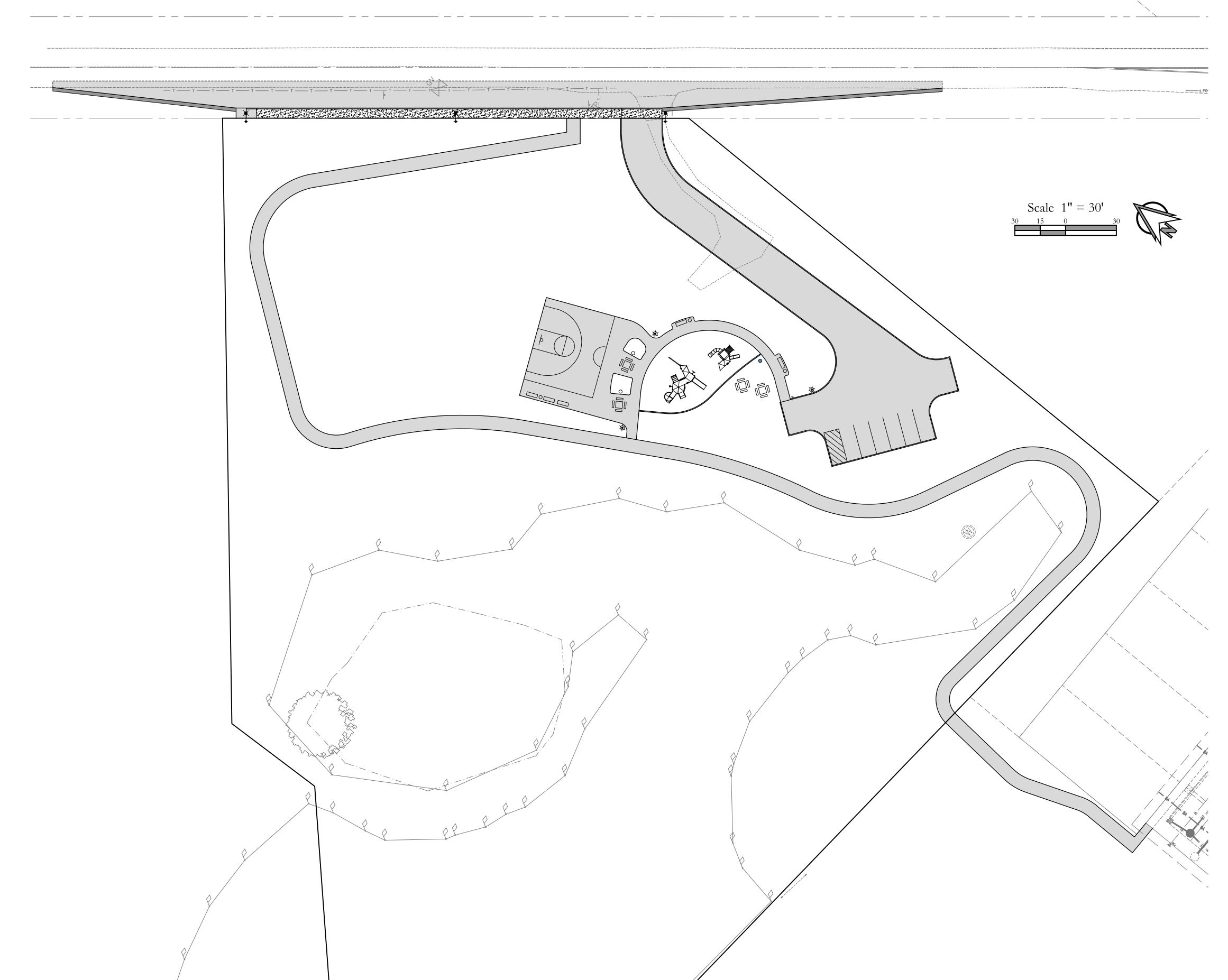
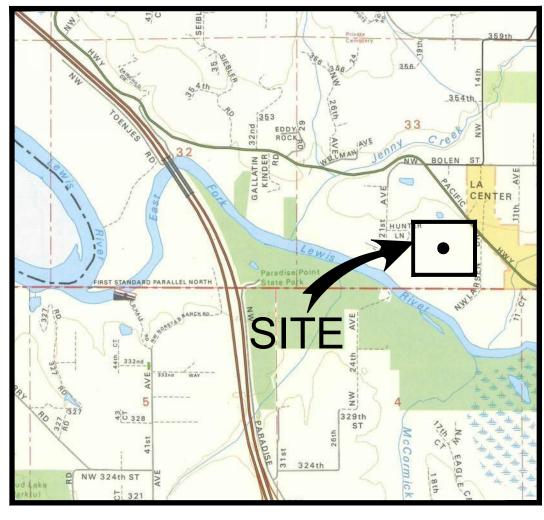


Project No. 2641 SCALE: H: 1'' = 30'V: N/ADESIGNED BY: DRAFTED BY: REVIEWED BY:

Riverside Neighborhood Park
Located in the SE ¼ of Section 33, T5N, R1E La Center, Washington





VICINITY MAP NOT TO SCALE

Sheet Index

- 1. Preliminary Cover Sheet
- Existing Conditions Plan
 Preliminary Site Plan
- 4. Preliminary Site Plan
 4. Preliminary Utilities Plan
 5. Preliminary Grading and Erosion Control Plan
 6. Preliminary Lighting Plan
 L1. Preliminary Landscape Plan

OWNER:

