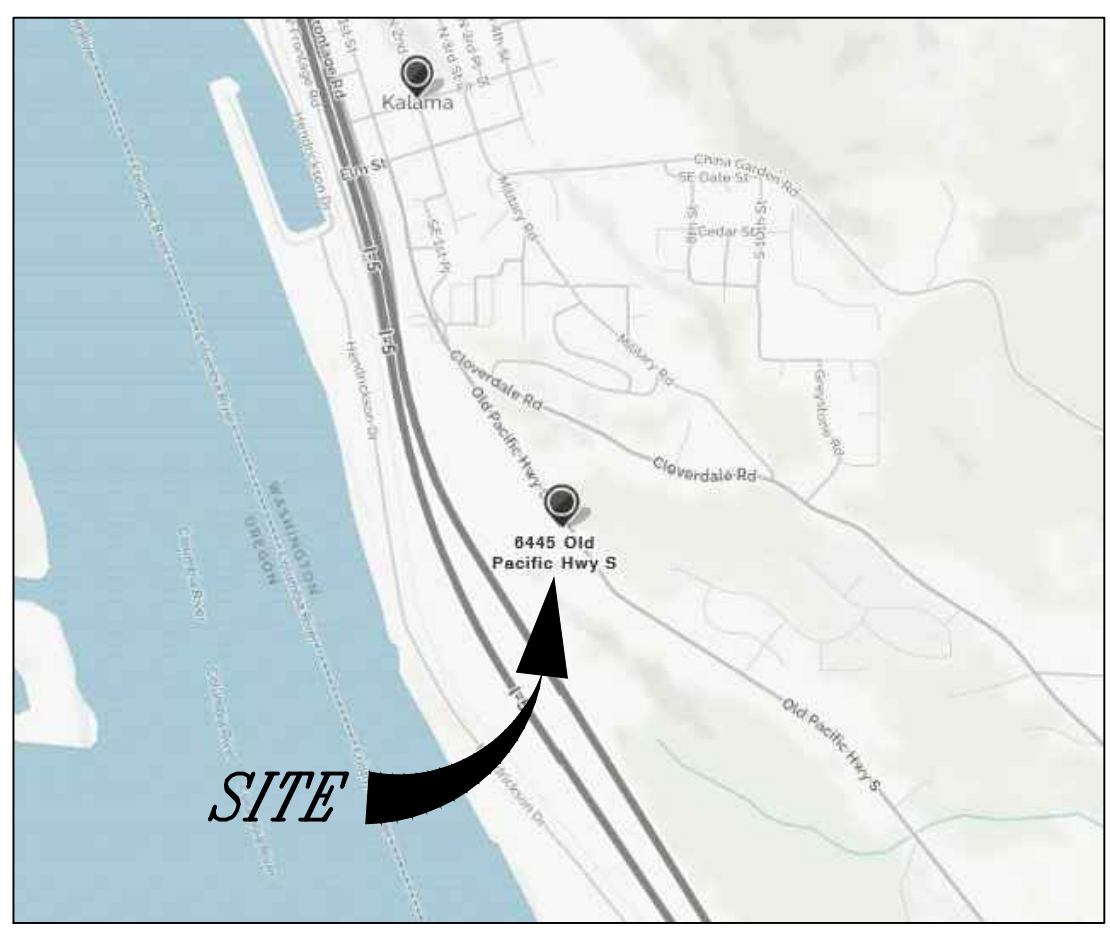
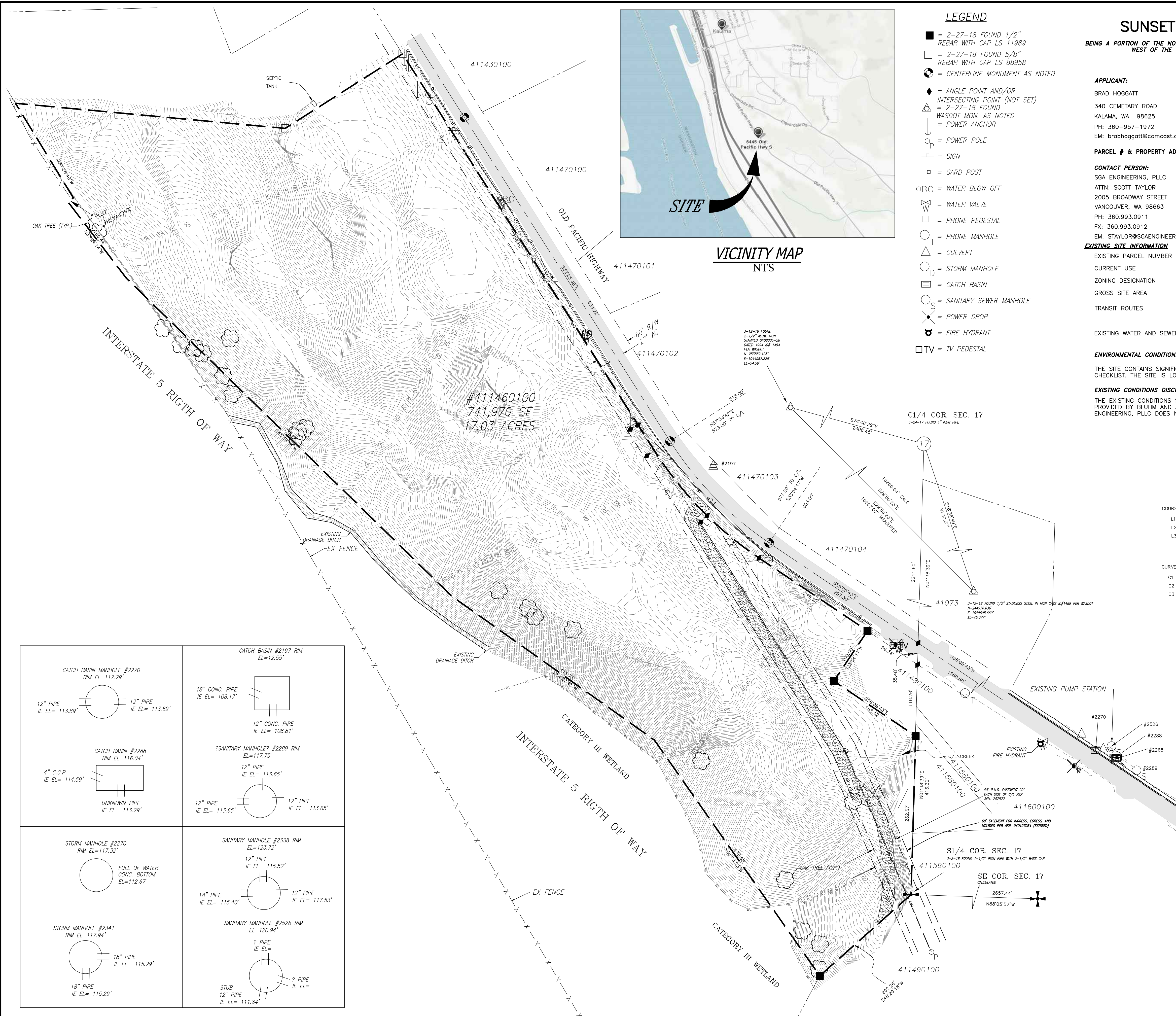


© SGA ENGINEERING, PLLC - DATE PLOTTED: Oct. 15, 2018 - 12:04 PM SGA DRAWING FILE: W:\DWG\1795 - SUNSET TERRACE\DRAWINGS\2-PRELIM SHEET SET\EXISTING CONDITIONS.DWG



VICINITY MAP
NTS

LEGEND

- = 2-27-18 FOUND 1/2" REBAR WITH CAP LS 11989
- = 2-27-18 FOUND 5/8" REBAR WITH CAP LS 88958
- = CENTERLINE MONUMENT AS NOTED
- ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- △ = 2-27-18 FOUND WASDOT MON. AS NOTED
- ⌋ = POWER ANCHOR
- ⌋-P = POWER POLE
- ⌋-S = SIGN
- = GARD POST
- B = WATER BLOW OFF
- ⊗ = WATER VALVE
- T = PHONE PEDESTAL
- T = PHONE MANHOLE
- △ = CULVERT
- D = STORM MANHOLE
- ⊞ = CATCH BASIN
- S = SANITARY SEWER MANHOLE
- ⌋-S = POWER DROP
- ⌋-H = FIRE HYDRANT
- TV = TV PEDESTAL

SUNSET TERRACE SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION
JULY 2018

APPLICANT:
BRAD HOGGATT
340 CEMETARY ROAD
KALAMA, WA 98625
PH: 360-957-1972
EM: brabhoggatt@comcast.com

PROPERTY OWNER:
SUNSET TERRACE LLC
PO BOX 128
KALAMA, WA 98625

PARCEL # & PROPERTY ADDRESS:
411460100
6445 OLD PACIFIC HWY

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	411460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-3
GROSS SITE AREA	17.03 ACRES 741,970 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.

EXISTING WATER AND SEWER

SEWER SERVICE WILL BE PROVIDED BY CITY OF KALAMA. PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

EXISTING CONDITIONS DISCLAIMER

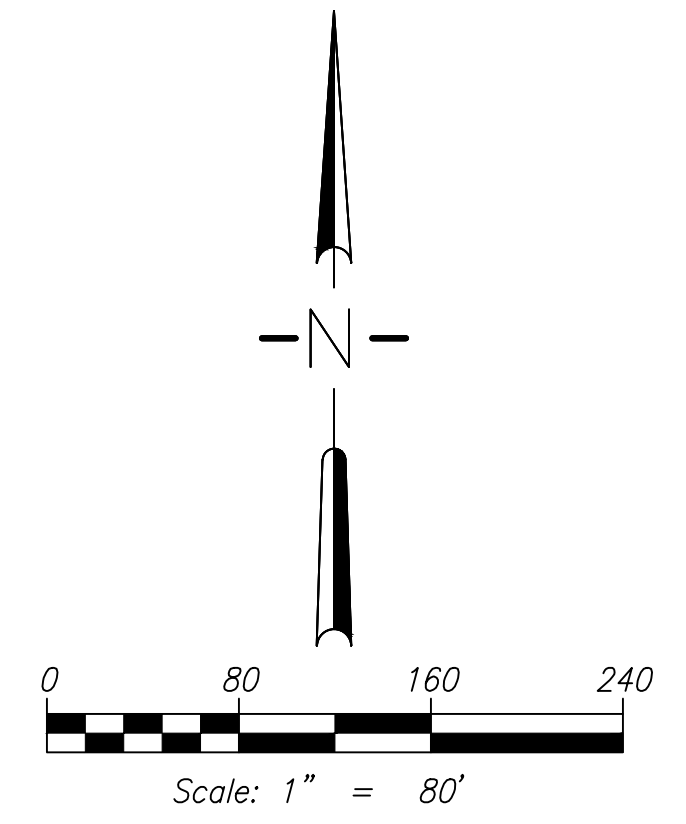
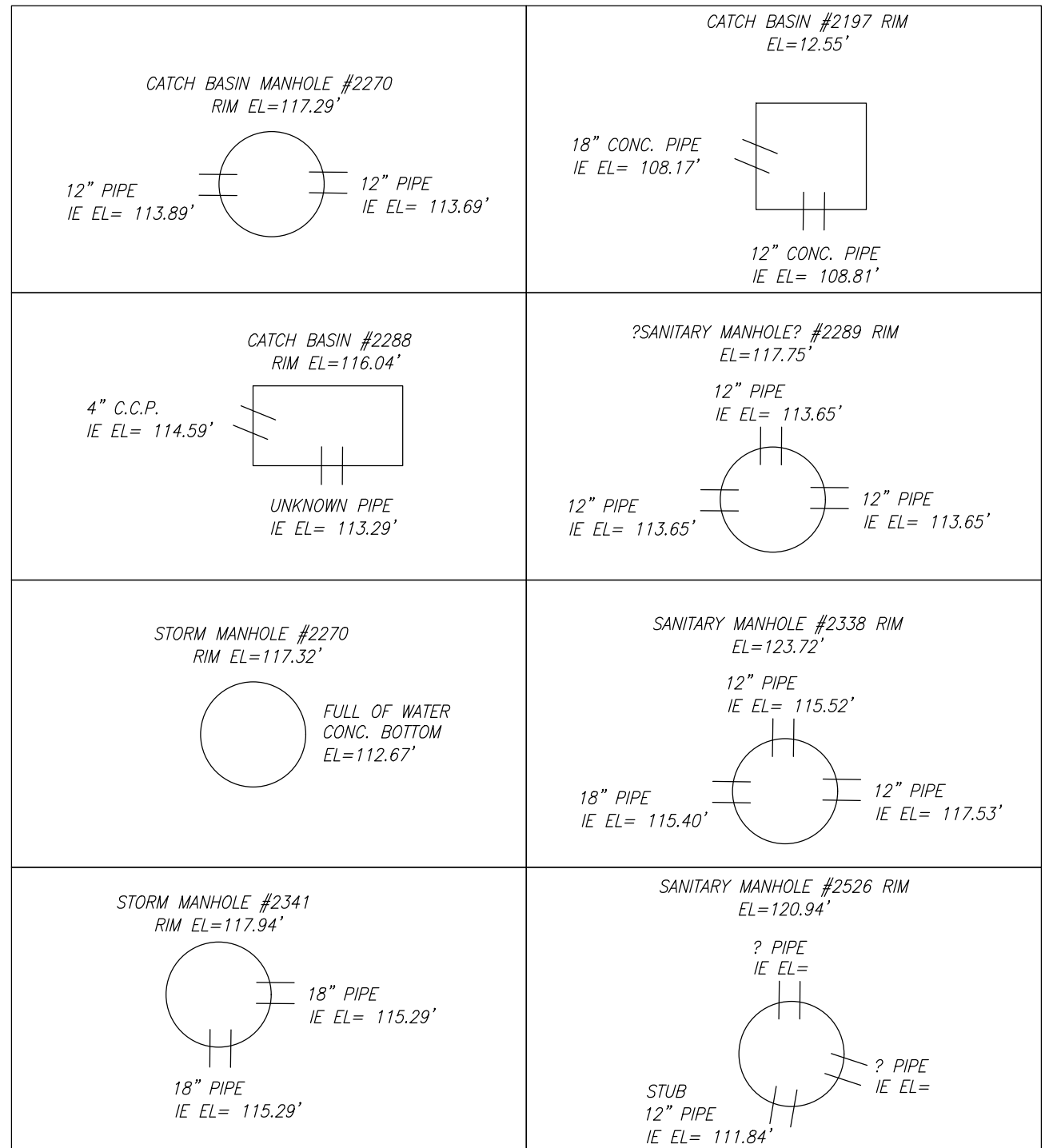
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY BLUHM AND ASSOCIATES LAND SURVEYORS, INC. AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	S44°26'31"W	15.00'
L2	N32°25'18"W	51.44'
L3	N57°34'42"E	15.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	573.00'	236.75'	23°40'25"
C2	603.00'	110.90'	10°32'14"
C3	618.00'	141.69'	13°08'11"



