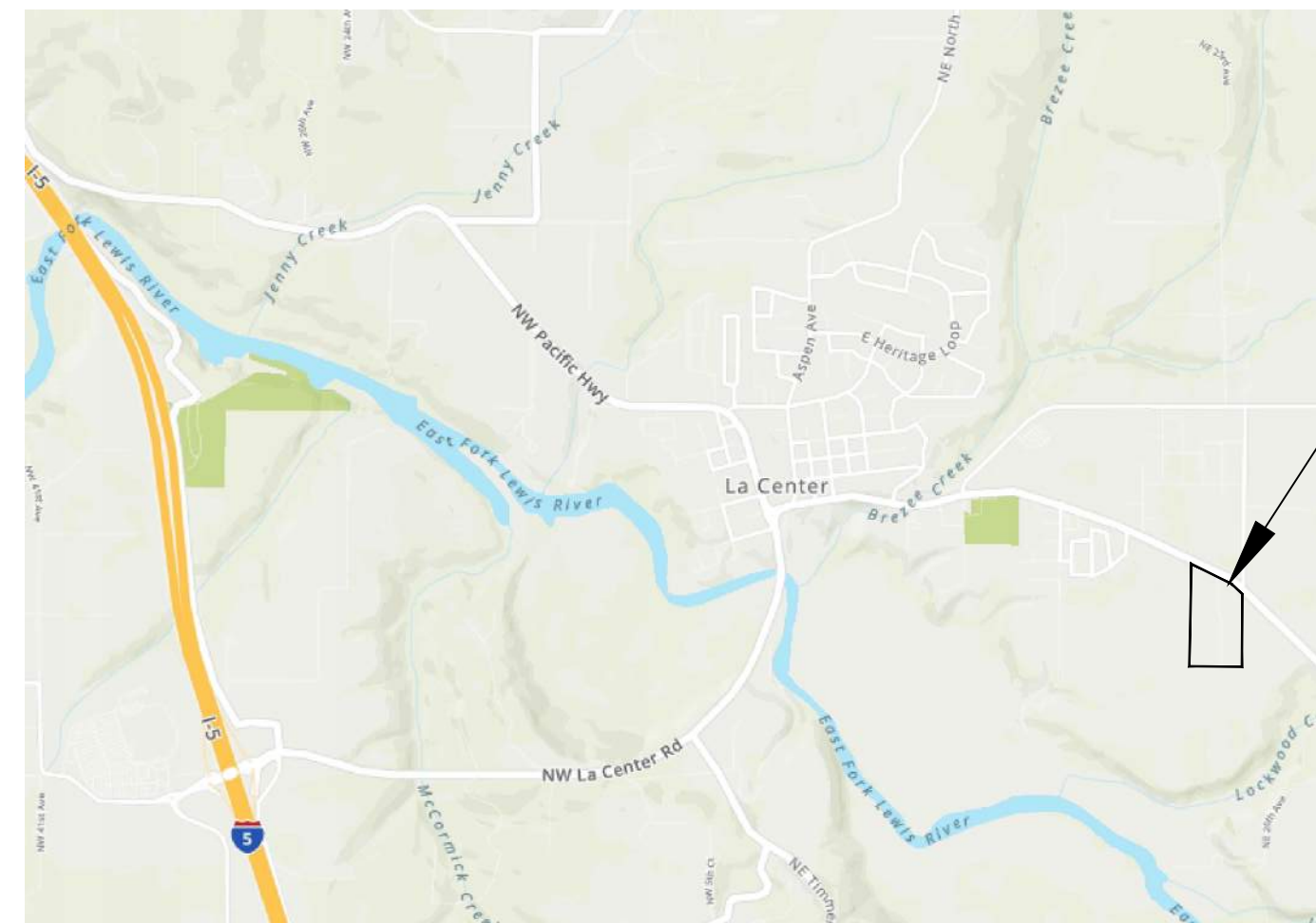


Asa's View Subdivision

Located in the SW ¼ of the NE ¼ of Section 2, T4N, R1E, W.M.
La Center, Washington

Preliminary Plans

NW Consilio LLC
2410 NE 22nd Ave
Portland, OR 97212



Site Location

SITE



Preliminary Plat Layout

Owner / Applicant:

Troy Johns
1004 W. 13th Street, Suite 220
Vancouver, WA 98660

Site Address

2313 NE Lockwood Road
La Center, Washington

Parcel Numbers

Lot 39: 209064-000 and
Lot 102: 209121-000

Civil Engineer:

NW Consilio LLC
2410 NE 22nd Ave
Portland, OR 97212
(503) 415-0424

Lot Size

Lot 39: 7.39 acres
Lot 102: 9.08 acres
Total: 16.47 acres

Proposal

The project proposes to subdivide Tax Lots 39 and 102 into 68 single-family residential lots in the LDR-7.5 zone.

The site current use is residential and agricultural with access from NE Lockwood Road via a private driveway, which also provides access to residences located south of the site.

Public park space totaling 0.25 acres (10,900 square feet) is proposed. Street lighting and landscaping will be provided as part of future submittals.

Total site area = 717,383 SF (16.47 AC)
ROW Dedication = 142,483 SF (3.27 AC)
Total Development area = 574,900 SF (13.20 AC)

Tract A and B to be owned and maintained by a home owners association. Tract A will be for storm water management and will include a blanket easement to the City of La Center for access and inspection. Tract B will contain a public park.

Setbacks

Front = 20', Side = 7.5', Street Side = 10.0', Back - 20'

Lot Coverage

Maximum Building Coverage = 35%
Maximum Impervious Surface Area = 50%

Utilities

Sanitary sewer services will be provided by the City of La Center. Connection to the existing sewer system will be to the existing Middle School pump station via an existing 8-inch diameter pipe stub west of the project site. The connection pipe will be located in a 15-foot wide public easement with vehicular access. The development proposes extension of the proposed sewer to the east side of the site in Lockwood Creek Road.

Public water supply will be provided by Clark Public Utilities. Connection to the public water system will be to the existing 12-inch waterline in Lockwood Creek Road.

Stormwater facilities for management of stormwater treatment and flow control will be located in Tract A in the southwest corner of the development.

Critical Areas

A non-jurisdictional wetland has been identified in the middle of the site covering 0.18 acres. It is identified as a Category 3 wetland.

An Oregon White Oak is located in the southeast portion of the proposed development in Tract B. The tree will be protected from park improvements. The project is not located within a designated 100-year floodplain or landslide hazard area. There are no known historic resources on site.

Index of Drawings

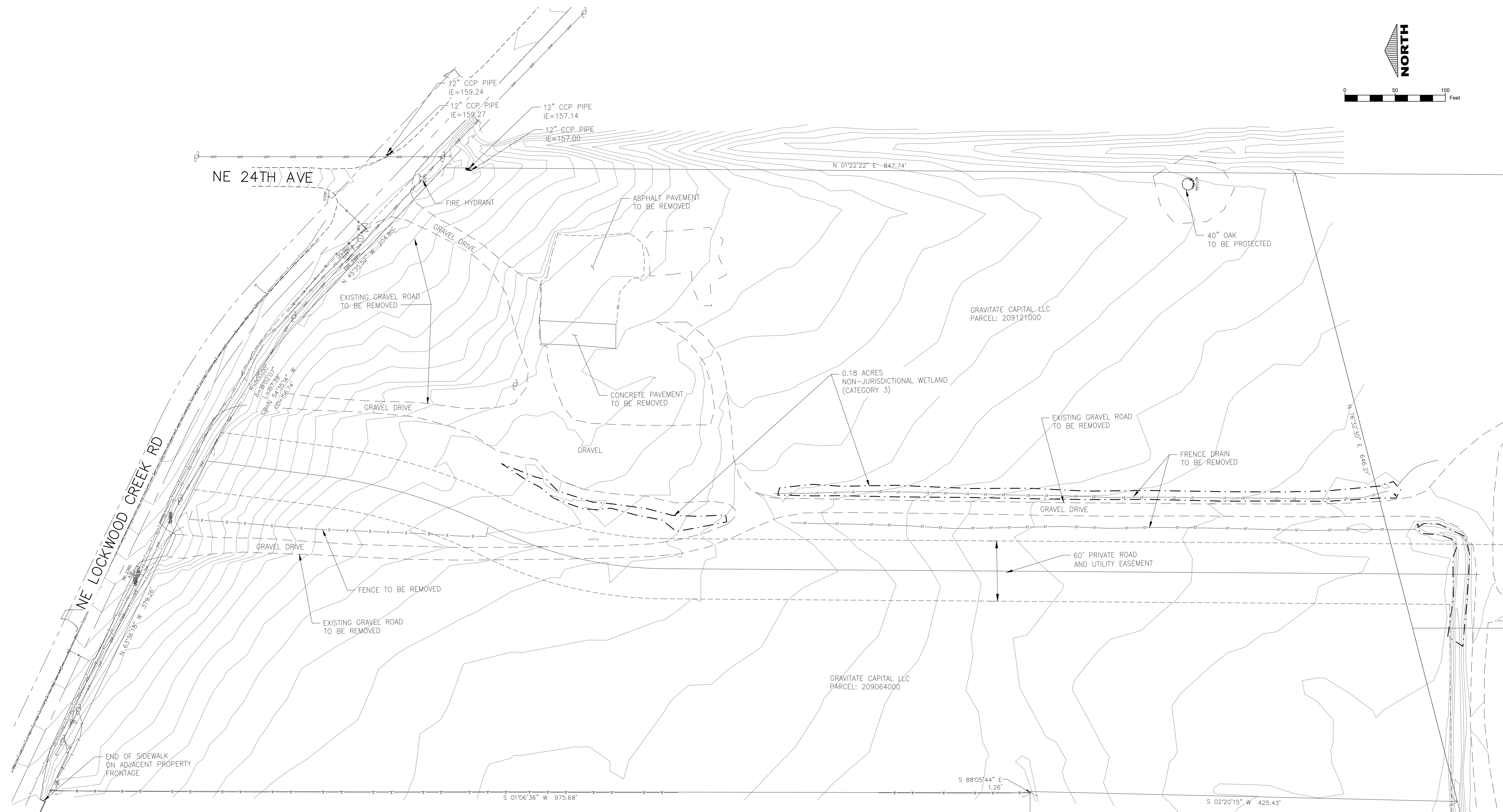
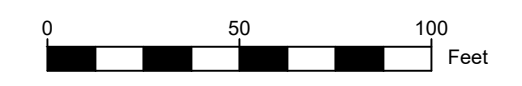
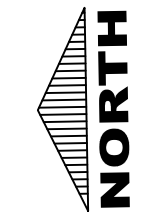
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1	COVER SHEET
2	EXISTING SITE CONDITIONS
3	PRELIMINARY PLAT - NORTH
4	PRELIMINARY PLAT - SOUTH
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY STORMWATER PLAN - NORTH
7	PRELIMINARY STORMWATER PLAN - SOUTH
8	PRELIMINARY UTILITY PLAN - NORTH
9	PRELIMINARY UTILITY PLAN - SOUTH
10	ROAD IMPROVEMENT DETAILS
11	PRELIMINARY LANDSCAPE PLAN

Asa's View
COVER SHEET

NO.	DATE	REVISIONS

DRAWING SCALE:
NOT TO SCALE
DATE:
5/8/2022
SHEET NO.
1
INDEX NUMBER 1 OF 11

PRELIMINARY PLANS



LEGEND:

- | | | | |
|--|---|--|-----------------------------------|
| | INDICATES WATER VALVE | | INDICATES BOUNDARY |
| | INDICATES FIRE HYDRANT | | INDICATES EDGE OF ASPHALT |
| | INDICATES WATER METER | | INDICATES EDGE OF CONCRETE |
| | INDICATES TRAFFIC SIGNAL POLE | | INDICATES EDGE OF GRAVEL |
| | INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES | | INDICATES 5 FOOT INTERVAL CONTOUR |
| | INDICATES GUY ANCHOR | | INDICATES 1 FOOT INTERVAL CONTOUR |
| | INDICATES JUNCTION BOX | | INDICATES FENCE LINE |
| | INDICATES ELECTRIC METER | | INDICATES ELECTRIC LOCATE |
| | INDICATES SIGN | | INDICATES FIBER OPTIC LOCATE |
| | INDICATES MAIL BOX | | INDICATES TELEPHONE LOCATE |
| | INDICATES TELEPHONE SERVICE BOX | | INDICATES WATER LOCATE |
| | INDICATES TELEPHONE MANHOLE | | INDICATES OVER HEAD POWER |
| | INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE | | FENCE |
- BEARINGS ARE WASHINGTON SOUTH NAD 83 SOUTH ZONE.
 ELEVATIONS ARE NAVD 88 BASED ON OPUS GPS SOLUTION TO A CONTROL POINT #1 (ELEV.142.25)

Asa's View
 EXISTING SITE CONDITIONS

NO.	DATE	REVISIONS

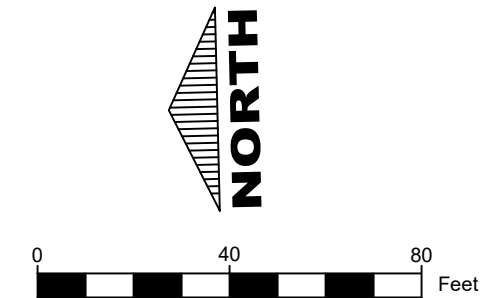
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DATE:
 5/8/2022

SHEET NO.
 2

INDEX NUMBER 2 OF 11

PRELIMINARY PLANS



NW Consilio LLC
2410 NE 22nd Ave
Portland, OR 97212

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- SETBACKS
- ROAD CENTERLINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL ROAD



MATCHLINE - SEE SHEET 4

Asa's View
PRELIMINARY PLAT - North

NO.	DATE	REVISIONS

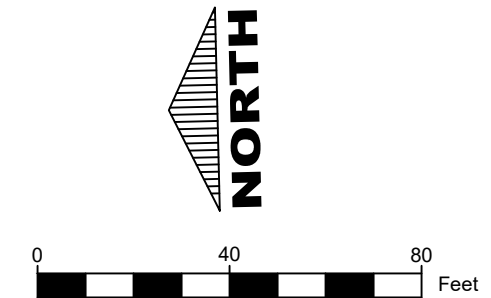
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5/8/2022

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3

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PRELIMINARY PLANS



NW Consilio LLC
 2410 NE 22nd Ave
 Portland, OR 97212

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- - - EASEMENT
- - - SETBACKS
- ROAD CENTERLINE
- [Patterned Box] PROPOSED ASPHALT PAVEMENT
- [Patterned Box] PROPOSED CONCRETE PAVEMENT
- [Patterned Box] PROPOSED GRAVEL ROAD

MATCHLINE - SEE SHEET 3

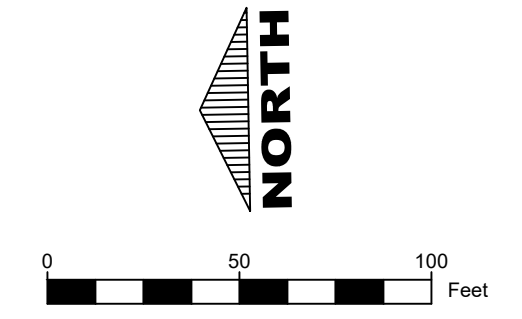


Asa's View
 PRELIMINARY PLAT

NO.	DATE	REVISIONS

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 DATE:
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PRELIMINARY PLANS



NW Consilio LLC
 2410 NE 22nd Ave
 Portland, OR 97212

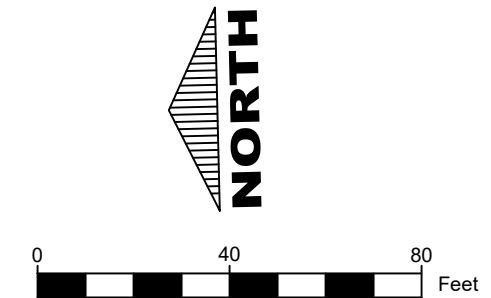


Asa's View
 PRELIMINARY GRADING PLAN

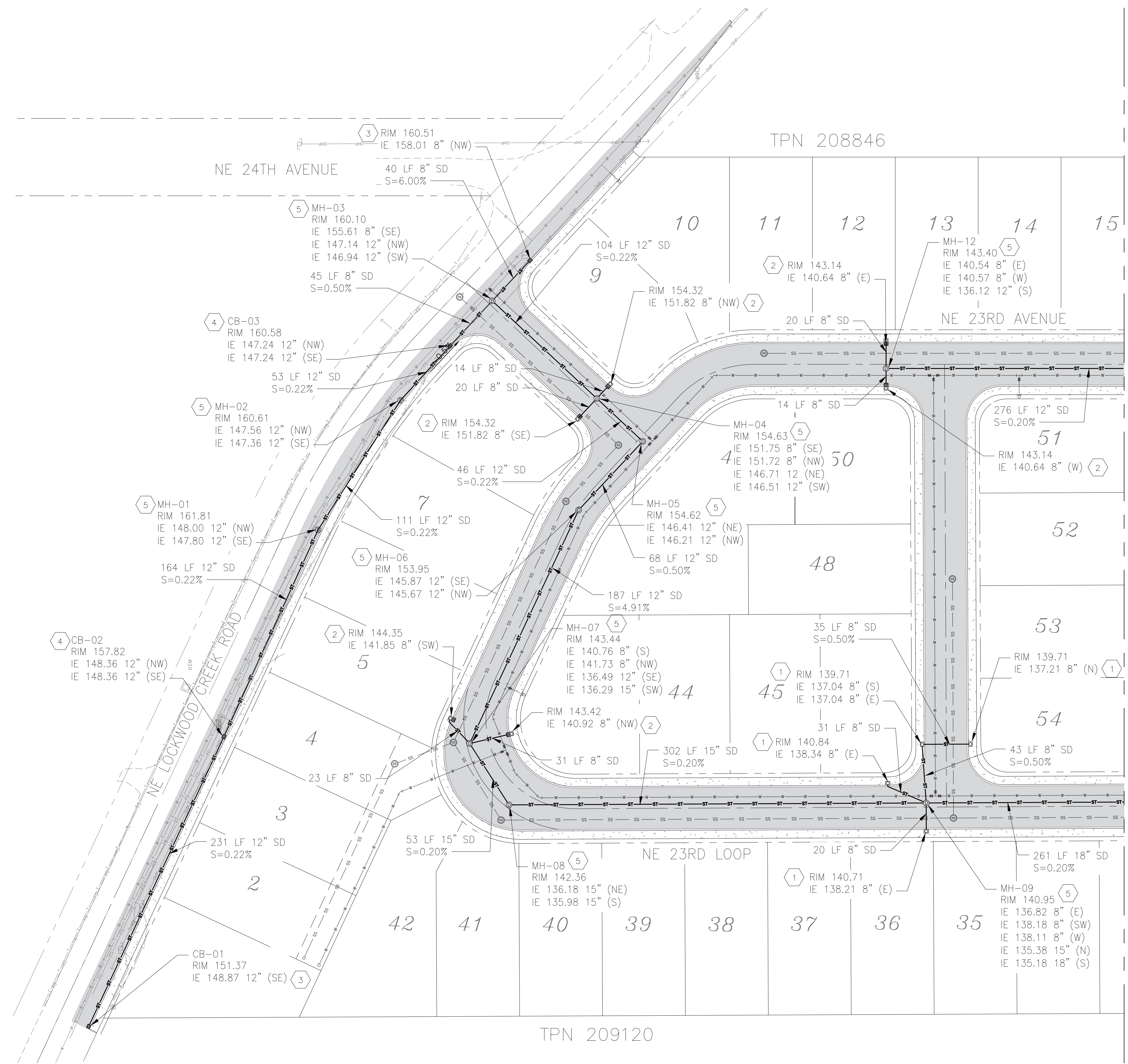
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PRELIMINARY PLANS



NW Consilio LLC
 2410 NE 22nd Ave
 Portland, OR 97212



KEYNOTES

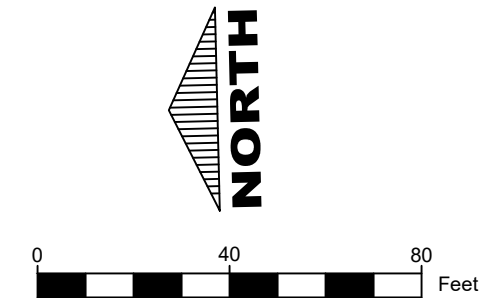
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- 2 COMBINATION CURB INLET
PER CITY STD PLAN SM-6
- 3 CATCH BASIN
PER CITY STD PLAN SM-5
- 4 CATCH BASIN TYPE 2, 48-INCH DIA.
WITH FRAME AND GRATE
PER WSDOT STD PLAN B-10.20-02
- 5 STORM MANHOLE, 48-INCH DIA.
PER CITY STD PLAN SM-2

Asa's View
 PRELIMINARY GRADING AND
 STORMWATER PLAN - NORTH

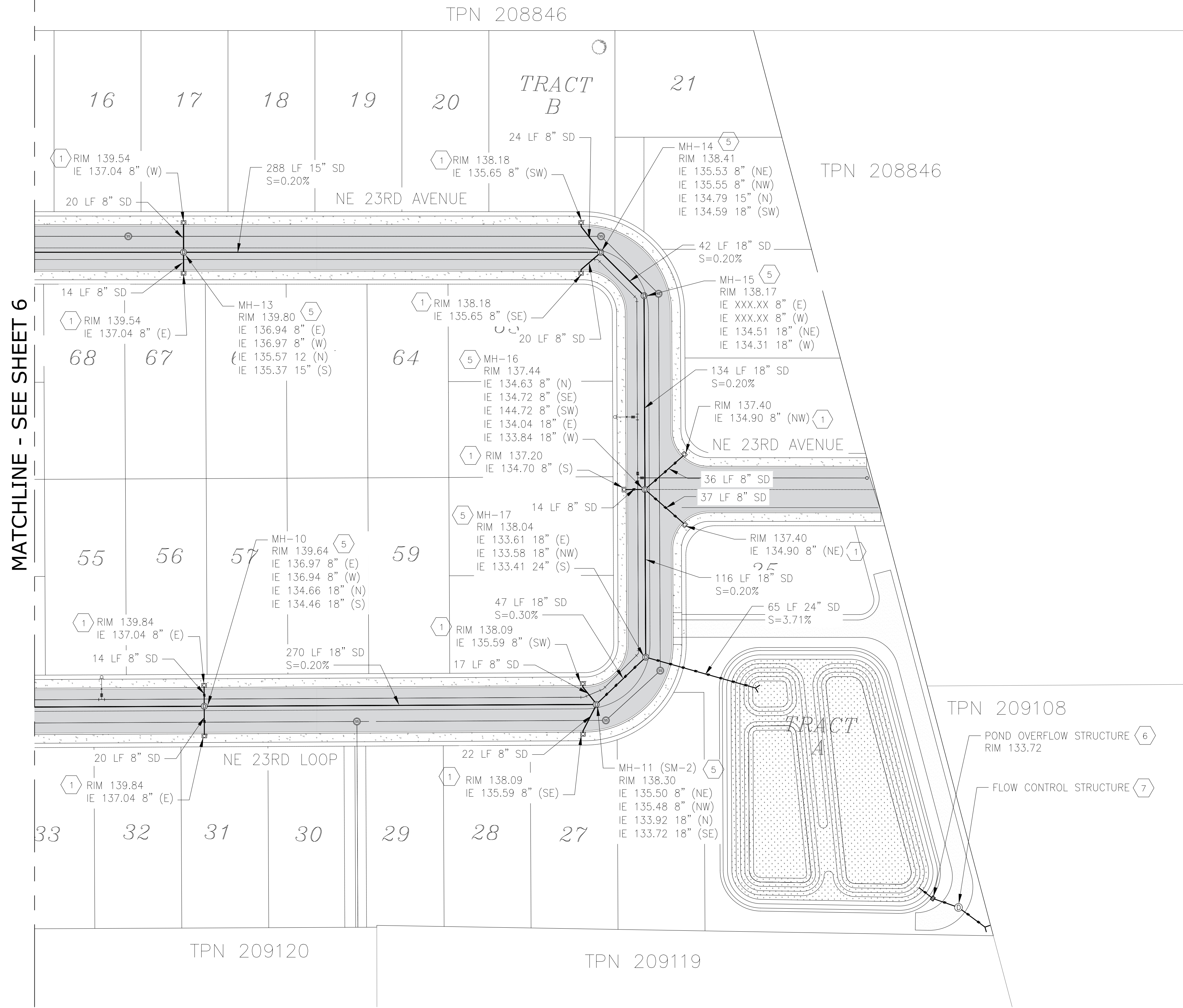
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 INDEX NUMBER 6 OF 11

PRELIMINARY PLANS



NW Consilio LLC
2410 NE 22nd Ave
Portland, OR 97212



KEYNOTES

- 1 CURB INLET
PER CITY STD PLAN SM-4
- 2 COMBINATION CURB INLET
PER CITY STD PLAN SM-6
- 3 CATCH BASIN
PER CITY STD PLAN SM-5
- 4 CATCH BASIN TYPE 2, 48-INCH DIA.
WITH FRAME AND GRATE
PER WSDOT STD PLAN B-10.20-02
- 5 STORM MANHOLE, 48-INCH DIA.
PER CITY STD PLAN SM-2
- 6 SLOPED FIELD INLET
PER CITY STD PLAN SM-9
- 7 FLOW CONTROL STRUCTURE, 60-INCH DIA.
PER WSDOT STD PLAN B-10.40-02

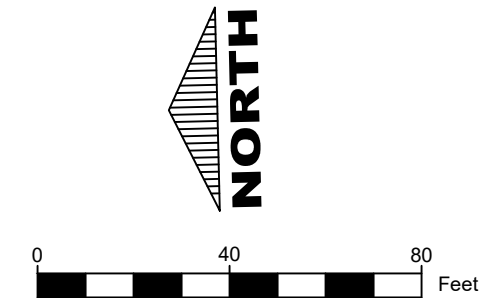
MATCHLINE - SEE SHEET 6

Asa's View
PRELIMINARY GRADING AND
STORMWATER - SOUTH

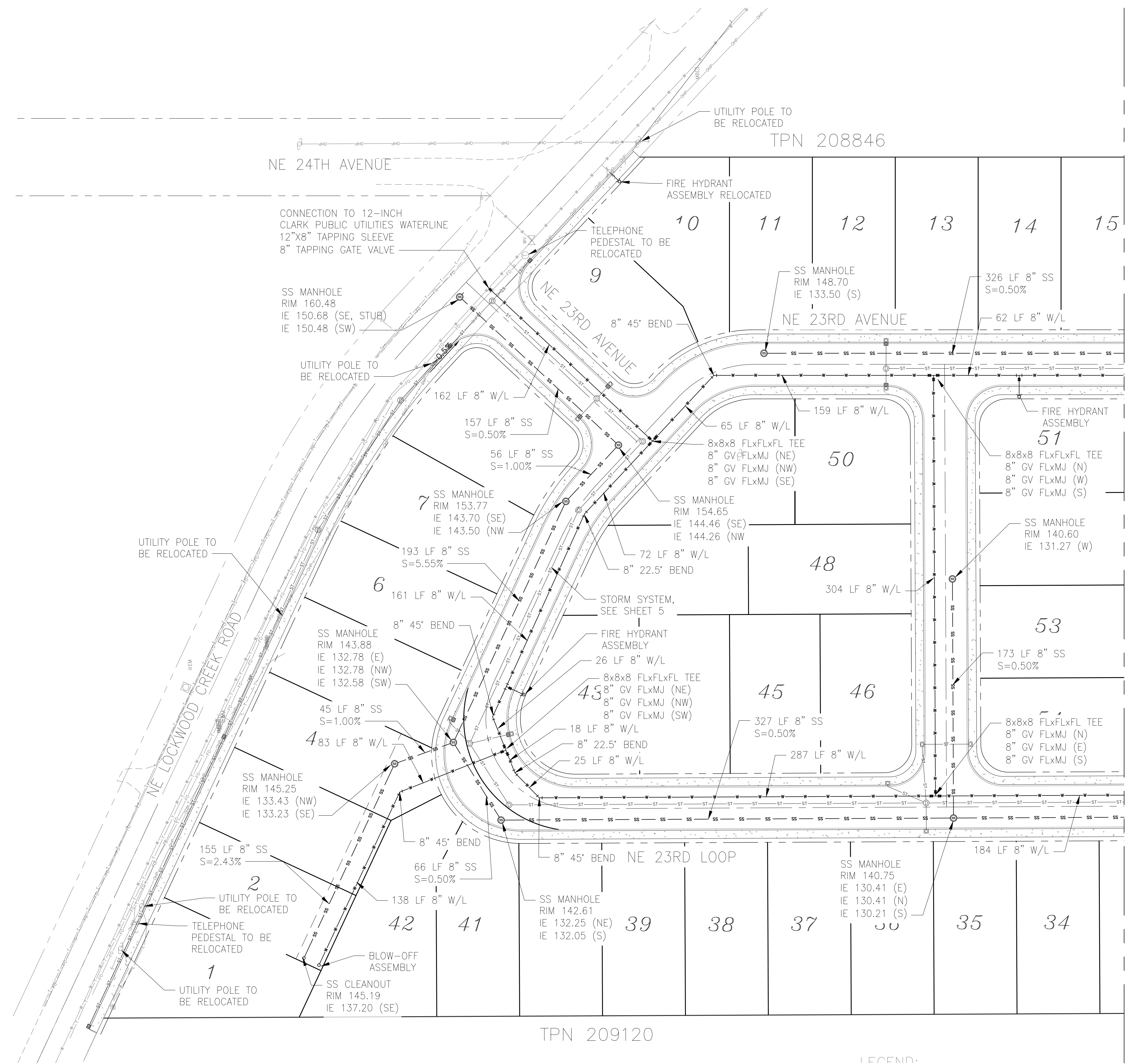
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PRELIMINARY PLANS



NW Consilio LLC
 2410 NE 22nd Ave
 Portland, OR 97212



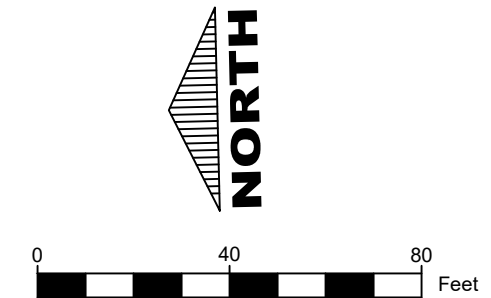
MATCHLINE - SEE SHEET 9

Asa's View
 PRELIMINARY UTILITY PLAN - NORTH

NO.	DATE	REVISIONS

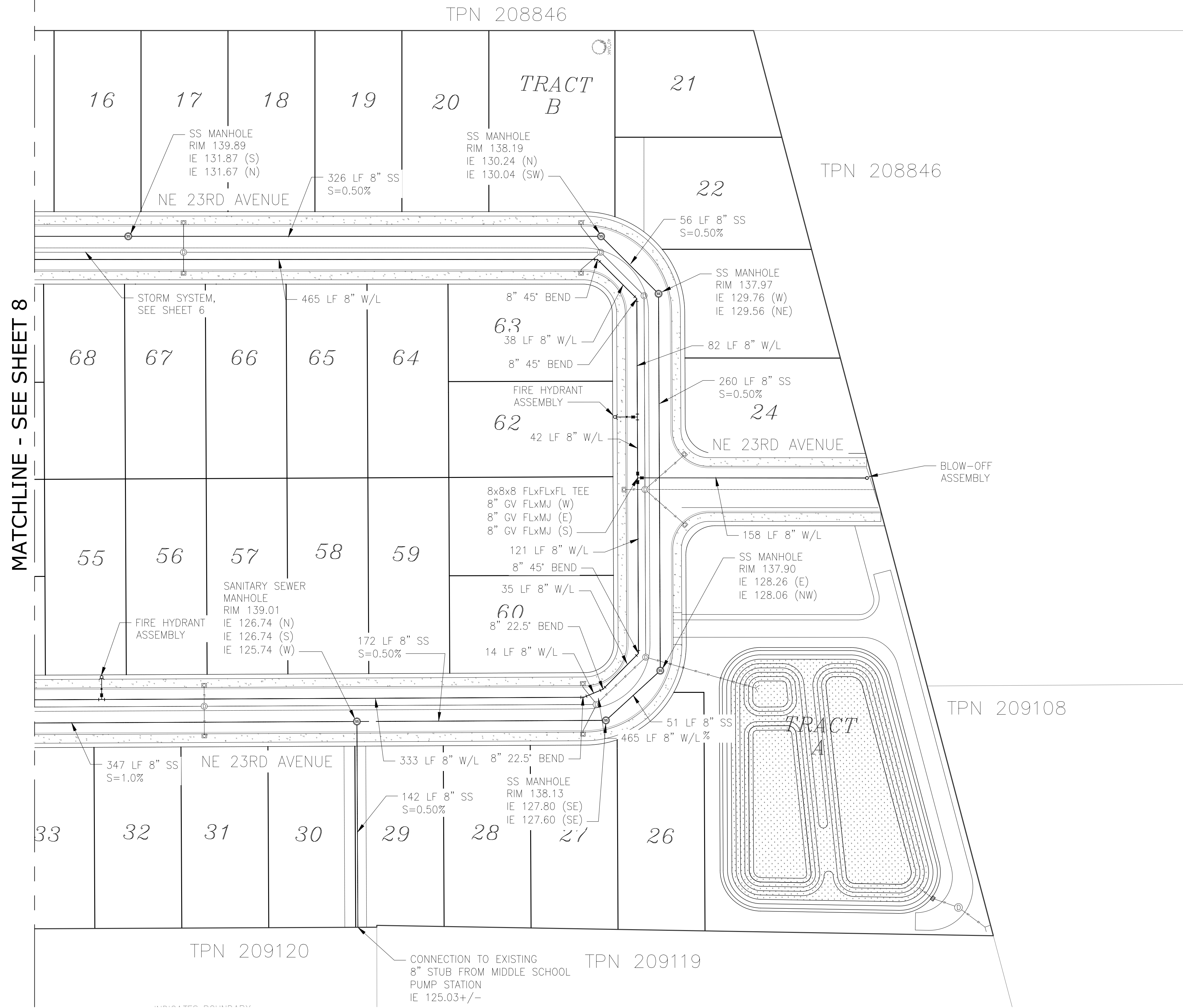
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PRELIMINARY PLANS



NW Consilio LLC
 2410 NE 22nd Ave
 Portland, OR 97212

Asa's View
 PRELIMINARY UTILITY PLAN - SOUTH



MATCHLINE - SEE SHEET 8

NO.	DATE	REVISIONS

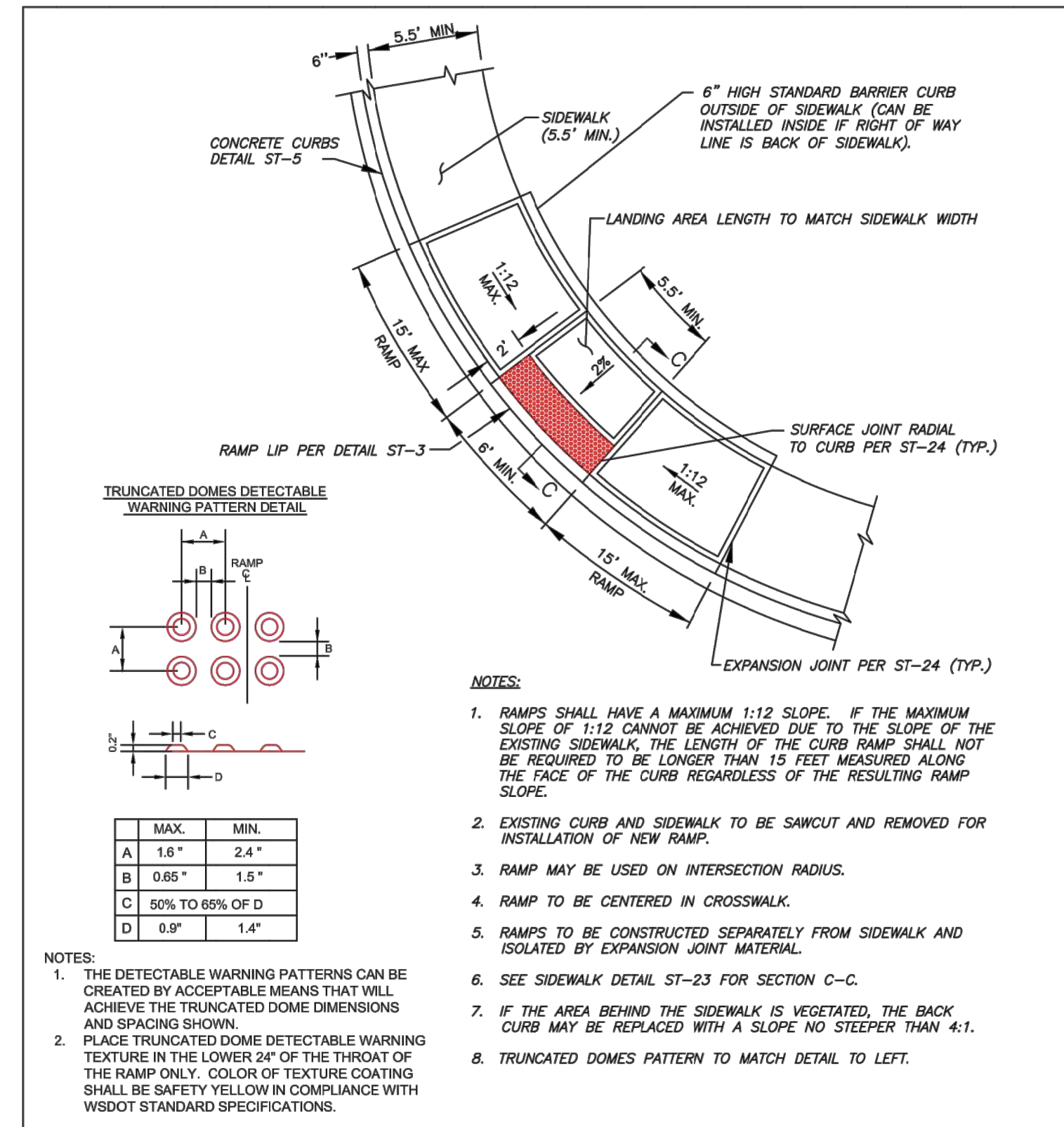
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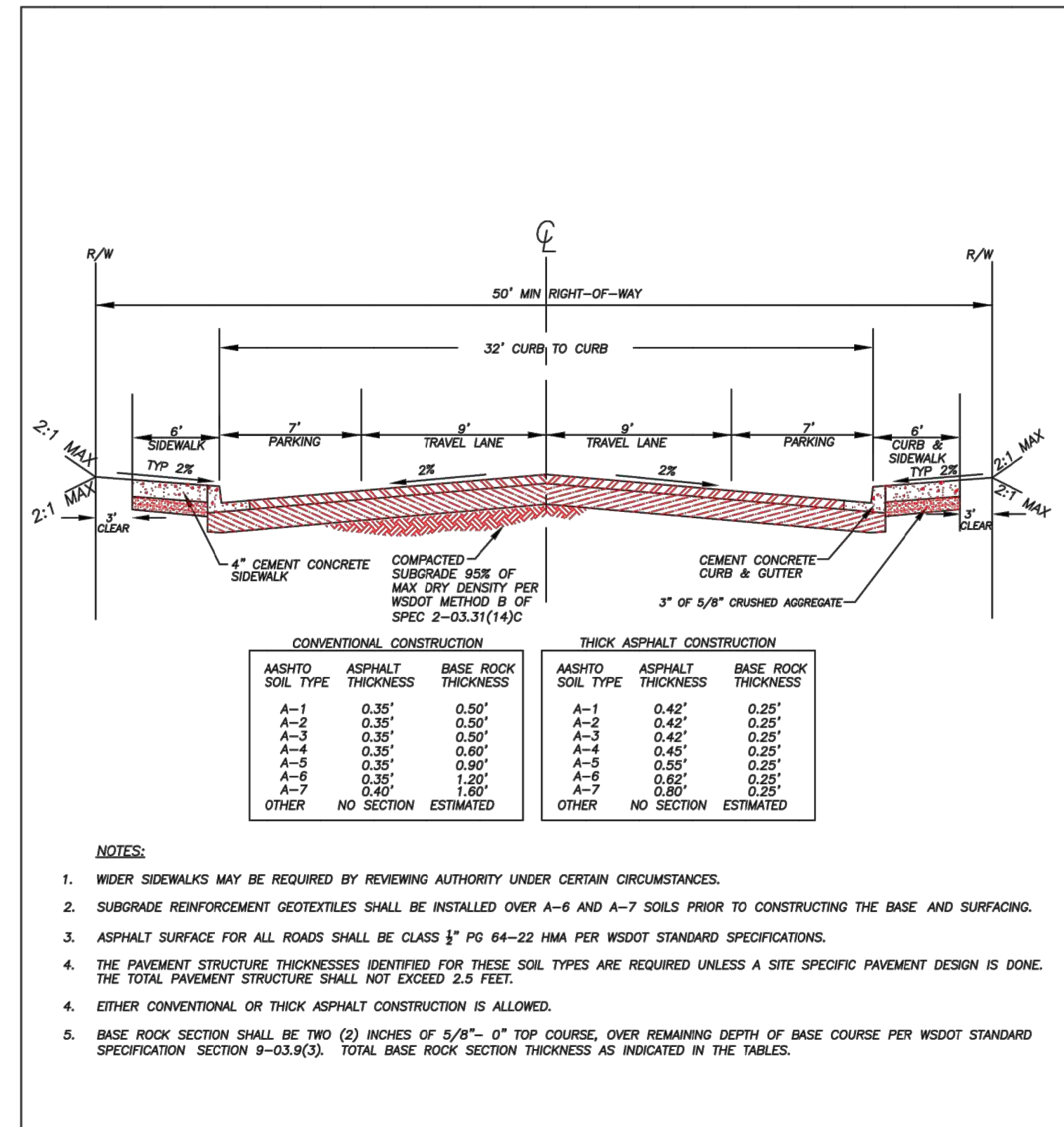
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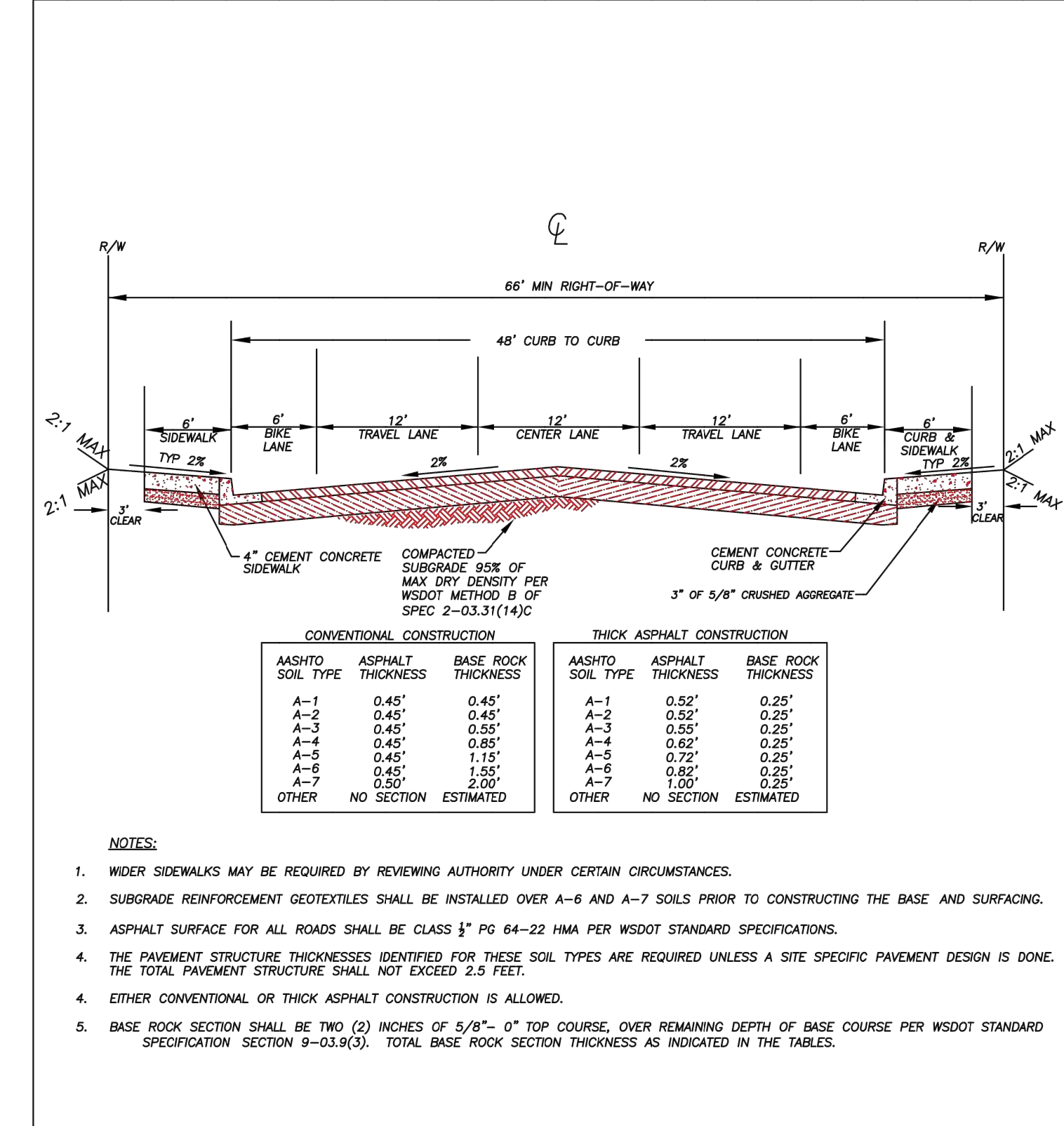
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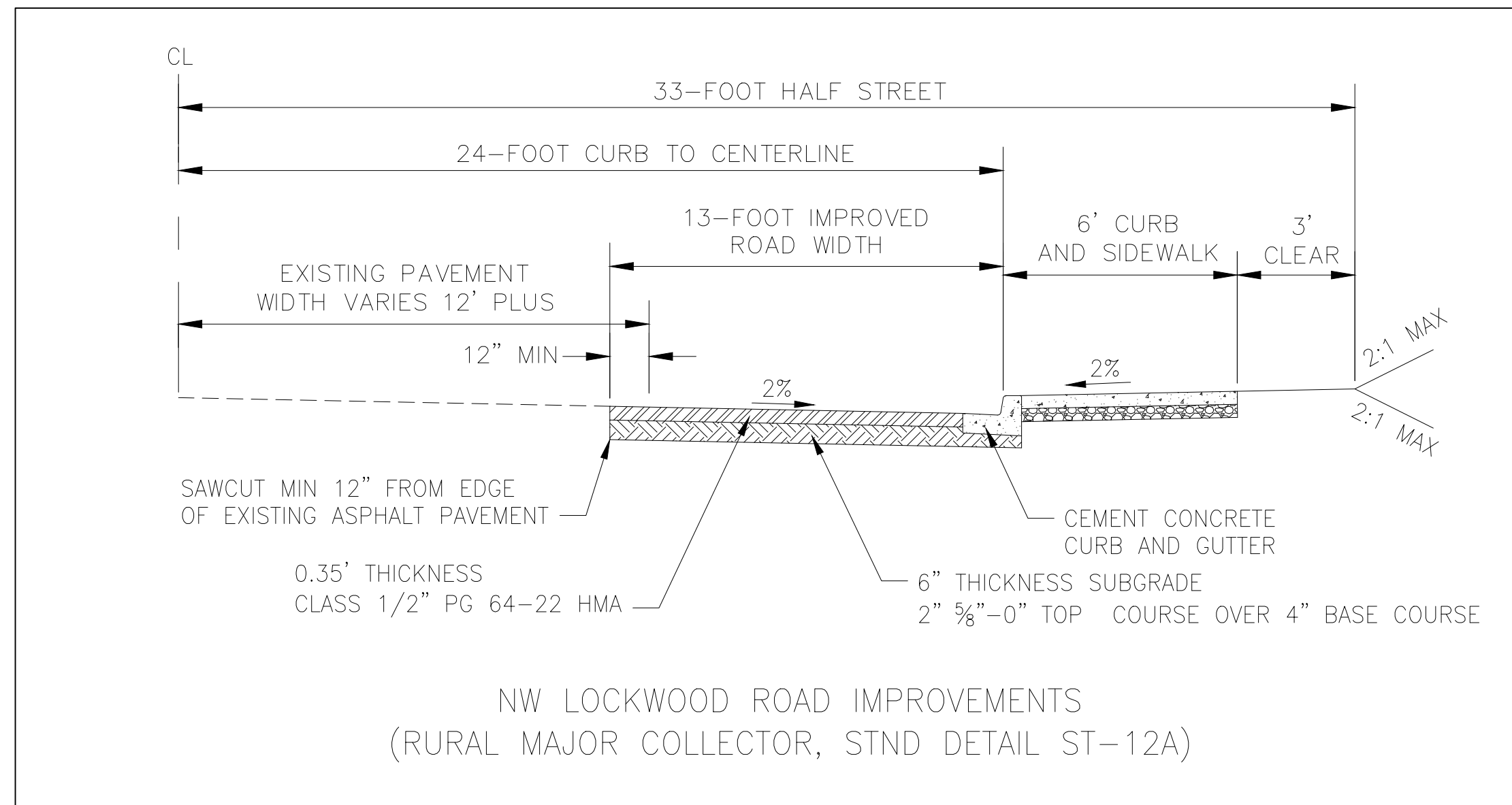
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	Barb Stupp, PE	9/22/10			
	CITY ENGINEER		DATE		



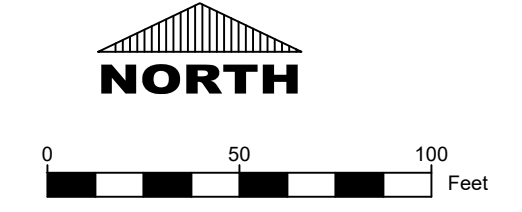
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	Barb Stupp, PE	9/27/10			
	CITY ENGINEER		DATE		



MINOR ARTERIAL "A"				PLAN #	
	CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN/DESIGNED:	ST-12A
		1	8/23/16	ALC/ALC	
	TONY COOPER	8/23/16			
	CITY ENGINEER		DATE		



NO.	DATE	REVISIONS



Asa's View
 PRELIMINARY LANDSCAPE PLAN

PLANT SYMBOL	PLANT NAME	NUMBER OF PLANTS
	ACER BUERRGERANUM - TRIDENT MAPLE (SPREAD 20' HEIGHT 25') OR SIMILAR OTHER FROM LIST OF APPROVED STREET TREES. TO BE INSTALLED WITH CONSTRUCTION OF THE SUBDIVISION.	24 TREES
	ACER BUERRGERANUM - TRIDENT MAPLE (SPREAD 20' HEIGHT 25') OR SIMILAR OTHER FROM LIST OF APPROVED STREET TREES. TO BE INSTALLED WITH CONSTRUCTION OF INDIVIDUAL HOME, PLACEMENT MAY VARY.	85 TREES
	EXISTING 40" OREGON WHITE OAK TO BE RETAINED	1 TREE

- NOTES:
- ALL PLANTING MATERIAL AND LOCATION TO BE FINALIZED WITH THE FINAL LANDSCAPE INSTALLATION
 - ALL LANDSCAPING INSTALLED BY THE DEVELOPER (OPEN SPACES, TRAILS, ETC) SHALL BE AUTOMATICALLY IRRIGATED BY MEANS OF A PERMANENT UNDERGROUND SYSTEM TO INSURE PLANT SURVIVAL.
 - IRRIGATION SYSTEM SHALL BE "DESIGN BUILD" BY THE LANDSCAPE CONTRACTOR, INSTALLING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM, INCLUDING ZONING, BACKFLOW DEVICES AND POWER NEEDED FOR THE SYSTEM AND MONUMENT SIGNS. CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVAL OF AGENCY FOR THE IRRIGATION SYSTEM PRIOR TO CONSTRUCTION.
 - ALL IRRIGATION WILL BE INCLUDED WITH THE FINAL LANDSCAPE INSTALLATION
 - INTERIOR STREET TREE SPECIES AND PLACEMENT WILL BE DETERMINED WITH THE BUILDING PERMIT TO ACCOMMODATE FUTURE HOMEOWNER PREFERENCE AND CONFLICTS WITH DRIVEWAYS AND UTILITIES
 - SIGHT DISTANCE WILL BE MAINTAINED AT ALL INTERSECTIONS

REVISIONS	DATE	NO.

DRAWING SCALE:
AS SHOWN ON PLAN

DATE:
5/8/2022

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