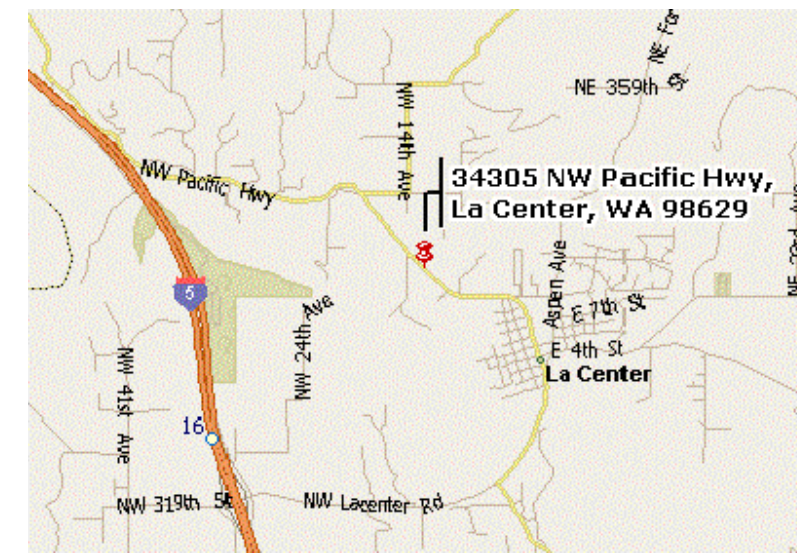
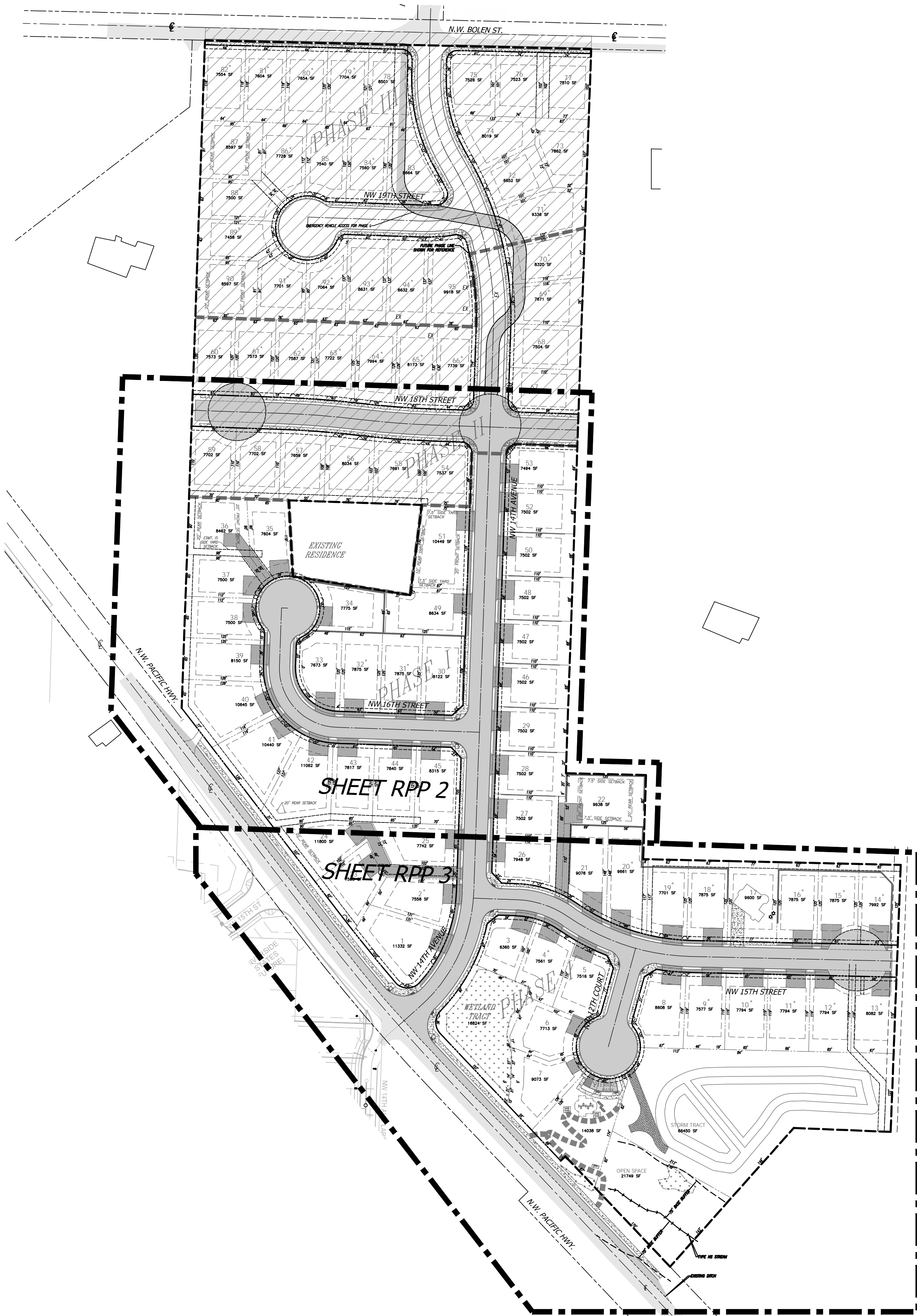


