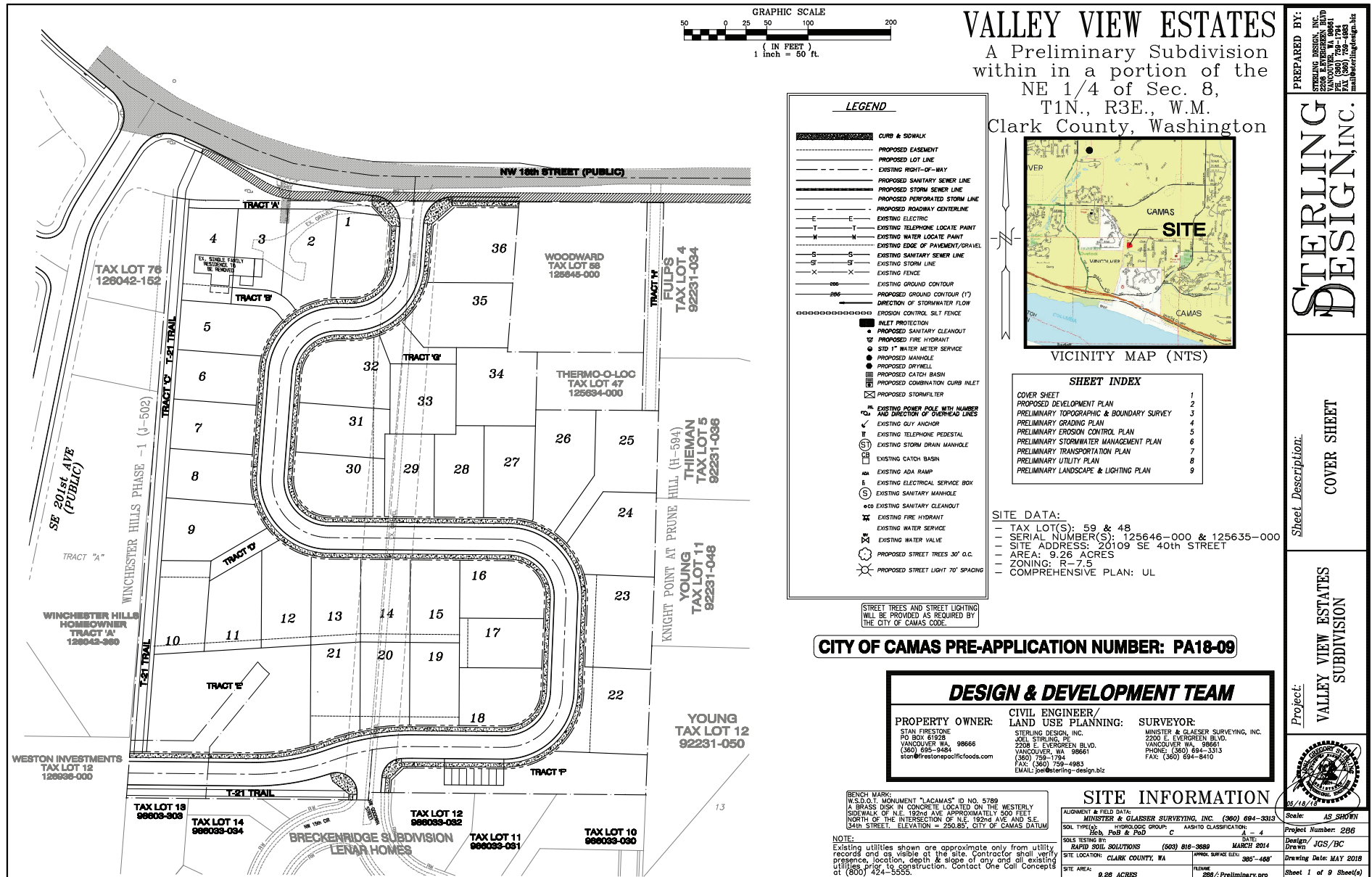
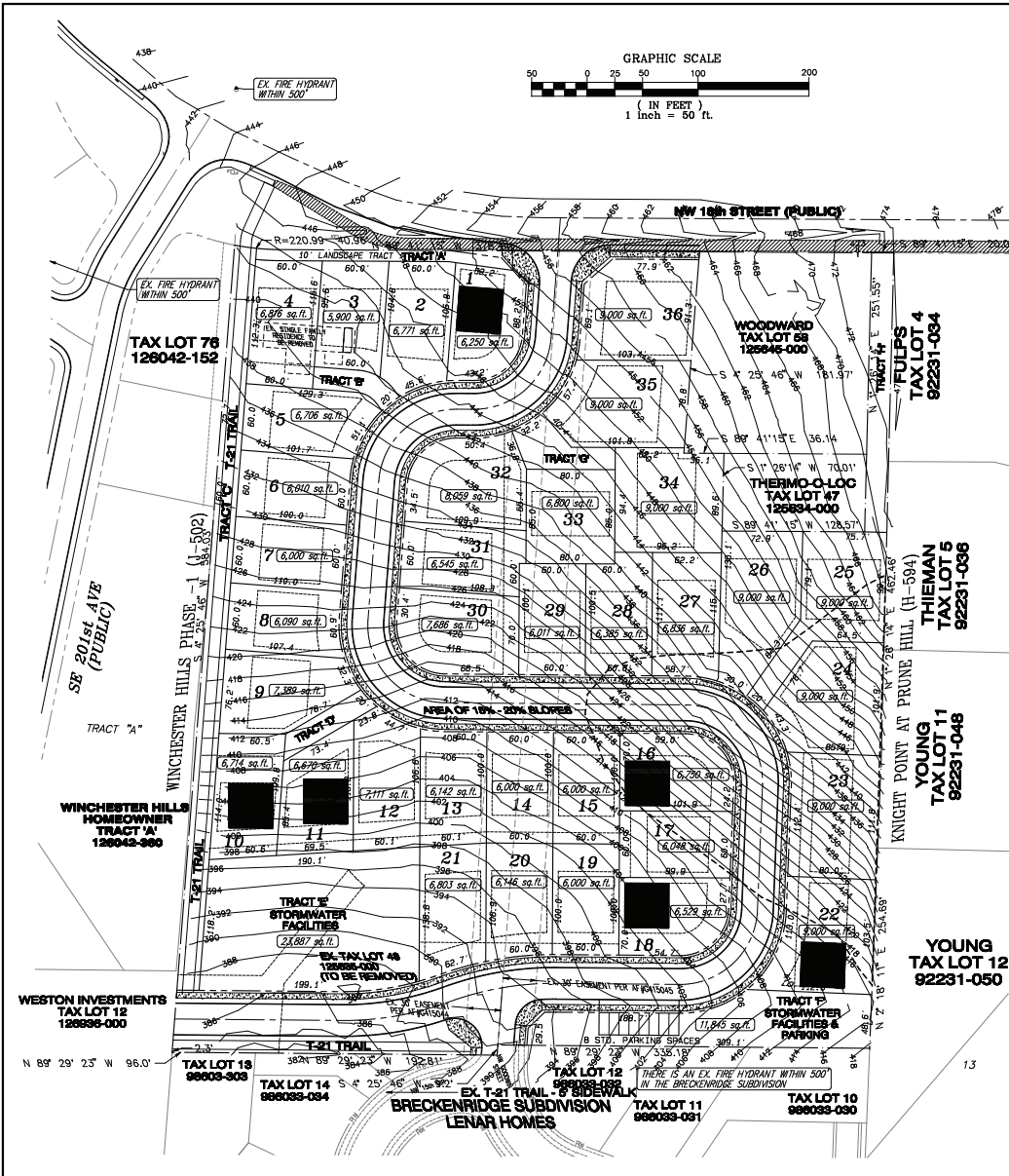






