

Narrative for Vineyard Vista

REVISED 04-4-2024, revisions are shown in red.

Introduction

This proposal is to subdivide approximately 29.46 acres into 84 single-family detached residential lots.

Site Location and Characteristics

The site is located in the Northeast quarter of Section 34, Township 5 North, Range 1 East, of the Willamette Meridian, Clark County, Washington. This site is bordered by; NE 24th Circle to the south; NE North Fork Avenue to the west. The subject property tax account number is 258903000. The property is zoned LDR-7.5 with a Comprehensive Plan designation of Urban Low.

Subject parcel has the following existing improvements; **an abandon well.**

The site is sloping with grassy areas and some scattered trees and forested areas. **Some steep slope, a season stream and some Oregon White Oak are present as only critical areas on this site.**

Refer to preliminary plat prepared by “Wolfe Project Management, LLC” & existing conditions survey prepared by “Brown Surveying Inc.”, submitted with this application for more information.

TITLE 3.35 IMPACT FEES including TITLE 15.35 SCHOOL IMPACT FEES

This development is subject to impact fees under title 3.35 and 15.35 of the La Center Municipal Code (LCMC).

At time of building permit, impact Fees will be collected for the 84 new dwelling units.

- Traffic Impact fees in the amount of \$7,561.00 per dwelling unit, for a total of \$635,124.00.
- Park Impact fees in the amount of \$2,842.00 per dwelling unit, for a total of \$238,728.00.
- School Impact fees in the amount of \$3,501.57 per dwelling unit, for a total of \$294,131.88.

TITLE 8.60 SIGN REGULATIONS

This development is subject to the sign regulations under title 8.60 of the LCMC.

TITLE 12. STREETS, SIDEWALKS, AND PUBLIC WAYS

This development is subject to those street, sidewalk and public ways under title 12.0 of the LCMC.

NE North Fork Avenue is designated “Rural Major Collector” with a 60’ total Right-of-Way (ROW) and a 30’ half ROW. Existing ROW is 60’ so no additional ROW dedication is required or proposed. Half street improvements shall be made to the west half consisting of a 6’ sidewalk (including curb) and 20 feet of driving surface minus any existing driving surface.

NE 24th Circle is designated “Local Access” with a 50’ total Right-of-Way (ROW) and a 25’ half ROW. Existing ROW is 45’ total and 25’ half ROW, **there is a separate tax lot that is 5’ in width between NE 24th Circle and the proposed site. Full** street improvements already exist on both sides of NE 24th Circle, therefore, no additional improvements are proposed with this development.

All internal roadways or designated “Local Access”. This has a total ROW of 50’ and will be constructed with 32’ of driving surface and 6’ sidewalks (including curb) on either side.

Street trees are required per LCMC 12.10.350. A tree plan is included on the **Landscape plans** submitted with this application.

Refer to preliminary plat prepared by “Wolfe Project Management, LLC”, existing conditions survey prepared by “Brown Surveying Inc.”, and Landscape-Tree-Park Plan prepared by Clark Land Design, PLLC, submitted with this application for more information.

TITLE 13. PUBLIC UTILITIES

This development is subject to title 13.0 of the LCMC.

Public water provided by Clark PUD and public sanitary sewer provided by City of La Center will be installed and serve all future houses. **A preliminary utility plan is shown on the Proposed Preliminary Plat.**

Refer to preliminary plat prepared by “Wolfe Project Management, LLC” submitted with this application for more information.

TITLE 15.05 BUILDING CODE AND SPECIALTY CODES

No buildings or structures are proposed with this land division. However, the purpose of the land division proposal is to provide lots for residential structures. All future structures within this residential development will comply with City of La Center Building Codes and will be properly reviewed through the Building Permit process

TITLE 18.130 ZONING LOW DENSITY RESIDENTIAL DISTRICT (LDR-7.5)

This residential subdivision is a permitted use and complies with these development standards under LCMC.18.130.030. The site is currently zoned LDR-7.5. All lots comply with Section LCMC.18.131.080 for lot requirements.

No duplexes or manufactured homes are proposed.

Refer to preliminary plat prepared by “Wolfe Project Management, LLC”, submitted with this application for more information.

Lot Criteria

For this proposal, the applicant is seeking approval for 84 dwelling units.

- **LCMC.18.130.030** requires all lots be at least 60’ wide and 90’ deep. All proposed lots are 60’ in width or more and 90’ in depth or more meeting the minimum required lot widths and depths.
- **LCMC.18.130.030** requires all lots be at least 7,500 sf in size and no larger than 11,000 sf. Permitter lots may be larger than 11,000 sf if they abut property that is not in the urban growth boundary.
 - o The smallest proposed lot is 6,900 sf. The largest proposed is 19,656 sf. The average lot size for all 84 lots is 8,844 sf.
 - o **Lots 28 and 29** are larger than 11,000 sf. **However,** they both abut property that is NOT in the urban growth boundary.
 - o There are 5 lots smaller than 7,500 sf between 6,900 sf and 7,094. These meet the density transfer code in LCMC.18.130.080.
- **LCMC.18.130.080.(2)** permits up to 10 percent of the individual lots to be as small as 6,000 sf. (smaller than the minimum lot size of 7,500 sf).
 - o This subdivision proposes 84 total individual lots which would allow for 8 lots to be as small as 6,000 sf. This subdivision only proposes 5 lots under the minimum lots size of 7,500, the smallest of which is 6,900 sf.
- **LCMC.18.300.130. Residential Density Transfer.** This subdivision does NOT plan to development in any critical areas. For grading purposes, this subdivision will have temporary indirect impacts (impacts to buffer only). This subdivision has completely avoided 1.69 acres of critical areas allowing for a total density transfer of 6.76 lots. This subdivision can comply with all “Transfer Criteria” in LCMC.18.300.130.(2).

Refer to preliminary plat and Critical Areas Plan prepared by “Wolfe Project Management, LLC” and Critical Areas Report & Mitigation Plan prepared by Cascadia Ecological Services, Inc. submitted with this application for more information.

TITLE 18.147 PARKS AND OPEN SPACES

This proposal does not create any adverse impacts to parks or the opportunity for recreation, nor does it convert land previously used for recreation purposes. Park impact fees totaling \$238,728.00 will be imposed as a condition of approval which provides mitigation for the impacts created by the development of this property. Requirements of title 18.147 does apply to this development. Per 18.147.020.(1).(a), developments proposing 40 or more dwelling units in the LDR-7.5 zoning are subject to this title.

- **LCMC.18.147.030.(1).(a).(i)** requires 0.25 acres of park for every 40 dwelling units.
 - o This subdivision proposes 84 lots (dwelling units). Therefore 0.5 acres of family park shall be provided.
 - o This subdivision proposes a total of 5.36 acres of active and passive parks and open space.

- Proposed Tract C is a 0.81 acre community park centrally located in the subdivision and abuts a public street. It consists of Oregon White Oak being retained as well as additional tree plantings; two pickleball courts; 2 trash receptacles; 2 benches; sidewalk running along its entire east side; a bike rack; and a picnic table. It is very steep, so it has limited options for anything else. **This tract alone fulfills the park requirement.**
- Tract B contains 3.64 acres and consist of a cedar chip walking path connecting from the north street of the subdivision to the very south and continues west across into Tract D. This too is very steep and so no other improvements are proposed in this park.
- Tract D contains 0.92 acres and consists of the continuation of said walking path also is too steep for further improvements.
- Fences will be provided where they abut residential lots.
- All Tracts abut public streets.
- A tremendous number of trees had to be removed for this subdivision. LCMC.350 has a rather prohibitive requirement of mitigation for tree removal. As such, most open space was used for tree mitigation.
- Considering the large amount of total park area with a substantial walking trail, and over 1,300 new trees being planted, the applicant asks the review authority to approve the proposed park and improvements as provided by LCMC.19.147.030.(1).(xv).

Refer to preliminary plat prepared by “Wolfe Project Management, LLC” and Landscape Plan (includes Park Plan) prepared by Clark Land Design, PLLC, submitted with this application for more information.

TITLE 18.210 SUBDIVISIONS

This development is subject to the procedures and timelines under title 18.210 of the LCMC.

- **18.210.010 Pre-application review.**
The applicant filed for a Pre-application review and a Pre-application conference was held on December 7, 2022. The City issued a final report on December 15, 2022. A copy of the report was submitted with this application.
- **18.210.030 Preliminary plat application contents.**
Refer to Coversheet/Table of contents for list of required and submitted items.
- **18.210.040 Approval criteria for a preliminary plat.**
 - **18.210.040.(1)(i-vii)** This development complies or can comply with all applicable codes and standards in this title section of the LCMC and have been addressed elsewhere herein or can be addressed with written conditions of approval.
 - **18.210.040.(2)** N/A. No phasing is proposed with this development.
 - **18.210.040.(3)** **Some flag lots are proposed. All flag lots have a minimum 25' access that can provide 20' drive access that can be constructed to accommodate a “Fire Apparatus”. All flag lots have accesses less than 150' in length and none serve more than one lot.**

FLAG LOT AREA CALCULATIONS

 - The applicant does not believe Lots; 1, 18, or 56 are “Flag Lots” as defined by code. They lack a “Flag Pole” criteria. We do believe lots; 17, 23, and 64 to meet this definition. However, when calculating all of the above-mentioned lots from their widest point, (removing implied “flag pole” from area) they result as follows:
 - Lot 1 = 8,452sf.
 - Lot 17 = 9,405 sf.
 - Lot 18 = 7,540sf.
 - Lot 23 = 9,876sf.
 - Lot 56 = 10,660sf.
 - Lot 64 = 10,075sf.

TITLE 18.225 LEGAL LOTS

Tax parcel 258903000 **was reviewed** by the City for approval of a boundary line adjustment **under a separate application. City approved the legal lot status and boundary line adjustment under that application.** Refer to current **recorded** Boundary Line Adjustment document submitted with this application for more information and final report from City of the previously mentioned boundary line adjustment.

TITLE 18.245 SUPPLEMENTARY DEVELOPMENT STANDARDS

This development is subject to the development standards under title 18.245 of the LCMC. This development can and shall conform to the standards in this title;

- **18.245.020 Height of fences and hedges.**
- **18.245.030 Solid Waste.**
- **18.245.040 Lighting.**
- **18.245.050 Noise.**
- **18.245.060 Landscaping.** N/A Per **Table 18.245.060 – Landscaping**, there is NO required landscaping for this development as all property to the south is zone LDR-7.5 and all property to the north and east is outside the urban growth boundary and all property to the west is separated by streets and/or is zoned LDR-7.5.
 - o However, as there are parks, a landscape plan has been prepared and submitted with this application. Refer to Landscape Plan prepared by Clark Land Design, PLLC submitted with this application.

TITLE 18.280 OFF-STREET PARKING AND LOADING REQUIREMENTS

This development is subject to the development standards under title 18.280 of the LCMC. This development can and shall conform to the standards in this title;

- **Table 18.280.010 – Off-Street Parking Requirements.** This table establishes that four or more dwelling units requires 2 off-street parking spaces per dwelling plus 1 space per dwelling for guest parking. Each lot will provide at least 2 outside of garage spaces and two in garage parking spaces for a total of 4 parking spaces per lot (dwelling unit) which exceeds the minimum requirement. Most if not all of the lots will actually provide 3 outside and 3 inside parking spaces.

TITLE 18.282 OUTDOOR LIGHTING

This development is subject to the development standards under title 18.282 of the LCMC. Only required street lighting is proposed. Street lighting will be decided during final engineering with an electrical/lighting plan using photometrics and approved by City of La Center. No lighting is shown on preliminary plat.

TITLE 18.300 CRITICAL AREAS

This site does have critical areas. These critical areas have been shown on plans.

Refer to preliminary plat and Critical Areas Plan prepared by “Wolfe Project Management, LLC”, Critical Areas Report & Mitigation Plan prepared by Cascadia Ecological Services, Inc. and **Arborist Supplemental Report dated 02-15-2024 prepared by Arborscape**, submitted with this application for more information.

TITLE 18.310 ENVIRONMENTAL POLICY

This development is subject to the development standards under title 18.310 of the LCMC. Applicant has submitted a **SEPA Checklist** with this application.

TITLE 18.320 STORMWATER AND EROSION CONTROL

This development is subject to the development standards under title 18.320 of the LCMC.

This project complies with the requirements this title and will pay the associated fees. Once the site is fully developed, stormwater quality treatment and quantity control will be provided by drainage facilities as indicated on the plans. The facilities are proposed to be publicly owned but maintained by an HOA. Facilities have been designed to accommodate the stormwater runoff from the site when fully developed.

For calculations and information regarding the drainage facilities refer to the Stormwater Report and Plan prepared by “The Wolfe Group, LLC” that was submitted with this application.

TITLE 18.340 NATIVE PLANT LIST

This development is subject to the development standards under title 18.340 of the LCMC. All street trees and/or trees for replacement/mitigation for tree removal will comply with this title.

TITLE 18.350 TREE PROTECTION

This development is subject to the development standards under title 18.350 of the LCMC. A tree survey of existing trees was completed and submitted with this application. It is anticipated that most trees will be removed for this development for grading, streets, utilities and future buildings. A full tree mitigation plan is included with this application **on the Landscape Plans submitted.**

Applicant and its consultants had several iterations of plans to try to address preserving trees. Attached to this narrative are 3 of many of the previous plat/street plans that were considered. Ultimately, after consulting with our arborists, our civil engineer, city staff, our critical areas consultant and our licensed landscape architect, the revised plat dated 04-03-2024 was designed and resulted in preserving an additional 109 trees from the plan originally submitted with this application (plan dated 12-15-2023). This was mostly the result of relocating the south access road farther to the west to connect to the Gaither Avenue stub street. While we believe the arborist opinion of windthrow is a threat to all remaining trees, the preserved trees should not pose a significant danger to the new homes.

- **At the Pre-Application Conference, applicants first plan (dated 11-22-2022) proposed 99 lots and proposing development of most of the site except the SE corner which is too steep and the stream and buffer.**
- **Another plan (dated 7-18-2023) consisted of 95 lots. This too proposed development of most of the site, though a little less.**
- **The plan originally submitted with this application (date 12-15-2023) removed 11 lots to preserve trees, but the location of the access road to the south ultimately required the removal of most trees.**

For additional details and information, refer to; Arborist Report prepared by “Arborscape Ltd. Inc.”; Tree Removal/Retention Plan prepared by “Wolfe Project Management, LLC” ; Tree Survey Map & Inventory prepared by “Wolfe Project Management, LLC”; and Landscape Plan (included Tree Mitigation Plan) prepared by Clark Land Design, PLLC submitted with this application.

TITLE 18.360 ARCHAEOLOGICAL RESOURCE PROTECTION

This development is subject to the development standards under title 18.360 of the LCMC. An archaeological predetermination was performed by “Applied Archaeological Research, Inc.”. It indicates no significant items were discovered during their investigation. A copy of the report was submitted to the “Washington State Department of Archaeological and Historical Preservation”.

Refer to Archaeological Predetermination submitted to DAHP and with this application for more information.

FIRE PREVENTION

This development is subject to review and approval by “**CLARK COWLITZ FIRE RESCUE**”.

- There is one private road that will access 5 lots. **This road is less than 150' in length.**
- There are two dead end streets and one stub street proposed.
- **Some flag lots are proposed. All flag lots have a minimum 25' access that can provide 20' drive access that can be constructed to accommodate a “Fire Apparatus”. All flag lots have accesses less than 150' in length and none serve more than one lot.**
- All streets shall be constructed to “Fire Apparatus” standards.
- Fire hydrants shall be shown on final engineering for review and approval.
- Proper fire flow shall be provided.
- Secondary public street access has been provided that meets separation standards from primary access point.

LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

The development site is within the City’s Urban Growth Boundary. The purposes of the proposed LDR-7.5 zoning district, per LCMC 18.130, is to provide for lower single and duplex densities where a full range of community services and facilities are present or will be present at the time of development. This proposal is consistent with the goals and policies of the Comprehensive Plan.

TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN

This project is consistent with the transportation element because improvements constructed in conjunction with this application will improve road, pedestrian and bicycle networks. The applicant will dedicate right-of-way and improve the street network as shown on the proposed development plan. Future circulation of the surrounding parcels is enhanced with this proposal of half streets and a stub street that will serve parcels to the north as shown on the proposed development plan. All of the proposed internal street sections meet the required transportation standards as directed by City Engineering staff per the preapplication conference. Moreover, the internal road network will provide safe and efficient circulation for traffic and sidewalks for pedestrians.

HOUSING ELEMENT OF THE COMPREHENSIVE PLAN

This proposal is for the division of urban residential land and the development of this project will create 84 new homes in the middle and high-middle price ranges of housing in the area.

CAPITAL FACILITIES & UTILITIES ELEMENT OF THE COMPREHENSIVE PLAN

The development of this project will include the construction of transportation, stormwater, water, sanitary sewer and other utilities complying with the City’s development regulations. The applicant proposes to extend public water and sewer throughout the site. Completed utility review from the Clark PUD is included with this application and indicate that these services are available to this project. Transportation, Park and School impact fees will be imposed as a condition of approval which also provides mitigation for the impacts created by the development of this property.

ECONOMIC DEVELOPMENT ELEMENT OF THE COMPREHENSIVE PLAN

The development of the site will create jobs in the construction industry. Future development of the site will provide housing to the area and will provide employment opportunities and additional contributions to the tax base.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL PRESERVATION ELEMENT OF THE COMPREHENSIVE PLAN

An archaeological predetermination study was completed and submitted to the Washington State Department of Archaeology and Historic Preservation. No further archaeological studies were recommended.

RCW 58.17.110 (Platting)

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following address this requirement.

- This project implements existing Comprehensive Plan designations and zoning.
- This project can be adequately served by emergency services. Fire flow will be adequate to serve the site. Fire hydrants will be installed as required by the Fire Marshal.
- The applicant proposes to extend public water to the site. Clark PUD has completed a utility review and indicates that water service is available to the site.
- The applicant proposes to extend public sewer to the site. City of La Center has commented in the Pre-application Report and indicates that sewer service is available to the site
- This project manages stormwater runoff from the site. A preliminary stormwater design has been prepared by The Wolfe Group, LLC.
- Improvements will be constructed in compliance with City of La Center’s development regulations.
- This project will generate park, school and traffic impact fees to offset impacts.
- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of the City of La Center by complying with all applicable statues, regulations and ordinances.

Public Health, Safety and General Welfare

The proposed land division is compatible with the surrounding uses and is not detrimental to the public health, safety or general welfare of adjacent uses or properties. Roads and access ways will be constructed, connected to the existing roadways and will be stubbed to adjacent parcels, thus improving the overall road infrastructure. Public water and sewer will be extended to the lots and stubbed to adjacent parcels, thus improving the overall utility infrastructure. Water runoff will be collected and treated, thereby protecting ground water supply and integrity. Safe walking paths (sidewalks) will be constructed throughout the site.

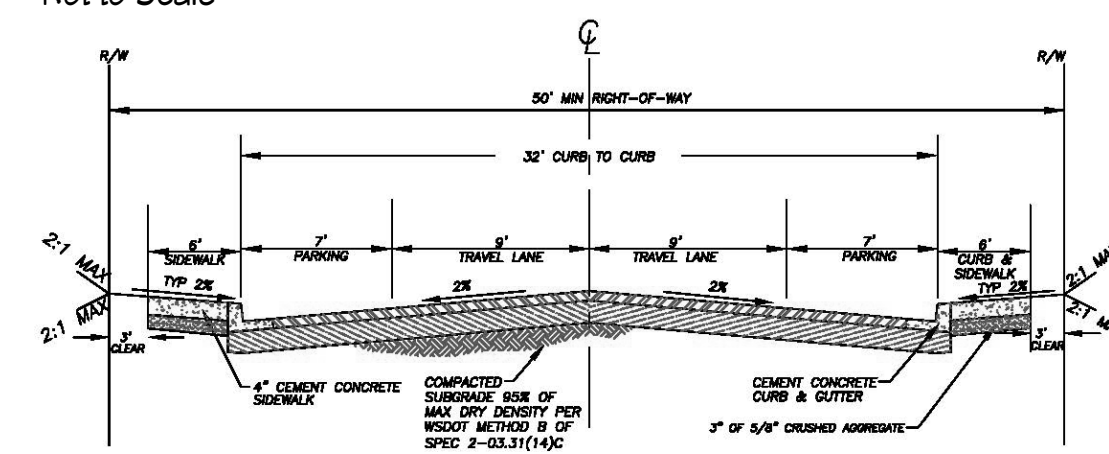
Proposal Summary

The development of this 29.46 acres site into 84 single-family residential lots will aid in meeting both the LDR7.5 zoning and Urban Low Density Residential comprehensive plan goals for the area. The development of this site will extend public utilities to the individual lots and provide improved emergency vehicle access to the area with the connection of NE Gaither Avenue at NE 24th Circle to NE North Fork Avenue with half street improvements to NE North Fork Avenue and construction of the proposed internal streets. It will provide an abundant number of new trees and an excess of open space and parks. The full build-out of this development will aid in the creation of jobs, provide housing consistent with the housing planned for the area, add to the tax base and discourage urban sprawl by building on land designated for residential development.

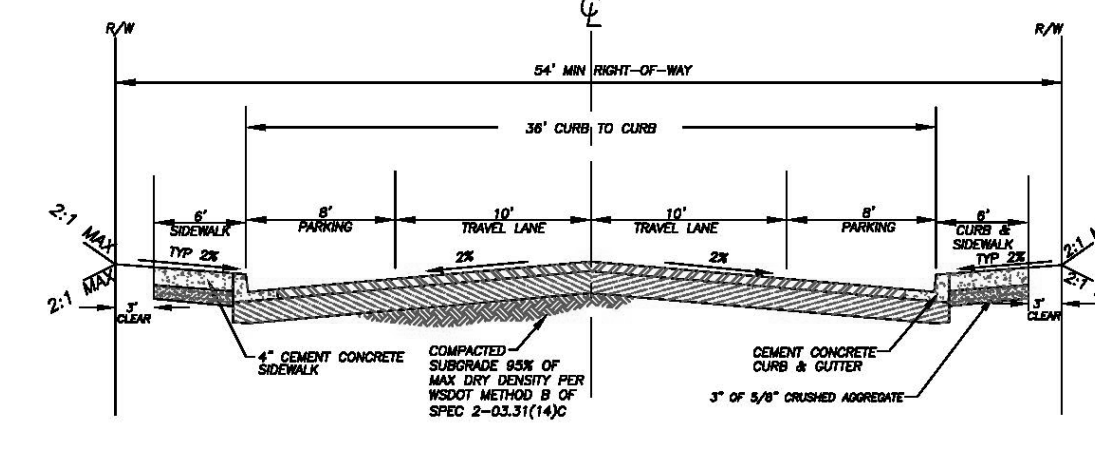
Vineyard Vista

A Subdivision In The
NE ¼ of Section 34, T5N R1E WM
 County Parcel #s: **258898000 & 258903000**
 Site Address: **2025 & 2103 NE North Fork Avenue**
La Center, WA 98629
 Site Area: **1,311,794+/- SF (30.11+/- acres)**
 Site Zoning: **LDR-7.5**

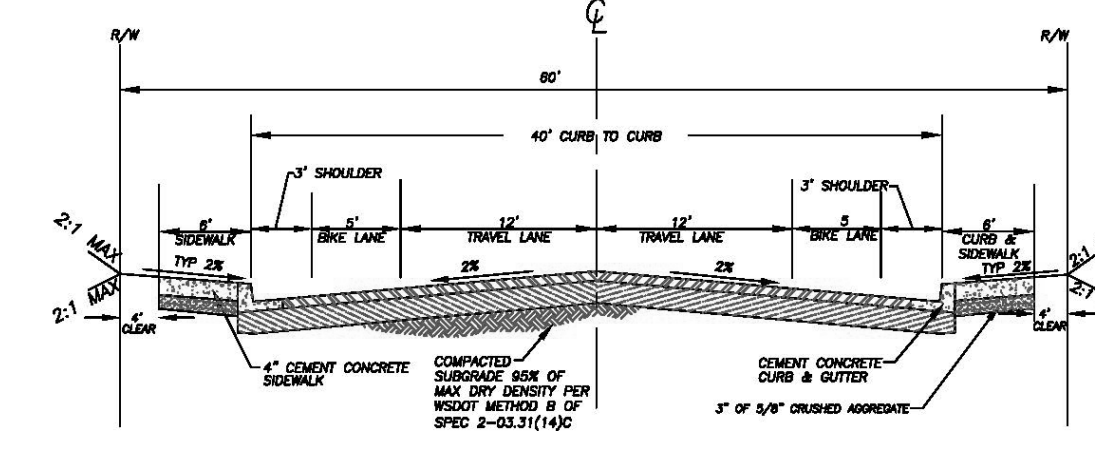
Detail 1: Local Access
 All Proposed Internal Roads
 Except NE Gaither Avenue
 Not to Scale



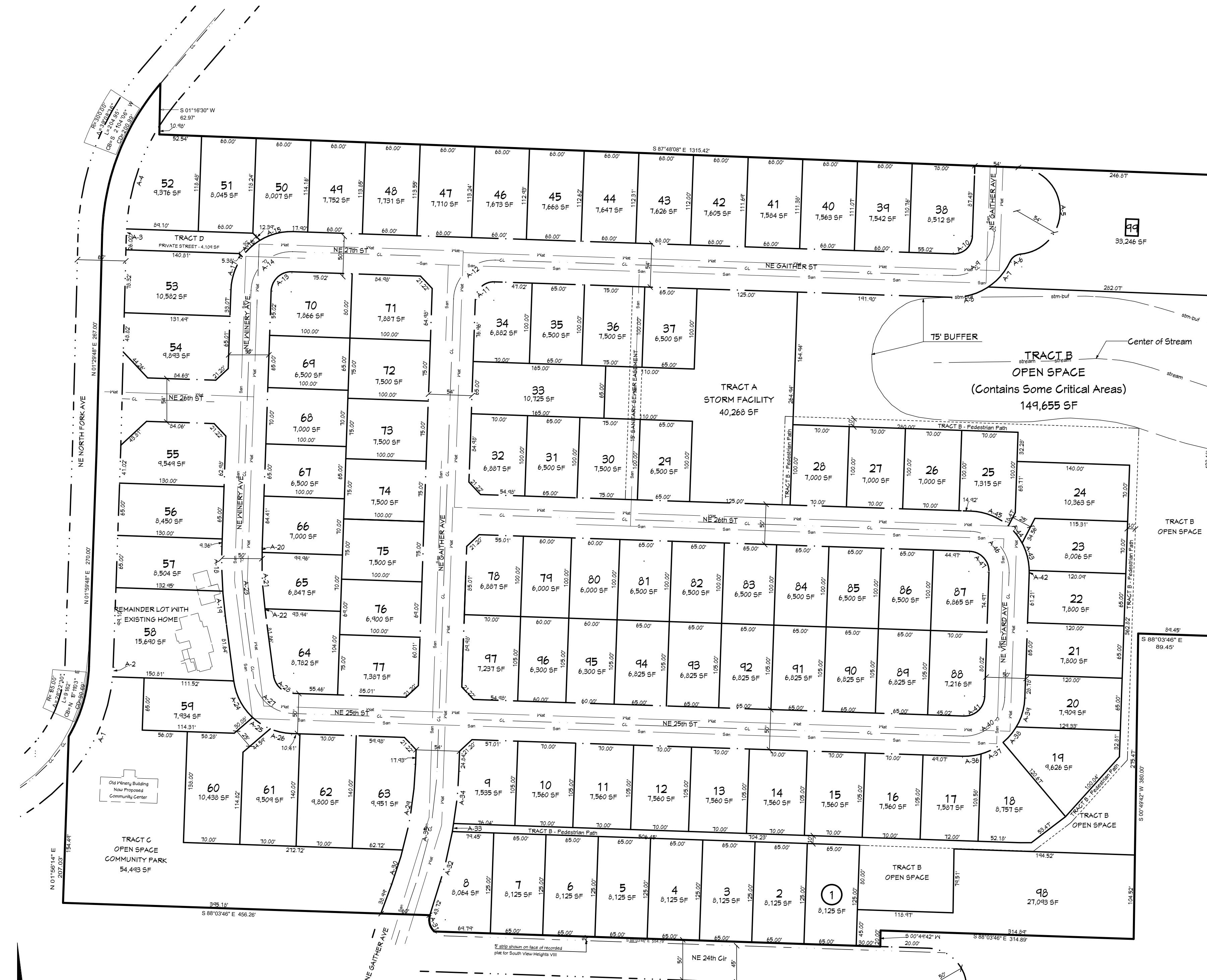
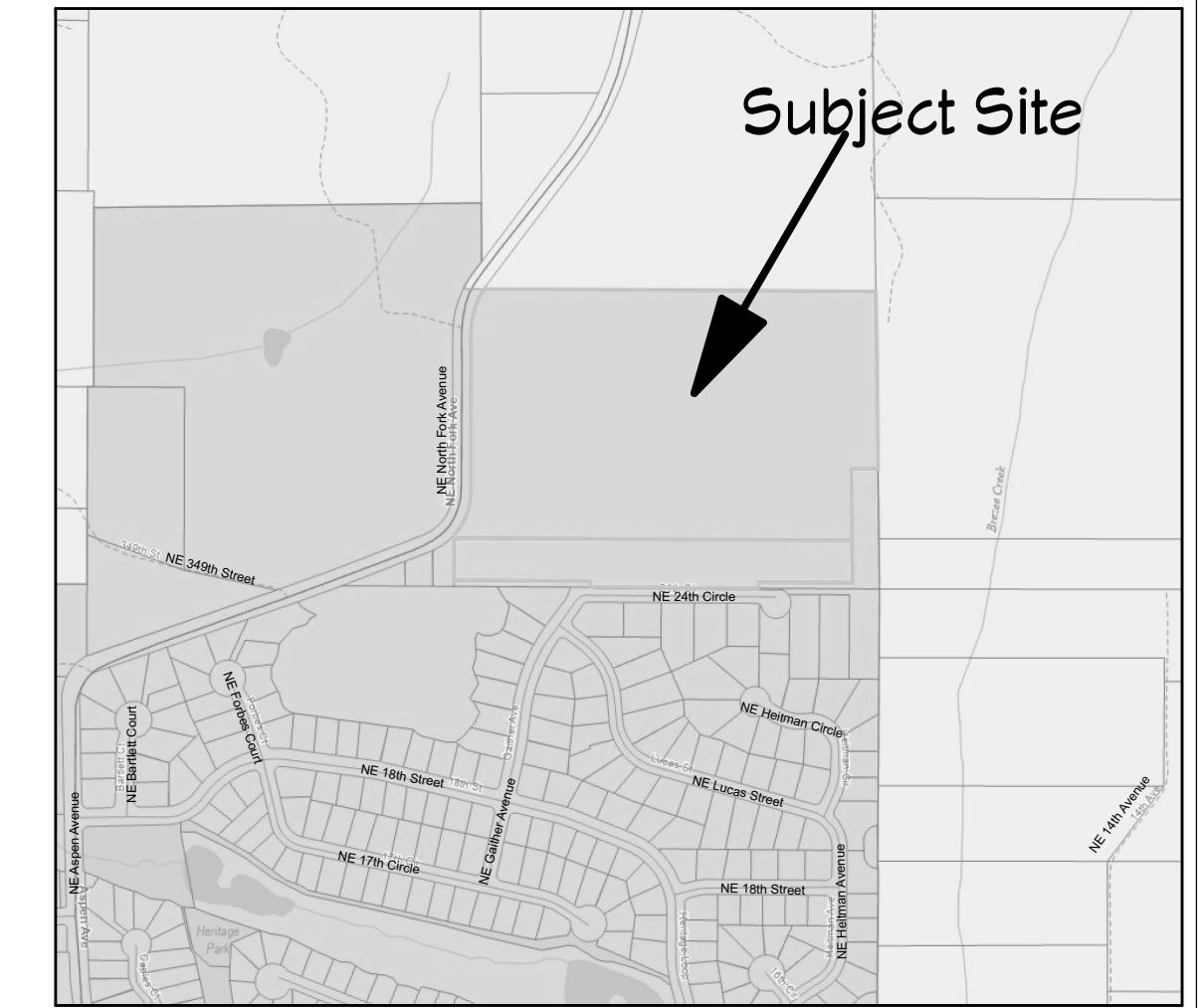
Detail 2: Neighborhood Access
 NE Gaither Avenue
 Not to Scale



Detail 3: Rural Major Collector
 NE North Fork Avenue
 Not to Scale



VICINITY MAP



PLAT NOTES:

- Total Gross Area = 1,311,794 +/- SF (30.11+/- acres)
- Total lot area equals 811,155 SF (18.67 acres)
- Total tract/open space area equals 248,525 SF (5.70 acres)
- Total tract/lot area equals 1,059,680 SF (24.38 acres)
- This subdivision proposes 99 single family residential lots.
- Site is currently zoned LDR-7.5
- Largest lot is 33,246 SF; Smallest lot is 6,000 SF; Average Lot size is 8,362 SF.
- Gross density equals 3.28 dwelling units per acre
- Net (lot area only) density equals 5.31 dwelling units per acre.
- Net (lot and tract area) density equals 4.06 dwelling units per acres.
- All existing structures except the existing home are to be removed. No new buildings or structures are proposed. Refer to Existing Conditions for existing structures.
- Existing home to remain on proposed lot 58.
- If required, a 6' tall chain-link fence around storm facility in proposed Tract A is only proposed fence. No walls are proposed at this time.
- Landscaping will be proposed in Tract C, community park. Street trees are required.
- Only proposed lighting is required street lighting that will be designed during final engineering.
- Only street parking proposed with this plan. Driveway and garage parking will be provided during building permit. No loading facilities are proposed.
- It is presumed that NE North Fork Ave is classified as a "Rural Major Collector" road.
- It is presumed that NE Gaither Ave is classified as a "Neighborhood Access" road.
- All proposed internal roads (except Gaither) are presumed to be classified as "Local Access" roads.
- There are NO existing easements.
- All proposed easements are shown on this plan
- There is an existing well shown on the Existing Conditions that will be properly abandon.
- There is an existing septic tank and septic drain-field shown on the Existing Conditions that will be properly abandon.
- There are NO other above ground tanks or known underground tanks.
- Refer to Existing Conditions for all existing public and private utilities.
- Public water will be extended from NE North Fork Avenue and looped through to NE 24th Cir. and throughout development to serve all new lots.
- Public sewer will be extended from South View Heights VIII and serve all new lots.
- Private utilities such as phone, cable & gas may be extended on to and throughout this plan.
- All known critical areas are shown on this plan.

ARC LENGTH TABLE		
#	RADIUS	LENGTH
A-1	215'	130.32'
A-2	215'	11.89'
A-3	270'	8.16'
A-4	270'	136.11'
A-5	54'	162.74'
A-6	16'	16.75'
A-7	77'	42.32'
A-8	77'	47.80'
A-9	50'	78.48'
A-10	23'	36.10'
A-11	23'	36.10'
A-12	50'	78.48'
A-13	25'	39.24'
A-14	50'	78.48'
A-15	78'	43.43'
A-16	75'	30.22'
A-17	75'	44.07'
A-18	525'	55.73'
A-19	525'	30.72'
A-20	475'	5.58'
A-21	475'	70.31'
A-22	475'	2.32'
A-23	500'	82.34'
A-24	75'	52.00'
A-25	75'	26.23'
A-26	75'	27.29'
A-27	50'	70.35'
A-28	25'	35.17'
A-29	473'	107.99'
A-30	473'	44.75'
A-31	20'	22.02'
A-32	527'	64.19'
A-33	527'	10.09'
A-34	527'	65.33'
A-35	500'	147.09'
A-36	75'	23.29'
A-37	75'	31.06'
A-38	75'	25.55'
A-39	75'	37.80'
A-40	50'	78.48'
A-41	25'	39.24'
A-42	75'	3.78'
A-43	75'	35.51'
A-44	75'	27.56'
A-45	75'	51.02'
A-46	50'	78.59'
A-47	25'	39.29'

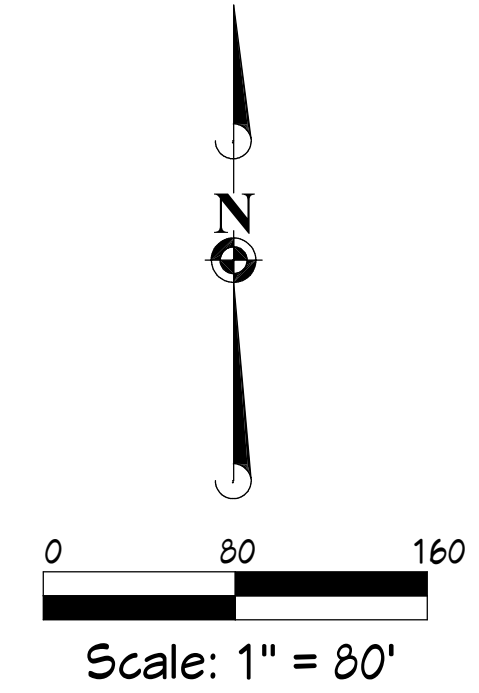
TRACT AREAS	
Tract A	40,268
Tract B	149,655
Tract C	54,443
Tract D	4109

LOT AREAS							
LOT-1	8,125	LOT-21	7,800	LOT-41	7,584	LOT-61	9,509
LOT-2	8,125	LOT-22	7,800	LOT-42	7,605	LOT-62	9,800
LOT-3	8,125	LOT-23	8,006	LOT-43	7,626	LOT-63	9,951
LOT-4	8,125	LOT-24	10,363	LOT-44	7,647	LOT-64	8,782
LOT-5	8,125	LOT-25	7,315	LOT-45	7,668	LOT-65	6,847
LOT-6	8,125	LOT-26	7,000	LOT-46	7,673	LOT-66	7,000
LOT-7	8,125	LOT-27	7,000	LOT-47	7,710	LOT-67	6,500
LOT-8	8,064	LOT-28	7,000	LOT-48	7,731	LOT-68	7,000
LOT-9	7,535	LOT-29	6,500	LOT-49	7,752	LOT-69	6,500
LOT-10	7,560	LOT-30	7,500	LOT-50	8,007	LOT-70	7,866
LOT-11	7,560	LOT-31	6,500	LOT-51	8,045	LOT-71	7,887
LOT-12	7,560	LOT-32	6,887	LOT-52	9,376	LOT-72	7,500
LOT-13	7,560	LOT-33	10,725	LOT-53	10,582	LOT-73	7,500
LOT-14	7,560	LOT-34	6,882	LOT-54	8,893	LOT-74	7,500
LOT-15	7,560	LOT-35	6,882	LOT-55	9,549	LOT-75	7,500
LOT-16	7,560	LOT-36	7,500	LOT-56	8,450	LOT-76	6,900
LOT-17	7,587	LOT-37	6,500	LOT-57	8,504	LOT-77	7,387
LOT-18	8,757	LOT-38	8,512	LOT-58	15,690	LOT-78	6,887
LOT-19	9,626	LOT-39	7,542	LOT-59	7,934	LOT-79	6,000
LOT-20	7,909	LOT-40	7,563	LOT-60	10,438	LOT-80	6,000

LEGEND

- INDICATES EXISTING ROW
- INDICATES PROPOSED NEW ROW
- INDICATES EASEMENT
- INDICATES CENTERLINE OR ROW
- INDICATES EXISTING STREAM
- INDICATES STREAM BUFFER
- INDICATES PROPOSED PUBLIC WATER LINE
- INDICATES PROPOSED SANITARY SEWER LINE

Disclaimer:
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Vineyard Vista
 A Subdivision In The
 NE ¼ of Section 34, T5N R1E WM
 County Parcel #s: 258898000 & 258903000
 Site Address: 2025 & 2103 NE North Fork Avenue
 La Center, WA 98629

Preliminary Plat
Preliminary Utility Plan

OWNER/APPLICANT:
 Chinook, LLC
 Lincoln, WA
 P.O. Box 886
 La Center, Washington 98629
 360-606-8486
 lincolnuvton@hotmail.com

APPLICANT REPRESENTATIVE/CONTACT:
 Wolfe Project Management, LLC
 Mason Wolfe
 2401 W Main Street, Suite 210
 Battle Ground, Washington 98604
 360-907-9588
 mason@wolfepm.com

REVISION TABLE

#	DATE	REVISION

DATE:
11/01/2022

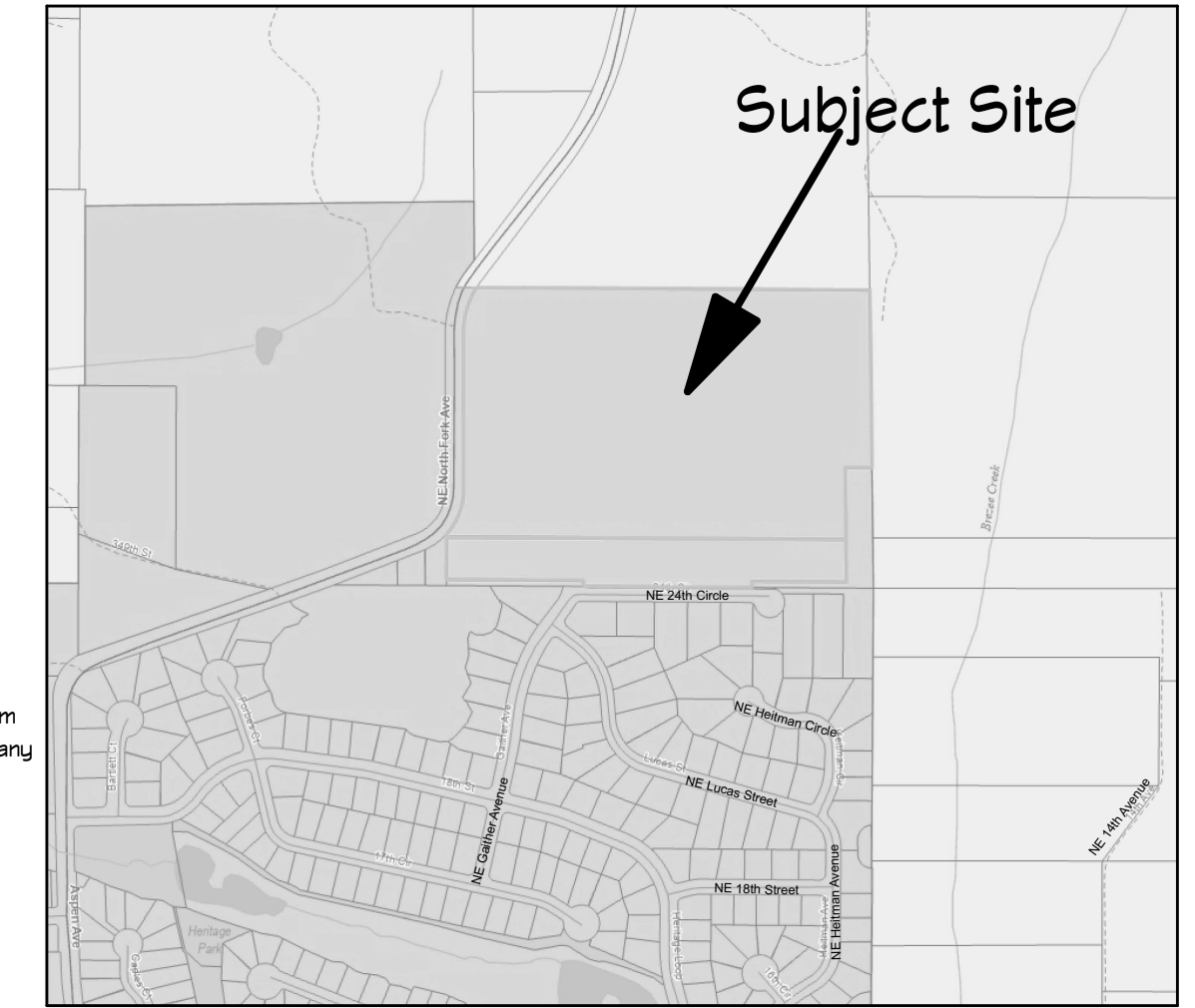
SCALE:
1" = 80'

SHEET:
P-1

Vineyard Vista

A Residential Subdivision

VICINITY MAP



Rashford Tree Farm
& Investment Company
APN 258404000

Rashford Tree Farm
& Investment Company
APN 254128000

Rashford Tree Farm
& Investment Company
APN 254128000

Pearson
APN 254126000

Rashford Tree Farm
& Investment Company
APN 254128000

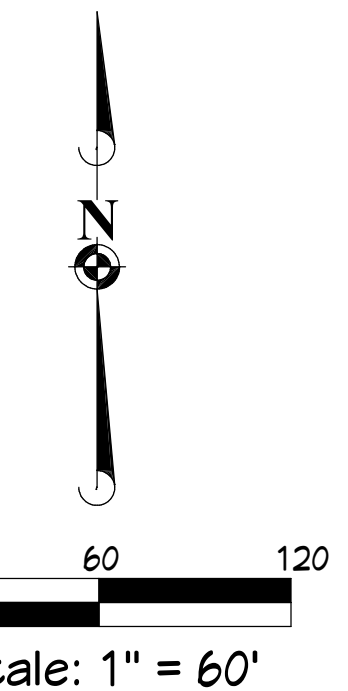
Pearson
APN 254126000

Rashford Tree Farm
& Investment Company
APN 254128000

Pearson
APN 254126000

Rashford Tree Farm
& Investment Company
APN 254128000

Pearson
APN 254126000



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Vineyard Vista
A Subdivision In The
NE 1/4 of Section 34, T5N R7E W1W
County Parcel Ids: 258896000 & 258903000
Site Address: 2025 & 2103 NE North Fork Avenue
La Center, WA 98629

