

Master Land Use Application



City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 34212 NW Pacific Hwy La Center Wa

Legal Description Located in the SW 1/4 of the SE 1/4 of Section 33 T 5 N., R. 1 E., W.M. City of La Center WA

Assessor's Serial Number _____

Lot Size (square feet) 272,628 sq ft

Zoning/Comprehensive Plan Designation MDR-16 (Medium Density Residential)

Existing Use of Site Vacant Land

Contact Information

APPLICANT:

Contact Name Sam Scheuble

Company 9317 LLC

Phone 360-449-0099 Email Sam@timberlandframing.com

Complete Address 9321 NE 72nd Ave Vancouver WA 98665

Signature

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Luke Sasse

Company 9317 LLC

Phone 360-907-0226 Email luke@timberlandframing.com

Complete Address 9321 NE 72nd Ave Vancouver WA 98665

Signature 4-24-19

(Original Signature Required)

PROPERTY OWNER:

Contact Name Jeffery Bivens

Company ECM Riverside LLC

Phone 503-568-1907 Email peter@etrocapital.com

Complete Address 340 Oswego Pointe Drive Suite 208 Lake Oswego OR 97034

Signature

(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Pre Application Conference Application

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number _____

Description of Proposal

Tract J is approx 5.8 acre tract of land that will be split into two legal tax lots

Project is going to consist of 7 buildings, 6 apartment buildings and a clubhouse

24 units a building, with onsite amenities such as pool, park, gym, basketball court

Buildings will be a 3 story garden style apartments with 2.1 parking ratio

Office Use Only

File # 2019-016-PAC

Planner _____

Received By NH

Fees: \$ \$250

Date Received: 4/30/19

Date Paid: _____

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Written Narrative La Center Apts

Changes to Site

-Site is currently vacant land upon which we plan on constructing 144 Multi-Family apartment units

Structures

-Structures to be constructed will be 6 three story garden style apartments building (per attached site plan)

-1 one story Clubhouse with an attached fitness center (approx. 1722sf)

Landscaping

-Need to provide a landscape buffer as required by code along perimeter

Lighting

-All lighting to be on exterior of building see attached pictures in application

Parking/Use

-There are 262 parking stalls required by this development we are proposing on providing 303 stalls (see attached site layout)

Utility

-Storm water be treated with existing stormwater pond constructed by ECM for Phase One

-Existing storm line that we will tie into that is sized to treat the site

-Existing 8" high pressure waterline off of NW 15th ave that we plan on tying into

-Existing 8" Sanitary Line that we will tie into

Transportation Needs

-Original traffic study planned for 306 units (current proposal for 144 reduces the site trips from 2035 to 957) we will provide updated traffic study from Charbonneau Engineering once completed

GENERAL NOTES

DEVELOPER:
ECM Riverside, LLC
340 Oswego Pointe Dr, Suite 208
Lake Oswego, OR 97034
Office (503) 568-1907

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
2008 C Street
Vancouver, WA 98660
PH: (360) 944-6519
travis@plsengineering.com

SITE ADDRESS:
Parcel # 63794000
34508 NW Pacific Hwy
La Center, WA 98629

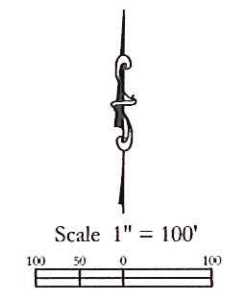
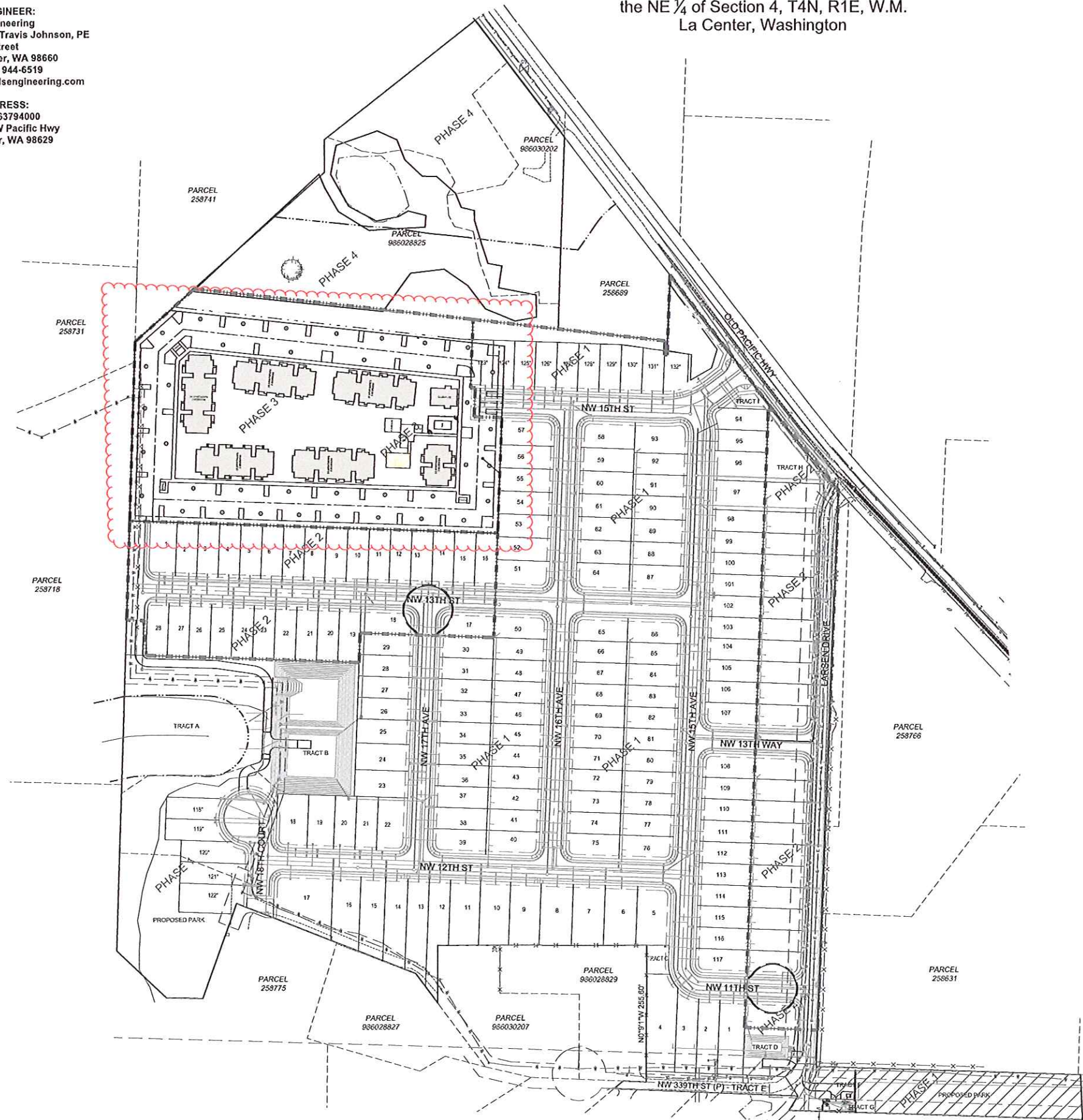
Vicinity Map

Riverside Estates

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



VICINITY MAP
NOT TO SCALE



Phase Map for:
Riverside Estates Subdivision
Located in La Center, Washington

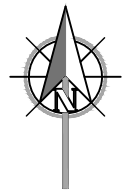
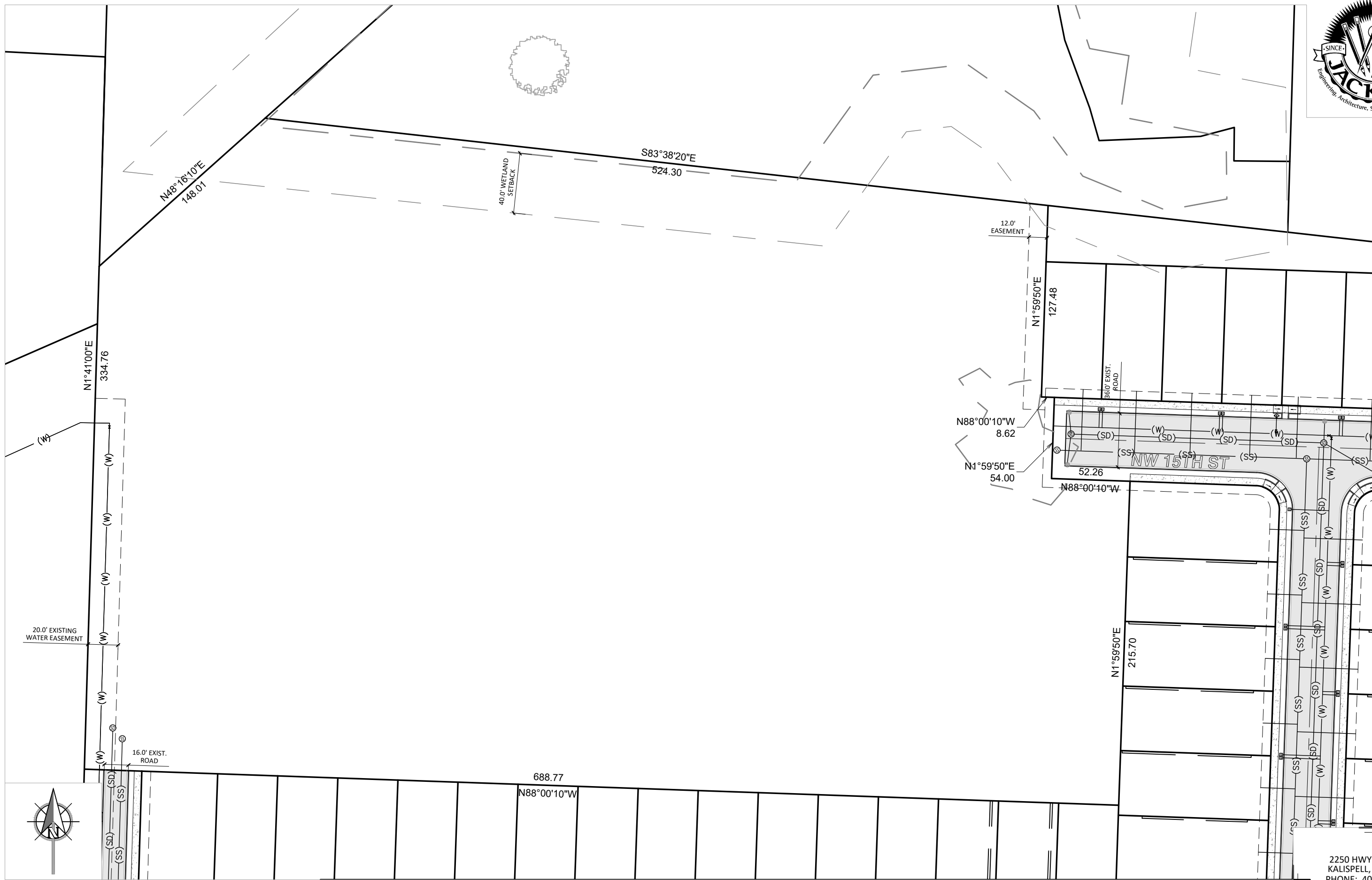
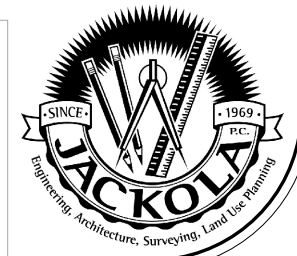
Revisions		TGJ
A	Submitted For First Review	
1		
2		
3		
4		

DESIGNED BY:	JRK
DRAFTED BY:	JRK
REVIEWED BY:	TGJ

Project No. 2641
SCALE: H: 1" = 100'
V: N/A
1

PLS ENGINEERING

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



LA CENTER MULTI FAMILY COMPLEX
SAM SCHEUBLE
LA CENTER, WASHINGTON

EXISTING SITE LAYOUT
1" = 60'

2250 HWY 93 SOUTH
KALISPELL, MT. 59901
PHONE: 406-755-3208
FAX: 406-755-3218
WEB PAGE: www.jackola.com



LOT SUMMARY:
 ZONING - MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR-16)

SETBACKS:
 FRONT - 10 FT
 SIDE - 10 FT
 STREET SIDE - 0 FT
 REAR - 20 FT

L1 LANDSCAPE BUFFER - 5 FT

PARKING SUMMARY:
 PARKING REQUIREMENTS -
 2 SPACES PER DWELLING UNIT
 1 SPACE PER 200 SF REC FACILITY

TOTAL PARKING REQUIRED - 298 STALLS
 PHASE 1 - 154 STALLS
 72 DWELLING UNITS x 2 STALLS = 144
 1,722 SF / 200 SF = 8.6 + 1 EMPLOYEE = 9.6
 PHASE 2 - 144 STALLS
 72 DWELLING UNITS x 2 STALLS = 144
 TOTAL PARKING PROVIDED - 298 STALLS
 PHASE 1 - 152 STALLS
 PHASE 2 - 146 STALLS

ADA PARKING REQUIRED - 8 STALLS
 TOTAL ADA PARKING PROVIDED - 14 STALLS
 PHASE 1 - 8 STALLS
 PHASE 2 - 6 STALLS



LA CENTER MULTI FAMILY COMPLEX
 SAM SCHEUBLE
 LA CENTER, WASHINGTON

PRELIMINARY SITE LAYOUT
 1" = 60'

2250 HWY 93 SOUTH
 KALISPELL, MT. 59901
 PHONE: 406-755-3208
 FAX: 406-755-3218
 WEB PAGE: www.jackola.com



LANDSCAPING:

- L1 LANDSCAPE BUFFER
- TREE AND SHRUB AREA

NOTES:

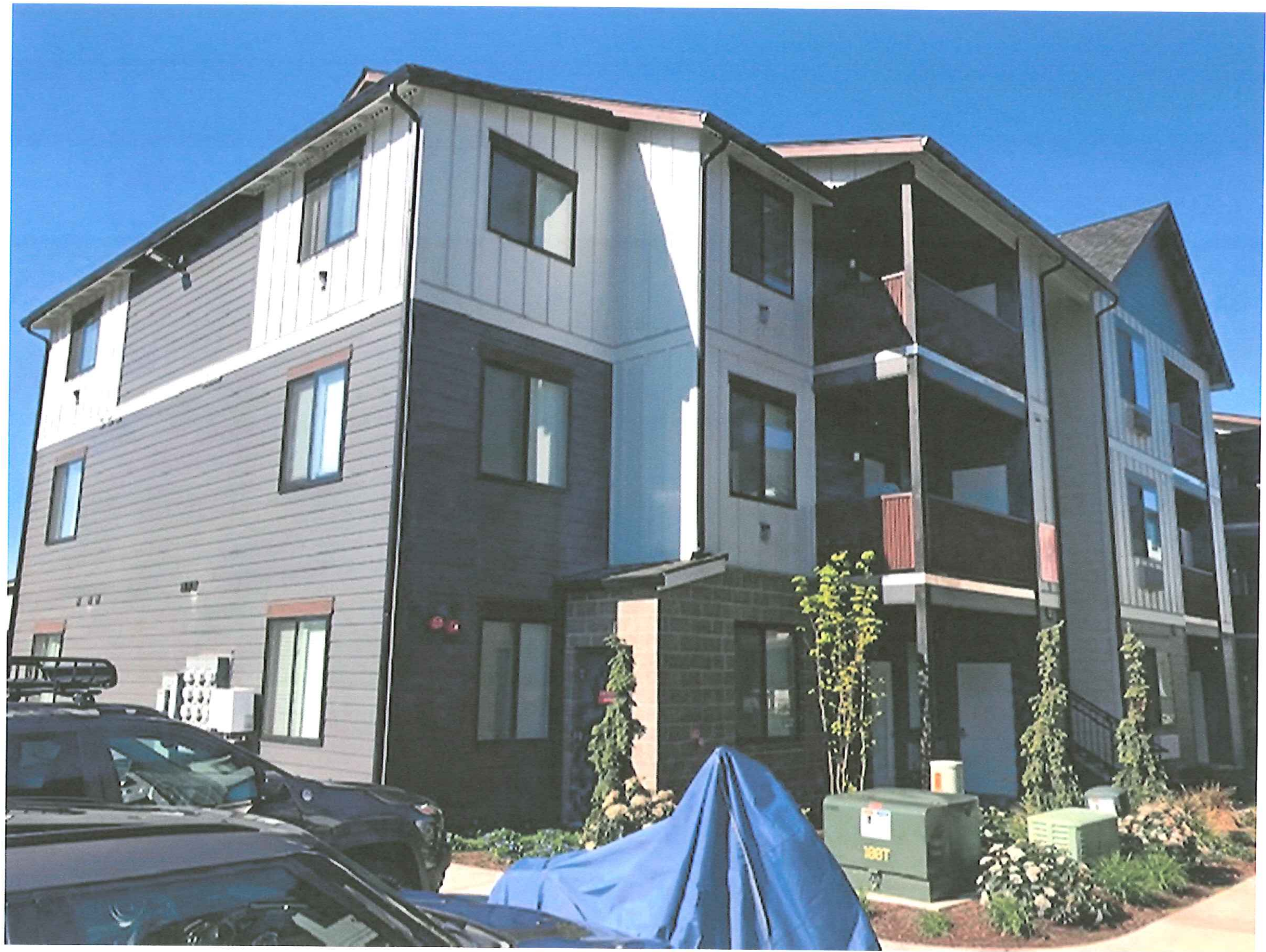
1. ALL BUILDINGS TO HAVE A 3' MIN PLANTING BED OR A 2' MIN NON-MOW STRIP AROUND PERIMETER FOR PROTECTION AGAINST IRRIGATION SPRINKLERS.
2. ALL OTHER INTERIOR AREAS, IN EXCEPTION TO PLANTING BED/NON-MOW STRIPS, TO BE LAWN.



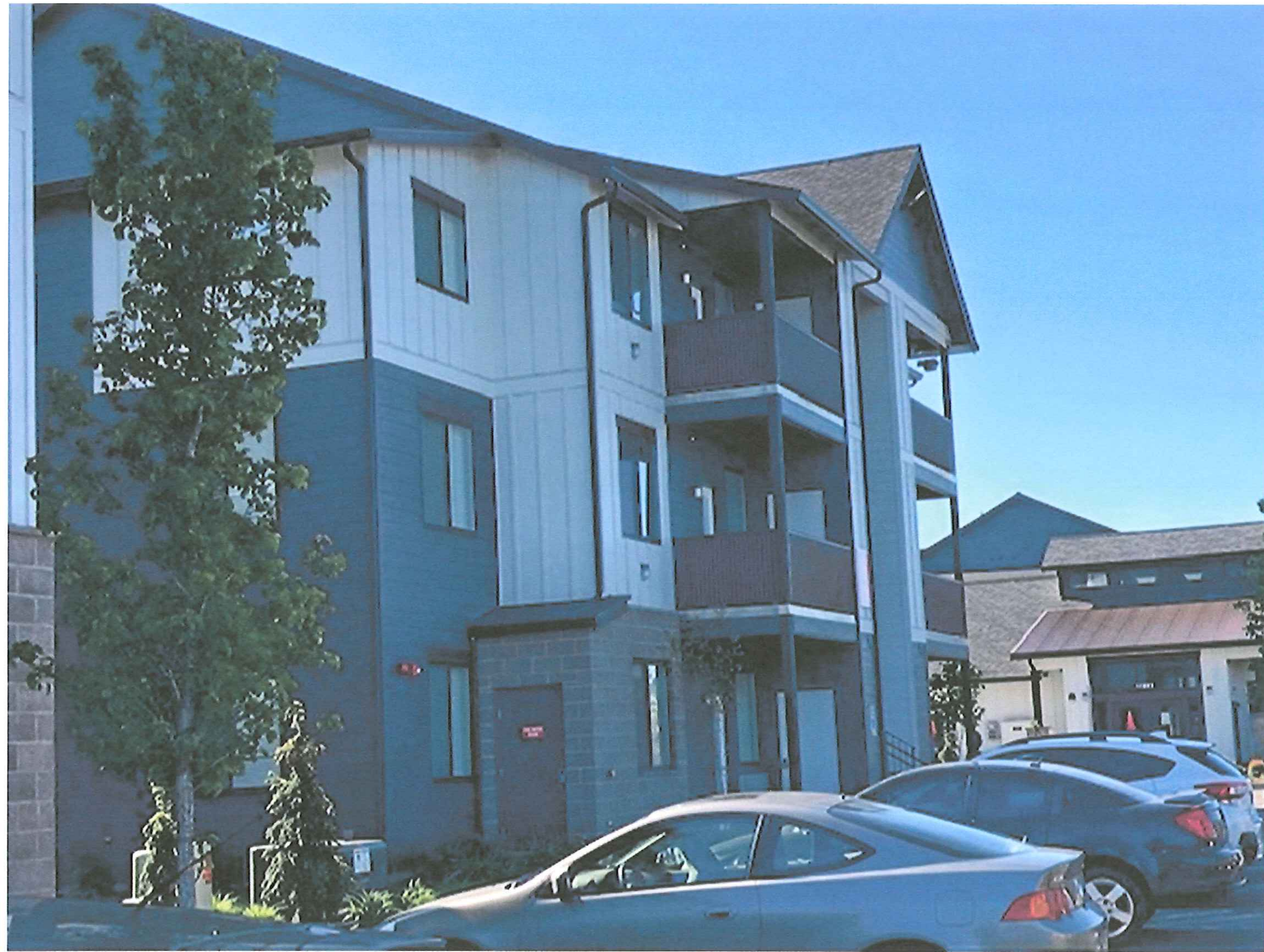
LA CENTER MULTI FAMILY COMPLEX
SAM SCHEUBLE
 LA CENTER, WASHINGTON

PRELIMINARY UTILITY AND LANDSCAPING PLAN
 1" = 60'

2250 HWY 93 SOUTH
 KALISPELL, MT. 59901
 PHONE: 406-755-3208
 FAX: 406-755-3218
 WEB PAGE: www.jackola.com







Legal Description

Exhibit " "

Legal Description Tract "J"

Being a portion of the Southeast One Quarter of Section 33 Township 5 North, Range 1 East of the Willamette Meridian, Clark County Washington, more particularly described as follows;

Beginning at a 5/8" iron rod at the Northwest corner of the Southwest One Quarter of the Southeast One Quarter of said Section 33 as set in record of survey book 54, page 16, Clark County auditors records;

Thence North 48°16'11" East for a distance of 148.03 feet;

Thence South 83°38'21" East for a distance of 524.28 feet;

Thence South 01°59'51" West for a distance of 127.49 feet;

Thence South 88°00'10" East for a distance of 8.62 feet;

Thence South 01°59'50" West for a distance of 54.00 feet;

Thence South 88°00'10" East for a distance of 52.26 feet;

Thence South 01°59'50" West for a distance of 215.70 feet;

Thence North 88°00'10" West for a distance of 688.77 feet to the West line of said Southeast One Quarter;

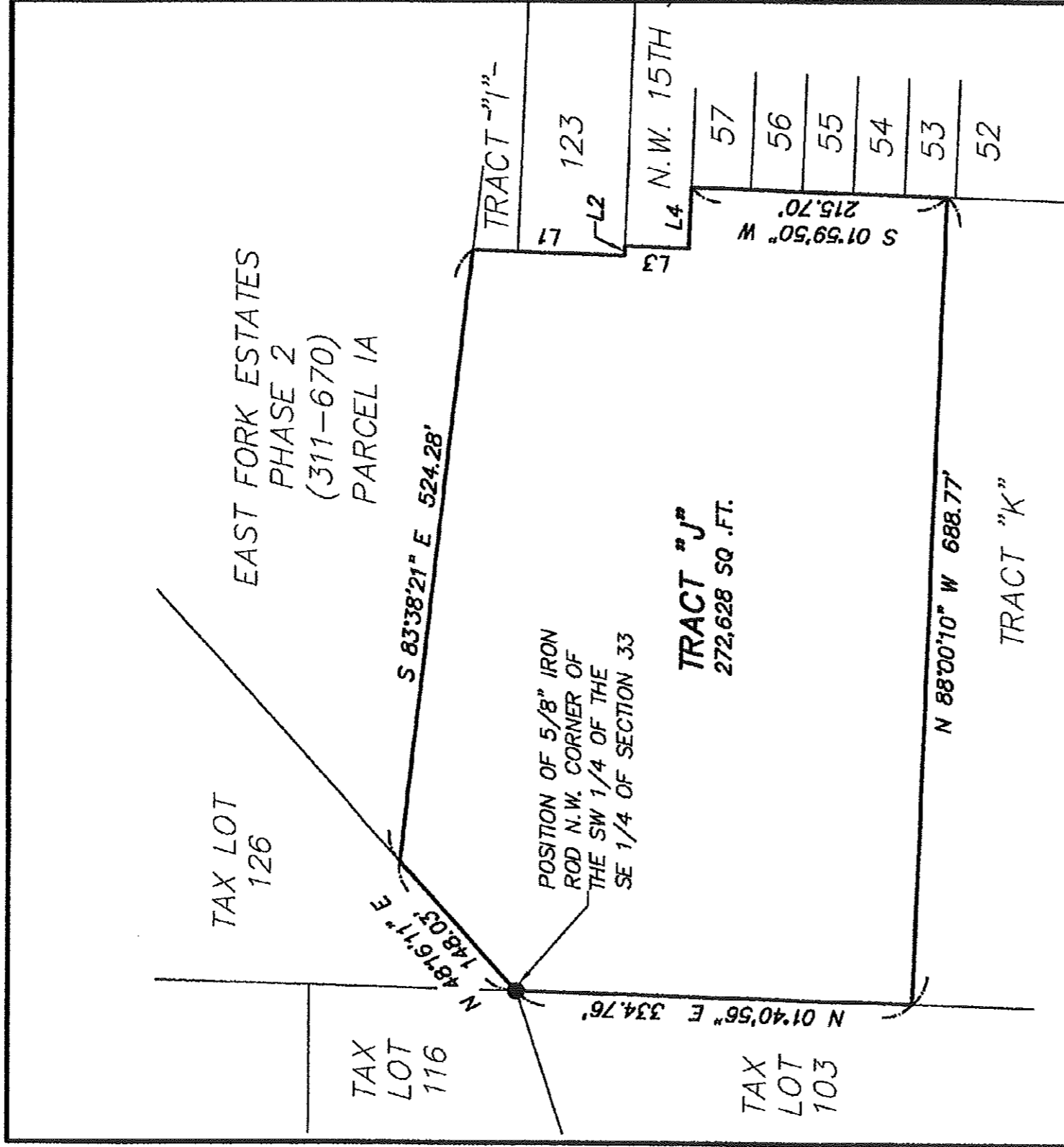
Thence North 01°40'56" East along said West line for a distance of 334.76 feet to the **Point of Beginning**;

Containing 272,628 more or less square feet.

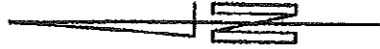
Subject to and together with public roads and easements or restrictions of record.



Site Boundry



LINE TABLE	
LINE	BEARING DISTANCE
L1	S 01°59'51\" W 127.49'
L2	S 88°00'10\" E 8.62'
L3	S 01°59'50\" W 54.00'
L4	S 88°00'10\" E 52.26'



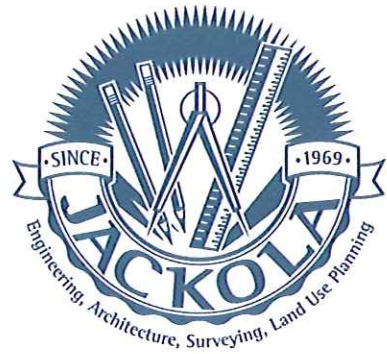
604 W Evergreen Blvd, | PH (360) 944-6519
 Vancouver, WA 98660



EXHIBIT "A"
 FOR LEGAL DESCRIPTION
 LOCATED IN THE SW 1/4 OF THE SE 1/4
 OF SECTION 33 T. 5 N., R. 1 E., W.M.
 CITY OF LA CENTER,
 CLARK COUNTY, WASHINGTON

SCALE: N.T.S.
 JOB NO. 2641
 DATE: 04-25-19
 DWG FILE: 2641L12.dwg
 DRAWN BY: NC

Rendering with material types



24-Plex Perspective

Exterior Paint



Rodda Paint
Cascadia Palette
CA030, Silver, Flat



Rodda Paint
Cascadia Palette
CA087, Flagstone, Flat



Rodda Paint
Cascadia Palette
CA207, Iron, Flat



Siding Material

Western States Metal Roofing Co.
Weathered Rustic



Wall Material

Kanta Products, Inc.
Ground Face CMU
Black



Light Fixtures

Atlantis Large ADA
Outdoor Wall Light
Satin Black



Skylight

Kalwall
#95 Black Frame



Railings Color

Sherwin Williams
Tricorn Black Satin
SW 6258



Wood Stain

Sherwin Williams
Charwood
SW 3542



Window Frame Color

Milgard Windows
Premium Vinyl
Bronze



Window Trim Color

Sherwin Williams
Tricorn Black Flat Sheen
SW 6258



Roofing Material

First Choice:
IKO
Cambridge Limited Lifetime
Dual Black
Second Choice:
IKO, Cambridge 30
Dual Black



Fascia and Window Head Color

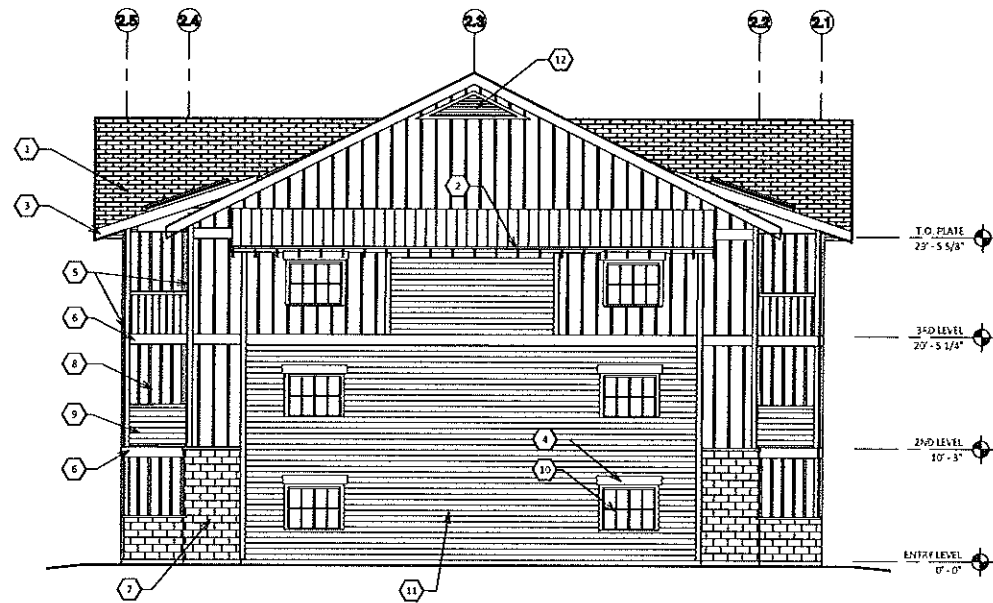
Sherwin Williams
Antiquarian Brown
SW 0045



Building elevation

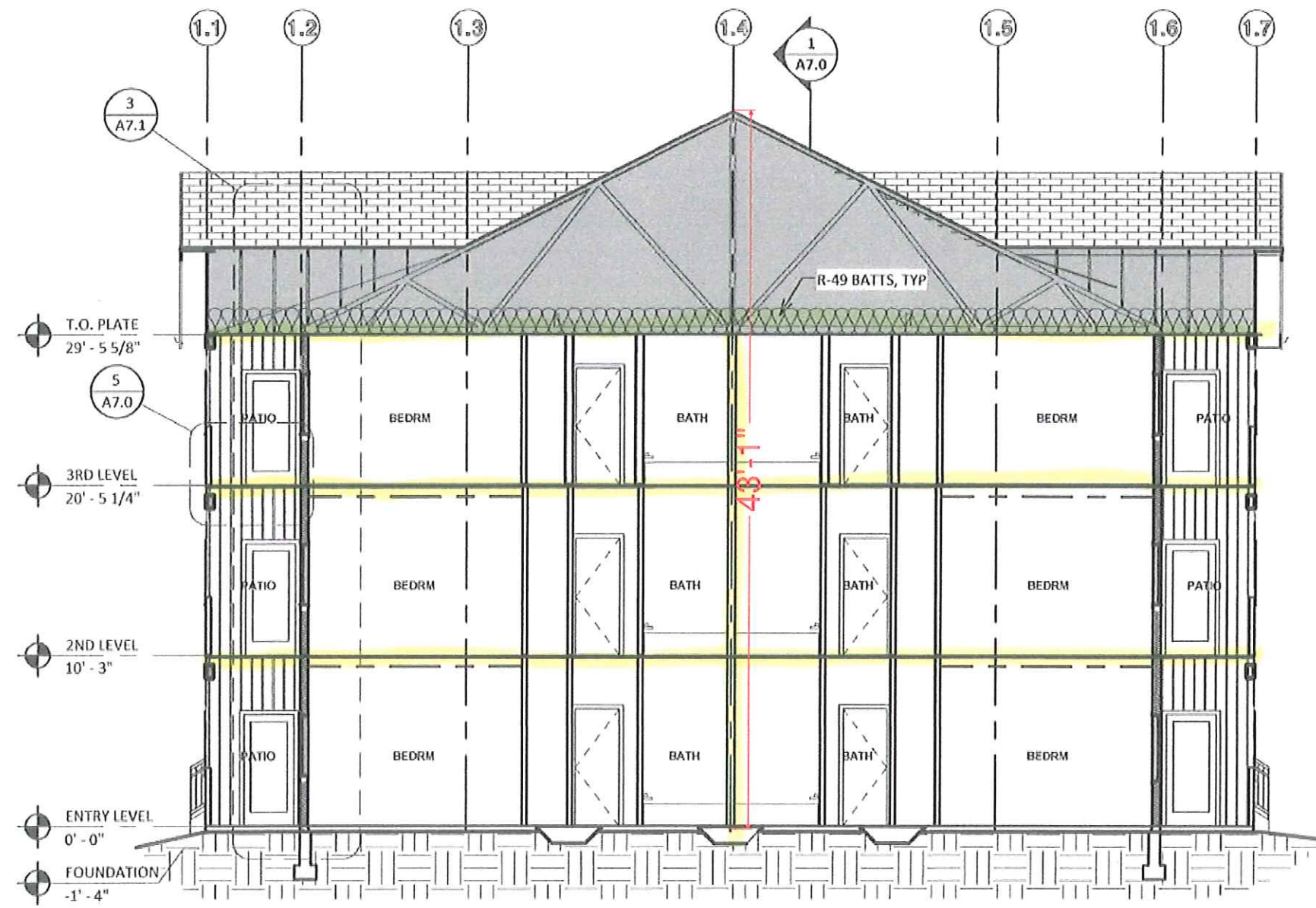


1 BLDG.2 - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG.2 - SIDE ELEVATION
1/8" = 1'-0"

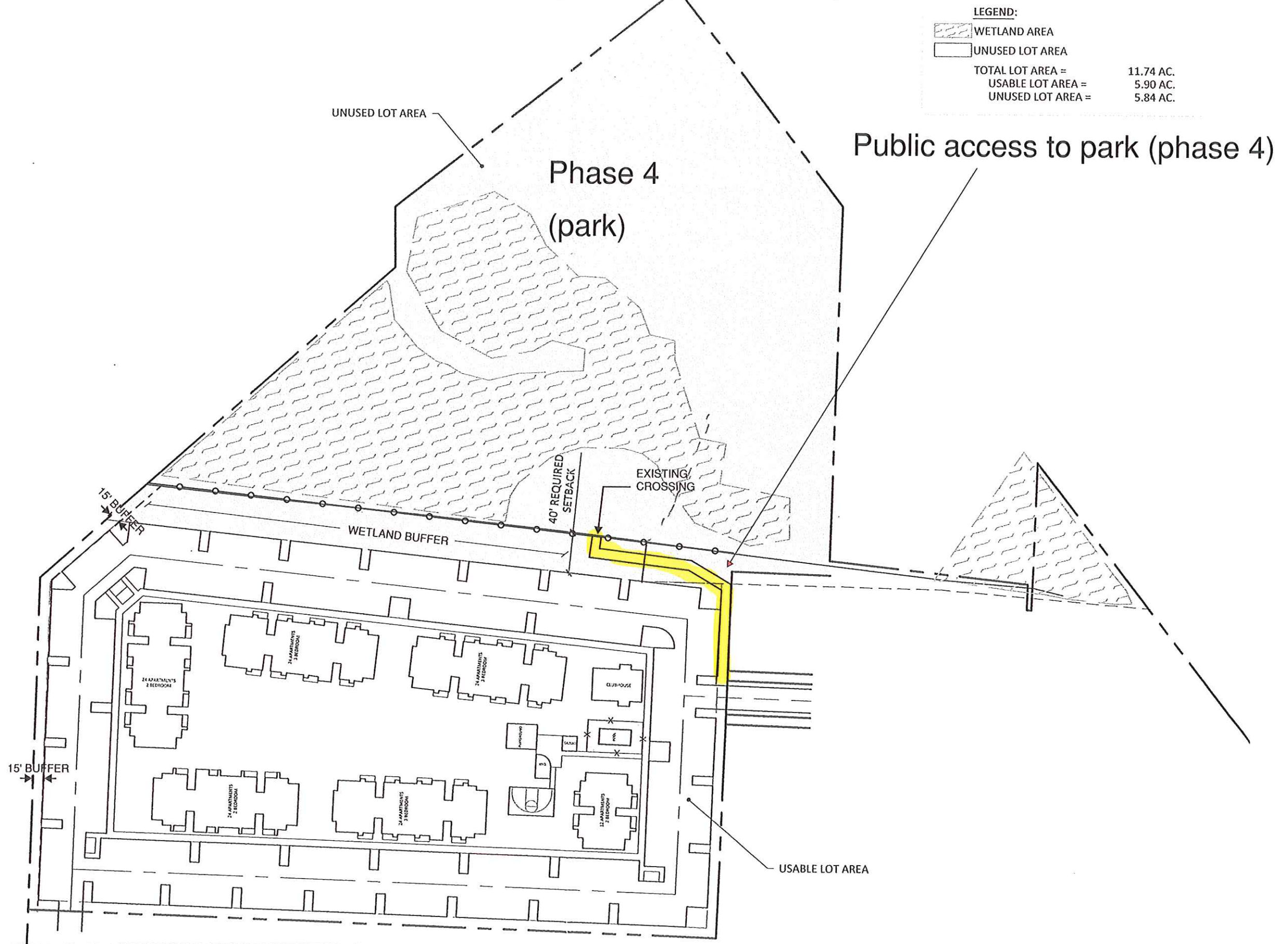
Proposed building height



3 TYPICAL BUILDING SECTION
1/8" = 1'-0"

4 STAIR SECTION
1/8" = 1'-0"

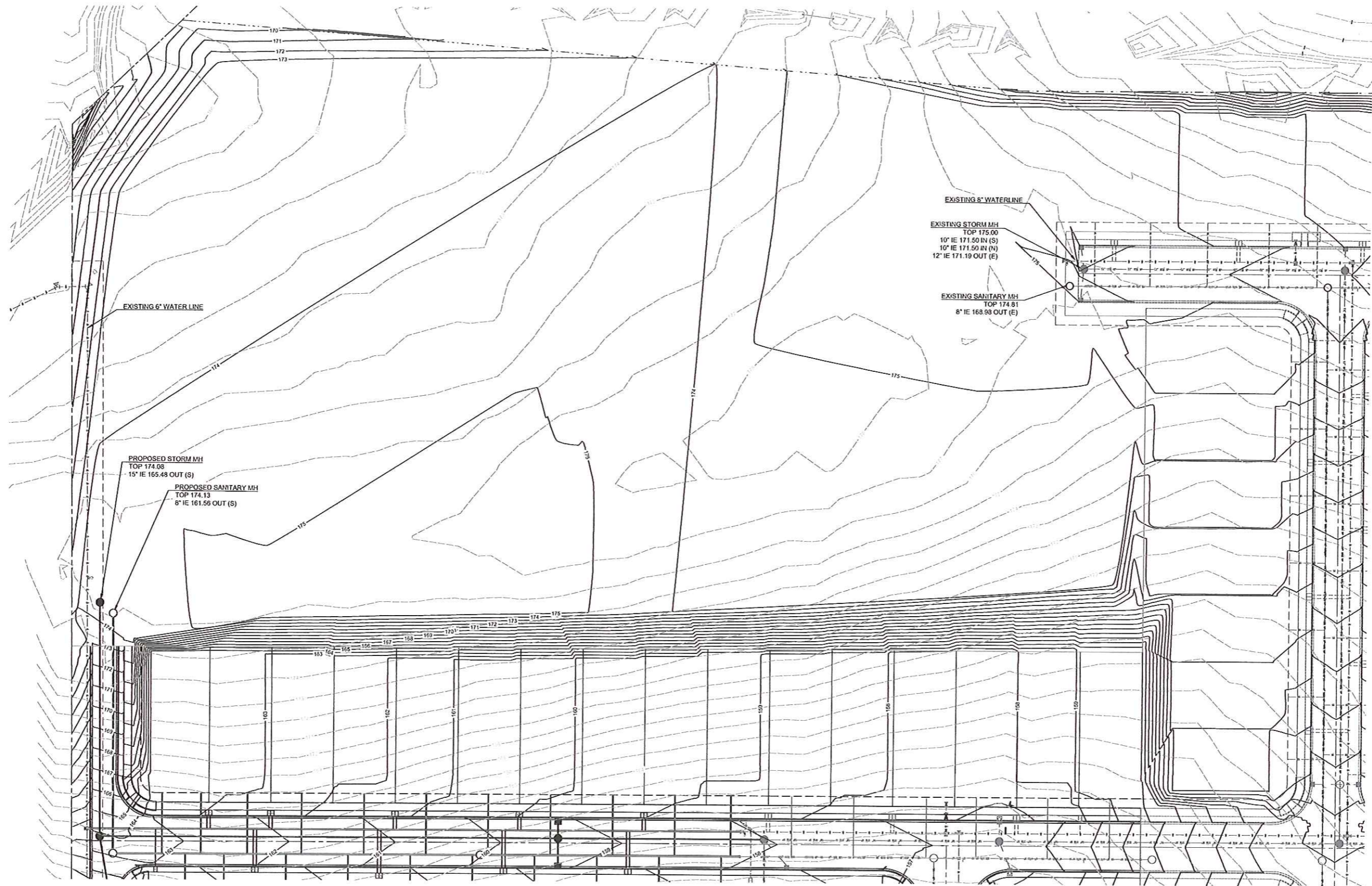
Proposed access to phase 4 future park



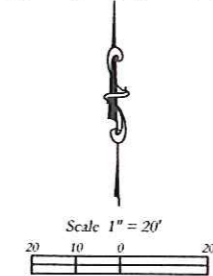
LEGEND:

	WETLAND AREA
	UNUSED LOT AREA

TOTAL LOT AREA =	11.74 AC.
USABLE LOT AREA =	5.90 AC.
UNUSED LOT AREA =	5.84 AC.



Topo Map/Utility Locations



Phase 3 Grading and Utility Exhibit Map

Riverside Estates Subdivision

Located in La Center, Washington

Consulting Engineers & Planners

2008 C Street, Vancouver, WA 98663

PH (509) 944-0519

Fax (509) 944-6539

PLS ENGINEERING

Revisions

No.	Description
1	
2	
3	
4	



Project No. 2641

SCALE: H: 1" = 20'

V:

DESIGNED BY: JRK

DRAFTED BY: DNG

REVIEWED BY: TGI

1

1

WASHINGTON



Latitude: 45.8705°
Longitude: -122.6889°

LOCATION MAP

Critical Areas

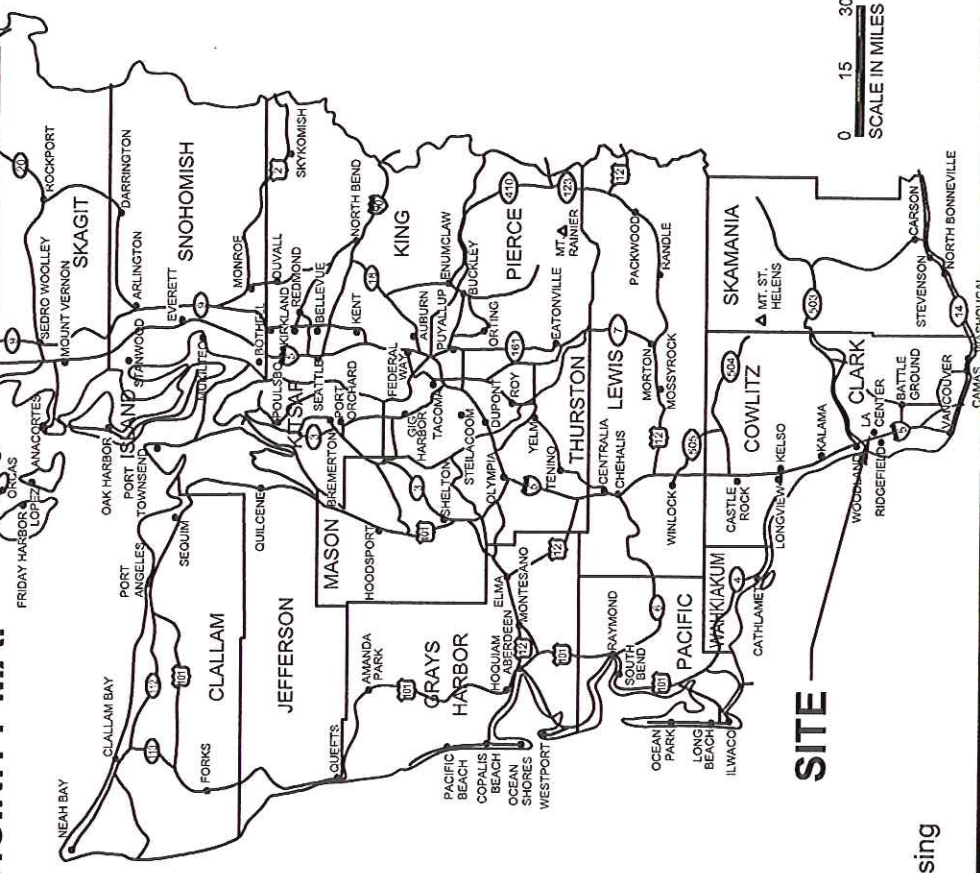
Wetlands

T 5 N		R 1 E	
		6	1
31			36

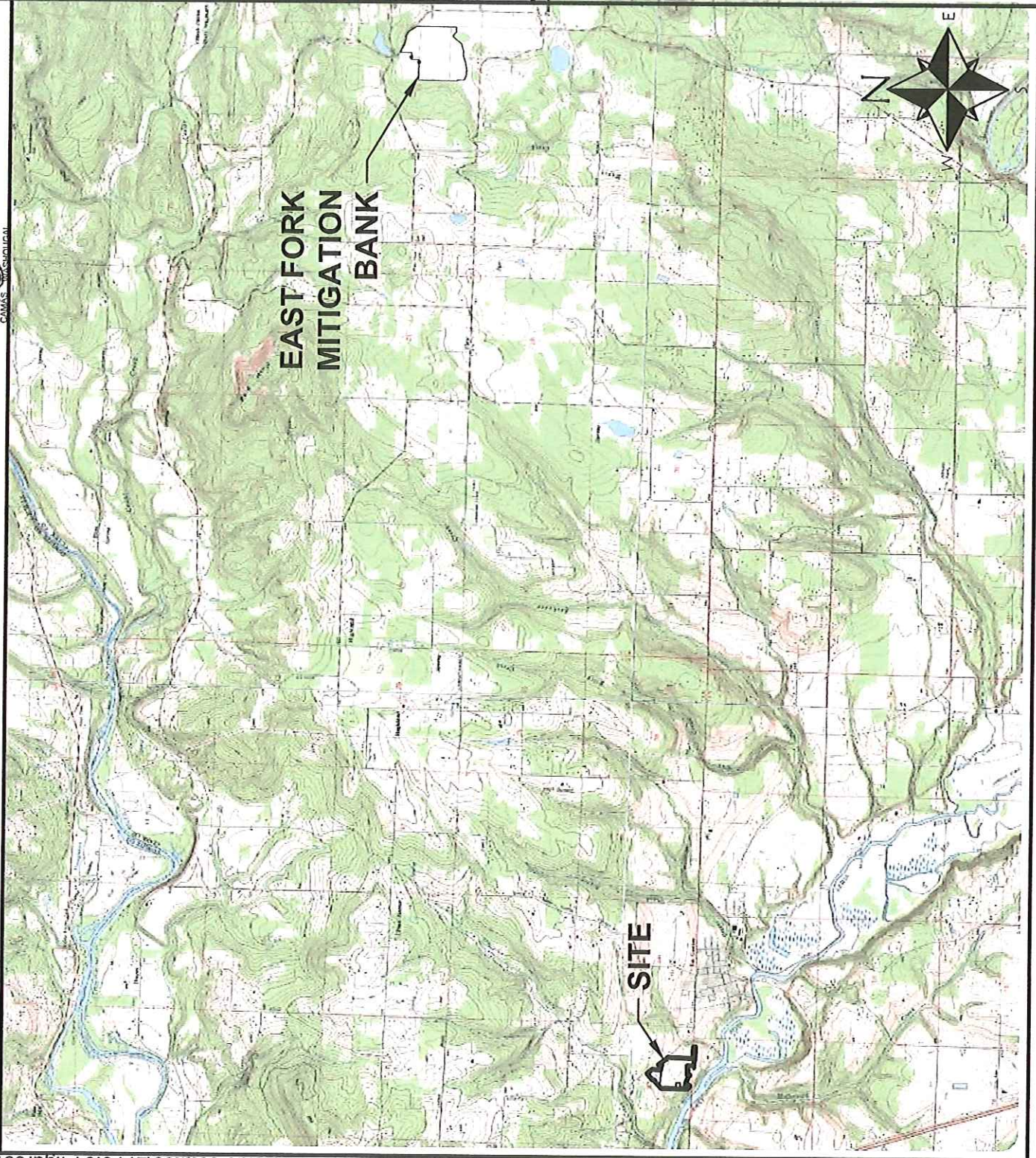
NOTE:

USGS topographic quadrangle map reproduced using MAPTECH Inc., Terrain Navigator Pro software.

PROJECT VICINITY MAP



SCALE IN MILES
0 15 30



SCALE IN MILES
0 1.5 3



1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371

PURPOSE: Development of Subdivision

DATUM: NAD83

ADJACENT PROPERTY OWNERS: SEE JARPA

VICINITY MAP
APPLICANT: ECM Riverside LLC
PROJECT NAME: Riverside Estates
REFERENCE #: Not yet assigned
SITE LOCATION ADDRESS: 34506 Old Pacific HWY
La Center, WA

PROPOSED: Wetland fill
IN Onsite Wetlands
NEAR: La Center
COUNTY: Clark
STATE: WA
SHEET 1 OF 5
DATE: 11/6/18

Critical Areas/Wetlands



Ecological Land Services
 1157 3rd Ave., Suite 220A
 Longview, WA 98632
 Phone: (360) 578-1371

PURPOSE:
 Development of Subdivision

DATUM: NAD83

ADJACENT PROPERTY OWNERS:
 SBE JARPA

EXISTING CONDITIONS SITE MAP

APPLICANT: ECM Riverside LLC

PROJECT NAME: Riverside Estates

REFERENCE #: Not yet assigned

SITE LOCATION ADDRESS:
 34506 Old Pacific HWY
 La Center, WA

PROPOSED: Wetland fill

IN Onsite Wetlands

NEAR: La Center

COUNTY: Clark

STATE: WA

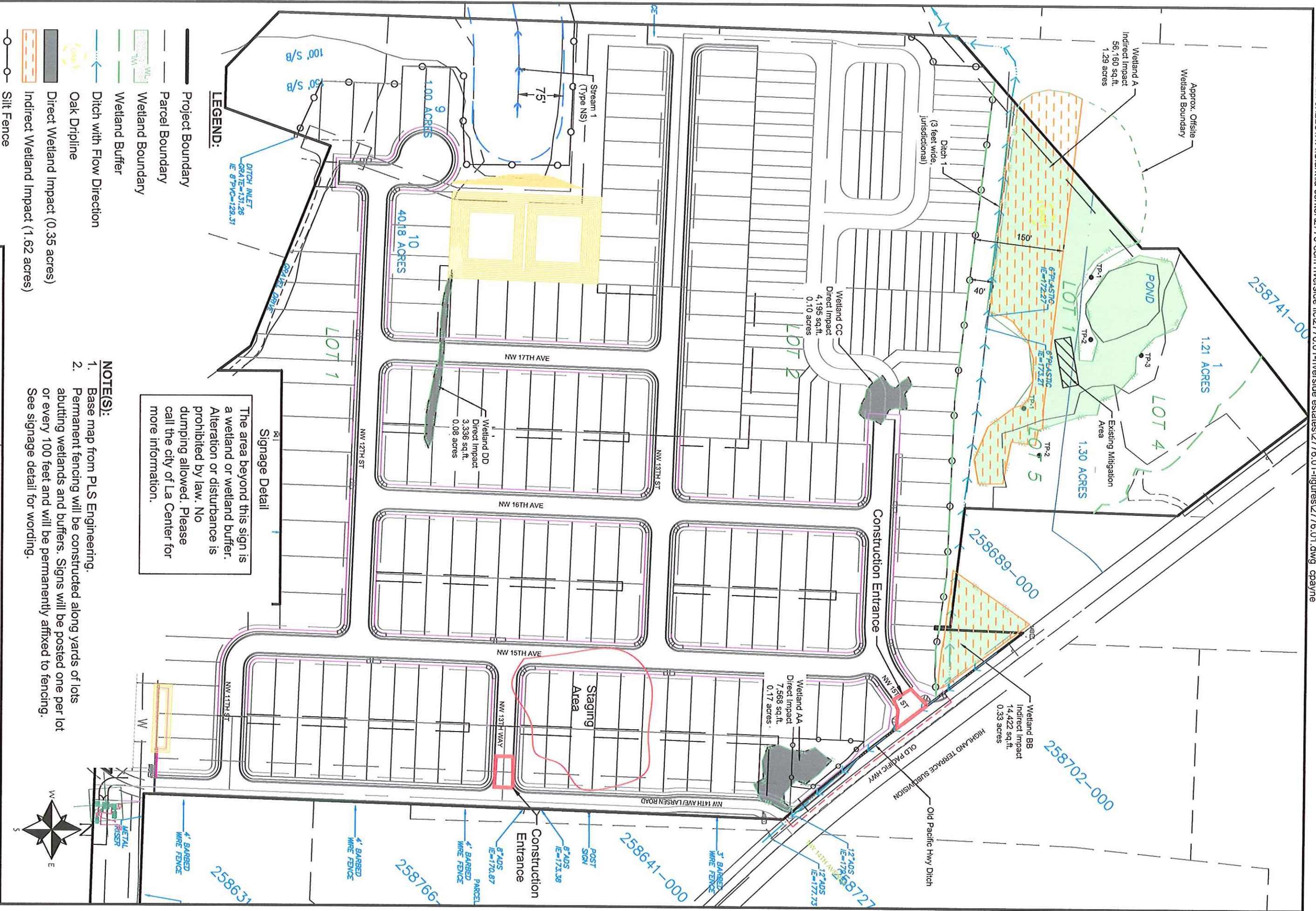
SHEET 2 OF 5

DATE: 11/6/18

- NOTES:**
1. Aerial from Google Earth™ (5-22-2017).
 2. Base map from PLS Engineering.
 3. Wetlands AA, BB, CC, DD and stream 1 were delineated by Loowit Consulting Group LLC (6-27-18).

Critical Areas/Wetlands

11/6/2018 10:49 AM s:\ELSWA\Clarkla center\2776-ecm riverside llc\2776-01-riverside estates\2776-01-figures\2776-01.dwg cpa\ne

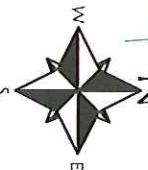


The area beyond this sign is a wetland or wetland buffer. Alteration or disturbance is prohibited by law. No dumping allowed. Please call the city of La Center for more information.

LEGEND:

- Project Boundary
- Parcel Boundary
- Wetland Boundary
- Wetland Buffer
- Ditch with Flow Direction
- Oak Dripline
- Direct Wetland Impact (0.35 acres)
- Indirect Wetland Impact (1.62 acres)
- Silt Fence

- ### NOTES:
- Base map from PLS Engineering.
 - Permanent fencing will be constructed along yards of lots abutting wetlands and buffers. Signs will be posted one per lot or every 100 feet and will be permanently affixed to fencing. See signage detail for wording.

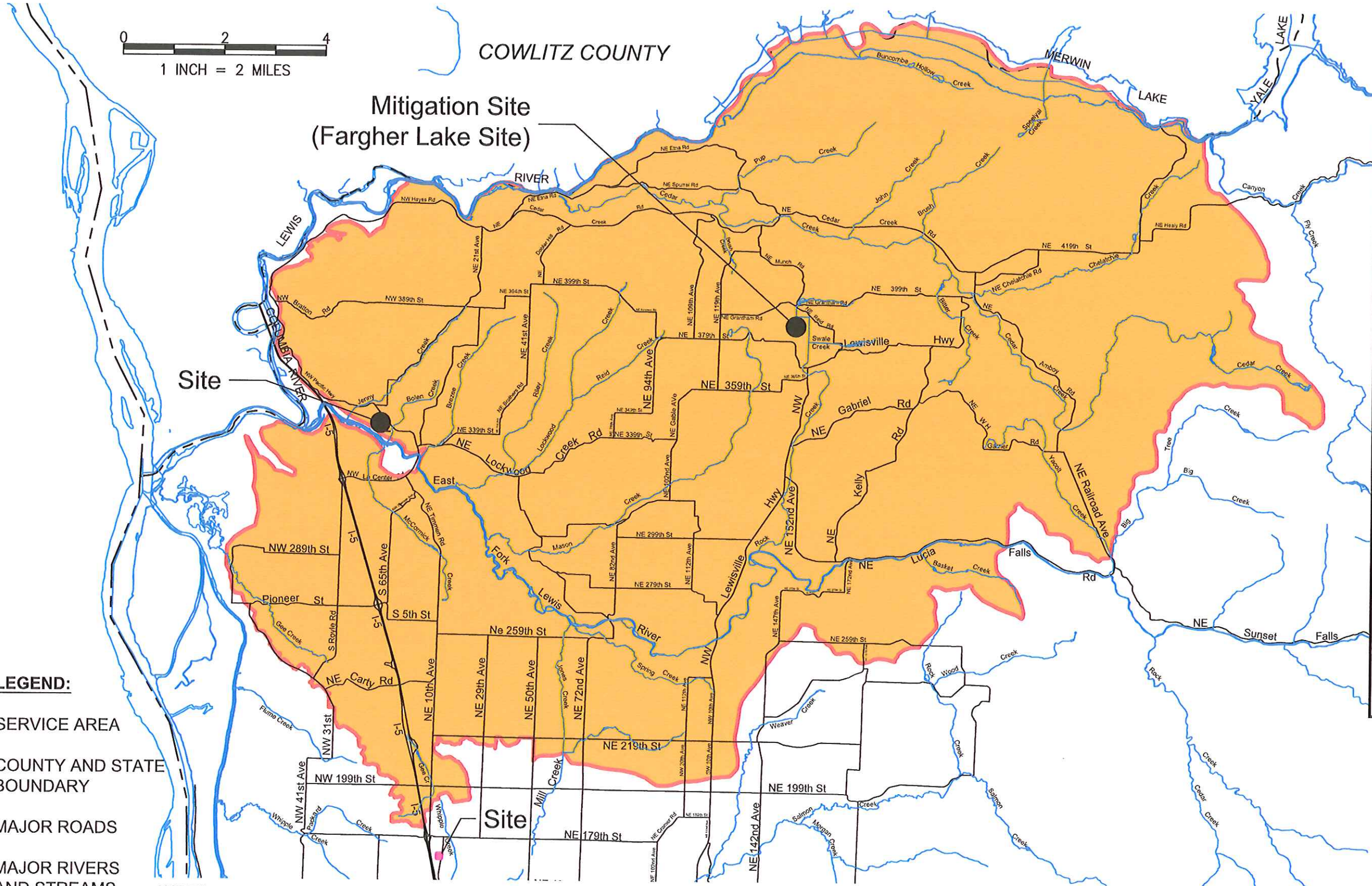


1157 3rd Ave., Suite 220A
 Longview, WA 98632
 Phone: (360) 578-1371





PURPOSE: Development of Subdivision	PROPOSED CONDITIONS SITE MAP	PROPOSED: Wetland fill
DATUM: NAD83	APPLICANT: ECM Riverside LLC	IN Onsite Wetlands
ADJACENT PROPERTY OWNERS: SEE JARPA	PROJECT NAME: Riverside Estates	NEAR: La Center
	REFERENCE #: Not yet assigned	COUNTY: Clark
	SITE LOCATION ADDRESS: 34506 Old Pacific Hwy La Center, WA	STATE: WA
		SHEET 3 OF 5
		DATE: 11/6/18

Critical Areas/Wetlands

3/12/2008 11:48 AM s:\EL\SWA\Clark\la center\2776-ecm riverside ilc\2776.01-riverside estates\2776.01-figures\EFLRMB service area.dwg cpayne



LEGEND:

-  SERVICE AREA
-  COUNTY AND STATE BOUNDARY
-  MAJOR ROADS
-  MAJOR RIVERS AND STREAMS

NOTES:

1. STATE, COUNTY, ROADS, RIVERS AND STREAM BOUNDARIES FROM ECOLOGY WEBSITE:
<http://www.wsdot.wa.gov/mapsdata/geodatacatalog/default.htm>
2. SERVICE AREA BOUNDARY BASED ON MAP PREPARED BY STEPHEN STANLEY WETLAND RESTORATION BIOLOGIST WASHINGTON DEPARTMENT OF ECOLOGY SEA PROGRAM.
3. MAP PREPARED BY ECOLOGICAL LAND SERVICES, INC., DECEMBER, 2007 AND JANUARY, 2010.

PROPOSED: Wetland fill

East Fork Lewis River Mitigation Bank Service Area

APPLICANT: ECM Riverside LLC

PROJECT NAME: Riverside Estates

REFERENCE #: Not yet assigned

SITE LOCATION ADDRESS:
34506 Old Pacific HWY
La Center, WA

PURPOSE:
Development of Subdivision

DATUM: NAD83

ADJACENT PROPERTY OWNERS:
SEE JARPA

1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371

IN Onsite Wetlands

NEAR: La Center

COUNTY: Clark

STATE: WA

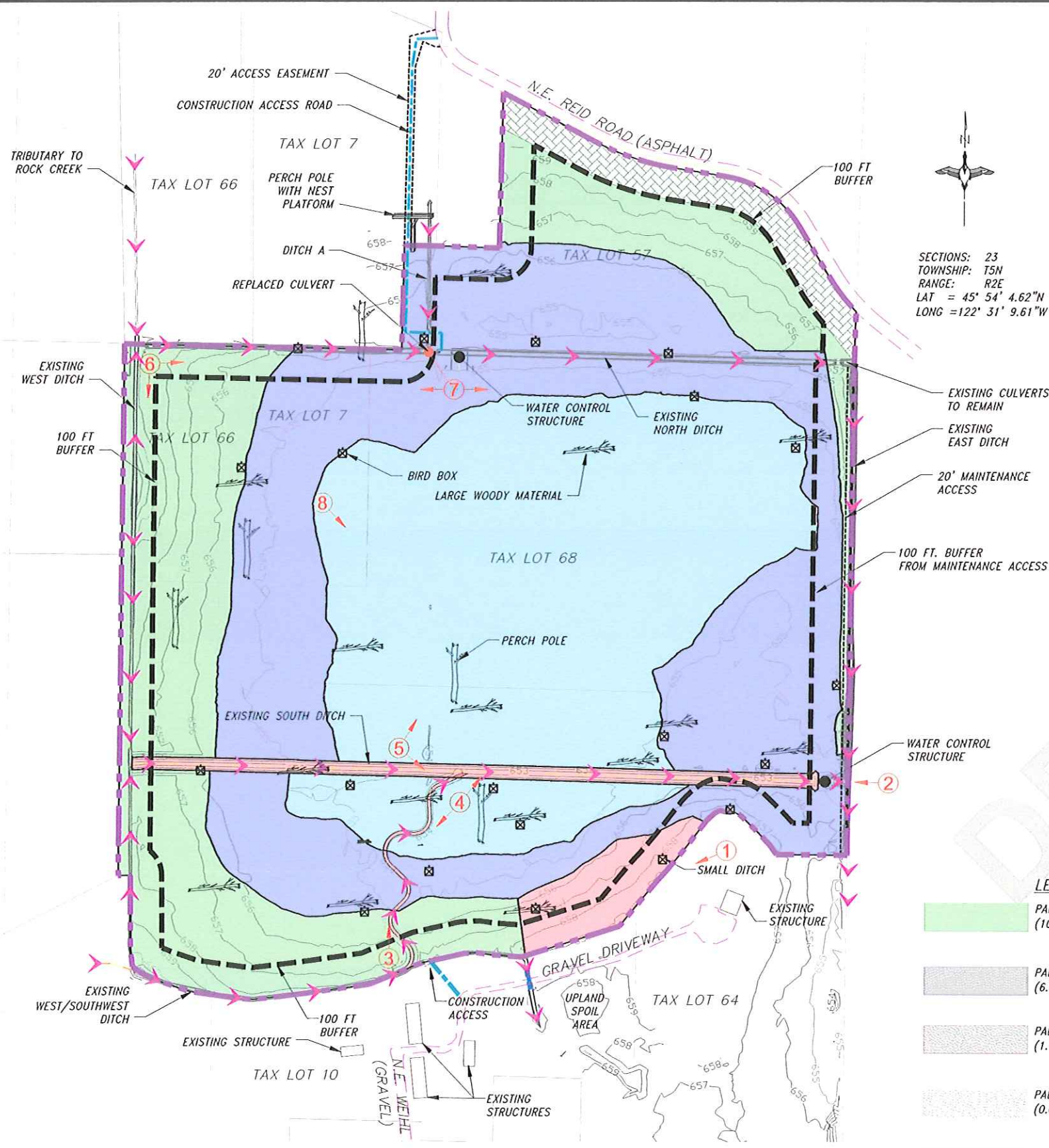
SHEET 4 OF 5

DATE: 11/6/18

Ecological Land Services

Critical Areas/Wetlands

11/6/2018 10:50 AM s:\ELSWA\Clark\la center\2776-ecm riverside llc\2776-01-riverside estates\2776-01-figures\EFLRMB_bank design.dwg Chris Payne



SECTIONS: 23
TOWNSHIP: T5N
RANGE: R2E
LAT = 45° 54' 4.62"N
LONG = 122° 31' 9.61"W

LEGEND

	PALUSTRINE FORESTED WETLAND (27.93 AC) (10.15 AC IN BANK BUFFER)
	PALUSTRINE SCRUB-SHRUB WETLAND (39.23 AC) (6.59 AC IN BANK BUFFER)
	PALUSTRINE EMERGENT WETLAND VARIANT (4.61 AC) (1.66 AC IN BANK BUFFER)
	PALUSTRINE EMERGENT WETLAND REESTABLISHMENT (38.32 AC) (0.00 AC IN BANK BUFFER)
	FORESTED UPLAND (3.63 AC) (3.63 AC IN BANK BUFFER)

	SITE BOUNDARY (113.26 AC)
	LOT BOUNDARY
	BUFFER (20.95 AC)
	EXISTING CULVERTS
	DESIGN WATER SURFACE ELEVATION = 654.8
	MAJOR CONTOURS
	MINOR CONTOURS
	FLOW ARROWS
	SWALE

- NOTES:**
1. Base map prepared by Ducks Unlimited.
 2. Planting area boundaries mapped with a hand-held GPS unit with \geq 3-foot accuracy.
 3. Plants were installed in Spring 2014 by Tree Management Plus.

Habitat Features	
Type	Amount
Large woody material assemblage/root wad/downed log/perch pole	15
Standard nest box/nest platform/wood duck nest box/purple martin next house/bat box	21

Existing Conditions	Mitigation Bank Site Total (acres)	Area In Bank Buffer (acres)	Creditable Area (acres)
Upland Ag	107.96	16.65	--
Forested Upland	3.63	3.63	--
Palustrine Forested Wetland	0.39	0.39	--
Palustrine Emergent Wetland (includes all existing ditches on site)	1.28	0.28	--
Total Existing Conditions	113.26	20.95	--
Proposed Conditions	Mitigation Bank Site Total (acres)	Area In Bank Buffer (acres)	Creditable Area (acres)
Palustrine Forested Wetland (reestablishment)	27.80	10.09	17.71
Palustrine Scrub-Shrub Wetland (reestablishment)	17.86	2.70	15.16
Palustrine Scrub Shrub/Emergent Transition Wetland (reestablishment)	22.55	1.89	20.66
Palustrine Emergent Wetland Variant (reestablishment)	3.09	1.57	1.52
Palustrine Emergent Wetland (reestablishment)	36.90	0.81	36.09
South Ditch			
Palustrine Emergent Wetland (enhancement)	0.29	0	0.29
North Ditch			
Non-Creditable Area	0.43	0.26	0
East Ditch/Maintenance Access Non-Creditable Area	0.71	0	0
Upland Forest	3.63	3.63	0
Total Bank Site Area 113.26	113.26	20.95*	91.43**

*Does not include 0.71 acres of East Ditch/maintenance access which is considered non-creditable and not part of the buffer.
**Does not include 0.17 acres of the North Ditch which is considered non-creditable.

PROPOSED: Wetland fill

IN Onsite Wetlands
NEAR: La Center
COUNTY: Clark
SHEET 5 OF 5
STATE: WA
DATE: 11/6/18

PURPOSE: Development of Subdivision

APPLICANT: ECM Riverside LLC
PROJECT NAME: Riverside Estates
REFERENCE #: Not yet assigned
ADJACENT PROPERTY OWNERS: 34506 Old Pacific HWY
La Center, WA

DATUM: NAD83
SEE JARPA

1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371



Archaeological results

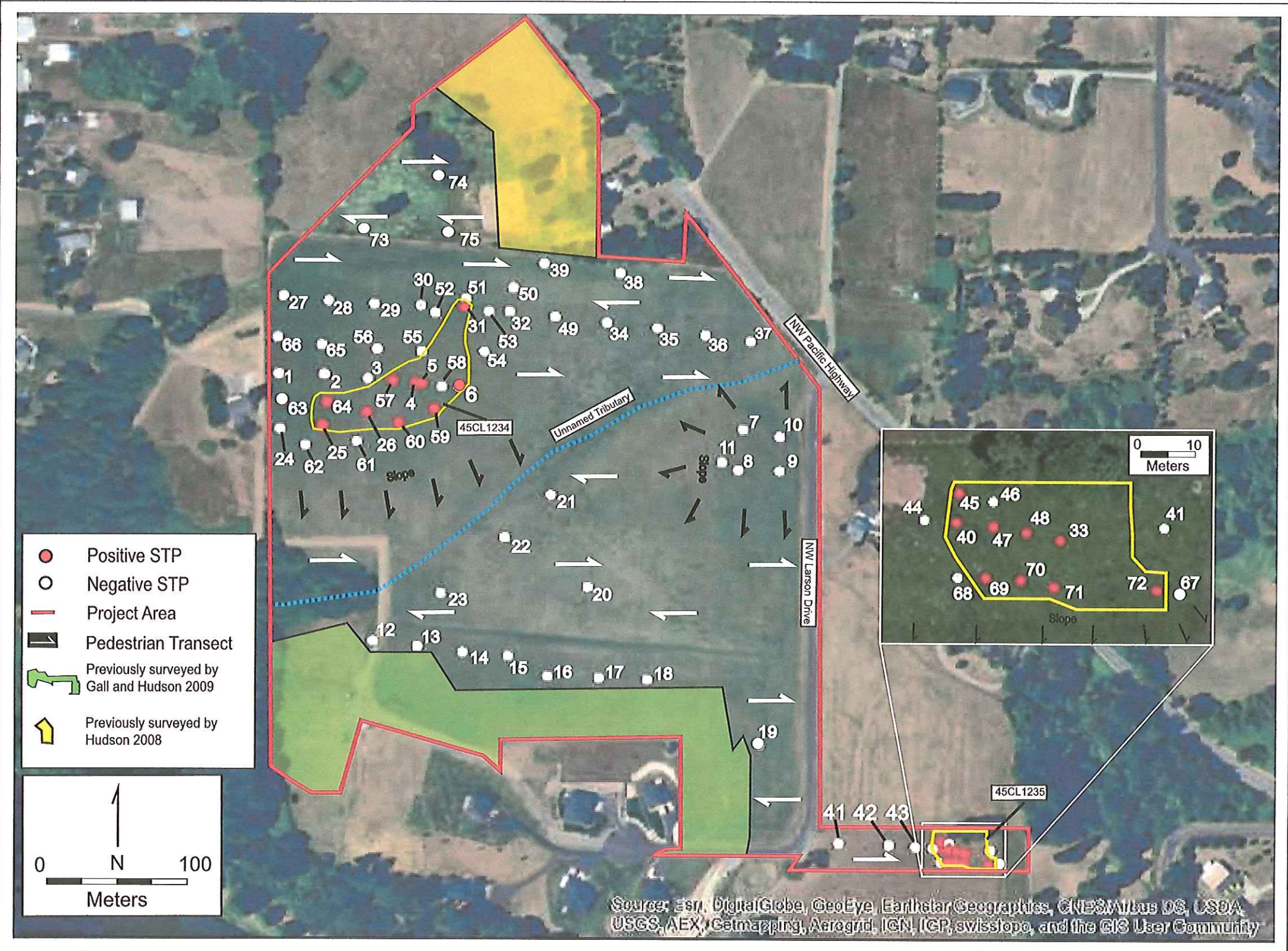


Figure 5. Configuration of the project area showing the locations of 45CL1234, 45CL1235, STPs excavated over the two phases of fieldwork, and transects walked.