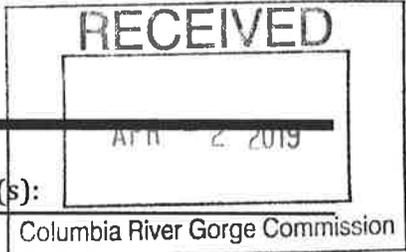


Land Use Application



Applicant(s): Tradewind LLC representing
Property Owner(s): Lesley Lamb

Mailing Address: PO Box 602 Lyle, WA 98635
Mailing Address: 1220 Columbia St. Hood River, OR 07031

Phone: 509 281 1821
Phone: 541 490 4320

Email: crhavard@hotmail.com
Email: redspacesquid@gmail.com

Location of property:

Township: 2N **Range:** 13E **Parcel address:** 02131762000300

Section & Qtr. Section: 17 **County:** Klickitat

Tax Lot No(s): lot 3 **Parcel Size (acres):** 2.22 ac.

Existing use of parcel: None

Use of adjacent parcels: None on West line and
single family on East line

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

See attached description

Application checklist: The following is required to complete your application:

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature:

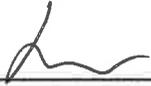


date 4/1/19

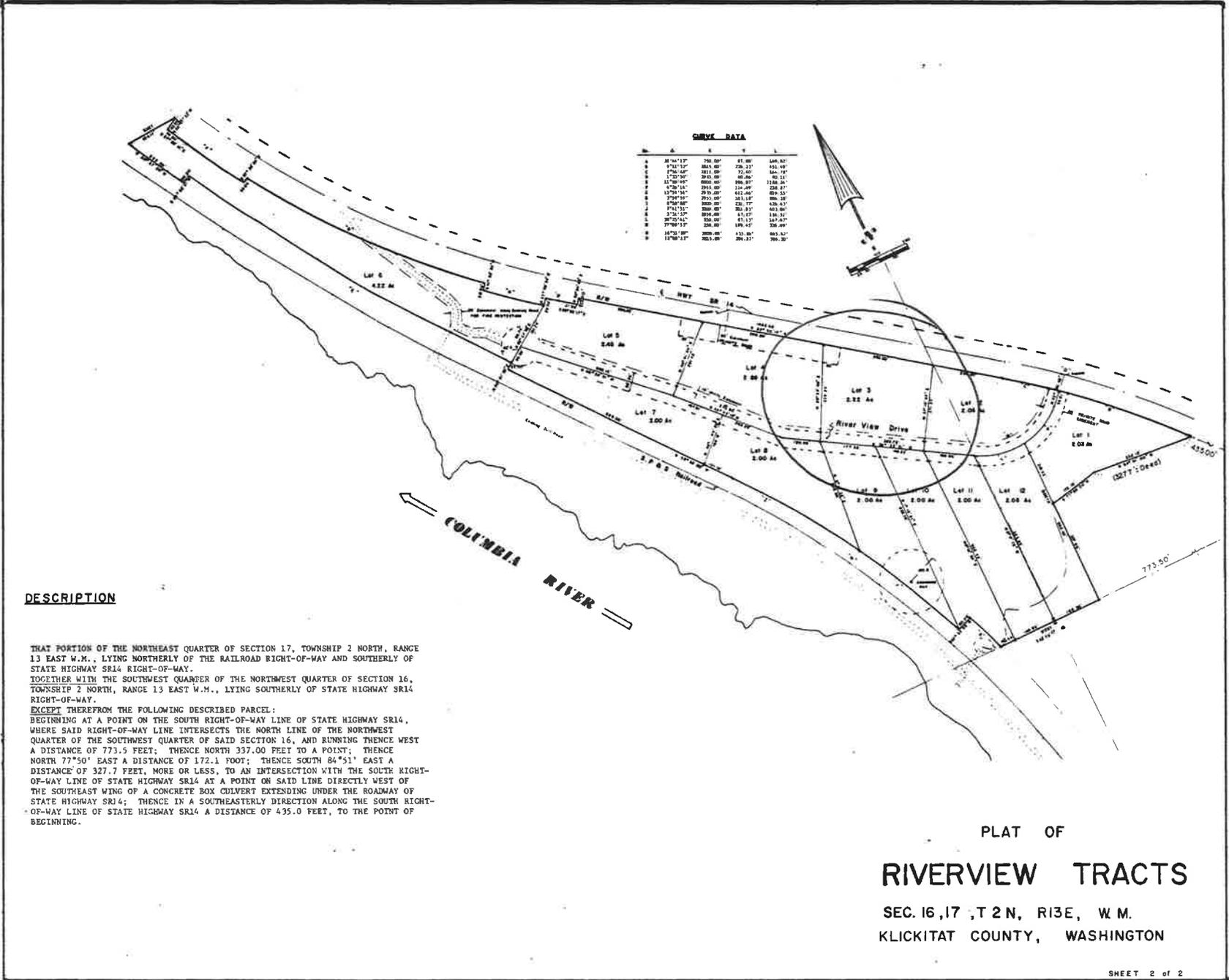
date

Property owner(s) signature:

date



date 4/2/19



CURVE DATA

NO.	ANGLE	CHORD	ARC	AREA
1	88°44'17"	750.00'	81.00'	449.82'
2	7°11'17"	361.00'	228.27'	411.49'
3	7°53'42"	2811.00'	72.40'	344.79'
4	17°52'56"	2815.00'	40.86'	62.57'
5	11°49'44"	6860.00'	890.87'	1260.24'
6	4°28'14"	2943.00'	114.49'	228.87'
7	13°59'54"	2935.00'	612.46'	828.55'
8	2°50'41"	2953.00'	283.15'	486.18'
9	8°40'00"	3800.00'	226.77'	426.43'
10	1°41'51"	3200.00'	701.82'	643.80'
11	2°31'37"	3870.00'	51.07'	88.21'
12	38°29'41"	536.00'	81.17'	147.87'
13	37°00'17"	326.00'	108.47'	201.80'
14	16°51'08"	3009.00'	133.96'	663.32'
15	17°48'17"	3015.00'	204.37'	394.25'

DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 13 EAST W.M., LYING NORTHERLY OF THE RAILROAD RIGHT-OF-WAY AND SOUTHERLY OF STATE HIGHWAY SR14 RIGHT-OF-WAY. TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 13 EAST W.M., LYING SOUTHERLY OF STATE HIGHWAY SR14 RIGHT-OF-WAY. EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY SR14, WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AND RUNNING THENCE WEST A DISTANCE OF 773.5 FEET; THENCE NORTH 337.00 FEET TO A POINT; THENCE NORTH 77°50' EAST A DISTANCE OF 172.1 FOOT; THENCE SOUTH 84°51' EAST A DISTANCE OF 327.7 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY SR14 AT A POINT ON SAID LINE DIRECTLY WEST OF THE SOUTHEAST WING OF A CONCRETE BOX CULVERT EXTENDING UNDER THE ROADWAY OF STATE HIGHWAY SR14; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY SR14 A DISTANCE OF 435.0 FEET, TO THE POINT OF BEGINNING.

PLAT OF
RIVERVIEW TRACTS
 SEC. 16, 17, T. 2 N., R. 13 E., W. M.
 KLICKITAT COUNTY, WASHINGTON

PROJECT DESCRIPTION

The single family residence proposed for lot 3 of the River View Tracts has been designed to create minimal disturbance to the landscape while also providing a modest and practical accommodation for the owner. The overall design intent is to provide an inspiring living environment that respects the cultural history of the area as well as anticipate the future significance of building on such a site. The design proposal is intended to be pure and simple, respecting the past while looking forward to the future.

ACCESS

Access to the building site is currently via an existing unimproved road (approx 90') with an 18% grade from River View Drive. The road leads to an existing flattened pad. The existing flattened pad is incorporated into the site design. A 8% grade access road (approx 160' long and 12' in width) from River View Drive is being proposed for practical gravel driveway maintenance and reasonable emergency vehicle access.

Equipment and heavy truck access for the construction will be directly off Hwy 14 across a dedicated easement and along a flagged path to the building site. No improvements will be made to the construction access road. This access was not chosen as the permanent driveway due to its length and visibility.

STRUCTURES

The structures consist of a two bedroom, approx 1330sf, house and a 630sf detached garage/guest suite/office. The house and garage will be "dug-in" to diminish the appearance from the NW, N, and NE views. Style, color, and overall appearance of both structures will be very similar and from all but N and S views, will appear as "connected". The structures will have a slightly different main floor elevation however the vertical elevation will be less than 16' when viewed individually or as one.

The structures will have low slope hip roofs with CRGC approved dark color composition shingles. Walls with larger glass sections will be shaded with large wood pergolas stained with dark complementary colors. Siding will be wood texture, shiplap style, cement board painted with low sheen CRGC approved dark color.

A small inground soaking tub is to be located west of the house down grade of the Woods Rose area and hidden from NE, N, NW views. The 45sqft tub will be set in a three sided niche excavated into the side hill. The niche will be large enough to leave 3' clearance around three sides of the tub for mechanical access. The excavation will be retained with "Norwest Blend" *Manor Stone* blocks and then covered with cedar decking. A 16" wide gravel footpath will lead from the house to the tub.

LIGHTING

Outdoor lighting will be hooded and used sparingly around the structures and landscape. Away from the structures low watt solar lights will be used to demarcate obstacles such as edge of driveway and path to front door. Outdoor lighting on structure will either be downward shielded sconces, in soffit, or on pergola facing back toward structure.

GRADING

The house and garage will be "dug-in" and constitute the most significant excavations in the project. The house will require 118cy and the garage 115cy of excavation. The excavated rock and soil will be repurposed into other parts of the project.

The access road change will involve cut and fill to develop the even slope driveway on the side hill. Rock fill will be brought over from the structure excavations and any additional rock brought in will be basalt. Estimated rock fill required for driveway is 90cy with a bank height of 3' on both fill and cut banks. The cut soil will be used around the structures to feather them back into the landscape. Volume of cut soil is approximately 66cy

The hot tub excavation will be approximately 9 cy. and will be used to further screen the tub from Hwy 14.

A septic tank will be located between the structures and buried 12" below final grade.

TRENCHING

Electric service: Electric service is located on the north line of the property and services the well pump. If parts of the existing service can be reused they will. If nothing is reused new service from pole will be placed in a 12" trench 24" below grade that first heads SW (north of drainfield) to existing temporary water pressure tank. At pressure tank, trench will be widened to 24" and incorporate potable water service and well pump power conduit. The 24" trench will then take shortest path to house.

Potable water: Water lines from existing well go to a pressure tank sitting in the field north of the house. The water supply will be picked up at this point and brought down to the the house in the electric service 24" trench 24" below grade. Water lines will also go from house to garage via shortest path at 24" below grade.

Septic tank effluent: Effluent will be pumped to the drain field located in the NE corner of the property. Effluent piping will be through 2" pvc buried 18" below grade. If possible effluent may share trench with other services eliminating need for second trench going to NE corner of property.

Soaking tub power: Power for outdoor tub will be located under footpath at 18"

LANDSCAPING

Lot 3 has no trees. To stay in character with the landscape of steppe/meadow, screening will be accomplished by digging into the landscape, berming soil from structure excavation, and using indigenous plants and shrubs. The initial planting list includes Smooth Sumac, Bitterbrush, Golden Currant, Rabbit Brush, Red-Osier Dogwood, Caenothus.. (see Landscape Plan for locations). Evergreens have been used minimally, in keeping with the neighborhood.

Distribution and numbers of plantings are organized by area and summarized in the following table:

AREA	SPECIES	GAL.	COUNT
A	Smooth Sumac	5	1
A	Juniper	2	1
A	Bitterbrush	1	1
A	Caenothus	1	1
B	Juniper	2	2
C	Golden Currant	2	2
D	Bitterbrush	1	3
D	Red-osier Dogwood	2	3
D	Juniper	2	2
E	Ponderosa Pine	3-5' bare root	1
F	Red-osier Dogwood	1	3
F	Smooth Sumac	5	1
G	Red Osier Dogwood	1	3
G	Rabbitbrush	1	3
H	Red-osier Dogwood	2	2
H	Golden Currant	2	2
I	Woods Rose	insitu	

Smooth Sumac



Bitterbrush



Juniper



Golden Currant



Red-osier Dogwood



Rabbitbrush



Ponderosa Pine

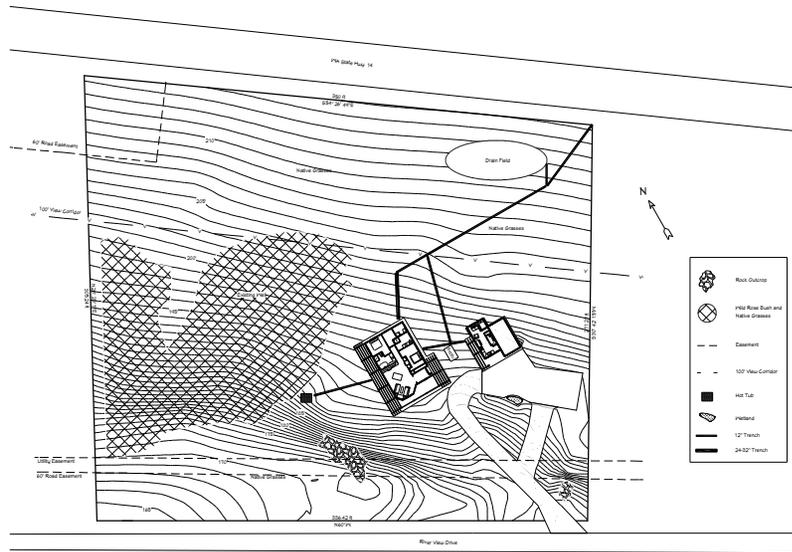


Caenothus

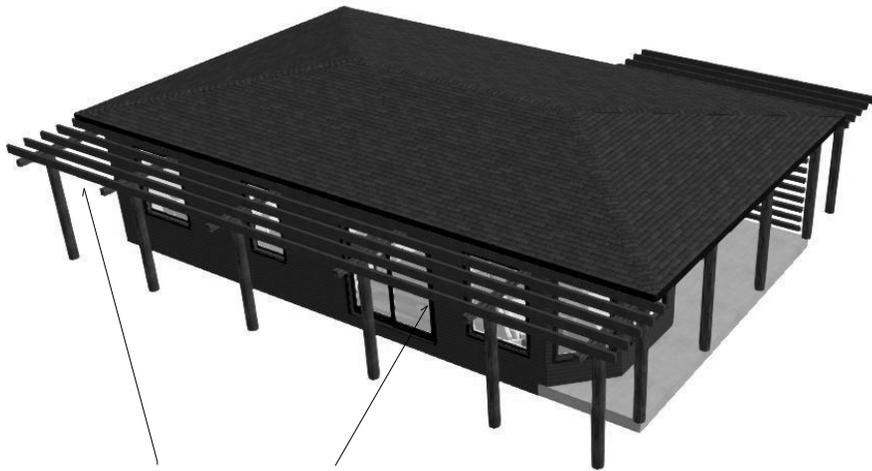


Neighbors

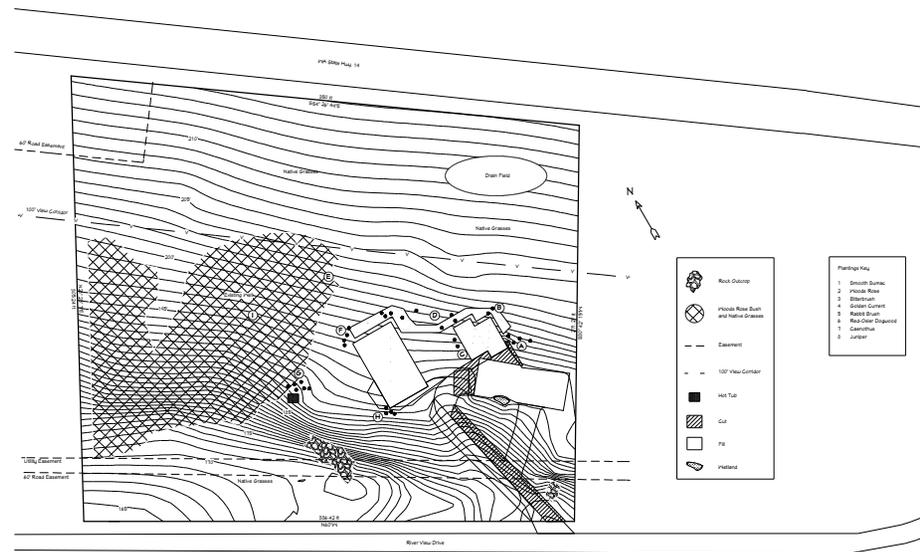
<p>PARCEL_NUM: 02131662000200 LEGAL: LOT 2 RIVERVIEW TRACTS; 16-2-13 NAME: GUTIERREZ, RALPH ADDRESS: 101 RIVER VIEW DR LYLE WA 98635</p>	<p>PARCEL_NUM: 02131762000400 LEGAL: LOT 4 RIVERVIEW TRACTS NAME: MADAGASCAR LLC ADDRESS: 1629 220TH ST SE STE 220 BOTHELL WA 98021</p>
<p>PARCEL_NUM: 02131762000800 LEGAL: LOT 8 RIVERVIEW TRACTS NAME: BERRETT TRUSTEE, STEVEN DDRESS: 608 CORRIENTE CRT CAMARILLO CA 9301</p>	<p>PARCEL_NUM: 02131762000900 LEGAL: LOT 9 RIVERVIEW TRACTS NAME: SOLWAY, ELLIOT ADDRESS: 22 TRILLIUM TRAIL UNDERWOOD WA 98651</p>
