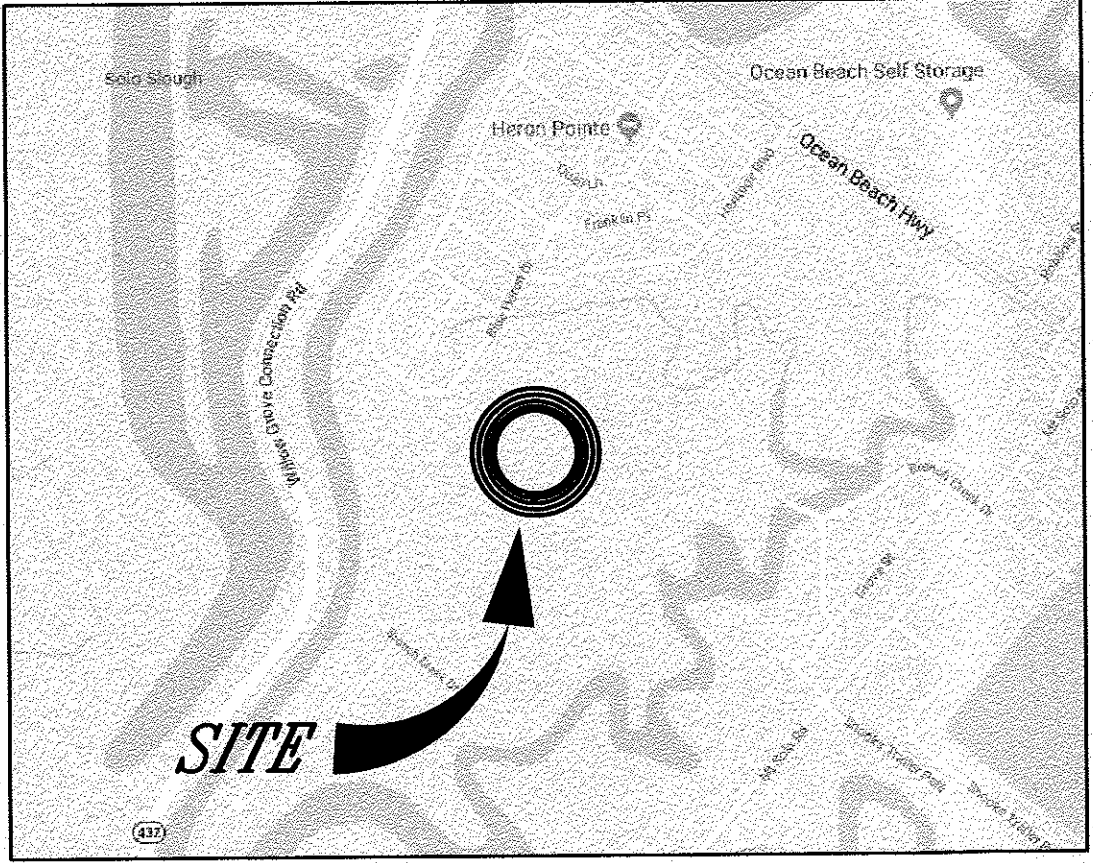


MT. SOLO ESTATES PHASE I, II & III

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



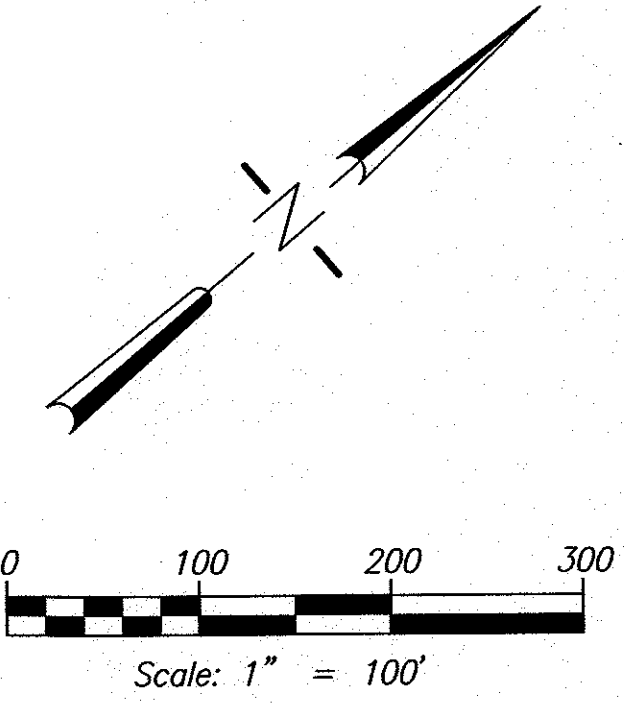
LEGEND	
EXISTING:	PROPOSED:
● GAS VALVE	● SANITARY MANHOLE
○ GAS RISER	○ SANITARY CLEANOUT
— GUY ANCHOR	□ STORM MANHOLE
◇ POWER POLE	□ CATCH BASIN/ W/TEMP.
⊙ ELECTRICAL SERVICE	□ STORM INLET PROTECTION
⊙ SANITARY MANHOLE	□ CURB INLET
⊙ STORM DRYWELL	□ STORMFILTER CATCH BASIN
⊙ SEPTIC TANK	▶ THRUST BLOCK
⊙ 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	— F& 100 MAJOR CONTOURS
— FENCE	— F& 101 MINOR CONTOURS
— OVERHEAD POWER	⊙ ADA RAMPS COMPLETED
— GAS LINE LOCATE	⊙ W/STREET CONSTRUCTION
— 5 FOOT CONTOUR	⊙ SIDEWALK COMPLETED
— 1 FOOT CONTOUR	⊙ W/STREET CONSTRUCTION
— WATER LINE	— NEW PAVEMENT
— SAN- SANITARY LINE	— STORM ACCESS ROAD
— STM- STORM LINE	
— EXISTING PAVEMENT	
— EXISTING GRAVEL ROAD	

OWNER/DEVELOPER
HINTON DEVELOPMENT CORP.
14010-A NE 3RD COURT, SUITE 106
VANCOUVER, WA 98685
PHONE: (360) 546-1220
ATTN: ROB HINTON
EMAIL: ROB@HINTONDEVELOPMENT.COM

CONTACT/ENGINEER
SGA ENGINEERING, PLLC
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE: (360) 993-0911
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EMAIL: STAYLOR@SGAENGINEERING.COM

GEOTECHNICAL ENGINEER
COLUMBIA WEST ENGINEERING, INC.
11917 NE 95TH STREET
VANCOUVER, WA 98682
PHONE: (360) 823-2900
ATTN: DANIEL LEHTO, P.E.

SURVEYOR
MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WASHINGTON 98661
PHONE: (360) 694-3313
ATTN: DANIEL RENTON
EMAIL: DAR@MGSURVEY.COM

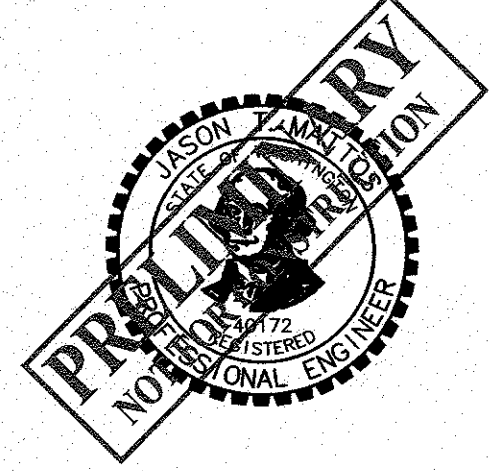


SHEET	
NUMBER	DESCRIPTION
PRE1.0	COVER SHEET
PRE2.0	EXISTING CONDITIONS
PRE3.0	PRELIMINARY PLAT
PRE4.0	PRELIMINARY LANDSCAPE PLAN
PRE5.0	GRADING PLAN
PRE6.0	PRELIMINARY STREET & STORMWATER PLAN
PRE7.0	PRELIMINARY UTILITIES PLAN
PRE8.0	MASTER PLAN