© SCA ENGINEERING PLLC - DATE PLOTTED: Mar. 31, 2020 - 3:29 PM SCA DRAWING FILE: W:\DWG\0536 - HIGHLAND TERRACE 6 - REVISED FINAL ENGINEERING\FINAL ENG 2019\PPP REVISED PRELIM PLATTING



VICINITY MAP

**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

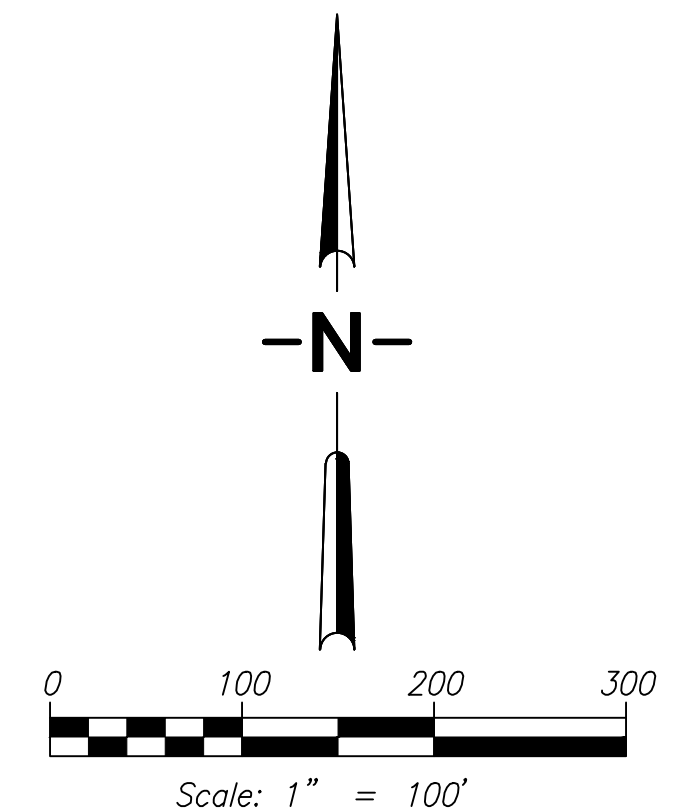
**ENVIRONMENTAL DATA:**  
100 YEAR FLOOD PLAIN NONE KNOWN  
DRAINAGE COURSES SHOWN BY TOPO CONTOURS  
UNSTABLE GROUND NONE KNOWN  
HIGH WATER WATER TABLE OR IMPERMEABLE SOILS YES  
WETLANDS OR WATER BODIES SITE CONTAINS WETLANDS AND MAN-MADE PONDS  
SEVERE EROSION POTENTIAL NONE KNOWN  
WEAK FOUNDATIONAL 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'

\* = LOTS WITH 6' SIDE YARD SETBACKS:  
2, 4, 9-13, 14-16, 18-20, 31, 32, 60-66,  
69-71, 79-82, 84, 86, 88, 89 & 91-94



RPP REVISED PRELIM PLAT OVERVIEW

# HIGHLAND TERRACE SUBDIVISION

WASHINGTON  
CITY OF LA CENTER

VERSION 5

REVISIONS

DESIGNED BY: NAW  
DRAWN BY: NAW  
CHECKED BY: JTM  
SCALE: 1"=100'

JOB NUMBER 0536 SHEET RPP 1