



Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

FREEDOM OF INFORMATION ACT PROGRAM

September 27, 2022

In reply refer to: FOIA #BPA-2022-00624-F

SENT VIA EMAIL ONLY TO: gcluen2002@yahoo.com

George Cluen
[REDACTED]

Dear Mr. Cluen,

This communication concerns your request for agency records submitted to the Bonneville Power Administration (BPA) and made via the Freedom of Information Act, 5 U.S.C. § 552 (FOIA). Your request was received on March 23, 2022, and formally acknowledged on April 1, 2022.

Request

“...any and all approvals and denials for development and associated documentation from Bonneville Power Authority (Vancouver, WA) regarding the following 2 properties: Clark County, WA property ID # 158339000 Parcel #20180118 / BPA Easement Clark County, WA property ID # 158341000... .”

Response

BPA collected 59 pages of responsive records from knowledgeable agency personnel in the agency’s Recruitment and Placement office: Those pages accompany this communication, with the following redactions applied:

- 41 redactions applied under 5 U.S.C. § 552(b)(6) (Exemption 6)

A detailed explanation of the applied redactions and justifications follows.

Explanation of Exemptions

The FOIA generally requires the release of all agency records upon request. However, the FOIA permits or requires withholding certain limited information that falls under one or more of nine

statutory exemptions (5 U.S.C. §§ 552(b)(1-9)). Further, section (b) of the FOIA, which contains the FOIA's nine statutory exemptions, also directs agencies to publicly release any reasonably segregable, non-exempt information that is contained in those records.

Exemption 6

Exemption 6 serves to protect Personally Identifiable Information (PII) contained in agency records, when no overriding public interest in the information exists. BPA does not find an overriding public interest in a release of the information redacted under Exemption 6—specifically, individuals' signatures and individual landowner names. BPA cannot waive these PII redactions, as the protections afforded by Exemption 6 belong to individuals and not to the agency.

Lastly, as required by 5 U.S.C. § 552(a)(8)(A), information has been withheld only in instances where (1) disclosure is prohibited by statute, or (2) BPA foresees that disclosure would harm an interest protected by the exemption cited for the record. When full disclosure of a record is not possible, the FOIA statute further requires that BPA take reasonable steps to segregate and release nonexempt information. The agency has determined that in certain instances partial disclosure is possible, and has accordingly segregated the records into exempt and non-exempt portions.

Fees

There are no fees associated with processing your FOIA request.

Certification

Pursuant to 10 C.F.R. § 1004.7(b)(2), I am the individual responsible for the records search and information release described above. Your FOIA request BPA-2022-00624-F is now closed with the responsive agency information provided.

Appeal

Note that the records release certified above is final. Pursuant to 10 C.F.R. § 1004.8, you may appeal the adequacy of the records search, and the completeness of this final records release, within 90 calendar days from the date of this communication. Appeals should be addressed to:

Director, Office of Hearings and Appeals
HG-1, L'Enfant Plaza
U.S. Department of Energy
1000 Independence Avenue, S.W.
Washington, D.C. 20585-1615

The written appeal, including the envelope, must clearly indicate that a FOIA appeal is being made. You may also submit your appeal by e-mail to OHA.filings@hq.doe.gov, including the phrase "Freedom of Information Appeal" in the subject line. (The Office of Hearings and Appeals prefers to receive appeals by email.) The appeal must contain all the elements required by 10 C.F.R. § 1004.8, including a copy of the determination letter. Thereafter, judicial review will be available to you in the Federal District Court either (1) in the district where you reside,

(2) where you have your principal place of business, (3) where DOE's records are situated, or (4) in the District of Columbia.

Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services
National Archives and Records Administration
8601 Adelphi Road-OGIS
College Park, Maryland 20740-6001
E-mail: ogis@nara.gov
Phone: 202-741-5770
Toll-free: 1-877-684-6448
Fax: 202-741-5769

Questions about this communication may be directed to the agency's FOIA Public Liaison, James King, at jjking@bpa.gov or 503-230-7621. Questions may also be directed to Case Coordinator Thanh Knudson at etknudson@bpa.gov or 503-230-5221.

Sincerely,

Candice D. Palen
Freedom of Information/Privacy Act Officer

[Responsive agency records accompany this communication.](#)



**Department of Energy
Bonneville Power Administration
PO Box 3621
Portland, OR 97218-3621**

May 9, 2019

Case No.: 20180118
Tract Nos.: BCV-31-A-148; BCV-31-A-149; BCV-31-A-150

Line Name: McNary – Ross No. 1
ADNO: 7147; Structure: 170/5 – 170/6

Line Name: Bonneville – Vancouver
(operated as Bonneville PH1 – Alcoa No. 2)
ADNO: 7111; Structure: 31/5 – 31/6

Line Name: Bonneville - Vancouver
(operated as Sifton – Ross No. 1)
ADNO: 7178; Structure: 3/5 – 3/6

LAND USE AGREEMENT

Consent to Use of BPA's Easement Area

This Land Use Agreement ("Agreement") is entered into by and between the United States of America, Department of Energy, Bonneville Power Administration ("BPA") and AMERCO Real Estate Company ("Holder").

BPA holds easement rights ("BPA Easement") over the following described property ("BPA Easement Area"):

The John Bird D.L.C. No. 61 of Section 10, Township 2 North, Range 2 East, Willamette Meridian, Clark County, State of Washington, as shown on the attached segment of BPA Drawing No. 64970, marked as Exhibit A.

Holder has requested BPA's permission to use portions of the real property subject to the BPA Easement for uncovered RV and boat storage, 8'8" high metal security fencing and a bioretention facility ("Holder's Facility").

Subject to the terms and conditions set forth in this Agreement, BPA consents to Holder's use of the BPA Easement Area for the purpose proposed by Holder, and concurs that such use will not interfere with the current operation and maintenance of BPA's transmission facilities, if constructed in the manner and at the location shown on Exhibit A, attached hereto and made a part hereof.

In consideration of BPA's concurrence, Holder agrees to the following:

1. This Agreement does not grant any right, privilege, or interest in land, and does not modify, change, or otherwise alter the rights BPA acquired by deed. Loss of the privileges granted by this Agreement is not compensable to Holder.
2. Holder is responsible for obtaining from the underlying landowner ("Landowner"), by good and sufficient legal instrument, all rights, interests and privileges for land use necessary and incident to the ownership and maintenance of Holder's Facility.
3. There may be other uses of the property located within the same area as Holder's Facility. This Agreement is subject to such superior rights.
4. This Agreement is valid only if Holder's Facility is constructed, operated, and maintained in conformance with the terms of this Agreement and all attached Exhibits. Relocations, changes or upgrades require BPA's prior written approval. Failure to obtain the written approval of BPA prior to making alterations to Holder's Facility shall result in the termination of this Agreement.
5. Holder acknowledges and agrees that Holder's use of the property is subordinate to BPA's easement rights. BPA reserves the right to trim or remove trees, brush or shrubs or to remove any other encroachment within the BPA Easement Area which might interfere with the operation, maintenance, construction, removal or relocation of BPA's facilities. Holder agrees to alter, relocate or remove Holder's Facility, at no cost to BPA, to correct an interference with BPA's easement rights or to accommodate future modifications of BPA's facilities.
6. Holder agrees to abide by and comply with all applicable Federal, State and local laws and regulations, including, but not limited to building and safety codes, rules issued by utility commissions, the National Electric Safety Code, entities that regulate Holder, and all applicable environmental regulations.
7. Induced voltages and currents may occur on structures or other items constructed or placed under or near high voltage transmission lines. BPA has no duty to inspect Holder's Facility or to warn of hazards. Holder shall have the continuing responsibility for the protection of personnel and equipment in the design, construction, operation and maintenance of Holder's Facility.
8. Holder shall notify BPA at least ten (10) business days prior to commencing installation of Holder's Facility. Contact: Charlene Belt, phone: 503-230-5518 or by email: crbelt@bpa.gov.
9. This Agreement is entered into with the express understanding that it is not assignable or transferable to other parties without the prior written consent of BPA.
10. BPA may terminate this Agreement upon 30 days written notice. Holder shall, within 60 days of receiving such notice of termination, and at Holder's sole expense, vacate and restore the BPA Easement Area to a condition satisfactory to BPA. Upon Holder's failure to vacate and restore the BPA Easement Area within the above stated time period, BPA may remove Holder's Facility and restore the BPA Easement Area at Holder's expense.

11. A copy of this Agreement shall be physically located at Holder's project site during construction activities. Holder's employees, contractors and representatives shall adhere to all conditions and requirements listed herein.
12. Additional terms and conditions specific to Holder's Facility may be included as part of this Agreement as Exhibit B, attached hereto and made a part hereof.
13. Holder agrees to assume risk of loss, damage, or injury which may result from Holder's use of the BPA Easement Area, except for such loss, damage, or injury for which BPA may be responsible under the provisions of the Federal Tort Claims Act, 62 Stat. 982, as amended.
14. Any damage to BPA's property caused by or resulting from Holder's use of the BPA Easement Area may be repaired by BPA, and the actual cost of such repair shall be charged against and be paid by Holder.
15. Holder's contact information:

NAME: Dan Flatten
 Marketing Company President
 U-Haul Co. of Southern Washington

ADDRESS: 2500 NE Andresen Road
 Vancouver, WA 98661

PHONE: 360-524-1789
 EMAIL: dan_flatten@uhaul.com

Holder agrees to notify BPA in writing of any changes to the above listed contact information.

This Agreement becomes effective upon the signature of all parties.

(b)(6)

[Redacted Signature]

6/6/2019
 Date

Holder

Dan Flatten
 Print Name
Marketing Company President
 Title (if applicable)

THIS AGREEMENT IS HEREBY AUTHORIZED:

(b)(6)

[Redacted Signature]

6/6/2019
 Date

Realty Specialist

Bonneville Power Administration

NOTE: BPA seeks help maintaining the integrity of the electrical transmission system. Please report any vandalism or theft to the BPA Crime Witness program at 1-800-437-2744. Cash rewards of up to \$25,000 will be paid should information lead to the arrest and conviction of persons committing a crime.

If you have any questions or concerns, please notify a BPA Realty Office. You may contact Charlene Belt ("BPA Representative") by telephone at 503-230-5518 or send written correspondence to the address listed at the top of this Agreement.

SECS 10, 11 & 14 T2N R2E WM
CLARK COUNTY, WASHINGTON

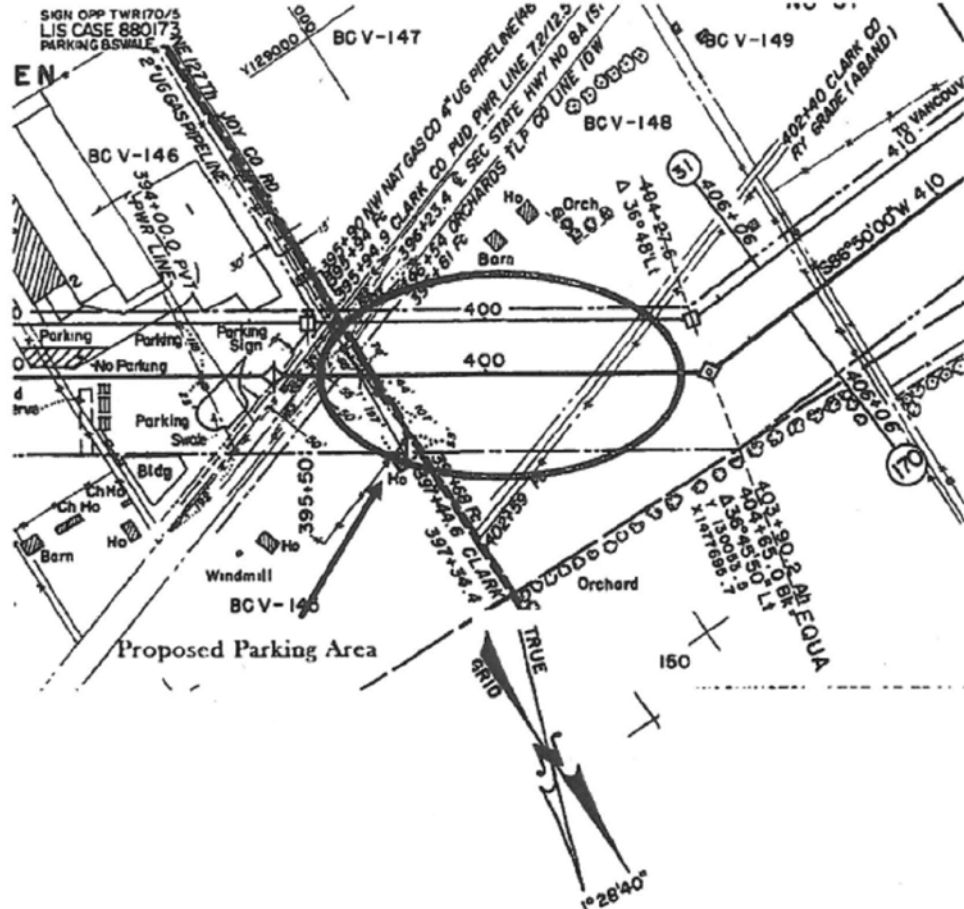


EXHIBIT A
Americo Real Estate Company
Case No. 20180118

RV and U-Haul Truck Parking

Tract No. BCV-31-A-148; BCV-31-A-149;
BCV-31-A-150

Portion of John Bird D.L.C No 61 of S. 10, T.
2N, R. 2E, WM, Clark County, State of WA

UNITED STATES DEPARTMENT OF THE INTERIOR BONNEVILLE POWER ADMINISTRATION PAUL J. RAVER, ADMINISTRATOR			
McNARY - ROSS LINE			
345 KV SINGLE CIRCUIT TRANSMISSION LINE LONG MILE 170 FROM McNARY (5345')			
Designed: FWF	Drawn: FWF	Checked: MSH	Approved: <i>[Signature]</i> Date: 8-21-52
Traced: VGL	Scale: 1" = 100'	Ser: 64 970	Sheet: 118-11-D

EXHIBIT B
ADDITIONAL TERMS AND CONDITIONS

1. Inform BPA 10 days prior to the start of construction.
2. Maintain a minimum distance of at least 16 feet between Holder's Facility and the transmission line conductors (overhead wires) at all times. Do not measure this distance with a measuring tape, pole, or other physical means. If there is the possibility that any equipment can encroach on this distance, then a safety watcher will be required.
3. Maintain a minimum distance of at least 50 feet between Holder's Facility and the transmission line structures.
4. Equipment, machinery, and vehicles traveling within BPA's Easement Area shall remain at least 25 feet away from any BPA structure or guy anchor ground attachment point.
5. Holder shall not store flammable materials or refuel vehicles or equipment within BPA's Easement Area.
6. **Holder must adhere to Exhibit C – 180' X 70' NO PARKING AREA WITHIN BPA EASEMENT at all times.**
7. When excavating, a minimum horizontal buffer zone of 50 feet shall be maintained from any point where steel lattice tower legs enter the earth.
8. From the excavation buffer zone, a slope in the ratio of 2:1 (Horizontal:Vertical) or less shall be maintained. See Exhibit D attached.
9. Overburden grade changes to existing ground elevations while excavating within BPA's Easement Area is prohibited.
10. Vegetation shall not exceed 10 feet in height, obstruct access to structures, or be planted within 50 feet of any structure. No trees to be planted within the easement area. Any vegetation exceeding the height or obstruction limitation may be removed by BPA.
11. Any portion of Holder's Facility constructed within BPA's Easement Area shall be designed and built to withstand HS-25 loading for BPA's heavy vehicles.
12. The drain pipeline is approved at the location shown on the enclosed plan.
13. The drain pipeline shall be of non-metal material.
14. Bury and maintain the drain pipeline to a depth of 36 inches or comply with applicable NESC, national, state, and/or local standards, whichever is greater.
15. Mark the location of the underground pipeline with permanent signs and maintain such signs where they enter and leave BPA's Easement Area, and at any angle points within BPA's Easement Area.
16. Holder shall not obstruct access to BPA's transmission line system. BPA personnel and/or its contractors must have access the transmission line system at all times.

Case No.: 20180118
Tract No.: BCV-31-A-148; BCV-31-A-149; BCV-31-A-150

17. Install gates in Holder's fence of not less than 16-feet in width for the passage of BPA vehicles. Gates may be locked, provided a BPA lock is also included in the locking mechanism.
18. BPA shall have the right to use the parking area for access to its structures, both to and along its transmission line right-of-way.
19. Construction of additional transmission lines within the currently unoccupied portion of BPA's Easement Area may occur. Should Holder's use interfere with the construction, use or maintenance of said line, Holder will be required to remove such interference off BPA's Easement Area at no expense to BPA.
20. Notice: Nuisance shocks may occur within BPA's Easement Area. Grounding metal objects helps to reduce the level of shock. It is suggested that construction equipment be grounded with a drag chain.

Case No.: 20180118

Tract No.: BCV-31-A-148; BCV-31-A-149; BCV-31-A-150

U-Haul of Orchards

Submitted to the SE of Section 10 72N R9E W4E
Clark County, Wisconsin

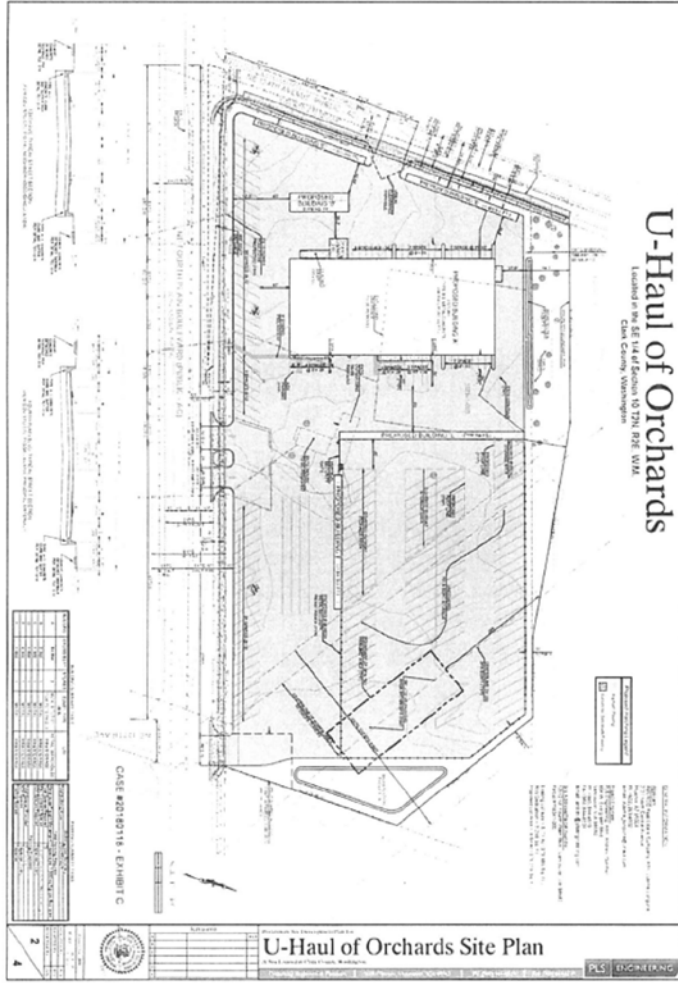
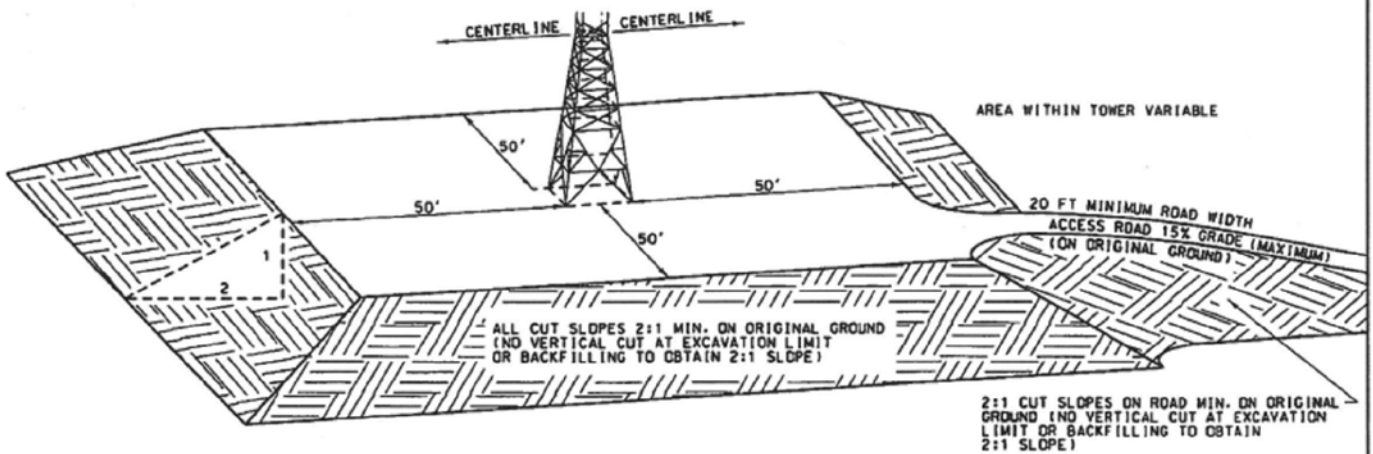


FIGURE 1 SHOWS THE TYPICAL LIMITS OF EXCAVATION AROUND BPA STEEL LATTICE TOWERS.