SGA ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

WASHINGTON

EXISTING CONDITIONS

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA

PRELIMINARY

REVISIONS

DESIGNED BY: SAT,SEM
DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 80'

JOB NUMBER 1795 SHEET PRE1.0

SUNSET TERRACE SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION
JULY 2018

APPLICANT:
BRAD HOGGATT
340 CEMETARY ROAD
KALAMA, WA 98625
PH: 360-957-1972
EM: brabhoggatt@comcast.com

PROPERTY OWNER:
SUNSET TERRACE LLC
PO BOX 128
KALAMA, WA 98625

PARCEL # & PROPERTY ADDRESS:
411460100
6445 OLD PACIFIC HWY

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: 411460100
CURRENT USE: VACANT LAND
ZONING DESIGNATION: R-3
GROSS SITE AREA: 17.03 ACRES 741,970 S.F.
TRANSIT ROUTES: NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER: SEWER SERVICE WILL BE PROVIDED BY CITY OF KALAMA, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS
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EXISTING CONDITIONS DISCLAIMER
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ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



WASHINGTON
CITY OF KALAMA

PRELIMINARY PLAT - SHEET 1

SUNSET TERRACE SUBDIVISION

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 50'

JOB NUMBER 1795 SHEET PRE2.0

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BLA TO TOTEFF

411430100

411470100

411470101

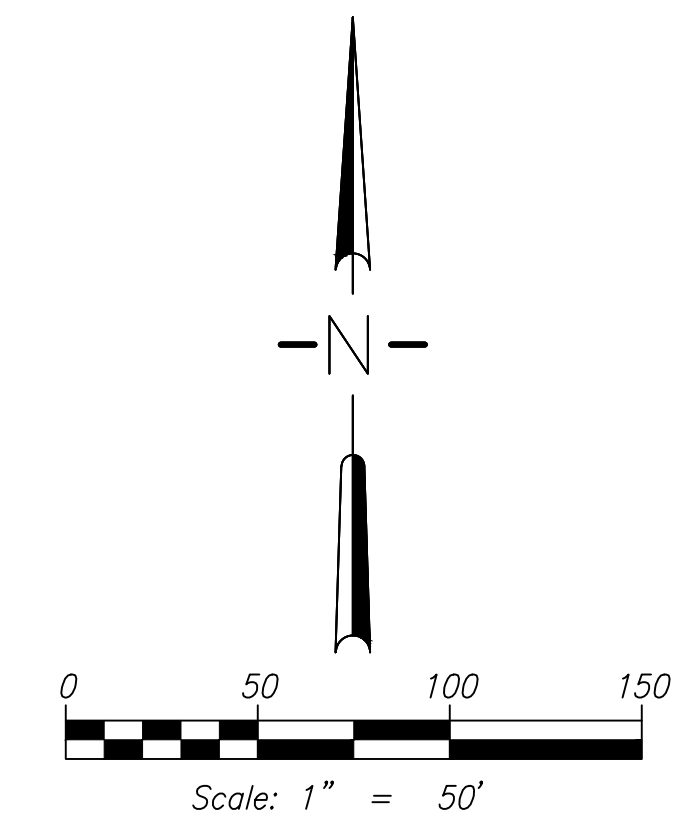
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TRACT 'E' PUMP STATION
900 SF

TRACT 'D' STORM
29344 SF

TRACT 'C' OPEN SPACE
156889 SF

VICINITY MAP
NTS

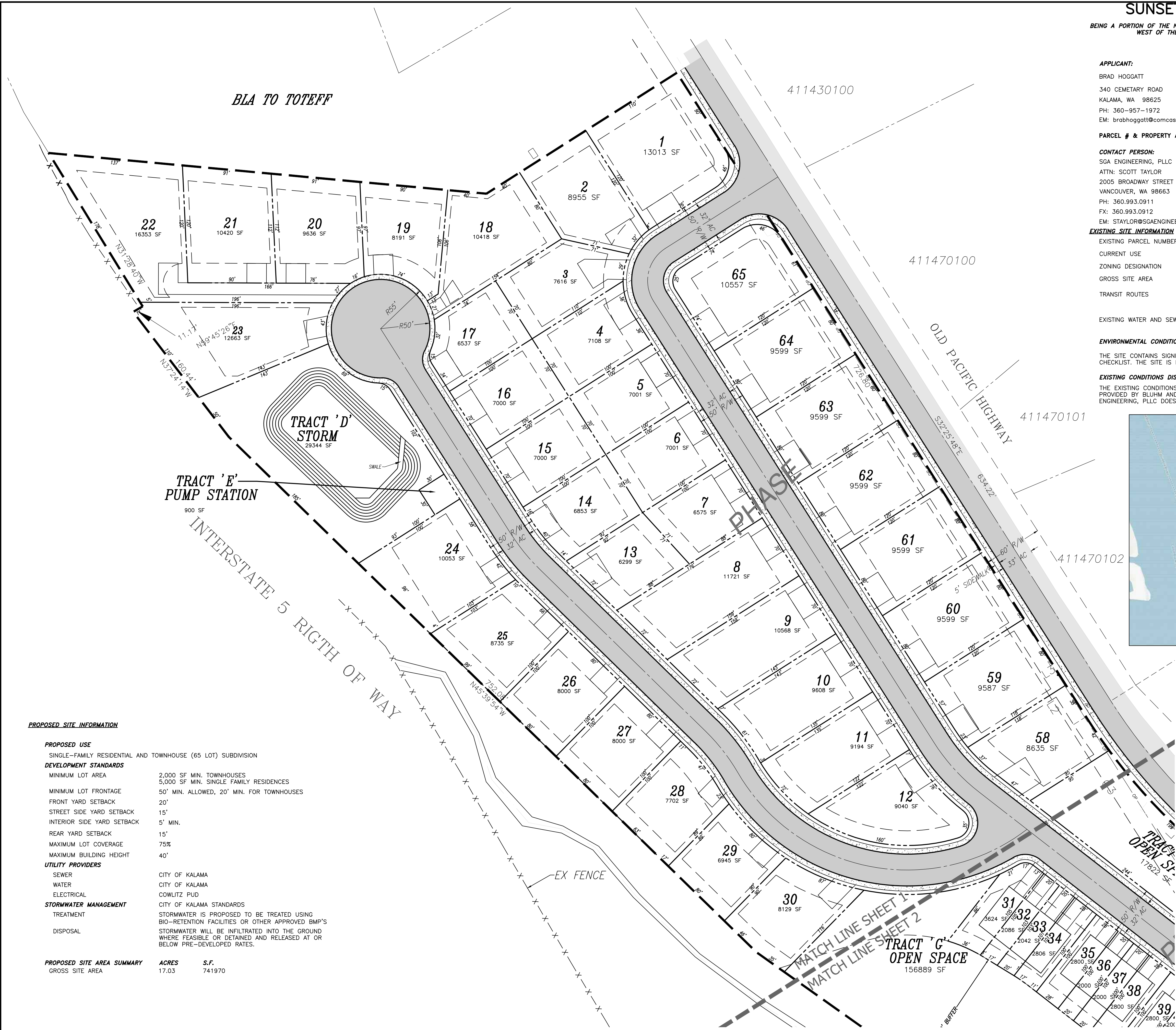


PROPOSED SITE INFORMATION

- PROPOSED USE**
SINGLE-FAMILY RESIDENTIAL AND TOWNHOUSE (65 LOT) SUBDIVISION
- DEVELOPMENT STANDARDS**
- | | |
|----------------------------|--------------------------------------------------------------------|
| MINIMUM LOT AREA | 2,000 SF MIN. TOWNHOUSES
5,000 SF MIN. SINGLE FAMILY RESIDENCES |
| MINIMUM LOT FRONTAGE | 50' MIN. ALLOWED, 20' MIN. FOR TOWNHOUSES |
| FRONT YARD SETBACK | 20' |
| STREET SIDE YARD SETBACK | 15' |
| INTERIOR SIDE YARD SETBACK | 5' MIN. |
| REAR YARD SETBACK | 15' |
| MAXIMUM LOT COVERAGE | 75% |
| MAXIMUM BUILDING HEIGHT | 40' |
- UTILITY PROVIDERS**
- | | |
|------------|----------------|
| SEWER | CITY OF KALAMA |
| WATER | CITY OF KALAMA |
| ELECTRICAL | COWLITZ PUD |
- STORMWATER MANAGEMENT**
CITY OF KALAMA STANDARDS
- TREATMENT
STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.
- DISPOSAL
STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

