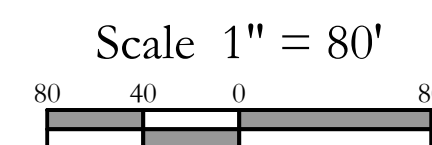


Located in the SE ¼ of Section 34, T5N, R1E, W.M.  
La Center, Washington

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La Center, Washington



**APPLICANT:**  
Endura Development  
Contact: Justin Sherfey  
421 E Lakeside Ave, Suite 203  
Coeur d'Alene, ID 83814  
(509) 981-5232

OWNER:  
Matthew & Alyssa Conner Rev  
Living Trust  
2302 NE North Fork Ave  
La Center, WA 98629

**CIVIL ENGINEER:**  
PLS Engineering  
Contact: Jayson Taylor, PE  
604 W Evergreen Blvd  
Vancouver, WA 98660  
(360) 944-6519  
pm@plsengineering.com

**SITE ADDRESS:**  
Parcel # 258982000  
2302 NE North Fork Ave  
La Center, WA 98629

The applicant is proposing an exempt land division to keep the existing home and outbuildings on approximately 13.83 acres, and then proposes to subdivide the remaining 15.54 acres into 50 single-family detached lots. The site is approximately 29.37 acres in size.

The proposed density of the development is 4.85 dwelling units per net developable acre. The lots range in size from 6,664 sf to 11,106 sf, with minimum lot dimensions of 60' in width and 110' in depth. 90% of the lots average 7,811 sf in size. The other 10% of lots have been reduced to approximately 6,000 sf per LCMC 18.130.020(1)(a).

NE North Fork Ave is classified as a Rural Major Collector requiring a 30' half-width right-of-way. No direct access to lots is proposed directly off of NE North Fork Ave.

New public streets are proposed to serve the development. All streets will be designed and constructed as Local Access streets providing a 50' right-of-way, 32' paved width with 5' sidewalks on each side. One street will terminate in a cul-de-sac, and one street stub is proposed to the west for future development.

Clark Public Utilities (CPU) is the water purveyor for this site. There is an existing 12" water main in NE North Fork Ave that will be used to serve the site.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing sanitary sewer main located south of NE North Fork Ave that will be extended to serve the site.

All onsite stormwater runoff will be treated and detained within an onsite stormwater detention facility.

The site is mapped with a stream, oak woodland habitat, riparian habitat area, areas with steep slopes and potential instability, and severe erosion hazard areas. The estimated wetland, streams and buffers are shown on the conceptual plat.

Revisions	
1	
2	
3	
4	
5	
6	

Project No. 4075	
SCALE:	H: 1"=100' V: N/A
DESIGNED BY:	JMT
DRAFTED BY:	MEA
REVIEWED BY:	JMT

01	01
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