

# WASHOUGAL RIVER OAKS

## 2531 NE 3RD AVE

### NW 1/4 & SW 1/4 OF NE 1/4 OF SECTION 12, T.1N., R.13E., W.M.

### CITY OF CAMAS, CLARK COUNTY, WASHINGTON



10135 se sunnyside rd | suite 200  
clackamas, or 97015  
t: 503.659.9500 | f: 503-659-2227  
www.navixeng.com

CLIENT/OWNER

DD&C, INC

PROJECT NAME

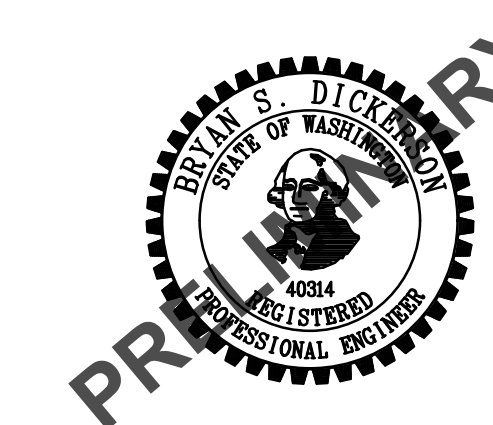
## WASHOUGAL RIVER OAKS

NAVIX PROJECT NUMBER: 20-005-001

PROJECT ADDRESS

2531 NE 3RD AVE  
CAMAS, WA 98607

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
1	LAND USE	10.02.20
2	COMPLETENESS	12.29.20



SECTION, TOWNSHIP, RANGE:

SECTION 12, TOWNSHIP 1 NORTH,  
RANGE 3 EAST, W.M.

PROJECT TEAM

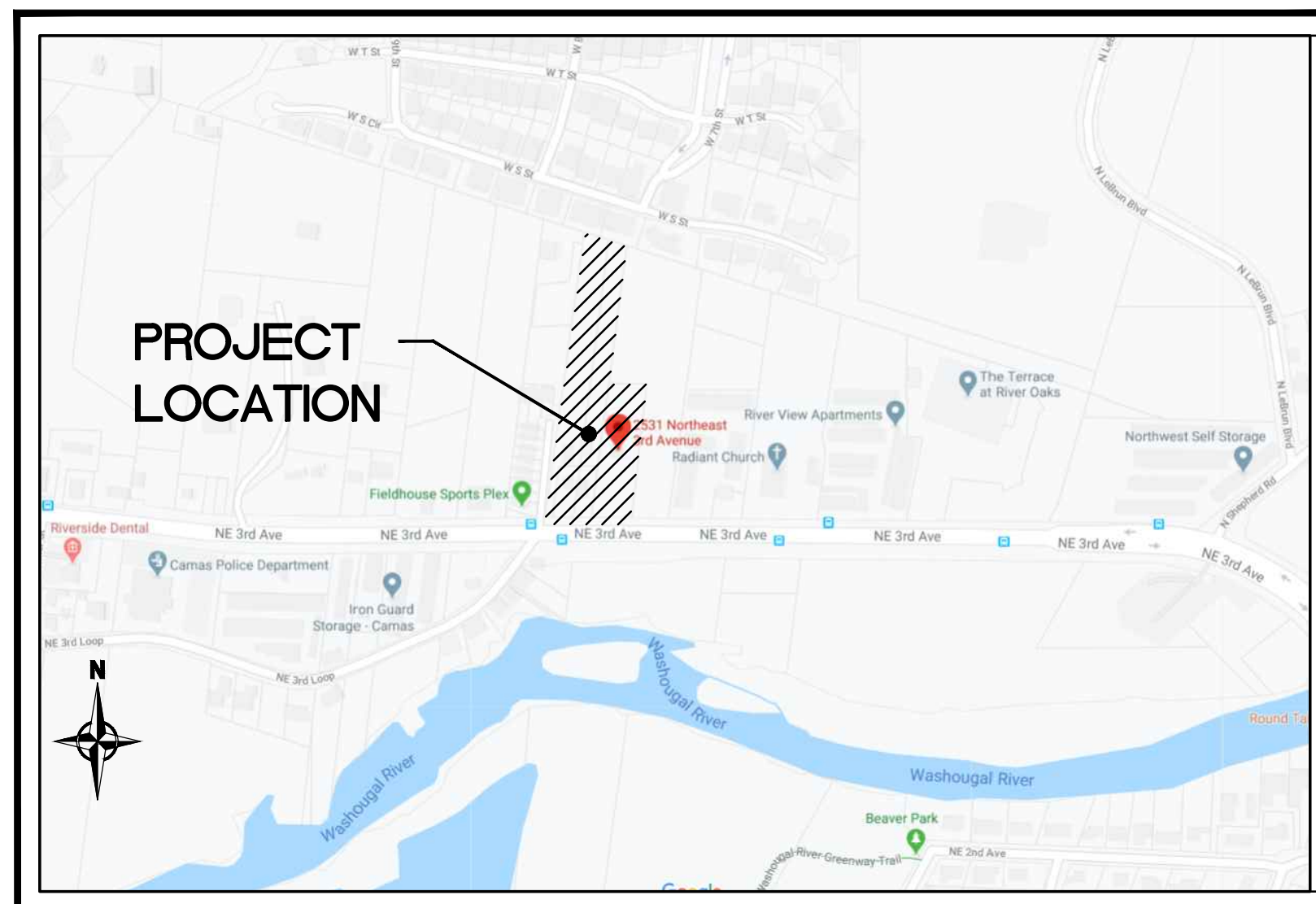
REVIEWED BY: B. DICKERSON  
DESIGNED BY: S. NGUY

