

Goshawk Hollow Subdivision

Located in the NE 1/4 of Section 18 T2N, R2E, W.M.
Clark County, Washington

GENERAL INFORMATION:
Applicant & Owner:
Songbird Homes, Inc.
Attn: Daniel Wisner, President
6204 NE 70th Court
Vancouver, WA 98661
Ph. (360) 607-7849
E-mail: wisnerdan@gmail.com

Contact Person / Project Planner & Engineer:
PLS Engineering
Andrew Gunther
2008 C Street
Vancouver, WA 98663
Ph. (360) 944-6519
Fax (360) 944-6539
E-mail: andrew@plsengineering.com

Existing Condition Information:

There may be a septic system on the site but there are no known wells on the property. The septic system may have been abandoned with the demolition of a former house on the site. Any wells or septic systems on the site shall be properly abandoned in accordance with State and local requirements. The contractor shall search the area around the former house on the site prior to construction to attempt to locate the septic system unless they can locate documentation that the septic system has already been properly abandoned.

C-Tran bus service Route 32 runs south from Vancouver Mall Drive along NE Andresen Road and Route 78 runs north from Vancouver Mall Drive along Andresen Road. The intersection of Vancouver Mall Drive and Andresen Road is about 600 feet west of Goshawk Hollow's southeast property corner. The nearest stop for Route 32 is approximately 200 feet south of Vancouver Mall Drive on the west side of Andresen and the nearest stop for Route 78 is approximately 100 feet north of Vancouver Mall Drive on the east side of Andresen.

According to GIS data, there are no areas mapped for wildlife habitat/vegetation or shoreline areas on the site. The property is not mapped in any Critical Aquifer Recharge Areas. There are no areas of severe erosion hazard or potential slope instability according to GIS mapping. The majority of the site is mapped as having moderate probability for archaeological findings with the southeast corner of the site identified as having moderate-high probability. There are no areas onsite or within 100 feet of the site containing 100 year flood plains, flood fringe floodway, or areas prone to flooding based on County GIS mapping. There are no wetlands or water bodies on the site.

Existing conditions shown are based on a topographic and boundary survey by KPF Surveying and off-site information from City of Vancouver GIS data and previous surveys of the area.

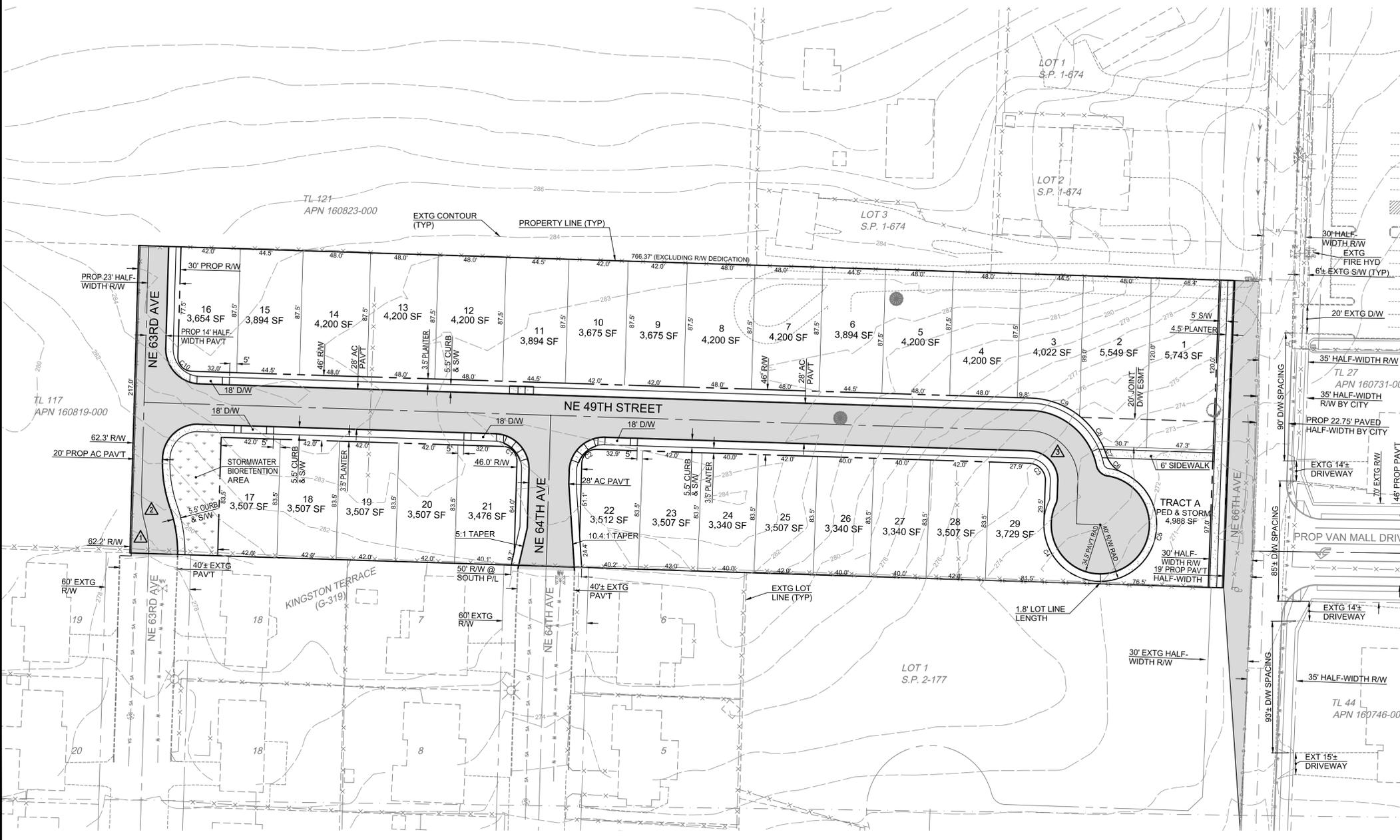
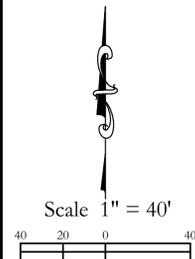
#	Delta	R	L
C1	89°53'56"	10'	15.69'
C2	90°06'04"	10'	15.73'
C3	90°19'10"	12'	18.92'
C4	92°8'33"	40'	64.33'
C5	157°02'59"	40'	109.64'
C6	49°13'51"	20'	17.18'
C7	06°26'23"	58'	6.52'
C8	27°07'35"	58'	27.46'
C9	36°47'30"	58'	37.24'
C10	89°49'48"	10'	15.68'