BPA RESERVES THE RIGHT TO EXPAND LISTED LIMITS BASED ON SAFETY AND RELIABILITY ISSUES.

FIGURE 1 TYPICAL EXCAVATION LIMITS FOR STEEL LATTICE TOWERS (NOT APPLICABLE FOR LARGE SCALE OPERATIONS)

CASE #20180118 - EXHIBIT D



United States Department of the Interior Energy

BONNEVILLE POWER ADMINISTRATION
P.O. Box 3621, PORTLAND, OREGON 97208

In reply refer to:

ELMC
Contract No. EW-78-Z-81-0018
Tract Nos. BCV-151, -152, -153,
and -154

JAN 18 1978

Line: Bonneville-Vancouver
(operated as Sifton-
Ross No. 1 and Bonneville-
Alcoa No. 2); and McNary-
Ross Line

City of Vancouver
City Hall
210 East 13th Street
Vancouver, Washington 98660

Gentlemen:

Subject: Use of Bonneville Power Administration easement area for the installation, use, and maintenance of a sanitary sewer approximately 210 feet westerly of structures identified as SIFT ROSS 4/1 and BON ALCOA 32/1 and MC N ROSS 171/1, in the John Bird DLC No. 61 in Section 10, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington.

The above-described use of this easement area has been determined not to be a hazard to nor an interference with the Bonneville Power Administration's present use of this easement for electric transmission line purposes. Accordingly, there is no objection to such use, subject to the condition, however, that if such use should at any time become a hazard to the presently installed electrical facilities of the Administration, or any facilities added or constructed in the future, or should such use interfere with the inspection, maintenance or repair of the same, or with the access along such easement, you will be required to remove such hazard or interference.

You, of course, will have to assume all risk of loss, damage or injury which may result from your use of the easement area, except for such loss, damage or injury as the Administration may be responsible for under the provisions of the Federal Tort Claims Act, 62 Stat. 962, as amended. It is understood that any damage to the Administration's property caused by or resulting from your use of the easement area may be repaired by the Administration and the actual cost of such repair shall be charged against and be paid by you.



Save Energy and You Serve America!

Permit to City of Vancouver, Vancouver, Washington, dated JAN 18 1978 ;
 Subj: Installation of Sanitary Sewer

The following conditions also must be complied with:

1. The installation, use and maintenance of your sanitary sewer shall be without cost to the Administration and shall in no way interfere with the Administration's operation and maintenance of its electrical facilities.
2. The pipeline shall be buried with a minimum cover of 36 inches.
3. You shall mark with permanent type markers the points where the sewerline enters and leaves the rights-of-way, and at any angle points within the rights-of-way.
4. The Administration shall not be liable for any damage to the sanitary sewer which may occur during maintenance or reconstruction of its facilities.

It is understood that the rights granted you hereunder by the Bonneville Power Administration are limited to the rights acquired by BPA, which are easement rights only, subject to existing rights of other parties, and that you will acquire the necessary rights from the owner of the underlying fee.

This permit is given with the express understanding that it is not assignable or transferable to other parties, without the prior written consent of the Administration.

This permit will become effective upon your returning this letter with your approving signature to the Bonneville Power Administration, P.O. Box 3621, Portland, Oregon 97208. The copy is for you to retain as your record.

Sincerely,

(b)(6)

Margaret M. Kagey, Head
 Title & Land Management Section
 Branch of Land

The above permit is accepted and its terms agreed to on this 7TH
 day of FEBRUARY, 1978.

CITY OF VANCOUVER

(b)(6)

By

CITY ENGINEER

CYL:klr 1-16-78

Contract No. EW-78-Z-81-0018

8605220028

Tract Nos. BCV-145, -146,
-147, -147A, -148

E-24

A G R E E M E N T

This AGREEMENT, made and entered into on this 30th day of April, 1986, by and between the UNITED STATES OF AMERICA, acting through the Bonneville Power Administrator, as authorized by 16 U.S.C. 832, et seq., hereinafter called the Government, and the STATE OF WASHINGTON, Department of Transportation, acting by and through the Secretary of Transportation, hereinafter called the State.

W I T N E S S E T H:

WHEREAS, the State has acquired the ownership of additional width for an unlimited access highway for SR 500, 117th Avenue to Ward Road, as shown on that certain map of definite location for said highway, Sheet 2 of 4 Sheets, approved October 10, 1983, revised May 21, 1984, and on file in the Office of the Secretary of Transportation in Olympia, over and across the following described tract of land:

A portion of Lots 1 and 2 of Sifton Garden Annex, according to the recorded plat thereof; a portion of the John Calder Donation Land Claim No. 44, and a portion of the John Bird Donation Land Claim No. 61, all lying within the South half of Section 10, Township 2 North, Range 2 East, Willamette Meridian in Clark County, Washington.

which highway right-of-way crosses the prior easements and rights-of-way of the Government for the Bonneville Power Administration's Bonneville-Vancouver (operated as Mile 3 Sifton-Ross No. 1 and Mile 31 Bonneville-Alcoa No. 2) and McNary-Ross electric power transmission lines, as shown on said Sheet 2, a copy of which is attached hereto as Exhibit A and by this reference made a part hereof; and

WHEREAS, that portion of the old highway right-of-way within the BPA Bonneville-Vancouver and McNary-Ross electric power transmission lines is covered under State of Washington Permit for Power Transmission Installations Upon Highway Right of Way No. HQ-66-43 (BPA Contract Ibp-3053, Tract Nos. BCV-91A, BCV-147A, BCV-154A) dated December 15, 1966; and

WHEREAS, it is the desire of said parties to adjust and modify the respective rights of said parties to permit the crossing of the Government's easement and right-of-way with a minimum of conflict;

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RECEIVED
JUN 24 1986
TITLE & LAND
MANAGEMENT SECTION
1004

R-133735-37

IT IS THEREFORE AGREED:

1. That the Government relinquishes any right it may have, except as set out in Item 2, to put any structure within said highway right-of-way as it is now proposed to be located and used without prior approval of the State.
2. Towers designated as SIFT ROSS 1-3-5, BOM ALCON 2-31-5, and MC W ROSS 1-170-5 as presently located, will be allowed to remain within the highway right-of-way. Median barriers have been installed by the State to protect these towers, and shall be maintained at State expense. If, in the future, the State requires the relocation of these structures, all costs associated therewith will be borne by the State.
3. The highway right-of-way is not limited to access, and the Government will continue to use existing access to its transmission line rights-of-way as said access is presently located on either side of the highway right-of-way.
4. That the Government reserves the right to erect, construct, operate, and maintain the conductors (wires) of the existing and future electric power transmission lines or lines over said highway right-of-way in such manner as will not interfere with or endanger the use of said right-of-way for highway purposes, as said highway is now proposed to be located and used.
5. Should any rights acquired by the State by this agreement no longer be used or needed for public highway or road purposes, such rights granted shall terminate and revert to and re-vest in the Government.
6. That any and all damage or injury to the Government's property caused by or resulting from the construction or repair of the State's crossing or facilities may be repaired by the Government and the actual costs of such repair be charged against and paid by the State.
7. The State covenants and agrees that it will comply with the terms and provisions of Title VI of the Civil Rights Act of 1964, 78 Stat. 241, to the extent that the provisions of said Act apply to the State. In the event of violation, the Government reserves the right to invoke the provisions of Section 17.4 of Title 43 C.F.R.
8. No Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to or share any part of this agreement, or to any benefit that may arise therefrom, but this provision shall not be construed to extend to this agreement if made with a corporation for its general benefit.

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Tract Nos. BCV-145, -146, -147, -147A,
-148

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JUN 24 1986
TITLE & LAND
MANAGEMENT SECTION

284

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

By (b)(6)
Chief, Land Branch

STATE OF WASHINGTON
Department of Transportation

(b)(6)
Title CHIEF RIGHT OF WAY AGENT April 30, 1986

STATE OF OREGON)
County of Multnomah) ss:
)

On this day personally appeared before me (b)(6), to me known to be the _____ Chief, Land Branch, Bonneville Power Administration, described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal this nineteenth day of May 1986.



(b)(6)
Notary Public for Oregon
My Commission Expires: 2-13-88

3
Tract Nos. BCV-145, -146, -147, -147A, -148

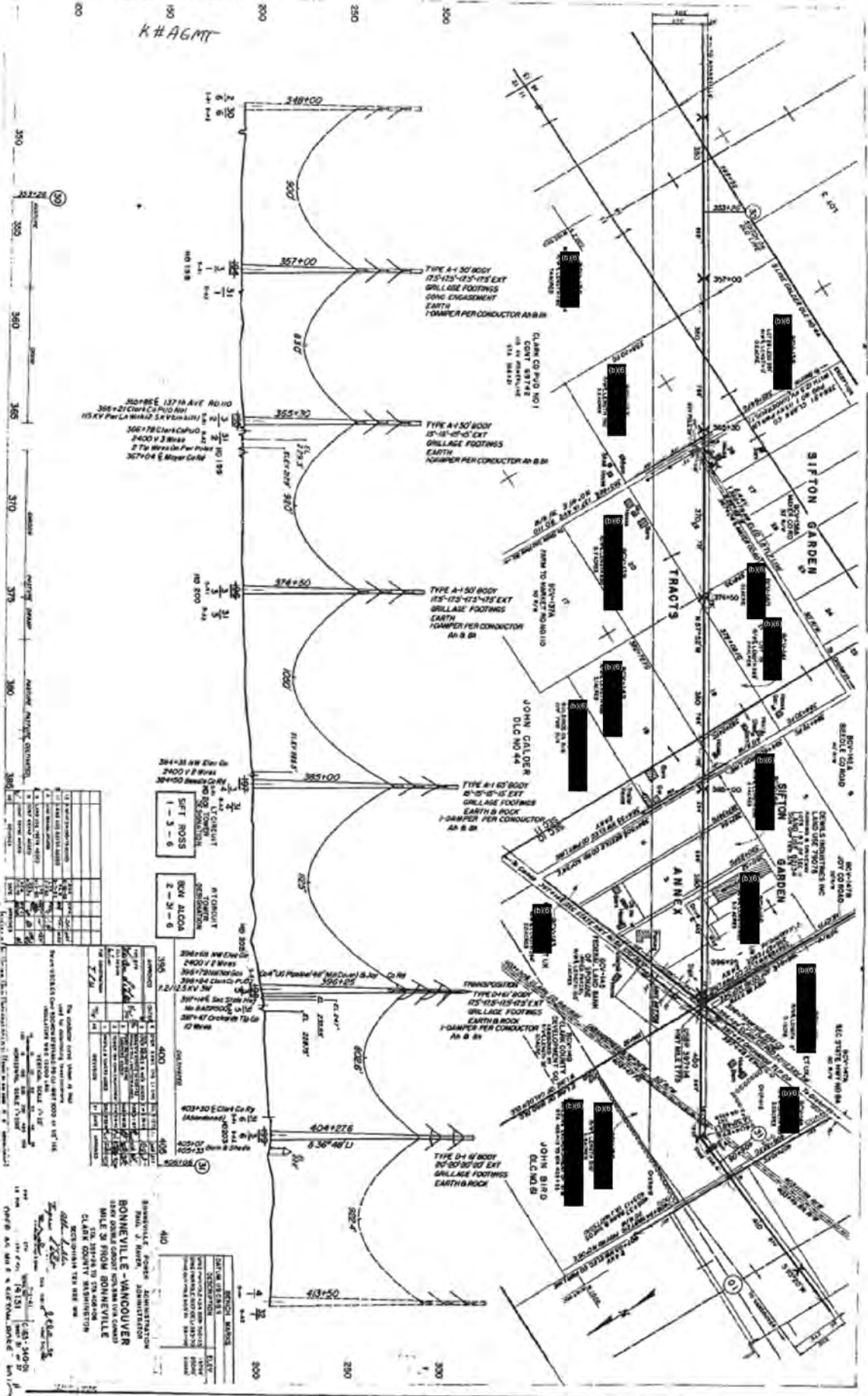
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JUN 24 1986
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MANAGEMENT SECTION

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20-16 57

BCV-31-A-145
K#AGMT

LEGIBILITY STRIP
CM 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30



NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGNED	11/11/11	J. J. [REDACTED]	[REDACTED]
2	CHECKED	11/11/11	[REDACTED]	[REDACTED]
3	APPROVED	11/11/11	[REDACTED]	[REDACTED]

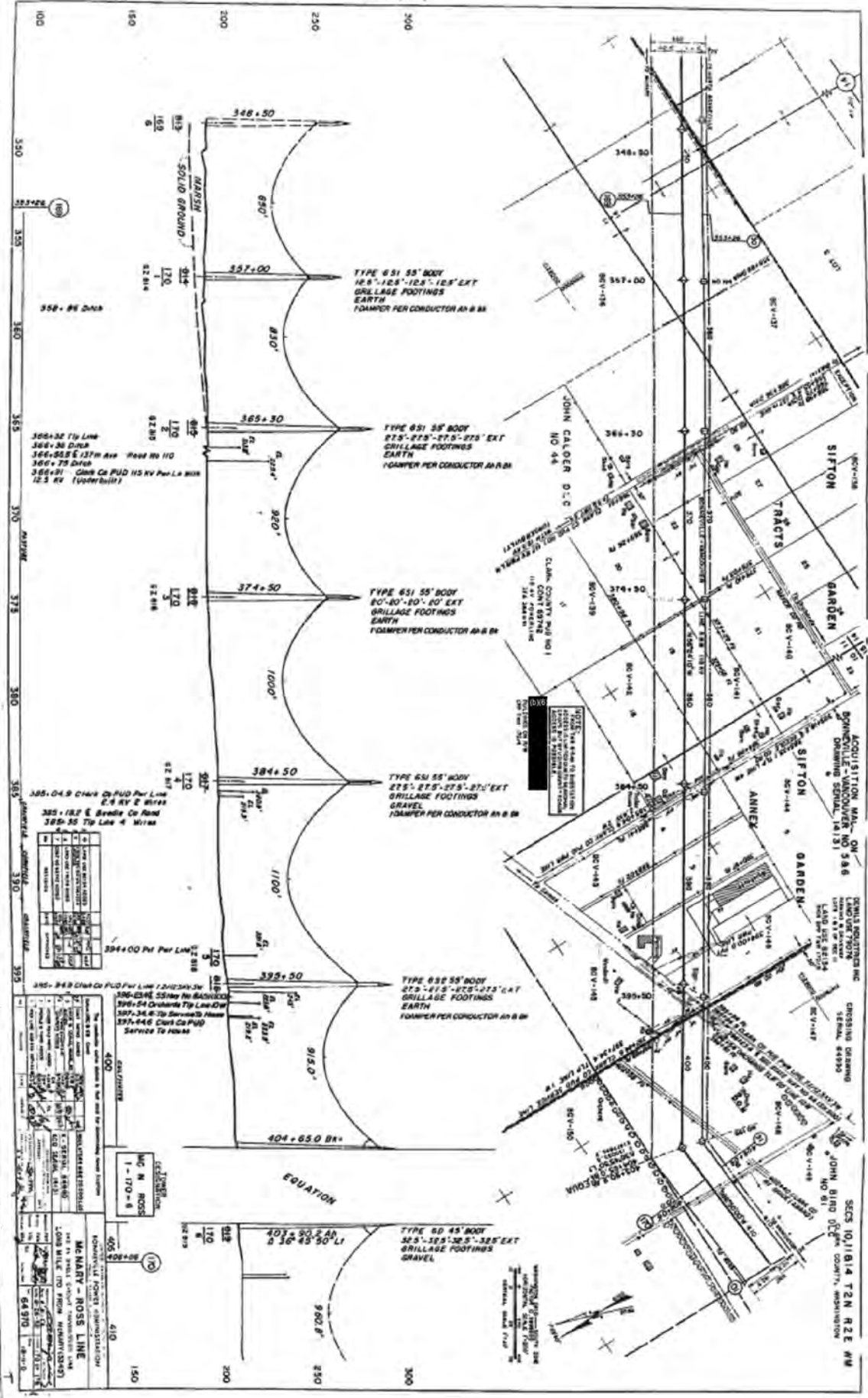
NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGNED	11/11/11	J. J. [REDACTED]	[REDACTED]
2	CHECKED	11/11/11	[REDACTED]	[REDACTED]
3	APPROVED	11/11/11	[REDACTED]	[REDACTED]

BRUNNENVILLE
BONNEVILLE - WAINCOURT
MILE 2 FROM BONNEVILLE
CLARK COUNTY, WASHINGTON

BCV-31-A-145 (2) KAAGATT

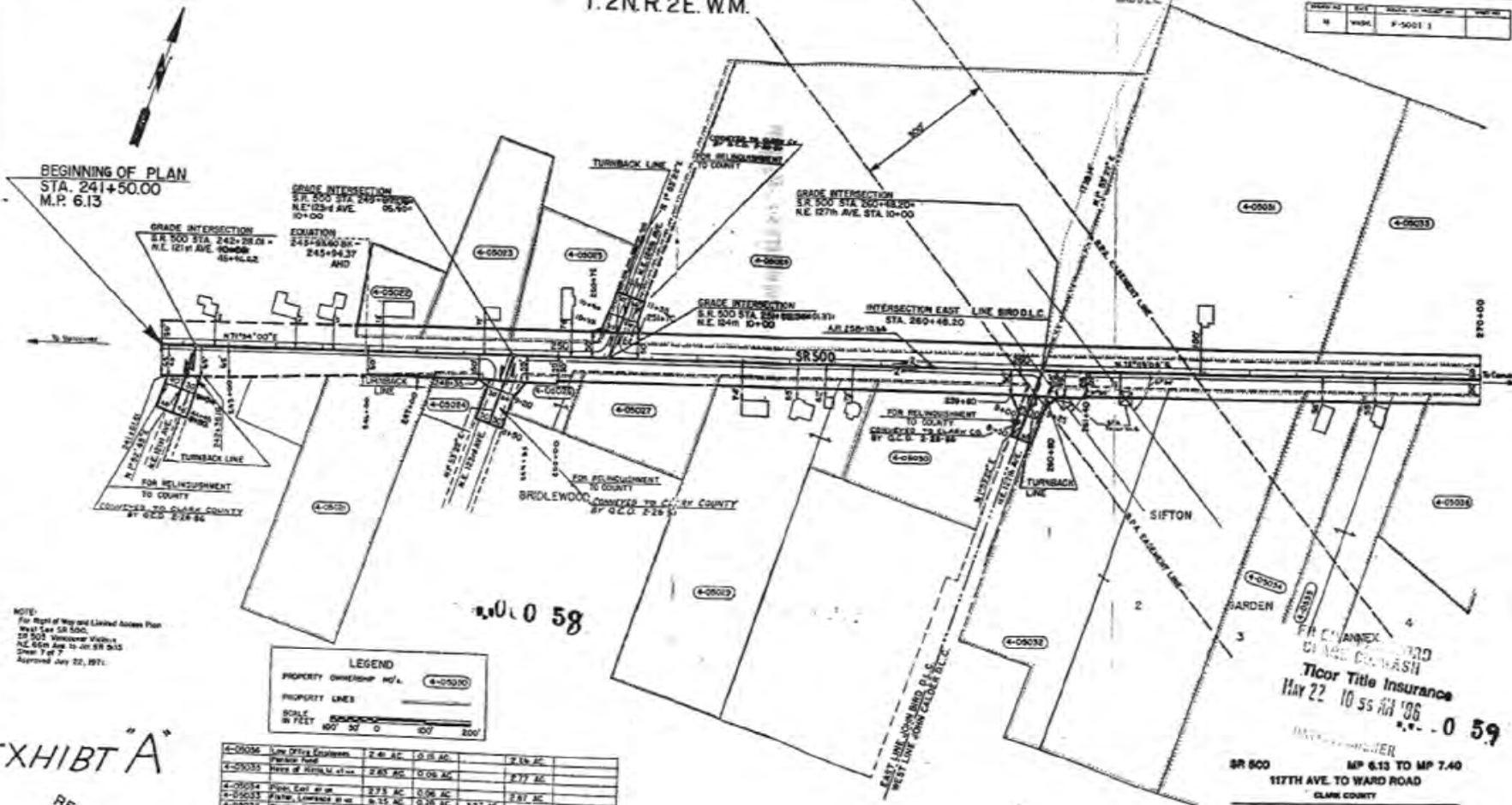
LEGIBILITY STRIP

CM: [unreadable]



T.2N.R.2E.W.M.

DATE	BY	REVISION
11/10/85	W	F-5001.1



BEGINNING OF PLAN STA. 241+50.00 M.P. 6.13

BCV-31-A-145
KHA GMT

NOTE:
For Right of Way and Limited Access Plan
West See SR 500.
27 505 Washington Vision
N.E. 50th Ave. to rd SR 500
Sheet 7 of 7
Approved July 22, 1971.

0.058

LEGEND

PROPERTY OWNERSHIP NO. 4-05000

PROPERTY LINES

SCALE
IN FEET 0 100 200

Parcel No.	Owner	Area (Ac.)	Area (Sq. Ft.)	Area (Ac.)	Area (Sq. Ft.)
4-05006	Low Office Equipment	2.40	0.16	2.40	0.16
4-05005	Area of Wetland	2.80	0.08	2.80	0.08
4-05004	Area East of rd	2.75	0.06	2.75	0.06
4-05003	Area of Wetland	6.35	0.36	6.35	0.36
4-05002	Shoreland	9.15	0.75	9.15	0.75
4-05001	Marshall, John et al	7.60	0.17	7.60	0.17
4-05000	Shoreland	1.40	0.38	1.40	0.38
4-05009	Marshall, William et al	4.50	0.18	4.50	0.18
4-05008	Marshall, William et al	2.43	0.43	2.43	0.43
4-05007	Marshall, William et al	1.18	0.13	1.18	0.13
4-05006	Marshall, William et al	8.50	0.09	8.50	0.09
4-05005	Marshall, William et al	1.50	0.10	1.50	0.10
4-05004	Marshall, William et al	0.28	0.03	0.28	0.03
4-05003	Marshall, William et al	1.45	0.04	1.45	0.04
4-05002	Marshall, William et al	0.80	0.07	0.80	0.07
4-05001	Marshall, William et al	2.11	0.10	2.11	0.10
Parcel No.	Name	Total Area	By	Remainder	Statement

EXHIBT A

RECEIVED
JUN 24 1986
TITLE & LAND
MUNICIPAL

404

SR 500 MP 6.13 TO MP 7.40
17TH AVE. TO WARD ROAD
CLATSOP COUNTY

RIGHT OF WAY PLAN
STA. 241+50.00 TO STA. 270+00

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OLYMPIA, WASHINGTON

DATE SUBMITTED: _____

DESIGNED BY: _____

APPROVED: _____

LEGIBILITY STRIP

cm



Department of Energy
Bonneville Power Administration
PO Box 3621
Portland, OR 97208-3621

October 2, 2008

CASE No. 20080546

TRACT No. BCV-31-A-~~145~~ ¹⁴⁸ *cmk*
LINE: McNary-Ross Line and Bonneville-Vancouver
(Operated as Bonneville Ph. I - Alcoa No.1 and Sifton-Ross No.1)

Clark County PUD
PO Box 8900
Vancouver, WA 98668

LAND USE AGREEMENT

Bonneville Power Administration (BPA) hereby agrees to your use of BPA's easement area for construction/installation, use, and maintenance of an anchor with guy attachment to Clark County PUD pole # 19975 along with the replacement of the overhead primary line from the pole to an existing pole located on the south side of 4th Plain Boulevard, Vancouver, Washington.

The location of your use is partially within the John Bird DLC No. 61, of Section 10, Township 2 North, Range 2 East, Willamette Meridian, Clark County, State of Washington, as shown on the attached segment of BPA Drawing No. 64970, marked as Exhibit A and as shown on the Clark County PUD application sketch marked Exhibit B.

You shall not make any changes or additions to your use of the right-of-way without BPA's review and written approval. Any other uses and utilities on the right-of-way must be applied for separately.

Please note that BPA is not the owner of this property. If you are not the owner, you must obtain the owner(s) permission to use this property. There may also be other uses of the property that might be located within the same area as your project. This agreement is subject to those other rights.

This agreement is entered into with the express understanding that it is not assignable or transferable to other parties without the prior written consent of BPA. This agreement is revocable at will by BPA and does not modify, change, or otherwise alter the rights BPA acquired by Deed. BPA may terminate this agreement upon 30 days written notice.

The subject use of this easement area has been determined not to be a hazard to, or an interference with, BPA's present use of this easement for electric transmission line purposes. Accordingly, there is no present objection to such use. However, if BPA should determine at any time, that your use has become a hazard to the presently installed electrical facilities of BPA, or any facilities added or constructed in the future, or if such use should interfere with the inspection, maintenance, or repair of the same, or with the access along such easement, you will be required to stop your use or remove such hazard or interference from the right-of-way at no expense to BPA.

**BY ACCEPTING THIS LAND USE AGREEMENT YOU ARE AGREEING TO
THE FOLLOWING CONDITIONS**

1. Inform BPA once the construction of your approved use is complete.
2. Maintain a minimum distance of at least 16 feet between your construction equipment and the transmission line conductors (wires).
3. To ensure the safety of workers and the uninterrupted operation of the BPA transmission facilities, the applicant shall employ a BPA approved safety watcher during any construction activities occurring under the conductors (wires) or when operating any equipment that has the potential to reach or come within 15 feet of the conductors (wires). **Please contact this office for a current list of BPA approved Safety Watchers.**
4. No storage of flammable materials or refueling of vehicles or equipment within the easement area.
5. Access to BPA transmission line system by BPA and/or its contractors shall not be obstructed at any time.
6. The replacement primary line should be installed with a sag matched to the line it replaces.

IN ADDITION, THE FOLLOWING IS BROUGHT TO YOUR ATTENTION

You agree to assume risk of loss, damage, or injury which may result from your use of the easement area, except for such loss, damage, or injury for which BPA may be responsible under the provisions of the Federal Tort Claims Act, 62 Stat. 982, as amended. It is understood that any damage to BPA's property caused by or resulting from your use of the easement area may be repaired by BPA, and the actual cost of such repair shall be charged against and be paid by you.

Nuisance shocks may occur within the right-of-way. Grounding metal objects helps to reduce the level of shock.

Construction/installation, use, and maintenance of the guy and anchor (facilities) shall be at no cost to BPA.

BPA seeks your help maintaining the integrity of the electrical transmission system. Please report any Vandalism or Theft to the BPA Crime Witness program at 1-800-437-2744. Cash rewards of up to \$25,000 will be paid should information lead to the arrest and conviction of persons committing a crime.

BPA shall not be liable for damage to your property, facilities, or injury to persons that might occur during maintenance, reconstruction, or future construction of BPA facilities as a result of your facilities being within the right-of-way.

If you have any questions or concerns, please notify this BPA Realty Office. You may direct any communication to Bonneville Power Administration, Real Estate Field Services (TERR-3) PO Box 3621, Portland Oregon 97208-3621 or by telephoning 1-800-836-6619.

A copy of this agreement shall be physically located at the project during construction activities.

THIS LAND USE AGREEMENT BECOMES EFFECTIVE UPON THE SIGNATURE OF ALL PARTIES.

I HAVE READ, UNDERSTAND, AND CONCUR WITH THE TERMS OF THIS AGREEMENT ON BEHALF OF CLARK COUNTY PUD:

(b)(6)

Title *Senior RUI agent*

10-07-08
Date

THIS AGREEMENT IS HEREBY AUTHORIZED BY BONNEVILLE POWER ADMINISTRATION:

(b)(6)

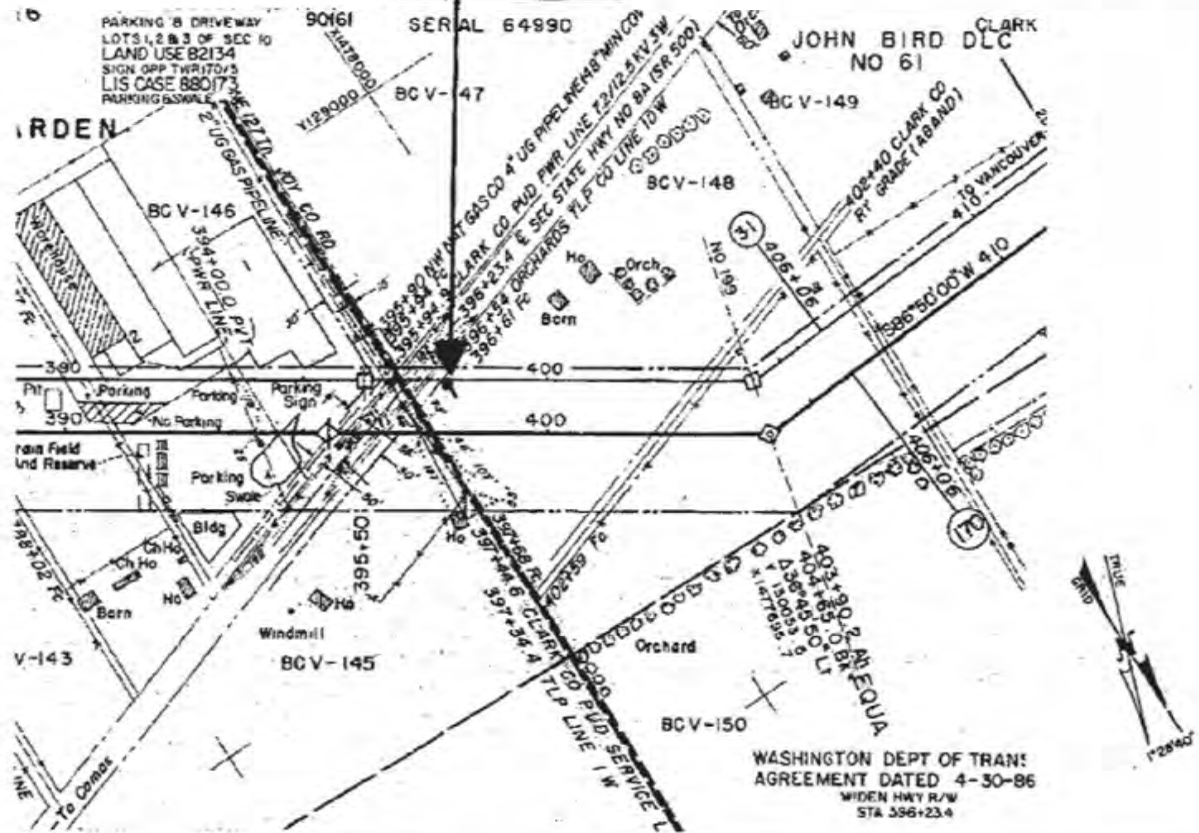
Shelley N. Fenton
Realty Specialist

10-15-08
Date

SEC 10, T2N R 2E WM
Clark County, Washington

Approximate
Location of Pole
and Guy
Attachment

Exhibit A
Clark County PUD
Case No 20080546
Portion of BPA Drawing No. 64970



WASHINGTON DEPT OF TRAN
AGREEMENT DATED 4-30-86
WIDEN HWY R/W
STA 396+23.4

SEC 10, T 2N, R 2E, WM
Clark County, Washington

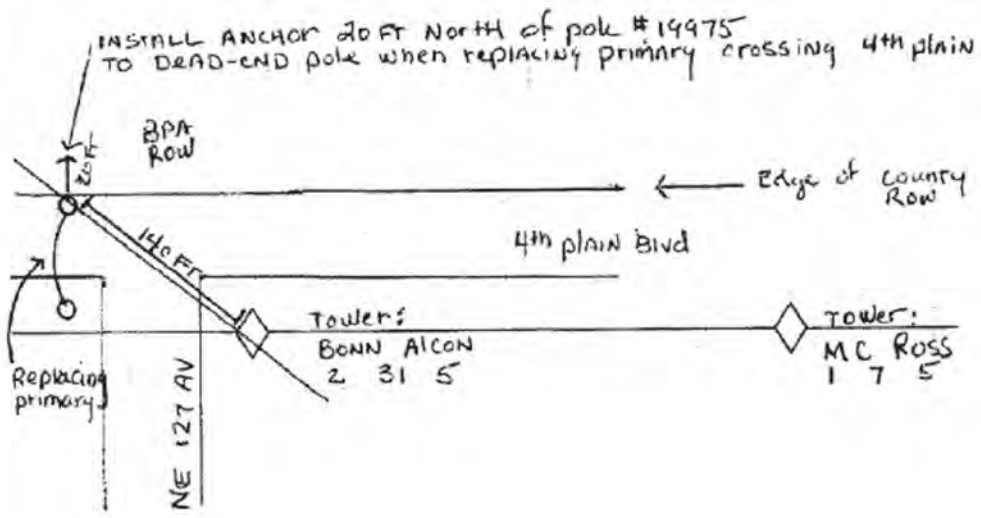


Exhibit B
Clark County PUD
Case No 20080546
Applicant's Sketch
Bonneville-Ph. 1 - Alcoa No. 1 and
Sifton Ross No. 1



Department of Energy
Bonneville Power Administration
P.O. Box 491
Vancouver, WA 98666-0491

January 31, 2018

BPA Case No.: 20170009

Tract No: BCV-31-A-145, 148, 149, & 150 Stationing: 395+50 to 405+00
Line Name: McNary-Ross Line
ADNO: 7147

LAND USE AGREEMENT
Consent to Use of BPA's Easement Area

This Land Use Agreement ("Agreement") is entered into by and between the United States of America, Department of Energy, Bonneville Power Administration ("BPA") and Delta Management Co, LLC ("Holder").

BPA holds easement rights ("BPA Easement") over the following described property ("BPA Easement Area"):

That portion of the west 500 feet of that part of the John Calder D.L.C. No. 44 lying in the S1/2 of Section 10, Township 2 North, Range 2 East, and that portion of the John Bird D.L.C. No. 60 in Section 10, Township 2 North, Range 2 East, Willamette Meridian, Clark County, State of Washington, as shown on the attached segment of BPA Drawing No. 64970, marked as Exhibit A.

Holder has requested BPA's permission to use portions of the real property subject to the BPA Easement for grading, paving, curbing, and sidewalks for parking lot, lighting, landscaping, waste receptacles, sanitary sewer, water line, and storm line ("Holder's Facility").

Subject to the terms and conditions set forth in this Agreement, BPA consents to Holder's use of the BPA Easement Area for the purpose proposed by Holder, and concurs that such use will not interfere with the current operation and maintenance of BPA's transmission facilities, if constructed in the manner and at the location shown on Exhibits A, B, C-1, C-2, and C-3, attached hereto and made a part hereof.

In consideration of BPA's concurrence, Holder agrees to the following:

1. This Agreement does not grant any right, privilege, or interest in land, and does not modify, change, or otherwise alter the rights BPA acquired by deed. Loss of the privileges granted by this Agreement is not compensable to Holder.

2. Holder is responsible for obtaining from the underlying landowner ("Landowner"), by good and sufficient legal instrument, all rights, interests and privileges for land use necessary and incident to the ownership and maintenance of Holder's Facility.
3. There may be other uses of the property located within the same area as Holder's Facility. This Agreement is subject to such superior rights.
4. This Agreement is valid only if Holder's Facility is constructed, operated, and maintained in conformance with the terms of this Agreement and all attached on **Exhibits A, B, C-1, C-2, and C-3**. Relocations, changes or upgrades require BPA's prior written approval. Failure to obtain the written approval of BPA prior to making alterations to Holder's Facility shall result in the termination of this Agreement.
5. Holder acknowledges and agrees that Holder's use of the property is subordinate to BPA's easement rights. BPA reserves the right to trim or remove trees, brush or shrubs or to remove any other encroachment within the BPA Easement Area which might interfere with the operation, maintenance, construction, removal or relocation of BPA's facilities. Holder agrees to alter, relocate or remove Holder's Facility, at no cost to BPA, to correct an interference with BPA's easement rights or to accommodate future modifications of BPA's facilities.
6. Holder agrees to abide by and comply with all applicable Federal, State and local laws and regulations, including, but not limited to building and safety codes, rules issued by utility commissions, the National Electric Safety Code, entities that regulate Holder, and all applicable environmental regulations.
7. Induced voltages and currents may occur on items constructed or placed under or near high voltage transmission lines. BPA has no duty to inspect Holder's Facility or to warn of hazards. Holder shall have the continuing responsibility for the protection of personnel and equipment in the design, construction, operation and maintenance of Holder's Facility.
8. Holder shall notify BPA at least ten (10) business days prior to commencing installation of Holder's Facility. Contact: Dawneen Dostert phone: 360-418-2586 or by email: dmdostert@bpa.gov.
9. This Agreement is entered into with the express understanding that it is not assignable or transferable to other parties without the prior written consent of BPA.
10. BPA may terminate this Agreement upon 30 days written notice. Holder shall, within 30 days of receiving such notice of termination, and at Holder's sole expense, vacate and restore the BPA Easement Area to a condition satisfactory to BPA. Upon Holder's failure to vacate and restore the BPA Easement Area within the above stated time period, BPA may remove Holder's Facility and restore the BPA Easement Area at Holder's expense.
11. A copy of this Agreement shall be physically located at Holder's project site during use activities. Holder's employees, contractors and representatives shall adhere to all conditions and requirements listed herein.
12. Additional terms and conditions specific to Holder's Facility may be included as part of this Agreement as **Exhibit B**, attached hereto and made a part hereof.

13. Holder agrees to assume risk of loss, damage, or injury which may result from Holder's use of the BPA Easement Area, except for such loss, damage, or injury for which BPA may be responsible under the provisions of the Federal Tort Claims Act, 62 Stat. 982, as amended.
14. Any damage to BPA's property caused by or resulting from Holder's use of the BPA Easement Area may be repaired by BPA, and the actual cost of such repair shall be charged against and be paid by Holder.
15. Holder's contact information:

NAME: Delta Management Co, LLC
 Kia Keyvani
 ADDRESS: 203 E Reserve Street
 Vancouver, WA 98661
 PHONE: 360-696-4448
 EMAIL: kiakeyvani@gmail.com

Holder agrees to notify BPA in writing of any changes to the above listed contact information.

This Agreement becomes effective upon the signature of all parties.

(b)(6)

Asghar Sadri, Governor
 Delta Management Co. LLC

2-1-18

Date

THIS AGREEMENT IS HEREBY AUTHORIZED:

(b)(6)

Dawneen Dostert, Realty Specialist
 Bonneville Power Administration

2-1-18

Date

NOTE: BPA seeks help maintaining the integrity of the electrical transmission system. Please report any vandalism or theft to the BPA Crime Witness program at 1-800-437-2744. Cash rewards of up to \$25,000 will be paid should information lead to the arrest and conviction of persons committing a crime.

If you have any questions or concerns, please notify a BPA Realty Office. You may contact Dawneen Dostert by telephone at 360-418-2586 or send written correspondence to the address listed at the top of this Agreement.

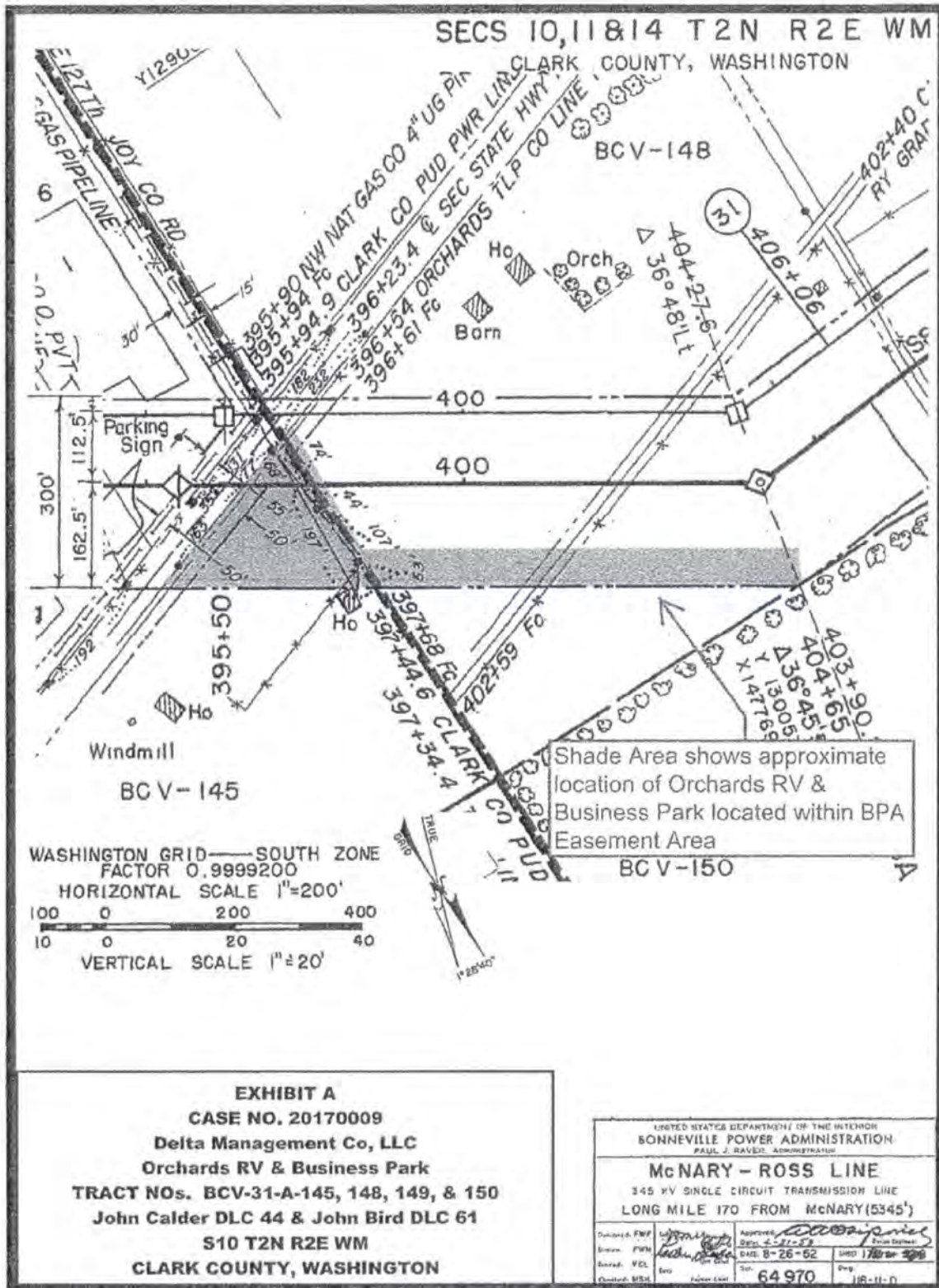


Exhibit B
ADDITIONAL TERMS AND CONDITIONS

1. Construction of additional transmission lines within the currently unoccupied portion of BPA's Easement Area may occur. Should Holder's use interfere with the construction, use or maintenance of said line, Holder will be required to remove such interference off BPA's Easement Area at no expense to BPA.
2. Maintain a minimum horizontal distance of at least 50 feet between Holder's Facility and where the transmission line structures enter the earth.
3. Maintain a minimum distance of at least 16 feet between construction equipment and the transmission line conductors (overhead wires) at all times. Do not measure this distance with a measuring tape, pole, or other physical means. If there is any possibility that any equipment can encroach on this distance, then a safety watcher is required. Please contact the BPA Representative listed at the bottom of Page 3 of the Agreement for a current list of BPA approved Safety Watchers.
4. Overburden grade changes to existing ground elevations while excavating within BPA's Easement Area is prohibited.
5. Fire hydrants are prohibited in the BPA Easement Area.
6. Lighting standards are not to exceed 21 feet in height above grade. A detailed lighting plan for Orchards Business Park must be submitted and reviewed prior to installation of Holder's Facility.
7. Lighting standards are not to exceed the heights shown on Exhibit C-3; a detailed utility plan showing locations of electric service lines must be reviewed prior to installation of Holder's Facility.
8. Vegetation shall not exceed 10 feet in height, obstruct access to structures, or be planted within 50 feet of any structure. Any vegetation exceeding the height or obstruction limitation may be removed by BPA.
9. Any portion of Holder's Facility constructed within BPA's Easement Area shall be designed and built to withstand HS-25 loading for BPA's heavy vehicles.
10. Mark the location of all underground facilities with permanent signs and maintain such signs where they enter and leave BPA's Easement Area, and at any angle points within BPA's Easement Area.
11. Bury and maintain the water pipeline to a depth of 36 inches or comply with applicable NESC, national, state, and/or local standards, whichever is greater.

Case No.: 20170009
Tract No.: BCV-31-A-145, 148, 149, & 150

12. Bury and maintain the sanitary sewer pipeline to a depth of 36 inches or comply with applicable NESC, national, state, and/or local standards, whichever is greater.
13. Bury and maintain the storm water pipeline to a depth of 36 inches or comply with applicable NESC, national, state, and/or local standards, whichever is greater.
14. Holder shall not store flammable materials or refuel vehicles or equipment within BPA's Easement Area.
15. Holder shall not obstruct access to BPA's transmission line system. BPA personnel and/or its contractors must have access the transmission line system at all times.
16. Holder is required to provide an approach to the right-of-way wide enough to turn into BPA's access road. Each approach must be a minimum of 16 feet wide.
17. Install gates in Holder's fence of not less than 16 feet in width for the passage of BPA vehicles. **Gates may be locked, provided a BPA lock is also included in the locking mechanism.**
18. Notice: Nuisance shocks may occur within BPA's Easement Area. Grounding metal objects helps to reduce the level of shock. It is suggested that road building/construction equipment be grounded with a drag chain.

Case No.: 20170009
Tract No.: BCV-31-A-145, 148, 149, & 150



VICINITY MAP
(NOT TO SCALE)

CONTACT INFO:

OWNER: ASGHAR R SADI
20 E RESERVE ST, VANCOUVER, WA 98641

APPLICANT: KIA KEYWAY
391 E Reserve St, Vancouver WA 98661
TEL: (509) 596-4648
FAX: (509) 596-4176

CONTACT: KIA KEYWAY
391 E Reserve St, Vancouver WA 98661
TEL: (509) 596-4648 EXT: 205
FAX: (509) 596-1977
Email: kkeyway@gmail.com

SUMMARY DATA:

DEVELOPMENT STANDARDS (C 2016-01-28-002)

MINIMUM LOT SIZE	NONE
MAXIMUM LOT COVERAGE	TBD TO BE DETERMINED
MINIMUM LOT WIDTH	NONE
MINIMUM LOT DEPTH	NONE
MAXIMUM BUILDING HEIGHT	NONE
MINIMUM FRONT SETBACK	10 FT
MINIMUM REAR SETBACK	5 FT
MINIMUM SIDE SETBACK	5 FT
MINIMUM LANDSCAPE AREA	1%

REVELOPMENT DATA:

PROPOSED SITE AREA: 162,426 SF ± 4.9 ACRES
 PROPOSED BLDG: 47,848 SF ± 20% OF SITE AREA
 NET AREA: 114,578 SF ± (AREA - BLDG - 4.7M IN ROW)
 % OF SITE AREA: 70% OF SITE AREA
 LANDSCAPE: 16,836 SF ± 21% OF NET AREA

PARKING:

REQUIRED: 1 SPACE/100 SF OF FLOOR AREA (4064 SPACES)
 (47848/100 = 478)

WASTE RECYCLE:

REQUIRED: 10 RECYCLE THROUS (1000, 500 AND 100) OF GTS
 PROVIDED: 46 SF

STORM FACILITY:

SEE SITE & CIVIL PLAN

LOADING:

LOADING AND UNLOADING AREA IS PROVIDED NEXT TO THE EAST BUILDING AND IN FRONT SIDE OF EACH UNIT

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES:

TO BE DETERMINED

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES:

TO BE DETERMINED

LAND USE AND ZONING:

EXISTING AND PROPOSED ZONING HAS BEEN REFERRED TO LOCAL CITY ENGINEER PLANS

SOILS:

NO MAPPING INDICATORS

UTILITIES:

CLARK COUNTY
 WATER
 CLARK REGIONAL
 ELECTRIC UTILITY
 TO BE DETERMINED
 TO BE DETERMINED
 TO BE DETERMINED

ADDITIONAL NOTES:

IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNCOVERING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF CULTURAL HERITAGE AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED IMMEDIATELY TO COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS THAT CONSTITUTE A CLASSIFIED PROJECT. POSSIBLE BY DISCOVERED AND/OR FOUND



LEGEND:

- INDICATES TOILET HOUSING
- INDICATES CASUALTY PREMIUM
- INDICATES BENCH MARK
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES WATER VALVE
- INDICATES WATER METER
- INDICATES SEWER STAKE VPI
- INDICATES SEWER PIPELINE
- INDICATES SEWER MANHOLE
- INDICATES DRAINAGE
- INDICATES COMMUNION CURB INLET
- INDICATES EXIST. DRAIN
- INDICATES EXISTING SEWER MANHOLE
- INDICATES WATER BENCH MARK
- INDICATES WATER METER
- INDICATES SEWER STAKE VPI
- INDICATES SEWER PIPELINE
- INDICATES SEWER MANHOLE
- INDICATES EXIST. DRAIN
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- INDICATES EXIST. DRAIN
- INDICATES EXISTING SEWER MANHOLE
- INDICATES WATER BENCH MARK
- INDICATES WATER METER
- INDICATES SEWER STAKE VPI
- INDICATES SEWER PIPELINE
- INDICATES SEWER MANHOLE
- INDICATES EXIST. DRAIN
- INDICATES EXISTING SEWER MANHOLE

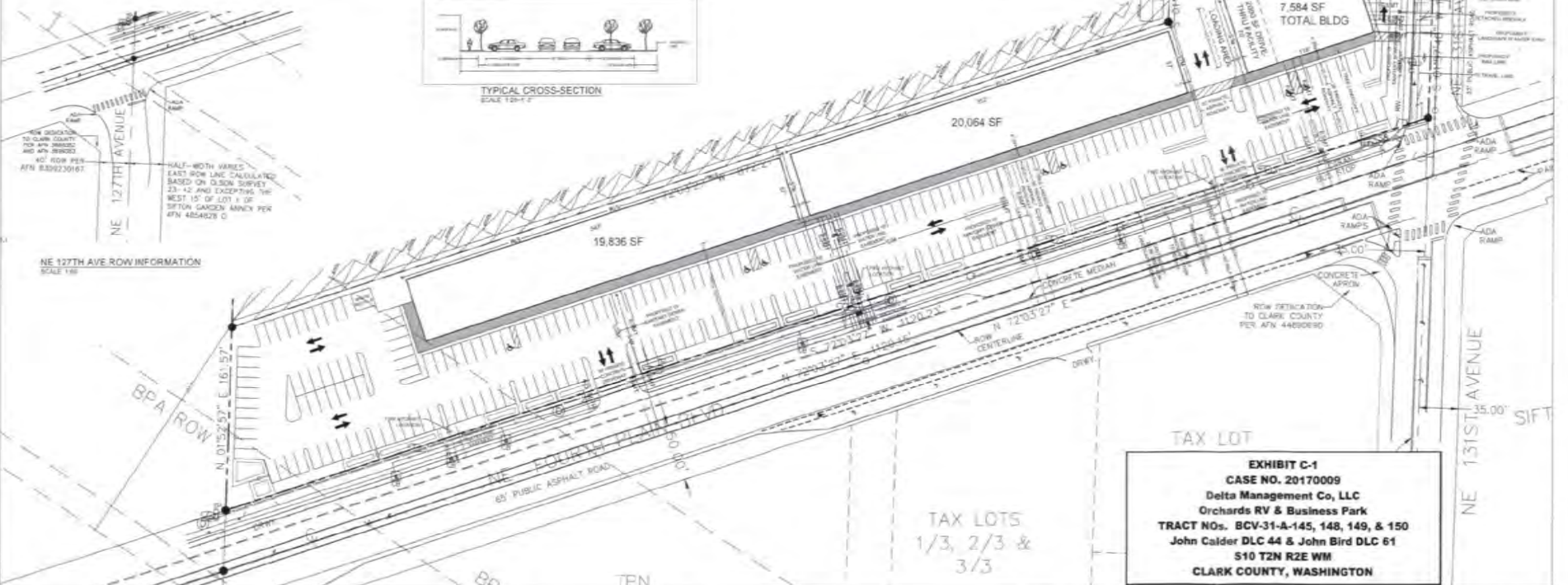
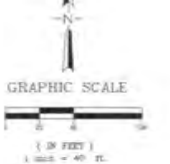


EXHIBIT C-1
 CASE NO. 20170009
 Delta Management Co, LLC
 Orchards RV & Business Park
 TRACT NOs. BCV-31-A-145, 148, 149, & 150
 John Calder DLC 44 & John Bird DLC 61
 S10 T2N R2E WM
 CLARK COUNTY, WASHINGTON

PRELIMINARY SITE PLAN FOR: ORCHARDS BUSINESS PARK		CHECKED BY: [] DRAWN BY: [] DATE: OCTOBER 2017	JOB NO: [] SHEET: [] OF: []
-------------------------------------------------------------	--	--------------------------------------------------------	--------------------------------------



VICINITY MAP
NOT TO SCALE



TYPICAL RV STALL DETAIL
SCALE 1/8"



ROAD SECTION DETAIL
SCALE 1/8"

SUMMARY INFO:

DEVELOPMENT STANDARDS - CD ZONE AND SUBAREA
MINIMUM LOT SIZE: NONE
MAXIMUM LOT COVERAGE: N/A
MINIMUM LOT WIDTH: NONE
MINIMUM LOT DEPTH: NONE
MAXIMUM BUILDING HEIGHT: NONE
MINIMUM FRONT SETBACK: 10 FT
MINIMUM REAR SETBACK: N/A
MINIMUM SIDE SETBACK: N/A
MINIMUM LANDSCAPE AREA: 1% OF TOTAL AREA

BY-PARK DEVELOPMENT DATA:
PROPOSED SITE AREA: 46,854 SF 15.2 ACRES
TOTAL RV PADS: 261
PROP. BLDGS: 5,101 SF 0.4% OF SITE AREA
ROW: 7,712 SF 11ST AVE DEDICATION
NET AREA: 53,179 SF 14% OF SITE AREA
LANDSCAPE: 16,535 SF 3% OF NET AREA
PARKING: PROVIDED
PROVIDED: 29 (INCL. 3 HANDICAP & 21 VISITOR)

WASTE RECEIPT:
PROVIDED - 1000 SF
STORM FACILITY:
PROVIDED - SEE CIVIL PLAN
LANDING:
PROVIDED IN FRONT OF EACH BUILDING
ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES:
TO BE DETERMINED

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES:
TO BE DETERMINED

ARMS OR GRASSING - SEE NOTES
SEE EXISTING CONDITIONS AND CIVIL PLANS

EXISTING STRUCTURE TO BE RETAINED:
NONE

SHEDDING AND STRIPPING PLAN:
SEE SHOP PLAN. STRIPPING SHALL BE PROVIDED WITH FINAL CIVIL SUBMITTAL.

SANITARY SEWER EASEMENT:
SEE EXISTING AND CIVIL PLANS

WETLAND AREA:
NO MAPPING INDICATORS

CODE SUMMARY
JURISDICTION: CLARK COUNTY
WATER: VANCOUVER
SEWER: VANCOUVER
ELECTRIC UTILITY: TO BE DETERMINED
BUILDING CODE: TO BE DETERMINED
CONSTRUCTION: TO BE DETERMINED
USE TYPE: TO BE DETERMINED

NOTE:
IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN GLENNDALE AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, PUNISHABLE BY IMPRISONMENT AND/OR FINES.

