HOCKINSON HOLLOW
A Residential Subdivision Project
In the NE ¼ of Section 01, T2N R2E WM
County Parcel #: 153990000
9108 NE Ward Road
Vancouver Washington 98682

Proposed Improvement Plan Notes:

1) Site contains 4.64 Gross Acres / 204,460 SF, (3.64 Net Acres).
2) Site is currently zoned R1:1.5.
3) Applicant is requesting zone change to R1-6.
4) This project proposes 29 new single family lots.
   this is equal to 9.33 lots per gross acre & 6.87 lots per net acre.
5) Largest lot is 14,561 SF.
6) Smallest lot is 5,000 SF.
7) Average Lot size is 6,335 SF.
8) Proposed NE 16th Ave and NE Ward Rd are proposed half street improvements.
9) House located outside the boundaries of the plat (9020 NE Ward Road/parcel 1599400005) to be connected to public water and sewer as part of this plat.
10) There are no Wetland Habitat areas on or within 100’ of plat.
11) All structures within the boundaries of the plat to be removed.
12) No existing or proposed pedestrian or transit facilities or improvements, (except in standard location with right-of-way).
13) No street grades in excess of 15’ on site or within 500 feet.
14) All driveways within the boundaries of the plat to be removed.
15) All sight distance standards are expected to be met for all lots.
16) No Proposed hand landscaping features. For NE Ward Road, refer to Landscape Plan prepared by Clark Land Design.
17) Refer to application Narrative for more information.

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