

Land Use Application Cover Sheet

The Columbia River Gorge Commission has adopted a land use ordinance for the portions of Klickitat County within the National Scenic Area. This coversheet summarizes the relevant requirements of that ordinance for persons proposing new uses or developments. Your proposal must be approved before you can start your new use or development.

How the Development Process works:

When you submit a land use application to the Gorge Commission, it will be reviewed according to a process specified in the land use ordinance. There are two processes: Expedited Review and Review Use. The five basic steps are:

1. Completeness review
2. Notice preparation
3. Public comment period *Feedback*
4. Gather and analyze information
5. Prepare and issue decision

A pre-application meeting with a Gorge Commission planner can help you determine how your proposal will be reviewed and answer questions about what materials may be necessary for a complete application. The development review process generally begins when a completed land use application is received at the Commission Office. You may submit your application by mail or in person. Faxed applications cannot be accepted.

Step 1. Staff Completeness Review and Acceptance of Application

When an application is received at the Commission office, the Gorge Commission will conduct a completeness review of the application. In some cases, a planner may contact you to discuss your application. During this review, the planner will determine if the application has all the required information and whether there are any potential issues of concern. The planner may suggest minor modifications which may be necessary to meet some of the development guidelines or expedite the review process. The completeness review may take several weeks. The planner will also determine whether or not the application is eligible for Expedited Review.

Once the application is deemed complete, the formal review process begins.

Steps 2 and 3. Notice and Comment Period

After an application is accepted by the Gorge Commission, Commission staff will prepare a public notice of the application. The notice of your proposal will be mailed to:

1. The applicant and the property owner(s)
2. State and local government agencies,
3. The Indian tribal governments with treaty rights in the Gorge, and
4. Adjacent property owners, when applicable.

The notice will state the type of project, the location of the subject parcel, and the deadlines for public comment. Public comment will be accepted for 10 days for Expedited Review or 21 days for Review Use applications.

Step 4. Analysis of Proposal

Following the close of the comment period, an impact analysis of the proposal occurs. This will likely include an on-site evaluation. The Gorge Commission staff will determine if your proposal may adversely affect scenic, cultural, natural or recreation resources. If the Gorge Commission determines that there may be an adverse impact, you may need to modify the proposal or develop a mitigation plan. For example, development that impacts natural resources such as wildlife habitat or rare plants may require the applicant to develop a natural resources management plan.

To be approved through Expedited Review, the Gorge Commission must be able to determine that there will be no adverse impact according to the guidelines of Commission Rule 350-81-052. If an application cannot be approved through Expedited Review, the comment period will be extended and the application will continue via the Review Use procedures.

For Review Uses, any required cultural resources reconnaissance surveys will be forwarded to the Tribal Governments and the State Historic Preservation Office for review. Comments on a reconnaissance survey will be accepted for 30 days. At the close of this special comment period, the Gorge Commission will determine if it is necessary that you perform other steps to protect cultural resources. After all comment periods close, the Gorge Commission will gather and analyze other information about your proposal.

For all applications, your proposal will be approved only if it is found to be consistent with all of the ordinance guidelines. The Gorge Commission may set conditions of approval with a decision to ensure that the project satisfies the ordinance guidelines. The conditions of approval are legally binding requirements which must be followed during development.

Step 5. Issuance of Decision

When a decision is made, a copy of the decision will be mailed to you, the people who submitted comments on your proposal and other interested agencies. A petition to appeal the decision may be filed for 30 days after the decision date. A Gorge Commission planner will notify you if a petition is received. If no petition is filed, the decision is final.

Approvals from the Gorge Commission are valid for two years from the date the approval is granted. In some cases, an extension of the original approval may be granted for up to 12 months.

In addition to approval from the Gorge Commission, approvals or permits from county, state or federal agencies may be necessary. What other approvals or permits are required may depend on the type, size or location of the project. County officials can help you apply for the correct permits.

II. Completing the Land Use Application

In order for the Gorge Commission to review your proposal for consistency with the land use ordinances, it is necessary that you submit a land use application. Most applications will require four pieces of information: (1) a completed application form, (2) a project description and site plan with elevation drawings and landscape details, (3) a checklist of key viewing areas, and (4) a list of property owners within a specified distance of your property. Each of these requirements is described below.

More complicated projects may require additional information about the project and the surrounding area. A planner can help clarify whether your project will require additional information. Incomplete applications cannot be accepted for review. A planner will contact you if your application is not complete and inform you what additional information must be submitted to complete the application.

Dwellings, Land Divisions, and Large Projects:

In order to review your land use application for any type of dwelling, land division, or certain other large projects, the Gorge Commission requires documentation that your property is a separate and legally-created parcel.

The following proposals will require this documentation:

- All dwellings, including replacement dwellings, agricultural operator's relative, agricultural labor housing, family hardship mobile homes, and life estates;
- Accessory structures;
- Land divisions, including cluster developments and lot-line adjustments;
- Other uses, including, wineries, agricultural processing and packaging facilities, recreation, and mining.

Documentation Needed:

The documentation may be copies of a short plat recorded by the County, prior and current deeds, or a title report.

- Short Plat: If your property is a parcel created by a recorded short plat, submit a copy of the short plat map.
- Deeds: If your property was not created by a short plat, then you must submit the following deeds for your parcel and all adjacent parcels: (1) the deed showing the ownership on January 1, 1983, (2) the deed immediately prior to the deed showing the ownership on January 1, 1983, and (3) all deeds from the 1983 to the present. Alternatively, you may submit a title report from a title company that describes this deed history (be sure to have the title company include copies of the deeds in the title report).

You may obtain a copy of deeds or a short plat map from the Klickitat County Recorder's Office. If you need help identifying what documents to submit, a Gorge Commission planner will gladly help you.

Land Use Application

Applicant(s): STACEY D. BAKER

Property Owner(s): STACEY D. BAKER

Mailing Address: 14722 260TH AVE. S.E.

Mailing Address: 14722 260TH AVE. S.E.

ISSAQUAH, WA 98027

ISSAQUAH, WA 98027

Phone: 206-949-9791

Phone: 206-949-9791

Email: SBAKERSCRAGG@GMAIL.COM

Email: SBAKERSCRAGG@GMAIL.COM

Location of property:

Township: 3 NORTH
WHITE SALMON Range: 11 EAST

Parcel address: 41 WINDY BLUFF ROAD

Section & Qtr. Section: NORTH END SECTION 33

County: KLICKITAT

Tax Lot No(s): 03-11-33-0000-34/00

Parcel Size (acres): 5.10

authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.

Applicant(s) signature:

Stacey D. Baker

date 10/1/2019

date

Property owner(s) signature:

Stacey D. Baker

date 10/1/2019

date

Site Plan

A plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail must be included with the application.

If the parcel is very large, you may show on the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map. A small vicinity map showing the subject parcel and surrounding parcels may help.

At a minimum, you must show the following features; other site plan information may be required depending on the type or location of development being proposed.

- applicant(s) name
- location and width of existing and proposed roads, driveways, and trails
- scale and north arrow
- location and size of all existing and proposed structures
- boundaries of parcel with dimensions and size
- location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines and outdoor lighting
- significant terrain features or landforms
- location and depth of all proposed grading and ditching
- groupings and species of trees or other vegetation on the parcel
- location and species of vegetation that would be removed or planted
- bodies of water and water courses

Key Viewing Areas:

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

Please check those sites which can be seen from your property:

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings which would be visible from key viewing areas, including:

- the appearance of proposed buildings over 400 square feet in size*
- surrounding final grades*

Landscape details must show how your project will be screened from key viewing areas, including:

- location of plants used*
- number of plants*
- size of plants*
- type of plants*
- irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- location of existing and proposed topographical features which would screen your project.*

Adjacent Property Owners:

If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

Notification of landowners within 200 feet:

- Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- Uses within Commercial designations
- Uses within Recreation designations
- Uses within Open Space designations
- Uses within Agriculture-Special designations
- Uses within Special Management Areas

Notification of landowners within 500 feet:

- Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- Non-farm single-family dwellings within Large-Scale Agriculture designation
- Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations

Adjacent property owners (continued):

Township, Range, Section,
Tax Lot Number
possible)

Name, Address, and E-mail (if possible)

TL 1-3; TNSHP 3;
R 11; S 33
ANDREY BRUCE 61 WINDY BLUFF ROAD
03-11-33-00000-05-00

NESENE TNSHP 3;
R 11 S 33
P.O. BOX 849; WHITE SULPHUR, 98672

TO3R11S33
PATTY SALON 20 SMOKEY RIDGE ROAD
03-11-33-0000-230000 P.O. BOX 288, BIGLER 98605

NESENE TNSHP 3;
R 11 S 33
(DANIEL JOHNSON 3025 NE 62ND AVE - PORTLAND 97213
DEBORAH LAWLESS 15 SMOKEY RIDGE ROAD

R 11; S 33
TO3R11S33
03-11-33-00000-2000200

N2NENE, SWNEENE, ALVIN HERMY
SENEENE;
03-11-33-00000-1-00

TO3R11S33
PO BOX 1400, WHITESULPHUR, WA 98672

TO3R11S34
(GOVERNMENT) 902 WASC0 AVE, SUITE 200
03-11-34-00000-400 HOOP RIVER, OR 97031

TO3R11S34
(GOVERNMENT) 902 WASC0 AVE, SUITE 200
03-11-34-56000-100 HOOP RIVER, OR 97031

TO3R11S33
(GOVERNMENT) 902 WASC0 AVE, SUITE 200
03-11-33-00000-801 HOOP RIVER, OR 97031

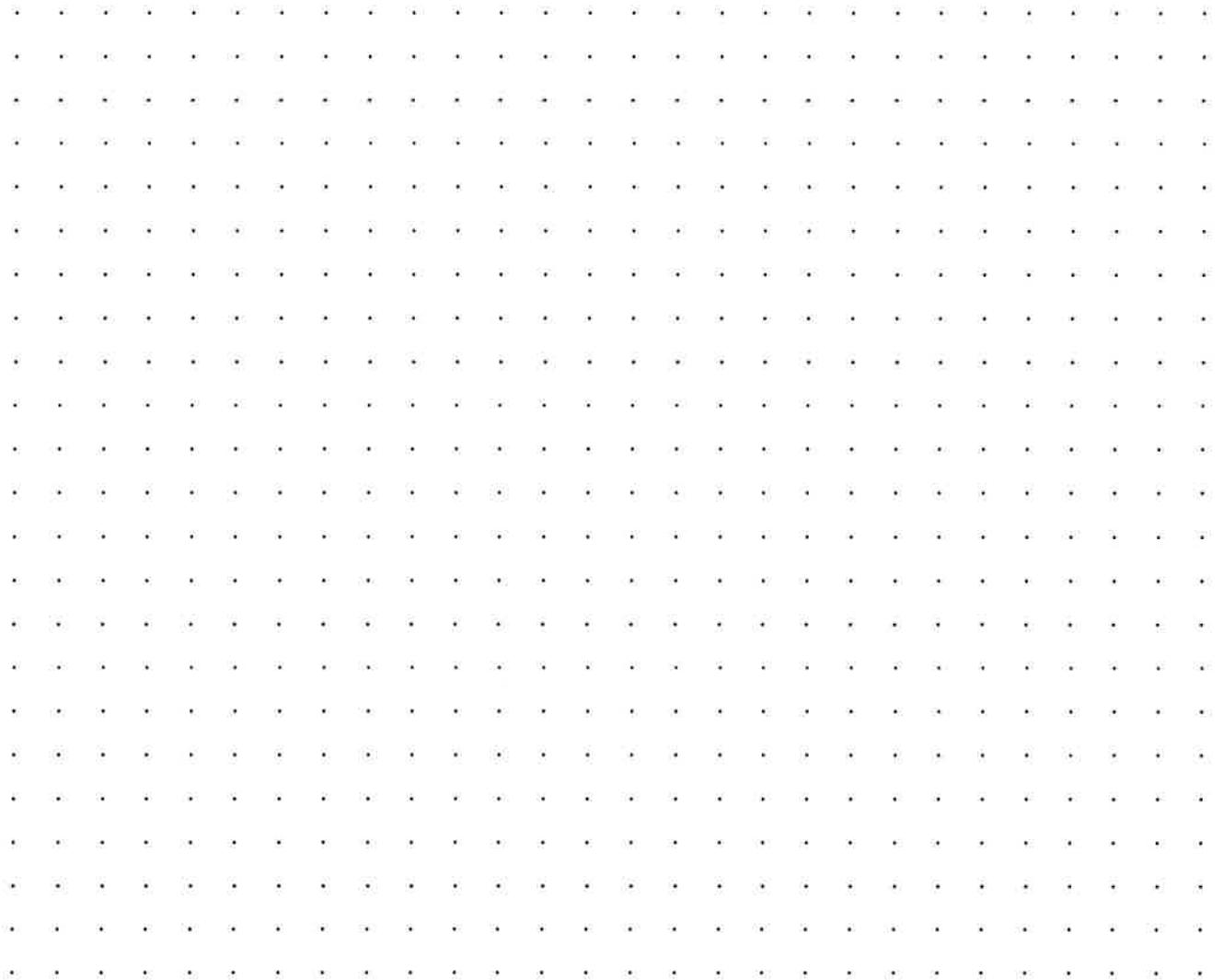
description of irrigation provisions or other measures necessary to ensure the survival of plantings; and

- A description of any interim or permanent erosion control measures to be utilized.

Please note: Structural development on slopes greater than 30% is prohibited.

***Please use this template or attach a separate Grading Plan:**

Grading Plan:

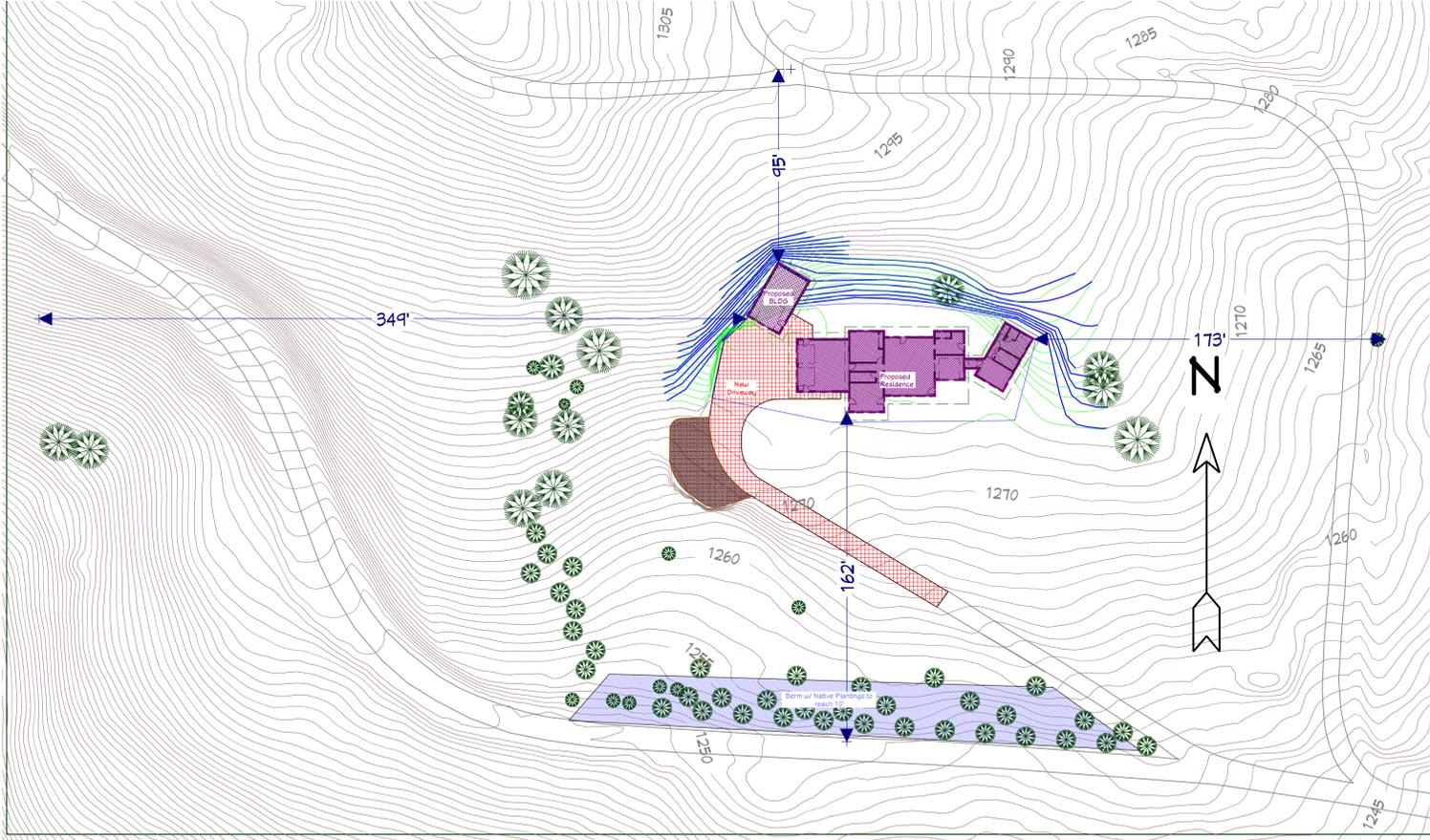
A large grid of small dots, intended for drawing a grading plan. The grid consists of approximately 25 columns and 25 rows of dots, providing a coordinate system for site layout.

General Structural Notes:

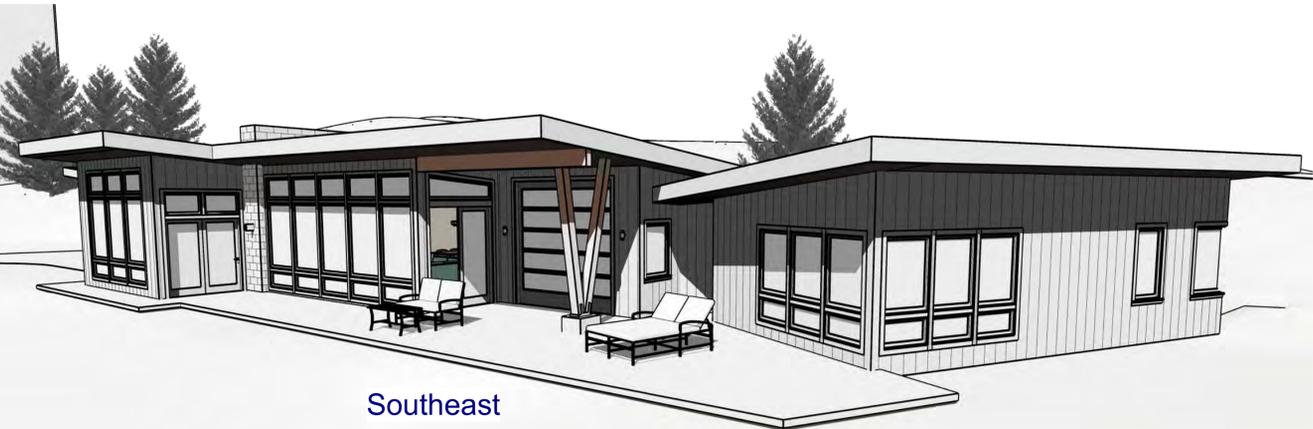
- 1 All work to meet the requirements of the Building Codes as adopted and administered by the city, county and state in which site is located.
- 2 MANUFACTURED ITEMS: shall be installed in strict accordance with manufacturer's recommendation.
- 3 EXCAVATION: Over-excavate and remove any unstable or wet soils and replace with filter cloth under 3/4" minus compacted crushed rock. Drawings may not represent actual terrain contours.
- 4 FOUNDATION: Unless otherwise engineered, Soil Design Loadings in direct bearing = 1500 psf at frost depth. compact 2-4" bed 3/4 minus in questionable areas. Concrete shall be 3/4" aggregate, 5.0 sacks per cubic yard, 5" maximum slump, 5% entrained air. Pour and cure in accordance with ACI Standards. (R402.2 Concrete shall have a minimum specified compressive strength of 2500 f'c under "negligible" weathering conditions and up to 3500 f'c in "severe"). All rebar shall be grade 40 with proper placement and laps in accordance with ACI Codes. No backfilling to occur prior to 28 day cure. 16" x 8" screened foundation vents spacing and # in accordance with code. 6 mil Visqueen total coverage in all crawl spaces, 12" lap at joints. Beam pockets oversize by 1/2" on 3 sides. Foundation drainage and separate rainwater (roof) disposal system required.
- 5 BACKFILL: Backfill slope not to exceed 6 in 12 grade and must remain 6" minimum from wood siding. Temporarily brace all walls at the top or complete floor framing diaphragm or concrete restraining slab prior to backfill to prevent cracking and/or movement. All backfill shall be free draining against wall to prevent the build up of hydrostatic pressure. Backfill under slabs or parking areas shall be crushed rock, compacted to 95% of AASHTO T-180, CDF or approved equal.
- 6 LUMBER: #2 DF or better unless otherwise specified. 19% moisture content maximum. Plywood to meet APA standards. Laminated beams to meet USPS 56-73.
- 7 FRAMING: Cut pressure treated ends in exterior applications must be re-sealed. Provide temporary supports for walls and floors prior to completion of all vertical load systems. NO penetrations to laminated beams. Framers responsible for all insulation made inaccessible to insulators in floor and walls. See Engineering for walls over 10'. All posts & beams shall have recommended manufactured connectors (Simpson) to withstand normal lateral loads. All floors are designed as diaphragms, 3/4" T&G min, nailed with 8 d 8" in field and 4" on edges, with construction adhesive at all contact points. Floor joists may be offset up to 4" to accommodate plumbing. Roofs to be 5/8" CDX under roofing material, designed to act as a diaphragm, with 8d nails on 8" c in field and 4" on edges. Trusses shall be tied to top plate with Simpson HS-24 Hurricane Ties or 10" timberloks. All exterior walls to be continuously sheathed w 1/2" ply or OSB. Block and nail all SHEAR WALLS edges w 8d @ 6" O.C. Field nail 8d @ 12" O.C. 8d HD-galv into P/T sill plate @ 4" O.C. Plywood shall continue without horizontal joints a minimum of 24" below the top plate. Garage shall be similar to this, and shall also have 1/2" plywood nailed to underside of trusses at the ceiling with similar diaphragm nailing. Custom Shower area requires Manufactured studs for straightness. Blocking for Closet rods/shelving and stair handrails required. RAILING height must be 36" with not more than 4" openings.
- 8 INSULATION MINIMUMS- Window Glazing = 3 or lower, Doors =/+ R-20, Wall =/+ R-21, Floors =/+ R-30, Ceiling =/+ R-38. House envelope must meet state Energy Code Compliance (Owner/builder to fill out form)
- 9 ADDITIONAL: Chimneys must extend 2' higher than any horizontal plane within 10'. Septic systems must be a minimum of 10' from house and water lines. Furnaces and appliances in Garage must be protected from vehicle impact. Dryer and exhaust fan vent to outside and not to exceed 15' in length. No appliance venting under windows or within 3' of soffit. Custom Tiled showers require cementboard backing in place of drywall.

General Notes: McLaughlin Design & Construction LLC (MDC)
 1 MDC assumes no responsibility for changes or departures from these drawings
 2 MDC is not responsible for omissions or errors on the drawings unless notified in writing prior to start of construction.
 3 Approved Plans & Permit must be present on job site at all times. Failure to comply could result in rescheduling delays and added fees
 4 Building Permit must be posted in visible location prior to any construction
 5 Approved plans shall be accompanied by the plan review in order to be valid
 6 Any changes to these plans must be approved in writing by the building inspector prior to commencement of work
 7 Sect 307 (a.) of the uniform building code prohibits occupancy of this building prior to completion of final inspection
 8 Owner/Builder shall verify all dimensions in the field and notify MDC of any discrepancies. Written dimension take precedence over scaled.