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

JOB NUMBER 0802 SHEET PRE1.0

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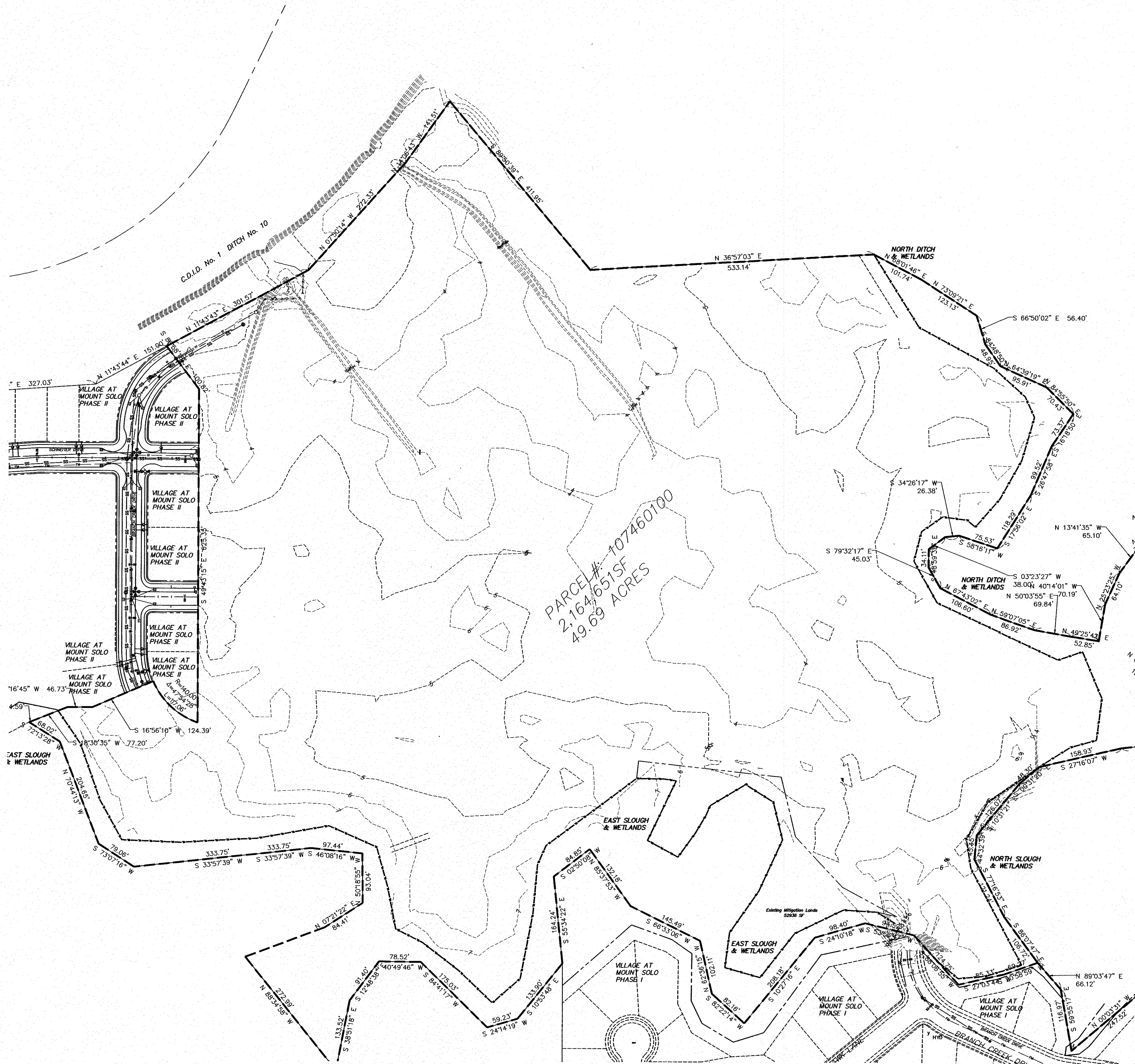


