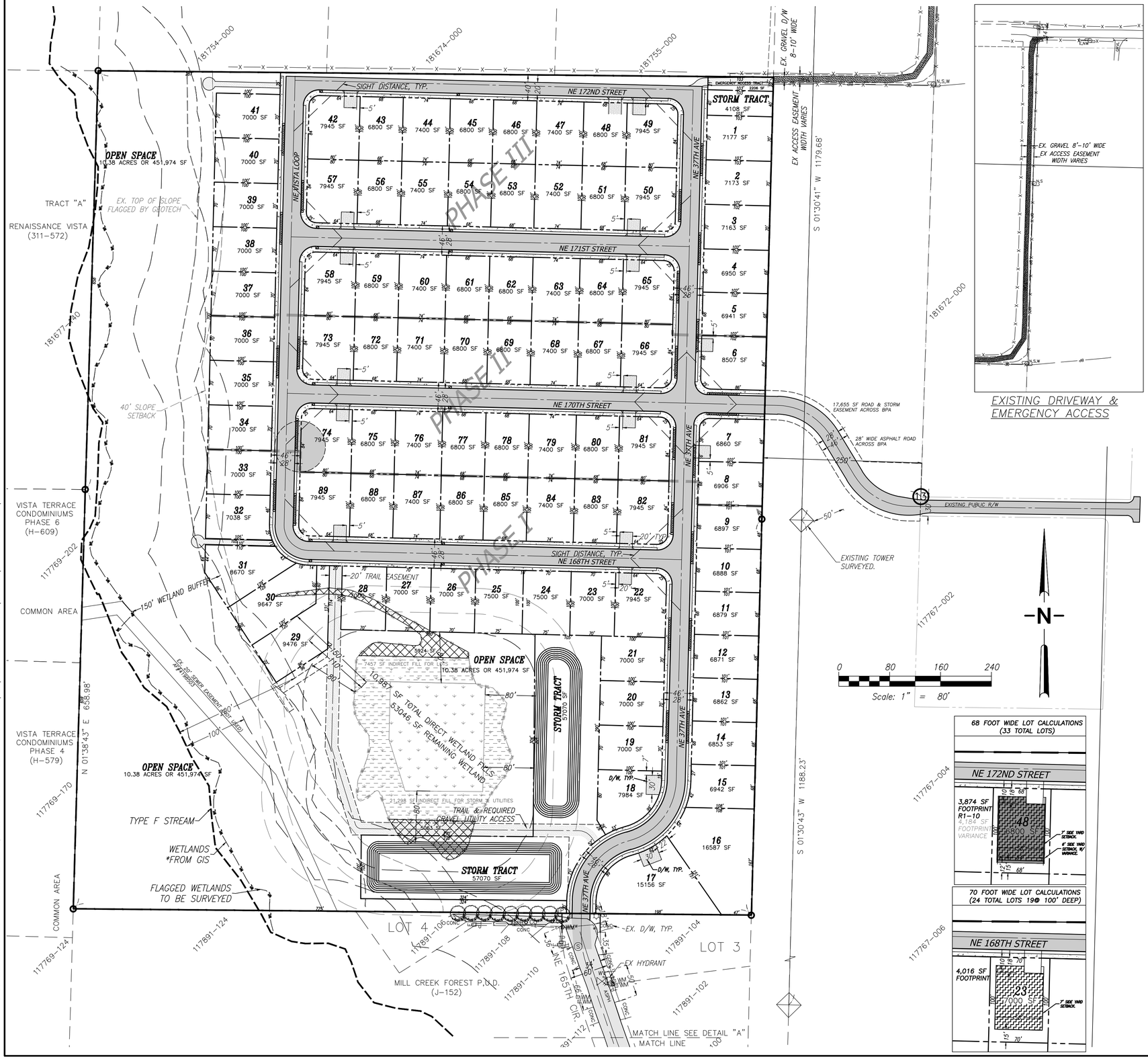
M&H SUBDIVISION

BEING A PORTION OF BOTH THE SW & NW QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION

APRIL 2020



EXISTING DRIVEWAY & EMERGENCY ACCESS

APPLICANT:

HINTON SERVICES, LLC. ETAL
ATTN: NIKOLE HINTON
14010-A NE 3RD COURT, SUITE 106
VANCOUVER, WA 98685
360-852-2035
EM: NIKOLE@HINTONDEVELOPMENT.COM

PROPERTY OWNER:

M & H WASHINGTON PROPERTY LLC
333 NW 9TH AVE #1504
PORTLAND, OR 97209

PARCEL # & PROPERTY ADDRESS: 181675-000
3801 NE 174TH STREET. VANCOUVER, WA 98686

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	181675-000
CURRENT USE	ONE EXISTING SINGLE-FAMILY RESIDENCE AND OUTBUILDINGS
ZONING DESIGNATION	R1-10 & UH-10 OVERLAY
GROSS SITE AREA	32.17 ACRES 1,401,178 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 KNOWN TO CONTAIN SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE SALMON CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE-HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

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

PROPOSED SITE INFORMATION

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL (89 LOT) SUBDIVISION USING DENSITY TRANSFER (D.T.)

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	10,000 SF MIN. ALLOWED 6,800 SF LOT SIZE PROPOSED W/D.T.
AVERAGE MINIMUM LOT WIDTH	80' MIN. ALLOWED, 68' MIN. AVG. PROPOSED W/D.T.
AVERAGE MINIMUM LOT DEPTH	90' MIN. ALLOWED, 86' MIN. AVG. PROPOSED W/D.T.
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'

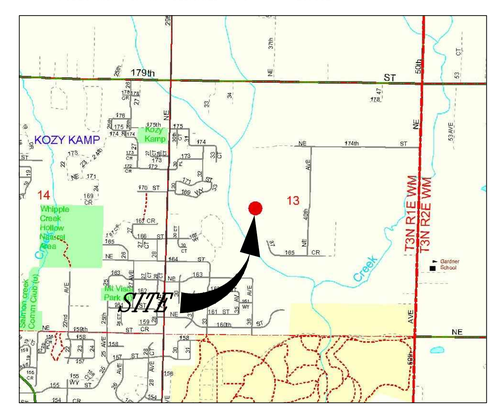
UTILITY PROVIDERS

SEWER	CRWWD
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT CLARK COUNTY STANDARDS

TREATMENT	STORMWATER IS PROPOSED TO BE TREATED USING 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	32.17	1401178
NET SITE AREA (GROSS AREA-R/W)	27.41	1194176
AVERAGE LOT AREA	0.17	7435
PUBLIC RIGHT-OF-WAY DEDICATED	4.75	207002



VICINITY MAP
NTS

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

M&H SUBDIVISION

CLARK COUNTY WASHINGTON

PRELIMINARY

REVISIONS

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

JOB NUMBER	SHEET
1955	PRE2.0

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