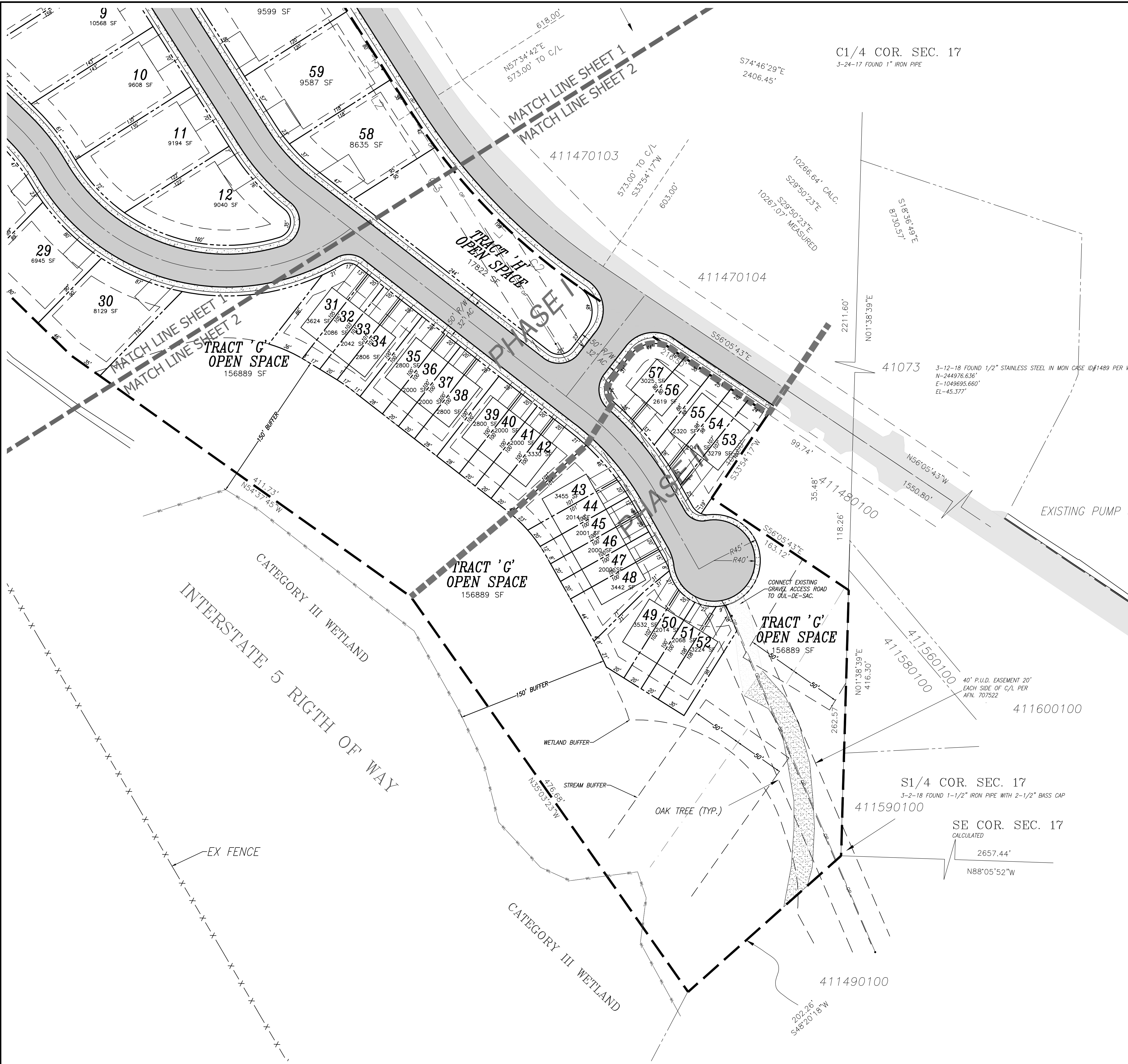
PROPOSED SITE AREA SUMMARY

ACRES	S.F.
17.03	741970



MATCH LINE SHEET 1
MATCH LINE SHEET 2

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SUNSET TERRACE SUBDIVISION
 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
 PRELIMINARY APPLICATION
 JULY 2018

APPLICANT:
 BRAD HOGGATT
 340 CEMETARY ROAD
 KALAMA, WA 98625
 PH: 360-957-1972
 EM: brabhoggatt@comcast.com

PROPERTY OWNER:
 SUNSET TERRACE LLC
 PO BOX 128
 KALAMA, WA 98625

PARCEL # & PROPERTY ADDRESS:
 411460100
 6445 OLD PACIFIC HWY

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	411460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-3
GROSS SITE AREA	17.03 ACRES 741,970 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.

EXISTING WATER AND SEWER

SEWER SERVICE WILL BE PROVIDED BY CITY OF KALAMA. PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

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EXISTING CONDITIONS DISCLAIMER

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PROPOSED SITE INFORMATION

PROPOSED USE
 SINGLE-FAMILY RESIDENTIAL AND TOWNHOUSE (65 LOT) SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	2,000 SF MIN. TOWNHOUSES 5,000 SF MIN. SINGLE FAMILY RESIDENCES
MINIMUM LOT FRONTAGE	50' MIN. ALLOWED, 20' MIN. FOR TOWNHOUSES
FRONT YARD SETBACK	20'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	75%
MAXIMUM BUILDING HEIGHT	40'

UTILITY PROVIDERS

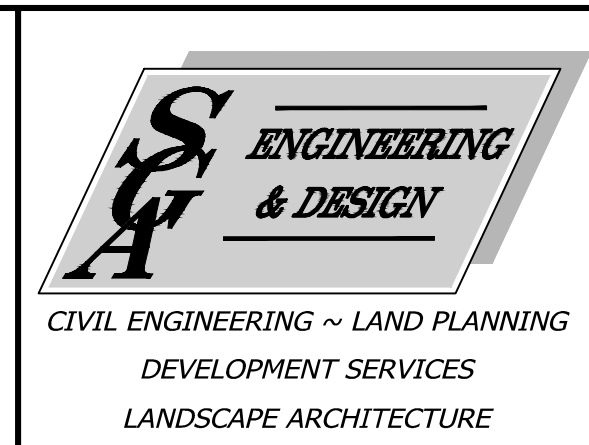
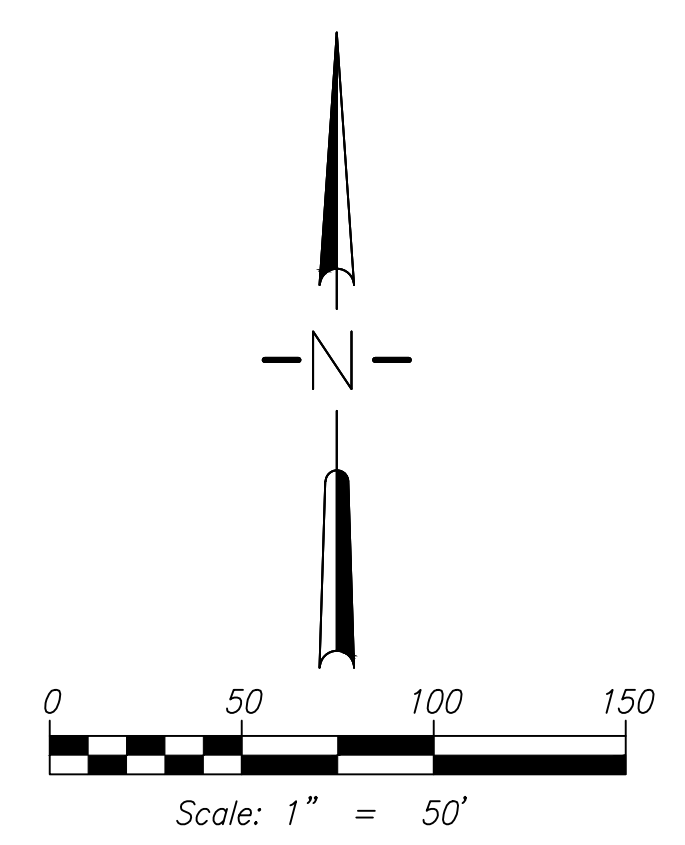
SEWER	CITY OF KALAMA
WATER	CITY OF KALAMA
ELECTRICAL	COWLITZ PUD

STORMWATER MANAGEMENT

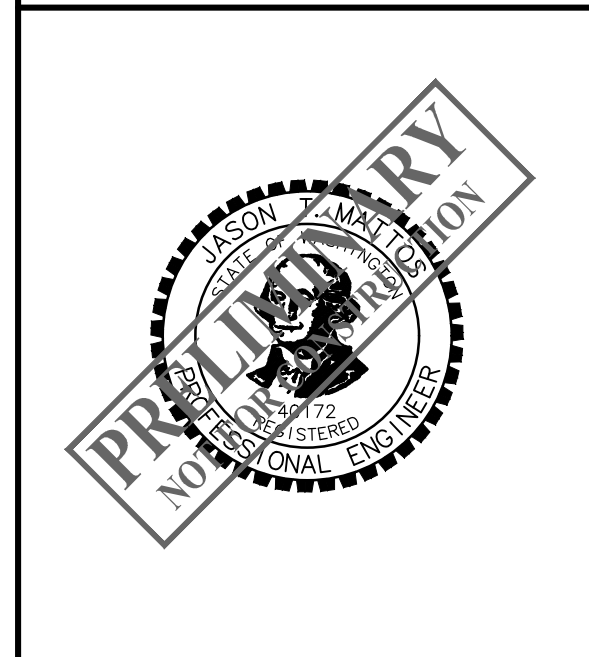
TREATMENT	CITY OF KALAMA STANDARDS STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S
DISPOSAL	STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

