*2 legal parking spaces per lot 16x20 or 2 8.5 x 20 (not counting garage)

*20' garage vehicle entrance

30' front 5' sides 15' rear

5' front 0' sides 0' rear

10' front 0' sides 0' rear

10' street side 10' front

10' front 5' street side

30' front 5' street side 15' rear

10' front 5' sides 15' rear

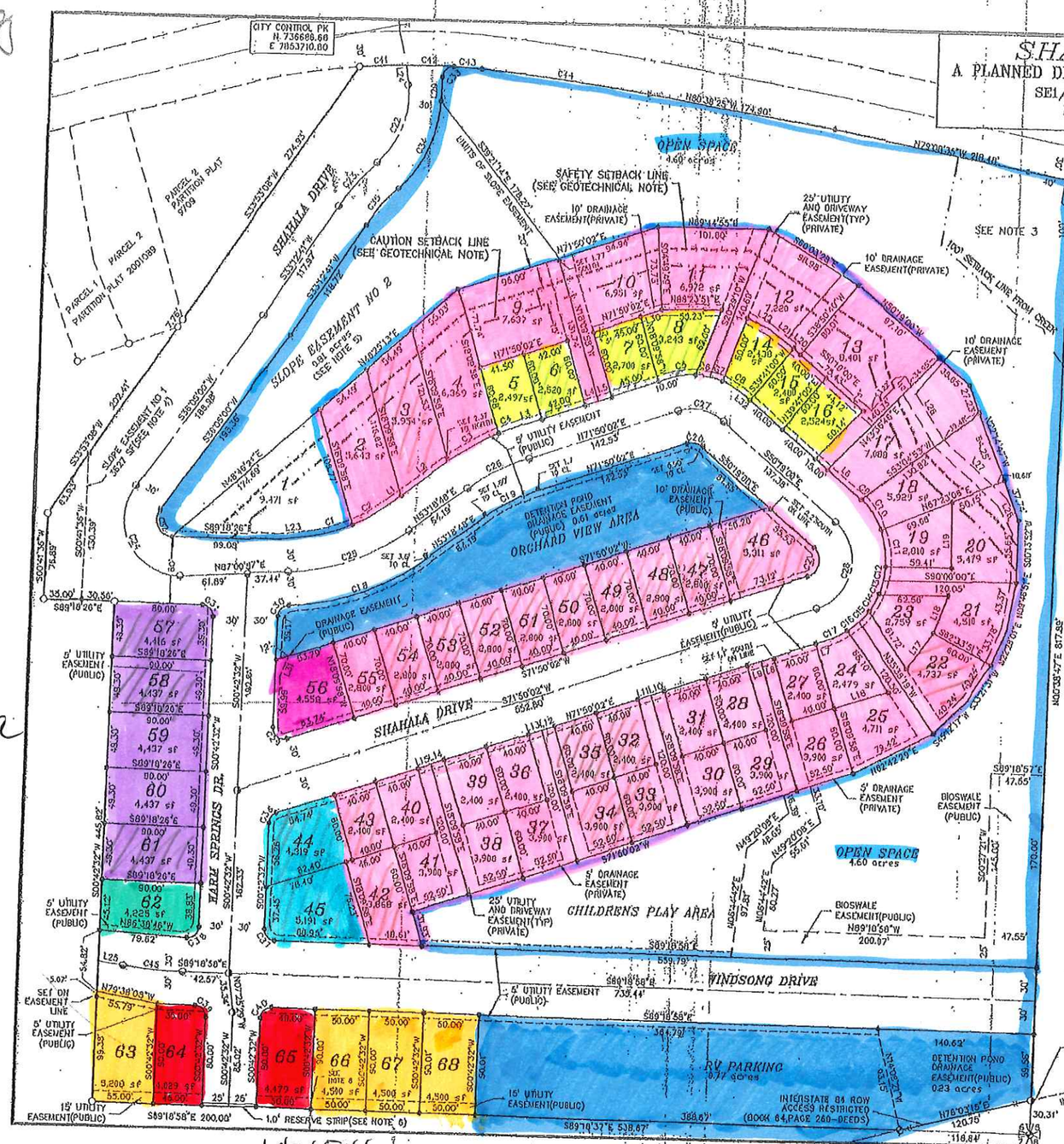
*Coverage of building + impervious surfaces can't exceed 15% of total lot area

