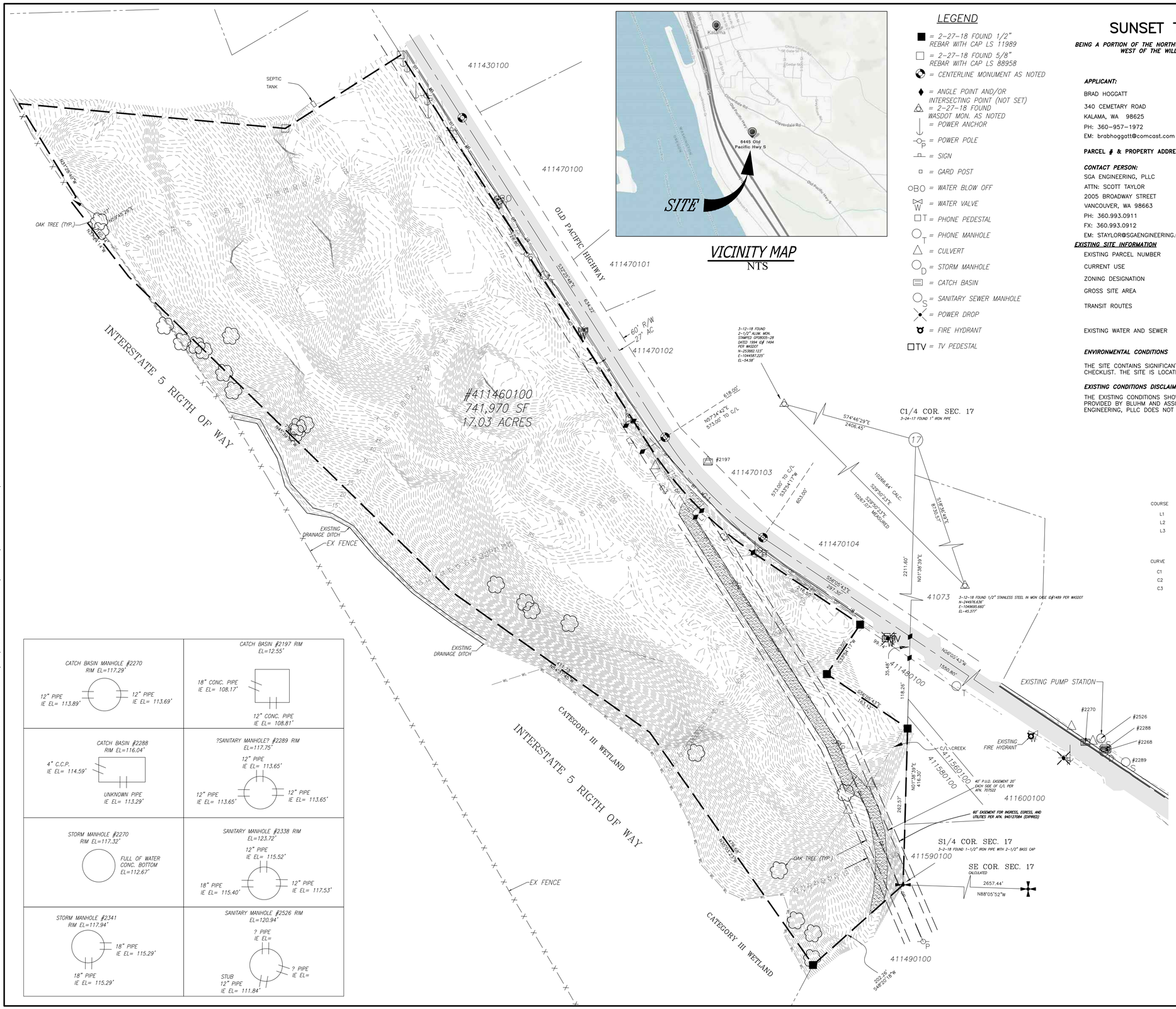

VICINITY MAP
NTS

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
- = POWER POLE
- = SIGN
- = GARD POST
- = WATER BLOW OFF
- = WATER VALVE
- = PHONE PEDESTAL
- = PHONE MANHOLE
- = CULVERT
- = STORM MANHOLE
- = CATCH BASIN
- = SANITARY SEWER MANHOLE
- = POWER DROP
- = FIRE HYDRANT
- = 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

EXISTING CONDITIONS

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

PRELIMINARY

REVISIONS

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

JOB NUMBER	SHEET
1795	PRE1.0

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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:

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KALAMA, WA 98625

PARCEL # & PROPERTY ADDRESS: 411460100
6445 OLD PACIFIC HWY

CONTACT PERSON:

