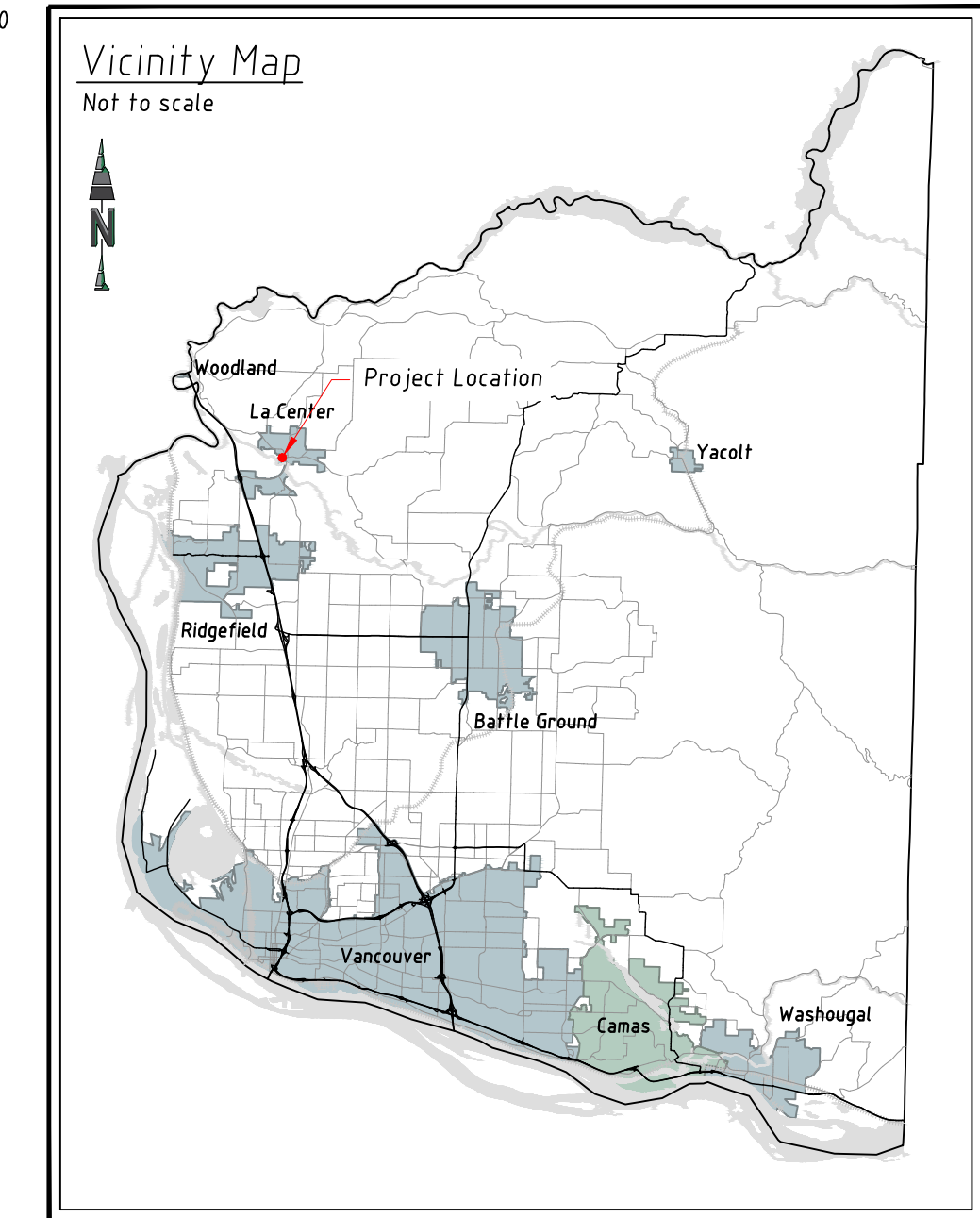
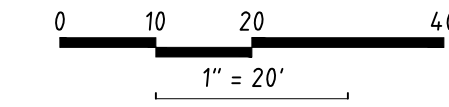


ADVANCED BUILDERS LA CENTER

Pre-App
Existing Conditions



PA01

Project: #####
Date: 7/13/2021
Drafted:
Designed: PCW
Page: ##### of #####

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1-800-425-5555
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Revisions:

General Legend

- Project Boundary
- Adjacent Boundary
- Easement Line
- Centerline
- Setback Line
- Existing Building
- Asphalt
- Concrete
- Gravel
- GIS Contour

Contact

Applicant: -Same as Engineer-
Owner: ???
??? St.
??? WA, 98???

