NOTES:

SERIAL #: 1.X2270-0001, T.L. 14, NE QUARTER OF SECTION 3, T1N, R4E, WM.

THE NEAREST CROSS STREETS TO THE SITE ARE: SE 20TH STREET AND SE 331ST AVE.

APPROXIMATE SITE AREA: 66 ACRES +/- WHICH IS APPROXIMATELY 2,831,400 SF +/-

THE SITE IS ZONED R-5.

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS
OTHER THAN THOSE REQUIRED BY THE CLARK COUNTY ROAD STANDARDS.

A PEDESTRIAN EASEMENT IS PROPOSED AS SHOWN. PLEASE REFER TO THE LEGAL LOT INFORMATION SECTION OF THE APPLICATION FOR MORE INFORMATION ON AN EXISTING ROAD EASEMENT WITH T.L. 51 TO THE EAST OF THE PROPERTY.

THERE ARE NO EXISTING BUILDINGS ON THE SITE. THERE ARE NO KNOWN EXISTING WELLS OR SEPTICS ONSITE.

THERE ARE WETLANDS IDENTIFIED ON THE SITE. THE RESOURCE COMPANY PREPARED A WETLAND DELINEATION ON THE SITE IN ORDER TO LOCATE BUILDING ENVELOPES ON THE SITE.

THE SITE HAS A HIGH PROBABILITY OF CONTAINING ARCHAEOLOGICAL FINDINGS PER GIS DATA. AN ARCHAEOLOGICAL STUDY WAS COMPLETED ON THE SITE AND NO FURTHER ARCHAEOLOGICAL STUDIES ARE RECOMMENDED.

PER GIS DATA, C-TRAN DOES NOT SERVE THE SITE.

A TRAFFIC LETTER WAS ALSO SUBMITTED ALONG WITH THIS APPLICATION WHICH ADDRESSES TRIP GENERATION AND SIGHT DISTANCE.

THERE ARE NO KNOWN EXISTING WELLS OR EXISTING SEPTIC SYSTEMS ON THE LOTS.

THERE ARE NEW SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT ON EACH PROPOSED LOT. A SEPTIC CONSULTANT HAS EVALUATED THE ONSITE SOILS AND DETERMINED THAT SEPTIC SYSTEMS ARE FEASIBLE ON EACH PROPOSED LOT. A LETTER ADDRESSING THE SOIL SUITABILITY OF SEPTIC SYSTEMS FOR THIS PROJECT WAS SUBMITTED ALONG WITH THIS APPLICATION. THE LOCATIONS OF SEPTIC PERC TEST HOLES IS SHOWN ON THIS PLAN. ALL LOTS HAVE CURRENT APPROVALS FROM THE CLARK COUNTY HEALTH DEPARTMENT (CCHD) FOR ONSITE SEWAGE SYSTEMS. CCHD COMPLETED A DEVELOPMENT REVIEW OF THE SITE AND IT WAS SUBMITTED WITH THIS APPLICATION. INFORMATION REGARDING SEPTIC SYSTEMS OR WELLS WITHIN 100' OF THE SITE WAS NOT PROVIDED BY CCHD.

THE CITY OF WASHOUGAL WILL BE THE WATER PURVEYOR. WATER WILL BE EXTENDED OFFSITE. THE NEAREST FIRE HYDRANT IS SEVERAL MILES AWAY LOCATED AT THE INTERSECTION OF 32ND STREET AND R STREET. ADDITIONAL FIRE HYDRANTS WILL BE INSTALLED FOR THIS DEVELOPMENT AS REQUIRED BY THE FIRE MARSHAL.

PER GIS DATA, THE SITE IS IN THE FLOODWAY FRINGE, CONTAINS UNSTABLE SLOPES, SLOPES GREATER THAN 25% AND IS IN A RIPARIAN HABITAT CONSERVATION AREA. PLEASE REFER TO THE PRELIMINARY HABITAT PERMIT APPLICATION SUBMITTED WITH THIS APPLICATION FOR MORE INFORMATION ON ONSITE WETLANDS, STREAMS, HABITAT AREAS, AND PROPOSED ONSITE BUFFER AVERAGING OR MITIGATION.

