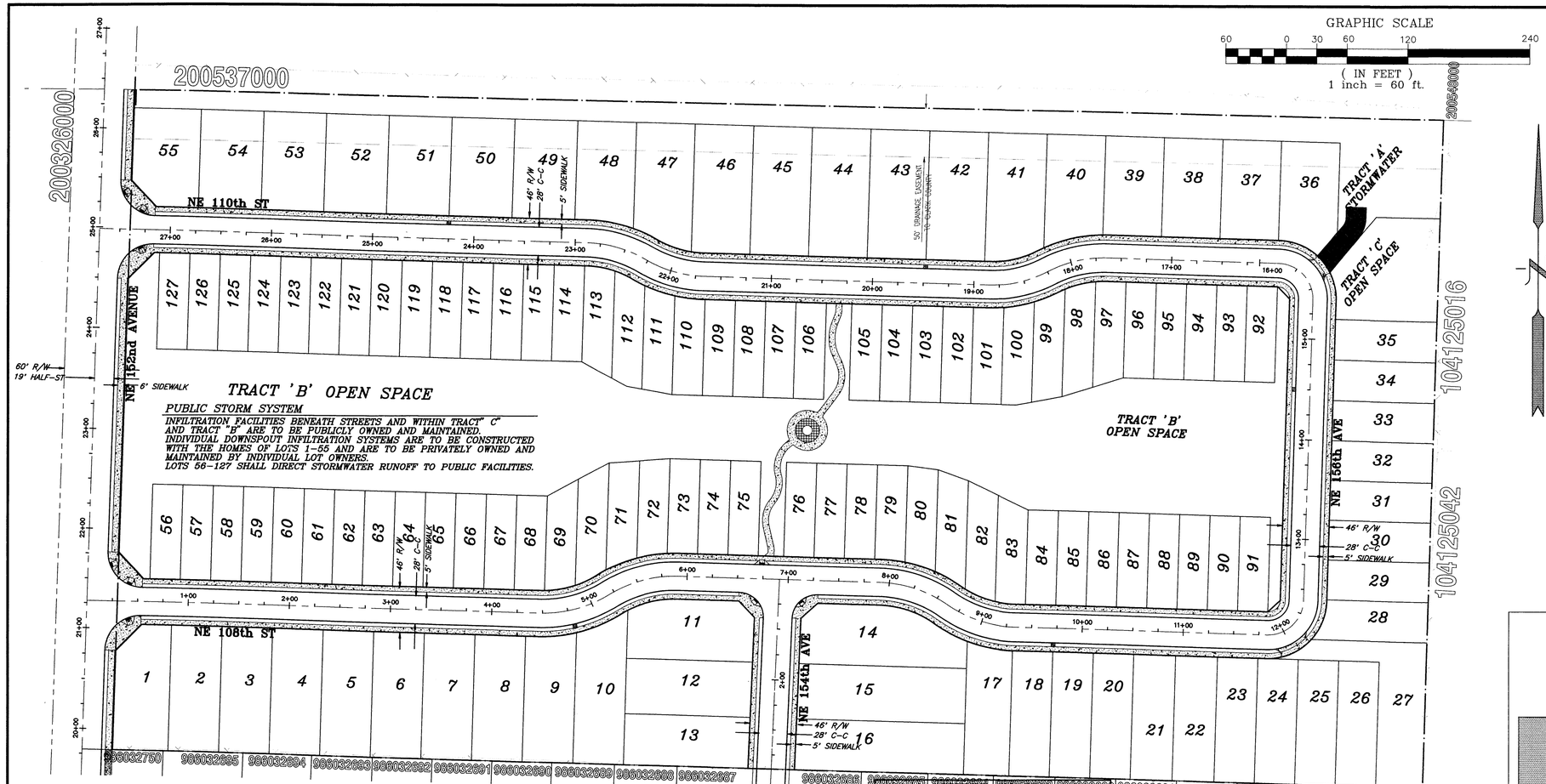
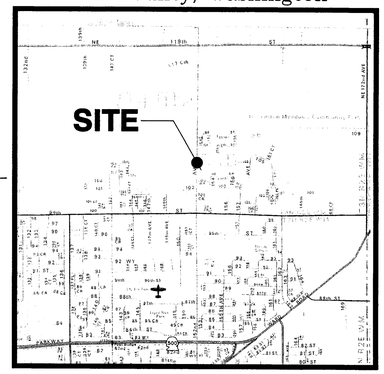
PACIFIC OAKS PUD

A Subdivision within a portion of the SW 1/4 of Sec. 36, T3N., R2E., W.M. Clark County, Washington





VICINITY MAP (NTS)

SITE ADDRESS:
10707 NE 152nd AVENUE
VANCOUVER, WA 98682

SITE DATA:

- TAX LOT NUMBER: 8
- SERIAL NUMBER: 200538-000
- AREA: 20 ACRES
- ZONING: R1-6
- COMPREHENSIVE PLAN: UL

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD
SUITE A
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
mail@sterling-design.biz

STERLING DESIGN, INC.

