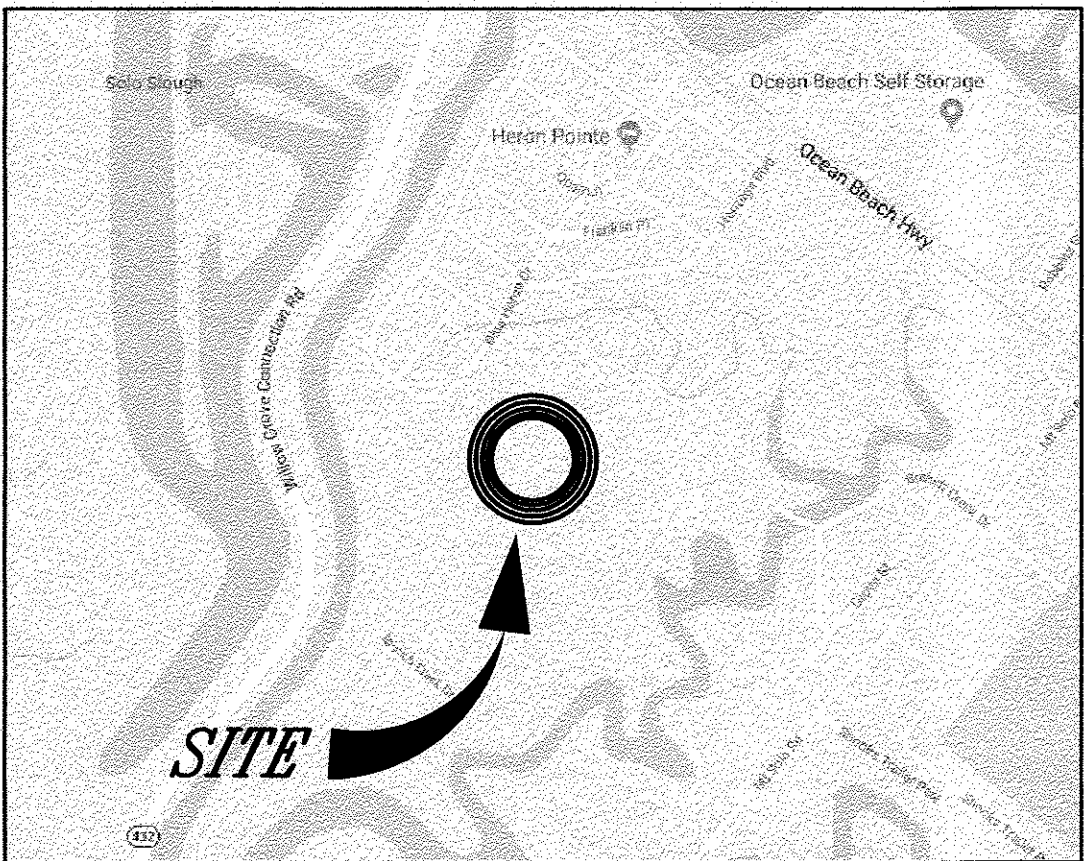
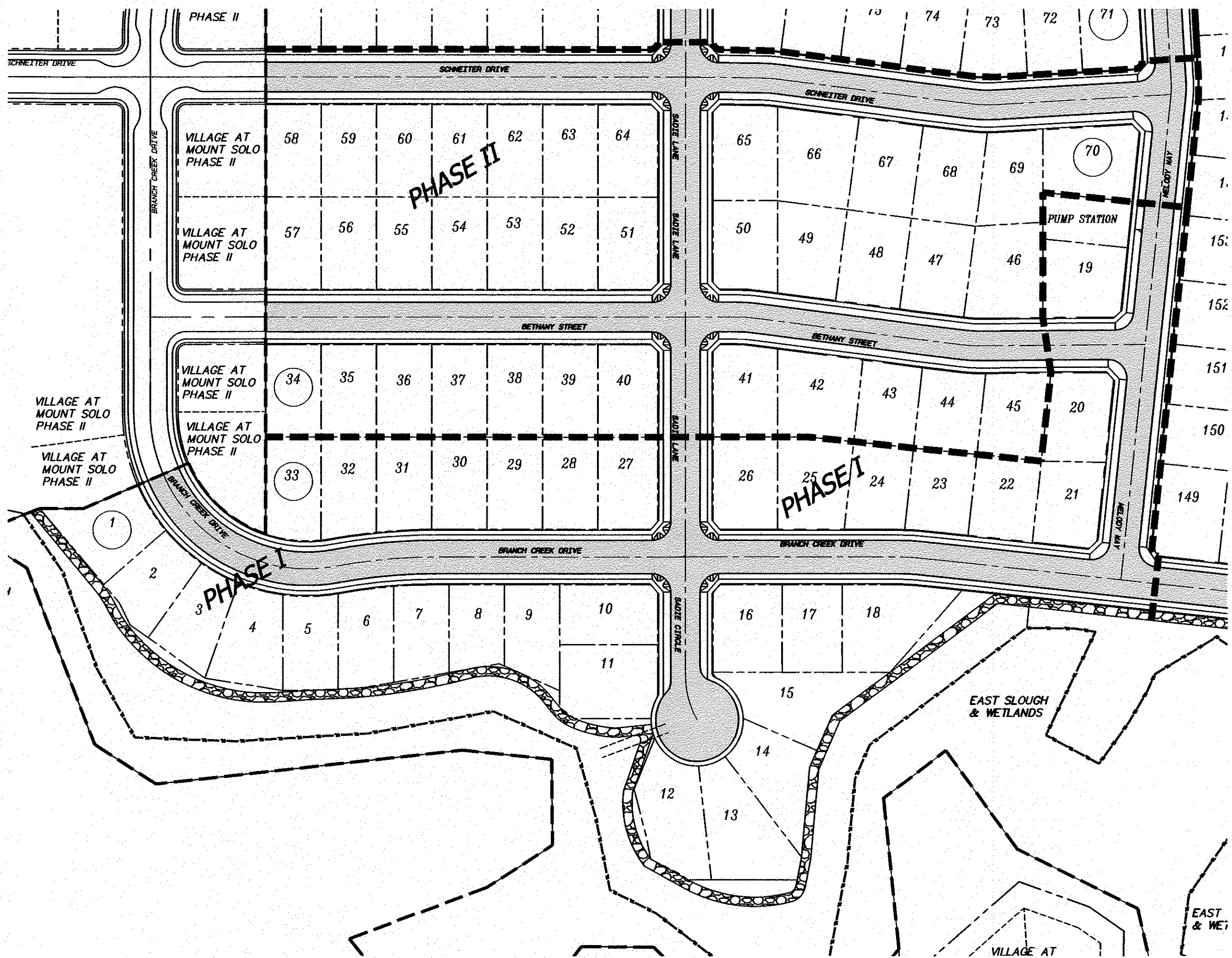


MT. SOLO ESTATES PHASE I & II

CITY OF LONGVIEW, WASHINGTON

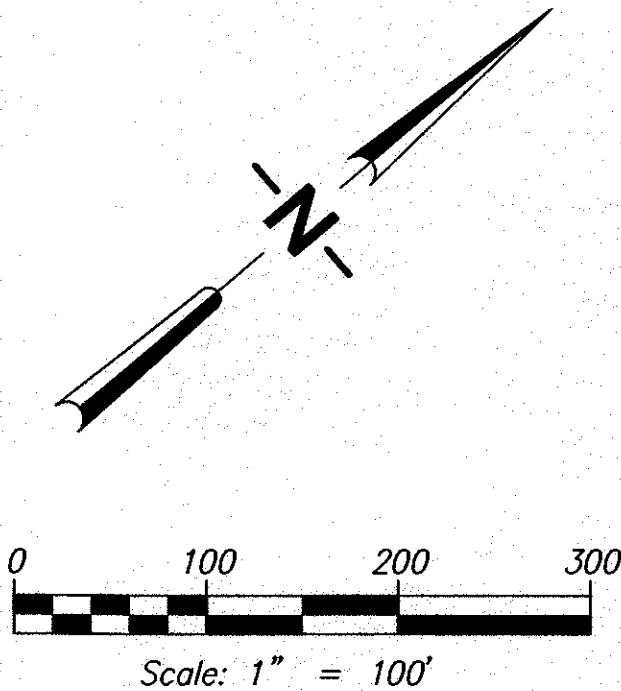
BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 8 NORTH, RANGE 3
WEST OF THE WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON.