GROSS SITE AREA	ACRES	S.F.
	17.03	741970



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



PRELIMINARY PLAT - SHEET 2

SUNSET TERRACE SUBDIVISION

WASHINGTON

CITY OF KALAMA

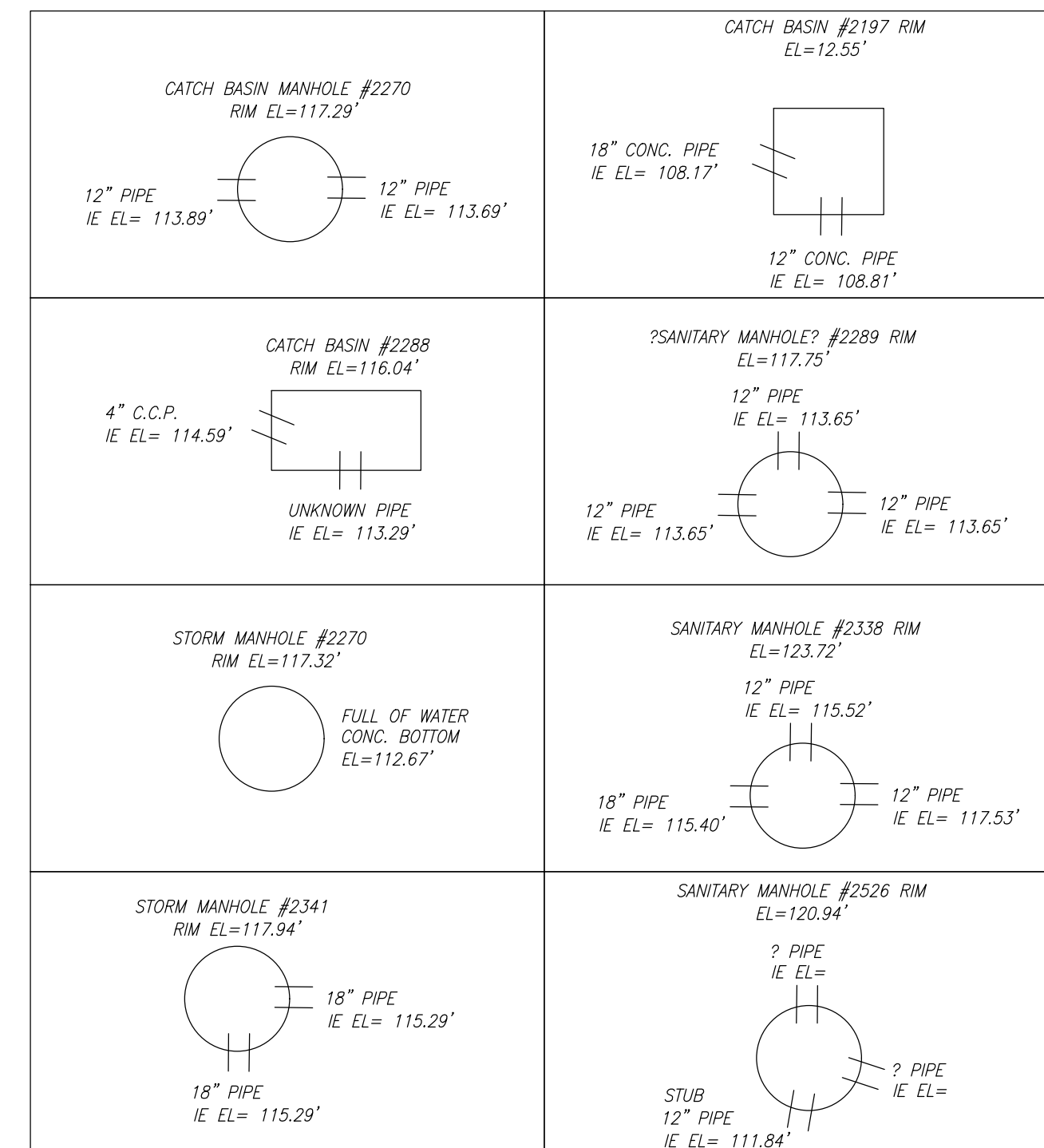
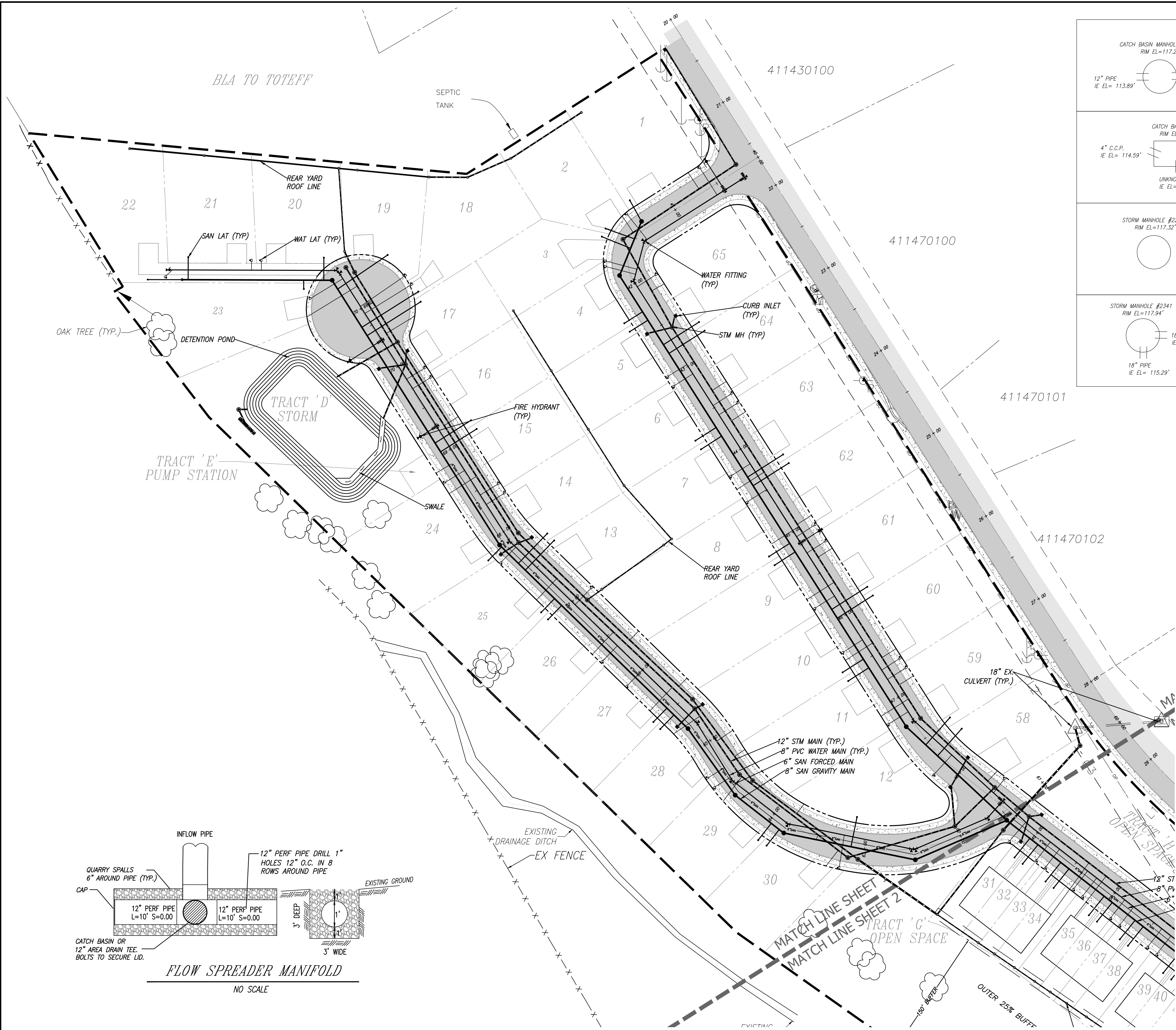
PRELIMINARY

REVISIONS	

DESIGNED BY: SAT,SEM
DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 50'

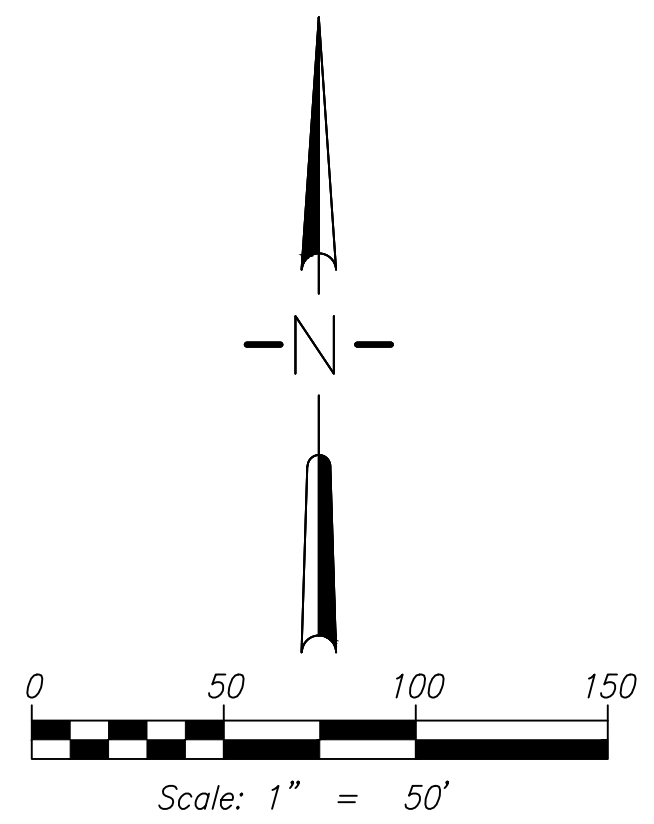
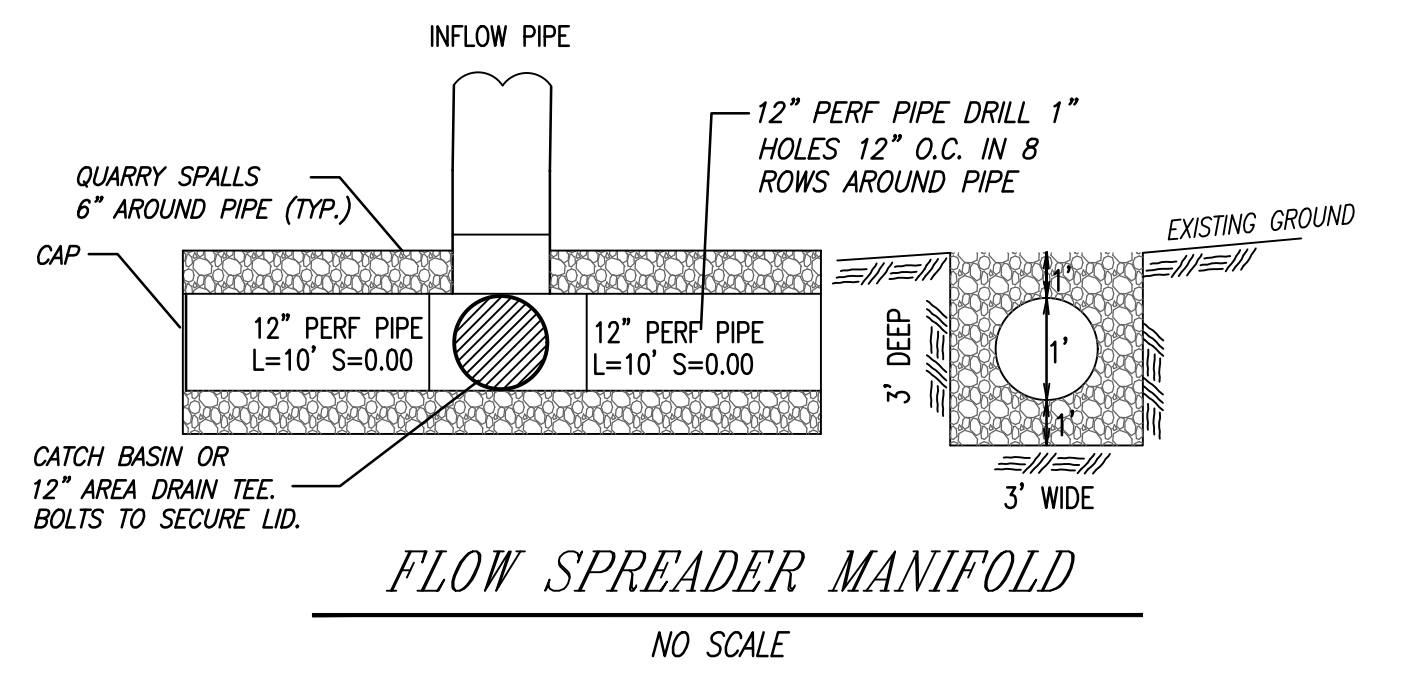
JOB NUMBER 1795	SHEET PRE2.1
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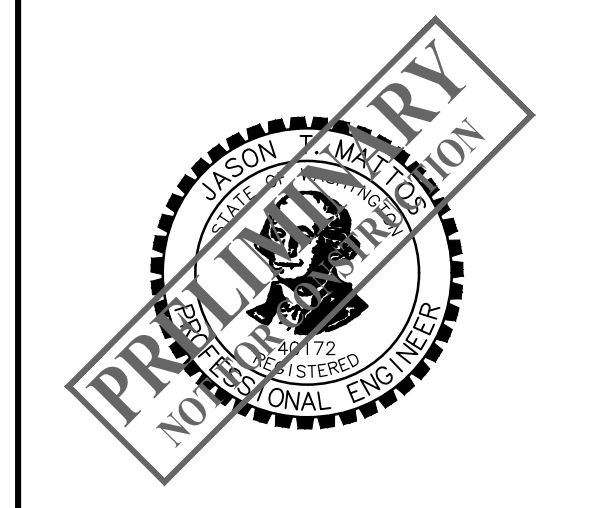
= 2-27-18 FOUND 1/2" REBAR WITH CAP LS 11989
 = 2-27-18 FOUND 5/8" REBAR WITH CAP LS 88958
 = CENTERLINE MONUMENT AS NOTED

- △ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- △ = 2-27-18 FOUND WASDOT MON. AS NOTED
- ⊥ = POWER ANCHOR
- ⊖ = POWER POLE
- ⊥ = SIGN
- = GARD POST
- BO = WATER BLOW OFF
- ⊗ = WATER VALVE
- T = PHONE PEDESTAL
- T = PHONE MANHOLE
- △ = CULVERT
- D = STORM MANHOLE
- = CATCH BASIN
- S = SANITARY SEWER MANHOLE
- ⊗ = POWER DROP
- ⊗ = FIRE HYDRANT
- TV = TV PEDESTAL



