

# Vineyard Vista

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

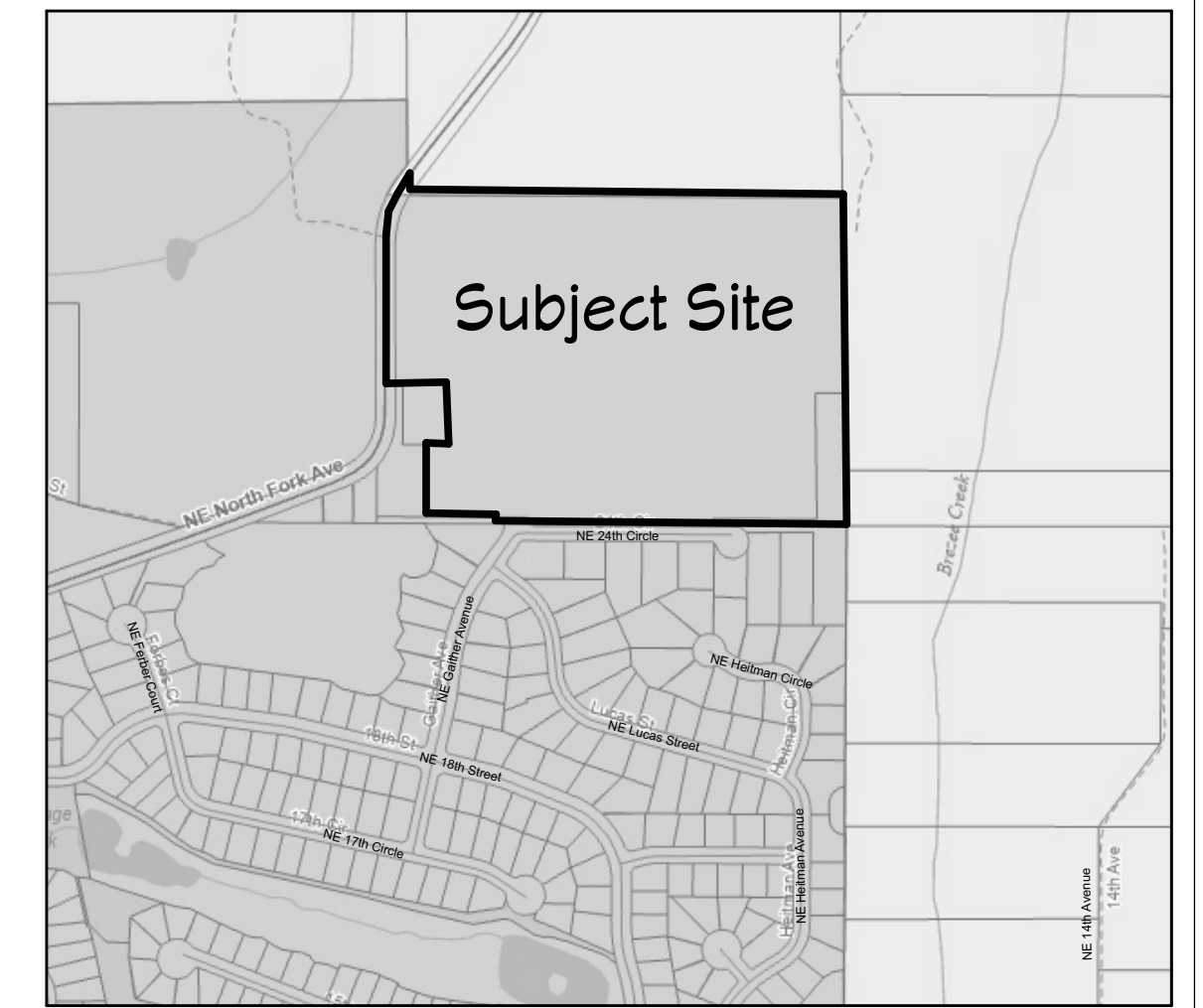
Rashford Tree Farm  
& Investment Company  
APN 258404000

Rashford Tree Farm  
& Investment Company  
APN 251125000

## LEGEND

- - - - - INDICATES EXISTING ROW
- - - - - INDICATES PROPOSED NEW ROW
- - - - - INDICATES CENTERLINE OF ROAD
- - - - - INDICATES PROPOSED PEDESTRIAN PATHWAY
- - - - - INDICATES EXISTING STREAM
- - - - - INDICATES STREAM BUFFER
- ⊙ INDICATES OREGON WHITE OAK AND CANOPY RETAINED
- - - - - INDICATES PROPOSED EASEMENT
- - - - - INDICATES PROPOSED PUBLIC WATER
- - - - - INDICATES PROPOSED SANITARY SEWER
- ⊙ INDICATES PROPOSED SANITARY MANHOLE
- ⊙ INDICATES PROPOSED SANITARY CLEAN OUT

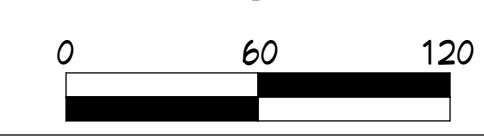
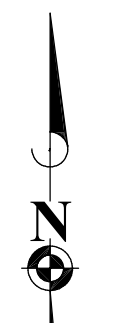
## VICINITY MAP



