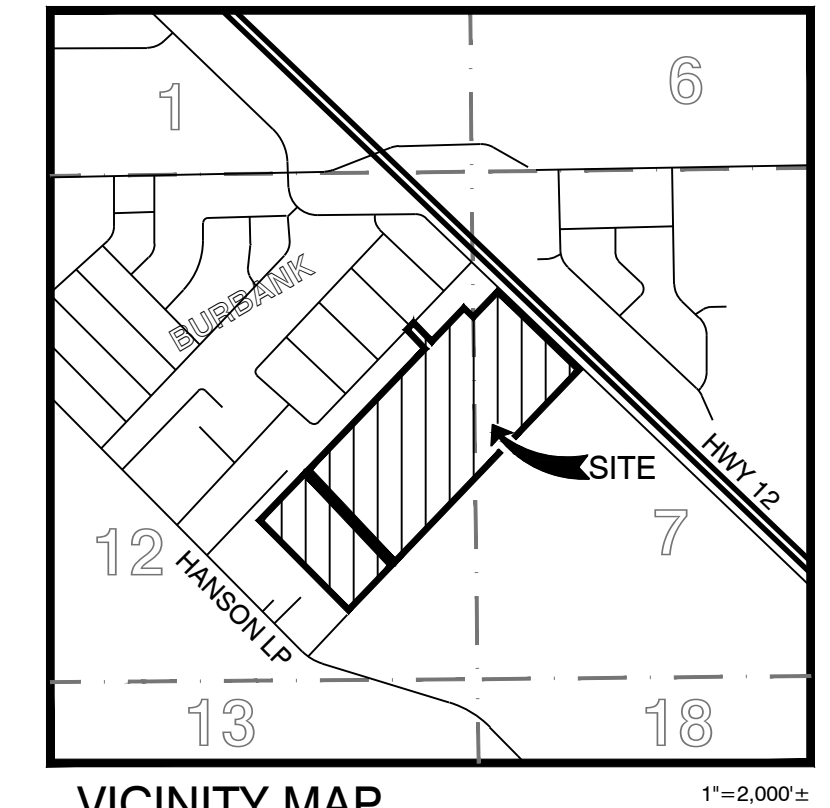
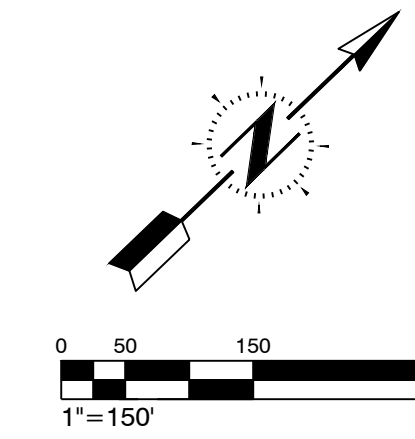


Farmstead PUD

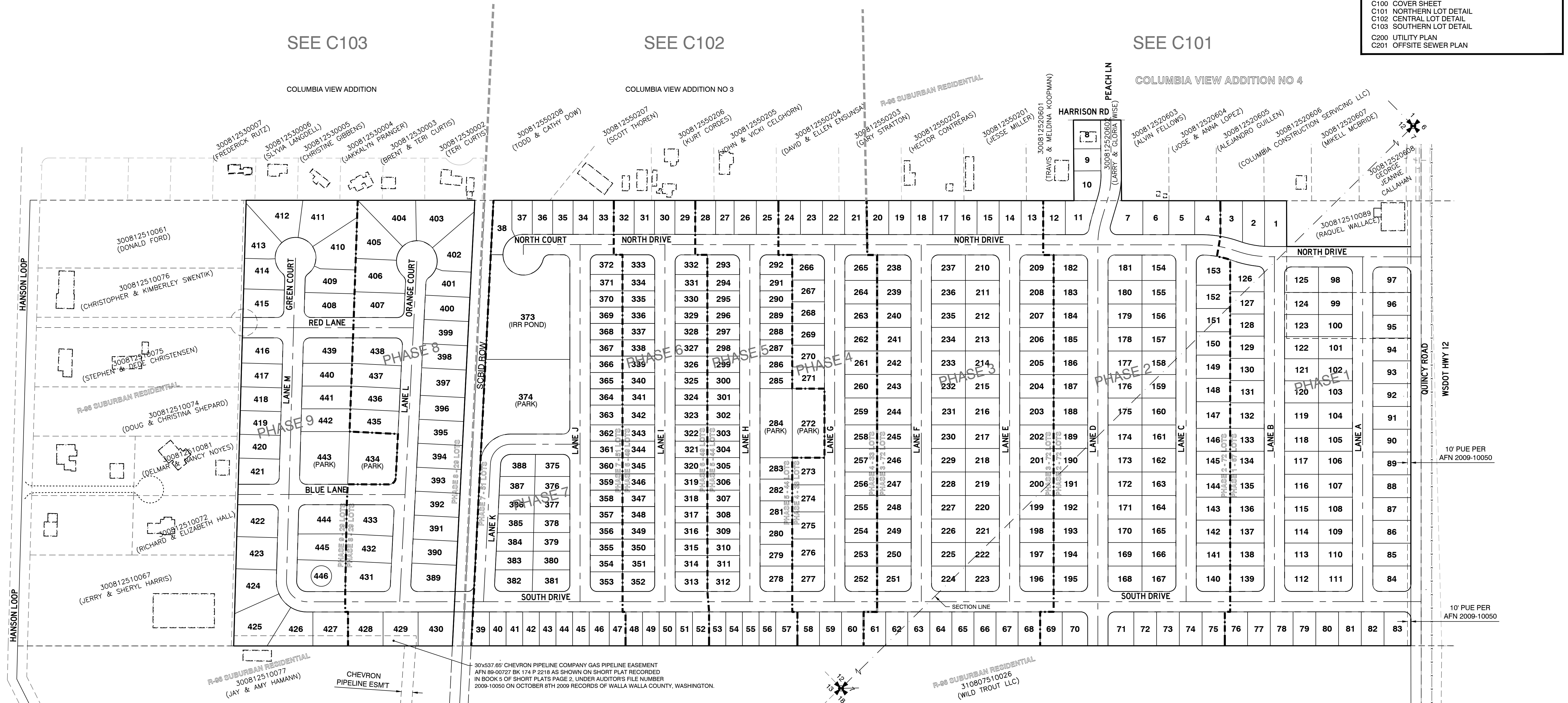
PRELIMINARY PLAT FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
 LOCATED IN THE SE 1/4 OF SEC 12, T 8 N, R 30 E AND THE
 NE 1/4 OF SEC 7, T 8 N, R 30 E OF THE WILLAMETTE MERIDIAN



VICINITY MAP
1"=2,000'

SHEET INDEX

- C100 COVER SHEET
- C101 NORTHERN LOT DETAIL
- C102 CENTRAL LOT DETAIL
- C103 SOUTHERN LOT DETAIL
- C200 UTILITY PLAN
- C201 OFFSITE SEWER PLAN



PROPERTY AND PLAT STATISTICS

Property Owner:
 NORTH 44 GROVE LLC
 4618 S Reed Street
 Kennewick, WA 99337
 (509) 308-6556

Surveyor:
 Worley Surveying Service
 PO Box 6132
 Kennewick, WA 99336
 (509) 378-9066

Parcel tax ID: 30081251-0090, 30081251-0091, 30081251-0092, 30081252-0602

Legal Description:
 PARCEL 30081251-0090
 LOT 2 OF SHORT PLAT RECORDED IN BOOK 5 OF SHORT PLATS, PAGE 2, UNDER AUDITOR'S FILE NUMBER 2009-10050 ON OCTOBER 8TH 2009 RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

PARCEL 30081251-0091
 LOT 3 OF SHORT PLAT RECORDED IN BOOK 5 OF SHORT PLATS, PAGE 2, UNDER AUDITOR'S FILE NUMBER 2009-10050 ON OCTOBER 8TH 2009 RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

PARCEL 30081251-0092
 LOT 4 OF SHORT PLAT RECORDED IN BOOK 5 OF SHORT PLATS, PAGE 2, UNDER AUDITOR'S FILE NUMBER 2009-10050 ON OCTOBER 8TH 2009 RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

PARCEL 30081252-0602
 LOT 2 OF BLOCK 6 OF COLUMBIA VIEW ADDITION #4

Land use designation: Residential Single Family
 Current zoning: R-96 Suburban Residential*

*Density increase allowed: Ordinance 488 (AFN 2021-06292 ORD)
 Per 17.18.050(D), 6 DU / Net Acre

Gross Project Area: 4,434,062 SF / 101.8 Ac
 Right of Way Area: 1,204,496 SF / 27.7 Ac
 Net Buildable Area: 3,227,566 SF / 74.1 Ac
 Proposed Number of Lots: 446 Lots
 Proposed Density: 6 DU / Net Acre

Water Service Provider: Great Basin Water Company-Burbank
 Sewer Service Provider: Port of Walla Walla
 Irrigation Service Provider: South Columbia Basin Irrigation District

Stormwater runoff will be contained on-site in localized subsurface infiltration facilities.



COVER SHEET FOR:
Farmstead PUD
 A project in Walla Walla County, WA

ENGINEERING, PLLC
 CIVIL ENGINEERING
 PLANNING
 PROJECT MANAGEMENT

104 N Clover Island Dr, Suite 201
 Kennewick, WA 99336
 (509) 551-8174 PHN
 www.JFEngineering.pro

Cover sheet for:
Farmstead PUD
 A project in Walla Walla County, WA

Drawn by: DAK
 Checked by: JEF

JF Eng. Job #
 0075.00

Scale H: 1"=150'
 Scale V: N/A

Date:
 Oct 3, 2022

C100