COVER SHEET
**MT. SOLO ESTATES
SUBDIVISION PHASE I-III**
WASHINGTON
CITY OF LONGVIEW

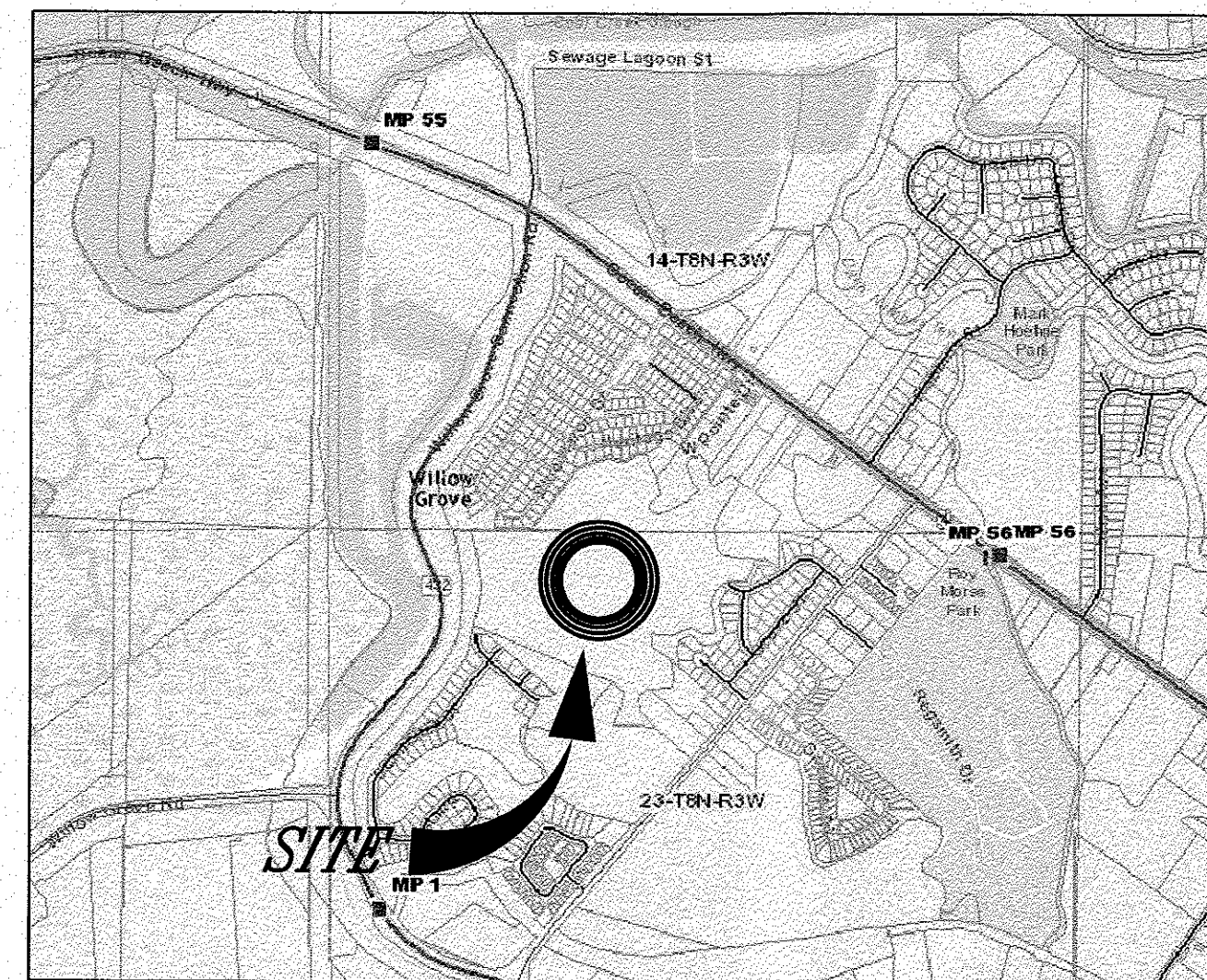
PRELIMINARY

REVISIONS

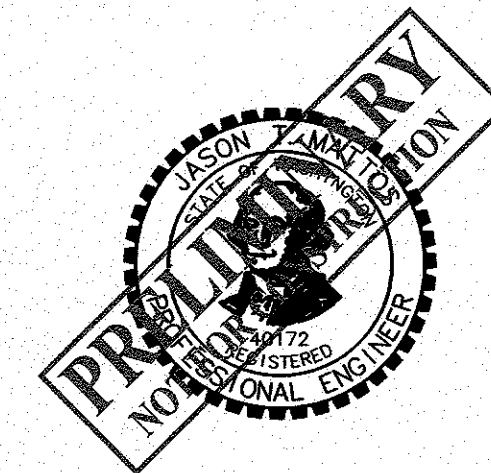
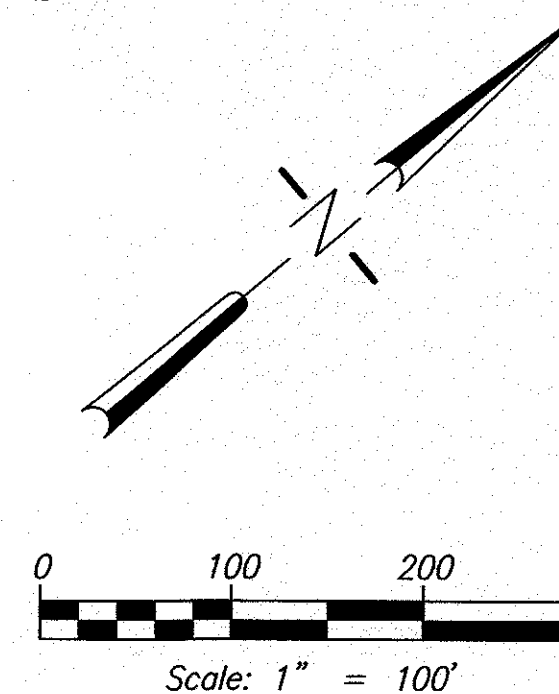
© SGA ENGINEERING PLLC - DATE PLOTTED: Nov. 21, 2018 - 10:04 AM SGA DRAWING FILE: W:\DWG\0802 MT SOLO PUD\DRAWINGS\PRELIMINARY SHEET SET\EXISTING CONDITIONS.DWG



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-III

WASHINGTON

CITY OF LONGVIEW

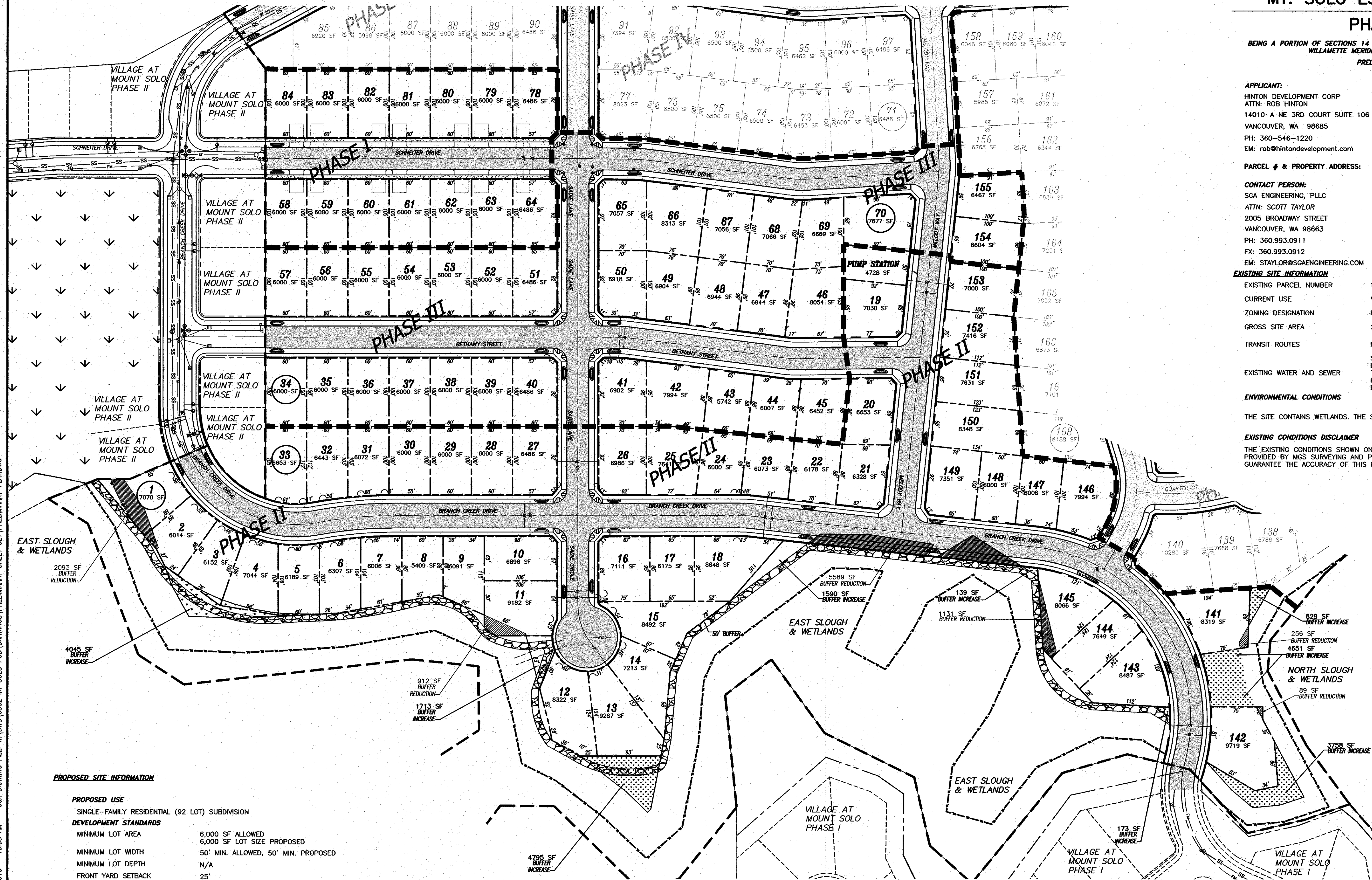
PRELIMINARY

REVISIONS

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

JOB NUMBER
0802

SHEET
PRE2.0



PROPOSED SITE INFORMATION

PROPOSED USE		
SINGLE-FAMILY RESIDENTIAL (92 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	
	STORMWATER WILL BE RELEASED TO THE EXISTING DRAINAGES SURROUNDING THE SITE. DETENTION WILL BE PROVIDED THROUGH THE DIKING DISTRICT.	
DISPOSAL		

PROPOSED SITE AREA SUMMARY		
GROSS SITE AREA	29.33	1277742
AVERAGE LOT AREA	0.15	6735
PUBLIC RIGHT-OF-WAY DEDICATED	6.78	295495

MT. SOLO ESTATES SUBDIVISION

PHASES I-III

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

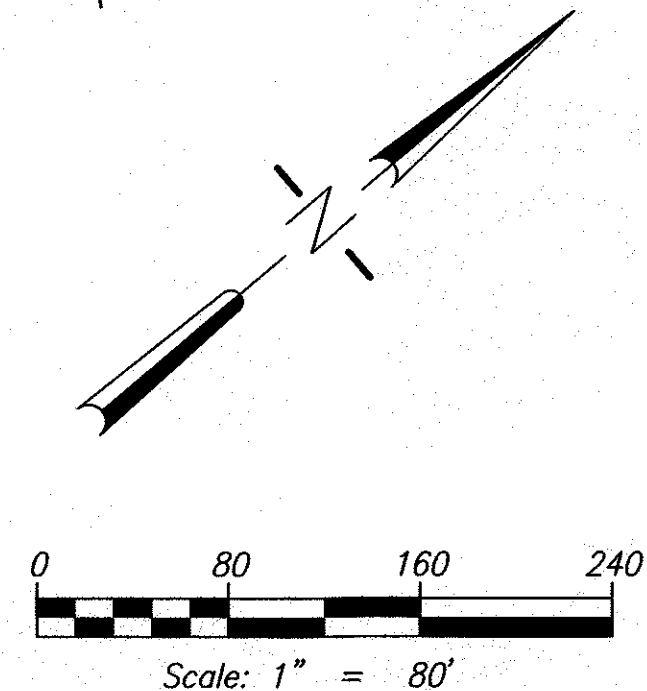
EXISTING PARCEL NUMBER 107460100
CURRENT USE VACANT LAND
ZONING DESIGNATION R-1
GROSS SITE AREA 29.33 ACRES 1,277,742 S.F.
TRANSIT ROUTES NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE.

ENVIRONMENTAL CONDITIONS

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

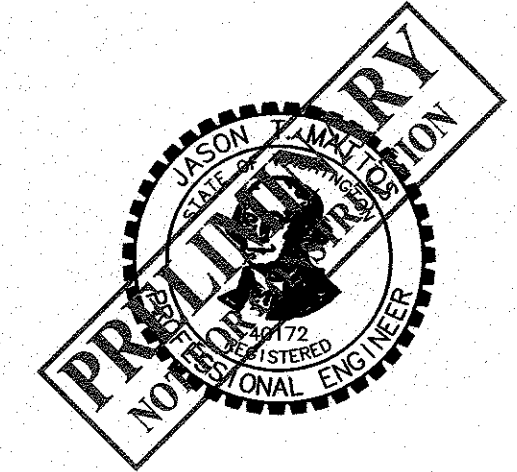
EXISTING CONDITIONS DISCLAIMER

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CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



PRELIMINARY PLAT
MT. SOLO ESTATES
SUBDIVISION PHASE I-III
WASHINGTON
CITY OF LONGVIEW

PRELIMINARY

REVISIONS

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

JOB NUMBER
0802

SHEET
PRE3.0

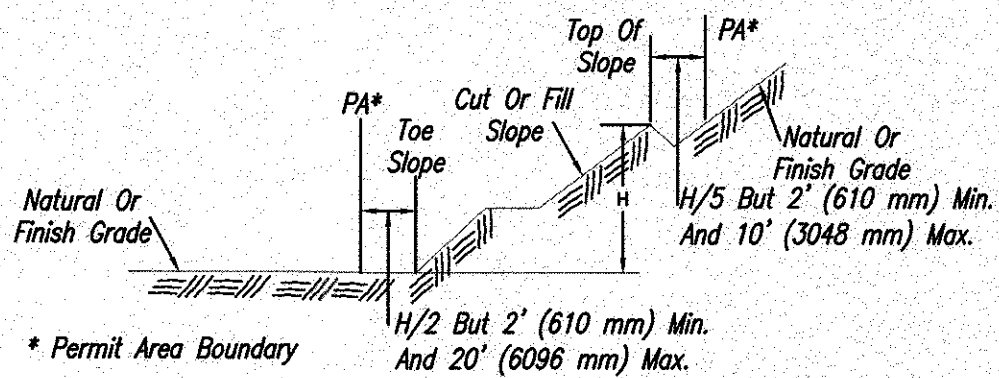
LANDSCAPING OF PLANTING/UTILITY STRIP
THE DEVELOPER OR THEIR SUCCESSOR SHALL BE RESPONSIBLE FOR ENSURING THAT, PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR A LOT, THE UTILITY/PLANTING STRIP ADJUTING THE CURB ADJACENT TO THE LOT IS PLANTED IN GRASS OR OTHER APPROVED LANDSCAPING AND WITH STREET TREES.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

- (i) SHALL BE AT LEAST TWO-INCH DBH AT TIME OF PLANTING AND BE SPACED AT APPROXIMATELY 30-FOOT INTERVALS ON CENTER;
- (ii) SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK;
- (iii) 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;
- (iv) SHALL BE OF A TYPE, SPECIES AND QUANTITY APPROVED BY THE SUPERINTENDENT OF PARKS;
- (v) 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:

- (i) ALL INTERSECTION CURB RAMPS SHALL BE CONSTRUCTED WITH ROADWAY INFRASTRUCTURE REQUIRED FOR THE SUBDIVISION;
- (ii) 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
- (iii) 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.

	<u>SIZE</u>	<u>SPACING</u>	<u>QUANTITY</u>
ACER GLABRUM 'ROCKY MTN. GLOW' or approved equal.	2" CAL.	30' O.C.	151



Note: Grading Activities Must Be At Least Two (2) Feet Away From Property Boundaries

IBC APPENDIX J GRADING DETAIL

NO SCALE

DIRT QUANTITIES (CY)

	TOTAL
SITE GRADING	80,000 CY
DISTURBED AREA	947,000 SF

GRADING PERMIT NOTE:

THIS PLAN SET IS FOR THE GRADING & EROSION CONTROL OF PHASE I-III ONLY. THIS GRADING PROJECT WILL NOT CREATE IMPERVIOUS OR POLLUTION GENERATING SURFACES. ALL FIVE PHASES AND STREET WORK HAVE BEEN SHOWN FOR CONCEPTUAL PURPOSES ONLY.

EROSION CONTROL COMPLIANCE NOTE:

THIS PLAN SHOWS MINIMUM EROSION CONTROL COMPLIANCE. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION. REFERENCE THE SWPPP FOR ADDITIONAL EROSION CONTROL MEASURES.

BMP C240 SEDIMENT TRAPS:

INSTALL SEDIMENT TRAPS PER DETAIL CITY OF LONGVIEW DETAIL EC-060 ON SHEET D4.0. MIN SURFACE AREA SHALL BE 1244 SF. ADDITIONAL DITCHING MAY BE REQUIRED TO RELEASE WATER FROM SEDIMENT TRAPS.

BUFFER REDUCTION ZONES:

NO GRADING PERMITTED IN BUFFER REDUCTION ZONES SHOWN ON THIS PLAN. FUTURE GRADING IN BUFFER REDUCTION ZONES WILL BE PROPERLY MITIGATED AND PERMITTED WITH FINAL ENGINEERING. SHOWN FOR REFERENCE ONLY AT THIS TIME.

DOUBLE SEDIMENT FENCE NOTE:

A DOUBLE SEDIMENT FENCE WILL BE REQUIRED BETWEEN THE WETLAND BUFFERS AND THE WORK AREAS.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENT.
2. EROSION CONTROL MEASURES SHOWN ARE FOR DRY WEATHER CONSTRUCTION. ADJUSTMENTS WILL BE REQUIRED IF WET WEATHER CONSTRUCTION IS UNDERTAKEN.
3. SGA HAS INITIATED THE NPDES PERMITTING PROCESS. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETING THE PROCESS, AND OBTAINING AND MAINTAINING THE FINAL NPDES PERMIT.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE ONSITE AT ALL TIMES DURING CONSTRUCTION. SGA HAS PREPARED THE SWPPP.

EXISTING CONDITIONS DISCLAIMER:

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM A VARIETY OF SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

GRADING AND DRAINAGE NOTES:

- 1.) ALL STRIPPING, GRUBBING, GRADING, AND COMPACTION ARE TO BE DONE IN ACCORDANCE WITH THE SOIL ENGINEER'S REQUIREMENTS.
- 2.) SOIL STRIPPING WAS ASSUMED TO BE 0.5'. THE CONTRACTOR SHALL VERIFY NECESSARY STRIPPING DEPTHS AND LOCATIONS WITH THE SOIL ENGINEER, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE THIS WITH THE SOIL ENGINEER.
- 3.) THE CONTRACTOR IS ADVISED TO MAKE HIS OWN TAKEOFF OF EARTHWORK QUANTITIES AND DETERMINE HIS OWN QUANTITIES FOR BIDDING. THE CONTRACTOR IS ADVISED TO DIG TEST HOLES OR USE WHATEVER METHOD HE DEEMS NECESSARY TO DETERMINE EARTHWORK QUANTITIES. EARTHWORK QUANTITIES MAY VARY DEPENDING ON SUCH VARIABLES AS COMPACTION, SHRINKAGE, CONTRACTOR'S METHOD OF OPERATION, STRIPPING DEPTHS, AND ACCURACY OF THE EARTHWORK TAKEOFF. WITH THE SIGNING OF THE CONTRACT FOR THE CONSTRUCTION OF THESE IMPROVEMENTS, THE CONTRACTOR AGREES THAT HIS COST FOR CONSTRUCTING THE GRADING IMPROVEMENTS, AND DISPOSAL OF THE EXCESS MATERIAL IF NECESSARY, IS SATISFACTORY AND THERE WILL BE NO ADDITIONAL CHARGE FOR THIS ITEM.
- 4.) THERE SHOULD BE NO EXCAVATING OR FILLING WITHIN 2 FEET OF THE PROPERTY LINE AS PER CHAPTER J OF THE IBC.
- 5.) THIS PROJECT WILL NOT INCREASE OR CONCENTRATE STORMWATER RUNOFF ONTO ADJACENT PARCELS AS PER CCC 40. CROSS LOT DRAINAGE WILL NOT BE ALLOWED.
- 6.) IMPORTED SOIL PLACED DURING EARLY GRADING SHALL ALLOW FOR ACHIEVABLE COMPACTION REQUIREMENTS FOR FINAL CONSTRUCTION INCLUDING 95% COMPACTION UNDER ROADWAY AND 90% COMPACTION IN LOT AREAS.
- 7.) GRADE FINISHED LOTS WITH POSITIVE GRADIENT TO THE STREET OR AS SHOWN ON INDIVIDUAL LOT GRADING DETAILS.
- 8.) SEE ADDITIONAL NOTES ON EROSION CONTROL DETAIL SHEET.
- 9.) TEMPORARY SEDIMENT/INFILTRATION BASIN SHALL BE INSTALLED AS NEEDED TO ENSURE NO DIRTY RUNOFF LEAVES THE SITES CONSTRUCTION LIMITS.

RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL:

- 1.) PRE-CONSTRUCTION MEETING.
- 2.) FLAG OR FENCE CLEARING LIMITS.
- 3.) POST NOTICE OF CONSTRUCTION ACTIVITY PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
- 4.) INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- 5.) GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- 6.) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- 7.) CONSTRUCT SEDIMENT PONDS AND TRAPS.
- 8.) GRADE AND STABILIZE CONSTRUCTION ROADS.
- 9.) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- 10.) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF RIDGEFIELD STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- 11.) RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF RIDGEFIELD EROSION AND SEDIMENT CONTROL STANDARDS.
- 12.) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- 13.) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- 14.) SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 15.) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

WET WEATHER CONDITIONS & STEEP TERRAIN:

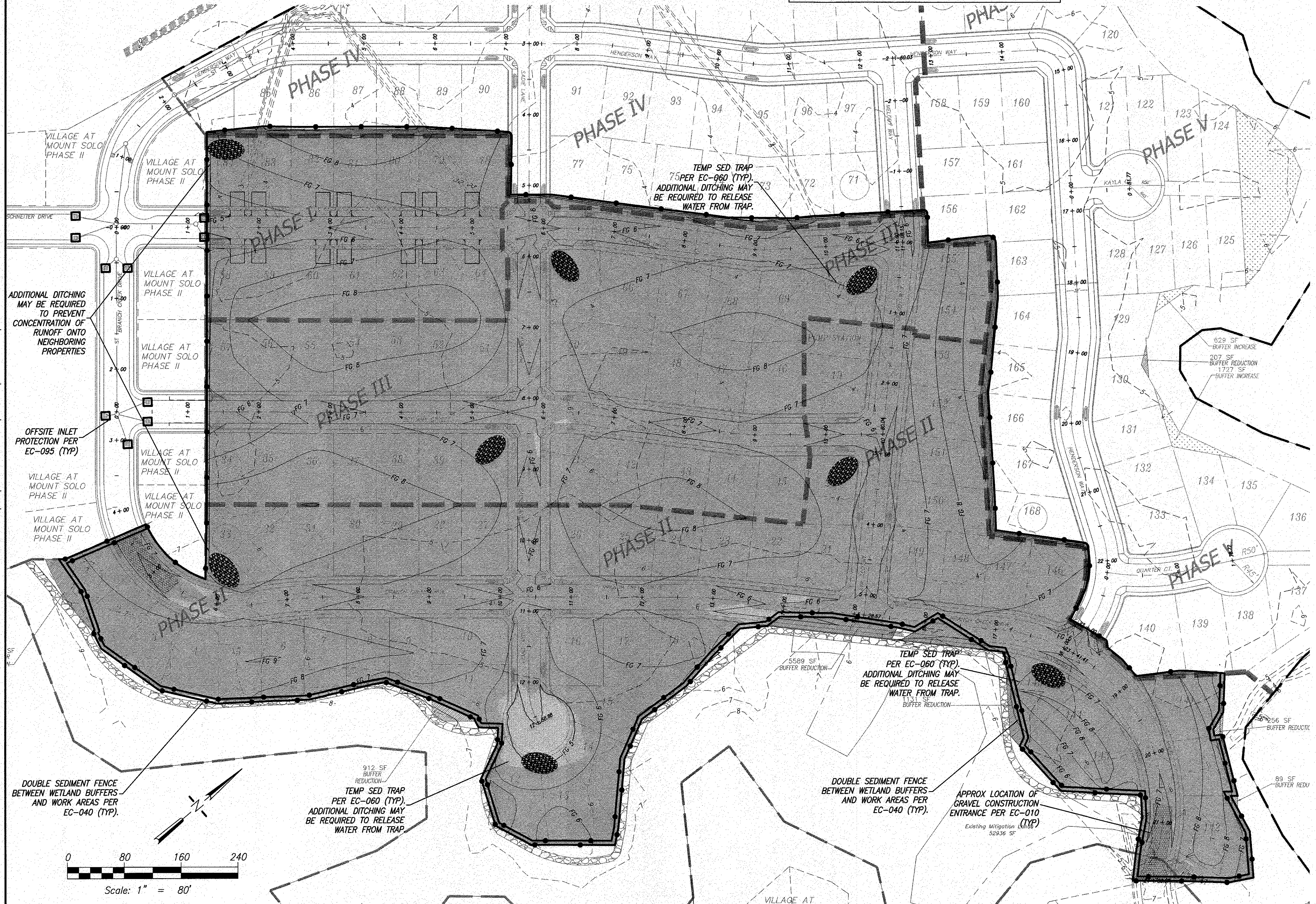
SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDED EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.

DUE TO THE STEEP TERRAIN, ADDITIONAL EROSION CONTROL MEASURES MAY ALSO BE NEEDED. MEASURES WHICH COULD BE USED INCLUDE, BUT ARE NOT LIMITED TO, MULTIPLE SILT FENCE ROWS, SEDIMENT BARRIERS, FIBER ROLLS, OR CUT-OFF DITCHING TO DIVERT POTENTIAL STORM FLOW. LARGE BARREN SLOPES SHALL NOT BE EXPOSED FOR LONG PERIODS OF TIME AND SHOULD BE PROTECTED WITH AN APPROVED EROSION CONTROL BMP.

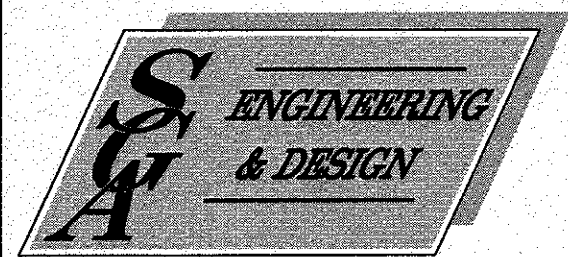
CLEARING AND GRADING PRACTICES SHOULD BE COMPLETED IN SEVERAL PHASES TO AVOID LARGE AREAS OF UNPROTECTED EXPOSED SOIL. EROSION CONTROL SHALL BE IMPLEMENTED ON EACH PHASE BEFORE CONTINUING GRADING.

LEGEND

	FILL AREA		TEMPORARY SEDIMENTATION PER EC-060
	CUT AREA		TEMPORARY SILT FENCE PER EC-040
	FLOW ARROW		FINISHED GRADE MAJOR CONTOURS
	INLET PROTECTION PER EC-095		FINISHED GRADE MINOR CONTOURS
			EXISTING MAJOR CONTOURS
			EXISTING MINOR CONTOURS
			GRAVEL CONSTRUCTION ENTRANCE (PER EC-010)

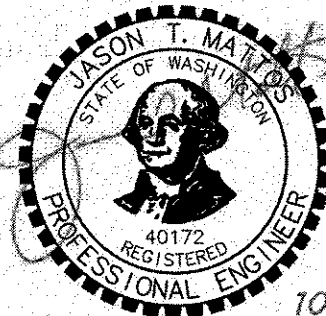


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CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



GRADING & EROSION CONTROL PLAN

MT SOLO SUBDIVISION PHASES I-III

WASHINGTON
CITY OF LONGVIEW

APPROVED

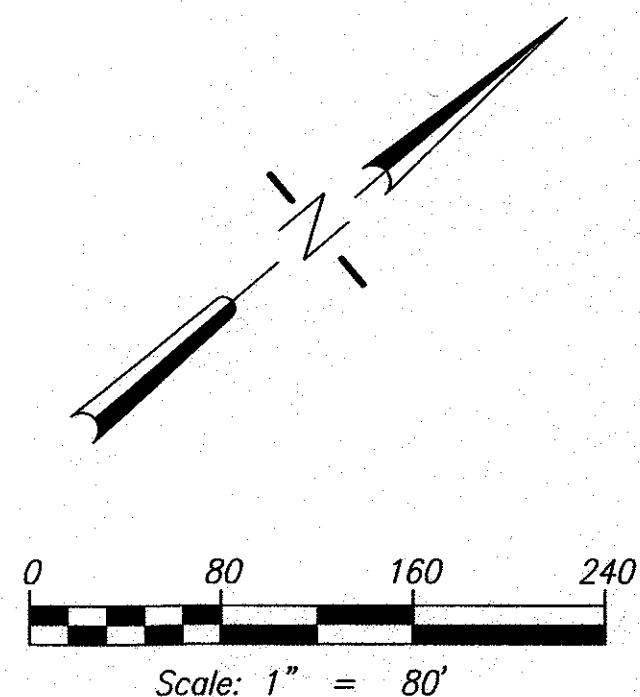
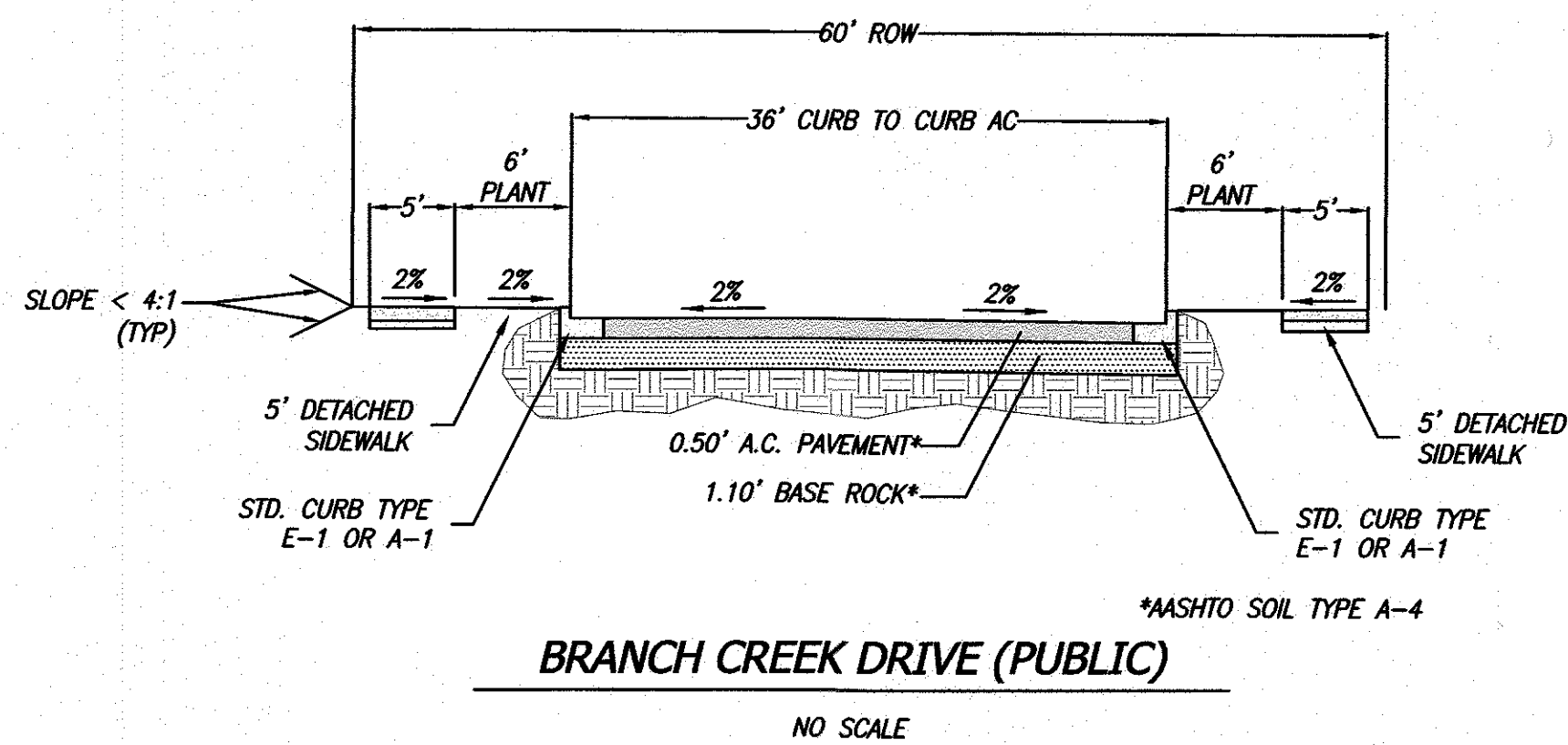
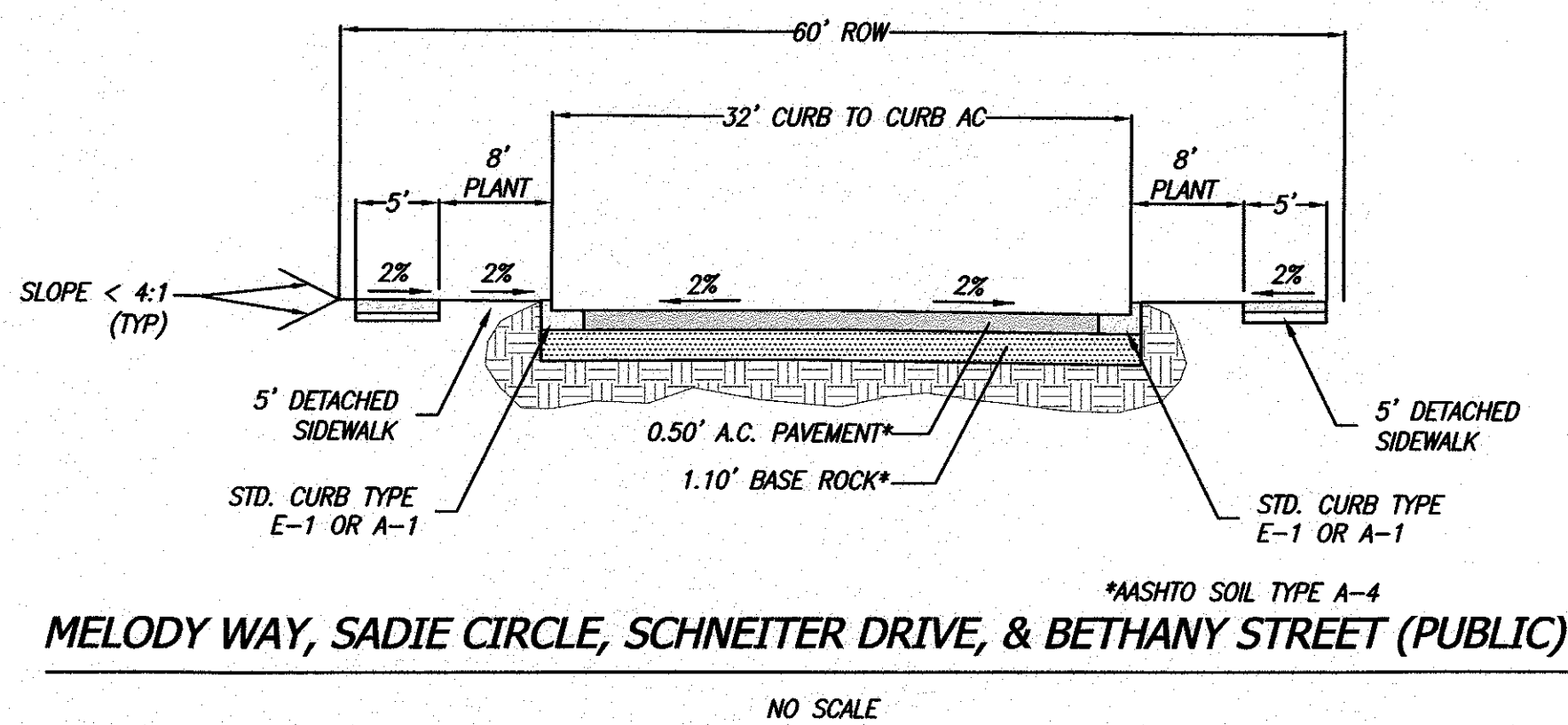
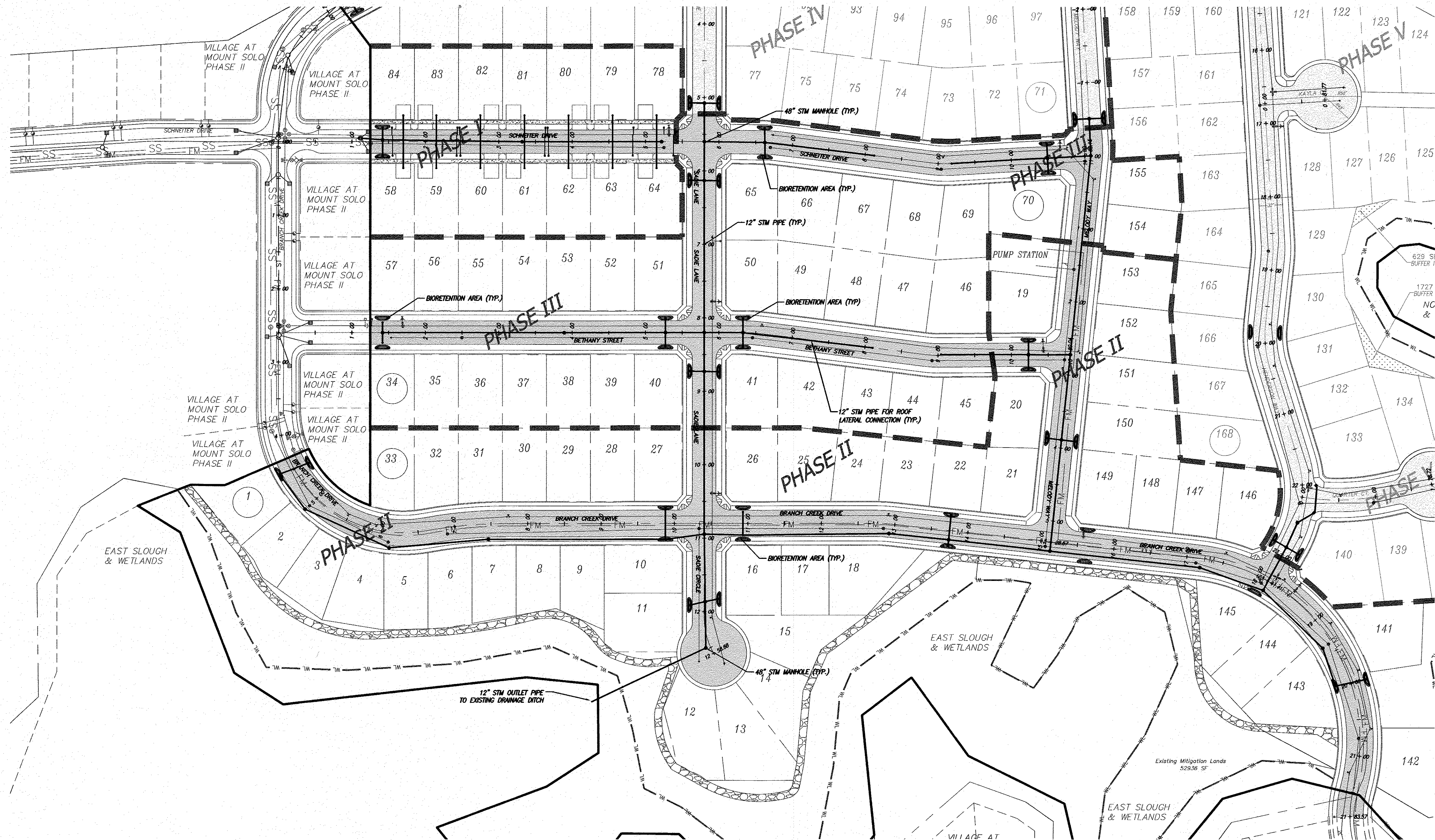
REVISIONS

DESIGNED BY: JAI/ZRC
DRAWN BY: JAI/ZRC
CHECKED BY: JTM
SCALE: 1" = 80'

JOB NUMBER
0802

SHEET
G3.0

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2005 BROADWAY
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FAX (360)993-0912
PHONE (360)993-0911
WWW.SGAENGINEERING.COM

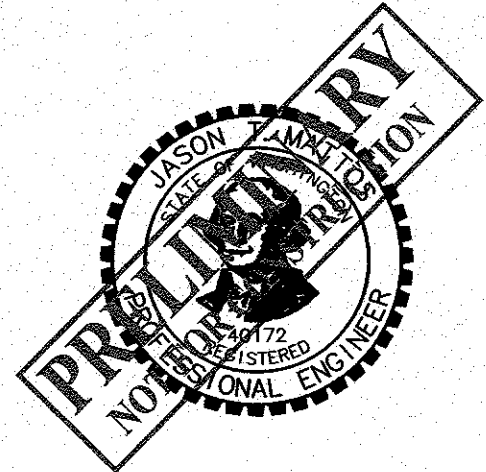


PRELIMINARY STREET & STORMWATER PLAN

MT. SOLO ESTATES SUBDIVISION PHASE I-III

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



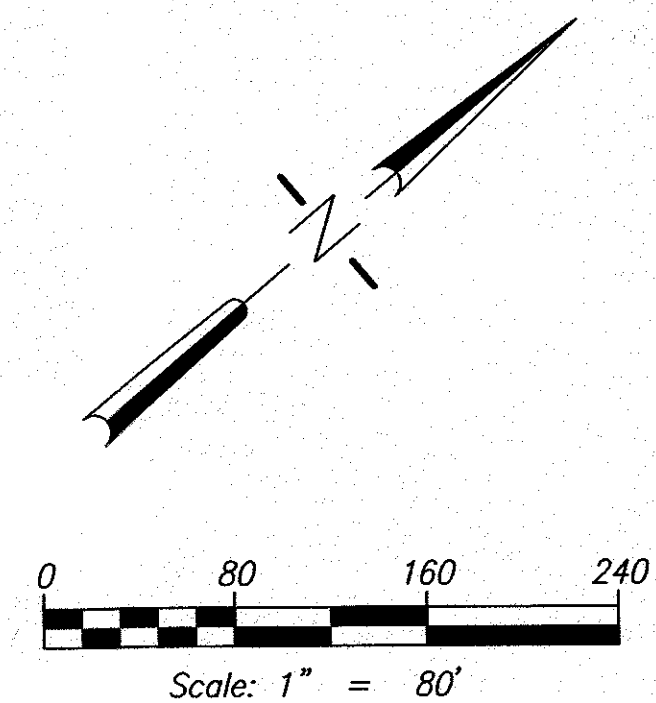
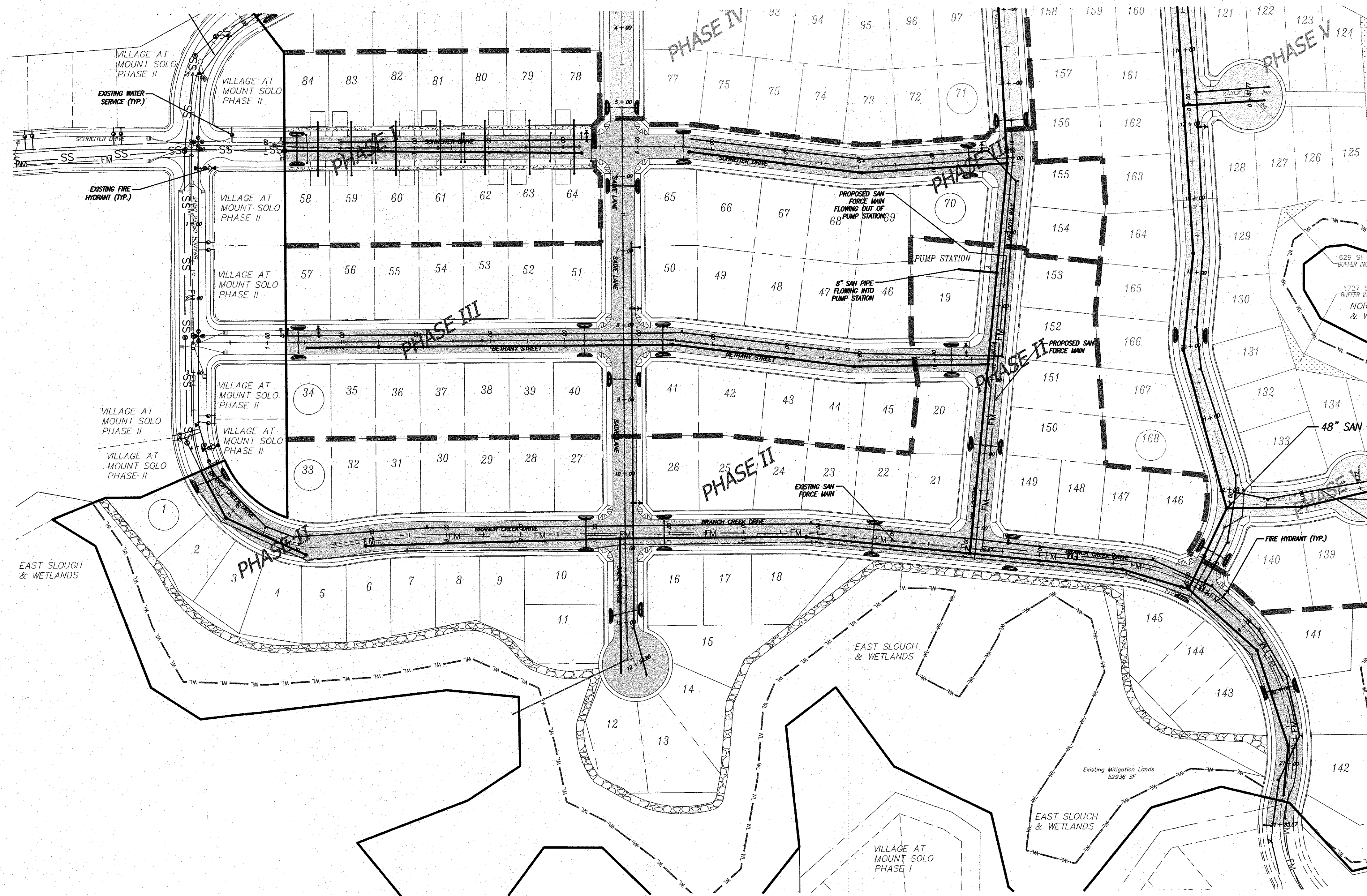
PRELIMINARY UTILITIES PLAN

