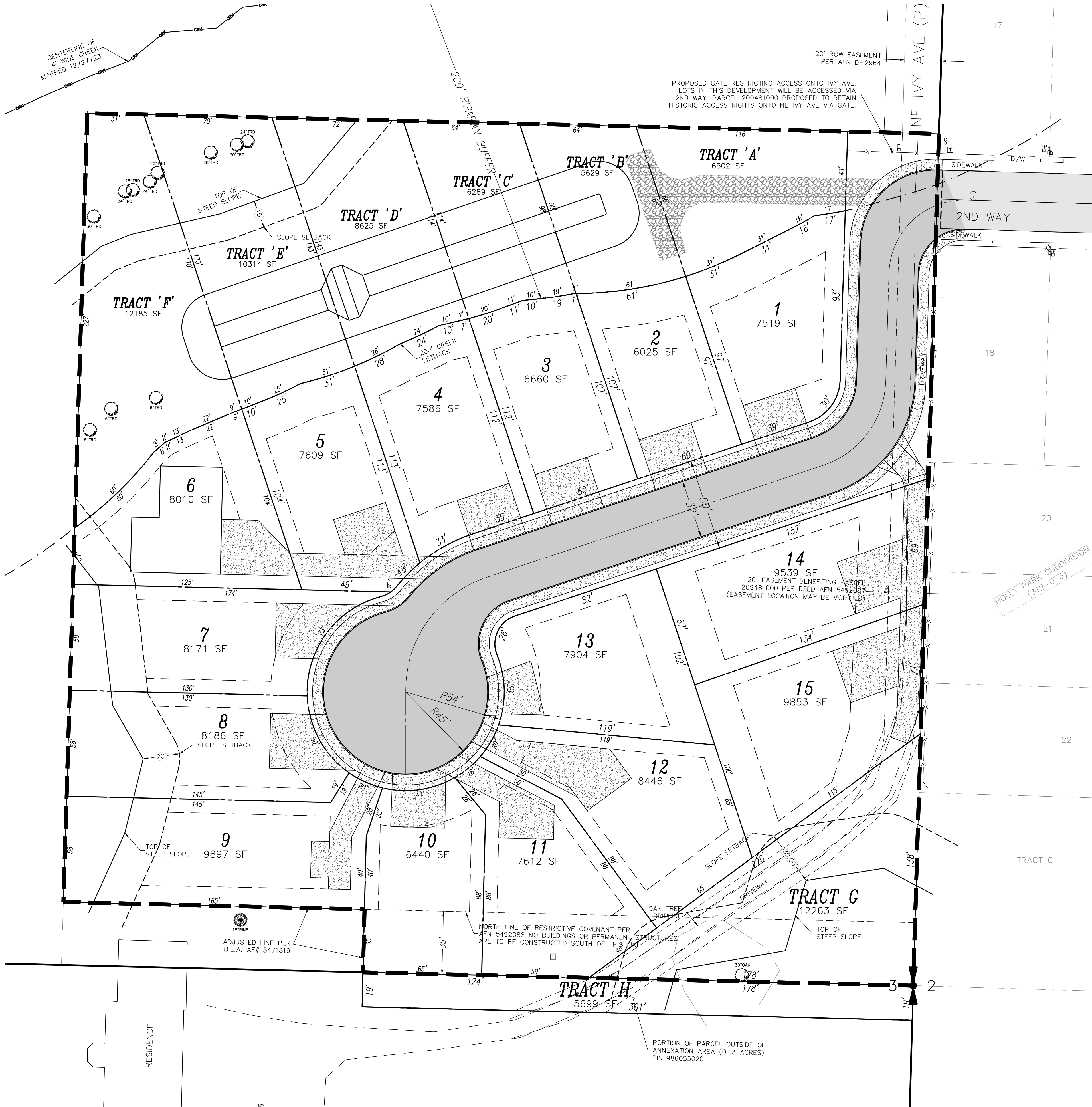


*SHEET*  
*PRE1.0*



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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