L1. Preliminary Landscape Details

APPLICANT: 9317 LLC Contact: Luke Sasse 9321 NE 72nd Ave. Bldg C #7 Vancouver, WA 98665 Office: (360) 449-0099

CIVIL ENGINEER:

PLS Engineering Contact: Travis Johnson, PE 604 W Evergreen Blvd Vancouver, WA 98660 PH: (360) 944-6519 Email: PM@plsengineering.com

SITE ADDRESS:

Parcel # 986028-825 34512 NW Pacific Hwy La Center, WA 98629

ECM Riverside, LLC

Contact: Peter Ettro

PH: (503) 568-1907

340 Oswego Point Drive #208

Lake Oswego, OR 97034

GENERAL NOTES

If any cultural resources are discovered in the course of undertaking a development activity, construction shall stop immediately and the Office of Archaeology and Historic Preservation in Olympia and the City of La Center Public Works Department shall be notified. Failure to comply with these requirements may constitute a Class C felony, subject to imprisonment and/or fine.

UTILITY COMPANY AND EMERGENCY CONTACTS:

City of La Center	(360) 263-2782
La Center Public Works	(360) 263-2745
La Center Police Dept	(360) 263-7665
CenturyLink (Keith Meisner)	(360) 699-3720
Comcast (Michelle Janson-Moe)	(360) 316-1051
Clark County Fire & Rescue	(360) 887-4609
Clark Public Utilities (Electric)	(360) 992-8558
Clark Public Utilities (Water)	(360) 992-8022
Clark Regional Wastewater District	(360) 993-8810
NW Natural Gas	(360) 571-5465
Utility Locates	(800) 424-5555

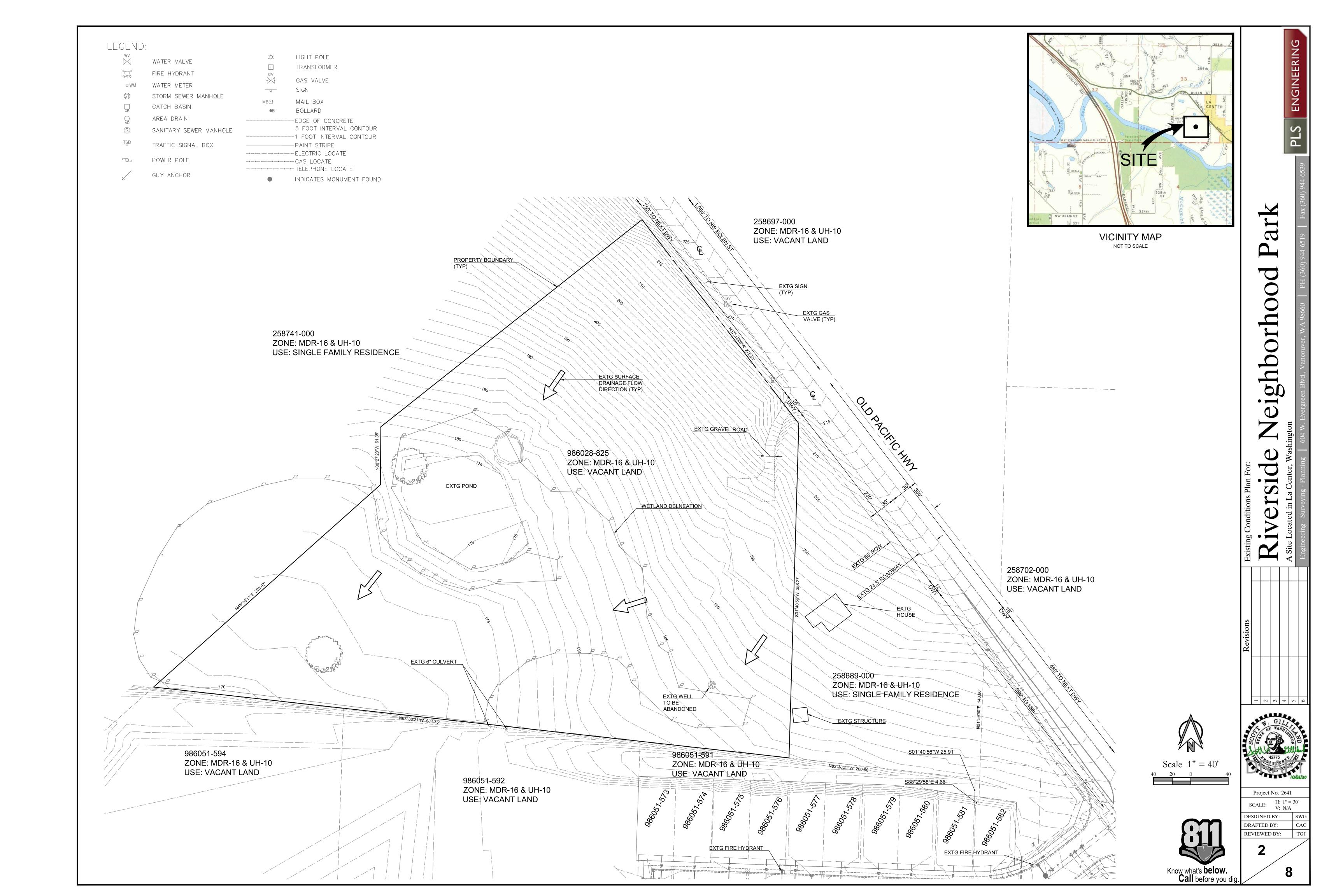
		CLARK PUBLIC UTILITIES - WATER SERVICES DEVELOPER INSTALLED WATER MATERIAL LIS			
	INISTALLED WATER ITEM	MATEDIAL	OHANTIT∨ VTITIAAHO	LIMITO	