PARCEL # 107460100



VICINITY MAP
NTS

LEGEND	
EXISTING:	PROPOSED:
GAS VALVE	SANITARY MANHOLE
GAS RISER	SANITARY CLEANOUT
GUY ANCHOR	STORM MANHOLE
POWER POLE	CATCH BASIN/ W/TEMP.
ELECTRICAL SERVICE	STORM INLET PROTECTION
SANITARY MANHOLE	CURB INLET
STORM DRYWELL	STORMFILTER CATCH BASIN
SEPTIC TANK	THRUST BLOCK
TELEPHONE PEDESTAL	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER BLOW-OFF
WELL	WATER SERVICE LATERAL AND METER
WATER METER	STORM LINE
INDICATES MAILBOX	WATER LINE
CATCH BASIN	SANITARY LINE
CENTERLINE	PROPERTY LINE
ELECTRIC LOCATE	PHASE LINE
TELEPHONE LOCATE	MAJOR CONTOURS
FENCE	MINOR CONTOURS
OVERHEAD POWER	ADA RAMP'S COMPLETED W/STREET CONSTRUCTION
GAS LINE LOCATE	SIDEWALK COMPLETED W/STREET CONSTRUCTION
5 FOOT CONTOUR	NEW PAVEMENT
1 FOOT CONTOUR	STORM ACCESS ROAD
WATER LINE	
SANITARY LINE	
STORM LINE	
EXISTING PAVEMENT	
EXISTING GRAVEL ROAD	



SHEET

NUMBER	DESCRIPTION
PRE1.0	COVER SHEET
PRE2.0	EXISTING CONDITIONS
PRE3.0	PRELIMINARY PLAT
PRE4.0	PRELIMINARY LANDSCAPE PLAN
PRE5.0	GRADING PLAN
PRE6.0	PRELIMINARY STREET & STORMWATER PLAN
PRE7.0	PRELIMINARY UTILITIES PLAN
PRE8.0	MASTER PLAN

DESIGNED BY: SAT,SEM
DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER 0802 SHEET PRE1.0

COVER SHEET

MT. SOLO ESTATES SUBDIVISION PHASE I-II

WASHINGTON

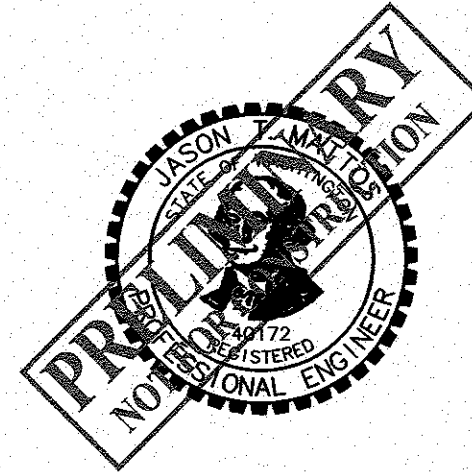
CITY OF LONGVIEW

PRELIMINARY

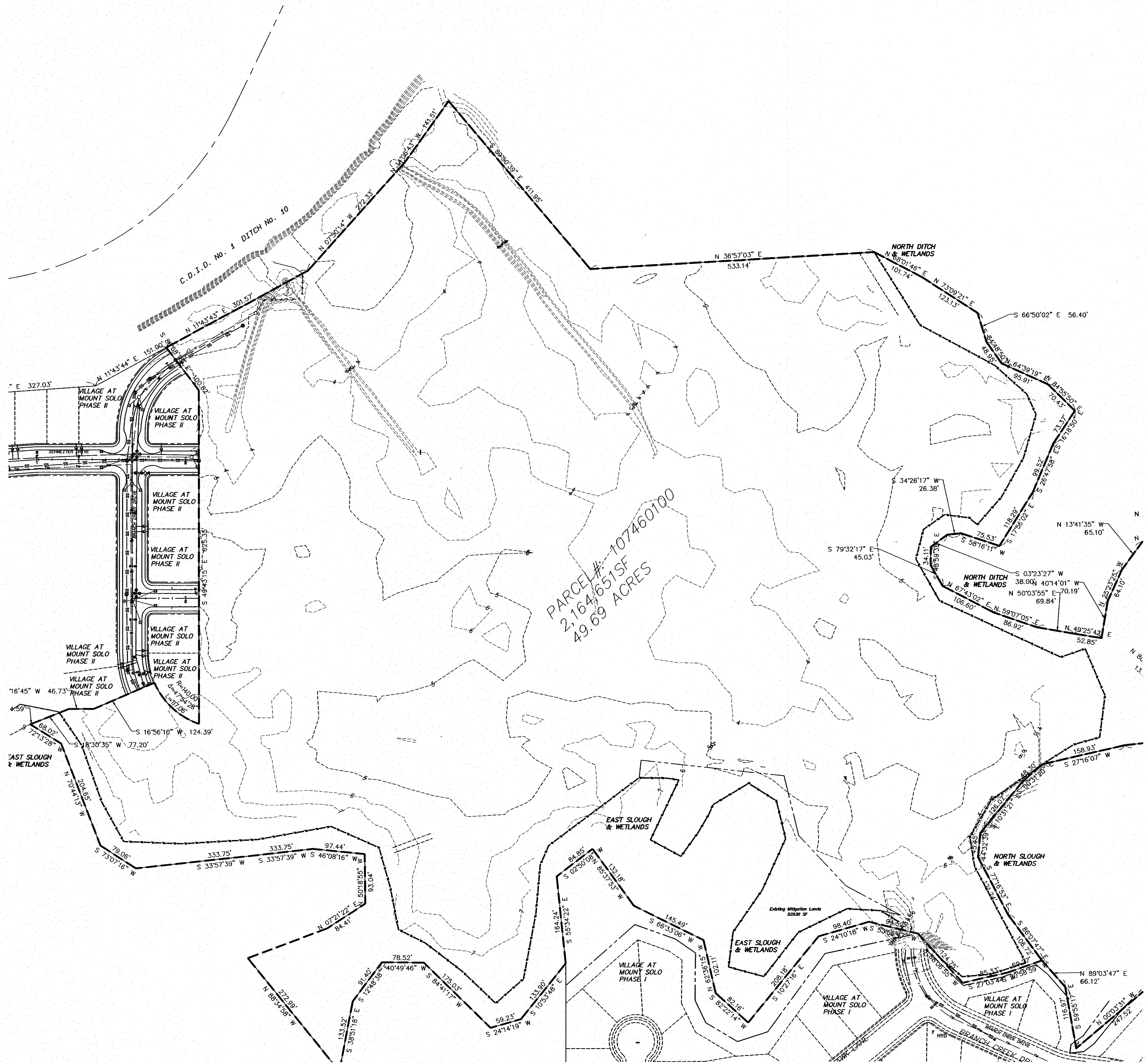
REVISIONS

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

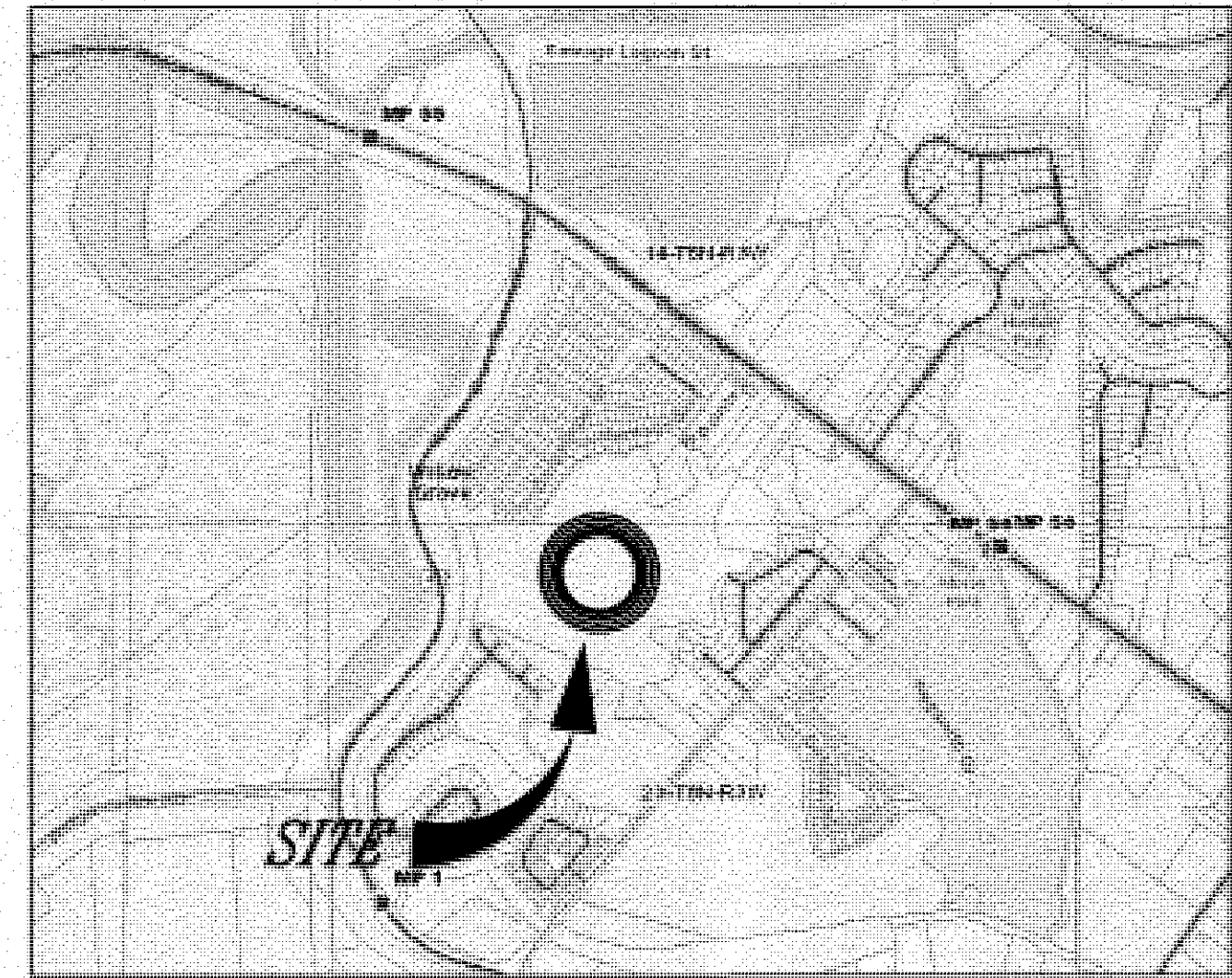
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



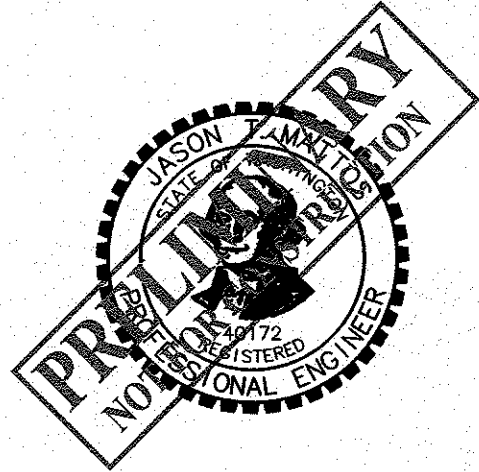
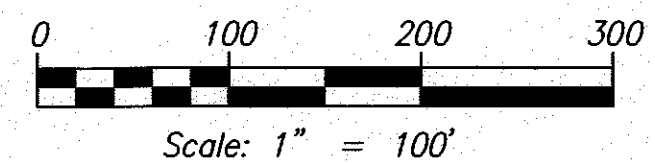
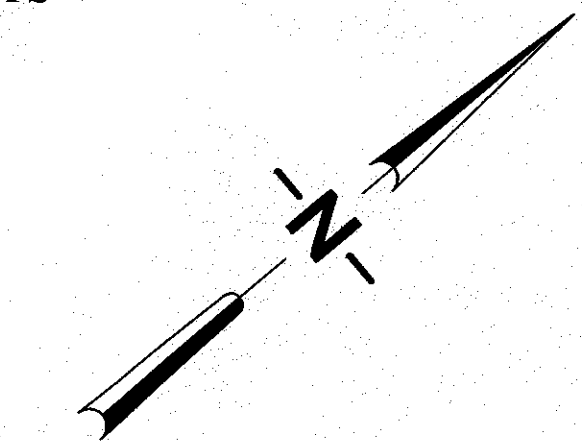
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EXISTING SITE INFORMATION	
EXISTING PARCEL NUMBER	107460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-1
GROSS SITE AREA	49.69 ACRES 2,164,651 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW, PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.
ENVIRONMENTAL CONDITIONS	
THE SITE CONTAINS WETLANDS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.	
EXISTING CONDITIONS DISCLAIMER	
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.	



VICINITY MAP
NTS



EXISTING CONDITIONS

MT. SOLO ESTATES SUBDIVISION PHASE I-II

WASHINGTON
CITY OF LONGVIEW

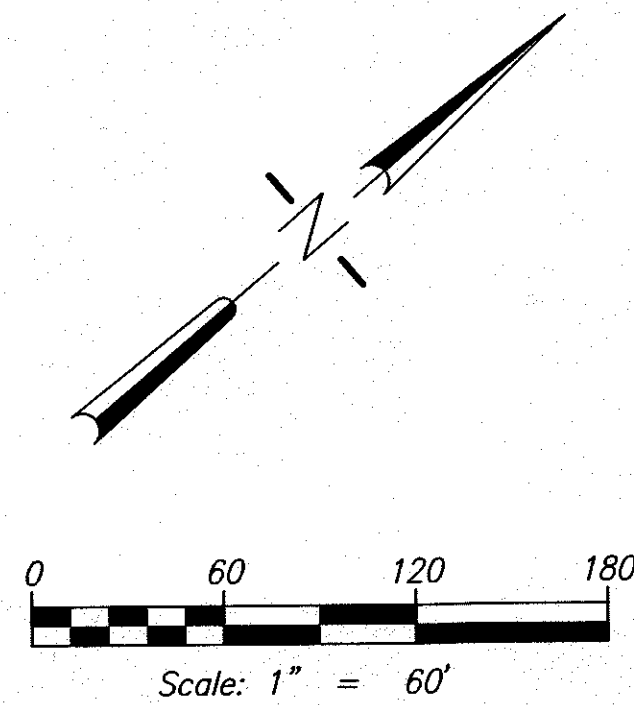
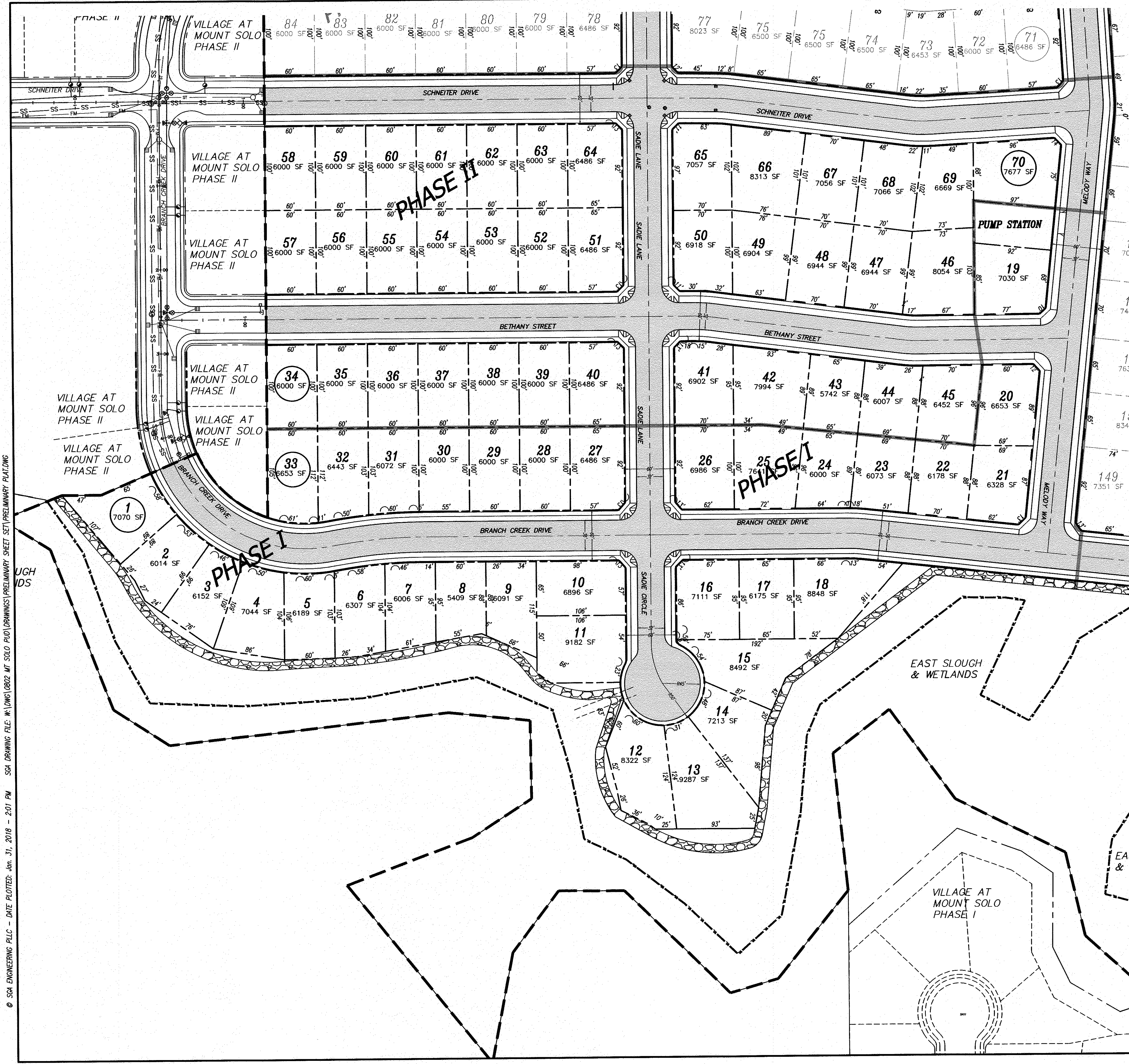
PRELIMINARY

REVISIONS

DESIGNED BY: SAT,SEM
DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER
0802

SHEET
PRE2.0



MT. SOLO ESTATES SUBDIVISION PHASES I & II

BEING A PORTION OF SECTIONS 14 & 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE
WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON
PRELIMINARY APPLICATION
DECEMBER 2017

APPLICANT: HINTON DEVELOPMENT CORP ATTN: ROB HINTON 14010-A NE 3RD COURT SUITE 106 VANCOUVER, WA 98685 PH: 360-546-1220 EM: rob@hintondevelopment.com	PROPERTY OWNER: SOLO LLC 14010-A NE 3RD COURT SUITE 106 VANCOUVER, WA 98685
PARCEL # & PROPERTY ADDRESS:	107460100 NO SITUS ADDRESS

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	107460100
EXISTING PARCEL NUMBER	VACANT LAND
CURRENT USE	R-1
ZONING DESIGNATION	GROSS SITE AREA
17.05 ACRES	742,639 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS
THE SITE CONTAINS WETLANDS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

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

PROPOSED SITE INFORMATION

PROPOSED USE	SINGLE-FAMILY RESIDENTIAL (70 LOT) SUBDIVISION
DEVELOPMENT STANDARDS	MINIMUM LOT AREA
6,000 SF ALLOWED	6,000 SF LOT SIZE PROPOSED
MINIMUM LOT WIDTH	50' MIN. ALLOWED, 50' MIN. PROPOSED
MINIMUM LOT DEPTH	N/A
FRONT YARD SETBACK	25'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	65%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS	SEWER	CITY OF LONGVIEW
	WATER	CITY OF LONGVIEW
	ELECTRICAL	COWLITZ PUD
STORMWATER MANAGEMENT		CITY OF LONGVIEW STANDARDS
TREATMENT		STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION, SWALES OR OTHER APPROVED BMP'S
DISPOSAL		STORMWATER WILL BE RELEASED TO THE EXISTING DRAINAGES SURROUNDING THE SITE. DETENTION WILL BE PROVIDED THROUGH THE DIKING DISTRICT.

PROPOSED SITE AREA SUMMARY	ACRES	S.F.
GROSS SITE AREA	17.05	742639
AVERAGE LOT AREA	0.15	6630
PUBLIC RIGHT-OF-WAY DEDICATED	6.29	273791

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FAX (360)993-0912



PRELIMINARY PLAT

MT. SOLO ESTATES SUBDIVISION PHASE I-II

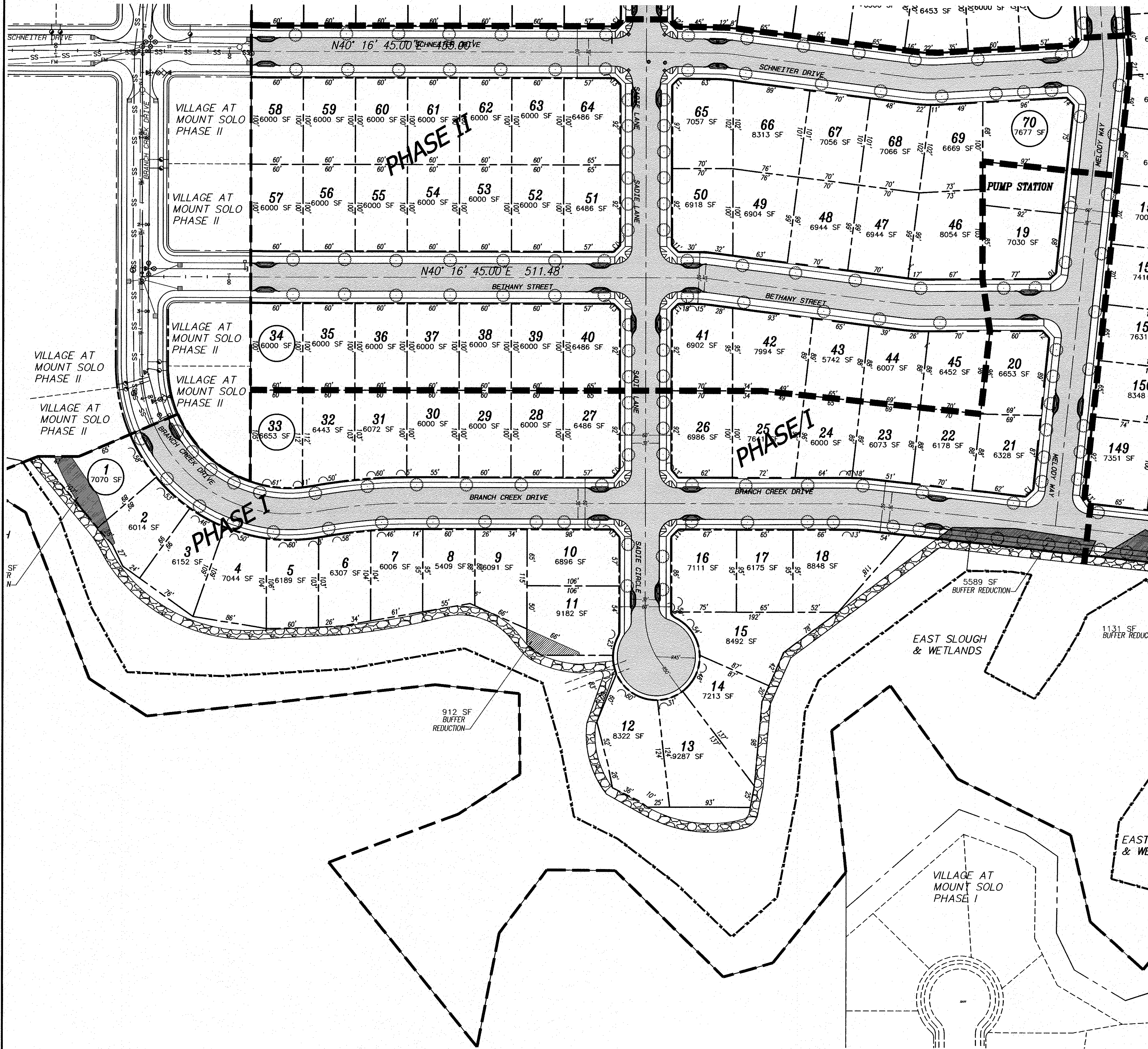
WASHINGTON
CITY OF LONGVIEW

PRELIMINARY

REVISIONS

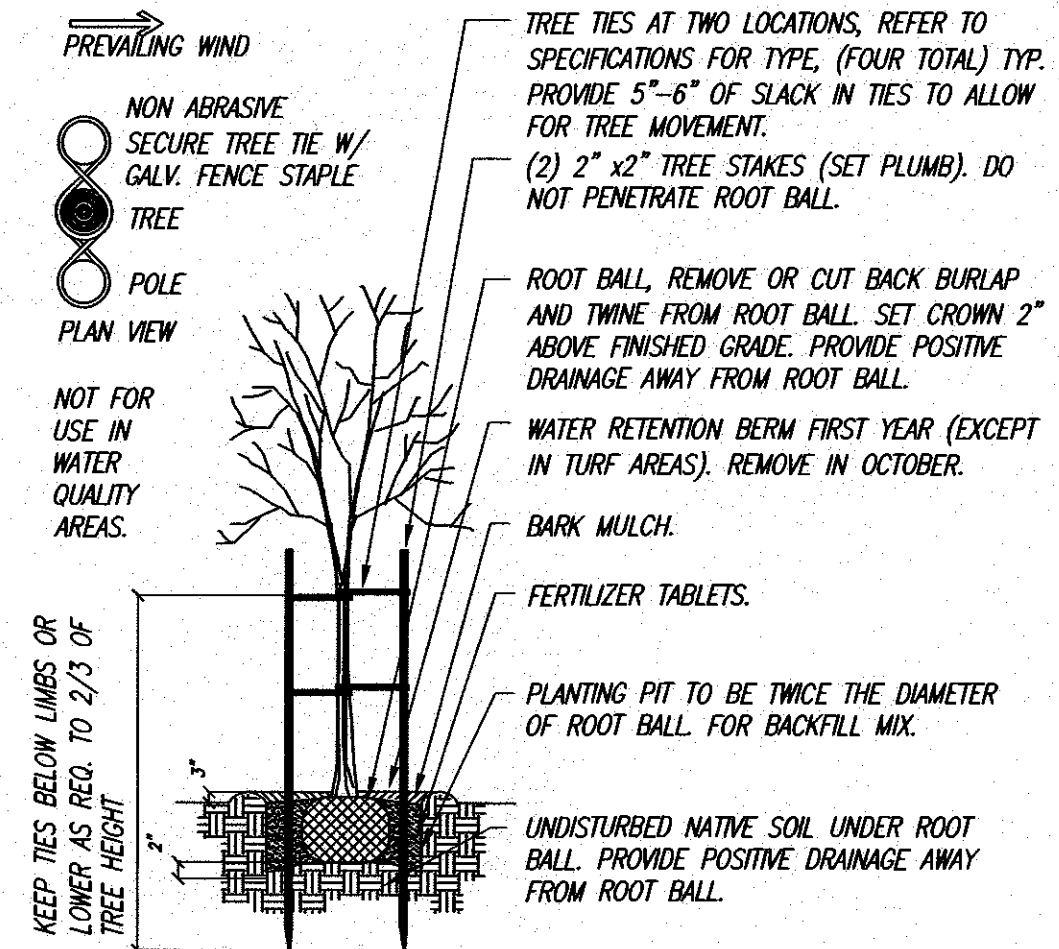
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DRAWN BY:	SAT, SEM
CHECKED BY:	JTM
SCALE:	1" = 60'

JOB NUMBER	SHEET
0802	PRE3.0



PLANTING LEGEND - PHASE I & II

	SIZE	SPACING	QUANTITY
ACER GLABRUM 'ROCKY MTN. GLOW' or approved equal.	2" CAL.	30' O.C.	142



B&B Deciduous Tree Planting Details
NO SCALE

LANDSCAPE NOTES

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

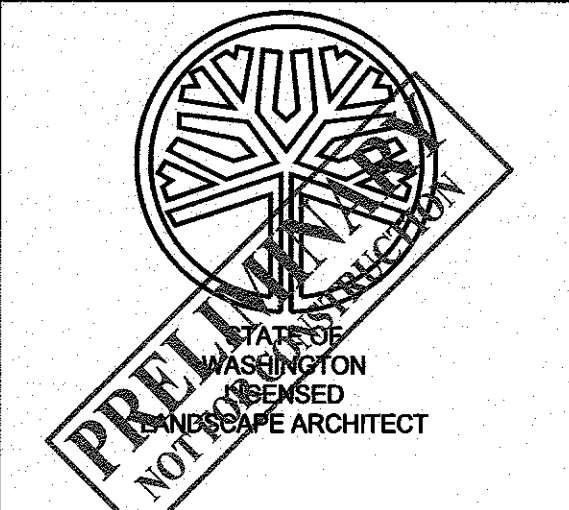
LANDSCAPING OF PLANTING/UTILITY STRIP
THE DEVELOPER OR THEIR SUCCESSOR SHALL BE RESPONSIBLE FOR ENSURING THAT, PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR A LOT, THE UTILITY PLANTING STRIP ADJUTING THE CURB ADJACENT TO THE LOT IS PLANTED IN GRASS OR OTHER APPROVED LANDSCAPING AND WITH STREET TREES. THE PLANTINGS SHALL INCLUDE STREET TREES MEETING THE FOLLOWING CHARACTERISTICS:

- SHALL BE AT LEAST TWO-INCH DBH AT TIME OF PLANTING AND BE SPACED AT APPROXIMATELY 30-FOOT INTERVALS ON CENTER;
- SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK;
- SHALL BE PLANTED AT LEAST 20 FEET FROM DRIVEWAYS, AT LEAST 20 FEET FROM STREET LIGHT STANDARDS AND AT LEAST EIGHT FEET FROM FIRE HYDRANTS AND SEWER LATERALS;
- SHALL BE OF A TYPE, SPECIES AND QUANTITY APPROVED BY THE SUPERINTENDENT OF PARKS;
- SHALL BE AT LEAST 30 FEET FROM ANY CORNER WHERE CURB LINES INTERSECT; AND SHALL BE PLANTED AND MAINTAINED IN AN ACCEPTABLE MANNER.

TIMING AND PROCEDURE FOR CONSTRUCTION OF SIDEWALKS SHALL BE AS FOLLOWS:

- ALL INTERSECTION CURB RAMPS SHALL BE CONSTRUCTED WITH ROADWAY INFRASTRUCTURE REQUIRED FOR THE SUBDIVISION;
- SIDEWALKS SHALL BE CONSTRUCTED WITH ROADWAY INFRASTRUCTURE REQUIRED FOR THE SUBDIVISION ON ALL OPEN SPACE TRACTS, NONBUILDING LOTS, AND ON THE MAJOR STREET FRONTAGE OF DOUBLE FRONTAGE LOTS; AND
- ON BUILDING LOTS, CONSTRUCTION OF THE SIDEWALK SHALL BE DONE ON A LOT-BY-LOT BASIS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE LOT.

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

PRELIMINARY LANDSCAPE PLAN

MT. SOLO ESTATES SUBDIVISION PHASE I-II

WASHINGTON

CITY OF LONGVIEW

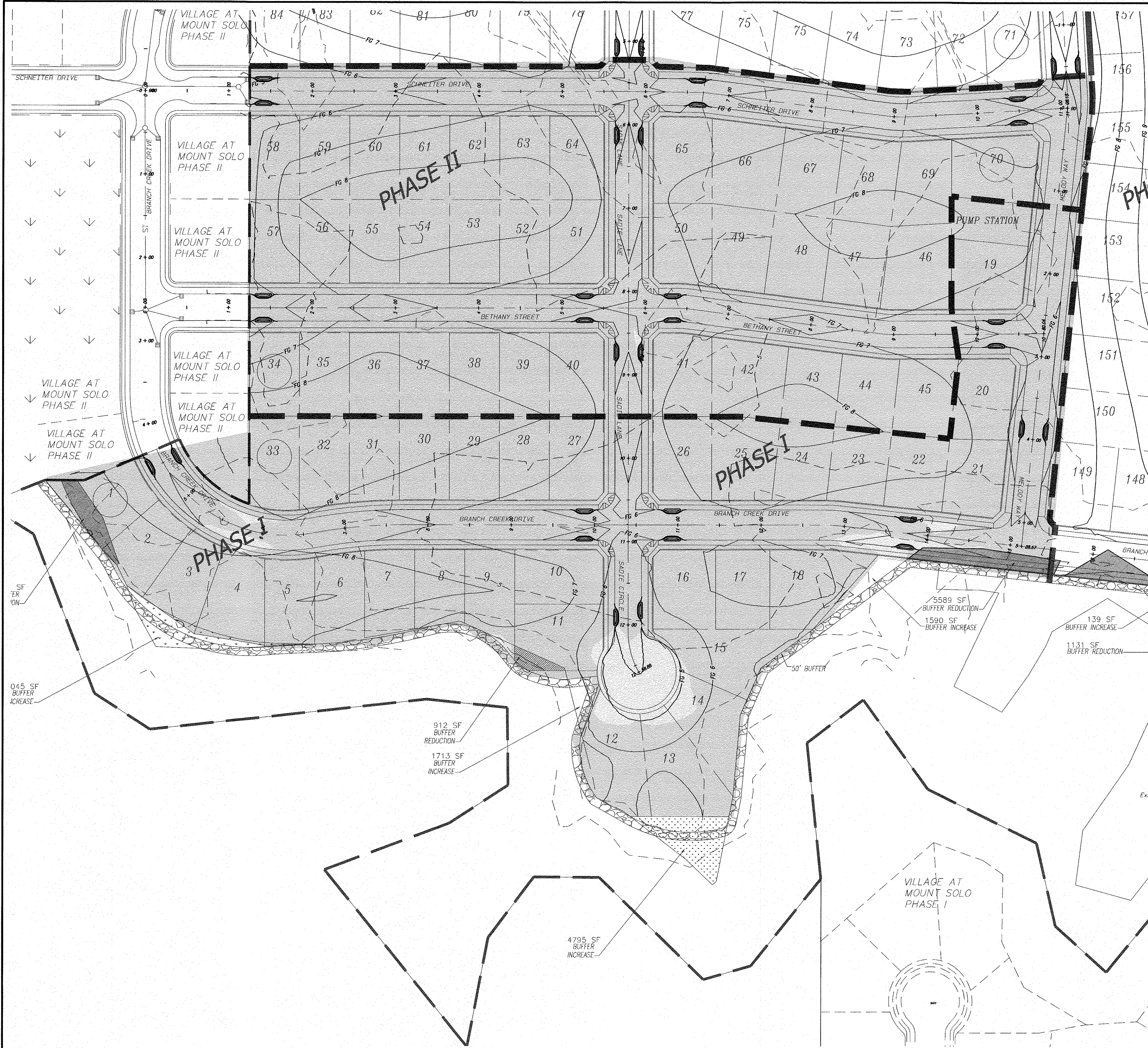
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REVISIONS

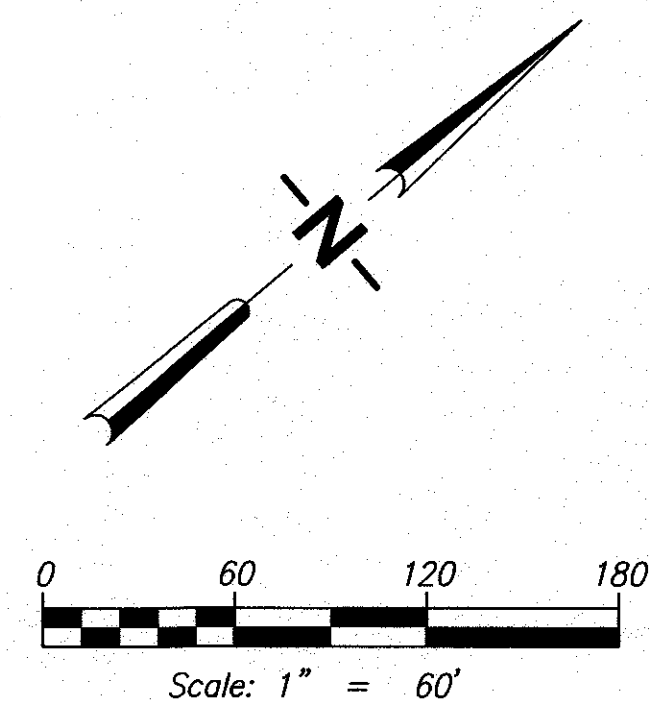
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DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 60'

JOB NUMBER 0802 SHEET PRE4.0

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LEGEND			
	FILL AREA		FINISHED GRADE CONTOURS
	CUT AREA		EXISTING GRADE CONTOURS



**MT. SOLO ESTATES
SUBDIVISION PHASE I-II**

GRADING PLAN

WASHINGTON

CITY OF LONGVIEW

PRELIMINARY

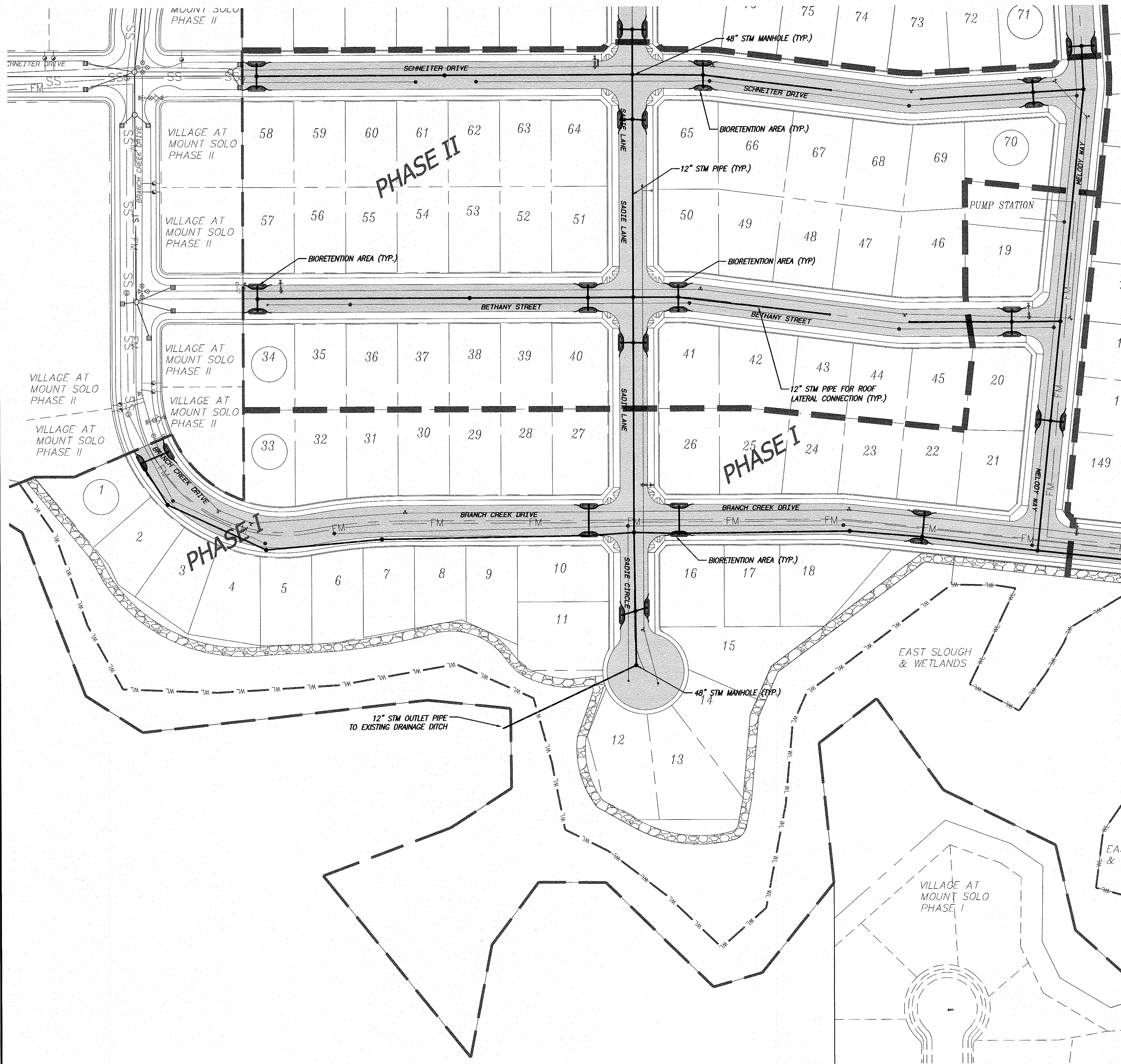
REVISIONS

DESIGNED BY: JAI/ZRC
DRAWN BY: JAI/ZRC
CHECKED BY: JTM
SCALE: 1" = 60'

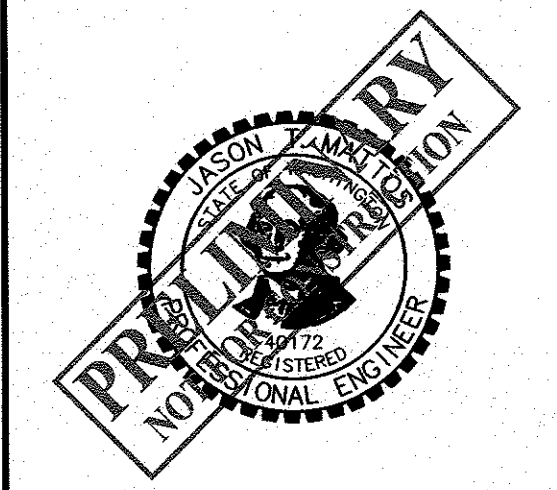
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0802

SHEET
PRE5.0

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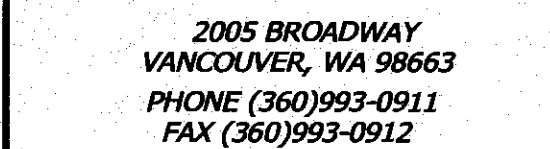


SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
FAX (360)993-0912
PHONE (360)993-0911
WWW.SGAENGINEERING.COM



PRELIMINARY STREET & STORMWATER PLAN
**MT. SOLO ESTATES
SUBDIVISION PHASE I-II**
CITY OF LONGVIEW WASHINGTON

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT,SEM
DRAWN BY:	SAT,SEM
CHECKED BY:	JTM
SCALE:	1" = 60'
JOB NUMBER	SHEET
0802	PRE6.0