**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

**PARCEL # & PROPERTY ADDRESS:**  
986044-822  
NO SITUS ADDRESS, LA CENTER, WA 98629

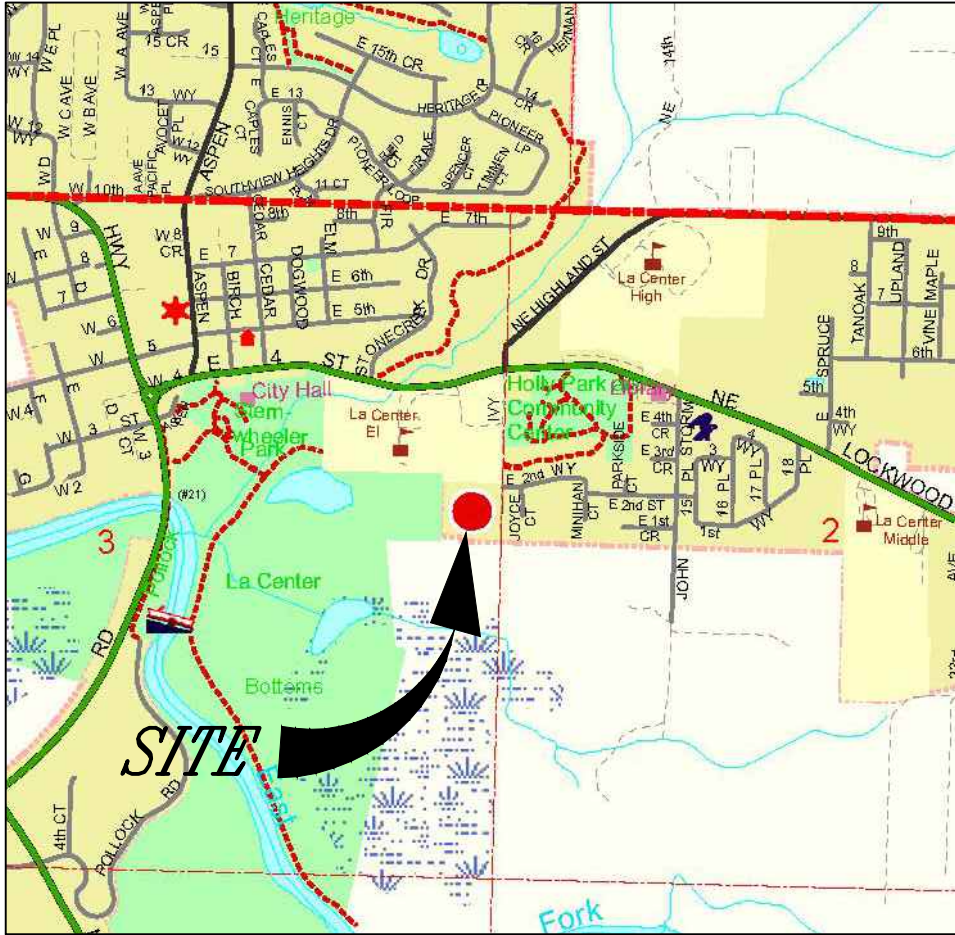
**CONTACT PERSON:**  
SGA ENGINEERING, PLLC  
ATTN: SCOTT TAYLOR  
2005 BROADWAY STREET  
VANCOUVER, WA 98663  
PH: 360.993.0911  
FX: 360.993.0912  
EM: STAYLOR@SGAENGINEERING.COM

<b>EXISTING SITE INFORMATION</b>	
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.

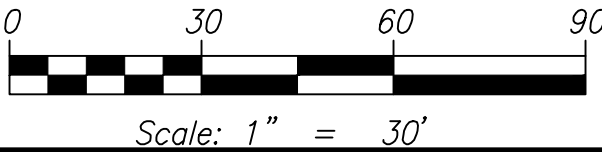
**ENVIRONMENTAL CONDITIONS**  
THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE EAST FORK LEWIS RIVER WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE-HIGH PROBABILITY FOR ARCHAEOLOGICAL.

