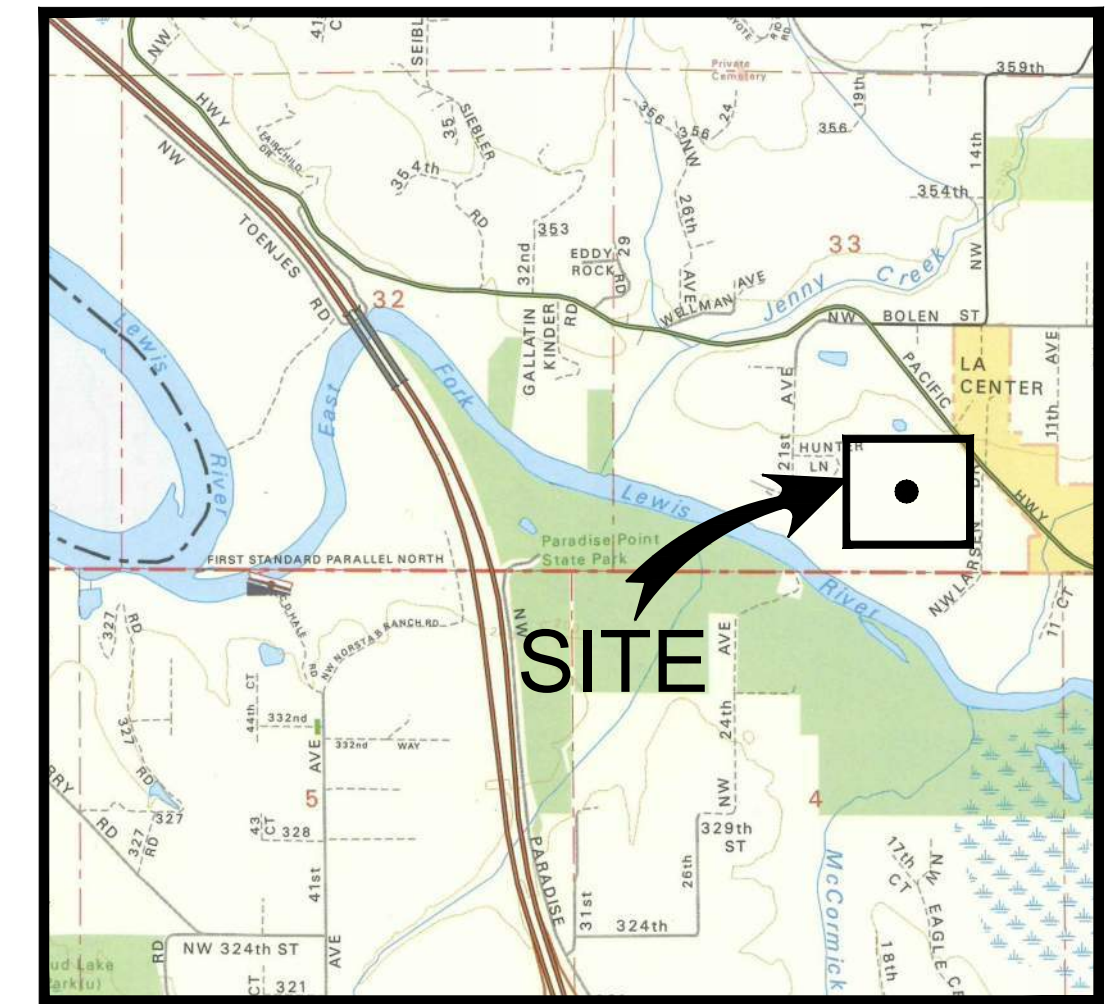


Riverside Neighborhood Park

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



VICINITY MAP
NOT TO SCALE

Sheet Index

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

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

OWNER:
ECM Riverside, LLC
Contact: Peter Etro
340 Oswego Point Drive #208
Lake Oswego, OR 97034
PH: (503) 568-1907
Email: peter@etrocapital.com

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

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

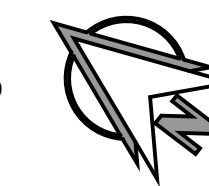
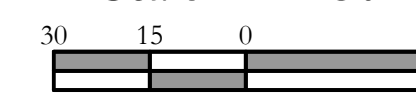
CLARK PUBLIC UTILITIES - WATER SERVICES DEVELOPER INSTALLED WATER MATERIAL LIST

