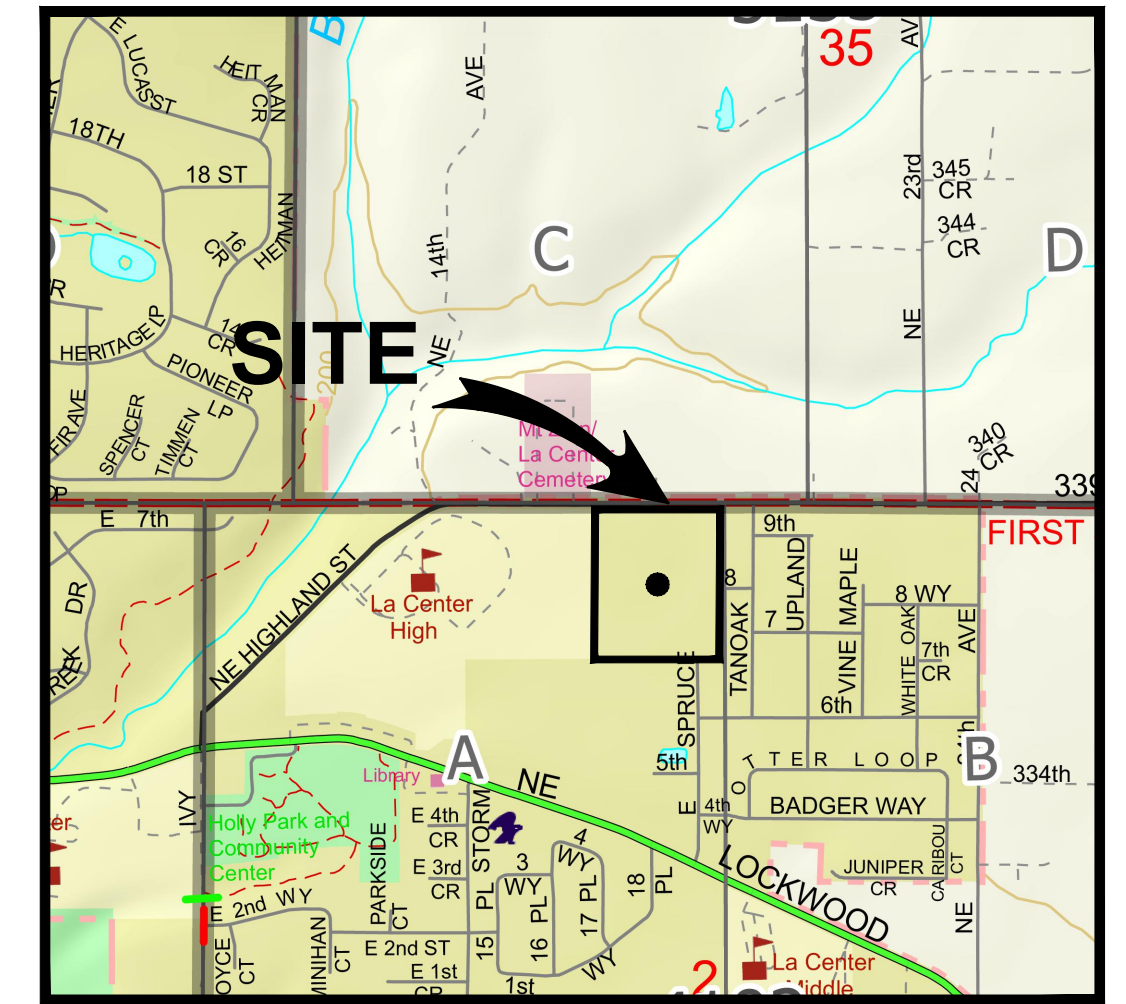


# Manning Meadows Subdivision

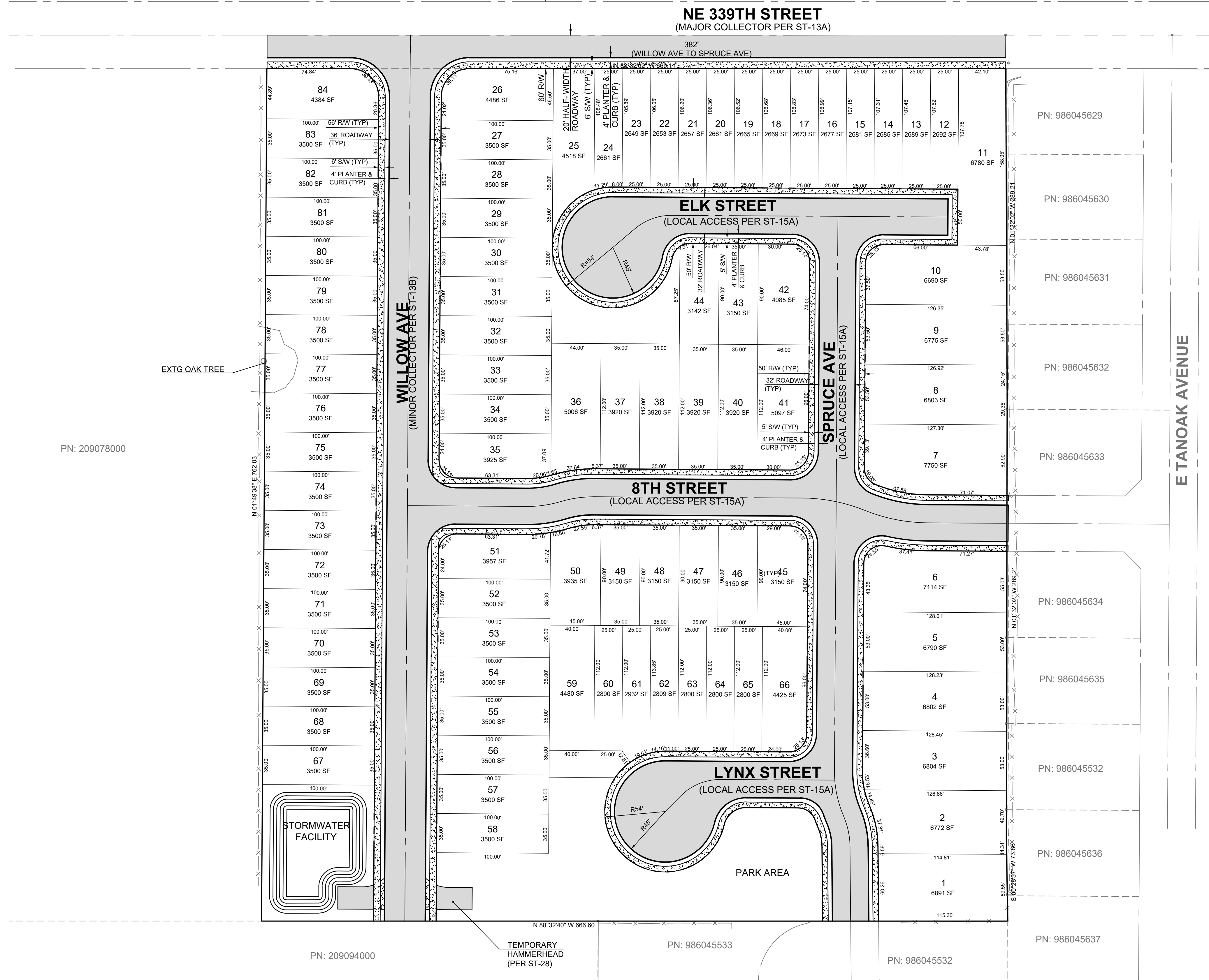
Located in the NW 1/4 of Section 02, T4N, R1E, WM  
La Center, Washington

PN: 259123000

PN: 259134000



VICINITY MAP  
NOT TO SCALE



### GENERAL NOTES

**APPLICANT:**  
LGI Homes -Washington, LLC  
Ian McGrady-Beach  
700 Washington Street, Suite 200  
Vancouver, WA 98660  
(509) 998-6814  
ian.mcgrady-beach@lghomes.com

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

**OWNER:**  
Ken and Debra Manning  
1819 NE 339th Street  
La Center, WA 98629

**SITE ADDRESS:**  
1819 NE 339th Street  
La Center, WA 98629  
Parcel # 209048000

### LAND USE:

The applicant is proposing to rezone the site from LDR-7.5 to MDR-16 and develop the site with 84 single-family attached and detached homes. The site is approximately 11.55 acres in size. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

Single family detached and attached dwelling units are a permitted use in the MDR-16 zone. MDR-16 projects that are 10 gross acres or larger are required to provide a mix of housing types, with no more than 75% being one type. The proposal provides 25% of the lots as attached dwellings (Lots 12-25 and 59-66) and 75% of the lots as detached dwellings.

The required net density for attached dwellings is 8-14 units/acre, and 8-12 units/acre for detached dwellings. The net site area is approximately 10 acres. With 84 units the proposed density of the site is 8.4 units/acre.

### UTILITIES:

Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water mains in NW 339th Street, 8th Street, and Spruce Ave that will be used to serve the site.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing 8" sanitary sewer main located within Spruce Ave that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract B to be treated and detained within a stormwater detention facility.

### TRANSPORTATION:

The proposed development has access to multiple public roadways. NW 339th Street is classified as a major collector and the site frontage will be improved per ST-13A. No direct access to lots is proposed directly off of NW 339th Street.

Spruce Ave is stubbed to the southern property line and is classified as a local access street. This roadway will be extended through the site. 8th Street is stubbed to the eastern property line and is classified as a local access street. This roadway will be extended into the site with improvement per ST-15A.

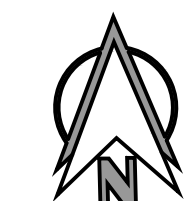
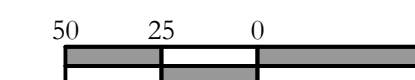
Willow Ave is proposed along the western end of the site this roadway is proposed as a minor collector per ST-13B. Lots are proposed to directly access this street.

Elk Street and Lynx Street are proposed public roadways and will be built to ST-15A.

### CRITICAL AREAS:

The site is mapped as having a habitat area likely associated with an Oregon White Oak on or near the western property line. The applicant will evaluate this tree and provide measures for its protection.

Scale 1" = 50'



Legend	
Proposed Asphalt	
Proposed Concrete	

Conceptual Plat For:

# Manning Meadows Subdivision

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

PLS ENGINEERING

Revisions

1	2	3	4	5	6

Project No.	3849
SCALE:	H: 1" = 50' V: N/A
DESIGNED BY:	JMT
DRAFTED BY:	JMT
REVIEWED BY:	TGJ

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