

Huntsman Estates

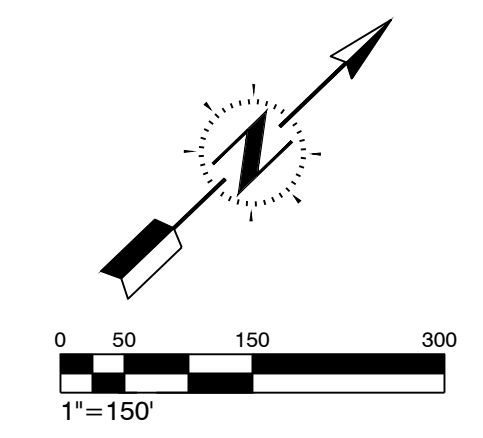
PRELIMINARY PLAT FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
 LOCATED IN THE SW ¼ OF SEC 7, T 8 N, R 31 E AND THE
 SE ¼ OF SEC 12, T 8 N, R 30 E OF THE WILLAMETTE MERIDIAN



VICINITY MAP
 1"=2,000'

SHEET INDEX

C100	OVERALL LAYOUT
C101	NORTH LOT DETAIL
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C103	SOUTH LOT DETAIL
C104	EAST LOT DETAIL
C200	UTILITY PLAN



PROPERTY AND PLAT STATISTICS

Property Owner:
 SG Land Management LLC
 105609 Wisner Parkway
 Kennewick, WA 99338
 (509) 392-7080

Surveyor:
 PBS Engineering and Environmental Inc.
 Alex Matarazzo
 400 Bradley Boulevard, Ste 106
 Richland, WA 99352
 (509) 942-1600

Parcel tax ID: 31080751-0026

Legal Description:
 PARCEL 31071251-0026

LOT 4 OF SHORT PLAT RECORDED JULY 22, 1999 IN VOLUME
 3, PAGE 225 OF SHORT PLATS, UNDER AUDITOR'S FILE NO.
 9908538, RECORDS OF WALLA WALLA COUNTY,
 WASHINGTON.

Land use designation: Residential Single Family
 Current zoning: R-96 Suburban Residential*

*Density increase allowed: Ordinance 488 (AFN 2021-06292 ORD)
 Per 17.18.050(D), 6 DU / Net Acre

Gross Project Area: 5,139,110 SF / 118.0 Ac
 Right of Way Area: 1,467,210 SF / 33.7 Ac
 Tract Area: 23,547 SF / 0.54 Ac
 Net Buildable Area: 3,671,900 SF / 84.3 Ac
 Proposed Number of Lots: 507 Lots
 Proposed Density: 6 DU / Net Acre

Water Service Provider: Great Basin Water Company-Burbank

Sewer Service Provider: Port of Walla Walla

Irrigation Service Provider: South Columbia Basin
 Irrigation District

Stormwater runoff will be contained on-site in localized subsurface
 infiltration facilities.

Tracts A, B and C will be landscape buffer areas and will be owned
 by the HOA.

Overall layout plan for:
Huntsman Estates
 A project in Walla Walla County

Drawn by: CAW
 Checked by: JEF
 JF Eng. Job #
 0161.00
 Scale H: 1"=150'
 Scale V: N/A
 Date:
 Sept 22, 2022

C100

