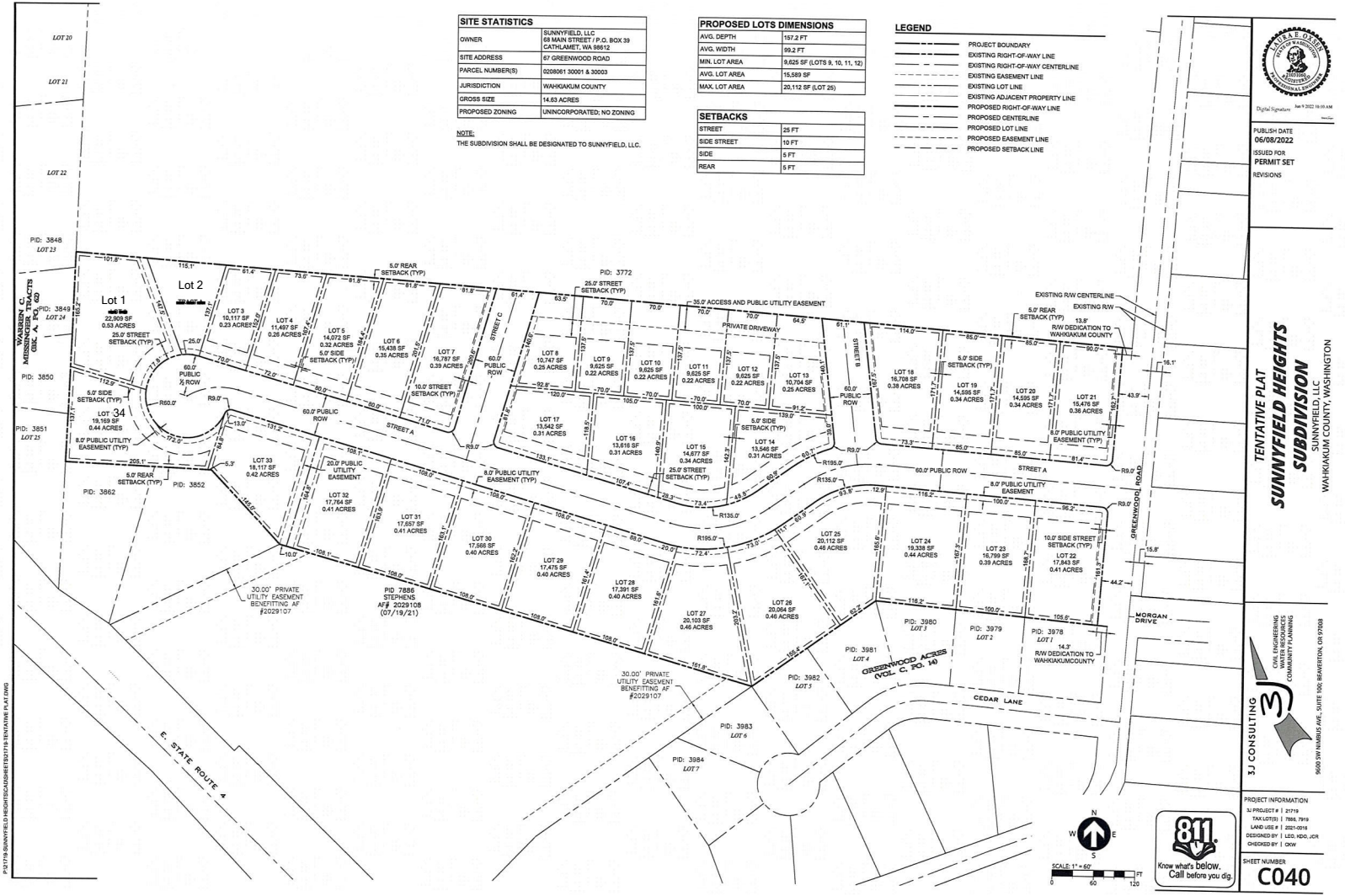

SITE STATISTICS	
OWNER	SUNNYFIELD, LLC 69 MAIN STREET / P.O. BOX 39 CATHLAMET, WA 98612
SITE ADDRESS	67 GREENWOOD ROAD
PARCEL NUMBER(S)	0208061 30001 & 30003
JURISDICTION	WAHKIAKUM COUNTY
GROSS SIZE	14.63 ACRES
PROPOSED ZONING	UNINCORPORATED; NO ZONING

NOTE:
THE SUBDIVISION SHALL BE DESIGNATED TO SUNNYFIELD, LLC.

PROPOSED LOTS DIMENSIONS	
AVG. DEPTH	157.2 FT
AVG. WIDTH	99.2 FT
MIN. LOT AREA	9,625 SF (LOTS 9, 10, 11, 12)
AVG. LOT AREA	15,589 SF
MAX. LOT AREA	20,112 SF (LOT 25)

SETBACKS	
STREET	25 FT
SIDE STREET	10 FT
SIDE	5 FT
REAR	5 FT

LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE

STATE OF WASHINGTON
21071000
REGISTERED PROFESSIONAL ENGINEER
Digital Signature Jun 9 2022 10:10 AM

PUBLISH DATE
06/08/2022
ISSUED FOR
PERMIT SET
REVISIONS

TENTATIVE PLAT
SUNNYFIELD HEIGHTS SUBDIVISION
SUNNYFIELD, LLC
WAHKIAKUM COUNTY, WASHINGTON

3J CONSULTING
CIVIL ENGINEERING
LAND USE PLANNING
COMMUNITY PLANNING
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
3J PROJECT # | 21719
TAX LOT(S) | 7888, 7919
LAND USE # | 2021-0016
DESIGNED BY | LED, KDD, JCR
CHECKED BY | CKW

SHEET NUMBER
C040

N W E S

SCALE: 1" = 60'
0 60 120 FT

811 Know what's below. Call before you dig.

P:\21719-SUNNYFIELD HEIGHTS\CAD\SHEETS\21719-TENTATIVE PLAT.DWG