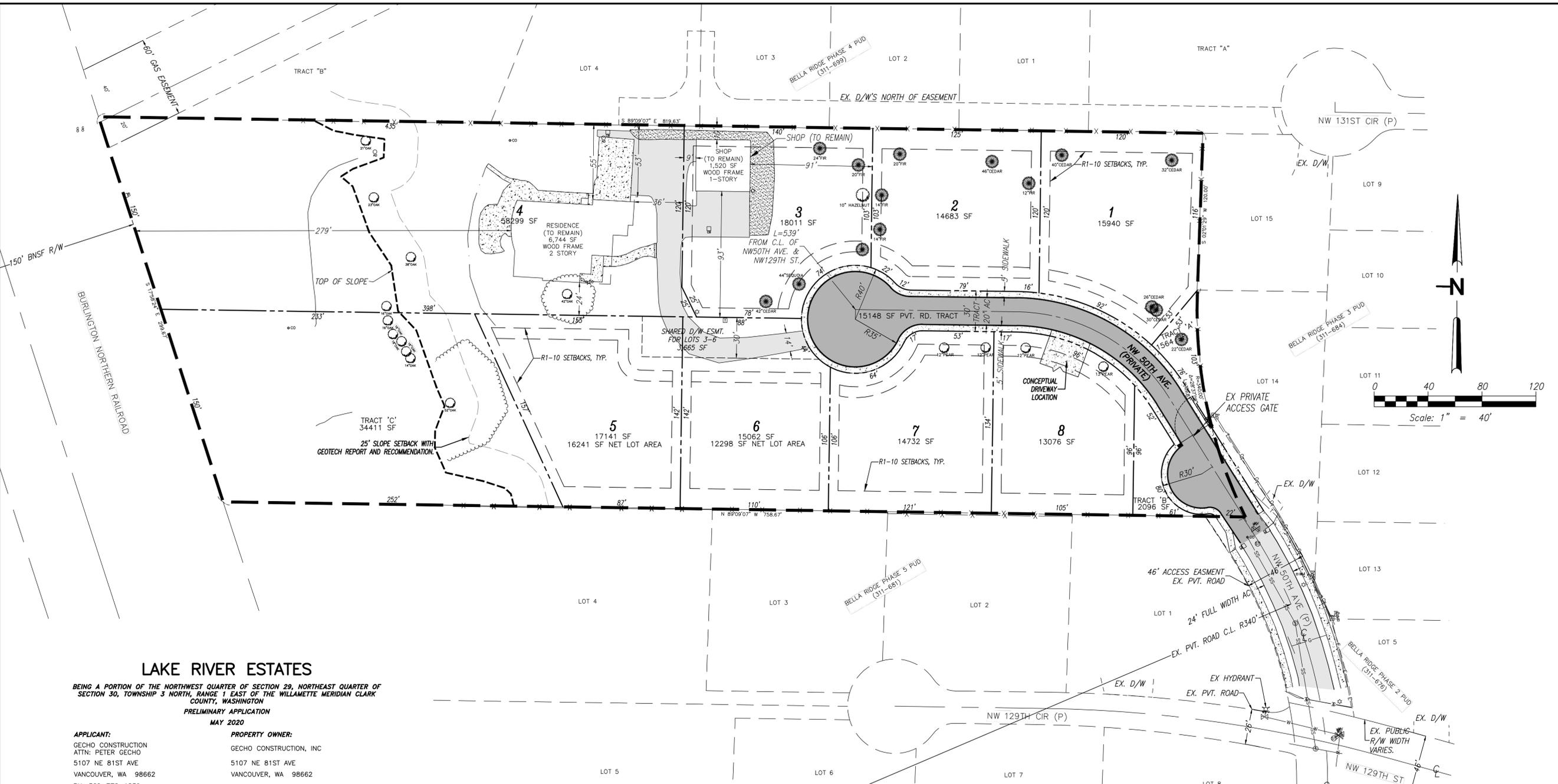
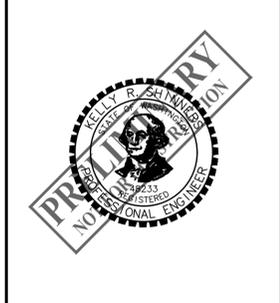


© SGA ENGINEERING PLLC - DATE PLOTTED: Jun. 11, 2020 - 10:45 AM SGA DRAWING FILE: W:\DWG\1957- LAKE RIVER ESTATES\DRAWINGS\2-PRELIM SHEET SET\PRELIMINARY PLAT.DWG



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 PLAT
LAKE RIVER ESTATES
 PRELIMINARY
 WASHINGTON
 CLARK COUNTY

LAKE RIVER ESTATES

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION
 MAY 2020

APPLICANT:
 GECHO CONSTRUCTION
 ATTN: PETER GECHO
 5107 NE 81ST AVE
 VANCOUVER, WA 98662
 PH: 360-772-1839
 EM: gechoconstruction@gmail.com

PROPERTY OWNER:
 GECHO CONSTRUCTION, INC
 5107 NE 81ST AVE
 VANCOUVER, WA 98662

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	183305-000
CURRENT USE	ONE EXISTING SINGLE-FAMILY RESIDENCE AND OUTBUILDINGS
ZONING DESIGNATION	R1-20
GROSS SITE AREA	5.05 ACRES 220,162 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 CLARK REGIONAL WASTE WATER DIST. PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. AT LEAST ONE SEPTIC SYSTEM IS KNOWN TO EXIST ON SITE. ONE WELL IS KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS
 THE SITE IS NOT KNOWN TO CONTAIN ANY OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LAKESHORE WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER
 THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND BY PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE
 SINGLE-FAMILY RESIDENTIAL (8 LOT) SHORT PLAT AND REZONE

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	10,000 SF MIN. LOT AREA W/REZONE. 15,000 SF MAX. AVERAGE LOT SIZE
AVERAGE MINIMUM LOT WIDTH	80' MIN. ALLOWED, 105' MIN. AVG. PROPOSED
AVERAGE MINIMUM LOT DEPTH	90' MIN. ALLOWED, 111' MIN AVG. PROPOSED
FRONT YARD SETBACK	10' TO HOME, 18' TO GARAGE
STREET SIDE YARD SETBACK	10'
INTERIOR SIDE YARD SETBACK	7' MIN.
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

SEWER	CRWWD
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES
STORMWATER MANAGEMENT	CLARK COUNTY STANDARDS

TREATMENT: STORMWATER IS PROPOSED TO BE TREATED USING PERVIOUS PAVERS OR OTHER APPROVED BMP'S. STORMWATER WILL BE INFILTRATED INTO THE GROUND.

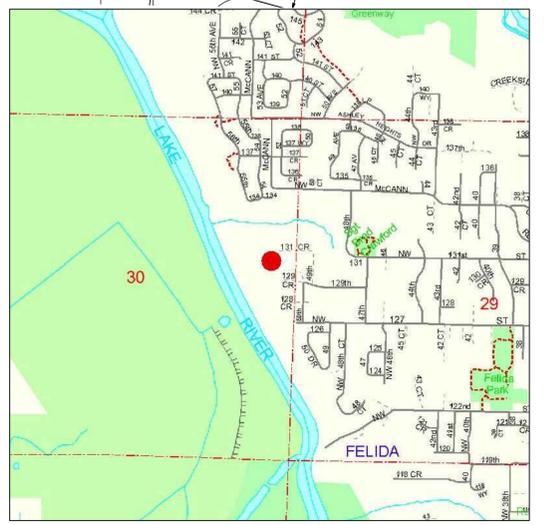
DISPOSAL:

PROPOSED SITE AREA SUMMARY

GROSS SITE AREA	ACRES	S.F.
220162	5.05	220162
NET SITE AREA (GROSS AREA- ACCESS EASEMENTS)	4.62	201349
AVERAGE LOT AREA	0.34	14997
PRIVATE ROAD TRACT	0.35	15148

*DOES NOT INCLUDE LOT # W/ EX. HOME

- LEGEND:**
- INDICATES WATER VALVE
 - ⊕ INDICATES FIRE HYDRANT
 - ⊕ INDICATES WATER METER
 - ⊕ INDICATES CONTROL VALVE
 - ⊕ INDICATES WATER STAND PIPE
 - ⊕ INDICATES TELEPHONE PEDestal
 - ⊕ INDICATES TELEPHONE MARKER
 - ⊕ INDICATES STORM SEWER MANHOLE
 - ⊕ INDICATES STORM CLEANOUT
 - ⊕ INDICATES AREA DRAIN
 - ⊕ INDICATES SANITARY SEWER MANHOLE
 - ⊕ INDICATES SANITARY CLEANOUT
 - ⊕ INDICATES SEPTIC SYSTEM LID
 - ⊕ INDICATES LIGHT POLE
 - ⊕ INDICATES LANDSCAPE LIGHT
 - ⊕ INDICATES ELECTRIC SERVICE BOX
 - ⊕ INDICATES ELECTRIC PEDESTAL
 - ⊕ INDICATES TRANSFORMER
 - ⊕ INDICATES GAS RISER
 - ⊕ INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
 - ⊕ INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
 - ⊕ INDICATES RIGHT OF WAY CENTERLINE
 - ⊕ INDICATES MONUMENT FOUND AS NOTED
 - ⊕ INDICATES BOUNDARY
 - ⊕ INDICATES EDGE OF ASPHALT
 - ⊕ INDICATES EDGE OF CONCRETE
 - ⊕ INDICATES EDGE OF GRAVEL
 - ⊕ INDICATES 5 FOOT INTERNAL CONTOUR
 - ⊕ INDICATES 1 FOOT INTERNAL CONTOUR
 - ⊕ INDICATES FENCE LINE
 - ⊕ INDICATES ELECTRIC LOCATE
 - ⊕ INDICATES GAS LOCATE
 - ⊕ INDICATES SANITARY LOCATE
 - ⊕ INDICATES STORM LOCATE
 - ⊕ INDICATES TELEPHONE LOCATE
 - ⊕ INDICATES WATER LOCATE



VICINITY MAP
 NTS

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT,JPB
DRAWN BY:	SAT,JPB
CHECKED BY:	KRS
SCALE:	1" = 40'
JOB NUMBER	SHEET
1957	PRE2.0