

ADVANCED PRO BUILDERS MULTIPLEXES

UNADDRESSED PARCEL NOS. 63620000 (LOT 1) & 63610000 (LOT 2)

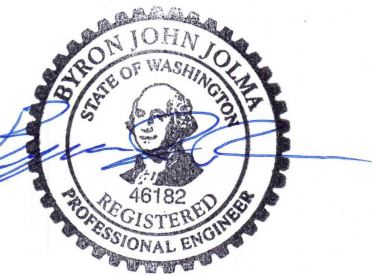
LA CENTER, WA 98629

SUBMITTED TO: CITY OF LA CENTER

APPLICATION: PRE-APPLICATION CONFERENCE



Jolma Design, LLC
10 South Parkway Ave.
Ste. 201
Battle Ground, WA 98604
(360) 723-0392
www.jolmadesign.com



3/20/2024

SCHEMATIC SITE PLAN (1" = 30')



PROJECT INFORMATION

CIVIL ENGINEER/APPLICANT'S REPRESENTATIVE
JOLMA DESIGN, LLC
10 S. PARKWAY AVENUE, STE 102
PO BOX 1281
BATTLE GROUND, WA 98604
(360) 723-0392
ADMIN@JOLMADESIGN.COM

APPLICANT
ADVANCED PRO BUILDERS LLC
BRITTANY CORDOVA
303 NE TOMAHAWK ISLAND DR, STE 3
PORTLAND, OR 97217
ADVANCEDPROBUILDERS1@ICLOUD.COM

PROJECT NAME
ADVANCED PRO BUILDERS MULTIPLEXES

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO CONSTRUCT TWO RESIDENTIAL FOURPLEXES ON ADJACENT LOTS SITUATED NORTH OF W 4TH STREET, BETWEEN W "D" AND "E" AVENUES IN LA CENTER, WASHINGTON. ACCESS TO LOT 1 (UNIT A) IS PROPOSED OFF W "E" AVENUE; W "D" AVENUE WILL PROVIDE ACCESS TO LOT 2 (UNIT B). HALF-WIDTH IMPROVEMENTS TO "E" AND "D" AVENUES WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA CENTER STANDARD DETAIL ST-15, WITH A MINIMUM 20-FT POST-DEVELOPED PAVEMENT WIDTH. THE APPLICANT PLANS TO SUBMIT A ROAD MODIFICATION REQUEST SEEKING RELIEF FROM THE REQUIREMENT TO CONSTRUCT FRONTAGE IMPROVEMENTS WITHIN THE W 4TH STREET RIGHT-OF-WAY.

SITE LOCATION MAP (NTS)



SHEET INDEX

SHEET NO.	SHEET TITLE
C-001	COVER SHEET
C-101	SCHEMATIC SITE PLAN
C-101-A	SCHEMATIC SITE PLAN & AERIAL IMAGERY

SITE DATA

GROSS AREA SUMMARY
LOT 1: 10,005± SF (0.23 AC)
LOT 2: 10,005± SF (0.23 AC)
TOTAL: 20,010± SF (0.46 AC)

ZONING
RESIDENTIAL/PROFESSIONAL (RP); MEDIUM-DENSITY RESIDENTIAL (MDR-16) DEVELOPMENT STANDARDS WILL APPLY.

BUILDINGS
(2) 2-STORY RESIDENTIAL FOURPLEX UNITS
PROPOSED HEIGHT: 28 FT± (MAX ALLOWED = 45 FT)

SETBACKS (PER MDR-16 REQUIREMENTS)
FRONT: 20 FT
SIDE (STREET): 0 FT
SIDE (INTERIOR W/ ADJACENT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT): 10 FT
REAR: 20 FT

DENSITY
ALLOWED: 16 UNITS/AC
PROPOSED: 0.23 AC/PARCEL X 16 DU/AC = 3.68 DU/PARCEL = 4 DU PER PARCEL

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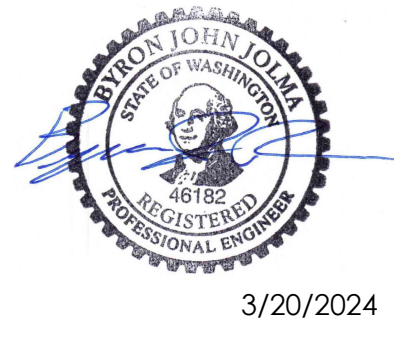
PROJECT LOCATION:
LA CENTER, WA

MARK	DATE	DESCRIPTION
△	3/20/2024	Issued for review.

PROJECT:	24008
DESIGNED:	KMF
DRAWN:	KMF
CHECKED:	BJJ
SCALE	
SCALE AS NOTED	
SHEET TITLE	
COVER SHEET	
SHEET	
C-001	

- NOTES:
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
 2. SUBJECT SITE PROPERTY BOUNDARIES SHOWN ARE BASED ON CLARK COUNTY GIS DATA AND ARE APPROXIMATE.
 3. APPLICANT WILL BE REQUESTING RELIEF FROM THE REQUIREMENT TO CONSTRUCT 4TH STREET HALF-WIDTH IMPROVEMENTS.
 4. EXISTING GROUND CONTOURS SHOWN ARE BASED ON CLARK COUNTY LIDAR DATA.

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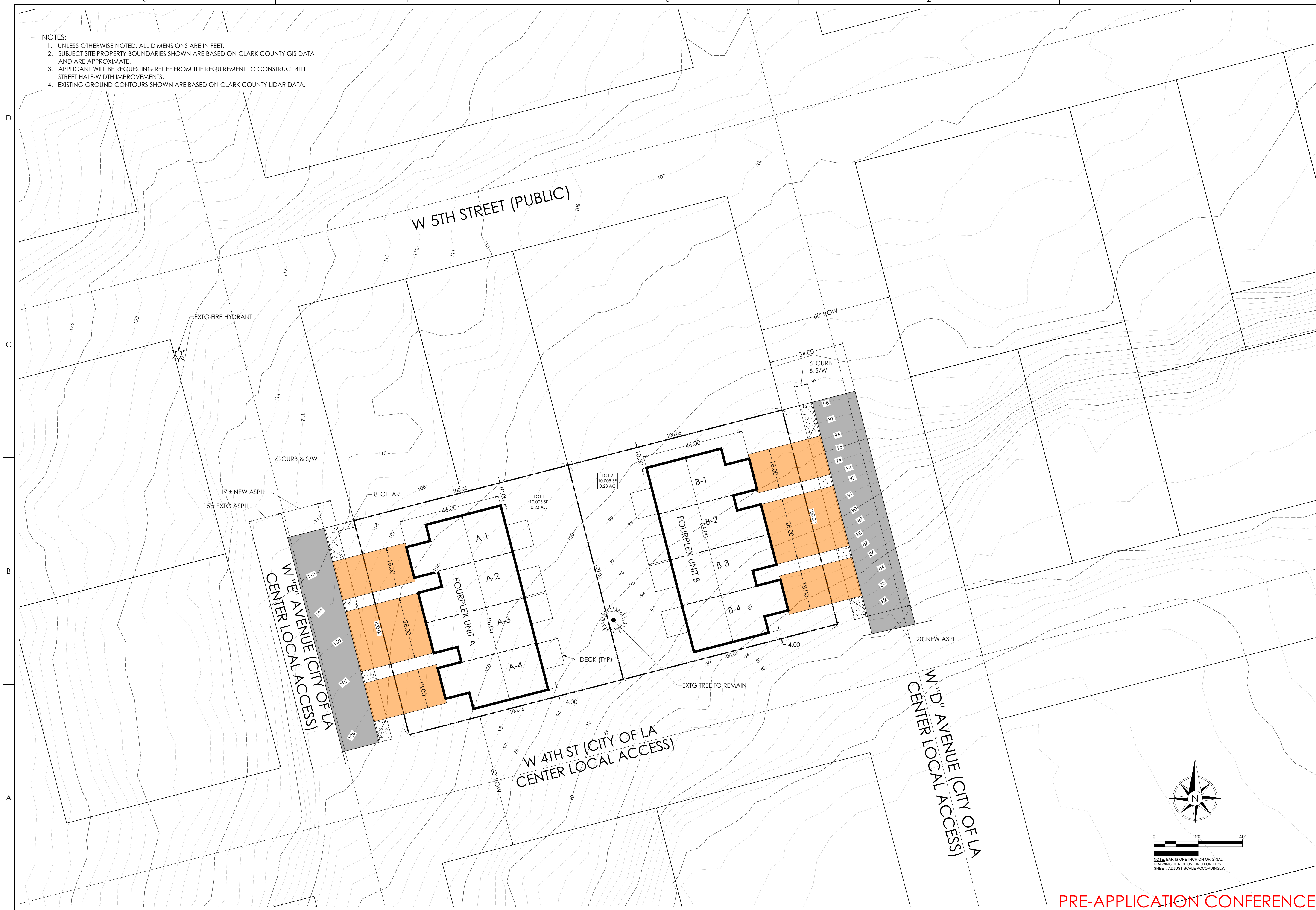
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SHEET	
C-101	



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 2. AERIAL IMAGERY PROVIDED BY JOLMA DESIGN.
 3. SUBJECT SITE PROPERTY BOUNDARIES SHOWN ARE BASED ON CLARK COUNTY GIS DATA AND ARE APPROXIMATE.
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