## PLAT NOTES:

1. Total Net Area = 742,874 +/- SF (17.05 +/- acres)
2. Total Gross Area = 1,283,380 +/- SF (29.46 +/- acres)
3. Site is Zoned LDR-1.5.
4. This subdivision proposes 84 single family residential lots.
5. Net density equals 4.93 dwelling units per acre.
6. Gross density equals 2.85 dwelling units per acre.
7. Largest lot is 19,656 SF; Smallest lot is 8,900 SF; Average Lot size is 8,844 SF.
8. Total ROW (existing, proposed and private) equals 246,285 SF (5.65 +/- acres).
9. This subdivision proposes 233,423 SF (5.36 +/- acres) of Open Space and Park which contains; critical areas; proposed pedestrian path and other active park amenities.
10. 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.
11. Tract B is Open Space that has critical areas and a proposed pedestrian path. It contains 178,484 SF (4.10 acres).
12. Tract C is Open Space that has Oregon White Oaks and proposed pickleball courts. It contains 35,251 SF (0.81 acres).
13. Tract D is Open Space that contains a proposed pedestrian path. It contains 19,688 SF (0.45 acres).
14. Tract E is a private road tract serving lots 41-45 & 50. It contains 5,701 SF (0.13 acres).
15. There are NO existing structures.
16. No new buildings or structures are proposed as part of this preliminary plat approval.
17. If required, a 6' tall chain-link fence around the storm facility in Tract A is only proposed fence.
18. No walls are proposed as part of the preliminary plat approval.
19. Refer to "Landscape & Tree Plan prepared by Clark Land Design for all Landscape and Tree details.
20. The only proposed lighting is required street lighting that will be designed during final engineering.
21. Only street parking proposed with this plan.
22. Driveway and garage parking will be provided during building permit.
23. No loading facilities are proposed.
24. 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.
25. It is presumed that NE Gaither Avenue is classified as a "Local Access" road.
26. All proposed internal roads are presumed to be classified as "Local Access" roads.
27. There are proposed pedestrian facilities shown on this plan in Tract B, C and D.
28. There are NO existing easements. All proposed easements are shown on this plan.
29. There is an existing well shown on the Existing Conditions that will be properly abandon.
30. There is NO existing septic tank or drain-field.
31. There are NO other above ground tanks or known underground tanks.
32. Refer to Existing Conditions for all existing public and private utilities.
33. Public water will be extended from existing water reservoir to the north and serve all new lots.
34. Public sewer will be extended from Southview Heights Phase VIII and serve all new lots.
35. Storm water will be collected, treated and detained in proposed Tract A.
36. Refer to Preliminary Utility Plan submitted with this plan for more details on utilities.
37. Private utilities such as phone, cable & gas may be extended onto and throughout this plan.
38. 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-20	75'	5.17'
A-2	54'	71.49'	A-21	75'	30.10'
A-3	54'	81.80'	A-22	75'	38.80'
A-4	25'	23.61'	A-23	75'	43.66'
A-5	54'	31.17'	A-24	25'	39.24'
A-6	75'	39.79'	A-25	75'	3.78'
A-7	25'	39.24'	A-26	75'	36.71'
A-8	75'	14.81'	A-27	75'	27.38'
A-9	75'	66.59'	A-28	75'	50.01'
A-10	75'	36.34'	A-29	25'	39.30'
A-11	25'	39.24'	A-30	175'	42.08'
A-12	54'	25.95'	A-31	175'	177.68'
A-13	54'	68.93'	A-32	175'	155.30'
A-14	54'	28.02'	A-33	125'	196.48'
A-15	54'	33.67'	A-34	175'	8.34'
A-16	54'	83.21'	A-35	175'	38.70'
A-17	54'	5.38'	A-36	225'	37.51'
A-18	16'	22.38'	A-37	225'	22.97'
A-19	25'	39.30'			



**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, critical areas, parcels, boundaries, etc., are deemed accurate, but are not guaranteed. Refer to Existing Conditions and Preliminary Boundary Survey dated 11-28-2023 prepared by Brown Surveying for detailed preliminary survey information. Refer to Critical Areas Report dated 04-03-2024 prepared by Cascadia Ecological Services, Inc for detailed critical areas information.

JVV Investments, LLC  
APN 258414000

Keystone Properties II, LLC  
APN 258491144

HPA Borrower  
APN 63472492

Clark  
APN 63412914

Adams  
APN 63412916

Christian  
APN 63412918

LFI Investments  
APN 63412920

Tucker  
APN 63412922

Tistov  
APN 63412926

Blakeney  
APN 63412928

Parthasarathy  
APN 63412930

Humphrey  
APN 63412925

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

## Preliminary Plat Preliminary Utility Plan

OWNER / APPLICANT:  
Chinoogan, LLC  
Lincoln Wolvorton  
P.O. Box 886  
Le Center, Washington 98629  
360-907-9588  
lincolnwolvorton@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	BY
1	07-16-2023	MWW
2	12-15-2023	MWW
3	03-25-2024	MWW
4	04-03-2024	MWW

ORIGINAL DATE:  
11/01/2022

SCALE:  
1" = 60'  
SHEET: