# Land Use Application

**Applicant(s):** Underwood Conservation District  
**Property Owner(s):** Frank and Kathryn Slavens

**Contact:** Dan Richardson and Tova Tillinghast

**Mailing Address:**  
PO Box 96, White Salmon, WA 98672

**Mailing Address:**  
PO Box 645, Lyle, WA 98635

**Phone:** 509-637-7003  
**Phone:** 509-250-1813

**Email:** dan@ucdwa.org  
**Email:** frank@pondturtle.com

### Location of property:

<table>
<thead>
<tr>
<th>Township: 3N</th>
<th>Range: 12E</th>
<th>Parcel address: 238 Old Highway 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section &amp; Qtr. Section: 29 SE 1/4</td>
<td>County: Klickitat</td>
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<tr>
<td>Tax Lot No(s): 03122907680100 &amp; 03122800001500</td>
<td>Parcel Size (acres): 40.9</td>
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</tbody>
</table>

**Existing use of parcel:** Residence, haying and grazing

**Use of adjacent parcels:** Residential, mixed agriculture, and state wildlife areas

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**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.

This project does not propose to construct or alter any buildings. The Slavens Western Pond Turtle Project would involve digging two ponds and regrading a third pond. See attached engineer’s drawings for precise locations and maps. The total area of the ponds is estimated at about 1 to 1.25 acres; final size will be somewhat dependent on contracting costs and regulators’ responses, but will be no larger than 1.25 acres total, across all three ponds.

Small (<3’) berms would be made from some of the spoils from excavation and placed along the downstream perimeter of the ponds. Following construction, disturbed ground around the ponds would be planted with a mix of native forbs, shrubs and trees.
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.

UCD: We believe these features, plus associated measurements and estimates, have been included in the engineer’s drawings attached to this application.
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:** all are within section 29, T3N, R12E

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<tr>
<th>Tax Lot Number</th>
<th>Name, Address, and E-mail (if possible)</th>
</tr>
</thead>
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<tr>
<td>03122907680200</td>
<td>Howard Johnston, PO Box 447, Dallesport, WA 98617</td>
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<tr>
<td>03122951000200</td>
<td>Poppie Mantone, 111 Balch Road, Lyle, WA 98635</td>
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<td>03122900000800</td>
<td>Charles Deach Jr., 115 Balch Road, Lyle, WA 98635</td>
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<tr>
<td>03122900000900</td>
<td>Robert Wells, PO Box 527, Lyle, WA 98635</td>
</tr>
<tr>
<td>03122900000300</td>
<td>William Hamm, PO Box 398, Lyle, WA 98635</td>
</tr>
<tr>
<td>03122800002600</td>
<td>Dept. of Wildlife, 600 N. Capitol Way, Olympia, WA 98501</td>
</tr>
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</table>
Projects Requiring Grading Plans:
If your project meets one of the following, then you must submit a grading plan:

In the General Management Area:
- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10%;
- applications for structural development involving more than 200 total cubic yards of grading (material excavated and/or used as fill) where the building site is visible from one or more Key Viewing Areas

In the Special Management Area:
- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10% (except trails)

The grading plan must include the following:

- A map of the site prepared at a scale of 1 inch equals 200, feet (1:2400) or at a scale providing greater detail, with contour intervals of at least every five feet including:
  - Existing and proposed final grades
  - Location of all areas to be graded, with cut banks and fill slopes delineated; and,
  - Estimated dimensions of graded areas.

- A narrative description of the proposed grading activity, including:
  - Its purpose
  - An estimate of the total volume of material to be moved
  - The height of all cut banks and fill slopes
  - Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer of geologist is recommended)
  - A description of all plant materials used to revegetate exposed slopes and banks, including types of species, number of, size and location of plants, and a 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.

UCD: We believe these features, plus associated measurements and estimates, have been included in the engineer's drawings attached to this application.
If your project is listed below, you will also need to submit additional information. Contact a Gorge Commission planner for help in identifying the information required.

**Projects in the General Management Area:**
- Agricultural Buildings and Agricultural Labor Housing
- Projects within 1000 feet of sensitive wildlife and plant sites or water resources
- Single-family dwellings on lands designated Large or Small Woodland
- Single-family dwellings in conjunction with agricultural use
- Single-family dwellings not in conjunction with agricultural use (on Large-Scale Agriculture)
- Single-family dwelling for an Agricultural Operator’s Relative
- Wineries or tasting rooms
- Temporary Hardship Dwelling
- Communications and Utility Facilities on lands visible from key viewing areas
- New livestock grazing; new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities on lands designated Agriculture-Special
- Production and/or development of mineral resources and expansion of existing quarries
- Uses located in or providing recreational access to the Columbia River or its tributaries

**Projects in the Special Management Area:**
- Single-family dwellings on lands designated Forest, Agriculture or Public Recreation
- Agricultural Buildings and Agricultural Labor Housing
- Clearing trees for new agricultural use
- Any new use or development on lands designated Open Space

**Projects Requiring Cultural Resources Reconnaissance Surveys and Historic Surveys for Large-Scale Uses:**
- Residential development of two or more dwellings
- Recreation facilities
- Commercial or industrial development
- Public transportation facilities
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances

**Projects Requiring Sensitive Plant and Wildlife Surveys:**
- Land divisions that create four or more parcels
- Recreation facilities that contain parking areas for 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities
- Public transportation facilities that are outside improved rights-of-way
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances (except minor projects as specified in Commission Rule 350-81)

Please contact the Columbia River Gorge Commission’s office if you need assistance or have any questions. The Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. Please call 509-493-3323 or contact us via our website at www.gorgecommission.org.
Western Pond Turtle Habitat Enhancement - Frank Slavens

restoration and enhancement of natural wetland features to increase habitat for native wetland species

LOCATION DETAIL:
ADDRESS: 238 Old Highway 8, Lyle, WA
LATITUDE: 45.71453
LONGITUDE: -122.3194
PARCEL #: 03122907680100 and 03122800001500
SECTION: S29 TRN R12F
WATFRSHFD: Columbia River

Sheet No. Description
1 of 12 Cover Sheet
2 of 12 General Notes
3 of 12 Existing Conditions
4 of 12 Acreage Routes and Work Areas
5 of 12 Phase 1 Overview
6 of 12 Phase 1 Detail
7 of 12 Phase 2 Overview
8 of 12 Phase 2 Detail
9 of 12 Phase 3 Overview
10 of 12 Phase 3 Detail
11 of 12 Misc. Feature Design
12 of 12 Budget, Timeline, Materials
Purpose of Project
This project will restore and enhance historic wetlands on a field that was historically ditched and drained for agriculture. This field is adjacent to a state-owned wildlife area that is managed for the benefit of western pond turtles endemic to the site, as well as other wetland organisms.

Landownership
Entire work area including access roads, staging area are privately owned by Frank Slavens.

Project Objectives
- Restore wetland hydrology to ~2.5 acres;
- Excavation of two ponds;
- Re-shaping of an existing agricultural pond to restore habitat suitability;
- Plant appropriate suite of native species (+/- 500 stems) to support pond function and turtle habitat;
- Creation of 6,000 Sq. Ft. of suitable nesting habitat adjacent to new ponds.
- Post-construction outreach activities, likely to include two educational site visits with partner agencies and/or landowners.

Setting
The western pond turtle (Actinemys marmorata) is one of Washington's two native freshwater turtles and are listed as Endangered within Washington State. The turtle is endemic to the Columbia River Gorge, but now exists only at four sites on the Washington side of the Columbia River Gorge. One of these sites, near Lyle, is owned by the Washington Department of Fish & Wildlife (WDFW) and is one of only two sites in the state of Washington where a viable population of turtles was found during searches in the 1980s. The WDFW wildlife area is adjacent and Immediately east and north of the Slavens’ property.

The site is a long east-west oriented series of fields, now primarily used for haying, with an agricultural ditch running along one side as part of a drainage system installed sometime in the past. Onsite springs and drainage, as well as ponds in the adjacent WDFW property, demonstrate a capacity to hold water.

Construction
The restoration project will be constructed using a phased approach. Phase 1 includes the construction of one new excavated pond "East Pond" and the installation of a buried overflow pipeline to an existing pond.

Phase 2 includes invasive species control measures as well as the construction of a long and narrow impoundment pond that is oriented at a natural low point near the confluence of the agricultural ditch and road drainage ditch in the center of the property. Fill material for impoundment will be supplied by excess cut from East Pond construction.

Phase 3 consists of re-grading the existing "Stable Pond" located on the west end of the property. The Stable Pond is currently 10+ feet deep with steep (~3:1) side slopes. The pond will be filled in to a maximum depth of 5 ft. and widened to accommodate 7:1 side slopes.

Construction activities will be timed and conducted in a manner to avoid unnecessary disturbance to western pond turtles during key life stages; WDFW will provide technical assistance related to this issue.

Planting Plan
Approximately 250 Native Trees and Shrubs including Ash, Cottonwood, White Oak, Mock Orange, Oceanspray, Wild Rose and Snowberry. All disturbed ground will be seeded with native seed mix.
Site Description - Existing Conditions
Property has been used as a residence and hayfield for several decades. Three wetland areas have been identified within work areas where restoration actions are being considered. The hayfield has been seeded with tall fescue and is mowed one or more times per year. A ditch runs from east - west along the property with road and hillside drainage entering the ditch at multiple laterals from culverts under Old Hwy 8. Two existing deep (>10 ft. depth) ponds and one shallow landscape pond are present on the property.
Phase 1 Restoration Activities:
- Construct new 14,500 Sq. Ft. "East Pond"
- Install overflow pipe from "East Pond" to existing "Dam pond"
- Use excavation spoils to create 6,000 sq. ft. of Western Pond Turtle nesting habitat
- Stockpile 800 yards of soil for use in Phase 2 pond construction

Phase 2 Restoration Activities:
- Construct new 34,000 Sq. Ft. "Phase 2 Pond"
- Invasive species treatment and native planting around Phase 1 and Phase 2 as needed

Phase 3 Restoration Activities:
- Re-grade existing "Stable Pond"
Phase 1 Activities:
1. Construct new 14,500 Sq. Ft. Pond
2. Use Fill Material to Create 6,000 Sq. Ft. of Western Pond Turtle Nesting Habitat.
3. Construct ~130 ft. of buried 2" PVC overflow pipeline.
4. Plant ~75 native trees and shrubs in area between road and new pond and along NE corner of pond.
5. Place at least two habitat features in newly constructed pond, features will be partially exposed during all times of year to provide basking opportunities as well has cover from predation. Habitat features will created with from trees with rootballs attached.
East Pond Design Detail:
- Clay or synthetic liner shall be installed along bottom of pond - install detail TBD based on soils investigation
- Create 6,000 sq. ft. of nesting habitat around east edge of pond by spreading excess cut material in a 1 ft. layer. Nesting soils shall be treated to prevent vegetative re-growth
- 2" PVC overflow pipe set at 470.5' to be connected to stand pipe at existing pond, bury depth and slope TBD.

East Pond Geometry:
- Pond bottom Elev. = 465', Target water surface Elev. = 470.5'
- Side slopes = 5:1
- Top of Pond Elev. = 471', notched overflow on SW edge at 470.5'
- Flat 6 ft. wide access route along top of pond for maintenance
- Grade to existing ground surface around outside of pond at 3:1 slope
- Total pond surface area = 14,500 sq. ft.
- Cut (red) and fill (green) cross sections shown below.