PROPERTY BOUNDARY LEGAL DESCRIPTION(s)

TAX LOT 48 (ASSESSORS PARCEL NUMBER 125635-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northwest Quarter and the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence South 89°29'23" East, along the North line of said Plat of "Breckenridge" for a distance of 95.97 feet;

Thence leaving said North line, North 04°25'46" East, parallel with the West line of the Joel Knight D.L.C. No. 41, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the left;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, parallel with the North line of said Plat of "Breckenridge", for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence South 04°25'46" West, along said West line, for a distance of 70.00 feet to the POINT OF BEGINNING;

CONTAINING: 8,000 square feet of land, more or less.

TAX LOT 59 (ASSESSORS PARCEL NUMBER 125645-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northwest Quarter and the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence North 89°29'23" West, along the North line of said Plat of "Breckenridge", for a distance of 335.14 feet;

Thence continuing along said North line, South 04°25'46" West, for a distance of 9.20 feet;

Thence continuing along said North line, North 89°29'23" West, for a distance of 197.07 feet;

Thence leaving said North line, North 04°25'46" East, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the right;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence North 04°25'46" East, along the West line of said Joel Knight D.L.C. No. 41, for a distance of 659.98 feet to the South Right of Way line of SE 40th Street and the beginning of a 220.99 foot radius non-tangent curve to the left;

Thence leaving said West line, along said South Right of Way line, along the arc of a 220.99 foot radius non-tangent curve to the left, for an arc distance of 46.36 feet, through a central angle of 10°37'07", the radius of which bears North 10°55'53" East, the long chord of which bears South 84°25'41" East, for a chord distance of 46.30 feet;

Thence continuing along said South Right of Way line, South 89°41'15" East, for a distance of 378.44 feet to the Northwest corner of Tax Lot 58, as described and recorded under Clark County, Washington, Auditor's File Number A491958-0;

Thence leaving said South Right of Way line, South 04°25'46" West, along the West line of said Tax Lot 58, for a distance of 181.97 feet to the Southwest corner thereof;

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 58, for a distance of 36.14 feet to the Northwest corner of Tax Lot 47 as described and recorded under Clark County, Washington, Auditor's File Number A5108393-0;

Thence leaving said South line, South 01°26'14" West, along the West line of said Tax Lot 47, for a distance of 70.01 feet to the Southwest corner thereof;

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 47, for a distance of 128.57 feet to the Southeast

PROPOSED DEVELOPMENT PLAN:

TOTAL LOTS: 36
MINIMUM LOT AREA: 5,900 sq.ft.
MAXIMUM LOT AREA: 9,000 sq.ft.
AVERAGE LOT AREA: 7,087 sq.ft.

TRACT PURPOSE	AREA	OWNED & MAINTAINED
TRACT 'A' - LANDSCAPE	2,368 of	HOA
TRACT 'B' - ACCESS & UTILITY	1,541 of	HOA
TRACT 'C' - RECREATIONAL OPEN SPACE	13,438 of	CITY
TRACT 'D' - ACCESS & UTILITY	1,782 of	HOA
TRACT 'E' - STORM FACILITY	23,687 of	HOA
TRACT 'F' - STORM FACILITY	10,488 of	HOA
TRACT 'G' - ACCESS & UTILITY	2,630 of	HOA
TRACT 'H' - ACCESS & UTILITY	5,034 of	HOA

LAND INVENTORY

TOTAL SITE AREA:	9.26 ACRES
TOTAL DEVELOPED ACREAGE:	7.29 ACRES
TOTAL LOT AREA:	5.85 ACRES
TOTAL INFRASTRUCTURE ACREAGE:	2.79 ACRES
TOTAL TRACT AREA(MINUS STORM TRACTS):	0.61 ACRES
TOTAL ACREAGE OF CRITICAL AREAS:	NONE
TOTAL ACREAGE OF REC. OPENSACE:	0.31 ACRES

TABLE 18.09.040
MINIMUM SETBACKS:

FRONT:	20'
SIDE STREET:	20'
REAR:	25'
MAX. LOT COVERAGE:	40%
MAX. BLDG. HEIGHT:	35'

ALL PROPOSED BUILDING ENVELOPES ARE LARGE ENOUGH TO FIT A 40 FOOT x 40 FOOT BUILDING FOOT PRINT.

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & CLAESSER SURVEYING, INC. (360) 694-3313
SOL TYPE: HYDROLOGIC GROUP: C ASHITO CLASSIFICATION: A - 4
SALES TESTING BY: RAPID SOIL SOLUTIONS (503) 816-3669 DATE: MARCH 2014
SITE LOCATION: CLARK COUNTY, WA APPROX. SURVEY DATE: 365'-488'
SITE AREA: 9.26 ACRES 288'; Preliminary pro

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) 424-3553.

PREPARED BY:
STERLING DESIGN, INC.
10000 10TH AVENUE
VANOCUVER, WA 98040
TEL (360) 706-1794
FAX (360) 706-1794
mail@sterlingdesign.biz
web@sterlingdesign.biz

Sheet Description:
PROPOSED DEVELOPMENT PLAN

Project:
VALLEY VIEW ESTATES SUBDIVISION

06/25/16

Scale: AS SHOWN
Project Number: 286
Design: JCS/BC
Drawn:
Drawing Date: JUNE 2016
Sheet 2 of 9 Sheet(s)

TOPOGRAPHIC SURVEY

OF
A PORTION OF THE JOEL KNIGHT D.L.C.
IN THE NW 1/4 OF THE NE 1/4,
THE SW 1/4 OF THE NE 1/4,
THE NE 1/4 OF THE NW 1/4
AND THE SE 1/4 OF THE NW 1/4
SECTION 8

T. 1 N., R. 3 E., W.M.
CLARK COUNTY, WASHINGTON

JOB NO.: 04-413 DATA COLLECT: 10-11-04, 10-12-04

DRAWING DATE: 04-27-18

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- ⊕ INDICATES TELEPHONE VAULT
- ⊕ INDICATES FIRE HYDRANT
- ⊕ INDICATES WATER VALVE
- ⊕ INDICATES CATCH BASIN
- ⊕ INDICATES WELL
- ⊕ INDICATES SANITARY MANHOLE
- INDICATES EASEMENT LINE
- INDICATES ADJACENT LOT LINE
- INDICATES BACK OF CURB LINE
- INDICATES CALCULATED RIGHT-OF-WAY LINE
- INDICATES CENTERLINE OF CREEK
- INDICATES EDGE OF GRAVEL
- INDICATES EDGE OF PAVEMENT
- INDICATES FENCE LINE
- INDICATES GAS LINE LOCATE
- INDICATES TELEPHONE LINE LOCATE
- INDICATES WATER LINE LOCATE
- INDICATES 10 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR

BENCH MARK:

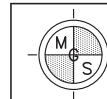
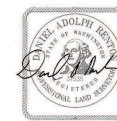
W.S.D.O.T. MONUMENT "LACAMAS" ID NO. 5789
A BRASS DISK IN CONCRETE LOCATED ON THE WESTERLY
SIDEWALK OF N.E. 192ND AVE APPROXIMATELY 500 FEET
NORTH OF THE INTERSECTION OF N.E. 192ND AVE AND S.E.
34TH STREET. ELEVATION = 250.85, CITY OF CAMAS DATUM

NOTE:

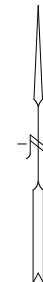
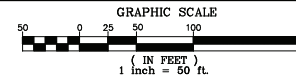
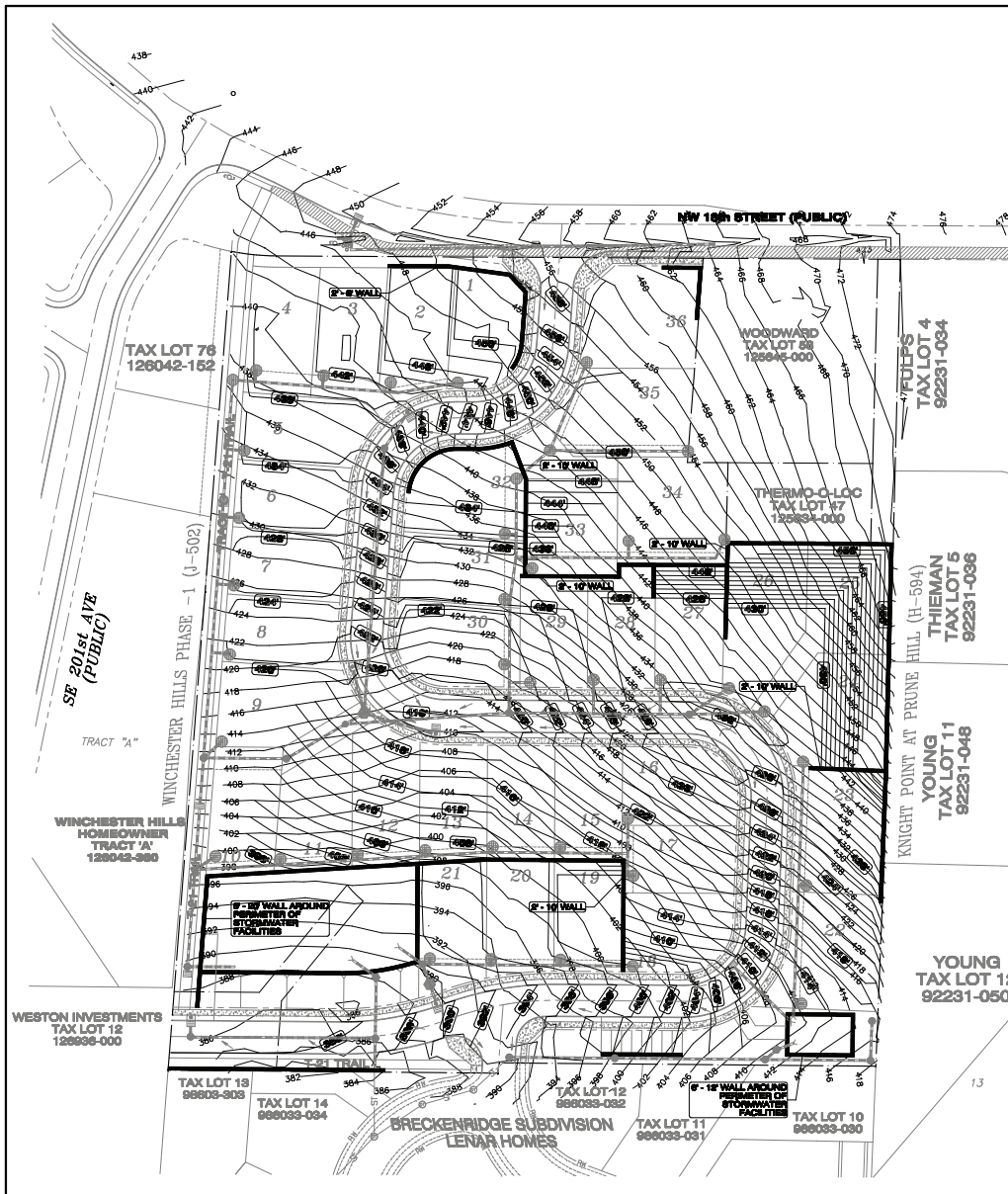
A UTILITY LOCATE WAS CALLED FOR ON 10-01-04 UNDER TICKET NUMBER
4323876. THE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC
MAP ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY
LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS
ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY
CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS
HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO
LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

BASE OF BEARING:
AND 85/91 WASHINGTON STATE
SOUTH ZONE, U.S. SURVEY FEET
CONVERSION FACTOR: 1.0000041831

SCALE 1 INCH = 50 FEET



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313



PREPARED BY:
STERLING DESIGN, INC.
1000 N. 10TH AVE., SUITE 100
VANOCUT, WA 98056
TEL: (800) 708-1794
FAX: (360) 424-5553
mailto:sterlingdesign.biz

**STERLING
DESIGN, INC.**

Sheet Description:
PRELIMINARY GRADING PLAN

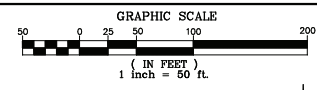
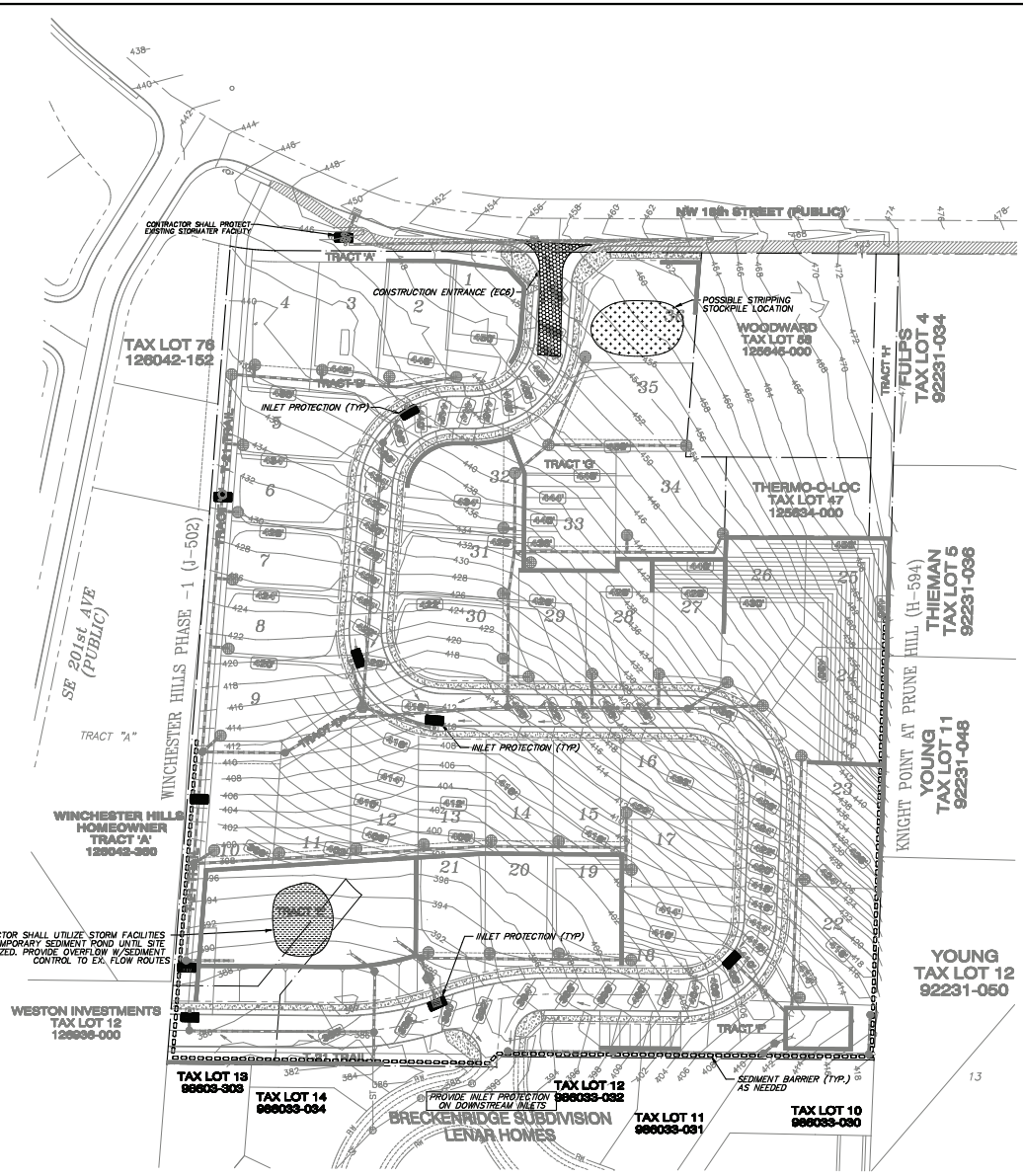
Project:
**VALLEY VIEW ESTATES
SUBDIVISION**



SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLASSER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOL TYPE(S): HYDROLOGIC GROUP: C RAPID SOIL SOLUTIONS (503) 816-3069 DATE: MARCH 2014	Project Number: 286
SITE LOCATION: CLARK COUNTY, WA	Design/ JGS/ BC Drawn
SITE AREA: 9.28 ACRES	Drawing Date: MAY 2018
PLANS: 286 / Preliminary pro	Sheet 4 of 9 Sheet(s)

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) 424-5553.



MINIMUMS:

1. ALL GRADING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE F.S.D.C.E.
2. MINIMUM SLOPE SHALL BE 1% UNLESS OTHERWISE SPECIFIED.
3. ANY EXISTING TREES TO REMAIN WITHIN THE CLEARING LIMITS SHALL BE MARKED AND PROTECTED FROM DAMAGE.
4. PRIOR TO ANY FILL PLACEMENT, ALL AREAS WHICH WILL BE FILL SHALL BE EXCAVATED TO FIRM, NON-SATURATED, UNDISTURBED NATIVE SOIL. THE EXCAVATED AREA SHALL BE RESEED AND COVERED BY THE SUBMITTER. THE CITY OF TAMPA SHALL BE NOTIFIED AND APPROVED BY THE SUBMITTER.
5. ALL FILL SHALL BE PLACED IN LAYERS OF 12" TO 18" COMPACTED.
6. ALL EXISTING AND NEW FILL SHALL BE COVERED WITHIN 14 DAYS OF COMPLETION.
7. FILL SHALL BE 100% FILL IN ALL AREAS. FILL SHALL BE PLACED IN LAYERS OF 12" TO 18" COMPACTED.
8. FILL SHALL BE PLACED ON SLOPES EXCEEDING 3:1. FILL SHALL BE KEPT AND BLENDED, GEOTECHNICAL APPROVAL REQUIRED PRIOR TO ANY FILL PLACEMENT.
9. ALL SURFACES SHALL BE GRADED SMOOTH AND BE FREE OF IRREGULARITIES THAT WOULD ACCUMULATE SURFACE WATER.
10. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 SLOPES.
11. ANY EXISTING SLOPES NOT EXCEEDING 3:1 SHALL BE KEPT AND BLENDED, GEOTECHNICAL APPROVAL REQUIRED PRIOR TO ANY FILL PLACEMENT.
12. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF EROSION CONTROL MATS.
13. ALL SUBSISTENCE STRUCTURES SHALL BE REINFORCED PRIOR TO SETTING. (1) SHALL BE PERPENDICULAR TO SURFACE FLOW TO REDUCE EROSION AND BULKY VEGETATION.
14. FINAL EROSION CONTROL MEASURES SHALL BE SUBMITTED PRIOR TO SETTING. (1) SHALL BE SUBMITTED UPON COMPLETION OF SITE GRADING WORK.

CITY OF TAMPA - EROSION CONTROL DETAIL

DATE: 03/15/2014
DRAWN: JQS/BC
CHECKED: JQS/BC
SCALE: AS SHOWN

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.

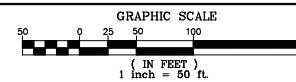
SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLASSER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOL TYPE: RAPID SOIL SOLUTIONS (603) 816-3668	Project Number: 286
DATE: MARCH 2014	Design: JQS/BC
SITE LOCATION: CLARK COUNTY, WA	Drawn: JQS/BC
SITE AREA: 9.28 ACRES	Drawing Date: MAY 2018
APPROVAL: 286 / Preliminary pro	Sheet 5 of 9 Sheet(s)

PREPARED BY:
STERLING DESIGN, INC.
1000 N. 10TH AVE., SUITE 100
TAMPA, FL 33602
TEL: (800) 706-1794
WWW.STERLINGDESIGN.COM

Project: VALLEY VIEW ESTATES SUBDIVISION

Sheet Description: PRELIMINARY EROSION CONTROL PLAN

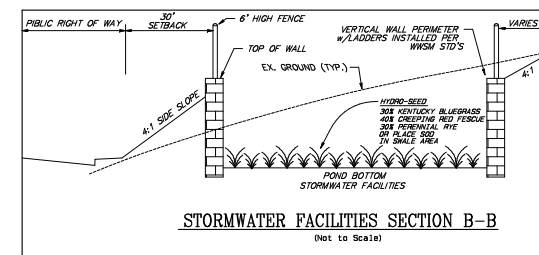
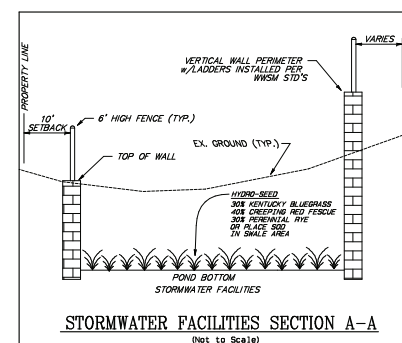


STORM FACILITIES ARE DESIGNED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL AS REQUIRED BY CITY OF CAMAS CODE CMC 14.02 AND MEET MINIMUM REQUIREMENTS 1-10 IN ACCORDANCE WITH THE 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON

STORMWATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED

SITE DEVELOPMENT WILL NOT INCREASE THE AMOUNT OF IMPERVIOUS SURFACES ON NW 18th STREET. ALL DRAINAGE WILL FLOW TO THE EXISTING FLOW ROUTES

- STORM CONSTRUCTION NOTES:**
- 1. ALL TRENCH EXCAVATION AND PIPE INSTALLATION SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.01 AND SECTION 7-08.02. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
 - 2. PIPE BEDDING PIPE STONE MATERIAL AND TRENCH BACKFILL SHALL BE AN APPROVED GRANULAR MATERIAL OF STONE BEDDING SPECIFICATIONS OF 1/2" MAXIMUM GRAIN SIZE. SAND BACKFILL SHALL BE APPROVED SAND.
 - 3. TRENCH COMPACTOR SHALL BE FOR THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.02. CONTRACTOR TO DETERMINE THE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE THE REQUIRED COMPACTION. EACH LOT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE A.S.T.M. 1585 TEST METHOD.
 - 4. SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER CONSTRUCTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE CITY.
 - 5. ALL STORM PIPE SHALL BE PVC OR 8-12 WITH DOUBLE BELLED COUPLINGS WITH 0-ING TYPE JOINTS OF APPROVED EQUAL.
 - 6. ALL STORM PIPE LATERALS TO BE A MINIMUM 12 INCHES DIAMETER WITH A MINIMUM SLOPE OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE IN THE CITY'S SPECIFICATIONS.
 - 7. ALL MANHOLES LOCATED IN UNIMPROVED EXISTENCES AND RIGHT OF WAYS SHALL BE PROVIDED WITH TAMPER PROOF LIDS AND SHALL BE SET 4 INCHES ABOVE FINISHED GRADE.
 - 8. RISED HYDROTEST LINES AND REPORTS MAY BE REQUIRED AT THE CITY'S DISCRETION.
 - 9. MANHOLE TESTING MAY BE REQUIRED AT THE CITY'S DISCRETION.



SITE INFORMATION

ALIGNMENT & FIELD DATA:	MINISTER & GLASSBORO SURVEYING, INC. (360) 694-3313	Scale:	AS SHOWN
SOL TYPE(S):	HYDROLOGIC GROUP: C	ASHTO CLASSIFICATION:	A - 4
SOLS TESTING BY:	RAPID SOIL SOLUTIONS (503) 816-3668	DATE:	MARCH 2014
SITE LOCATION:	CLARK COUNTY, WA	APPROX. SURFACE ELEVATION:	365'-488'
SITE AREA:	9.28 ACRES	PLUMB:	288' Preliminary pro

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

PREPARED BY:
STERLING DESIGN, INC.
10000 15TH AVE NW
VANCOUVER, WA 98049
TEL: (206) 756-1794
FAX: (206) 756-1794
mailto:sterlingdesign@sterlingdesign.biz

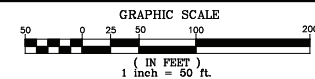
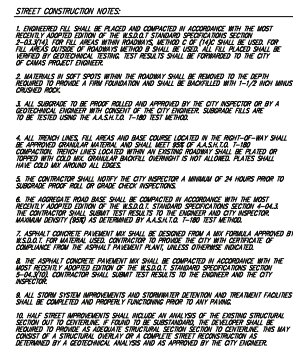
STERLING DESIGN, INC.

PRELIMINARY STORMWATER MANAGEMENT PLAN

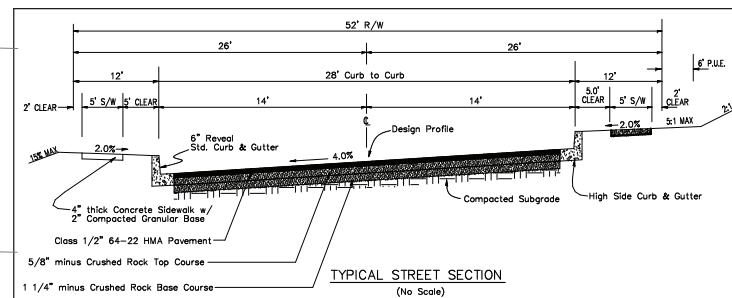
VALLEY VIEW ESTATES SUBDIVISION



05/18/18
Design/ JCS/BC
Drawn
Drawing Date: MAY 2018
Sheet 6 of 9 Sheet(s)



CENTERLINE CURVE DATA	
① R=70.00ft Ch=35.38ft A=104.53ft² T=7.41ft E_x=25.52ft A=65° 52' 59"	④ R=70.00ft Ch=100.53ft A=112.15ft² T=7.72ft E_x=30.59ft A=91° 47' 34"
② R=70.00ft Ch=35.38ft A=104.53ft² T=7.41ft E_x=25.52ft A=65° 52' 59"	⑤ R=70.00ft Ch=97.43ft A=109.15ft² T=7.67ft E_x=27.48ft A=88° 12' 26"
③ R=70.00ft Ch=102.35ft A=114.74ft² T=7.94ft E_x=31.90ft A=93° 55' 09"	⑥ R=255.00ft Ch=94.17ft A=54.64ft² T=4.77ft E_x=1.90ft A=19° 43' 02"