FOR CONTOURS WITHIN 100' OF THE SITE, PLEASE REFER TO THE GIS PACKAGE SUBMITTED WITH THIS APPLICATION.

PROPOSED PRIVATE RURAL ACCESS ROADS WILL BE CONSTRUCTED WITH A MINIMUM 20' GRAVEL ROAD IN A MINIMUM 30' EASEMENT.

ALL EXISTING ROADS WITHIN 500' OF THE SITE WHICH WILL PROVIDE ACCESS TO THE SITE ARE ASPHALT UNLESS OTHERWISE NOTED ON THIS PLAN. THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% GRADE WHICH WILL PROVIDE ACCESS TO THE SITE WITHIN 500' OF THE SITE.

TRACT "A" IS PROPOSED TO BE OWNED AND MAINTAINED BY THE HOA.

THERE ARE PROPOSED PRIVATE STORMWATER FACILITIES FOR THIS DEVELOPMENT. PLEASE REFER TO THE PRELIMINARY UTILITY, DRAINAGE AND EROSION CONTROL PLAN FOR MORE INFORMATION ON THE UTILITIES, DRAINAGE, EROSION CONTROL, AND PROPOSED EASEMENTS. THE NEED FOR OR SPECIFIC LOCATION OF OTHER FUTURE UTILITY, DRAINAGE, EASEMENTS IS NOT KNOWN AT THIS TIME. THEY WILL BE PROVIDED AS REQUIRED DURING THE FINAL PLAT PROCESS FOR INGRESS, EGRESS OR UTILITIES.

ADDITIONAL/SUPPLEMENTAL NOTES FOR SHORELINES SITE PLAN:

THE PROPOSED SUBDIVISION IS SUBJECT TO A SHORELINES CONDITIONAL USE PERMIT ACCORDING TO CLARK COUNTY STAFF ALTHOUGH NO CONSTRUCTION IS PROPOSED FOR THE SHORELINES AREAS. THIS PARCEL IS LOCATED ON A PORTION OF THE WASHOUGAL RIVER DESIGNATED CONSERVANCY BY THE SHORELINE MANAGEMENT MASTER PROGRAM AS WELL AS A SHORELINE OF STATE-WIDE SIGNIFICANCE PER CLARK COUNTY. PLEASE REFER TO THE APPLICATION FOR FURTHER INFORMATION ADDRESSING THE SHORELINES PERMIT AND JARPA APPLICATION.

THE APPROXIMATE LOCATION OF THE ORDINARY HIGH WATER MARK (OHWM) AND APPROXIMATE FLOODPLAIN AREAS ARE IDENTIFIED ON THIS PLAN. NO DEVELOPMENT IS PROPOSED IN THE FLOODPLAIN AREA.

THE OWNER/APPLICANT DOES NOT HAVE CONTROL OR OWNERSHIP OF ANY ADJACENT OR CONTIGUOUS PARCELS.

THERE ARE NO PROPOSED STRUCTURES, DRIVEWAYS, TURNAROUNDS, WELLS, SEPTIC FIELDS, OR UTILITIES PROPOSED WITHIN THE SHORELINES AREA. ALL LOTS HAVE DEVELOPMENT ENVELOPES IDENTIFIED WHICH INDICATE THE PROPOSED LOCATION FOR ANY FUTURE BUILDINGS, YARDS/LAWNS, DRIVEWAYS. THE SHORELINE SETBACK FOR THE CONSERVANCY ENVIRONMENT IS 100 FEET FROM THE ORDINARY HIGH WATER MARK. ALL DESIGNATED DEVELOPMENT ENVELOPES ARE GREATER THAN 100 FEET FROM THE OHWM AS SHOWN ON THIS PLAN. AN EXISTING LOGGING ROAD IS PROPOSED TO REMAIN AS A PEDESTRIAN TRAIL AS SHOWN ON THE PLAN. A PORTION OF THIS EXISTING TRAIL FALLS WITHIN THE SHORELINES AREA.

NO SEPTIC TANKS ARE PROPOSED FOR THE SHORELINES AREAS. ALL OTHER ONSITE PROPOSED SEPTIC TANKS WILL COMPLY WITH LOCAL AND STATE HEALTH REGULATIONS.