**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.

<b>PROPOSED SITE INFORMATION</b>	
<b>PROPOSED USE</b>	
SINGLE-FAMILY RESIDENTIAL (15 LOT) SUBDIVISION	
<b>DEVELOPMENT STANDARDS</b>	
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'
<b>UTILITY PROVIDERS</b>	
SEWER	CITY OF LA CENTER
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES
<b>STORMWATER MANAGEMENT</b>	
TREATMENT	CITY OF LA CENTER STANDARDS
DISPOSAL	STORMWATER IS PROPOSED TO BE TREATED USING A WETPOND FACILITY OR OTHER APPROVED BMP'S STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.
<b>PROPOSED SITE AREA SUMMARY</b>	
GROSS SITE AREA	4.87 212031
NET SITE AREA (GROSS AREA- R/W)	4.16 181265
AVERAGE LOT AREA	0.18 7964
PUBLIC RIGHT-OF-WAY DEDICATED	0.71 30766



VICINITY MAP  
NTS





CIVIL ENGINEERING ~ LAND PLANNING  
DEVELOPMENT SERVICES  
LANDSCAPE ARCHITECTURE

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



PRELIMINARY PLAT

BREEZE CREEK TRAILS  
SUBDIVISION

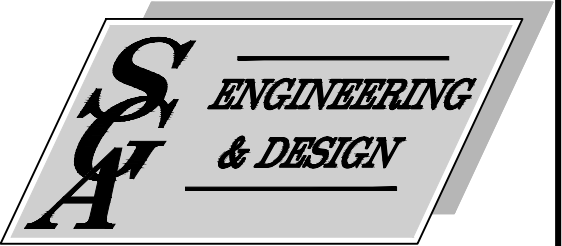
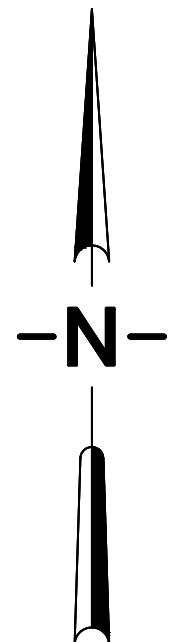
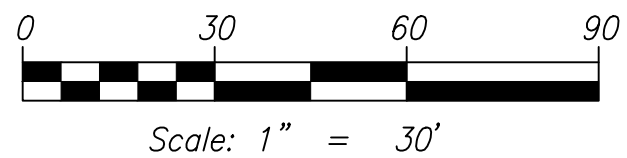
WASHINGTON

CITY OF LA CENTER

PRELIMINARY	
REVISIONS	
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DRAWN BY:	SAT/SEM/JAI
CHECKED BY:	JAI
SCALE:	1" = 30'
JOB NUMBER	SHEET
2334	PRE2.0