*MT. SOLO ESTATES
SUBDIVISION PHASE I-III*

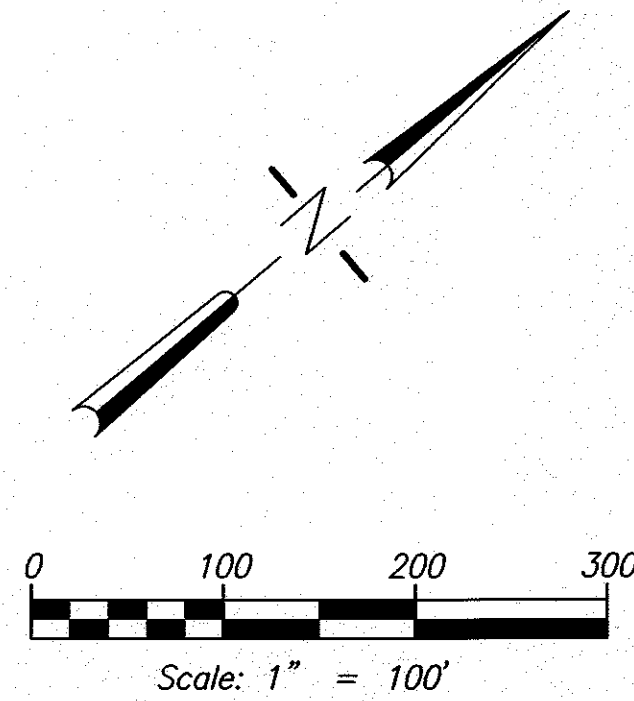
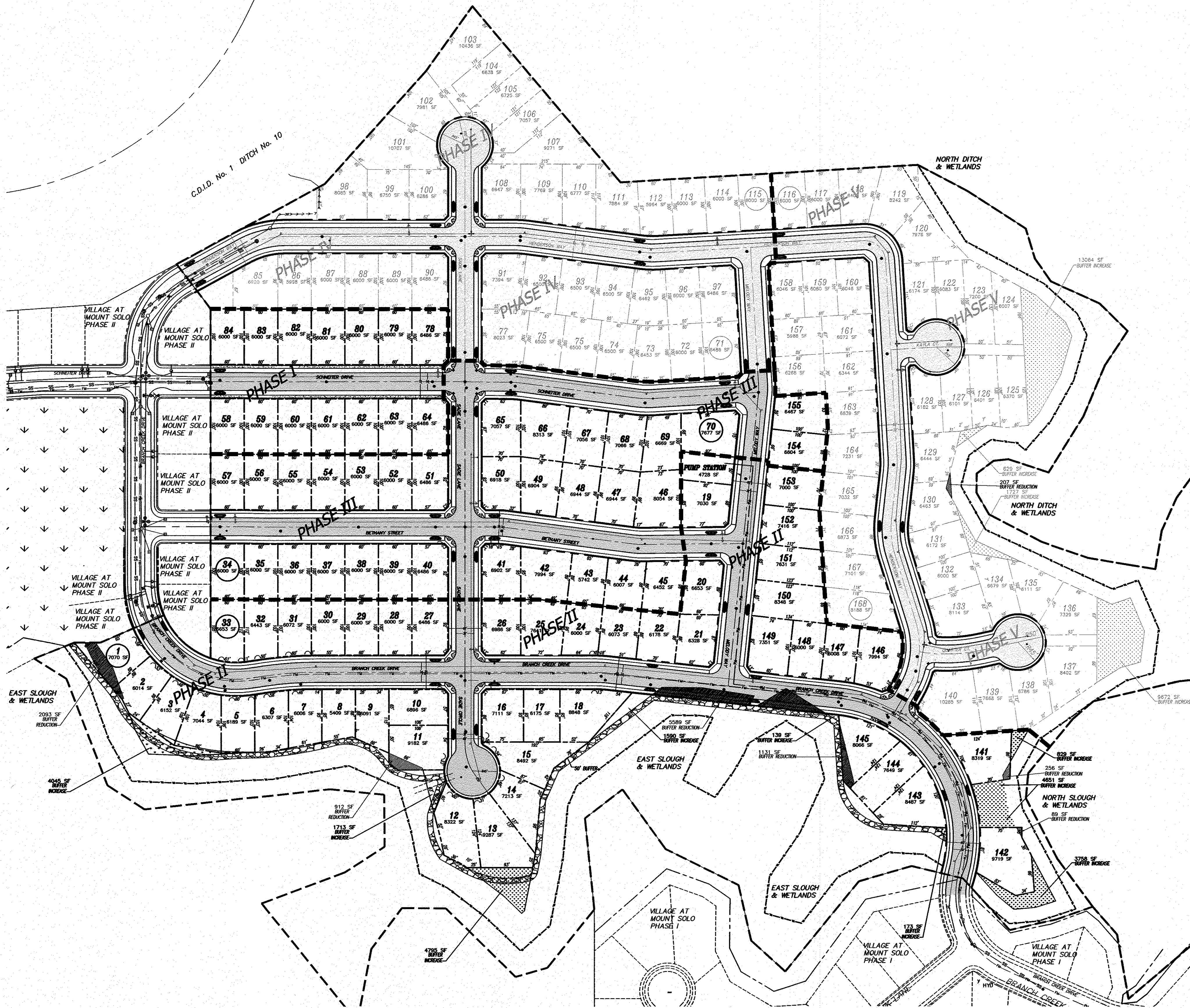
CITY OF LONGVIEW

WASHINGTON

PRELIMINARY	
REVISIONS	
DESIGNED BY:	JAI/ZRC
DRAWN BY:	JAI/ZRC
CHECKED BY:	JTM
SCALE:	1" = 80'
JOB NUMBER 0802	SHEET PRE7.0



© SGA ENGINEERING PLLC - DATE PLOTTED: Nov. 21, 2018 - 9:37 AM SGA DRAWING FILE: W:\DWG\0802 MT SOLO PUD\DRAWINGS\PRELIMINARY SHEET SET\MASTER PLAN.DWG



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 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

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.

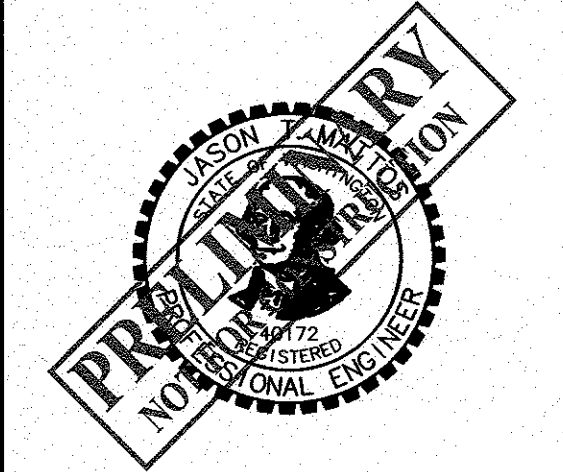
EXISTING CONDITIONS DISCLAIMER

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 DRAINAGE 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-III

WASHINGTON
CITY OF LONGVIEW

PRELIMINARY

REVISIONS

REVISED 11-21-18 BY S.A.T.
- ADDED 2 FIRE HYDRANTS

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

JOB NUMBER	SHEET
0802	PRE8.0