WATER PURVEYOR: *CITY OF VANCOUVER*
SEWER PURVEYOR: *CRWWD*
FIRE DISTRICT: *5*

CONSTRUCTION NOTES

GENERAL:

1.) See Sheet C1.1 for additional general construction notes.

2.) Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

STREETS AND DRAINAGE:

1.) All work shall conform to the 2010 Edition of "Standard Specification for Road, Bridges and Municipal Construction" of the Washington State Chapter of A.P.W.A., and the latest standards of Clark County Department of Public Works.

2.) See Sheet(s) C3.4 - C3.9 for construction details.

3.) See Sheet(s) C3.10 and 3.11 for erosion control requirements.

WATER:

1.) All materials and methods of construction and installation for water shall conform to the City of Vancouver Engineering Services "General Requirements and Details for the Design and Construction of Water, Sanitary Sewer and Surface Water Systems." Construction shall be per the most current standard detail contained therein.

SIGHT DISTANCE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS (1996 EDITION) CAN BE MET WITH THESE IMPROVEMENTS.

OWNER:
SHING SHING DEVELOPMENT
2012 SE 130th AVENUE
VANCOUVER, WA 98664

CONTACT:
JOEL STIRLING
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
PH.: (360) 759-1794
FAX: (360) 759-4983
EMAIL: JOEL@STERLING-DESIGN.BIZ

APPLICABLE LAWS:

Clark County Code (CCC) 40.200 (General Provisions); 40.220.010 (Single-Family Residential Districts, R1-6); 40.250.010 (Pedestrian/Bicycle Circulation); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.030 (Type III Process); 40.520.010 (Legal Lot Determination); 40.540.040 (Subdivisions); 40.440 (Habitat Conservation); 40.450 (Wetland Protection); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees); 15.12 (Fire Code); the Clark County Comprehensive Plan and RCW 58.17 (State Platting Law).

VESTING DATE: SEPTEMBER 11, 2013

SHEET INDEX

COVER SHEET & GENERAL NOTES	C1.0-C1.2
TOPOGRAPHIC SURVEY	(BY OTHERS)
GRADING & EROSION CONTROL PLANS	C2.0-C2.1
STORMWATER MANAGEMENT PLANS	C3.0-C3.3
TRANSPORTATION PLANS	C4.0-C4.4
SANITARY SEWER PLANS	C5.0-C5.6
WATER PLANS	C6.1.0-C6.4.2
SIGNING & STRIPING PLANS	C7.0
LIGHTING PLANS	C8.0
LANDSCAPE PLANS	(BY OTHERS)

SITE INFORMATION

ALIGNMENT & FIELD DATA: *KPF SURVEYING, INC. (360) 834-0155*	
SOIL TYPE(s): *DoB, MIA & LgB* HYDROLOGIC GROUP: *B*	AASHTO CLASSIFICATION: *A-4, A-2*
SOILS TESTING BY: *RAPID SOIL SOLUTIONS*	DATE: *08.29.12*
SITE LOCATION: *CLARK COUNTY, WA*	APPROX. SURFACE ELEV.: *262'-272'*
SITE AREA: *20 ACRES*	FILENAME: *S:\\505...\Final3.pro*

BENCH MARK:
FOUND CONCRETE MONUMENT WITH 3" BRASS CAP IN MONUMENT BOX AT THE NE CORNER OF THE SE QUARTER OF SECTION 35. ELEVATION = 270.76' CLARK COUNTY DATUM

UTILITY NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

LEGEND

EROSION CONTROL-SILT FENCE	PROPOSED MANHOLE
CURB & SIDWALK	PROPOSED DRYWELL
EXISTING EASEMENT	PROPOSED COMBINATION CURB INLET
PROPOSED EASEMENT	PROPOSED CATCH BASIN
PROPOSED LOT LINE	EXISTING CATCH BASIN
EXISTING RIGHT-OF-WAY	EXISTING POWER POLE WITH NUMBER AND DIRECTION OF OVERHEAD LINES
PROPOSED SANITARY SEWER LINE	EXISTING GUY ANCHOR
PROPOSED STORM SEWER LINE	EXISTING JUNCTION BOX
PROPOSED PERFORATED STORM LINE	EXISTING TELEPHONE PEDESTAL
PROPOSED ROADWAY CENTERLINE	EXISTING STORM DRAIN MANHOLE
EXISTING GAS LOCATE PAINT	EXISTING SANITARY MANHOLE
EXISTING TELEPHONE LOCATE PAINT	EXISTING MAIL BOX
EXISTING WATER LOCATE PAINT	EXISTING SPOT ELEVATION
EXISTING EDGE OF PAVEMENT	EXISTING ADA RAMP
EXISTING EDGE OF GRAVEL	EXISTING GAS RISER
EXISTING SANITARY SEWER LINE	EXISTING TELEVISION PEDESTAL
DITCH FLOW LINE	EXISTING ELECTRICAL SERVICE BOX
EXISTING GROUND CONTOUR (1')	EXISTING ELECTRICAL PEDESTAL
PROPOSED GROUND CONTOUR (1')	EXISTING ELECTRICAL TRANSFORMER
EXISTING STORM SEWER LINE	EXISTING FIRE HYDRANT
EXISTING POWER LINE	PROPOSED FIRE HYDRANT
STORMWATER SHEET FLOW DIRECTION OF STORMWATER FLOW	STD 1" WATER METER SERVICE
AREAS OF STOCKPILE (FILL)	TEMP. 2" BLOWOFF ASSEMBLY
AREAS OF EXCAVATION (CUT)	PROPOSED WATER VALVE
INLET PROTECTION	PROPOSED THRUST BLOCK
PROPOSED SANITARY CLEANOUT	EXISTING WATER VALVE
EXISTING SANITARY CLEANOUT	