PLEASE REFER TO THE AERIAL PHOTO IN THE GIS PACKAGE SUBMITTED WITH THIS APPLICATION FOR THE GENERAL PATTERN OF FORESTED AND CULTIVATED AREAS.

NO EXISTING VEGETATION IS PROPOSED TO BE REMOVED IN THE SHORELINES AREAS. IN OTHER AREAS ON THE SITE, EXISTING VEGETATION IS PROPOSED TO BE ALTERED OR REMOVED IN ALL AREAS SHOWN AS ROADS, UTILITIES, SEPTIC PERC TEST HOLES, STORMWATER FACILITIES AND DESIGNATED DEVELOPMENT ENVELOPES TO THE EXTENT NEEDED FOR CONSTRUCTION.

THERE IS NO PROPOSED GRADING, CUTTING, FILLING, OR OTHER ALTERATIONS TO THE EXISTING CONTOURS IN THE SHORELINES AREAS. PLEASE REFER TO THE PRELIMINARY UTILITY, DRAINAGE AND EROSION CONTROL PLAN SUBMITTED WITH THIS APPLICATION FOR INFORMATION REGARDING ONSITE GRADING IN OTHER PORTIONS OF THE SITE.

TYPICAL CROSS-SECTIONS ARE SHOWN ON THIS PLAN AS THEY APPLY AS REQUIRED BY THE SHORELINES PERMIT.

THE APPLICANT IS NOT PROPOSING ANY IMPORTED FILL MATERIAL WITHIN THE SHORELINES AREAS OF THE SITE. THE APPLICANT IS NOT PROPOSING ANY EXTRACTED MATERIALS TO LEAVE THE SHORELINES AREAS OF THE SITE.

IN OTHER AREAS OF THE SITE, THE APPLICANT PROPOSES TO BALANCE THE MATERIAL ON THE SITE IN ACCORDANCE WITH THE APPROVED FINAL GRADING PLAN.

R-5 ZONING DISTRICT STANDARDS PER 18.303A.020

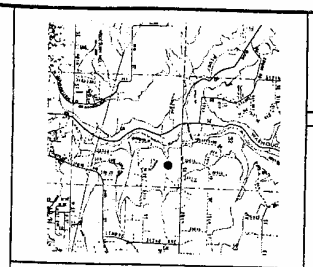
MINIMUM LOT WIDTH: 140' UNLESS CC FIRE CODE REQUIRES A GREATER WIDTH
MINIMUM LOT DEPTH: NO REQUIREMENTS
MINIMUM LOT AREA: 5 ACRES

MINIMUM BUILDING SETBACKS:

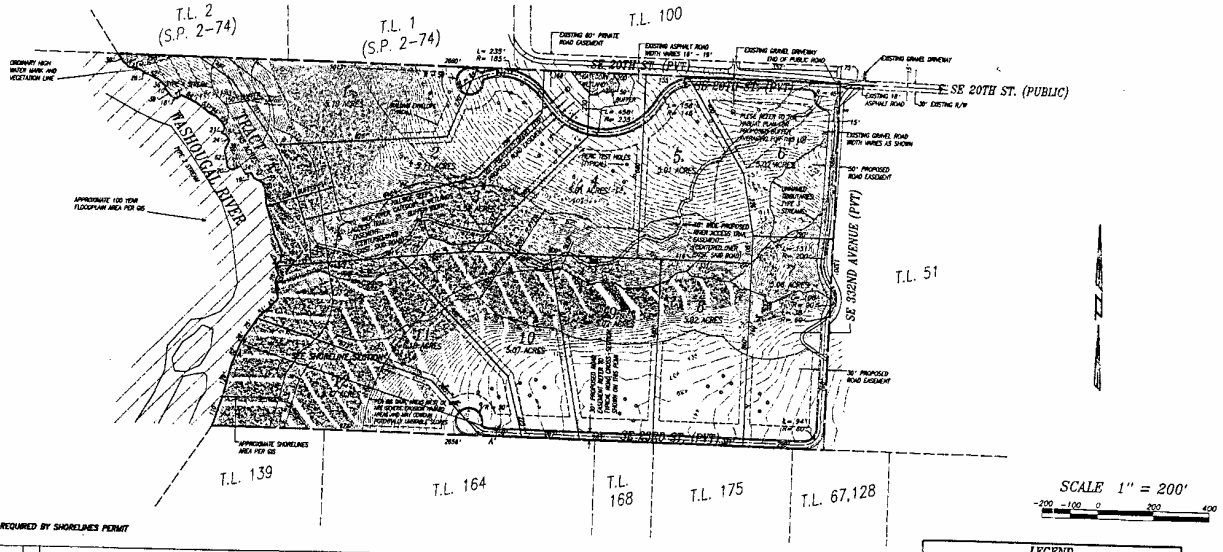
FRONT: 50 FEET
STREET SIDE: 25 FEET
SIDE (INTERIOR): 20 FEET FOR RESIDENTIAL DWELLINGS AND INCIDENTAL BLDGS OR 50 FEET WHEN ADJACENT TO NATURAL RESOURCE OR SURFACE MINING ZONING. 50 FEET FOR ACCESSORY BLDGS USED FOR AGRICULTURAL PURPOSES.
REAR: 20 FEET OR 50 FEET WHEN ADJACENT TO NATURAL RESOURCE OR SURFACE MINING ZONING

