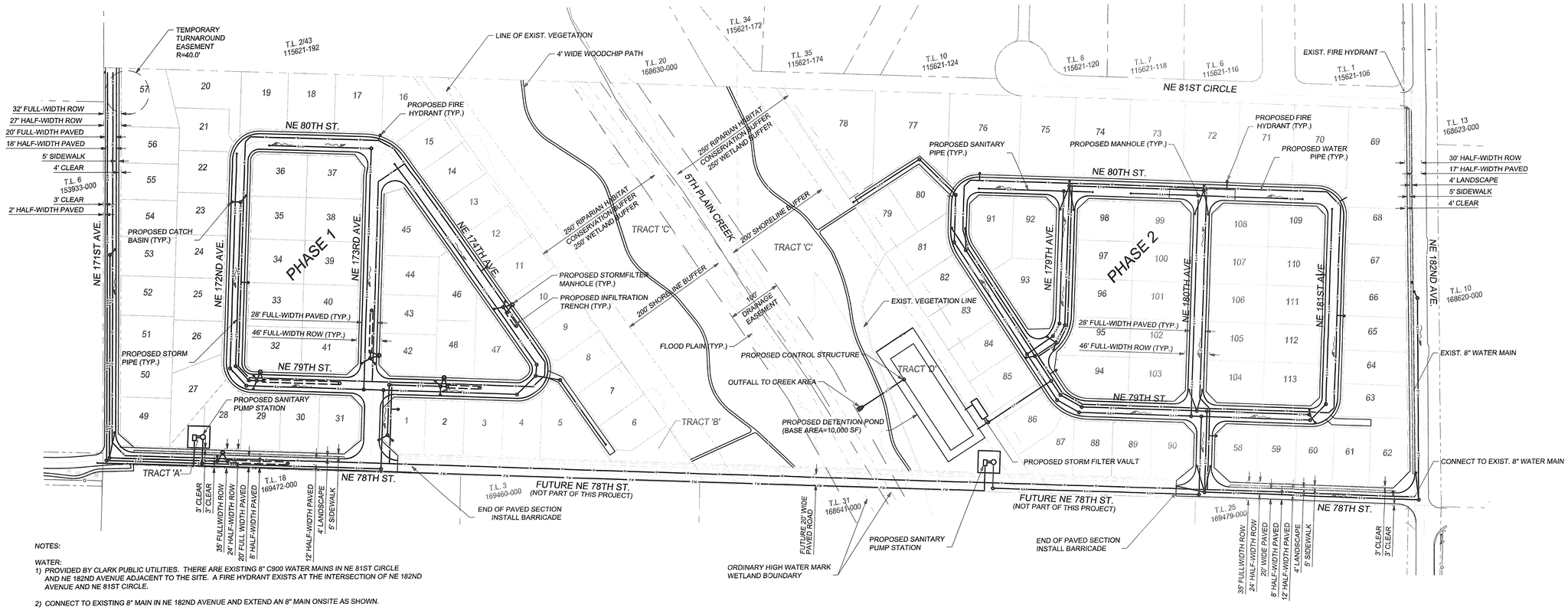
CLIENT:
HINTON DEVELOPMENT CORP.
14010 NE 3RD COURT #A106
VANCOUVER, WA 98685
(360) 546-1220
rob@hintondevelopment.com



NOTES:

WATER:

1) PROVIDED BY CLARK PUBLIC UTILITIES. THERE ARE EXISTING 8" C900 WATER MAINS IN NE 81ST CIRCLE AND NE 182ND AVENUE ADJACENT TO THE SITE. A FIRE HYDRANT EXISTS AT THE INTERSECTION OF NE 182ND AVENUE AND NE 81ST CIRCLE.

2) CONNECT TO EXISTING 8" MAIN IN NE 182ND AVENUE AND EXTEND AN 8" MAIN ONSITE AS SHOWN.

3) WATER METERS WILL BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.

4) PROPOSED FIRE HYDRANTS ARE SHOWN ON THE PLAN AND WILL ULTIMATELY BE LOCATED IN CONSULTATION WITH THE FIRE MARSHAL.

5) WATER EASEMENTS WILL BE DEDICATED TO CPU AS REQUIRED.

SANITARY:

1) SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF VANCOUVER.

2) TWO PUMP STATIONS WILL BE NEEDED TO SERVE THIS PROJECT. ONE WILL BE LOCATED ON THE EAST SIDE OF FIFTH PLAIN CREEK, SERVING THE SECOND PHASE OF THE SUBDIVISION AND ADDITIONAL PROPERTIES. THE SECOND WILL EITHER BE A TEMPORARY LIFT STATION LOCATED NEAR THE SOUTHWEST CORNER OF PHASE 1 AS SHOWN OR A PERMANENT STATION LOCATED ON ONE OF THE PARCELS SOUTH OF PHASE 1. THE CITY OF VANCOUVER IS STILL EVALUATING ALTERNATIVES FOR SERVING THIS BASIN AT THE TIME OF SUBMITTAL. STATIONS WILL EITHER PUMP IN SERIES OR WILL SHARE A COMMON FORCE MAIN.

3) THE FORCE MAIN FROM THE PUMP STATION(S) WILL DISCHARGE TO EXISTING SEWER IN 78TH STREET AT NE 165TH AVE.

STORM:

1) THE SOIL ONSITE IS IDENTIFIED AS COVE CLAY LOAM (CvA), DOLLAR LOAM (DoB), LAUREN GRAVELLY LOAM (LgB), AND HILLSBORO SILT LOAM (HlA) BY THE SOIL SURVEY OF CLARK COUNTY, WASHINGTON. THIS WAS CONFIRMED WITH ONSITE SOIL TESTING BY COLUMBIA WEST ENGINEERING, INC. INFILTRATION TESTS WERE PERFORMED ONSITE WITH SOME AREAS EXHIBITING GOOD INFILTRATION RATES. GROUNDWATER WAS FOUND IN SOME TEST PITS AND PIEZOMETERS WERE INSTALLED IN JANUARY TO FURTHER MONITOR THE GROUNDWATER DEPTHS. ON THE EAST SIDE OF 5TH PLAIN CREEK GROUNDWATER REACHED A MAXIMUM ELEVATION OF APPROXIMATELY 228.5 FEET (14 FEET BELOW GROUND SURFACE.) ON THE WEST SIDE OF THE WETLAND AREA GROUNDWATER REACHED A MAXIMUM ELEVATION OF APPROXIMATELY 228.0 FEET (13 FEET BELOW GROUND SURFACE.)

2) EAST SIDE OF 5TH PLAIN CREEK - STORMWATER RUNOFF FROM THE STREETS, SIDEWALKS, DRIVEWAYS, AND LANDSCAPING AREAS WILL BE COLLECTED AND CONVEYED VIA PIPE TO THE PROPOSED STORMWATER FACILITY LOCATED ADJACENT TO THE WETLAND AREA FOR QUALITY AND QUANTITY CONTROL. QUALITY CONTROL WILL BE PROVIDED WITH A BELOW GROUND STORMFILTER VAULT (OR ABOVE GROUND SWALE) AND QUANTITY CONTROL WILL BE PROVIDED BY A COMBINATION OF INFILTRATION THROUGH THE POND BASE AND REGULATING THE RELEASE TO THE WETLANDS AT RATES MEETING THE REQUIREMENTS OF THE CLARK COUNTY STORMWATER ORDINANCE. ROOF AREA FROM LOTS 75-87 AND 91-98 WILL BE INFILTRATED ONSITE IN ROOF DOWNSPOUT INFILTRATION SYSTEMS WHILE ROOF AREAS FROM THE REMAINDER OF THE LOTS WILL BE DIRECTED TO THE STREETS VIA WEEP HOLES.

3) WEST SIDE OF 5TH PLAIN CREEK - STORMWATER RUNOFF FROM THE STREETS, SIDEWALKS, DRIVEWAYS, AND LANDSCAPING AREAS WILL BE COLLECTED AND CONVEYED VIA PIPE TO THE PROPOSED STORMWATER FACILITIES LOCATED WITHIN THE STREET RIGHT-OF-WAYS FOR QUALITY AND QUANTITY CONTROL. QUALITY CONTROL WILL BE PROVIDED WITH BELOW GROUND STORMFILTER MANHOLES AND QUANTITY CONTROL WILL BE PROVIDED BY INFILTRATION TRENCHES. ROOF AREAS FOR ALL LOTS 1-57 WILL BE INFILTRATED ONSITE IN ROOF DOWNSPOUT INFILTRATION SYSTEMS. ALL STORMWATER RUNOFF WILL BE COMPLETELY INFILTRATED ONSITE.

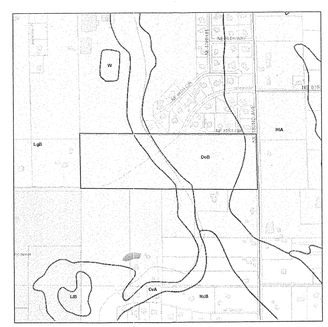
4) STORMWATER QUALITY AND QUANTITY DESIGN IS IN ACCORDANCE WITH THE CLARK COUNTY STORMWATER MANUAL AND THE 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

5) THE PROPOSED STORMWATER FACILITY ON THE EAST SIDE OF 5TH PLAIN CREEK WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER FACILITIES LOCATED WITHIN THE ROAD RIGHT-OF-WAYS ON THE WEST SIDE OF 5TH PLAIN CREEK WILL BE PUBLICALLY OWNED.

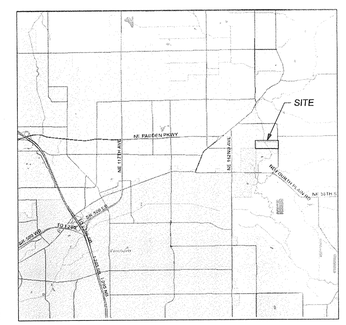
6) STORMWATER ACCESS AND INSPECTION EASEMENTS WILL BE DEDICATED TO CLARK COUNTY AS REQUIRED.

EROSION CONTROL

1) EROSION CONTROL MEASURES WILL BE DESIGNED IN CONFORMANCE WITH THE CLARK COUNTY EROSION CONTROL ORDINANCE DURING FINAL DESIGN.



SOILS MAP
NTS



VICINITY MAP
NTS

INDIVIDUAL ROOF INFILTRATION SYSTEMS FOR LOTS: 1-57, 75-87, AND 91-98.

SCALE: 1"=100'

-100 0 100 200

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M:\MicroStation V8\pen tables\OCE table setup\OCE utilities.tbl

PRELIMINARY DEVELOPMENT PLAN FOR:

5TH PLAIN CREEK SUBDIVISION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660
360-696-1395
503-399-9938

STATE OF WASHINGTON
CHARLES E. MCMURRY
37908
REGISTERED
PROFESSIONAL ENGINEER
7/23/15

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: AZ

DRAWN: AZ

CHECKED: CRW/CEM

DATE: JULY 2015

SCALE: H: 1"=100'
V:

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5TH PLAIN CREEK SUBDIVISION

JOB NO.: 7845.00.02

SHEET

C1.0