LEGEND:

- INDICATES FOUND WORKMENT
- INDICATES CALCULATED POSITION
- INDICATES BENCH MARK
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES WATER VALVE
- INDICATES WATER METER
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE POLE/STAKE
- INDICATES STORM SENSER WHORL/VALVE
- INDICATES BELLWELL
- INDICATES SANITARY SEWER WHORL/VALVE
- INDICATES TRAFFIC SIGNAL BOX
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES GUY ANCHOR
- INDICATES LIGHT FIXTURE
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS VALVE
- INDICATES SIGN
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES ELECTRIC LOCATE
- INDICATES GAS LOCATE
- INDICATES SANITARY LOCATE
- INDICATES STORM LOCATE
- INDICATES TELEPHONE LOCATE
- INDICATES WATER LOCATE
- INDICATES OVER HEAD POWER

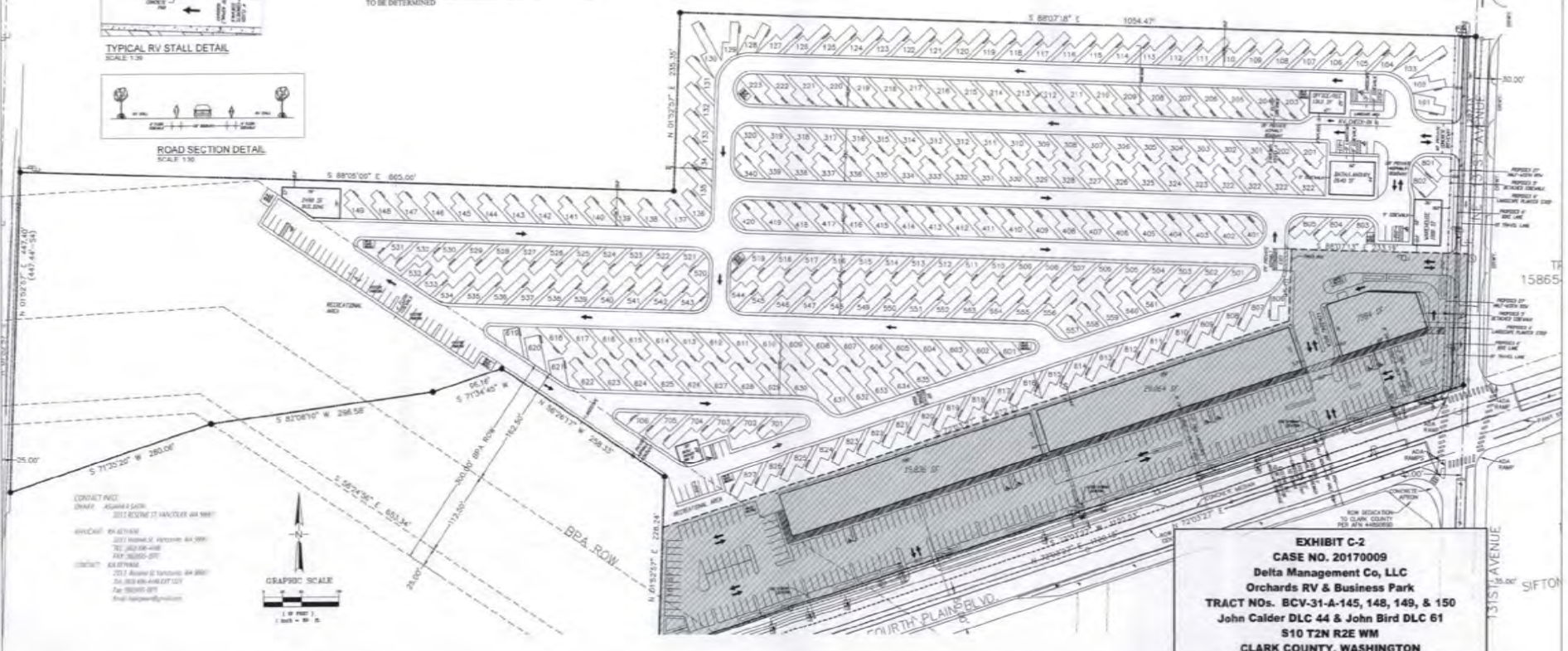
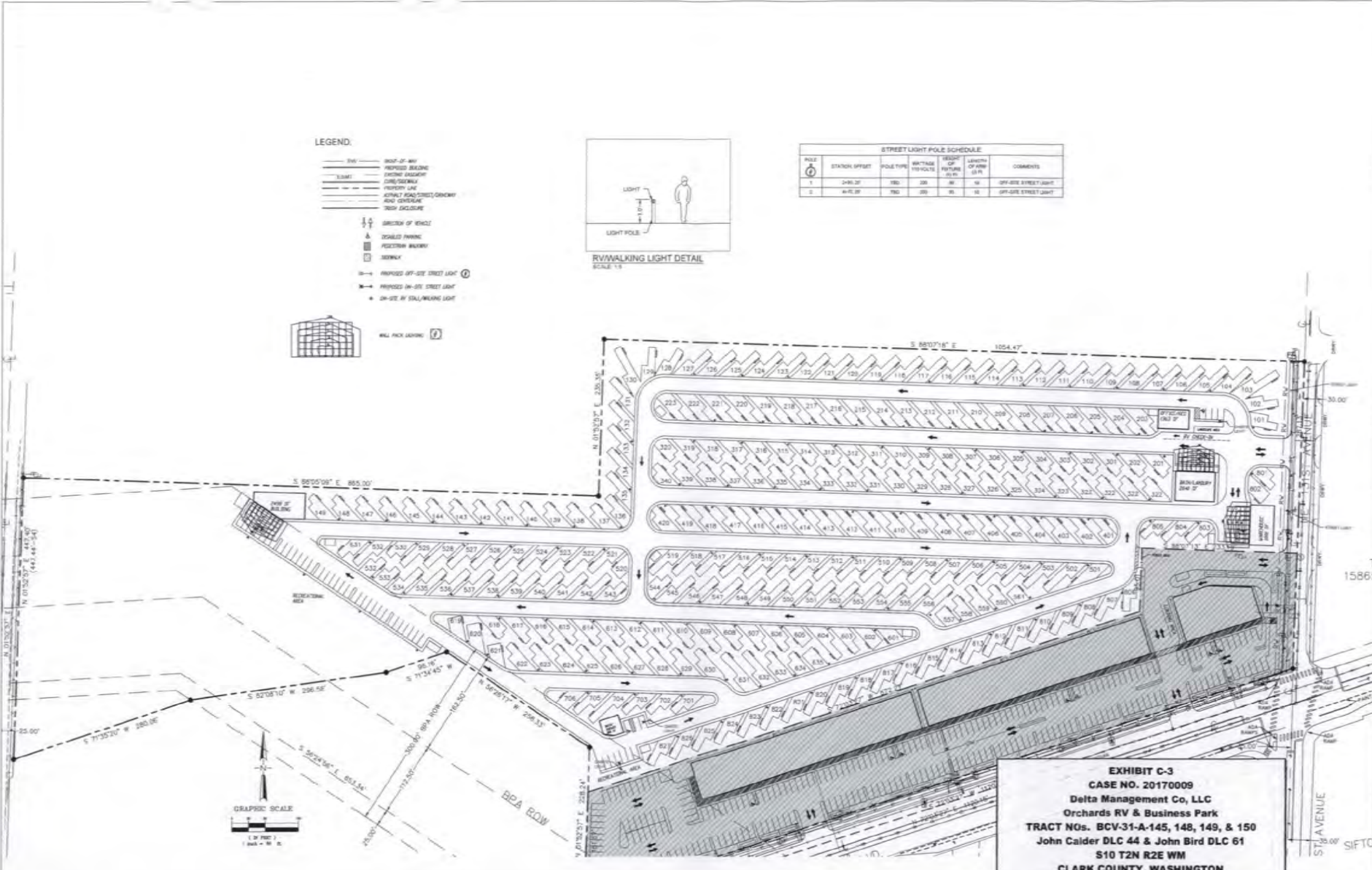


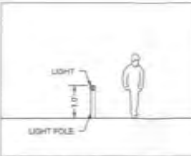
EXHIBIT C-2
CASE NO. 20170009
Delta Management Co, LLC
Orchards RV & Business Park
TRACT NOS. BCV-31-A-145, 148, 149, & 150
John Calder DLC 44 & John Bird DLC 61
S10 T2N R2E WM
CLARK COUNTY, WASHINGTON

PRELIMINARY SITE PLAN FOR:		OWNER / REVIEWER		DATE REVISIONS 2023		JOB NO.	
ORCHARDS RV PARK		DATE		SCALE: 1" = 40'		SHEET	
		CHECKED BY				S1.0	



LEGEND

- BOUNDARY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- ACTUAL ROAD STREET CENTERLINE
- PROPOSED DRIVEWAY
- TRUCK ENCLOSURE
- DIRECTION OF TRAVEL
- ▲ DESIGNATED PARKING
- ▲ DESIGNATED MOTORCYCLE PARKING
- DRIVEWAY
- PROPOSED OFF-STREET LIGHT
- PROPOSED ON-STREET LIGHT
- ON-STREET STREET LIGHT



R/WALKING LIGHT DETAIL
SCALE: 1/8"

STREET LIGHT POLE SCHEDULE						
POLE	STATION OFFSET	POLE TYPE	HEIGHT (FEET)	ARM LENGTH (FEET)	SPACING (FEET)	COMMENTS
1	240.00'	T80	300	10	10	OFF-STREET STREET LIGHT
2	400.00'	T80	300	10	10	OFF-STREET STREET LIGHT



WALL PACK LIGHTING

EXHIBIT C-3
CASE NO. 20170009
Delta Management Co, LLC
Orchards RV & Business Park
TRACT NOS. BCV-31-A-145, 148, 149, & 150
John Calder DLC 44 & John Bird DLC 61
S10 T2N R2E WM
CLARK COUNTY, WASHINGTON

DELTA MANAGEMENT CO. LLC 10000 1st Avenue, Everett, WA 98203	LIGHTING PLAN FOR: ORCHARDS RV PARK			DESIGNED BY ENGINEER CHECKED BY	DATE SCALE: 1" = 60' 1"	JOB NO. SHEET LP1.0
	CHANGED / REVISION DESCRIPTION DATE	DESCRIPTION DATE	DATE	DATE NOVEMBER 2017	SCALE: 1" = 60' 1"	SHEET LP1.0

APR 3 1991

MMLC (Case No. 910268)
Tract Nos. BCV-151, -152, -153, & -154
Bonneville-Vancouver (operated as Sifton-Ross
No. 1) (operated as Bonneville-Alcoa No. 2)
and McNary-Ross Transmission Lines

Mr. Don McDowell
Transit Planner - Corridor Service
C-Tran
P.O. Box 2529
Vancouver, WA 98668-2529

Dear Mr. McDowell:

This is in response to your letter of January 29, 1991, regarding the use of Bonneville Power Administration's (BPA) easement area for a park and ride facility and park. The portion of the right-of-way proposed for development is in a portion of the John Bird DLC No. 61 in Section 10, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington.

For some time now, BPA has been in the process of reviewing its multiple use of rights-of-way practices in light of the current uncertainty on biological effects from electric and magnetic fields (EMF). That review has been completed, and BPA has decided to establish a 2-year moratorium on allowing the use of BPA land rights by others for any new development which may unnecessarily increase peoples' exposure to EMF.

A considerable amount of research is underway on whether exposure to EMF from high voltage transmission lines is a health hazard. To date, no direct cause-and-effect relationship has been identified. But the research has raised a level of uncertainty and public concern about this issue. To acknowledge these concerns during this time of uncertainty while the research is inconclusive, BPA feels it to be prudent to not increase public exposure to EMF where practical alternatives exist. BPA will continue to monitor research findings as they are released and will reconsider the moratorium in two years.

BPA has developed several publications regarding EMF which I am enclosing. They are "What We Know (and don't know) About E/MF", "Electric Power Lines: Questions and Answers on Research into Health Effects", and "Electrical and Biological Effects of Transmission Lines". If you would like to discuss EMF further, please feel free to call Jack Lee, BPA's expert on this issue. He can be reached at (503) 230-4530.

OFFICIAL FILE COPY

LEGISLATIVE JUNE 1991

The easement deeds BPA acquired for the land crossing your proposed development area give BPA the right to prevent any use of the land that would interfere with our ability to operate and maintain our facilities. Additionally, it gives BPA the unconditional right to prohibit any inflammable structures and fire hazards. While BPA will prevent any of its land rights from being used by others for a purpose which increases exposure to EMF, BPA cannot infringe upon the land rights held by the owner of the land on which its easements sit.

A determination of interference with our ability to operate and maintain the lines cannot be made until we have detailed development plans from you.

If you choose to proceed with this development, all of your facilities must meet the strict criteria of non-interference with our ability to operate and maintain the lines, as well as the prohibition against inflammable structures. Enclosed is a diagram showing the parking restrictions in this area. If the towers are to be fenced, a 10 foot clearance must be maintained between the fence and tower legs. The area between the fence and tower is not to be grounded. These restrictions are based on the assumption that ground grade remains unaltered. Your detailed plans should include finished grades.

Once we have reviewed your plans, we can provide you a letter which would document our finding that your facilities, as fully developed and evaluated by BPA, would not interfere with any land rights we have acquired. As stated above, this statement cannot be made until we have seen and evaluated your detailed plans.

If you have any questions or need further information you may call Carolyn Lee of this office at (503) 230-3291.

Sincerely,

Renee M. Ferrera

Renee M. Ferrera
Chief, Land Management Section

4 Enclosures

cc:
Mr. Mark Erickson
Erickson Enterprises
7925 NE. St. Johns Road
Vancouver, WA 98665

CYLee:cmk:3291 (VS10-MMLC-8662b)

bcc:
E. Peterson - LE
J. Lee - EFBG
Official File - MMLA (Case No. 910268)



Department of Energy
Bonneville Power Administration
P.O. Box 3821
Portland, Oregon 97208-3821

APR 3 1995

Case No. 941146
Tract No. BCV-148
Bonneville-Vancouver (Operated as Mile 3
Sifton-Ross No. 1 and Mile 31 of Bonneville-
Alcoa No. 2) and McNary-Ross Line

CERTIFIED - RETURN RECEIPT REQUESTED

Mr. William D. Huyette
3214 NE. 42nd Street
Vancouver, WA 98663

Dear Mr. Huyette:

I am enclosing a copy of a letter, dated November 18, 1994, from Bonneville Power Administration (BPA) to you, in which your proposal to locate a mobile home sales site within the BPA easement is denied. This follow-up is to assure that you and the Wades are in receipt of the letter.

You may direct any communication to this office, Bonneville Power Administration, Real Property Management (TTRC), P.O. Box 3621, Portland, Oregon 97208, or by telephoning me at 1-800-836-6619 or directly at (503) 230-3293.

Sincerely,

/s/ DEE BAKER

Delores (Dee) Baker
Realty Specialist, Real Property Management

5 Enclosures

cc:

Loren and Ron Wade
12512 NE. Fourth Plain Road
Vancouver, WA 98682

bcc:

P. Reynolds - TC/Portland J. Johnson - TDFD/1500 Official File - TTRI (Case No. 941146)

DBaker:db:jd:3293:03/29/95 (TTRC-8998:W:ATTRC\CASEFILE\941\CASE#94114602.DOC)
Certified Receipt No. 2 004 429 188

OFFICIAL FILE COPY

TTRC Case No. 941146

William D. Huyette
3214 NE. Forty Second Street
Vancouver, WA 98663

NOV 10 1994

Dear Mr. Huyette:

This is in reference to your telephone conversation with Realty Specialist Dee Baker on November 3, 1994.

We are enclosing a copy of the letter that Ms. Baker mentioned which is dated March 30, 1971. The letter was sent to Mr. Pat Napoli, Manager for Wm. Morrison Co. from Bonneville Power Administration (BPA). This letter followed the report of an encroachment of wrecked automobiles found on the subject portion of the Bonneville-Vancouver power line right-of-way. This property is apparently now owned by your client.

The letter is not a permit. In fact, it advises that a permit will not be issued and that the use of the right-of-way is at the risk of the parties involved and that they will be held responsible for any damage to government property.

Dee Baker discussed your point of view (and that of your client) with me regarding your proposal to establish a mobile home sales site as a continued and "similar" use of this property. BPA's current policy, as Ms. Baker stated earlier, is that we will no longer allow structures, mobile or other, within the right-of-way. Further, the BPA easement stipulates that BPA has the right to keep the area free of inflammable structures and fire hazards.

In addition, BPA's present policy is to prohibit any use which may expose the public to electric and magnetic fields (EMF). At the present time, EMF research continues and, so far, it is inconclusive as to the effect on human health.

Therefore, BPA regrets to inform you that your proposed use for the property as a mobile home sales site is hereby denied.

For future reference in proposed compatible uses of our right(s)-of-way, we are enclosing two publications entitled "Living and Working Around High-Voltage Power Lines" and "Landowner's Guide to Use of BPA Rights-of-Way." Also enclosed is an informative publication on the EMF issue.

OFFICIAL FILE 113

Thank you for your cooperation in observing BPA's easement rights. These rights make it possible for the continued safe operation of our power transmission system as well as for the personal safety of BPA maintenance personnel and others accessing the rights-of-way.

You may call Dee Baker at (503) 230-3293 or 1-800-836-6619 for further assistance. You may send any written communication to this office, Land Management (TTRC), P.O. Box 3621, Portland, Oregon 97208.

Sincerely,

/s/ Renee Ferrera

Renee Ferrera
Manager, Real Property Management

4 Enclosures

cc:

J. Johnson - TFDF/PDX/1500
Official File - TTRI (Case No. 941146)

DBaker:db:3293:11/15/94 (MMLC:8998:P:\94114601.DOC)

OFFICIAL FILE COPY

MAR 12 1990

HMLC (Case No. 900215)
Tract No. BCV-151
McNary-Ross
Bonneville-Vancouver (Operated as Sifton-Ross No. 1
and Bonneville-Alcoa No. 2)
Transmission Lines

Mr. Mark Erickson
7925 NE. St. Johns Road
Vancouver, WA. 98662

Dear Mr. Erickson:

I am writing in reply to your application dated January 3, 1990, for use of the Bonneville Power Administration (BPA) right-of-way occupied by the transmission lines referenced above for parking. The property in question is located in a portion of the John Bird Donation Land Claim No. 61 in Section 10, Township 2 North, Range 2 East, Willamette Meridian, in Clark County, Washington.

Our engineers and line maintenance people have reviewed your request and would agree to your proposed use with certain reservations. These reservations are as follows:

1. BPA shall not be liable for any damage to the parking lot located within the right-of-way which might occur during maintenance, reconstruction, or future construction of our facilities. For your information, our maintenance vehicles may carry as much as 20 ton loads or 40,000 pounds.
2. A path of access along the right-of-way and to the structures must be kept clear and made available at all times to our maintenance crews.
3. The construction, use, and maintenance of the parking lot shall be at no cost to BPA.
4. Final plans of the proposed parking lot with any light standards indicated must be reviewed before any permit is issued.

OFFICIAL FILE COPY

2 of 2
3-12-90

- 5. We would prefer that there be as little parking under the conductors (wires) as possible.
- 6. No storage of flammable materials shall be allowed on the right-of-way.
- 7. No refueling of vehicles or equipment shall be allowed on the right-of-way.
- 8. Construction equipment must maintain a minimum distance of sixteen feet (16') between the equipment and transmission line conductors.
- 9. Equipment over fourteen feet (14') shall not be allowed to operate under BPA conductors.
- 10. Vehicles and vehicular activity shall remain a minimum of fifty feet (50') from the point where steel lattice tower legs or concrete foundations enter the earth. If this clearance cannot be met, adequate protection for BPA structures from vehicles shall be provided by the use of guard devices (guard rails, post barriers, Jersey type barriers, etc.). If guard devices are used, they should be positioned at least twenty feet (20') away from the tower legs where they enter the earth. Also, if guard devices are used, the applicant should provide EPA with the details.
- 11. No grade changes to facilitate construction or disposal of overburden shall be allowed. BPA's right-of-way shall be restored as much as possible to its original condition following construction.

I have enclosed a pamphlet entitled "Living and Working Around High Voltage Power Lines" for your review as well as BPA Drawing Nos. 14132 and 64971 with the area of right-of-way to be used highlighted in red.

If you plan to use the right-of-way for parking, please submit your plans to Land Management Section-MMLC, P.O. Box 3621, Portland, OR 97208, and we will review them prior to issuing a permit. If you have any questions, please call Sally Binninger at (503) 230-3293.

Sincerely,

/s/ RENEEM.FERRERA

Renee M. Ferrera
Chief, Land Management Section *df*

2 Enclosures

SB Binninger:sab:lwr:3293 (VS10-MMLC-6208b)

cc: (w/o enclosures)
Official File - MMLA (Case No. 900215) |



Department of Energy
 Bonneville Power Administration
 P.O. Box 3621
 Portland, Oregon 97208-3621

CLOSING COVER SHEET

DEC 28 2012

LIS TRACT IDs.: BCV-32-A-151

LIS CASE No.: 20080637

LANDOWNER: ERICKSON ENTERPRISES

To: Records Officer – TERS-3

This case has been closed by Real Property Services. Please verify data on the Land Information System and process the record for storage and retrieval.

- Disposal action has been completed on the above tract(s).
- GIS MAPPING NECESSARY (if full disposal) – Send to TERG-TPP-4
- Partial Disposal has been completed.
- Easement rights have been granted.
- No Rights Issued.
- Date Encroachment Removed:
- No Permit required as crossing is to be located within a public or county roadway.
- NO MAPPING NECESSARY.
- MAPPING NECESSARY - Send to TERM-TPP-4
- Cancellation.
- Instrument (i.e., LUAG, Service Line Agreement, Notice of Limited Consent, etc.)
- Other.

CES
 Anna L. Marshall
 Realty Technician

Note: Project cancelled.

Attachment

cc:

EL
2-9-13

Dostert,Dawneen M - TERR-3

From: Dostert,Dawneen M - TERR-3
Sent: Monday, February 23, 2009 12:11 PM
To: 'Andreotti, Michael P.'
Subject: RE: Case No 2008637 CarMax Vancouver

Michael,

I will go ahead and close the file. Thanks for responding.

*Dawneen Dostert
Bonneville Power Administration
Realty Specialist
Office: 360-418-2586
Cell: (b)(6)
Fax: 360-418-8034*

From: Andreotti, Michael P. [mailto:andreottim@hdjdesigngroup.com]
Sent: Monday, February 23, 2009 8:14 AM
To: Dostert,Dawneen M - TERR-3
Subject: RE: Case No 2008637 CarMax Vancouver

Dawneen,

The project actually died shortly after our correspondence on the landscape plans. So at this time there will be no more actions taken on the project. Sorry I forgot to inform you on this as well. Thanks for checking in though.

Michael P. Andreotti | Landscape Designer
HDJ DESIGN GROUP, PLLC
360/695-3488 ext. 2138
AndreottiM@hdjdesigngroup.com

-----Original Message-----

From: Dostert,Dawneen M - TERR-3 [mailto:dmdostert@bpa.gov]
Sent: Monday, February 23, 2009 6:59 AM
To: Andreotti, Michael P.
Subject: RE: Case No 2008637 CarMax Vancouver

Michael,

Are you folks redoing your landscaping plans? I was wondering where this is at? I thought that it was in your court. Please note that my phone numbers have changed
Thanks

2/23/2009

Dawneen Dostert
Bonneville Power Administration
Realty Specialist
Office: 360-418-2586
Cell: (b)(6)
Fax: 360-418-8034

From: Andreotti, Michael P. [mailto:andreottim@hdjdesigngroup.com]
Sent: Tuesday, December 30, 2008 4:19 PM
To: Dostert,Dawneen M - TERR-3
Cc: Nuttbrock, J. Andy
Subject: Case No 2008637 CarMax Vancouver

Dawneen,

Here are the landscape drawings that Andy requested I forward to you.

<<2888L1.1 2008-12-30.pdf>> <<2888L1.2 2008-12-30.pdf>>

Thanks,

Michael P. Andreotti | Landscape Designer
HDJ DESIGN GROUP, PLLC

Engineers | Landscape Architects | Planners | Surveyors
300 W. 15th Street, Vancouver, WA 98660
Phone: 360/695-3488 ext. 2138, Fax: 360/695-8767
AndreottiM@hdjdesigngroup.com
<http://www.hdjdesigngroup.com>

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2/23/2009

Dostert,Dawneen M - TERR-3

From: Dostert,Dawneen M - TERR-3
Sent: Wednesday, December 31, 2008 6:48 AM
To: Jamrog,John C - TFBV-DOB1; Tompkins,Ed - TFBV-LMT
Cc: Wolcott,Marian - TER-3; Meisner,Neal E - TERR-3
Subject: FW: Case No 2008637 CarMax Vancouver
Attachments: 2888L1.1 2008-12-30.pdf; 2888L1.2 2008-12-30.pdf

here are the plans related to yesterdays email (see below) on this topic

From: Nuttbrock, J. Andy [mailto:nuttbrocka@hdjdesigngroup.com]
Sent: Tuesday, December 30, 2008 2:24 PM
To: Dostert,Dawneen M - TERR-3
Subject: RE: Case No 20080637 CarMax Vancouver

Dawneen,
We are willing to go with the barriers and will state on the plat that you reserve the right to make the land user to remove any items that may be blocking the access to the towers.
I am still concerned with your requirement to not allow landscaping with in the easement for a few reasons. The biggest issue is the required landscaping that is to act as a buffer to the apartment complex to the north. The County is requiring trees, shrubs, ground cover and a wall in that area. This project will be denied if we cannot comply with that condition. We are also required to provide landscape trees and shrubs in the proposed parking area along the east edge of our property. The County also has a street tree requirements for the West and East edge of the properties. We are not proposing any landscaping anywhere near the towers.
Please let me know what we can do to come to some conclusion on the Landscape issue.

Thank You,

Andy Nuttbrock | Planning & Landscape Arch. Manager
HDJ DESIGN GROUP, PLLC
360/695-3488 ext. 2116
NuttbrockA@hdjdesigngroup.com

From: Andreotti, Michael P. [mailto:andreottim@hdjdesigngroup.com]
Sent: Tuesday, December 30, 2008 4:19 PM
To: Dostert,Dawneen M - TERR-3
Cc: Nuttbrock, J. Andy
Subject: Case No 2008637 CarMax Vancouver

Dawneen,

Here are the landscape drawings that Andy requested I forward to you.

<<2888L1.1 2008-12-30.pdf>> <<2888L1.2 2008-12-30.pdf>>

Thanks,

Michael P. Andreotti | Landscape Designer
HDJ DESIGN GROUP, PLLC

Engineers | Landscape Architects | Planners | Surveyors

12/31/2008

300 W. 15th Street, Vancouver, WA 98660
Phone: 360/695-3488 ext. 2138, Fax: 360/695-8767
AndreottiM@hdjdesigngroup.com
<http://www.hdjdesigngroup.com>

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12/31/2008



Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland OR 97208-3621

TRANSMISSION BUSINESS LINE

December 11, 2008

CASE No. 20080637
TRACT No. BCV-32-A-151
LINE: McNary - Ross; Bonneville - Vancouver
(operated as Sifton - Ross No. 1 & Bonneville - Alcoa No. 1)

CERTIFIED – RETURN RECEIPT REQUESTED

Erickson Enterprises
7925 St. Johns Road
Vancouver WA 98665

Dear Mr. Erickson:

This letter is in reference to your application to use Bonneville Power Administration's (BPA) transmission line easement. Enclosed are two copies of the Land Use Agreement citing the conditions under which your use is authorized. Please sign one copy and return to this office. The second copy is for your records, until a fully executed copy is returned to you.

If BPA does not receive a signed and notarized copy of this agreement within 30 days, the agreement will be null and void.

You and your contractors must be familiar with and aware of the conditions contained in this agreement as some of them pertain to safety issues. Accordingly, a copy of this agreement shall be physically located on the project during construction activities.

If you have any questions, please feel free to contact me at 503-230-5589.

Sincerely,

(b)(6)

Dawneen Dostert
Realty Specialist, Real Estate Field Services

Enclosures

bcc:
Official File - TR/3 (Case No. 20080637)

DMDostert: crb: 5589: 12/11/2008 (w:\sr\case\casefile\008case#\20080637CVRLTR.doc)

E0EET 59EER E000 091T 5002

U.S. Postal Service™	
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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To <u>Erickson Enterprises</u>	
Street, Apt. No. or PO Box No. <u>7925 ST. JOHNS RD</u>	
City, State, ZIP+4 <u>Vancouver, WA 98665</u>	
PS Form 3800, June 2002 See Reverse for Instructions	

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p style="text-align: center;">ERICKSON ENTERPRISES 7925 ST. JOHNS ROAD VANCOUVER, WA 98665</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. (b)(6)</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center;"><u>(20080637, DMD)</u></p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) <u>7005 1160 0003 8365 1303</u></p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

DATE: 12/2/2008
TO: Technical Services, Real Property Section - TERR
FROM: Douglas J. Lamb - Technical Services, Ciber, Inc.
SUBJECT: Engineering Review of R/W Use Permit

APPLICATION FOR: Proposed driveway; sewer; overhead electric; parking; storage; grading; fill, etc.

APPLICANT: Erickson Enterprises

CASE NO.: 20080637

TNF LOG NO.: 9-003

COMMENTS:

E-fields were calculated over the Right-Of-Way and the conclusion of the study showed that passenger cars and vehicles smaller than a pickup with camper can be parked on the ROW without regard for the E-fields. Bigger trucks such as delivery trucks and semi-trucks will be prohibited from parking on the ROW. ✓

Also, underground utilities should be designed to withstand HS-20 loading and should be marked where they enter and leave the ROW and at all angle points within the ROW. ✓ The utilities should be kept 50 feet from the nearest lattice steel tower leg, and they should be buried at a depth that satisfies local and state requirements. ✓

RESERVATIONS:

- All parking and vehicular activity shall remain, a minimum of 50 feet from the point where steel lattice tower legs enter the ground. If this clearance cannot be met, then guard devices must be installed for the protection of BPA's structures. Specifications and installation plans for these protective devices must be included in the detailed drawings submitted to BPA.
- The detailed drawings for the parking area must indicate both proposed finished elevations as well as existing ground elevations.
- The BPA Right-Of-Way shall be returned to its original condition following construction. Minimal grade changes to facilitate construction or disposal of overburden shall be allowed.
- ✓ Any lighting standards / posts or poles carrying electrical wiring within the right-of-way should be less than 25 feet in height.
- BPA shall have the right to use the parking area for access to its structures and to and along its transmission line right-of-way for maintenance purposes. The parking area and underground plant should be designed to withstand HS-20 loading from BPA's heavy vehicles. ✓

*called
Danna
about this*



- Access to the BPA transmission line structures must remain open and unobstructed at all times. Provide min 16ft. wide gates on fence and a path 16 feet wide through the parked cars. Location of gates to be approved By TLM.
- Construction equipment must maintain a minimum distance of 16 feet between equipment and transmission line conductors.
- There shall be **no** storage of flammable materials or refueling of vehicles/equipment within the right-of-way.
- Landscaping within the right-of-way shall not exceed 10 feet in height.
- Nuisance shocks are common on High Voltage Transmission Line rights-of-way. Please plan your uses taking this into consideration.

*None
allowed at
this time*

Please call me at extension 6561, if you have any questions.

U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION
LAND USE REVIEW REQUEST

TRANSMISSION LINE MAINTENANCE LURR COMMENTS

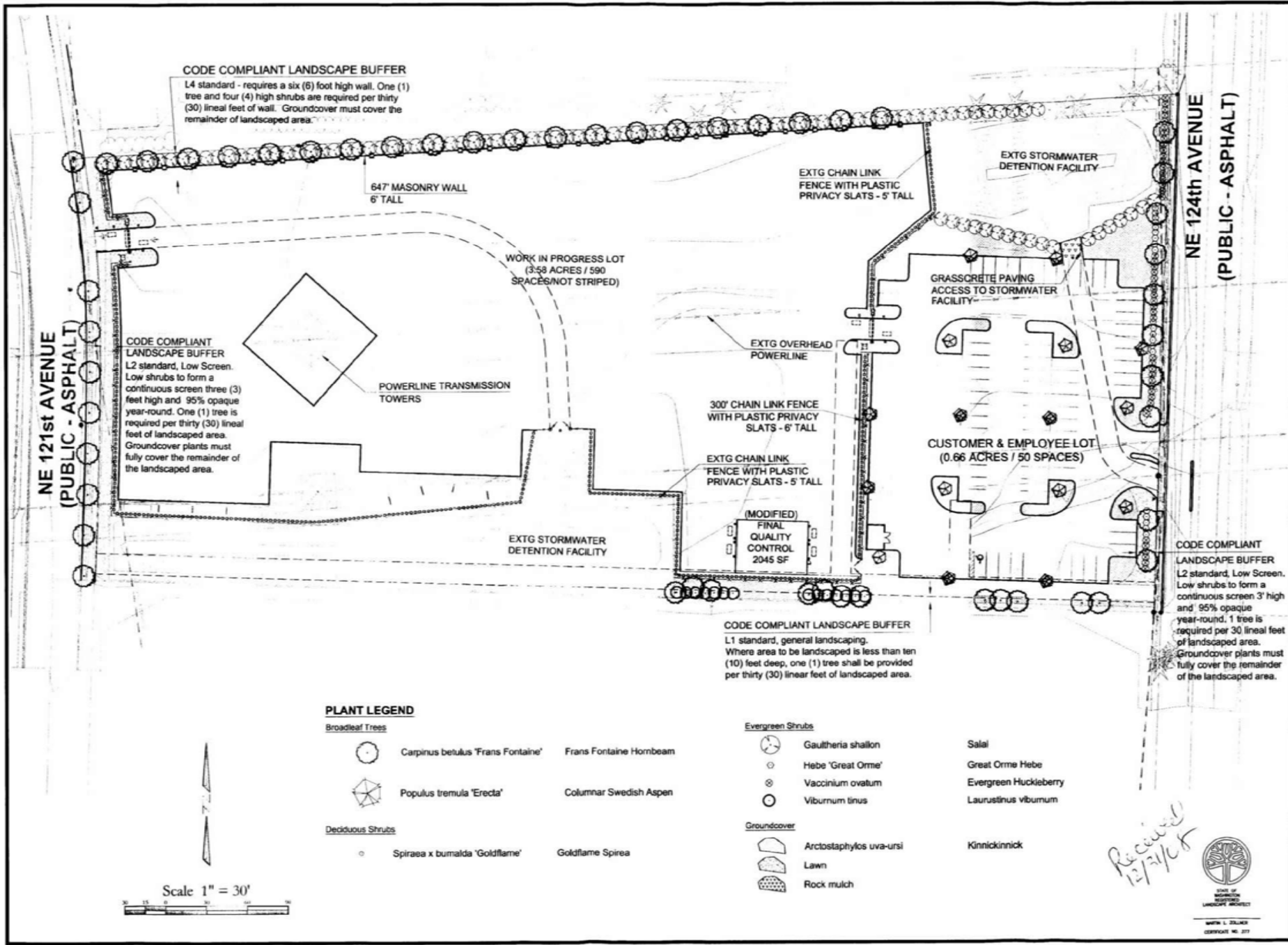
14. Operating Line Name (s) Mcrary-Ross	15. TLM Log No.	16. Case No. 20080637
---------------------------------------------------	-----------------	---------------------------------

- | | |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Unacceptable | <input type="checkbox"/> TLM, TELC, TERR, NRS Meeting Requested |
| <input type="checkbox"/> Acceptable as proposed | <input checked="" type="checkbox"/> Acceptable with following provisions (see comments) |
| <input type="checkbox"/> A distance of at least <u>20</u> feet from conductors (wires in the air), and the <u>Equipment</u> | |

- All above ground uses must maintain a distance of at least 50-feet from all structures. *(Exception: where vegetation is concerned - see comments below)*
- Any underground portion of the project is required to be built to HS20 loading standards or to State and Local regulations whichever is greater. Also, maintain a distance of at least 50-ft from all steel lattice structures, and 25-ft from all pole structures. *(Exceptions: septic / drain fields - see comments below).*
- Please note:** Buried BPA underground facilities; i.e. counterpoise, fiber vaults, etc. may be present and require _____ feet of clearance.
- All approved fences shall have a 16-foot gate(s) installed at the approved location for access by BPA maintenance vehicles and BPA is permitted to use its own TM locks, where needed.
- Access road use requires joint inspection with applicant and TLM / NRS personnel prior to use - and - an additional inspection at the time of termination of any use/agreement must be made prior to release.
- Shall have a BPA approved safety watcher present during construction of the project.
- Vegetation - Landscape, low growing vegetation, and shrubs, should not exceed 5 feet in height, and must be at least 50-feet (or _____) away from any structure.
- T & B required - see your NRS for Christmas Tree and Commercial Orchard requirements.**

Comments:
No light stands underneath conductor and no structures on ROW. All storm drains must maintain 50ft from steel structure.

Reviewer K. Troy Anderson	Phone No. 2590	Date 12/03/08
-------------------------------------	--------------------------	-------------------------



CODE COMPLIANT LANDSCAPE BUFFER
 L4 standard - requires a six (6) foot high wall. One (1) tree and four (4) high shrubs are required per thirty (30) lineal feet of wall. Groundcover must cover the remainder of landscaped area.

CODE COMPLIANT LANDSCAPE BUFFER
 L2 standard, Low Screen. Low shrubs to form a continuous screen three (3) feet high and 95% opaque year-round. One (1) tree is required per thirty (30) lineal feet of landscaped area. Groundcover plants must fully cover the remainder of the landscaped area.

CODE COMPLIANT LANDSCAPE BUFFER
 L2 standard, Low Screen. Low shrubs to form a continuous screen 3' high and 95% opaque year-round. 1 tree is required per 30 lineal feet of landscaped area. Groundcover plants must fully cover the remainder of the landscaped area.

CODE COMPLIANT LANDSCAPE BUFFER
 L1 standard, general landscaping. Where area to be landscaped is less than ten (10) feet deep, one (1) tree shall be provided per thirty (30) lineal feet of landscaped area.

PLANT LEGEND

Broadleaf Trees

-  Carpinus betulus 'Frans Fontaine' Frans Fontaine Hornbeam
-  Populus tremula 'Erecta' Columnar Swedish Aspen




Deciduous Shrubs

-  Spiraea x bumalda 'Goldflame' Goldflame Spirea

Evergreen Shrubs

-  Gaultheria shallon Salal
-  Hebe 'Great Orme' Great Orme Hebe
-  Vaccinium ovatum Evergreen Huckleberry
-  Viburnum tinus Laurustinus viburnum

Groundcover

-  Arctostaphylos uva-ursi Kinnickinnick
-  Lawn
-  Rock mulch

Scale 1" = 30'



Received
12/21/24



DATE: 12/21/24
 SHEET: 2










PRELIMINARY PLANTING PLAN FOR:
CARMAX #7255 - VANCOUVER SOUTH LOT
 A SITE LOCATED IN CLARK COUNTY, WASHINGTON

DESIGNED: JMS
 DRAWN: JMS
 CHECKED: JAN
 SCALE: H: 1" = 30'
 V: N/A
 SEP 18, 2008
 2008-01

HDJ DESIGN GROUP
 300 W 15th Street
 Vancouver, WA 98660-2827
 503.241.4000
 503.241.4007 fax
 www.hdjdesign.com

DATE: 12/21/24
 SHEET: 2

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE at PLANTING	SOLD AS	PLANT SPACING	SIZE at MATURITY	HABIT	GROWTH	LIGHT REQ	CHARACTER
BROADLEAF TREES											
	<i>Carpinus betulus</i> Fraxinifolia	Fraxinifolia European Hornbeam	48'	1" cal.	5/8"	As shown	42 H x 15 W	Columnar	Moderate	Full Sun	Green for ornamental foliage, great golden fall color, gray bark is fluted and smooth.
	<i>Populus tremula</i> Ehrh. ex.	Columnar Swedish Aspen	23'	1 1/2" cal.	5/8"	As shown	42 H x 15 W	Narrow upright	Fast	Full sun	Rounded, bluish green leaves, white in wind, yellow fall color, red bronze new growth, 1 of the narrowest of columnar trees.
EVERGREEN SHRUBS											
	<i>Hebe Great Omei</i>	Great Omei Hebe	36'	1 ga.	Cont.	3' o.c.	5 H x 6 W	Rounded	Fast	Sun/Part Shade	Shiny yellow-green leaves, long panicles of pink flowers
	<i>Calluna vulgaris</i>	Sand	50'	1 ga.	Cont.	3' o.c.	4-10 H x W	Upright bushy	Slow	Part Shade	Flowers are pendant pinkish-white, followed by bunches of dark purple berries, forms dense thickets
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	58'	3 ga.	Cont.	3' o.c.	3'-12' H x 5' W	Upright bushy	Slow	Sun/Part Shade	NW native, small leathery leaves, orange new growth, black berries, 1'3" tall in shade, 12" tall in shade
	<i>Viburnum tinus</i>	Laurasian Viburnum	21'	3 ga.	Cont.	3' o.c.	12' H x 9 W	Upright, rounded	Slow	Sun/Part Shade	Lustrous dark green leaves, white flowers, metallic blue luster matures to a blue-black.
DECIDUOUS SHRUBS											
	<i>Spiraea x bordeaux</i> Goultierii	Goultierii Spiraea	48'	1 ga.	Cont.	2'-4' o.c.	4 H x 4 W	Dense upright	Fast	Full/Part Sun	Pinkish pink flowers cover for aching stems in late spring, attracts butterflies, narrow-leaved, dark blue-green foliage
GROUNDCOVERS											
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	Fill Area	1 ga.	Cont.	24" o.c.	4' H x 6 W	Creeping mat	Slow	Sun/Part Shade	Small, smooth, dark green leathery leaves, small white flowers tinged pink become red berries
	40% <i>Lolium perenne</i> Driftless 40% <i>Lolium perenne</i> Nobility 10% <i>Poa trivialis</i> var. <i>compressa</i> Silfverblad 10% <i>Poa trivialis</i> Balgier	Delaware Dwarf Perennial Ryegrass Nobility Perennial Ryegrass Silfverblad Creeping Fescue Balgier Creeping Red Fescue	Fill Area	81BS PER 1000SF				Sunmark Seeds Toussaint, Or 1 800 214 7333 www.sunmarkseeds.com			

LANDSCAPE REQUIREMENTS

	Required	Proposed	Standard
North Buffer - L4 Landscape Standard			
Trees	20	20	Requires a 6' high wall. 1 tree and 4 high shrubs are required per 30 lineal feet of wall. Groundcover must cover the remainder of landscaped area.
Shrubs	81 @ 7.5' o.c.	81	
Groundcover	Fill Area	Fill Area	
East Buffer - L2 Landscape Standard			
Trees	10 @ 6'	10	Low shrubs to form a continuous screen 3 feet high and 95% opaque year-round. 1 tree is required per 30 lineal feet of landscaped area. Groundcover plants must fully cover the remainder of the landscaped area.
Shrubs	68 @ 4.5' o.c.	68	
Groundcover	Fill Area	Fill Area	
South Buffer - L1 Landscape Standard			
Trees	12	12	Where area to be landscaped is less than 10 feet deep. 1 tree shall be provided per 30 lineal feet of landscaped area. Shrubs and trees may be grouped.
Shrubs	None	None	
Groundcover	Fill Area	Fill Area	
West Buffer - L2 Landscape Standard			
Trees	10	10	Low shrubs to form a continuous screen 3' high and 95% opaque year-round. A 3' high masonry wall may be substituted for shrubs, but trees and groundcover plants are still required. 1 tree is required per 30 lineal feet of landscaped area. Groundcover pl.
Shrubs	None	None	
Groundcover	Fill Area	Fill Area	
Parking Lot Landscape			
Islands	16	16	Parking areas shall contain landscape islands equally distributed at a ratio of 1 island for every 7 parking spaces. A landscape island shall contain at least 25 sq ft, shall be at least 4 ft wide, and shall prevent vehicular damage to trees by wheel stop.
Trees	16	16	
Shrubs	None	None	
Groundcover	Fill Area	Fill Area	



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
SMITH L. SILVER
OFFICIAL NO. 271

PRELIMINARY PLANT LIST FOR:
CARMAX #7255 - VANCOUVER SOUTH LOT
 A SITE LOCATED IN CLARK COUNTY, WASHINGTON

DESIGNED: JMS
 DRAWN: JMS
 CHECKED: JAN
 SCALE: H: N/A, V: N/A
 SEP 16, 2008
 2008-09

SHEET
L1.2
 2

**U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY
1-800-282-3713**



Ask for Real Property Services or a contact person from web site.
www.transmission.bpa.gov/LanCom/Real_Property.cfm

Date 08/27/2008

NO APPLICATION FEE For individual landowners requesting personal use of BPA Right-of-Way	\$250 APPLICATION FEE For developments or subdivisions. Application fee is non-refundable	\$2500 APPLICATION FEE For longitudinal occupancies that require multiple miles of BPA Right-of-Way. Application fee is non-refundable.
----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------

Applicant	Owner (Complete only if the applicant is not the owner.)
1. NAME TRED, LLC	4. NAME Erickson Enterprises
2. ADDRESS, CITY, STATE, ZIP 1240 Bergen Parkway, Suite A-250 Evergreen, CO 80439	5. ADDRESS, CITY, STATE, ZIP 7925 St. Johns Road Vancouver, WA 98665
3. TELEPHONE NO. EMAIL ADDRESS: jhertz@tredllc.com FAX NO: (303) 670-4172	6. TELEPHONE NO. EMAIL ADDRESS: not available FAX NO: not available

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7. LOCATION OF PROPERTY (Legal description of the property. *This information is on your title, insurance policy, courthouse deed, or your tax statement.*)
(PROVIDE A COUNTY ASSESSOR'S MAP SHOWING THE OWNER'S BOUNDARY LINES AND THE LOCATION OF USE.)
Assessors parcel number 158339-000, also known as Lot #8 John Bird DLC.

QUARTER SECTION(S) SE & SW	SECTION(S) 10	TOWNSHIP 2N	RANGE 2E	COUNTY Clark	STATE Washington
------------------------------------------	-------------------------	-----------------------	--------------------	------------------------	----------------------------

8. PURPOSE FOR WHICH BPA RIGHT-OF-WAY/PROPERTY IS TO BE USED
Check all boxes that apply and complete the information on the following page. (Include a map, plan or sketch if appropriate.)

<input checked="" type="checkbox"/> Driveway / Roadway Width Width <u>15'</u> Material <u>Asphalt</u> PLEASE ATTACH EXISTING AND PROPOSED GRADING PLANS.	<input checked="" type="checkbox"/> Pipelines Type: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Water Diameter <u>8-inch</u> Material <u>HDPE</u> Buried Depth <u>3' minimum</u>	<input checked="" type="checkbox"/> Electric Service Line Voltage _____ Underground _____ Overhead <u>XX</u>
<input type="checkbox"/> Other Uses: _____		

Narrative: Please describe your intended use in detail. In order to assure safe clearance, please describe any equipment that will be used for applied use (including equipment intended to construct and maintain the use). Space is provided on page 2 for a drawing. **IF GRADING, PLEASE ATTACH EXISTING AND PROPOSED GRADING PLANS**

The applicant proposes the construction of an approximate 2,000sf Final Quality Control and Auction building with 50 striped associated parking spaces, and 3.58 acres of unstriped area for vehicle storage, which can accommodate approximately 590 vehicles. Proposed on-site grading will consist of approximately 3,270cy of cut and 3545 cy of fill. Suitable fill material will come from the site. Please refer to the attached grading plan for more detail.

9. APPLICANT NAME Jake Hertz	(b)(6)	11. APPLICANT TITLE Development Manager
----------------------------------------	---------------	---------------------------------------------------

20080831

(11-05)

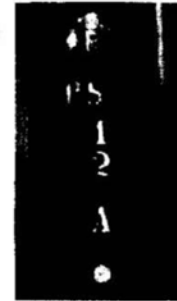
IF APPLICABLE, ATTACH NAME, COMPANY ADDRESS, AND A CONTACT PERSON FOR ALL UTILITIES INVOLVED IN PROJECT.

12. RIGHT-OF-WAY Draw in space provided below the location of the proposed use. (Identify structures and show distances and angles from BPA structures). Diamonds on the line represent BPA structures on the right-of-way. Copy the series of letters and numbers from the lower half of each BPA structure (see example below) and enter in "BPA Structure Identification" block. Indicate which direction is "North" in relation to the right-of-way.

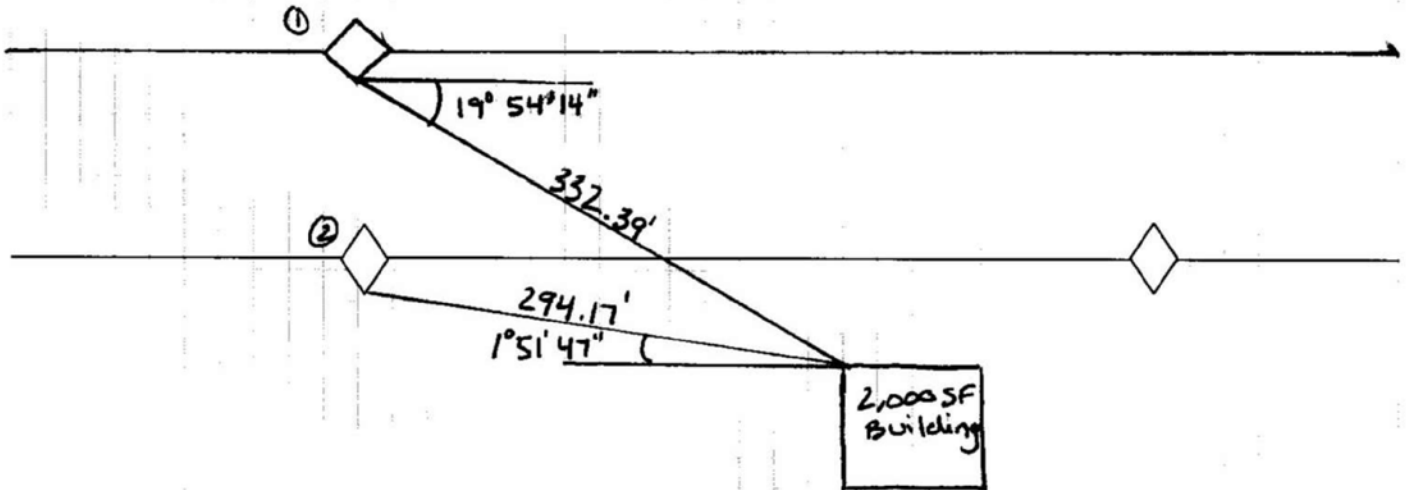
BIG E - CHEM 1-81-2
BPA STRUCTURE IDENTIFICATION



PS2 1-2-A
BPA STRUCTURE IDENTIFICATION



Identify structures and show distances and angles from BPA structures



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① MC N - ROSS 1-171-1 BPA STRUCTURE IDENTIFICATION

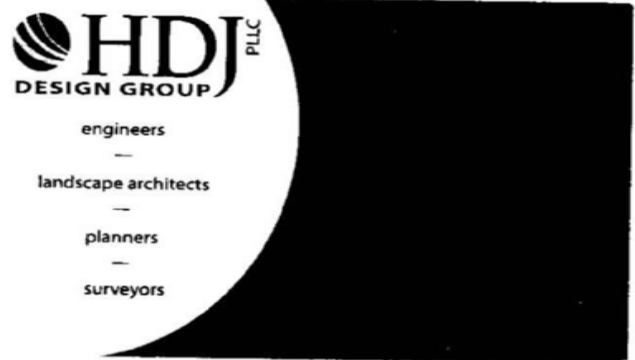
BPA STRUCTURE IDENTIFICATION

② Sift - ROSS 1-4-1

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FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINT

TRED LLC
1240 BERGEN PARKWAY, SUITE A-250
EVERGREEN, CO 80439

VECTRA BANK COLORADO, N.A.
2000 S. COLORADO BLVD., SUITE 2120
DENVER, COLORADO 80222

003596

DATE	CHECK #	AMOUNT
9/15/08	3596	\$250.00

Two hundred fifty and xx / 100 Dollars

PAY
TO THE
ORDER
OF

Bonneville Power Administration
905 NE 11th Ave.
Portland, OR 97232



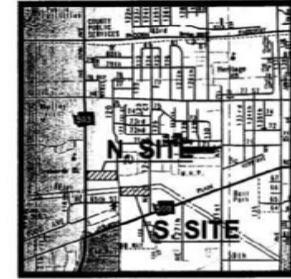
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20080637

CARMAX #7255 - VANCOUVER SOUTH LOT

LOCATED IN THE S.E. AND S.W. 1/4, SEC. 10, T. 2 N., R. 2 E., W.M.



VICINITY MAP
NOT TO SCALE

Project Notes:

Owner:
Erickson Enterprises
7625 St. Johns Rd.
Vancouver, WA 98665

Applicant:
TRED, LLC
1240 Bergen Parkway, Ste A-250
Evergreen, CO 80439
jhertr@tred.com
(303) 670-4111
(303) 670-4172, fax

Site Information:

Parcel Serial #: 158339-00
Parcel Size: 8.2 acres
Site Improvements: None
Zoning: CL (Limited Commercial)
Comp Plan Designation: GC (General Commercial)
Neighborhood Assoc: Sifton Neighborhood Association
School District: Evergreen
TF Area: South Orchards
PF Area: 5
Sewer District: Vancouver
Water District: Vancouver
Soil Type(s): SvA, 100% of Parcel
Hydric Soils: Non-Hydric, 100% of Parcel
Slope(s): 0-5% Slopes, 94% of Parcel
1-10%, 6% of Parcel
Landside Hazards: No Mapping Indicators
Slope Stability: No Mapping Indicators
Flood Zone Designation: Outside Flood Area
Cars: Category 1, 2 Recharge Areas
Wildlands: No Mapping Indicators
Habitat & Species Areas: No Mapping Indicators
Habitat & Species Buffers: No Mapping Indicators
Archaeological Predictive: Low, 100% of Parcel
Archaeological Site Buffers: No

Transportation:

There are no bike lanes existing or proposed with this development.

C-Tran provides service via Route 72 - Orchards with stops approximately 1/2 mile south along NE Fourth Plain Blvd.

There are no road segments in excess of 15% grade on or within 500' of the subject site.

There are no sight distance issues associated with this project.

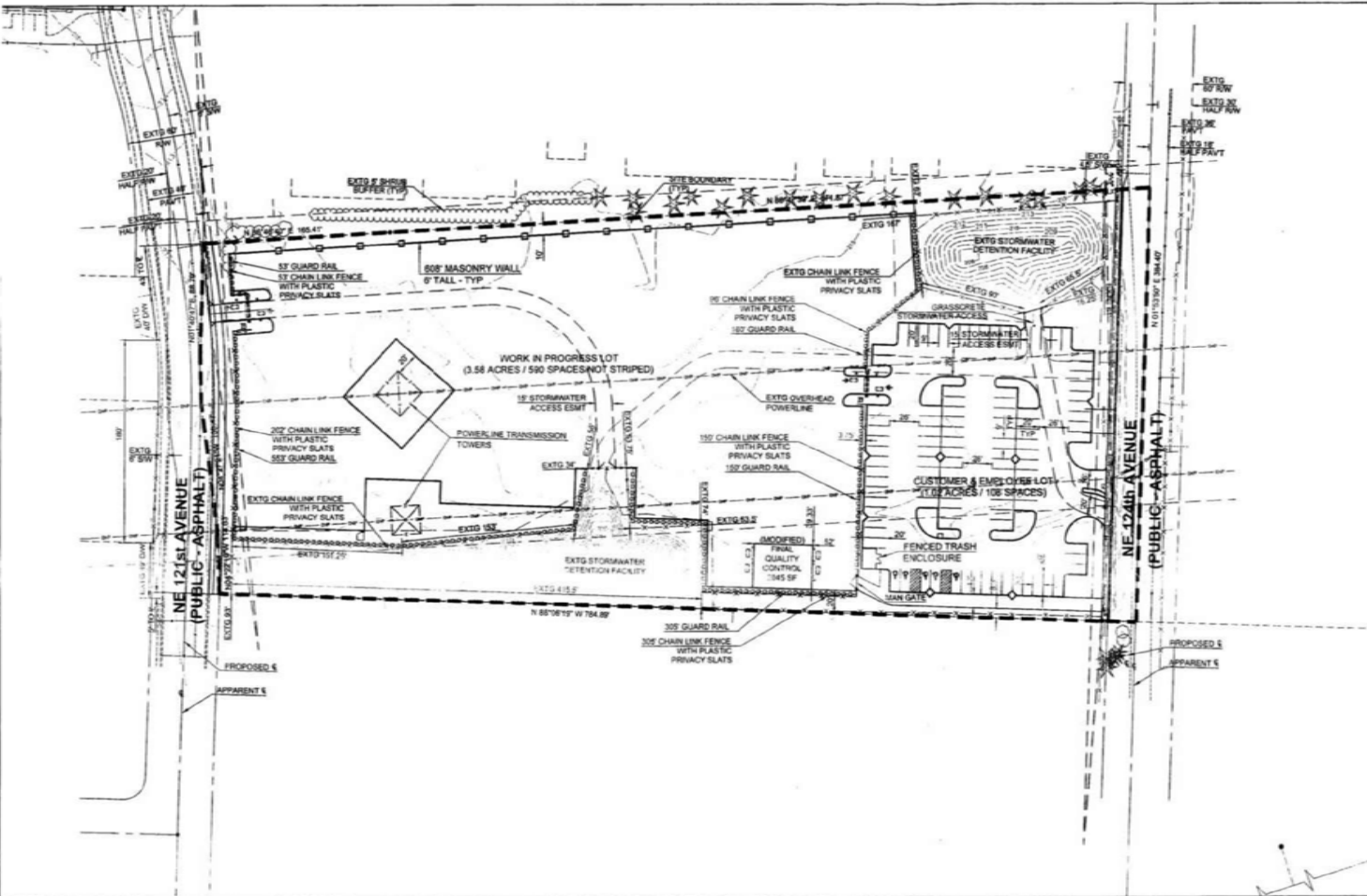
300 W. 15th Street
Vancouver, WA 98602-2027
360.548.3488
360.548.3489
360.548.3491 fax
www.hdjdesign.com



PRELIMINARY SITE PLAN FOR:
CARMAX #7255 - VANCOUVER SOUTH LOT
A SITE LOCATED IN CLARK COUNTY, WASHINGTON

DESIGNED: JEM
DRAWING: BPA
CHECKED: JAW
SCALE: H: 1" = 80'
V: N/A
AUG 2008
SHEET NO

P1.0



Site Calculations:

Area	% of Total Lot Area
Building	2,045 SQ FT 0.7%
Sidewalk other	26,763 SQ FT 9.2%
Parking	184,694 SQ FT 64.4%
Landscape	73,321 SQ FT 25.6%
Total Lot Area	286,823 SQ FT 100%

Dimensional Standards:

Required	Proposed
Min. Lot Area	None
Min. Lot Width	None
Min. Lot Depth	None
Front Setback	10 feet
Side Setback	10 or 15 feet, N. 5 feet, S.
Street Side Setback	N/A
Rear Setback	10 feet
Maximum Lot Coverage	85%
Maximum Building Height	None

Parking:

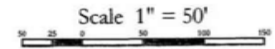
Proposed Customer/Employee Parking	TOTAL
108 spaces	108 spaces
108 spaces	22 spaces
Total Required Parking	22 spaces

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Landscaping:
North: L4, 10-foot buffer or L5, 15-foot buffer
West: L2, 10-foot buffer
East: L2, 10-foot buffer
South: L1, 5-foot buffer

Required: A minimum 15% of the site shall be landscaped to an L1 standard.
Propose: A total of 73,321 SQ FT of landscape area is proposed, totaling 29% of the site.

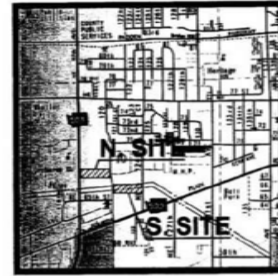
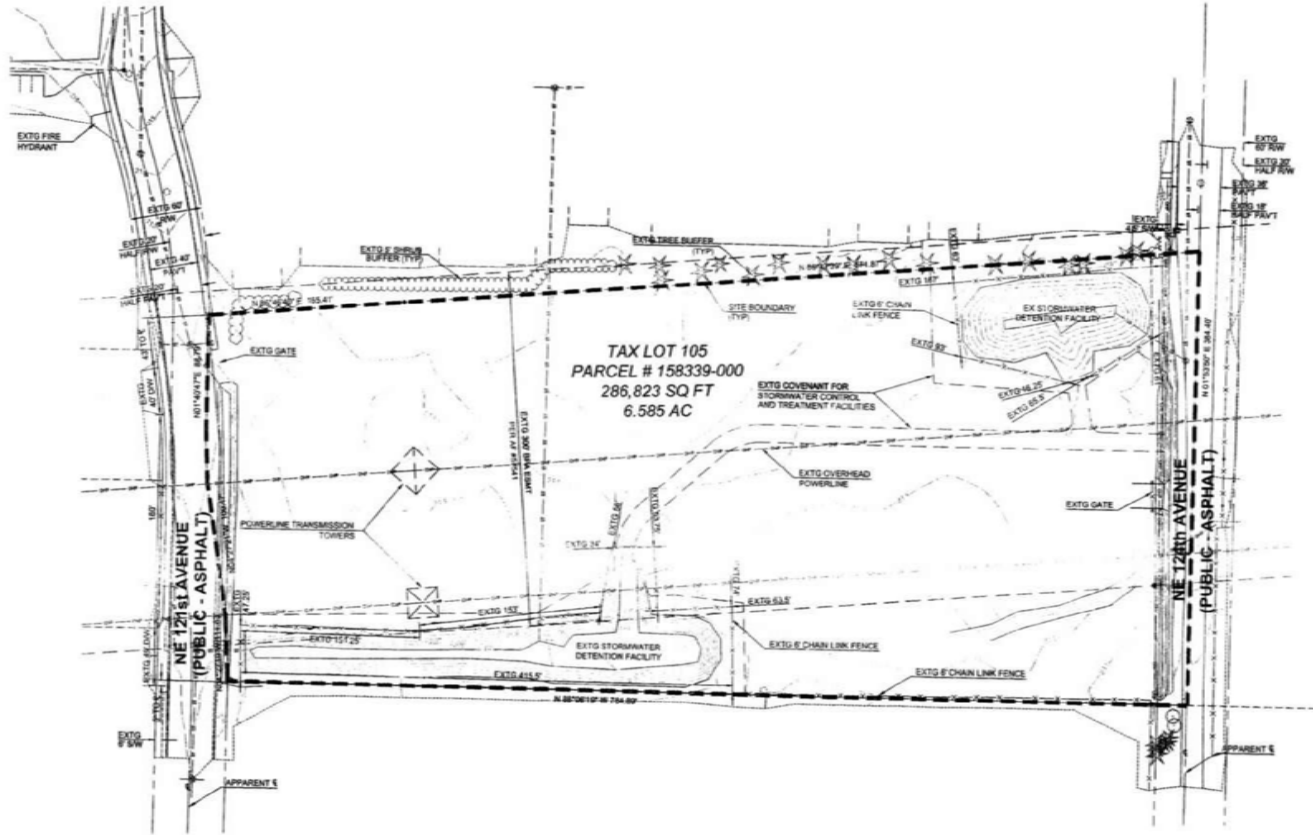
See preliminary landscape plans provided with this plan set, showing the project will meet standards for the CH zone as specified.



7/28/2008

CARMAX #7255 - VANCOUVER SOUTH LOT

LOCATED IN THE S.E. AND S.W. 1/4, SEC. 10, T. 2 N., R. 2 E., W.M.



VICINITY MAP
NOT TO SCALE

Site Data:
The site is currently vacant.

Environmental:
According to available GIS information, there are no mapping indicators for landslide hazards, slope stability, wetlands, shorelines or watercourses, or priority habitat or species areas, or priority habitat or species buffers. The site is noted as having non-hydric soils over 100% of the parcel (T7 32 SuA). GIS information indicates that the site has very low to low liquefaction susceptibility and is located outside any flood areas.

The site is located within a CARA 1 and 2 designated area, is identified as "Low" on the Archeological Predictability map for Clark County for 100% of the parcel and, is not located within known archaeological site buffers. There are no sites adjacent to the subject site included on national, state, or local historic preservation registers.

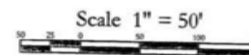
Transportation:
NE 12th Avenue is classified as an "Urban Collector". Existing right-of-way includes a paved surface of 40-foot, intermittent sidewalks and no bike lanes.

NE 124th Street includes a paved surface of 15-foot, intermittent sidewalks, and no bike lanes.

C-tran provides service to the site via Route #72 - Orchards with stops approximately 1/2 mile north along NE 78th Street, and 2 miles to the south along NE Fourth Plain Blvd.

Utilities:
There are no known on-site wells or septic systems.

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EXISTING CONDITIONS FOR FOR:
CARMAX #7255 - VANCOUVER SOUTH LOT
A SITE LOCATED IN CLARK COUNTY, WASHINGTON

HDJ DESIGN GROUP
1601 1st Ave. Street
Vancouver, WA 98660-2017
360.434-4000
360.434-4100 fax
www.hdjdesign.com

DESIGNED:	NA
DRAWN:	JMS
CHECKED:	JMS
SCALE:	H. 1" = 50'
DATE:	AUGUST 2008
SHEET:	2888_00

P2.0

GENERAL NOTES:

SITE GRADING

The contractor shall become familiar with the Geotechnical report prepared by PSI, Inc., dated June 3, 2008 specifically for this site. The contractor shall follow all recommendations regarding earthwork as detailed in the report.

The entire site is to be mowed and stripped to remove all grass, roots, organic soil, and construction fill debris prior to the beginning of any grading operations. The approximate depth of stripping is 6" as identified in the geotechnical report. The contractor shall salvage and stockpile enough select top soil to accommodate landscaping needs.

Following stripping and grubbing, the exposed soils shall be proof rolled to reveal weak, organic, or other unsuitable soils. Unsuitable soils shall be excavated to firm ground and filled to grade with suitable native or structural fill.

Exposed subgrade soils on areas to receive structural fill should be scarified to a depth of 6 inches.

Fill areas shall be structurally filled with surplus suitable materials from cut areas or imported structural fill. Select materials shall be placed in lift areas in lifts not to exceed 8". Each lift shall be compacted to 95% of the maximum dry density. Fill materials should be free of organics, and rock fragments in excess of 6" in dimension.

Compaction testing shall be done in accordance with the AASHTO T-99.

At the end of the grading operation, the stockpiled strippings shall be distributed on the landscape areas in a compacted depth not to exceed 12".

All deleterious materials generated during site grading and strippings not utilized in the final ground cover operation shall be hauled from the site to a contractor provided waste site.

Any excess material, not required to complete the grades shown on the plans shall be hauled from the site to a contractor provided waste site.

All surfaces shall be graded smooth and free of irregularities that might accumulate surface water.

All grading operations and distributed surface stabilization shall be in accordance with the project Erosion Control Plan, Sheet C2.0.

STORM SEWERS

Roof drain pipe materials shall be ASTM D-3034 PVC pipe. The roof drain plumbing layout is schematic and may be varied within Uniform Plumbing Code guidelines. The contractor shall coordinate the exact location and elevation of the roof drains with the plumbing plans.

Storm inlet laterals shall be 8" in size and installed at the slope and elevation specified on the Street and Storm Sewer Plan, Sheet C3.0.

Materials for storm sewer inlet laterals shall be Corrugated Polyethylene Storm Sewer Pipe.

Materials for storm sewer pipe shall be smooth bore high density polyethylene pipe meeting the requirements of AASHTO: M 252 or M 254; ADS N-12, or project approved equal.

Perforated pipe materials shall be perforated Corrugated Polyethylene Storm Sewer Pipe.

Catch Basins shall be WSDOT Type 1 or project approved equal.

Trench excavations shall meet the requirements of Section 7-08.3(1).

Storm sewer pipe bedding and backfill shall meet the requirements of Section 7-08.3(2). Pipe bedding and backfill material shall be select native material types A-1 to A-3 as approved by the director. Backfill material shall be compacted to 95% of the maximum relative density.

Storm sewer inlets, as noted on the plans, shall be fitted with an approved trap, per the details.

"Bottle Swale - Please Leave in Grass" signs shall be installed at the beginning of each swale and on each side of the swale at 50' intervals. Approximately 12 signs are required for this project.

The bottle swales shown on the plans shall be constructed level perpendicular to centerline as shown on the plans. Edge of swale bottom shall be "bluetopped" by Project Land Surveyor at a maximum of 25' interval to ensure level construction.

The pavement shall be tornciled at each catch basin and curb with "Dump No. Waste-Protect Your Groundwater".

Triet, LLC is responsible for maintenance and operation of the stormwater facilities.

SANITARY SEWER CONSTRUCTION NOTES

Sanitary sewer laterals shall be 6" in size, installed at a minimum slope of 0.02 F/F unless otherwise specified on the plan.

Materials for sanitary sewer pipe shall be PVC pipe conforming to ASTM D3034 unless otherwise specified.

Bedding for PVC sewer pipe shall be in accordance to the "Pipe Bedding Detail" S-1.2 for flexible pipe.

Backfill for sanitary sewer trenches shall be select native material types A-1 to A-3 as approved by the director. Backfill material shall be compacted to 95% of the maximum relative density.

Compaction testing shall be done in accordance with the AASHTO T-99.

Service laterals shall be extended to 6' behind the RW line and the contractor shall mark lateral ends with a 10' x 2" x 4" board, tracing wire and mark the depth of the lateral on the 2x4 board.

WATER SYSTEM CONSTRUCTION NOTES

Back fill for water trenches shall be select native material types A-1 to A-3 as approved by the director. Backfill material shall be compacted to 95% of the maximum relative density.

Contractor to maintain a minimum 10' horizontal and 18" vertical separation between all existing and proposed water and sewer mains.

BACKFLOW PREVENTION DEVICE

State approved backflow protection shall be required on fire sprinkler and irrigation systems. All hosebibs shall be protected with vacuum breakers. Further backflow protection shall be required depending on water usage i.e. - boilers, chillers, chemical additions, booster pumps, wells, etc. See sheet 11, City of Vancouver Backflow Prevention Details.

If well is now existing on site, or is drilled in the future, a reduced pressure backflow assembly shall be required at each meter.

All commercial water meters shall be protected with state approved backflow devices.

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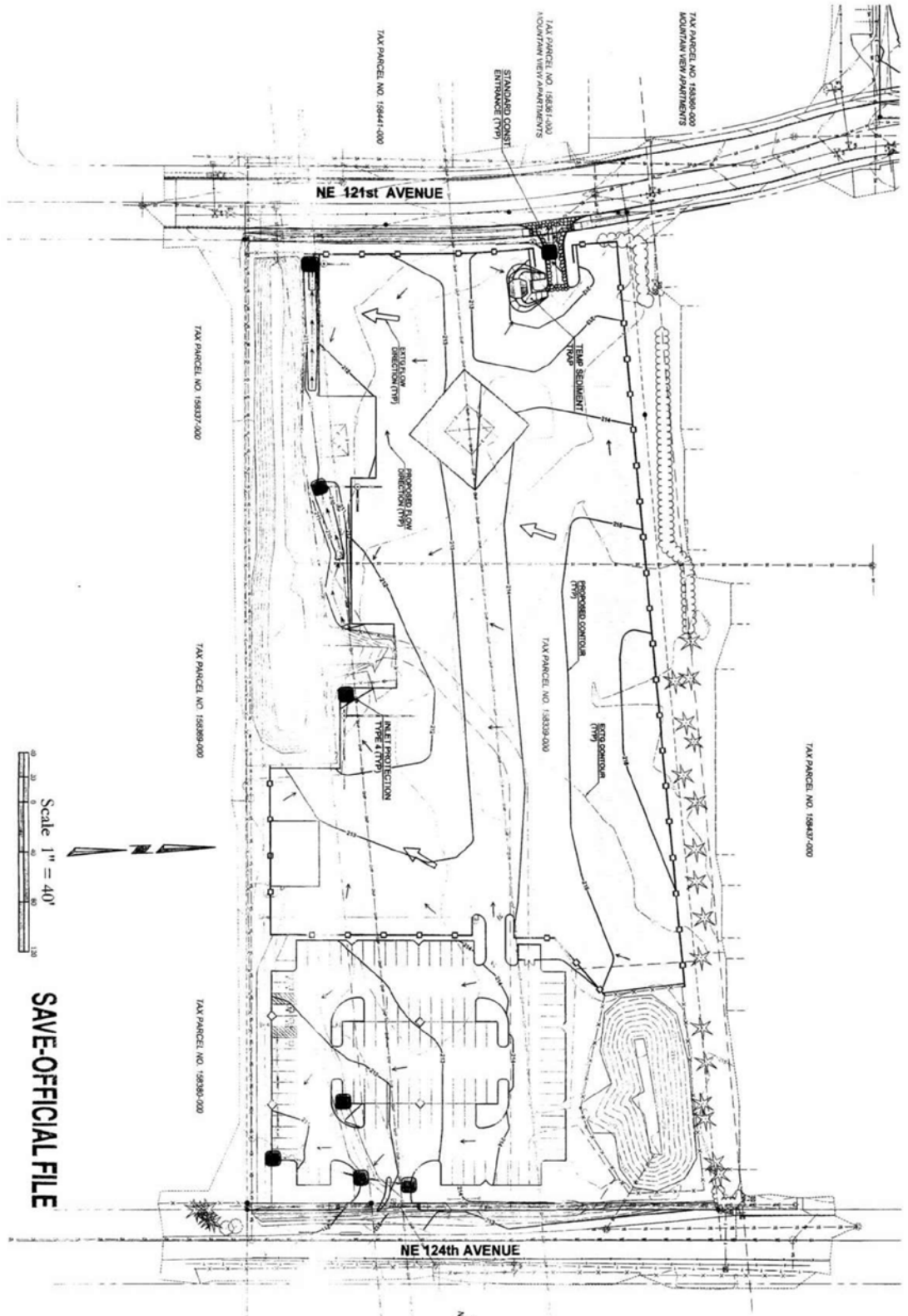
PRELIMINARY GENERAL NOTES FOR:

CARMAX #7255 - VANCOUVER SOUTH LOT

A SITE LOCATED IN CLARK COUNTY, WASHINGTON

DESIGNED: JRM
DRAWN: CAD
CHECKED: LJP
SCALE: H: 3/4"
V: 3/8"
AUG 2008
2008
SHEET

C1.0



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ERODIBLE CONTOUR Legend

Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'
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Eng. Station	Scale	1" = 40'
Eng. Station	Scale	1" = 40'

RECEIVED
 SEP 15 2008
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 SUBJECT TO CONSENT, DESIGN
 NOT FOR CONSTRUCTION

20080637

PRELIMINARY GRADING & EROSION CONTROL PLAN FOR:
CARMAX #7255 - VANCOUVER SOUTH LOT
 A SITE LOCATED IN CLARK COUNTY, WASHINGTON

HDI
 DESIGN GROUP

300 W 15th Street
 Vancouver, WA 98660-2627
 360-596-3446
 360-524-4033
 360-596-8797 fax
 Internet: www.hdiinc.com



**PIEPER
O'BRIEN
HERR**
ARCHITECTS

3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30002
770.588.0708 FAX.588.0718

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NOT RELEASED FOR CONSTRUCTION			
APPROVAL			
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY



STORE NO. XXXX
VANICOUVER, WASHINGTON

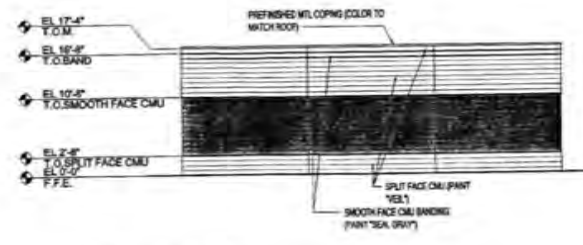
PROJECT NO.	XX-XXXXXX
DATE	24 JULY 2008
SHEET TITLE	

FLOOR PLAN AND ELEVATIONS

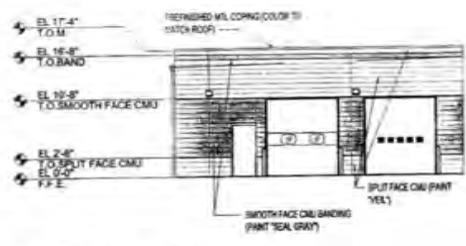
SHEET NO.
20080637



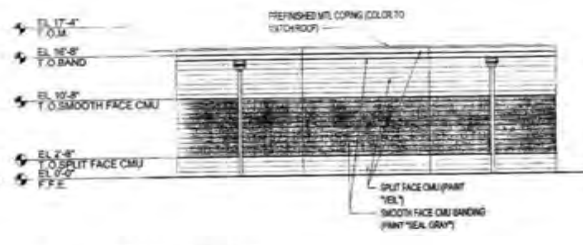
11 WEST ELEVATION
SCALE: 1/8"=1'-0"



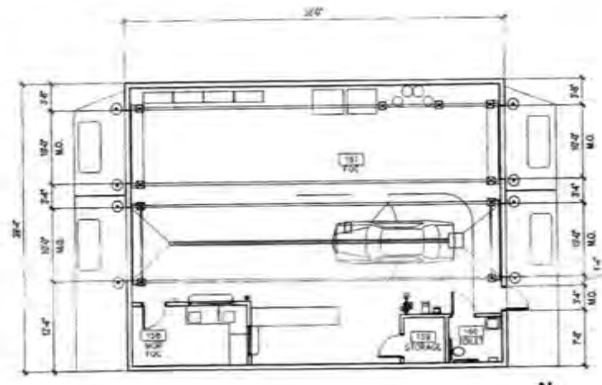
13 NORTH ELEVATION
SCALE: 1/8"=1'-0"



18 EAST ELEVATION
SCALE: 1/8"=1'-0"



20 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



34 FQC PLAN
SCALE: 1/8"=1'-0"

RECEIVED
SEP 16 2008
REAL ESTATE FIELD SERVICES

SAVE-OFFICIAL FILE



300

Proposed Project:
 15' Asphalt Driveway;
 8-inch HDPE Sewer;
 Electric; parking spaces; vehicle storage for 590 vehicles; grading; fill material;
 (Existing?? biofill swale; drain pipes; signs; Chain link fence; landscaping; guard rail; masonry wall)

NO	REVISION	DATE	APPROVED
1	AS SHOWN	01/15/20	[Signature]
2	REVISED PER COMMENTS	01/22/20	[Signature]
3	REVISED PER COMMENTS	01/29/20	[Signature]
4	REVISED PER COMMENTS	02/05/20	[Signature]
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