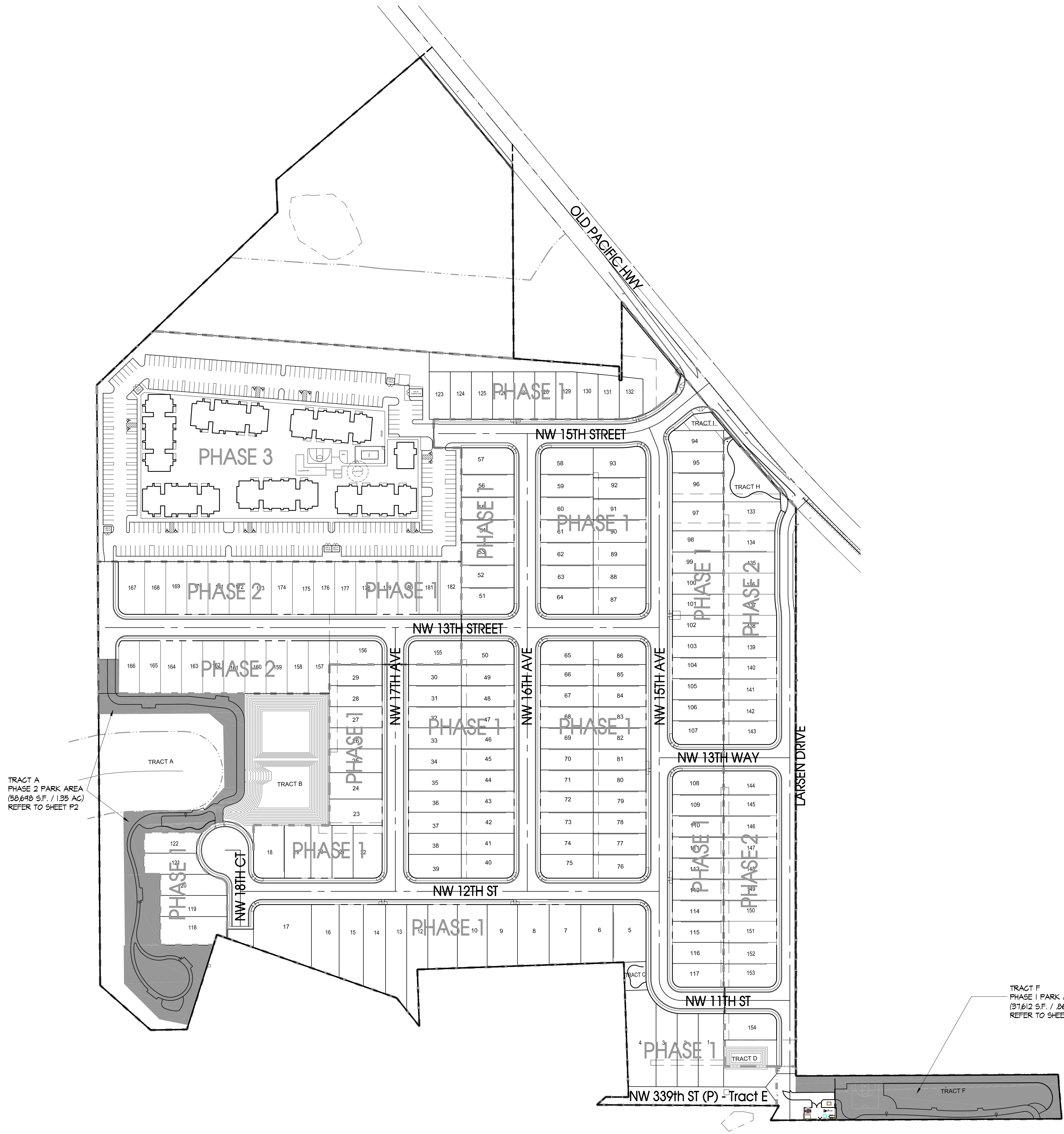


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TRACT A  
PHASE 2 PARK AREA  
(50,640 S.F. / 1.15 AC)  
REFER TO SHEET P2

TRACT F  
PHASE 1 PARK AREA  
(37,612 S.F. / 0.86 AC)  
REFER TO SHEET P2

PROPOSED SINGLE-FAMILY RESIDENCES	102
PARK AREA REQUIRED (.25 AC / 95 DWELLING UNITS)	1.3 AC ((102/95)*.25)
PARK AREA PROPOSED (TRACTS A & F)	2.21 AC

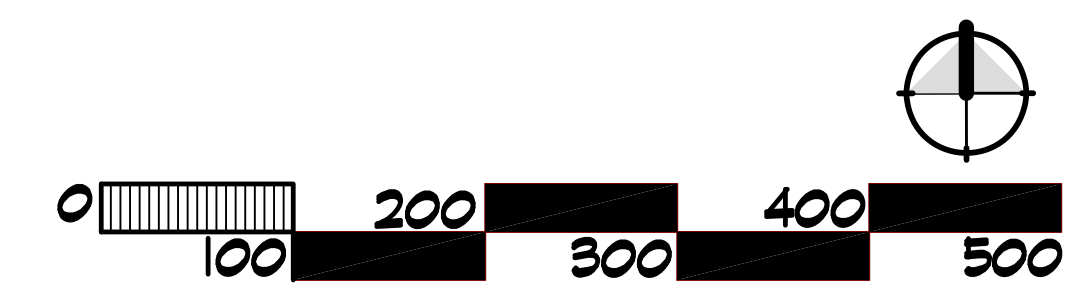
MAXIMUM SINGLE-FAMILY UNITS	155
MINIMUM SINGLE-FAMILY UNITS	62
MAX. PARK AREA REQUIRED (.25 AC / 155 DWELLING UNITS)	1.11 AC ((155/95)*.25)
MIN. PARK AREA REQUIRED (.25 AC / 62 DWELLING UNITS)	.44 AC ((62/95)*.25)
CREDIT FROM PHASES 1 & 2	.91 AC (2.21 - 1.3)
MAX. PARK AREA NEED - PHASE 3	.2 AC (1.11 - .91)
MIN. PARK AREA NEED - PHASE 3	0 AC (.44 - .91)



**RIVERSIDE ESTATES SUBDIVISION**  
PARK PLAN  
34508 NW OLD PACIFIC HWY  
La Center, Washington

DRAWN: CB	CHECKED: CB
SCALE: 1" = 100'-0"	DATE: 01-31-19
JOB #: IT-1420	
ISSUED FOR: FLR	
REVISIONS:	
△ Phase Changes 02-22-19	
△ Updated Park Plan 05-01-19	
△	
△	
△	

SHEET NAME:  
**PARK PLAN**  
**Exhibit A-1**





**GENERAL NOTES**

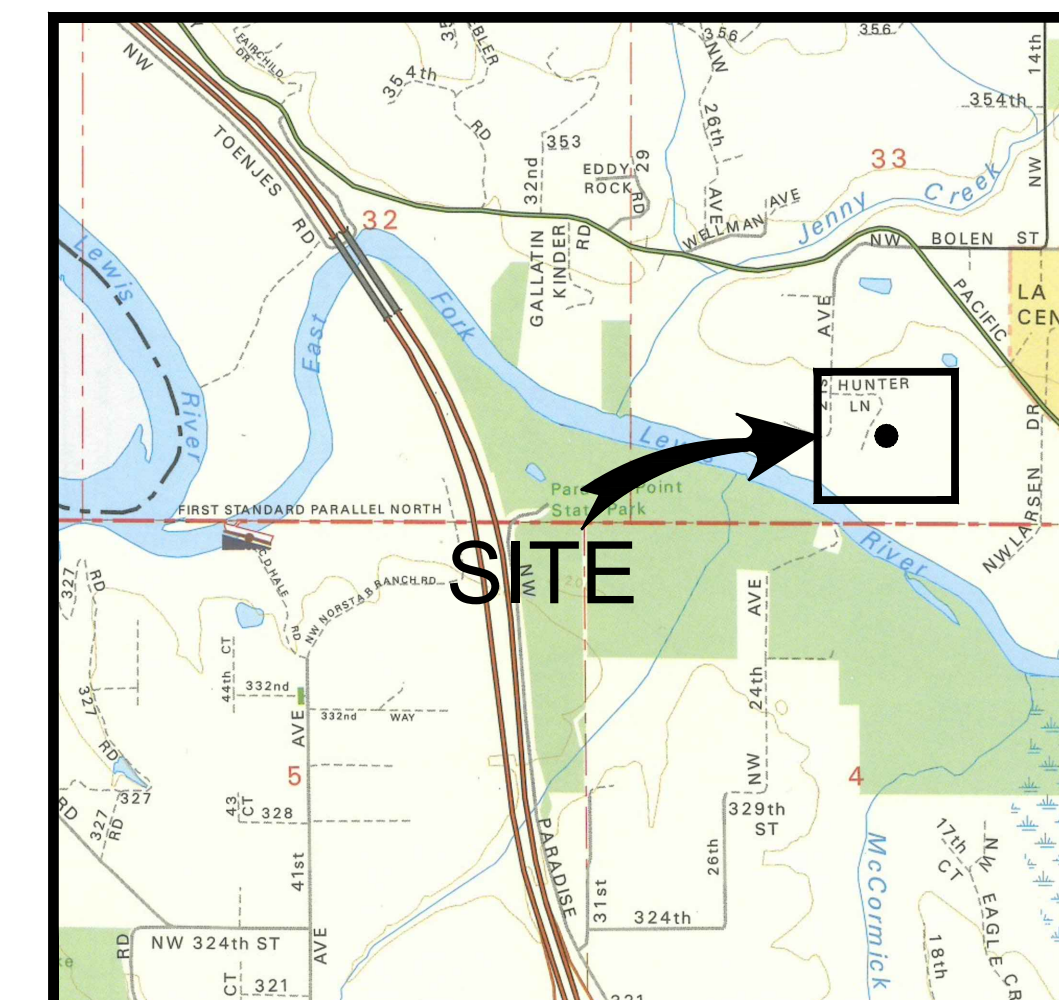
**DEVELOPER:**  
 ECM Riverside, LLC  
 340 Oswego Pointe Driv, Suite 208  
 Lake Oswego, OR 97034  
 Office (503) 568-1907

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

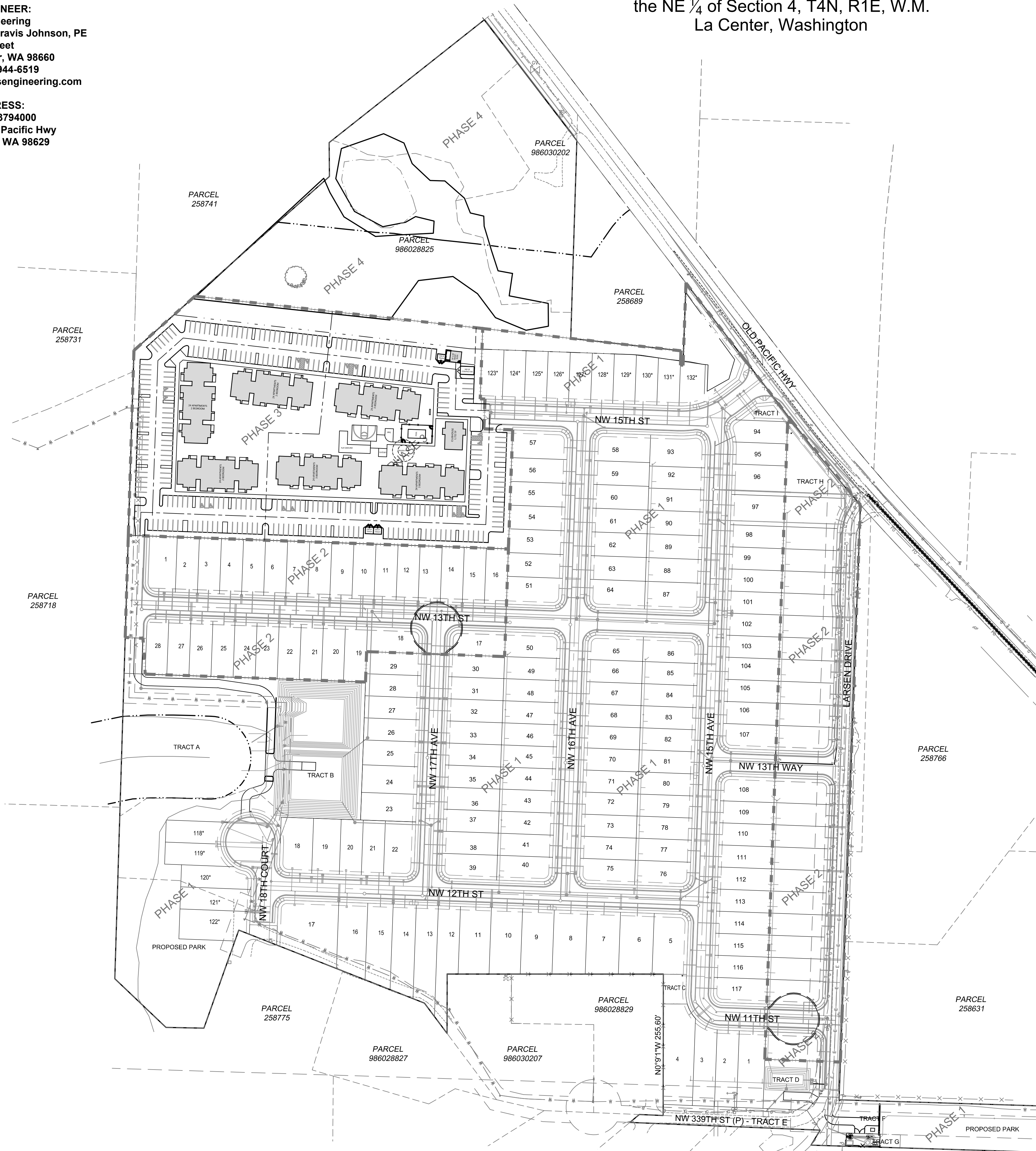
**SITE ADDRESS:**  
 Parcel # 63794000  
 34508 NW Pacific Hwy  
 La Center, WA 98629

# 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



LAND USE	DENSITY CALCULATIONS			
	AREA (sq-ft)	AREA (acre)	DENSITY (units/acre)	UNITS
SF PH 1 & 2 (MIN - MAX DENSITY)	932,122	21.40	8-12	172-256
MULTI-FAMILY - PH 3 (MIN DENSITY)	252,064	5.79	8-14	47-81
TOTAL ALLOWED	1,184,186	27.19	-	219-337
PHASE 1 & 2 (PROPOSED DENSITY)	932,122	21.40	8.5	182
PHASE 3 (PROPOSED DENSITY)	252,064	5.79	-	37*-155

\* MIN DENSITY FOR MULTI-FAMILY MUST BE 25% OF TOTAL RESIDENTIAL UNITS PER COL 18.140.030(4)

PHASE 3 MINIMUM ALLOWED UNITS		
PHASE	UNITS	PERCENTAGE
PHASE 1 & 2	182	75%
PHASE 3	62	25%
TOTAL	244	

PHASE 3 MAXIMUM ALLOWED UNITS		
PHASE	UNITS	PERCENTAGE
PHASE 1 & 2	182	54%
PHASE 3	155	46%
TOTAL	337	

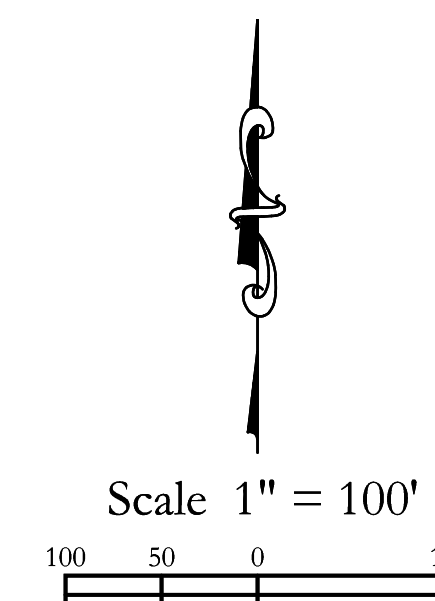


EXHIBIT A-2

## Riverside Estates Subdivision

Located in La Center, Washington

Revisions

NO.	DATE	DESCRIPTION
A	04/2019	
B		
C		
D		
E		

Project No. 2641  
 SCALE: H: 1" = 100'  
 V: N/A  
 DESIGNED BY: KMV  
 DRAFTED BY: KMV  
 REVIEWED BY: TGJ





**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

PARKING REQUIRED - 298 STALLS  
 144 DWELLING UNITS x 1.75 STALLS = 288  
 1,722 SF / 200 SF = 8.6 + 1 EMPLOYEE = 9.6  
 TOTAL PARKING PROVIDED - 301 STALLS  
 PHASE 1 - 154 STALLS  
 PHASE 2 - 147 STALLS

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



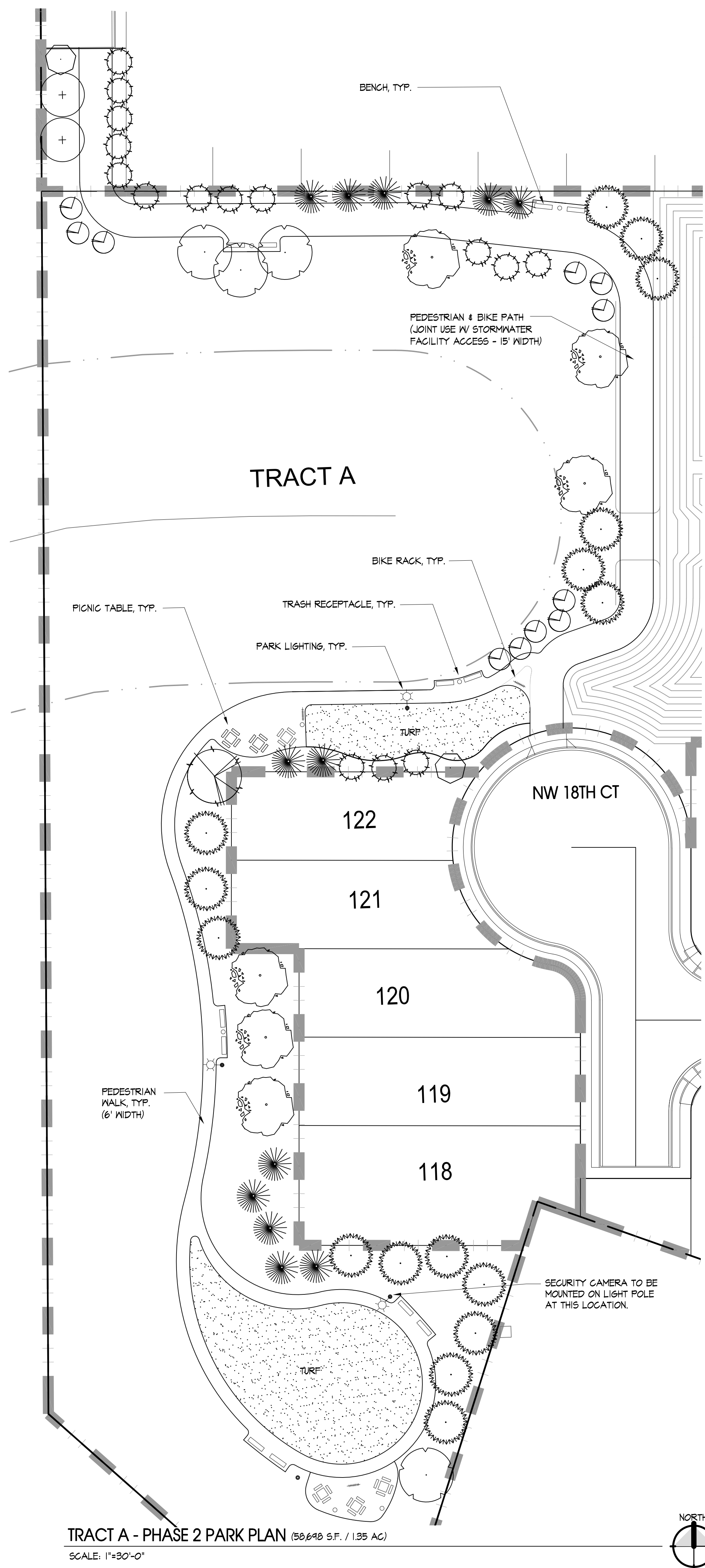
LA CENTER MULTI FAMILY COMPLEX  
 SAM SCHEUBLE  
 LA CENTER, WASHINGTON

EXHIBIT  
 A-3

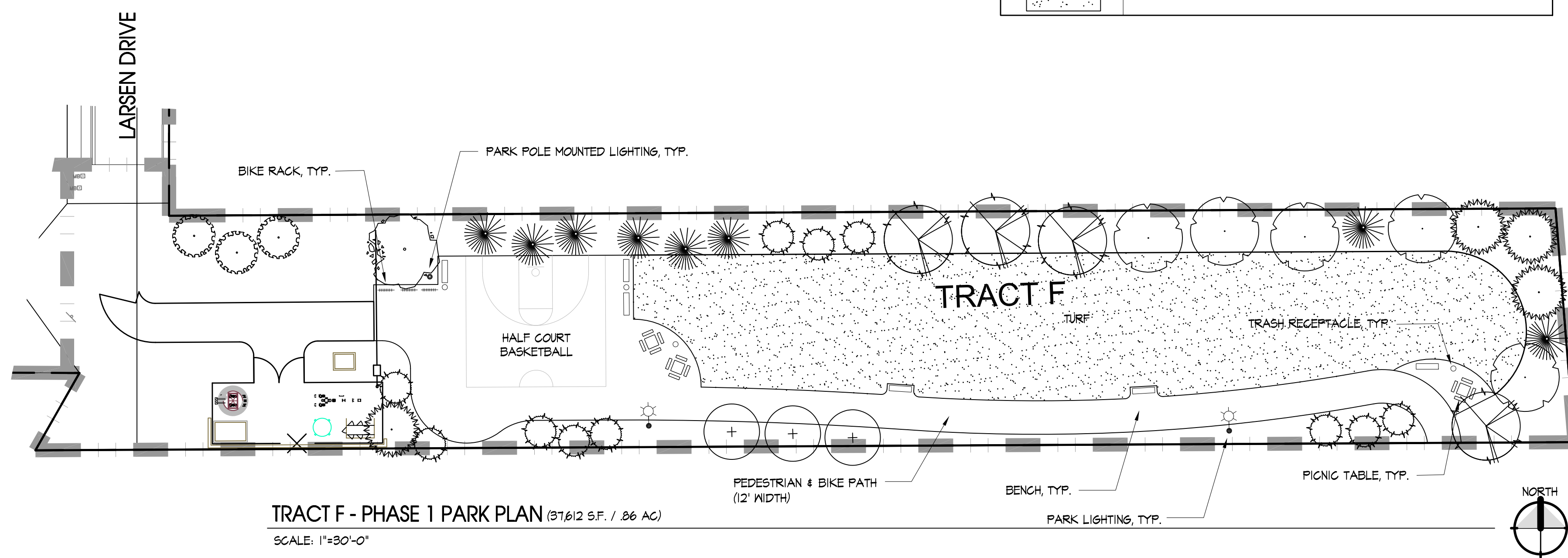
PRELIMINARY SITE LAYOUT  
 1" = 60'

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

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TRACT A - PHASE 2 PARK PLAN (58,648 S.F. / 1.35 AC)  
SCALE: 1"=30'-0"



TRACT F - PHASE 1 PARK PLAN (31,612 S.F. / .86 AC)  
SCALE: 1"=30'-0"

PLANT LEGEND			
TREES			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM 'ARMSTRONGS' / ARMSTRONGS MAPLE	2" Cal. Min.	5
	ACER RUBRUM 'BOYHALL' / BOYHALL MAPLE	2" Cal. Min.	3
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	2" Cal. Min.	8
	THUJA PLICATA 'HOGAN' / HOGAN'S WESTERN RED CEDAR	6' ht. Min.	35
	PICEA OMORICA / OMORICA SPRUCE	6' ht. Min.	36
	POPULUS TREMULA 'ERECTA' / SWEDISH ASPEN	2" Cal. Min.	11
	PRUNUS SERRULATA 'KWANZAN' / KWANZAN CHERRY	2" Cal. Min.	3
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER FLOWERING PEAR	2" Cal. Min.	5
	TILIA CORDATA / GREENSPIRE LINDEN	2" Cal. Min.	4
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF PINE	6' ht. Min.	34
	ZELKOVA SERRATA / VILLAGE GREEN SELKOVA	2" Cal. Min.	5
SHRUBS			
SYMBOL	BOTANICAL / COMMON NAME		
	FESTUCA GLAUCA / BLUE FESCUE		
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY HOLLY		
	KALMIA LATIFOLIA 'ELF' / ELF MOUNTAIN LAUREL		
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS		
	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER NANDINA		
	NANDINA DOMESTICA 'MOONBAY' / MOONBAY NANDINA		
	PIERIS JAPONICA 'CAVATINE' / CAVATINE PIERIS		
	PIERIS JAPONICA 'VARIEGATA' / VARIEGATED PIERIS		
	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA CHERRY LAUREL		
VIBURNUM DAVIDII / DAVID VIBURNUM			
	TURF - SOD OR SEED		

**Planning Solutions, Inc.**  
*Creating Solutions to Complex Issues*

4400 NE 77th Avenue  
Suite 275  
VANCOUVER, WA 98662  
VOICE: 360-760-9000 FAX: 360-713-6102  
www.planningsolutionsinc.com



**RIVERSIDE ESTATES SUBDIVISION**  
PARK PLAN  
34508 NW OLD PACIFIC HWY  
La Center, Washington

DRAWN: CB	CHECKED: CB
SCALE: AS SHOWN	DATE: 01-31-19
JOB #: IT-1420	
ISSUED FOR: FLR	
REVISIONS:	
	Phase Changes 02-22-19
	Updated Park Plan 05-01-19

SHEET NAME:  
**PARK PLAN Exhibit B**

SHEET #:  
**P2**

SHEET 2 OF 2



**GENERAL NOTES**

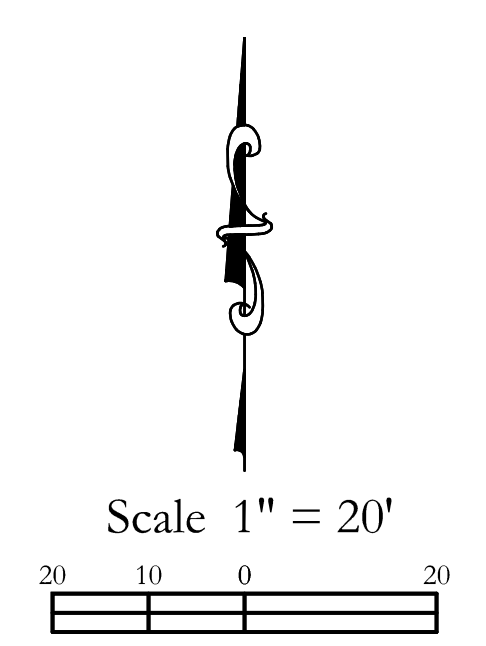
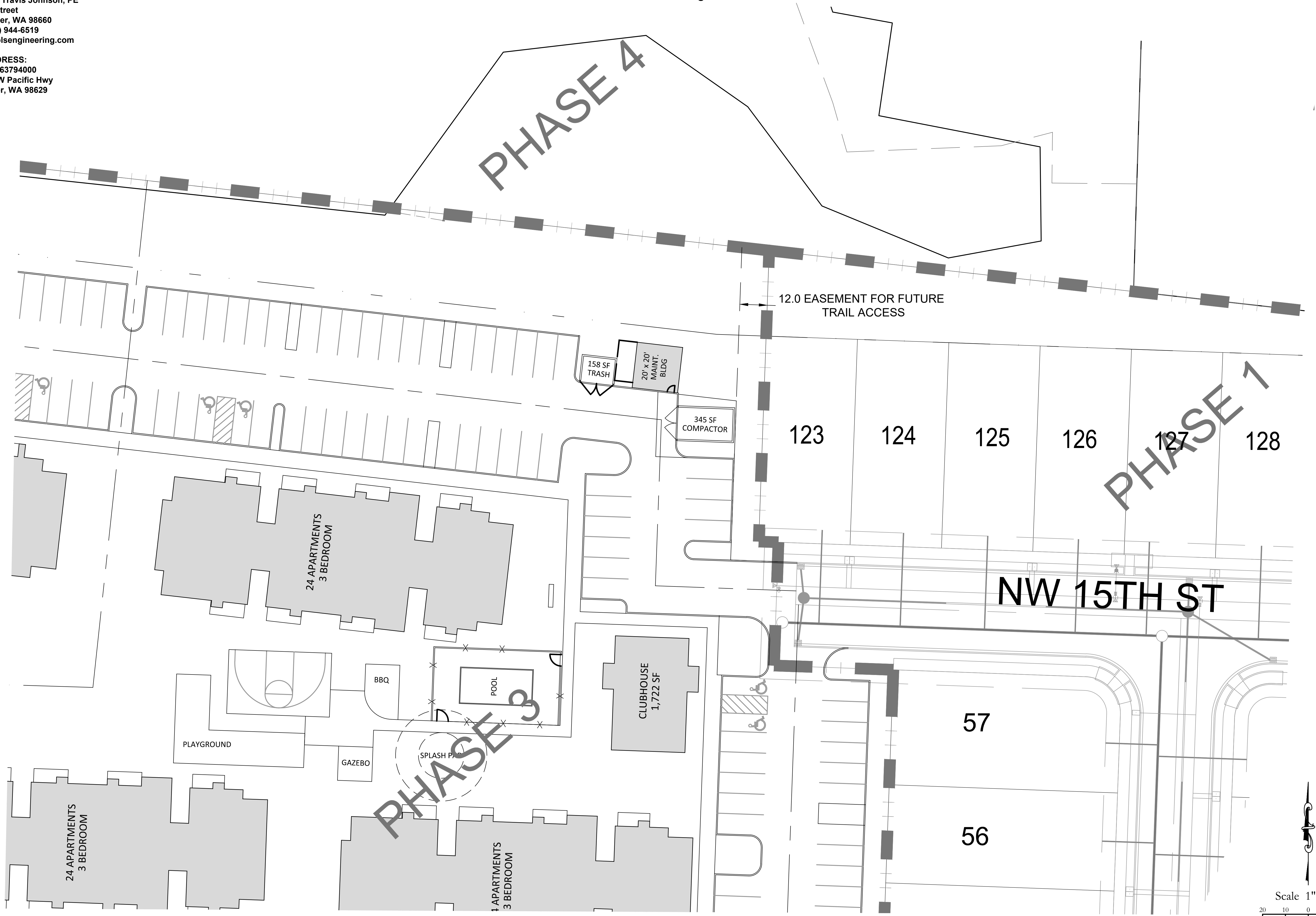
**DEVELOPER:**  
 ECM Riverside, LLC  
 340 Oswego Pointe Driv, Suite 208  
 Lake Oswego, OR 97034  
 Office (503) 568-1907

**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

# 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



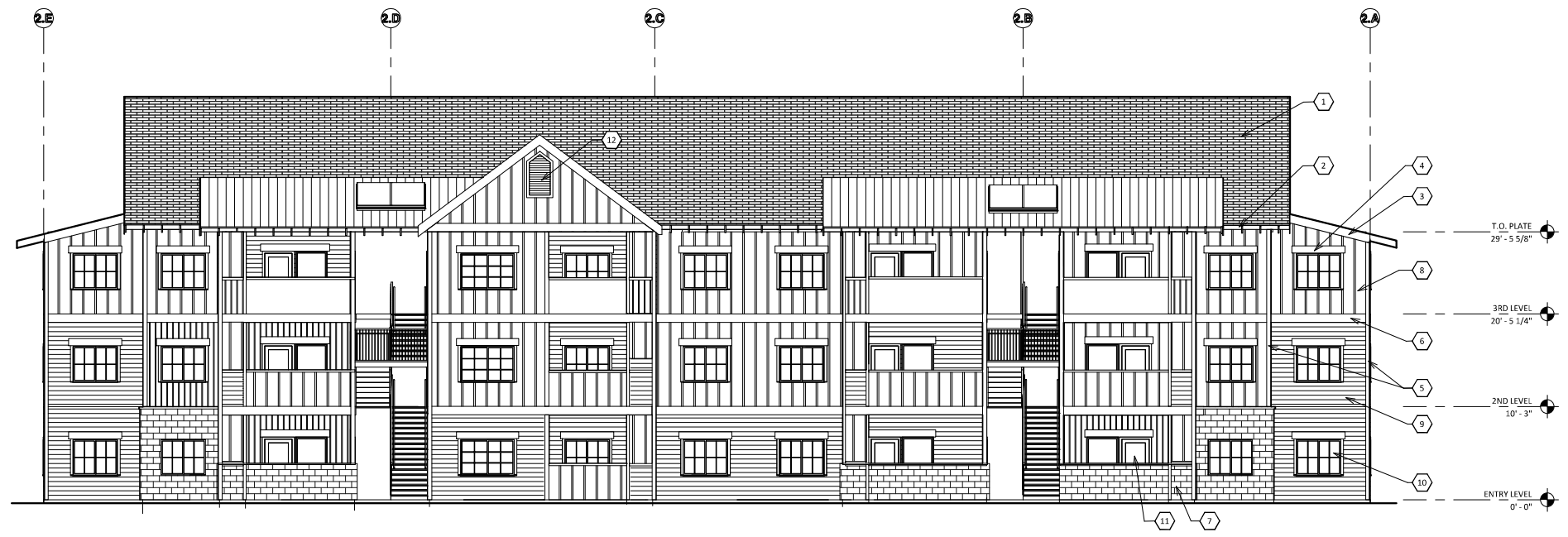
**EXHIBIT C**  
**Riverside Estates Subdivision**  
 Located in La Center, Washington  
 Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions	
A	04/2019
B	
1	
2	
3	
4	

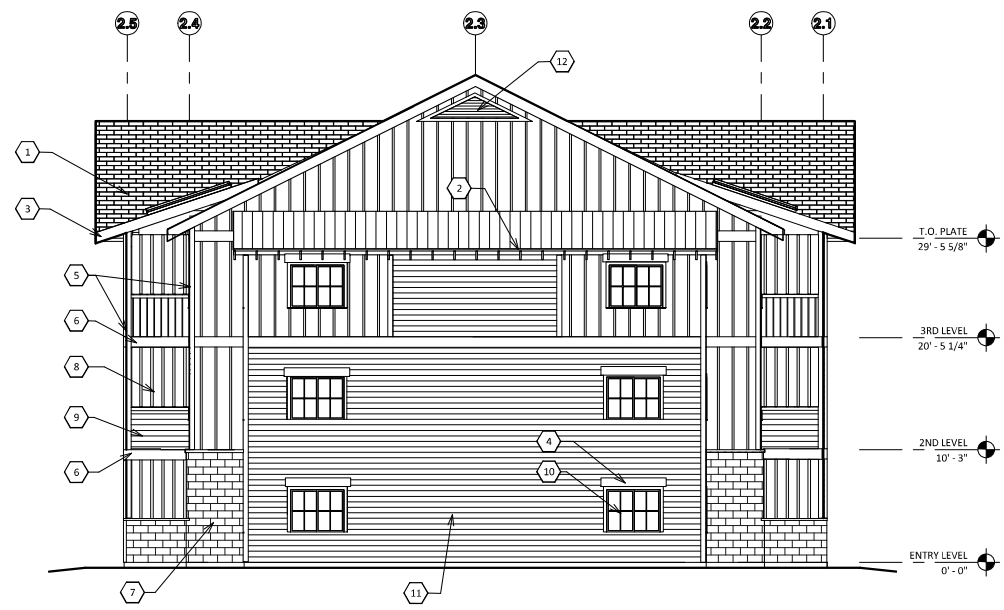
Project No.	2641
SCALE:	H: 1" = 20' V: N/A
DESIGNED BY:	KMV
DRAFTED BY:	KMV
REVIEWED BY:	TGJ

**PLS ENGINEERING**

**C**



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



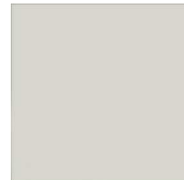
2 BLDG.2 - SIDE ELEVATION  
1/8" = 1'-0"





24-Plex Perspective

**Exterior Paint**



Rodda Paint  
Cascadia Palette  
CA030, Silver, Flat



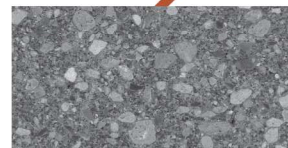
Rodda Paint  
Cascadia Palette  
CA087, Flagstone, Flat



Rodda Paint  
Cascadia Palette  
CA207, Iron, Flat



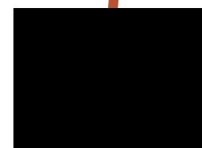
**Siding Material**  
Western States Metal Roofing Co.  
Weathered Rustic



**Wall Material**  
Kanta Products, Inc.  
Ground Face CMU  
Black



**Light Fixtures**  
Atlantis Large ADA  
Outdoor Wall Light  
Satin Black



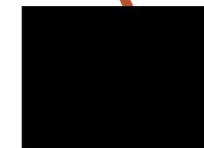
**Skylight**  
Kalwall  
#95 Black Frame



**Railings Color**  
Sherwin Williams  
Tricorn Black Satin  
SW 6258



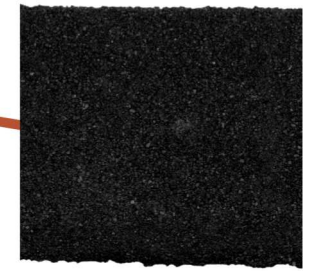
**Wood Stain**  
Sherwin Williams  
Charwood  
SW 3542



**Window Frame Color**  
Milgard Windows  
Premium Vinyl  
Bronze



**Window Trim Color**  
Sherwin Williams  
Tricorn Black Flat Sheen  
SW 6258



**Roofing Material**

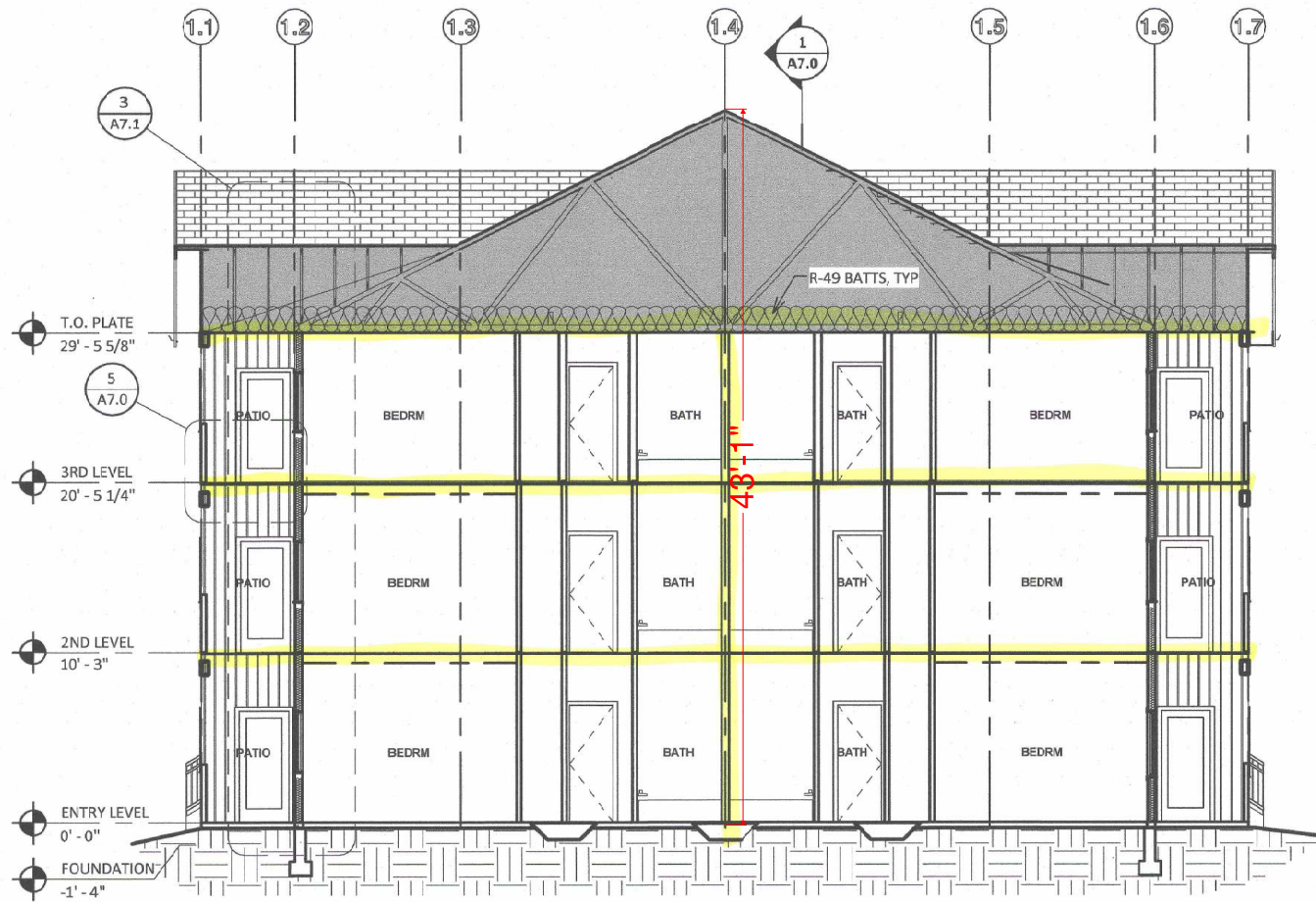
First Choice:  
IKO  
Cambridge Limited Lifetime  
Dual Black  
Second Choice:  
IKO, Cambridge 30  
Dual Black



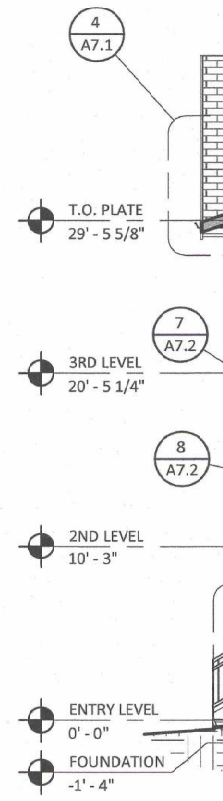
**Fascia and Window Head Color**

Sherwin Williams  
Antiquarian Brown  
SW 0045





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



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