SCA ENGINEERING & DESIGN
 CIVIL ENGINEERING ~ LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

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



PRELIMINARY UTILITY PLAN - SHEET 1

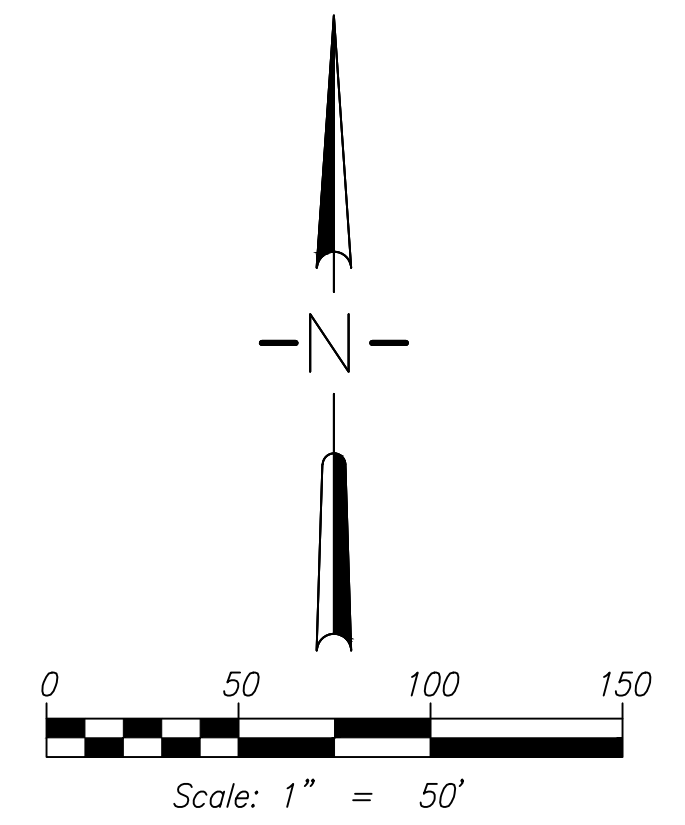
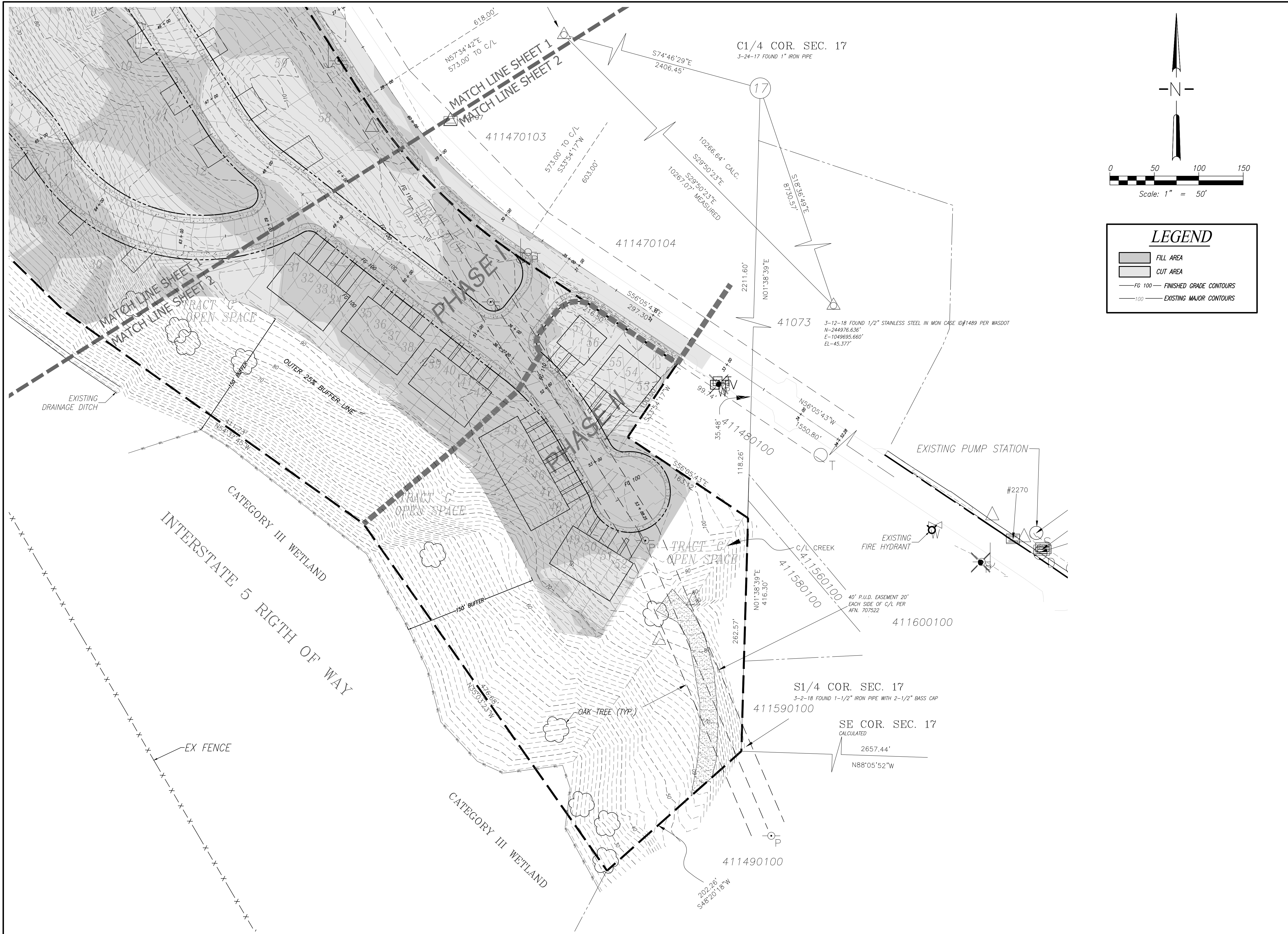
SUNSET TERRACE SUBDIVISION

WASHINGTON

CITY OF KALAMA

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT,SEM
DRAWN BY:	SAT,SEM
CHECKED BY:	JTM
SCALE:	1" = 50'
JOB NUMBER	SHEET
1795	PRE3.0

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LEGEND

	FILL AREA
	CUT AREA
	FG 100 - FINISHED GRADE CONTOURS
	100 - EXISTING MAJOR CONTOURS

SCA ENGINEERING & DESIGN
 CIVIL ENGINEERING ~ LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

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



PRELIMINARY GRADING PLAN - SHEET 2

SUNSET TERRACE SUBDIVISION

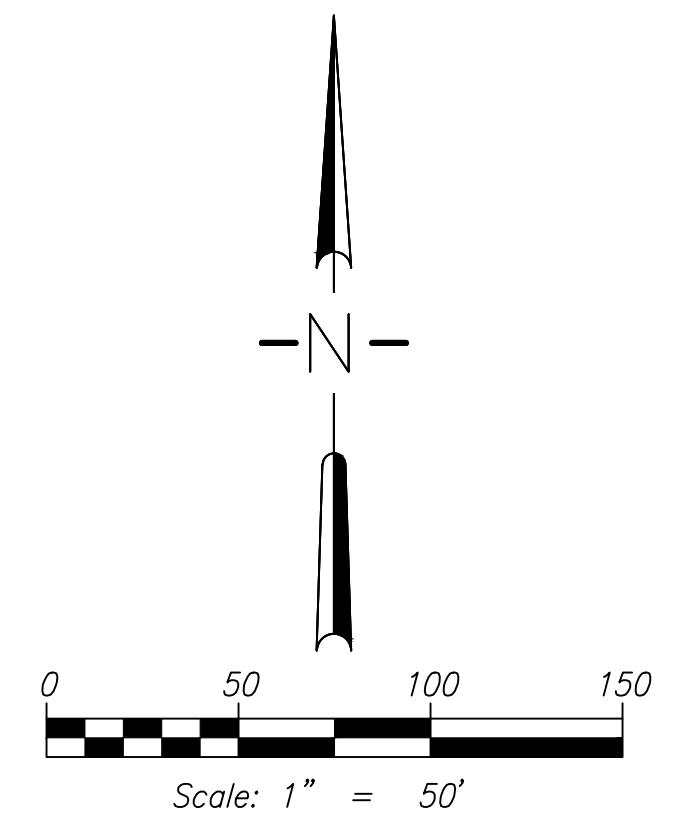
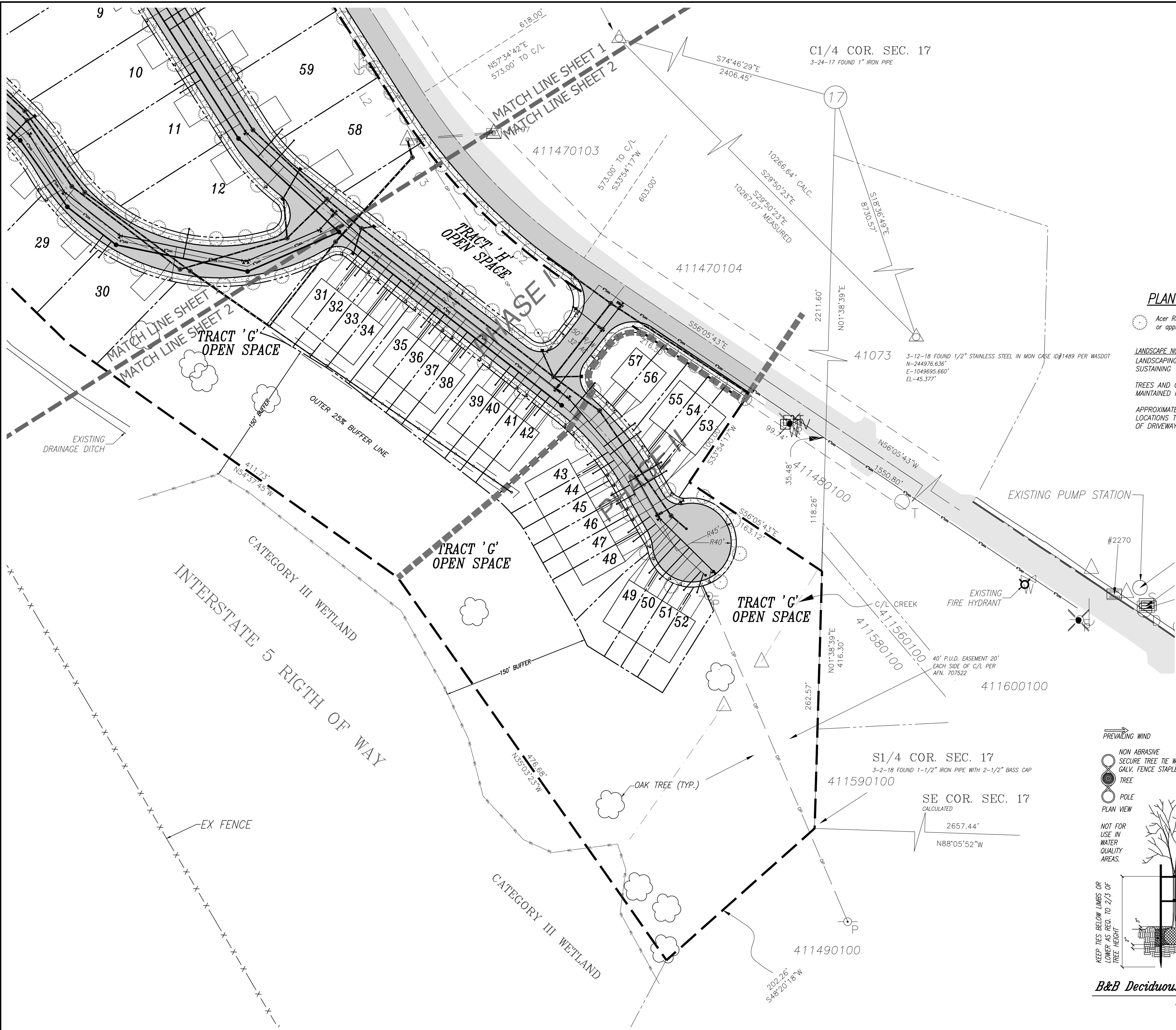
WASHINGTON
CITY OF KALAMA

PRELIMINARY	
REVISIONS	

DESIGNED BY: SAT,SEM
 DRAWN BY: SAT,SEM
 CHECKED BY: JTM
 SCALE: 1" = 50'

