City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Planning Commission

Wednesday, August 21, 2019 | **7:00 PM** | **City Hall**

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

1. ROLL CALL

2. MINUTES

19-000309 Minutes of the July 10, 2019 regular Planning Commission meeting.

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS

5. PUBLIC HEARINGS

19-000311 PC 2019-3 THE VALE AT OVERLOOK PRELIMINARY PLAT SUBDIVISION APPLICATION

RECOMMENDED ACTION:

Motion to adopt the findings of fact and conditions of approval in the staff report and forward a recommendation of approval to the City Council for the proposed preliminary subdivision plat for The Vale at Overlook phases 1-2 with conditions.

6. NON-PUBLIC HEARING ITEMS

19-000324 Discussion item: Consideration of zoning code text amendments to permit micro-distilleries in Commercial and Industrial Districts. Staff to provide more information at meeting.

7. PLANNER'S REPORT

8. OTHER BUSINESS

9. ADJOURNMENT

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Minutes

Agenda

Planning Commission

Wednesday, July 10, 2019 | **7:00 PM** | **City Hall**

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1. ROLL CALL

Chairman Collins called the meeting to order at 7 p.m.
***Present**: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren*
***Absent**:*

***Staff Present**: Adam Trimble, Planner; Ken Hash, City Engineer; Lisa Vertrees, Administrative Assistant*

2. MINUTES

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to approve the minutes of the June 5, 2019 regular Planning Commission meeting. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren
Nays: None

19-000241 MINUTES OF THE JUNE 5, 2019 PLANNING COMMISSION MEETING

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

None at this time.

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS

The Declaration of Ex Parte Communications was read into the record by Mr. Trimble.

5. PUBLIC HEARINGS

19-000239 SUMMARY STATEMENT:

PC 2019-2- Proposed amendments to the zoning code to allow electronic message center signs in residential zones for churches, schools and public safety facilities.

RECOMMENDED ACTION:

Motion to recommend the proposed zoning code amendments to the City Council for adoption with the following additional regulation:

1. **Hours of operation: The EMC sign shall be completely turned off between the hours of 9:00 pm and 7:00 am, seven days a week, except EMC signs for academic uses must be turned off between the hours of 9:00 p.m. and 6:00 a.m.**

The Community Development Director has concluded enforcement of illumination limits (brightness) contained in the proposed ordinance will require special devices and or training and recommends including limits on the hours of operation for a simple, enforceable, standard to protect adjacent uses from impacts of the EMC signs.

Mr. Trimble reviewed the staff report and the draft code amendments.
Staff suggested implementing set hours of illumination.

Chairman Collins opened the public hearing. The following people spoke:
** Kathleen Schatzel - St. Rose volunteer*

Hearing no further speakers, Chairman Collins closed the public hearing.

A motion was made by Member Ray Van Tongeren, seconded by Member Shawn Marvin, to recommend the proposed zoning code amendments to allow electronic message center signs in residential zones for churches, schools and public safety facilities to City Council for adoption with the following additional regulation: 1. Hours of operation: The EMC sign shall be completely turned off between the hours of 9:00 p.m. and 7:00 a.m., seven days a weeks, except EMC signs for academic uses must be turned off between the hours of 9:00 p.m. and 6:00 a.m. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren
Nays: None

6. OTHER BUSINESS

None at this time.

7. NON-PUBLIC HEARING ITEMS

19-000240

SUMMARY STATEMENT:
A developer is requesting a change be made to the draft comprehensive plan update of the future land use map for three properties. Staff has a received a request to change the land use classification for 3.45 acres at 5721 Ocean Beach Hwy from High Density Residential to Low Density Residential so that a manufactured home park may be developed on the property. Manufactured Home Parks are only permitted in the R-1 zone and are regulated similarly to a single family subdivision.

The City Council is scheduled to take action on the Comprehensive Plan update in August 2019, providing time for the Planning Commission to consider this last request before the Future Land Use Map is published.

RECOMMENDED ACTION:
The Ocean Beach Hwy corridor land uses are classified based on a 'nodal' model of intense land uses clustered at intersections and lower intensity land uses behind. This request would remove some high density residential land from the corridor but can be supported given the proposed use will achieve a higher density than is possible in the R-1 zone and given other changes approved along the corridor to change from a low or medium density residential to high density residential classification.

Mr. Trimble reviewed the request from a developer.

A motion was made by Member Ramona Leber, seconded by Member Bill Josh, to include the additional change to the draft comprehensive plan update of the Future Land Use Map being prepared for City Council to change the land use classification for 3.45 acres at 5721 Ocean Beach Hwy from High Density Residential to Low Density Residential. The motion carried by the following vote:

Ayes: Member Craig Collins, Member Trey Davis, Member Bill Josh, Member Ramona Leber, Member Shawn Marvin, Member Ray Van Tongeren
Nays: None

8. PLANNER'S REPORT

** Held a meeting for a subdivision - the Vale at Overlook. Currently waiting for plat revisions before the matter comes before the Planning Commission.*
** Still doing pre-loading at Branch Creek Drive.*

Public Works:
** 3rd/30th - mid-block crossings*
** Shay Locomotive - held a ribbon cutting. Exposed aggregate sidewalks planned.*
** Nichols Blvd. - overlay, ADA ramps*
** Transit Center - walls are going up*
** SR 411/SR 432 - ramp improvements at 60% design.*
** SR 432/California Way - 60% design stage*
** Beech St. extension - 30% design phase*
** $300,000 toward sidewalk replacement/repairs*
** Signal at Ocean Beach and Kessler*
** Designing for 15th and Washington Way signal detection*

9. ADJOURNMENT

The next regular Planning Commission meeting is scheduled for August 7, 2019 at 7 p.m.

With no further business to discuss, the meeting adjourned at 7:51 p.m.

_____

Lisa Vertrees, Administrative Assistant

City of Longview

Agenda Summary

PC 2019-3 THE VALE AT OVERLOOK PRELIMINARY PLAT SUBDIVISION APPLICATION

RECOMMENDED ACTION:

Motion to adopt the findings of fact and conditions of approval in the staff report and forward a recommendation of approval to the City Council for the proposed preliminary subdivision plat for The Vale at Overlook phases 1-2 with conditions.

SUMMARY STATEMENT:

Preliminary subdivision plat for The Vale at Overlook, a 61 lot residential subdivision in 2 phases, including 4.89 acres of open space. Phase 1 will include 32 lots off Gibbs Lane/Eliana Lane. Phase 2 is proposed to connect to City View Boulevard.

Full application materials available online at: https://mylongview.box.com/v/TheValeOverlook

RECOMMENDED ACTION:
Motion to adopt the findings of fact and conditions of approval in the staff report and recommend the City Council approve the proposed preliminary subdivision plat for The Vale at Overlook phases 1-2 with conditions.
STAFF CONTACT:
Adam Trimble, Interim Planning Manager

Attachments:

1. PC 2018-3 Staff Report The Vale at Overlook 1-2 Prelim Plat
2. Exhibit A Application, cover letter
3. Exhibit B Project Narrative
4. Exhibit C Prelim Subdivision Plat Plans- The Vale
5. Exhibit D HOA CCR The Vale at Overlook
6. Exhibit E Aerial Photo

STAFF REPORT AND RECOMMENDATION
TO THE PLANNING COMMISSION

PRESENTED BY:	Adam Trimble, Interim Planning Manager
PROJECT NAME:	The Vale at Overlook, Phases 1 & 2 (previously phases 6-7 of Overlook PUD No. 1)
CASE NO.:	PC 2019-3
HEARING DATE:	August 21, 2019
PROPOSAL:	Preliminary subdivision plat approval for The Vale at Overlook, a 61 lot residential subdivision in 2 phases, including 4.89 acres of open space. Phase 1 will include 32 lots off Gibbs Lane/Eliana Lane. Phase 2 is proposed to connect to City View Boulevard. [Exhibits A, B & C]
LOCATION:	Undeveloped property north of City View Boulevard between Gibbs Lane and Columbia Heights Road vicinity. Parcel Number(s): 103660700, 10366, 02206383, and 02206382. Located in the NE ¼ of Section 28, T8N, R2W, Willamette Meridian
APPLICANTS:	Homesite Development Group, LLC
CONTACT:	Lee Piculell, 1906 Belmont Loop, Woodland, WA 98674
PROPERTY OWNERS:	Arthur C Piculell Living Trust/ Piculell Arthur C Jr Trustee
SEPA DETERMINATION:	SEPA, was completed on September 6, 1991. An Environmental Review for the revised Overall Development Plan (a 5-phase master plan) was prepared and reviewed at the time of the 1991 amendments to a previously approved mater planned PUD.
STAFF RECOMMENDATION:	**Approval.** Project conditions are identified in Section III, Part B of this report.

I. BACKGROUND

A. GENERAL SITE INFORMATION

Zoning District:	Planned Unit Development
Comprehensive Plan Designation:	Medium Density Residential
Adjacent Land Uses:	North: Woodland, Columbia Heights Road, single family residences; East: woodland; South: Single family residences (earlier phases of View Ridge Estates PUD); West: Overlook PUD preliminary plat, single family residential land uses and Columbia Heights Elementary school.
Adjacent Zoning Designations:	North: R-1; East: R-2 PUD and R-1; South: R-2 PUD; West: R-2 PUD
Parcel Size (square feet):	Approximately 22.73 acres
Existing Vegetation:	Predominantly woodland
Existing Structures:	None
Geologic Hazards:	The proposed open space area, about 4.5 acres of the site is mapped as *potentially unstable slopes*.
Shoreline Designation:	N/A
Floodplains:	No mapping indicators
Frequently Flooded Areas:	No mapping indicators
Wetlands:	No mapping indicators
Steep Slopes:	Some of the northern and northeastern lots contain or are adjacent to slopes in excess of 50%.
Unstable Soils:	No mapping indicators
Soils Description:	Kalama gravelly loam & Rose Valley silt loam
Gradient of Soils on-site:	2% - 30%
Seismic Liquefaction:	Very low risk.
Critical Area Recharge Areas:	N/A

B. LAND USE HISTORY

The original PUD Master Plan for City View Terrace was approved in 1974. It gave the developer permission to develop a community consisting of 85 single-family homes, 715 apartments, townhouses and condos, for a total of 800 dwelling units. Portions of the original master plan were platted and constructed in the mid to late 1970's.

In 1991, View Ridge Properties submitted a revised Overall Development Plan for the undeveloped portions of the City View Properties (View Ridge Estates No.2). The revised Overall Development

Plan provided approximately 50 acres of open space, and amended the overall number of dwelling units from 800 to 321.

In 1993, the final plat for Phase I (5 lots) of View Ridge Estates No. 2 was approved. In 1994, the final plat for Phase I(a) (16 lots) was approved. In 1995, the final plat for Phase II (31 lots) was approved. Phase II is now called "The Hill Estates PUD" and is a gated community.

In 2005, the City approved the preliminary plat for View Ridge Estates No. 2 Planned Unit Development, Phases III, V & a portion of VII, now called Overlook PUD. Overlook PUD and The Village at Overlook PUD have been constructed and are currently being built-out with new homes.

C. KEY ISSUE

Erosion control will be a primary concern throughout development. Extensive clearing and re-grading of slopes is required to develop these last phases of the master plan. As it sits at the highest point above other properties that are already built out with homes, controlling erosion and properly stabilizing soils during clearing and grading will be a major focus of the final plat review and permitting. After development of the subdivision, drainage and runoff remain a concern that may require careful design and preparation of each building site to properly manage stormwater and prevent any long term problems with soil instability. On-site infiltration of stormwater may not be a feasible option given relatively impermeable soils.[1]

D. COMPREHENSIVE PLAN & ZONING

The 2006 Comprehensive Plan classifies the entire property as Medium Density Residential which translates to R-2 Residential District. The original planned unit development master plan envisioned a mixture of high density uses along with single family dwellings. The zoning for the site is now R-2 PUD to recognize that any discretionary standards approved in each plat continue to be the regulations governing the properties. The recommended density for the R-2 Residential District is up to 30 dwelling units per gross acre. At 2.7 units per gross acre, the proposal is substantially less than the maximum density.

E. DIMENSIONAL STANDARDS

The minimum lot size in the R-2 Residential District is 6,000 square feet. All of the lots in the proposed development phases are greater than 6,000 square feet with the smallest lot being 6,623 square feet in size. The largest lot is 12,687 square feet in size. The standards of the zone are below:

Standard	Zoning District
	R-2
Minimum lot size (square feet)	1,800 (townhouses); 6,000 (other uses)

[1] Tecle, Medhanie G. & McCann, Luke. (2017) *Overlook Subdivision - Critical Area Ordinance report.* Page 9

Standard	Zoning District
	R-2
Minimum lot frontage/width (feet)	20 (townhouse); 50 (other)
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard
Maximum density (units per acre)	30 units
Front yard setback (feet)	25
Front yard setback (alley-loading)3	15
Rear yard setback4 (feet)	10
Side yard setback5 (feet)	5
Side yard (street) setback – corner lot, street flanking (feet)	15
Maximum building height – residential (feet)	35
Maximum building height – accessory building (feet)7	20
Maximum impervious area of lot8	75%

F. CONSISTENCY WITH OVERALL DEVELOPMENT PLAN

The lot configuration and street pattern for the proposal is consistent with Overall Development Plan for View Ridge Estates No. 2 PUD. The proposal also calls for 4.89 acres of open space located in the northeastern portion of the proposed development. This is consistent with the overall development plan.

G. AVAILABILITY OF UTILITIES

Sanitary sewer, water and fire protection are available or can be made available to provide service to the Preliminary Plat for The Vale at Overlook. The applicants expect to construct a storm water detention system with a pond located in the northeast corner of the PUD.

As part of their application, the applicants submitted a Utility Plan for both all phases. Public Works staff determined that the sanitary sewer can only be partially phased as phase 1 relies on a connection through phase 2, to City View Boulevard.

H. ADDITIONAL INFORMATION

Streets: The through street that will serve Overlook 1 is Eliana Lane which will run from City View Boulevard west to Gibbs Lane. Gibbs Lane then connects back to City View Boulevard. Off of Eliana Lane there will be three dead-end streets: Fahrback Court and Calley Court on the north side and Easeman Court on the south side. The applicants have stated the streets for this proposal will be constructed to City standards and dedicated to the City.

Construction of the proposed streets likely will require retaining walls and/or cuts and fills that will extend beyond the proposed right-of-way. The Public Works Department has requested easements be provided in these areas in order to protect the street sub-base and to provide for future maintenance if necessary.

E. APPLICABLE CODE SECTIONS

The development project proposed is governed by the Longview Subdivision Code, which is codified as LMC 19.80. Sections of the subdivision ordinance that are directly applicable to this proposal include (if applicable, the staff response is provided in italics immediately after the code requirement):

Planning Commission Action: LMC §19.80.120 Approval criteria.

(1) To grant approval of a preliminary subdivision, the applicant must demonstrate compliance with all of the following criteria:

(a) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, stormwater management, erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans; *the applicant has submitted a utility plan and stormwater design and reports as well as geotechnical report, critical area report and traffic memo which provide recommendations for mitigating impacts from the development. Additional provisions to mitigate impacts will be made as part of the final plat approval.*

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare; *the proposed design will provide for sidewalks, street lighting, open space, and a nature trail.*

(c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans,

where applicable; *the subdivision will construct streets, utilities and other improvements consistent with City of Longview standards and specifications.*

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations; *the development will dedicate all streets, sidewalks and trails for public use. Open space will be provided as identified in the original master plan approval for the multi-phase PUD, which also did not require recreation amenities. A nature trail is proposed through the open space.*

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands; *The design is informed by the site conditions with include 10- 50% slopes, drainages and complicated soil conditions. Extensive grading, filling and engineered walls will be utilized to make the site buildable. The applicant has designated the critical areas (geologic hazard areas) as Open Space, where existing trees will be preserved which comprise 20% of the significant trees on the entire property.*

(f) When replatting an existing subdivision, the subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval; *N/A*

(g) Compliance with the following: *The 8 following requirements are discussed elsewhere in this staff report.*

(i) State requirements including those set for in Chapter 58.17 RCW;

(ii) Longview parks and recreation plan and the Cowlitz regional trails plan;

(iii) Longview zoning ordinance;

(iv) Cowlitz County shoreline master program;

(v) The stormwater management requirements set forth in Chapter 17.80 LMC;

(vi) The standards of this chapter and this title;

(vii) The International Fire Code and other adopted code;

(viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Longview standard plans and specifications; and

(ix) Other plans and programs as the city has adopted;

(h) A proposed subdivision may be disapproved because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in Chapter 86.16 RCW without the prior written approval of the State Department of Ecology; *Not applicable.*

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver

of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat. *The final plat will prepare all required covenants and agreements for all public and private dedications as conditioned by the City with the preliminary plat approval.*

(2) Written Findings Required. During the public hearing on the preliminary plat, the city shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and any dedications proposed. The proposed subdivision and/or dedications shall not be approved/ accepted or recommended for approval/acceptance unless the planning commission and/or city council makes written findings that the approval criteria have been met. *Written findings and a staff recommendation to the Planning Commission to recommend approval of the subdivision with conditions are contained at the end of this staff report.*

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may recommend and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend and the council may require construction, repair expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat. *City staff has thoroughly reviewed the application and recommends the Planning Commission and City Council approve the subdivision with the conditions of approval listed in this report.*

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements. *This subdivision represents the final phases of a 1991 master plan. The subdivision proposes 32 lots in phase 1 and 29 lots in phase 2. The only through street, Eliana Lane, will not be completed until phase 2, however City staff has determined that the 32 lots in phase 1 is an acceptable number of lots to only have one point of access, until phase 2 is completed.*

(5) Length of Preliminary Approval. Approval of a preliminary plat shall be effective for five years from the date of city council approval...; the *LMC provides a process to request two year extensions if warranted.*

Public Improvements Minimum Standards LMC §19.80.130

Public improvements may be required of any subdivision and shall by installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Longview standard plans and specifications; provided, that if a conflict exists between two different standards the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:

In addition to standards contained herein, all subdivision plats shall comply with the following:

(1) APWA Specifications;

(2) The current edition of the Uniform Fire Code, as amended by the city;

(3) Policies for street identification of the Cowlitz County Communication Center;

(4) Applicable state laws and regulations.

(1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter 12.50 LMC shall be met. *Staff has reviewed the street layout and determined the proposal can meet City standards.*

(2) Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes. *The applicant has submitted a stormwater report and drainage plan for review. The applicant shall demonstrate stormwater design compliance prior to approval of the final plat.*

(a) Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable. *The applicant proposes to integrate LID into the proposal.*

(3) Easements. The following easement standards apply:

(a) Utility Easements. Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.

(b) Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals and similar areas shall be of such width as is determined to be necessary by the city engineer for the purpose, including any necessary maintenance roads.

(c) If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a perpetual stormwater easement or drainage right-of-way conforming substantially to the seasonal high-water line of the watercourse and of such further width as

will ensure protection of water-carrying capacity and access to the watercourse for maintenance of capacity. Such recorded easement or right-of-way shall be measured from the centerline of the watercourse and shall give to the appropriate authority access for the purpose of maintenance of water-carrying capacity. Such easement may not be necessary where buffers are required by Chapter 17.10 LMC. In determining the width of such easements, the city engineer shall give consideration to the requirements and recommendations of the applicable diking district in regard to the operation of maintenance equipment and the placement of spoils where appropriate. The size and nature of the district's drainage facility and the elevation and slope of the abutting upland property shall be considered in determining the minimum width required.

Staff has proposed a condition of approval to require easements along the front property line to accommodate power and other utility providers. Final easement locations, widths and other details will be determined at final plat.

(4) Installation of Utilities.

(a) All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed at the lot line of each and every lot prior to acceptance of improvements and shall be constructed in the street right-of-way unless otherwise approved by the city engineer. The applicant shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs or traffic control equipment.

(b) Sanitary sewers and water system improvements shall be installed at the developer's expense, to serve all subdivisions, by extension of the existing city sewer and water lines and any other upgrades and improvements necessary to ensure adequate capacity. Such facilities shall be designed and sized to the satisfaction of the city engineer and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases in adjacent areas.

(c) Utility installations shall be in accordance with city design standards.

(d) Street Lighting. Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the city engineer. A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets and luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.

(e) Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip

abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:

(i) Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;

(ii) Shall be centered between the curb and sidewalk;

(iii) Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;

(iv) Shall be of a type, species and quantity approved by the superintendent of parks;

(v) Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.

(f) Timing and procedure for construction of sidewalks shall be as follows:

(i) All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;

(ii) Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and

(iii) On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.

These requirements will be met or addressed by the applicant during the final plat design phase. The submitted preliminary plat shows designs consistent with the standards for utilities. A lighting study will be completed to evaluate where street lights are needed.

(5) Natural Features Preservation and Landscaping.

(a) Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.

(b) Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.

(c) Plats shall be designed to preserve to the extent possible significant trees as defined by Chapter 19.09 LMC and as more specifically set forth in this section. When the preservation of at least 20 percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed not feasible, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the city. Significant trees that will remain on site shall be protected during construction through the use of fencing, rock wells and other means that provide protection corresponding to the drip line

of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a professional arborist.

(d) Screening shall be implemented as follows:

(i) Fences, hedges or landscaping buffer strips may be required by the city to separate commercial and industrial zoning districts from residential districts or uses in conformance with the zoning ordinance standards;

(ii) In the case of residential subdivisions abutting major arterials, the applicant shall provide a buffer strip a minimum of 10 feet wide along the lot line abutting the arterial. Hedges or trees shall be planted in the buffer strip of a height that will become a solid, effective sight screen within three years, unless existing vegetation provides substantial screening;

(iii) Fencing may be required to limit access to areas that may be hazardous to the public, including stormwater detention ponds and facilities. Landscaping shall be required along the perimeter of the fence and may include a mix of trees and shrubs; and

(iv) Native vegetation and soil should be used to minimize the need for irrigation and pest control.

The applicant has designated the critical areas (geologic hazard areas) as Open Space, where existing trees will be preserved which comprise 20% of the significant trees on the entire property. New street trees must be provided per City requirements. The applicant may either install street trees and provide a performance bond or bond the installation of the trees to plant them at a later date. A Landscape Plan will be required as part of final plat design.

(6) Pedestrian/Bicycle Ways in and through Residential Subdivisions. In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 15 feet may be required through the middle of the block. The pathway shall be paved using materials accepted by the city engineer. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. Pedestrian ways may also be required to connect cul-de-sacs or to pass through unusually shaped lots to provide for public convenience (e.g., direct route to school, etc.), safety and circulation.

Not applicable. There are no blocks proposed greater than 800 feet in length.

(7) Subdivision and Street Naming. Subdivision names shall not duplicate or too closely approximate phonetically the name of any other subdivision within the Longview area, except that in the case of successive subdivisions of a phased development, plats may be differentiated in name by sequential numbering or by direction (north, south, etc.). Streets having the same name except for “Court,” “Lane” or other suffix shall be deemed duplicative and not permitted. Names of new streets running on a line with an existing street but separated by a park or barrier may duplicate the name of the existing street; provided, that a prefix indicating direction from the park or barrier is attached to the new street’s name. The city council shall have the right to rename subdivisions and streets.

Calley Court, Easement Court, Eliana Lane and Fahrback Court are proposed. There are no duplicate or similar street names found in the Longview vicinity.

(8) Lots or Parcels.

(a) Each lot shall be provided direct access by means of minimum frontage on a dedicated and improved public street.

(b) The minimum size of any lot or parcel of property within a subdivision shall conform to the standards of this title unless otherwise approved pursuant to this title.

(c) Residential lots which have street frontage along two opposite boundaries shall be discouraged, except for reverse-frontage lots which are essential to provide separation to residential development from primary traffic arterials or collectors or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement or other restriction in favor of the appropriate governmental entity at least 10 feet wide along the lot lines abutting said primary arterial across which there shall be no right of access may be required.

(d) Insofar as practicable, side lot lines shall be at right angles to straight street lines and radial to corner street lines. Placing adjacent lots at right angles to one another shall be avoided where possible.

(e) Residential subdivisions should be designed so that individual lots or parcels do not require direct vehicular access to arterial streets and that direct access to collector streets is minimized.

(f) Where lots are more than double the minimum lot size required for the zone, the city council may require that the subdivision be designed to accommodate future subdivision and the opening of future streets and expansion of existing streets. The city may also require that a subdivision's street network be designed to accommodate future growth on adjacent properties in support of greater connectivity and a more efficient transportation network.

(g) Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.

The proposed lots in phases 1-2 appear to meet these requirements. All lots with be evaluated in the Final Plat design to determine if they meet these standards.

(9) Blocks.

(a) Length. In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. The block length shall not ordinarily exceed 800 feet or be less than 400 feet; provided, that the city may approve an alternative design.

(b) Width. Except for reverse-frontage parcels or when topographic conditions do not permit, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent

with the type of land use proposed. This width shall normally be not less than 200 feet for the sum of two lot depths.

(c) Intersecting streets shall be so laid out that blocks shall not be more than 800 feet in length between rights-of-way for local access street only. In the case of long blocks or oddly shaped blocks and to facilitate pedestrian access to parks, playgrounds, open space or schools, the applicant may be required to construct pedestrian and bicycle easements of not less than five feet in width on a dedicated right-of-way or perpetual unobstructed easement of not less than 15 feet in width, to extend through the block(s) at location(s) deemed necessary. Widths of blocks shall be such as to allow two rows of lots, except that blocks along the perimeters of a plat may have one row of lots.

(d) Blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading and delivery.

The proposed subdivision meets these requirements.

(10) Park and Recreation Improvements.

(a) The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term "park" shall also include trails. Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW 82.02.020 and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:

(i) The area proposed for park dedication may be located either within or outside the boundaries of the property described in the subdivision, but must either be adjacent to an existing or proposed city park site or within the same park service area in which the subdivision is located. Park service area is considered to be within one-half mile of the subdivision for which it is required;

(ii) The area proposed for park dedication shall have characteristics and location which make it suitable for future inclusion into the city parks system, as determined by the director of parks and recreation;

(iii) With the approval of the director, the area proposed for park dedication or portion thereof may contain valuable or sensitive environmental features, preservation of which is consistent with the city's comprehensive plan and/or parks and recreation plan;

(iv) All lots within the subdivision for which park dedication is required shall have legal and convenient access to the area proposed for park dedication, at the time of final plat approval; and

(v) The topography, soils, hydrography and other physical characteristics of the area proposed for park dedication shall be of such quality as to allow the development of community or neighborhood parks, or to create a flat, dry, obstacle-free space on at least 90 percent of the total required area in a configuration which allows for active recreation, shall have no known safety hazards, and shall have no known physical problems such as the presence of hazardous waste, pipeline of power easements, drainage, erosion, or flooding that the director of parks and recreation determines would cause inordinate demands upon public resources for maintenance and operation of the property to be dedicated to the city. Park sites should also be located so that persons living within the service area will not have to cross a major arterial street to get to the site.

(b) Minimum Size of Land Dedicated for Park Purposes. Applicants who dedicate open space for park land pursuant to this chapter shall dedicate at least seven acres per 1,000 population generated by the proposed subdivision. This requirement is based on the level of service (LOS) standards adopted per the Longview park and recreation plan for needs of a neighborhood park including but not limited to such amenities as play equipment, athletic areas such as baseball/softball diamonds, soccer/football fields, volleyball courts, hard surface areas such as tennis courts, basketball courts, in-line skating rinks, picnic areas, walk/trail systems, restrooms, natural areas, open spaces and buffer zones. The formula for determination of the required minimum park dedication shall be:

(i) Single-family dwelling use districts and subdivisions of land zoned higher density where up to fourplexes are proposed shall provide .0168 acres of park area per permitted dwelling unit within the plat, based on an average of 2.4 persons per household and desired park land ratio of seven acres per 1,000 people for neighborhood parks per the Longview park and recreation plan;

(ii) Developments consisting of multifamily dwellings shall provide park areas consistent with the standards set forth in Chapter 19.20 LMC;

(iii) Linear trails shall be designed as approved by the director of parks and recreation or their designee. Total trail area improved and/or dedicated may be less than the area standards above, as approved by the city.

(c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.

The proposed subdivision is a direct continuation of the previously approved 1991 master plan which did not propose dedication of land for parks or recreation. The applicant proposes to develop a nature trail amenity in the Open Space in phase 2 for use by the public. Staff proposes a condition of approval that the developer shall install a moderately developed

trail, single-wide, treed, limbed and cleared for walking, with a discernable path of material such as rock or imported bark or soil.

II. STAFF FINDINGS

The applicant proposes to develop The Vale at Overlook, and complete the Overall Development Plan for View Ridge Estates No. 2 PUD which was approved in 1991. The primary purpose of this development review is to ensure that the proposed development is consistent with the approved Overall Development Plan and it meets the City's regulations and design standards. Staff findings are:

A. The proposed development is consistent with the Overall Development Plan for View Ridge Estates No. 2 PUD that was approved by the City of Longview in 1991.

B. The developer will design and construct stormwater and erosion control facilities acceptable to the City Engineer that ensures land stability and provides drainage protection for the development and neighboring properties. All stormwater and erosion control facilities will comply with the City's Stormwater Runoff and Erosion Controls Chapter 17.80 LMC.

C. The proposed development of the property in a manner depicted on the preliminary site development plans will not be detrimental to the public welfare and is in keeping with the general intent of the Planned Unit Ordinance.

III. <u>RECOMMENDATION</u>

Based on the findings of fact, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary plat for The Vale at Overlook subject to the following conditions:

1. The phases shall be developed in the sequence presented on the preliminary plat; unless approved per LMC §19.80.190: Modifications to approved preliminary plats.

2. Community mailboxes (or mail service as approved by the USPS) shall be provided by the developer prior to final plat approval or bonded.

3. Corner lots abutting the dead-end streets (Calley Ct., Easeman Ct., Fahrback Ct.) shall have vehicle access (driveways) from the dead-end streets as opposed to the through street (Eliana Lane). The driveways shall be located as far as feasible from the intersections with the through street. The final location of the driveways must be approved by the City Engineer.

4. The developer shall design and construct the stormwater facilities in accordance with Section 17.80 of the Longview Municipal Code.

5. Public water, sewer, and storm drain main lines shall be installed in street rights-of-way. The City Engineer may allow limited main lines to be installed in side or rear yard easements provided there are no services connected to the mains and

adequate access via all weather access roads can be provided for future operation and maintenance. Water and sewer services for the homes shall be connected to mains installed within the street rights-of-way. No services will be allowed to connect to water or sewer lines within side or rear yard easements.

6. The developer shall grant additional right-of-way or easements outside the proposed 60' street right-of-ways for any cuts or fills necessary to construct the streets.
7. All required streets, sidewalks, street lighting, sanitary sewer, water and storm drainage systems shall be constructed to City of Longview standards in effect at the time construction plans are submitted for review. Plans for construction for the above improvements shall be reviewed and approved by the City Engineer prior to construction. Concerns regarding specific construction details will be addressed during the plan review for each subdivision phase. The details included in the developer's proposal are considered conceptual in nature. A lighting analysis will be required.

8. Roadway cuts, fills, retaining walls, and street subgrade, base, and surfacing preparation requirements shall be designed by a qualified Geotechnical Engineer and shall be not less than the City of Longview standards in effect at the time construction plans are submitted for review.

9. The developer shall plant trees within the street right of way in accordance with Park and Recreation Department specifications and the standards of LMC 19.80.130 (4) (e)

10. The Developer must provide a subdivision improvement bond for completion of sidewalks and street trees if those items are not constructed prior to final plat approval.

11. The developer shall provide utility easements in accordance with Cowlitz PUD requirements. The easement areas are for the installation, operation, and maintenance of underground utilities. The plat covenants shall show that all utility agencies, their successors and assigns, shall have a continuing right of ingress and egress over, across, along and upon the easement area involved at any and all times.

12. The storm drainage system shall be designed such that runoff generated from the lots will not discharge onto adjacent lots except where defined drainage courses currently exist.

13. The applicants shall submit to the City's Engineering Department a Geologic Feasibility Report per LMC Chapter 19.80.820. The report must be submitted before or concurrently with the submittal of construction drawings.

14. The developer shall install a moderately developed nature trail in the open space consisting, at a minimum, of a single-wide, treed, limbed and cleared trail for

walking, with a discernable path of material such as rock or imported bark or soil, for use by the public. Signage identifying the trail amenity and the private ownership shall be provided at all entry points.

IV. EXHIBITS

A. Applicant's Subdivision Application and cover letter

B. Applicant's project narrative (47 pages)

C. Subdivision Development Plans

F. Draft Declaration of The Vale at Overlook Protective Covenants, Conditions and Restrictions

G. Aerial Photo of vicinity

Report Date: August 16, 2019

Section 1

Preliminary Subdivision Plat Application

Vicinity Map

Project Description Narrative

Ownership Statement

Preliminary Subdivision Plat Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application for a Preliminary Subdivision Plat

Per LMC 19.80, RCW 35A.63.100 RCW, 58.17, and other laws of the state of Washington

Application Number: _____

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

Applicant: Homesite Development Group, LLC _____ Phone: 206-949-9943
(Print All Information)

Contact Name: Lee Piculell email: lpiculell@homesitedevelopment.com

Mailing Address: 1906 Belmont Loop
(Street or PO Box)

City: Woodland State: WA Zip: 98674

Property Owner _____ Phone: _____
(Print All Information)

Contact Name: _____ email: _____

Mailing Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Represented By: Latta Engineering, PLLC _____ Phone: 360 671 7002
(If Different From Above)

Mailing Address: 5970 Birch Point Rd email: nlatta@lattaengineering.com

City: Blaine State: WA Zip: 98230

Relationship to Owner: Civil Engineer Consultant

Engineer or Surveyor: Latta Engineering, PLLC (Neil Latta, PE) Phone: 360 671 7002

Mailing Address: 5970 Birch Point Rd email: nlatta@lattaengineering.com

City: Blaine State: WA Zip: 98230

Signature of Engineer or Surveyor: _____

2/1/2016

Property Address of Lot(s) to be Divided: Address not yet assigned

Total Area of Parcel (square feet): 988,823 sf Name of Subdivision: The Gale at Overlook

Lot: N/A Block: N/A Assessor's Parcel Number(s): 103660700, 10366, 02206383, 02206382

Location: Section 28 Township & Range: 8 North & 2 West Willamette Meridian

FILING FEE:

Base Review Fee:	$ 1,738 +$81 per lot
SEPA Fee (If applicable)	$579
Critical Area Permit Fee (if applicable)	per LMC 17.20
Total Fees:	

Comments:

REQUIRED SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete. No decisions will be made on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public notices.

Signature of Applicant: Date: 5/30/19

Signature of Property Owner: Date: 5/30/19

Signature of Property Owner: Date:

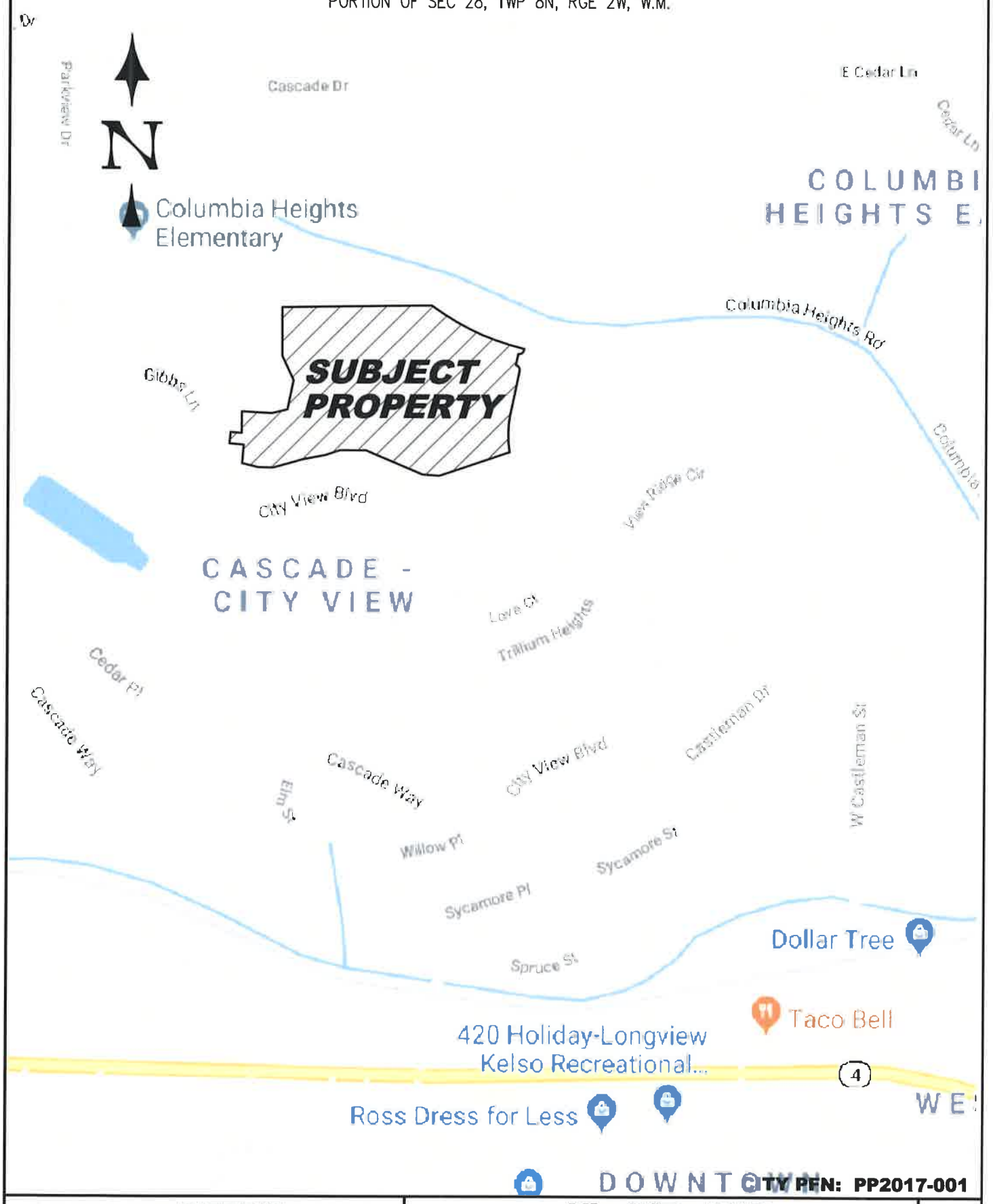
Signature of Property Owner: Date:

Signature of Property Owner: Date:

NOTES TO APPLICANT:

1. No application for a Preliminary Subdivision shall be considered or reviewed by the City of Longview unless this application form is completed and submitted with the plat, and a case file number is assigned.
2. The applicant is solely responsible for all costs to obtain the services of a surveyor or engineer and to pay all recordation fees as required by Cowlitz County.

PORTION OF SEC 28, TWP 8N, RGE 2W, W.M.



CITY PFN: PP2017-001

LATTA ENGINEERING PLLC	VICINITY MAP	FIGURE
Consulting Civil Engineers 5970 Birch Point Road, Blaine, WA 98230 Ph: 360 671 7002 2019 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)	THE GALE AT OVERLOOK SUBDIVISION CITY VIEW BLVD, LONGVIEW, WA DATE: MAY 15, 2019 SCALE: N.T.S.	1

May 15, 2019

Attn: Mr. Adam Trimble
City of Longview - Community Development Dept.
PO Box 128
1525 Broadway
Sultan, WA 98294-1199

Re: Preliminary Subdivision Plat Application – Project Narrative
The Gale at Overlook
City View Blvd, Longview, WA

Dear Mr. Trimble,

Latta Engineering, PLLC has prepared this project narrative letter to summarize and supplement the referenced preliminary plat residential subdivision application in accordance with Longview Municipal Code (LMC 19.80).

Subject Property Background

The Gale at Overlook project is comprised of four land parcels which total 22.70 acres in area. The site is located north of City View Boulevard, east of Gibbs Lane, in the City of Longview. A site vicinity map is provided in Section 1 of this application. The project is located within the NE ¼ of Section 28, Township 8 North, Range 2 West, WM, Cowlitz County, WA. Tax Parcel Numbers for the subject property are 103660700, 10366, 02206383, and 02206382). The subject property zoning is R-2 PUD (Residential District). The property consists of Phases VI and a portion of VII, View Ridge Estates PUD No. 2. A project Vicinity Map and Assessor Parcel Map is enclosed which illustrates the subject property location and surrounding area.

Project Description

The preliminary plat application is for a proposed 61 lot residential subdivision (single family detached dwellings) on the 22.77 acre site complete with new public roads, urban civil utilities, storm water management and landscaping. The project is proposed to be served with urban utilities including City water and sewer. Public water and sewer is currently available at the site.

The project build-out is proposed to be constructed over two phases. The gross lot density will be 0.37 dwelling units/acre (61 lots on 22.70 acres). The project is proposing 4.89 acres of open space (21.5% of the subject property) and will provide a nature trail for public use.

The following supplemental information is provided to support the application.

Date of Preliminary Plat: May 15, 2018

Project name: The Gale at Overlook

Project development schedule:

- Phase 1 construction to commence in the summer of 2019.
- Phase 2 buildout will be determined primary by real estate market conditions (anticipate full project completion over approx. 2-3 year period)

Written property owner Statement: See attached.

Acreage of the Subject Property:	22.700 Ac
Legal description of the Subject Property:	See attached information (Civil Sheet C-1, and property title reports)
Tax Parcel ID No. of the Subject Property:	See attached information (Civil Sheet C-1, and property title reports)
Existing use of the Subject Property:	Undevelopede
Proposed use:	Single Family Residential (Detached)
Proposed site design information:	See attached preliminary plat civil plans.
Phasing information:	Phase 1 (32 lots) Phase 2 (29 lots)
Transportation:	See attached Traffic Impact Analysis by Gibson Traffic Consultants, Inc. dated 01-16-2019.
Tree Survey / Preservation:	4.89Ac (21.5% of the subject property) is to be preserved in an Open Space tract. Over 20% of the significant trees on the site shall be preserved in accordance with LMC 19.80.130(5) per City of Longview requirements.
Potable Water and Fire Flow:	Information provided by City Public Works staff indicate there is adequate water and available fire flow at the site to serve the proposed 61 single family residential lots.
Sewer:	Information provided by City Public Works staff indicate there is adequate sewer capacity to serve the proposed 61 single family residential lots.

If you have any questions or require additional information about this project, please do not hesitate to call the undersigned at (360) 671-7002.

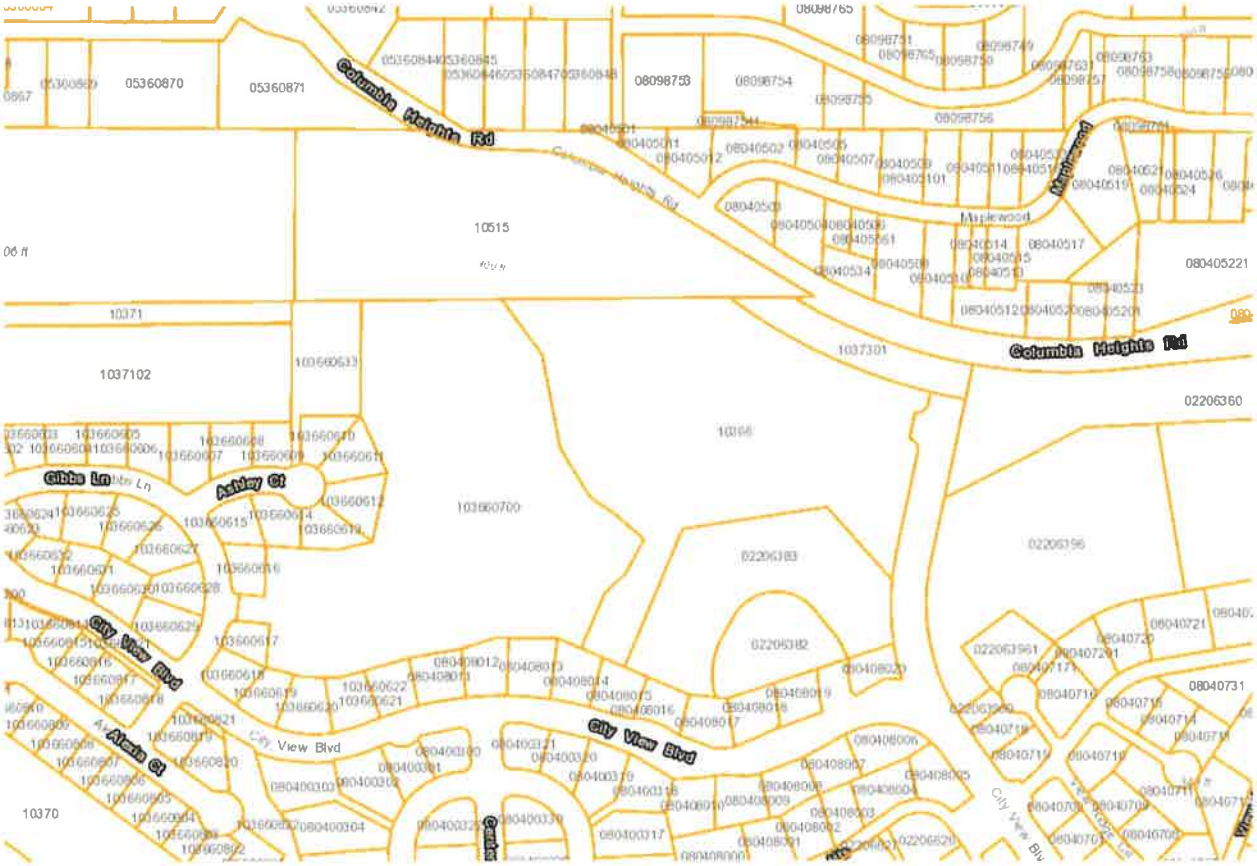
Sincerely,

Latta Engineering, PLLC

Neil Latta, P.E.

Attachment: Surrounding Properties within 300 ft of the Proposed Development

Parcel Map – Surrounding Properties within 300 ft of the Proposed Development



PROJECT NARRATIVE

I. REVIEW REQUESTED

The applicant is requesting review and approval of the following proposals:

1. Preliminary Plat approval of Phases VI and a portion of VII, of View Ridge Estates PUD No. 2.
2. A name change from "View Ridge Estates PUD No. 2, Phases VI and a portion of VII" to "The Vale at Overlook."

II. PROJECT LOCATION AND IDENTIFICATION

The property consists of Phases VI and a portion of VII, View Ridge Estates PUD No. 2. The project site is approximately 22.73 acres in size and is more particularly described as follows:

A portion of lots 22 and 23, CITY VIEW TERRACE NO. II, according to the plat, recorded in volume 12 of plat, page 19, and portion of the Ezra Towner and J.C. Leonard DLC in Section 28, Township 8 North, Range 2 West of the Willamette Meridian, Cowlitz County Washington; Assessor's Parcel's 1-0366, 0-2206-382 and 0-2206-383.

III. PROJECT DESCRIPTION

The applicant proposes to create 61 lots for construction of 61 homes. The lots will be accessed by public streets with three cul-de-sacs. The project includes 4.89 acres of open space and will provide a nature trail as shown on the attached plans. This project will finish out the "View Ridge Estates PUD No. 2 PUD Master Plan and Overlook PUD Master Plan.

The applicant requests that the name of this phase of the View Ridge Estates PUD No. 2, Phases VI, and a portion of VII be changed to "The Vale at Overlook".

IV. CONSTRUCTION TIMELINE

Construction on this project will begin in late summer of 2019 and will be completed in two phases.

19.80.110 Application requirements.

(1) Preapplication Conference. A preapplication conference is required for all subdivision applications. The preapplication conference is a means of screening subdivision proposals in their earliest stages of design before proponents are committed to a particular design. It is also a means for staff and other public officials to convey information, identify problems and

information, to determine a proposal's feasibility, to acquaint the prospective applicant with the procedural steps for plat approval. Participation in a preapplication conference and agreement by a prospective applicant to conclusions reached at such conference shall in no way guarantee project approval, prohibit changes of opinion by public agency participants, or prohibit identification and discussion of such additional problems or issues as may arise in the review process. A preapplication conference is nonbinding and advisory in intent and effect.

RESPONSE: Preapplication conference was completed.

(2) Application Contents. The applicant shall submit the following materials for subdivision applications:

a. **Completed preliminary plat application on form supplied by the city;**

RESPONSE: Application form provided by the city has been completed by the applicant and is attached hereto as exhibit "A."

b. **Payment of all required fees;**

RESPONSE: The appropriate fee for a Preliminary Plat has been paid.

c. **Completed SEPA environmental checklist;**

RESPONSE: The original SEPA for the View Ridge Estates PUD has been included with this application.

d. **If critical areas exist on the subject site, the permit and report requirements of Chapters 17.10 and 17.12 LMC shall be adhered to and submitted with the preliminary plat application; provided, that the city engineer may require a geotechnical report in cases where project development may be impacted by underlying soils, even if such area is not officially classed as a critical area;**

RESPONSE: A Geotechnical Report was completed for the Overlook PUD project to the west of this site. Additional geotechnical studies were completed specifically for this project in 2006 and updated by Materials Testing and Consulting in 2017. See attached report from Materials Testing and Consulting addressing this section.

e. **Preliminary drawings showing sanitary sewer, water and stormwater cross-sections and grade profiles of the existing ground and proposed streets;**

RESPONSE: 12 copies of the Preliminary Plat meeting the requirements of this section are included with this application, as approved by City.

f. Twenty-five copies of the preliminary plat, conforming to the specifications of this chapter, including 11-inch by 17-inch copies of all large plans so that copies can be made;

RESPONSE: 12 copies of the Preliminary Plat meeting the requirements of this section are included with this application, as approved by City.

g. If the property is to be developed in phases, each phase shall be clearly labeled and demarcated on the preliminary plat and the master plan requirements of LMC 19.80.140 shall be met;

RESPONSE: A master plan is herein submitted to comply with subdivision phasing. Furthermore, this project encompasses the final phases of the original master plan prepared by David Evans and Associates in 1991. This project will be constructed in two phases.

h. Copy of a recent title report for the property issued within the last 60 days, including a legal description according to the official records in the office of the county auditor;

RESPONSE: A copy of the title report for the proposed development meeting the requirements of this section is included with this application.

i. A verified statement with original signatures that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;

RESPONSE: A letter meeting the requirements of this section is included with this application.

j. Traffic impact analysis report as required by the city pursuant to Chapter 12.50 LMC;

RESPONSE: The proposed development is exempt as defined LMC 12.50.060 (3)(a).

k. If it has been determined that a zoning map amendment or variance is required for approval of the preliminary plat, completed applications for the same if not previously submitted and reviewed;

RESPONSE: Not applicable - no zone changes or variances are required.

l. A tree survey and preservation plan, report or drawing that complies with LMC 19.80.130 LMC;

RESPONSE: This project preserves approximately 4.89 acres of open space on the project site. The large lots and significant amount of open space will help preserve trees and provide natural buffers. As

such, the requirement of a tree survey per LMC 19.80.130 has been met.

m. Preliminary stormwater site plan that complies with Chapter 17.80 LMC;

RESPONSE: The Preliminary stormwater site plan that meets the requirements of this section is included with this application.

n. Project Narrative. A preliminary subdivision application shall include a narrative that addresses the following topics:

(i) Description of the uses proposed for the site;

(ii) Phasing plan, if applicable;

RESPONSE: This application is for the final phases of the original PUD and the original Master Plan from David Evans and Associates has been revised to comply with current regulatory requirements to comply with this section.

Preparation of a master plan for submittal with this application is not required since this application is for the final phases of an existing master plan originally submitted in 1991.

A master utility plan was submitted and approved in 2006. This project encompasses the final phases of the original master plan and will be constructed in two phases.

(iii) Construction schedule;

(iv) Any deviations or variances proposed pursuant to LMC 19.80.180;

RESPONSE: Not applicable - no zone changes or variances are required.

(v) Existing covenants or restrictions and easements, if applicable;

(vi) History of any previous subdivisions and short subdivisions of the property; and

(vii) Other items required pursuant to applicable portions of LMC.

RESPONSE: A narrative meeting the requirements of this section is included with this application.

(3) Plat Specifications. Preliminary plats shall be presented on a sheet or sheets having dimensions no larger than 18 inches by 24 inches and shall be drawn at a scale of one inch equals 50 feet or larger. Other scales may be used if approved by the city engineer and director. The following information shall be shown on the preliminary plat in one or more sheets:

(a) General. The following general items shall be included:

(i) The proposed name of the subdivision, together with the words "preliminary plat";

(ii) The tract/lot designation(s) of the proposed subdivision as shown in the records of the Cowlitz County assessor, including lot numbers, section, township and range;

(iii) Date, north-pointing arrow, and scale of drawing;

(iv) Name and address of the owner(s) of the property to be subdivided, of the applicant or subdivision agent; if other than the owner, and of the surveyor and engineer; and

(v) A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property and streets.

(b) Existing Features. The following existing features shall be shown:

(i) Existing structures and other site improvements (parking, driveways, pedestrian/bicycle paths, etc.) and any proposed structures to remain;

(ii) Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract;

(iii) Location and size of existing sewers, water mains and stormwater facilities;

(iv) Location of existing lot lines, easements, railroads, monuments, property markers, section lines and city boundary lines within or abutting the tract;

(v) Watercourses, ditches, areas of flooding or ponding, rock outcroppings, and trees eight inches or more in diameter measured four feet above the ground;

(vi) The names and addresses of adjoining property owners from the latest assessment rolls within 300 feet of all boundaries of the proposed subdivision, shown on the plat in relationship to the property to be subdivided or provided in a separate document;

(vii) Contour lines illustrating topography at two-foot intervals for slopes less than 10 percent and at five-foot intervals for slopes over 10 percent. Contour lines shall extend at least 100 feet beyond the boundaries of the proposed subdivision. Contours shall be relative to sea level and based on city approved datum;

(viii) All critical areas shall be shown including streams, wetlands, geological hazard areas and all associated buffers;

(ix) For subdivisions proposed in the 100-year floodplain, base flood elevation benchmarks.

(c) Proposed Features. The following proposed features shall be shown on the preliminary plat:

(i) The boundary of the proposed subdivision drawn in a bold line;

(ii) Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities, with the purpose of easements stated;

(iii) Locations, dimensions and area of public and common park and other open space areas;

(iv) Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets;

(v) Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions;

(vi) When more than one type of use is proposed, the location, dimensions and area for each type of use (such as single-family, two-family, or multifamily residential uses);

(vii) If the subdivision borders a river or stream, or drainage ditches the approximate mean high and mean low water elevation and the distances and bearings of a meander line established not less than 20 feet back from the ordinary high-water mark of the waterway;

(viii) Determination of complete application. Within 28 days after the applicant submits all of the elements of a complete application, including the necessary application fee(s), the city shall determine whether the application is complete. If the city determines that the application is not complete, the city shall notify the applicant that the application is incomplete in writing. Such notification shall describe what is necessary to make the application complete. If the applicant does not submit the information requested by the city within 90 days after notification by the city that the application is incomplete, the city may determine that the application has lapsed for lack of information. If the city determines that the application has lapsed for lack of information, the applicant may request a partial refund of the application fee. Applications shall not be processed until a determination of completeness is made.

(4) Distribution of Plat Materials. When the director determines that the proposed preliminary plat contains the required information and supplementary data, copies of the plat shall be distributed to applicable city department, other governmental agencies and entities including, but not limited to, the: (a) assistant city manager; (b) director of public works; (c) city engineer; (d) city fire department; (e) city police department; (f) city parks and recreation director; (g) Cowlitz Consolidated Diking Improvement District No. 1; (h) public

utility district; (i) Longview School District; (j) applicable special purpose districts; (k) Washington State Department of Transportation; (l) Washington State Department of Ecology; (m) any federal, state and local agency which may have an interest in the subdivision or the properties involved; and (n) the Cowlitz Indian Tribe. The preceding agencies shall forward their comments and recommendations to the department of community development in a timely manner and the planning commission secretary shall forward any comments received from the public, public agencies or utilities to the director. The director shall consolidate the comments and recommendations into a staff report to be considered by the planning commission. (Ord. 3351 § 14, 2017; Ord. 3090 § 2, 2009).

19.80.120 Approval criteria.
(1) To grant approval of a preliminary subdivision, the applicant must demonstrate compliance with all of the following criteria:

(a) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, stormwater management, erosion and sediment control and sanitary sewage disposal methods that are consistent with the city's current ordinances, standards and plans;

(b) Appropriate provisions have been made for but not limited to public health, safety and general welfare;

(c) Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the city's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable;

(d) Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations;

(e) The design of the proposed subdivision site has taken into consideration the physical features of the site, including but not limited to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;

(f) When replatting an existing subdivision, the subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval;

(g) Compliance with the following:

(i) State requirements including those set for in Chapter 58.17 RCW;

(ii) Longview parks and recreation plan and the Cowlitz regional trails plan;

(iii) Longview zoning ordinance;

(iv) Cowlitz County shoreline master program;

(v) The stormwater management requirements set forth in Chapter 17.80 LMC;

(vi) The standards of this chapter and this title;

(vii) The International Fire Code and other adopted code;

(viii) Plans and specifications adopted by the public works department including those set forth in Chapter 12.50 LMC and the Longview standard plans and specifications; and

(ix) Other plans and programs as the city has adopted;

(h) A proposed subdivision may be disapproved because of flood, inundation or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a flood control zone as provided in Chapter 86.16 RCW without the prior written approval of the State Department of Ecology;

(i) Dedication of land to any public body, provision of public improvements to serve the subdivision may be required as a condition of subdivision approval. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quitclaim deed to the said donor(s) grantee(s) for his/her/their use for the purpose intended by the grantor(s) or donor(s). If the plat is subject to a dedication, a certificate or separate written instrument shall contain the dedication of all streets and other areas to the public, any individuals, religious societies or corporation (public or private), as shown on the plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat.

(2) Written Findings Required. During the public hearing on the preliminary plat, the city shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and any dedications proposed. The proposed subdivision and/or dedications shall not be approved/ accepted or recommended for approval/acceptance unless the planning commission and/or city council makes written findings that the approval criteria have been met.

(3) Authority to Condition Approval. The commission and council may attach those conditions to an approval or recommendation for approval as deemed necessary to promote the public interest, safety, health and welfare, except as prohibited in this chapter or other law. The commission may recommend and the council may require that conditions of approval be listed on the face of the final plat. In order that the applicant/developer bear a fair share of the cost of repair or improvement of these affected properties, facilities and services, the commission may recommend and the council may require construction, repair, expansion, improvement or other provision of off-site improvements by the applicant. Such requirements may include but shall not be limited to dedication of land for right-of-way, resurfacing a street that provides access to a subdivision, or replacement in inadequately sized off-site utilities whose capacity will be affected by the development. For short plats, the director may establish conditions and require similar improvements as part of a conditionally approved preliminary short plat.

(4) Phasing. For phased projects, the commission shall consider the relationship between the preliminary plat and the master plan. The master plan should be used to establish appropriate modifications to the preliminary plat, conditions of approval, dedications and off-site improvements.

(5) Length of Preliminary Approval. Approval of a preliminary plat shall be effective for five years from the date of city council approval. Upon recommendation of the planning commission, the city council may grant one two-year extension provided the following criteria are met:

(a) The applicant shall request the extension in writing not less than 90 days prior to the expiration of the preliminary plat;

(b) In such written request, the applicant shall state the reasons for the request, describe progress made in installing improvements and provide a schedule for completing the final plat;

(c) The applicant shall demonstrate to the planning commission that it has acted in good faith and made substantial progress in complying with the conditions of the preliminary plat and that it would be inequitable to require the applicant to reapply for a new preliminary plat approval;

(d) In considering the grant of any extension, the planning commission may recommend the imposition of additional conditions for final approval that are consistent with city-adopted standards and policies existing at the time the extension request is considered; and

(e) Requests for extension shall be considered first at a public meeting of the planning commission. The planning commission shall then forward its recommendation to the city council. Disapproval of a request for an extension shall result in the expiration of

preliminary plat approval. Expired preliminary plats, or expired phases of preliminary plats, must be the subject of new land use applications and shall not be permitted as amendments or revisions of the original expired preliminary plat. (Ord. 3351 § 15, 2017; Ord. 3090 § 2, 2009).

19.80.130 Minimum standards.

Public improvements may be required of any subdivision and shall by installed at the expense of the owner. Unless otherwise noted, all designs shall be consistent with the Longview standard plans and specifications; provided, that if a conflict exists between two different standards, the required design shall be determined by the city engineer. The following standards within this section shall be followed in the development of all subdivisions and shall be considered minimum standards:

(1) Streets, Curbs, Sidewalks, Alleys. The standards set forth in Chapter 12.50 LMC shall be met.

RESPONSE: The construction drawings for this project will address the requirements of this section.

(2) Stormwater management shall conform to Chapter 17.80 LMC and all other applicable statutes.

(a) Stormwater low impact development (LID) best management practices and site designs that minimize impervious surfaces, native vegetation loss, and stormwater runoff shall be implemented to the fullest extent practicable.

RESPONSE: The construction drawings for this project along with the stormwater report developed in tandem to satisfy the application of the proposed project will address the requirements of this section.

(3) Easements. The following easement standards apply:

(a) Utility Easements. Perpetual easement to utility providers for installation and maintenance of utilities shall be provided to serve each and every lot at locations deemed necessary by the utility providers. Such utilities may include sewer, water, stormwater, gas, electricity, communication lines and cables and other similar utilities. Utility easements shall be at least 10 feet in width or five feet on each side of contiguous lot lines unless otherwise approved by the city engineer. When the utility easements are needed at lot corners, the size of the easement shall be at least five feet by five feet. Additional easements for major distribution and transmission lines or

unusual electric or communication facilities may be required where necessary. Additional easements for major distribution and transmission lines or unusual electric or communication facilities may be required.

RESPONSE: There is a twenty-five foot (25') access easement that is specific to the proposed project between lot 19 and lot 15; Sandpiper Right-of-Way (ROW) to be vacated per City's request.

(b) Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals and similar areas shall be of such width as is determined to be necessary by the city engineer for the purpose, including any necessary maintenance roads.

RESPONSE: There is a twenty-five foot (25') easement on lot 5 for utilities to Sandpiper.

(c) If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a perpetual stormwater easement or drainage right-of-way conforming substantially to the seasonal high-water line of the watercourse and of such further width as will ensure protection of water-carrying capacity and access to the watercourse for maintenance of capacity. Such recorded easement or right-of-way shall be measured from the centerline of the watercourse and shall give to the appropriate authority access for the purpose of maintenance of water-carrying capacity. Such easement may not be necessary where buffers are required by Chapter 17.10 LMC. In determining the width of such easements, the city engineer shall give consideration to the requirements and recommendations of the applicable diking district in regard to the operation of maintenance equipment and the placement of spoils where appropriate. The size and nature of the district's drainage facility and the elevation and slope of the abutting upland property shall be considered in determining the minimum width required.

RESPONSE: Not applicable. The existing drainage way in the north portion of the property will be retained within an open space tract.

(4) Installation of Utilities.

(a) All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed at the lot line of each and every lot prior to acceptance of improvements and shall be constructed in the street right-of-way unless otherwise

approved by the city engineer. The applicant shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs or traffic control equipment.

RESPONSE: All dry utilities shall conform to the requirements of this section.

(b) ***Sanitary sewers and water system improvements shall be installed at the developer's expense, to serve all subdivisions, by extension of the existing city sewer and water lines and any other upgrades and improvements necessary to ensure adequate capacity. Such facilities shall be designed and sized to the satisfaction of the city engineer and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases in adjacent areas.***

RESPONSE: There is a twenty-five foot (25') easement on lot 5 and lot 15 for utilities.

(c) ***Utility installations shall be in accordance with city design standards.***

RESPONSE: All utilities shall be designed and constructed to comply with this requirement.

(d) ***Street Lighting. Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the city engineer. A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets and luminaries, shall be installed by the developer throughout the subdivision in accordance with city standards. Light conduit shall be placed in a separate ditch unless otherwise approved by the city. The applicant shall submit plans and manufacturer technical information meeting or exceeding city of Longview standards to the city engineer and public utility district for approval of all specifications and materials used in the system.***

RESPONSE: Street lighting has been designed to comply with this section and those plans and specifications shall be submitted for review and approval per this section at time of submission of complete

subdivision infrastructure engineering plans to the City of Longview Engineering Department.

(e) ***Landscaping of Planting/Utility Strip. The developer or their successor shall be responsible for ensuring that, prior to issuance of an occupancy permit for a lot, the utility/planting strip abutting the curb adjacent to the lot is planted in grass or other approved landscaping and with street trees. The plantings shall include street trees meeting the following characteristics:***

(i) Shall be at least two-inch DBH at time of planting and be spaced at approximately 30-foot intervals on center;

(ii) Shall be centered between the curb and sidewalk;

(iii) Shall be planted at least 20 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants and sewer laterals;

(iv) Shall be of a type, species and quantity approved by the superintendent of parks;

(v) Shall be at least 30 feet from any corner where curb lines intersect; and shall be planted and maintained in an acceptable manner.

RESPONSE: Applicant is proposing exemption from this requirement as this section's requirements were unable to reasonably be met within the other phases of the View Ridge PUD due to the irregular placement of utility stubs, driveways, street lighting and other obstructions. Upon examination of the preliminary plat and infrastructure design, the applicant feels a similar situation with the placement or lack of placement of street trees to satisfactorily meet this section's requirements.

(f) ***Timing and procedure for construction of sidewalks shall be as follows:***

(i) All intersection curb ramps shall be constructed with roadway infrastructure required for the subdivision;

(ii) Sidewalks shall be constructed with roadway infrastructure required for the subdivision on all open space tracts, nonbuilding lots, and on the major street frontage of double frontage lots; and

(iii) On building lots, construction of the sidewalk shall be done on a lot-by-lot basis, prior to issuance of a certificate of occupancy for the lot.

RESPONSE: The proposed construction schedule for sidewalk installation will satisfy paragraphs (i) and (ii). (iii) will be satisfied via the building permit process thru the City of Longview Engineering and Building Department.

(5) Natural Features Preservation and Landscaping.

(a) Plats shall be designed to preserve and enhance significant natural features and resources, including but not limited to natural contours, watercourses, marshes, scenic points and views, large trees, natural groves, rock formations, and sensitive areas; to be compatible with aesthetic values of the area; and to reflect natural limitations inherent in the property.

RESPONSE: This project preserves approximately 4.89 acres of open space on the project site.

b) Plats shall be designed to minimize impacts on adjacent properties and on off-site or citywide public facilities and services, such as streets, drainage ways and storm sewers.

RESPONSE: The proposed plan is compatible with the properties adjacent to the project site. The proposed project provides lot layouts consistent in density and size to be compatible with adjacent properties and provides additional buffering with open space on the northeastern corner of the property

(c) Plats shall be designed to preserve to the extent possible significant trees as defined by Chapter 19.09 LMC and as more specifically set forth in this section. When the preservation of at least 20 percent of significant trees, inclusive of those found in preserved critical area buffers and open space or recreation tracts, is deemed not feasible, the applicant shall mitigate for the loss of tree canopy by incorporating additional landscaping, tree plantings and/or buffer enhancements (if applicable) or through other means as approved by the city. Significant trees that will remain on site shall be protected during construction through the use of fencing, rock wells and other means that provide protection corresponding to the drip line of the tree(s), which is the vertical projection of the foliage at its greatest circumference. Assurances shall be provided to ensure the long-term protection of significant trees, or trees planted as mitigation, via notations on the final plat and within recorded covenants. Exemptions may be included to allow removal of those trees deemed dangerous or hazardous to public health, safety and welfare by a professional arborist.

RESPONSE: The large lots and significant amount of open space will help preserve trees and provide natural buffers. This project preserves approximately 4.89 acres of open space on the project site.

(d) Screening shall be implemented as follows:

(i) Fences, hedges or landscaping buffer strips may be required by the city to separate commercial and industrial zoning districts from residential districts or uses in conformance with the zoning ordinance standards;

RESPONSE: This project lies within the interior of abutting subdivisions and therefore does not require buffer strips.

(ii) In the case of residential subdivisions abutting major arterials, the applicant shall provide a buffer strip a minimum of 10 feet wide along the lot line abutting the arterial. Hedges or trees shall be planted in the buffer strip of a height that will become a solid, effective sight screen within three years, unless existing vegetation provides substantial screening;

RESPONSE: The design for this project incorporates an open space tract along the northeast corner of the project which abuts Columbia Heights Road. The vegetation in this zone will remain undisturbed, with the exception of utility construction, so as to meet the buffering requirements of this section.

(iii) Fencing may be required to limit access to areas that may be hazardous to the public, including stormwater detention ponds and facilities. Landscaping shall be required along the perimeter of the fence and may include a mix of trees and shrubs; and

RESPONSE: Any fencing required will be addressed in the construction drawings submitted for approval.

(iv) Native vegetation and soil should be used to minimize the need for irrigation and pest control.

RESPONSE: This section does not apply to this proposed project.

(6) Pedestrian/Bicycle Ways in and through Residential Subdivisions. In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 15 feet may be required through the middle of the block. The pathway shall be paved using materials accepted by the city engineer. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. Pedestrian ways may also be required to connect cul-de-sacs or to pass through

unusually shaped lots to provide for public convenience (e.g., direct route to school, etc.), safety and circulation.

RESPONSE: The section does not apply to the proposed project.

(7) Subdivision and Street Naming. Subdivision names shall not duplicate or too closely approximate phonetically the name of any other subdivision within the Longview area, except that in the case of successive subdivisions of a phased development, plats may be differentiated in name by sequential numbering or by direction (north, south, etc.). Streets having the same name except for "Court," "Lane" or other suffix shall be deemed duplicative and not permitted. Names of new streets running on a line with an existing street but separated by a park or barrier may duplicate the name of the existing street; provided, that a prefix indicating direction from the park or barrier is attached to the new street's name. The city council shall have the right to rename subdivisions and streets.

RESPONSE: The proposed name of this subdivision is in compliance with this section. The streets will be named in accordance with the guidelines herein.

(8) Lots or Parcels.

(a) Each lot shall be provided direct access by means of minimum frontage on a dedicated and improved public street.

(b) The minimum size of any lot or parcel of property within a subdivision shall conform to the standards of this title unless otherwise approved pursuant to this title.

(c) Residential lots which have street frontage along two opposite boundaries shall be discouraged, except for reverse-frontage lots which are essential to provide separation to residential development from primary traffic arterials or collectors or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement or other restriction in favor of the appropriate governmental entity at least 10 feet wide along the lot lines abutting said primary arterial across which there shall be no right of access may be required.

(d) Insofar as practicable, side lot lines shall be at right angles to straight street lines and radial to corner street lines. Placing adjacent lots at right angles to one another shall be avoided where possible.

(e) ***Residential subdivisions should be designed so that individual lots or parcels do not require direct vehicular access to arterial streets and that direct access to collector streets is minimized.***

(f) ***Where lots are more than double the minimum lot size required for the zone, the city council may require that the subdivision be designed to accommodate future subdivision and the opening of future streets and expansion of existing streets. The city may also require that a subdivision's street network be designed to accommodate future growth on adjacent properties in support of greater connectivity and a more efficient transportation network.***

(g) ***Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of stormwater from one lot to an adjacent lot.***

RESPONSE: The design of the lots and parcels within the preliminary plat meets the requirements of this section.

(9) Blocks.

(a) ***Length. In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed. The block length shall not ordinarily exceed 800 feet or be less than 400 feet; provided, that the city may approve an alternative design.***

RESPONSE: The lengths of all blocks are designed to comply with this section.

(b) ***Width. Except for reverse-frontage parcels or when topographic conditions do not permit, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed. This width shall normally be not less than 200 feet for the sum of two lot depths.***

RESPONSE: The design of the project generally does not permit blocks of lots and/or parcels; however, where such blocks of lots exist, the width of the blocks have been designed to comply with this section.

(c) ***Intersecting streets shall be so laid out that blocks shall not be more than 800 feet in length between rights-of-way for local access street only. In the case of long blocks or oddly shaped blocks and to facilitate pedestrian access to parks, playgrounds, open space or schools, the applicant may be required to***

construct pedestrian and bicycle easements of not less than five feet in width on a dedicated right-of-way or perpetual unobstructed easement of not less than 15 feet in width, to extend through the block(s) at location(s) deemed necessary. Widths of blocks shall be such as to allow two rows of lots, except that blocks along the perimeters of a plat may have one row of lots.

RESPONSE: The design of the streets within the proposed project comply with this section.

(d) Blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading and delivery.

RESPONSE: This section is not applicable to the proposed project.

(10) Park and Recreation Improvements.

(a) The planning commission and city council shall review the need for park and/or trail development when reviewing preliminary subdivision applications and may require the developer to dedicate land for park development as a condition of approval in accordance with this title. For the purposes of this chapter, the term "park" shall also include trails. Applicant-paid park improvements shall be constructed per the plat conditions. As agreed to by the city, a fee-in-lieu of park land dedication proposal may be considered in accordance with RCW 82.02.020 and such fee shall be paid prior to final plat approval, unless otherwise authorized by the city. The location and characteristics of land dedicated for park and recreational purposes shall follow these standards:

(i) The area proposed for park dedication may be located either within or outside the boundaries of the property described in the subdivision, but must either be adjacent to an existing or proposed city park site or within the same park service area in which the subdivision is located. Park service area is considered to be within one-half mile of the subdivision for which it is required;

(ii) The area proposed for park dedication shall have characteristics and location which make it suitable for future inclusion into the city parks system, as determined by the director of parks and recreation;

(iii) With the approval of the director, the area proposed for park dedication or portion thereof may contain valuable or

sensitive environmental features, preservation of which is consistent with the city's comprehensive plan and/or parks and recreation plan;

(iv) All lots within the subdivision for which park dedication is required shall have legal and convenient access to the area proposed for park dedication, at the time of final plat approval; and

(v) The topography, soils, hydrography and other physical characteristics of the area proposed for park dedication shall be of such quality as to allow the development of community or neighborhood parks, or to create a flat, dry, obstacle-free space on at least 90 percent of the total required area in a configuration which allows for active recreation, shall have no known safety hazards, and shall have no known physical problems such as the presence of hazardous waste, pipeline of power easements, drainage, erosion, or flooding that the director of parks and recreation determines would cause inordinate demands upon public resources for maintenance and operation of the property to be dedicated to the city. Park sites should also be located so that persons living within the service area will not have to cross a major arterial street to get to the site.

(b) Minimum Size of Land Dedicated for Park Purposes. Applicants who dedicate open space for park land pursuant to this chapter shall dedicate at least seven acres per 1,000 population generated by the proposed subdivision. This requirement is based on the level of service (LOS) standards adopted per the Longview park and recreation plan for needs of a neighborhood park including but not limited to such amenities as play equipment, athletic areas such as baseball/softball diamonds, soccer/football fields, volleyball courts, hard surface areas such as tennis courts, basketball courts, in-line skating rinks, picnic areas, walk/trail systems, restrooms, natural areas, open spaces and buffer zones. The formula for determination of the required minimum park dedication shall be:

(i) Single-family dwelling use districts and subdivisions of land zoned higher density where up to fourplexes are proposed shall provide .0168 acres of park area per permitted dwelling unit within the plat, based on an average of 2.4 persons per household and desired park land ratio of seven acres per 1,000 people for neighborhood parks per the Longview park and recreation plan;

(ii) Developments consisting of multifamily dwellings shall provide park areas consistent with the standards set forth in Chapter 19.20 LMC;

(iii) Linear trails shall be designed as approved by the director of parks and recreation or their designee. Total trail area improved and/or dedicated may be less than the area standards above, as approved by the city.

(c) Final Plat Approval Conditioned upon Park Land Dedication. When approval of the final plat of a subdivision is conditioned upon the dedication and/or improvement of land for park/trail purposes, the final plat shall not be approved or recorded until the director of parks and recreation has determined in writing that any land to be dedicated is shown on the face of the final plat, or in a deed conveying the land to the city which has been recorded with the Cowlitz County auditor's office or the instrument conveying the land to the city has been transmitted to the city council for acceptance of the dedication by ordinance.

RESPONSE: The project does not propose to include any dedicated park land.

(11) Model Homes. Upon the filing of a final plat of a residential subdivision containing 20 or more single-family lots, in accordance with LMC 19.80.150, in districts that are designated as R-1 or in the portions of planned unit developments that are designated as R-1, a subdivider (as such term is defined in LMC 19.09.630), who retains the ownership of not less than 85 percent of all of the lots therein, and whose business includes the construction of single-family dwellings for sale to others, may erect, maintain and operate a model home or model homes within said plat for the purpose of displaying said model home or model homes and for the sales of lots and contracting for the construction of homes for purchasers within said plats, subject to the following conditions:

(a) All model homes shall meet all district requirements for lot and yard dimensions;

(b) Model homes shall not be occupied for residential purposes, and any certificate of occupancy shall be temporary in nature and shall state that said model homes may be used only for a period of not to exceed 24 months following the date of issuance of a building permit, and may not be occupied as a residence until the issuance of a permanent certificate of occupancy by the building official;

(c) *Use of such model homes for the purposes permitted by this section shall be discontinued within 24 months after the issuance of a building permit for construction thereof;*

(d) *Such model homes shall not be used as a means to sell lots, or dwelling houses located outside the plat;*

(e) *Such model homes shall not be used for any business activity between 9:30 p.m. and 9:00 a.m.;*

(f) *No banners, balloons or advertising signs on awnings shall be permitted. No more than two identifying signs shall be allowed at each model home and shall not interfere with right-of-way or public safety. All model homes shall be constructed, painted and decorated so as to blend in with surrounding properties, and no signs at the location of any model home shall be permitted advertising any business other than the subdivider and/or the sales agency representing the subdivider. Such model home signs shall be limited to one at each model home, not exceeding 12 square feet in area and not exceeding 42 inches above the level of the sidewalk. Such signs shall be removed prior to occupancy of the model home or when 75 percent of the lots within the subdivision have been sold, whichever occurs first. Such sign may not be illuminated;*

(g) *No more than one model home may be maintained for each 20 lots that are owned and offered for sale by the subdivider; provided, however, that the subdivider may reduce his, her or its ownership of the lots within the plat to less than 20 lots and to less than 85 percent of the lots within the plat by sales of lots therein without loss of the privilege of maintaining a model home;*

(h) *The privilege to maintain a model home may be granted to a subdivider or developer other than the original subdivider if such successor subdivider or developer is the owner of 20 or more adjoining vacant lots within the plat;*

(i) *Such model home may be used for displays and sales, and may be temporarily constructed in such a manner as to be incomplete as a dwelling house suitable for habitation and not in conformance with the requirements of the building code as a dwelling house, and driveways and sidewalks may be omitted therefrom; provided, however, that prior to the issuance of a permanent certificate of occupancy, said model home shall be altered or modified to comply with said building code in all*

respects and all required driveways and sidewalks shall be constructed;

(j) ***Sales and displays in such model homes may be conducted and presented by agents and/or employees of the subdivider or developer, or by others not employed by the subdivider or developer; provided, however, that no business activities conducted within or at the site of any such model home shall include products, commodities, or materials not delivered to and installed as a part of a dwelling house within the plat or of land situated outside the plat;***

(k) ***A new subdivision or residential development of 20 lots or more shall be allowed one temporary sign not to exceed 32 square feet in area and 10 feet in height to be located only on a vacant lot owned by the developer of the subdivision at or near the primary entrance to the subdivision or development. Such sign shall only advertise or market the subdivision in which it is placed. Such sign shall be removed when 75 percent of the lots are developed, or no later than 24 months from final plat approval, whichever occurs first. Such sign shall not be illuminated nor located within 50 feet of any property line of an existing residence. One temporary sign identifying an engineer, architect, contractor, bank, or other professional service engaged in or used in the construction of a home or a utility within the subdivision may be erected on a lot within the subdivision when construction commences on that lot, provided such sign does not exceed eight square feet in area and 36 inches in height. Such sign shall be removed prior to occupancy of the structure or when construction of that lot is substantially complete. Such sign shall not be illuminated, nor located within 50 feet of any property line of an existing residence.***

RESPONSE: This section is not applicable to the proposed project.