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

EXISTING SITE INFORMATION

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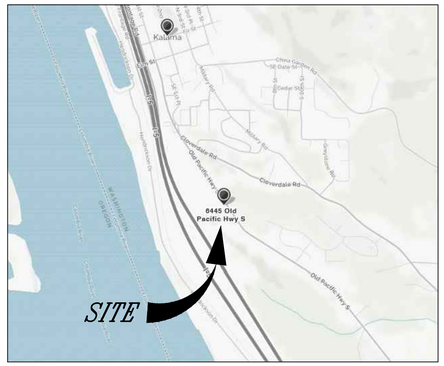
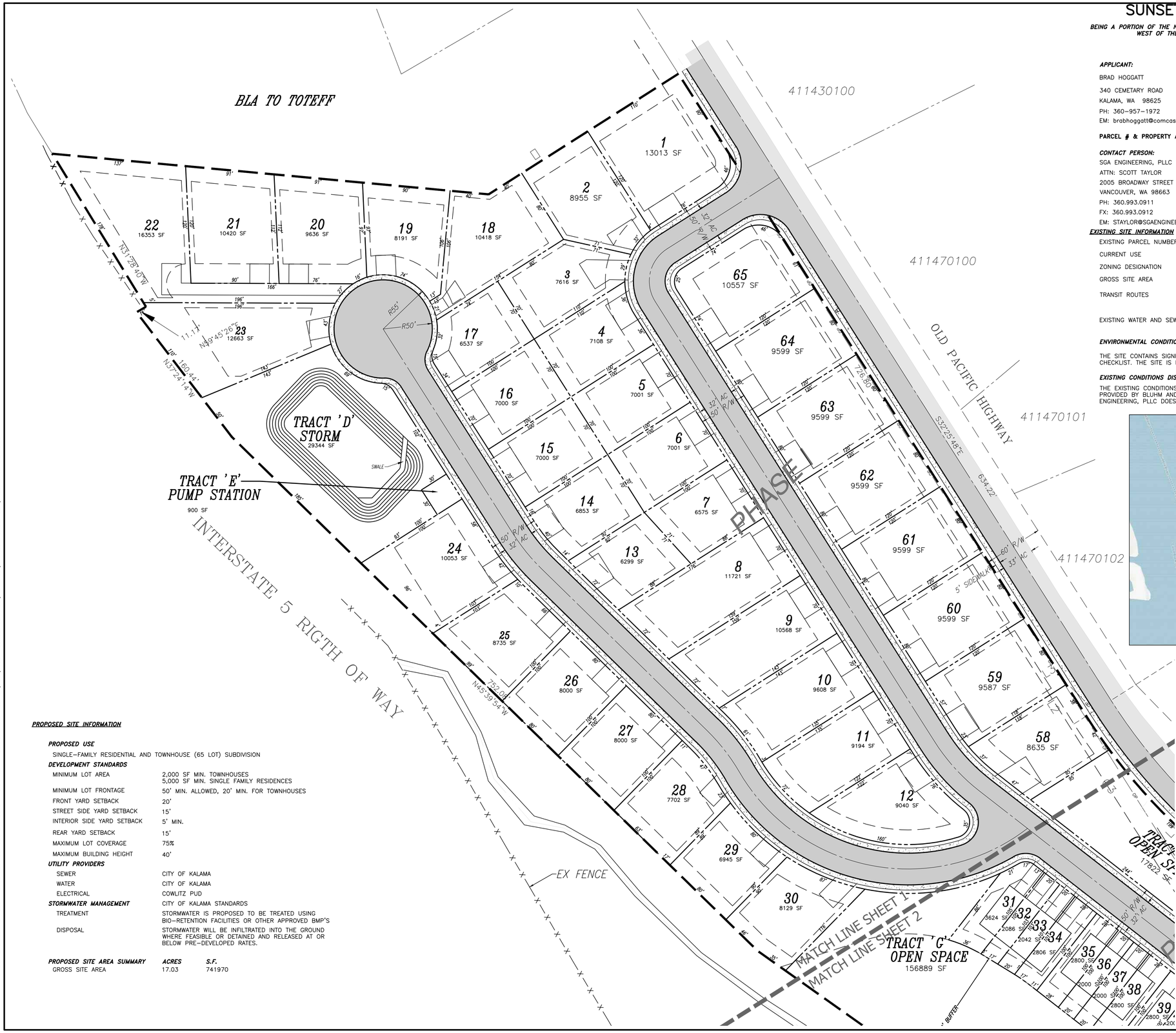


VICINITY MAP
NTS



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

TREATMENT	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	***ACRES***	***S.F.***
GROSS SITE AREA	17.03	741970

SGA ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

PRELIMINARY
JASON T. MATTSON
STATE OF WASHINGTON
22172
REGISTERED
PROFESSIONAL ENGINEER

PRELIMINARY PLAT - SHEET 1

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

PRELIMINARY

REVISIONS

N

0 50 100 150
Scale: 1" = 50'

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

JOB NUMBER	SHEET
1795	PRE2.0

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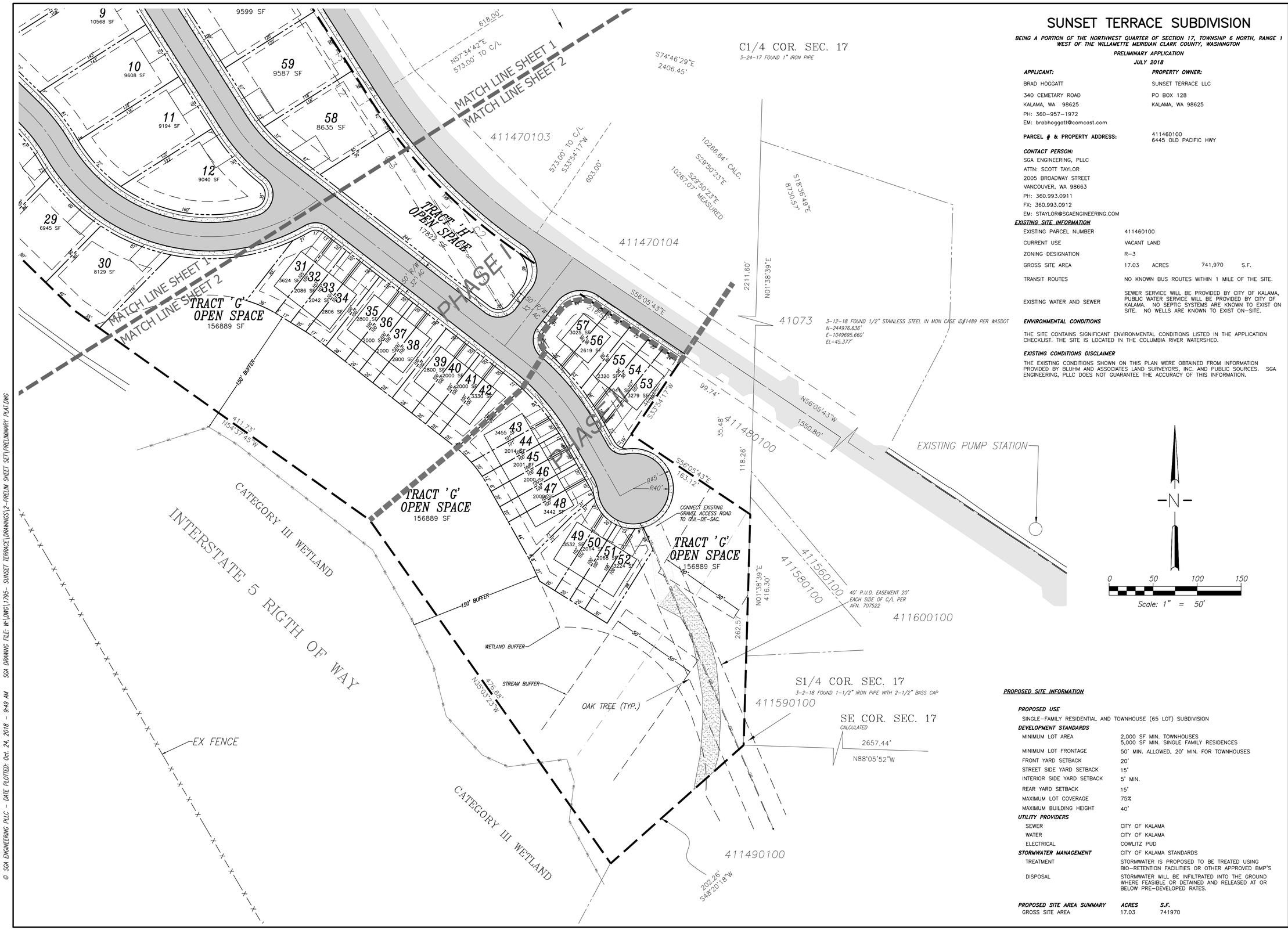

SUNSET TERRACE SUBDIVISION

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:

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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			
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INTERIOR SIDE YARD SETBACK	5' MIN.
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MAXIMUM BUILDING HEIGHT	40'

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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
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PROPOSED SITE AREA SUMMARY	***ACRES***	***S.F.***
GROSS SITE AREA	17.03	741970

SGA ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

PRELIMINARY
JASON A. MATTSON
STATE OF WASHINGTON
40972
REGISTERED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

PRELIMINARY PLAT - SHEET 2

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

PRELIMINARY

REVISIONS

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

JOB NUMBER	SHEET
1795	PRE2.1

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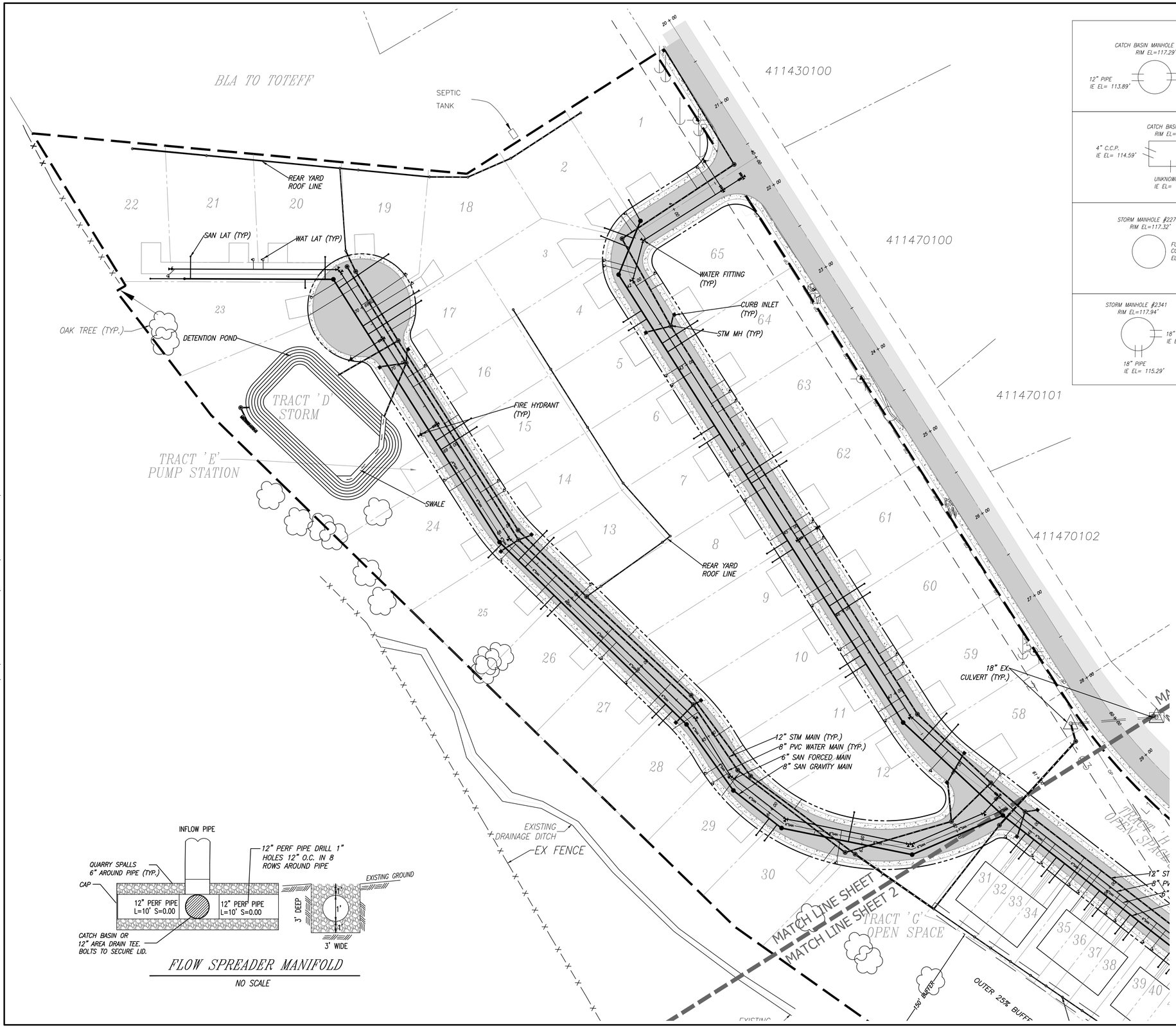

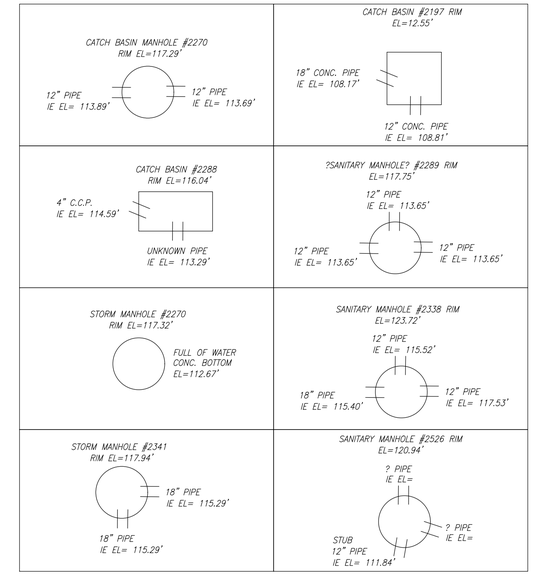

= 2-27-18 FOUND 1/2" REBAR WITH CAP LS 11989

= 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

FLOW SPREADER MANIFOLD

NO SCALE

N

0 50 100 150

Scale: 1" = 50'

SGA ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

PRELIMINARY
NOT FOR CONSTRUCTION
JASON T. MATTSON
STATE OF WASHINGTON
40472
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY UTILITY PLAN - SHEET 1