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DESIGN PROFESSIONAL SHALL COMPLETE ALL LINES:
PROJECT QUANTITIES
N/A = NOT APPLICABLE √ = APPLICABLE

GRADING:

Onsite Excavation (Cut) Volume (Cubic Yards)	9,560
Onsite Fill Volume (Cubic Yards)	9,060
Exported Volume (Cubic Yards)	0
Imported Volume (Cubic Yards)	500

DISTURBED AREA:

Disturbed Area (Square Feet)	390,755.23

FLOW RESTORATION LAND COVER OBLIGATION (TO 0.1 ACRE):
(FOR ONSITE AREAS ONLY AND WHEN MR #7 IS TRIGGERED)

Total Project Area (Acres)	0
Pre-Development Effective Impervious Area Obligation (Acres)	0
Pre-Development Lawn/Landscape Obligation (Acres)	0
Pre-Development Pasture Obligation (Acres)	0

PUBLIC IMPROVEMENTS	PRIVATE IMPROVEMENTS
☒ Transportation (Arterial & Collector)	☐ Transportation
Sidewalk Lineal Feet 660	Sidewalk Lineal Feet 6180
Curb Lineal Feet 660	Curb Lineal Feet 5880
Street Lineal Feet 660	Street Lineal Feet 2940
☐ Transportation (Other)	
Sidewalk Lineal Feet	
Curb Lineal Feet	
Street Lineal Feet	
☒ Stormwater — Facility Type INFIL.	☐ Stormwater — Facility Type

COUNTY USE ONLY

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ENGINEERING CASE ENG2013-00050
HABITAT CASE HAB2013-00022
PLANNING LAND USE CASE PLD2013-00004
WETLAND CASE EVR2013-00011

Signature		Date
	Clark County Fire Marshal	7/14/14
	Clark County Environmental Services Resource and Enhancement Permitting	7/21/14
	Clark County Transportation-Concurrency	7/22/14
	Clark County Transportation-Signal	7/24/14
	Clark County Transportation-Signing and Striping	7/24/2014
	Clark County Development Engineering Final Site Plan	7/15/14
	Clark County Development Engineering	

A	N/A	
☐	☑	Stormwater & Erosion Control CCC 40.380
☑	☐	Stormwater & Erosion Control CCC 40.385
☑	☐	Transportation & Circulation CCC 40.350
☑	☐	Within Right-of-Way Landscaping Review
☑	☐	Utility Permits CCC 13.12A & 12.20A
☑	☐	Clark County Signing & Striping
☑	☐	Clark County Traffic Signals
☐	☑	Road Modifications CCC 40.550.010
☐	☑	Critical Aquifer Recharge Areas CCC 40.410
☐	☑	Geologic Hazard Areas CCC 40.430
☐	☑	Flood Hazard Areas CCC 40.420
☑	☐	Sewer and Water Plans
☑	☐	Clark County M & O Pavement Deflection Testing
☑	☑	Private Stormwater Covenant
☑	☑	Grading, Excavation, Fill and Stockpile CCC 14.07

RECOMMENDED for APPROVAL
Engineering Team Leader — Date 7/25/14

APPROVED for CONSTRUCTION
Clark County Engineer — Date 7/25/14

Plans Approved for Construction by the County does not in any way relieve the applicant of responsibility to meet all requirements of the County or obligation to protect life, health and property. Plans have been reviewed and approved for compliance with Clark County Code and adopted regulations. Plans shall be revised or supplemented at any time it is determined that the full requirements of the County have not been met.

Rev. 05/14/12

Sheet Description: **COVER SHEET**

Project: **PACIFIC OAKS PUD AS BUILT OCT. 2015**

DANIEL W. LAWSON — STATE OF WASHINGTON — 40273 — REGISTERED PROFESSIONAL ENGINEER — 7/25/14

Scale: AS SHOWN
Project Number: 505
Design/Drawn: DG
Drawing Date: JUNE 2014
Sheet C1.0

Clark County, WA Approved Construction Plans JUL 25 2014 Page 1 of 27