#	Delta	R	L
1	17°12'24"	70'	21.02'
2	17°08'16"	70'	20.94'
3	90°19'10"	35'	55.17'



VICINITY MAP
NOT TO SCALE

1	Proposed Development Plan
2	Preliminary Stormwater Development Plan & Typical Street Cross-sections



Project Description:
This project is within the R-12 zone of Clark County, a medium density residential zone that allows for both single family and multifamily residential uses. The comprehensive plan designation for the site is UM, urban medium density residential. The project is proposed to be constructed in one phase and will consist of a mix of single-family attached and single family detached lots.

Parcel number 160769-000, Tax Lot 67.

Public Water Purveyor = City of Vancouver
Public Sewer Purveyor = City of Vancouver

Project Area = ±3.92 acres (168,272 sq ft when excluding extg 66th Ave. right-of-way, 172,612 sq ft if including to centerline of 66th Ave.)
Total Number of Lots = 29
Type of lots proposed: Single-family detached and attached (townhouse)
*Minimum Lot Size = 3,340 sq ft
*Maximum Lot Size = 5,743 sq ft
*Average Lot Size = 3,886 sq ft

Proposed right-of-way dedication to Clark County = 1.16 acres (50,597 sq ft)

Single Family Attached Zoning Requirements:
Min. Lot Area = 2,800 sq. ft.
Min. Lot Width = 18', Min. Lot Depth = 70'
Setbacks: Front = 10', Front Garage = 18', Street Side = 10', Side = 0/5', Rear = 0/5'
Max. Lot Coverage = 60%, Max. Bldg. Height = 35'

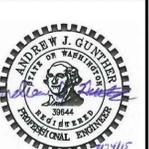
Single Family Detached Zoning Requirements:
Min. Lot Area = 2,800 sq. ft.
Min. Lot Width = 35', Min. Lot Depth = 50'
Setbacks: Front = 10', Front Garage = 18', Street Side = 10', Side/Rear = 8' bldg. separation, 5' setback from site perimeter
Max. Lot Coverage = 50%, Max. Bldg. Height = 35'

Allowable Density Calculations:
Min. allowable = 8 dwelling units/acre, max allowable = 12 dwelling units per acre. Minimum density based on site area excluding land devoted to public & private roads, public parks & trails, required drainage ways. Maximum density based on gross site area excluding public right-of-way or street easements. For density calculations, area used is 2.59 acres (112,687 square feet) which includes all proposed lot areas and excludes Tract A. It is possible Tract A could be included in maximum density calculations, but it has been excluded for simplicity.

Min. allowable density = 8 D.U./AC x 2.59 AC = 21 lots
Max. allowable density = 12 D.U./AC x 2.59 AC = 31 lots

Proposed Development Plan for:

Revisions	Submitted for agency review.	A/G
A	7/25/15	
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		



Project No. 2383
SCALE: H: 1"=40'
V: N/A
DESIGNED BY: AJG
DRAFTED BY: AJG
REVIEWED BY: TGJ