



2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



*BREEZE CREEK TRAILS
SUBDIVISION*

WASHINGTON

CITY OF LA CENTER

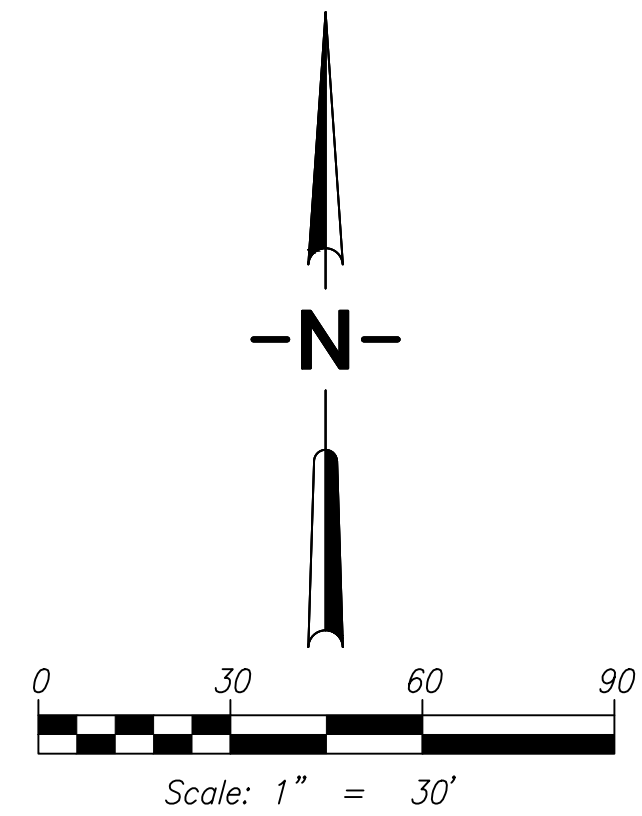
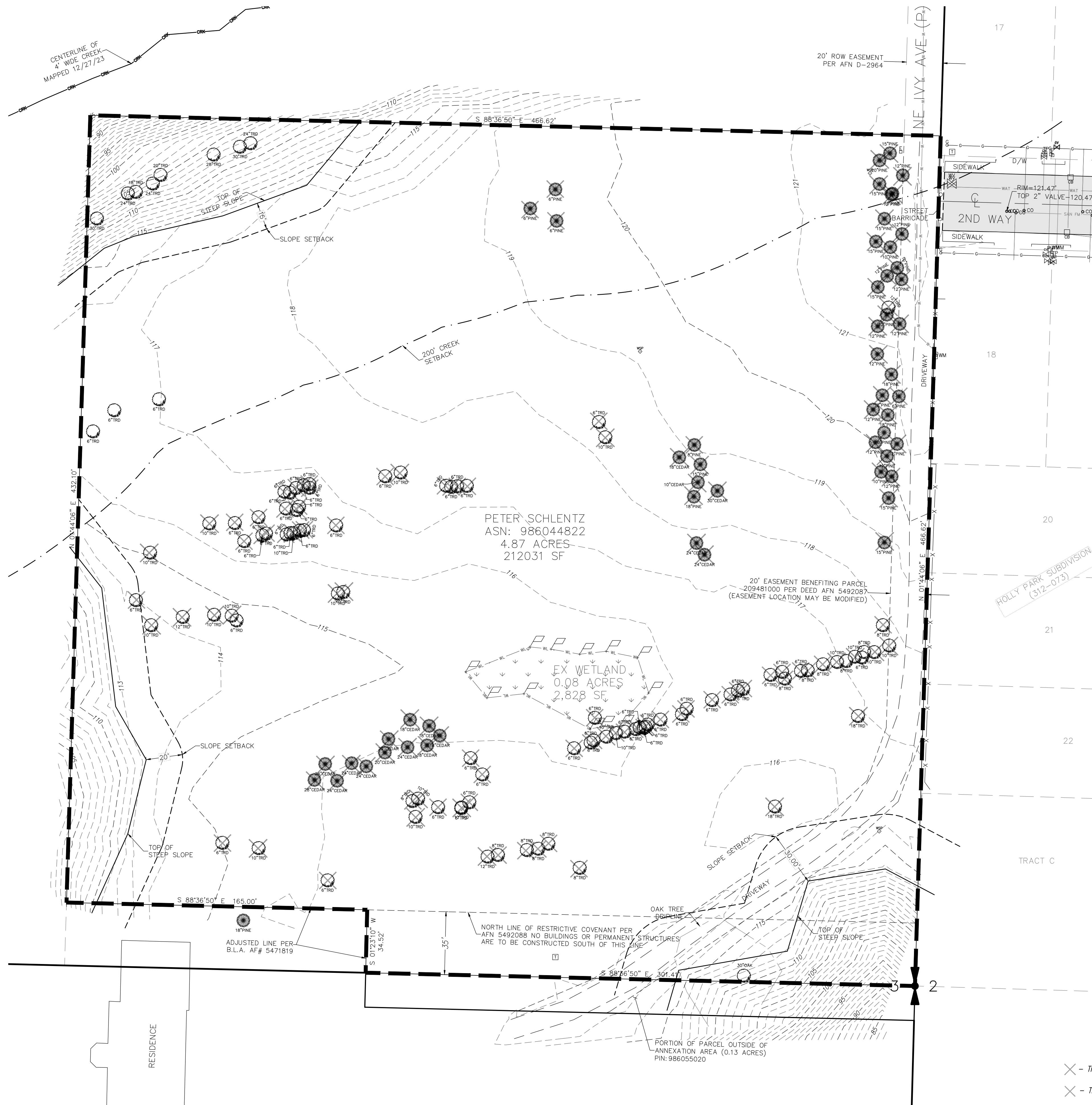
PRELIMINARY

