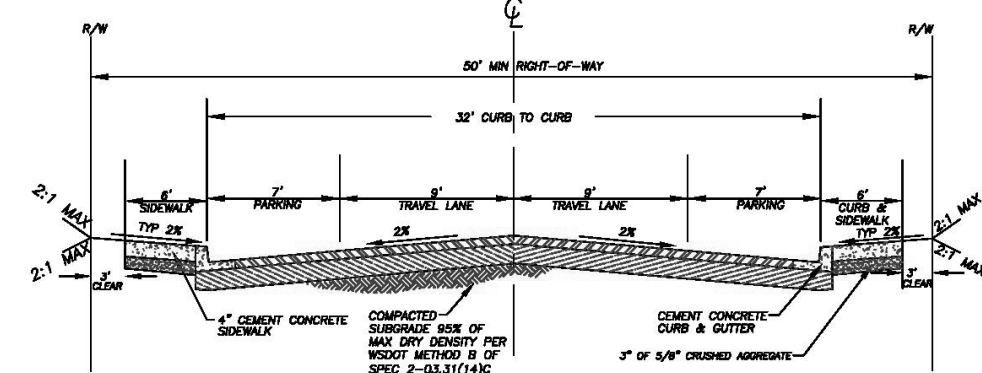


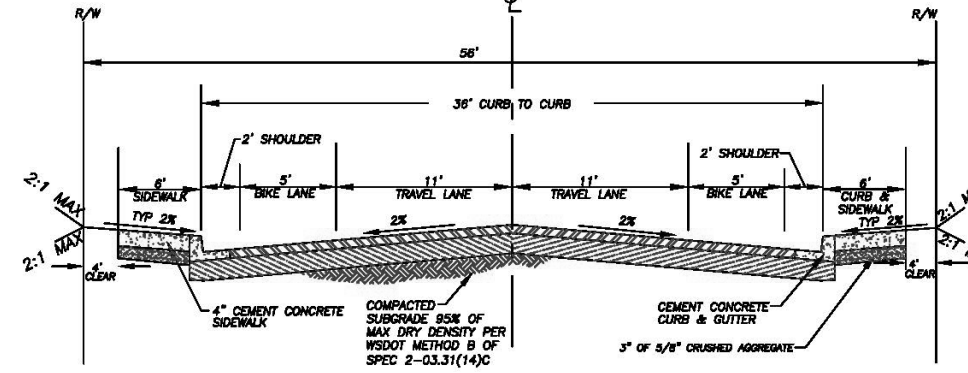
Valley View

A Subdivision In The
NE 1/4 of Section 02, T4N R1E WM
 County Parcel #: **209062000**
 Site Address: **2219 NE 339th Street**
La Center, WA 98629
 Site Area: **376,358+/- SF (8.64+/- acres)**
 Site Zoning: **LDR-7.5**

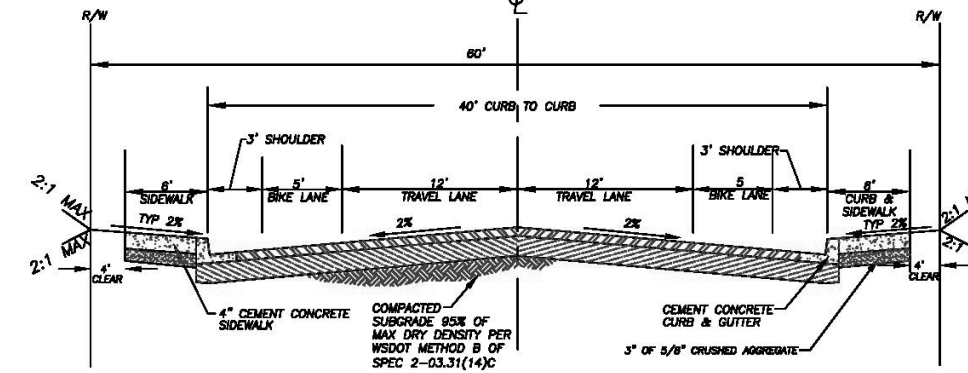
Detail 1: Local Access
 All Proposed Internal Roads
 Not to Scale