INSTALLED WATER ITEM	MATERIAL	QUANTITY	UNIT
8" WATER MAIN	PVC	22	LF
1" WATER SERVICE LINE		360	EA
MOTEO			

- 1. PIPE MATERIAL ABBREVIATIONS: PVC - POLYVINYL CHLORIDE PIPE DIP - DUCTILE IRON PIPE
- QUANTITIES LISTED WITHIN THIS TABLE ARE NOT FOR BIDDING PURPOSES, BUT FOR USE BY CLARK PUBLIC UTILTITIES TO DETERMINE THE INSTALLED WATER SYSTEM

City of La Center

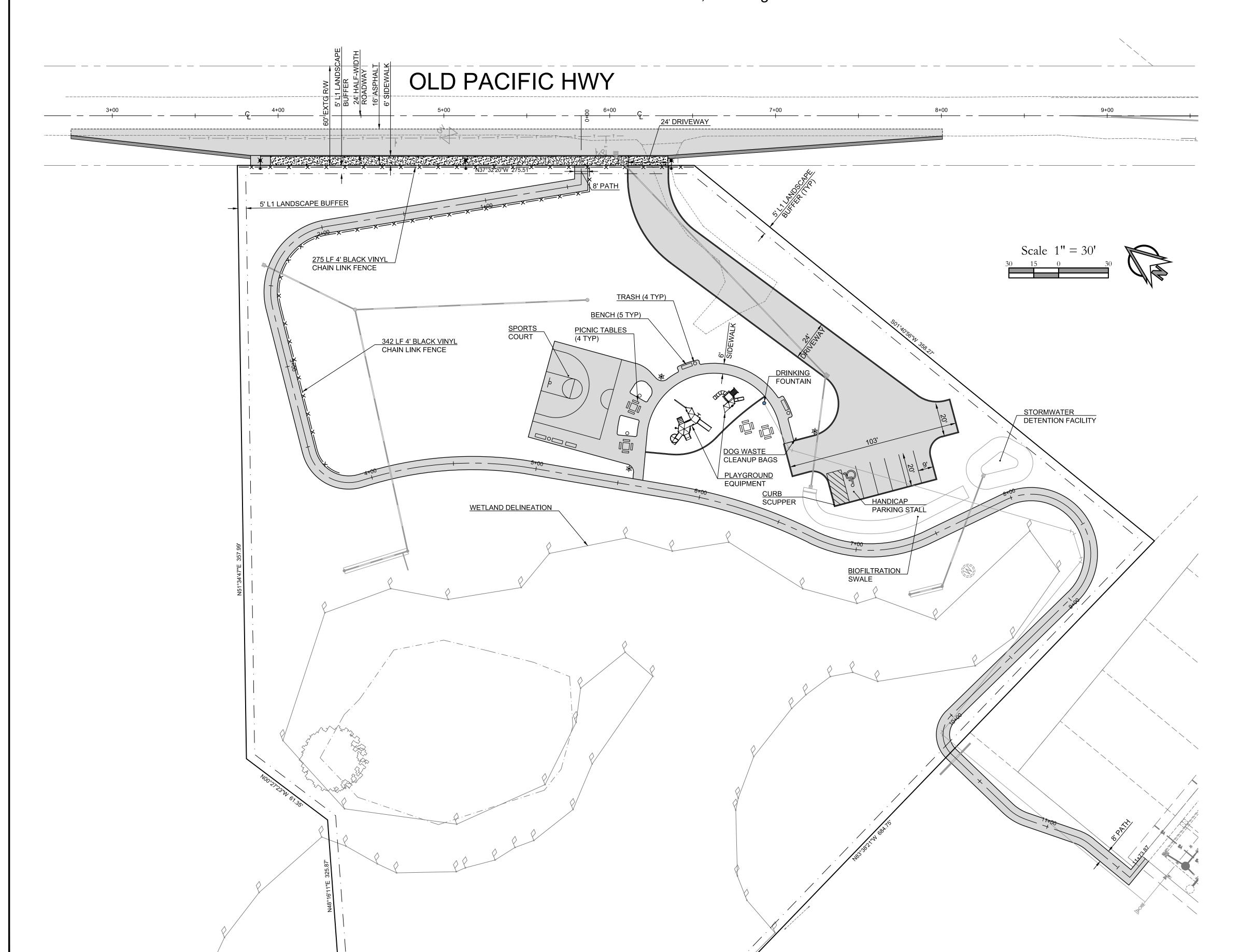
City Engineer



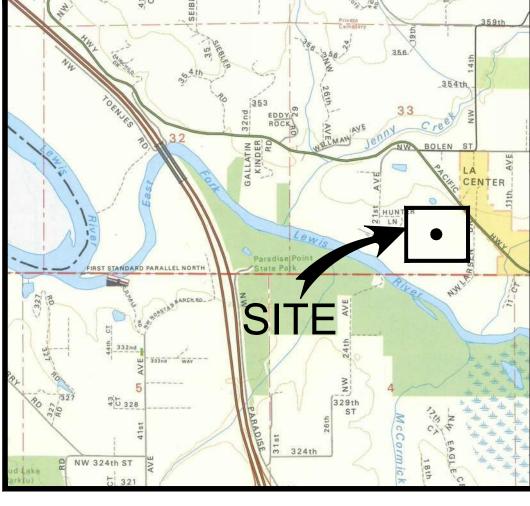
Project No. 2641 SCALE: H: 1'' = 30'V: N/ADESIGNED BY: DRAFTED BY: REVIEWED BY:

Riverside Neighborhood Park
Located in the SE 1/4 of Section 33, T5N, R1E

La Center, Washington



SEE EXISTING CONDTIONS PLAN FOR REMAINDER



VICINITY MAP NOT TO SCALE

OWNER:

ECM Riverside, LLC Contact: Peter Ettro

PH: (503) 568-1907

Parcel # 986028-825

34512 NW Pacific Hwy

La Center, WA 98629

SITE ADDRESS:

340 Oswego Point Drive #208

Lake Oswego, OR 97034

APPLICANT: 9317 LLC Contact: Luke Sasse 9321 NE 72nd Ave. Bldg C #7 Vancouver, WA 98665 Office: (360) 449-0099

CIVIL ENGINEER: PLS Engineering

Contact: Travis Johnson, PE 604 W Evergreen Blvd Vancouver, WA 98660 PH: (360) 944-6519 Email: PM@plsengineering.com

SITE INFORMATION:

Site Area: 5.19 AC

Building Size: N/A

Total Site Impervious Area: 0.74 AC (4% of Site)

Total Site Landscaped Area: 1.94 AC (37% of Site)

Total Parking Area: 1,260 SF (0.6% of Site)

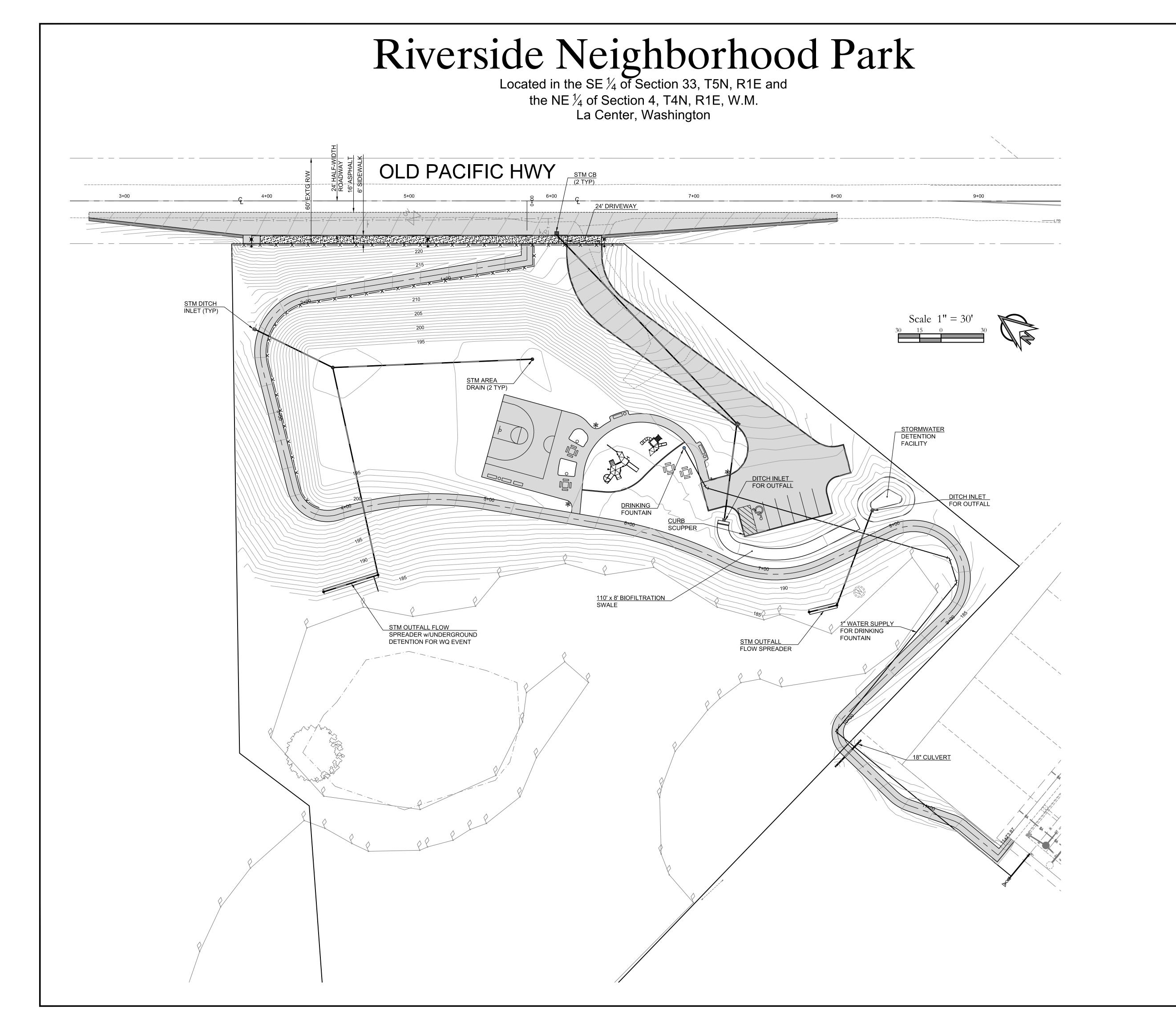
Total Parking Spaces:

Standard Total Proposed = 6

Legend Proposed Asphalt Concrete

Proposed Cement Concrete

Know what's **below. Call** before you dig



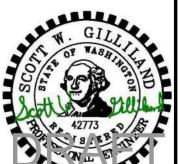
Project No. 2641 SCALE: H: 1'' = 30'V: N/ADESIGNED BY:

REVIEWED BY:



eighborhood Park

Riverside Neigl



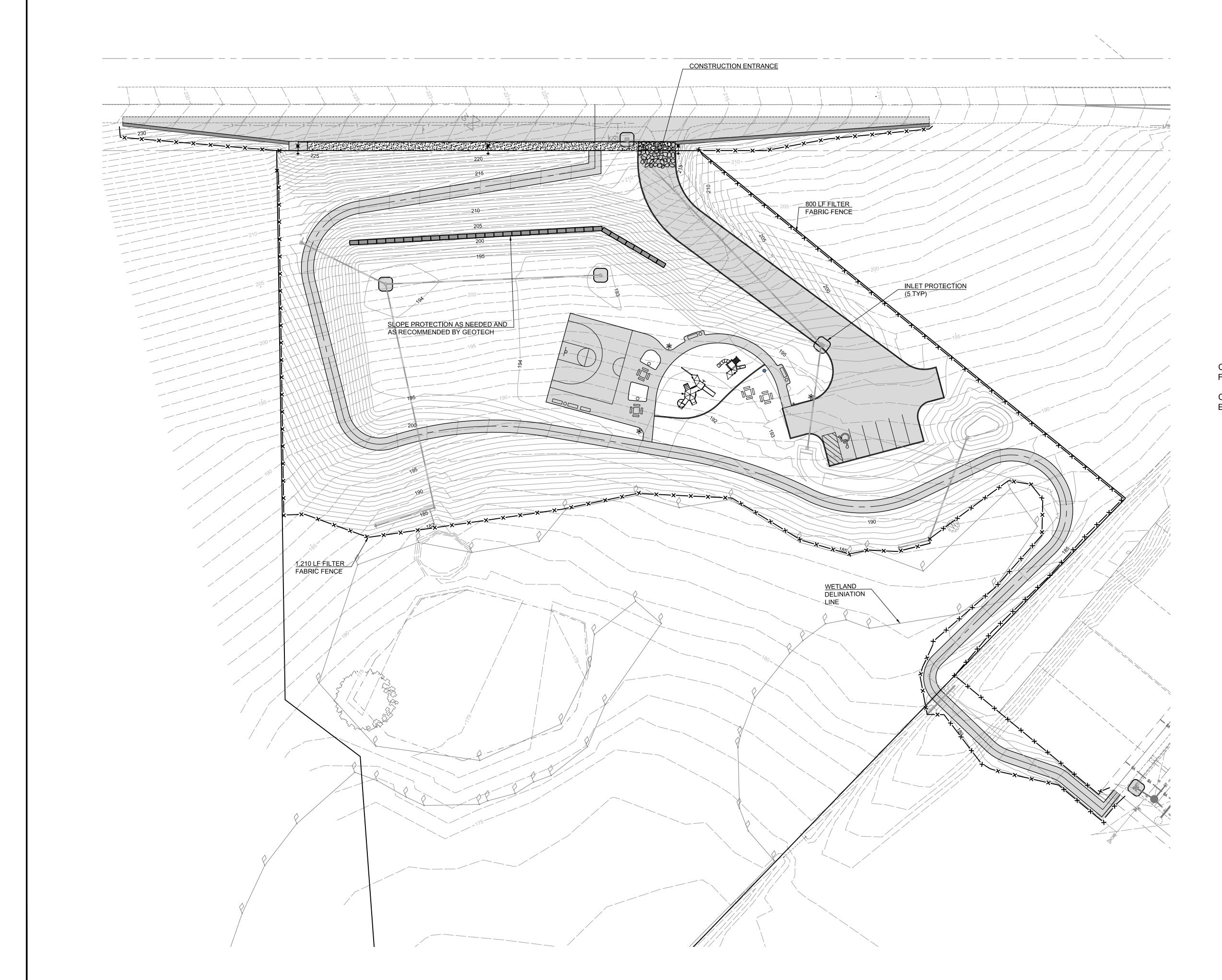
Project No. 2641

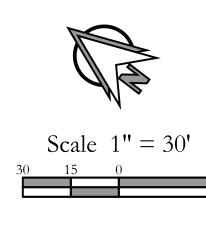
SCALE: H: 1" = 30'
V: N/A

DESIGNED BY: SW

DESIGNED BY:
DRAFTED BY:
REVIEWED BY:

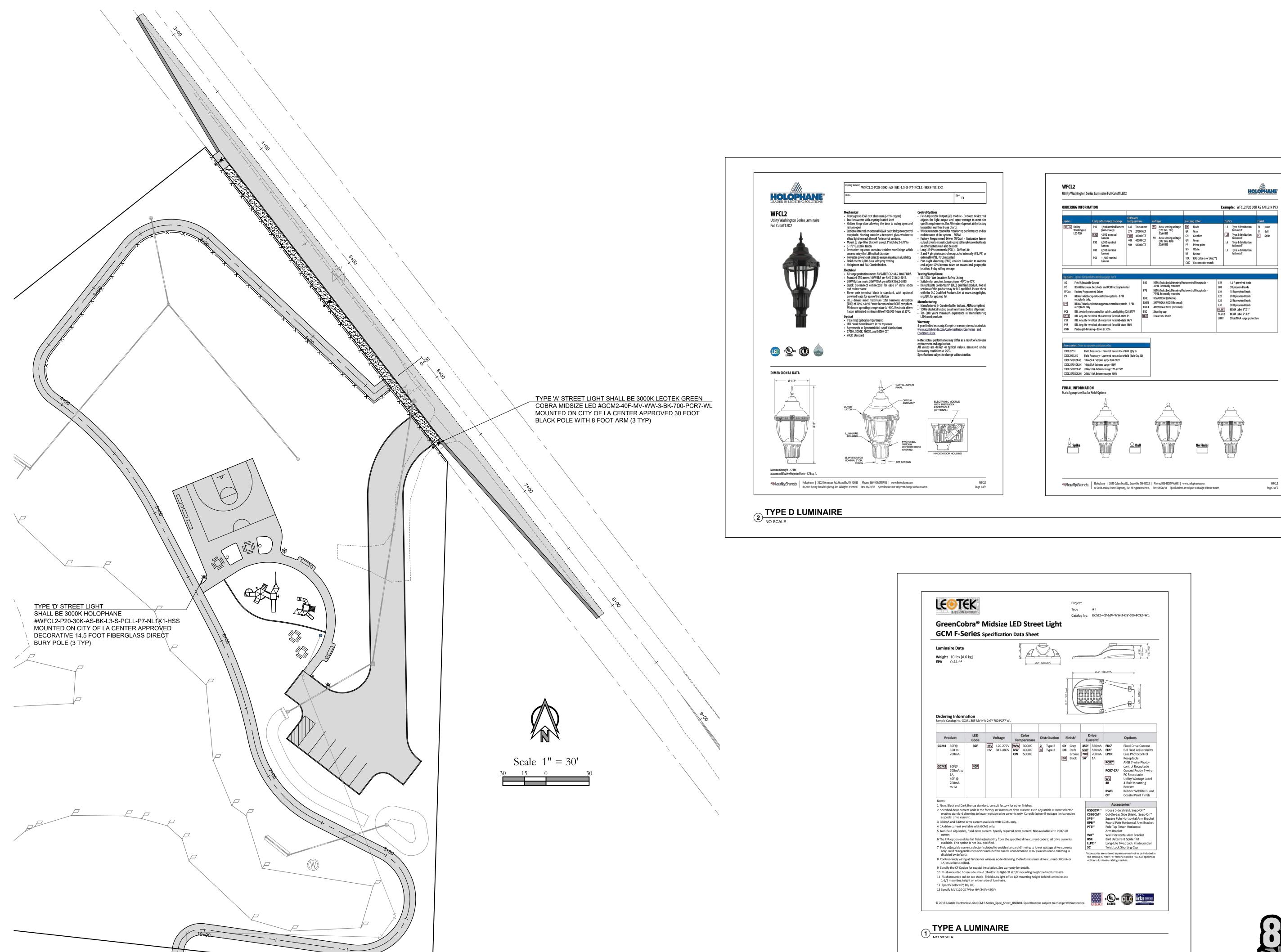
t's below.





CUT VOLUME = 3,800 CY FILL VOLUME = 9,300 CY

Contractor shall comply with with LCMC 18.320 for Erosion Control.



1 0 6 4 V Project No. 2641 SCALE: H: 1'' = 30'V: N/ADESIGNED BY: DRAFTED BY: REVIEWED BY:

Project SCALE DESIGN DRAFTE REVIEW 60 Call before you dig.

	PLANT LEGEND		
TREES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
+	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE	2" Cal. Min.	6
$\left\langle \cdot \right\rangle$	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" cal. Min.	12
ANNANA ANANA	THUJA PLICATA 'HOGAN' / HOGAN'S WESTERN RED CEDAR	6' ht. Min.	17
	PICEA OMORIKA/ OMORIKA SPRUCE	6' ht. Min.	4
\bigcirc	POPULUS TREMULA 'ERECTA'/ SMEDISH ASPEN	2" Cal. Min.	6
$\overline{}$	PRUNUS SERRULATA 'KWANZAN' / KWANZAN CHERRY	2" Cal. Min.	3
Agger Colored	PYRUS CALLERYANA ' CHANTICLEER' / CHANTICLEER FLOMERING PEAR	2" Cal. Min.	7
	TILIA CORDATA / GREENSPIRE LINDEN	2" Cal. Min.	3
\Diamond	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		
E PLAN	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		
FINAL LANDSCAPE	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS		
IAL LAN	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE		
₩ ₩ ₩ ₩	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER NANDINA		
	NANDINA DOMESTICA 'MOONBAY' / MOONBAY NANDINA		
	PIERIS JAPONICA 'CAVATINE' / CAVATINE PIERIS		
	PIERIS JAPONICA 'VARIEGATA' / VARIEGATED PIERIS		
	PRUNUS L.AUROCERASUS SCHIPKAENSIS' SCHIPKA CHERRY LAUREL VIBURNUM DAVIDII /		
	DAVID VIBURNUM TURF - SOD OR SEED		
	TUNI - SOU OR SEED		

IRRIGATION NOTE

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A DRIP, SPRAY OR HOSE BIB IRRIGATION SYSTEM. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.

REFER TO SHEET L2 FOR FOR DETAILS / NOTES.



Creating Solutions to Complex Issues

4400 NE 77th Avenue Suite 275

VANCOUVER, WA 98662 VOICE: 360-750-9000 FAX: 360-713-6102 www.planningsolutionsinc.com



CHRISTOPHER A. BAUMANN LICENSE NO. 635 EXPIRES ON 02/20/2021

ISSUED FOR: PLR

PRELIMINARY
LANDSCAPE
PLAN

SHEET #:

2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE

3. THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.

4. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.

5. 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.