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA

WASHINGTON

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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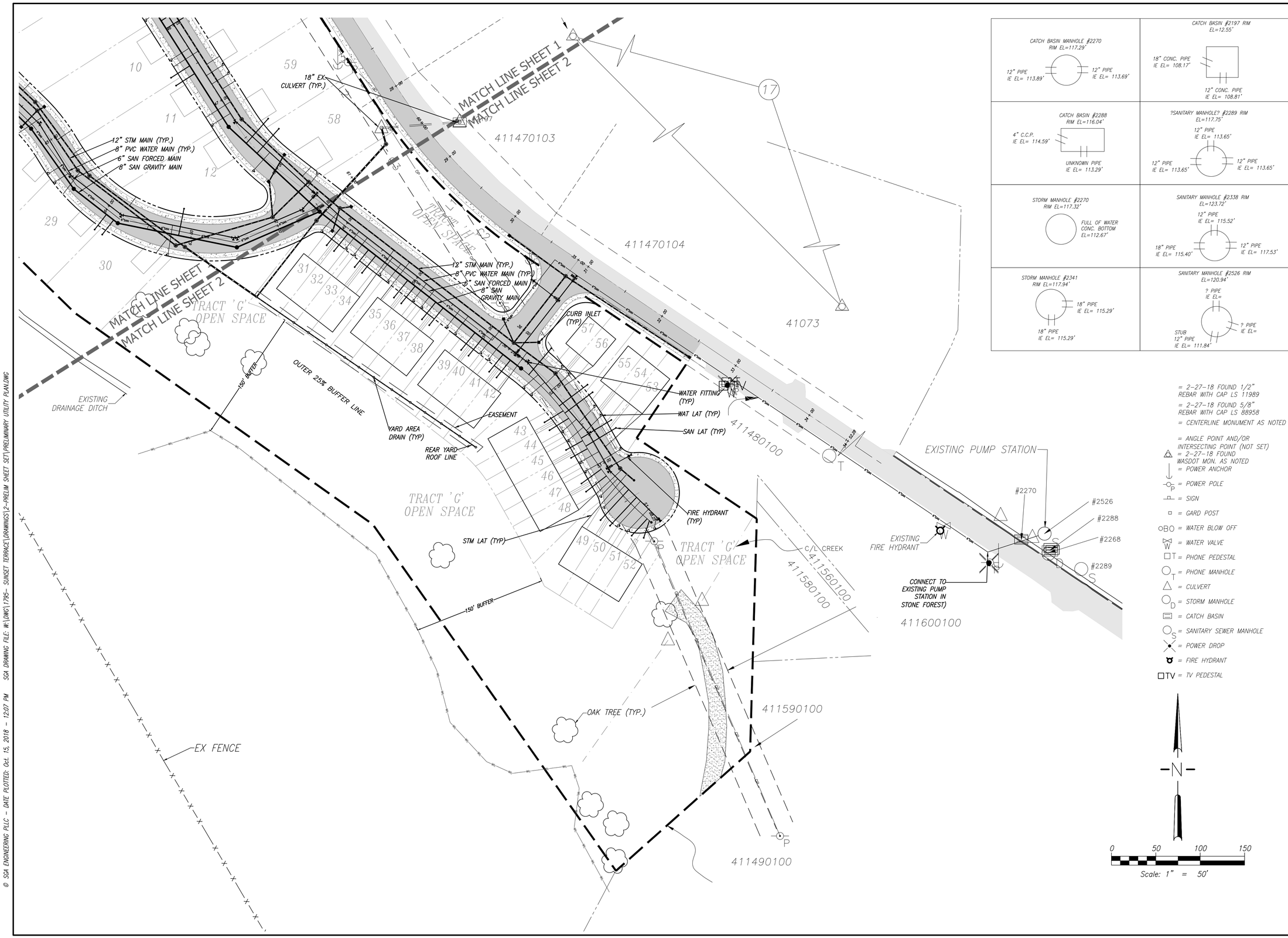

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

PRELIMINARY NOT FOR CONSTRUCTION — JASON A. MATTSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY UTILITY PLAN - SHEET 2

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

PRELIMINARY

REVISIONS

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

JOB NUMBER	SHEET
1795	PRE3.1

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LEGEND

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

N

0 50 100 150

Scale: 1" = 50'

SGA ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

PRELIMINARY
JASON T. MATTSON
STATE OF WASHINGTON
NO. 40772
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY GRADING PLAN - SHEET 1

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

PRELIMINARY

REVISIONS

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

JOB NUMBER	SHEET
1795	PRE4.0

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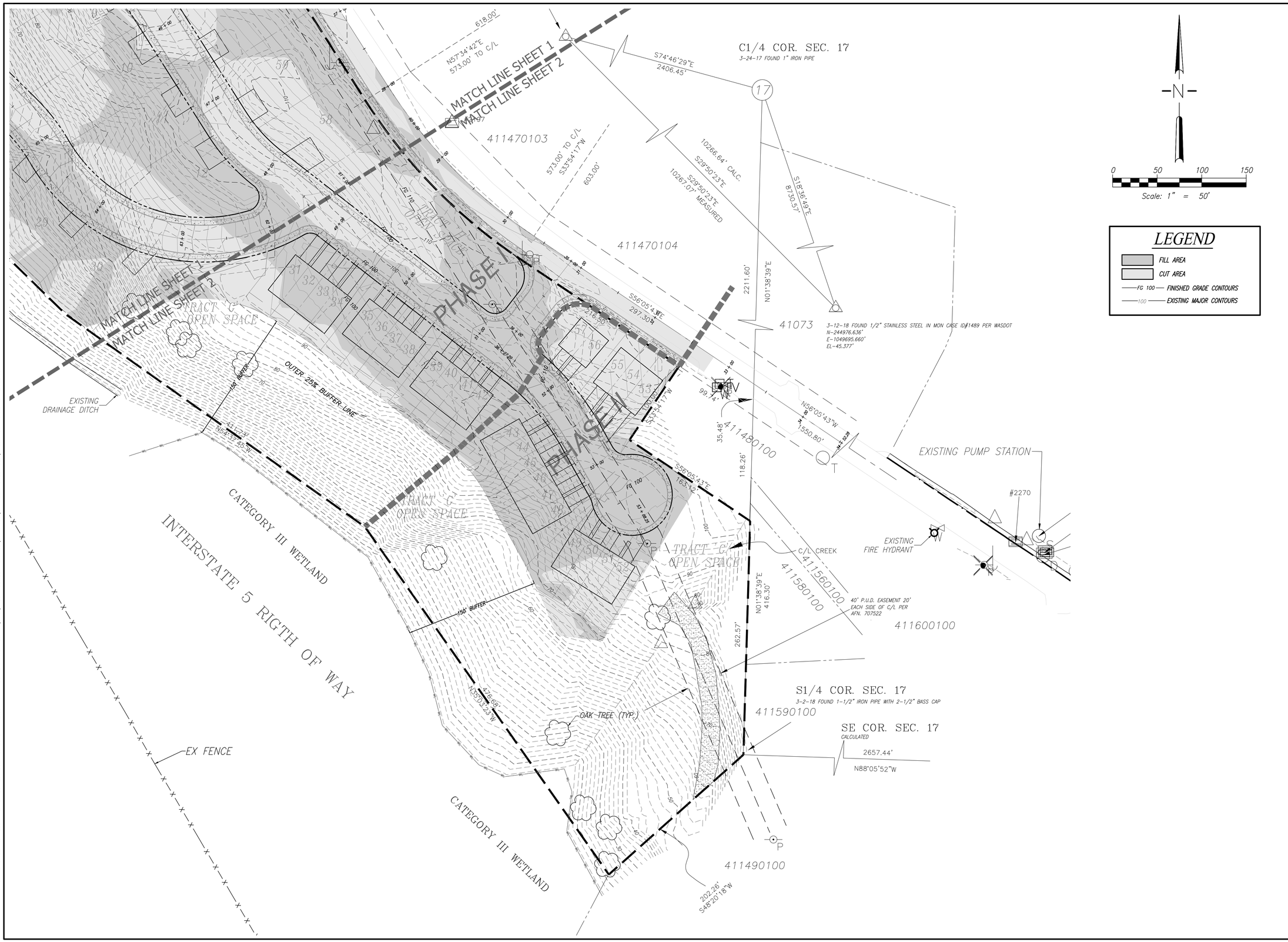