SHEET NAME

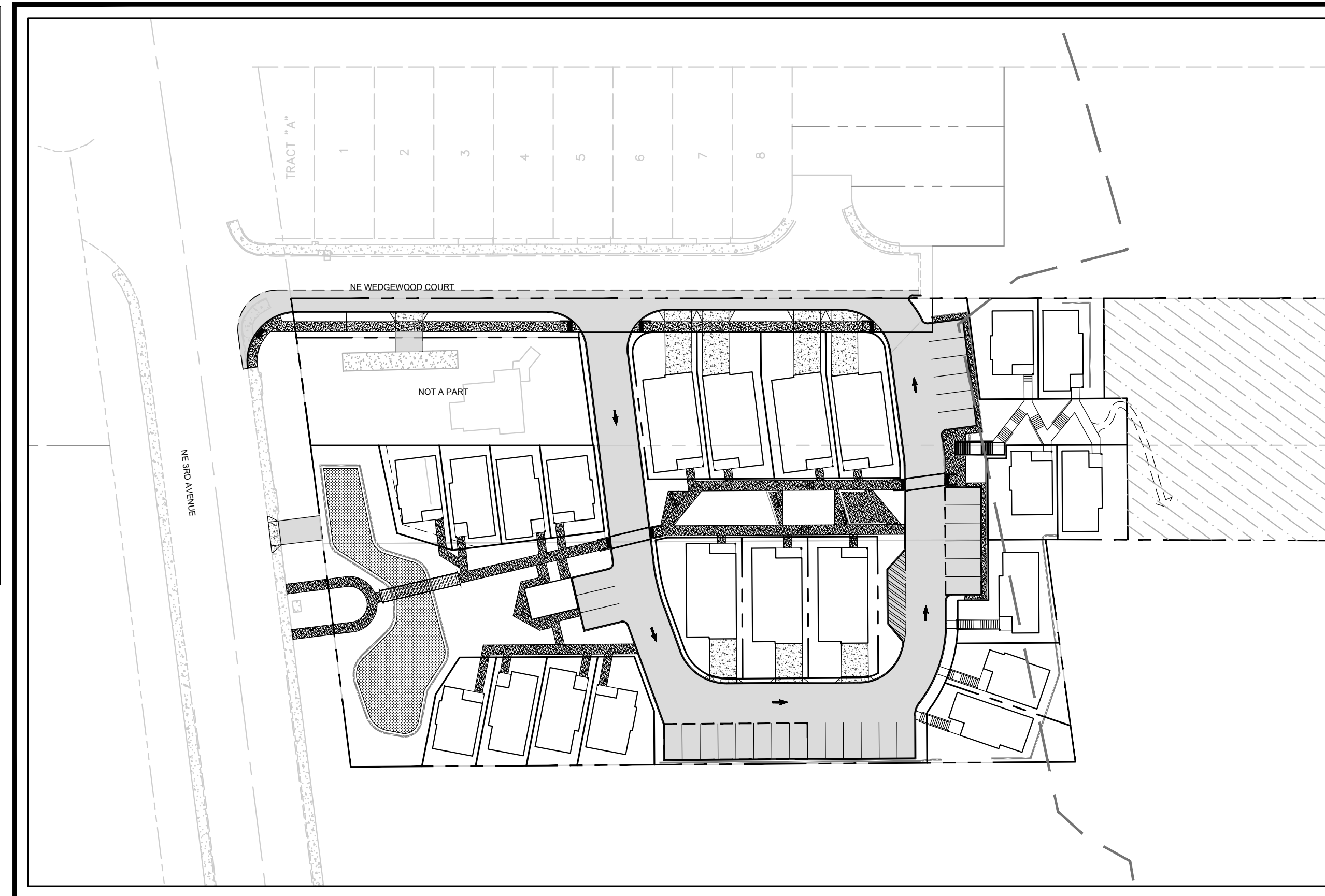
COVER SHEET

SHEET NUMBER

CVR-1.0



VICINITY MAP  
NTS



SITE MAP  
SCALE: 1"=50'

### GENERAL NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS, INCLUDING BUT NOT LIMITED TO THE CURRENT CITY OF CAMAS STANDARD PLANS AND SPECIFICATIONS AND RELEVANT STANDARD DOT PLANS AND SPECIFICATIONS, AND THE APWA STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY KLEIN & ASSOCIATED, DATED NOVEMBER 6, 2018. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEMARK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER/DEVELOPER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEMARK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IN THE EVENT OF CONFLICTS BETWEEN THE VARIOUS PROVISIONS OF THIS PLAN SET, THE MORE STRINGENT PROVISION APPLY.

### VERTICAL DATUM

BRASS CAP AT THE SOUTHEAST CORNER OF NE 3RD AVENUE AND NE 3RD AVENUE LOOP NEXT TO 2504 NE 3RD AVENUE, END OF CURB RETURN. ELEVATION = 37.31 FEET PER CITY OF CAMAS ENGINEERING DEPARTMENT