Contact: -Same as Engineer-
Engineer: Engineering Northwest, PLLC
6168 NE Hwy 99, Suite 100
Vancouver, WA 98685
Contact: Paul Williams, P.E.
Phone: (360) 931-3122
Email: PaulWilliamsPE@gmail.com

General Information and Land Use

Parcel SN: 63620-000
Address: No Address Available.
La Center, WA 98629
Zone: RP (La Center Residential/Professional)
LCMC 18.145.040
Gross area: 0.23 AC (10,004+ SF)
R/W area: 0.00 AC (00,000+ SF)
Net area: 0.23 AC (10,004+ SF)
Max density: 4 du x (???) du = 14 du/AC x .23 AC
Min density: 4 du x (???) du = 8 du/AC x .23 AC

The following critical areas are not located within 100 feet of site: water courses, designated floodplain, water bodies or known wetland, and/or historic resources.

The following structures are not located within 100 feet of site: pedestrian or bicycle facilities, and/or wells.

The following transit systems are not located within 1/4 of a mile of the site: routes and/or stops

Development Standards (RP)

| LCMC Table 18.140.030 per 18.145.040 (2) | Proposed |
|--|----------|
| Density: 8 du/AC - 14 du/AC | ??? |
| Min avg. lot area: 1,400 SF | ??? |
| Max avg. lot area: N/A | ??? |
| Min avg. lot width: 20 ft | ??? |
| Min avg. lot depth: 60 ft | ??? |
| Min setbacks | |
| Front | 10 ft |
| Garage | 18 ft |
| Street Side | 10 ft |
| Side | 0 ft |
| Rear | 5 ft |
| Max lot coverage: 60% | 10 ft |
| Max building height: 35 ft | 60% |
| | 35 ft |

Waste Collections

Solid waste and recyclable collection by individual bins placed along W E Avenue.

Parking

Minimum 2 off-street parking stalls provided on each lot.

Fire

Existing hydrant FH-2070 is located approximately 104 feet north-northwest along W E Street from the project site. County GIS data reports a tested rate of 2,?? GPM at ?? psi.

Disclaimer

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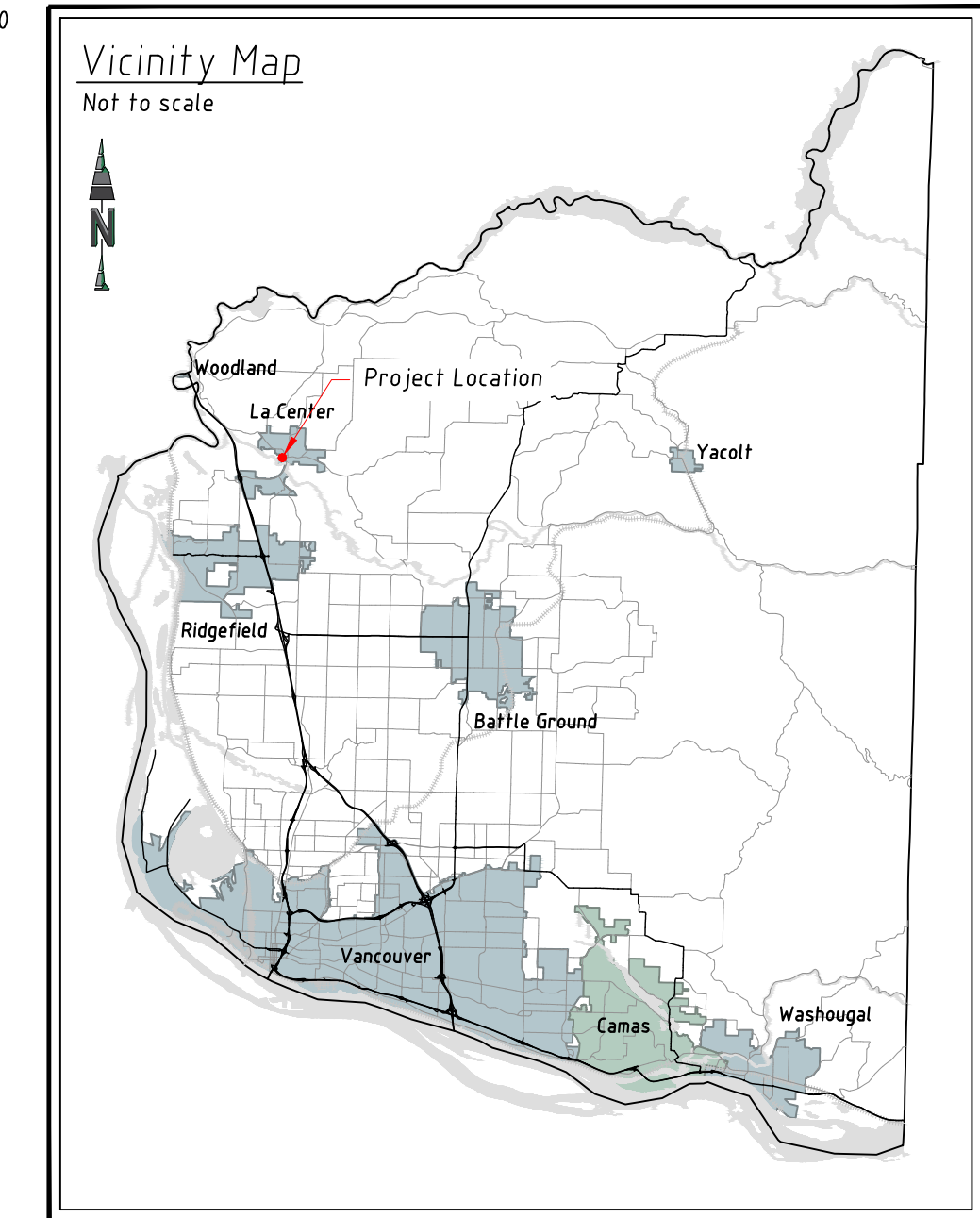
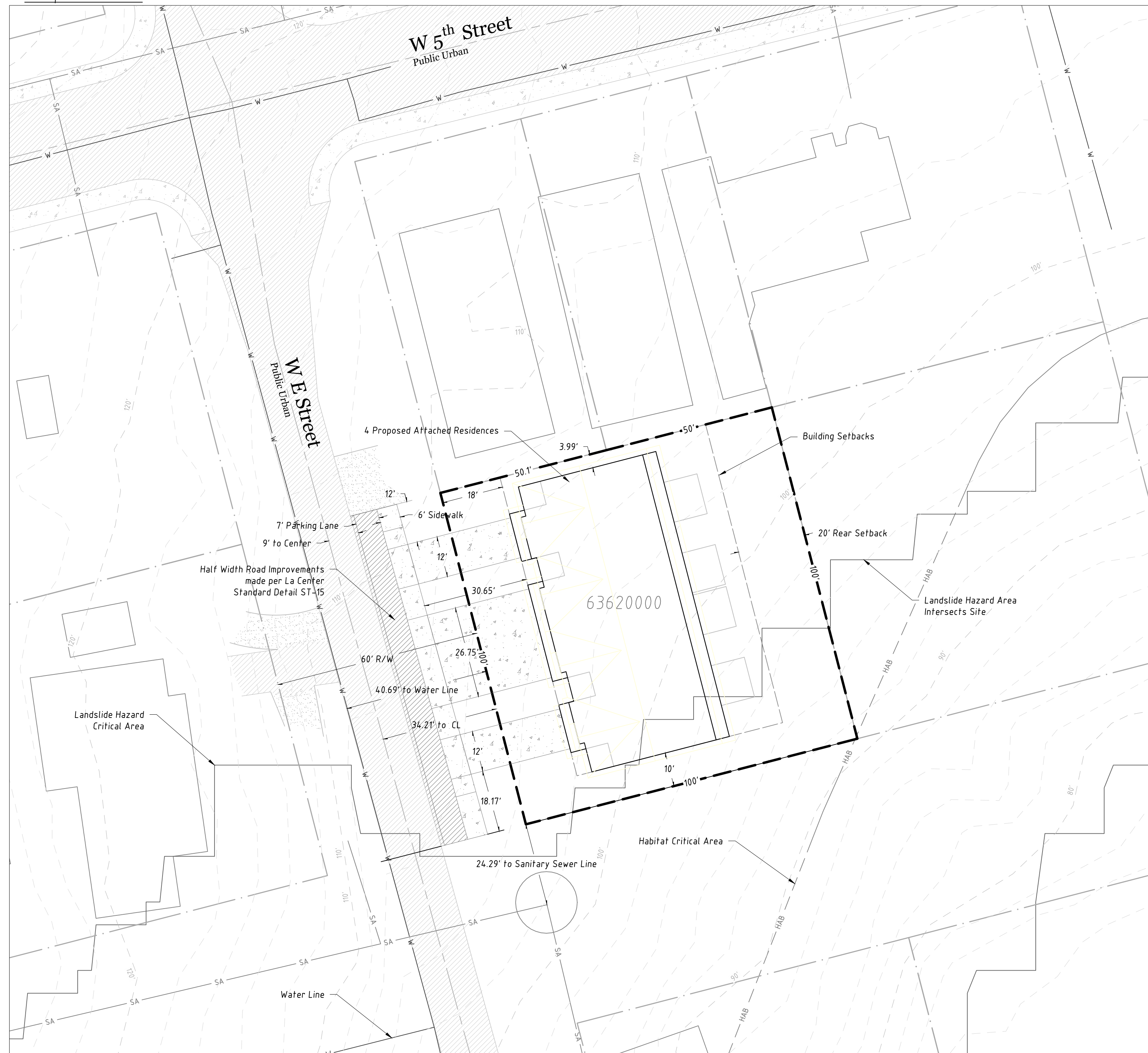
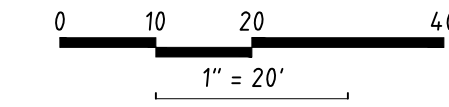
EXISTING CONDITION PLAN
ADVANCED BUILDERS FOUR PLEX



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CONSULTING ENGINEERS & PLANNERS
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(360) 931-3122

ADVANCED BUILDERS LA CENTER

Pre-App
Proposed Plan



PA02

Project: #####
Date: 7/13/2021
Drafted:
Designed: PCW
Page: ##### of #####

Northwest Utilities
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Revisions:

General Legend

- Project Boundary
- Adjacent Boundary
- Easement Line
- Centerline
- Setback Line
- Existing Building
- Asphalt
- Concrete
- Gravel
- GIS Contour

Contact

Applicant: -Same as Engineer-
Owner: Advanced Pro Builders - Luis, J.
advancedprobuilders@icloud.com
303 NE Tomahawk Island Drive, Suite 3
Portland OR, 97217
Contact: -Same as Engineer-
Engineer: Engineering Northwest, PLLC
6168 NE Hwy 99, Suite 100
Vancouver, WA 98685
Contact: Paul Williams, P.E.
Phone: (360) 931-3122
Email: PaulWilliamsPE@gmail.com

General Information and Land Use

Parcel SN: 63620-000
Address: No Address Available.
La Center, WA 98629
Zone: RP (La Center Residential/Professional)
LCMC 18.145.040
Gross area: 0.23 AC (10,004+ SF)
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Development Standards (RP)

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| Density: 8 du/AC - 14 du/AC | ?? du/AC |
| Min avg. lot area: 1,400 SF | ?,?? sf |
| Max avg. lot area: N/A | ?,?? sf |
| Min avg. lot width: 20 ft | ?? ft |
| Min avg. lot depth: 60 ft | ?? ft |
| Min setbacks | |
| Front | 10 ft |
| Garage | 18 ft |
| Street Side | 10 ft |
| Side | 0 ft |
| Rear | 10 ft |
| Max lot coverage: 60% | 60% |
| Max building height: 35 ft | 35 ft |

Waste Collections

Solid waste and recyclable collection by individual bins placed along W E Avenue.

Parking

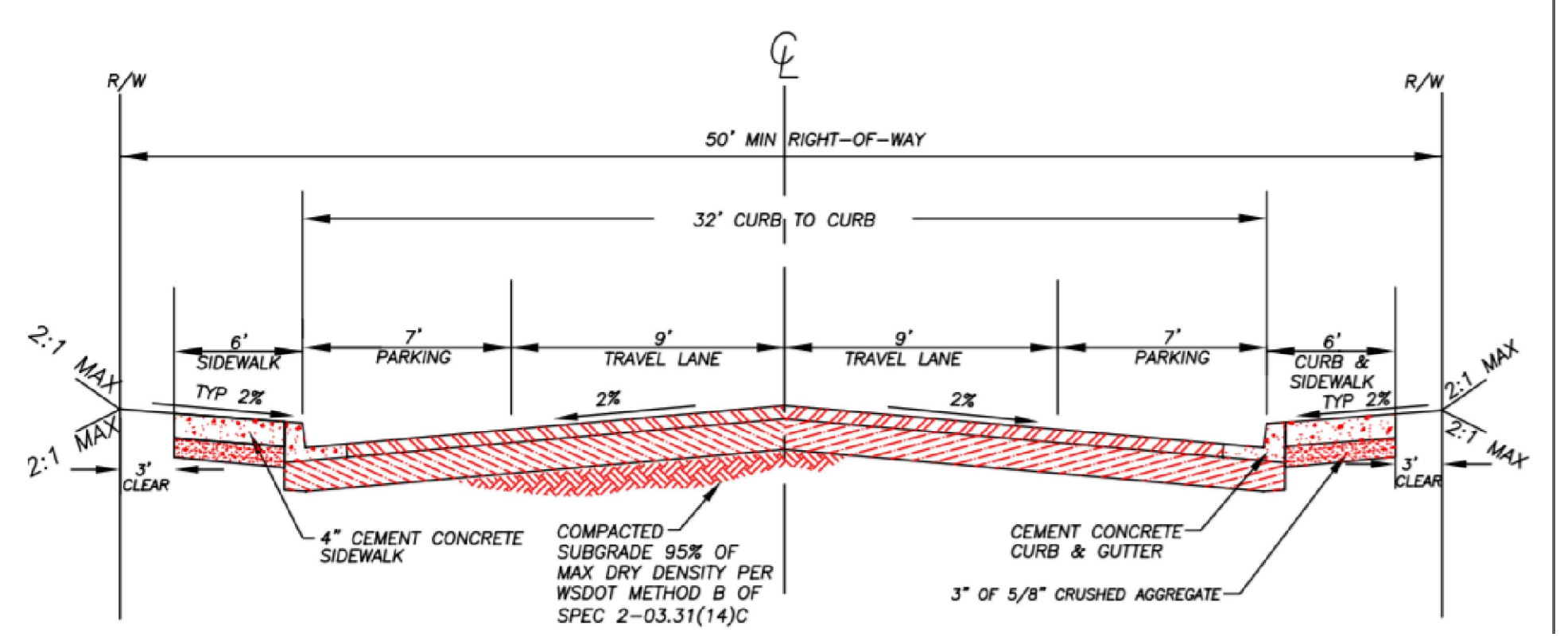
Minimum 2 off-street parking stalls provided on each lot.

Fire

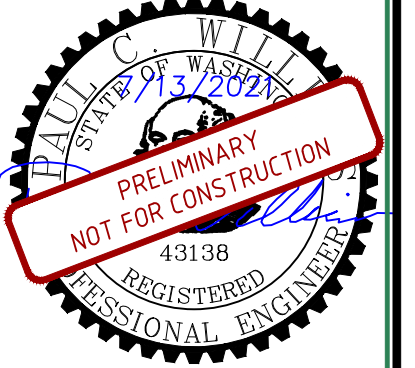
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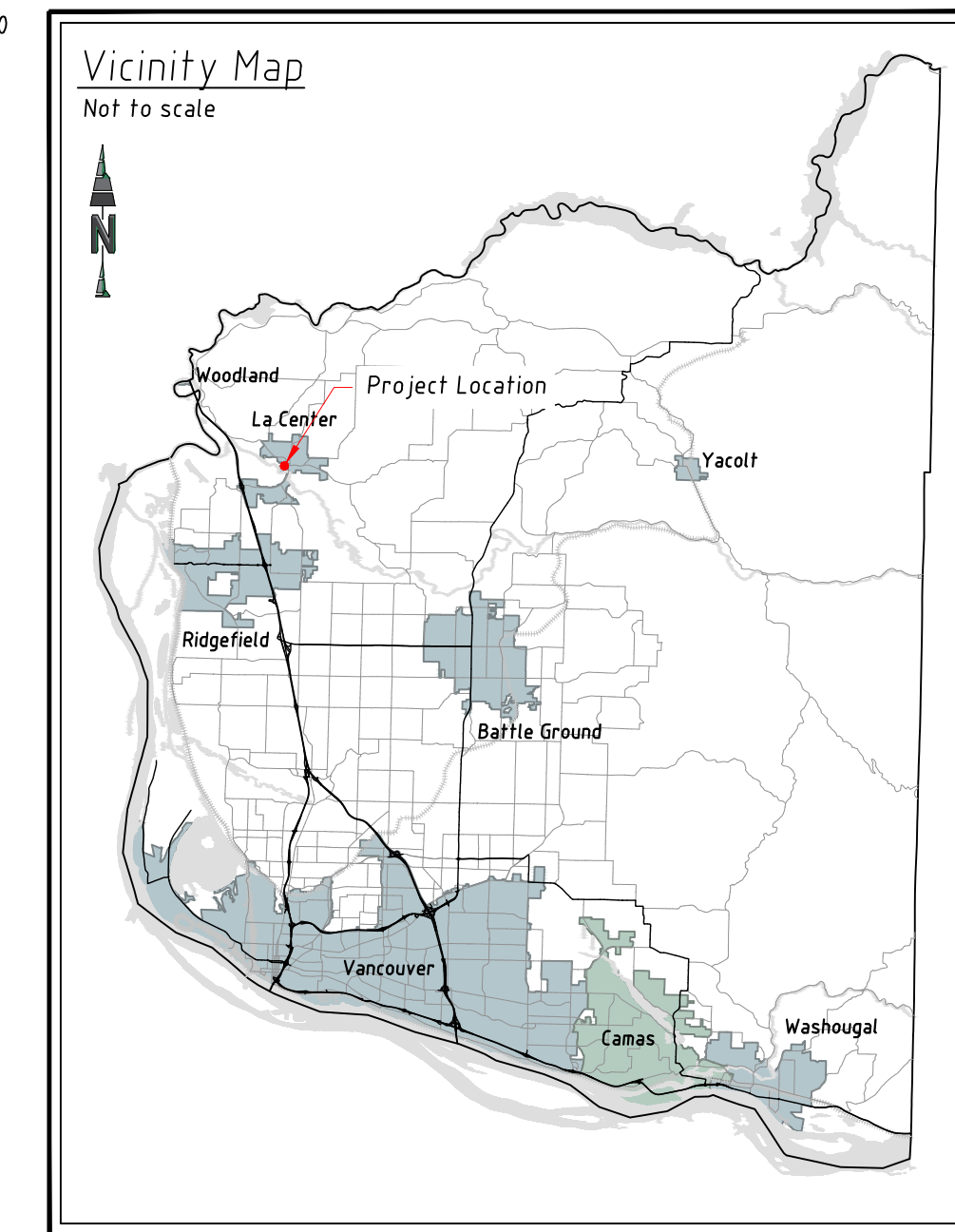
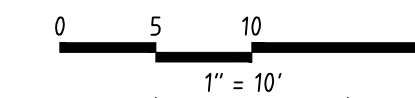
PROPOSED DEVELOPMENT PLAN
ADVANCED BUILDERS FOUR PLEX



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ADVANCED BUILDERS LA CENTER

Pre-App
Proposed Plan



PA03

Project: #####
Date: 7/13/2021
Drafted:
Designed: PCW
Page: ##### of #####

Northwest Utilities
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Revisions:



General Legend

- Project Boundary
- Adjacent Boundary
- Easement Line
- Centerline
- Setback Line
- Existing Building
- Asphalt
- Concrete
- Gravel
- GIS Contour

Contact

Applicant: -Same as Engineer-
Owner: Advanced Pro Builders - Luis, J.
advancedprobuilders1@icloud.com
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Portland OR, 97217
Contact: -Same as Engineer-
Engineer: Engineering Northwest, PLLC
6168 NE Hwy 99, Suite 100
Vancouver, WA 98685
Contact: Paul Williams, P.E.
Phone: (360) 931-3122
Email: PaulWilliamsPE@gmail.com

General Information and Land Use

Parcel SN: 63620-000
Address: No Address Available
La Center, WA 98629
Zone: RP (La Center Residential/Professional)
LCMC 18.14.5.040
Gross area: 0.23 AC (10,004± SF)
R/W area: 0.00 AC (00,000± SF)
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Development Standards (RP)

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| Density: 8 du/AC - 14 du/AC | ?? du/AC |
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| Max avg. lot area: N/A | ?,?? sf |
| Min avg. lot width: 20 ft | ?? ft |
| Min avg. lot depth: 60 ft | ?? ft |
| Min setbacks | |
| Front: 10 ft | 10 ft |
| Garage: 18 ft | 18 ft |
| Street Side: 10 ft | 10 ft |
| Side: 0 ft | 5 ft |
| Rear: 10 ft | 10 ft |
| Max lot coverage: 60% | 60% |
| Max building height: 35 ft | 35 ft |

Waste Collections

Solid waste and recyclable collection by individual bins placed along W E Avenue.

Parking

Minimum 2 off-street parking stalls provided on each lot.

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TOTAL HARD SURFACE AREA

| | |
|------------------------|--------------|
| Roof Area = | 4,180 Sq.Ft. |
| Driveway Area = | 1,545 Sq.Ft. |
| Public Sidewalk Area = | 600 Sq.Ft. |
| Public AC Area = | 800 Sq.Ft. |
| Total | 7,125 sq.ft |

DOWNSPOUT CALCULATION

ROOF AREA = 4,180 SF / 700 SF
6 DOWNSPOUTS REQUIRED

DISPERSION TRENCH CALCULATION

ROOF AREA = 4,180 SF / 700 SF x 10'
60 l.f. OF Dispersion Trench needed

STORMWATER PLAN

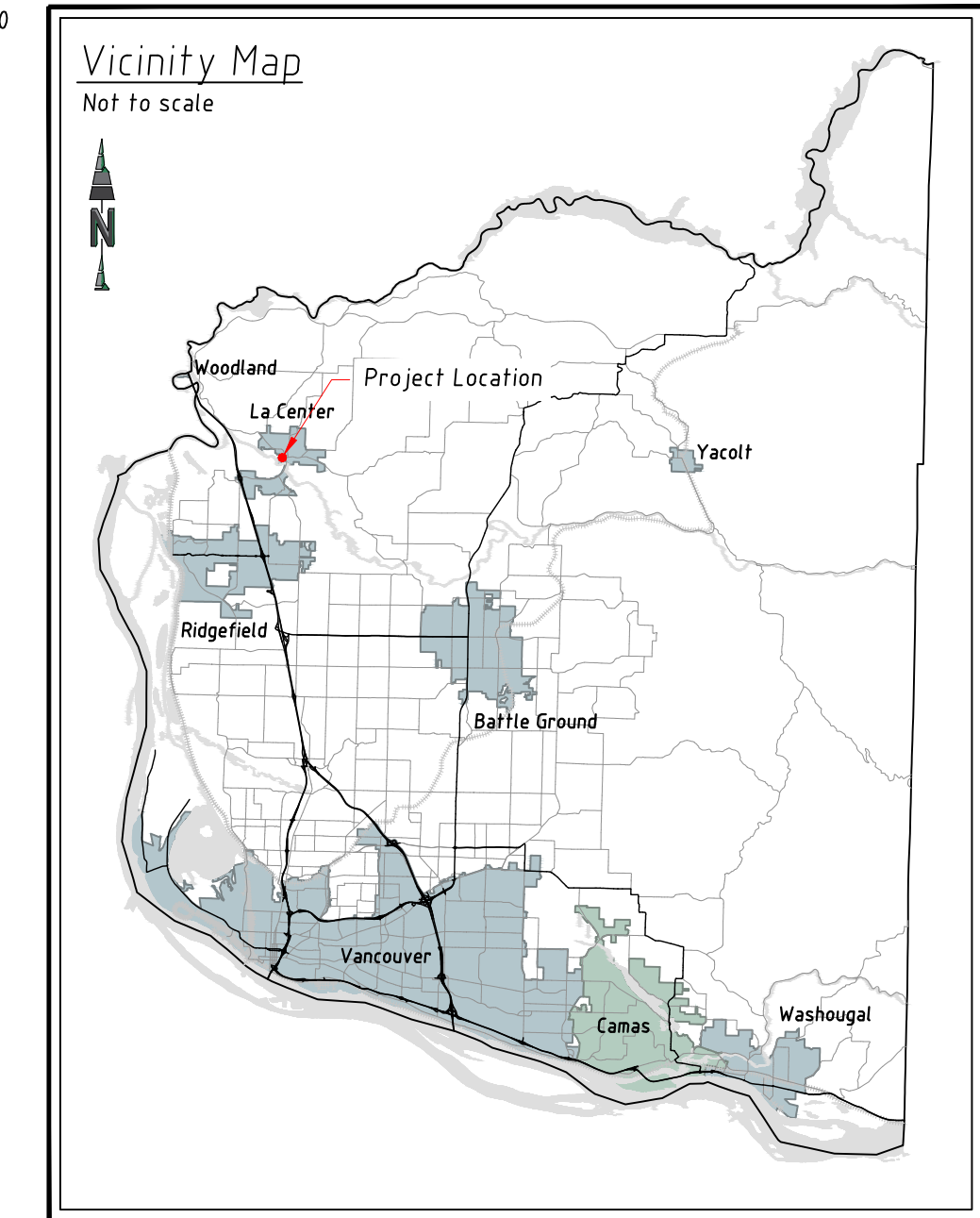
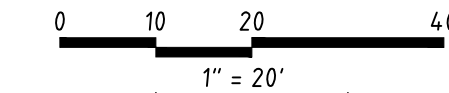
ADVANCED BUILDERS FOUR PLEX



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 CONSULTING ENGINEERS & PLANNERS
 6168 NW HWY 99 STE 100, VANCOUVER 98665
 (360) 931-3122

ADVANCED BUILDERS LA CENTER

Pre-App
Proposed Plan



General Legend

| | |
|--|-------------------|
| | Project Boundary |
| | Adjacent Boundary |
| | Easement Line |
| | Centerline |
| | Setback Line |
| | Existing Building |
| | Asphalt |
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Contact

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 Owner: Advanced Pro Builders - Luis, J.
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PA04

Project: ###
 Date: 7/13/2021
 Drafted:
 Designed: PCW
 Page: ### of ###

Northwest Utilities
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Revisions:

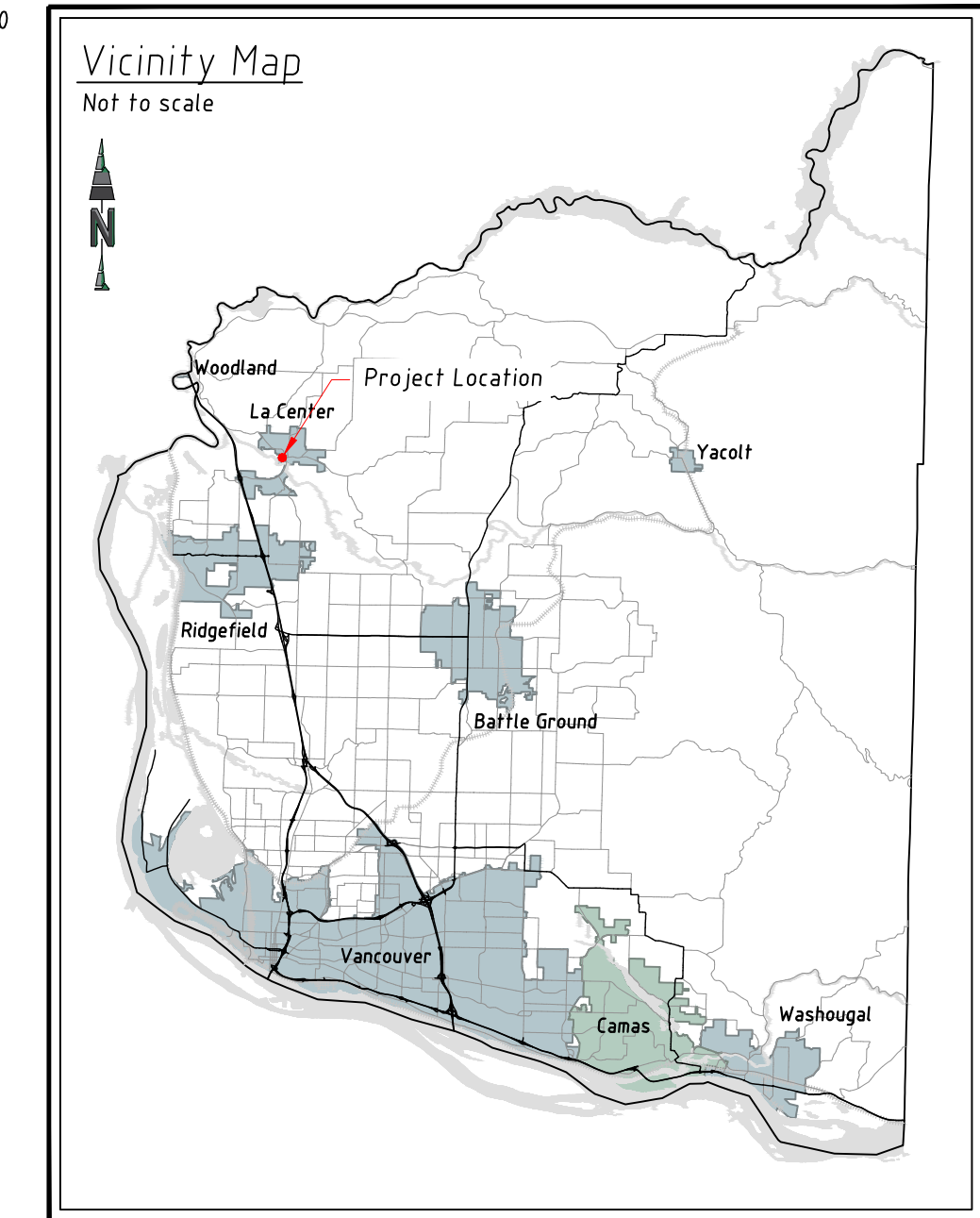
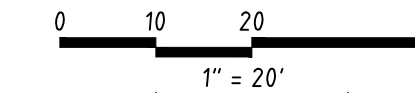
PROPOSED LANDSCAPE PLAN
 ADVANCED BUILDERS FOUR PLEX



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 CONSULTING ENGINEERS & PLANNERS
 6168 NW HWY 99 STE 100, VANCOUVER 98665
 (360) 931-3122

ADVANCED BUILDERS LA CENTER

Pre-App
Proposed Plan



General Legend

- Project Boundary
- Adjacent Boundary
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PA05

Project: #####
 Date: 7/13/2021
 Drafted:
 Designed: PCW
 Page: ##### of #####

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Revisions:

PROPOSED SEWER AND WATER PLAN
ADVANCED BUILDERS FOUR PLEX



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 CONSULTING ENGINEERS & PLANNERS
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 (360) 931-3122