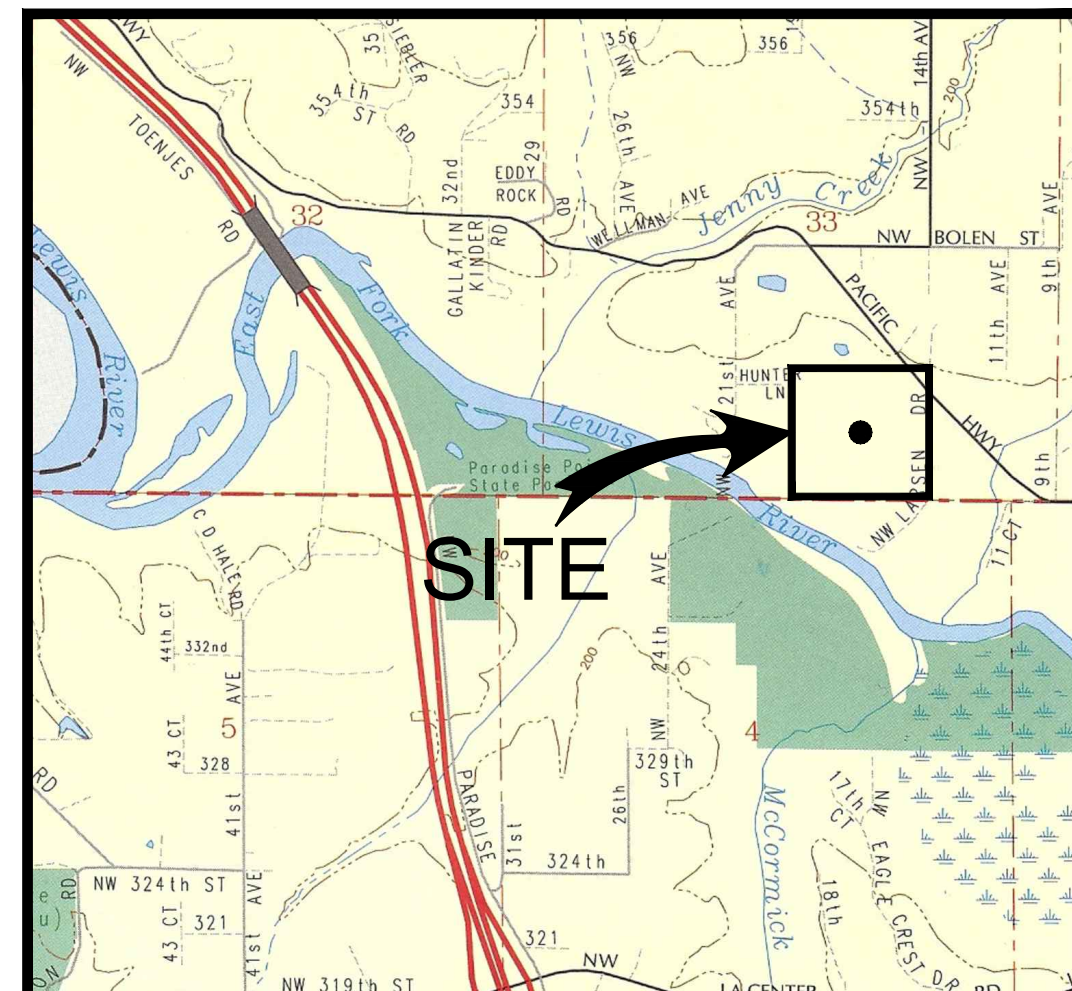


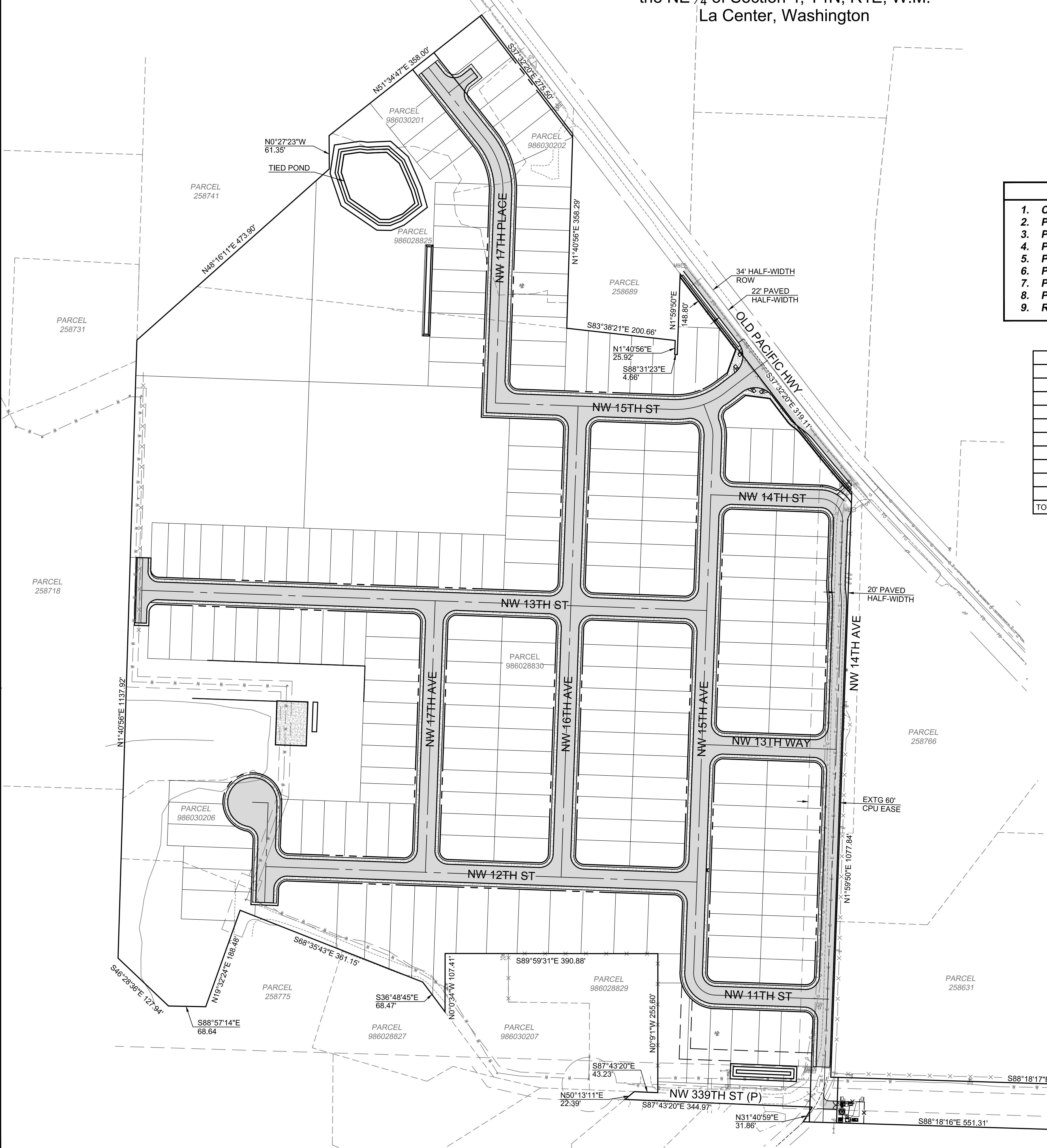
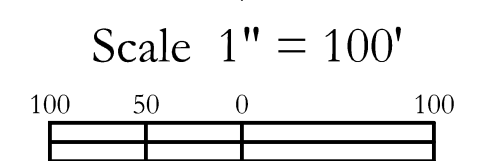
Riverside Estates Subdivision

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



SITE

VICINITY MAP
NOT TO SCALE



SHEET INDEX

- Cover Sheet
- Preliminary Lot Layout
- Preliminary Lot Layout
- Preliminary Utility Plan
- Preliminary Utility Plan
- Preliminary Grading & Erosion Control
- Preliminary Grading & Erosion Control
- Phasing Plan
- Roadway and Stormwater Details

TRACT LAND USE

TRACT	AREA (sq-ft)	USE
A	1,793	OPEN SPACE
B	3,438	OPEN SPACE
C	10,804	OPEN SPACE
D	155,768	PARKS/OPEN SPACE/STORMWATER
E	2,236	PARKS
F	5,801	STORMWATER
G	2,000	SANITARY PUMP STATION
H	38,754	PARKS/OPEN SPACE
TOTAL AREA	220,594	

LAND USE AREA CALCULATIONS

LAND USE	AREA (sq-ft)	%
SINGLE FAMILY RESIDENTIAL	932,707	49.51
MULTI-FAMILY	358,146	19.01
PARKS / OPEN SPACE	212,793	11.30
PUMP STATION	2,000	0.001
STORMWATER TRACT	5,801	0.003
RIGHT-OF-WAY	372,458	19.77
TOTAL AREA	1,883,905	100.00

DENSITY CALCULATIONS

LAND USE	AREA		DENSITY (units/acre)	UNITS
	(sq-ft)	(acre)		
SITE NET AREA	1,290,853	29.63	8	237
SITE GROSS AREA	1,883,905	43.24	14	605
SINGLE-FAMILY RESIDENTIAL	932,707	21.41	9.85	211
MULTI-FAMILY (MIN DENSITY)	358,146	8.22	8	26
MULTI-FAMILY (MAX DENSITY)	358,146	8.22	14	394

* MIN DENSITY FOR MULTI-FAMILY MUST BE 25% OF SINGLE-FAMILY RESIDENTIAL PER COL 18.140.030 (4).

211 UNITS * 0.25 = 52 UNITS

GENERAL NOTES
OWNER:
Randy Goode
707 N Abrams Park Rd
Ridgefield, WA 98642

DEVELOPER:
WPD, Inc.
P.O. Box 689
Woodland, WA 98674

ENGINEER:
PLS Engineering
Contact: Tim Wines, PE
2008 C Street
Vancouver, WA 98663
PH: (360) 431-9988
Fax: (360) 944-6539
tim@plsengineering.com

SITE LOCATION:
Located at the west side of Old Pacific Hwy west of NW Larsen Drive and north of the NW 339th Street.
Latitude: N45°52'05"
Longitude: W122°41'17"

SITE ADDRESS:
1514 NW 339th Street
La Center, WA 98629
Parcel Numbers 986028825, 986028830, 986030201, 986030202, and 986030206
SE ¼ of Section 33, T5N, R1E, and NE ¼ of Section 4, T4N, R1E, W.M. La Center, WA

SITE ACREAGE:
1,883,905 sf
(43.25 acres)

ZONING:
MDR-16

COMPREHENSIVE PLAN:
UM

PRESENT USE:
The site is currently used for agriculture or is pasture.

EXISTING STREETS:
The site will access from Old Pacific Hwy. Larsen Drive/NW 339th Street is a private road that runs over the eastern and southern ends of the site. This road provides access for the homes to the south of the project.

SANITARY SEWER SERVICE:
City of La Center

WATER SERVICE:
Clark PUD

ELECTRICAL SERVICE:
Clark PUD

Linetype Legend

Existing	
Existing Road Right-of-Way	---
Existing Road Centerline	---
Existing Property Line	---
Existing Pavement Edge	---
Existing Sanitary Sewer	---
Existing Waterline	---
Existing Storm Sewer	---
Existing Telephone	---
Existing Overhead Power	---
Existing Fence	---
Existing Sidewalk	---
Existing Paint Striping	---
Existing Ground Contour	---
Proposed	
Proposed Property Line	---
Proposed Lot Line	---
Proposed Curb	---
Proposed Edge of Pavement	---
Proposed Hatching Legend	
Proposed Asphalt	---
Proposed Concrete	---

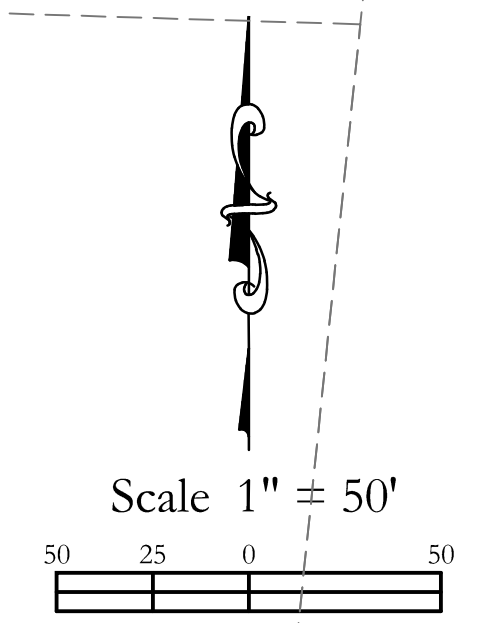
Riverside Estates Subdivision

Preliminary Layout for:

Revisions

TSW	For Review	1	2	3	4
A	7/13/17				
B					
C					
D					
E					

Project No. 2641
SCALE: H: 1" = 100'
V: N/A
DESIGNED BY: TSW
DRAFTED BY: TSW
REVIEWED BY: TSW



Preliminary Layout for:

Riverside Estates Subdivision

Located in La Center, Washington

Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539

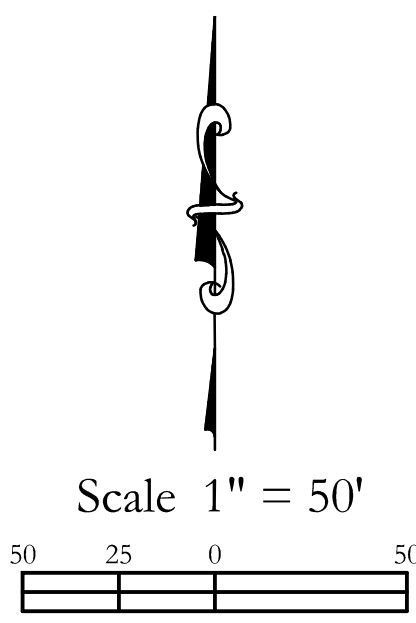
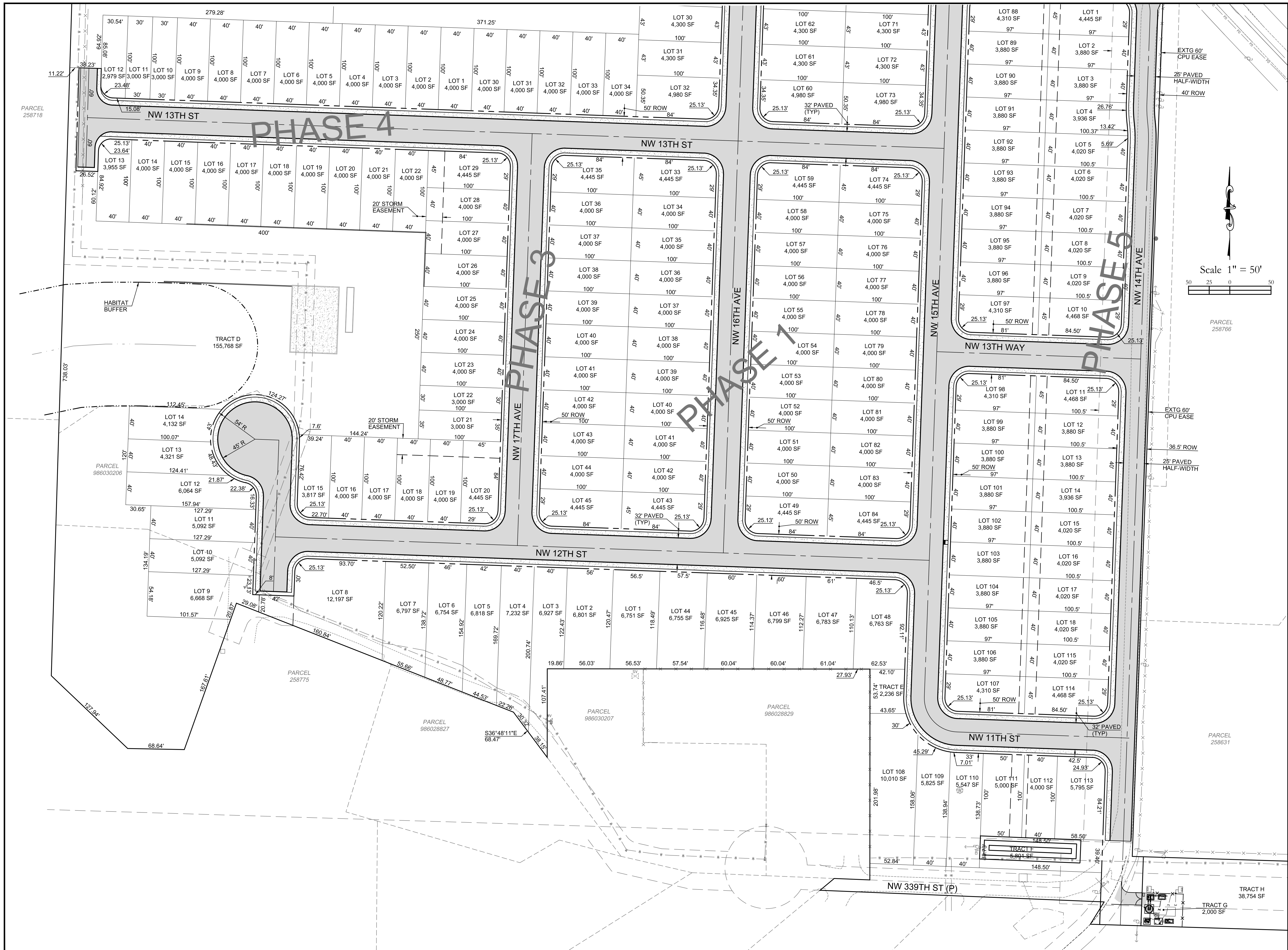
PLS ENGINEERING

Revisions	
No.	Description
1	For Review
2	
3	
4	
5	
6	
7	
8	
9	

DESIGNED BY:	TSW
DRAFTED BY:	TSW
REVIEWED BY:	TSW

Project No. 2641
 SCALE: H: 1" = 50'
 V: N/A

2
 9



PLS ENGINEERING
 Consulting Engineers & Planners
 2008 C Street, Vancouver, WA 98663
 PH (360) 944-6519 Fax (360) 944-6539

Riverside Estates Subdivision

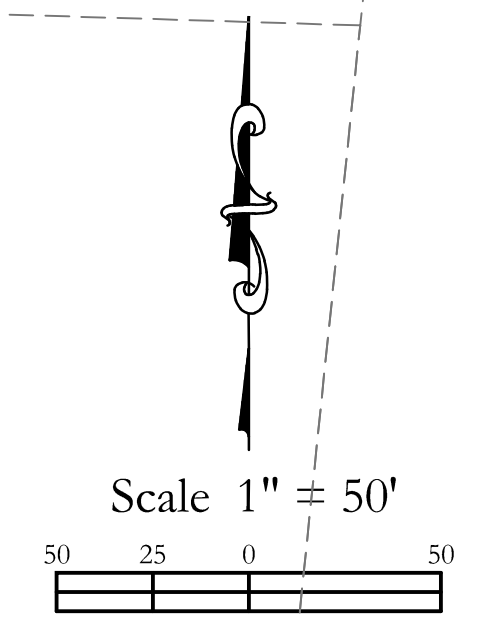
Located in La Center, Washington

Conceptual Layout for:

Revisions	For Review	TSW
A	7/13/17	
B		
C		
D		
E		
F		

Project No. 2641
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 DESIGNED BY: TSW
 DRAFTED BY: TSW
 REVIEWED BY: TSW

3
 9



Preliminary Utility Plan for:

Riverside Estates Subdivision

Located in La Center, Washington

Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions	
For Review	TSW
A / 7/13/17	
B	
1	
2	
3	
4	

Project No. 2641
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 DRAFTED BY: TSW
 REVIEWED BY: TSW



PARCEL 258718

PARCEL 986030206

PARCEL 258775

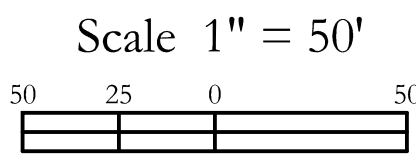
PARCEL 986028827

PARCEL 986030207

PARCEL 986028829

PARCEL 258766

PARCEL 258631



Preliminary Utility Plan for:

Riverside Estates Subdivision

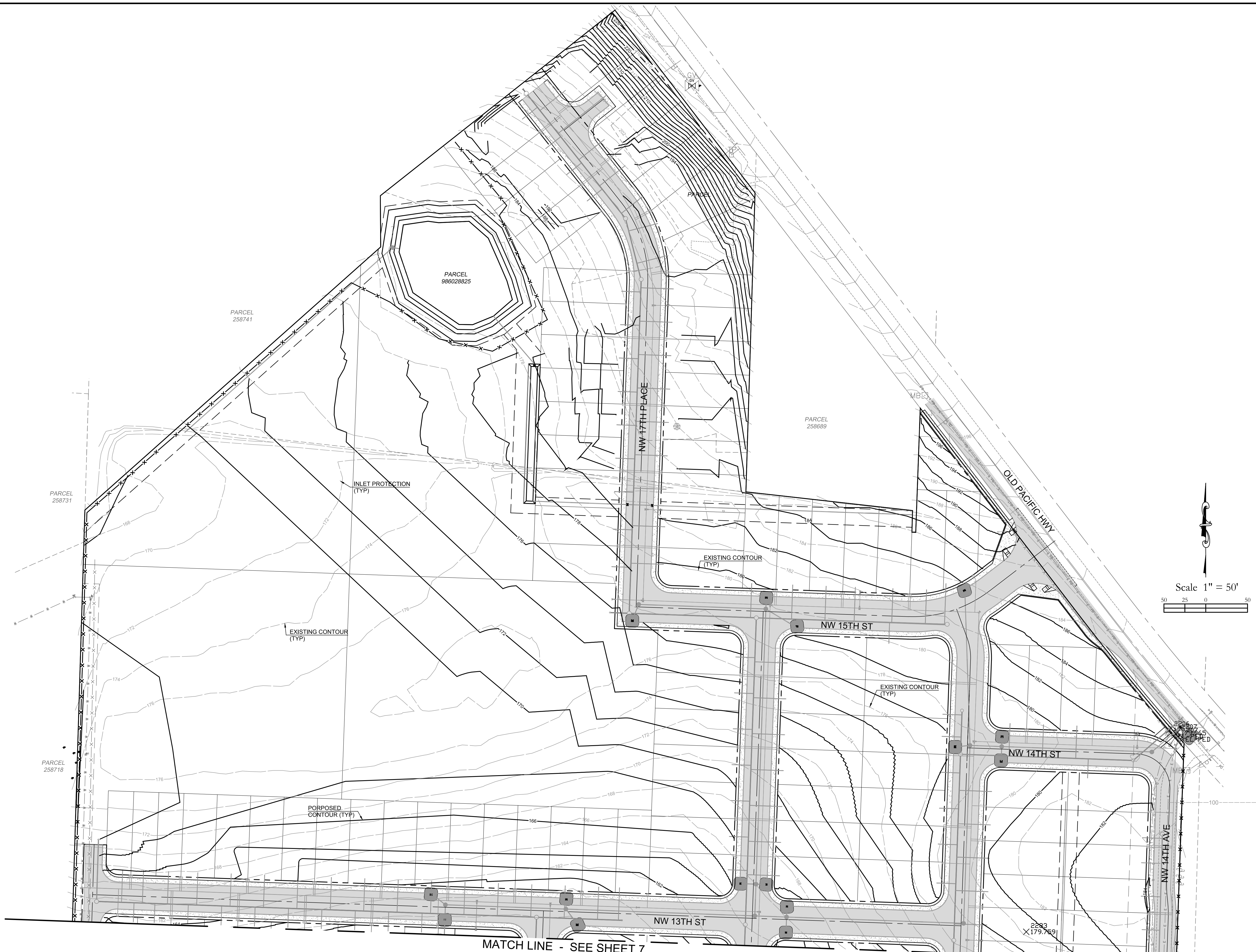
Located in La Center, Washington

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PLS ENGINEERING

Revisions	For Review
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B	
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E	
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 DRAFTED BY: TSW
 REVIEWED BY: TSW



Preliminary Grading & Erosion Control Plan For:

Riverside Estates Subdivision

Located in La Center, Washington

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Revisions	
TSW	For Review
A	7/13/17
B	

Project No. 2641
 SCALE: H: 1" = 50'
 V: N/A
 DESIGNED BY: TSW
 DRAFTED BY: TSW
 REVIEWED BY: TSW

Preliminary Grading & Erosion Control Plan For:

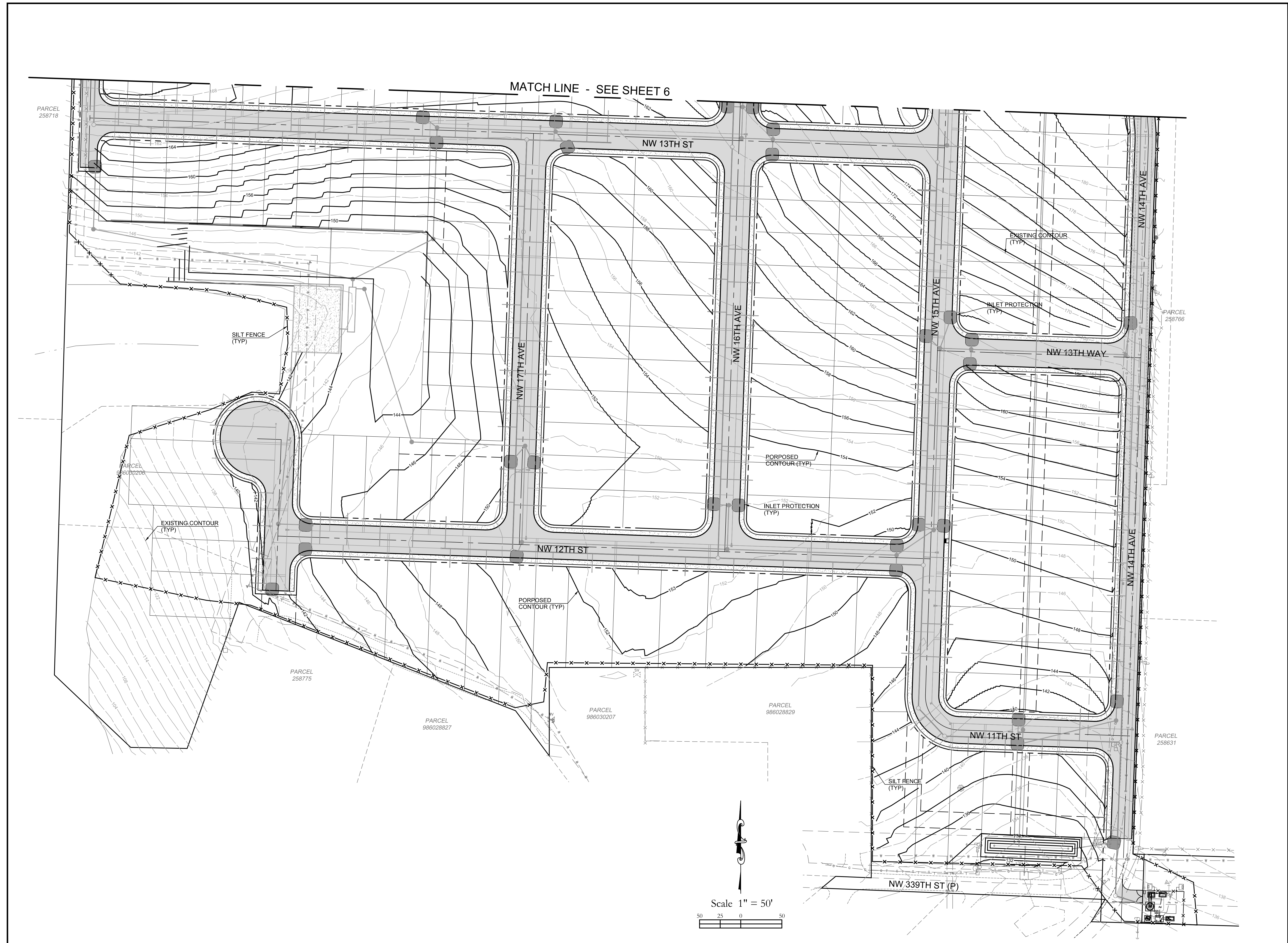
Riverside Estates Subdivision

Located in La Center, Washington

Revisions For Review

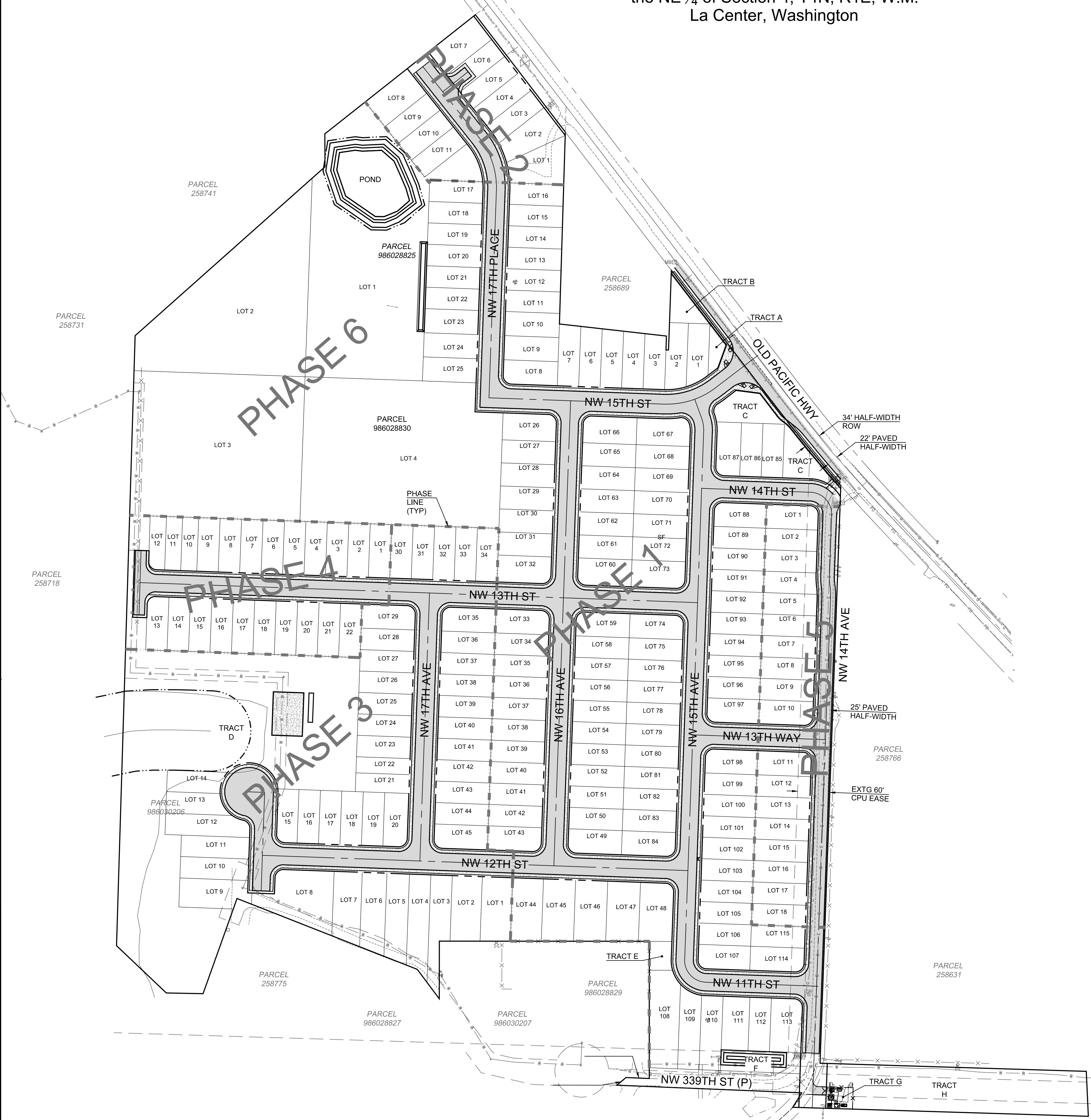
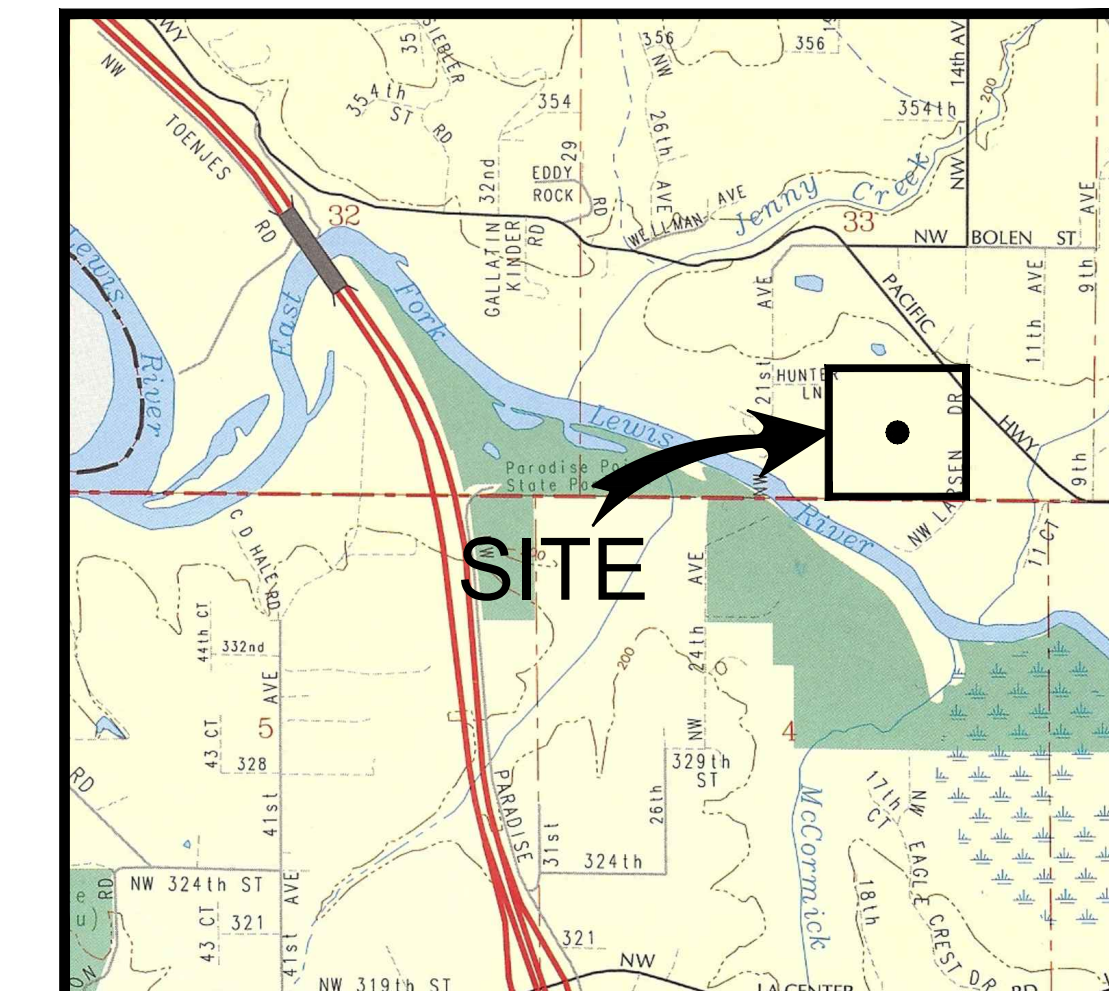
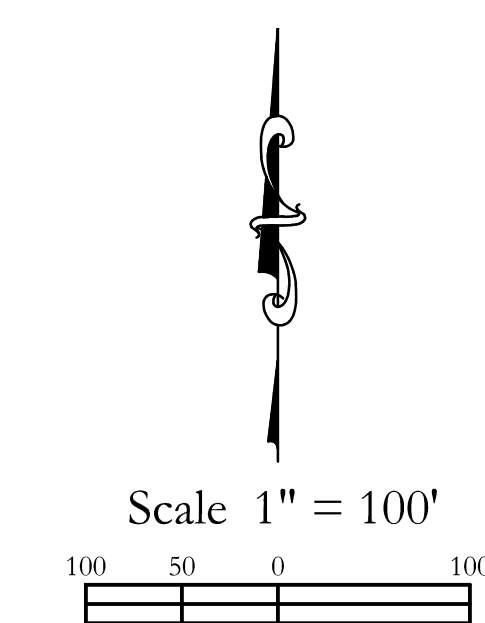
TSW	TSW
A 7/13/17	
B	
1	
2	
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Project No. 2641
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Riverside Estates Subdivision

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



GENERAL NOTES

OWNER:
Randy Goode
707 N Abrams Park Rd
Ridgefield, WA 98642

DEVELOPER:
WPD, Inc.
P.O. Box 689
Woodland, WA 98674

ENGINEER:
PLS Engineering
Contact: Tim Wines, PE
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Longitude: W122°41'17"

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La Center, WA 98629
Parcel Number 986028830
SE ¼ of Section 33, T5N, R1E,
and NE ¼ of Section 4, T4N,
R1E, W.M. La Center, WA

SITE ACREAGE:
1,937,587 sf
(44.48 acres)

ZONING:
MDR-16

COMPREHENSIVE PLAN:
UM

PRESENT USE:
The site is currently used for agriculture or is pasture.

EXISTING STREETS:
The site will access from Old Pacific Hwy. Larsen Drive/NW 339th Street is a private road that runs over the eastern and southern ends of the site. This road provides access for the homes to the south of the project.

SANITARY SEWER SERVICE:
City of La Center

WATER SERVICE:
Clark PUD

ELECTRICAL SERVICE:
Clark PUD

Linetype Legend	
<i>Existing</i>	
Existing Road Right-of-Way	— — — — —
Existing Road Centerline	— — — — —
Existing Property Line	— — — — —
Existing Pavement Edge	— — — — —
Existing Sanitary Sewer	— — — — —
Existing Waterline	— — — — —
Existing Storm Sewer	— — — — —
Existing Telephone	— — — — —
Existing Overhead Power	— — — — —
Existing Fence	— — — — —
Existing Sidewalk	— — — — —
Existing Paint Striping	— — — — —
Existing Ground Contour	— — — — —
<i>Proposed</i>	
Proposed Property Line	— — — — —
Proposed Lot Line	— — — — —
Proposed Curb	— — — — —
Proposed Edge of Pavement	— — — — —

Proposed Hatching Legend	
Proposed Asphalt	▒
Proposed Concrete	▒

Phasing Plan for:

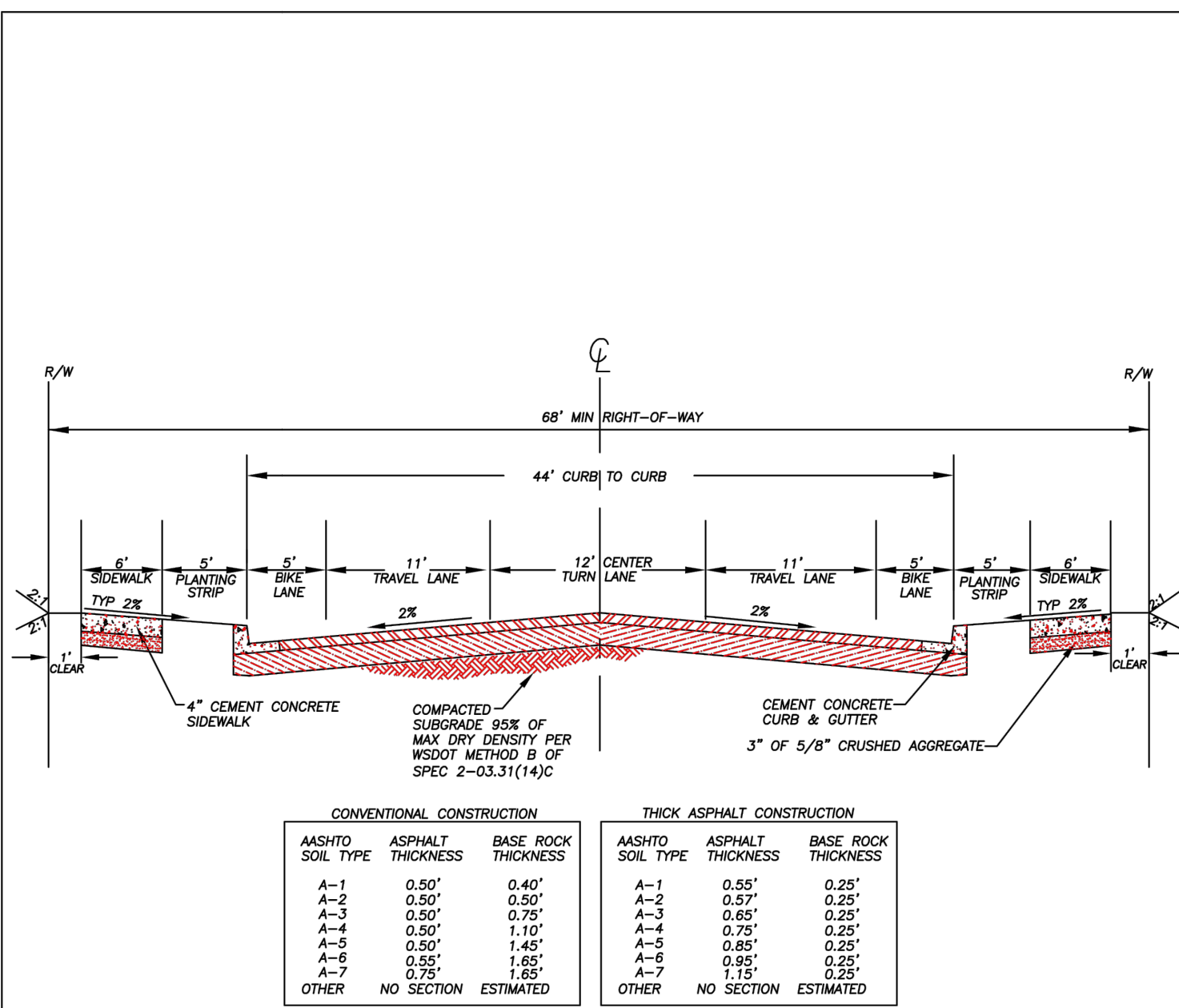
TSW	Revisions
7/13/17	A
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Project No. 2641
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DESIGNED BY: TSW
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9

Riverside Estates Subdivision

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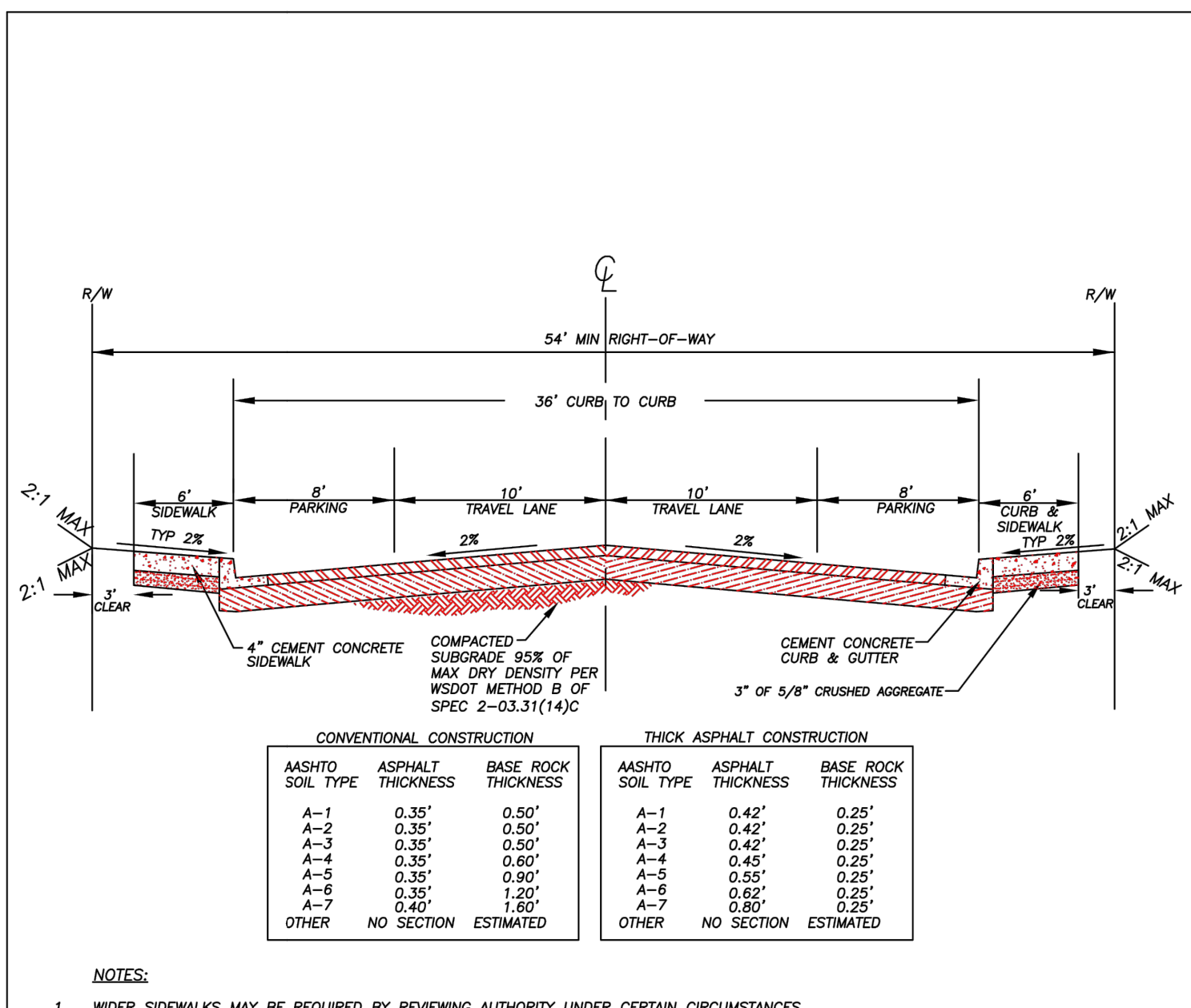


CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.50"	0.40"	A-1	0.55"	0.25"
A-2	0.50"	0.50"	A-2	0.57"	0.25"
A-3	0.50"	0.75"	A-3	0.65"	0.25"
A-4	0.50"	1.10"	A-4	0.75"	0.25"
A-5	0.50"	1.45"	A-5	0.85"	0.25"
A-6	0.50"	1.65"	A-6	0.85"	0.25"
A-7	0.75"	1.65"	A-7	1.15"	0.25"
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

- NOTES:**
- WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
 - SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
 - ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS 1" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
 - THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
 - EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
 - BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8" - 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

SMALL CITY ARTERIAL A

	CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	PLAN #
		1	9/27/10	BES	BES	
	CITY ENGINEER		DATE			

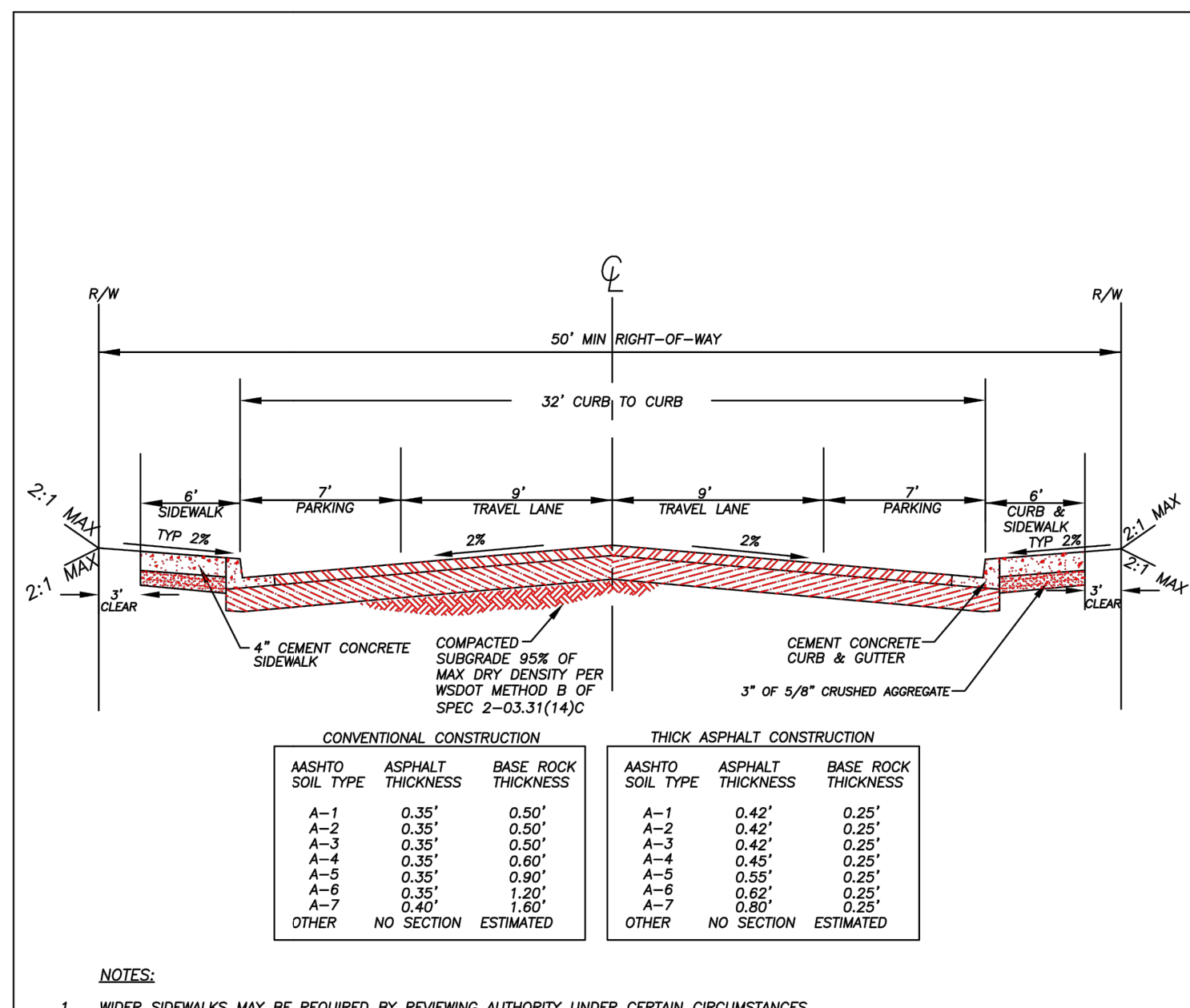


CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35"	0.50"	A-1	0.42"	0.25"
A-2	0.35"	0.50"	A-2	0.42"	0.25"
A-3	0.35"	0.50"	A-3	0.42"	0.25"
A-4	0.35"	0.60"	A-4	0.45"	0.25"
A-5	0.35"	0.90"	A-5	0.55"	0.25"
A-6	0.35"	1.20"	A-6	0.62"	0.25"
A-7	0.40"	1.60"	A-7	0.80"	0.25"
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

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NEIGHBORHOOD ACCESS

	CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	PLAN #
		1	9/27/10	BES	BES	
	CITY ENGINEER		DATE			

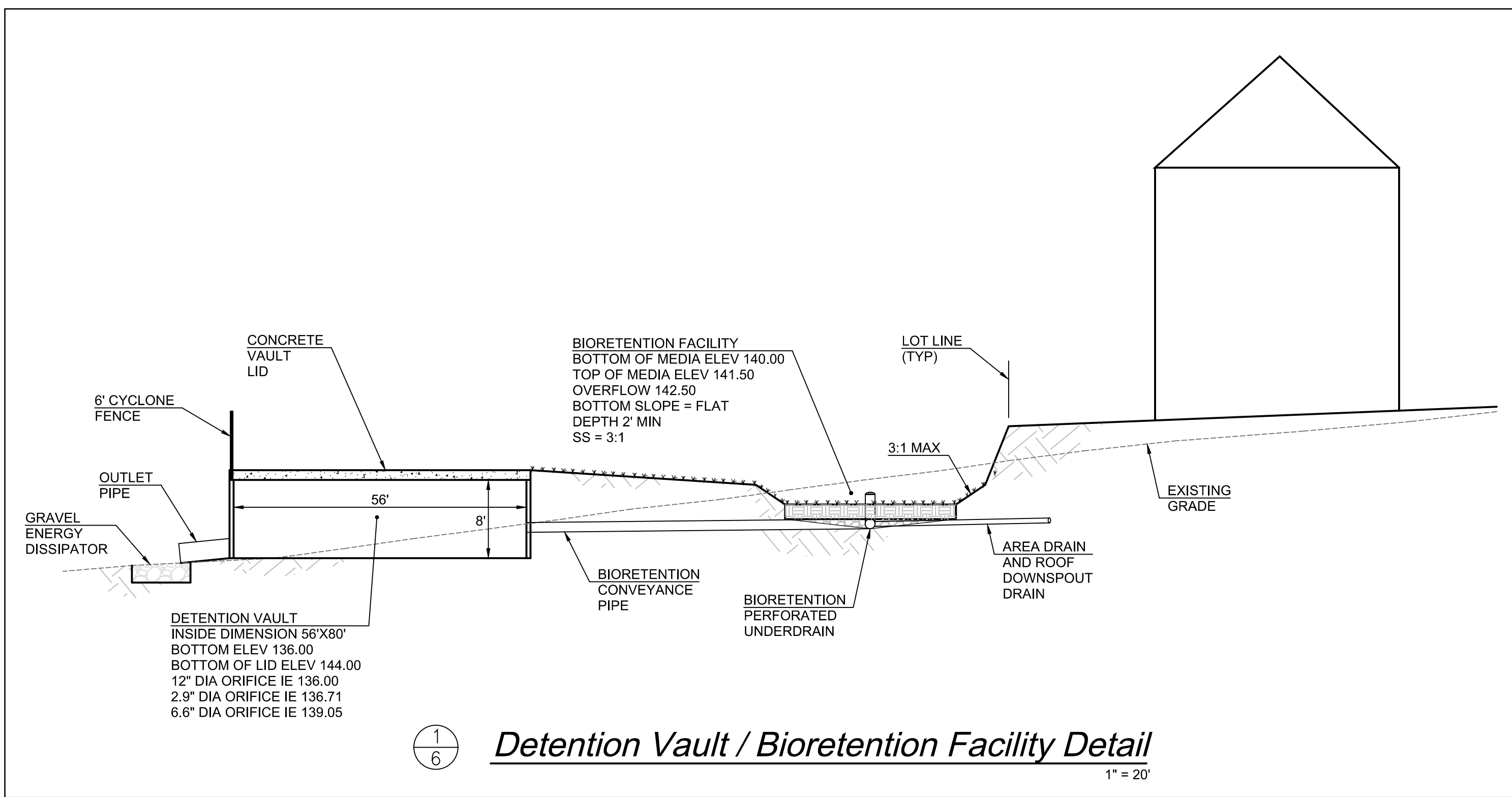


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A-6	0.35"	1.20"	A-6	0.62"	0.25"
A-7	0.40"	1.60"	A-7	0.80"	0.25"
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

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LOCAL ACCESS

	CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	PLAN #
		1	9/27/10	BES	BES	
	CITY ENGINEER		DATE			

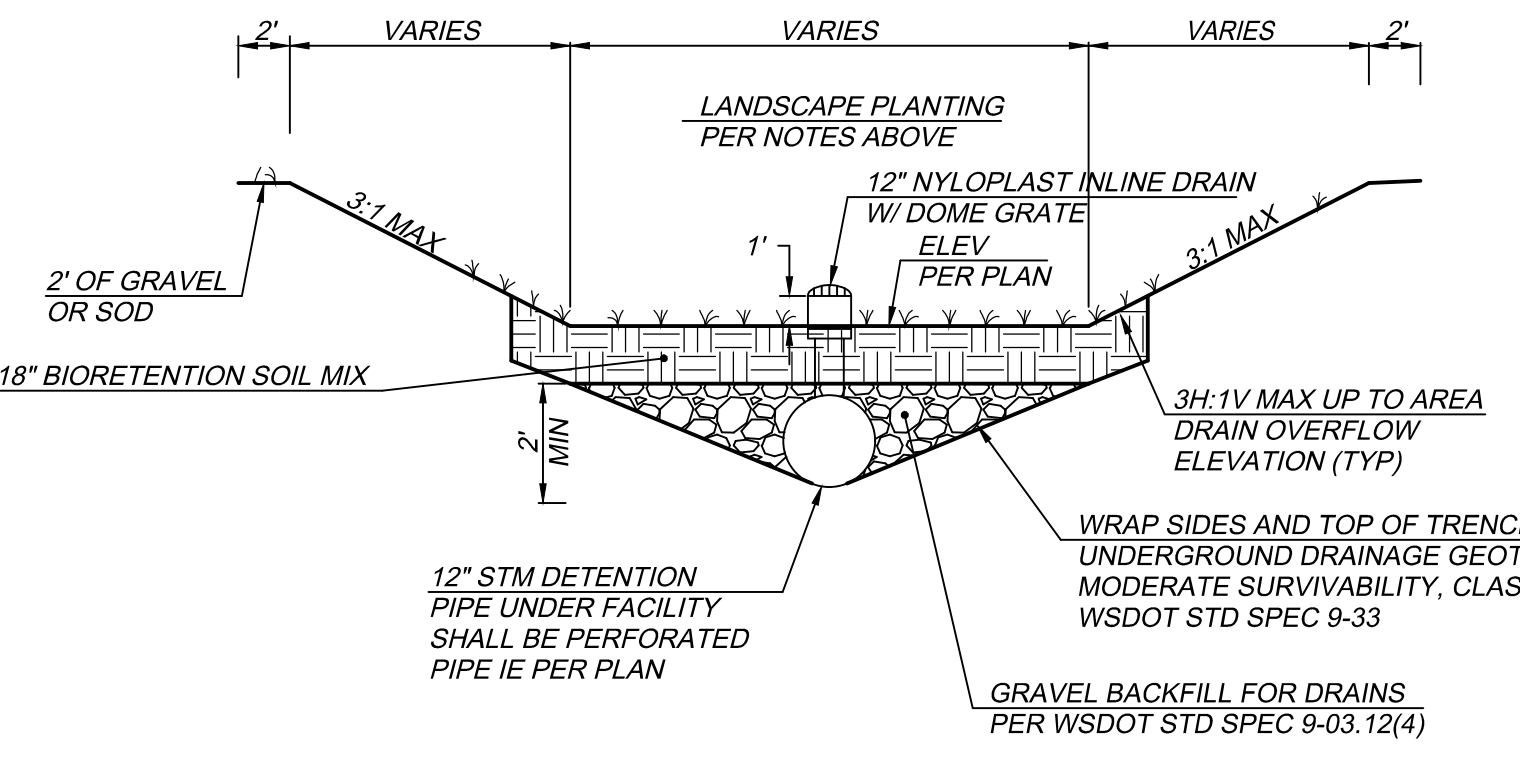


Detention Vault / Bioretention Facility Detail

BIORETENTION FACILITY PLANTING

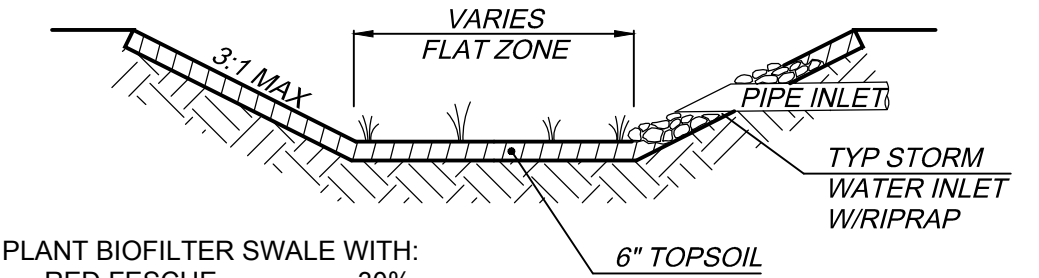
The bottom and side slopes up to the area drain overflow elevation of the bioretention facility shall be planted at a minimum with emergent vegetation tolerant of standing water and drought tolerant during the summer months. If only emergent vegetation is planted (i.e. no shrubs or trees), the maximum plant spacing should be 24" on center. Acceptable emergent plants include (but are not limited to) slough sedge, common rush, and small-fruited bulrush.

Planting frequency can be decreased if the emergent vegetation is supplemented with water and drought tolerant trees or shrubs including Pacific willow, Oregon ash, Pacific ninebark, Clustered wild rose, and Douglas spirea.



- NOTES:**
- * BIORETENTION SOIL MIX SHALL BE DAN JONES CONVEYOR "VANCOUVER BIORETENTION SOIL MIXTURE, 40/60 VANCOUVER BLEND" OR APPROVED EQUAL MEETING THE SPECIFICATIONS PROVIDED AT RIGHT.
 - ** FACILITY TO BE PLANTED PER NOTES ON THIS SHEET.

Bioretention Facility Typical Section



- PLANT BIOFILTER SWALE WITH:
- RED FESCUE 30%
 - PERENNIAL RYE 10%
 - BIRDSFOOT TREFOIL 20%
 - REDTOP BENTGRASS 40%
- BIOFILTER PLANTS TO BE MAINTAINED BY WATERING FERTILIZING AND MOWING

Biofilter Swale Detail

PLS ENGINEERING

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9