*MT. SOLO ESTATES
SUBDIVISION PHASE I-II*

WASHINGTON

CITY OF LONGVIEW

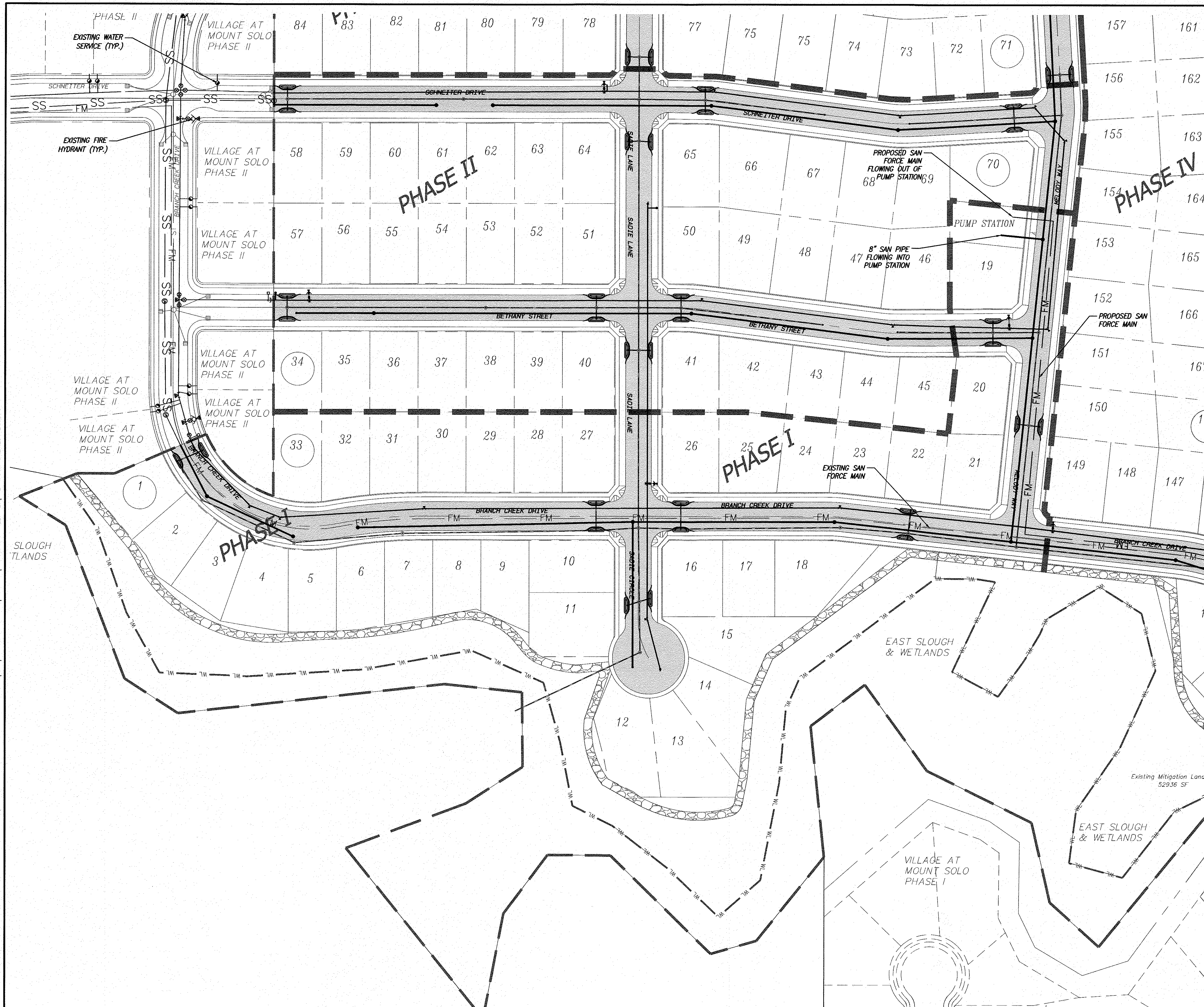
PRELIMINARY

REVISIONS

DESIGNED BY: JAI/ZRC
DRAWN BY: JAI/ZRC
CHECKED BY: JTM
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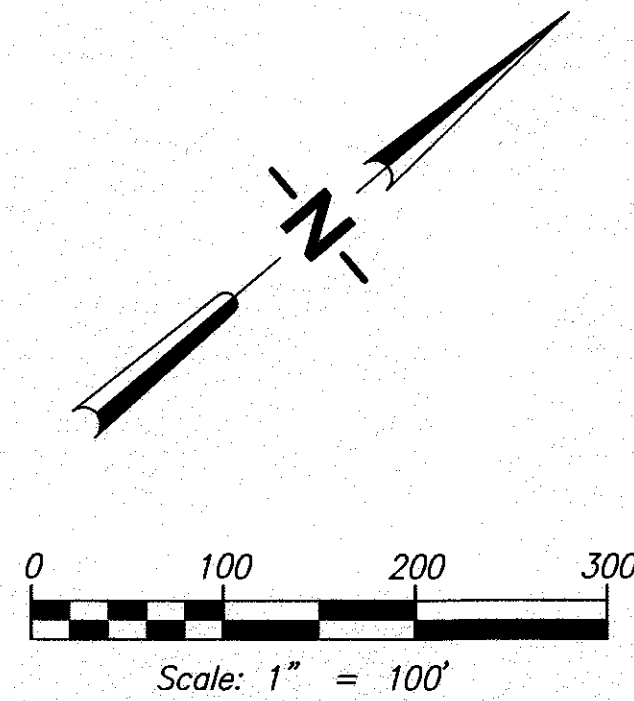
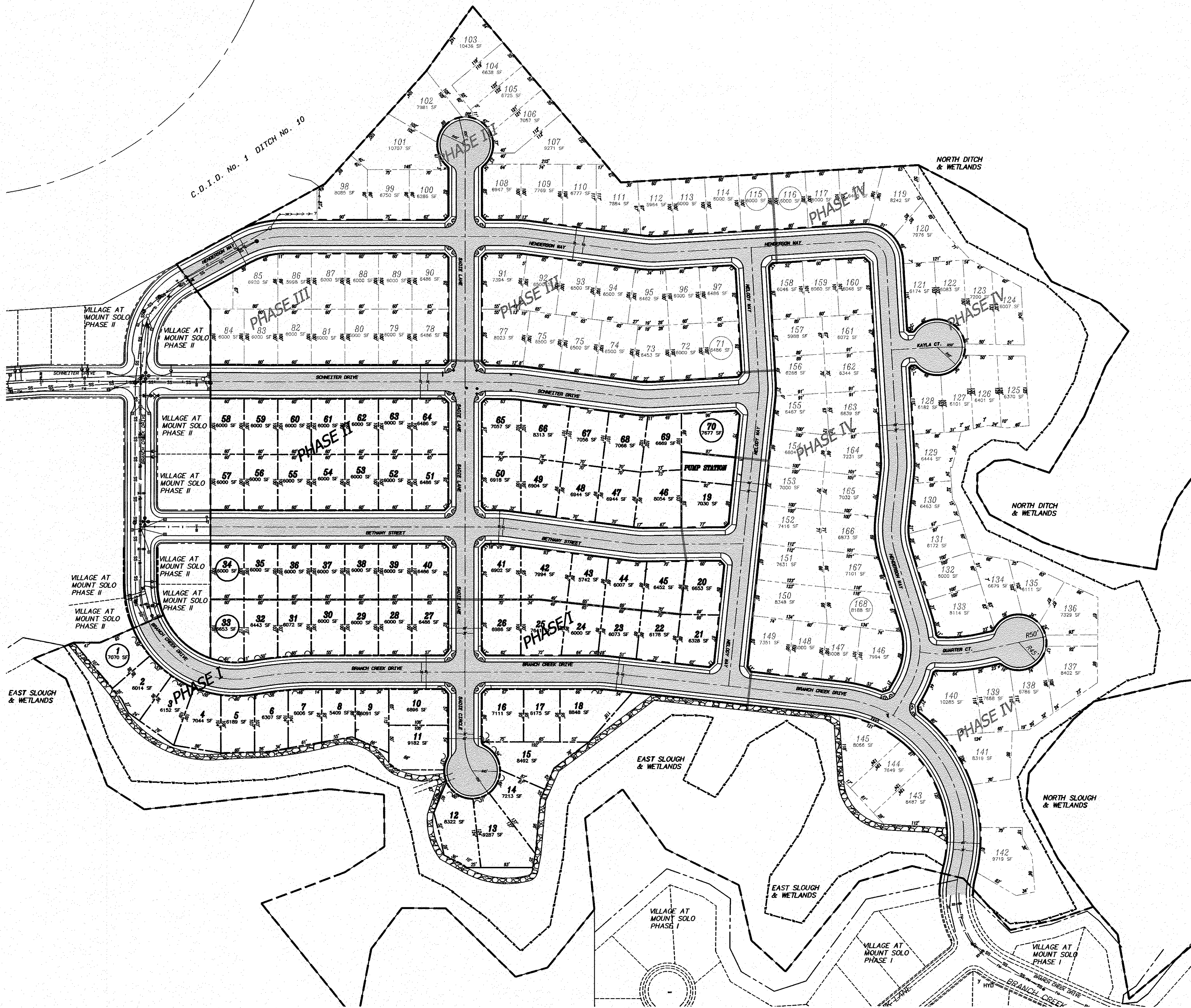
JOB NUMBER
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SHEET
PRE7.0



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MT. SOLO ESTATES SUBDIVISION

BEING A PORTION OF SECTIONS 14 & 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN COWLITZ COUNTY, WASHINGTON

PRELIMINARY APPLICATION
DECEMBER 2017

APPLICANT:

HINTON DEVELOPMENT CORP
ATTN: ROB HINTON
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685
PH: 360-546-1220
EM: rob@hintondevelopment.com

PROPERTY OWNER:

SOLO LLC
14010-A NE 3RD COURT SUITE 106
VANCOUVER, WA 98685

PARCEL # & PROPERTY ADDRESS:

107460100
NO SITU ADDRESS

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	107460100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	R-1
GROSS SITE AREA	49.69 ACRES 2,164,651 S.F.
TRANSIT ROUTES	NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW, PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF LONGVIEW. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS WETLANDS. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

EXISTING CONDITIONS DISCLAIMER

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

PROPOSED SITE INFORMATION

PROPOSED USE

SINGLE-FAMILY RESIDENTIAL (168 LOT) SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	6,000 SF ALLOWED 6,000 SF LOT SIZE PROPOSED
MINIMUM LOT WIDTH	50' MIN. ALLOWED, 50' MIN. PROPOSED
MINIMUM LOT DEPTH	N/A
FRONT YARD SETBACK	25'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	65%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

SEWER	CITY OF LONGVIEW
WATER	CITY OF LONGVIEW
ELECTRICAL	COWLITZ PUD

STORMWATER MANAGEMENT

TREATMENT	CITY OF LONGVIEW STANDARDS STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION, SWALES OR OTHER APPROVED BMP'S
DISPOSAL	STORMWATER WILL BE RELEASED TO THE EXISTING DRAINAGES SURROUNDING THE SITE. DETENTION WILL BE PROVIDED THROUGH THE Diking DISTRICT.

PROPOSED SITE AREA SUMMARY	ACRES	S.F.
GROSS SITE AREA	49.69	2164651
AVERAGE LOT AREA (168 LOTS)	0.16	6630
PUBLIC RIGHT-OF-WAY DEDICATED	10.82	471359



MASTER PLAN

MT. SOLO ESTATES SUBDIVISION PHASE I-II

CITY OF LONGVIEW
WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY: SAT,SEM
DRAWN BY: SAT,SEM
CHECKED BY: JTM
SCALE: 1" = 100'

JOB NUMBER
0802

SHEET
PRE8.0