

# HOCKINSON HOLLOW

A Residential Subdivision Project

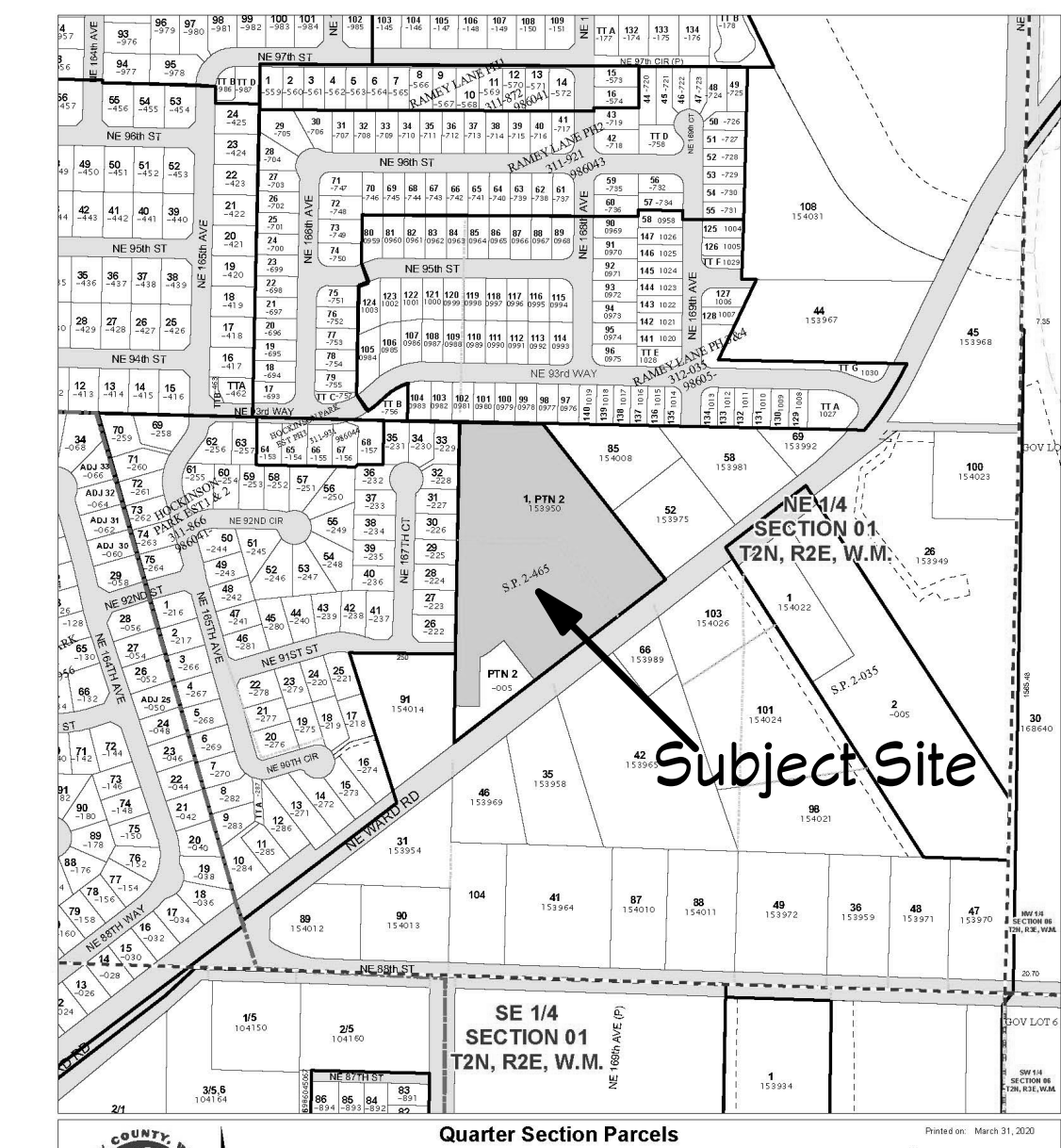
In the NE 1/4 of Section 01, T2N R2E WM

County Parcel #: 153950000

9108 NE Ward Road

Vancouver Washington 98682

## VICINITY MAP



REVISION TABLE	NUMBER	DATE	REVISION BY

**HOCKINSON HOLLOW**  
A Residential Subdivision Project  
In the NE 1/4 of Section 01, T2N, R2E, W.M.  
County Parcel #: 153950000  
9108 NE Ward Road  
Vancouver, Washington, 98682

**PRELIMINARY PLAT**  
**PRELIMINARY UTILITY PLAN**

Owner / Applicant / Contact:  
Hockinson Hollow, LLC  
Mason Wolfe  
1801 9 5th Street, #101D  
Ridgefield, Washington 98642  
360-907-9558 / mason@wolfepm.com

DRAWINGS PROVIDED BY:  
Wolfe Project Management, LLC  
Drafting and Design  
Mason Wolfe  
360-907-9588  
mason@wolfepm.com

DATE:

5/26/20

SCALE:

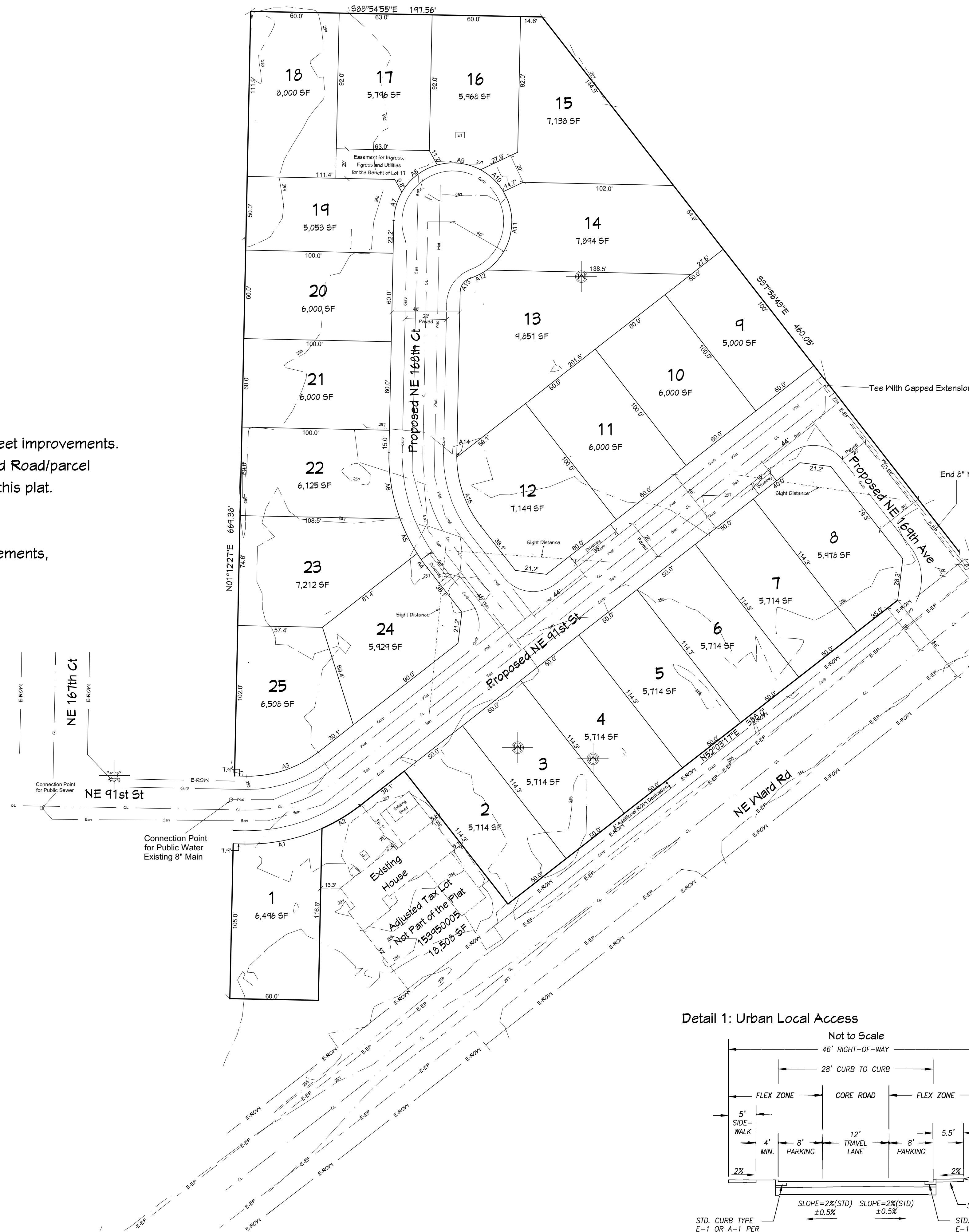
1" = 40'

SHEET:

P-1

### Proposed Improvement Plan Notes:

- 1) Site contains 4.69 Gross Acres / 204,480 SF, (3.64 Net Acres).
- 2) Site is currently zoned R1-7.5.
- 3) Applicant is requesting zone change to R1-6.
- 4) This project proposes 25 new single family lots.  
this is equal to 5.33 lots per gross acre & 6.87 lots per net acre.
- 5) Largest lot is 9,851 SF.
- 6) Smallest lot is 5,000 SF.
- 7) Average Lot size is 6,335 SF.
- 8) Proposed NE 169th Ave and NE Ward Rd are proposed half street improvements.
- 9) House located outside the boundaries of the plat (9020 NE Ward Road/parcel 153950005) to be connected to public water and sewer as part of this plat.
- 10) There are no Wetland Habitat areas on or within 100' of plat.
- 11) All structures within the boundaries of the plat to be removed.
- 12) No existing or proposed pedestrian or transit facilities or improvements, (except in standard location with right-of-ways).
- 13) No street grades in excess of 15% on site or within 500 feet.
- 14) All driveways within the boundaries of the plat to be removed.
- 15) All sight distance standards are expected to be met for all lots.
- 16) No Proposed hard landscaping features. For NE Ward Road, refer to Landscape Plan prepared by Clark Land Design.
- 17) Refer to application Narrative for more information.

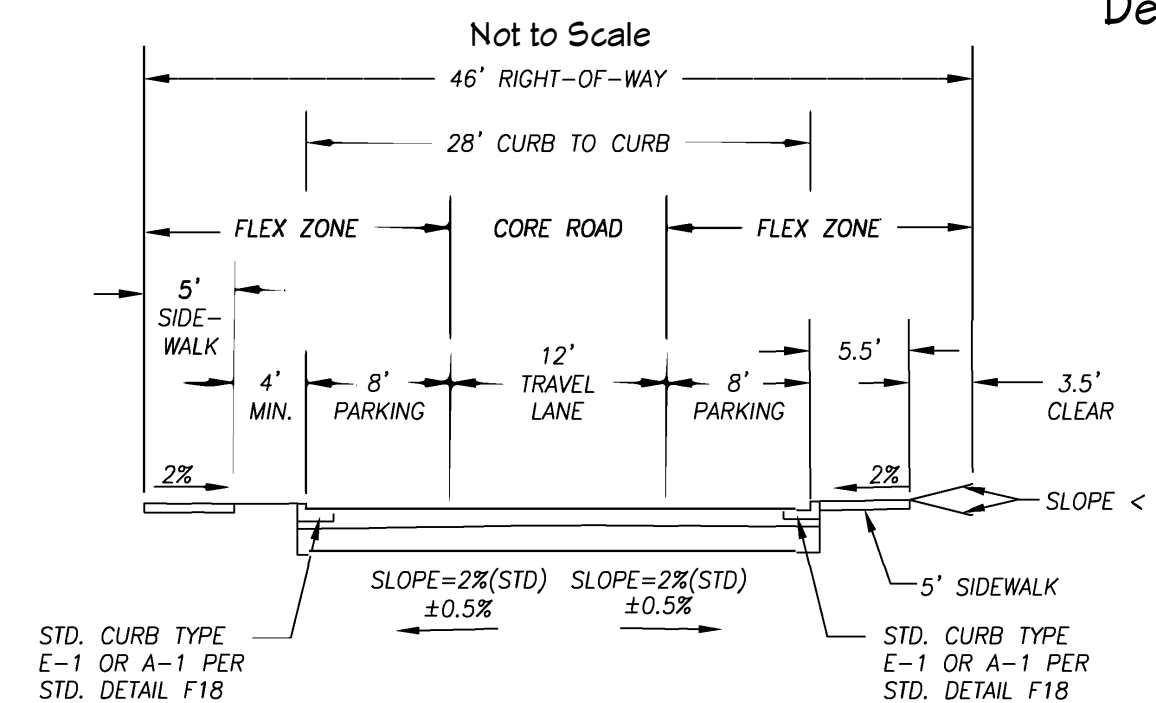


ARC LENGTH TABLE	#	LENGTH	RADIUS
A1	53.78'	123'	
A2	30.07'	123'	
A3	52.49'	77'	
A4	11.90'	123'	
A5	26.15'	123'	
A6	46.01'	123'	
A7	20.31'	40'	
A8	31.06'	40'	
A9	19.56'	40'	
A10	21.72'	40'	
A11	21.55'	40'	
A12	12.33'	40'	
A13	12.45'	10'	
A14	2.23'	77'	
A15	50.38'	77'	

### LEGEND:

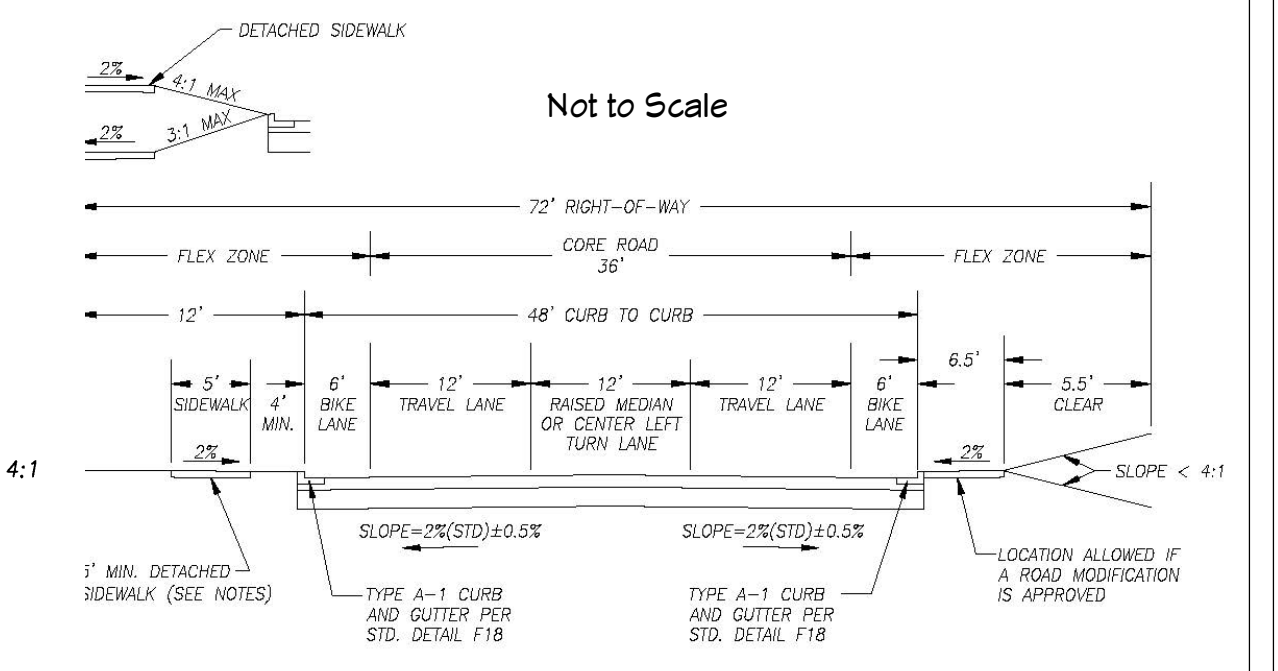
- E-ROW Existing Right-of-Way
- EP Existing Edge of Paving
- CL Center Line
- ST Existing Septic Tank to be abandoned
- DF Existing Septic Drain Field to be abandoned
- W Existing Well to be decommissioned
- TBR To Be Removed
- Existing Fire Hydrant

Detail 1: Urban Local Access



Proposed NE 91st St, NE 168th Ct & NE 169th Ave

Detail 2: Urban Minor Arterial (M-2cb)



Proposed NE Ward Rd