SITE INFORMATION

ALIGNMENT & FIELD DATA:		05/18/18
MINISTER & GLAESER SURVEYING, INC. (360) 694-3313		Scale: AS SHOWN
SOL TYPE(S):	HYDROLOGIC GROUP: A5H10	Project Number: 286
Heb, Po & PoD	C	Date: 03/20/18
SOLS TESTING BY:		Design/ JGS/JC
RAPID SOLI COUNTS (503) 816-3686		MARCH 2014
SITE LOCATION:	CLARK COUNTY, WA	APPROX. SURFACE ELEV: 385'-468'
SITE AREA:	9.26 ACRES	PLUMBING: 286 / Preliminary.pro
		Sheet 7 of 9 Sheet(s)

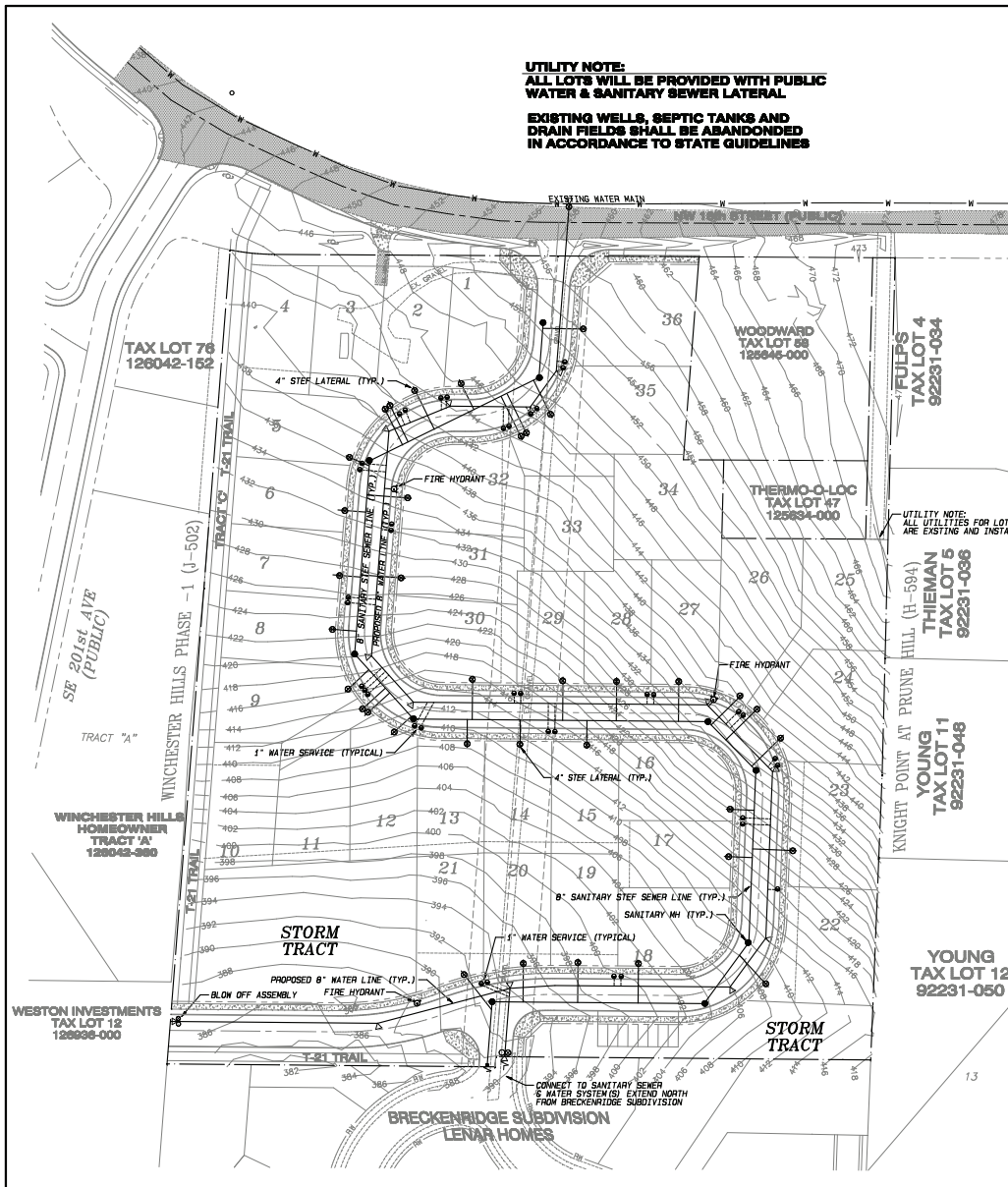
PREPARED BY:
 FILTERING DESIGN, INC.
 2206 E EVERGREEN BLVD
 VANCOUVER, WA 98061
 TEL. (360) 759-1794
 FAX (360) 759-4983

STERLING
DESIGN, INC.

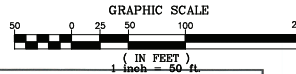
on: **TRANSPORTATION PLAN**

Project: VALLEY VIEW ESTATES
SUBDIVISION





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.



