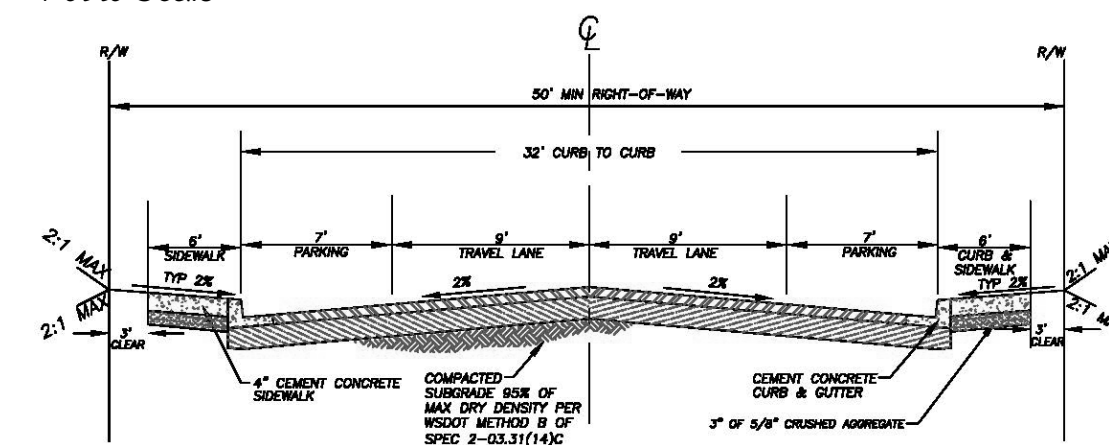


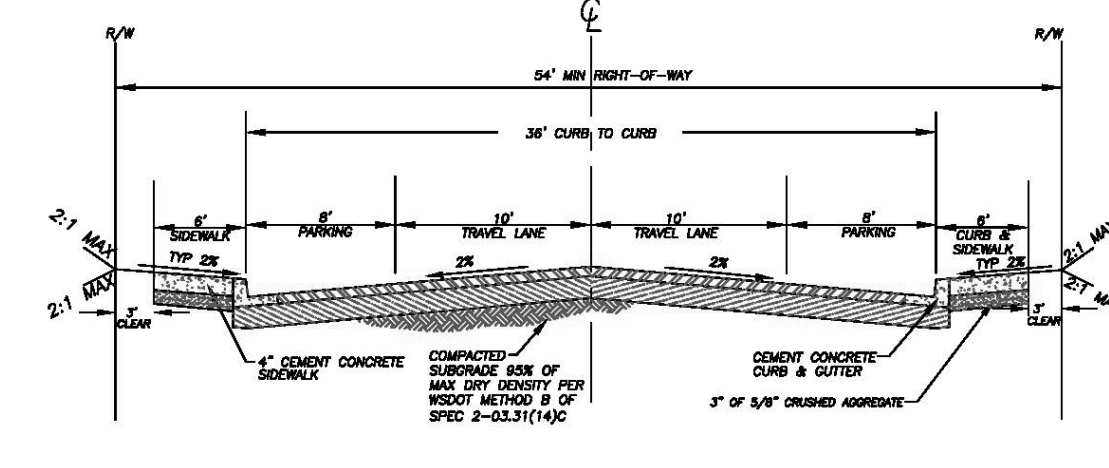
Vineyard Vista

A Subdivision In The
NE ¼ of Section 34, T5N R1E WM
 County Parcel #: **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**

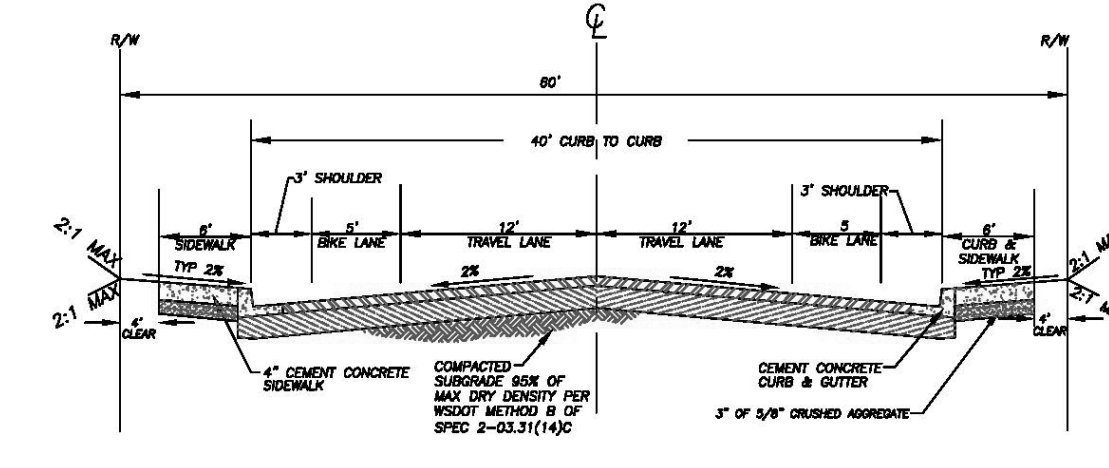
Detail 1: Local Access
 All Proposed Internal Roads
 Except NE Gaither Avenue
 Not to Scale



