

After recording, return to: STEVE C. MORASCH
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

Tax Lots 986051451, 986051452, 986051453, 986051454, 986051455, 986051456, 986051457, 986051458, 986051459, 986051460, 986051461, 986051462, 986051463, 986051464, 986051465, 986051466, 986051467, 986051468, 986051469, 986051470, 986051471, 986051472, 986051473, 986051474, 986051475, 986051476, 986051477, 986051478, 986051479, 986051480, 986051481, 986051482, 986051483, 986051484, 986051485, 986051486, 986051487, 986051488, 986051489, 986051490, 986051491, 986051492, 986051493, 986051494, 986051495, 986051496, 986051497, 986051498, 986051499, 986051500, 986051501, 986051502, 986051503, 986051504, 986051505, 986051506, 986051507, 986051508, 986051509, 986051510, 986051511, 986051512, 986051513, 986051514, 986051515, 986051516, 986051517, 986051518, 986051519, 986051520, 986051521, 986051522, 986051523, 986051524, 986051525, 986051526, 986051527, 986051528, 986051529, 986051530, 986051531, 986051532, 986051533, 986051534, 986051535, 986051536, 986051537, 986051538, 986051539, 986051540, 986051541, 986051542, 986051543, 986051544, 986051545, 986051546, 986051547, 986051548, 986051549, 986051550, 986051551, 986051552, 986051553, 986051554, 986051555, 986051556, 986051557, 986051558, 986051559, 986051560, 986051561, 986051562, 986051563, 986051564, 986051565, 986051566, 986051567, 986051568, 986051569, 986051570, 986051571, 986051572, 986051573, 986051574, 986051575, 986051576, 986051577, 986051578, 986051579, 986051580, 986051581, 986051582, 986051583, 986051584, 986051585, 986051586, 986051587, 986051588, 986051589, 986051590, 986051591, 986051592, 986051593, 986051594, 986051595, 986051596,

Related documents: Development Agreement 5626386 AGR

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into by and between the City of La Center, a Washington Municipal Corporation, ("City"); ECM Riverside LLC, ("ECM"), 9317 LLC, a Washington Limited Liability Corporation, LGI Homes – Washington LLC ("LGI"), a Washington Limited Liability Corporation, and the Homeowners Association of Riverside Estates, a Washington nonprofit corporation collectively referred to as the "Parties";

RECITALS

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, ECM is the title owner of record of real property referred to as Phases 2 and 4 of the Riverside Estates Subdivision and was the title owner of record of real property referred to as Phases 1 and 3 of the Riverside Estates Subdivision located in Clark County Washington within the corporate limits of the City. Phases 1, 2, 3 and 4 of Riverside Estates and more specifically described as:

Lots 1 through 132 and Tracts A through P of Riverside Estates Subdivision Phase 1 according to the plat thereof recorded at Auditor's recording number 5626393 ("Phase 1")

East Fork Estates Lot 1/10 & 2/20, East Fork Estates Phase 2 Lot 1, Lot 2 and Lot 9. ("Phase 2")

Parcel No's. 986051594 and 98051592 in SE¼ of Sec 33, T5N, R1E, WM ("Phase 3")

Parcel No. 908602885 in SE¼ of Sec 33, T5N, R1E, WM ("Phase 4")

and;

WHEREAS, ECM caused the Plat of Riverside Estates, Phase 1 to be recorded in the real property records of Clark County under Recording No. 5626393 ("Plat") Declaration of Covenants, Conditions, and Restrictions for Riverside Estates to be recorded in the real property records of Clark County under Recording No. 5626393 (the "CC&Rs"), which governs the administration and ownership of certain property within Phase 1. ECM owns Tracts A, D, F, and K within Phase 1. ECM conveyed Lots 1-132 within Phase 1 to LGI on August 2, 2019. The recording of the Plat conveyed Tracts B, C, E, G, H, I, M, and N to the Homeowners Association of Riverside Estates on July 15, 2019; and

WHEREAS, ECM conveyed title to Phase 3 to 9317 LLC on October 10, 2019; and

WHEREAS, ECM retains ownership of Phase 2 and Phase 4; and

WHEREAS, LGI has received building permits to construct single family residences within Phase 1; and

WHEREAS, on or about October 17, 2017 the City's Land Use Hearing Examiner approved the subdivision known as Riverside Estates Subdivision (City File No. 2017-0007-SUB) for development of the ECM Property, which was affirmed on appeal and made final by the City Council on or about December 28, 2017, and which was subsequently amended by a duly approved Post Decision Review (City File No. 2018-010-PDR) (collectively the "Final Order"); and

WHEREAS, the City's Final Order approving the preliminary plat for the Riverside Estates Development was appealed by the East Fork Lot Owners' Association under the Washington Land Use Petition Act (Clark County Superior Court Case No. 18-2-05045-0), which resulted in a settlement agreement and Stipulated Order of Dismissal, which required certain amendments to the original Final Order; and

WHEREAS, ECM's predecessor applied for a second post-decision review from the City (2018-029-PDR) to amend the approved Riverside Estates Development and implement the settlement agreement and Stipulated Order of Dismissal in the land use appeal; and

WHEREAS, pursuant to Condition A-19 of the Final Order, the City and ECM entered into a Development Agreement (also referred to as the Amended Final Order) on July 12, 2019 consistent with the draft development agreement presented to the Hearings Examiner. The purpose of the Development Agreement is to ensure compliance with the City's substantive development requirements, including the provision of park areas for each phase, public facilities and infrastructure, the number and type of dwelling units, and densities and to address the issues raised in the second post-decision review second post-decision review (2018-029-PDR) and to amend certain provisions of the Final Order; and

WHEREAS, the terms of the Final Order and Development Agreement are binding on all of the Parties; and

WHEREAS, on August 21, 2019, 9317 LLC received preliminary site plan approval from the City in the matter of 2019-009- SPR/SEPA to construct a multi-family development on Phase 3; and

WHEREAS, the Parties wish to amend certain provisions of the Development Agreement as provided for herein; and

WHEREAS, the City has the authority to enter into this Agreement pursuant to RCW 36.70B.170, *et seq.*, and LCMC Chapter 18.60; and

WHEREAS, the City approved this Agreement at a duly noticed hearing before the City Council occurring on June 24, 2020.

NOW, THEREFORE, based on the foregoing recitals, the parties hereto agree as follows:

Section 1. Incorporation of Recitals and Exhibits. All of the foregoing Recitals are intended to be, and are incorporated as, covenants between the parties and shall be so

construed. The following Exhibits are attached to this Agreement and incorporated herein:

- Exhibit D - Phase 3 conceptual site plan and building designs
- Exhibit P - Park Plan and park improvement details for Phases 1, 2 & 3

Section 2. Purpose. This Agreement is the First Amendment to the Development Agreement and is adopted and implemented in accordance with RCW 36.70B.170 through RCW 36.70B.210 and LCMC Ch. 18.60. It amends certain provisions of the Development Agreement entered into between the City and ECM which was recorded as Auditor's filing number 5626386 AGR. Any provision of the Development Agreement that is not expressly and specifically modified by this Agreement shall remain in full force and effect. This Agreement shall be recorded with title to the Phase 1, 2, 3 and 4 Properties, run with title to those Properties and be binding upon the Parties and their successors in interest to all or any part of the Properties. This Agreement shall also constitute a Second Amended Final Order with regard to the Riverside Estates Development.

Section 3. Amendments to the Development Agreement. The Development Agreement and, through it, the Final Order are hereby amended as follows:

A. Section 5. B of the Development Agreement is amended to read as follows:

B. Parks and Open Spaces. Under the terms of the Final Order and the Development Agreement, ECM was to provide parks and open space within Phases 1, 2 and 3 of the Riverside Estates Development. Any future development of Phase 4, for other than park purposes, was subject to new land use or subdivision approvals. The intent of this amendment is to remove the requirement for public parks to be developed within Phases 1, 2 and 3 and to require the development of the entirety of Phase 4 for park, natural area and open space, as provided in Section 3.B of this Agreement, to satisfy the park and open space requirements for Phases 1, 2 and 3. This is consistent with LCMC 18.147.030(1)(b) stating that it is highly desirable to have parks be one contiguous space.

Tracts E and M of the plat of Riverside Estates Subdivision Phase 1 recorded at Book 312, Page 44 of the records of the Clark County Auditor shall be maintained as passive open space. ECM shall improve the passive open space with landscaping that is consistent with LCMC 18.147.030(1)(b)(ix and x) and 18.245.060. ECM shall provide CC&Rs to the City for review and approval that require any homeowner's association to maintain the landscaping in good condition.

B. Section 6 of the Development Agreement is Amended to read as follows:

Section 6. Phase 4. ECM shall develop Phase 4 as a park, natural area and open space as shown on Exhibit P attached hereto and incorporated herein by this reference. The completion and acceptance of the park shall occur no later than July 1, 2021.

ECM shall convey title to the real property consisting of Phase 4 to the City by way of a statutory warranty deed free and clear of any encumbrances upon receipt of payment from the City in the sum of One Hundred and Seventy-Five Thousand Dollars and zero cents (\$175,000.00) which is the average of appraised values of the property. The payment from the City to ECM shall be due and owing forty-five (45) days after the recording of this Agreement. ECM shall provide to the City a standard owner's title insurance policy at the closing of the sale of the property. ECM and the City are entering into a separate purchase and sale agreement related to this transaction.

Pursuant to LCMC 3.35.140, Park Impact Fees ("PIFs") shall be due and payable upon the issuance of building permits for any of the Phase 1, 2 or 3 Properties. The City shall allocate PIFs so paid to the Phase 4 park improvements. As stated in Section 3.A above, the obligations of Phase 1, 2 and 3 to provide on-site parks under the Development Agreement and LCMC 18.147.030 will be fully met by ECM's construction of the Phase 4 park pursuant to this Agreement.

The Parties agree that the reasonable cost of the Phase 4 park construction is \$1,383,500.00. If PIFs are paid prior to the completion of the Phase 4 park, they will be subject to refund to the payor(s) of the PIFs pursuant to LCMC 3.35.160(3) at the time of achieving the milestone and up to the amount associated with the milestone as follows:

- (1) Mobilization, Erosion Control, Sitework - \$160,000;
- (2) Frontage Improvements, Parking Area, Trail and Sport Court Construction, Lighting - \$318,000;
- (3) Utilities (storm and sewer) - \$90,000;
- (4) Landscaping and Amenities (remainder of project) - \$262,000; and
- (5) Acceptance by City – balance of reasonable cost of construction.

If there are multiple payors of PIFs entitled to refunds, the refunds shall be made on a pro rata basis. In the event that the amount associated with a milestone exceeds the amount of the PIFs received by the City and the refunds that can be made, the City shall continue to make refunds on a monthly basis from PIFs subsequently received until the amount of refunds equals the amounts associated with the milestone(s) achieved. Upon completion and acceptance of the Phase 4 park, if the amount of the refunds made is less than the reasonable cost of construction, ECM shall be entitled to receive PIF credits for the amount by which the reasonable construction costs exceed the refunds made. In no event shall the total amount of the PIF credits issued to ECM and the refunds made to payors exceed the reasonable construction costs of the Phase 4 park improvements. Further, the City's obligations with respect to the Phase 4 park under this agreement is limited to the acquisition of the property; the making of PIF refunds; and the issuance of PIF credits.

Upon the execution of this Agreement, ECM shall provide the City with a performance bond or irrevocable letter of credit in a form acceptable to the City and in an amount not less than One Hundred and Twenty Five per cent (125%) of the cost of construction as a public work securing the completion of the Phase 4 park improvements with of completion date of no later than July 1, 2021. Additionally, and notwithstanding any provision in the LCMC to the contrary, if the Phase 4 park is not completed by July 1, 2021, the City shall not issue any certificates of occupancy for any home or residential unit in Phase 1, 2 or 3 after that date and until the Phase 4 park is completed and accepted.

It is not feasible to have at 40% of the perimeter of the park be fronted by a public road. Therefore, a pathway connection shall be made through the park from a public street in accordance with LCMC 18.147.030 as shown in Exhibit P. Further, the location of the park fronting the Old Pacific Highway is hereby approved. Where wetlands or buffer areas abut residential properties, the screening requirements of LCMC 18.147.030(1)(b)(x) shall not apply. The requirement of LCMC 18.147.030(1)(b)(vii) to have 75% of the park area improved as active play areas or open space shall not apply to the Phase 4 wetlands or buffer. The Parties agree that the park plan and improvements as shown in the attached Exhibit P are acceptable meet the intent of chapter 18.147 LCMC and the parks plan.

C. Section 7 of the Development Agreement is amended to read as follows:

Section 7. Trail Relocation. Condition A-16 of the Final Order required a trail and buffer along the western boundary of the site. However, the location of the trail referred to in Condition A-16 of the Final Order is no longer feasible as it was proposed due to the documentation of jurisdictional wetlands that occurred after the Final Order was issued.

Therefore, Condition A-16 of the Final Order is hereby modified to relocate the trail from the western boundary of the site to the northern boundary of Phase 3 (the 20' landscaped buffer shall remain on the western edge of Phase 3) as shown in Exhibit D, Sheet D-1. ECM shall fulfill the requirements of Condition A-16 by dedicating to the City a 12-foot wide public trail access easement in the location shown on Exhibit C and constructing a 10-foot wide path to the applicable city trail standard. Regardless of the state of completion of this trail. ECM was to convey the trail easement to the City before ECM conveyed the Phase 3 land to any other entity or successor. However, ECM conveyed the Phase 3 land to 9317 LLC without satisfying this condition. Additionally, the trail shown in Exhibit C of the Development Agreement leads to a wetland on the west. The Parties agree that a trail alignment shown in the attached Exhibit P is preferable. Therefore, ECM shall improve a 10-foot trail and 9317 LLC shall convey a 12-foot trail access easement and path to the City as shown in Exhibit P prior to any certificate of occupancy being issued for any of the Phase 2 or 3 Properties. Notwithstanding the trail relocation as described herein, the buffer and trail requirements of Condition A-16 shall remain in effect unless modified through a land use process or an amendment to this Agreement. Any further modification of Condition A-16 shall require a land use approval by the City following the applicable

City post decision review procedures for modifying a condition of approval.

D. Section 8 of the Development Agreement is amended to read as follows:

Section 8. Design Standards and CC&Rs. ECM was to provide CC&Rs to the City for review and approval prior to the recording of the final plat of Phase 1. ECM failed to do so. Therefore, ECM, LGI or their successor(s) shall provide CC&Rs for the development to City for review and approval, and any amendment to the CC&Rs required by the City shall be recorded concurrently with the recording of this Agreement. The CC&Rs shall contain provisions that comply with the design standards of LCMC 18.140.040(1). ECM shall include a provision in the CC&Rs relating to maintenance that complies with LCMC 18.147.050. The requirement for the CC&Rs to include a provision requiring the homeowners association to pay the City the monthly costs of maintaining the security cameras referenced in Section 5B, above is hereby eliminated.

Section 4. Waiver. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall not affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 5. Venue. This Agreement shall be construed in accordance with, and governed by, the laws of the State of Washington and the La Center Municipal Code. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 6. Entire Agreement, Modifications and Amendment. This Agreement, the Final Order, the Development Agreement and the real property Purchase and Sale Agreement constitute the entire agreements between and among the Parties with respect to the subject matter herein contained, and all prior negotiations, discussions, writings and agreements between the Parties with respect to the subject matter herein contained are superseded and of amended or modified without a writing signed by all of the Parties hereto. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Section 7. Captions. The captions contained in this Agreement were inserted for the convenience of reference only. They do not in any manner define, limit, or describe the provisions of this Agreement or the intentions of the Parties.

Section 8. Gender/Singular/Plural. Whenever masculine, feminine, neutral, singular, plural, conjunctive, or disjunctive terms are used in this Agreement, they shall be construed to read in whatever form is appropriate to make this Agreement applicable to all the Parties and all circumstances, except where the context of this Agreement clearly dictates otherwise.

Section 9. Severability. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 10. Inconsistencies. As stated in Section 13, development of the ECM and 9317 LLC Properties shall comply with the City's applicable development standards and requirements of the MDR- 16 zone, except as specifically modified in the Final Order or this Agreement or the Development Agreement as amended by this Agreement. To the extent any specifically stated provision of this Agreement, the Final Order or the Development Agreement as amended by this Agreement conflict with the MDR-16 zoning and development standards that otherwise apply, the express provisions of this Agreement shall control.

Section 11. Binding on Successors and Recording. This Agreement shall be recorded with title to the ECM, LGI, 9317 LLC and 9317 LLC Properties, run with the land and be binding upon and inure to the benefit of the Parties, and their respective heirs, successors and assigns.

The respective obligations of the Parties under this agreement shall be covenants that run with the Parties' land and automatically transfer to their successor(s) in interest upon transfer of title to the Properties, and any part thereof. This Agreement shall be recorded against the Phase 1, 2 and 3 Properties - real property situated in Clark County Washington.

IT IS SO AGREED:

CITY OF LA CENTER:

ECM RIVERSIDE LLC:

By: _____
Greg Thornton, Mayor

By: _____

Date: _____

Date: _____

Approved as to Form:

HOMEOWNERS ASSOCIATION OF RIVERSIDE ESTATES:

City Attorney

By: _____

Date: _____

9317, LLC:

LGI HOMES – WASHINGTON, LLC:

By: _____

By: _____

Date: _____

Date: _____

Homeowners A

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Greg Thornton is the person who appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as Mayor of the City of La Center to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of ECM Riverside LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of the Homeowners Association of Riverside Estates, a nonprofit corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of LGI HOMES – WASHINGTON, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires: _____

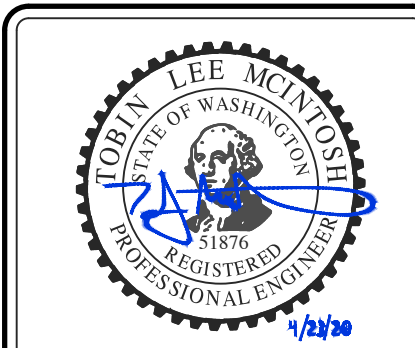
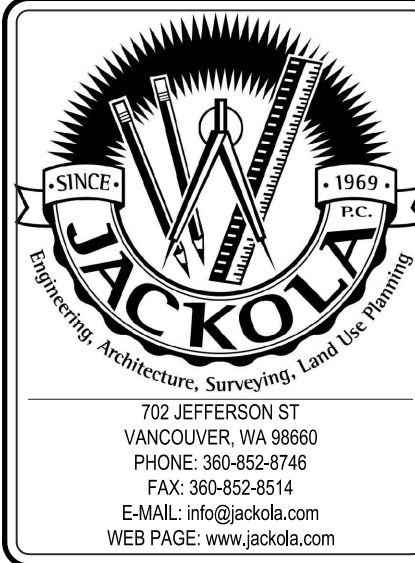
STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of 9713, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2020.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My appointment expires: _____

Exhibit D



PERMIT SET

RIVERSIDE MULTI-FAMILY APARTMENTS
34212 NW PACIFIC HIGHWAY
LA CENTER, WASHINGTON

SHEET
FINAL SITE PLAN

DRAWN: ENG
CHECKED: TLM
DATE: 02/13/2019
SCALE: AS NOTED
JOB#: 180410

REVISIONS:
CITY COMMENTS 02/07/20
REV 2 04/17/20

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.

