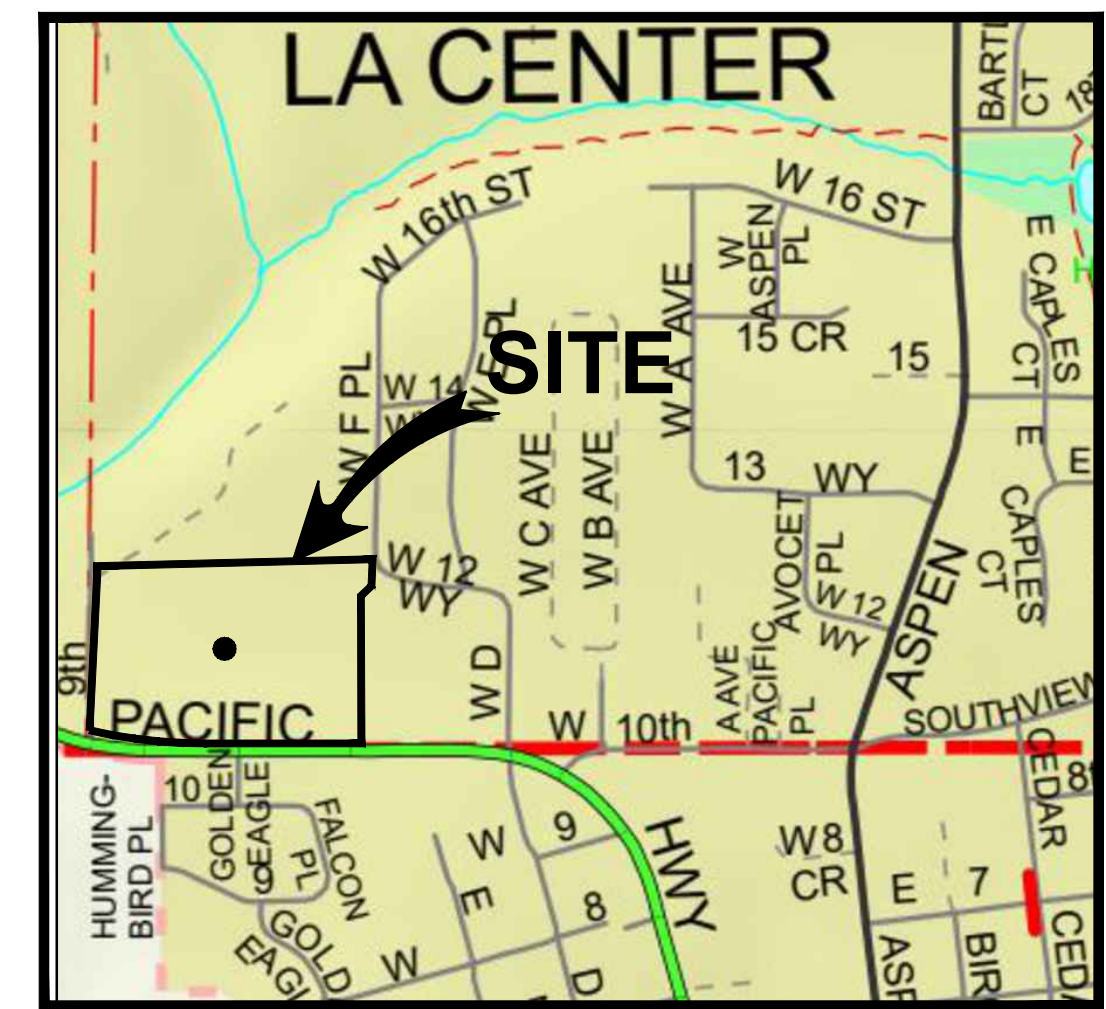
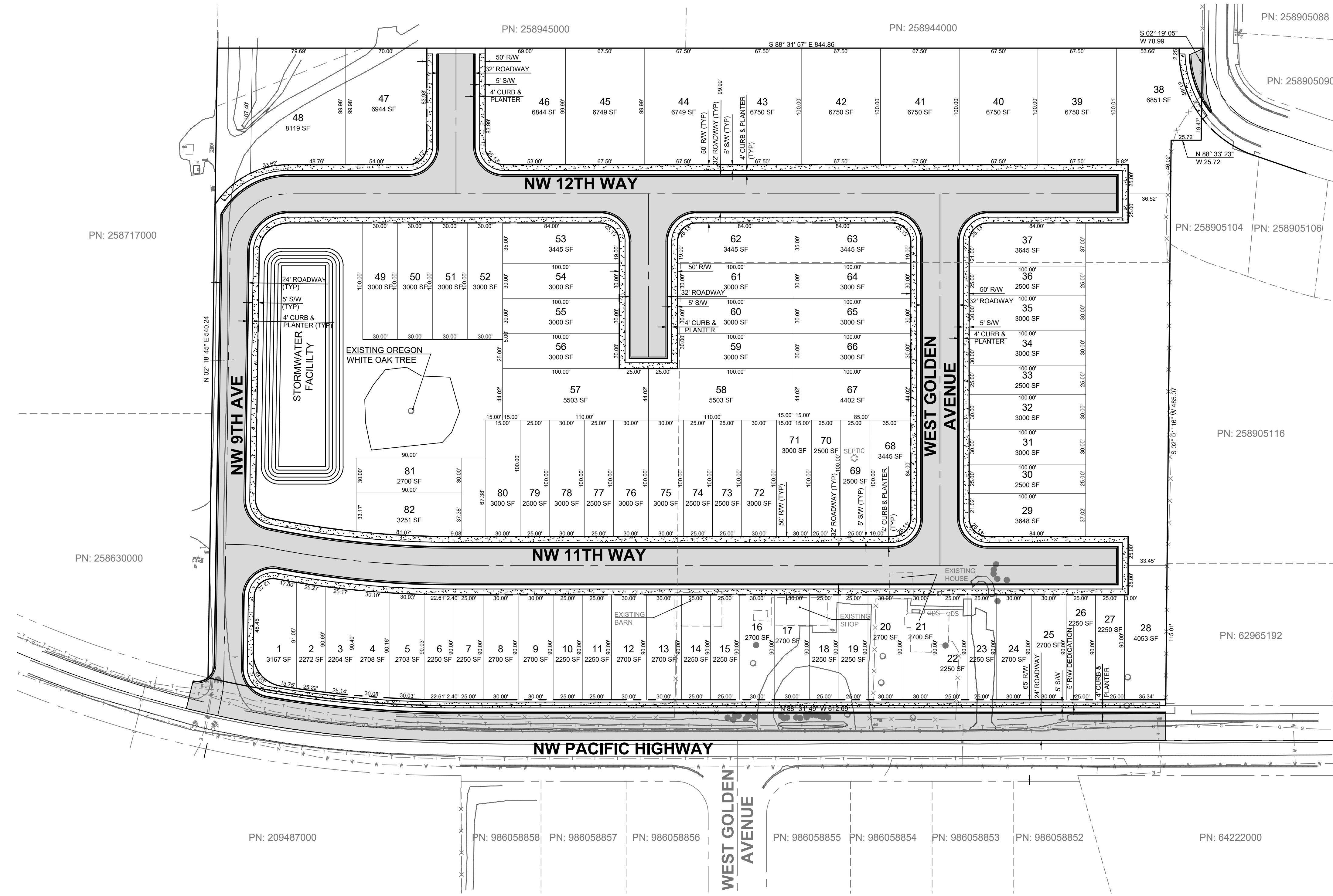