2005 6087

SHAHALA SUBDIVISION

A PLANNED DEVELOPMENT TO THE CITY OF CASCADE LOCKS
SE1/4 SECTION 6, T 2 N, R 6 E, WM
HOOD RIVER COUNTY, OREGON
MAP TAX LOT NOS 2N-06-06-1001 & 1100

FILED
NOV 20 2005



LEGEND

- FOUND BRASS CAP
- SET 5/8"X30" REBAR WITH 3" DIA. ALUM. CAP
- SET 5/8"X30" REBAR WITH PLASTIC CAP(SEE NOTE 1)
- FOUND 5/8" REBAR
- FOUND PK NAIL(CITY CONTROL)
- EXISTING FENCE
- SAFETY SETBACK LINE
- CAUTION SETBACK LINE

REFERENCES

SURVEY NOS. 87047, 89092, 90030, AND 93070
PARTITION PLAT NOS 97022 AND 2001089
PROPERTY LINE ADJ. NO 95040

BASIS OF BEARINGS

CITY OF CASCADE LOCKS AERIAL CONTROL

NOTES

1. FOR CURVE AND LINE DATA SEE SHEET 1
2. THE OPEN SPACE, THE CHILDRENS PLAY AREA, THE ORCHARD VIEW AREA, THE RV PARKING AREA, THE DETENTION POND AREAS AND ALL OTHER AREAS NOT INCLUDED IN A LOT ARE TO BE OWNED IN COMMON AND MAINTAINED BY ALL LOT OWNERS.
3. THE AREA WITHIN THE 100' SETBACK IS TO REMAIN IN ITS NATURAL STATE AND NO ACTIVITY OR CONSTRUCTION IS ALLOWED UNLESS AUTHORIZED BY THE CITY.
4. SLOPE EASEMENT NO 1 IS OWNED BY THE CITY OF CASCADE LOCKS AND LIMITATIONS AND RESTORATION OF THE SLOPE EASEMENT SHALL BE APPROVED BY THE CITY.
5. SLOPE EASEMENT NO 2 IS OWNED AND MAINTAINED BY THE ALL LOT OWNERS, HOWEVER NO CHANGE TO THE SLOPE CAN BE MADE WITHOUT THE APPROVAL BY THE CITY OF CASCADE LOCKS.
6. THE RESERVE STRIP IS OWNED BY THE CITY OF CASCADE LOCKS AND IS RETAINED BY THEM UNTIL SUCH TIME AS THE CITY DECIDES TO EXTEND THE ROAD IN THE FUTURE.
7. DRYWELLS ARE REQUIRED FOR STORM WATER FOR ROOF DRAINAGE ON LOTS 57 AND 58.
8. BRASS CAP AT 1/64th CORNER REMOVED BY CONSTRUCTION. SET 5/8"X30" REBAR WITH PLASTIC CAP.

GEOTECHNICAL NOTE

CONSTRUCTION ACTIVITIES WITHIN THE SAFETY SETBACK ZONE OR CAUTION SETBACK ZONE ARE SUBJECT TO CERTAIN GEOTECHNICAL REQUIREMENTS AS SET FORTH IN THE REPORT BY BELL DESIGN COMPANY DATED APRIL 5, 2005. A COPY OF SAID REPORT IN ON FILE AT THE CITY OF CASCADE LOCKS. LOTS 1, 2, 3, 4, 9, 10, 11, 13, 17, 18 AND 20 ARE REQUIRED TO HAVE A SITE SPECIFIC FOUNDATION DESIGN DONE PRIOR TO ANY BUILDING.

TOTAL AREA
17.23 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 26, 1985 FRANK E. CHILDS, JR. 2171
EXPIRES 12/31/05 11-21-05

Taylor Engineering, Inc.
Civil Design and Land Planning
230 South Columbia Avenue, Suite 104
Goldendale, Washington 98620
PHONE (509) 773-4919, FAX (509) 773-5680, JOB NO 04-0082(MAINPLAT-REV)

SHEET 2 OF 2

Lots 65+66
LLA 07-08

CS 2005 107_2

Revised 9/19/16