APPLICANT AND OWNER:
MAK LLC
3507 NE 15/15T CT
VANCOUVER, WA 98662
(360) 838-4055

CONTACT:
ATTN: GAYLE BENNETT
OLSON ENGINEERING, INC.
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
(360) 695-8117 FAX
gaylebennett@olsonengr.com

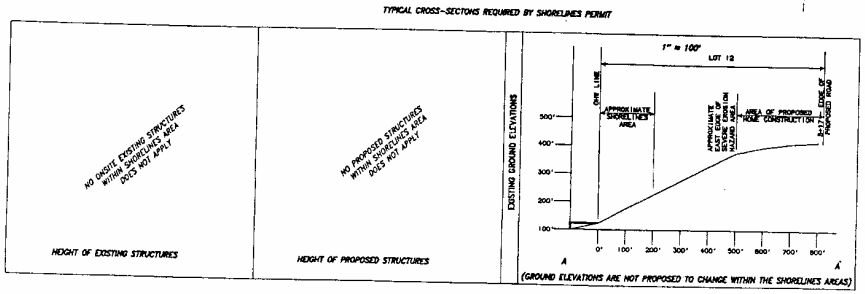


VICINITY MAP

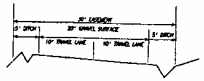


SCALE 1" = 200'

TYPICAL CROSS-SECTIONS REQUIRED BY SHORELINES PERMIT



(GROUND ELEVATIONS ARE NOT PROPOSED TO CHANGE WITHIN THE SHORELINES AREAS)



PROPOSED PRIVATE RURAL ROADS
SE 332ND AVENUE, SE 20TH STREET AND SE 23RD STREET
(CLARK COUNTY DRAWING 27)

NOT TO SCALE

NOTE: 30' EASEMENT PROPOSED FOR A PORTION OF SE 32ND AVENUE AS SHOWN

LEGEND

- PERIMETER OF SITE
- LOT LINES
- ADJACENT TAX LOTS
- EASEMENT LINES
- CENTERLINE OF ROAD
- 123 CONTOURS
- RIGHT OF WAY LINE
- WETLANDS
- SEPTIC PERC TEST HOLES

BATCH PLOT: /hsp/7200/7260/7262.p.prelim.plot.bplt
PLOT DATE: Thu Jul 29 16:30:20 2004

EXISTING CONDITIONS, PRELIMINARY PLAT, AND SHORELINES SITE PLAN FOR:

C-DYMOND ESTATES RURAL SUBDIVISION

OLSON ENGINEERING
LAND SURVEYORS
ENGINEERS
360-695-1385
360-695-8117 FAX
1111 BROADWAY, VANCOUVER, WA 98660

STATE OF WASHINGTON
GAYLE E. BENNETT
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: MAY 5, 2005

7/29/04

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: CF
DRAWN: GB
CHECKED: KFS
DATE: JUNE 2004
SCALE: H: 1" = 200'
V:

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C-DYMOND ESTATES
JOB NO. 7262

SHEET
1 of 1