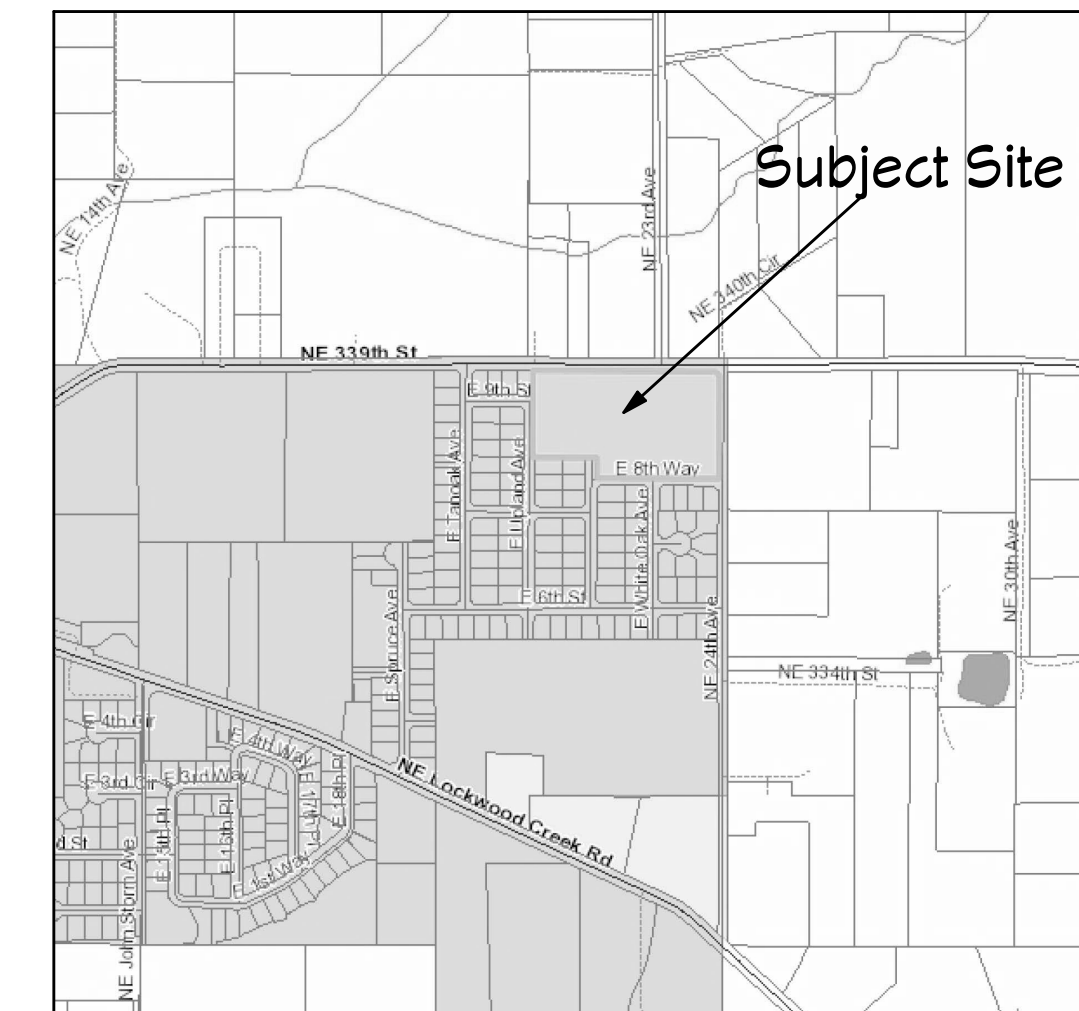
Detail 2: Rural Minor Collector
 NE 24th Avenue
 Not to Scale



Detail 3: Rural Major Collector
 NE 339th Street
 Not to Scale



VICINITY MAP



CURRENT OWNER:
 The Chicken Ranch, LLC
 PO Box 128
 La Center, Washington 98629
 503-348-1134
 sandyperrott88@hotmail.com

PLAT NOTES:

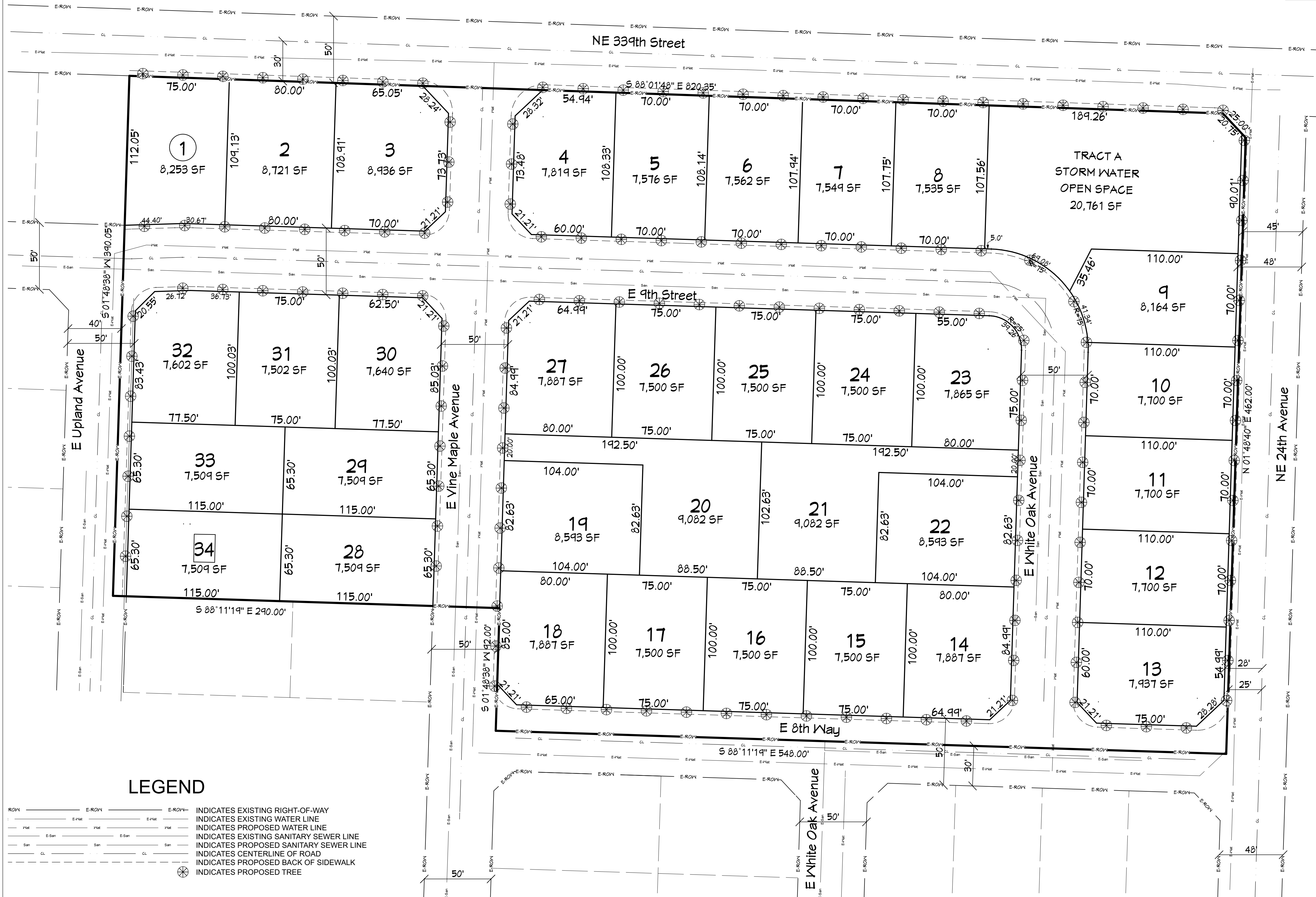
- Total Gross Area = 376,358 SF / 8.64 acres
- This subdivision proposes 34 single family residential lots.
- Site is currently zoned LDR-7.5
- Largest lot is 9,082 SF; Smallest lot is 1,500 SF; Average Lot size is 7,871 SF.
- Two flag lots are proposed.
 - The flag "pole" for both lots is 20' wide and only 104' long.
 - Both lots are 9,082 SF WITHOUT counting the flag "pole".
 - The flag "pole" for both lots can be constructed to the standards in 18.210.040 (3) (b).
- Gross density equals 3.93 dwelling units per acre; Net density equals 5.53 dwelling units per acre.
- All existing structures are to be removed. No new buildings or structures are proposed. Refer to Existing Conditions for existing structures.
- If required, a 6' tall chain-link fence around storm facility in proposed Tract A is only proposed fence. No walls are proposed.
- Only proposed landscaping are required street trees installed at required locations.
- 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.
- NE 339th Street is classified as a "Rural Major Collector". Proposed lots 1-8 shall front on e 9th St.
- NE 24th Ave are classified "Rural Minor Collector". Proposed lots 9-13 shall front on E White Oak Ave.
- All proposed internal roads will be classified as "Local Access" roads.
- There are NO existing or proposed pedestrian facilities besides sidewalk.
- There are NO existing or proposed easements.
- 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 Heritage Country Estates and serve all new lots.
- Public sewer will be extended from Heritage Country Estates and serve all new lots.
- Storm water that drains south and West will be collected and sent to existing storm system in Heritage Country Estates.
- Storm water that drains north and east will be collected, treated and detained in proposed Tract A and released to existing drainage course to the north.
- Private utilities such as phone, cable & gas may be extended to and throughout this plan.
- In the LDR-7.5, only those developments proposing 40 or more units have to address Parks and Open Space.
- Impact Fees and System Development Charges: At time of the Application are as follows;
 - Traffic Impact Fee = \$1,561.00 per dwelling unit. Total = \$249,513.00
 - Park Impact Fee = \$2,842.00 per dwelling unit. Total = \$49,786.00
 - School Impact Fee = \$3,501.00 per dwelling unit. Total = \$115,533.00
 - Sanitary Sewer System Development Charge = \$1,800.00 per dwelling unit. Total = \$265,200.00
- One lot will be exempt from Impact Fees as it is replacing an existing home.
- There are NO environmental critical areas on or known within 100' of site.