<p>PARCEL_NUM: 02131762001000 LEGAL: LOT 10 RIVERVIEW TRACTS; 17-2-13 NAME: ROCKWELL, G ADDRESS: 112 RIVERVIEW DR LYLE WA 98635</p>	<p>PARCEL_NUM: 02131762001100 LEGAL: LOT 11 RIVERVIEW TRACTS; 17-2-13 NAME: OSBORNE, WILLIAM ADDRESS: 106 RIVERVIEW DR LYLE WA 98635</p>
<p>PARCEL_NUM: 02131762001200 LEGAL: LOT 12 RIVERVIEW TRACTS and Ptn by BL 2015-04; 17-2-13 NAME: MILLER, ALLEN ADDRESS: 104 RIVERVIEW DR LYLE WA 98635</p>	<p>PARCEL_NUM: 02131662000100 LEGAL: LOT 1 RIVER VIEW TRACTS; 16-2-13 NAME: JABLONSKI, MICHAEL ADDRESS: PO BOX 234 BINGEN WA 98605</p>
<p>PARCEL_NUM: 02131600000600 LEGAL: S2NE4; NENE4; NESE4; W2NW4 LESS PTNS; S2SE4 LESS PTNS; TAX LOT 5 IN SWSE4; 16-2-13 NAME: SCHREINER FARMS ADDRESS: PO BOX 449 DALLESPORT WA 98617</p>	



Site Plan
1/4" = 10ft



TYP. Window Screening System



Landscape and Grading Plan
1/4" = 10ft

NUMBER	DATE	REVISED BY	DESCRIPTION

LAMB RESIDENCE
LOT 13
RIVERSIDE PLACYS
HARDOCK, PA

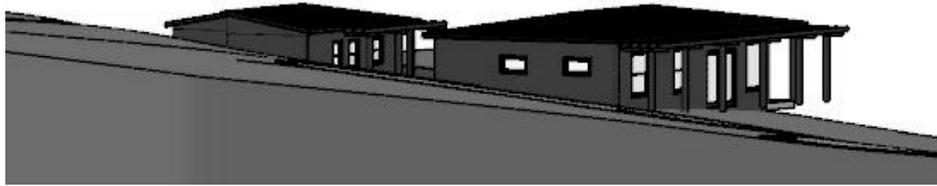
DRAWINGS PROVIDED BY:
TRADEWIND, LLC
509 281 1821

DATE:

4/2/2019

SCALE:

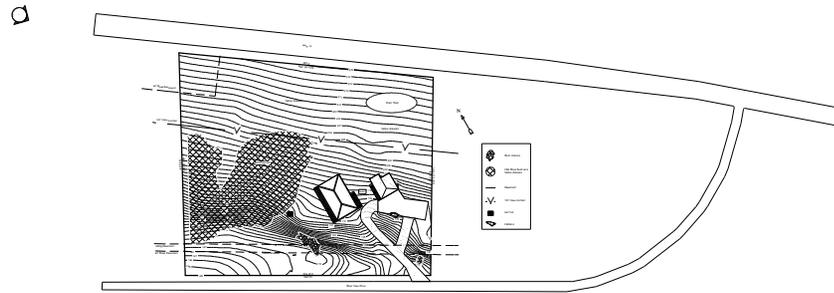
SHEET:



Eastbound Hwy 14



Westbound Hwy 14



Discovery Center

REVISION TABLE	
NUMBER	DATE

KVA Perspective Views

LAMB RESIDENCE
 LOT 13
 RIVERSIDE PLACYS
 HURDOK, PA

DRAWINGS PROVIDED BY:
 TRADEWIND, LLC
 509 281 1821

DATE:

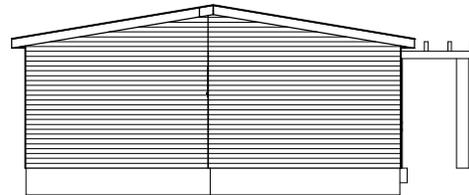
4/2/2019

SCALE:

SHEET:

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	IR/O	EGRESS	DESCRIPTION	HEADER
W01	2516AV1	1	1	2516AV1	32"	16"	33"X14"		SINGLE AWNING	2X6X36" (2)
W02	2526DH	2	1	2526DH	52"	42"	33"X43"		DOUBLE HUNG	2X6X36" (2)
W03	2540DH	1	1	2540DH	52"	45"	33"X44"		DOUBLE HUNG	2X6X36" (2)
W04	5044FX	1	1	5044FX	60"	52"	61"X53"		FIXED GLASS	2X6X64" (2)

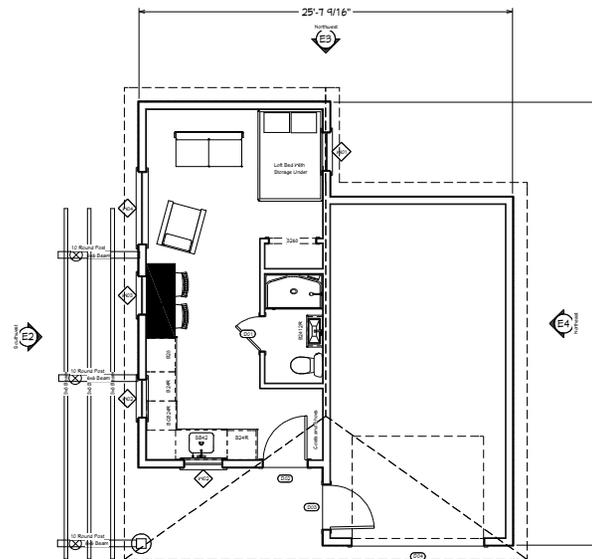
DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	IR/O	DESCRIPTION
D01	2465	1	1	2465 L IN	25"	80"	30"X82 1/2"	HINGED-DOOR P04
D02	3065	1	1	3065 R EX	36"	80"	33"X39"	EXT HINGED-DOOR E21
D03	3065	1	1	3065 R EX	36"	80"	33"X39"	EXT HINGED-GARAGE DOOR CHD01
D04	4070	1	1	4070	103"	84"	110"X87"	GARAGE-GARAGE DOOR CHD01



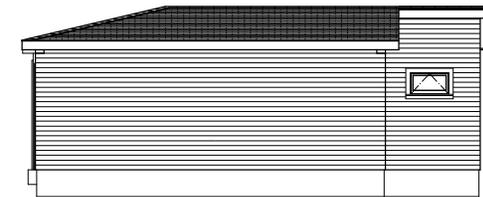
Northwest



Southwest



INTERIOR AREA
624 SQ FT



Northeast



Southeast

REVISION TABLE	
NUMBER	DATE

Garage Elevations and Glazing

LAMB RESIDENCE
LOT 13 TRACT'S
RIVERSIDE PLACYS
HARDOCK, PA

DRAWINGS PROVIDED BY:
TRADEWIND, LLC
509 281 1821

DATE:
4/2/2019

SCALE:

SHEET: