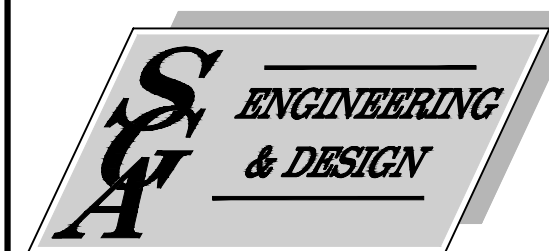


RELYEA SUBDIVISION

CITY OF LA CENTER, WASHINGTON

BEING A PORTION OF THE NE QUARTER OF SECTION 09, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

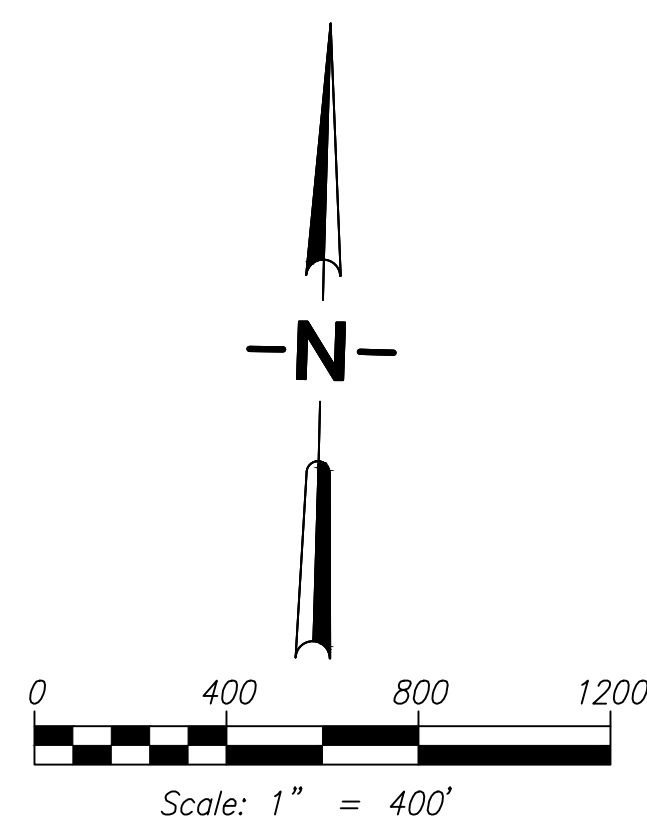
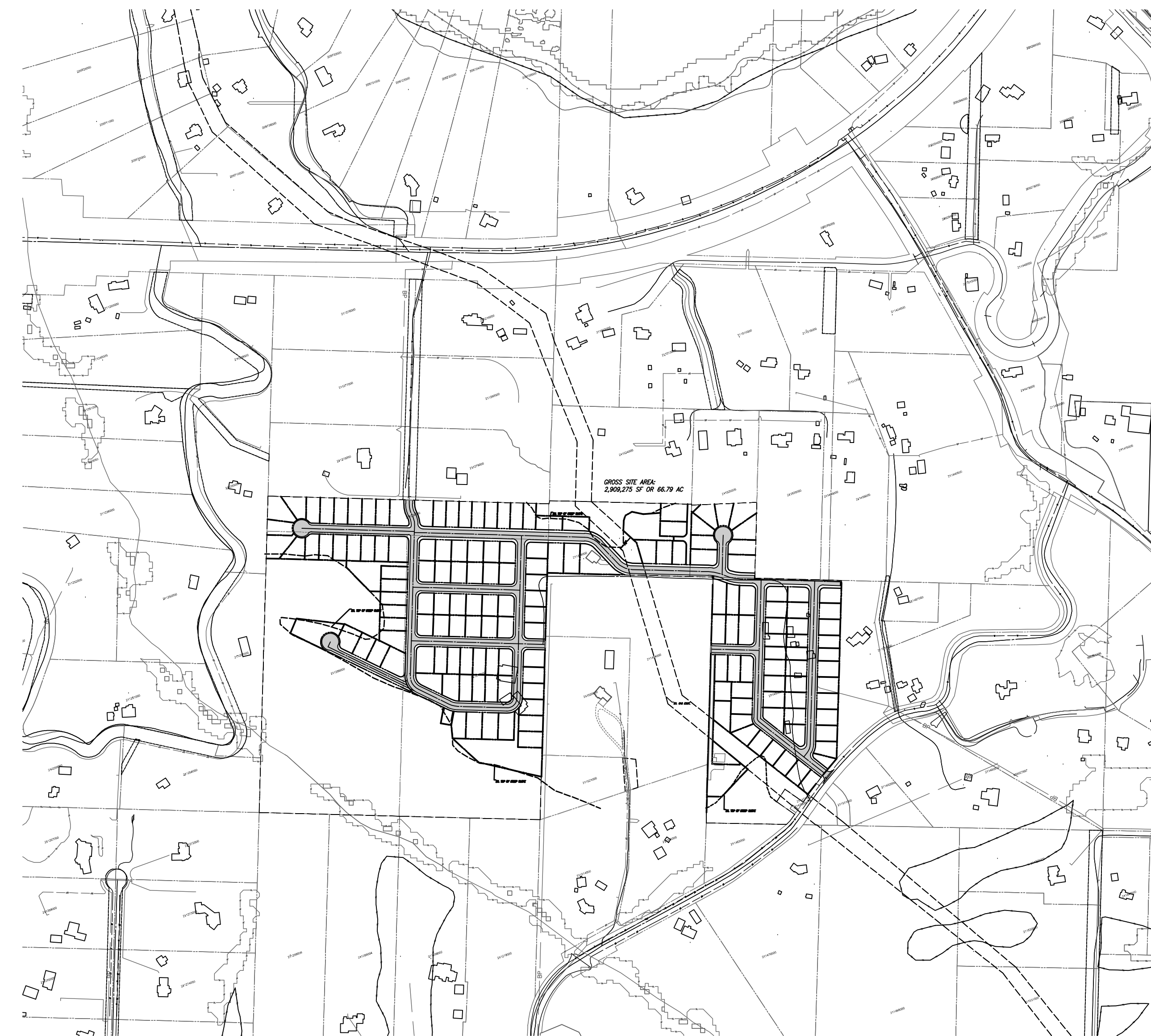
PRE-APPLICATION
JANUARY 2024



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



APPLICANT:

HINTON DEVELOPMENT
ATTN: NIKKI DUKE
14010-A NE 3RD CT #106
VANCOUVER, WA 98685
PH: 360-852-2035

EM: nikole@hintondevelopment.com

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 NUMBERS	211217000, 211458000, 211450000, 211206000, 211286000, 211525000
CURRENT USE	3 EXISTING HOMES, OUTBUILDINGS AND UNDEVELOPED PROPERTY
ZONING DESIGNATION	LDR-7.5
GROSS SITE AREA	66.79 ACRES 2,909,275 S.F.
TRANSIT ROUTES	NOT SERVED BY C-TRAN
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY CITY OF LA CENTER. PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF LA CENTER. SEPTIC SYSTEMS AND WELLS ARE KNOWN TO EXIST ON THESE PARCELS.

ENVIRONMENTAL CONDITIONS

THERE ARE CRITICAL AREAS PRESENT ON-SITE. A TYPE F STREAM RUNS THROUGH THE SOUTHWESTERN PORTION OF THE SITE. 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 PUBLIC RECORD AVAILABLE THROUGH CLARK COUNTY GIS MAPPING AND DOCUMENTS. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE

160 LOT SUBDIVISION OF SINGLE-FAMILY DETACHED RESIDENTIAL. UTILIZATION OF DENSITY TRANSFER PROVISIONS DUE TO CRITICAL AREAS ON-SITE.

DEVELOPMENT STANDARDS

MINIMUM AVERAGE LOT AREA (ALLOWED / PROPOSED)	7,500 SF MIN. FOR 80% OF THE LOTS 6,000 SF MIN. FOR 20% OF THE LOTS
MINIMUM DENSITY ALLOWED	4 UNITS PER ACRE
MAXIMUM DENSITY ALLOWED	5.8 UNITS PER ACRE
MINIMUM LOT FRONTAGE (ALLOWED / PROPOSED)	20' / 20' PROPOSED
MINIMUM FRONT SETBACK (HOME / GARAGE)	20' / 20'
MAXIMUM LOT COVERAGE	35% LOT BUILDING COVERAGE, 50% IMPERVIOUS AREA
MAXIMUM BLDG HEIGHT	35'

UTILITY PROVIDERS

SEWER: CITY OF LA CENTER
WATER: CITY OF LA CENTER
ELECTRICAL: CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

TREATMENT: CITY OF LA CENTER STANDARDS
DISPOSAL: STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES, WET PONDS OR OTHER APPROVED BMP'S

DISPOSAL

STORMWATER WILL BE TREATED, DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES. INFILTRATION IS NOT FEASIBLE FOR THIS PROJECT.

PROPOSED SITE AREA SUMMARY

	ACRES	S.F.
GROSS SITE AREA	66.79	2909275
NET DEVELOPABLE AREA (GROSS- R/W & PVT. ROAD)	56.87	2477204
PUBLIC R/W & PVT. ROAD TRACTS DEDICATED	9.92	432071
GAS PIPELINE EASEMENT/TRACT	1.67	72827
STORM FACILITIES	2.69	117389
OPEN SPACE & LANDSCAPE TRACTS	24.15	1052087



COVER SHEET

RELYEA
SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRE-APPLICATION

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT
CHECKED BY: SAT
SCALE: NTS

JOB NUMBER
2316

SHEET
1 OF 2