SGA ENGINEERING & DESIGN
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DEVELOPMENT SERVICES
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STATE OF WASHINGTON
NO. 40772
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PRELIMINARY GRADING PLAN - SHEET 2

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

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SCALE:	1" = 50'

JOB NUMBER	SHEET
1795	PRE4.1

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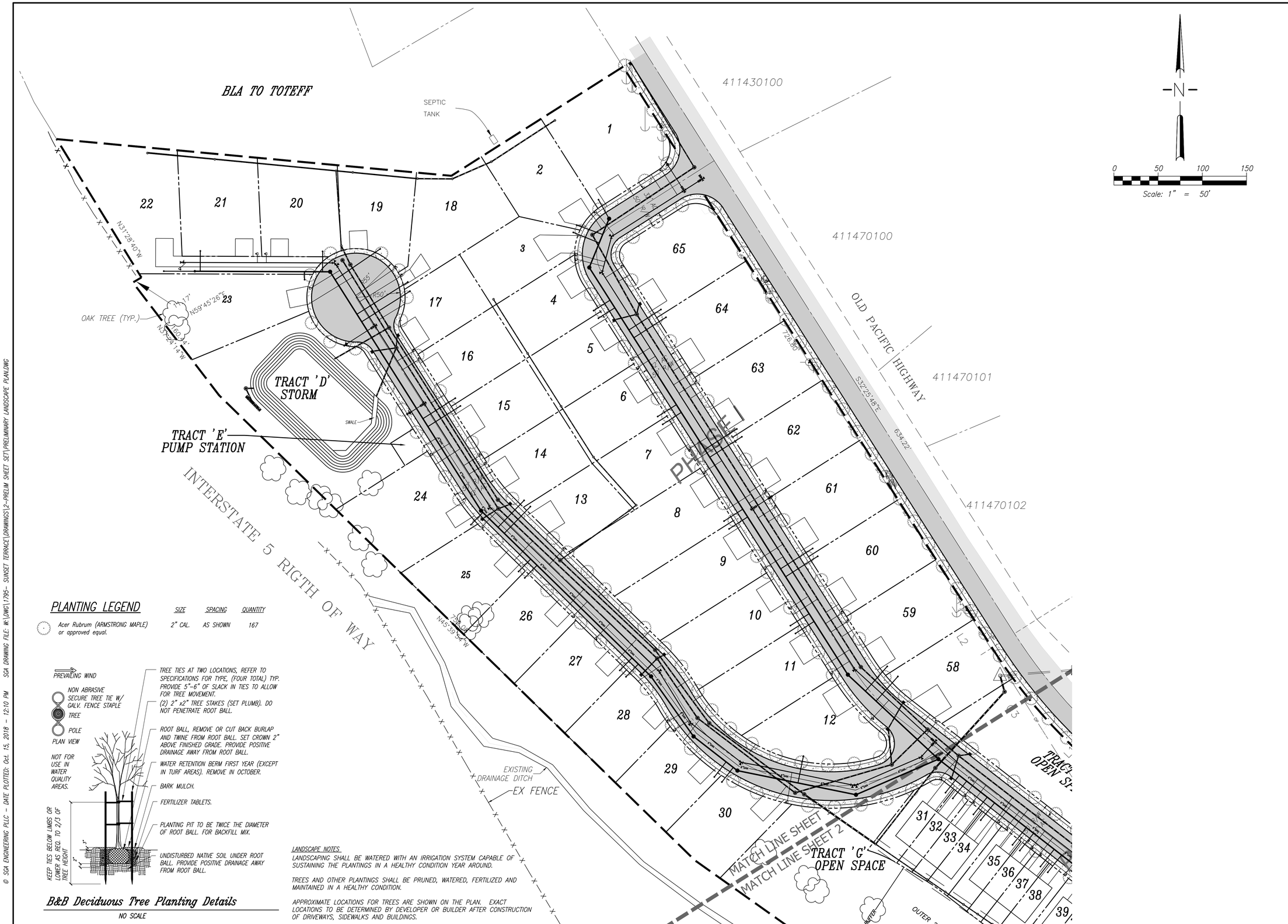

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
Acer Rubrum (ARMSTRONG MAPLE) or approved equal.	2" CAL.	AS SHOWN	167

B&B Deciduous Tree Planting Details

NO SCALE

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.

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

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

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

SCOTT A. TAYLOR

LICENSE NO. 1247

EXPIRES ON _____

PRELIMINARY LANDSCAPE PLAN - SHEET 1

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

PRELIMINARY

REVISIONS

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

JOB NUMBER	SHEET
1795	PRE5.0

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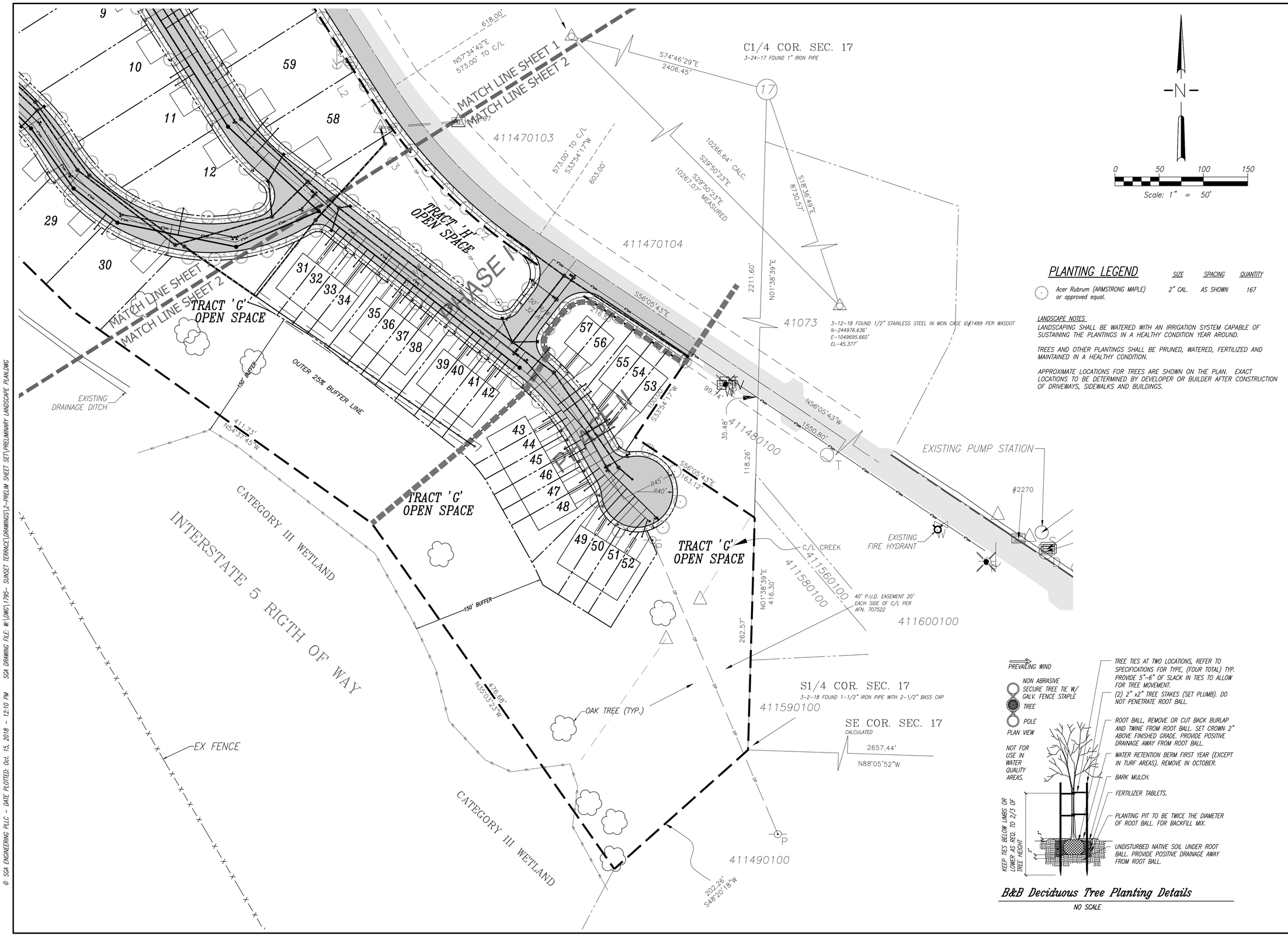

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
Acer Rubrum (ARMSTRONG MAPLE) or approved equal.	2" CAL.	AS SHOWN	167

LANDSCAPE NOTES

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B&B Deciduous Tree Planting Details

NO SCALE

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

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

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

SCOTT A. TAYLOR

LICENSE NO. 1247

EXPIRES ON _____

PRELIMINARY LANDSCAPE PLAN - SHEET 2

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

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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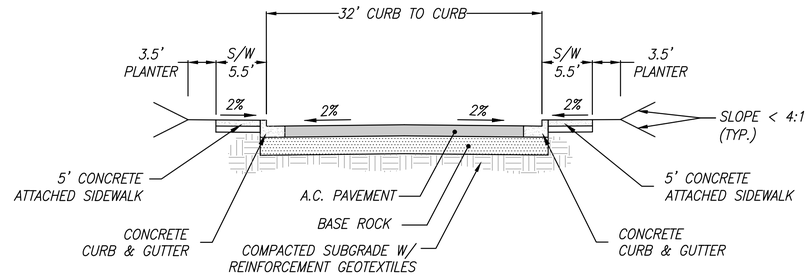
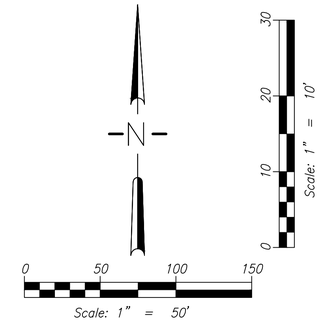
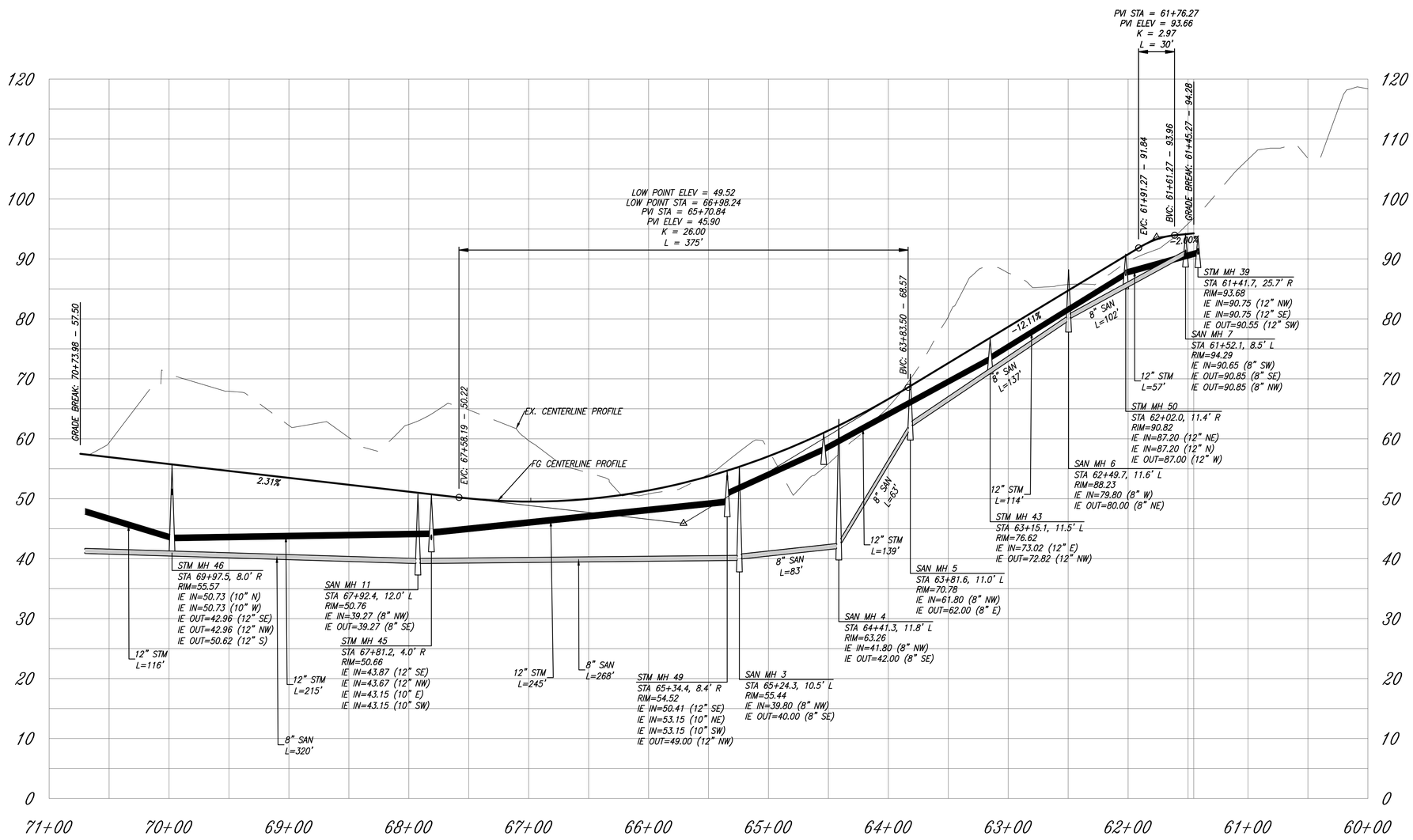