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

NOTES:

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

Scale 1" = 30'



City of La Center	
City Engineer _____	Date _____



Preliminary Cover Sheet For:

Riverside Neighborhood Park

A Site Located in La Center, Washington

PH: (360) 944-6519

604 W. Evergreen Blvd., Vancouver, WA 98660

Fax: (360) 944-6539

PLS ENGINEERING

Revisions

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



Project No. 2641
SCALE: H: 1" = 30'
V: N/A

DESIGNED BY: SWG

DRAFTED BY: CAC

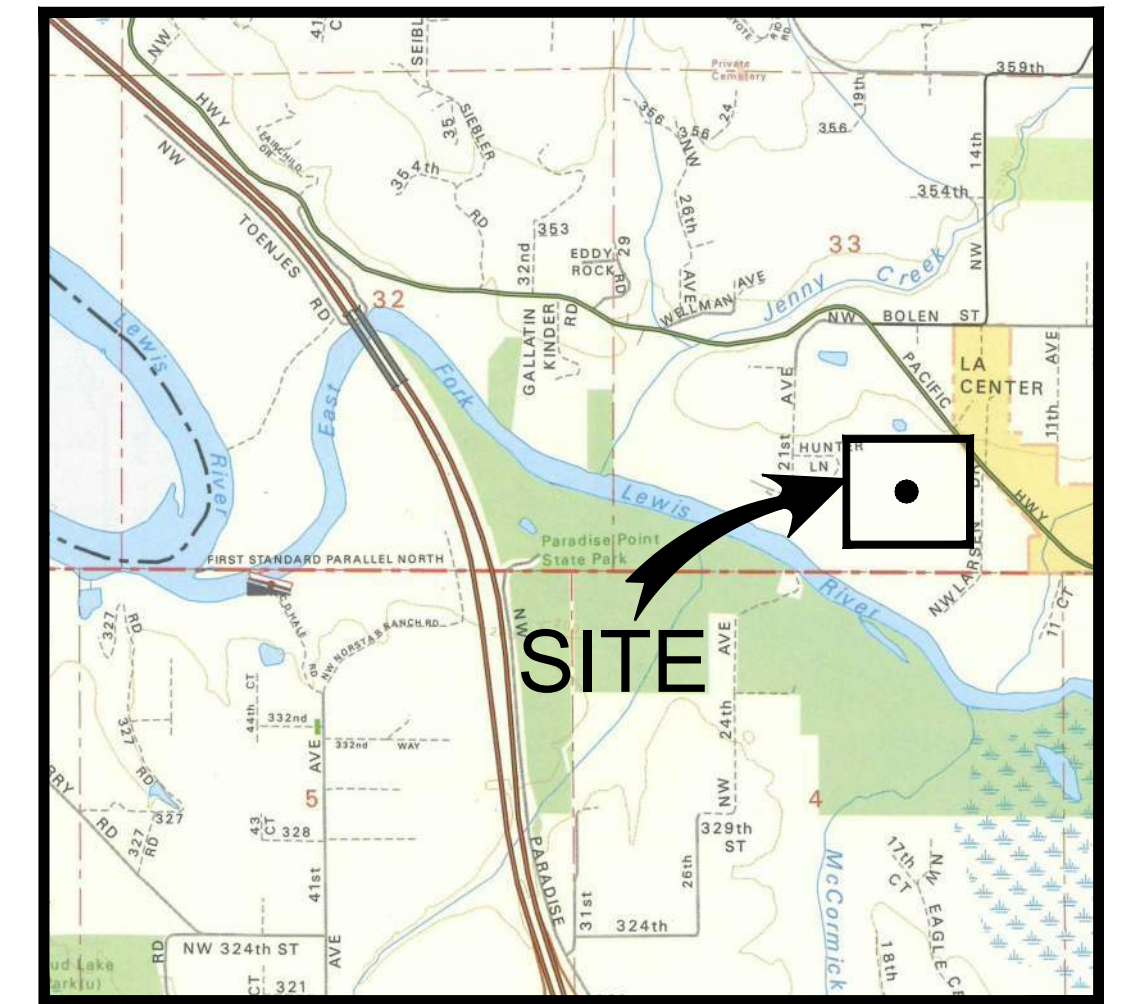
REVIEWED BY: TGI

1

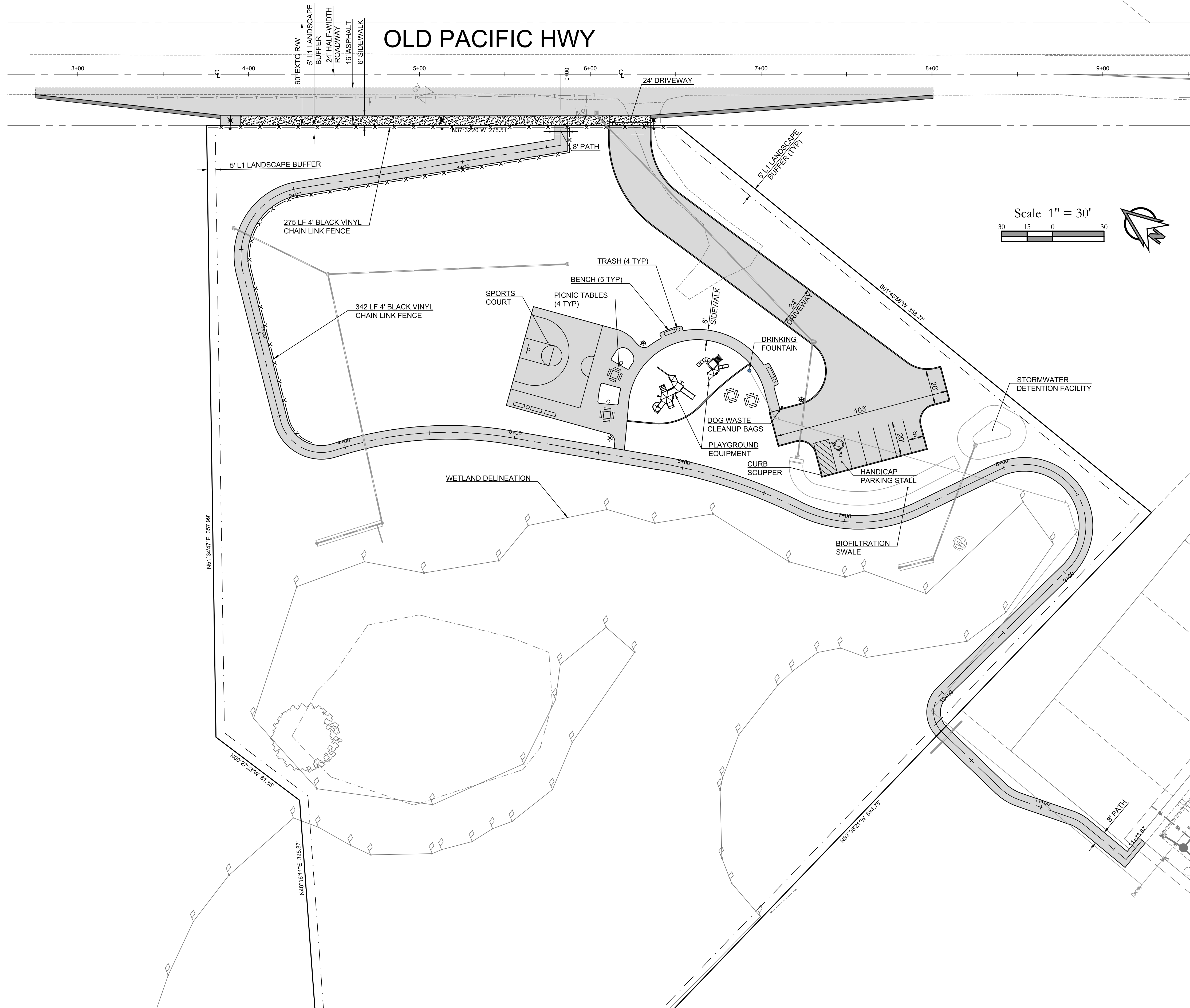
8

Riverside Neighborhood Park

Located in the SE 1/4 of Section 33, T5N, R1E
La Center, Washington



VICINITY MAP
NOT TO SCALE



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

OWNER:
ECM Riverside, LLC
Contact: Peter Eitro
340 Oswego Point Drive #208
Lake Oswego, OR 97034
PH: (503) 568-1907
Email: peter@etrocapital.com

