

**GENERAL NOTES**

**OWNER/APPLICANT:**  
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**CIVIL ENGINEER:**  
 PLS Engineering  
 Contact: Travis Johnson, PE  
 604 W Evergreen Blvd  
 Vancouver, WA 98660  
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 pm@plsengineering.com

**SITE ADDRESS:**  
 2000 NW Lockwood Creek Rd  
 La Center, WA 98629

**Parcel #: 209113000**

**Lot Size: 19.8 acres**

**PROPOSAL:**  
 The applicant is proposing a 74 lot subdivision in the LDR-7.5 zone. Density transfer is proposed for the wetland on the south end of the site. 90 percent of the proposed parcels average to 7,275 sqft. The other 10 percent of the lots have been reduced to approximately 6,000 sqft. 0.5 acres of usable park area is proposed. The proposed net density is 5du./ac. The minimum allowable net density is 4du./ac. 5 acres of public ROW is proposed to be dedicated to the City of La Center. Street lighting and landscaping will be provided at preliminary review.

**CRITICAL AREAS:**  
 There are 2 delineated category IV wetlands on site. The slope wetland on the eastern end of the site is proposed to be filled. The other wetland at the low point of the site is proposed to be retained and be included as open space adjacent to the proposed park area in Tract B.

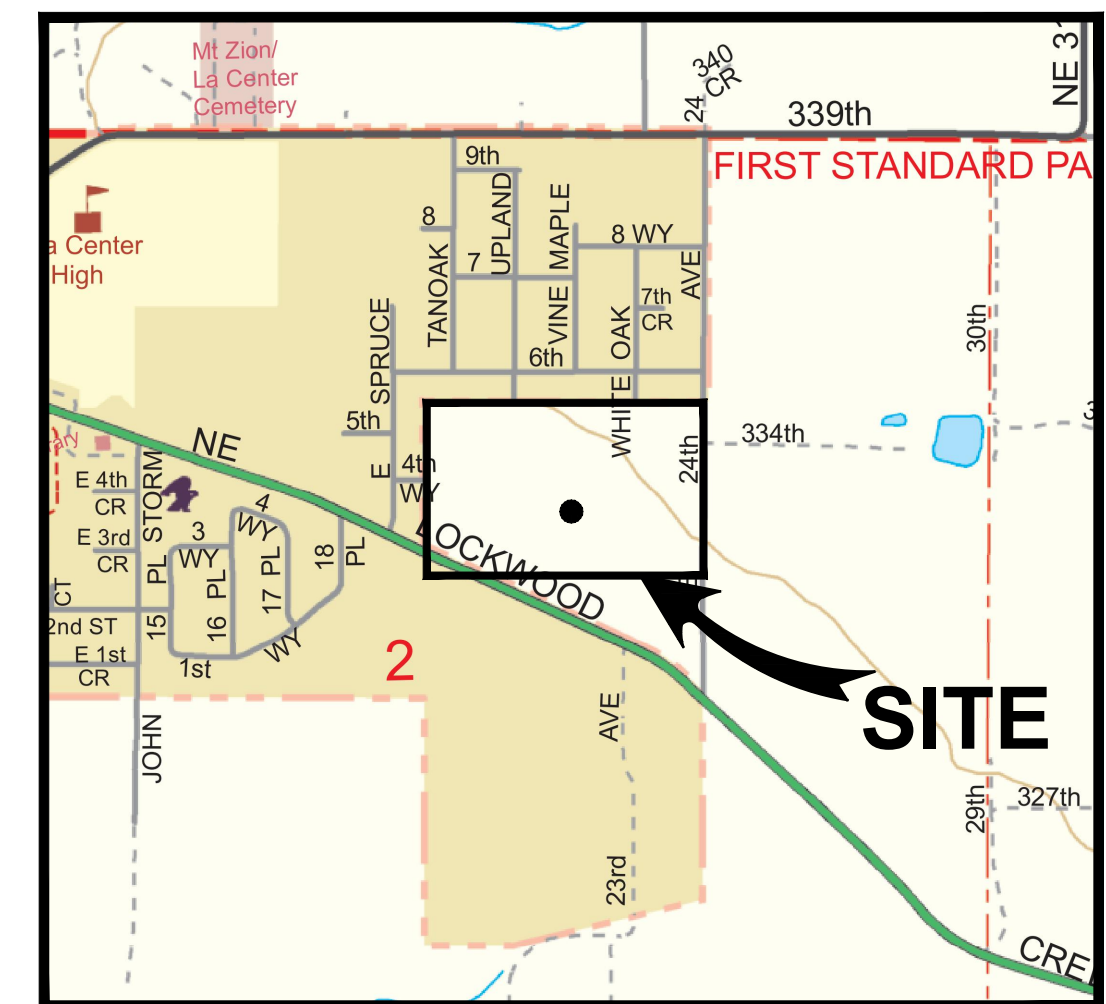
There is an Oregon White Oak located on Lockwood Creek Road that may need to be impacted due to the proposed frontage improvements.  
 There are no onsite areas within the designated 100 year floodplain, landslide hazards, or known significant historic resources on site.

**Utilities:**  
 Public water and sewer service is available at the site. The public water and sewer purveyors are Clark Public Utilities and the City of La Center respectively.

Stormwater runoff from the site will be treated and routed to a proposed storm facility in the southwest corner of the development.

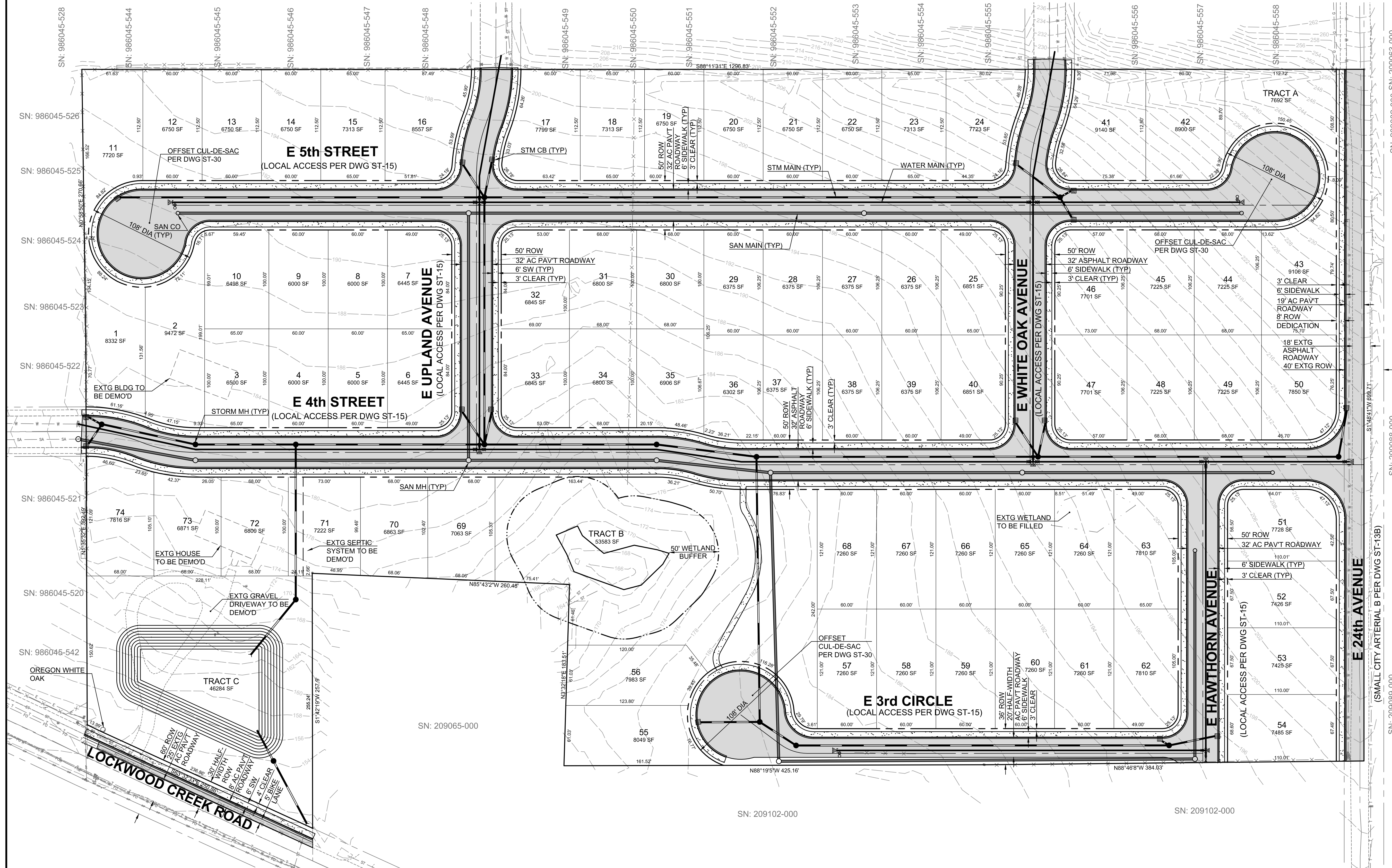
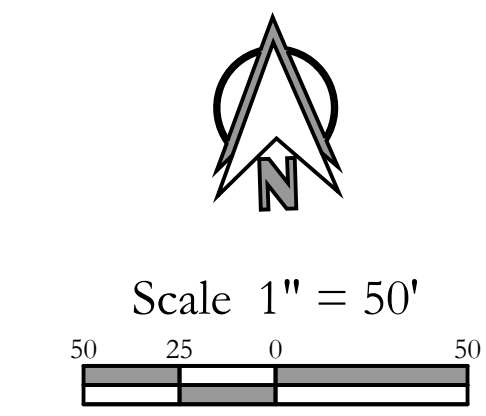
# Lockwood Meadows Subdivision

Located in the SW ¼ of the NE ¼ of Section 2, T4N, R1E, W.M.  
 La Center, Washington



Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	

**VICINITY MAP**  
 NOT TO SCALE



Conceptual Plat for:

## Lockwood Meadows Subdivision

A Subdivision Located in the City of La Center, Washington

Revisions

Rev	Description
1	
2	
3	
4	
5	
6	

Project No.	3094
SCALE:	H: 1" = 50 V: N/A
DESIGNED BY:	JMT
DRAFTED BY:	JSV
REVIEWED BY:	TGJ

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