Underwood Conservation District
171 NW Washington St.
White Salmon, WA
98672
509-637-7002

SCALE: HOR:1"=30' VER:1"=N/A

BY DATE REVISIONS FOR:

Preliminary for Permit review

Phase 1 - Pond Design

Landowner: Frank Slavens

SHEET 06

Wet Meadow Restoration - Frank Slavens
Phase 2 Activities:
1. Construct new 34,000 Sq. Ft. Pond
2. Pond location is a natural low point in the center of the property where drainage ditch from north hillside meets main agricultural ditch that runs east-west.
3. Pond is not intended to hold deep water year-round. This "wetland" pond is not lined, water level will fluctuate through the year to provide shallow water habitat for hibernation life stages and cover from predation.
4. East end of pond is vegetated with mix of native trees and shrubs, an additional ~100 native trees and shrubs will be planted around newly constructed pond focusing on the west and north edges of the pond.
5. Place at least three dead wood habitat features in newly constructed pond.
Phase 2 Pond Geometry:
- Pond bottom Elev. = 445.0'
- Max water surface Elev. = 449.0'
- Side slopes = 7:1
- Top of Pond Elev. = 449.5', notched overflow on west edge at Elev. 449.0'
- Flat 6 ft. wide access route along top of pond for maintenance at Elev. 449.5'
- Grade to existing ground surface around outside of pond at 3:1 slope
- Total surface area = 34,000 Sq. Ft.
- Total Cut = 1397 Cu.Yd.
- Fill = 2227 Cu. Yd.
- Net Material = 829 Cu.Yd. Fill (to be supplied by excess material from Phase 1 excavation)
- Cut (red) and fill (green) cross sections shown below.
Phase 3 Activities:
1. Re-grade Existing Stable Pond
2. Pond footprint shall be expanded from 6,793 Sq Ft. to 12,225 Sq. Ft. Side slopes will be pulled back from 3:1 to 7:1.
3. Install pond liner (synthetic vs. clay TBD based on soil testing)
4. North edge of pond will be planted with native trees and shrubs, approximately 150 plants.
5. Place at least two dead wood habitat features in newly constructed pond.
Stable Pond Geometry:
- Pond bottom Elev. = 433.0', Target water surface Elev. = 438.0'
- Side slopes = 7:1
- Top of Pond Elev. = 440.0', notched overflow on west edge at 438.0'
- Flat 6 ft. wide access route along top of pond for maintenance
- Grade to existing ground surface around outside of pond at 3:1 slope
- Total pond surface area = 12,500 sq. ft.
- Cut (red) and fill (green) cross sections shown above.
Cut/Fill Summary

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<tr>
<th>Name</th>
<th>Cut Factor</th>
<th>Fill Factor</th>
<th>2D Area</th>
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<th>Fill</th>
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| Totals                   | 90889.92 Sq. Ft. | 2882.49 Cu. Yd. | 3810.60 Cu. Yd. | 927.90 Cu. Yd. |}

Opinion of Probable Costs by Phase

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<th>Quantity</th>
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Target Project Timeline

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<th>End Date</th>
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<td>Permitting (entire project)</td>
<td>1/1/2022</td>
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<td>Contracting for Phase 1 and Phase 2</td>
<td>6/1/2022</td>
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Draft Materials List

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<tr>
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<td>Pond liner (synthetic)</td>
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<td>Imported clay for pond lining</td>
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</tr>
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<td>Misc. fittings for stand pipe</td>
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</tr>
</tbody>
</table>

Underwood Conservation District

171 NW Washington St, White Salmon, WA 98672
509-637-7002

SCALE: HOR:1"=50'  VER:1"=N/A
DESIGNER: CL DRAFTER: CL DATE: 1/1/22

BY DATE REVISIONS FOR:

Preliminary for Permit review

Budget, Timeline, Materials

Landowner: Frank Slavens

Wet Meadow Restoration - Frank Slavens

SHEET 12