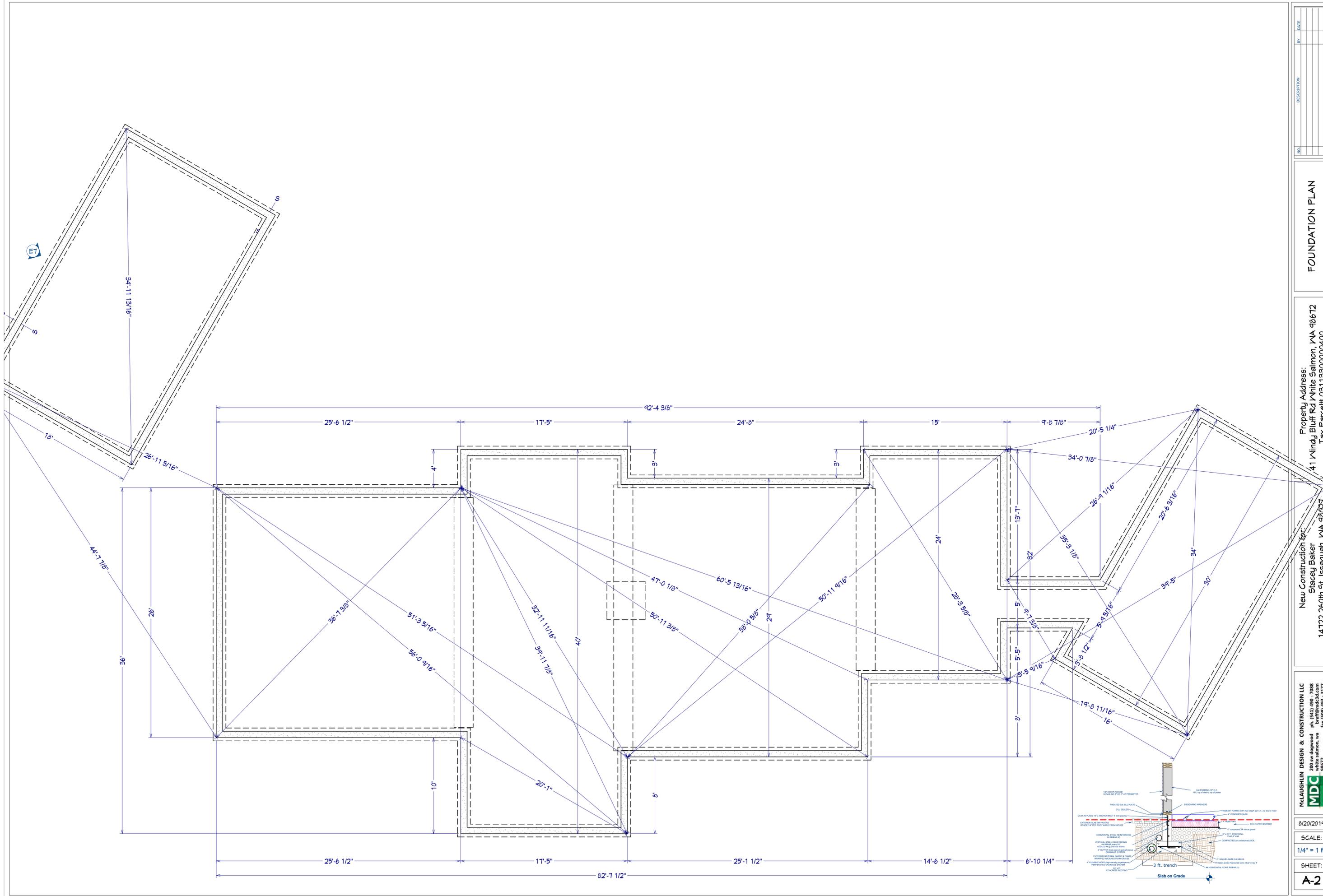
SQUARE FOOTAGE:	DESIGN CRITERIA:	Table of Contents:
Conditioned: 1500 sf	#55 grd Snow load Seismic Zone = C Exposure = B Wind = 110 mph Frost = 18"	A-1 : Site Plan & Renderings A-2 : Foundation Plan A-3 : Main Floor Plan & Schedules A-4 : Elevations A-5 : Sections
Porches/Decks: 40 sf		
Basement: 0 sf		
Garage: 480 sf		



- NEW RESIDENCE
- PLANTINGS - 10'+ NATIVE EVERGREEN SPECIES
- NEW ELEVATION
- EXISTING ELEVATION



<p>SITE PLAN & RENDERINGS</p>	<p>Property Address: 41 Windy Bluff Rd White Salmon, WA 98672 Tax Parcel# 03113300000400</p>
<p>New Construction for: Stacey Baker 14722 260th St Issaquah, WA 98027</p>	<p>McLAUGHLIN DESIGN & CONSTRUCTION LLC 200 W Dogwood White Salmon, WA 98672 ph. (509) 498-7088 lref@mcdcl.com fax (509) 493-3177</p>
<p>8/20/2019</p>	<p>SCALE: 1/24" = 1 ft</p>
<p>SHEET: A-1</p>	



NO.	DESCRIPTION	BY	DATE

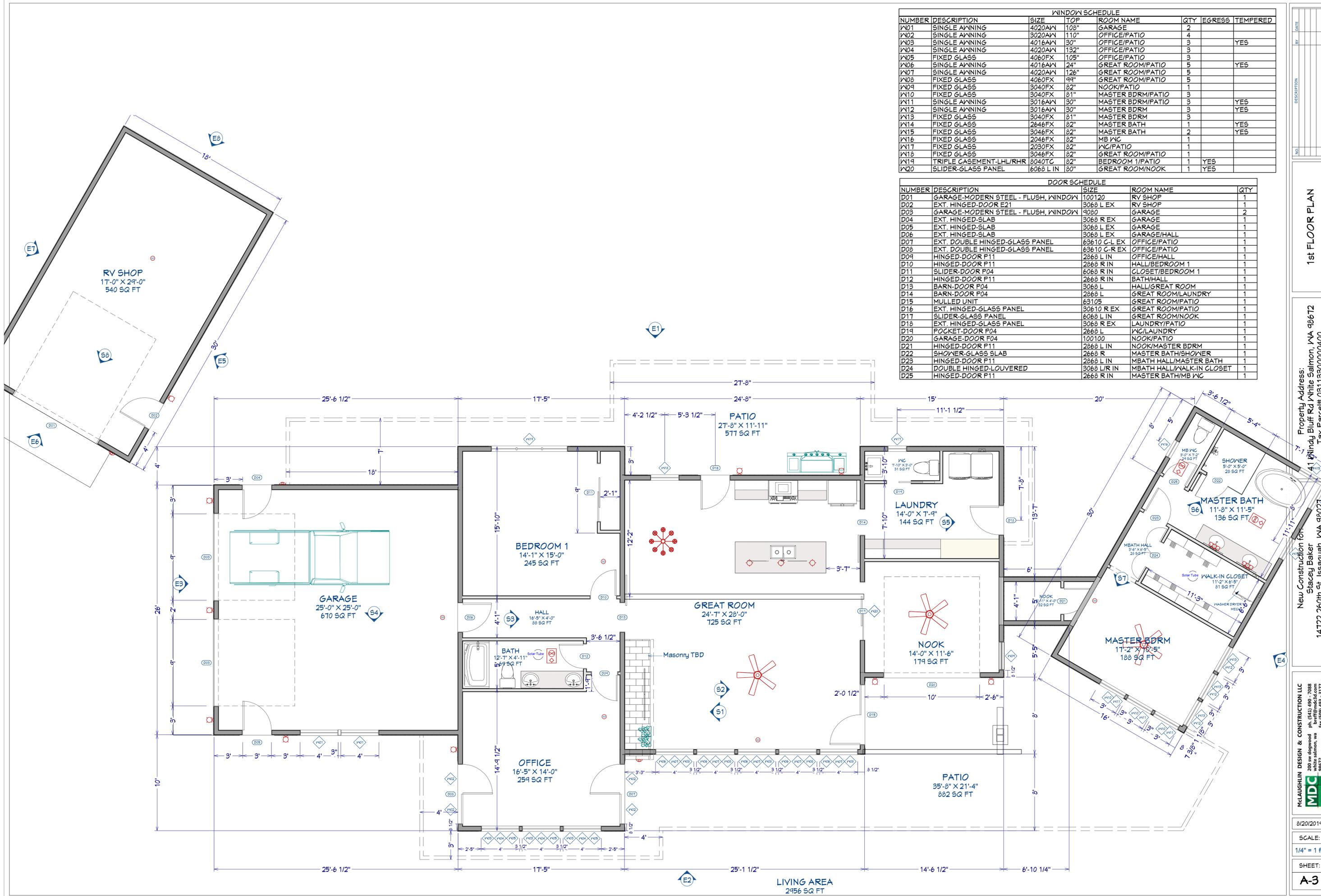
FOUNDATION PLAN

Property Address:
 41 Windy Bluff Rd White Salmon, WA 98672
 Tax Parcel# 03113300000400

New Construction for
 Stacey Baker
 14722 260th St Issaquah, WA 98037

McLAUGHLIN DESIGN & CONSTRUCTION LLC
 200 W Dogwood White Salmon, WA 98672
 ph: (509) 498-7088
 info@mdc3d.com
 fax: (509) 498-3177

8/20/2019
 SCALE:
 1/4" = 1 ft.
 SHEET:
A-2



WINDOW SCHEDULE							
NUMBER	DESCRIPTION	SIZE	TOP	ROOM NAME	QTY	EGRESS	TEMPERED
W01	SINGLE AWNING	4020AW	108"	GARAGE	2		
W02	SINGLE AWNING	3020AW	110"	OFFICE/PATIO	4		
W03	SINGLE AWNING	4016AW	30"	OFFICE/PATIO	3		YES
W04	SINGLE AWNING	4020AW	132"	OFFICE/PATIO	3		
W05	FIXED GLASS	4060FX	105"	OFFICE/PATIO	3		
W06	SINGLE AWNING	4016AW	24"	GREAT ROOM/PATIO	5		YES
W07	SINGLE AWNING	4020AW	126"	GREAT ROOM/PATIO	5		
W08	FIXED GLASS	4060FX	99"	GREAT ROOM/PATIO	5		
W09	FIXED GLASS	3040FX	82"	NOOK/PATIO	1		
W10	FIXED GLASS	3040FX	81"	MASTER BDRM/PATIO	3		
W11	SINGLE AWNING	3016AW	30"	MASTER BDRM/PATIO	3		YES
W12	SINGLE AWNING	3016AW	30"	MASTER BDRM	3		YES
W13	FIXED GLASS	3040FX	81"	MASTER BDRM	3		
W14	FIXED GLASS	2646FX	82"	MASTER BATH	1		YES
W15	FIXED GLASS	3046FX	82"	MASTER BATH	2		YES
W16	FIXED GLASS	2046FX	82"	MB W/C	1		
W17	FIXED GLASS	2030FX	82"	W/C/PATIO	1		
W18	FIXED GLASS	3046FX	82"	GREAT ROOM/PATIO	1		
W19	TRIFLE CASEMENT-LHL/RHR	3040TC	82"	BEDROOM 1/PATIO	1	YES	
W20	SLIDER-GLASS PANEL	6068 L IN	80"	GREAT ROOM/NOOK	1	YES	

DOOR SCHEDULE				
NUMBER	DESCRIPTION	SIZE	ROOM NAME	QTY
D01	GARAGE-MODERN STEEL - FLUSH, WINDOW	100120	RV SHOP	1
D02	EXT. HINGED-DOOR E21	3068 L EX	RV SHOP	1
D03	GARAGE-MODERN STEEL - FLUSH, WINDOW	4088	GARAGE	2
D04	EXT. HINGED-SLAB	3068 R EX	GARAGE	1
D05	EXT. HINGED-SLAB	3068 L EX	GARAGE	1
D06	EXT. HINGED-SLAB	3068 L EX	GARAGE/HALL	1
D07	EXT. DOUBLE HINGED-GLASS PANEL	63610 C-L EX	OFFICE/PATIO	1
D08	EXT. DOUBLE HINGED-GLASS PANEL	63610 C-R EX	OFFICE/PATIO	1
D09	HINGED-DOOR F11	2868 L IN	OFFICE/HALL	1
D10	HINGED-DOOR F11	2868 R IN	HALL/BEDROOM 1	1
D11	SLIDER-DOOR F04	6068 R IN	CLOSET/BEDROOM 1	1
D12	HINGED-DOOR F11	2668 R IN	BATH/HALL	1
D13	BARN-DOOR F04	3068 L	HALL/GREAT ROOM	1
D14	BARN-DOOR F04	2868 L	GREAT ROOM/LAUNDRY	1
D15	MULLED UNIT	63105	GREAT ROOM/PATIO	1
D16	EXT. HINGED-GLASS PANEL	30610 R EX	GREAT ROOM/PATIO	1
D17	SLIDER-GLASS PANEL	6068 L IN	GREAT ROOM/NOOK	1
D18	EXT. HINGED-GLASS PANEL	3068 R EX	LAUNDRY/PATIO	1
D19	POCKET-DOOR F04	2668 L	W/C/LAUNDRY	1
D20	GARAGE-DOOR F04	100100	NOOK/PATIO	1
D21	HINGED-DOOR F11	2868 L IN	NOOK/MASTER BDRM	1
D22	SHOWER-GLASS SLAB	2668 R	MASTER BATH/SHOWER	1
D23	HINGED-DOOR F11	2868 L IN	MBATH HALL/MASTER BATH	1
D24	DOUBLE HINGED-LOUVERED	3068 L/R IN	MBATH HALL/WALK-IN CLOSET	1
D25	HINGED-DOOR F11	2668 R IN	MASTER BATH/MB W/C	1

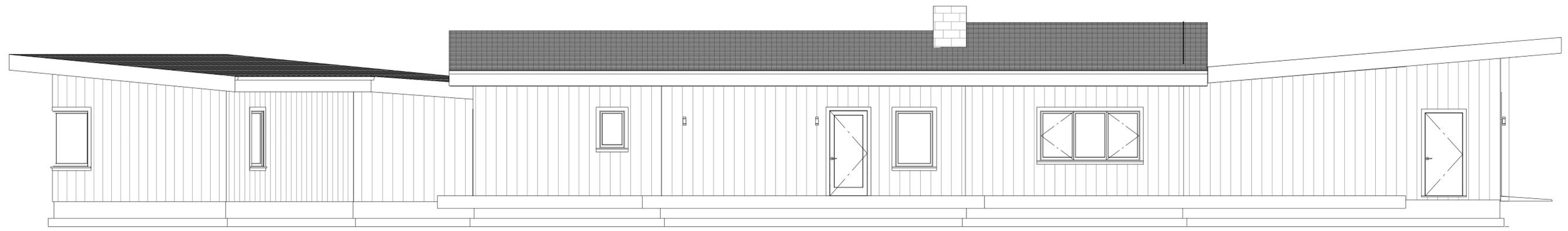
1st FLOOR PLAN

Property Address:
 41 Windy Bluff Rd White Salmon, WA 98672
 Tax Parcel# 03119300000400

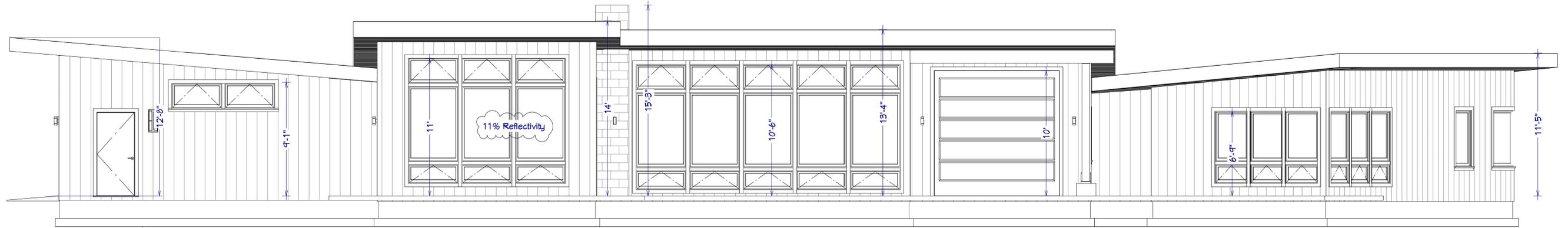
New Construction for
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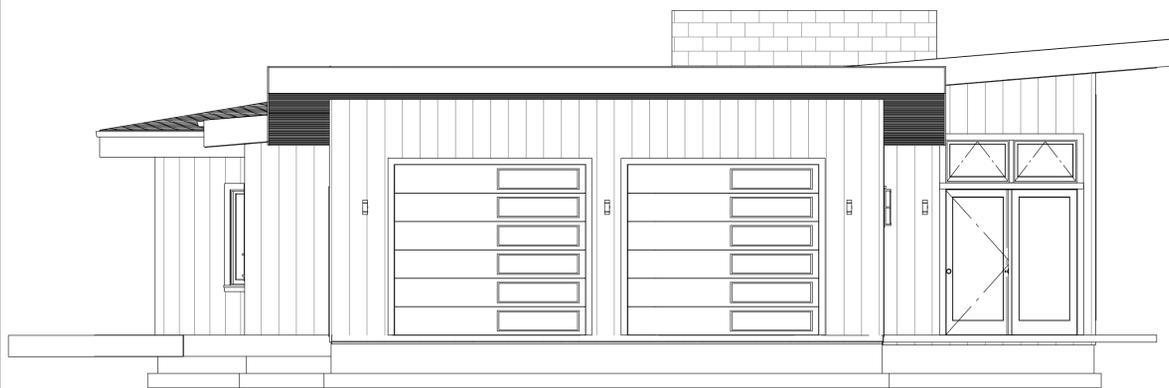
8/20/2019
 SCALE:
 1/4" = 1 ft.
 SHEET:
 A-3