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PRELIMINARY STORMWATER PLAN

# BREEZE CREEK TRAILS SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

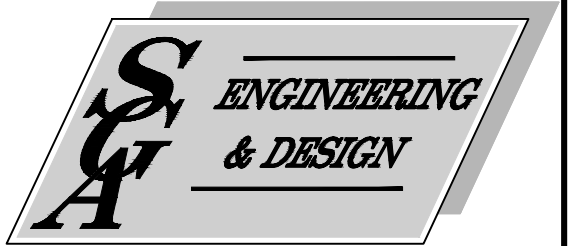
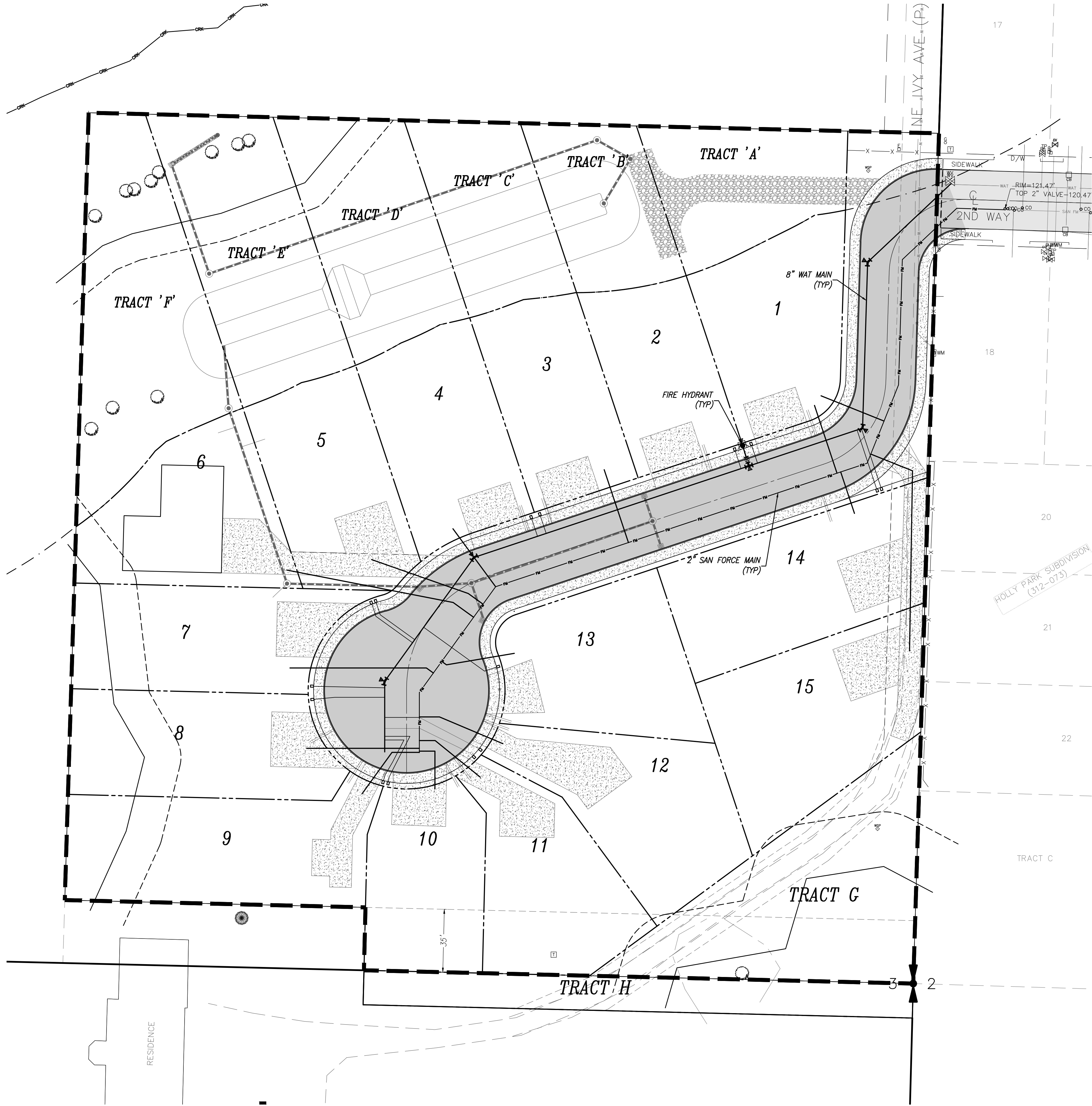
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PRELIMINARY SANITARY & WATER PLAN

