

# JADE OAK HOMES UNADDRESSED

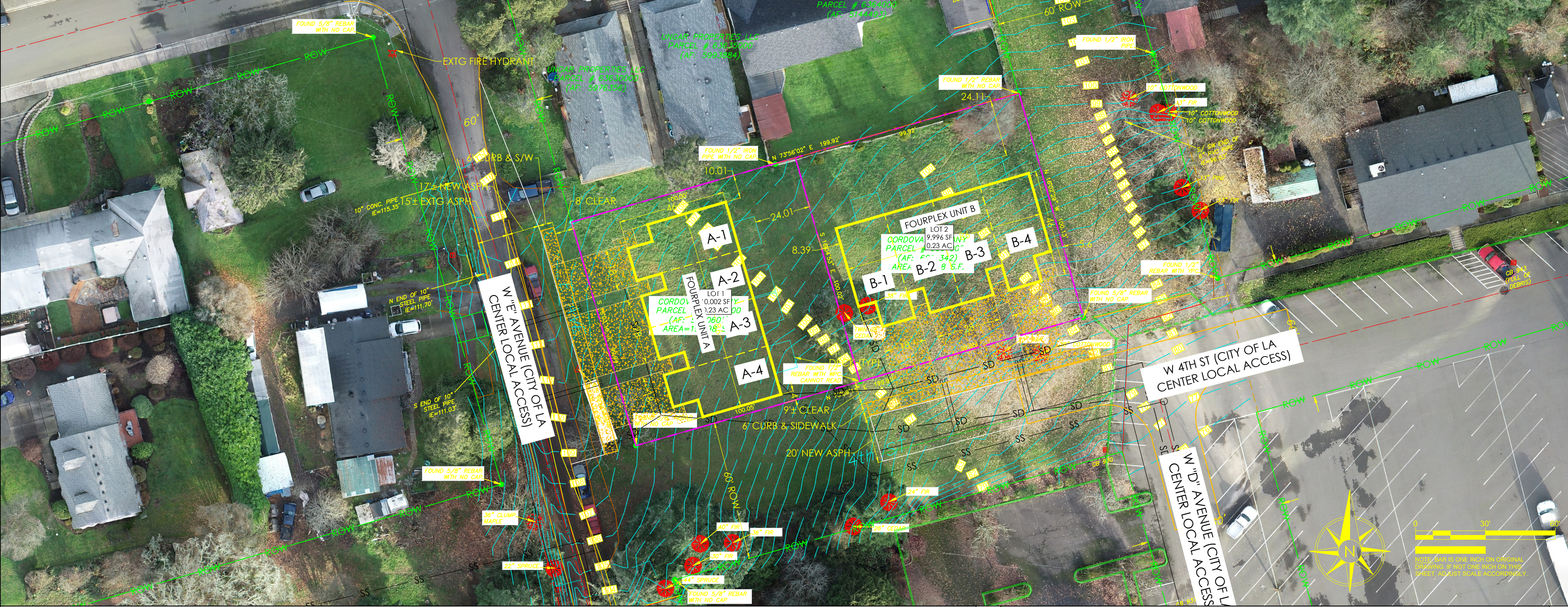
LA CENTER, WA 98629

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

SUBMITTED TO: CITY OF LA CENTER

APPLICATION: PRE-APPLICATION CONFERENCE

SCHEMATIC SITE PLAN (1" = 30')



SITE LOCATION MAP (NTS)



SHEET INDEX

SHEET NO.	SHEET TITLE
C-001	PRE-APP COVER SHEET
C-101A	PRE-APP SCHEMATIC SITE PLAN
C-101B	PRE-APP SCHEMATIC SITE PLAN AND AERIAL IMAGERY

PROJECT INFORMATION

CIVIL ENGINEER/APPLICANT'S REPRESENTATIVE  
JOLMA DESIGN, LLC  
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PO BOX 1281  
BATTLE GROUND, WA 98604  
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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  
JADE OAK HOMES

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 4TH STREET WILL PROVIDE ACCESS TO LOT 2 (UNIT B). HALF-WIDTH IMPROVEMENTS TO "E" AVENUE AND 4TH STREET WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LA CENTER STANDARD DETAIL ST-15, WITH A MINIMUM 20-FT POST-DEVELOPED PAVEMENT WIDTH.

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

PRE-APPLICATION CONFERENCE

JADE OAK HOMES

PREPARED FOR:  
BRITTANY CORDOVA

PROJECT LOCATION:  
LA CENTER, WA

DATE	DESCRIPTION
6/18/2025	Issued for review.



PROJECT:	24008
DESIGNED:	DDH
DRAWN:	DDH
CHECKED:	BJJ
SHEET TITLE	PRE-APP COVER SHEET
SHEET	C-001





BRITTANY CORDOVA

PROJECT LOCATION:  
LA CENTER, WA

MARK	DATE	DESCRIPTION
A	6/18/2025	Issued for review.
		
		

PROJECT: 24008

DESIGNED: DDH

RAWN: DDH

CHECKED: BJJ

SHEET TITLE

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PRE-APP

## CHEMATIC SITE PLAN

## PLAN

MEET

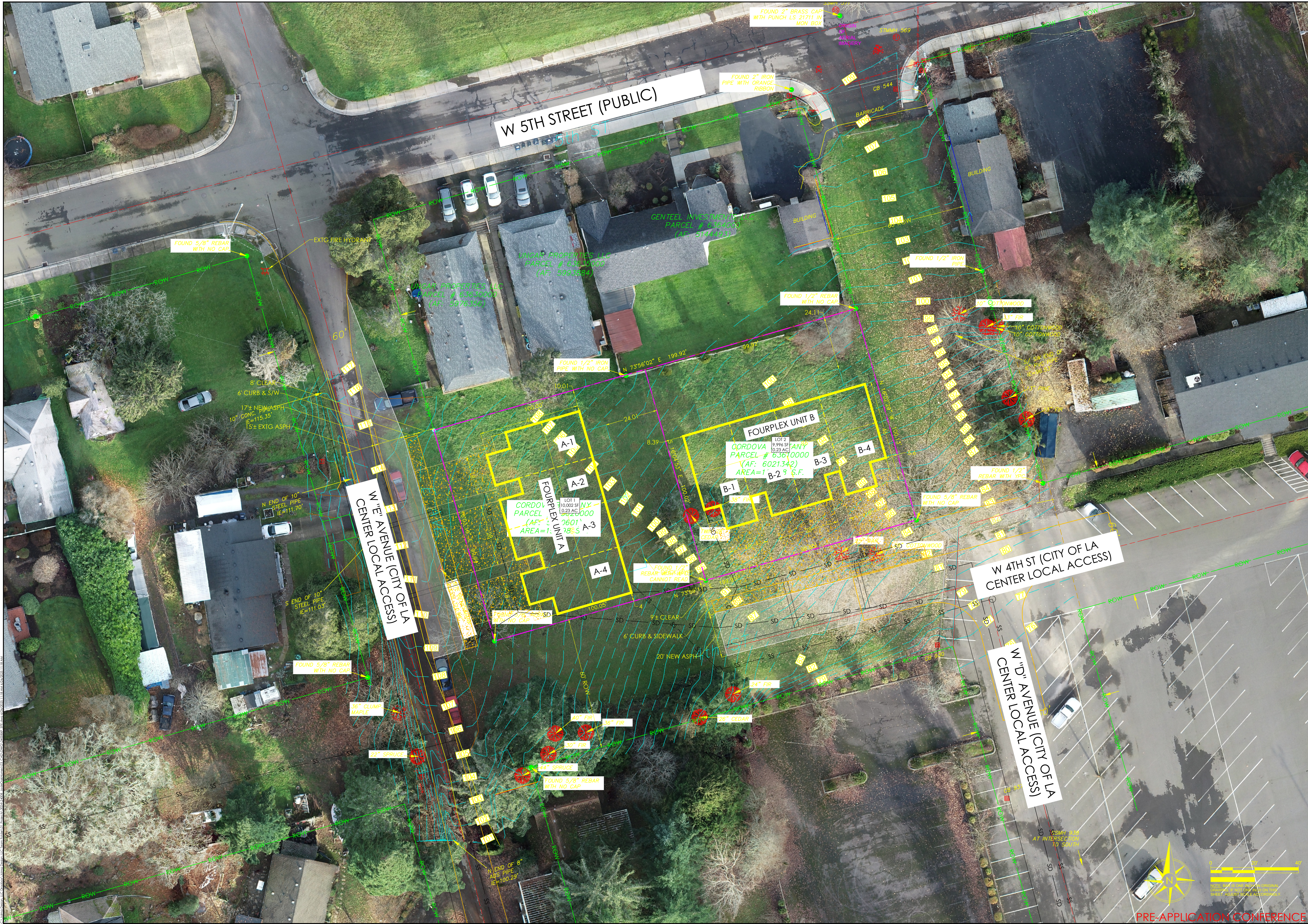
C-101A

C-101A



## PRE-APPLICATION CONFERENCE





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