VICINITY MAP SEC. 09 T1N R3E W.M.
NTS

R-7.5 DEVELOPMENT STANDARDS (DENSITY TRANSFER):

FRONT YARD:	20 FEET***
REAR YARD:	25 FEET***
STREET SIDE YARD/ CORNER LOT REAR:	10 FEET
SIDE YARD:	5 FEET
GARAGE:	5 FEET BEHIND FRONT OF DWELLING

PROPOSED BUILDING SETBACKS
***REDUCED FRONT AND REAR SETBACKS ARE PROPOSED FOR LOTS 1-18 IN THIS PROJECT AS ALLOWED IN CMC 18.09.060.D.
PROPOSED FRONT YARD SETBACK: 15 FEET
PROPOSED REAR SETBACK: 15 FEET

BUILDING SETBACKS SHOWN ON LOTS 5, 6 AND 13 ARE PROPOSED PER THE IRREGULAR LOT STANDARDS

MINIMUM LOT FRONTAGE (CUL-DE-SAC/CURVE):	30 FEET
MINIMUM LOT AREA:	5,250 SF (EXCEPT THOSE LOTS ADJACENT TO R-12 ZONING WHICH NEED TO BE 9,000 SF)
MAXIMUM LOT AREA:	9,000 SF
MINIMUM LOT WIDTH:	60 FEET
MINIMUM LOT DEPTH:	80 FEET
MAXIMUM DENSITY:	5.8 UNITS/NET ACRE
MAXIMUM BUILDING LOT COVERAGE:	40%
MAXIMUM BUILDING HEIGHT:	35 FEET

HOOD STREET SUBDIVISION
PROPOSED AVERAGE LOT SIZE (LOTS 1-18): 9,775 SF

SUBDIVISION DENSITY CALCULATIONS:

TOTAL GROSS SITE AREA: 6.08 ACRES (264,974 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
APPROX. PUBLIC ROAD R/W: .48 ACRES
APPROX. STORMWATER TRACT "A": .04 ACRES
APPROX. CRITICAL AREA TRACT "B": .53 ACRES
APPROX. OPEN SPACE TRACT "D": .03 ACRES
NET AREA: (6.08-.53-.03) = 5.52 ACRES
MAXIMUM DENSITY: 5.8 DU/ACRE (5.8 X 5.52) = 32 (ROUNDED)
TOTAL SINGLE-FAMILY UNITS PROPOSED = 18

LEGEND

- PROPOSED LOT
- PROPERTY LINE
- ASPHALT ROAD WITH CURB
- EXISTING BUILDING
- PROPOSED EASEMENT
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- SIDEWALK
- ADJACENT TAXLOT
- EXISTING EASEMENT
- GRAVEL DRIVEWAY
- WET — WETLAND BOUNDARY
- D/W — CORNER LOT DRIVEWAY
- STREET LIGHT

SUBDIVISION NOTES:

EXISTING SITE DATA:

PRESENT USE:	RESIDENTIAL HOME AND OUTBUILDING ON ACREAGE
EXISTING ZONING:	R-7.5
GROSS SITE AREA:	PARCEL 127415-000: 4.67 ACRES (203,425 SF) PARCEL 127440-000: 1.41 ACRES (61,420 SF) TOTAL GROSS SITE AREA: 6.08 ACRES (264,974 SF) PER SURVEY BY OEI
TRANSIT ROUTES & STOPS:	SERVED BY THE CAMAS CTRAN CONNECTOR

PROPOSED SITE DATA:

PROPOSED PROJECT:	18-LOT SUBDIVISION
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	AS SHOWN
PROPOSED PRIVATE ROADS:	AS SHOWN
PROPOSED EASEMENTS:	REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO ENGINEERING PLANS
PROPOSED SEPTIC SYSTEMS:	SEE NOTE# 5 BELOW
PROPOSED OPEN SPACE/PARK:	AS SHOWN
PROPOSED GATES:	AN ENTRY GATE IS PROPOSED AS SHOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	CONCEPTUAL STREET LIGHTS ARE SHOWN
PROPOSED LOTS, TRACTS, ETC:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	AS SHOWN
PROPOSED LANDSCAPING:	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDING ENVELOPES:	AS SHOWN
PROPOSED PARKING:	TO BE PROVIDED IN EITHER DRIVEWAYS AND/OR FUTURE GARAGES

TRACT "A" IS A STORM FACILITY
TRACT "B" IS OPEN SPACE
TRACT "C" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 12 THROUGH 14
TRACT "D" IS OPEN SPACE
TRACT "E" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 1 THROUGH 17
TRACT "F" IS A PRIVATE DRIVEWAY TRACT TO BENEFIT LOT 18
TRACT "G" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 5 AND 6
TRACT "H" IS A PEDESTRIAN TRACT

LAND INVENTORY:
TOTAL ACREAGE: 6.08 ACRES
TOTAL DEVELOPED ACREAGE: 5.52 ACRES
TOTAL LOT AREA: 4.04 ACRES
TOTAL INFRASTRUCTURE AREA: 0.95 ACRES
TOTAL TRACT AREA: .05 ACRES
TOTAL CRITICAL AREA: 0.53 ACRES
TOTAL RECREATIONAL OPEN SPACE: 0 ACRES

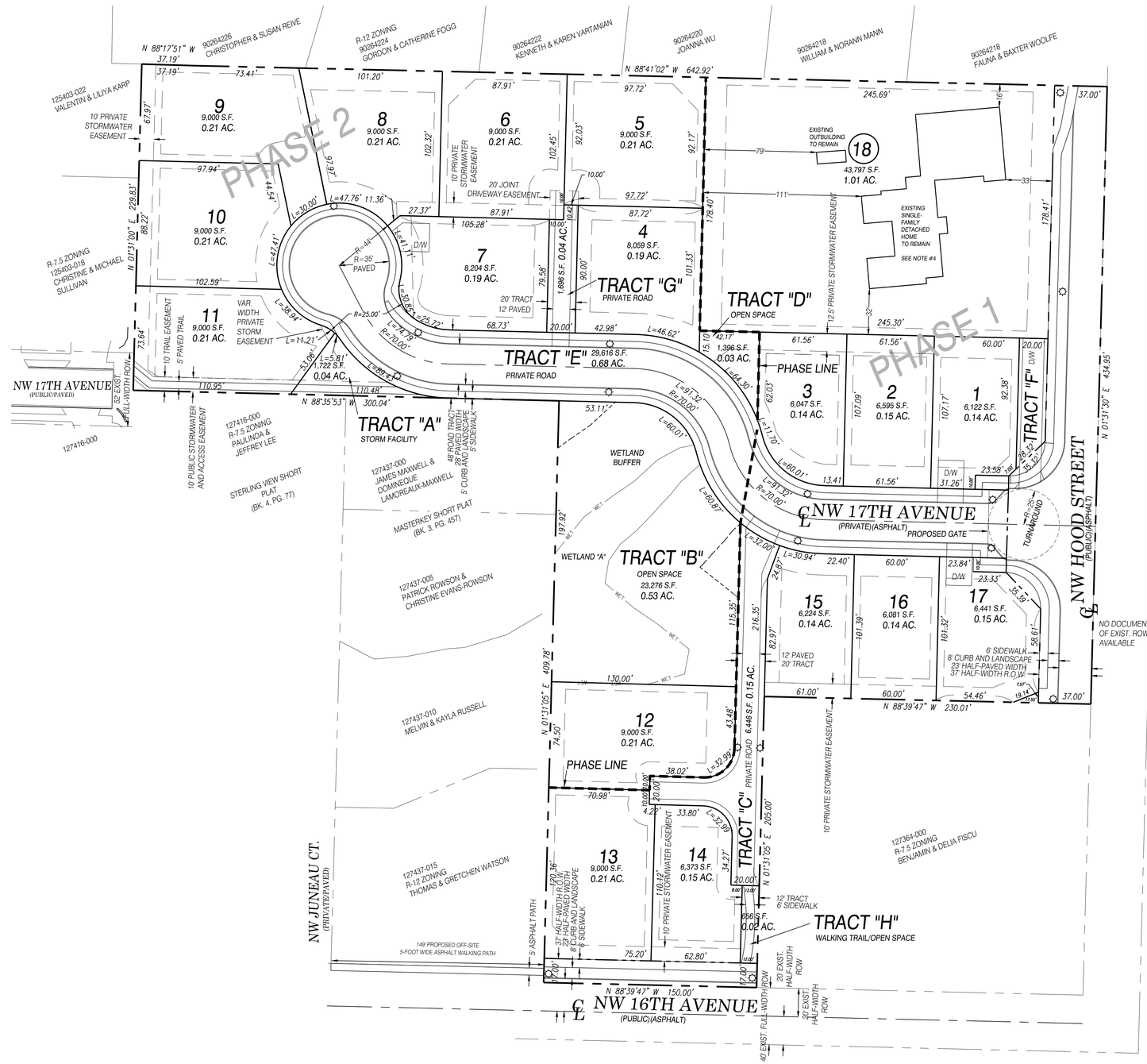
1. CRITICAL AREAS: PLEASE REFER TO THE WETLAND DELINEATION AND ASSESSMENT REPORT DATED JUNE 14, 2021 BY OLSON ENVIRONMENTAL, LLC AND THE GEOTECH REPORT DATED JANUARY 4, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION.

2. EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE.

3. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

4. THE EXISTING HOME WAS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY. THE FOOTPRINT OF THE EXISTING HOME SHOWN IS SCALED FROM BUILDING PLANS.

5. STEP TANKS WILL BE LOCATED IN THE FRONT YARDS OF EACH LOT. THE EXACT LOCATION WILL BE DETERMINED DURING FINAL ENGINEERING.



APPLICANT/OWNER:
MODERN NW, INC.
8101 NE GLISAN
PORTLAND, OR 97213
(971)322-3318
FAX UNAVAILABLE
sergey@modernnw.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: GAYLE GERKE
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
gayleg@olsonengr.com

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT FOR:

HOOD ST. SUBDIVISION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
503.969.9696
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

KURT F. STONEY
STATE OF WASHINGTON
17656
REGISTERED PROFESSIONAL LAND SURVEYOR
02/25/22

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: RJW, GEG
DRAWN: MK, GEG
CHECKED: KFS
DATE: FEBRUARY 2022
SCALE: H: 1" = 40' V:

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HOOD ST. SUBDIVISION
JOB NO. A10123.01.01

SHEET
PL1.0

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