# BREEZE CREEK TRAILS SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

REVISIONS

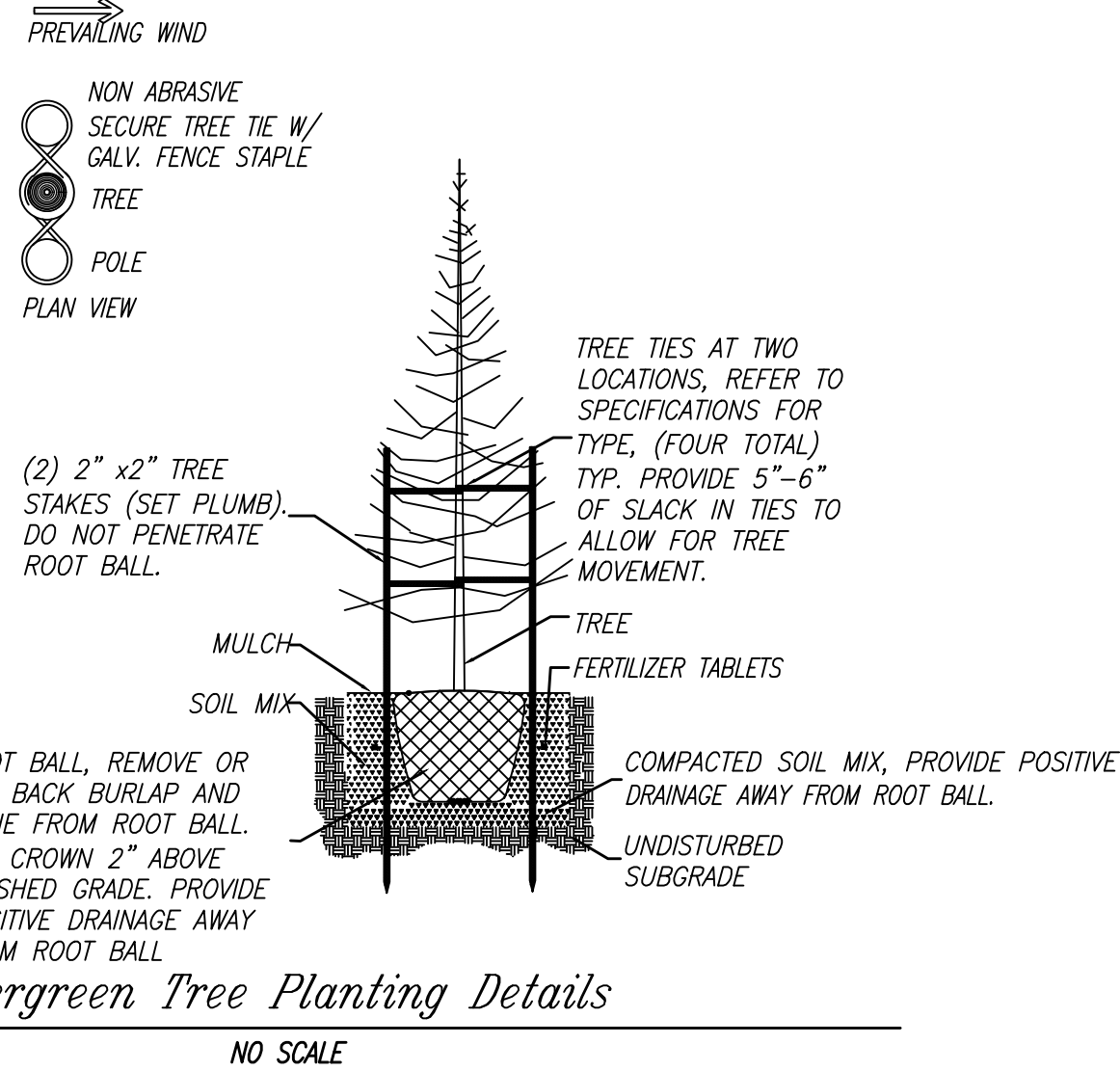