E1 - Elevation North



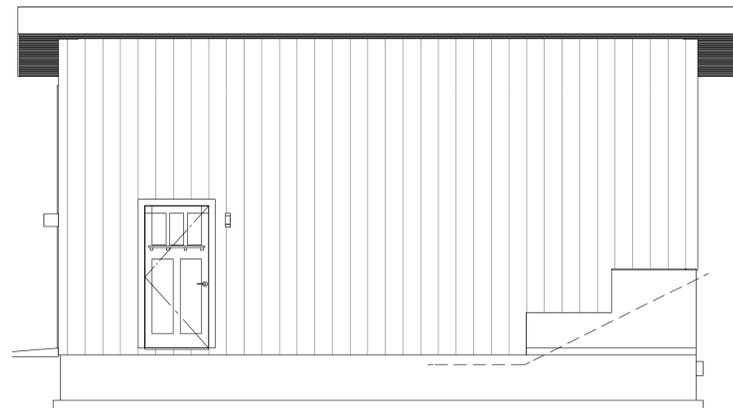
E2 - Elevation South



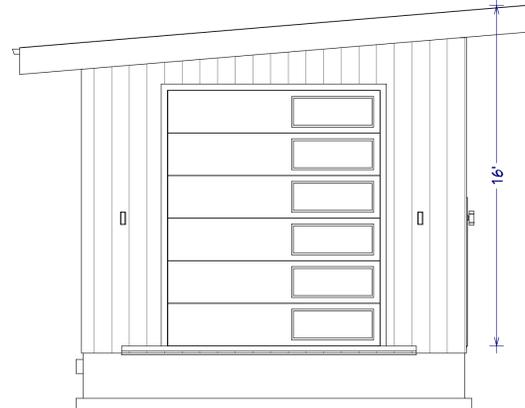
E3 - Elevation West



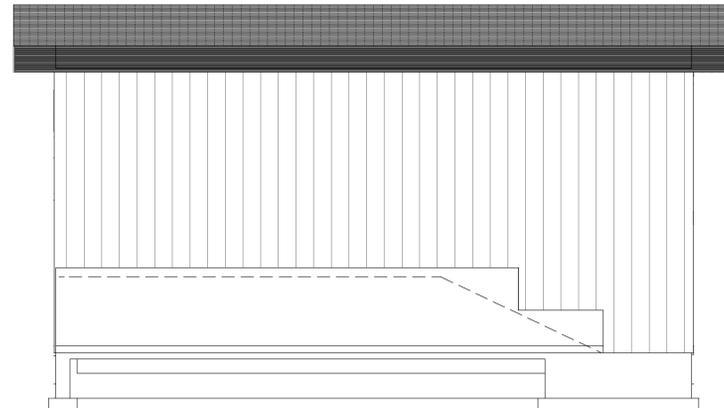
E4 - Elevation Southwest



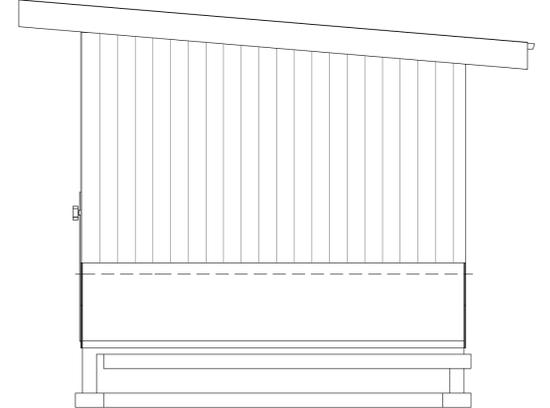
E5 - Out Building East



E6 - Out Building South



E7 - Out Building West



E8 - Out Building North

NO.	DESCRIPTION	BY	DATE

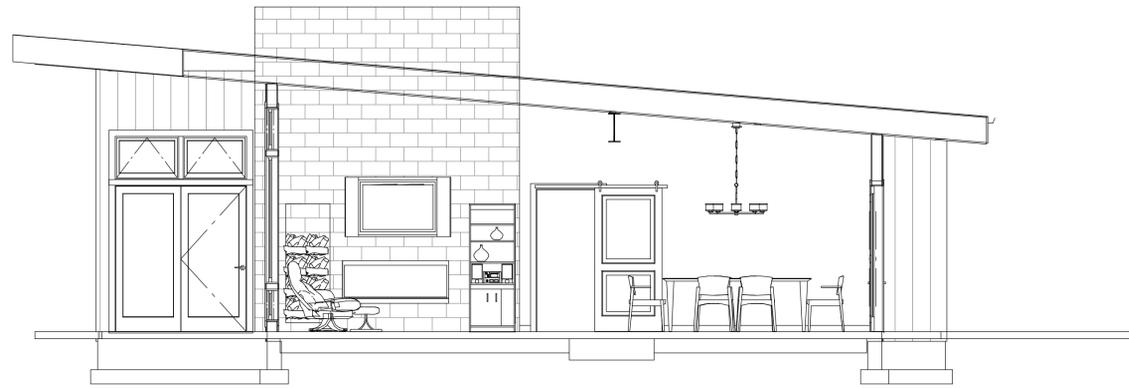
ELEVATIONS

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Tax Parcel# 03113300000400

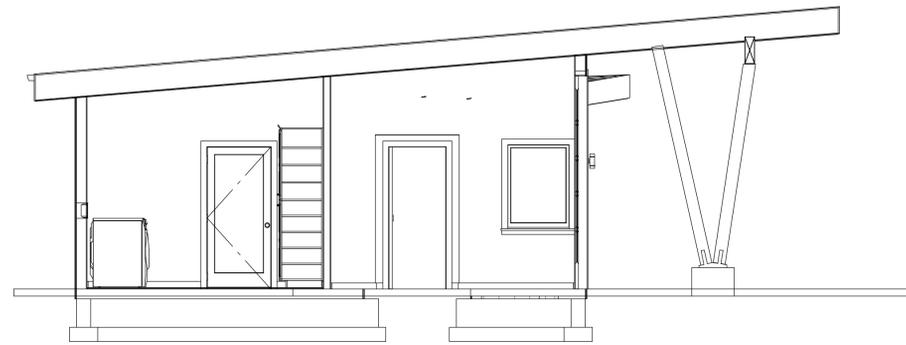
New Construction for:
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lred@mdc3d.com
fax (509) 498-3177

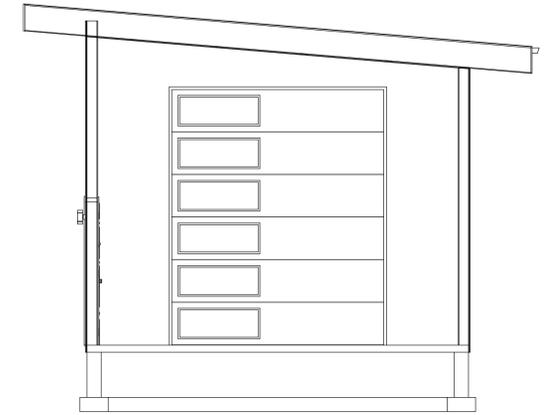
8/20/2019
SCALE:
1/4" = 1 ft.
SHEET:
A-4



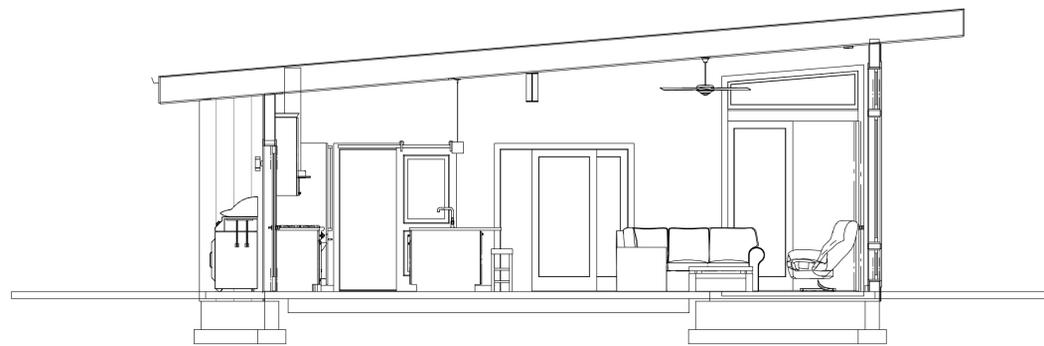
S1 - Great Room West



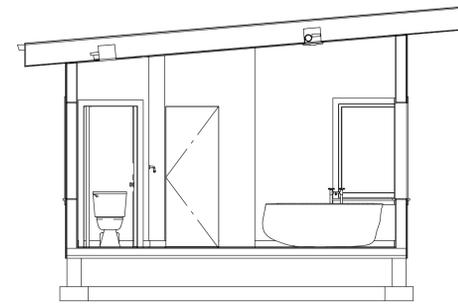
S5 - Laundry/Nook East



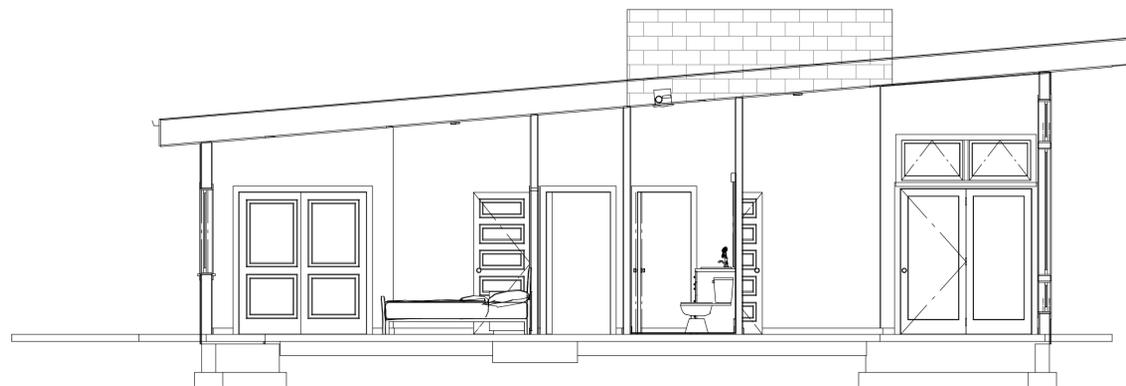
S8 - Out Building South



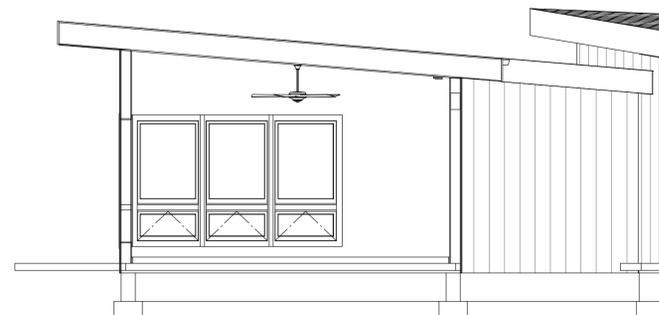
S2 - Great Room East



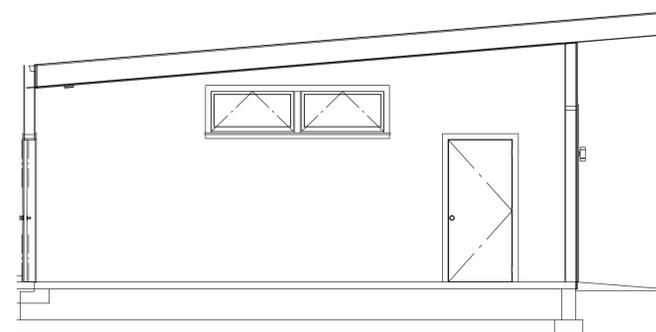
S6 - Master Bath North



S3 - Office Section East



S7 - Master Bedroom South



S4 - Garage South

NO.	DESCRIPTION	BY	DATE

SECTIONS

Property Address:
41 Windy Bluff Rd White Salmon, WA 98672
Tax Parcel# 03113300000400

New Construction for:
Stacey Baker
14722 260th St Issaquah, WA 98027

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 W Dogwood White Salmon, WA 98672
ph. (509) 499-7088
lref@mcdcl.com
fax (509) 493-3177

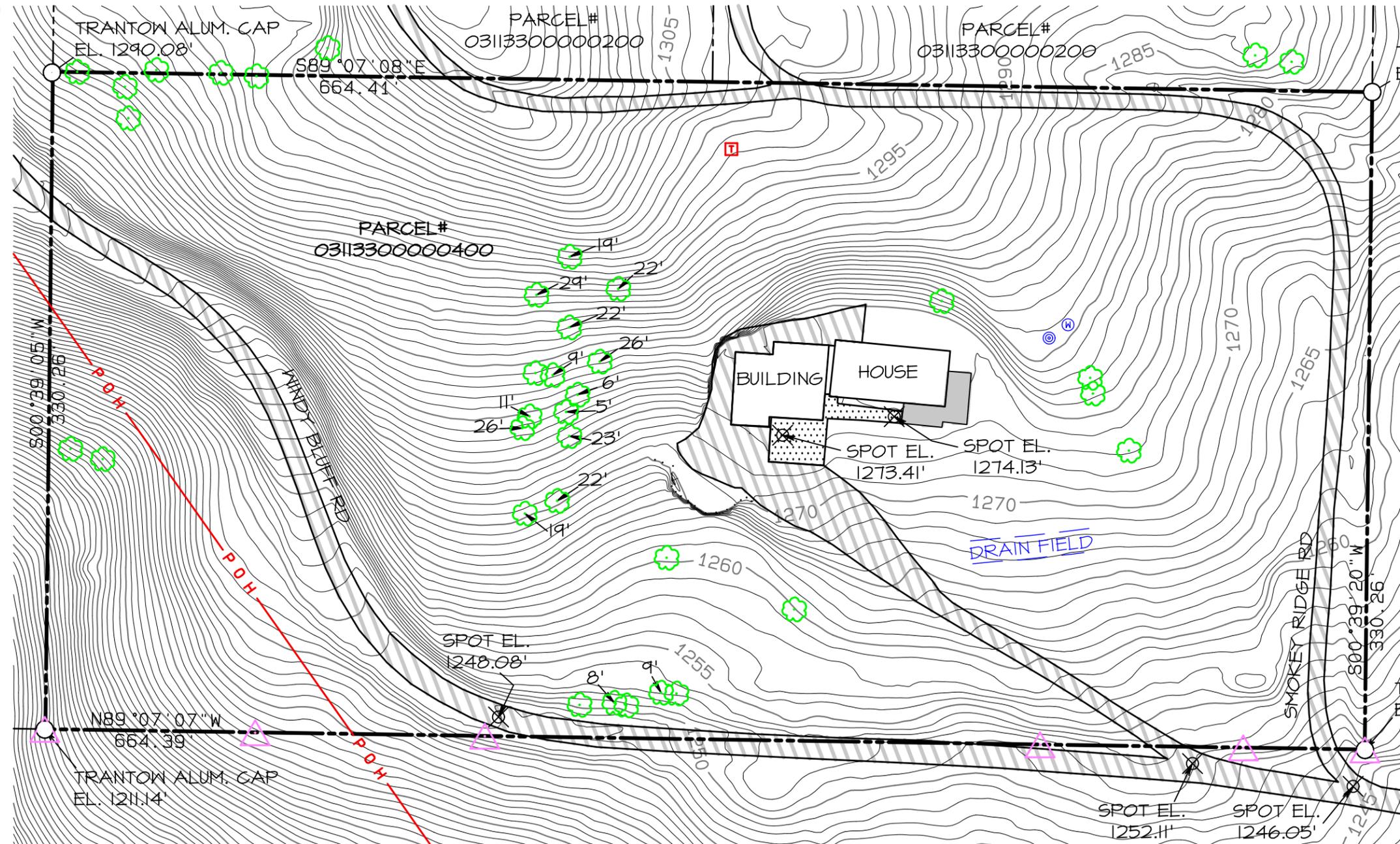
8/20/2019

SCALE:

SHEET:

A-5

EXISTING CONDITIONS SURVEY
PARCEL NUMBER 03113300000400
SECTION 33, T3N, R1E
W.M KLIKITAT COUNTY, WA



LEGEND

- WELL
- 4FT WOOD LATHE
- FOUND MONUMENT AS NOTED
- TREE
- LID TO VAULT
- TRANSFORMER
- GRAVEL ROAD
- DECK
- PAVEMENT
- P O H - POWER OVERHEAD
- DRAIN FIELD

FIELD WORK PERFORMED ON 5-30-19
 NOT INTENDED TO BE RECORDED
 VERTICAL DATUM BASED ON NAD88
 Bell Design Co. makes no warranty as to matters of
 unwritten title such as adverse possession, prescriptive
 rights, easements, estoppel, acquiescence, etc. or
 to environmental concerns such as hazardous waste,
 pollution, wet land delineation, riparian changes,
 flood zones, etc.



DATE	DESCRIPTION	BY
6/19	DRAFT	JED
6/19	REVIEWED	RMB

EXISTING CONDITION SURVEY
FOR STACEY BAKER
 COOK, WASHINGTON

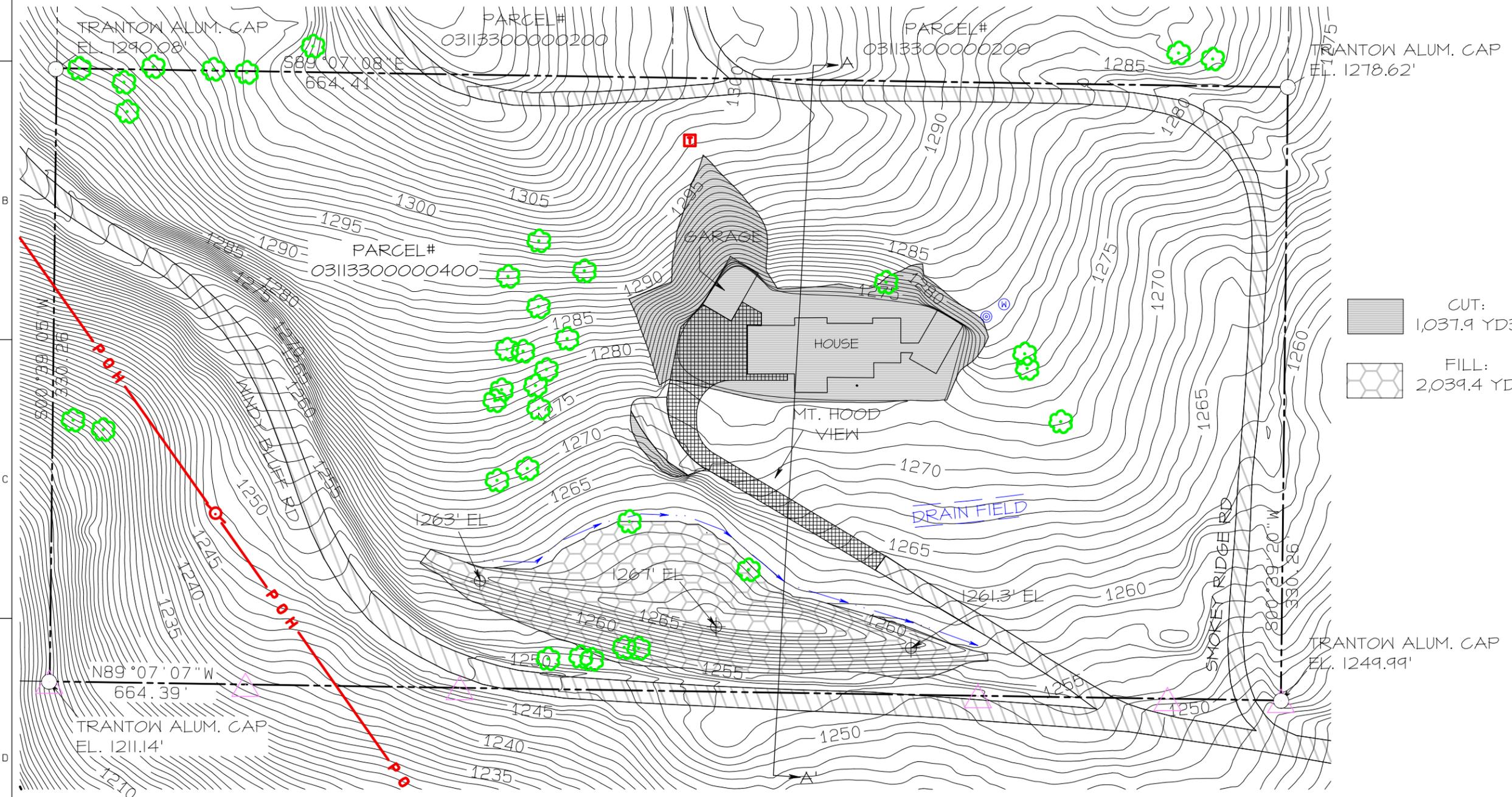
SHEET: 1 OF 1
 PROJECT: 19B130
 DATE: Jun 2019

HORIZONTAL SCALE 1"=60'
 CONTOURS @ 1' INTERVALS

EXISTING CONDITIONS SURVEY
PARCEL NUMBER 03113300000400
SECTION 33, T3N, R11E
W.M KLIKITAT COUNTY, WA

LEGEND

-  4FT WOOD LATHE
-  - P O H - POWER OVERHEAD
-  MAINTAIN DRAINAGE FLOW
-  FOUND MONUMENT AS NOTED
-  DRAIN FIELD
-  PAVEMENT
-  TREE
-  POWER POLE
-  TRANSFORMER
-  GRAVEL ROAD
-  LID TO VAULT
-  WELL



CUT:
1,037.9 YD3

FILL:
2,039.4 YD3

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BELL DESIGN COMPANY
CIVIL ENGINEERING LAND SURVEYING
 900 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA, 98605
 PHONE (509) 493-3886, FAX (509) 493-3885
 belldesigncompany.com



PROPOSED SITE PLAN
STACEY BAKER
 WASHINGTON
 COOK

JOB NO.	19B130
DATE	9/9/19
DRAWN BY	JED
REVIEWED BY	ARB
REVISIONS	DATE

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.
 FIELD WORK PERFORMED ON 5-30-19 THIS SURVEY NOT INTENDED TO BE RECORDED VERTICAL DATUM BASED ON NAVD88

D-1 PROPOSED SITE PLAN
 SCALE 1" = 60'-0" CONTOURS AT 1 FOOT INTERVALS

THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

0:\2019\B130\T02 NSA Grading Plan\19b130.pro

SHEET NO.
C2.00
 OF SHEETS

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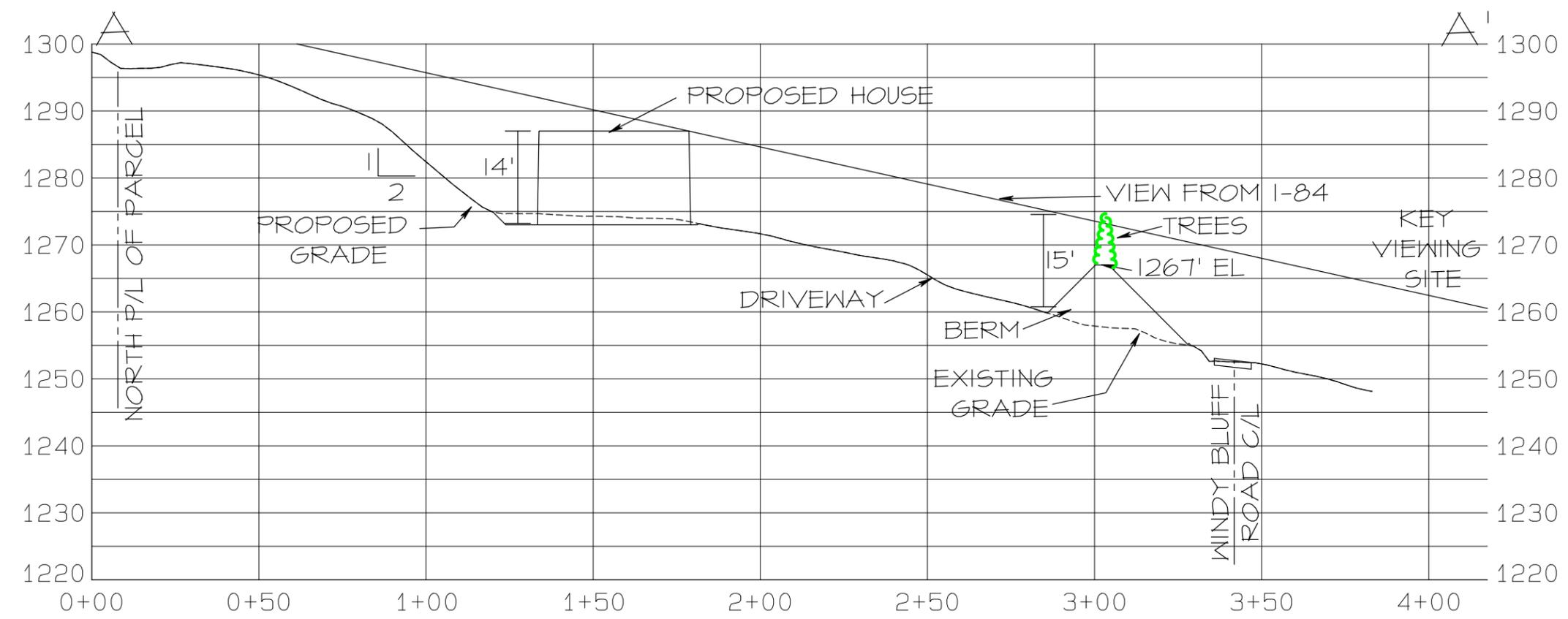


PROFILE DETAIL
STACEY BAKER
 WASHINGTON
 COOK

JOB NO.	19B130
DATE	9/9/19
DRAWN BY	JED
REVIEWED BY	ARB
REVISIONS	DATE

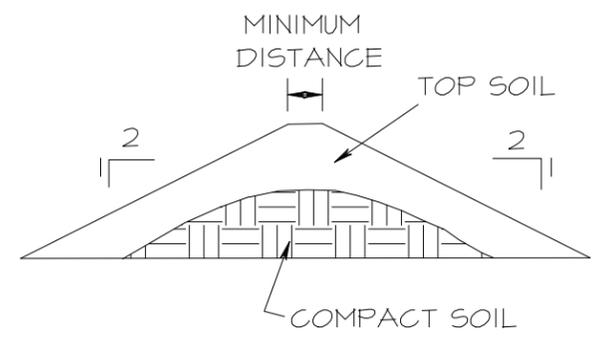
SHEET NO.
C4.00
 OF SHEETS

PARCEL NUMBER 03113300000400
SECTION 33, T3N, R11E
W.M KLUCKITAT COUNTY, WA



C-1
PROPOSED PROFILE GRADE DETAIL

SCALE 1" = 40'-0" THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY



D-1
BERM DETAIL

SCALE 1" = 60'-0" THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

FIELD WORK PERFORMED ON 5-30-19
 THIS SURVEY NOT INTENDED TO BE RECORDED
 VERTICAL DATUM BASED ON NAVD88

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