C1.10

PROJECT SUMMARY:

PARCEL INFORMATION:
 PARCEL NOS: 386051592; 986051594
 PARCEL SIZE (TOTAL) - 6.26 AC

ZONING: MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR-16)
 DEVELOPMENT STANDARDS (PER TABLE 18.140.030):

SETBACKS:
 FRONT 10 FT
 SIDE 10 FT
 STREET SIDE 0 FT
 REAR 5 FT
 LI LANDSCAPE BUFFER 5 FT

MAXIMUM ALLOWED BUILDING HEIGHT PER DEVELOPMENT AGREEMENT*: 43' 1"
PROPOSED BUILDING HEIGHT: 42' 6"

MINIMUM REQUIRED DWELLING UNITS PER DEVELOPMENT AGREEMENT: 62 UNITS
MAXIMUM ALLOWED DWELLING UNITS PER DEVELOPMENT AGREEMENT*: 155 UNITS
PROPOSED UNITS, PHASE 1: 72 UNITS
PROPOSED UNITS, PHASE 2: 72 UNITS
TOTAL UNITS: 144 UNITS

LEVERAGE (PERCENTAGE OF TOTAL):
TOTAL AREA: 272,624 SF
 PHASE 1: 148,929 (55%)
 PHASE 2: 123,695 (45%)

TOTAL IMPERVIOUS COVERAGE (MAX 85%):
BUILDINGS: 55,150 SF (20%)
PARKING: 102,319 SF (38%)
 PHASE 1: 148,703 (55%)
 PHASE 2: 123,921 (45%)

TOTAL LANDSCAPING (MIN 15%): 90,407 SF (33%)
 PHASE 1: 42,090 (28%)
 PHASE 2: 46,726 (38%)

PARK SPACE:
REQUIRED: 0.25 AC PER 35 UNITS = 1.028 AC
TOTAL PROVIDED = 1.76 AC
 PHASE 1 REQUIRED (72 UNITS) = 0.51 AC
 PHASE 1 PROVIDED = 1.12 AC
 PHASE 2 REQUIRED (72 UNITS) = 0.51 AC
 PHASE 2 PROVIDED = 0.64 AC

* REFER TO RIVERSIDE ESTATES DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LA CENTER AND RIVERSIDE LLC FOR DEVIATIONS FROM MDR-16 DEVELOPMENT STANDARDS

PARKING SUMMARY:
PARKING REQUIREMENTS:
 2 SPACES PER UNIT
 1 SPACE PER 100 SF OF INDOOR RECREATION FACILITY PLUS ONE SPACE FOR EMPLOYEES

PHASE 1
 72 UNITS x 2 STALLS = 144 STALLS
 2,825 SF/200 SF + 1 EMPLOYEE = 15 STALLS
PARKING REQUIRED: 159 STALLS
PARKING PROVIDED: 159 STALLS
 ADA PARKING REQUIRED: 6 STALLS
 ADA PARKING PROVIDED: 8 STALLS

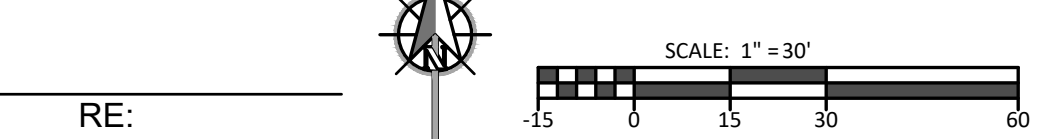
PHASE 2
 72 UNITS x 2 STALLS = 144 STALLS
PARKING REQUIRED: 144 STALLS
PARKING PROVIDED: 144 STALLS
 ADA PARKING REQUIRED: 5 STALLS
 ADA PARKING PROVIDED = 6 STALLS

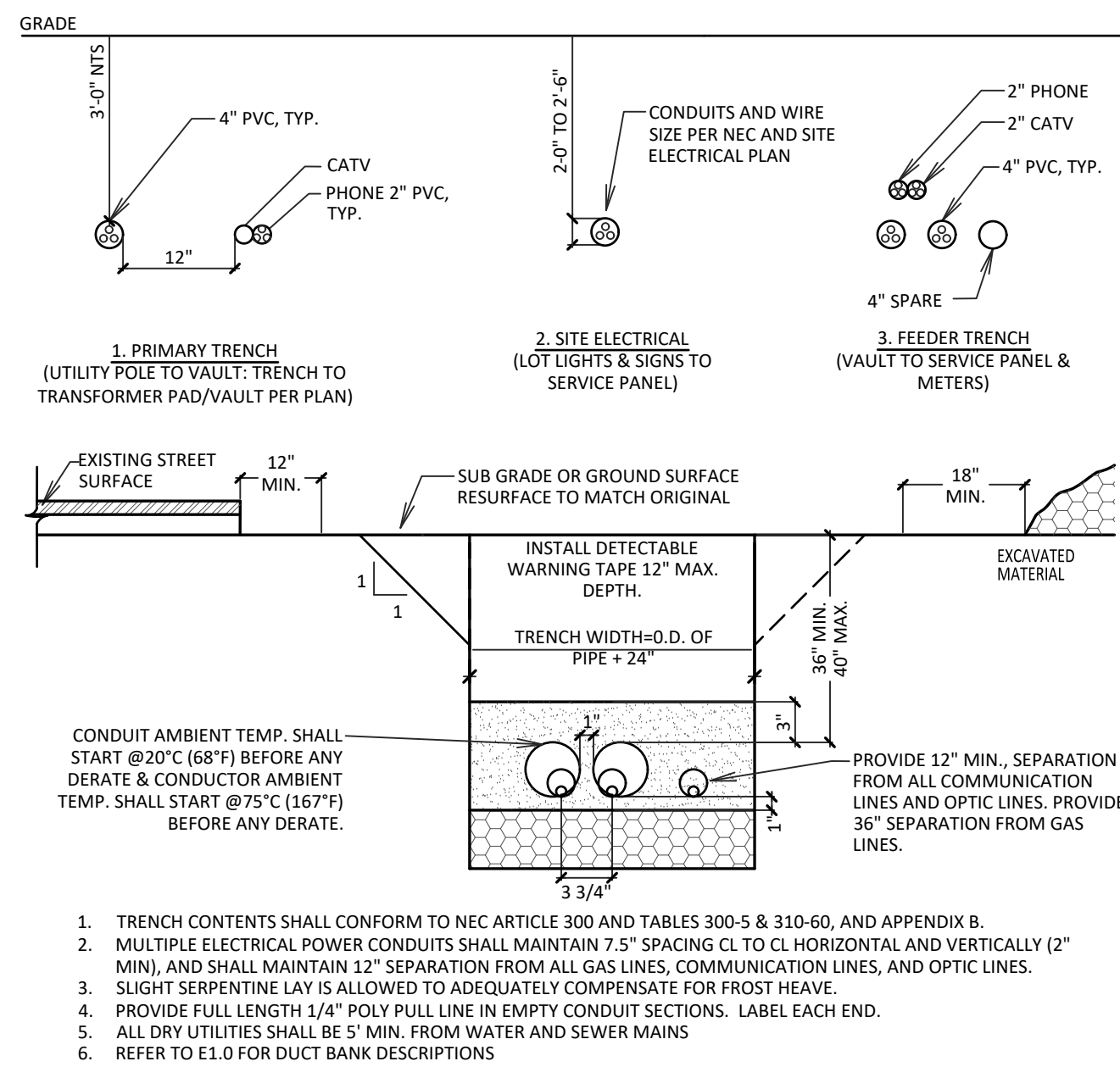
KEYNOTES:

1. PAVEMENT SECTION PER DTL. 1/C2.00.
2. SIDEWALK PER DTL. ST-23/C2.10.
3. CURB AND GUTTER PER DTL. ST-5/C2.10.
4. PERPENDICULAR CURB RAMP - TYPE B PER DTL. FS/C2.10.
5. TYPE 2 CURB RAMP PER DTL. ST-8/C2.10.
6. CROSSWALK STRIPING PER DTL. 3/C2.00.
7. PARKING STRIPING PER DTL. 2/C2.00.
8. ADA PARKING SIGN PER DTL. 9/C2.00.
9. MONUMENT SIGN BY OWNER.
10. 4' FENCE PER DTL. 6/C2.00, NO GATES AT PERIMETER VEHICLE ACCESS POINTS. PROVIDE GATES AT POOL AREA PER DTL. 7/C2.00.
11. TRASH ENCLOSURE PER DTL. 8/C2.00.
12. TRASH COMPACTOR.
13. ASPHALT BASKETBALL COURT. COORDINATE WITH OWNER.
14. BIKE RACK PER DTL. 10/C2.00. (9) TOTAL.
15. GAZEBO - TIMBERLAND INC. GAZEBO, OR APPROVED SIMILAR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
16. PICNIC TABLE: HIGHLAND PRODUCTS GROUP 84" PRE-CAST CONCRETE ADA ACCESSIBLE RECTANGULAR PICNIC TABLE. CONCRETE COLOR FINISH TOP - POLISHED SMOOTH FINISH "DOVE GRAY", CONCRETE COLOR AND FINISH - ETCHED FINISH "DOVE GRAY" OR APPROVED SIMILAR. (9) TOTAL.
17. PARK BENCH: LORELL TEAK OUTDOOR BENCH WITH BACKREST OR APPROVED SIMILAR. (14) TOTAL.
18. BBQ: PARK GRILL MODEL # 136-1050 OR APPROVED SIMILAR. (2) TOTAL.
19. TRASH BIN: GLOBAL INDUSTRIAL THERMOPLASTIC COATED 32 GALLON MESH RECEPTACLE WITH DOME LID - BLACK, OR APPROVED SIMILAR. (13) TOTAL.
20. PLAY AREA DESIGN AND LAYOUT BY OTHERS; INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PREP AREA TO SUBGRADE. OWNER TO PROVIDE FABRIC, SOIL, MULCH, AND PLAYGROUND EQUIPMENT.
21. RETAINING WALL PER DTL. 11/C2.00.
22. POOL AREA DESIGN AND LAYOUT BY OTHERS; INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PREP AREA TO SUBGRADE.
23. 10'-WIDE TRAIL PER DTL. 4/C2.01.
24. CONCRETE FIRE ACCESS WITH LAYDOWN CURB PER 5/C2.01.

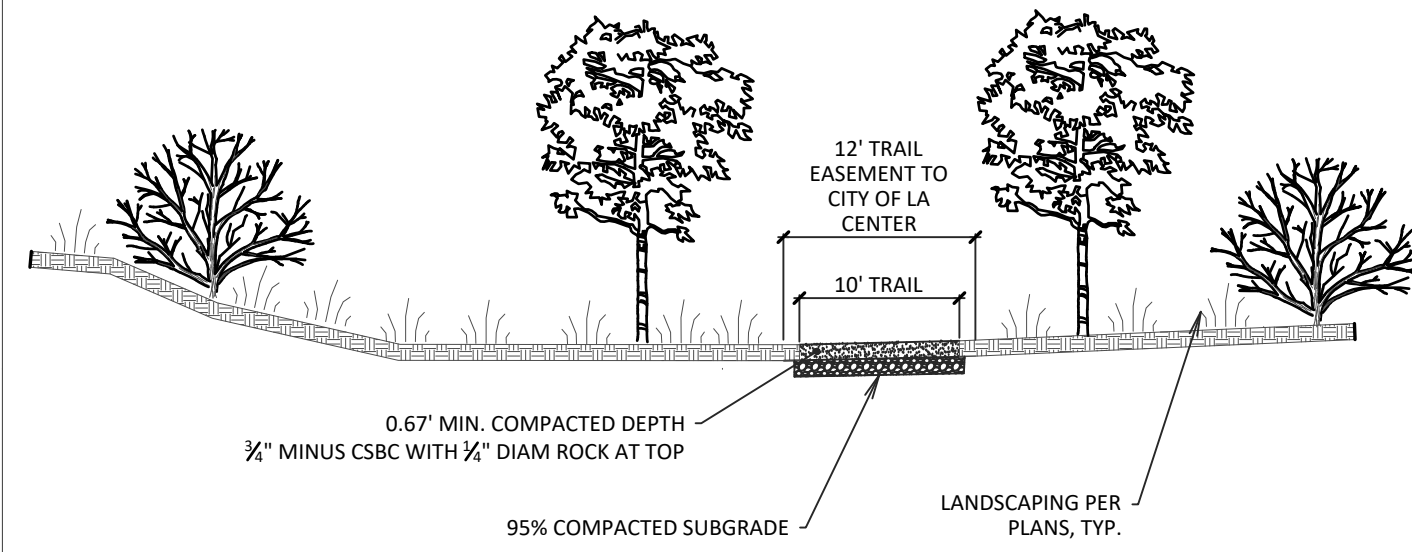


1 FINAL SITE PLAN
1" = 30'

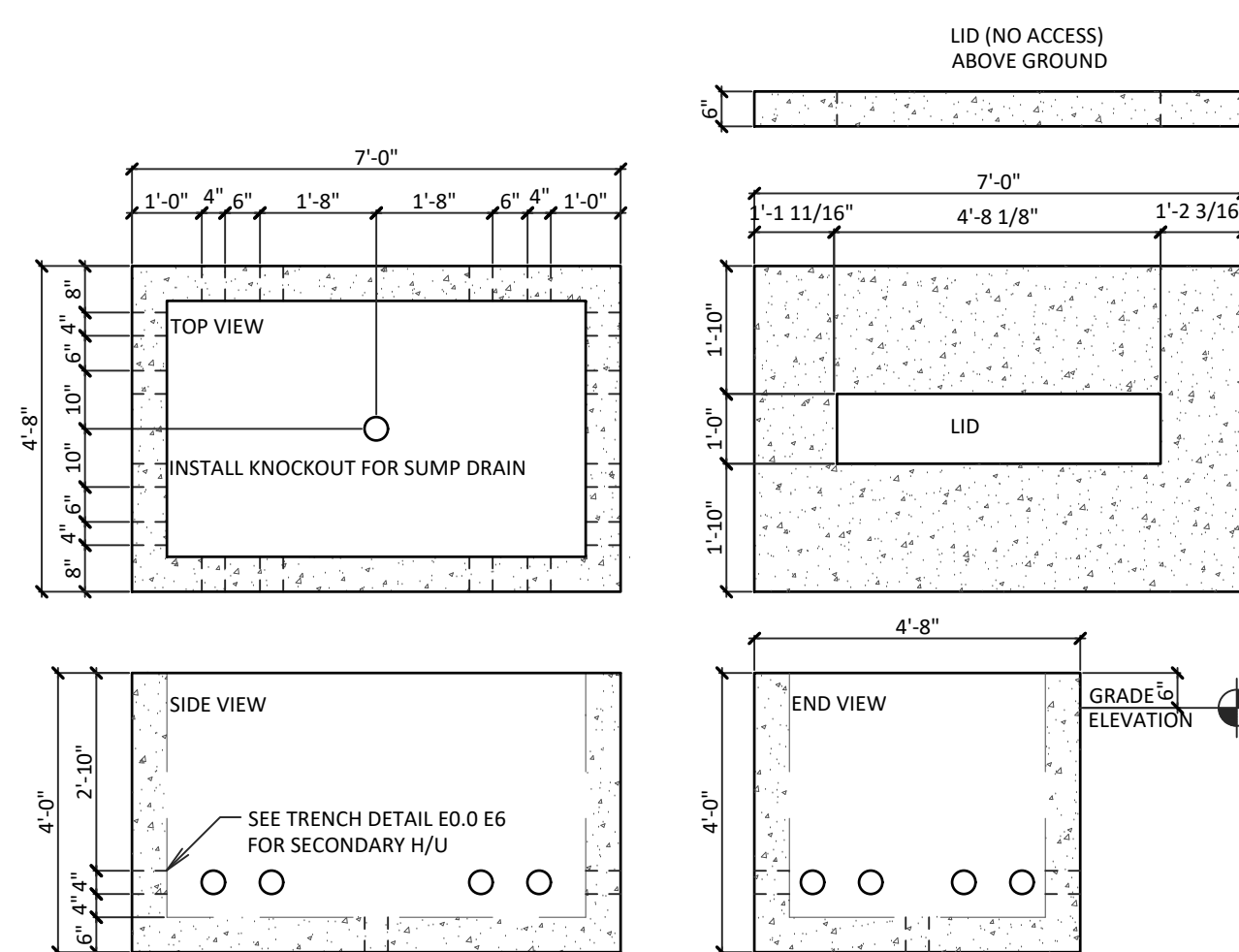




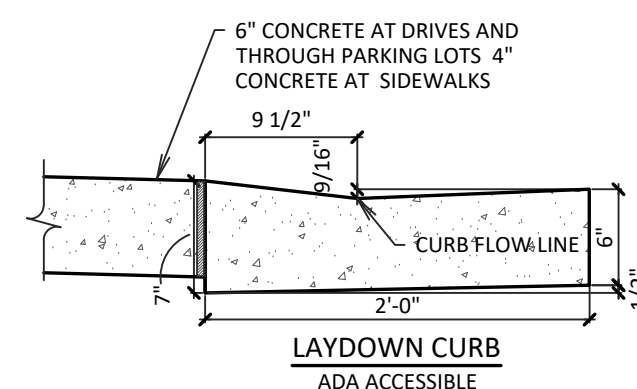
1 ELECTRICAL TRENCH SECTION
1" = 1'-0"



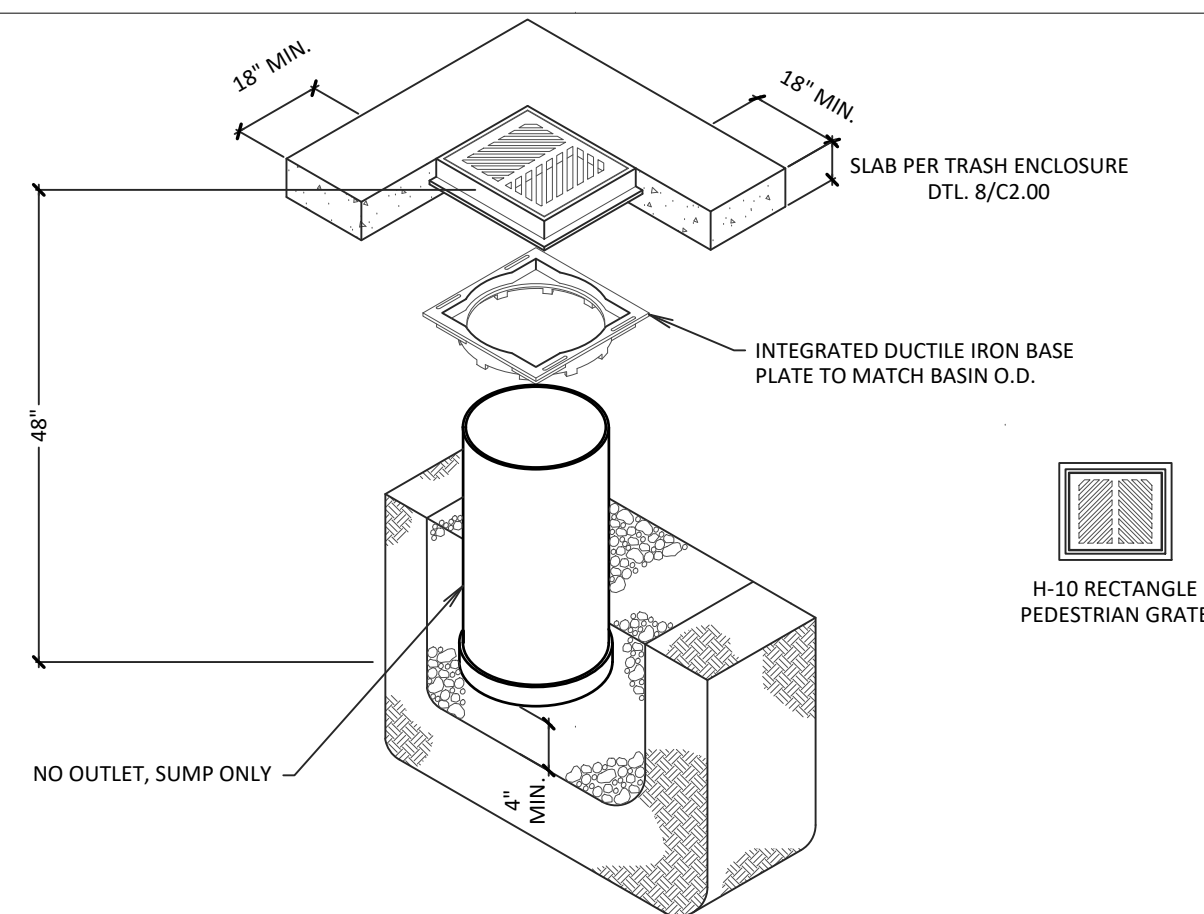
4 RUSTIC TRAIL
NTS



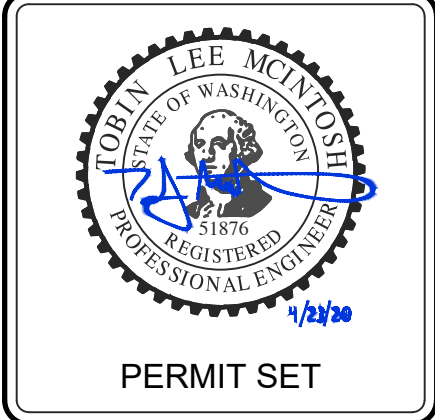
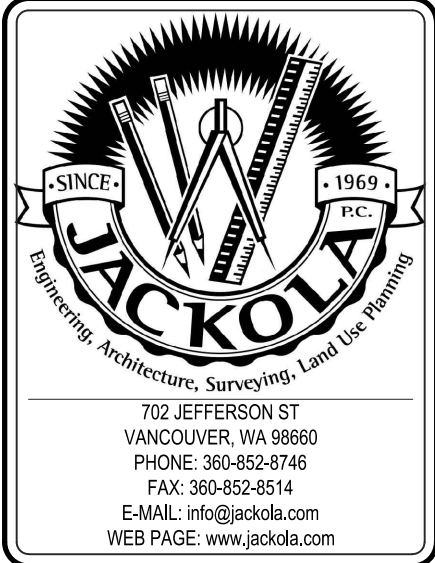
3 3 PHASE ELECTRICAL VAULT- ZG 521
3/8" = 1'-0"



5 LAYDOWN CURB
N.T.S.



3 TRASH ENCLOSURE SUMP
N.T.S.



RIVERSIDE MULTI-FAMILY APARTMENTS
 34212 NW PACIFIC HIGHWAY
 LA CENTER, WASHINGTON

SHEET
GENERAL NOTES AND DETAILS

DRAWN: ---
 CHECKED: TLM
 DATE: 02/13/2019
 SCALE: AS NOTED
 JOB#: 180410

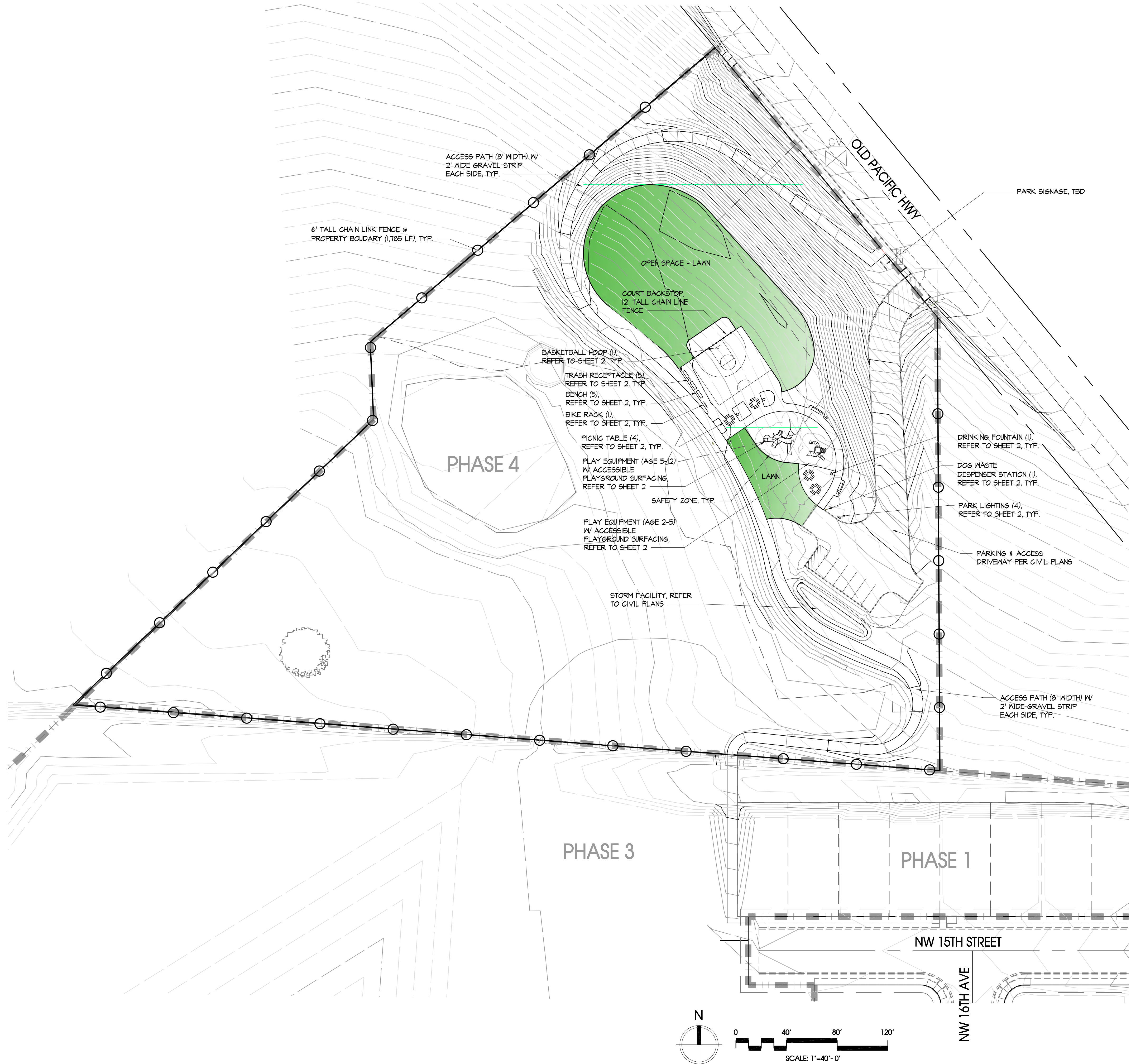
REVISIONS:

REV 2	04/17/20
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C2.01

Exhibit P



RIVERSIDE ESTATES SUBDIVISION
 PHASE 4 NEIGHBORHOOD PARK
 La Center, Washington

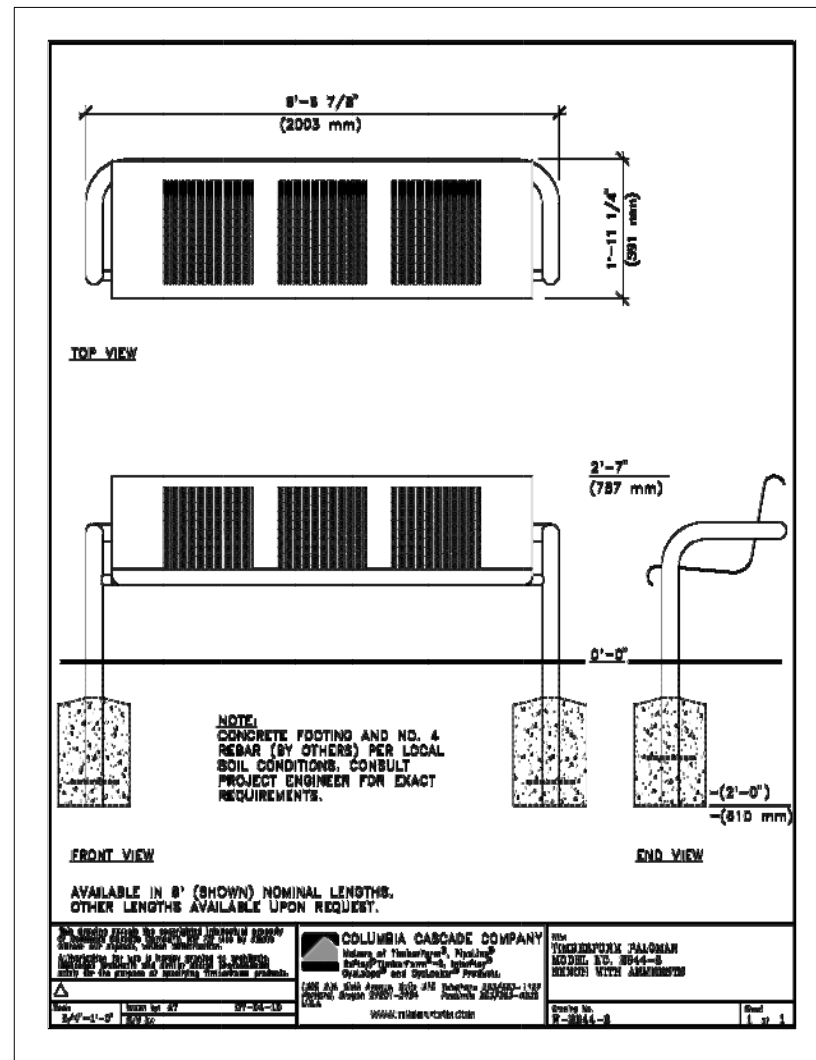
DRAWN: CB	CHECKED: CB
SCALE: 1" = 40'-0"	DATE: 06-03-20
JOB #: 20-1554	
ISSUED FOR: DA	
REVISIONS:	
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SHEET NAME:
PARK PLAN Exhibit A-1

SHEET #:
P1
 OF 5

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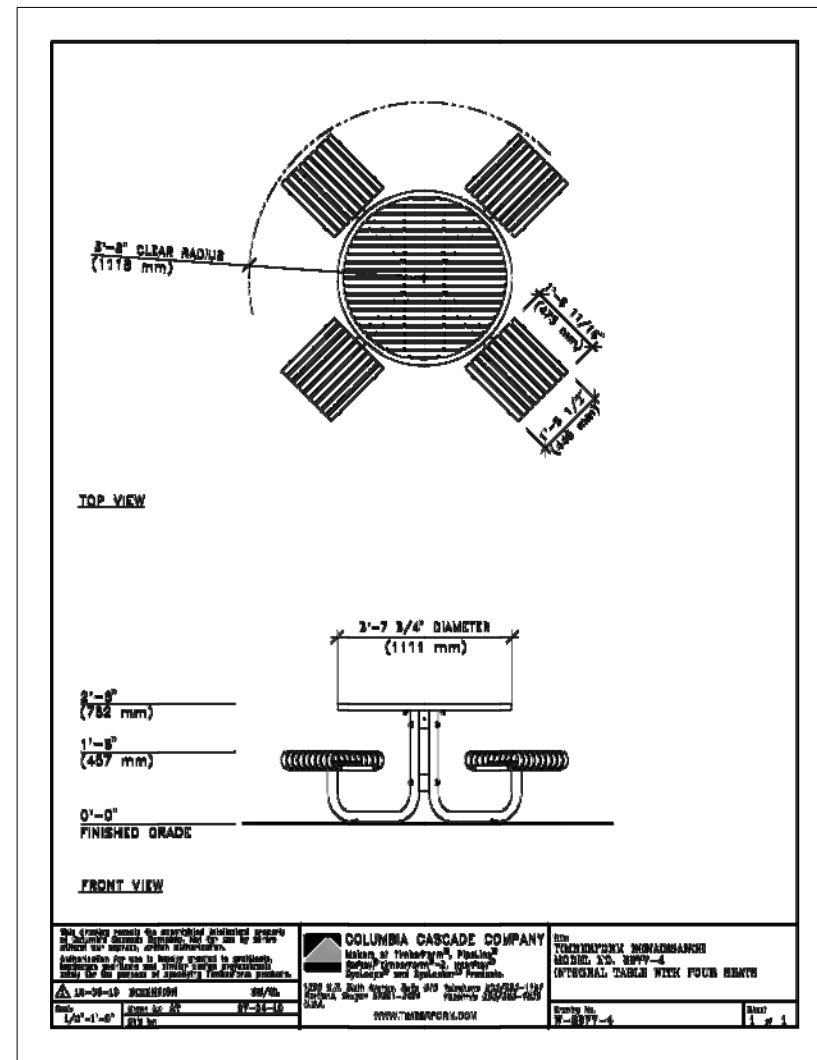


COLOR TBD

BENCH DETAIL

NOT TO SCALE

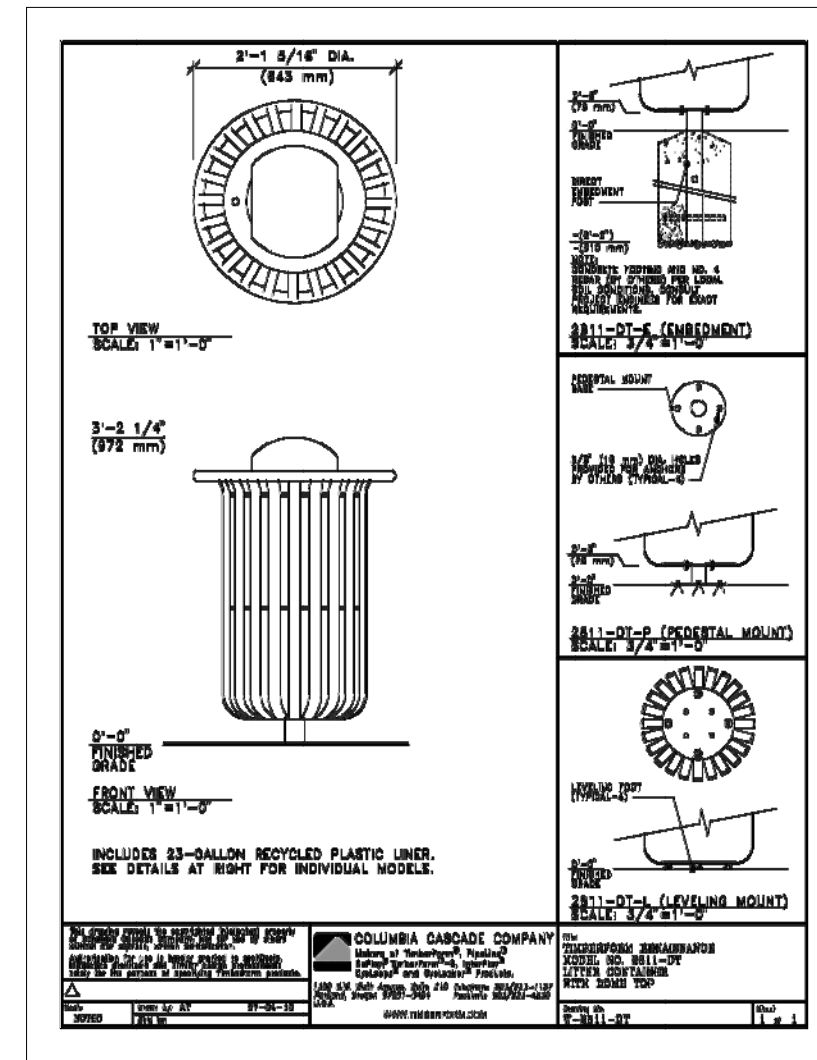
PRODUCT CUT-SHEET OR EQUAL



PICNIC TABLE DETAIL

NOT TO SCALE

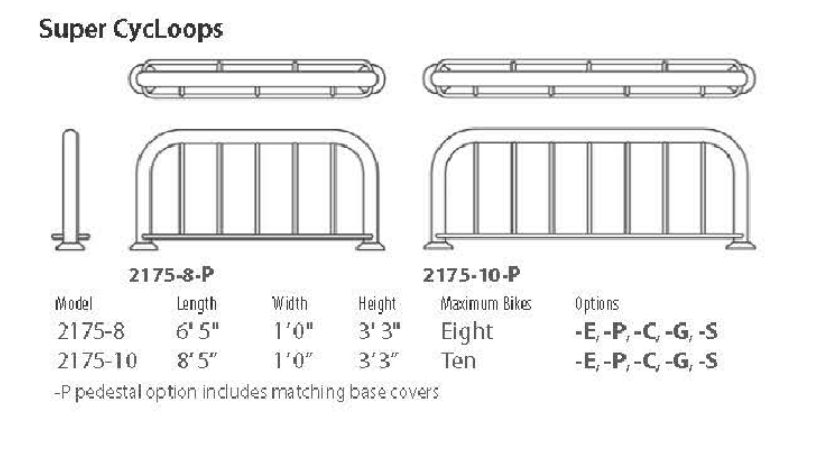
PRODUCT CUT-SHEET OR EQUAL



TRASH RECEPTACLE DETAIL

NOT TO SCALE

PRODUCT CUT-SHEET OR EQUAL



COLOR TBD

BIKE RACK DETAIL

NOT TO SCALE

PRODUCT CUT-SHEET OR EQUAL



WODF-3-HC-CHD Three Station, Stainless Steel Outdoor Adult and Child ADA Compliant Drinking Fountain

The Willoughby WODF-3-HC-CHD Three Station Stainless Steel Outdoor Drinking Fountain is a wind-resistant, Adult and Child ADA compliant, multi-user fixture for use in parks and recreational environments.
 WARNING: Cancer and Reproductive Harm - www.P66Warnings.gov

Willoughby Stainless Fountains

visit our website at www.willoughbystainlessfountains.com
 5105 Vaux 78th Street • Indianapolis, IN 46226
 (317) 875-0830 • Fax: (317) 875-0837 • (800) 428-4086

DRINKING FOUNTAIN DETAIL

NOT TO SCALE

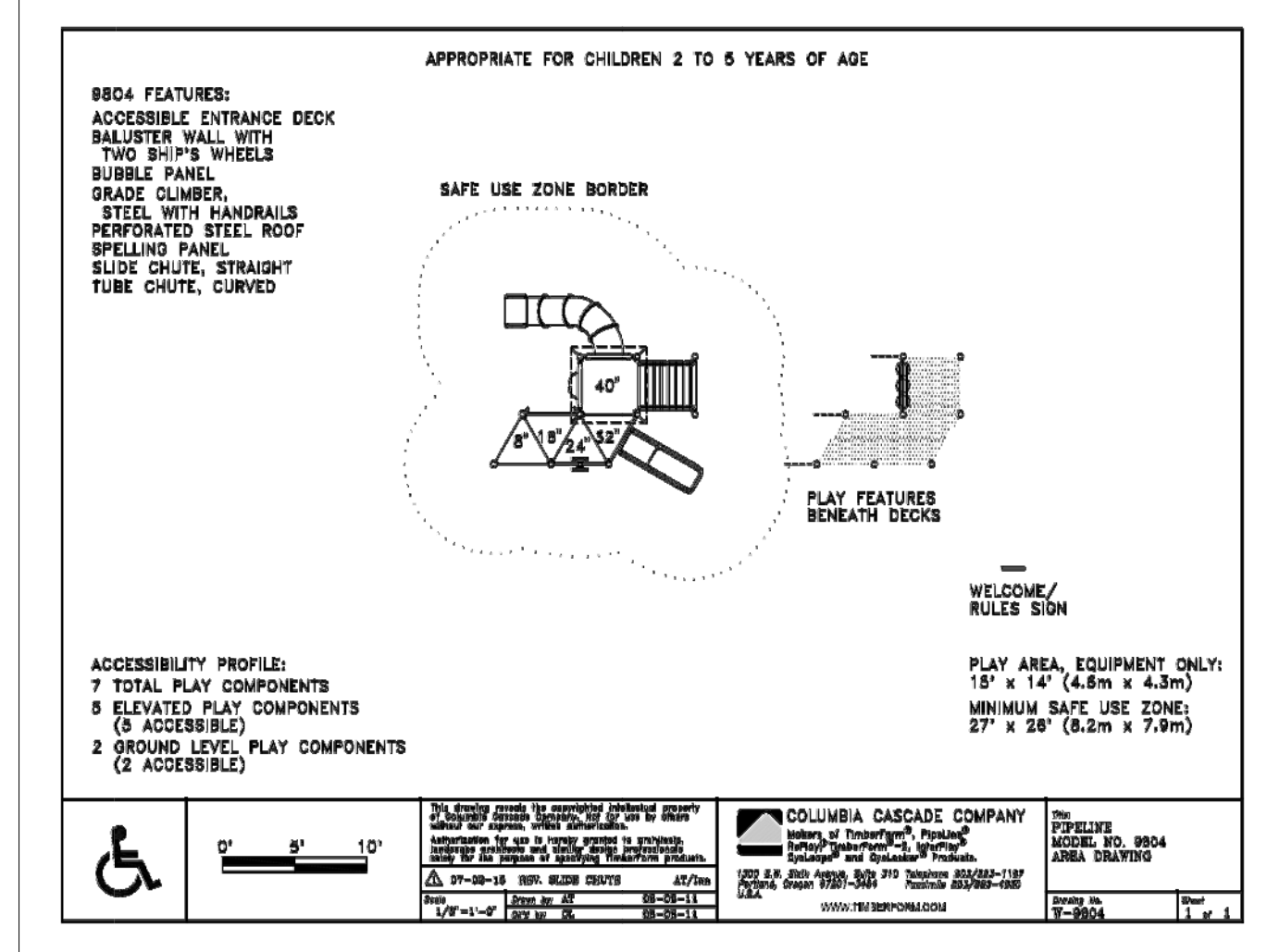
PRODUCT CUT-SHEET OR EQUAL



LIGHTING DETAIL

NOT TO SCALE

PRODUCT CUT-SHEET OR EQUAL

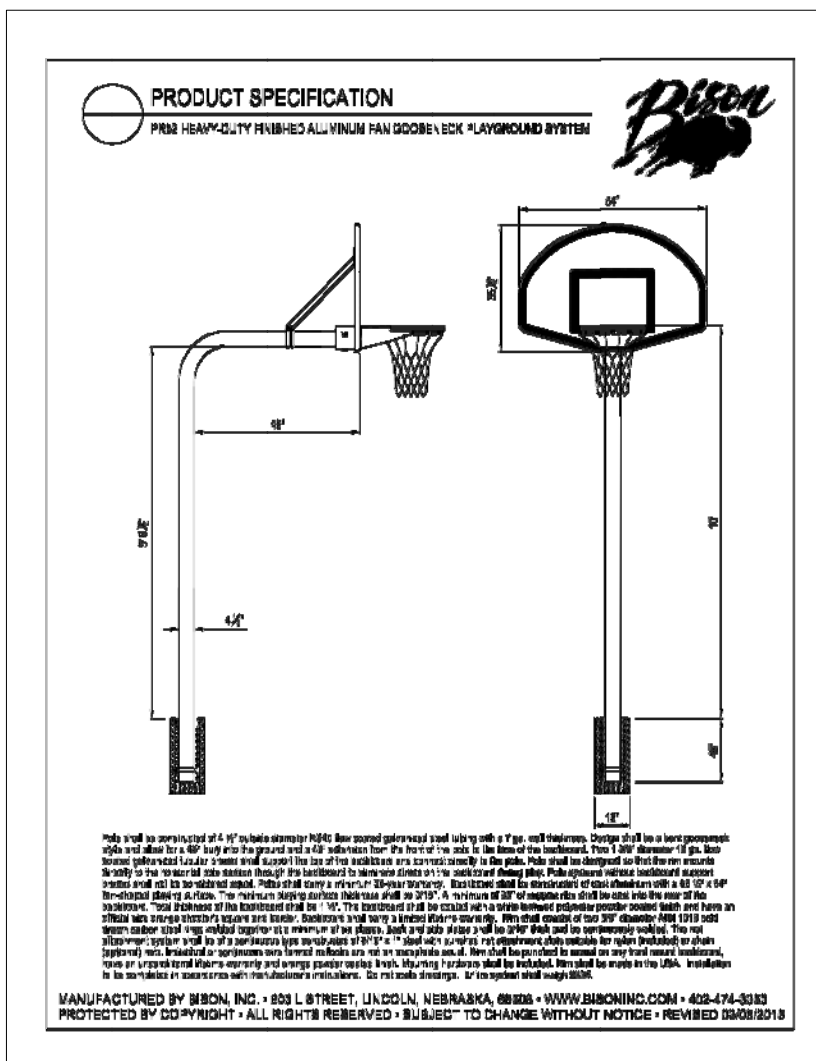


PLAY STRUCTURE DETAIL (AGE 2-5)

NOT TO SCALE



PRODUCT CUT-SHEET OR EQUAL



BASKETBALL HOOP DETAIL

NOT TO SCALE

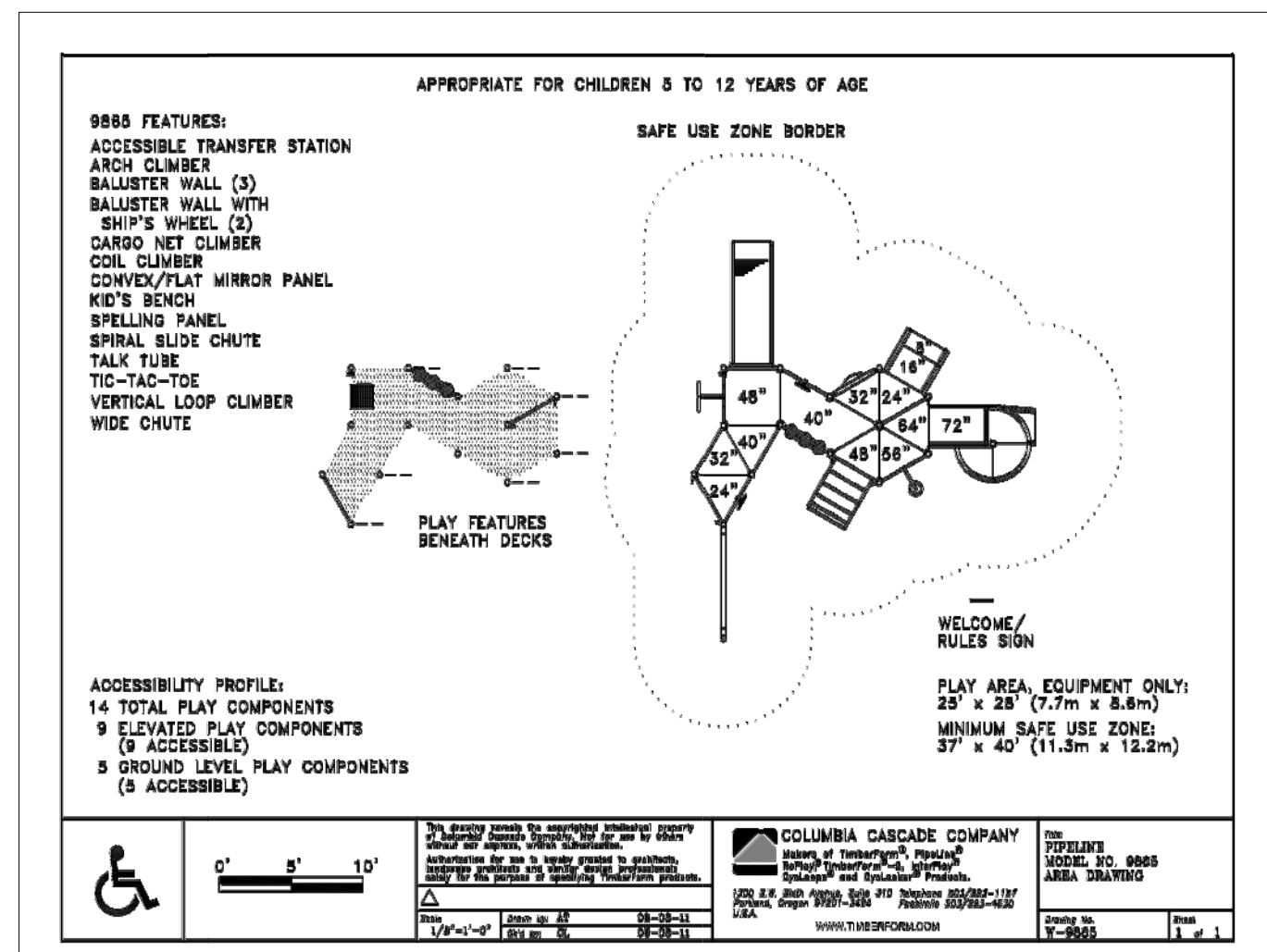
PRODUCT CUT-SHEET OR EQUAL



DOG WASTE DISPENSER STATION DETAIL

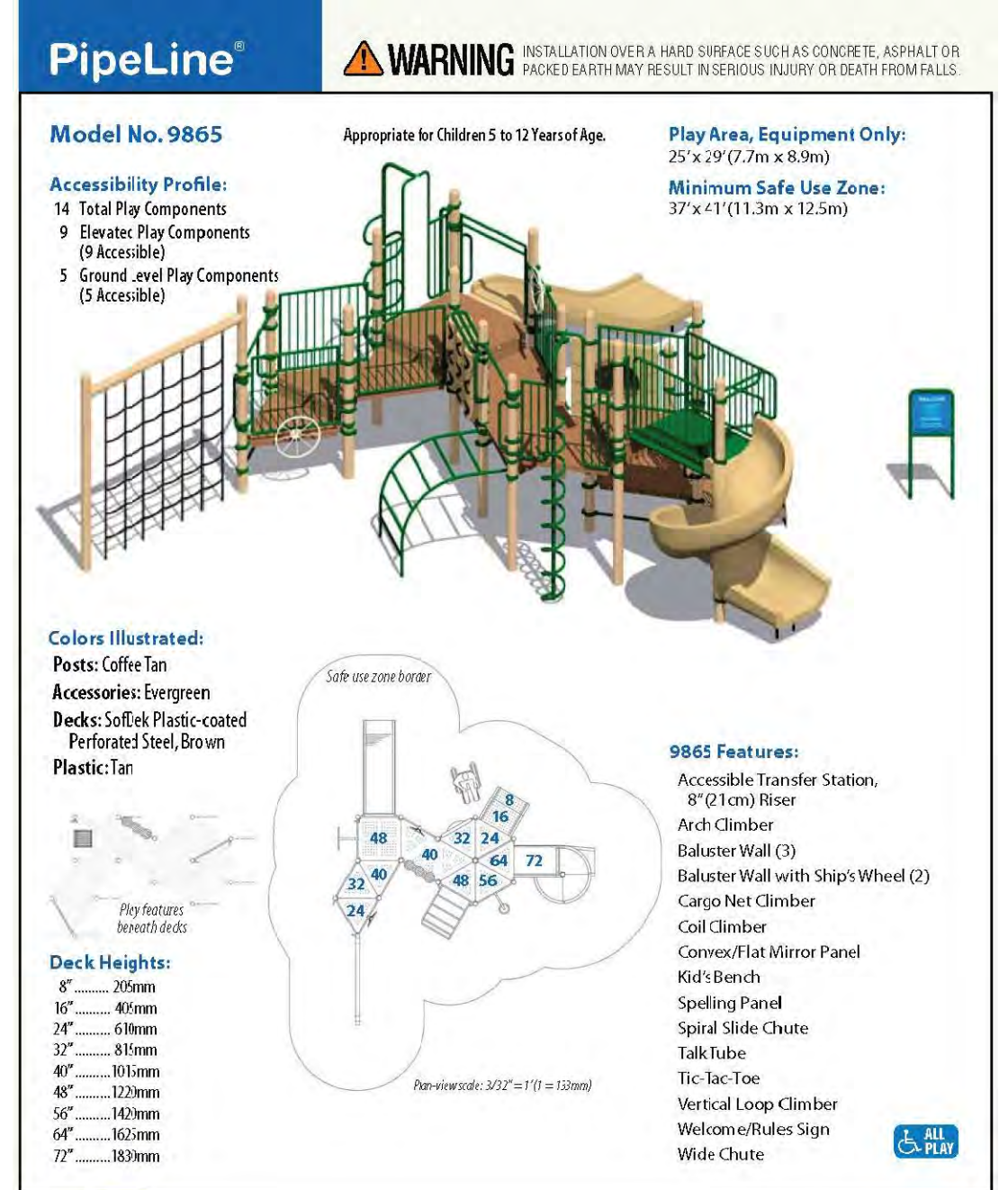
NOT TO SCALE

PRODUCT CUT-SHEET OR EQUAL



PLAY STRUCTURE DETAIL (AGE 5-12)

NOT TO SCALE



PRODUCT CUT-SHEET OR EQUAL

RIVERSIDE ESTATES SUBDIVISION
 PHASE 4 NEIGHBORHOOD PARK
 La Center, Washington

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SCALE: AS SHOWN	DATE: 06-03-20
JOB #: 20-1554	
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REVISIONS:	
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SHEET NAME:
PARK PLAN Materials Exhibit A-2

SHEET #:

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RIVERSIDE ESTATES SUBDIVISION
 PHASE 4 NEIGHBORHOOD PARK
 La Center, Washington

PLANT LEGEND			
TREES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM 'ARMSTRONGS' / ARMSTRONGS MAPLE	2" Cal. Min.	6
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	2" cal. Min.	12
	THUJA PLICATA 'HOGAN' / HOGAN'S WESTERN RED CEDAR	6' ht. Min.	15
	PIGEA OMORICA / OMORICA SPRUCE	6' ht. Min.	4
	POPULUS TREMULA 'ERECTA' / SWEDISH ASPEN	2" Cal. Min.	6
	PRUNUS SERRULATA 'KAMANZAN' / KAMANZAN CHERRY	2" Cal. Min.	3
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER FLOWERING PEAR	2" Cal. Min.	1
	TILIA CORDATA / GREENSPIRE LINDEN	2" Cal. Min.	3
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF PINE	6' ht. Min.	10
	ZELKOVA SERRATA / VILLAGE GREEN SELKOVA	2" Cal. Min.	6
SHRUBS			
SYMBOL	BOTANICAL / COMMON NAME		
	FESTUCA GLAUCA / BLUE FESCUE		
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY HOLLY		
	KALMIA LATIFOLIA 'ELF' / ELF MOUNTAIN LAUREL		
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS		
	MYRICA CALIFORNICA / PACIFIC MAX MYRTLE		
	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER NANDINA		
	NANDINA DOMESTICA 'MOONBAY' / MOONBAY NANDINA		
	PIERIS JAPONICA 'GAVATINE' / GAVATINE PIERIS		
	PIERIS JAPONICA 'VARIEGATA' / VARIEGATED PIERIS		
	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA CHERRY LAUREL		
	VIBURNUM DAVIDII / DAVID VIBURNUM		
	TURF - SOD OR SEED		



EROSION CONTROL/
 GROUND COVER TO BE
 PLANTED IN ALL AREAS
 DISTURBED BY GRADING,
 TYP.

NATIVE COVER
 FIELD GRASS, TYP.

PHASE 4

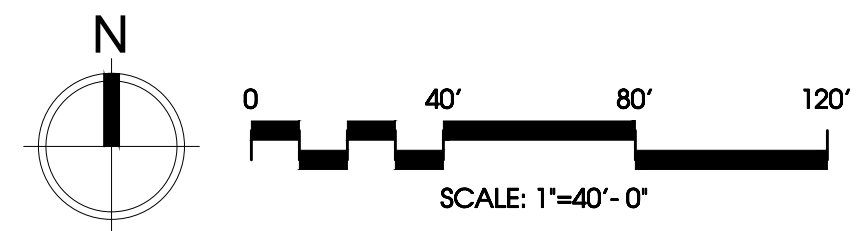
PHASE 3

PHASE 1

OLD PACIFIC HWY

NW 15TH STREET

NW 16TH AVE



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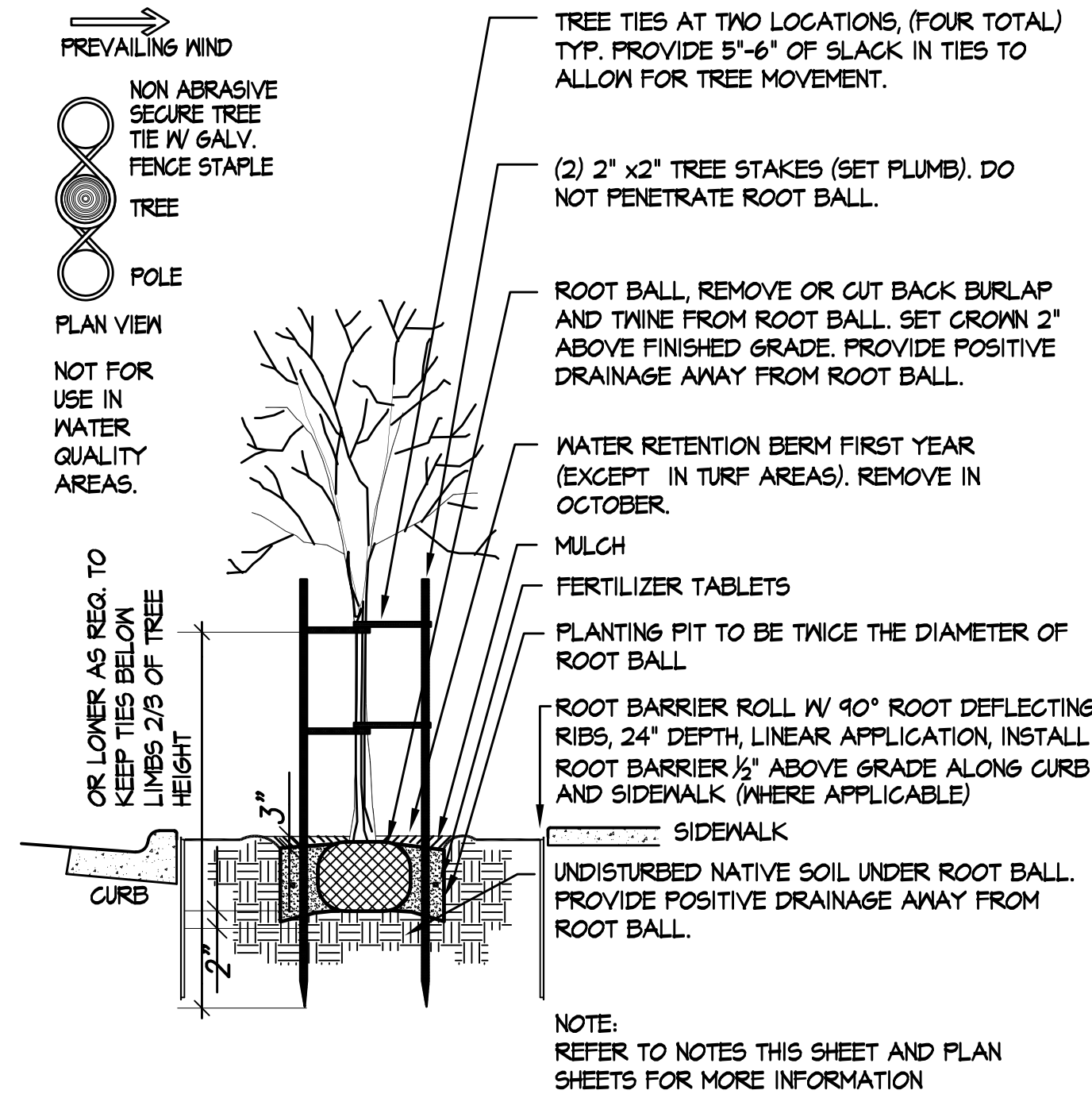
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SHEET NAME:
**PARK PLAN
 LANDSCAPE
 Exhibit A-3**

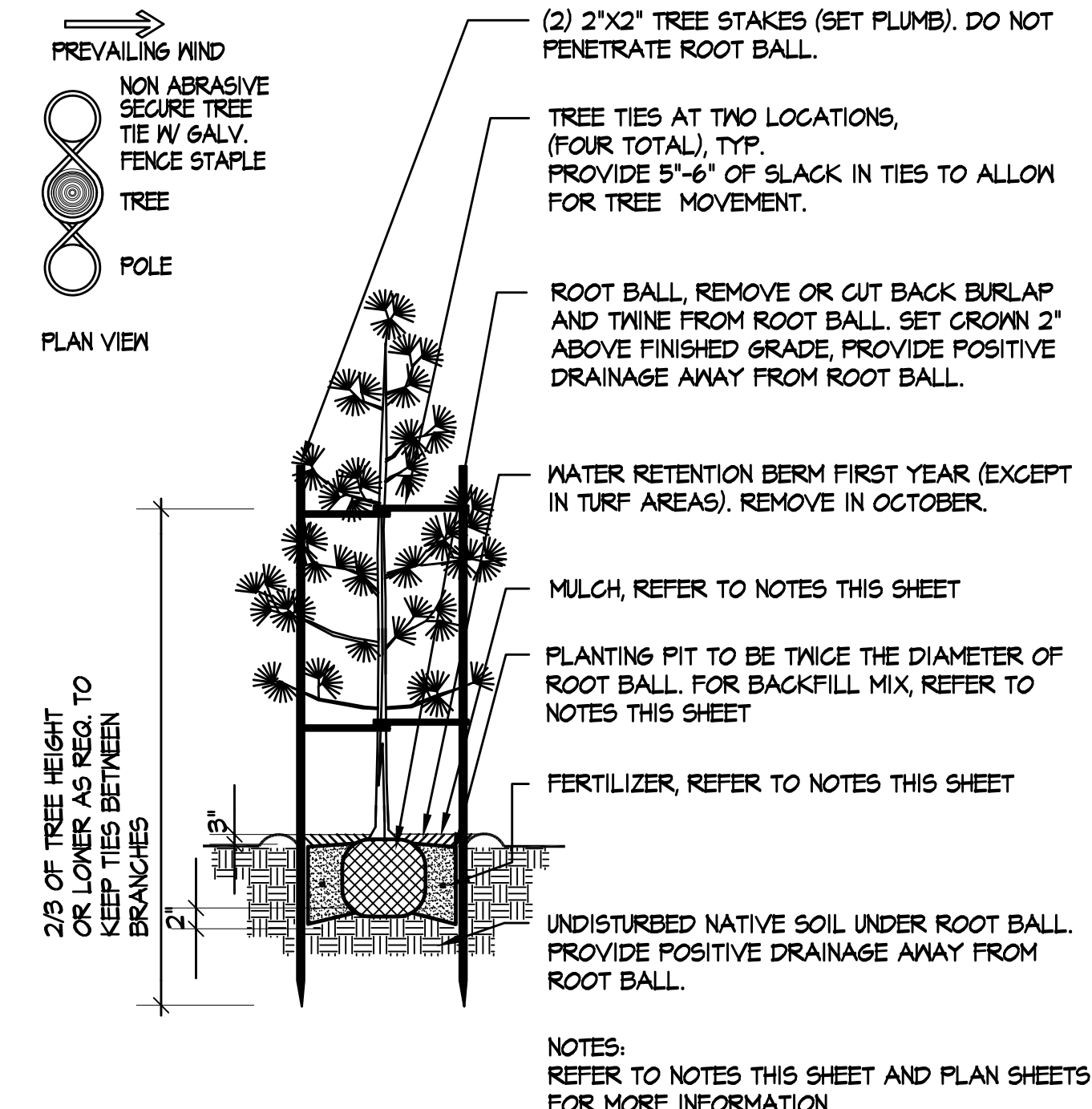
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P3
 SHEET 3 OF 5

PLANTING NOTES

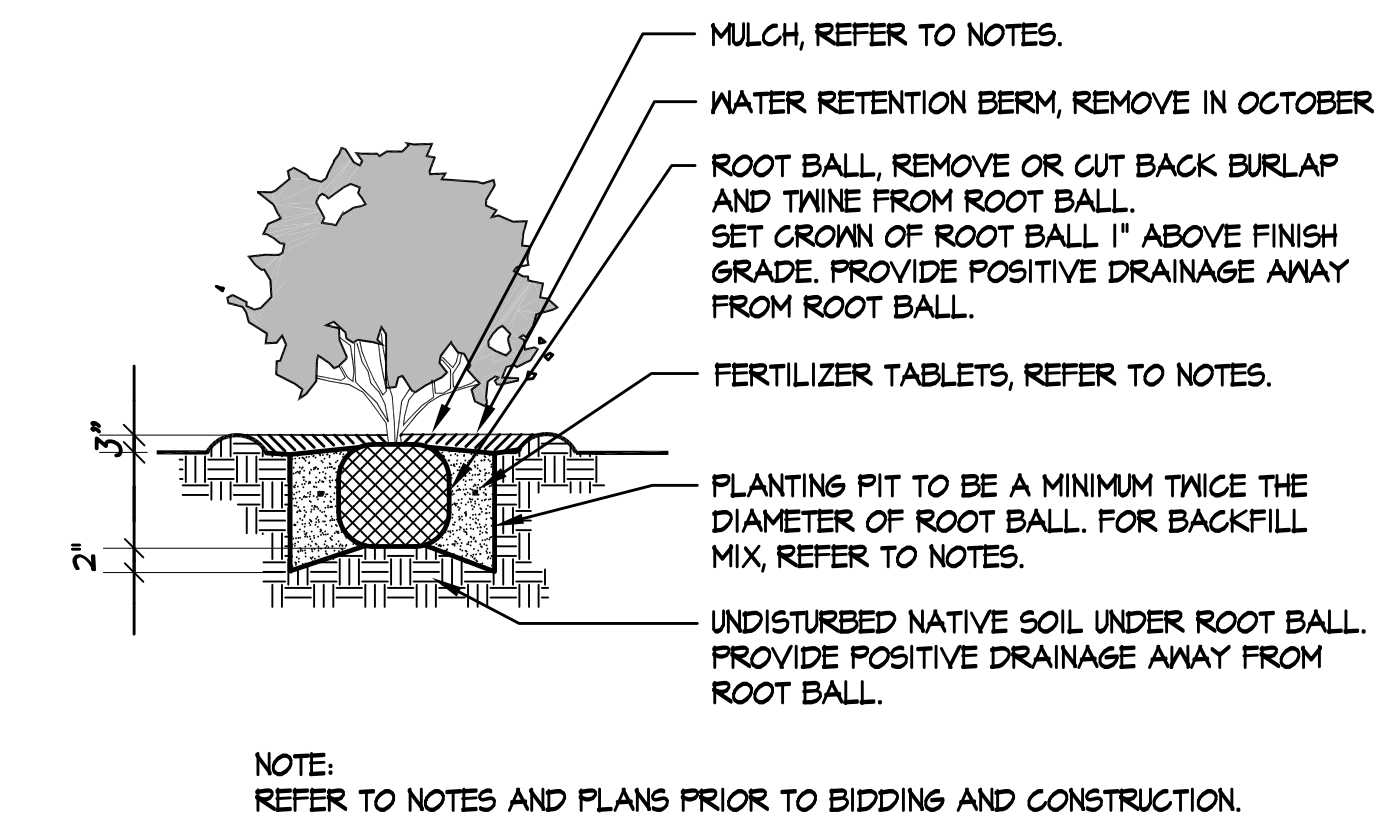
- ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY PLS ENGINEERING, INC.
- IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL PROPERTY.
- THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.
- THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.
- THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.
- ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S WORK, AT NO ADDITIONAL COST TO THE OWNER. CONTACT ALL UTILITY PROVIDERS SERVING THE SITE AREA 48 HOURS PRIOR TO ANY EXCAVATION.
- ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60.1 STANDARD FOR NURSERY STOCK.
- THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR PLANTING PRACTICES.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE CONTRACTOR'S WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF ALL PLANT MATERIAL FOR 2 YEARS AFTER COMPLETION OF PLANTING. DISEASED, DYING, OR DEAD PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR DURING THE TWO YEAR PERIOD AND MAINTAINED FOR AN ADDITIONAL 2 YEAR PERIOD.
- IMMEDIATELY UPON BID AWARD, CONTRACTOR SHALL SECURE THE PLANT MATERIALS AS SPECIFIED FROM AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 2" OF FIR BARK MULCH. SUBMIT SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANTING PITS HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN (12) HOURS OF FILLING.
- FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE
- ROTOTILL 2" OF COMPOST INTO ALL PLANTED AREAS.
- INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS.
- INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS.
- RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURERS INSTRUCTIONS.
- EXISTING VEGETATION TO BE SPRAYED WITH ROUNDUP, OR APPROVED EQUAL, PER MANUFACTURERS INSTRUCTIONS. SUFFICIENT TIME SHALL BE GIVEN TO ALLOW EXISTING MATERIAL TO DIE. REMOVE EXISTING VEGETATION MAT AND ROTOTILL OR SCARIFY EXISTING SOIL.
- CROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE.
- ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLEMENT.
- AMEND SOIL IN LAWN AREAS WITH 80 LBS. OF DOLOMITE LIME AND 40 LBS. OF 10-20-20 SLOW RELEASE FERTILIZER OR EQUIVALENT. PROVIDE A 3" LAYER OF SANDY LOAM TOPSOIL FOR LAWN AND BED AREA.
- SEED LAWN AREAS WITH GRASS SEED MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
- PLANT MATERIAL SHALL BE PLANTED 1/4" ROOT CROWN 1" ABOVE FINISHED GRADE TO ALLOW POSITIVE DRAINAGE AWAY FROM CROWN.
- STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAIL 'A' AND 'B' ON THIS SHEET.
- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
- ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS.
- ALL PLANT MATERIALS FURNISHED ARE TO BE FREE FROM DEAD OR BROKEN BRANCHES, LICHENS, SCARS, BROKEN BARK OR WOUNDS. ALL PLANT MATERIALS WILL BE INSECT, WEED, AND DISEASE FREE ACCORDING TO THE REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF AGRICULTURE FOR NURSERY PLANT MATERIALS SOLD FOR WHOLESALE OR RETAIL. ALL PRUNING WOUNDS MUST BE WELL HEALED WITH NO EVIDENCE OF DECAY.



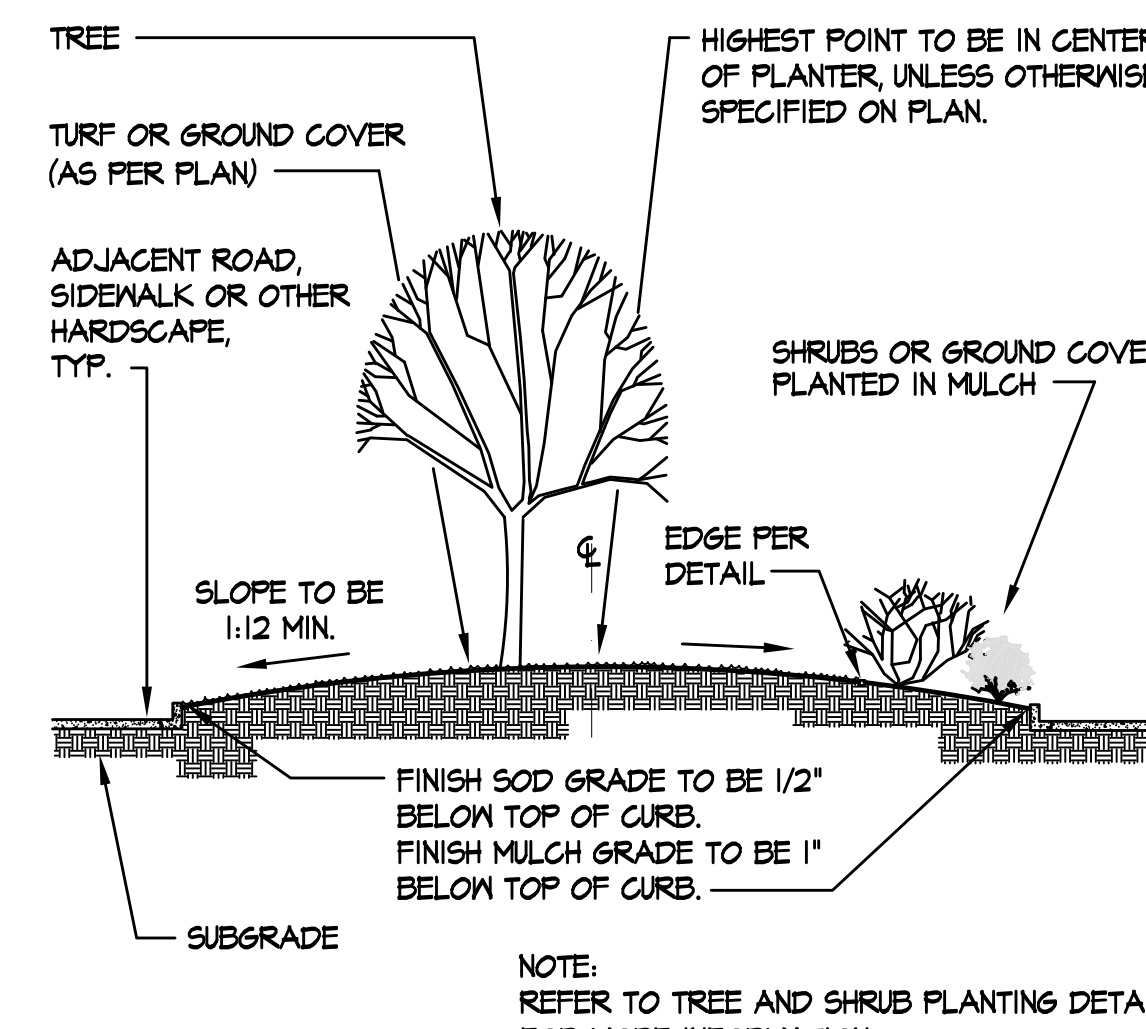
A B & B Tree Planting Detail
Not To Scale SECTION / PLAN VIEW



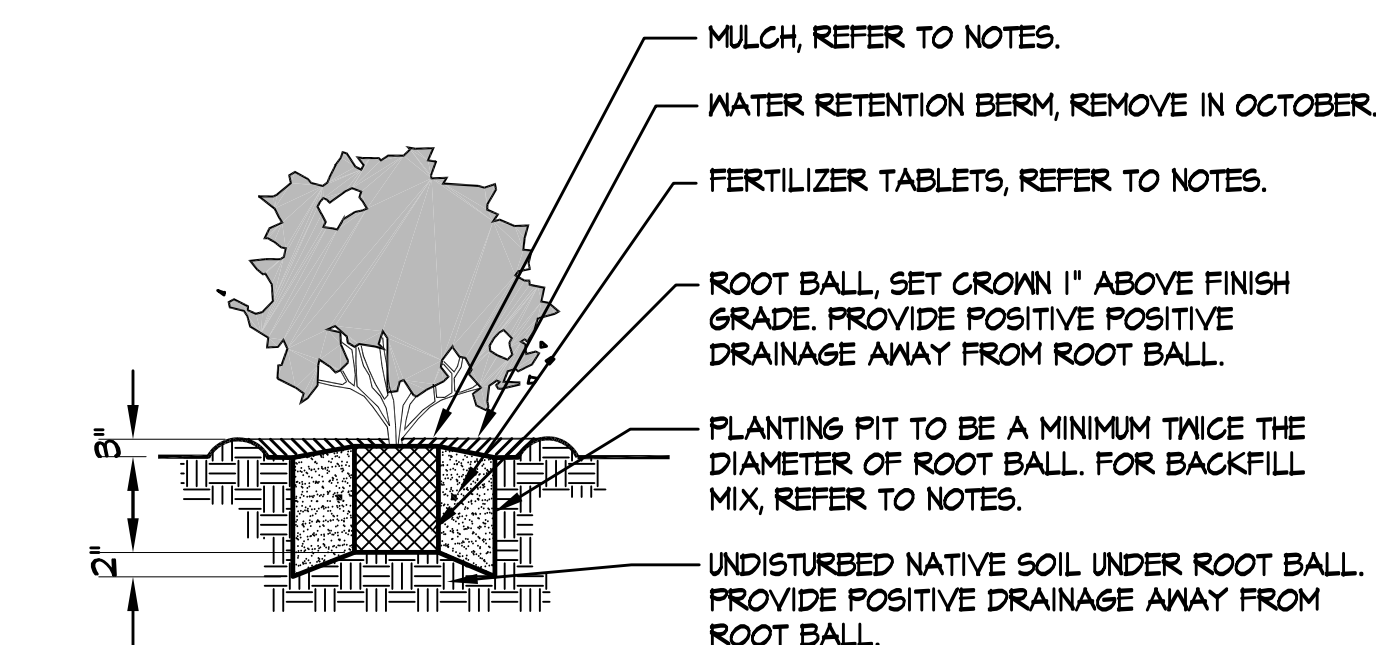
B B & B Tree Planting Detail: Evergreen under 8' Height
Not To Scale SECTION / PLAN VIEW



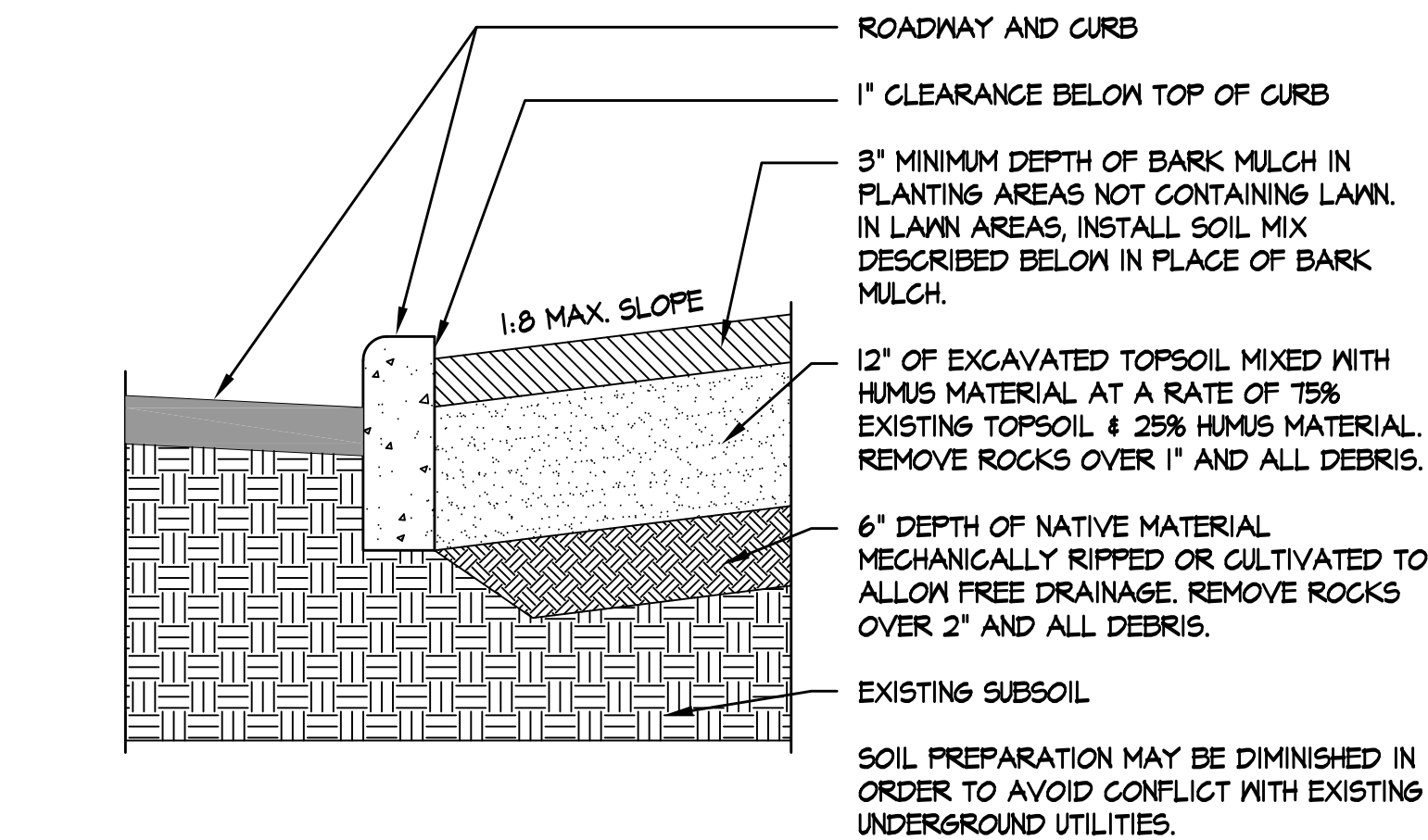
E B & B Shrub Planting Detail
Not To Scale SECTION



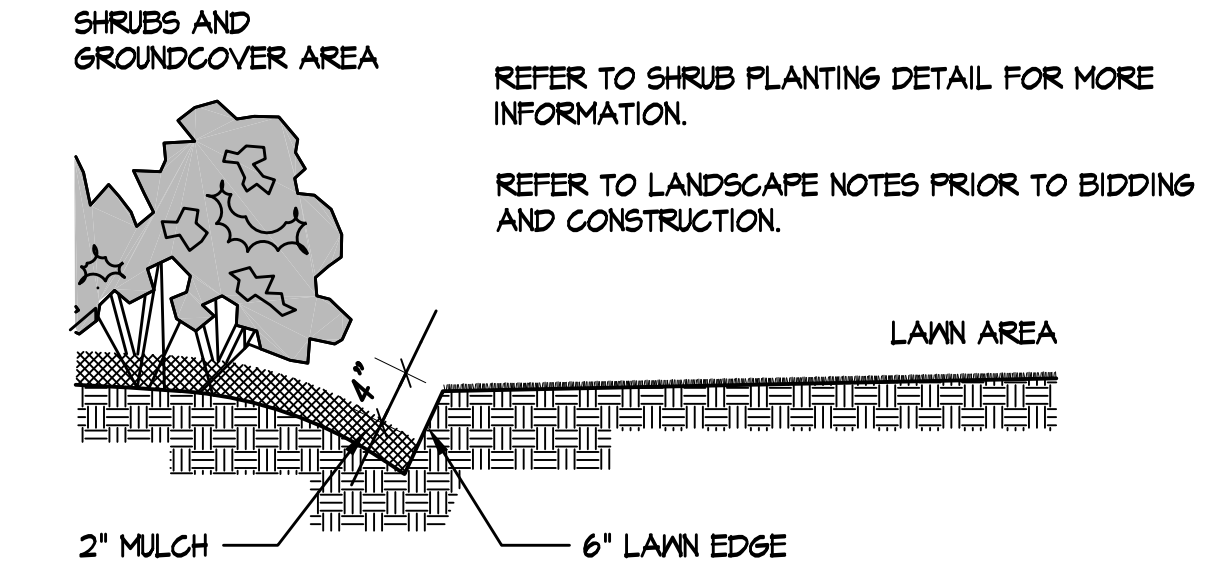
F Typical Curbed Planter Area
Not To Scale SECTION A-A



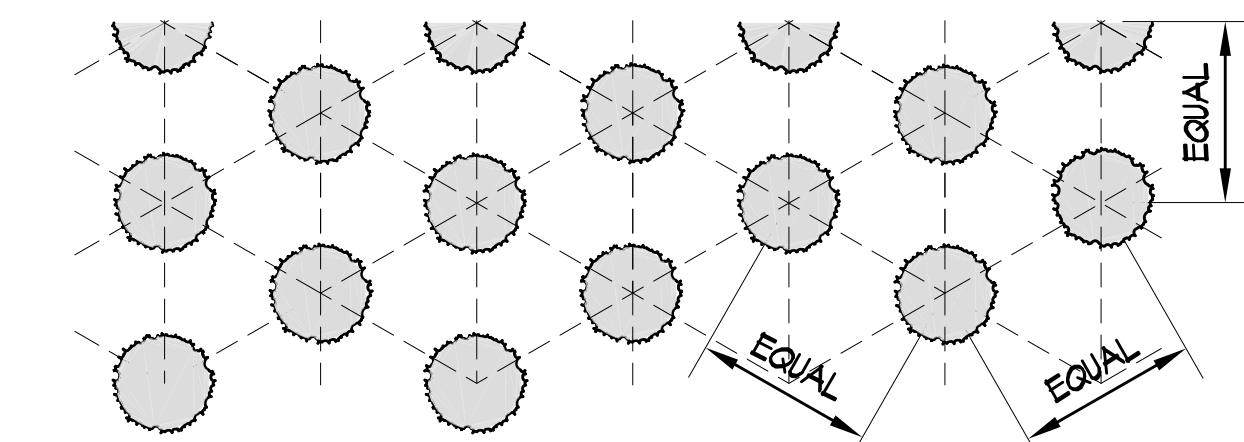
H Container Ground Cover Planting Detail
Not To Scale SECTION



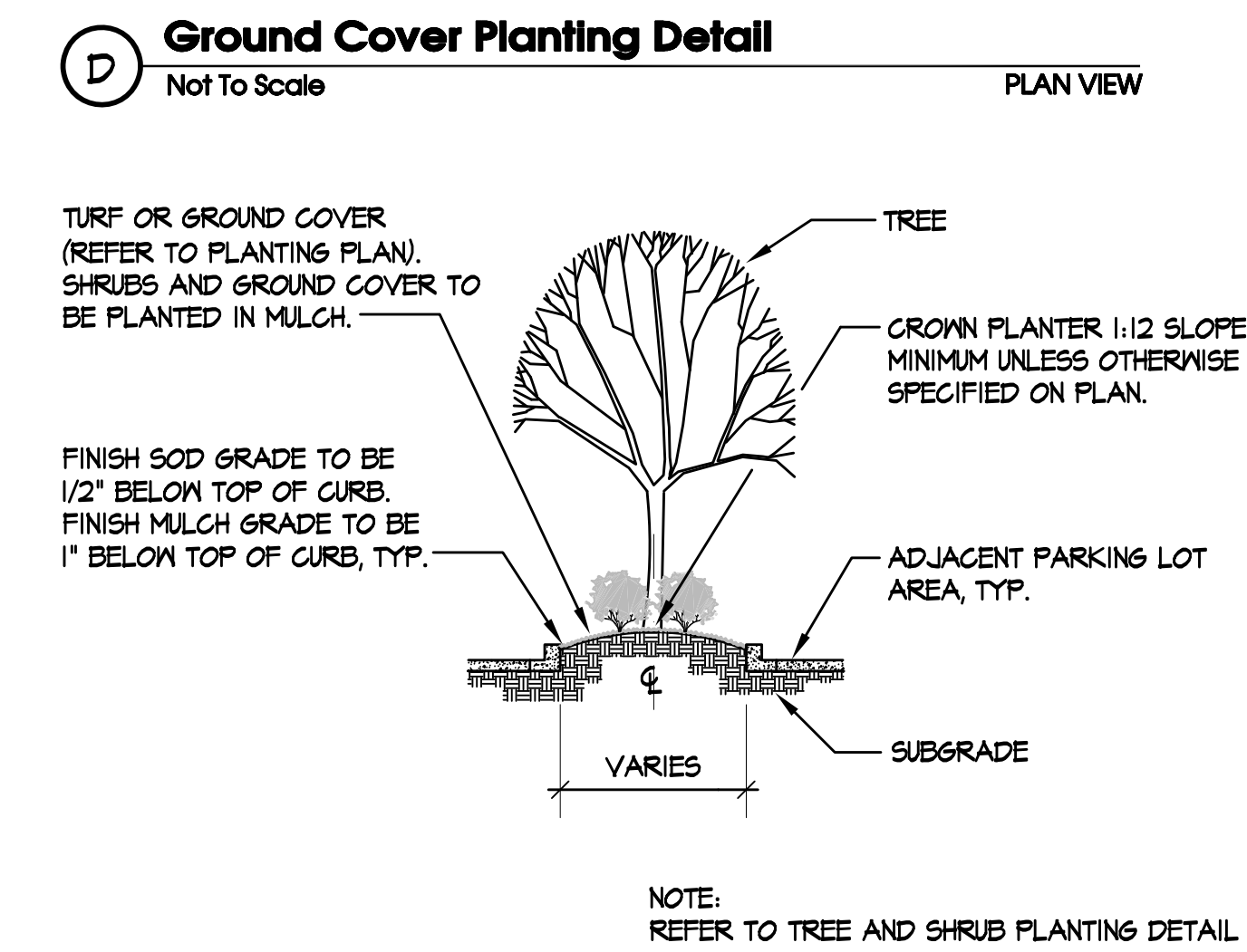
I Soil Section at Curb within Planting Strips & Finger Islands
Not To Scale SECTION



C Lawn Edge Detail
Not To Scale SECTION

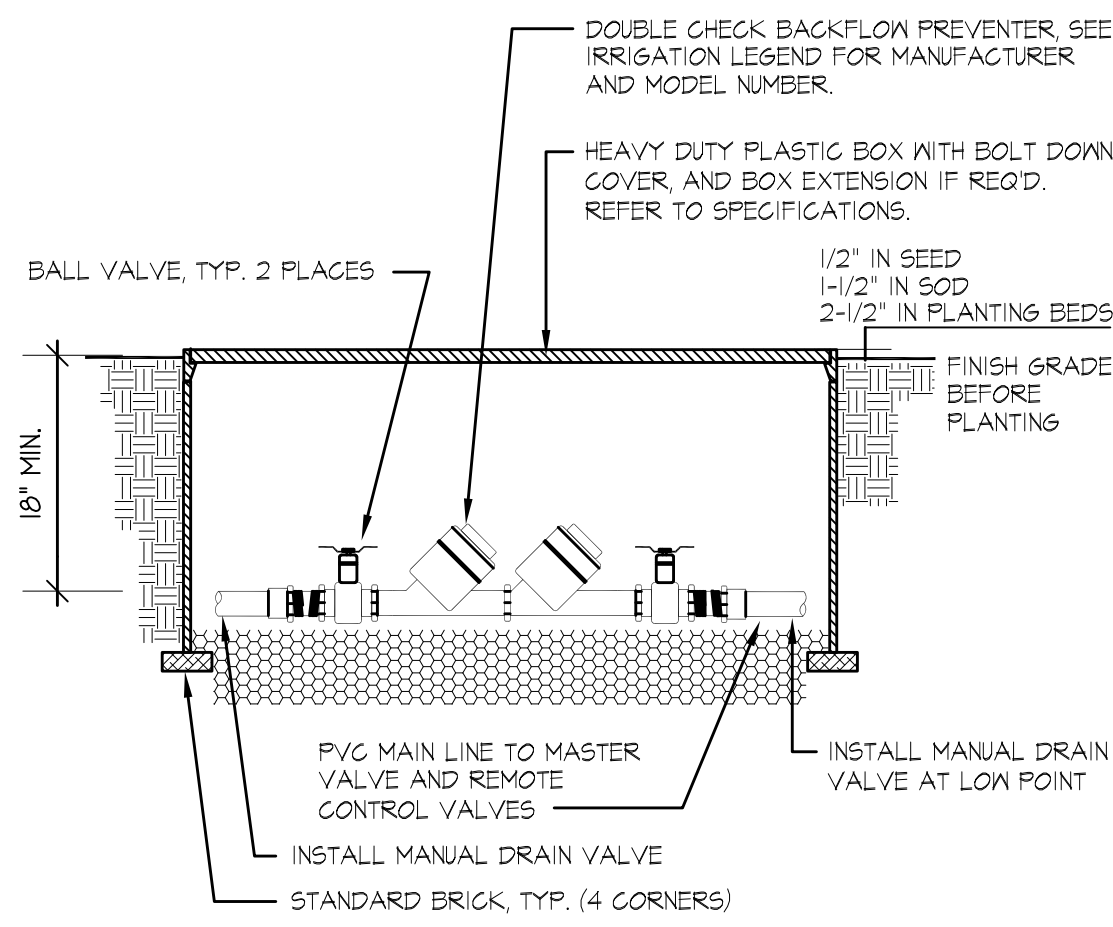


D Ground Cover Planting Detail
Not To Scale PLAN VIEW



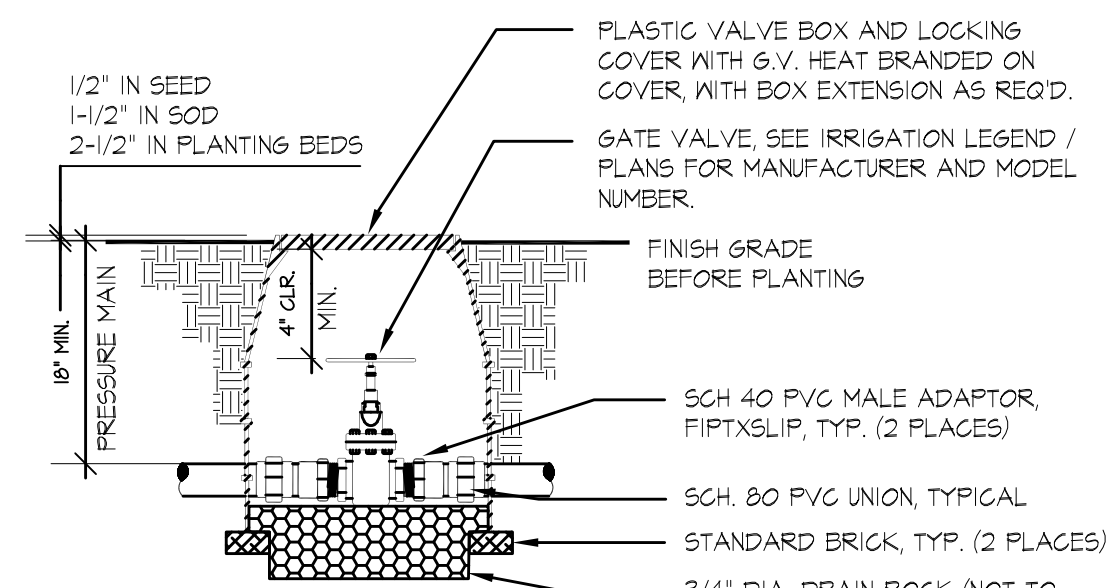
G Typical Parking Finger Planter Area
Not To Scale SECTION B-B

ALL DETAILS SHOWN MAY NOT BE REQUIRED FOR THIS PROJECT.



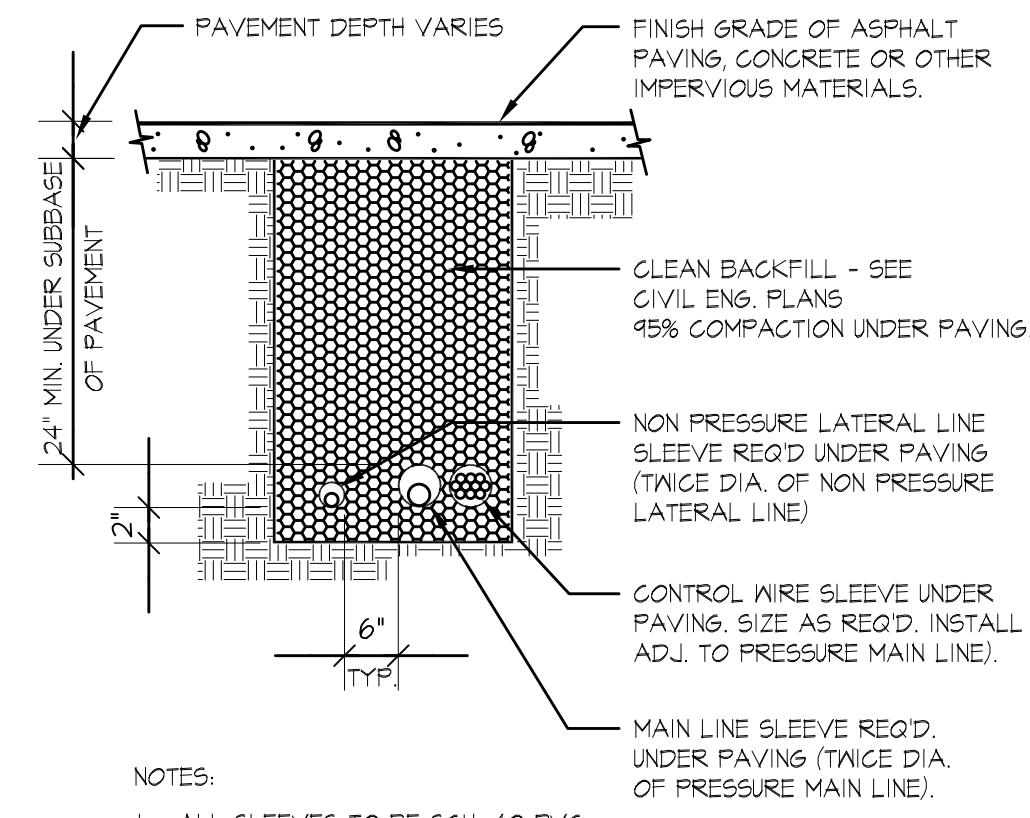
- NOTES:
- EQUIPMENT TO BE INSTALLED A MINIMUM OF 24" FROM ANY STRUCTURE OR HARDSCAPING.
 - USE TEFLON TAPE ON ALL THREADED FITTINGS.
- REFER TO ALL PROJECT PLAN SHEETS, NOTES AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION.

A Backflow Preventer Detail (2" & Smaller)
Not To Scale DOUBLE CHECK SECTION



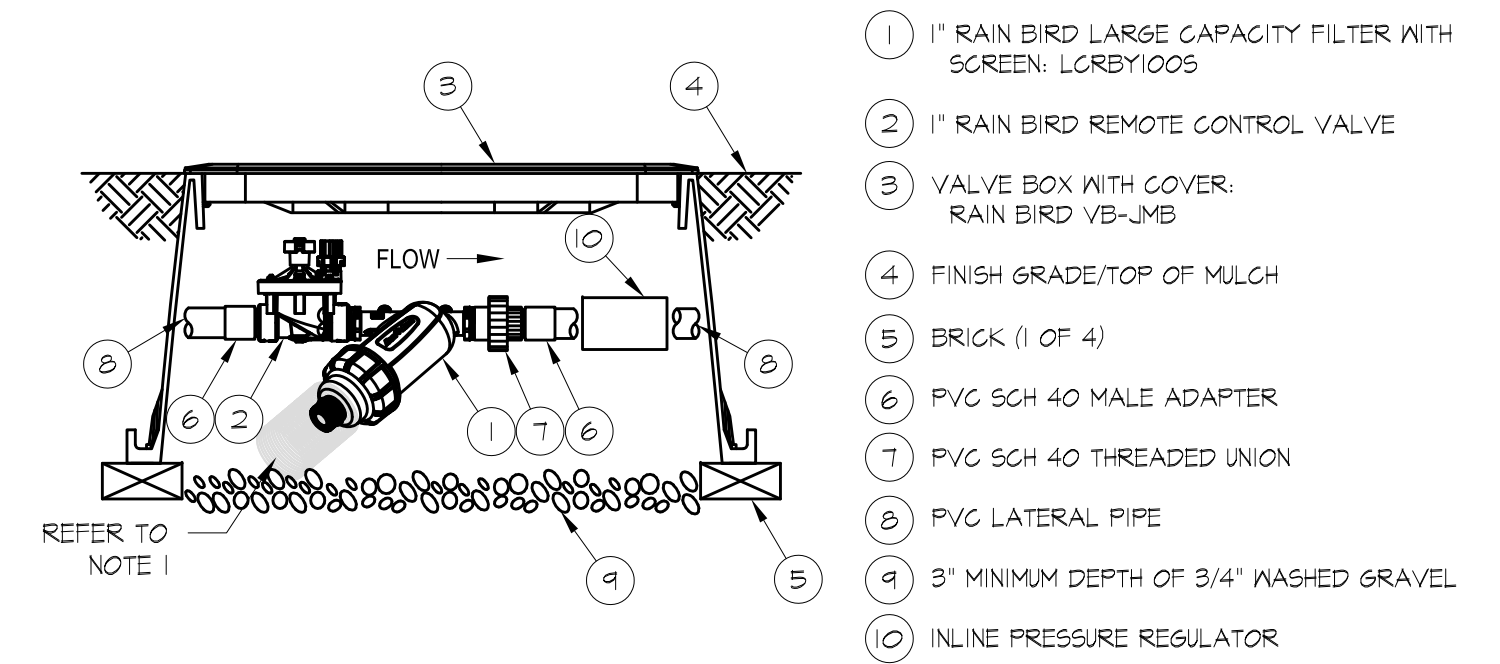
- NOTES:
- INSTALL GATE VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
 - INSTALL GATE VALVES IN PLANTING BEDS WHEREVER POSSIBLE.
 - INSTALL VALVE BOX SO THAT TOP OF VALVE BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - USE TEFLON TAPE ON ALL THREADED FITTINGS.
 - PLACE 3/4" DIA. DRAIN ROCK PRIOR TO INSTALLATION OF VALVE BOX.
- REFER TO ALL PROJECT PLAN SHEETS AND NOTES PRIOR TO BIDDING AND CONSTRUCTION.

D Gate Valve Detail: Threaded Ends (3" & Smaller)
Not To Scale SECTION



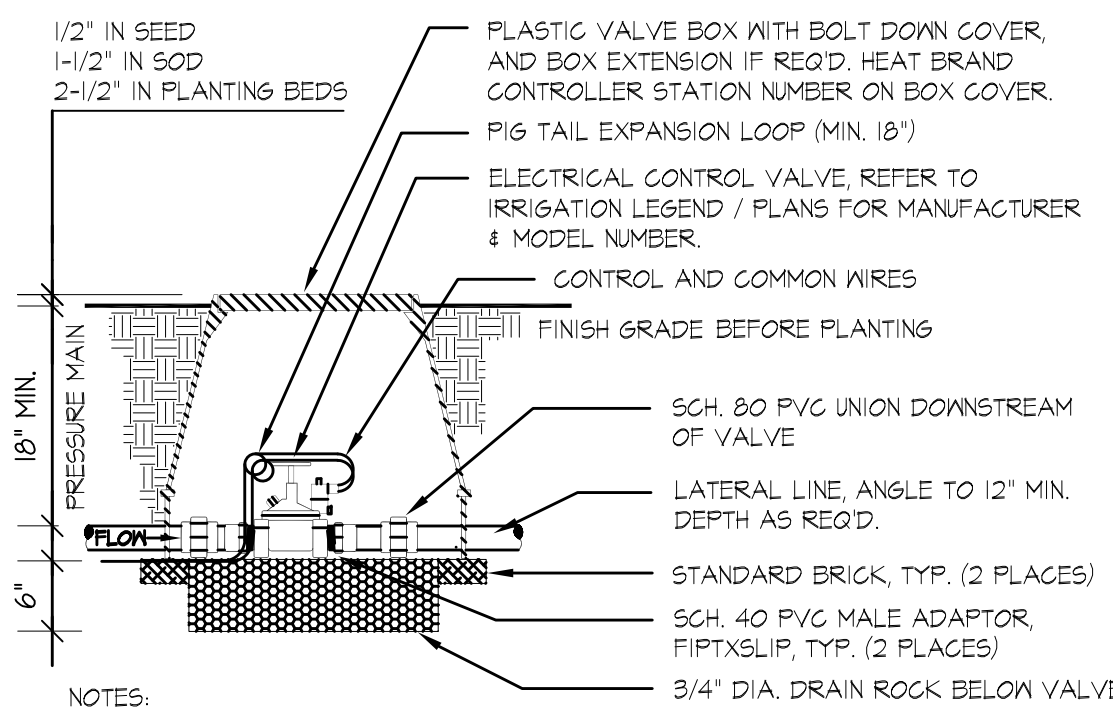
- NOTES:
- ALL SLEEVES TO BE SCH. 40 PVC.
 - EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS, CAP ENDS AND FLAG LOCATIONS.
- REFER TO ALL PROJECT PLAN SHEETS AND NOTES AND PRIOR TO BIDDING AND CONSTRUCTION.

G Pipe Trenching Under Pavement Detail
Not To Scale SECTION



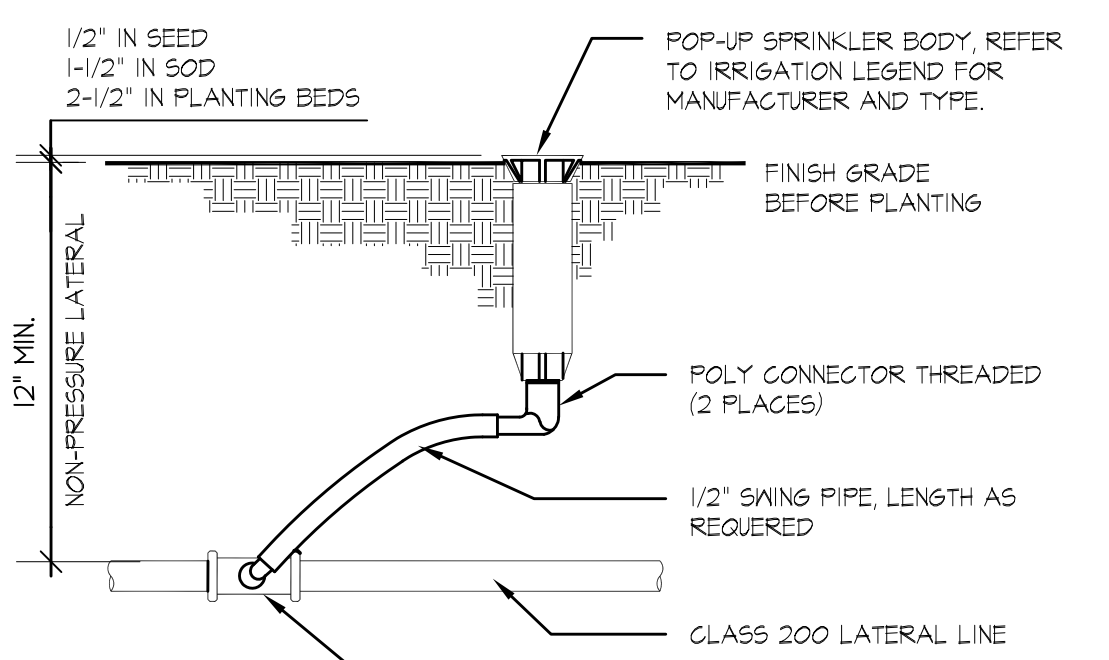
- NOTE:
- FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

J 1\"/> Not To Scale SECTION



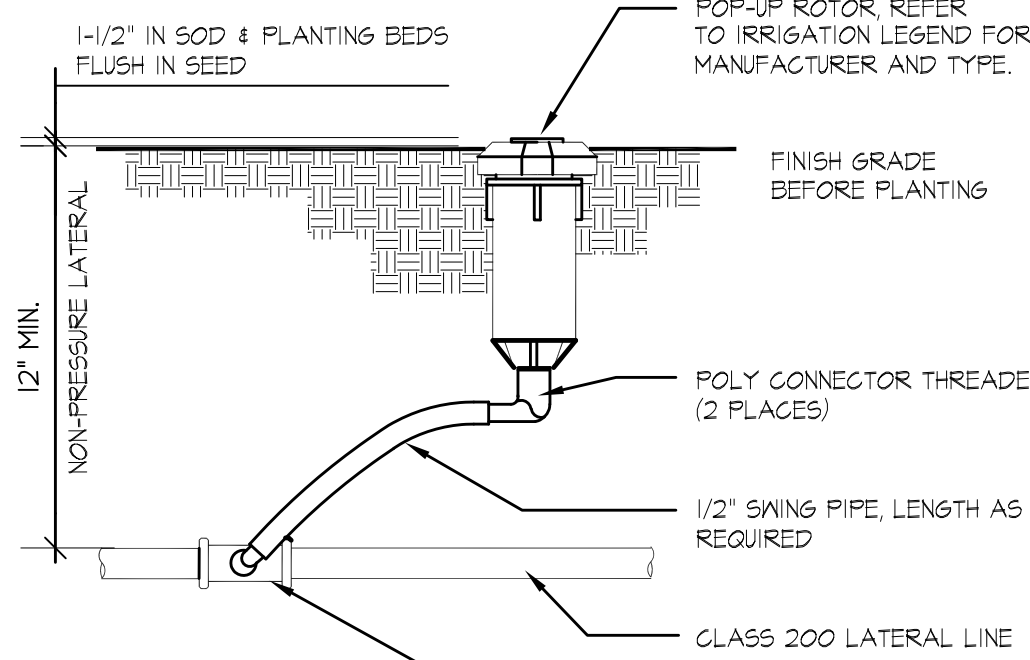
- NOTES:
- INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
 - INSTALL VALVES IN PLANTING BEDS WHEREVER POSSIBLE.
 - PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
 - INSTALL VALVE BOX SO THAT TOP OF VALVE BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - PLACE 3/4" DIA. DRAIN ROCK PRIOR TO INSTALLATION OF VALVE BOX.
 - USE TEFLON TAPE ON ALL THREADED FITTINGS.
- REFER TO ALL PROJECT PLAN SHEETS AND NOTES PRIOR TO BIDDING AND CONSTRUCTION.

B Electric Control Valve Detail: 3" & Smaller
Not To Scale SECTION



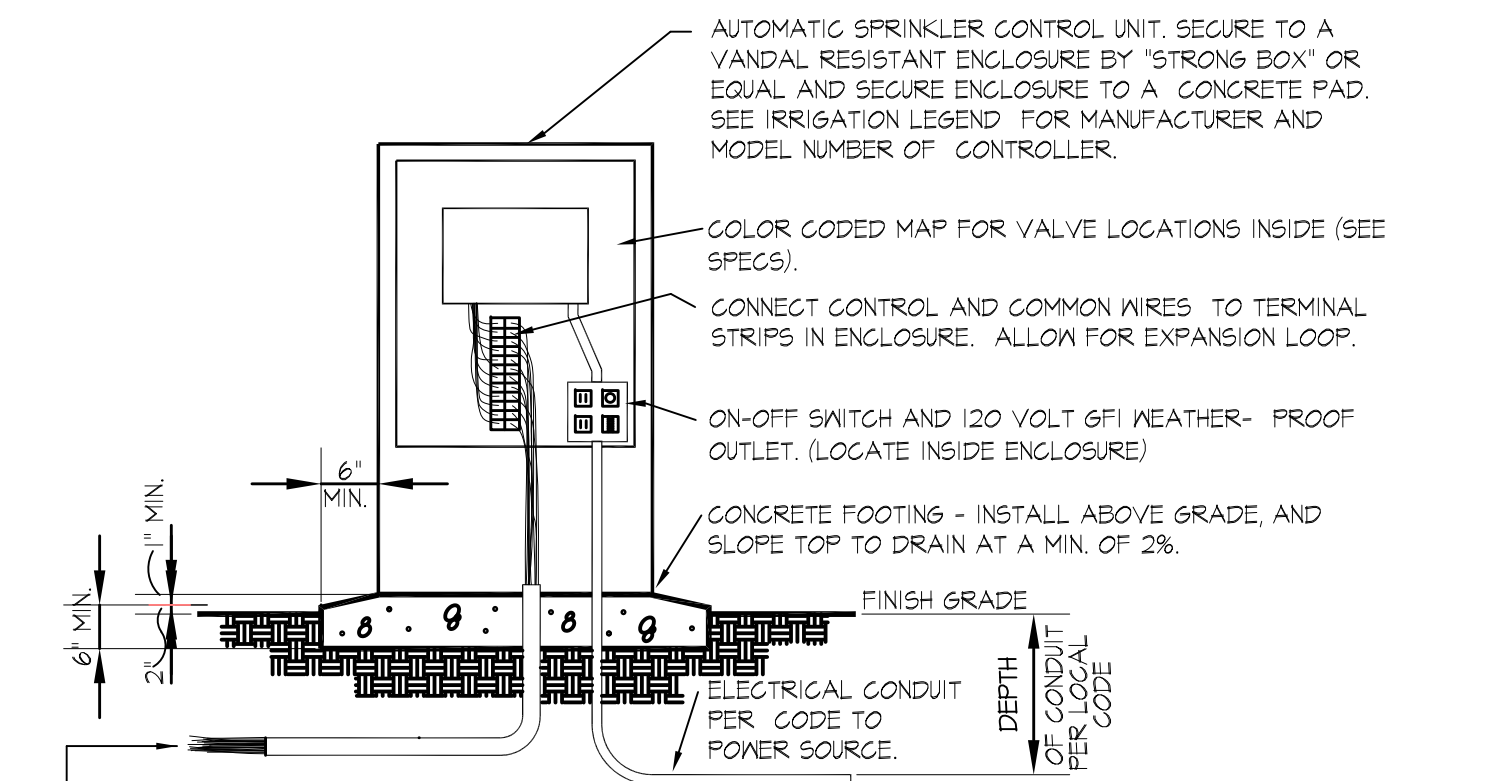
- NOTES:
- LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, HEADER BOARDS, AND THE EDGES OF LAWN AREAS.
 - LOCATE STREAM SPRAY / BUBBLERS 6" FROM ALL STRUCTURES, AND SPRAY HEADS 12" FROM ALL STRUCTURES, BUT 6" FROM ALL STRUCTURES IN GROUND COVER AREAS.
- REFER TO ALL PROJECT PLAN SHEETS AND NOTES PRIOR TO BIDDING AND CONSTRUCTION.

E Pop-Up Spray Detail
Not To Scale SECTION



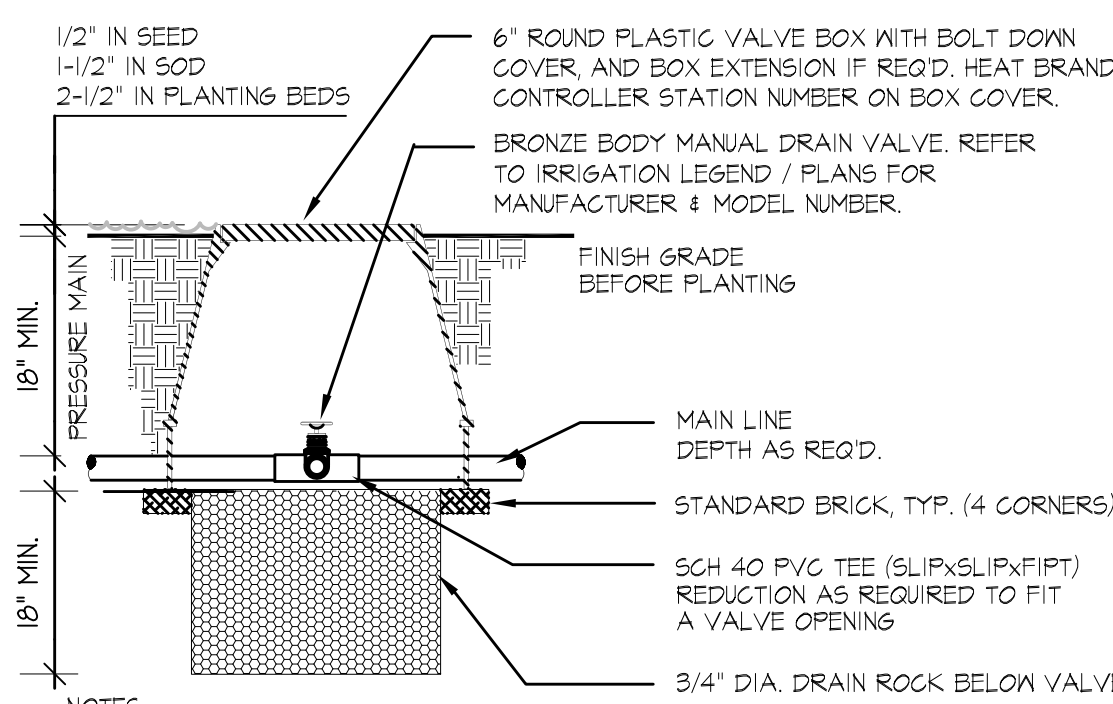
- NOTES:
- LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, HEADER BOARDS, AND THE EDGES OF LAWN AREAS.
 - LOCATE HEAD 12" FROM STRUCTURES.
- REFER TO ALL PROJECT PLAN SHEETS, NOTES AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION.

H Pop-Up Rotor Detail
Not To Scale SECTION



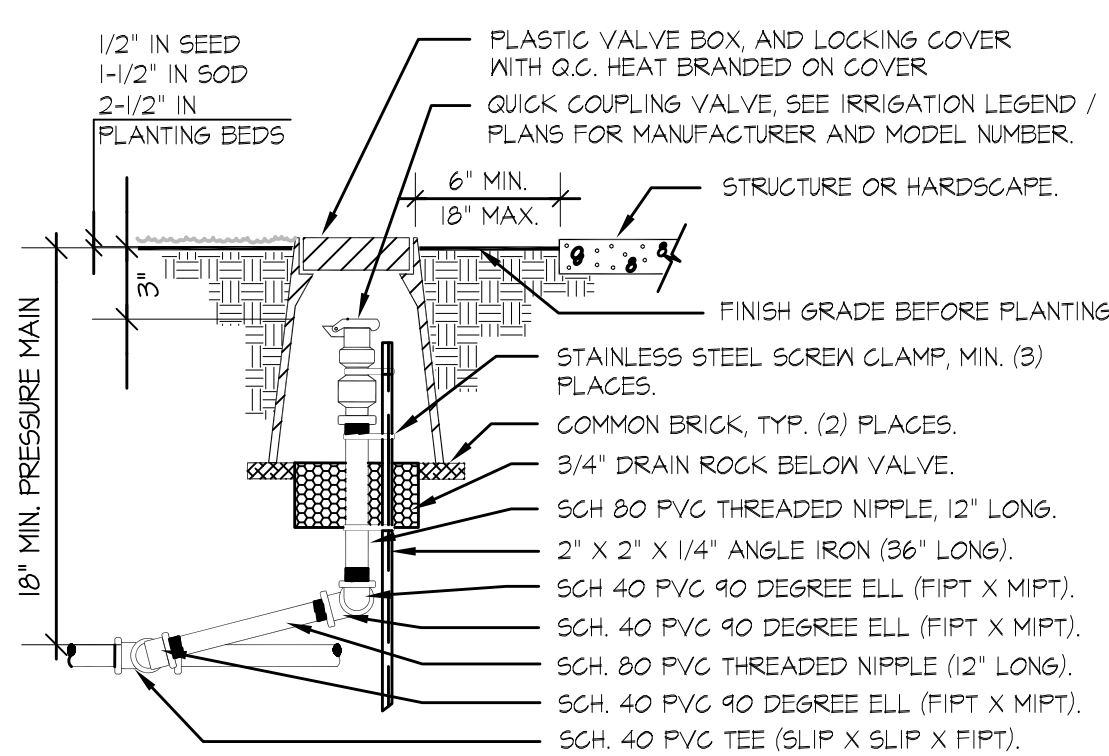
- NOTES:
- COMMON WIRE TO BE WHITE AND CONTROL WIRE TO BE RED IN COLOR. BUNDLE AND TAPE WIRING AT INTERVALS OF 10'-0" O.C.
 - NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVE UNDER 500 LINEAL FEET.
 - ORDER WITH MANUFACTURERS FACTORY FINISH BLACK PAINT.
 - REFER TO NOTES AND PLAN PRIOR TO BIDDING AND CONSTRUCTION.

J Automatic Controller Detail (Pedestal Mount)
Not To Scale SECTION



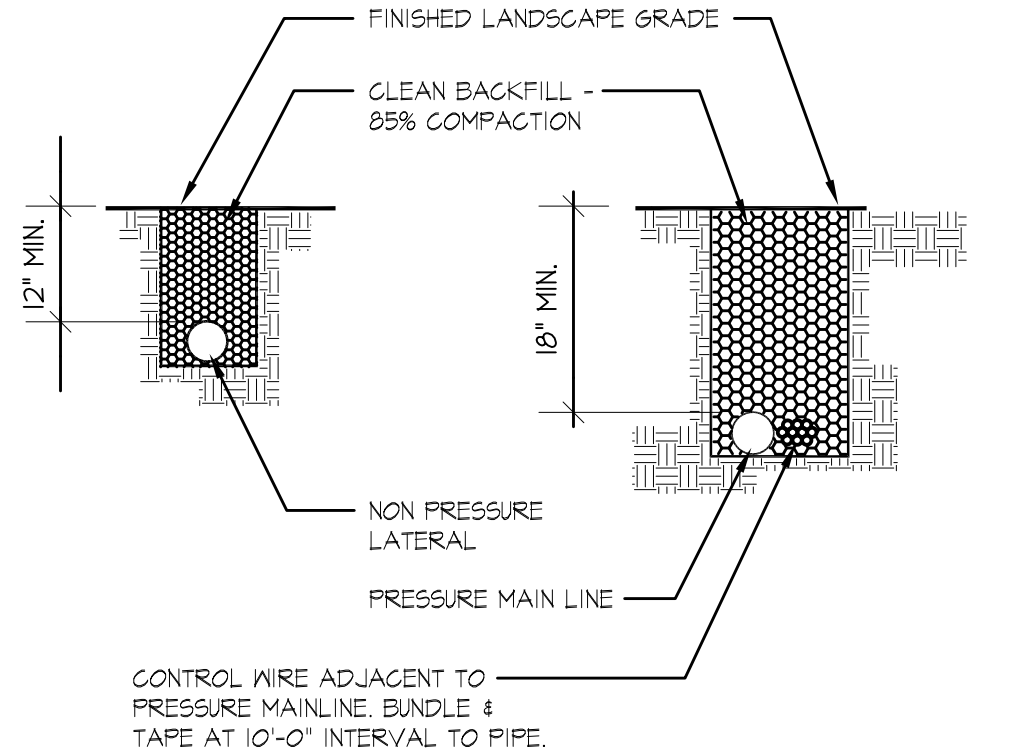
- NOTES:
- PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
 - INSTALL VALVE BOX SO THAT TOP OF VALVE BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - PLACE 3/4" DIA. DRAIN ROCK PRIOR TO INSTALLATION OF VALVE BOX.
- REFER TO ALL PROJECT PLAN SHEETS AND NOTES PRIOR TO BIDDING AND CONSTRUCTION.

C Manual Drain Valve
Not To Scale SECTION



- NOTES:
- INSTALL QUICK COUPLING VALVES IN PLANTING BEDS WHEREVER POSSIBLE.
 - INSTALL VALVE BOX SO THAT TOP OF VALVE BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - PLACE 3/4" DIA. DRAIN ROCK PRIOR TO INSTALLATION OF VALVE BOX.
 - SIZE OF ASSEMBLY TO BE EQUAL TO THE FIPT OF THE QUICK COUPLER.
- REFER TO ALL PROJECT PLAN SHEETS, NOTES AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION.

F Quick Coupling Valve Detail (Within Valve Box)
Not To Scale SECTION



- REFER TO ALL PROJECT PLAN SHEETS AND NOTES PRIOR TO BIDDING AND CONSTRUCTION.

I Pipe Trenching Detail (w/in Landscape Areas)
Not To Scale SECTION

IRRIGATION NOTES	
1.	ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO BEGINNING WORK.
2.	IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL PROPERTY.
3.	THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES OR WETLANDS.
4.	THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.
5.	IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.
6.	THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS OF THE SITE PRIOR TO COMMENCING CONSTRUCTION.
7.	THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A WORKING IRRIGATION SYSTEM. THE LANDSCAPE ARCHITECT DOES NOT ACCEPT ANY LIABILITY REGARDING THE DESIGN OR INSTALLATION OF THIS SYSTEM.



DRAWN: BOP	CHECKED: CB
SCALE: AS NOTED	DATE: 06-03-20
JOB #: 20-1554	
ISSUED FOR: DA	
REVISIONS:	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
SHEET NAME:	
PARK PLAN IRRIGATION DETAILS	
EXHIBIT A-5	
SHEET #:	

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Environmental Checklist

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:

Riverside Estates Phase 4 Community Park

2. Name of applicant:

ECM Riverside LLC

3. Address and phone number of applicant and contact person:

Applicant:

ECM Riverside, LLC, Peter Ettro, 503-568-1907

Contact:

PLS Engineering, Travis Johnson, 360-944-6519

4. Date checklist prepared:

June 2, 2020

5. Agency requesting checklist:

La Center, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Construction will proceed as soon as all required permits are obtained. No phasing is proposed.

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

The Riverside Estates development is a four-phase development, Phase 1 & 2 are 182 single-family lots, Phase 3 is a 142-unit apartment complex and Phase 4 is the proposed park associated with this SEPA. There are no future additions or expansions.

8. List any environmental information that has been or will be prepared related to this proposal.

A Cultural Resources Report was prepared by Applied Archaeological Research in 2017 for the subdivision and encompassed the area for this neighborhood park.

A Critical Areas Report for the subdivision was prepared by Castle Rose Environmental in 2016 and an updated study was prepared by Loowit Consulting Group in 2019. A third critical areas report was prepared by Ecological Land Services in 2019. Areas studied included the area for the neighborhood park.

State Environmental Policy Act (SEPA) Review

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

A development agreement will need to be approved by the City of La Center City Council.

10. List any government approvals or permits needed for your proposal:

SEPA Checklist, City of La Center City Council Approval & Grading Plan Approval.

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant is proposing to construct a community park as part of Phase 4 of the Riverside Estates Development. The proposed park includes parking, a storm facility, grading, utilities, basketball area, play equipment, bike racks, walking path and lawn area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is located in La Center, WA at 34512 NW Pacific Highway. The project area encompasses a portion of parcel number 986028825, also described as Lot 1/10, East Fork Estates (311651), Lots 1, 2 East Fork Estates Ph. 2 (311-670). The site is located within Section 33, Township 5 North, Range 1 East, Willamette Meridian.

B. Environmental Elements

1. Earth

- a. General description of the site (circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other _____.

The property would be considered rolling.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

Approximately 15%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Clark County GIS identifies the site as having the following soils:

GeD – Gee Silt Loam, 8-20% slopes

OdB – Odne Silt Loam, 0-5% slopes

The site has historically been used for agricultural purposes.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

The applicant has no knowledge of any unstable soils in the immediate area.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Grading will be necessary to provide uniformity in the slope across the site to allow for vehicular travel, surface drainage, the construction of the park, and the installation of utilities. The final engineering process will attempt to balance cut and fill quantities over the site to the extent feasible, estimated volumes are currently unknown. The source of fill that might be imported to the site is unknown.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Yes, unprotected areas could erode. However, an Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 15%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Design and implementation of an erosion control plan will take place prior to construction. If any construction areas drain toward adjacent properties, silt fence will be installed to protect the downslope areas. Stormwater inlets will be protected with inlet protection and a construction entrance will be installed where construction vehicles will enter the construction area. Exposed soils will be stabilized as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. Additional measures will also likely be implemented as needed depending on the time of year that construction is taking place.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles parking at the park may occur. Quantities of emissions are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

There are no known off-site sources of emission or odor that may affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air:

Water trucks will be used to control dust during construction should it become necessary. Presumably, the construction equipment will be required to comply with modern emissions regulations.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

There is a wetland located on the subject parcel, south of the proposed project area. Additionally, the East Fork Lewis River is approximately 1,500 feet south of the site.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Yes, there will be work within 200 feet of the wetlands.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is proposed to be placed in or removed from the wetland.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Stormwater runoff flows from the site will be similar to pre-developed conditions. The majority of the stormwater runoff will sheet flow to the pre-developed historic low point of the site. The grass areas and the parking area will be collected by storm inlets and then directed by storm sewer piping to a bioretention facility located on the site which will mitigate the impacts of the construction by providing treatment.

- 2) Could waste materials enter ground or surface waters? If so, please describe.

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction and through the construction of the site's permanent stormwater treatment facilities described above.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Use of approved erosion control measures during all phases of development.

4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: ***alder***, maple, aspen, other
 - Evergreen tree: ***fir***, ***cedar***, pine, other
 - ***Shrubs***
 - ***Grass***
 - ***Pasture***
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

Approximately 30% of the project area will have vegetation either removed or altered to provide for grading, construction and re-landscaping of the site.

- c. List threatened or endangered species on or near the site.

None known.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

Landscaping will be provided as proposed with the included Preliminary Landscape Plan and as required by City of La Center.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: *hawk*, heron, eagle, *songbirds*, other;
- Mammals: *deer*, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, and other:

Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote may periodically pass through the site.

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, please explain.

The site is located within the Pacific Flyway for migratory waterfowl.

- d. List proposed measures to preserve or enhance wildlife:

Trees and shrubs will be planted for enhancement.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None, no buildings requiring energy are proposed with the park.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

None, no buildings requiring energy are proposed with the park.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

None known

- 1) Describe special emergency services that might be required.

No special emergency services outside those normally expected for a typical neighborhood park are anticipated to be required in association with the proposal.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

There is some existing traffic noise from surrounding roadways, but it will not have an impact on the project.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

A slight increase in traffic noise over the long term may occur as patrons drive to the park. In addition, construction noise would occur during the short term when the site is under construction. These construction noises will occur during approved hours as regulated by the City of La Center and Washington State.

- 3) Proposed measures to reduce or control noise impacts:

Construction will be limited to approved working hours.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently vacant. Riverside Estates Subdivision is located to the south – it is partially constructed. To the west, and north across Pacific Highway, are single-family residential uses on large lots. To the east is a single-family residence.

- b. Has the site been used for agriculture? If so, please describe.

Yes, the site has historically been used for haying and pasture grass.

- c. Describe any structures on the site.

There are no structures on site.

- d. Will any structures be demolished? If so, please describe.

No, there are no structures on site.

- e. What is the current zoning classification of the site?

MDR – 16, Medium Density Residential,

- f. What is the current comprehensive plan designation of the site?

UM, Urban Medium Density Residential designation.

- g. What is the current shoreline master program designation of the site?

None.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

Yes, there is a wetland located on the subject site and the parcel is within an archaeological site buffer with a moderate - high archaeological probability.

- i. How many people would reside or work in the completed project?

None, the proposal is for a neighborhood park only.

- j. How many people would the completed project displace?

None.

- k. Please list proposed measures to avoid or reduce displacement impacts:

None.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Compliance with City of La Center's comprehensive plan and zoning requirements.

9. Housing

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

No housing is proposed with this application.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None.

- c. List proposed measures to reduce or control housing impacts:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

Not applicable, no buildings are proposed.

- b. What views in the immediate vicinity would be altered or obstructed?
There are no known

The on-site views will change from open pasture with scattered trees to a neighborhood park. Neighboring views should not be affected by the development.

- c. Proposed measures to reduce or control aesthetic impacts:

Provide landscaping to enhance the park.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The park will provide lighting to illuminate the drive aisle, parking area, basketball area and playground equipment. Light will occur in the evenings.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, light or glare from the finished project will not be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts:

Lighting will be shielded to prevent light and glare impacting adjacent streets and properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The east fork of the Lewis River is south of the site and provides informal recreational opportunities.

- b. Would the project displace any existing recreational uses? If so, please describe.

There will be no recreational uses displaced with this development.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

The construction of this neighborhood park will provide new recreational opportunities in the area.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

No.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Archaeological Predetermination that was done for the entire project by Applied Archaeological Research, Inc. (AAR) found two prehistoric archaeological sites that have been designated 45CL1234 and 45CL1235, however those sites are not located on the area proposed for the park. The cultural deposits at sites 45CL1234 and 45CL1235 are sparse

and lack diversity and richness. AAR recommends that no further archaeological investigations are necessary at the sites.

- c. Proposed measures to reduce or control impacts:

None proposed. If during development of the site any artifacts are discovered, all work will cease and proper notification shall be given to City of La Center and DAHP.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is provided by NW Pacific Highway, a public roadway.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, the site is not served by public transit.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

6 parking spaces are proposed; no parking spaces will be eliminated.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

Frontage improvements will be installed along NW Pacific Highway and a new drive aisle to access the park by vehicle is proposed.

- e. Will the project use water, rail, or air transportation? If so, please describe.

The site will not use water, rail or air transportation and is not located in the immediate vicinity of those types of transportation facilities.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Based on the 9th Edition of the ITE Trip Generation Manual, it is expected that the project would generate approximately 9 average daily vehicular trips. It is unknown when peak volumes would occur for the proposed park.

- g. Proposed measures to reduce or control transportation impacts:

Frontage improvements will be provided which will widen the roadway for safer driving and the proposed detached sidewalks will provide for safer walking conditions for pedestrians.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Yes, the project will require the potential need for increased public services. These include ambulance service, fire protection and police protection.

- b. Proposed measures to reduce or control direct impacts on public services:

Payment of property taxes and system development charges with the associated residential development will offset impacts on public services.

16. Utilities

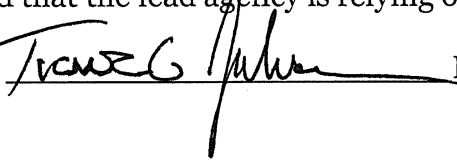
- a. Circle the utilities currently available at the site: ***electricity, natural gas, water, refuse service, telephone, sanitary sewer***, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

- *Sanitary sewer-La Center*
- *Water-La Center*
- *Electricity-Clark PUD*
- *Natural Gas-Northwest Natural*
- *Telephone- Comcast*
- *Garbage/Recycling-Waste Connections*

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 6-8-20