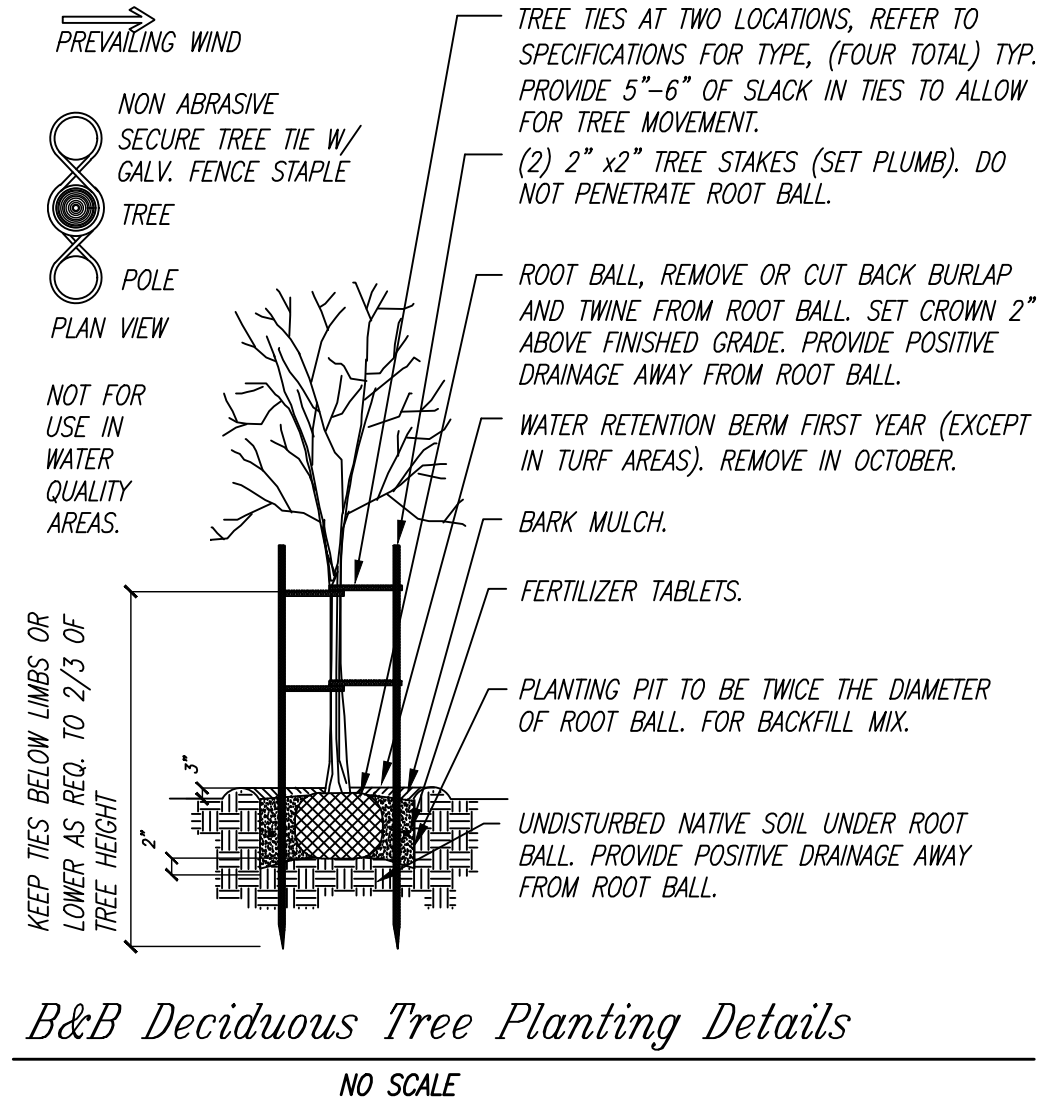
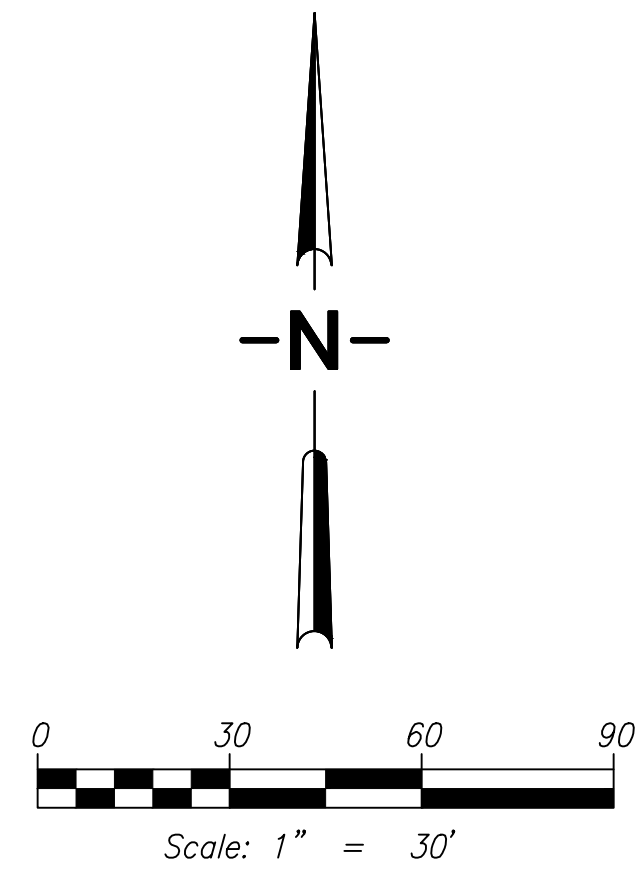