(12) ***Subdivisions – Less Than 20 Lots. A new subdivision or residential development of less than 20 lots and of four lots or more shall be allowed one temporary sign not to exceed 32 square feet in area and 10 feet in height to be located only on a vacant lot owned by the developer of the subdivision at or near the primary entrance to the subdivision or development. Such sign shall only advertise or market the subdivision in which it is placed. Such sign shall be removed when 75 percent of the lots are developed, or no later than 24 months from final plat approval, whichever occurs first. Such sign shall not be illuminated nor located within 50 feet of any property line of an existing residence. One temporary sign identifying an engineer, architect, contractor, bank, or***

other professional service engaged in or used in the construction of a home or a utility within the subdivision may be erected on a lot within the subdivision when construction commences on that lot, provided such sign does not exceed eight square feet in area and 36 inches in height. Such sign shall be removed prior to occupancy of the structure or when construction of that lot is substantially complete. Such sign shall not be illuminated, nor located within 50 feet of any property line of an existing residence. (Ord. 3351 § 16, 2017; Ord. 3090 § 2, 2009).

RESPONSE: This section is not applicable to the proposed project.

19.80.140 Master plan – Phasing.

(1) A master plan shall be submitted with the preliminary plat when a tract is to be developed in successive phases. The master plan shall be on an individual sheet or sheets not larger than 22 inches by 34 inches separate from the preliminary plat and drawn to a convenient scale. The purpose of the master plan shall be to indicate how the design and particularly the circulation pattern of the proposed preliminary plat relate to and would be coordinated with possible development plans on adjoining property and what the effects of the total development may be. The master plan shall be used as a nonbinding guide when later phases are proposed. A preliminary plat approved by the city which was not submitted for phased development shall not be broken into phases at the time final approval is sought unless the approved preliminary plat is modified in accordance with this title. The following information shall be shown on the master plan:

(a) Name. The name of the entire development together with the words "Master Plan";

(b) Description. Location of property by lot numbers, section, township, range, donation land claim, graphic scale, north pointing arrow;

(c) Phase identification. Each phase, including the phase for which immediate subdivision approval is sought, shall be clearly identified by numbering or other means that indicates the probable order in which the phases will be developed;

(d) Owners and other persons. Name and address of the legal owner(s) of the property of the applicant or subdivision agent in other than the owner, and of the persons responsible for design, surveying and engineering of the immediate phase;

(e) Immediate phase detail. The phase for which immediate subdivision approval shall be shown in detail;

(f) Future phase detail. Detail for future subdivision phases shall be as follows:

(i) Location of existing lot lines easements railroad and utility rights-of-way, watercourses, and wooded areas;

(ii) Location and names of all existing or platted streets and other public ways within or immediately adjacent to the future phases;

(iii) Approximate lot sizes and uses of property adjoining the master plan site;

(iv) Location and sizes of existing sewers, water mains, and culverts within and immediately adjacent to the future phases;

(v) Location of existing buildings within and immediately adjacent to the future phases;

(vi) Approximate topography, with arrows showing direction of incline or rough contour lines;

(vii) Approximate location of proposed streets, trails and crosswalks through blocks;

(viii) Approximate lot lines or an indication of the number and general locations of proposed lots; and

(ix) Approximate location, dimension, area and proposed use of parcels to be set aside for public or common parks and other open space. (Ord. 3090 § 2, 2009).

RESPONSE: The original Master Plan of the View Ridge PUD was approved in 1991, and an updated and approved Master Utility Plan was approved in late 2006. The updated and approved Master Utility Plan included the utility plan for this proposed project verbatim in its entirety.

OTHER CONCERNS

The applicants are proposing the vacation of Sandpiper Boulevard from City View Boulevard north to Columbia Heights Road. The dedicated right-of-way was never constructed and thus serves no purpose other than for extension or provision of utilities from City View Boulevard to Columbia Heights Road. This item was discussed in the preapplication conference. The vacation would provide any necessary easements for existing or future utilities through the former right of way.

19.66.070 Minimum Open Space Requirements.

(1) A minimum of 20 percent of the total area of the PUD shall be devoted to open space, which may include recreation amenities and community area. At least half of the required open space (e.g., 10 percent of the overall site) must be suitable for recreational use and shall be in addition to open space set aside as part of a traditional subdivision or development due to critical area buffers, topography and other similar

limiting factors. Development and improvement of recreational facilities and amenities shall be the responsibility of the applicant and may be required as a condition by the city.

(2) Open space, playground or recreational areas shall be available for use by residents of such PUD, and the general public if the area is dedicated to the city, and shall consist of land area within the boundaries of the PUD upon which no structures (other than playground and recreational structures) are to be erected. Open space may be conveyed to the city as approved, placed in a conservation easement, conveyed to a homeowners' association, or other acceptable means as determined by the director. The city is not obligated to accept land dedications and may require that open space and recreational areas be owned and maintained privately.

RESPONSE: The original Master Plan of the View Ridge PUD provided open space to comply with this section. Furthermore, the applicant is providing a tract of open space to comply with the intent of the original Master Plan.

(3) That portion of the PUD that is to be dedicated to the city and used for public park purposes shall be determined and dedicated in accordance with LMC 19.80.130 and RCW 82.02.020. A fee-in-lieu of land dedication may be approved by the city. Improvements shall also be made as specified by the city. Plans for development, use, maintenance and operation of open space, playground and recreational areas of a PUD shall be coordinated with the proposed plans for public park development, use, maintenance and operation of the city department of parks and recreation. (Ord. 3089 § 4, 2009; Ord. 3033 § 2, 2007).

RESPONSE: This project does not propose to provide area for public park purposes.

19.66.090 Preliminary approval criteria.

Planned unit developments shall be given preliminary approval, including preliminary approval subject to conditions, upon finding by the city that all of the following have been met:

(1) The proposed PUD conforms to:

(a) All provisions of the city's development code and engineering design standards not proposed for modification in accordance with LMC 19.66.050;

(b) All provisions of the city's critical area ordinance; and

(c) All other applicable city standards as set forth in the Longview Municipal Code and all state or federal regulations, except those city standards proposed for modification;

(2) Approving the proposed PUD will serve the public use and interest and adequate provision has been made for the public health, safety, and general welfare;

(3) The subject site is physically suitable for the type, density and intensity of the use being proposed and will not result in a significant adverse environmental impact that cannot be mitigated by reasonable mitigation measures;

(4) The proposed PUD will be superior to or more innovative than conventional development without additional probable significant adverse impact to public health, operation and maintenance of city facilities and utilities, safety or the environment, than available through the use of conventional development standards. The proposed landscaping, open space and recreational features are superior to that normally required by the city as part of a standard subdivision or development;

RESPONSE: The proposed development of the property was included as part of the View Ridge Estates No. 2 PUD and has been found not to be detrimental to public welfare and to be in keeping with the general intent of both section 19.80 and 19.66 of the Longview Municipal Code.

(5) Proposed structures, uses and roads shall be located to minimize disturbance to natural features;

RESPONSE: The project design complies with this section.

(6) Open space shall be clearly identified and shall protect natural features including critical areas designated and regulated by Chapter 17.10 LMC, other significant natural or cultural features identified, and passive and active recreational areas;

(7) The open space within the PUD is integrated into the design and the open space provided is in excess of what would be required as part of a standard subdivision or development due to critical areas and other constraints in accordance with LMC 19.66.070;

RESPONSE: The project design complies with this section.

(8) The perimeter of the PUD shall be appropriate in design, character and appearance with the existing or intended character of development adjacent to the subject property;

RESPONSE: The proposed project provides lot layouts consistent in density and size to be compatible with adjacent properties and provides additional buffering with open space on the northeastern corner of the property.

(9) Open space and park and recreational areas must be dedicated to the city or otherwise held in common with provisions set forth for perpetual maintenance;

RESPONSE: No public park land is proposed on the project site.

(10) The plan for the proposed development shall present a unified and organized arrangement of buildings, service facilities, public or private parkland and open spaces which are consistent with this chapter and are not substantially detrimental to surrounding properties;

RESPONSE: The propose plan is compatible with the properties adjacent to the project site.

(11) Required open space, playgrounds and recreational areas, including land dedicated as public parks, shall be permanently designated in the restrictive covenants of the proposed subdivision or development, and shown on the PUD site plan and preliminary subdivision map. The manner in which open space, playground and recreational areas not dedicated to the city are to be maintained shall be indicated with appropriate assurances provided, which may include the formation of a homeowners' association;

RESPONSE: The applicant has provided or will provide complete plans for the development of the project site. The applicant has included copies of the homeowners' association articles and bylaws.

(12) Areas proposed for public park land and dedicated to the city shall be reviewed by the parks and recreation department and shall be accessible for use by all residents of the city;

RESPONSE: No public park land is proposed on the project site.

(13) In approving a PUD, the city may impose conditions to carry out the above criteria and the intent of this chapter. (Ord. 3033 § 2, 2007).

19.80.490 Impact on environs.

Plats shall be designed to minimize impacts on adjacent properties and on offsite or city-wide public facilities and services, such as streets, drainage ways, and storm sewers. (Ord. 2176 § 1, 1984).

RESPONSE: The project will include an open space buffer at the north edge of the property, and the lot sizes are consistent with the contiguous neighborhoods. A detention retention pond will be placed in the open space buffer on the northeast corner of the project site. Said detention facility will be dedicated to the City of

Longview pursuant to their requirement. Streets have been designed to minimize traffic impacts to adjacent streets.

19.80.500 Soil and geologic reports - Effect on plat design.

1. **So that plat design reflects natural limitations and hazards inherent in the property, information from geologic reports shall be used in the design and review of plats for determining areas most appropriate for roads, building foundations and utilities. (Ord. 2176 § 1, 1984).**

RESPONSE: The slope and stability map form the Longview Comprehensive plan shows the majority of the site is considered stable and has slopes ranging from 9-30 percent. Some steeper slopes are indicated as possibly existing on-site, but are essentially avoided by the master plan and preliminary plat. Contours generated by an actual on-site field topographic survey assisted in designing street and lot locations to ensure the most appropriate areas for development were being utilized and questionable areas avoided.

2. **Corner lots shall have such extra width as will permit the establishment of building lines on both streets.**

RESPONSE: Corner lots have been designed to comply with this section.

3. **Where possible lots and streets shall be designed so that no residential property has direct driveway access to a major arterial. Direct driveway access to minor arterials and collectors shall be minimized.**

RESPONSE: All lots will be accessed from the interior street which connects with Gibbs Lane on the west and City View Blvd on the south east of the site.

4. **The design and layout of subdivision lots should allow for buildings to be oriented to take advantage of solar radiation for space and water heating. The most preferable orientation of lots is to have the long axis (or greatest lot dimension) run within 20 degrees of true south.**

RESPONSE: The majority of the lots of this project have their long axis such that they comply with this section; however, due to the unique site characteristics of the property, the balance of the lots cannot completely comply with this orientation. This should not prevent

buildings from being located such to take advantage of solar radiation.

5. **Where practical and where it would not conflict with subsection (4) above, lots shall be at right angles to the straight street lines or radial to curved street lines. Adjacent lots at right angles to one another is to be avoided.**

RESPONSE: The subdivision design complies with alignment of the lots to the streets per this section, but complete avoidance of subsection (4) above is not possible due to the physical limitations and constraints of the project site.

6. **Lots shall be laid out to provide drainage away from all buildings, and individual lot drainage shall be coordinated with the storm drainage pattern for the area. Drainage shall be designed to avoid concentration of storm water from one lot to an adjacent lot. (Ord. 2176 § 1, 1984).**

RESPONSE: The design of the subdivision complies with these requirements.

19.80.580 Block design.

1) **The width of blocks shall be such as to allow two tiers of lots, of the same size unless exceptional conditions are impracticable as determined by the commission.**

RESPONSE: The project cannot accommodate block design per this section due to the physical site constraints such as topography, slopes and other natural features.

2) **Intersecting streets shall be laid out so that blocks between street lines shall not be more than 1200 feet in length, except when determined by the commission that extraordinary conditions unquestionably justify a departure from this maximum.**

RESPONSE: Because the site layout cannot comply with section (1) above, compliance with this section is likewise limited. Distances to intersections, however, are less than 1,200 feet in length.

3) **If a distance greater than 1 ,200 feet is recommended between street lines, the commission may require at or near the middle of the block a pedestrian way not less than 15 feet in width for foot traffic. (Ord. 2176 § 1, 1984).**

RESPONSE: This section is not applicable to the current site design.

19.80.590 Street and right-of-way design - General.

1) **Use of curvilinear streets, cul-de-sacs, and U-shaped streets shall be encouraged in residential subdivisions to avoid conformity of lot appearance and to discourage through traffic.**

RESPONSE: The project design complies with this section.

2) **Streets shall be related appropriately to the topography and shall follow the more gradual natural contours of the land.**

RESPONSE: The design of the subdivision complies with this section.

3) **Names of streets proposed for developments shall be approved by the street naming and numbering committee prior to preliminary plat approval. The committee shall consist of representatives from the city community and economic development department, city fire department, city police department, county planning agency, and central dispatching agency. The committee shall submit recommendations to the planning commission prior to its approval of the preliminary plat.**

RESPONSE: Proposed street names will be submitted at final plat.

4) **Streets shall be designed so as to provide for continuation of principal streets in adjoining subdivisions and where appropriate to allow for future opening of streets to possible adjoining subdivisions. In no case shall proposed streets extend existing streets at less than the width of the existing streets.**

RESPONSE: The proposed design of the subdivision interior roads connects Overlook PUD to the west with View Ridge Estates 1A to the southeast. Connections to the north and to the east are not possible due to the presence of the proposed open space to the north and an undevelopable tract of land to the east.

5) **The number of intersections of local and collector streets with minor and major arterials shall be minimized.**

RESPONSE: The project proposes one intersection to Gibbs Lane to the west and one intersection with City View Boulevard to the south east.

6) **Where residential subdivisions abut a major arterial, the subdivider shall provide a buffer strip a minimum of 10 feet in width along the property**

line abutting the arterial. The buffer strip may or may not be dedicated and shall be improved in accordance with LMC 19.80.710. If not dedicated, the strip shall be designated on the plat as follows: "This strip is reserved for screening. The placement of any structure hereon is prohibited." (Ord. 2774 § 1, 2000; Ord. 2176 § 1, 1984).

RESPONSE: The project does not abut a major arterial.

19.80.600 Minimum widths.

Minimum standards for width (in feet) or street right-of-way, pavement (measured from curb face to curb face), utility/planting strips, and sidewalks shall be as specified in the following table:

Table 1
Minimum Width Standards for Street Right-of-Way Improvements

Street Class[1]	Right-of-Way[2]	Curb to Curb[2]	Parking Strip	Sidewalk
Primary Arterial	100 feet	60 ± feet		
Secondary Arterial	80 feet	44 feet		
Commercial Access	60 feet	36 to 40 feet	variable	
Residential Access	60 feet	32 feet	variable	4 feet
Residential Collector	60 feet	36 to 40 feet	variable	4 feet
Commercial Alleys	20 feet	20 feet	variable	
Residential Alleys	20 feet	14 feet	variable	

[1]Authority to determine the class of a specific street shall be with the city engineer.

[2]Additional right-of-way and pavement width may be required to allow parking, turn lanes and median strips. Additional right-of-way or easements may be required for cut or fill embankments. (Ord. 2176 § 1, 1984).

RESPONSE: The project design complies with the minimum standards as set forth in this section.

19.80.610 Cul-de-sacs.

1) **Permanent dead-end streets shall terminate with a turning circle, which may or may not include a planting circle in the center, and shall meet the following minimum standards:**

a) **Maximum length from center of turning circle to center of intersection shall be 400 feet.**
b) **Right-of-way width shall be 60 feet in residential areas and secondary arterials shall be 80 feet in commercial and industrial areas.**
c) **Radius of a right-of-way in the turning circle shall be 50 feet in residential areas and 75 feet in commercial and industrial areas.**
d) **Radius of pavement surface in the turning circle shall be 40 feet in residential areas and 60 feet in commercial and industrial areas.**
e) **Utility/planting strips and sidewalks shall be required according to city engineering standards for residential areas and secondary arterials standards for commercial and industrial areas. (Ord. 2176 § 1, 1984).**

RESPONSE: The proposed design complies with this section.

19.80.620 Grade of streets.

Street grades shall not exceed seven percent for arterials. Collector and local street grades should not exceed 10 percent whenever possible and shall not exceed 15 percent. Long sweeps of grade of more than 10 percent shall be avoided. All streets shall have a grade of at least 0.20 percent at the gutter. Intersections shall be designed with a flat grade whenever possible. In hilly areas, a leveling area of a distance acceptable to the city engineer shall be provided at the approach to intersections. A variance application may be sought if compliance with the above required grades cannot be met. The city engineer and planning commission may determine if such a variance is appropriate due to topographical conditions. (Ord. 2176 § 1, 1984).

RESPONSE: The proposed design of the roads complies with the requirement of this section.

19.80.630 Intersections.

Street intersections shall be as nearly at right angles as possible and should not have an acute angle of less than 80 degrees. Intersections of local and collector streets with arterials shall be no closer than 1,000 feet apart from centerline to centerline. Proposed new intersections along one side of an existing street shall coincide, whenever possible, with any existing intersection on the opposite side of such street. Curbs at intersections shall be rounded by an arc having a minimum radius of 15 feet for local streets and alleys, 20 feet for collectors and 25 feet for arterials. (Ord. 2176 § 1, 1984).

RESPONSE: The project design for street intersections complies with the requirement of this section.

19.80.640 Curves.

Where a deflection angle of more than 1 0 degrees occurs in the alignment of a street, a simple curve of reasonably long radius shall be designed subject to the approval of the city engineer. Acceptable centerline radii of curvature shall be determined by the city engineer but no radius shall be less than 150 feet. (Ord. 2176 § 1, 1984).

RESPONSE: The design of the interior streets meets the requirements of this section.

19.80.650 Sidewalks, curbs and gutters.

All subdivisions shall provide sidewalks, curbs and gutters. The design of said walkway shall meet the approval of the city engineer and planning commission. (Ord. 2176 § 1, 1984).

RESPONSE: The design of the subdivision complies with the requirements of this section.

19.80.660 Street lighting.

Street lighting shall be included in the development of all future platting or subdivisions. Street lights shall be placed at all street intersections and at other locations designated by the planning commission. (Ord. 2176 § 1, 1984).

RESPONSE: The subdivision design will incorporate street lighting as required.

19.80.670 Railway separation.

Where a railway grade crossing is involved, the plan of the subdivision will be considered with reference to the probability of a future grade separation or other treatment of the crossing, and the platting may be required to conform to preliminary general plans of such grade separation. When the subdivision is adjacent to a railroad right-of-way and the topography or zoning plans indicate that such property will be used for industrial purposes, highways running in the same general direction will be required to be as nearly parallel with such right-of-way as practical and at least one lot depth distant therefrom. (Ord. 2176 § 1, 1984).

RESPONSE: This section is not applicable.

19.80.680 Conservation measures.

In an effort to maximize energy conservation and provide for alternative energy sources, subdividers should be encouraged to utilize the following guidelines where economically feasible:

1) **The development should place highest densities on south-facing slopes. Lower densities should be sited on north-facing slopes. Development of north slopes should be minimized.**

   RESPONSE: The balance of this project is on north facing slopes and due to the topography, this is really the only option for lot layout.

2) **Streets should be oriented on an east/west axis to the greatest possible extent. Orientation can vary up to 20 degrees from this axis. Topography shall be considered in variation from this guideline.**

   RESPONSE: The interior street is aligned generally to an east-west axis along the contours of the property.

3) **Lots should be oriented with their greatest dimension north and south to the greatest extent possible. Orientation of the north/south axis should vary no more than 20 degrees from the north/south axis. (Ord. 2176 § 1, 1984).**

   RESPONSE: The majority of the project site is limited by natural features and topography which limits the ability to align the long axis of the lots along the north south orientation. Most lots are large enough, however, to allow the homes on these lots to be oriented to take advantage of solar radiation.

REQUIRED IMPROVEMENTS

19.80.690 Drainage system.

1) **A drainage system connecting to drainage ways or storm sewers outside the subdivision and satisfactory to the city engineer shall be required in all subdivisions.**
2) **The drainage system shall be adequate to contain a 10-year storm without ponding on private property except within drainage easements. In the calculation of system needs, a**

fully developed drainage basin upstream from the subdivision shall be assumed so that potential runoff of upstream areas can be accommodated.

3) **The drainage system shall include underground stone sewers in the street rights-of-way. Storm sewer location shall conform to the standard utility location plans. Installation shall conform to requirements of the city engineer and to the current APWA Standard Specifications.**
4) **Ditches and pumps may be required in any low-lying areas, water retention basins in uphill areas, and such additional devices necessary to accommodate existing runoff plus drainage within the subdivision.**
5) **The subdivider may be required to replace or make improvements to storm sewers and other drainage systems off the subdivision site.**
6) **Calculation of the storm drain system and pumping capacities shall be submitted to the city engineer for approval. Such approval shall be contingent upon review and approval by the diking engineer where C.D.I.D. No. 1 facilities are involved. (Ord. 2176 § 1, 1984).**

RESPONSE: The storm drainage for the site has been designed to meet these requirements.

19.80.700 Clearing, grubbing, grading.

1) **Prior to initiation of construction in street or crosswalk rights-of-way, the construction area shall be cleared and grubbed in accordance with the current APWA Standard Specifications.**
2) **Prior to the city's acceptance of improvements, all land to be developed in the subdivision shall be cleared and grubbed of downed trees, snags, brush, rocks, roots, rubbish, and other debris and holes created by grubbing suitably filled with material other than the debris.**
3) **Where a street intersection involves cut embankments or vegetation inside a lot corner that may create a traffic hazard by limiting visibility, the subdivider may be required to cut such ground or vegetation in connection with the grading of the right-of-way to provide an adequate sight distance. (Ord. 2176 § 1, 1984).**

RESPONSE: Site clearing, grubbing and grading will be carried out according to approved construction drawings, which will meet the requirements of this section.

19.80.710 Landscaping - Cut and fill embankments.

Cut and fill embankments for streets shall be seeded to provide a soil-holding vegetative cover or otherwise protected against erosion. The soil conservation service should be consulted on appropriate erosion control methods. (Ord. 2176 §1,1984).

RESPONSE: These site preparation requirements will be implemented in the project's approved erosion control and grading plans.

19.80.720 Tree planting.

The subdivider will provide trees of a low-growing, ornamental type acceptable to the city engineer and the parks director to be planted in the utility/parking strips that abut the curb (does not apply to utility strips located outside the sidewalk under the integral curb and sidewalk design option of local streets in single-family areas). The following standards shall apply. Trees:

1) **Shall be at least six feet in height at time of planting;**
2) **Shall be centered between the curb and sidewalk;**
3) **Shall be at least 30 feet from any corner where curb lines intersect;**
4) **There shall be no planting of trees on planting strips under three and one-half feet in width;**
5) **Trees shall be planted at least 10 feet from driveways, at least 20 feet from street light standards and at least eight feet from fire hydrants;**
6) **Quality, species, planting schedule and site location shall be approved by the superintendent of parks;**
7) **Shall be installed and maintained in accordance with the current APWA Standard Specifications, with final approval by the superintendent of park;**
8) **The appeal board of adjustment may grant variances to the requirement to plant trees in new subdivisions subject to the variance criteria of LMC 19.12.140. (Ord. 2769 § 1, 2000; Ord. 2176 § 1, 1984).**

RESPONSE: The applicant is seeking an exemption for this requirement as outlined in previous sections.

19.80.730 Screening.

1) **Fences, hedges, or landscaped buffer strips may be installed to separate residential zoning districts from commercial or industrial zoning districts at the developer's option.**

RESPONSE: This project lies within the interior of abutting subdivisions and therefore does not require a buffer strip.

2) **In the case of residential subdivisions abutting major arterials, the subdivider shall provide a buffer strip a minimum of 10 feet wide along the property line abutting the arterial. Hedges or trees may be planted in the buffer strip of a height that will become a solid, effective sight screen within three years. Planting and maintenance shall conform to the current APWA Standard Specifications and Current Traffic Safety Standards.**

RESPONSE: The design for this project incorporates an open space tract along the northeast corner of the project which abuts Columbia Heights Road. The vegetation in this zone will remain

undisturbed, with the exception of utility construction, so as to meet the buffering requirements of this section.

3) **Fencing may be required to limit access to areas that may be hazardous to the public. (Ord. 2176 § 1, 1984).**

RESPONSE: Any fencing required will be addressed in the construction drawings submitted for approval.

19.80.740 Streets, curbs, sidewalks, utilities.

Streets, curbs, and sidewalks, including improvements to existing streets, curbs, and sidewalks as may be required by the city, shall be designed and constructed for the entire subdivision by the subdivider in accordance with the design standards of this chapter, the standard utility location plans, the current APWA Standard Specifications, and the requirements of the city. engineer. The subdivider shall determine the location of all driveway entrances and indicate curb indentations in the detailed construction plans. The total curb indentations for driveway entrances shall not be wider than 40 percent of the width of the front lot line but in no case less than 17 feet in width, nor more than 30 feet in width. (Ord. 2176 § 1, 1984).

RESPONSE: The construction drawings for this project will address the requirements of this section.

19.80. 750 Installation of utilities.

1) **All distribution laterals and primary and secondary lines and wires serving the subdivision, including those providing electric, street lighting, telephone, and cable television service, shall be placed underground. All utilities shall be installed to the property line of each and every lot prior to acceptance of improvements. The subdivider shall make necessary arrangements with utility providers or other appropriate persons for underground installations. This requirement does not apply to surface-mounted transformers, switching facilities, connection boxes, meter cabinets, temporary utility facilities used during construction, high capacity transmission lines, electric utility substations, cable television amplifiers, telephone pedestals, cross-connect terminals, repeaters, warning signs, or traffic-control equipment.**
2) **Sanitary sewers and water lines shall be installed to serve all subdivisions by extension of existing city sewer and water lines. They shall be designed and sized in accordance with the city water and sewer plans and shall be of sufficient capacity to accommodate the ultimate development density of all intended phases and adjacent area.**
3) **Timing for installation of lines that lie within the roadway section, such as pipes, cables, hydrants, and service connections for sanitary sewer, storm sewer, water, electric, gas, telephone, and television, and fire protection service shall be after grading in the rights-of-way is complete and before any street base material is applied.**

4) **Utility installations shall be in accordance with the standard utility location plans, the current APWA Standard Specifications, the Uniform Fire Code as amended by the city, the requirements of the city engineer, and, for street lights, the additional documents cited in LMC 19.80.760.**
5) **All water mains within the right-of-way shall be ductile iron pipe meeting specifications of the American Waterworks Association (AWWA). All service laterals shall be copper type K.**
6) **Sewer mains shall be concrete, PVC, asbestos cement or other material as approved by the city engineer. (Ord. 2176 § 1, 1984).**

RESPONSE: Approved construction drawings and the construction schedule for the project will address the requirements of this section.

19.80.760 Street light system.

A complete street lighting system, including conduits, wiring, concrete bases, poles, junction boxes, meter base, service cabinets, and luminaires, shall be installed by the subdivider throughout the subdivision. Work shall be in accordance with the latest edition of the State of Washington Standard Plans for Road and Bridge Construction, as may be amended; the latest edition of the State of Washington Standard Specifications for Road and Bridge Construction as may be amended; the latest edition of the National Electrical Code, as may be amended; the standard utility location plans; and the requirements of the city engineer, Cowlitz County public utility district, and the city electrical inspector. The subdivider's contractor shall submit plans and manufacturer's technical information to the city engineer and the public utility district for approval of all specifications and materials to be used in the system prior to installation. (Ord. 2176 § 1, 1984).

RESPONSE: The requirements of this section will be addressed by the project's construction drawings.

19.80.770 Monuments and proper markers.

1) **Monuments shall be placed at all subdivision boundary angle points, points of curvature in streets, and such intermediate points required by the city engineer. The monuments shall be of the type and design as approved by the city engineer and shall be constructed in accordance with the current edition of the APWA Standard Specifications.**

2) **The boundary points of all blocks within the subdivision shall be marked by a galvanized iron pipe not less than one and one-half inches in diameter and 36 inches in length and firmly driven into the ground.**

3) **All corners of all lots shall be marked by a reinforcement bar or iron pin not less than five-eighths inch in diameter and 36 inches in length, firmly driven into the ground.**

4) **The city engineer's office shall be furnished with a set of as-built plans showing the location of all lot lines as extended to the property line and the location of all sewer and water laterals to each lot. (Ord. 2176 § 1, 1984).**

RESPONSE: The requirements of this section will be addressed by the project's monumentation at final plat by the project's surveyor.

SPECIFICATIONS FOR PLANS AND PLATS

19.80.790 Preliminary plat.

Preliminary plats for distribution to the parties listed in LMC 19.80.120 shall be presented on a sheet or sheets having dimensions no smaller than 18 by 24 inches and shall be drawn at a convenient scale.

The following information shall be shown on the preliminary plat:

1) **General.**
   a) **The proposed name of the subdivision, together with the words "Preliminary Plat",**
   b) **The tract designations of the proposed subdivision as shown in the records of the county assessor, including lot numbers, section, township, and range,**
   c) **Date, north pointing arrow, and scale of the drawing,**
   d) **Name and address of the owner(s) of the property to be subdivided, of the subdivider or subdivision agent, if other than the owner, and of the surveyor and engineer,**
   e) **A vicinity map sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property and streets;**
2) **Existing Features.**
   a) **Structures to remain on the property after subdividing,**
   b) **Location, pavement and right-of-way widths, and names of existing public or private streets, roads or alleys within or abutting the tract,**
   c) **Location and size of existing sewers, water mains and culverts,**
   d) **Location of existing property lines, easements, railroads, monuments, property markers, section lines, and city boundary lines within or abutting the tract,**
   e) **Watercourses, ditches, areas of flooding or ponding,**
   f) **Contour lines illustrating topography at a vertical interval necessary to show all topographical features. Contour lines shall extend at least 100 feet beyond the boundaries of the proposed subdivision. Contours shall be relative to sea level and based on city datum,**
   g) **For subdivisions proposed in the 1 00-year floodplain, base flood elevation benchmarks, city of Longview;**
3) **Proposed Features.**
   a) **The boundary of the proposed subdivision drawn in a bold line,**
   b) **Locations and dimensions of proposed streets, alleys, other public and private ways, easements, lot lines and utilities with the purpose of easements stated,**

c) **Locations, dimensions and area of public and common park and other open space areas,**
d) **Proposed number assigned to each lot and block, with lots numbered consecutively in a block; proposed names of all streets,**
e) **Identification of all areas proposed to be dedicated for public use, with designation of the purpose thereof and any conditions,**
f) **When more than one type of use is proposed, the location, dimensions and area for each type of use (such as single-family, two-family, or multifamily residential uses),**
g) **When a subdivision is to border a river, stream or drainage ditch the approximate high and low water elevation and the distances and bearings of a meander line on the top of the bank or the ordinary high-water mark of the waterway where no top of bank is defined shall be shown. (Ord. 2176 § 1, 1984).**

RESPONSE: The requirements of this section have been addressed in the attached submittals.

19.80.810 Geologic reports- Report of on-site investigation.

This subsection applies to those portions of Class 1 areas where natural slopes do not exceed 60 percent mapped by Fiksdal specified in LMC 19.80.520. Contents of the brief report of on-site investigation shall be as follows:

1) **Signature of professional geologist, soils scientist or civil engineer responsible for the investigation;**
2) **Index map showing sites studied and the regional setting;**
3) **A statement of conclusions regarding the geologic suitability of the site(s) for the subdivision design and construction being proposed;**
4) **Recommendations for changes to subdivision design or other mitigating measures if warranted:**
5) **Recommendations for further study, if warranted:**
6) **If the structural relationships are complex and difficult to describe, a geologic sketch map of the site and/or geologic structure section. (Ord. 2176 § 1, 1984).**

RESPONSE: An on-site investigation report describing the geologic suitability is included with the detailed construction plans for this site.

19.80.820 Geologic feasibility report.

This section applies to Class 1 (where a natural slope is greater than 60 percent) and Class 2 areas mapped by Fiksdal as specified in LMC 19.80.520. Contents of the geologic feasibility report shall be as follows:

1) **Signature of the professional engineering geologist responsible for the report;**
2) **An index map showing the sites studied and regional setting of the study area;**

3) **A statement discussing methods of study and approximate time in the field. Methods of study may include, but are not limited to traverses and inspection, test pits or trenches, drill holes, aerial photo analyses, laboratory tests and research of previously published research of previously published or unpublished work;**
4) **Soils test information, including loading, shear and Atterberg limits;**
5) **A statement of conclusions;**
6) **Recommendations for changes in subdivision design, if warranted;**
7) **Recommendations for further study, if warranted;**
8) **A geologic sketch map, if the structural relationships arc complex and difficult to describe. (Ord. 2176 § 1, 1984).**

RESPONSE: This section is not applicable since the site contains no slopes over 60 percent and the site is not mapped as an area of concern on the Longview/Kelso Area Slope and Slope Stability Map.

19.80.830 Detailed engineering and geologic report.

This subsection applies to Class 3, 4 and 5 areas mapped by Fiksdal as specified in 19.80.520. Contents of the engineering and geologic report shall be as follows:

1) **Signature of the professional engineering geologist responsible for the report;**
2) **An index map showing the regional setting of the study area;**
3) **A statement regarding methods of study and approximate time spent in the field;**
4) **Brief description of natural materials and subsurface and surface features in the area;**
5) **An original geologic map of the site and as much of the surrounding area as practicable. The base map should be the same as that used for the preliminary plat with contour intervals. The map should reveal clearly areas to be avoided, if any, and areas of little apparent hazard;**
6) **One or more geologic structure sections to show actual or probable subsurface relations;**
7) **Conclusions discussing the effects of the proposed subdivision design and construction upon identified or potential geologic hazards;**
8) **Recommendations should address positioning of cuts, fills and removal of buttressing of existing slide masses. (Ord. 2176 § 1, 1984).**

RESPONSE: This section is not applicable because development is not within a Class 3 area.

RESPONSE: This project is the final phase of an existing PUD and is therefore not subject to this section.

1) **A minimum of 10 percent of the total area of the planned unit development shall be devoted to open space, playground or other recreational purposes, principally for use by the residents of the planned unit development. Such required open space may not**

include land which is unsuitable for recreational use or which is inaccessible due to topographical or environmental conditions. Such open space, playground or recreational areas shall be available for use by residents of such planned unit development, and shall consist of land area within the boundaries of the planned unit development upon which no structures (other than playground and recreational structures) are to be erected, which is in excess of the yard requirements for the uses permitted in the other applicable use districts set forth within this title if such uses were to be constructed outside a planned unit development, and which open space, playground and recreational areas shall be owned, operated and maintained by the homeowners' association for the benefit of all of the owners of land within the planned unit development and for members of the homeowners' association. Such open space, playground or recreational areas may not include public parks, streets, sidewalks or parking lots, and shall be available for the use of members of the homeowners' association in accordance with the bylaws, rules and regulations of such association.

RESPONSE: The original Master Plan of the View Ridge PUD provided open space to comply with this section. Furthermore, the applicant is providing a tract of open space to comply with the intent of the original Master Plan.

2) **That portion of the planned unit development that is to be dedicated to the city and used for public park purposes shall be determined and dedicated in accordance with Chapter 19.79 LMC. Plans for development, use, maintenance and operation of open space, playground and recreational areas of a planned unit development shall be coordinated with the proposed plans for public park development, use, maintenance and operation of the city department of parks and recreation. (Ord. 2662 §§ 4, 5, 6, 1997; Ord. 2211 § 2, 1985; Ord. 1775 § 1, 1976; Ord. 1334, 1967).**

RESPONSE: This project does not propose to provide area for public park purposes.

19.66.050 Approval of all land use.

The use of all land contained within a proposed planned unit development shall be approved by the council after receiving the recommendations of the planning commission of the city, which recommendations shall be made after the holding of a public hearing on the application hereinafter specified. Such approval shall permit the unified development of the site for the construction of compatible residential or commercial land uses or any combination thereof. (Ord. 2211 § 3, 1985; Ord. 1692 § 1, 1974; Ord. 1334, 1967).

RESPONSE: This project is Phase VI and a portion of Phase VII of the View Ridge Estates PUD, which has been approved by the City of Longview.

19.66.060 Application requirements.

Prior to commencing ·any construction work, application in writing shall be made by the owner or developer to the planning commission for approval of complete plans for the improvement of all or any portion of a tract of land proposed to be improved by the planned unit development method. Where only a portion of the site is submitted for approval, a preliminary plan indicating, in general, the proposed layout for the portions of the site proposed to be developed in the future shall be submitted with the complete plans of the area proposed to be immediately improved. Plans for a planned unit development shall include all drawings, specifications, schedules, tables and other information which the planning commission may require to indicate compliance with the provisions of this chapter. No construction shall be commenced until the council has given its approval to the complete plans, whether the same is for all or only a portion of the planned unit development. Construction may be commenced on only that portion of the site for which the council has approved complete plans. Such plans shall conform to the requirements and submission standards of Chapter 19.80 LMC, the subdivision ordinance, and shall include, but not be limited to, the following items:

1) A plan or plans of a scale of not less than one-inch equals 200 feet of the proposed development, designating the following:

(a) Proposed name of the development, north point, scale, date, legal description and names and addresses of the developers, engineer, surveyor, land planner and/or landscape architect,
(b) The basic layout of the site or portion thereof, including lot design, building locations, street layout and roadway widths,
(c) Horizontal alignment data for all streets and vehicular accessways. Vertical alignment data and profiles shall be submitted when requested by the planning commission,
(d) Any areas proposed to be dedicated for public use, such as public parks, schools or playgrounds,
(e) Open space as required by this chapter,
(f) A general land use plan for the area proposed to be developed, indicating the areas to be used for various purposes,
(g) Types of dwelling and/or commercial uses and the site locations therefor,
(h) Proposed location of off-street parking areas with dimensions,
(i) Pedestrian walks, malls and trails, both public and private,
(j) A circulation plan indicating the proposed movement of vehicles and pedestrians within the proposed development and to and from adjacent public thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation plan shall be shown. Supporting data shall be supplied when requested by the planning commission,

(k) The stages of development to be contacted in progression, if any,
(l) Finish contours at five-foot intervals,
(m) The location of adjacent utilities intended to serve the development and a layout of the utilities within the development,
(n) The existing or intended uses of land within the tract, if any, not to be developed as a part of the planned unit development,
(o) Building setback lines;

2) The intended time schedule for development;
3) Table showing the density and lot coverage of the overall development;
4) Such other information as the planning commission may require in order to make necessary findings on the application for approval;
5) A preliminary draft of the documents necessary and desirable for formation of a Washington State nonprofit corporation, the name of which shall include the name of the planned unit development, followed by the words "homeowners' association", including preliminary drafts of the following incidental documents:
   (a) Articles of nonprofit incorporation, that include:
      (i) A provision requiring that the real property assets of the corporation devolve to public (governmental) ownership in the event of insolvency, bankruptcy, or foreclosure for failure to pay taxes;
      (ii) A provision prohibiting the encumbrance by mortgage, deed of trust or other similar instrument of any land of the homeowners' association that consists of open space, playground or recreational areas of the planned unit development;
      (iii) A provision prohibiting the lease, sale, alienation of such open space, playground or recreational areas, except upon a replat of the planned unit development that deletes the requirement of maintaining such open space, playground or recreational areas;
   (b) Bylaws providing for:
      (i) Membership only by land owners within the planned unit development;
      (ii) Voting rights of members;
      (iii) Provisions for directors and officers and their election;
      (iv) Provisions for maintenance, operation, management and use of open space, playground and recreational areas owned by the homeowners' association, and for the levying, collection and enforcement of assessments upon the members of the association;
      (v) Provisions for the maintenance of entrance signs proclaiming or describing the existence of a planned unit development;
      (vi) The appointment, duties and authority of an architectural control committee;
      (vii) Such other provisions as are deemed necessary or desirable to the developer and property owners within the planned unit development. (Ord. 2662 § 7, 1997; Ord. 2211 § 4, 1985; Ord. 1692 § 1, 1974; Ord. 1334, 1967).

RESPONSE: The plans and documents required by this section are included with this application.

19.66.070 General requirements.

The following general requirements shall be met in application for approval of and development of a planned unit development project:

(1) The plan approved as acted upon by the council shall be binding upon the developer and variations from the approved plan shall also be subject to approval by the council.
(2) The community and economic development department shall issue no permit or certificate of occupancy for any building or structure which does not conform with the plans approved by the council.
(3) The city engineer shall issue no permit or certificate of approval for any public improvements which do not conform with the plans approved by the council.
(4) All the land within the planned unit development shall be subject to such contractual agreements or recorded covenants as the council may deem necessary to protect the public interest.

RESPONSE: The applicant will implement such contractual agreement or recorded covenants as the council deems necessary to protect the public interest.

(1) The development of the property in the manner proposed shall not be detrimental to the public welfare and shall be in keeping with the general intent of other sections of this title.

RESPONSE: The proposed development of the property was included as part of the View Ridge Estates No. 2 PUD and has been found not to be detrimental to public welfare and to be in keeping with the general intent of both section 19.80 and 19.66 of the Longview Municipal Code.

(2) The plan for the proposed development shall present a unified and organized arrangement of buildings, service facilities, public park land and open spaces which are compatible with the properties adjacent to the proposed development.

RESPONSE: The proposed plan is compatible with the properties adjacent to the project site.

(3) The development of the perimeter of the planned unit development shall conform to the development of the surrounding area so that there will be a gradual transition

between the existing and new development; or the existing and new development shall be separated by an approved planting strip or park.

RESPONSE: The proposed project provides lot layouts consistent in density and size to be compatible with adjacent properties and provides additional buffering with open space on the northeastern corner of the property.

(4) The principal access to the development shall be by through major residential or higher traffic capacity street or streets.

RESPONSE: The project design complies with this section.

(5) The development, or the portion thereof for which approval is sought, shall be completely planned and the council shall require the inclusion of such facilities as paved streets, curbs, gutters, off-street parking, public park land, storm sewers, sanitary sewers, water lines, underground power, telephone lines and other utilities, and may require such facilities as sidewalks, street lights, landscaping, open space, playgrounds and other recreational facilities. Streets, including rights-of-way width and utilities, shall conform to the standards as specified in Chapter 19.80 LMC. Dedication of the streets to the city shall be the option of the developer prior to the final plat. Any streets not dedicated to the city shall be conveyed, free and clear of encumbrances, to the homeowners' association prior to approval of the final plat.

(6) Required open space, playgrounds and recreational areas, including land dedicated as public parks, shall be permanently designated in the restrictive covenants of the proposed subdivision, and shown on the final plat of the planned unit development.

RESPONSE: The applicant has provided or will provide complete plans for the development of the project site. The applicant has included copies of the homeowners' association articles and bylaws which will govern the open space, trails, and the subdivision sign monument.

(7) The manner in which open space, playground and recreational areas not dedicated to the city are to be maintained shall be the responsibility of the homeowners' association and be presented with the plans for the development project.

RESPONSE: The applicant has included draft copies of the homeowner's association bylaws and project restrictive covenants which will govern the open space tracts on the property.

(8) Areas proposed for public park land and dedicated to the city shall be approved by the parks and recreation department and the city council. All public parks shall be accessible for use by all residents of the city.

RESPONSE: No public park land is proposed on the project site.

(9) Commercial land uses shall be primarily to serve the residential uses within the planned unit development and shall be compatible with the residential land uses within the planned unit development and the land uses within the surrounding area to the extent that no occupancy shall be permitted which produces unusually loud noise, or which would generate heavy traffic congestion. Commercial use within a planned unit development shall be limited to the commercial uses permitted within the commercial district, C-1, and by other sections of this title.

RESPONSE: This section is not applicable as there is no commercial land use proposed with this application.

(10) A statement of the intended method of operation or disposal of property within the planned unit development shall be submitted to the planning commission prior to the approval and recommendation to the council of plans for the development.

(11) Signs shall be posted and maintained at all entrances to the planned unit development stating the name of the planned unit development and the fact that it provides for land uses which include all the uses that are approved in the final plat. Such signs shall be permanent, shall be located within five feet of the right-of-way, and they shall be of a size that is not less than 36 inches in width by 24 inches in height. (Ord. 2774 § 1, 2000; Ord. 2662 §§ 8-14, 1997; Ord. 2211 §§ 5, 6, 1985; Ord. 1692 § 1, 1974; Ord. 1334, 1967).

RESPONSE: A sign is proposed for the entrance to the property at the intersection of the interior thru street and City View Boulevard.

CITY OF LONGVIEW
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY PROJECT FILE No. _____
PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.
LONGVIEW, COWLITZ COUNTY, WA

OWNER APPLICANT
HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674
PHONE: (206) 949-9943
CONTACT: LEE PICULELL
E-MAIL: LPICULELL@HOMESITEDEVELOPMENT.COM

ENGINEER
LATTA ENGINEERING, PLLC
5970 BIRCH POINT ROAD
BLAINE, WA 98230
CONTACT: NEIL LATTA, PE
PH: (360) 671-7002
EMAIL: NLATTA@LATTAENGINEERING.COM

SURVEYOR
BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
CONTACT: KEVIN BLUHM, PLS
PH: (360) 748-1551
EMAIL: KBLUHM@SURVEYSERVICES.COM

GEOTECHNICAL
MATERIALS TESTING & CONSULTING INC
777 CHRYSLER DRIVE
BURLINGTON, WASHINGTON 98233
CONTACT: MEDHANIE G. TECLE, P.E.
PH: (360) 755-1990
EMAIL: MEDHANIE.TECLE@MTC-INC.NET

TRAFFIC
GIBSON TRAFFIC CONSULTANTS
2813 ROCKEFELLER AVENUE, SUITE B
EVERETT, WA 98201
CONTACT: BRAD J. LINCOLN, PE
PH: (425) 339-8266
EMAIL: INFO@GIBSONTRAFFIC.COM

BASIS OF BEARING
LONGBELL MON #315 TO 3/4" IP, 913' WEST OF SAID MON PER SURVEY FILED IN VOLUME 11, PAGES 93-96, RECORDS OF COWLITZ COUNTY, WASHINGTON.

VERTICAL DATUM
NGVD 29, PER VIEW RIDGE ESTATES NO. 2, PHASE 1 AND 1A, LONGVIEW, WASHINGTON, AS-BUILT PLANS DATED JANUARY 12, 1994, BY DAVID EVANS AND ASSOCIATES, INC. (NAVD 88 = NGVD 29 + 3.71')

LEGAL DESCRIPTION OF SUBJECT PROPERTIES

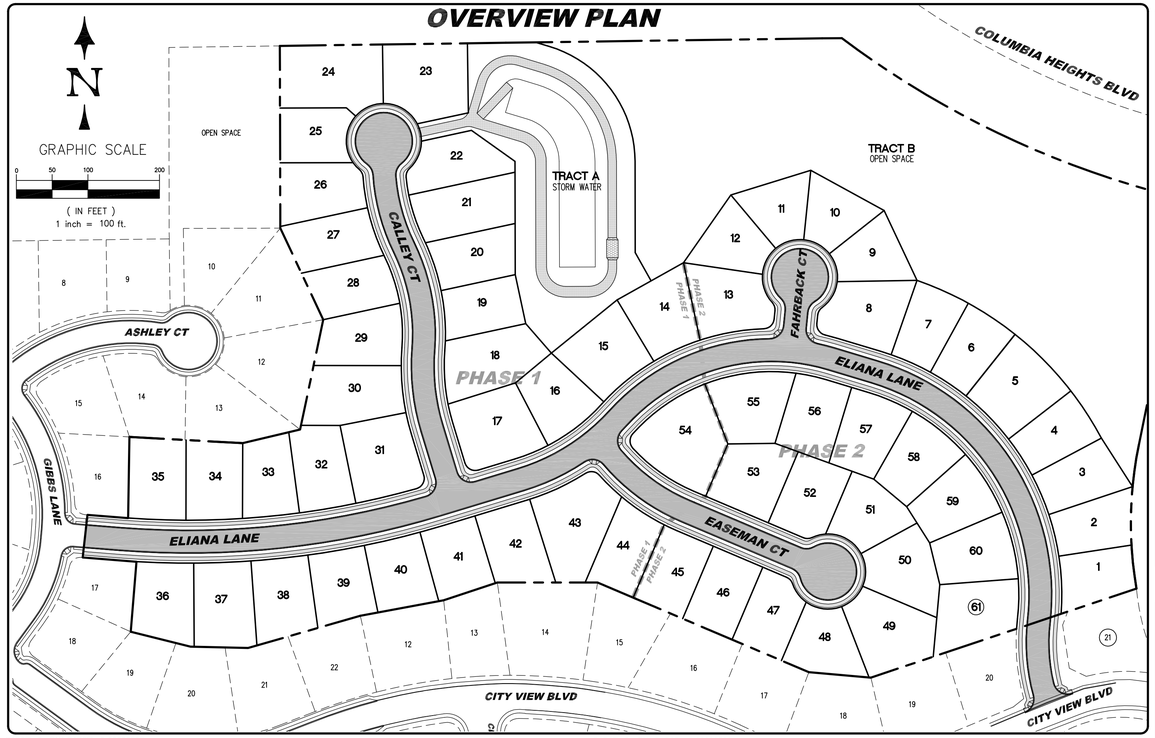
PARCEL A: TAX PARCEL # 103660700

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE NORTH 67°00' 00" WEST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 57.79 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID PLAT;
THENCE NORTH 90° 00' 00" WEST ALONG THE NORTH LINE OF SAID LOT 14 AND LOT 13 OF SAID PLAT A DISTANCE OF 140.00 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 13;
THENCE SOUTH 71° 38' 04" WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 79.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID PLAT;
THENCE SOUTH 79° 31' 10" WEST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 118.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 12;
SAID POINT ALSO BEING A CORNER POINT OF A TRACT OF LAND CONVEYED TO ARTHUR C. PICULELL, JR. AND DEE W. PICULELL, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 3272037;
THENCE SOUTH 73° 59' 09" WEST A DISTANCE OF 163.18 FEET;
THENCE NORTH 88° 42' 15" WEST A DISTANCE OF 80.56 FEET;
THENCE NORTH 75° 58' 39" WEST A DISTANCE OF 86.13 FEET;
THENCE NORTH 04° 45' 39" EAST A DISTANCE OF 98.07 FEET;
THENCE NORTH 85° 27' 54" WEST A DISTANCE OF 75.53 FEET;
THENCE NORTH 06° 22' 35" EAST A DISTANCE OF 60.03 FEET;
THENCE SOUTH 85° 27' 54" EAST A DISTANCE OF 57.08 FEET;
THENCE NORTH 00° 56' 52" EAST A DISTANCE OF 113.38 FEET;
THENCE SOUTH 86° 52' 25" EAST A DISTANCE OF 158.46 FEET;
THENCE NORTH 76° 38' 52" EAST A DISTANCE OF 82.49 FEET;
THENCE NORTH 11° 53' 27" EAST A DISTANCE OF 156.87 FEET;
THENCE NORTH 25° 08' 12" WEST A DISTANCE OF 141.30 FEET;
THENCE NORTH 00° 08' 48" WEST A DISTANCE OF 254.73 FEET TO THE NORTH LINE OF SAID SECTION 28 AND THE NORTHEAST CORNER OF THE PROPOSED PLAT OF "OVERLOOK PUD";
THENCE NORTH 89° 12' 04" EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 315.75 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

PARCEL B: TAX PARCEL # 10366

A PORTION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE SOUTH 67° 00' 00" EAST, 262.96 FEET;
THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;
THENCE NORTH 71° 28' 00" EAST, 391.87 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPIPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY VIEW TERRACE NO. II, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID PLAT MAP;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION 28;
THENCE NORTH 87° 35' 53" WEST ALONG SAID NORTH LINE 207.38 FEET TO THE POINT OF BEGINNING.
EXCEPT A TRACT OF LAND IN THE J.C. LEONARD DLC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND EASTERLY OF A LINE DRAWL PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM, WHEN MEASURED AT RIGHT ANGLES THERETO.
EXCEPTING THEREFROM ANY PORTION LOCATED IN LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES NO. 2 AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

OVERVIEW PLAN



PARCEL C: TAX PARCEL # 02206383

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN LOT 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 1A RECORDS OF SAID COUNTY.
A PORTION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE SOUTH 67° 00' 00" EAST, 262.96 FEET;
THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;
THENCE NORTH 71° 28' 00" EAST, 391.87 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPIPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY VIEW TERRACE NO. II, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID PLAT MAP;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY TO THE NORTH LINE OF SAID SECTION 28;
THENCE NORTH 87° 35' 53" WEST ALONG SAID NORTH LINE 207.38 FEET TO THE POINT OF BEGINNING.
EXCEPT A TRACT OF LAND IN THE J.C. LEONARD DLC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 749303 IN VOLUME 796, PAGES 52 AND 53, THAT LIES SOUTHERLY AND WESTERLY OF THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF COLUMBIA HEIGHTS ROAD AND NORTHERLY AND EASTERLY OF A LINE DRAWL PARALLEL WITH SAID RIGHT OF WAY LINE AND 100 FEET THEREFROM, WHEN MEASURED AT RIGHT ANGLES THERETO.
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON .

PARCEL D: TAX PARCEL # 02206382

THAT PORTION OF THE FOLLOWING PROPERTY SITUATED IN LOT 22, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY:
A PORTION OF THE EZRA TOWNER DONATION LAND CLAIM AND THE JOHN LEONARD DONATION LAND CLAIM AND A PORTION OF LOTS 22 AND 23, BLOCK 1, CITY VIEW TERRACES NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 19, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT INSCRIBED "LB 315" SET TO MARK THE NORTH LINE OF SAID SECTION 28 AND THE EAST LINE OF THE EZRA TOWNER DONATION LAND CLAIM;
THENCE SOUTH 89° 12' 04" WEST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 442.17 FEET;
THENCE SOUTH 37° 09' 06" EAST A DISTANCE OF 149.81 FEET;
THENCE SOUTH 11° 10' 05" EAST A DISTANCE OF 213.07 FEET;
THENCE SOUTH 31° 30' 53" EAST A DISTANCE OF 128.76 FEET;
THENCE SOUTH 56° 03' 09" EAST A DISTANCE OF 67.56 FEET;
THENCE SOUTH 49° 15' 24" EAST A DISTANCE OF 86.09 FEET;
THENCE SOUTH 27° 55' 50" WEST A DISTANCE OF 88.51 FEET;
THENCE SOUTH 45° 58' 16" WEST A DISTANCE OF 62.83 FEET;
THENCE SOUTH 23° 00' 00" WEST A DISTANCE OF 133.62 FEET TO A POINT ON THE NORTH LINE OF LOT 15, PLAT OF "VIEW RIDGE ESTATE NO. 2 (PHASE 1A)", AS FILED IN VOLUME 12 OF PLATS, PAGE 74, RECORDS OF COWLITZ COUNTY, WASHINGTON;
THENCE SOUTH 67° 00' 00" EAST, 262.96 FEET;
THENCE SOUTH 85° 00' 00" EAST, 87.00 FEET;
THENCE NORTH 71° 28' 00" EAST, 391.87 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND SAID POINT BEING ON THE WESTERLY BOUNDARY OF SANDPIPER BOULEVARD, AS DISCLOSED BY THE PLAT OF CITY VIEW TERRACE NO. II, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 21;
THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF COLUMBIA HEIGHTS ROAD, AS DELINEATED ON SAID PLAT MAP;
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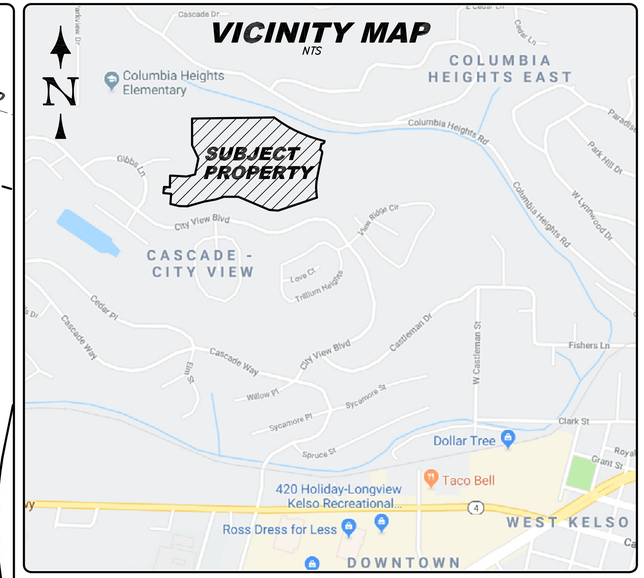
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

VICINITY MAP
NTS



LEGEND

MISC SYMBOLS: (EXISTING / PROPOSED)
- UTILITY POLE
- UTILITY POLE ANCHOR
- POWER VAULT
- TELEPHONE VAULT
- STREET LIGHT

WATER SYMBOLS: (EXISTING / PROPOSED)
- CAP/PLUG
- REDUCER
- THRUST BLOCK
- WATER METER
- FIRE HYDRANT
- AIR RELIEF
- BLOW-OFF
- VALVE
- COUPLING
- MECHANICAL JOINT
- PUSH-ON/HUB
- FLANGE
- WATER TIE-IN

SEWER AND STORM DRAIN SYMBOLS: (EXISTING / PROPOSED)
- CLEAN OUT
- SAN. SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN CULVERT
- STORM DRAIN MANHOLE

LINE TYPES
- GAS — EXISTING GAS
- TEL — EXISTING TELEPHONE
- OP — EXISTING OVERHEAD POWER
- P — EXISTING UNDERGROUND POWER
- SS — EXISTING SEWER LINE / PROPOSED SEWER LINE
- SD — EXISTING STORM LINE / DITCH OR STREAM / PROPOSED STORM LINE / PROPOSED DITCH
- W — EXISTING WATER LINE / PROPOSED WATER LINE
- EASEMENT / PROPOSED LOT LINE / SUBJECT PROPERTY BOUNDARY
- RETAINING WALL
- 300 — EXISTING CONTOUR / PROPOSED CONTOUR

HATCHES
- EX ASPHALT
- NEW ASPHALT
- NEW CONCRETE

SHEET INDEX

C-01 COVER SHEET
C-02 EXISTING CONDITION
C-03 PRELIMINARY SUBDIVISION PLAN
C-04 GRADING AND COMPOSITE UTILITY PLAN
C-05 ROAD PLAN/PROFILE & UTILITIES (ELIANA LANE)
C-06 ROAD PLAN/PROFILE & UTILITIES (ELIANA LANE)
C-07 ROAD PLAN/PROFILE & UTILITIES (CALLEY COURT)
C-08 ROAD PLAN/PROFILE & UTILITIES (EASEMAN COURT)
C-09 ROAD PLAN/PROFILE & UTILITIES (FAIRBACK COURT)
C-10 SEWER PROFILE (CALLEY CT TO ELIANA LANE)
C-11 SEWER PROFILE (ELIANA LANE STA 8+00 TO 14+00)

NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
3			

EXISTING UTILITIES NOTE:
THE LOCATIONS OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NEIL A. LATTA — STATE OF WASHINGTON — 43391 — REGISTERED PROFESSIONAL ENGINEER
07-29-2019

LATTA ENGINEERING PLLC
Consulting Civil Engineers
5970 Birch Point Road, Blaine, WA 98230
Ph: 360 671 7002
info@lattaengineering.com
2019 (C) LATTA ENGINEERING PLLC (ALL RIGHTS RESERVED)

JOB NO.: 16137
CITY FILE NUM. TBD
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

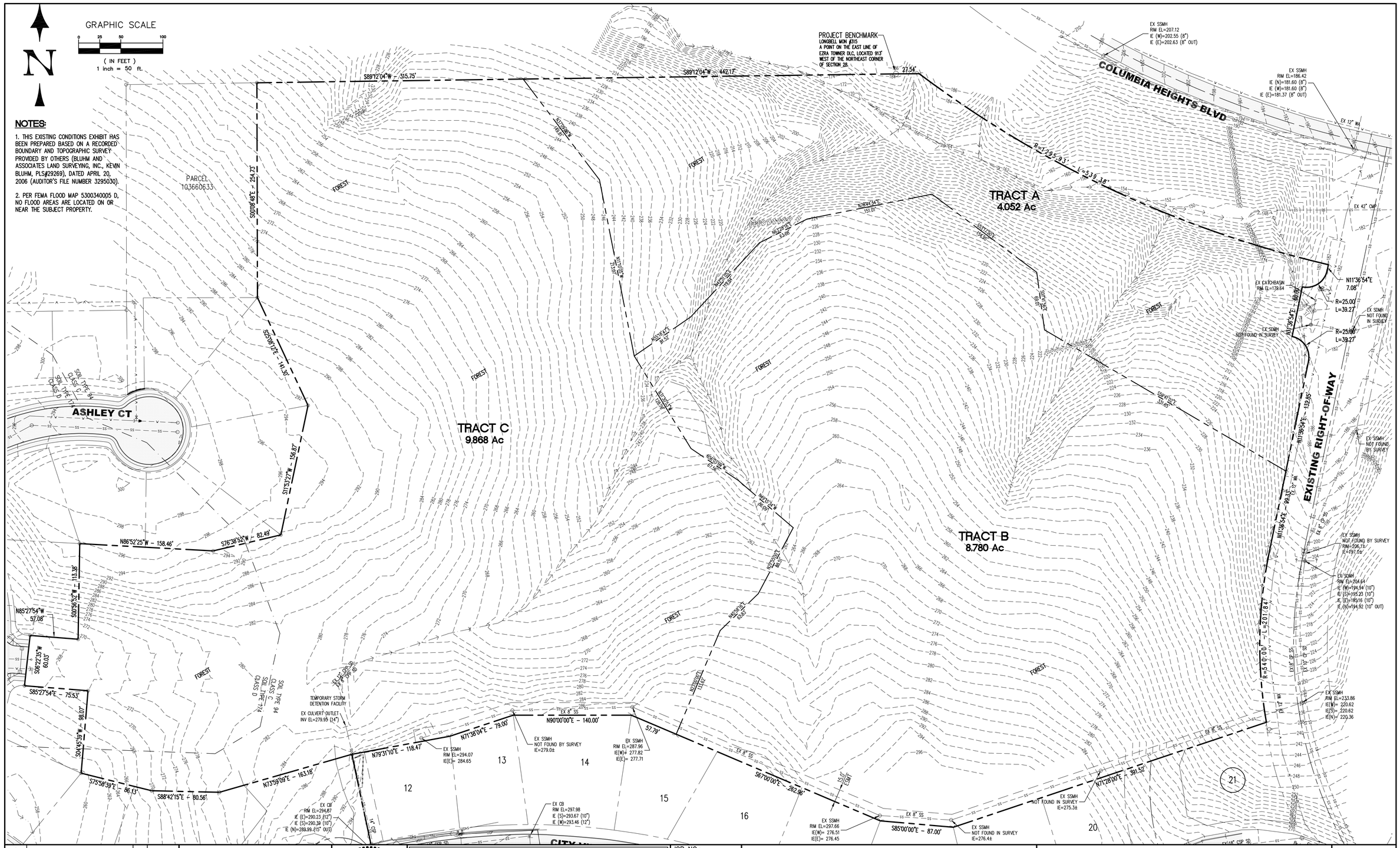
COVER SHEET
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

DATE: MAY 15, 2019 SCALE: H: AS SHOWN V: N/A

DRAWING: C - 1
SHEET: 1 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____



NOTES:

1. THIS EXISTING CONDITIONS EXHIBIT HAS BEEN PREPARED BASED ON A RECORDED BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY OTHERS (BLUHM AND ASSOCIATES LAND SURVEYING, INC., KEVIN BLUHM, PLS#29269), DATED APRIL 20, 2006 (AUDITOR'S FILE NUMBER 3295030).

2. PER FEMA FLOOD MAP 5300340005 D, NO FLOOD AREAS ARE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
3			

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CITY FILE NUM.
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

EXISTING CONDITION

THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

DATE: MAY 15, 2019
SCALE: H: 1" = 50' V: N/A

DRAWING: C - 2
SHEET: 2 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____

NOTES:

1. STREET SURVEY MONUMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LONGVIEW STANDARD ST-180.
2. A 10' UTILITY EASEMENT SHALL BE RECORDED AT THE FRONT OF EACH LOT.
3. BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 20 FT
   SIDE: 5 FT
   REAR: 10 FT

NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
3			

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JOB NO.: 16137
CITY FILE NUM. T.B.D.
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

SUBDIVISION PLAN

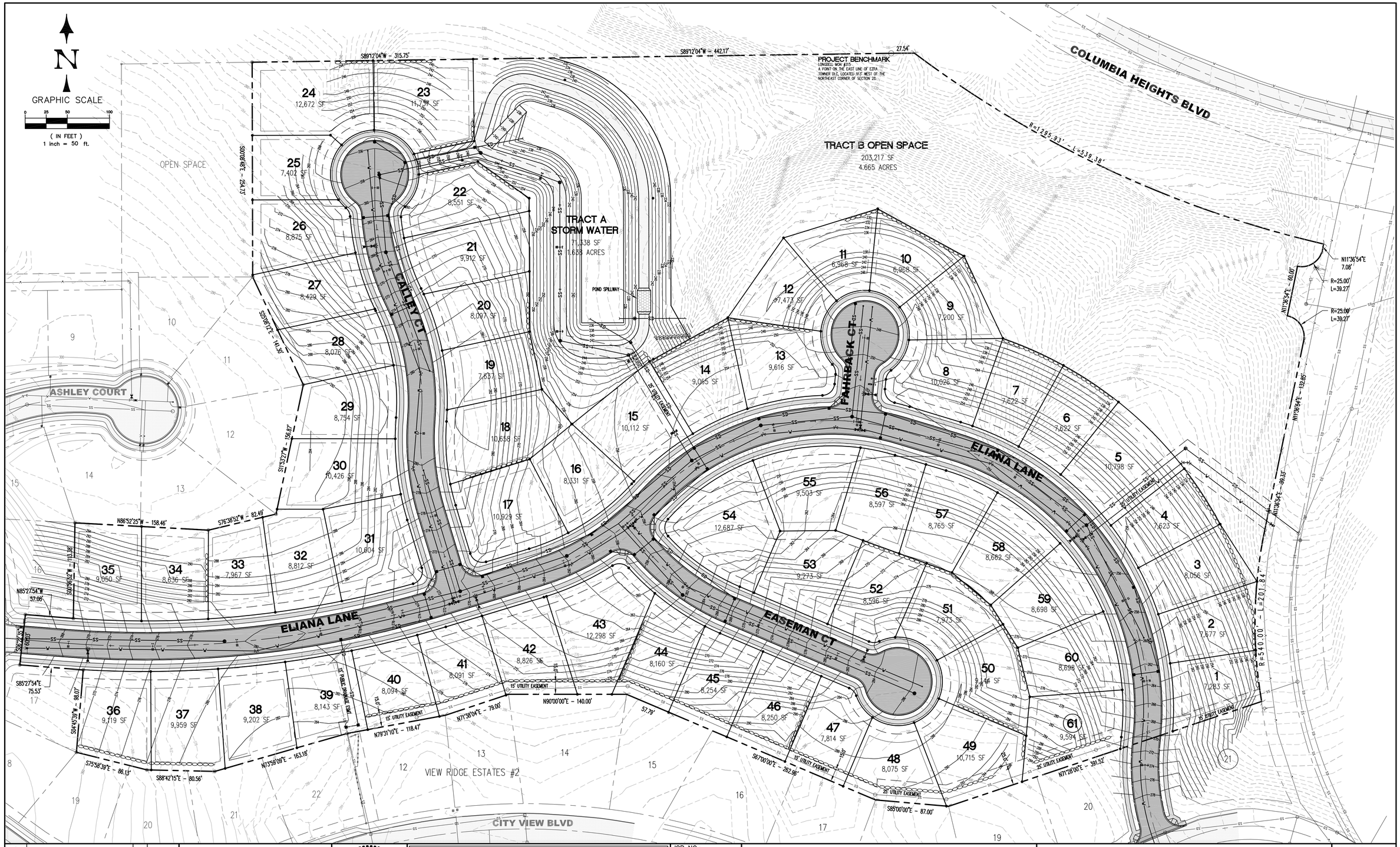
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

DATE: MAY 15, 2019
SCALE: H: 1" = 50' V: N/A

DRAWING: C - 3
SHEET: 3 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____



NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
1	ISSUED FOR GRADING PERMIT APPLICATION	NL	06/22/19
2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
3	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19

EXISTING UTILITIES NOTE:

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CITY FILE NUM. T.B.D.
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

GRADING / COMPOSITE UTILITY PLAN

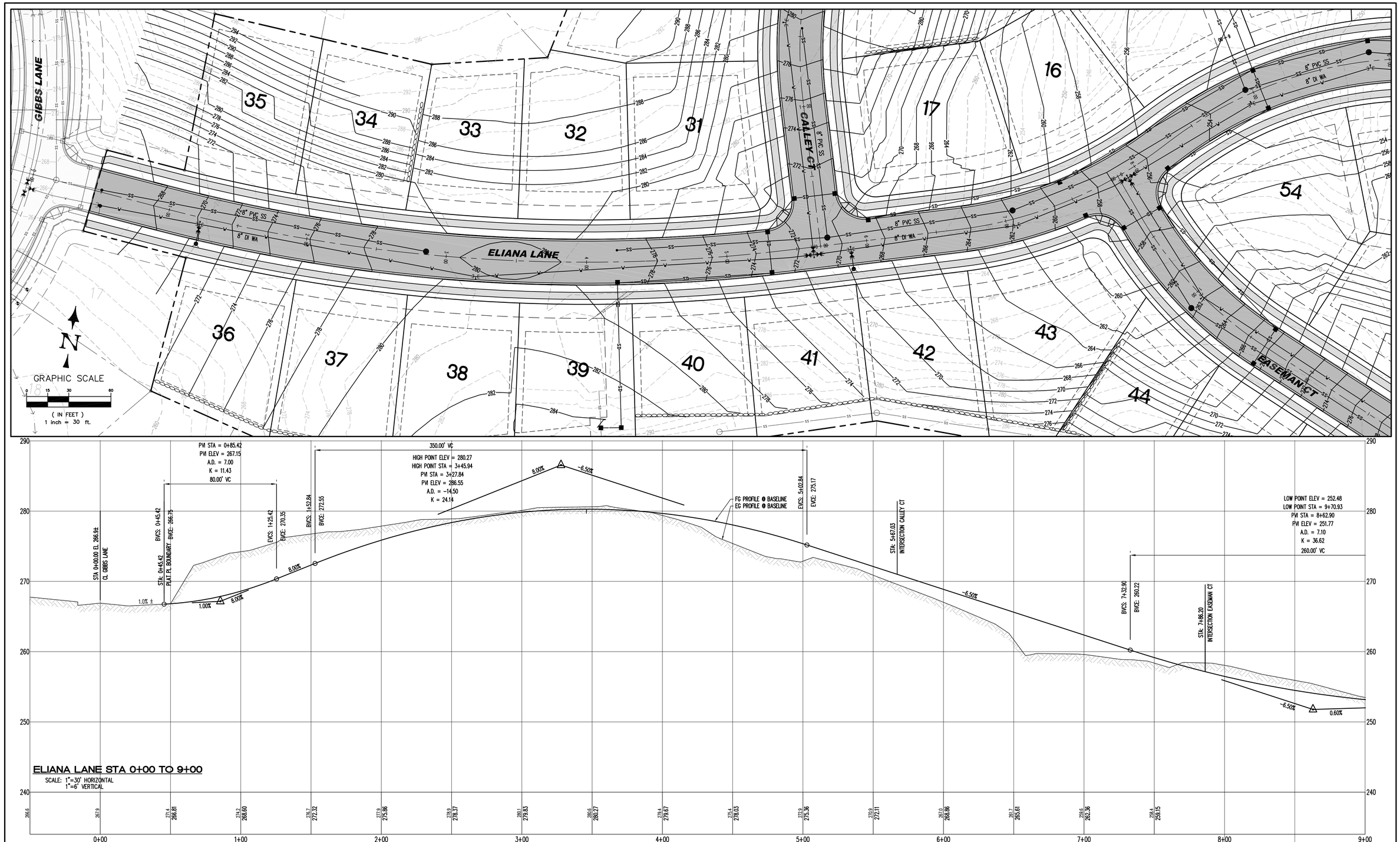
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

DATE: MAY 15, 2019
SCALE: H: 1" = 50' V: N/A

DRAWING: C - 4
SHEET: 4 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____



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2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
3			

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07-29-2019

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JOB NO.:	16137
CITY FILE NUM.	
DESIGNED BY:	NL
DRAWN BY:	KJ
CHECKED BY:	NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

ROAD PLAN / PROFILE AND UTILITIES
ELIANA LANE: STA 0+00 TO 9+00
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

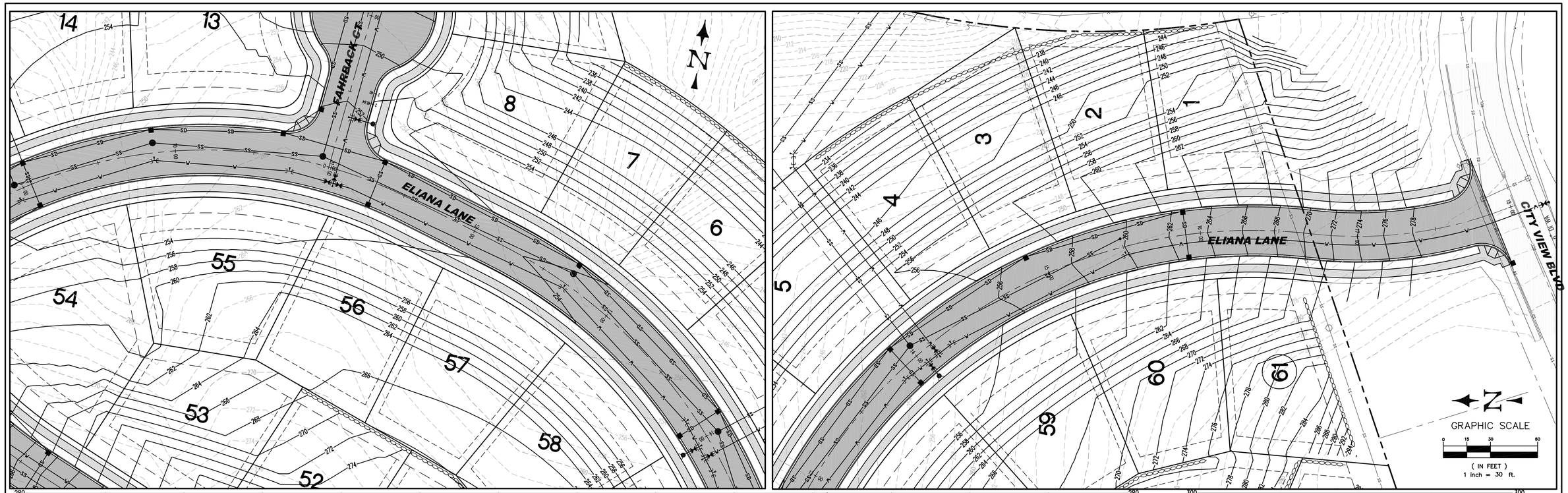
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

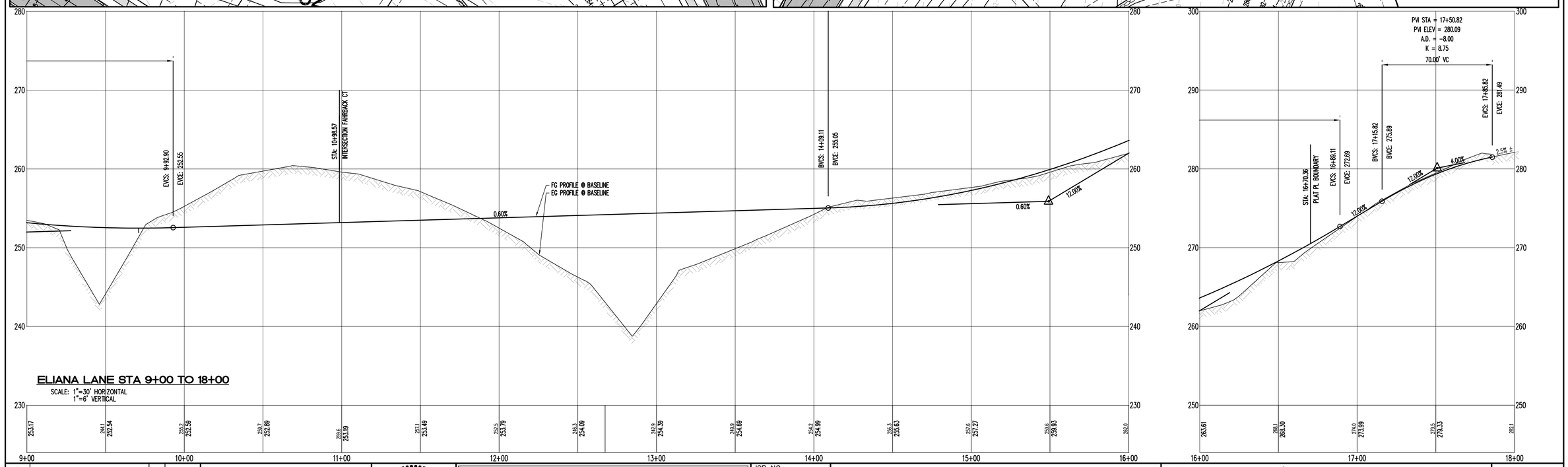
DRAWING: C - 5

SHEET: 5 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____





ELIANA LANE STA 9+00 TO 18+00

SCALE: 1"=30' HORIZONTAL
1"=6' VERTICAL

NO.	REVISION	BY	DATE
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2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
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JOB NO.: 16137
CITY FILE NUM.
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

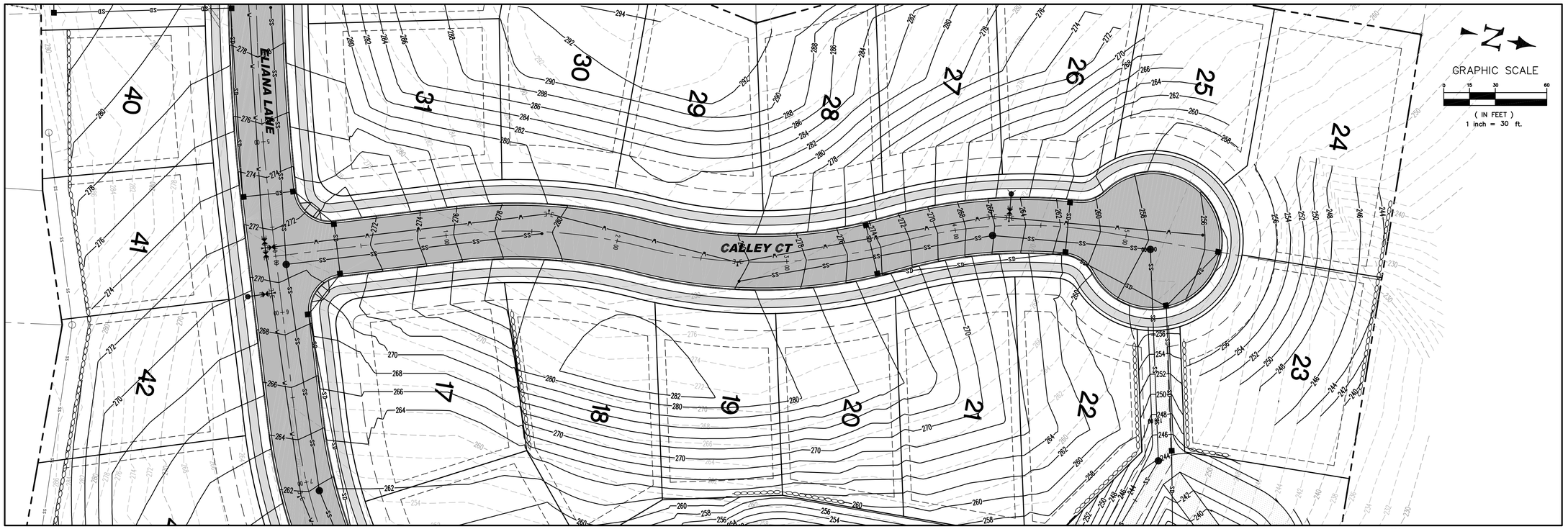
ROAD PLAN / PROFILE AND UTILITIES
ELIANA LANE: STA 9+00 TO 18+00
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

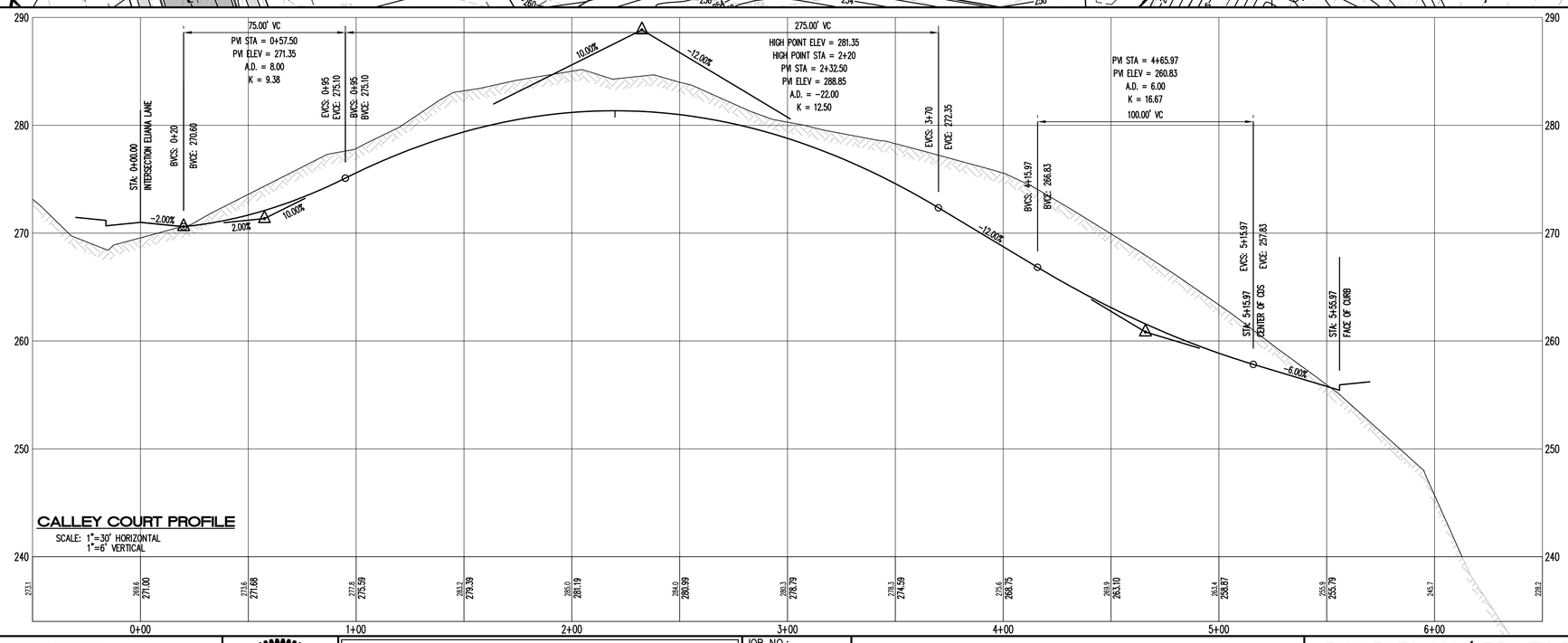
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

DRAWING: C - 6
SHEET: 6 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____





NO.	REVISION	BY	DATE
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1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
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JOB NO.: 16137
CITY FILE NUM.
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

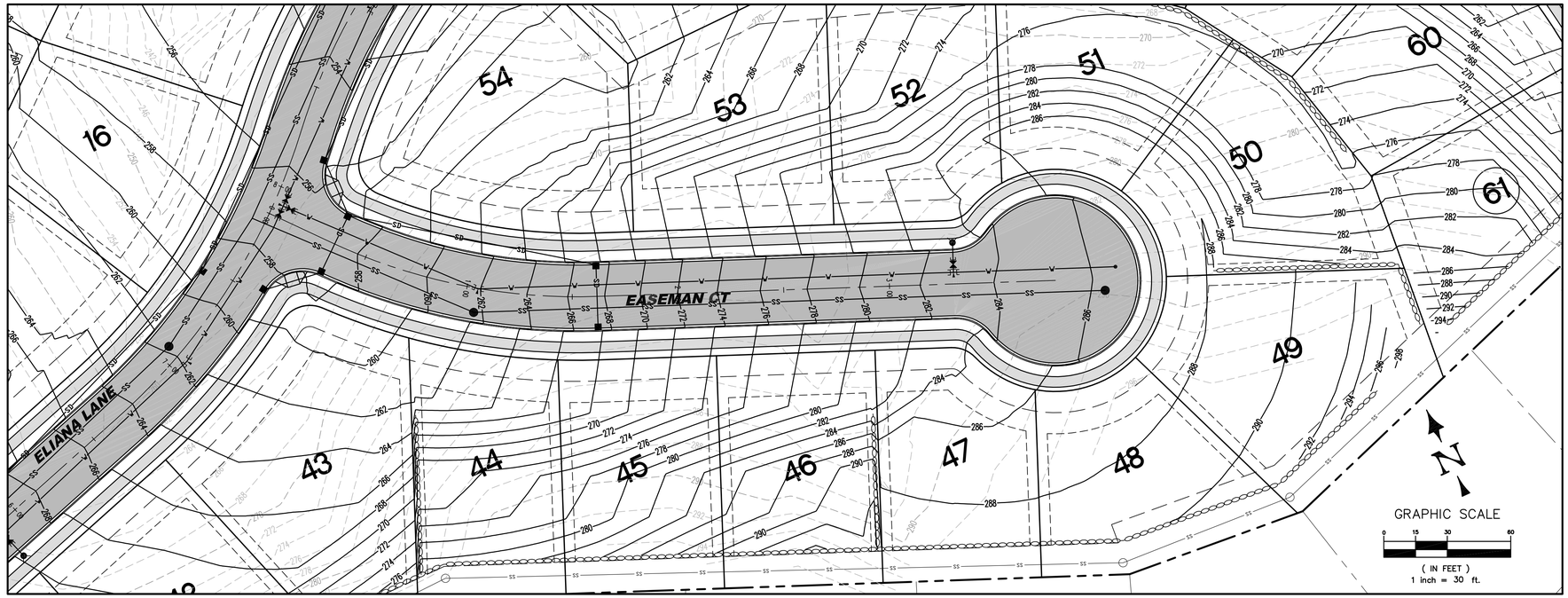
ROAD PLAN / PROFILE AND UTILITIES
CALLEY COURT
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

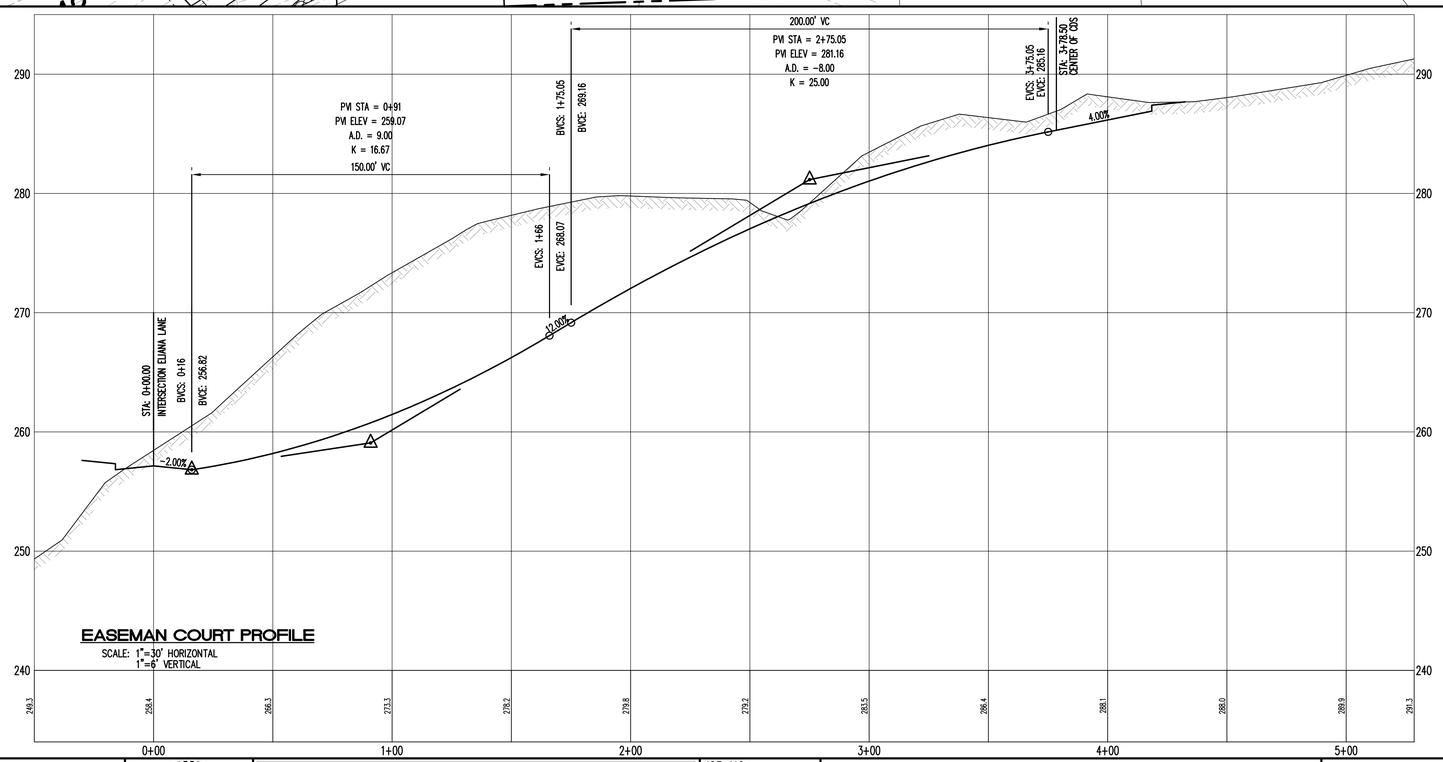
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

DRAWING: C - 7
SHEET: 7 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____





EASEMAN COURT PROFILE

SCALE: 1"=30' HORIZONTAL
1"=6' VERTICAL

NO.	REVISION	BY	DATE
0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
1	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
2	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/29/19
3			

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CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

NEIL A. LATTA
STATE OF WASHINGTON
37391
REGISTERED PROFESSIONAL ENGINEER
07-29-2019

LATTA ENGINEERING PLLC
Consulting Civil Engineers
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JOB NO.: 16137
CITY FILE NUM.
DESIGNED BY: NL
DRAWN BY: KJ
CHECKED BY: NL

HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

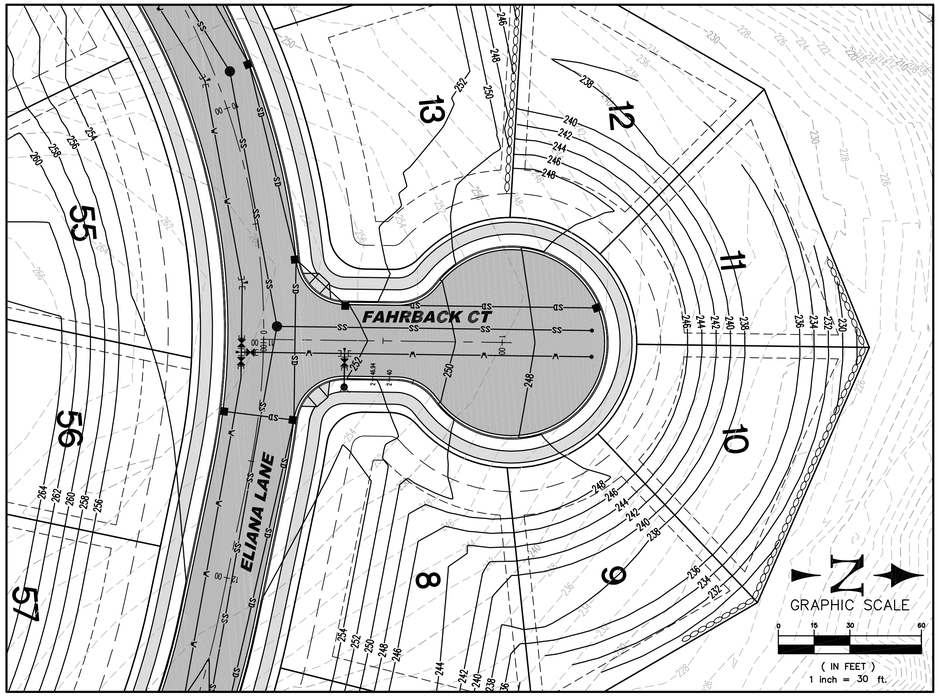
ROAD PLAN / PROFILE AND UTILITIES
EASEMAN COURT
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

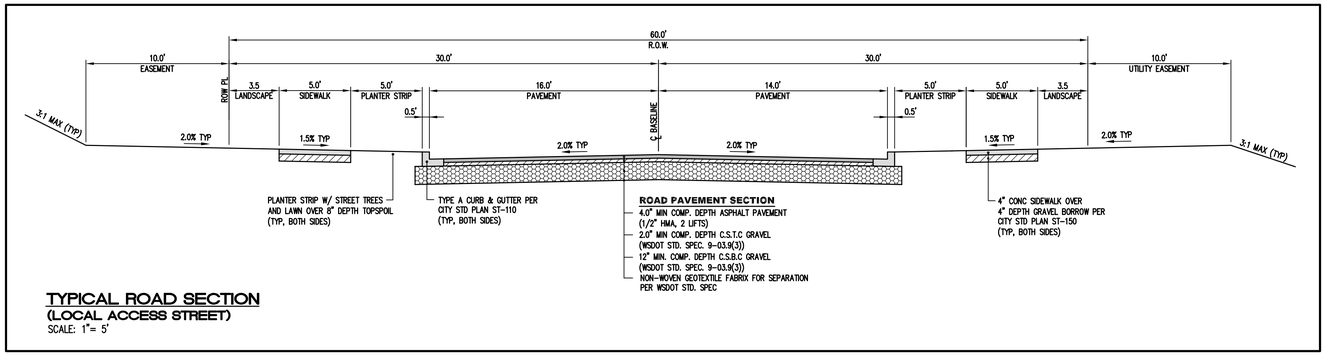
DATE: MAY 15, 2019
SCALE: H: 1" = 30' V: 1" = 6'

DRAWING: C - 8
SHEET: 8 OF 11

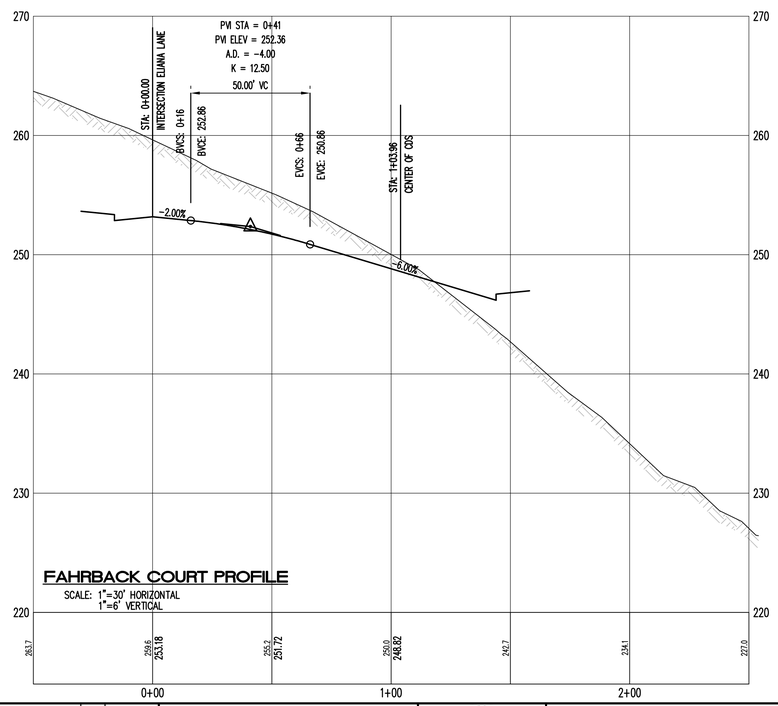
PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____





TYPICAL ROAD SECTION
(LOCAL ACCESS STREET)
SCALE: 1"= 5'



FAHRBACK COURT PROFILE
SCALE: 1"=30' HORIZONTAL
1"=6' VERTICAL

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0	PRELIMINARY PLAT APPLICATION SUBMITTAL	NL	05/15/19
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HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

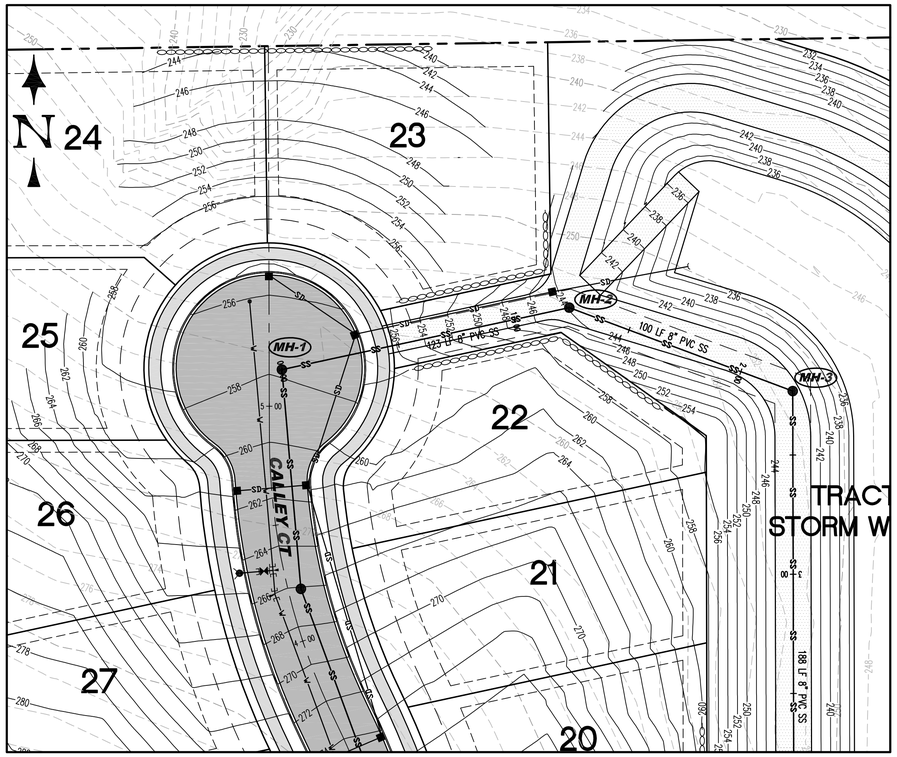
ROAD PLAN / PROFILE AND UTILITIES
FAHRBACK COURT
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

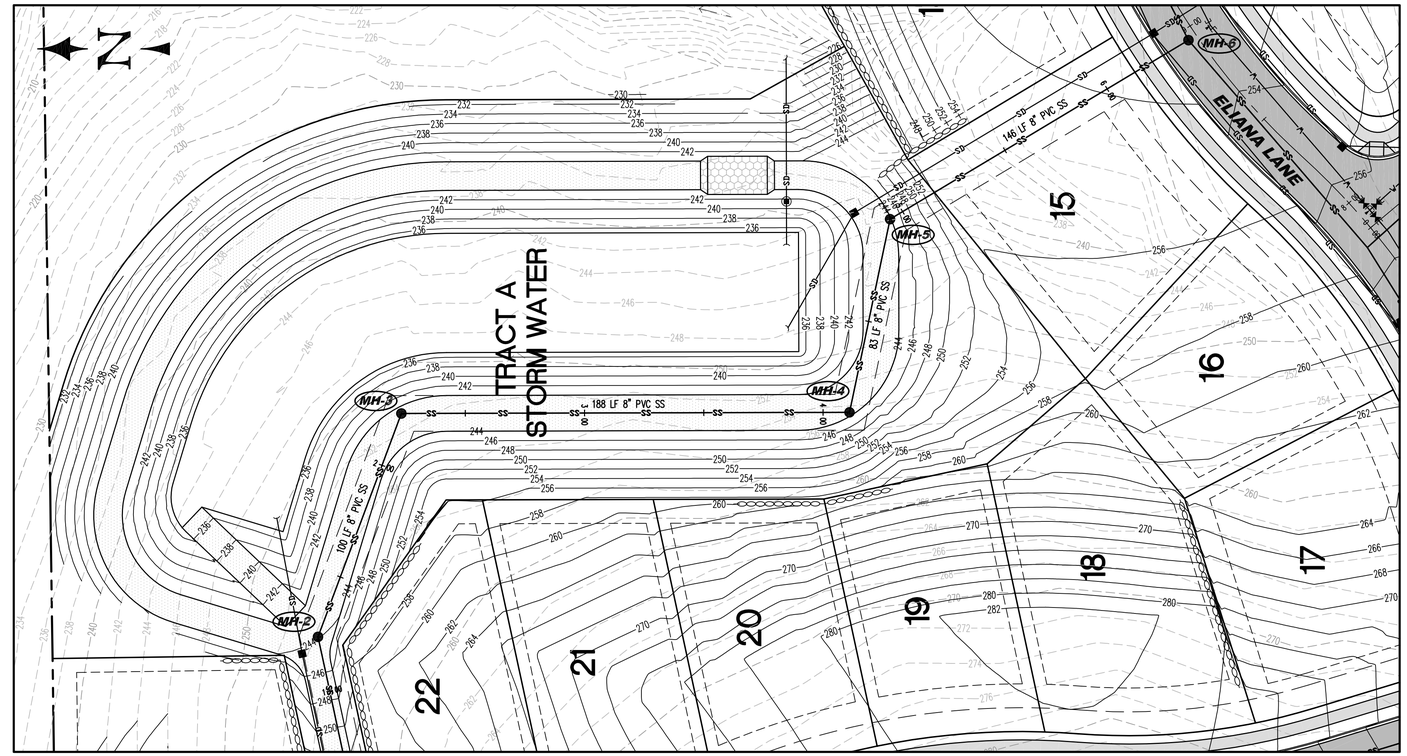
DATE: MAY 15, 2019
SCALE: H: AS SHOWN V: AS SHOWN

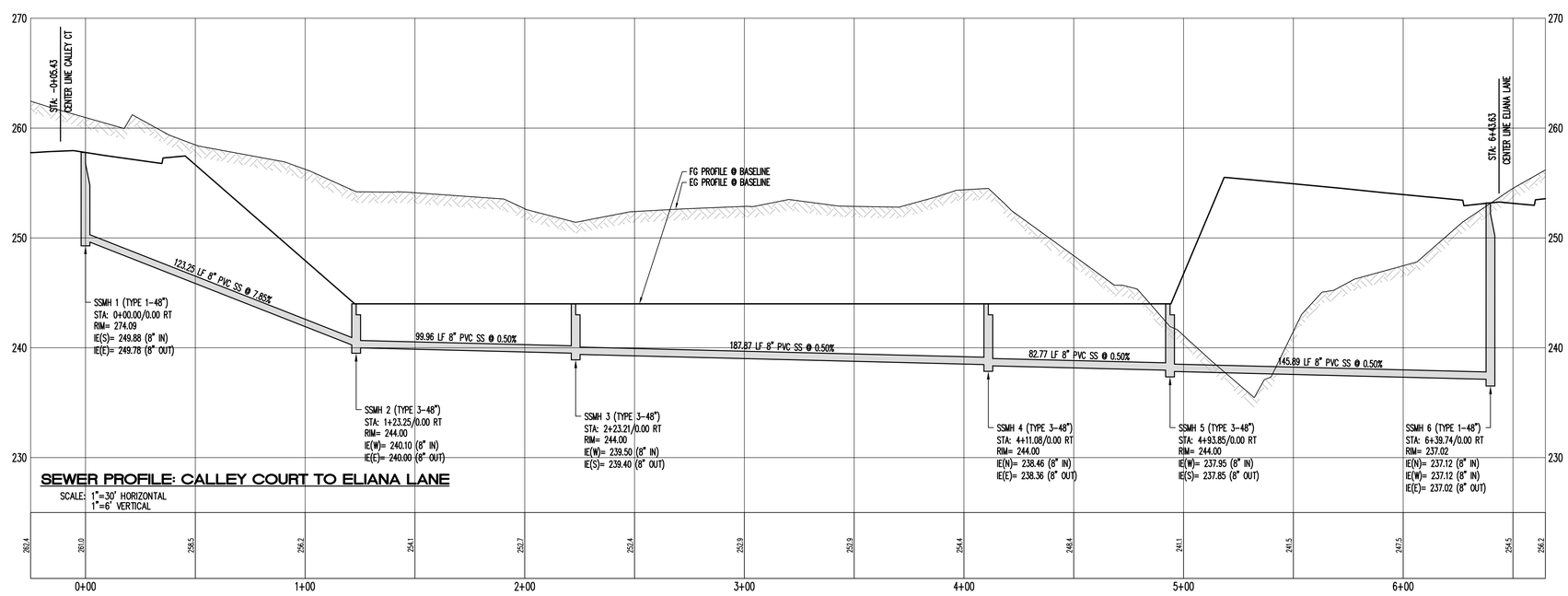
DRAWING: C - 9
SHEET: 9 OF 11

PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____







SEWER PROFILE: CALLEY COURT TO ELIANA LANE

SCALE: 1"=30' HORIZONTAL
1"=6' VERTICAL

NO.	REVISION	BY	DATE
0	REVISED PRELIMINARY PLAT SUBMITTAL	NL	07/12/19
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HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

SEWER PLAN / PROFILE
CALLEY COURT TO ELIANA LANE
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

DATE: MAY 15, 2019
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DRAWING: C - 10
SHEET: 10 OF 11

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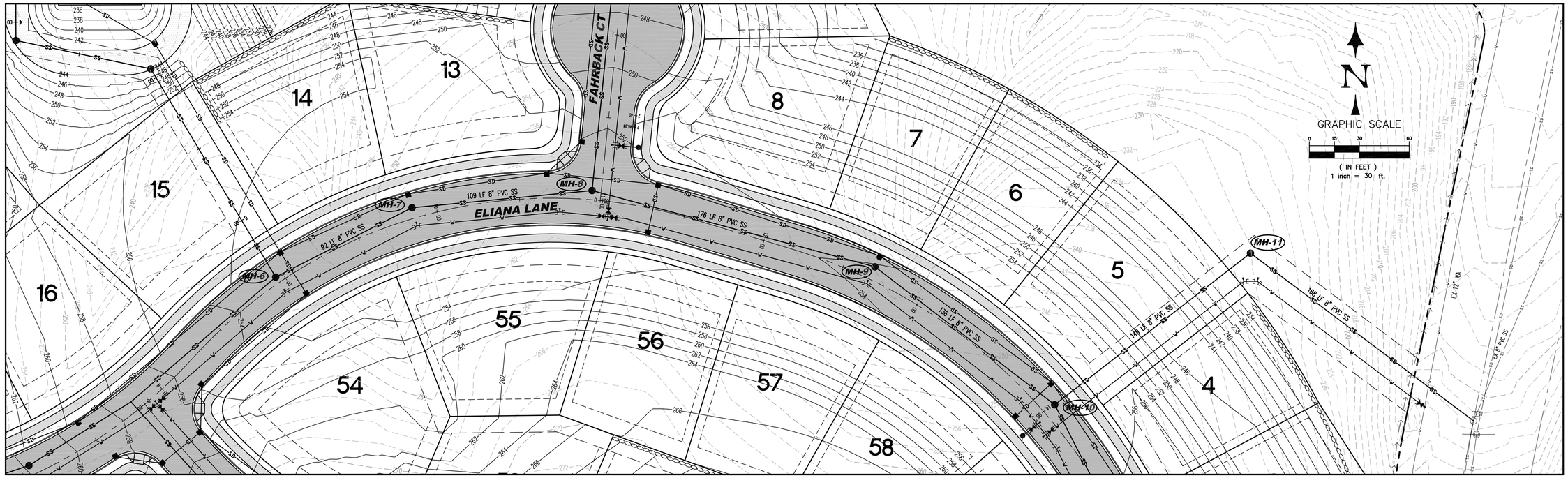

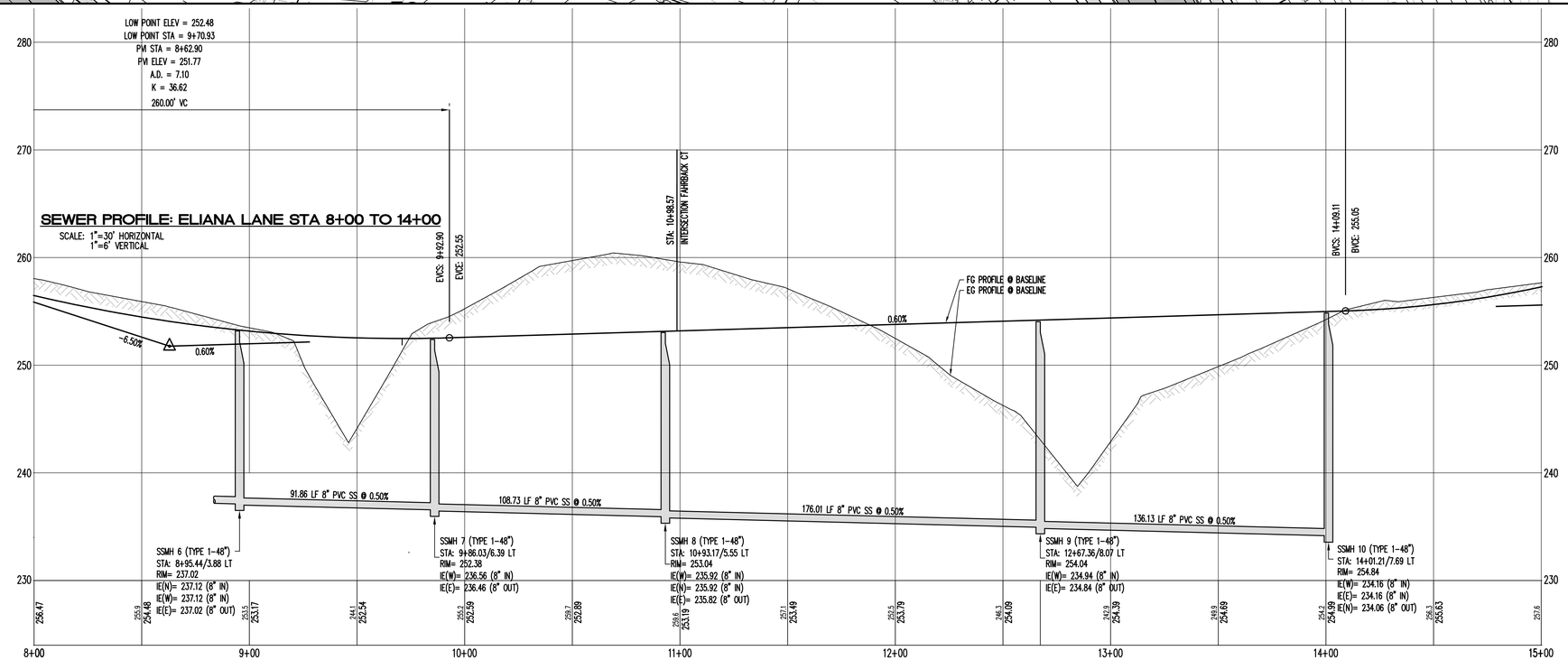

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07-29-2019

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HOMESITE DEVELOPMENT GROUP, LLC
1906 BELMONT LOOP
WOODLAND, WA 98674

SEWER PLAN / PROFILE
ELIANA LANE STA 8+00 TO STA 14+00
THE VALE AT OVERLOOK PRELIMINARY PLAT
CITY VIEW BOULEVARD, LONGVIEW, WA
PORTION OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST, W.M.

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PRELIMINARY DRAWING - FOR PLAT APPLICATION REVIEW ONLY

CITY PROJECT FILE #: _____

After Recording Return to: 6/1/2019
Homesite Development
1906 Belmont Loop
Woodland, WA 98674

DECLARATION OF THE VALE AT OVERLOOK

PLANNED UNIT DEVELOPMENT

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

KNOWN ALL MEN BY THESE PRESENTS: Overlook Piculell, LLC, hereinafter called "Declarant," Homesite Development Group, LLC, a Washington Limited Liability Company, hereinafter called the "Agent," do hereby declare as follows:

WHEREAS, Declarant is the Owner of the real property in Cowlitz County, Washington, known as (the "Property") the same appears in the Plat recorded in Reception No. _____ of Plat records of Cowlitz County.

WHEREAS, Declarant desires to declare of public record their intention to create certain protective covenants, conditions, and restrictions (CC&R's) in order to effectuate a general scheme of development creating benefits and obligations for the owners of said Property.

NOW, THEREFORE, Declarant hereby declares that all of the Property described above, shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the real property which shall run with the land and shall inure to the benefit of each owner thereof. These easements and CC&R's shall be binding on all parties having any right, title or interest in the described Property or any parts thereof, their heirs, successors and assigns.

ARTICLE I

RESIDENTIAL COVENANTS

1. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single-family dwelling, not to exceed thirty-five (35) feet in height and not less than a three (3) bay garage. The foregoing provision shall not exclude construction of a private greenhouse, storage unit, private swimming pool, or hot tub, provided such structures, and the location of such structures, is in conformity with the applicable municipal regulations, and is compatible in design and decoration with the residence constructed on such lot, and has been approved by the Architectural Control Committee (herein referred to as "ACC").

2. DWELLING SIZE/SETBACKS

The minimum livable area of any one-story dwelling within this subdivision shall be _____ square feet, and the minimum livable area of any two-story dwelling within this subdivision shall be _____ square feet. These minimums are exclusive of garages and open porches. All structures must comply with the City of Longview Code requirements as to setbacks.

3. OFFENSIVE ACTIVITIES

No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done, grown, or placed upon any lot, which interferes with or jeopardizes the enjoyment of other lot owners within this subdivision. Each lot shall be maintained so that grass does not exceed six inches (6") in length.

4. ANIMALS

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that a reasonable number of dogs, cats, or other household pets, may be kept provided that they are not kept, bred, or maintained for commercial purposes and are reasonably controlled so as not to be a nuisance and to conform with City Code.

5. SIGNS

No signs shall be erected or maintained on any lot, except that not more than one "For Sale" or "For Rent" sign placed by the Declarant, lot owner, or by a licensed real estate agent, not exceeding twenty-four inches (24") high and thirty-six inches (36") long, may be temporarily displayed on any lot. This restriction shall not prohibit the temporary placement of "political" signs on any lot by the lot owner or appointees, provided the same shall not be a violation of the controlling governmental sign ordinance. No signs shall be erected or placed in common areas maintained by the HOA, should they exist, excepting the temporary placement of a "Garage Sale" sign, which shall be removed within three (3) days of placement.

6. PARKING

Parking of any vehicle, boats, trailers, motorhomes, motorcycles, trucks, truck-campers and like equipment shall not be allowed on any part of the property or on public streets adjacent thereto excepting only within the confines of an enclosed garage. Each dwelling must have off-street parking for at least six (6) vehicles. Garage bays may be counted for the purpose of meeting this requirement. No vehicle parking on lot(s) is allowed unless in areas planned and constructed as parking areas and approved by the ACC.

7. VEHICLES IN DISREPAIR/UNREGISTERED VEHICLES

No lot owner shall permit any vehicle that is in a state of disrepair to be abandoned or to remain parked upon any lot or on any street for a period in excess of forty-eight (48) hours or the length of time permitted through municipal ordinance if such ordinance specifies a shorter period of time. No lot owner shall park or allow to be parked any vehicle that is not currently registered, maintained and operated.

8. RUBBISH AND TRASH

No lot shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal. All containers shall be kept within the garage or behind a fence, as approved by the ACC, and at no time, excepting service pickups, shall said containers be in the public view. Yard rakings and dirt resulting from landscaping work shall not be dumped onto streets, sidewalks, common areas or on any vacant land or lot.

9. TEMPORARY STRUCTURES, VEHICLES

No structure of a temporary character or vehicle, trailer, motorhome, basement, tent, shack, garage, barn or other outbuilding shall be used, placed, or remain on any lot at any time as a residence.

10. UTILITIES

No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes, nor any pole, tower or other structure supporting said overhead wire shall be erected, placed or maintained within this subdivision. All owners of lots within this subdivision, their heirs, successors and assigns shall use underground wires to connect their premises and the structures built thereon to the underground electric, TV, cable or telephone utility facilities provided. All sewer and storm sewer pipes from the structure to the underground main lines in public utility easements shall be buried. The exception to the above provision is “digital satellite systems,” which shall be permitted. Satellite receivers may not exceed twenty-five inches (25”) in diameter, and shall be installed in a manner that is not visible from the street(s).

11. COMPLETION OF CONSTRUCTION

The construction of any building on any lot, including painting and all exterior finish, shall be completed within six (6) months from the beginning of construction, so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the ACC.

12. MAINTENANCE DURING CONSTRUCTION

During construction, the lot owner shall be responsible for keeping all streets and sidewalks in a neat and clean condition and shall not allow any dangerous conditions left unattended on their property. ALL MATERIALS, DUMP BOXES, EQUIPMENT TRAILERS, AND CONSTRUCTION FACILITIES SHALL BE KEPT OFF ALL STREETS DURING CONSTRUCTION TO ALLOW CONTINUOUS CLEANING AND MAINTENANCE OF STREETS.

13. LANDSCAPE COMPLETION AND MAINTENANCE

All front, rear and side yard landscaping must be completed pursuant to a Landscaping Plan approved by the ACC. All front yard landscaping, the front half of side yards landscaping and exposed side yard landscaping on corner lots, must be installed upon substantial completion of the residence. All remaining landscaping must be completed within six (6) months of occupancy of the dwelling. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable time, but only after a written application is made to the ACC and the ACC's approval in writing is obtained. Each owner shall maintain the grass, shrubs, trees and other landscaping on said lot in good condition. An in-ground irrigation system is required for all front, rear, and side yard landscaping. Landscaping should be commensurate with the surrounding contiguous neighborhoods.

14. HOUSE NUMBERS

House numbers shall be affixed to the front of the house, and all house numbers shall be a minimum of four (4) inches in height or as otherwise approved by the ACC.

15. FENCES AND HEDGES

The height of a fence or hedge on any lot shall be five (5) feet. Fencing material shall be brick, stone, or cyclone vinyl-coated fencing and posts. Cyclone vinyl-coated fencing will be black; however, no slats will be permitted. The location of any fences or hedges erected shall be along the rear lot line and/or along the side lot lines, but said fence or hedge may not be placed forward of the front setback line for the residence. Corner lots are considered to have two front lot lines. No fence, hedge or wall shall be erected without prior written approval of the ACC.

16. ANTENNAS AND SERVICE FACILITIES

Clotheslines, antennas and other service equipment shall be screened so as not to be viewed from any street and shall be set back from adjoining property lines at least twenty (20) feet.

17. EXTERIOR MATERIALS

Exterior materials must be new and approved for use by the ACC, and in accordance with the provisions appearing in the contract for purchase of lots within this subdivision. All structures shall be of double-wall construction and shall be constructed entirely on site, excepting exterior wall panels which may be framed and sided off-site.

ROOFING: Roofing materials must be tile or composition shingle Elk Pristique High Definition 40-year limited warranty or like quality. In appropriate circumstances, other material and design in keeping with the quality and character of The Vale at Overlook will be allowed, subject to written approval by the ACC.
SIDING: The exterior siding material shall be beveled-cedar, stone, brick, stucco, or Hardi Plank or other wood or Cementitious fiber board type manufactured lap siding specifically approved in writing by the ACC.
WINDOWS: Windows shall be painted wood or approved vinyl-clad. Exterior doors and garage doors can be of either wood or vinyl-clad wood or metal construction. In appropriate circumstances, the ACC can approve, in writing, other materials, if those materials keep the quality, character and aesthetic of The Vale at Overlook.
ACCENT MATERIAL: Each single-story home shall have a minimum of seventy-five percent (75%) coverage of the street facing elevations in brick, stone or other accent material, as approved in writing by the ACC. Each multi-level home shall have a minimum of forty percent (40%) coverage of the street facing elevations in brick, stone or other accent material, as approved in writing by the ACC.

18. EXTERIOR FINISH

The exterior finish of all construction on any lot shall be designed, built and maintained in such a manner as to blend in with the existing structures and landscaping within this subdivision and the surrounding area. The ACC, in accordance with Article II, must approve all exterior colors. Exterior trim, fences, doors, railings, decks, eaves, gutters and exterior finish on garages and other accessory buildings shall be designed and built to be compatible with the exterior of the structures they adjoin. Each owner shall be responsible for maintaining and keeping in good order the condition and repair of the exterior of that owner's dwelling unit and their respective lot.

19. WINDOW COVERINGS

Window coverings must be commercial produced curtains, shutters, drapes or blinds or other commercially produced products of comparable quality and must be in place upon occupancy of the dwelling.

20. SIDEWALK AND STREET TREE INSTALLATION: TREE PRESERVATION

SIDEWALKS: All sidewalks are the responsibility of the lot owner and must be constructed in conformance with the City of Longview's Construction Standards.
STREET TREES: It shall be the responsibility of individual lot owners to provide, at the time of purchase, for the purpose of planting street trees, the amount of two hundred and fifty dollars ($250.00) for each lot owned. These funds shall be payable to and held by Agent . Upon completion and acceptance of all sidewalks and driveways by the City of Longview, or within two years from purchase, whichever comes sooner, the Declarant herein will plant the street trees per the requirements of the City of Longview Development Code. Individual lot owners must

maintain the street trees for a one-year period after planting and replace said trees if they die for any reason.

21. PARTITIONING

No lot may be partitioned or subdivided after sale or conveyance by the Declarant.

22. HEATING AND AIR CONDITIONING

All exterior air conditioning and heating units shall be approved by the ACC as to location and colors. No window-mounted units are allowed to be visible from any street or neighboring home. Any window-mounted unit must be obscured with landscaping, screening etc., as approved by the ACC.

23. DRAINAGE

It is the responsibility of each lot owner to provide grading for natural drainage runoff, and each owner will provide drainage systems as necessary to properly drain surface water. In all cases, lot owners shall take all steps to prevent any surface or sub-surface water from draining onto any adjacent property, sidewalk, street, etc. If necessary to provide proper drainage, each owner will provide drainage easements adjacent to the lot lines to assist neighboring lot owners.

ARTICLE II

ARCHITECTURAL CONTROL COMMITTEE (ACC)

1) ARCHITECTURAL REVIEW

No structure, including storage shelters, shall be commenced, erected, placed or altered on any lot until construction plans and specifications and a plan showing the nature, shape, heights, materials, colors and proposed location of the structure or change have been submitted to, and approved in writing by, the Architectural Control Committee (ACC). It is the intention and purpose of this covenant to assure the quality of workmanship and materials, harmony of external design with the existing structures as to location, topography and finished grade elevations to avoid plan repetition. In all cases, the written consent of the ACC is required.

A. MAJOR CONSTRUCTION

In the case of initial or substantial additional construction of a dwelling or landscaping, the owner shall prepare and submit to the ACC, thirty (30) days prior to planned construction, such plans and specifications for the proposed work as the ACC may require. Materials required by the ACC may include, but not necessarily be limited to, the following:

i. Two (2) sets of Structure and Site Plans drawn to a minimum of 1/8" scale, indicating location of all planned improvements, including private drainage. Drawings must show elevations, exterior materials and exterior color schemes of all improvements, including the mailbox (if applicable), newspaper structure (if applicable) and fencing.
ii. Two (2) sets of Landscape plans, drawn to a minimum of 1:50 scale, showing yard landscape design and location including a description and size of plant materials. Any parking strip, street tree and in-ground irrigation system designs shall be included in the landscape plan.
iii. One (1) picture of plants in landscape plan upon maturity.
iv. One (1) copy of permit with permit number.

The ACC shall render its decision, in writing, with respect to the proposal after it has received all required materials.

B. MINOR WORK

In the case of minor additions or remodeling, change of existing exterior color scheme orexterior materials, greenhouse, swimming pool construction or any other work not referred to in (A) above, the owner shall submit to the ACC:

i. Two (2) copies of plans, drawn to scale, and specifications for the proposed work as the ACC determines to be necessary to enable it to evaluate the proposal.
ii. One (1) picture/sample of all materials to be used in proposed work.
iii. One (1) copy of permit for specific project with permit number

The ACC shall render its decision, in writing, with respect to the proposal after it has received all required materials.

2) ARCHITECTURAL CONTROL COMMITTEE DECISION

The ACC may, at its sole discretion, withhold consent to any proposed work if the ACC finds that the proposed work would be inappropriate for the particular lot or incompatible with the design standards that the Declarant intents for the subdivision. Considerations such as siting, shape, size, color design, height, impairment of the view from other lots within the subdivision or other effects on the enjoyment of other factors which the ACC reasonably believes to be relevant, may be taken into account by the ACC in determining whether or not to consent to any proposed work.

3) MEMBERSHIP: APPOINTMENT AND REMOVAL

The ACC shall consist of as many persons as the Declarant may from time to time appoint. The Declarant shall keep, on file at their principal office, a list of names and addresses of ACC members.

3) LIABILITY

Neither the Declarant, ACC, nor any member thereof shall be held liable to any owner, occupant, builder, sub-contractor, or developer for any damage, loss or prejudice suffered or

claimed on account of any action or failure to act by the ACC or a member thereof, provided that the member has not acted with a malicious intent.

5) ACTION

Except as otherwise provided herein, any one member of the ACC shall have the power to act on behalf of the ACC, without the necessity of a meeting and without the necessity of consulting the remaining members of the ACC, when such conditions merit. The ACC may render its decisions only by written instrument setting forth the action taken by the members consenting thereto.

6) NONWAIVER

Consent by the ACC to any matter proposed to it within its jurisdiction under these covenants shall not be deemed to constitute a precedent or waiver impairing its rights to withhold or grant approval as to any similar matter thereafter proposed or submitted to it for consent.

7) EFFECTIVE PERIOD OF CONSENT

The ACC's consent to any proposed work shall automatically be revoked one year after issuance unless construction of the work has commenced or the owner has applied for and received an extension of time from the ACC.

ARTICLE III

GENERAL PROVISIONS

1. TERM AND AMENDMENT

These covenants and restrictions shall run with and bind all the property within this subdivision for a term of twenty-five (25) years from the date this declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This declaration or parts hereof can be terminated, revoked or amended only by duly recording an instrument which contains the amendment or the order of revocation or termination and which is signed by seventy-five percent (75%) of owners of the lots within the Plat of The Vale at Overlook, except that the Declarant has the sole and exclusive authority to terminate, revoke, or amend these conditions, covenants and restrictions until the Declarant has sold their lot and that lot has been built upon and an occupancy permit issued by the City of Longview.

2. ENFORCEMENT

In the event of any violation of any of the provisions of this declaration, the Declarant or any other person or persons owning real property within the Plat of The Vale at Overlook may, at their option, exercise the right to enforce these covenants by bringing action in a court of law. Failure by any party to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any action brought to

enforce the provisions of the declarations shall be entitled to recover all costs, including reasonable attorney fees incurred in such enforcement.

3. SEVERABILITY

   Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions of this document and its amendments and shall remain in full force and effect.

4. LIMITATION OF LIABILITY OF DECLARANT

   Declarant shall not be liable to any owner or occupant on account of action or failure to act by Declarant in performing their duties or rights hereunder, provided that Declarant has not acted with malicious intent.

5. CONFLICTS WITH CITY CODES AND REGULATIONS

   These CC&R's constitute a private contract among the owners of The Vale at Overlook and will not be enforced by the City of Longview. These CC&R's do not restrict the City's authority to adopt or amend its development regulations. It is the duty of every person or entity engaged in development within The Vale at Overlook to know, and act in accordance with, the requirements of these CC&R's. Any questions regarding these provisions shall be directed to the ACC. The City of Longview will not be liable for any approvals or permits which are granted in compliance with city regulations but that are not in compliance with these CC&R's. The provisions of this paragraph do not limit the rights of the City of Longview.

IN WITNESS WHEREOF, the undersigned, being Declarant herein, has hereto set their hand this_____ day of _____ 2016.

_____	_____
ARTHUR C. PICULELL, JR.	ESTATE OF DEE W. PICULELL

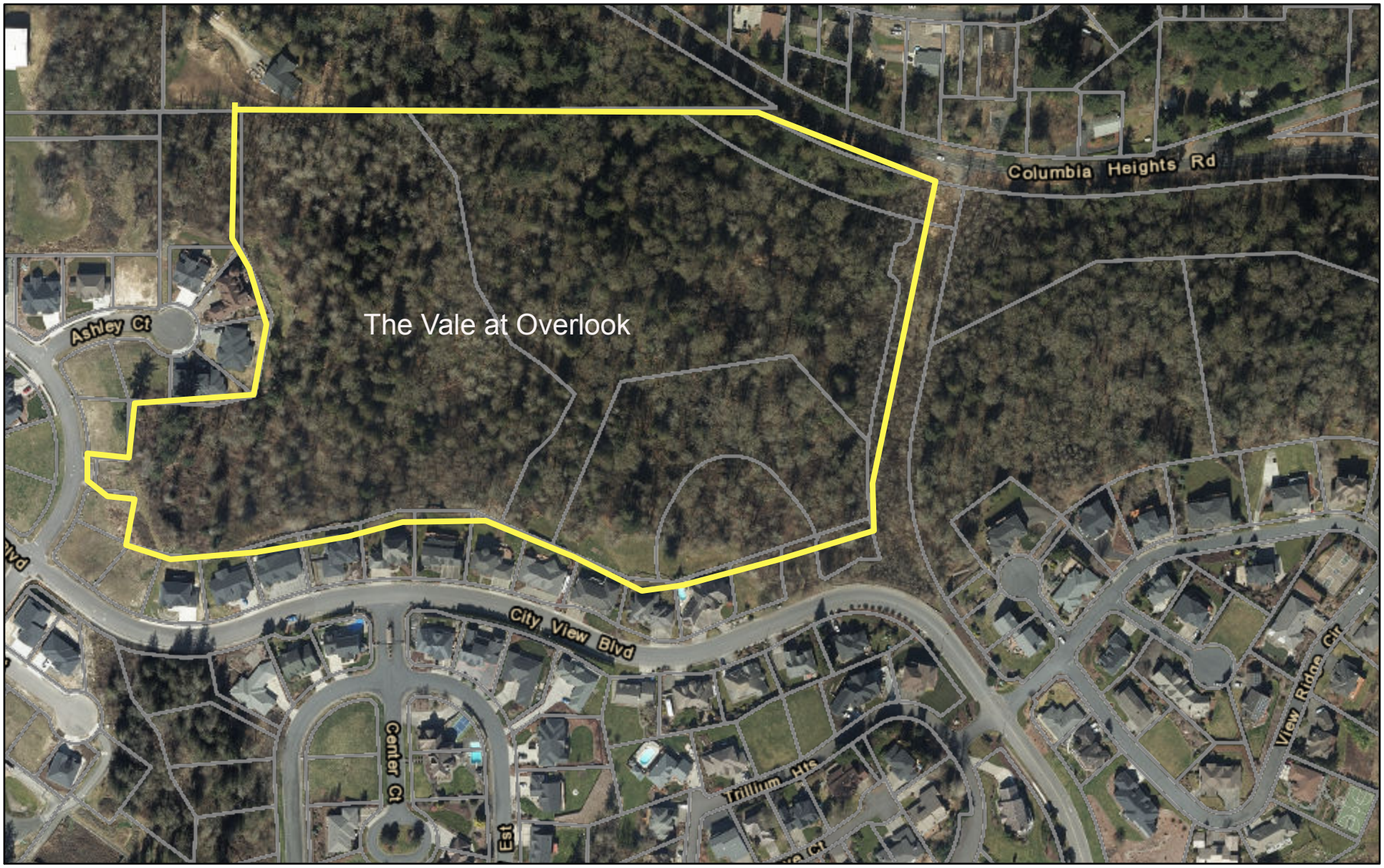
Notary Acknowledgement

STATE OF WASHINGTON)
)ss
COUNTY OF CLARK)

I, _____, a Notary Public for the State of Washington, hereby certify that on the _____ day of _____20__, personally appeared before me, Lee Piculell, Managing Member of Overlook Piculell, LLC, and did acknowledge the execution of the foregoing instrument to be his free and voluntary act and within the confines of his duties and authority under the Operating Agreement for Overlook Piculell, LLC.

_____
Notary Public for Oregon
My Commission expires _____

City of Longview



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