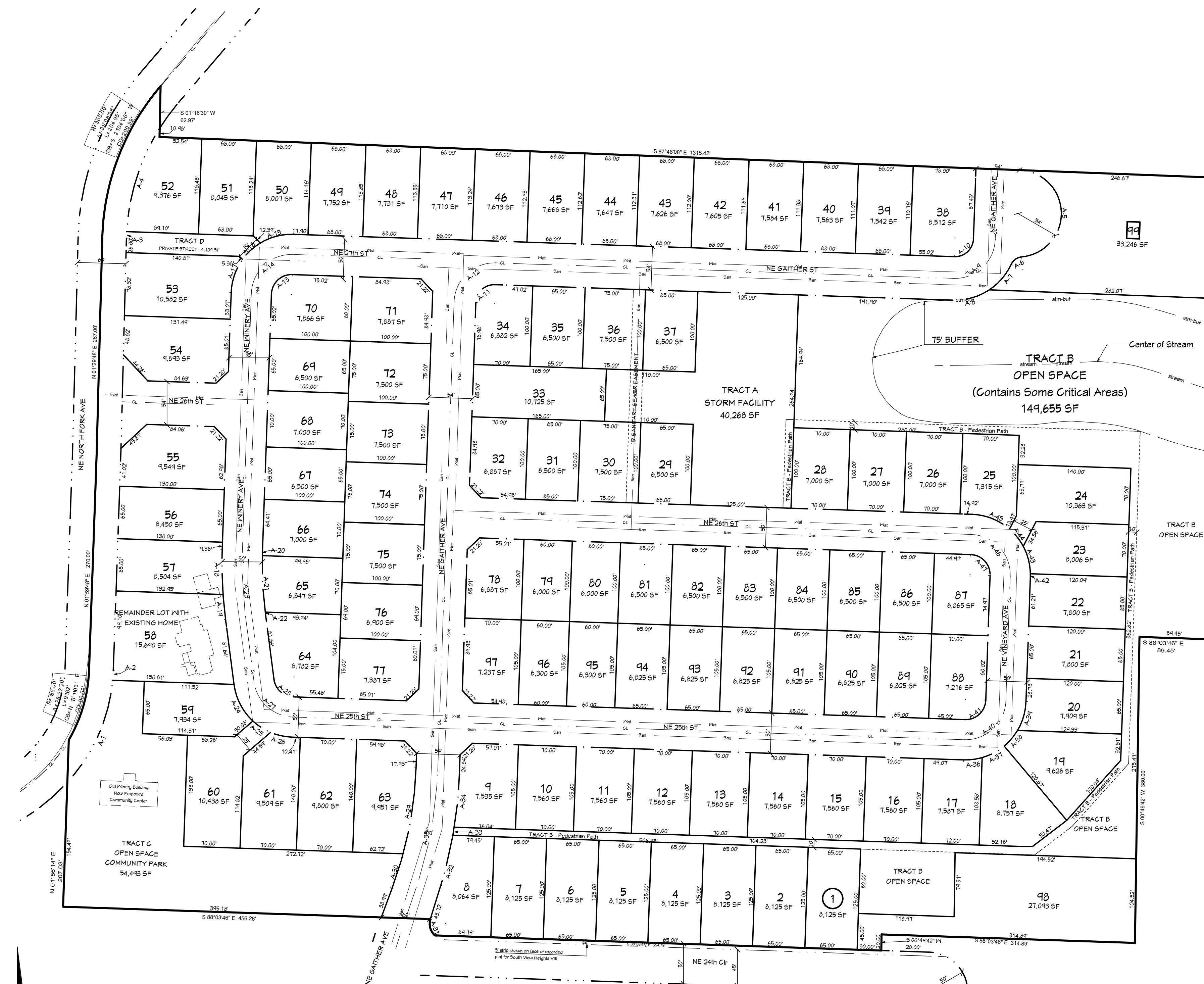
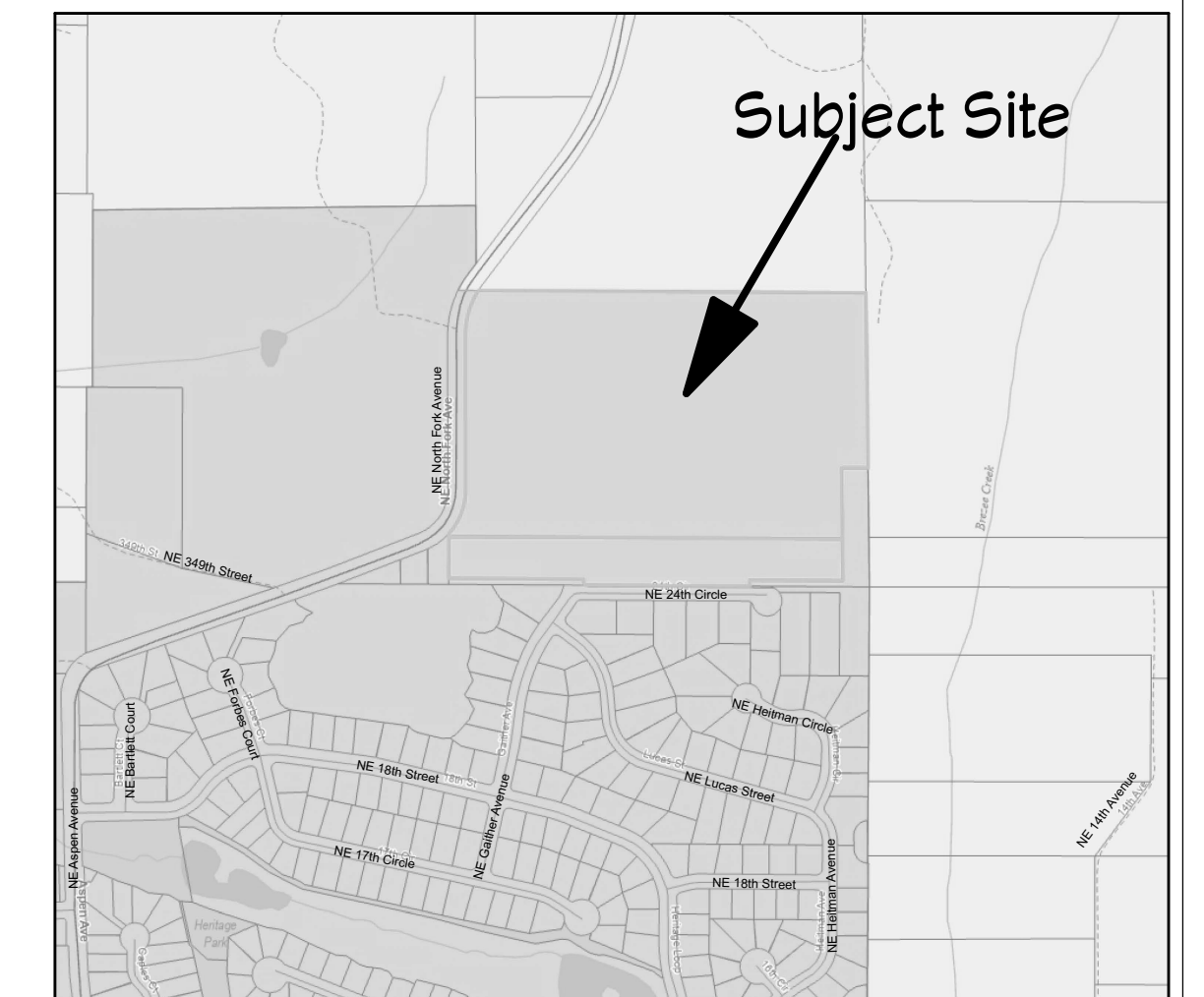
Detail 2: Neighborhood Access
 NE Gaither Avenue
 Not to Scale