JOB NUMBER 1795	SHEET PRE4.1
--------------------	-----------------

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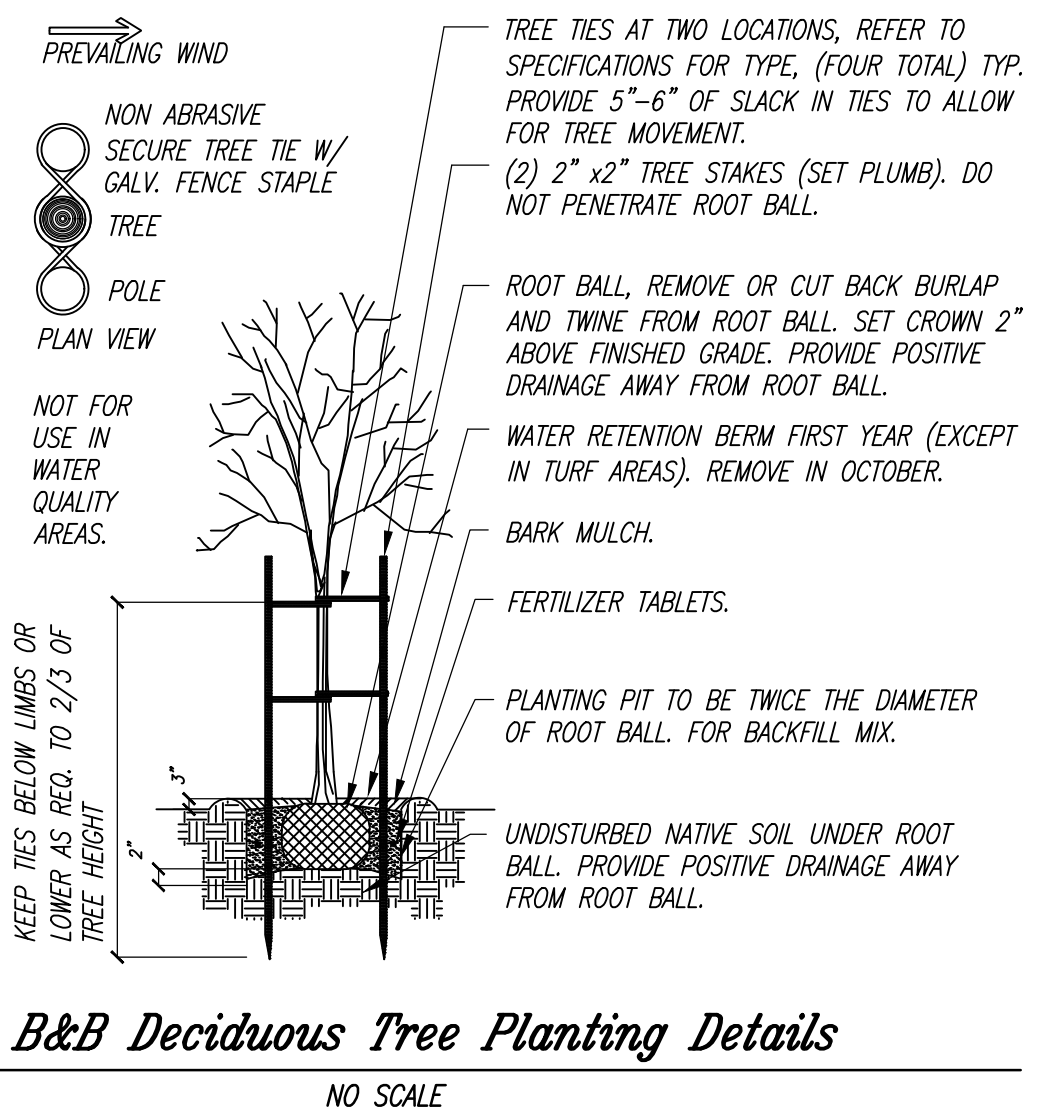


PLANTING LEGEND

Symbol	SIZE	SPACING	QUANTITY
	2" CAL.	AS SHOWN	167

Acer Rubrum (ARMSTRONG MAPLE) or approved equal.

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.



ENGINEERING & DESIGN
 CIVIL ENGINEERING ~ LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

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

STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 SCOTT A. TAYLOR
 LICENSE NO. 1247
 EXPIRES ON

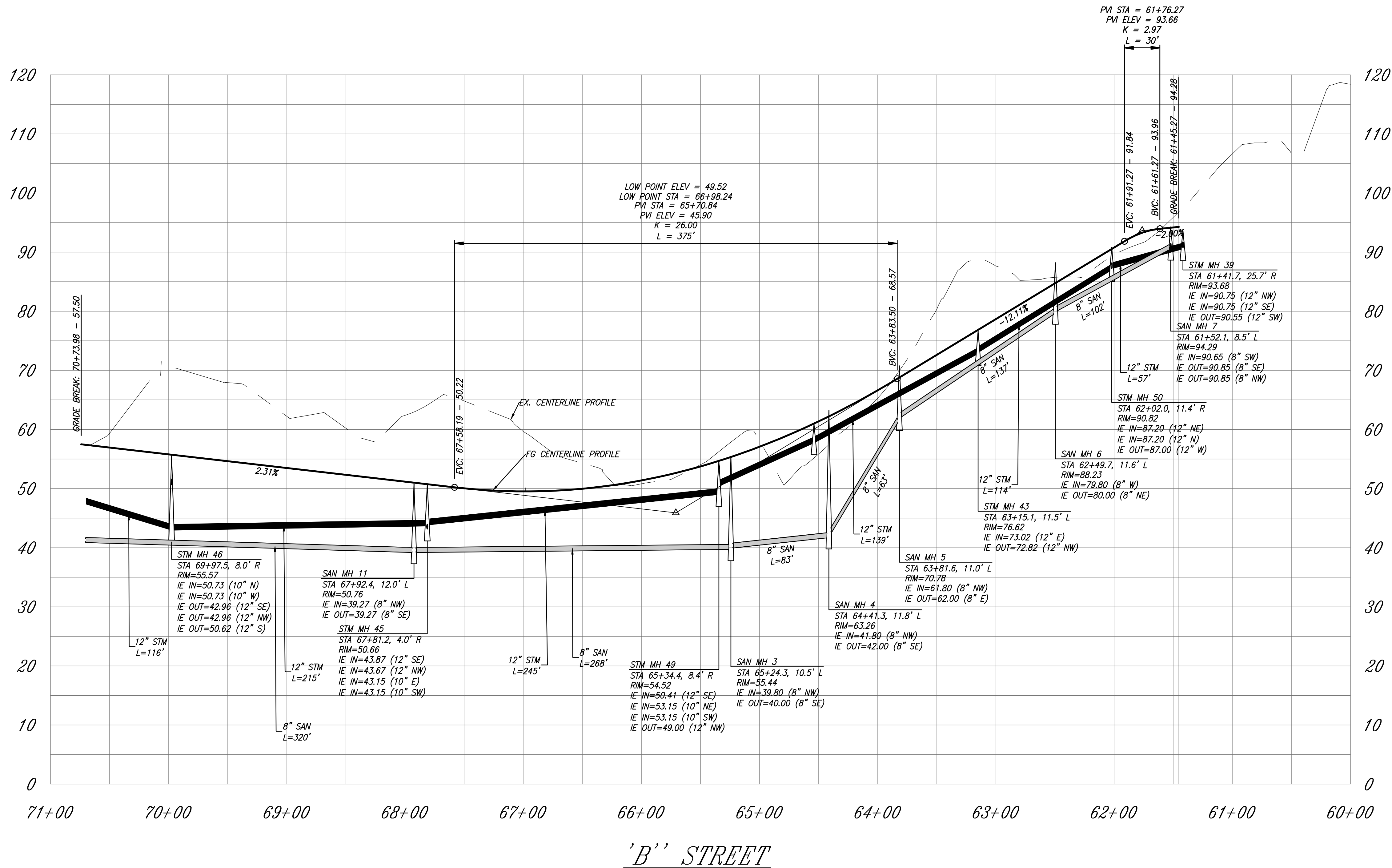
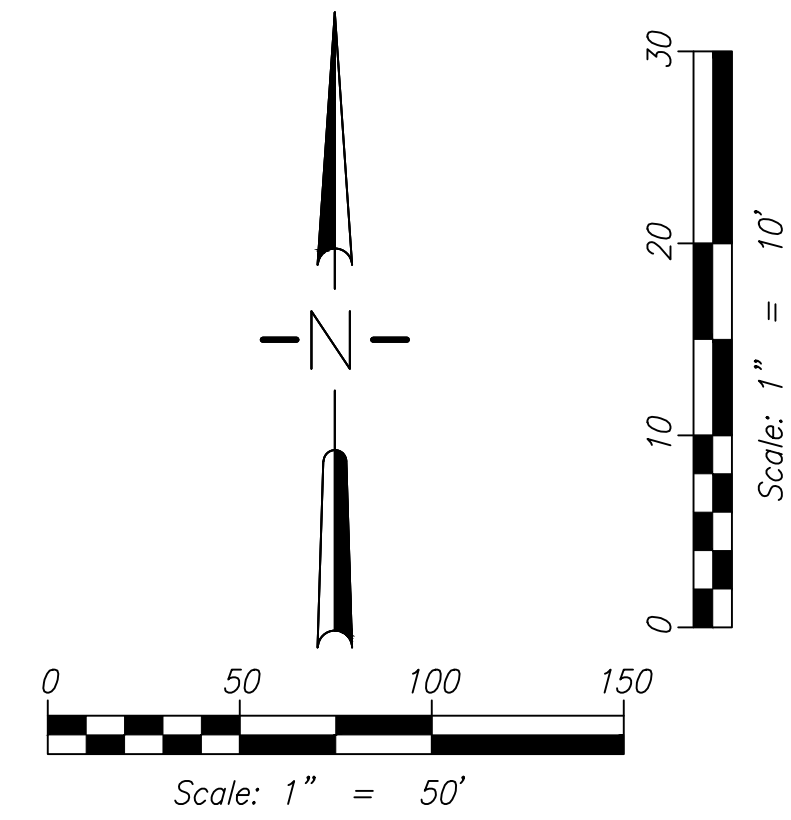
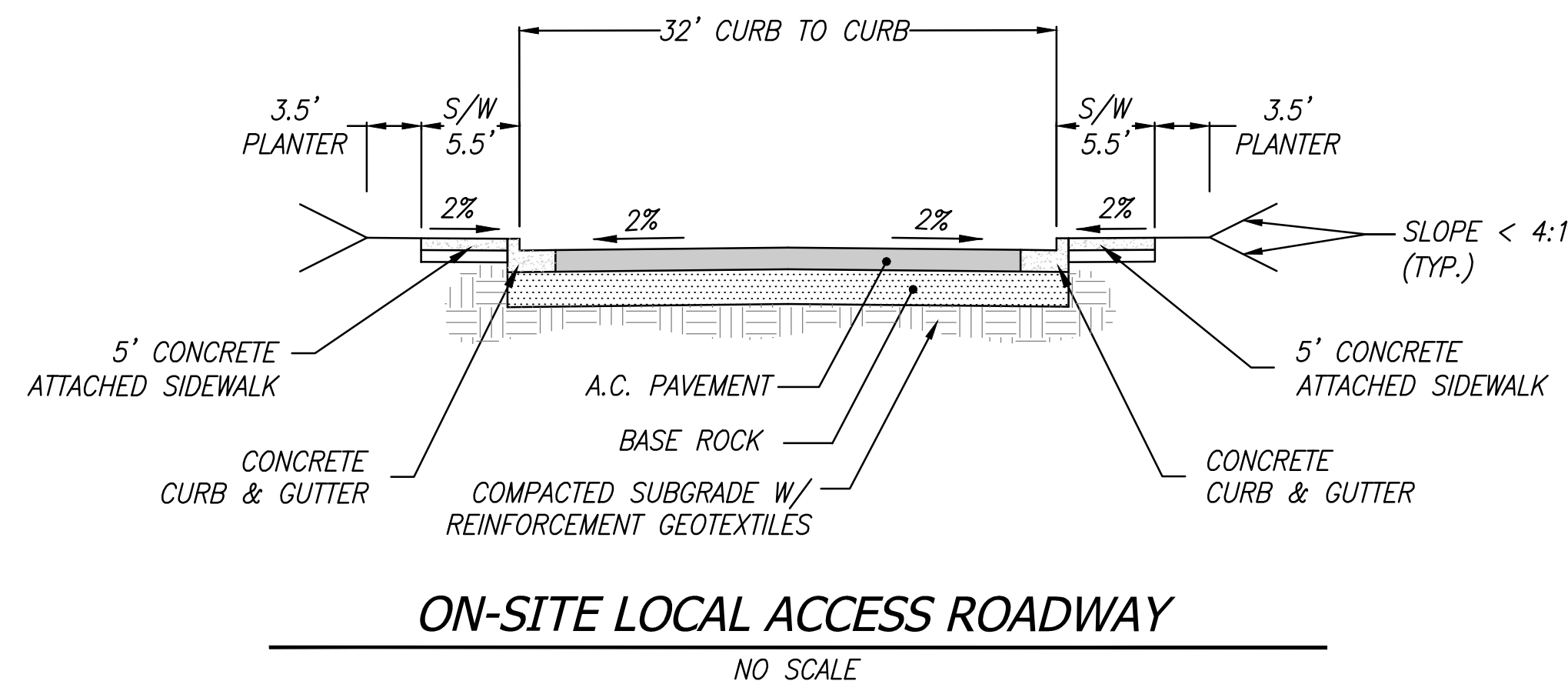
PRELIMINARY LANDSCAPE PLAN - SHEET 2

SUNSET TERRACE SUBDIVISION

WASHINGTON
CITY OF KALAMA

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT,SEM
DRAWN BY:	SAT,SEM
CHECKED BY:	JTM
SCALE:	1" = 50'
JOB NUMBER	SHEET
1795	PRE5.1

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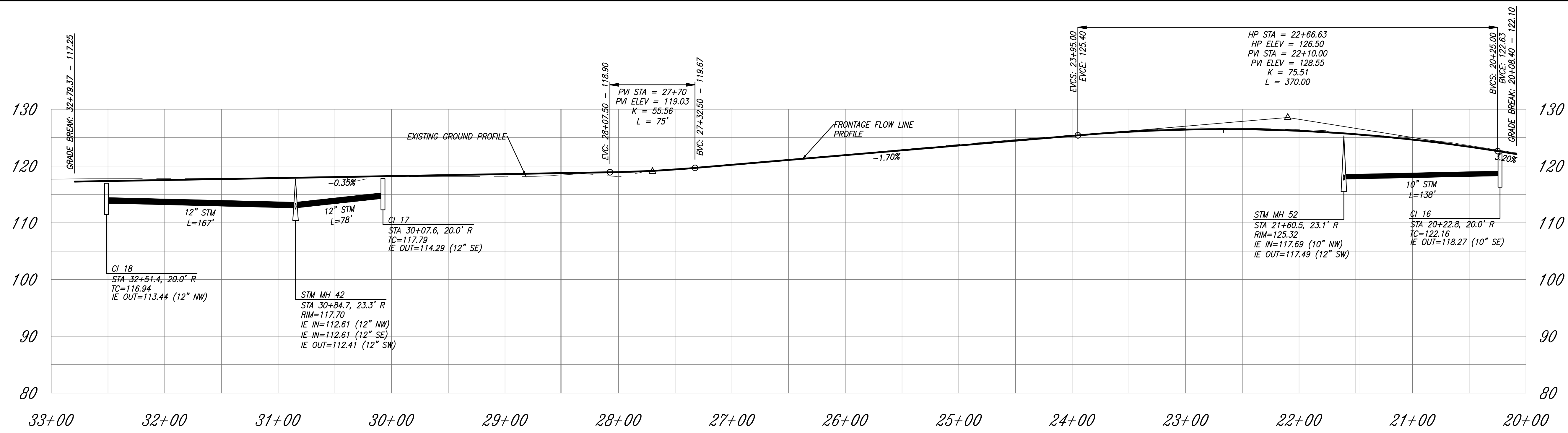
PRELIMINARY

REVISIONS

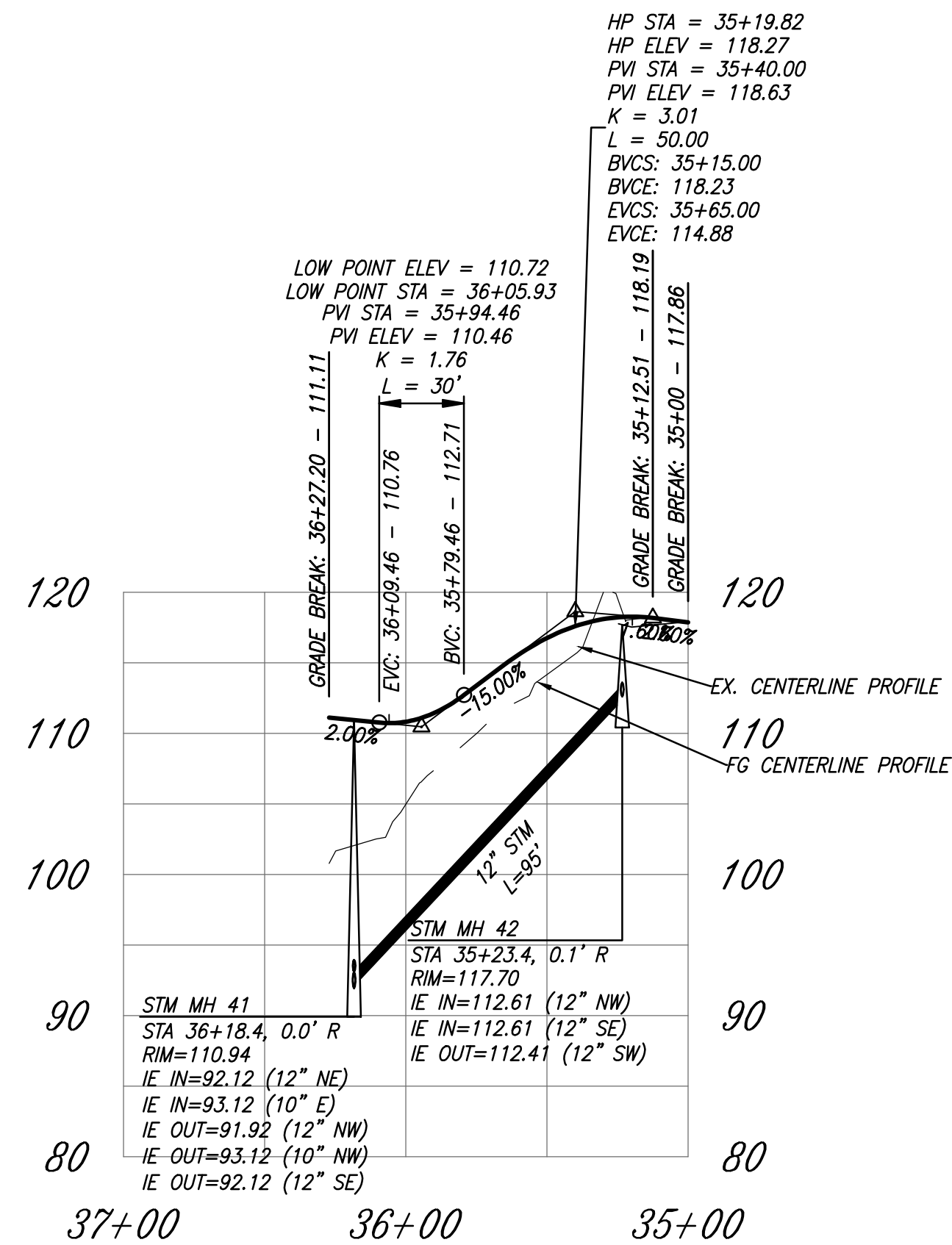
DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 50'

JOB NUMBER: 1795
SHEET: PRE6.0

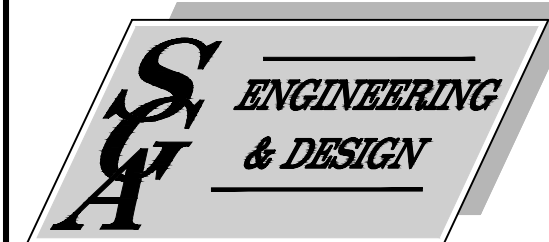
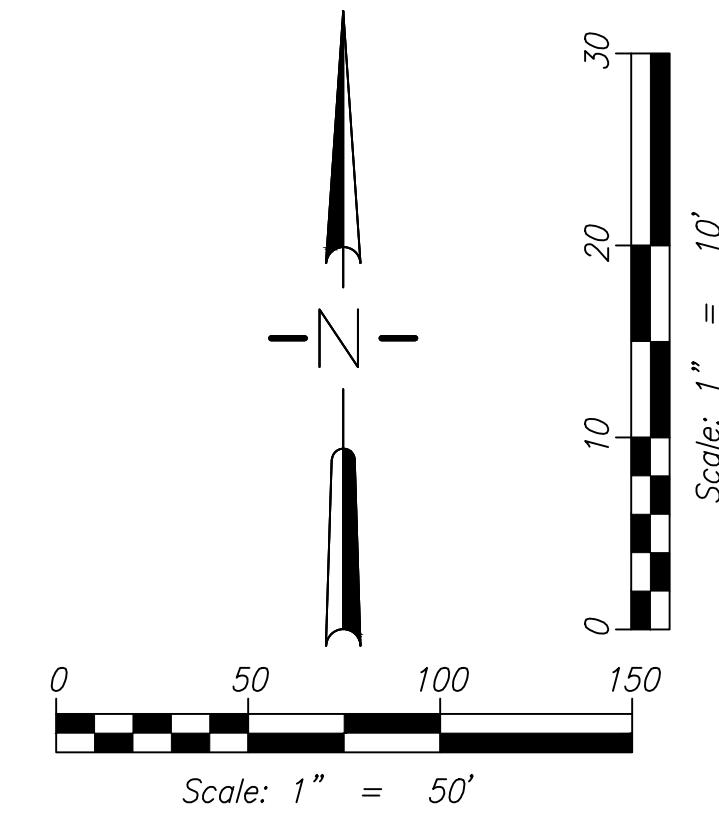
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OLD PACIFIC HWY



'C' STREET



CIVIL ENGINEERING ~ LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

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



PROFILE SHEET 2

**SUNSET TERRACE
 SUBDIVISION**

WASHINGTON

CITY OF KALAMA

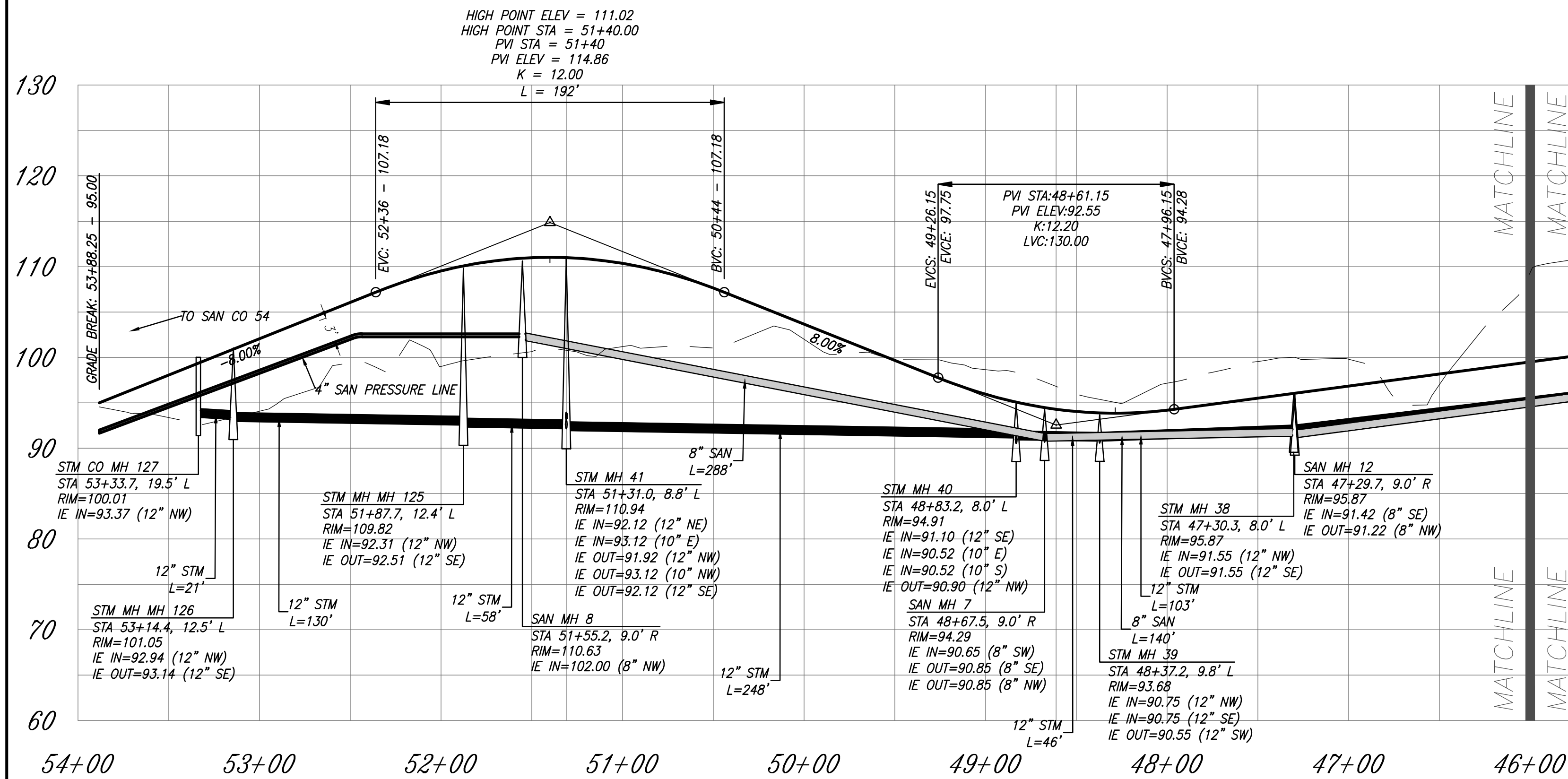
PRELIMINARY

REVISIONS

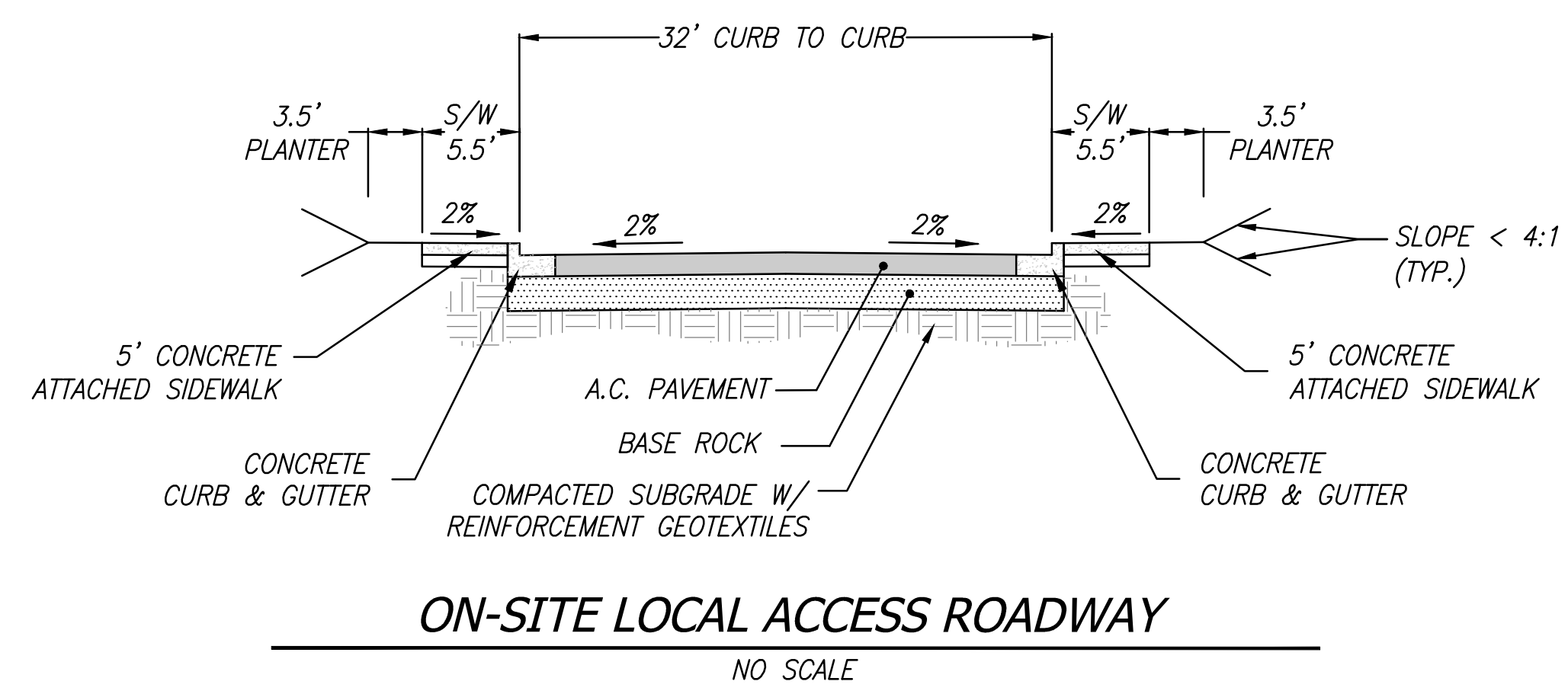
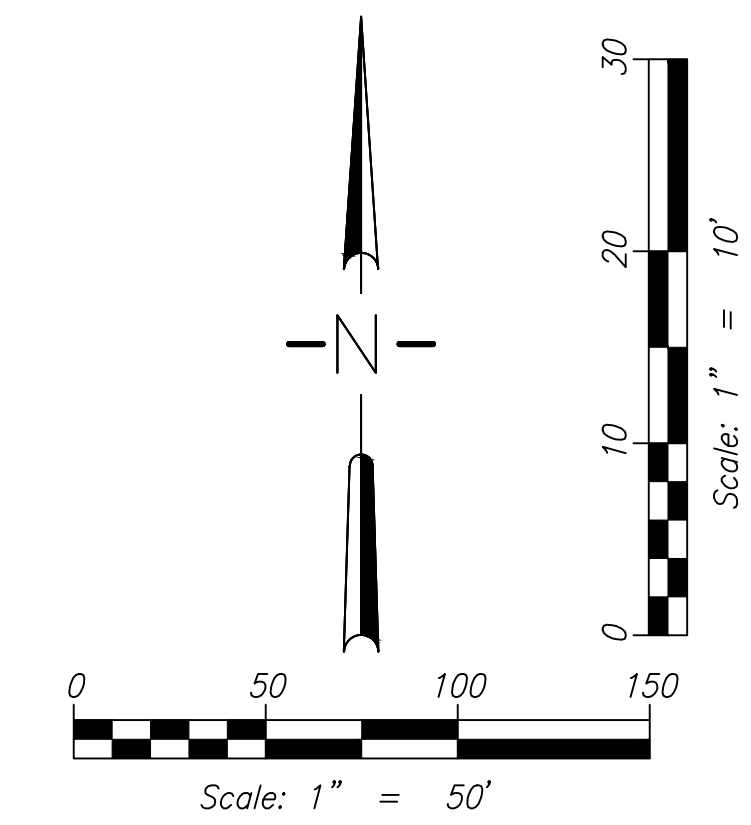
DESIGNED BY: SAT,SEM
 DRAWN BY: SAT,SEM
 CHECKED BY: JTM
 SCALE: 1" = 50'

JOB NUMBER: 1795
 SHEET: PRE6.1

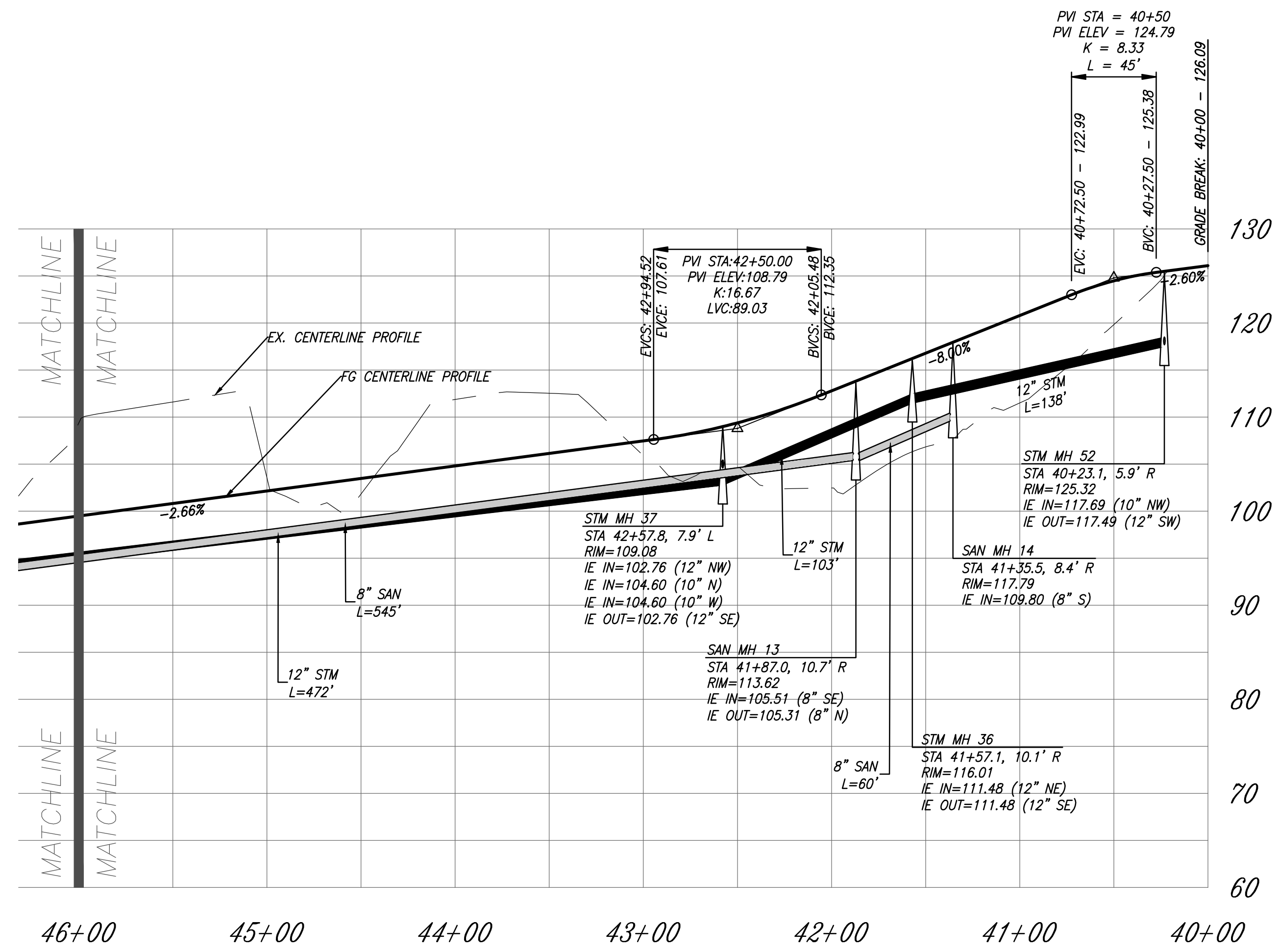
© SCA ENGINEERING PLLC - DATE PLOTTED: Oct. 15, 2018 - 12:12 PM SCA DRAWING FILE: W:\DWG\1795- SUNSET TERRACE [DRAWINGS]\2-PRELIM SHEET SET\PRELIMINARY PROFILE SHEETING



'A' STREET



ON-SITE LOCAL ACCESS ROADWAY
NO SCALE



SUNSET TERRACE
SUBDIVISION

PROFILE SHEET 3

WASHINGTON

CITY OF KALAMA

PRELIMINARY

REVISIONS

DESIGNED BY: SAT,SEM
DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 50'

JOB NUMBER: 1795
SHEET: PRE6.2