WATER CONSTRUCTION NOTES

1. ALL TRENCH LOCATIONS AND PIPE INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT A.S.A. STANDARDS AND SPECIFICATIONS. ALL TRENCHES SHALL BE 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED. ALL TRENCHES SHALL BE 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED. ALL TRENCHES SHALL BE 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED.
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WATER CONSTRUCTION NOTES

1. ALL TRENCH LOCATIONS AND PIPE INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT A.S.A. STANDARDS AND SPECIFICATIONS. ALL TRENCHES SHALL BE 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED. ALL TRENCHES SHALL BE 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED. ALL TRENCHES SHALL BE 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED.
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SITE INFORMATION

ALIGNMENT & FIELD DATA	MINISTER & GLASSER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOL TYPE: HYDROLOGIC GROUP: C	ASHTO CLASSIFICATION: A-4	Project Number: 286
SALES TESTING BY: RAPID SOIL SOLUTIONS (503) 816-3668	DATE: MARCH 2014	Design: JGS/BC
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV: 365'-488'	Drawn
SITE AREA: 9.28 ACRES	PLANS: 286/ Preliminary pro	Drawing Date: MAY 2018

PREPARED BY:
STERLING DESIGN, INC.
1000 N. 10TH AVE.
VANCOUVER, WA 98660
TEL: (360) 706-1794
FAX: (360) 706-1794
www.sterlingdesign.com

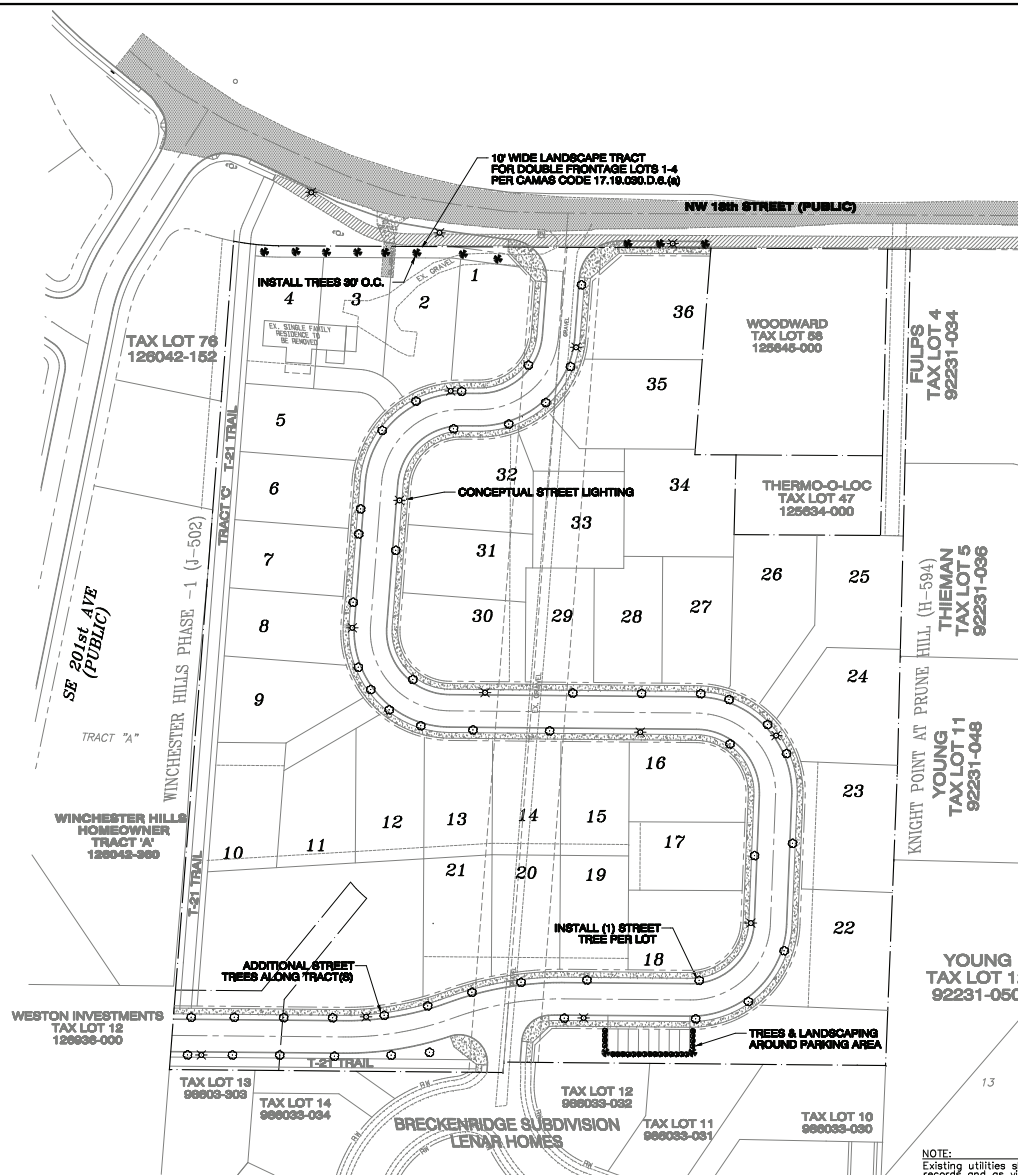
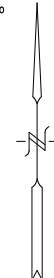
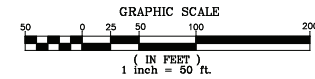
STERLING
DESIGN, INC.

Sheet Description:
PRELIMINARY UTILITY PLAN

Project:
VALLEY VIEW ESTATES
SUBDIVISION



05/18/18
Sheet 8 of 9 Sheet(s)



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.

SITE INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & CLAESSER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOL TYPE(s): HYDROLOGIC GROUP: Rich, Pub & Pvd C	Project Number: 286
SOLS TESTING BY: RAPID SOIL SOLUTIONS (503) 816-3069	Design/ JCS/BC
SITE LOCATION: CLARK COUNTY, WA	Drawn
SITE AREA: 9.28 ACRES	Drawing Date: MAY 2018
PLANS: 286 / Preliminary pro	Sheet 9 of 9 Sheet(s)

PREPARED BY:
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STERLING
DESIGN, INC.

Sheet Description:
PRELIMINARY
LANDSCAPE & LIGHTING
PLAN

Project:
VALLEY VIEW ESTATES
SUBDIVISION

