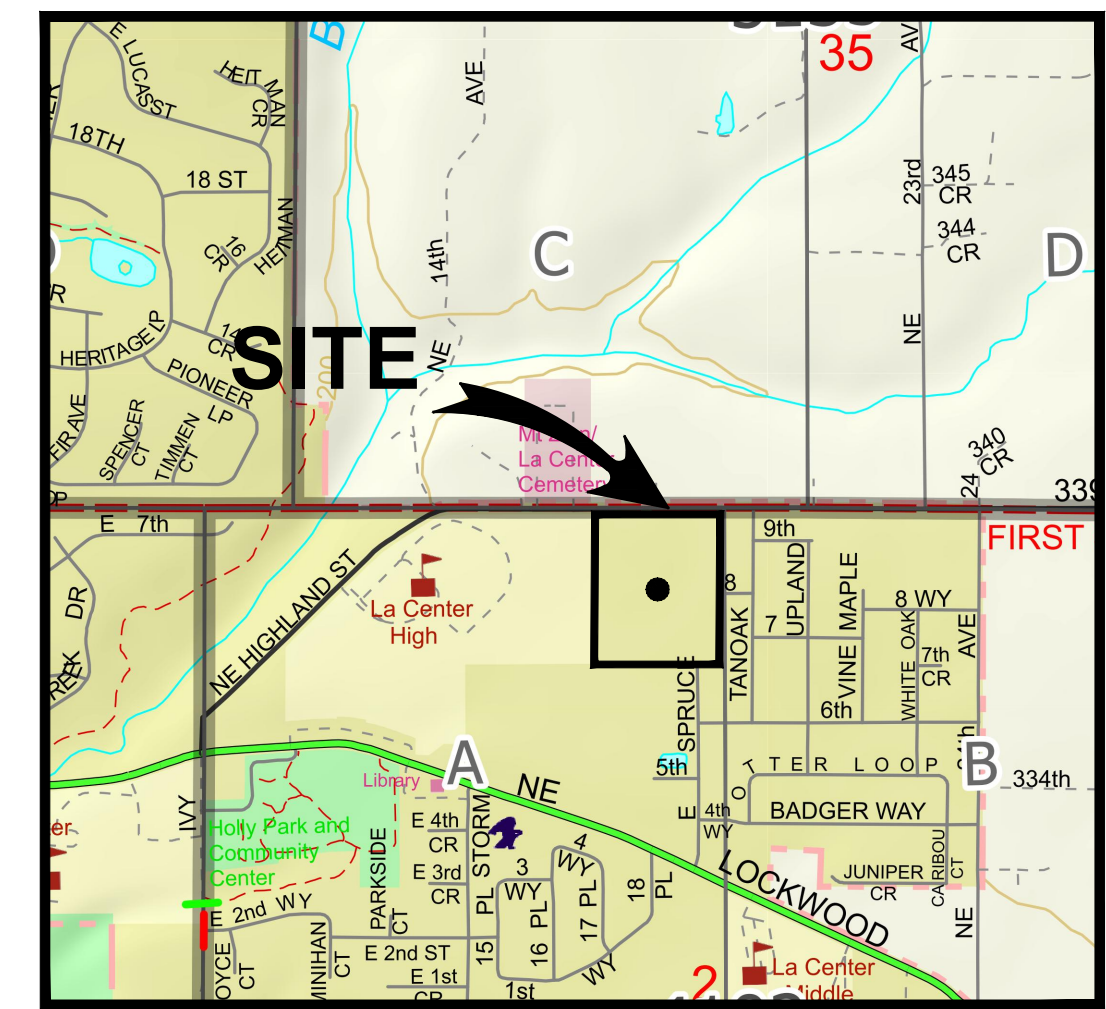
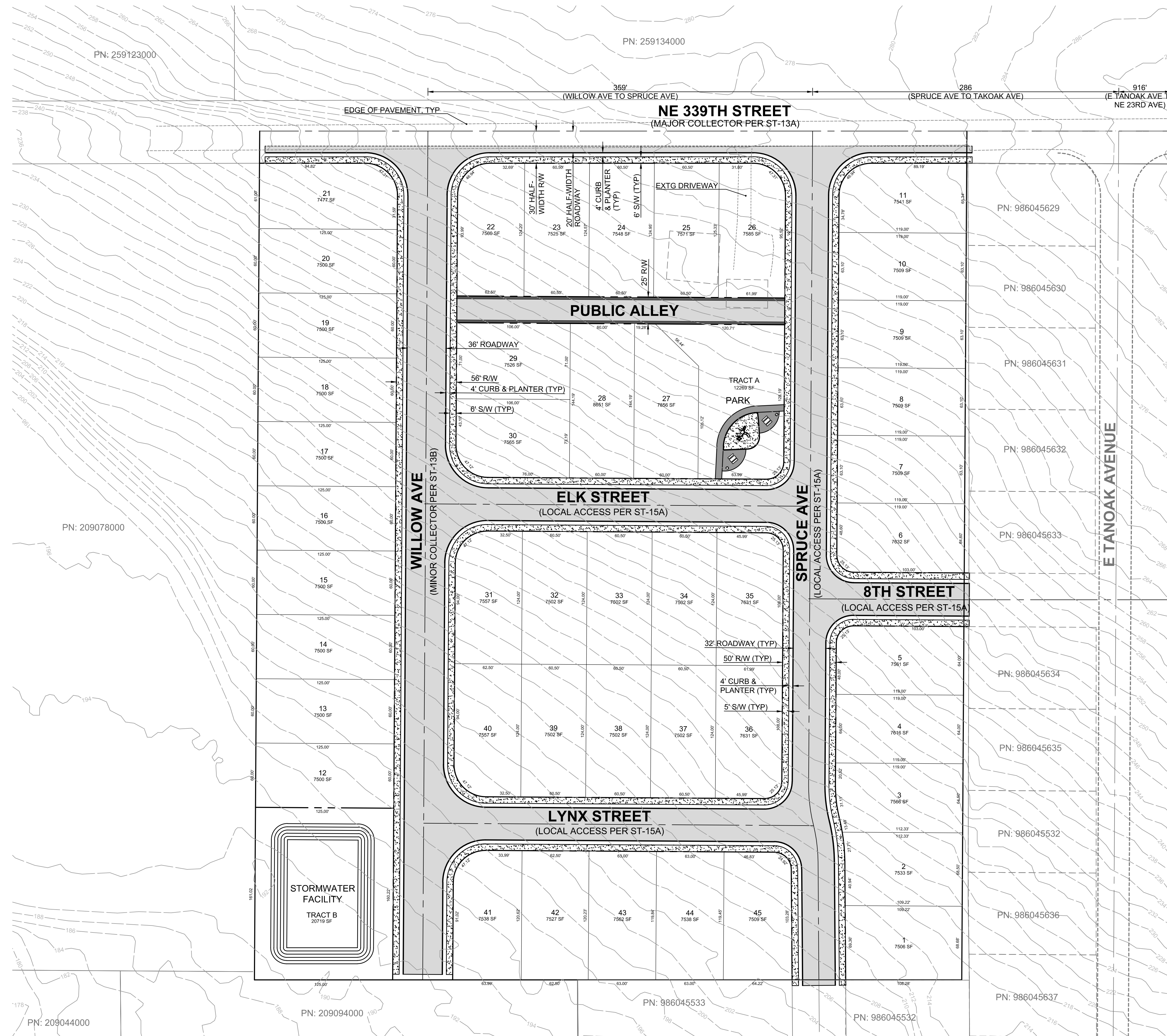


Manning Meadows Subdivision

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



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

APPLICANT:
Ginn Group
Chad Stewart
502 NE 72nd Street
Vancouver, WA 98665
(360) 608-6026
chad@ginngrp.com

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

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

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

LAND USE:

The applicant is proposing to develop approximately 11.55 acres into 45 lots in the LDR-7.5 zone for detached single-family homes. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

Single family detached dwelling units are a permitted use in the LDR-7.5 zone. The minimum net density for the zone is 4 dwelling units per acre with a maximum density of 5.8 d.u./acre. The gross site area is 11.55 acres. After removing 2.92 acres for right-of-way, 8.63 acres is left as net site area. The minimum required unit count for the site is 34 dwelling units. The proposed density is 5.21 d.u./acre.

The minimum lot size is 7,500 sf for detached dwellings with a minimum lot width of 60'. All lots comply with these standards.

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.

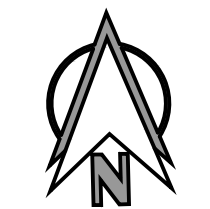
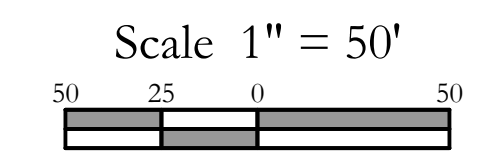
All onsite stormwater runoff will be routed to Tract B to be treated and detained within a stormwater detention facility.

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. 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 and will connect to NE 339th Street. The cul-de-sac/eyebrow just to the south of the site is not proposed to be modified with the extension of Spruce Ave to the north. 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 it's protection if it is determined to be a regulated critical area.



Legend	
Proposed Asphalt	
Proposed Concrete	

Conceptual Site Plan For:

Manning Meadows Subdivision

A Subdivision Located In The City Of La Center, Washington

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: TGT

01
01

PLS ENGINEERING

PH (360) 944-6519

Engineering - Surveying - Planning

604 W. Evergreen Blvd., Vancouver, WA 98660

PH (360) 944-6519

Fax (360) 944-6539