ON-SITE LOCAL ACCESS ROADWAY

NO SCALE





'B'' STREET

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STATE OF WASHINGTON
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PROFILE SHEET

SUNSET TERRACE SUBDIVISION

CITY OF KALAMA WASHINGTON

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REVISIONS

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

JOB NUMBER	SHEET
1795	PRE6.0

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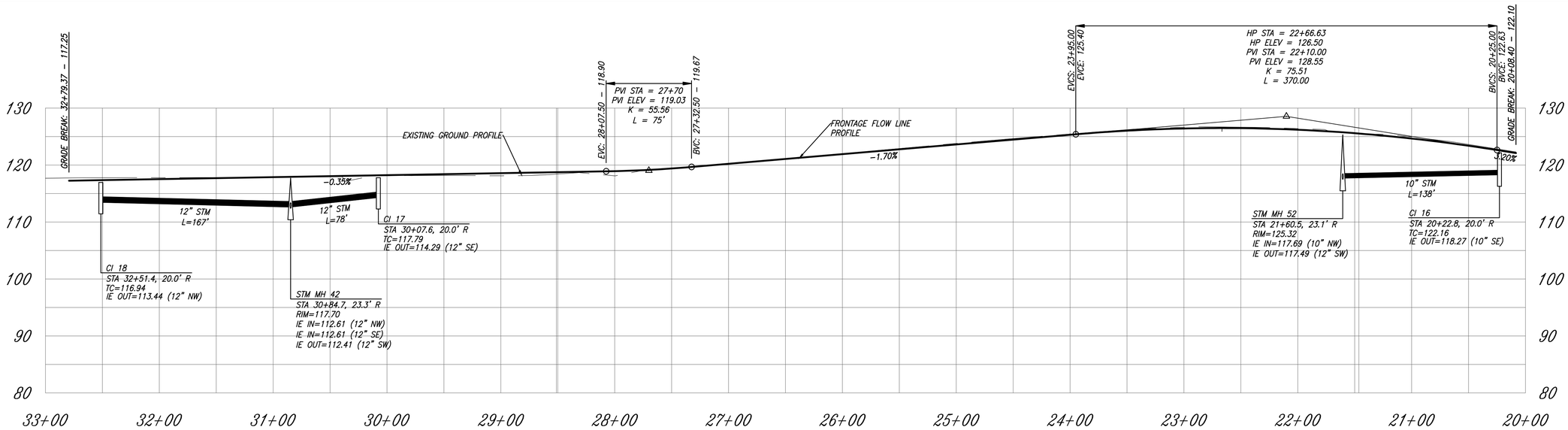
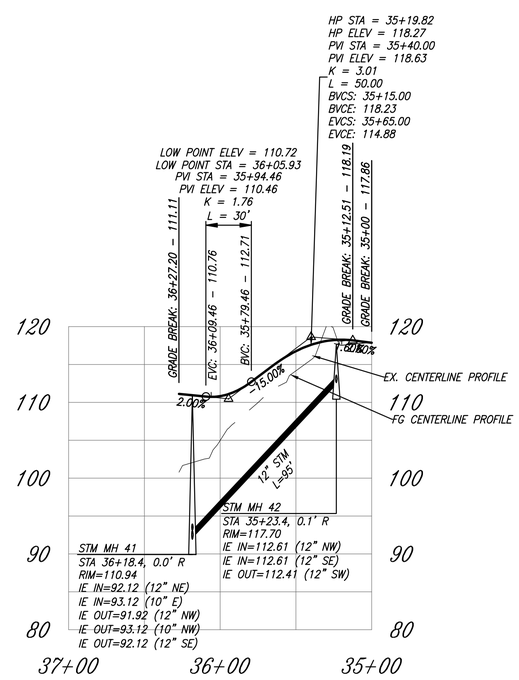


OLD PACIFIC HWY



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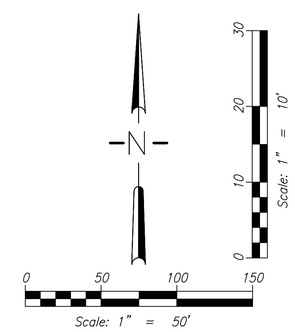

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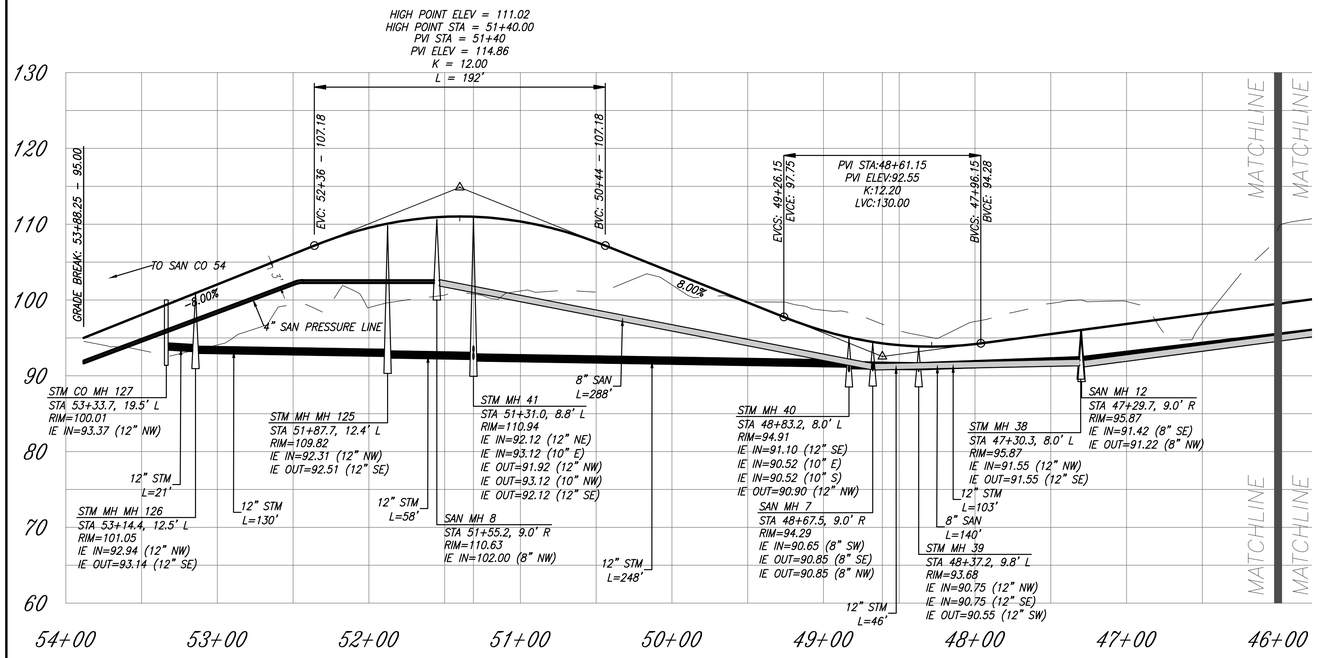
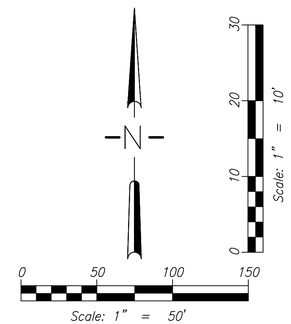
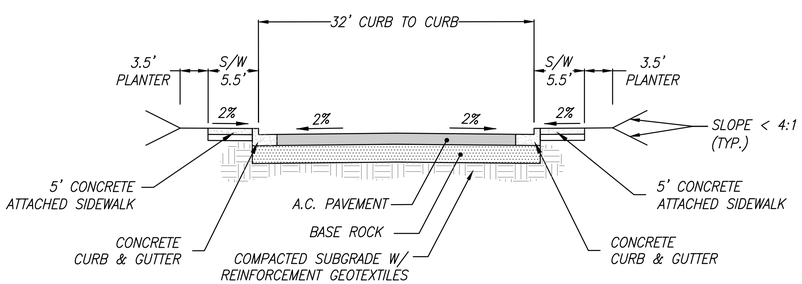


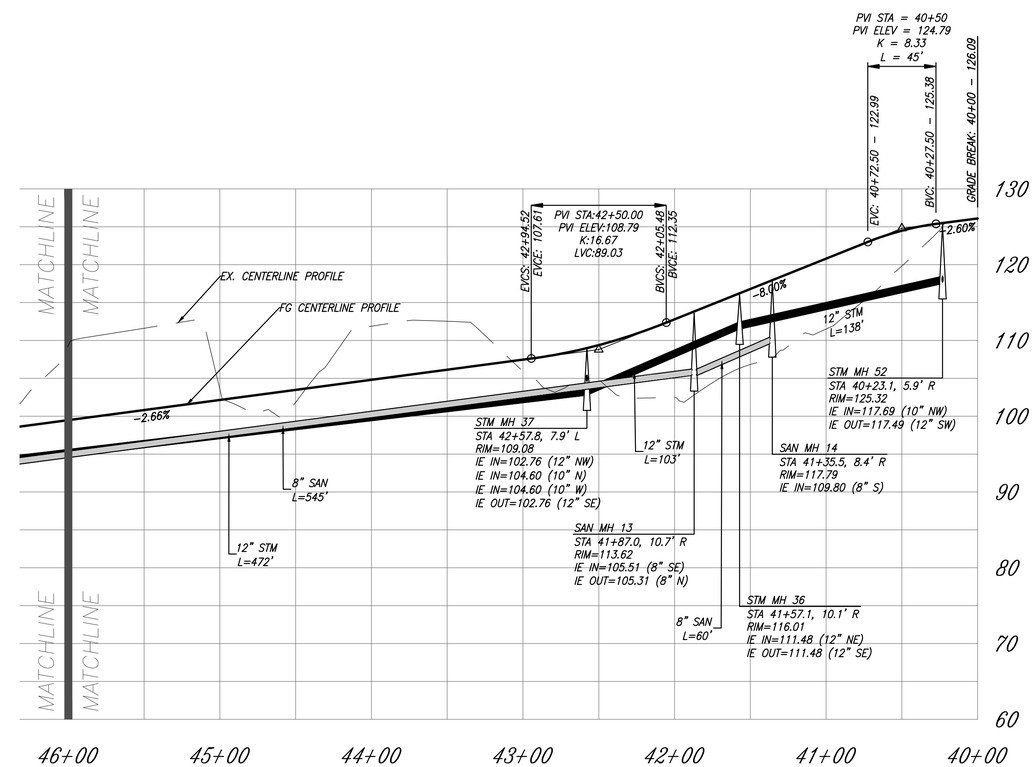
'A' STREET





ON-SITE LOCAL ACCESS ROADWAY

NO SCALE



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JOB NUMBER	SHEET
1795	PRE6.2

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