Preliminary Sketch
95 LOTS

OWNER / APPLICANT:
Chinookan, LLC
Lincoln Wolverton
P.O. Box 886
La Center, Washington 98629
360-606-8986
lincolnwolverton@hotmail.com

APPLICANT REPRESENTATIVE / CONTACT:
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Mason Wolfe
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Battle Ground, Washington 98604
360-907-9588
mason@wolfepm.com

REVISION TABLE	DATE	REVISION BY
#		

DATE:

07/18/2023

SCALE:

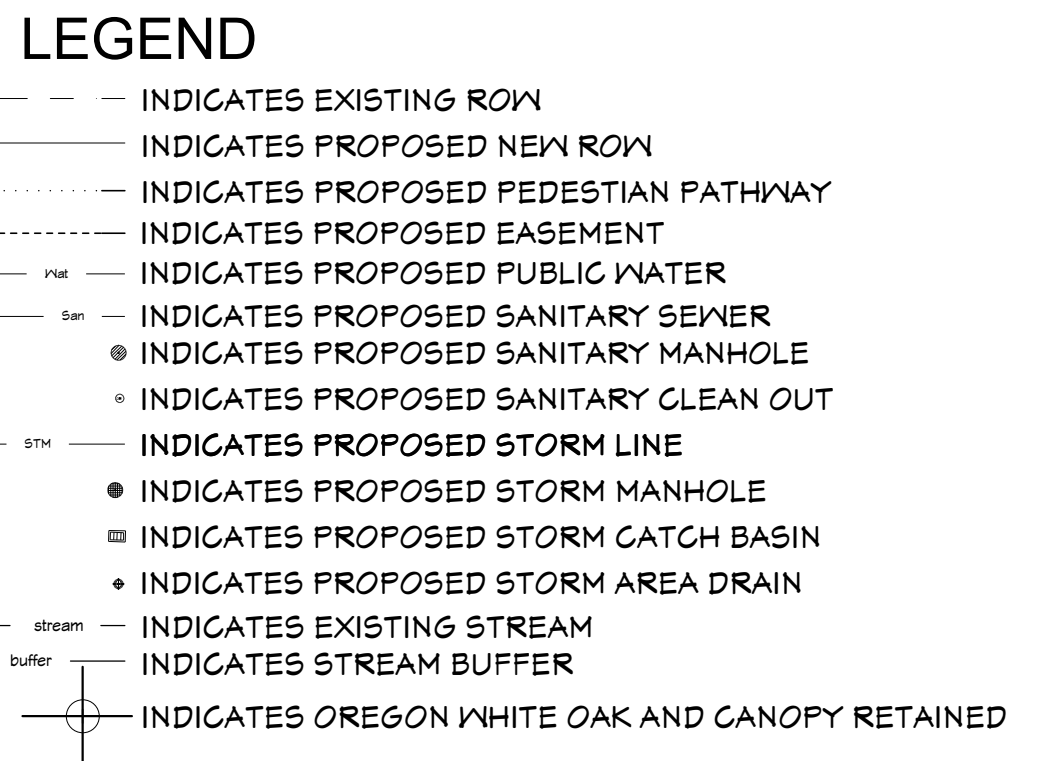
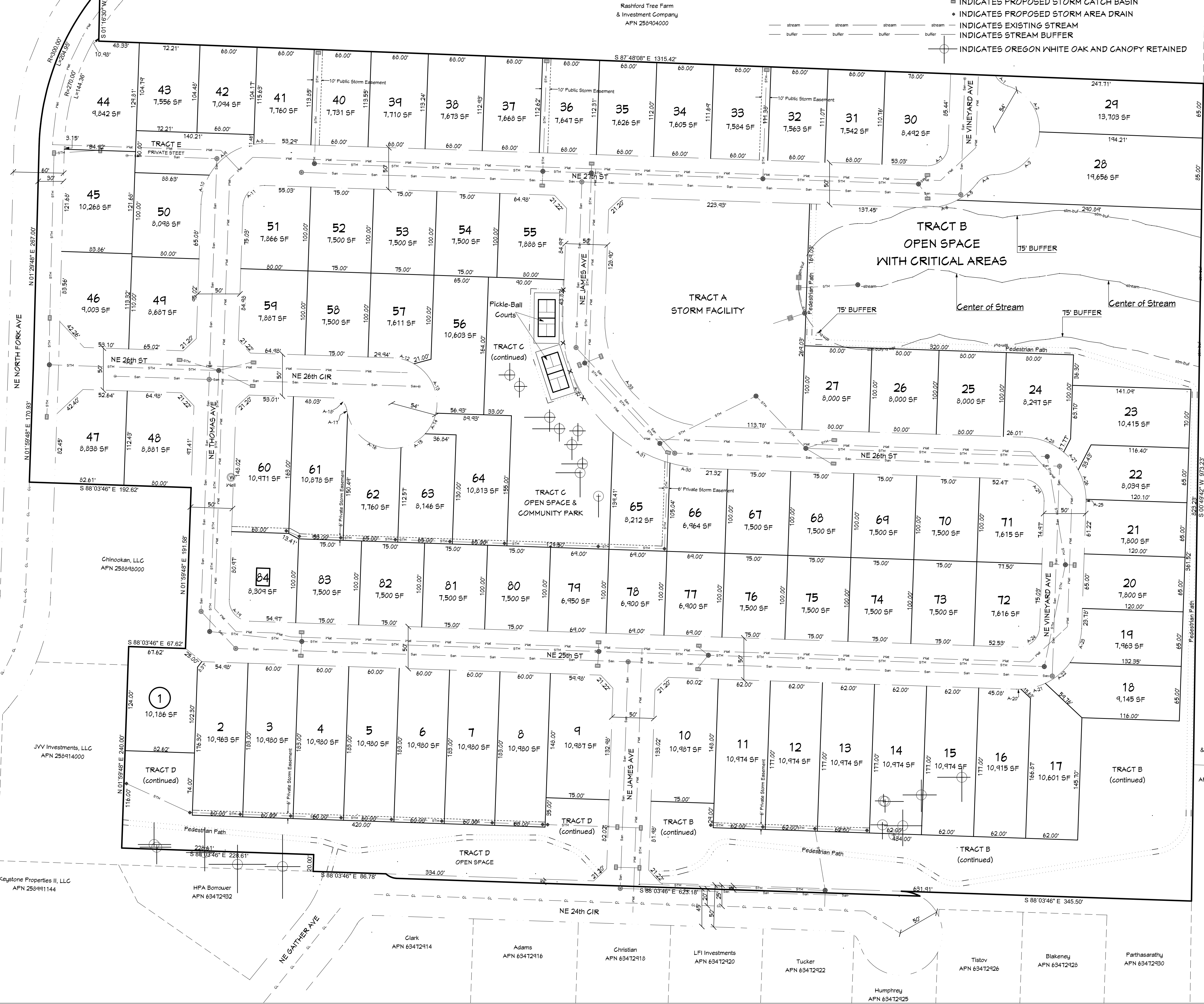
1" = 60'

SHEET:

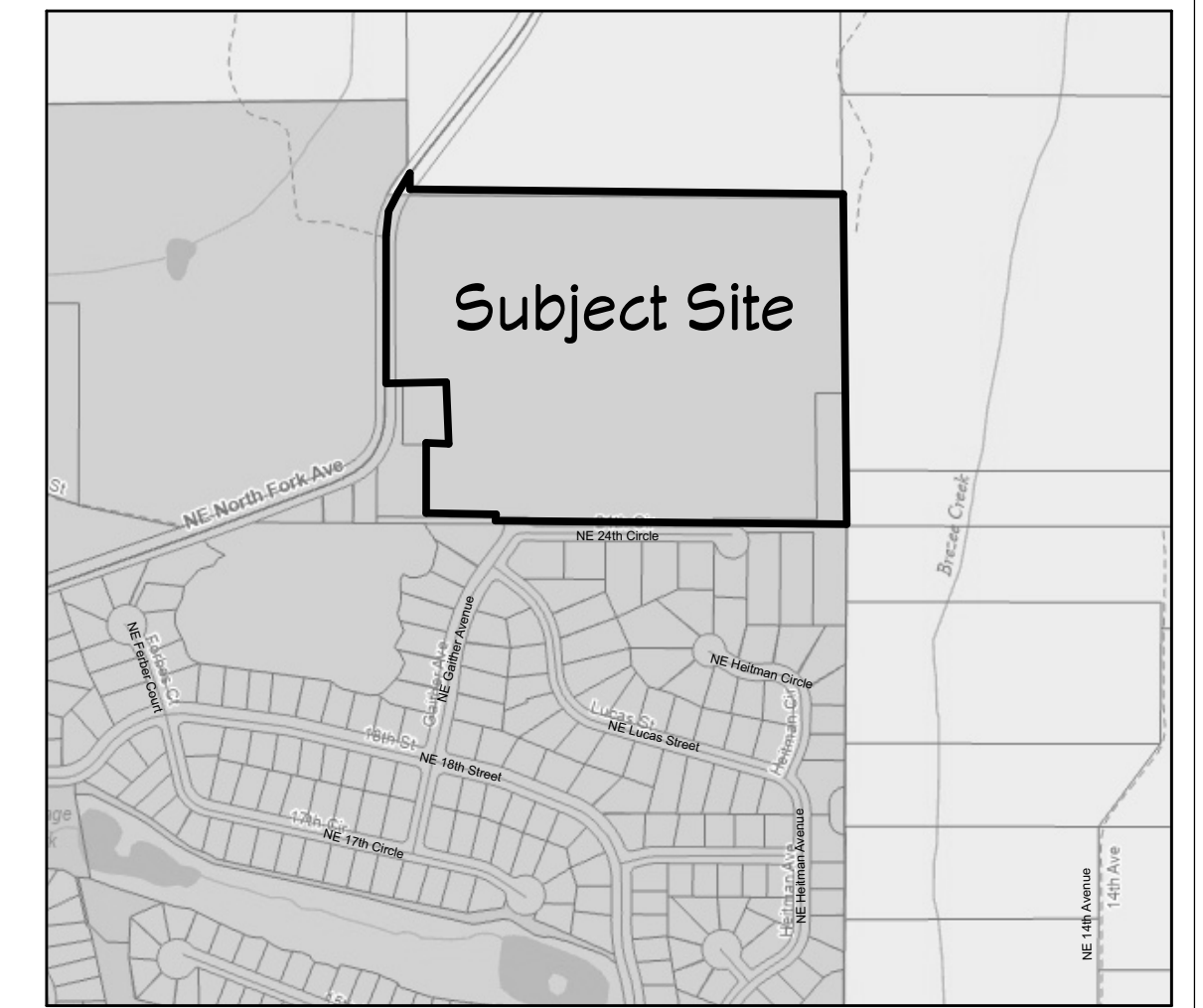
P-2

Vineyard Vista

A Subdivision In The
NE 1/4 of Section 34, T5N R1E WM
County Parcel #(s): 258903000 and 63472946



VICINITY MAP



- PLAT NOTES:**
- Total Net Area = 742,964 +/- SF (17.06 +/- acres)
 - Total Gross Area = 1,286,500 +/- SF (29.53 +/- acres)
 - Site is Zoned LDR-1.5
 - This subdivision proposes 84 single family residential lots.
 - Net density equals 4.92 dwelling units per acre.
 - Gross density equals 2.84 dwelling units per acre.
 - Largest lot is 19,656 SF; Smallest lot is 8,900 SF; Average Lot size is 8,845 SF.
 - Total ROW (existing, proposed and private) equals 249,072 SF (5.72 +/- acres).
 - This subdivision proposes 233,666 SF (5.36 +/- acres) of Open Space and Park which contains; critical areas; proposed pedestrian path and other active park amenities.
 - Tract A (a stormwater tract) contains 60,748 SF (1.40 acres) and is to collect, treat and detain all public and private stormwater runoff.
 - Tract B is Open Space that has critical areas and a proposed pedestrian path. It contains 158,549 SF (3.64 acres).
 - Tract C is Open Space that has Oregon White Oaks and proposed pickleball courts. It contains 35,251 SF (0.81 acres).
 - Tract D is Open Space that contains a proposed pedestrian path. It contains 89,666 SF (0.92 acres).
 - Tract E is a private road tract serving lots 41-45 & 50. It contains 5,701 SF (0.13 acres).
 - There are NO existing structures.
 - No new buildings or structures are proposed as park of this preliminary plat approval.
 - If required, a 6' tall chain-link fence around the storm facility in Tract A is only proposed fence.
 - No walls are proposed as part of the preliminary plat approval.
 - Refer to "Landscape & Tree Plan prepared by Clark Land Design for all Landscape and Tree details.
 - The only proposed lighting is required street lighting that will be designed during final engineering.
 - Only street parking proposed with this plan.
 - Driveway and garage parking will be provided during building permit.
 - No loading facilities are proposed.
 - It is presumed that NE North Fork Ave is classified as a "Rural Major Collector" road. No additional ROW along North Fork is required or proposed to be dedicated with this plan.
 - It is presumed that NE 24th Circle is classified as a "Local Access" road. An additional 5' of ROW along 24th will be dedicated with this plan.
 - All proposed internal roads are presumed to be classified as "Local Access" roads.
 - There are proposed pedestrian facilities shown on this plan in Tract B and D.
 - There are NO existing easements. All proposed easements are shown on this plan.
 - There is an existing well shown on the Existing Conditions that will be properly abandon.
 - There is NO existing septic tank or drain-field.
 - There are NO other above ground tanks or known underground tanks.
 - Refer to Existing Conditions for all existing public and private utilities.
 - Public water will be extended from existing water reservoir to the north and serve all new lots.
 - Public sewer will be extended from Southview Heights Phase VIII and serve all new lots.
 - Storm water will be collected, treated and detained in proposed Tract A.
 - Private utilities such as phone, cable & gas may be extended onto and throughout this plan.
 - ALL environmental critical areas are shown on this plan.

ARC LENGTH TABLE		ARC LENGTH TABLE	
#	RADIUS / LENGTH	#	RADIUS / LENGTH
A-1	25' / 19.84'	A-18	16' / 22.38'
A-2	54' / 71.49'	A-19	25' / 33.30'
A-3	54' / 81.80'	A-20	75' / 5.17'
A-4	25' / 23.61'	A-21	75' / 30.10'
A-5	54' / 31.17'	A-22	75' / 38.80'
A-6	75' / 39.79'	A-23	75' / 43.66'
A-7	25' / 39.24'	A-24	25' / 33.24'
A-8	75' / 14.81'	A-25	75' / 3.78'
A-9	75' / 66.59'	A-26	75' / 36.71'
A-10	75' / 36.34'	A-27	75' / 27.38'
A-11	25' / 39.24'	A-28	75' / 50.01'
A-12	54' / 25.95'	A-29	25' / 33.30'
A-13	54' / 68.93'	A-30	175' / 42.08'
A-14	54' / 28.02'	A-31	175' / 77.69'
A-15	54' / 33.67'	A-32	175' / 155.30'
A-16	54' / 83.21'	A-33	125' / 196.48'
A-17	54' / 5.38'		

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Vineyard Vista
A Subdivision In The
NE 1/4 of Section 34, T5N R1E WM
County Parcel #(s): 258903000 and 63472946
Site Address: NE North Fork Avenue
La Center, WA 98629

Preliminary Plat
Preliminary Utility Plan

OWNER / APPLICANT:
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mason@wolfepm.com

REVISION TABLE
DATE: 11-16-2023
BY: MWV

ORIGINAL DATE: 11/01/2022

SCALE: 1" = 60'

SHEET: P-1