

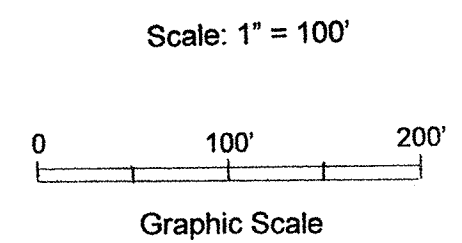
Not a Part of this Project

Lot Areas

Lot No	Sq Ft	Lot No	Sq Ft	Lot No	Sq Ft	Lot No	Sq Ft	Lot No	Sq Ft
1	8,120	25	10,908	49	9,375	73	7,875	97	8,664
2	8,008	26	9,860	50	9,375	74	8,078	98	8,664
3	7,776	27	9,748	51	9,250	75	7,868	99	8,666
4	7,656	28	8,650	52	9,013	76	7,980	100	8,666
5	7,656	29	9,491	53	7,560	77	7,980	101	8,778
6	7,656	30	10,948	54	7,560	78	7,980	102	8,778
7	7,888	31	9,452	55	7,658	79	7,868	103	8,778
8	7,944	32	10,948	56	7,868	80	9,388	104	8,778
9	7,632	33	9,491	57	7,875	81	9,500	105	8,664
10	7,657	34	8,650	58	7,875	82	9,500	106	8,664
11	7,707	35	7,412	59	7,875	83	9,500	107	8,666
12	7,758	36	7,410	60	7,868	84	9,388	108	8,124
13	7,808	37	7,410	61	9,388	85	9,638	109	8,120
14	7,991	38	7,754	62	9,500	86	9,375	110	8,120
15	8,255	39	7,553	63	9,500	87	9,250	111	8,120
16	7,859	40	7,770	64	9,500	88	9,250	112	9,880
17	7,905	41	7,875	65	9,388	89	9,250	113	10,735
18	7,952	42	7,875	66	9,138	90	9,263	114	7,150
19	8,107	43	7,980	67	9,000	91	7,520	115	8,715
20	8,263	44	7,980	68	9,000	92	7,554	116	8,240
21	8,540	45	7,763	69	7,763	93	7,587	117	8,120
22	9,658	46	9,263	70	7,770	94	7,624	118	8,120
23	9,830	47	9,500	71	7,770	95	8,552	119	8,120
24	10,946	48	9,500	72	7,700	96	8,664	120	9,741

Notes

- This project proposes 120 residential lots on 34.4 acres, Clark County tax lot numbers 209047-000, 986027-188, 986027-189, and a portion of 209062-000. Comprehensive Plan is LDR. Zoning is LDR-7.5. Net Density is 4.6 lots per acre.
- All proposed lots exceed 7,500 sq ft in area, except proposed Lots 35 thru 38, and 114, that exceed 6,750 sq ft. No lots exceed 11,000 sq ft in area. Each lot is restricted to 35% lot coverage & 50% impervious surface area.
- All existing structures will be removed.
- The project is planned to be constructed in phases. Phase 1 - 27 lots, Phase 2 - 24 lots, Phase 3 - 39 lots, Phase 4 - 30 lots. A Phasing Plan is included in this application.
- New street spacing is designed to comply with the intent of Section 2, Chapter 1, 2.01, with overall spacing less than an average of 500 feet. The Circulation Plan indicates how adjacent properties can be effectively designed to utilize the stubbed streets from Sunrise Terrace.
- A turnaround is not required for the west end of St B, as it serves only 1 lot and is less than 200 feet in length, per Section 2, Chapter 1, 2.12.
- The design of proposed Ave A intersecting with NE Lockwood Creek Road complies with Section 2, Chapter 2, 2.14 C, by providing the intersection angle of 81 degrees and a tangent length of 25 feet.
- Section 2.14 E requires centerline spacing between intersecting streets to be 300' minimum. Ave A is placed as far to the east as practical with a distance of 280 feet from existing E. 18th Place, which is within 93% of the code length.
- Utilities. Sewer and water lines will be extended into the site at Ave A, and constructed in most new streets to serve all proposed lots.
- Cascadia Ecological Services reviewed the site for possible wetlands and streams. The Critical Areas Assessment Report indicates that neither is present on the site or within 100 feet of the site boundary.



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Sunrise Terrace
 a Residential Subdivision
 City of La Center WA

Preliminary Plat