# 9th Ave Subdivision

Located in the SW ¼ of Section 34, T5N, R1E W.M.  
La Center, Washington



VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

**APPLICANT:**  
Danny Martin  
10013 NE Hazel Dell Ave. # 504  
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(360) 949-5607  
dan@songbirdhomes.com

**CIVIL ENGINEER:**  
PLS Engineering  
Jayson Taylor, PE  
604 W Evergreen Blvd  
Vancouver, WA 98660  
(360) 944-6519  
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**OWNER:**  
IRAR Trust FBO  
Daniel Wisner 3521830 ETAL  
33901 NW Pacific Highway  
La Center, WA 98629  
(360) 949-5607  
wisnerdan@gmail.com

**SITE ADDRESS:**  
Parcel #'s:  
258902000, 258921000  
33901 NW Pacific Highway  
La Center, WA 98629

**LAND USE:**

The applicant is proposing an 82 lot subdivision with a concurrent rezone from LDR-7.5 to MDR-16. Larger lots are proposed at the north end of the site to meet beveling requirements. Smaller lots for detached homes and attached townhomes are located in the interior of the site. Lots 1-37, and 68-82 are designed for attached townhomes, and the remaining lots are for detached homes. Two tracts are proposed that contain open space, stormwater facility, and critical areas.

**TRANSPORTATION:**

NW Pacific Hwy provides access to the site along its southern boundary. NW 9th Avenue borders the site to the west. The Hannas Farm subdivision to the east has provided a partial width street, F Place, that intersects the NE corner of the site. The applicant will provide all required half with roadway improvements to these existing streets and will construct Local Access roadway to serve the proposed lots internal to the site.

**UTILITIES:**

La Center is the sewer purveyor for this site. There is existing sanitary sewer infrastructure located in NW Pacific Hwy that can serve the site.

Clark Public Utilities (CPU)'s is the water purveyor for this site. There are existing water mains located in NW Pacific Hwy, F Place and NW 9th Ave.

Stormwater runoff from the future development will likely be detained and treated on-site. Any future development will meet the standards of City of La Center stormwater ordinance (Municipal Code 18.320).

Revisions	1	2	3	4	5	6

Project No. 3332
SCALE: H: 1" = 50' V: N/A
DESIGNED BY: JMT
DRAFTED BY: MM
REVIEWED BY: TGJ