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

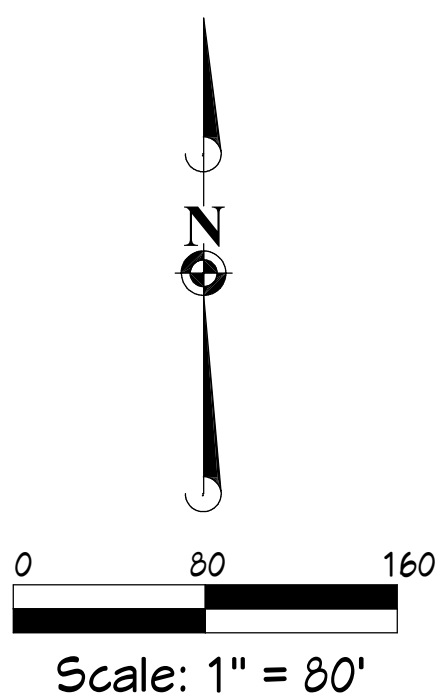
Tract A	40,268
Tract B	149,655
Tract C	54,493
Tract D	4,109

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:
 This plan and design is based on available information from Brown Surveying, Cascadia Ecological Services, Inc and Clark County's GIS system. Dimensions, location of existing conditions such as structures, wetlands, parcels, boundaries, etc., are deemed accurate, but are not guaranteed. Refer to Existing Conditions Survey dated 6-17-2022 prepared by Brown Surveying for detailed preliminary survey information. Refer to Preliminary Critical Areas Report dated 6-6-2019 prepared by Cascadia Ecological Services, Inc for detailed wetland and habitat information.



Vineyard Vista
 A Subdivision In The
NE ¼ of Section 34, T5N R1E WM
 County Parcel #: **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
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

#	DATE	REVISION TABLE	REVISED BY

DATE:
 11/01/2022

SCALE:
 1" = 80'

SHEET:
 P-1