STREET TREE PLAN:

- Proposed street trees are shown on this plan at 30' intervals.
- Final location of street trees on all "Local Access" roads may differ at building permit based on driveway and utility locations.
- All proposed trees shall be from LCMC Table 18.340.040(2) Native Plant List.
- All new trees shall meet the minimum standard sizes as prescribed in LCMC 18.350.050(1).
- Total street trees proposed equals 147.

MITIGATION FOR TREE REMOVAL PLAN:

- Development of the property will require extensive grading. This in conjunction with proposed storm water facility areas and street layout, it is presumed that all existing trees will be removed.
- Per Tree Inventory Map and Tree Inventory List, 33 trees with a trunk diameter greater than 10" will be removed.
- Mitigation of the removal of these trees is accomplished through the proposed Street Trees listed above. 147 street trees are proposed.
- All new trees shall meet the minimum standard sizes as prescribed in LCMC 18.350.050(1).



LEGEND

- INDICATES EXISTING RIGHT-OF-WAY
- INDICATES EXISTING WATER LINE
- INDICATES PROPOSED WATER LINE
- INDICATES EXISTING SANITARY SEWER LINE
- INDICATES PROPOSED SANITARY SEWER LINE
- INDICATES CENTERLINE OF ROAD
- INDICATES PROPOSED BACK OF SIDEWALK
- INDICATES PROPOSED TREE

REVISION TABLE			
#	DATE	REVISIONS MADE BY	NOTES
1	04-13-2022	MWW	
2	10-13-2022	MWW	

Valley View
 A Subdivision In The
NE 1/4 of Section 02, T4N R1E WM
 County Parcel #: **209062000**
 Site Address: **2219 NE 339th Street**
La Center, WA 98629

Preliminary Plat
Preliminary Utility Plan
Preliminary Street Tree & Tree Mitigation Plan

APPLICANT:
 Summerplace Homes, Inc.
 Shaun Macfarlane
 12401 SE 2nd Circle, Suite A
 VANCOUVER WASHINGTON 98684
 360-253-1488
 shaun@summerplacehomes.com

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

DATE:

04/13/2022

SCALE:

1" = 40'

SHEET:

P-1