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

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:

Required	=	0
Standard	=	5
ADA	=	1
Total Proposed	=	6

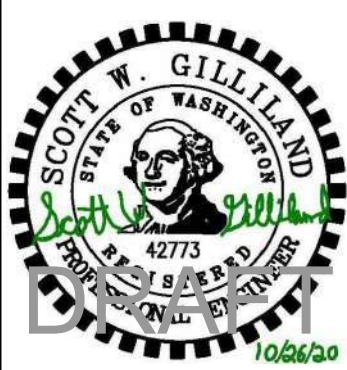
Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	



Know what's below.
Call before you dig.

Preliminary Site Plan For: Riverside Neighborhood Park A Site Located in La Center, Washington

Revisions	1	2	3	4	5	6

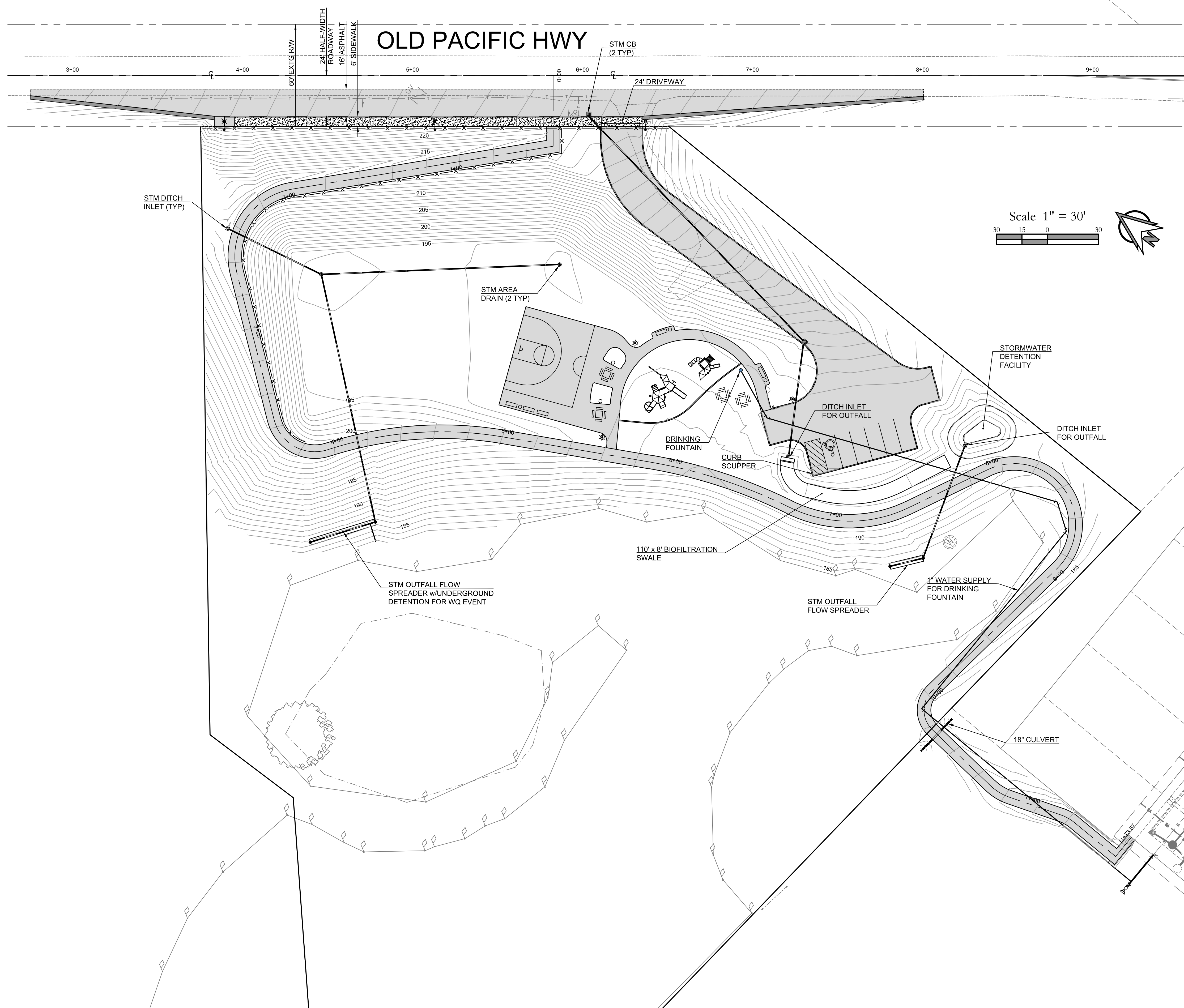


Project No. 2641
SCALE: H: 1" = 30'
V: N/A
DESIGNED BY: SWG
DRAFTED BY: CAC
REVIEWED BY: TGJ

3
8