6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.

7. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.

8. 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.

9. ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK'.

10. THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR PLANTING PRACTICES.

II. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE CONTRACTOR'S WORK.

12. 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.

13. 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.

14. 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.

15. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED

16. 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.

17. FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE

18. ROTOTILL 2" OF COMPOST INTO ALL PLANTED AREAS.

19. INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS.

20. INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS.

21. RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURERS INSTRUCTIONS.

22. 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

23. CROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE.

24. ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLING.

25. 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.

26. SEED LAWN AREAS WITH GRASS SEED MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED.

27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.

28. PLANT MATERIAL SHALL BE PLANTED W/ ROOT CROWN I" ABOVE FINISHED GRADE TO ALLOW POSITIVE DRAINAGE AWAY FROM CROWN.

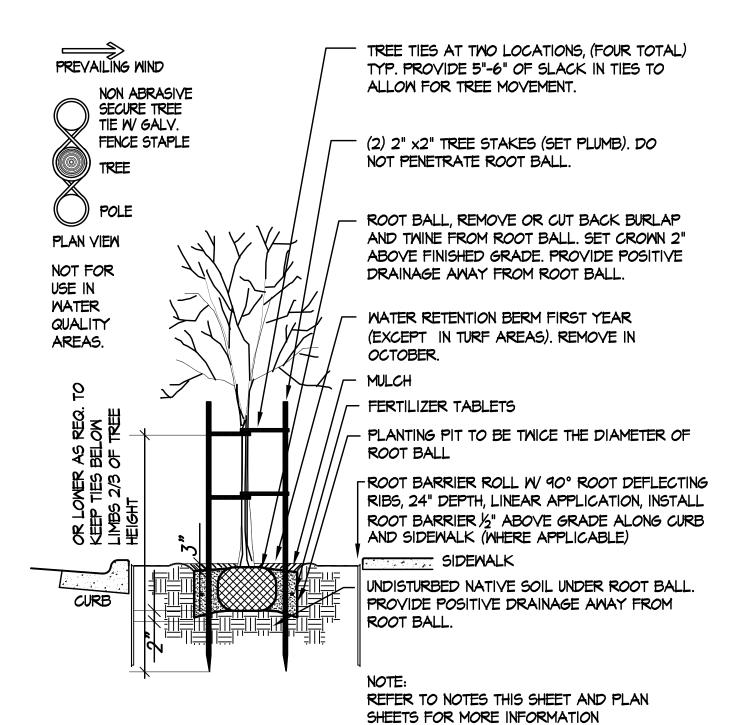
29. STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAIL 'A' AND 'B' ON THIS SHEET.

30. REFER TO DETAILS FOR ADDITIONAL INFORMATION.

31. ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.

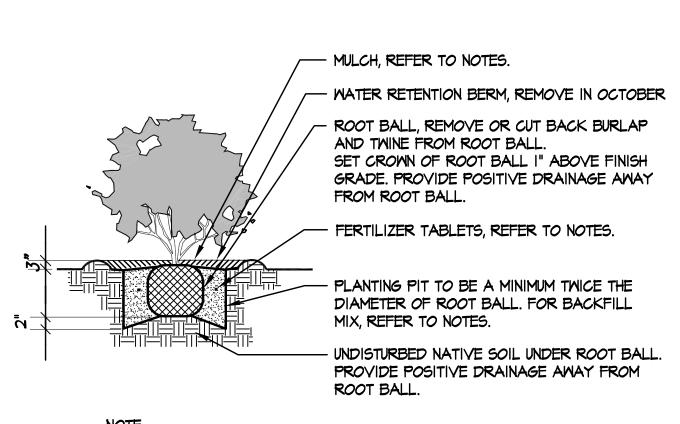
32. ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS.

33. 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

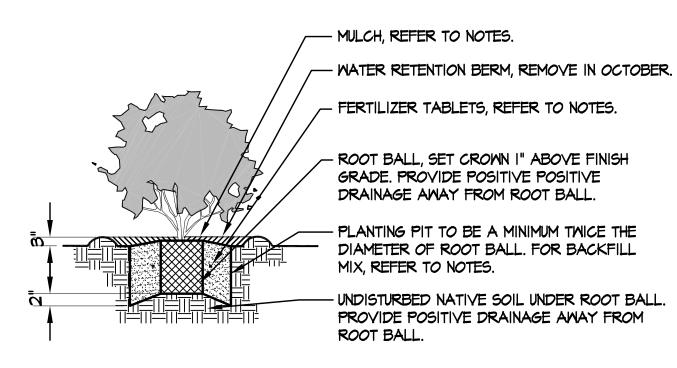
Not To Scale SECTION / PLAN VIEW



REFER TO NOTES AND PLANS PRIOR TO BIDDING AND CONSTRUCTION.