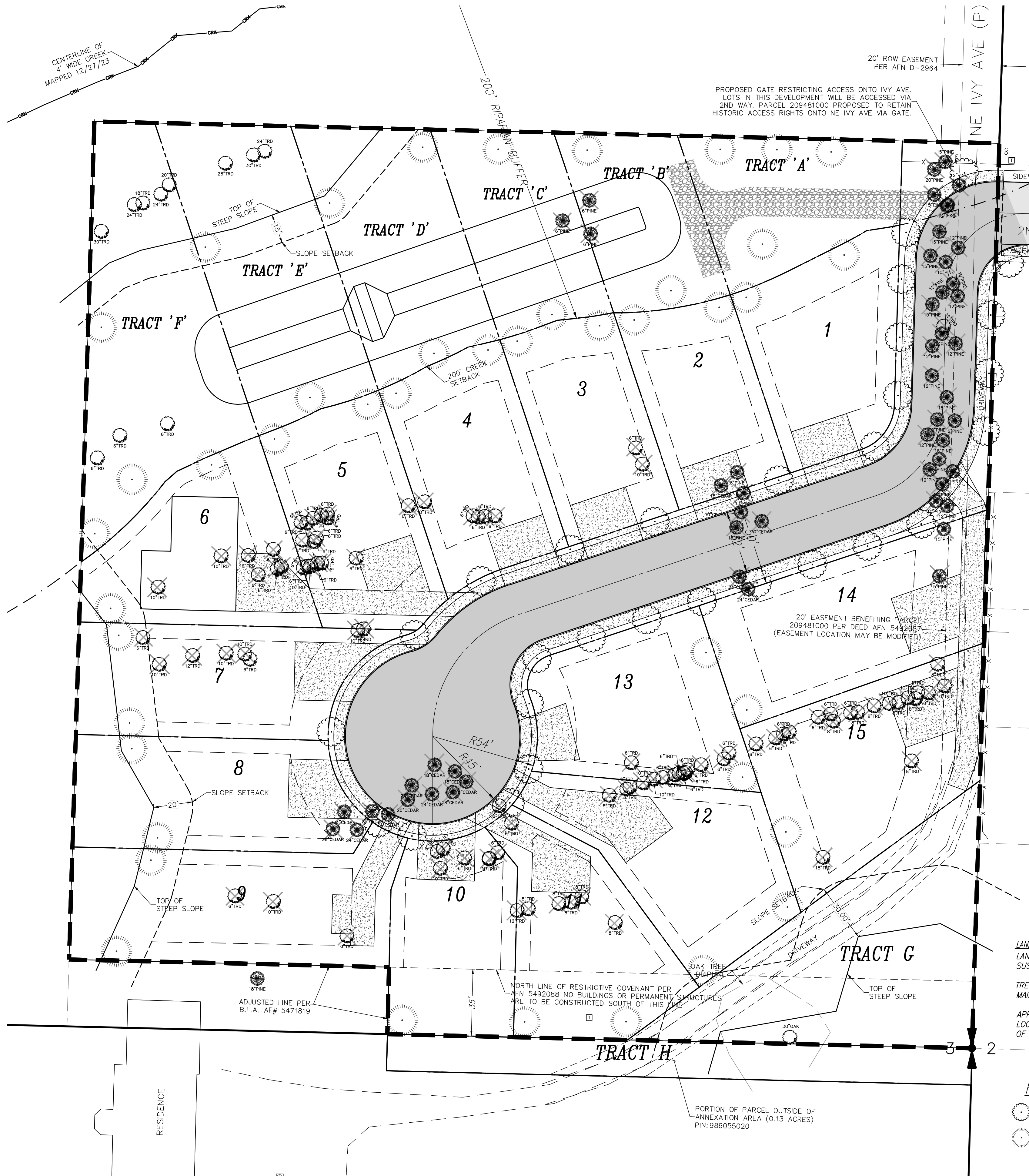
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**TIMELINE & TREE CUT PERMIT NARRATIVE**

