



SITE KEY NOTES

- ① VISION CLEARANCE TRIANGLE - (PER COV STD DTL T04-04)
- ② 7'x4' TRASH COLLECTION AREA PER LOT
- ③ ADA RAMPS & LANDINGS
- ④ EXTG FENCE TO BE REMOVED
- ⑤ TYPE 3 CHAIN LINK FENCE - (PER WSDOT STD PLAN L-20.10 ON SHT 15)
- ⑥ STREET LIGHT
- ⑦ STREET SIGN
- ⑧ BENCH
- ⑨ CBU (DE
- ⑩ PAF (BY
- ⑪ PUE RE/

Storm Lateral Note:

A storm lateral will be provided for each lot for roof downspout connection.

Grinder Pump Note:

If any portions of the future homes below the grade of the road are served by sewer, they will require a grinder pump.

Easement Notes:

The easements shown and called out related to City of Vancouver Water & Sewer utilities are granted for the following purpose: constructing, installing, reconstructing, enlarging, extending, repairing, operating, and maintaining of all pipe lines and appurtenances, and providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, grantee herein, and its agents and contractors will have the right to enter upon the premises for such purposes. The grantor(s), its executors, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or other types of vegetation, upon the permanent easement area described and shown herein.

An Easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots and tracts for the purpose of installing, constructing, renewing, operating and maintaining of Water, Sanitary Sewer, and other utilities as noted. Also, a sidewalk easement as necessary to comply with ADA slope requirements upon the exterior six (6) feet along the front boundary lines of all lots adjacent to the public streets.

Trees and Shrubs in Sight Distance Triangles:

All shrubs within sight distance triangles shall be maintained so that foliage height above pavement does not exceed 2.5 feet. Street trees within sight distance triangles shall be limbed up to a height of 10 feet consistent with ANSI A300 standards to provide for sight distance visibility.

Tract Notes:

1. Tract A is a private street tract to be owned & maintained by the home owners association. A public water & sewer easement and pedestrian access easement over Tract A will be dedicated to the City of Vancouver.
2. Tract B is a private stormwater facility tract to be owned & maintained by the home owners association.
3. Tract C is a private open space tract to be owned & maintained by the home owners association.
4. Tract D is a private open space tract to be owned & maintained by the home owners association. A public pedestrian access easement over Tract D will be dedicated to the City of Vancouver.
5. A stormwater access & inspection easement over tract A, B, C, & D will be dedicated to the City of Vancouver.

PRIVATE RAIN DRAIN ESMT & ACCESS & INSPECTION ESMT TO COV SEE SHT 14