Riverside Neighborhood Park

Located in the SE ¼ of Section 33, T5N, R1E and
the NE ¼ of Section 4, T4N, R1E, W.M.
La Center, Washington



Preliminary Utilities Plan For:

Riverside Neighborhood Park

A Site Located in La Center, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

PLS ENGINEERING

Revisions

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Project No. 2641

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

DESIGNED BY: SWG

DRAFTED BY: CAC

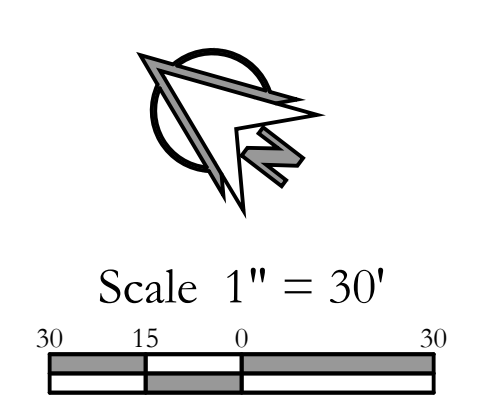
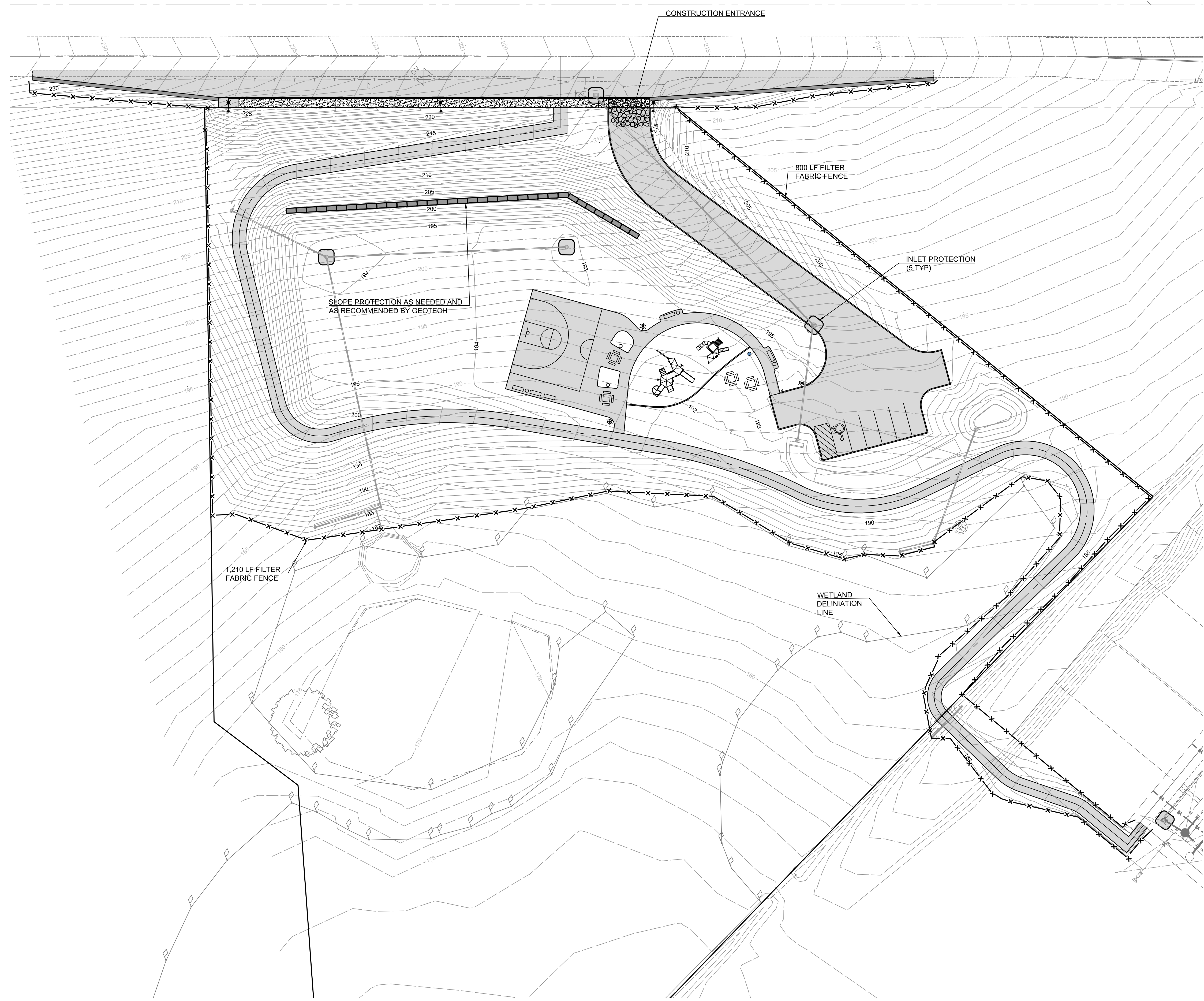
REVIEWED BY: TGJ

4

8



Know what's below.
Call before you dig.



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

Contractor shall comply with with LCMC 18.320 for Erosion Control.

Preliminary Grading and Erosion Control Plan For:

Riverside Neighborhood Park

A Site Located in La Center, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

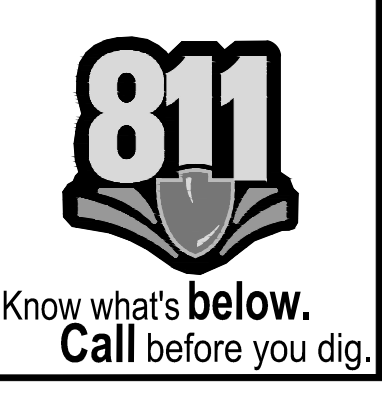
Revisions

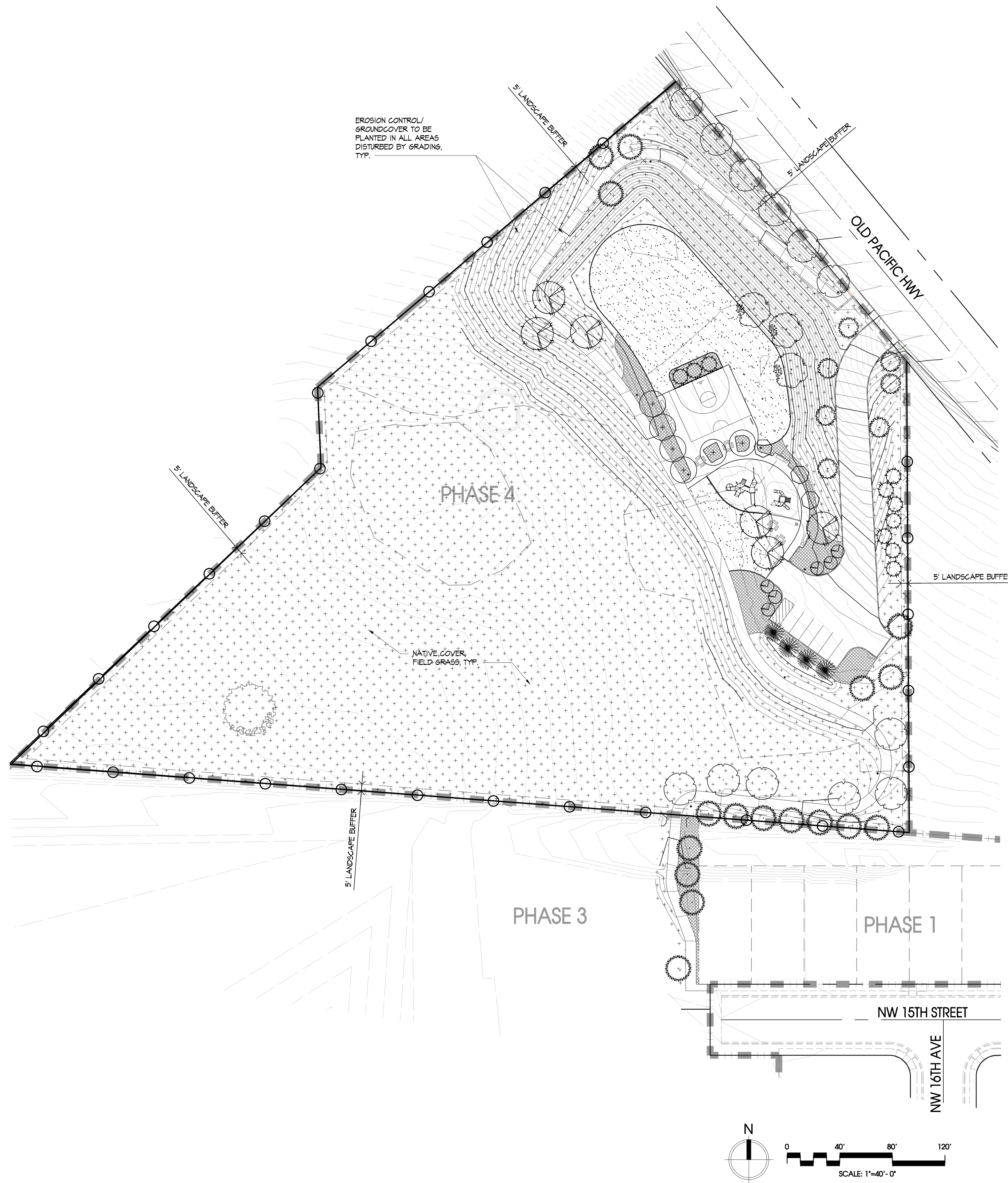
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Project No. 2641
 SCALE: H: 1" = 30'
 V: N/A
 DESIGNED BY: SWG
 DRAFTED BY: CAC
 REVIEWED BY: TGJ

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 8

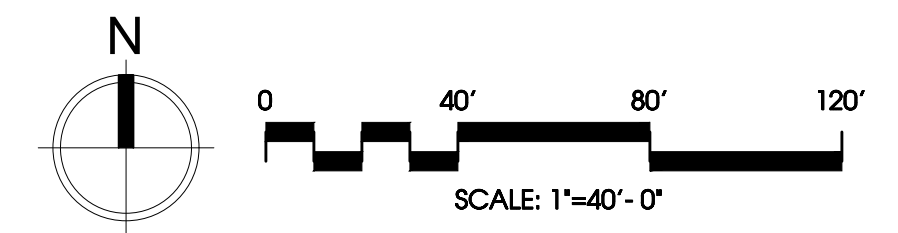




PLANT LEGEND			
TREES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM 'ARMSTRONGS' / ARMSTRONG MAPLE	2' Cal. Min.	6
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	2' cal. Min.	12
	THUJA PLICATA 'HOGAN'S' / HOGAN'S WESTERN RED CEDAR	6' ht. Min.	17
	PICEA OMORIKA / OMORIKA SPRUCE	6' ht. Min.	4
	POPULUS TREMULA 'ERECTA' / SWEDISH ASPEN	2' Cal. Min.	6
	PRUNUS SERRULATA 'KWANZAN' / KWANZAN CHERRY	2' Cal. Min.	3
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER FLOWERING PEAR	2' Cal. Min.	7
	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 WAX MYRTLE		
	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER NANDINA		
	NANDINA DOMESTICA 'MOONBAY' / MOONBAY NANDINA		
	PIERIS JAPONICA 'CAVATINE' / CAVATINE PIERIS		
	PIERIS JAPONICA 'VARIEGATA' / VARIEGATED PIERIS		
	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA CHERRY LAUREL		
	VIURNUM DAVIDII / DAVID VIBURNUM		
	TURF - SOD 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.



RIVERSIDE NEIGHBORHOOD PARK

La Center, Washington

DRAWN: CB	CHECKED: CB
SCALE: AS SHOWN	DATE: 10-20-20
JOB #: 20-1554	
ISSUED FOR: FLR	
REVISIONS:	

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

SHEET #:
L1
 SHEET 7 OF 8