THERE ARE 72 TREES ON THIS SITE GREATER THAN 10" DBH. THESE TREES NEED TO BE REMOVED FOR PUBLIC ROAD IMPROVEMENTS, UTILITIES AND FUTURE HOMES. THERE WILL BE 29 STREET TREES PLANTED WITH THE PROJECT. THERE WILL ALSO BE 43 NATIVE TREES PLANTED IN THE OPEN SPACE TRACTS AND REAR YARDS FOR THE PROJECT TO MITIGATE THE 72 TREES BEING REMOVED.

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.

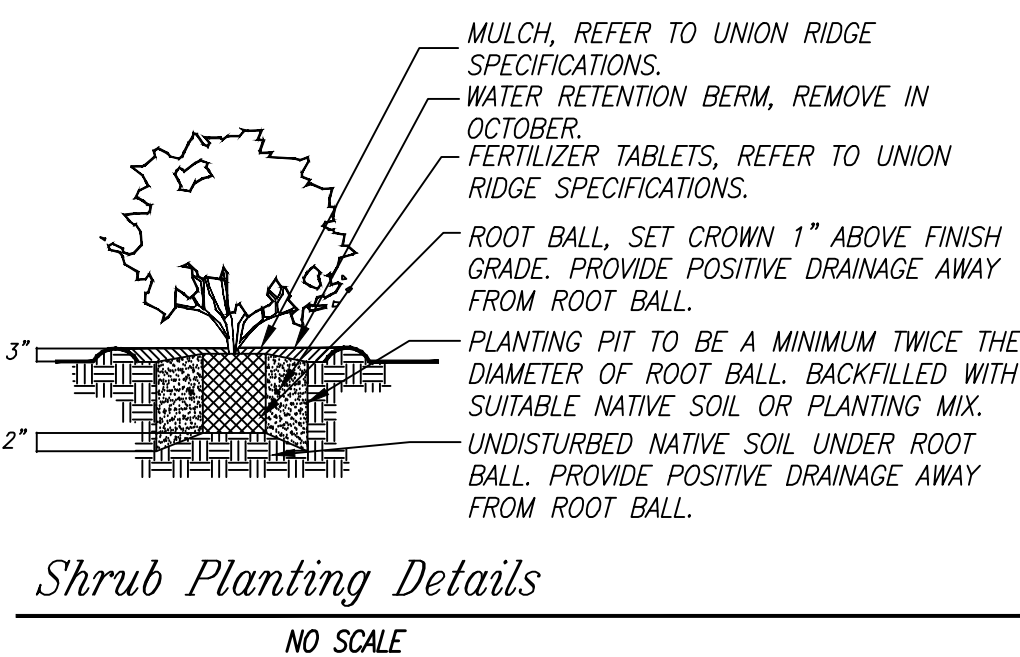
**LANDSCAPE NOTES**

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.

PLANTING LEGEND			
	SIZE	SPACING	QUANTITY
CORNUS KOUSA x FLORIDA 'STELLAR PINK DOGWOOD'	2" CAL.	30' O.C.	29
PSEUDOTSUGA MENZIESII 'DOUGLAS FIR'	1 GALLON	AS SHOWN	43
or approved equal			



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

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PHONE (360)993-0911  
FAX (360)993-0912

SCOTT A. TAYLOR  
LICENSE NO. 1247  
EXPIRES ON

PRELIMINARY LANDSCAPE & TREE CUT PLAN

# BREEZE CREEK TRAILS SUBDIVISION

WASHINGTON

CITY OF LA CENTER

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