REVISIONS

DESIGNED BY: SAT/SEM/JAI
DRAWN BY: SAT/SEM/JAI
CHECKED BY: JAI
SCALE: 1" = 30'

JOB NUMBER
2334

SHEET
PRE1.0



BREEZE CREEK TRAILS SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 4 NORTH, RANGE 1
EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION

APPLICANT:

BREEZE CREEK TRAILS, LLC
ATTN: PETER SCHLENTZ
19158 KRISTEN WAY
SAN ANTONIO, TX 79258
PH: 360-606-2787
EM: peter@bossproductsamerica.com

PROPERTY OWNER:

BREEZE CREEK TRAILS, LLC
P.O. BOX 928
BATTLE GROUND WA , 98604

986044-822
NO SITUS ADDRESS, LA CENTER, WA 98629

CONTACT PERSON:

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

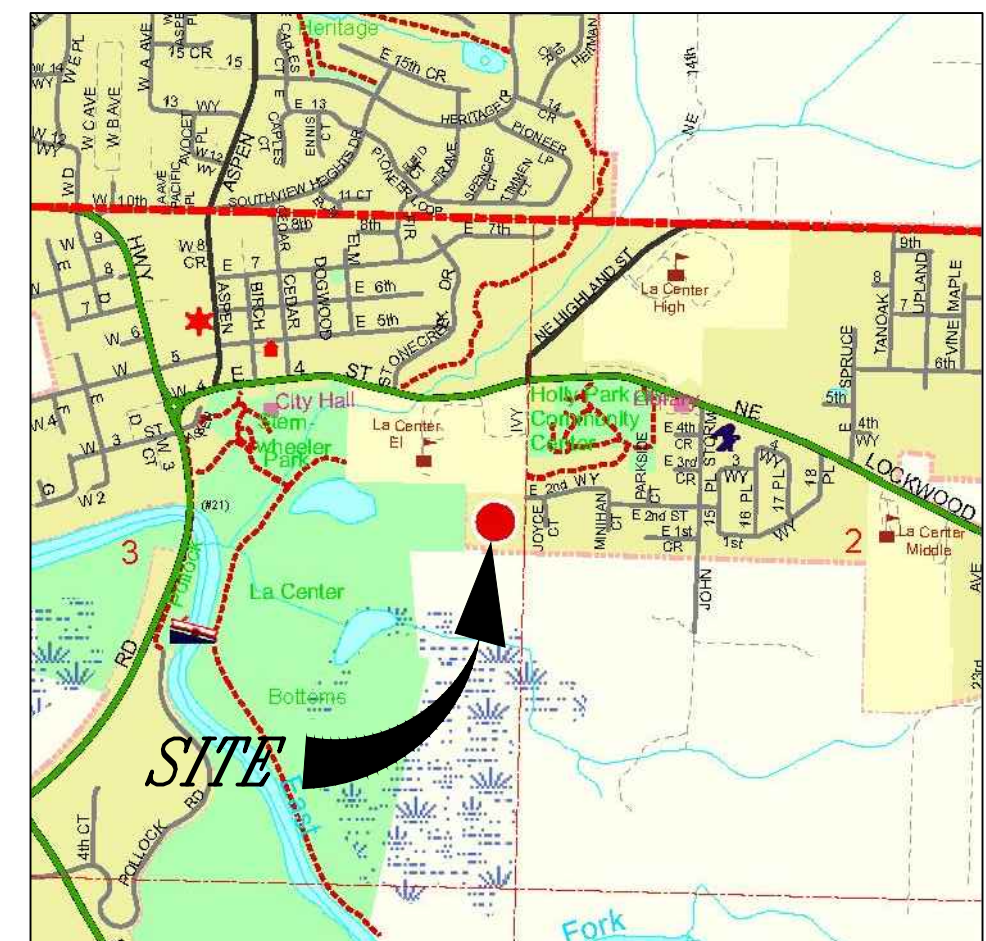
EXISTING PARCEL NUMBER	986044-822		
CURRENT USE	VACANT LAND		
ZONING DESIGNATION	LDR- 7.5		
GROSS SITE AREA	4.87	ACRES	212,031 S.F.
TRANSIT ROUTES	NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE.		
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LA CENTER, PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES, NO SEPTIC SYSTEM IS KNOWN TO EXIST ON SITE. NO WELL IS KNOWN TO EXIST ON-SITE.		

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE EAST FORK LEWIS RIVER WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE-HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING & PUBLIC RESOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.



VICINITY MAP
NTS

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BREEZE CREEK TRAILS SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 4 NORTH, RANGE 1
EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION
MARCH 2024

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PARCEL # & PROPERTY ADDRESS: 986044-822
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PROPOSED SITE INFORMATION

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL (15 LOT) SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	7,500 SF, 6,000 SF MIN. W/DENSITY TRANSFER
MINIMUM LOT WIDTH	60' MIN. ALLOWED, 58' MIN. PROPOSED W/VARIANCE
MINIMUM LOT DEPTH	90' MIN. ALLOWED, 95' MIN. PROPOSED
FRONT YARD SETBACK	20'
STREET SIDE YARD SETBACK	10'
INTERIOR SIDE YARD SETBACK	7.5' MIN.
REAR YARD SETBACK	20'
MAXIMUM LOT COVERAGE	35%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

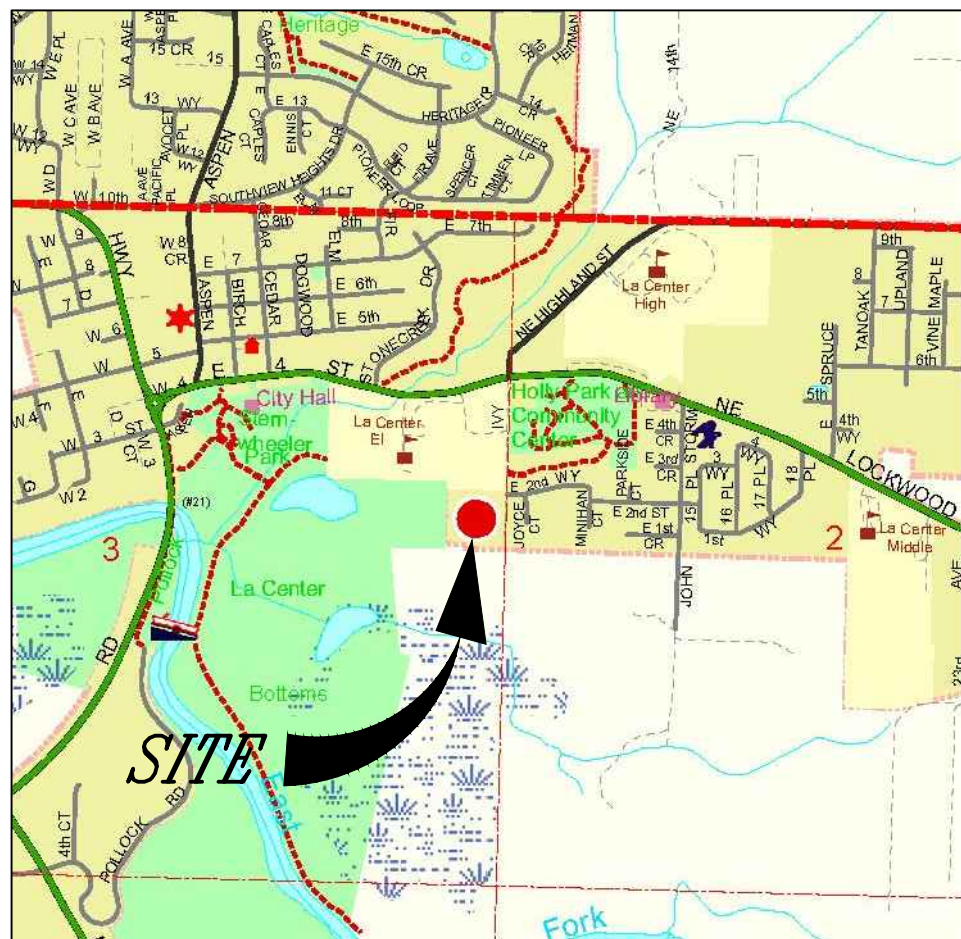
SEWER	CITY OF LA CENTER
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

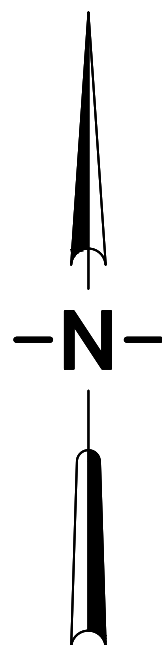
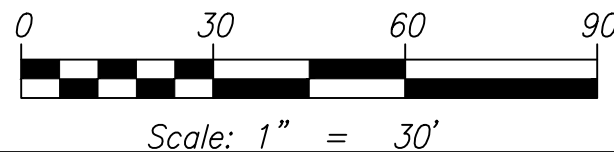
TREATMENT	STORMWATER IS PROPOSED TO BE TREATED USING A WETPOND FACILITY OR OTHER APPROVED BMP'S
DISPOSAL	STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

PROPOSED SITE AREA SUMMARY	ACRES	S.F.
GROSS SITE AREA	4.87	21203
NET SITE AREA (GROSS AREA- R/W)	4.16	18126
AVERAGE LOT AREA	0.18	7964
PUBLIC RIGHT-OF-WAY DEDICATED	0.71	30766



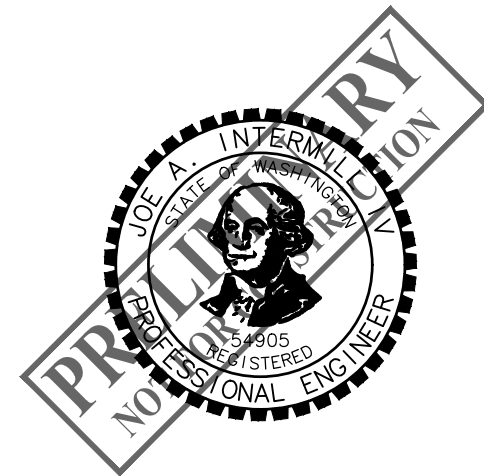
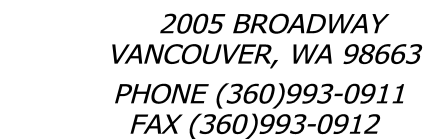
VICINITY MAP
NTS



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SCALE: 1" = 30'

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SHEET
PRE2.0



PRELIMINARY PLAT

*BREEZE CREEK TRAILS
SUBDIVISION*

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

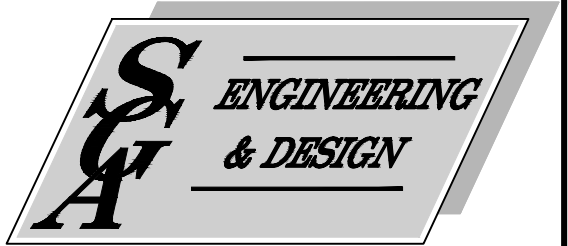
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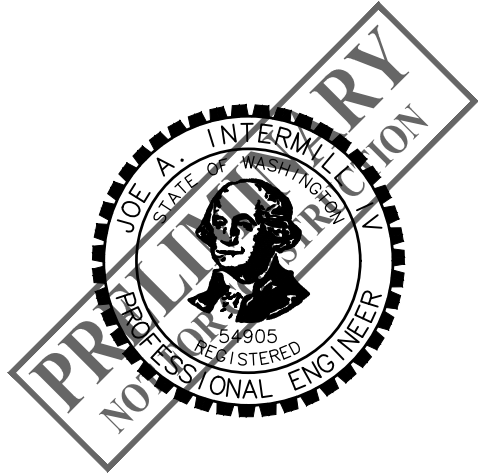
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CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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PRELIMINARY STORMWATER PLAN

BREEZE CREEK TRAILS SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

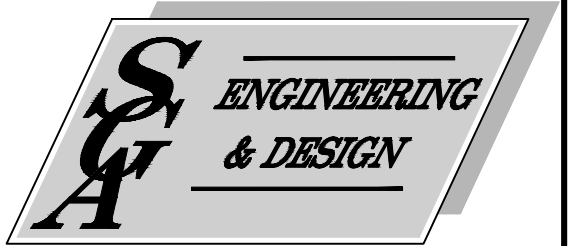
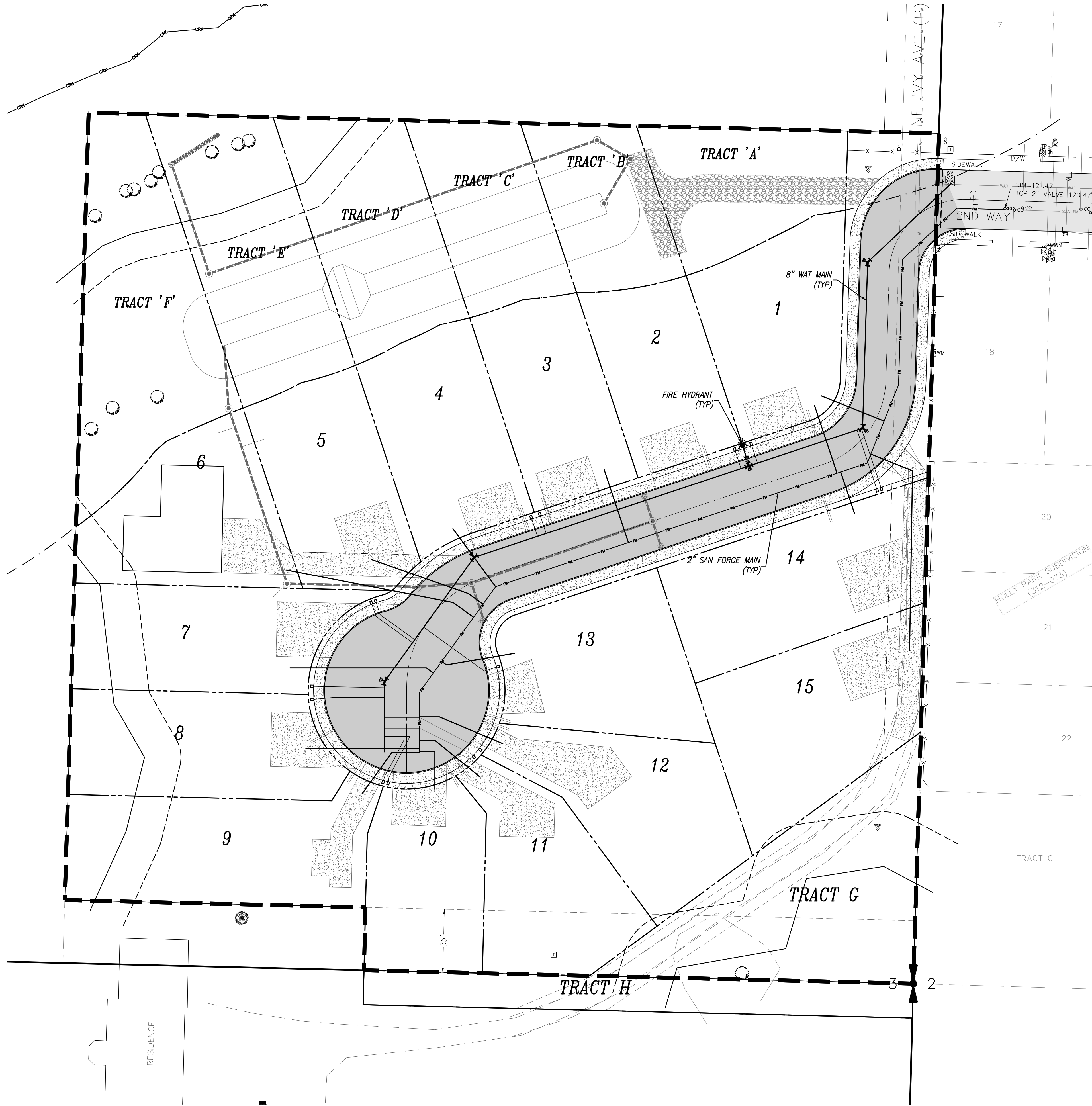
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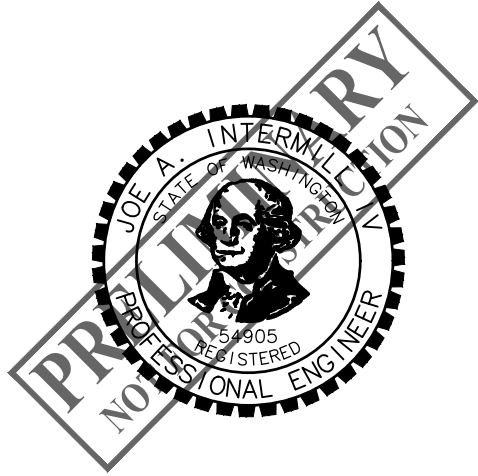
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CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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PRELIMINARY SANITARY & WATER PLAN

BREEZE CREEK TRAILS SUBDIVISION

WASHINGTON

CITY OF LA CENTER

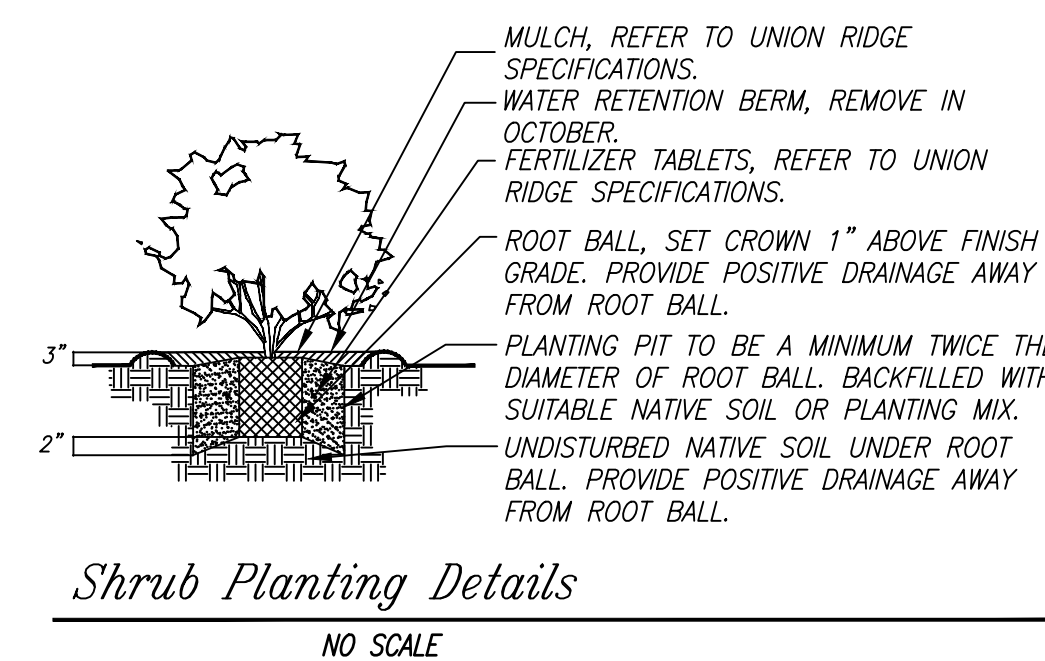
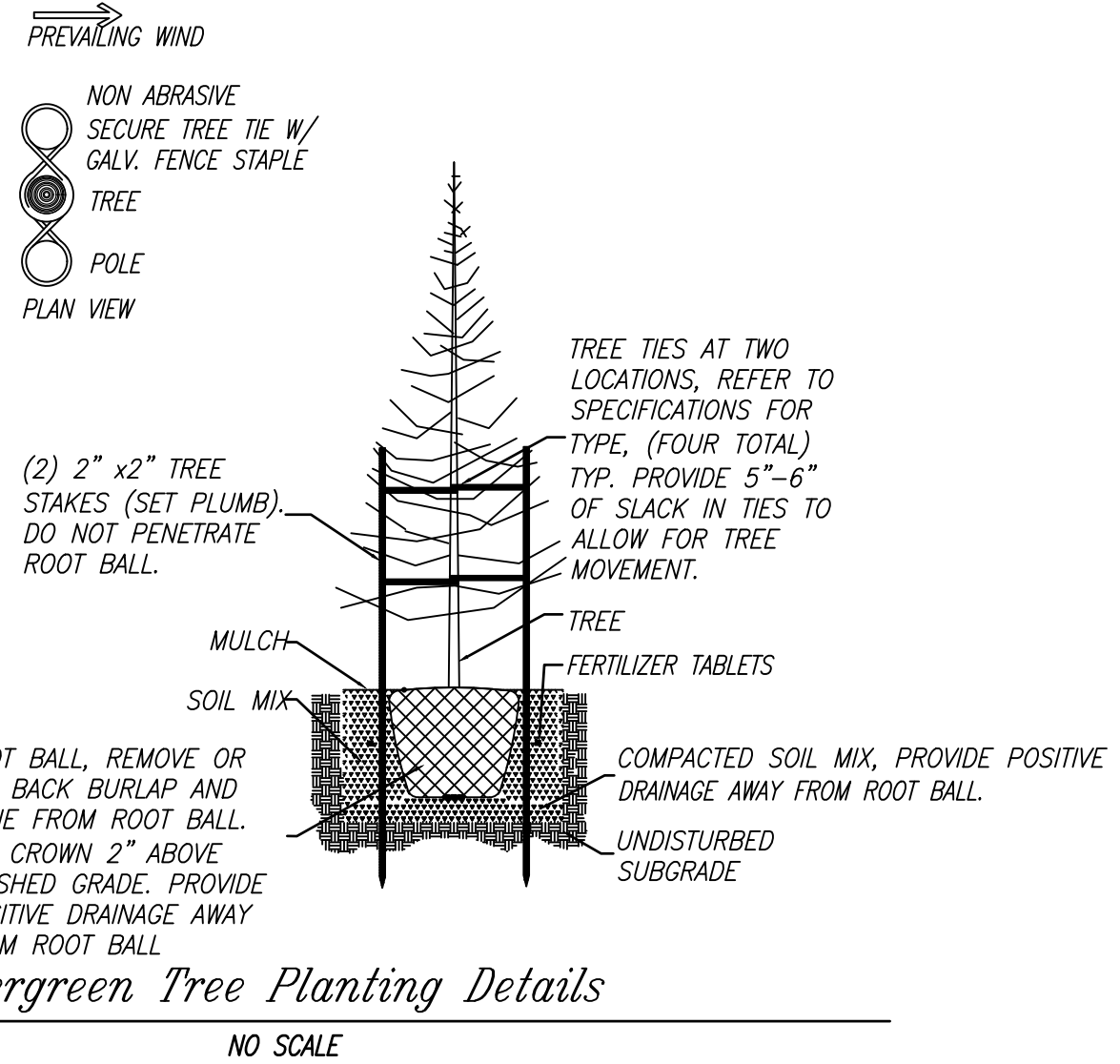
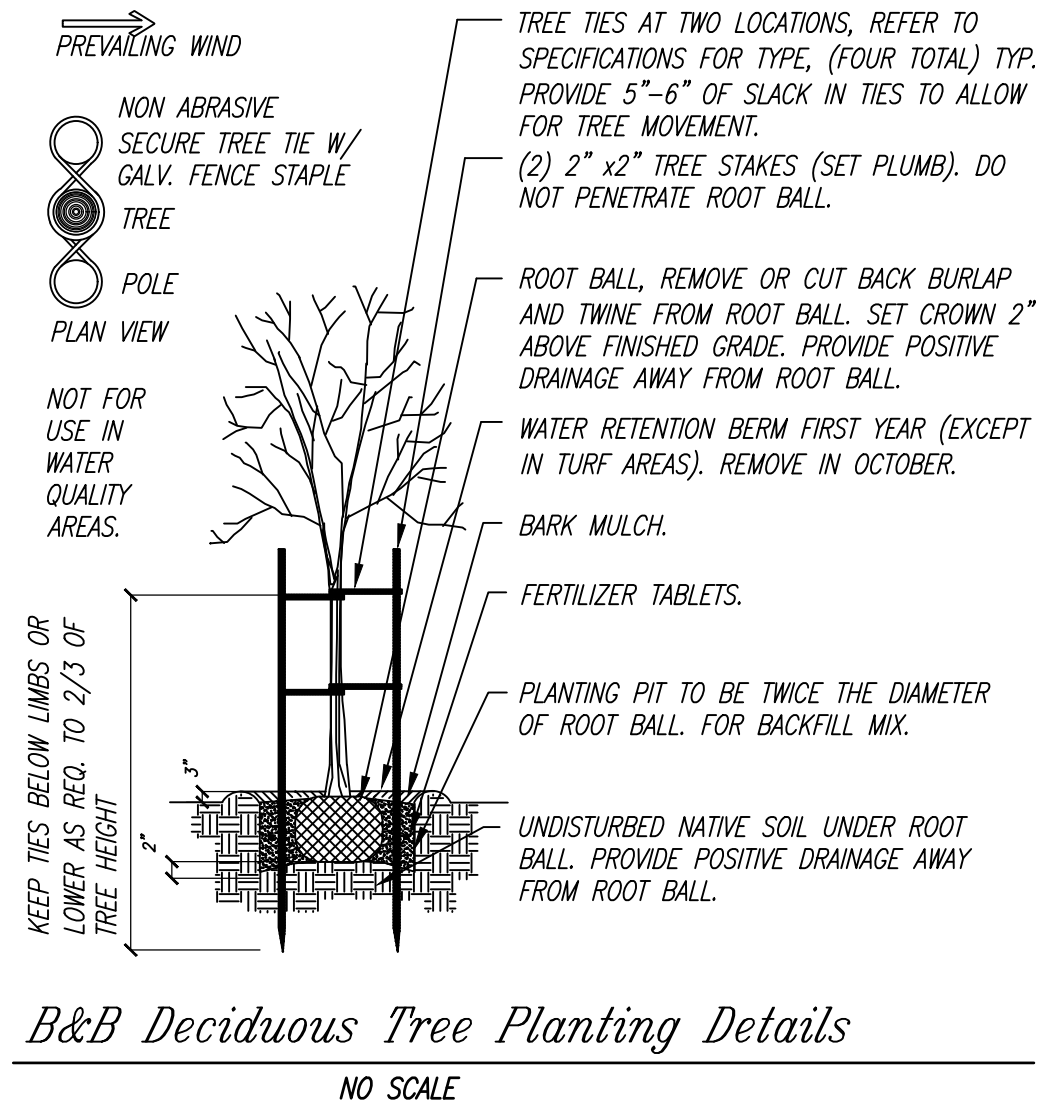
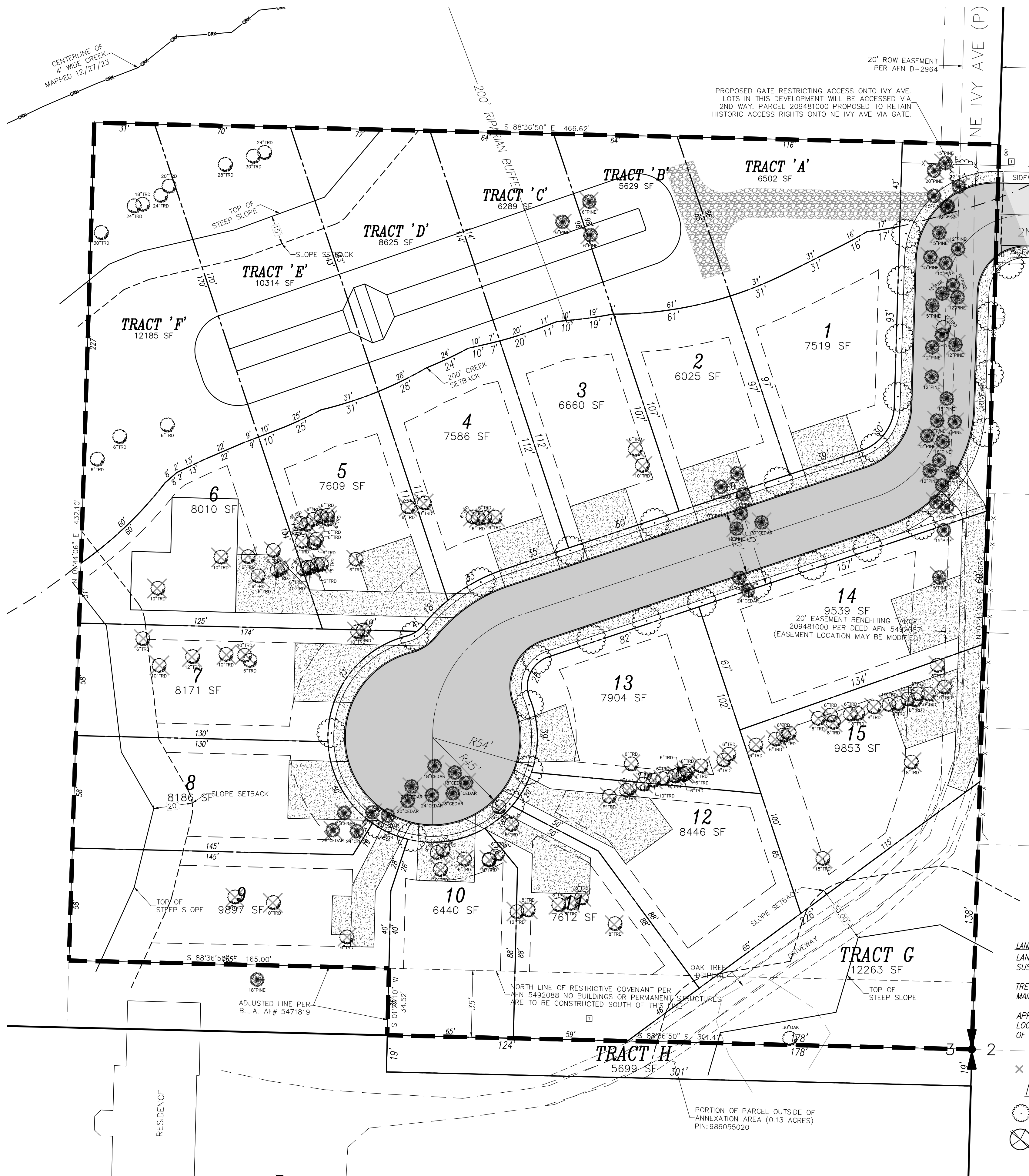
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- ✕ - TREES TO BE REMOVED = OR > 10" (72 TREES)
- ✕ - TREES TO BE REMOVED < 10" (68 TREES)

TIMELINE & NARRATIVE

TREES IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR LOT ADJACENT TO RIGHT OF WAY IN QUESTION.

TREES ON INDIVIDUAL LOTS SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR SAID LOT. TREES ARE EASILY DAMAGED DURING CONSTRUCTION AND SHOULD NOT BE INSTALLED UNTIL AFTER ALL DRIVEWAYS, SIDEWALKS AND HEAVY CONSTRUCTION ACTIVITIES ARE COMPLETED.

TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED BY INDIVIDUAL HOMEOWNERS OR THE HOMEOWNER'S ASSOCIATION.

LANDSCAPE NOTES

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

✕ - TREES TO BE REMOVED

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
CORNUS KOUSA x FLORIDA 'STELLAR PINK DOGWOOD' 2" CAL. or approved equal.	2" CAL.	30' O.C.	29
ACER RUBRUM 'OCTOBER GLORY MAPLE' or approved equal.	2" CAL.	30' O.C.	00

NOTES:

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.

GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS. REFER TO ALL PRIOR TO BIDDING AND CONSTRUCTION.

ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
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STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT

SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

PRELIMINARY LANDSCAPE PLAN

BREEZE CREEK TRAILS SUBDIVISION

WASHINGTON
CITY OF LA CENTER

PRELIMINARY	
REVISIONS	
NO.	DESCRIPTION

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