SECTION

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

· (2) 2"X2" TREE STAKES (SET PLUMB). DO NOT PREVAILING WIND PENETRATE ROOT BALL NON ABRASIVE SECURE TREE TREE TIES AT TWO LOCATIONS, TIE W GALV. (FOUR TOTAL), TYP. FENCE STAPLE PROVIDE 5"-6" OF SLACK IN TIES TO ALLOW TREE FOR TREE MOVEMENT. POLE ROOT BALL, REMOVE OR CUT BACK BURLAP AND TWINE FROM ROOT BALL. SET CROWN 2" PLAN VIEW ABOVE FINISHED GRADE, PROVIDE POSITIVE DRAINAGE AWAY FROM ROOT BALL. - WATER RETENTION BERM FIRST YEAR (EXCEPT IN TURF AREAS). REMOVE IN OCTOBER. MULCH, REFER TO NOTES THIS SHEET PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL. FOR BACKFILL MIX, REFER TO NOTES THIS SHEET FERTILIZER, REFER TO NOTES THIS SHEET UNDISTURBED NATIVE SOIL UNDER ROOT BALL. PROVIDE POSITIVE DRAINAGE AWAY FROM

> REFER TO NOTES THIS SHEET AND PLAN SHEETS FOR MORE INFORMATION

> > ROADWAY AND CURB

I" CLEARANCE BELOW TOP OF CURB

3" MINIMUM DEPTH OF BARK MULCH IN

IN LAWN AREAS, INSTALL SOIL MIX

6" DEPTH OF NATIVE MATERIAL

OVER 2" AND ALL DEBRIS.

UNDERGROUND UTILITIES.

EXISTING SUBSOIL

PLANTING AREAS NOT CONTAINING LAWN.

DESCRIBED BELOW IN PLACE OF BARK

12" OF EXCAVATED TOPSOIL MIXED WITH HUMUS MATERIAL AT A RATE OF 75%

EXISTING TOPSOIL \$ 25% HUMUS MATERIAL.

REMOVE ROCKS OVER I" AND ALL DEBRIS.

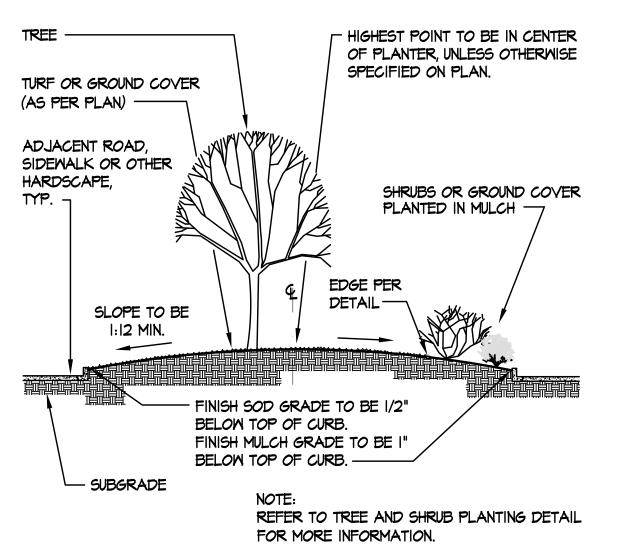
MECHANICALLY RIPPED OR CULTIVATED TO

ALLOW FREE DRAINAGE. REMOVE ROCKS

SOIL PREPARATION MAY BE DIMINISHED IN

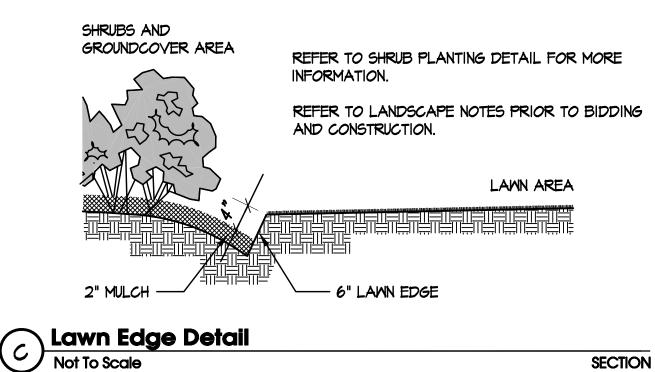
ORDER TO AVOID CONFLICT WITH EXISTING

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



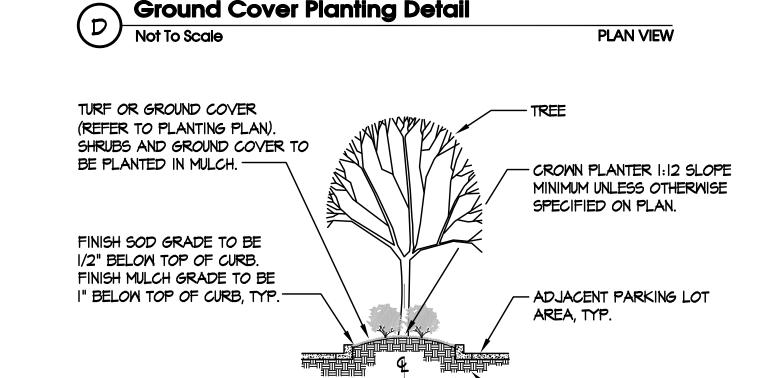
Typical Curbed Planter Area Not To Scale SECTION A-A

1:8 MAX. SLOPE



ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.

GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.



VARIES

REFER TO TREE AND SHRUB PLANTING DETAIL FOR MORE INFORMATION.

SUBGRADE

Typical Parking Finger Planter Area

SECTION B-B

ALL DETAILS SHOWN MAY NOT BE REQUIRED FOR THIS PROJECT.

Planning Solutions, Inc.

Creating Solutions to Complex Issues

4400 NE 77th Avenue Suite 275 VANCOUVER, WA 98662

www.planningsolutionsinc.com

VOICE: 360-750-9000 FAX: 360-713-6102



Q d 0 **RHO** HB NEIG RIVERSID

CHECKED: BOP SCALE: AS SHOWN | 10-20-20 20-1559

ISSUED FOR: PLR **REVISIONS:**

SHEET NAME: **PRELIMINARY**

LANDSCAPE **DETAILS**

SHEET #: