



PARK AREA CALCULATIONS - PHASE 1	
PROPOSED SINGLE-FAMILY RESIDENCES	117
PARK AREA REQUIRED (.25 AC / 35 DWELLING UNITS)	.84 AC [(117/35)*.25]
PARK AREA PROPOSED (TRACTS C & F)	1.06 AC

PARK AREA CALCULATIONS - PHASE 2	
PROPOSED SINGLE-FAMILY RESIDENCES	33
PARK AREA REQUIRED (.25 AC / 35 DWELLING UNITS)	.24 AC [(11/35)*.25]
PARK AREA PROPOSED (TRACT A)	1.64 AC

PARK AREA CALCULATIONS - PHASE 3	
PROPOSED SINGLE-FAMILY RESIDENCES	60-106 (TBD)
PARK AREA REQUIRED (.25 AC / 35 DWELLING UNITS)	.43-.74 AC [(11/35)*.25]
PARK AREA PROPOSED (TRACTS A, C, & F)	FROM PHASE 1 & 2 OVERLAP

PARK AREA CALCULATIONS - PHASE 4	
PROPOSED SINGLE-FAMILY RESIDENCES	N/A
PARK AREA REQUIRED (.25 AC / 35 DWELLING UNITS)	N/A
PARK AREA PROPOSED	N/A

PARK AREA CALCULATIONS - PHASE 5	
PROPOSED SINGLE-FAMILY RESIDENCES	22
PARK AREA REQUIRED (.25 AC / 35 DWELLING UNITS)	.16 AC [(18/35)*.25]
PARK AREA PROPOSED (TRACTS A, C & F)	FROM PHASE 1 & 2 OVERLAP

PARK AREA CALCULATIONS - PHASES 1 - 5	
TOTAL PROPOSED DWELLING UNITS	232 - 278
PARK AREA REQUIRED (.25 AC / 35 DWELLING UNITS)	1.67 AC - 2.03 AC
PARK AREA PROPOSED	2.75 AC



RIVERSIDE ESTATES SUBDIVISION

OLD PACIFIC HWY
 La Center, Washington

DRAWN: CB	CHECKED: CB
SCALE: 1" = 100'-0"	DATE: 12-12-18
JOB #: 17-1420	
ISSUED FOR: FLR	
REVISIONS:	
SHEET NAME:	CONCEPTUAL PARK PLAN

