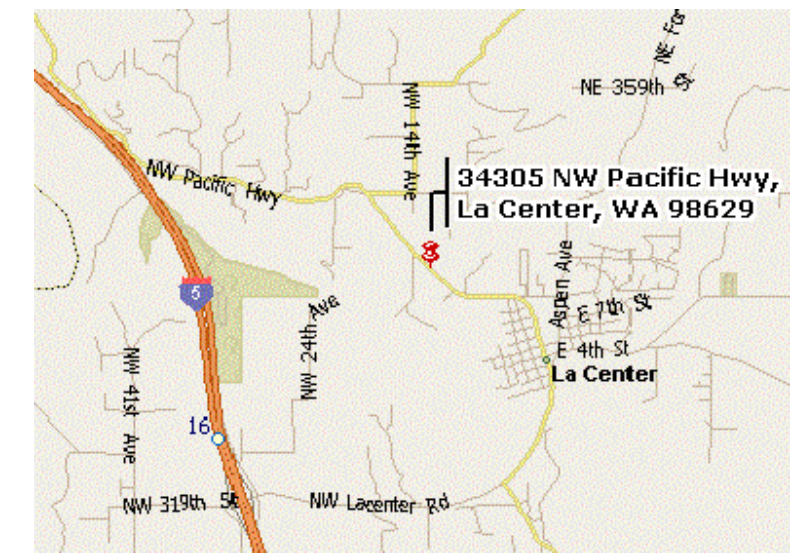
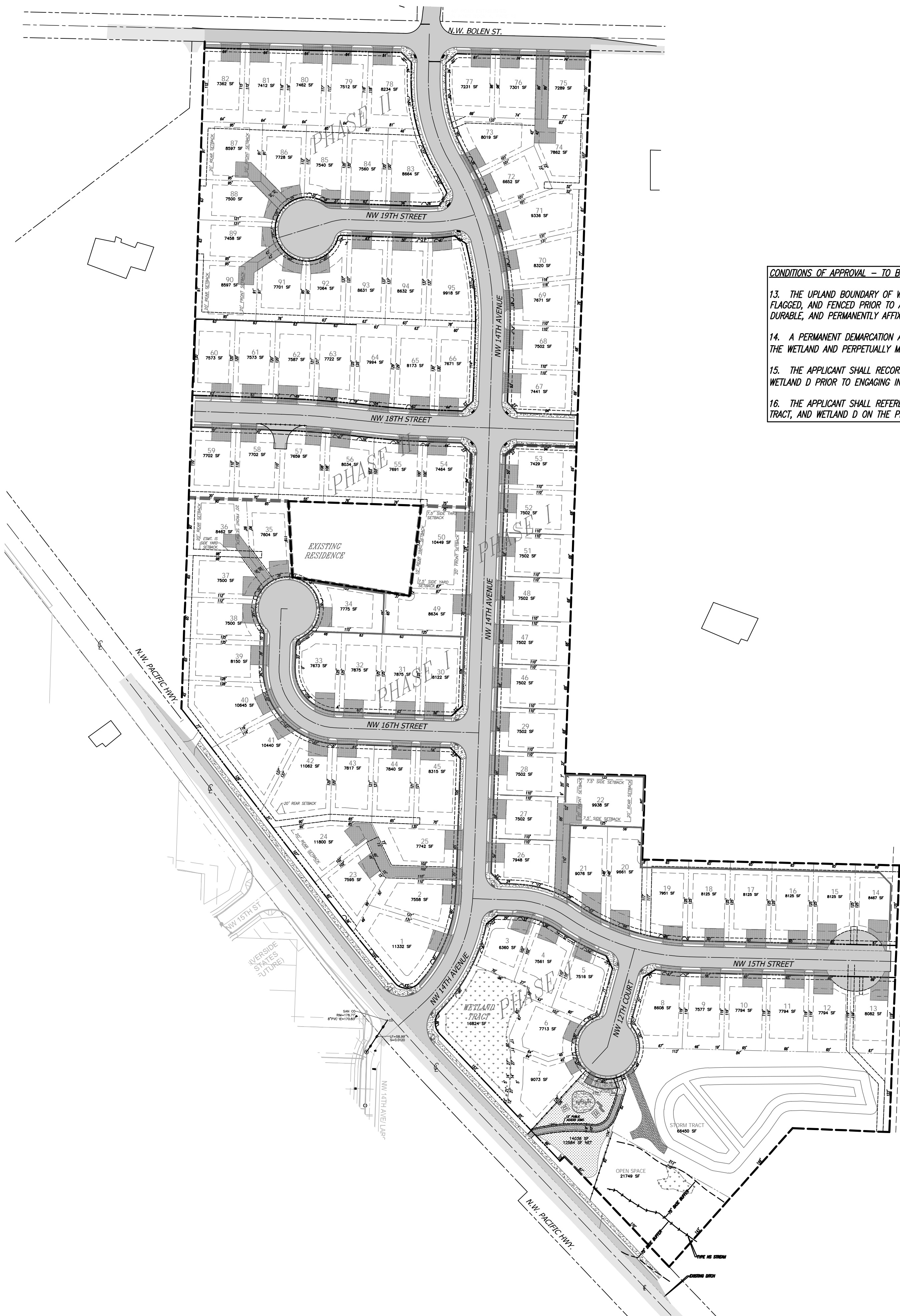


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VICINITY MAP

CONDITIONS OF APPROVAL - TO BE MET PRIOR TO CONSTRUCTION APPROVAL

- 13. THE UPLAND BOUNDARY OF WETLAND D, AS SHOWN ON THE REVISED PRELIM PLAT, SHALL BE CLEARLY STAKED, FLAGGED, AND FENCED PRIOR TO AND THROUGH COMPLETION OF CONSTRUCTION. MARKERS SHALL BE CLEARLY VISIBLE, DURABLE, AND PERMANENTLY AFFIXED TO THE GROUND.
- 14. A PERMANENT DEMARCATION AND SIGNAGE OF WETLAND D SHALL BE INSTALLED ALONG THE UPLAND BOUNDARY OF THE WETLAND AND PERPETUALLY MAINTAINED IN ACCORDANCE WITH 18.300.090(5)(O)(V).
- 15. THE APPLICANT SHALL RECORD A CONSERVATION COVENANT WITH THE FINAL PLAT FOR THE WETLAND TRACT AND WETLAND D PRIOR TO ENGAGING IN REGULATED ACTIVITIES IN ACCORDANCE WITH 18.300.090(5)(O)(V).
- 16. THE APPLICANT SHALL REFERENCE THE RECORDED CONSERVATION COVENANTS FOR THE STREAM BUFFER, WETLAND TRACT, AND WETLAND D ON THE PLAT PRIOR TO THE FINAL PLAT APPROVAL.

HIGHLAND TERRACE SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

APRIL 2019

TAX PARCEL #'S 258636-000, 258704-000, 258703-000, 258702-000, 258727-000, 258644-000

APPLICANT: EVERGREEN HOMES, NW 13217 NW 30TH COURT VANCOUVER, WA 98685 ATTN: CHRIS SUNDRAM

CONTACT: SCA ENGINEERING, PLLC. ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98660 PHONE: (360) 993-0911 FAX: (360) 993-0912 EMAIL: STAYLOR@SCAENGINEERING.COM

EXISTING SITE DATA:

PRESENT USE	4 SINGLE FAMILY RESIDENCES ON ACERAGE
EXISTING ZONING	R-7.5
GROSS SITE AREA	25.3 ACRES (1,103,203 S.F.)
TRANSIT ROUTES & STOPS	NONE WITHIN 1/4 MILE OF SITE
EXISTING WATER	PRIVATE WELLS
EXISTING SEWER	PRIVATE SEPTIC

ENVIRONMENTAL DATA:

100 YEAR FLOOD PLAIN	NONE KNOWN
DRAINAGE COURSES	SHOWN BY TOPO CONTOURS
UNSTABLE GROUND	NONE KNOWN
HIGH WATER WATER TABLE OR IMPERMEABLE SOILS	YES
WETLANDS OR WATER BODIES	SITE CONTAINS WETLANDS AND MAN-MADE PONDS
SEVERE EROSION POTENTIAL	NONE KNOWN
WEAK FOUNDATIONAL SOILS	NONE KNOWN
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT	NONE KNOWN
SLOPES IN EXCESS OF 15%	YES

EXISTING CONDITIONS DISCLAIMER:

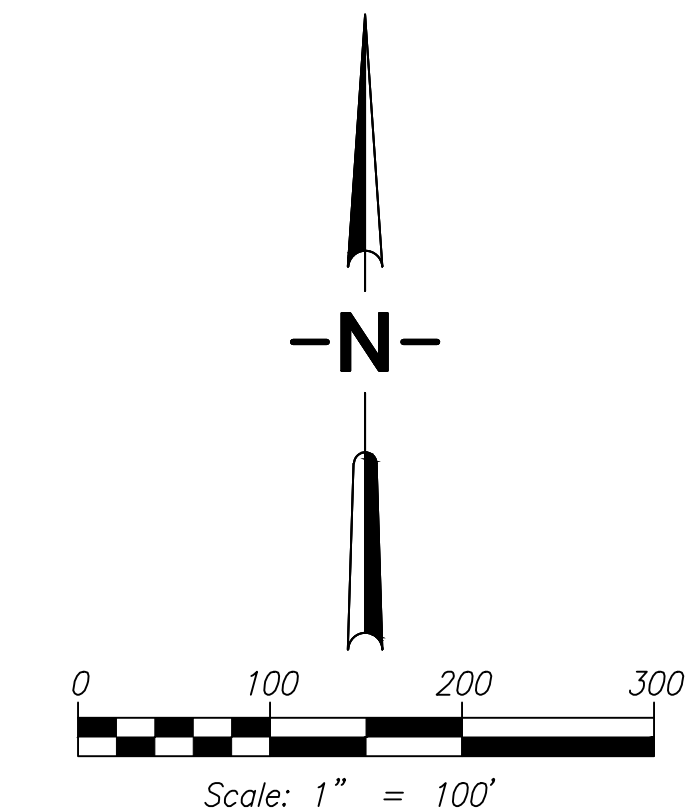
EXISTING CONDITIONS SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION OBTAINED FROM OUTSIDE SOURCES. STURTEVANT, GOLEMO AND ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE DATA:

PROPOSED USE	SUBDIVIDE PROPERTY INTO 95 SINGLE-FAMILY LOTS IN 3 PHASES
GROSS SITE AREA	25.3 ACRES (1,103,203 S.F.)
R/W AREA	4.92 ACRES (214,214 S.F.)
WETLAND & OPEN SPACE TRACTS	0.87 ACRES (37,688 S.F.)
STORMWATER TRACT	0.98 ACRES (42,673 S.F.)
NET BUILDABLE AREA	18.56 ACRES (808,628 S.F.)
AVERAGE LOT AREA	8,251 S.F.
SANITARY SEWER SERVICE	CITY OF LA CENTER
WATER SERVICE	CLARK PUD
STORM DRAINAGE	PER LA CENTER STANDARDS
ELECTRICAL SERVICE	CLARK PUD
BUILDING SETBACKS	PER LA CENTER STANDARDS
BUILDING HEIGHT	PER LA CENTER STANDARDS
STREET WIDTHS & SECTIONS	PER LA CENTER STANDARDS
JOINT DRIVEWAYS	LOTS 24 & 25 WILL BE SERVED BY A JOINT DRIVEWAY

BUILDING SETBACKS:

- FRONT GARAGE - 20'
- SIDE YARD - 7.5'
- STREET SIDE - 10'
- REAR YARD - 20'



REVISED PRELIM PLAT

HIGHLAND TERRACE
SUBDIVISION

WASHINGTON

CITY OF LA CENTER

APPROVED

REVISIONS

DESIGNED BY: ZRC/JAI
 DRAWN BY: ZRC/JAI
 CHECKED BY: JTM
 SCALE: 1"=100'

JOB NUMBER
0536

SHEET
RPP