### PROJECT DESCRIPTION

PROPOSED 22-UNIT COTTAGE DEVELOPMENT

### SITE DATA

ADDRESS: 2531 NE 3RD AVE  
CAMAS, WA 98607

ZONING: MF-18 (MULTI-FAMILY RESIDENTIAL)  
PROPOSED COTTAGE OVERLAY

AREA SUMMARY PER CMC 17.01.050:

EXISTING SITE PROPERTY SUMMARY	
PARCEL NO 89884000	40,763 SF ± (0.94 AC)
PARCEL NO 89883000	30,265 SF ± (0.69 AC)
PARCEL NO 89881000	50,642 SF ± (1.16 AC)
PARCEL NO 89875000	6,958 SF ± (0.16 AC)

TOTAL PROJECT SITE 128,629 SF ± (2.95 AC)  
RIGHT-OF-WAY DEDICATION 5,843 SF ± (0.13 AC)

SITE AFTER DEDICATION 122,786 SF ± (2.82 AC)

TOTAL (PROPOSED) LOT AREA 40,113 SF ± (0.92 AC)

TOTAL INFRASTRUCTURE (TRACT A) 36,880 SF ± (0.85 AC)

TOTAL TRACT AREA 82,673 SF ± (1.90 AC)

TOTAL CONSERVATION AREA (TR B) 45,793 SF ± (1.05 AC)

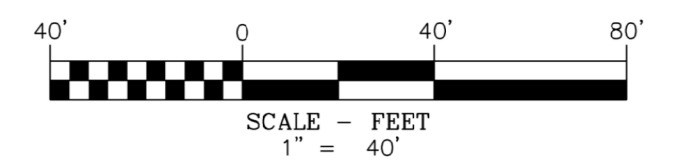


# TOPOGRAPHIC SURVEY

LOCATED IN THE E 1/2, DAVID C. PARKER D.L.C. NO. 48  
BEING A PORTION OF THE NW 1/4 & THE SW 1/4 OF  
THE NE 1/4 OF SECTION 12, T. 1N., R. 3E., W.M.  
CITY OF CAMAS, COUNTY CLARK, STATE OF WASHINGTON

## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
MONUMENTS 252 AND 253



## VERTICAL DATUM

BRASS CAP AT THE SOUTHEAST CORNER OF NE 3RD AVENUE AND NE 3RD AVENUE LOOP NEXT TO 2504 NE 3RD AVENUE, END OF CURB RETURN, ELEVATION = 37.31 FEET PER CITY OF CAMAS ENGINEERING DEPARTMENT

## LEGEND

- EDGE OF ASPHALT
- CURB AND GUTTER
- EDGE OF GRAVEL
- W WATER MAIN
- WS WS WATER SERVICE
- S SANITARY SEWER MAIN
- SD STORM DRAIN
- AP AERIAL POWER LINE
- BE BURIED ELECTRIC LINE
- AT AERIAL TELEPHONE LINE
- T BURIED TELEPHONE LINE
- ATV AERIAL CABLE TELEVISION
- G GAS MAIN
- X FENCE
- RETAINING WALL
- CONTOUR (1 FOOT INTERVAL)
- GRAVEL DRIVEWAY
- CONCRETE SIDEWALK
- BUILDING
- ASPHALT AREA
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- IRV IRRIGATION WATER VALVE
- SM SANITARY SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- SDI STORM DRAIN INLET
- PP POWER POLE
- LP LIGHT POLE
- ET EVERGREEN TREE (SIZE AS NOTED)
- DT DECIDUOUS TREE (SIZE AS NOTED)
- DLI DRIP LINE OF TREE
- MB MAIL BOX
- FM FOUND MONUMENT
- CP CONTROL POINT
- RM REFERENCE MONUMENT
- FD FOUND DISTANCE
- R.O.S. RECORD OF SURVEY

## SURVEYOR'S NOTES

- THE PURPOSE OF THIS TOPOGRAPHIC MAP IS TO SHOW EXISTING IMPROVEMENTS AND TO DOCUMENT THE HORIZONTAL POSITIONS OF THE PERMANENT FEATURES VISIBLE ON THE GROUND IN THE MAPPED AREA AS FOUND ON THE DATE OF SURVEY, NOVEMBER 6, 2018. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.
- MEASURED BEARINGS AND DISTANCES ARE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC DETAIL: IS GIVEN WITH A 1' CONTOUR INTERVAL.
- ACCESS: ACCESS IS PROVIDED THROUGH NE 3RD AVENUE AND NE WEDGEWOOD COURT.
- UNDERGROUND UTILITIES: SURFACE EVIDENCE OF UNDERGROUND UTILITIES WAS LOCATED BY KLEIN AND ASSOCIATES, INC. WHEN MARKED IMMEDIATELY PRIOR TO FIELD WORK. IT IS REQUIRED THAT THE POSITIONS OF UNDERGROUND UTILITIES BE VERIFIED PRIOR TO CONSTRUCTION. NO UTILITIES WERE DESIGNATED EXCEPT AS SHOWN HEREON. BURIED UTILITIES SHOWN ARE PER ONE CALL LOCATE TICKET NO. 15480413, DATED NOVEMBER 2, 2018. REFER TO FACE OF PLAT FOR DETAILS. NO GUARANTEE IS MADE AS TO THE LOCATION OR COMPLETENESS OF UNDERGROUND SPACE UTILITY INFORMATION.
- NO BELOW GROUND PRIVATE UTILITY LINES WERE LOCATED IN THIS SURVEY.

## MONUMENT INFORMATION

- (250) FOUND 3/4" IRON PIPE IN MONUMENT BOX
- (251) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "DENNY 32451"
- (252) FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 29959"; PER LANG SHORT PLAT; HELD FOR CENTERLINE NE 3RD AVE.
- (253) FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 29959"; PER LANG SHORT PLAT; HELD FOR CENTERLINE NE 3RD AVE.
- (260) FOUND 1/2" IRON PIPE, UNKNOWN ORIGIN; SHOWN IN UN-RECORDED WARD SURVEY; HELD FOR POINT IN WEST LINE SUBJECT PARCEL
- (261) FOUND 1" IRON PIPE, UNKNOWN ORIGIN
- (262) FOUND 1/2" IRON PIPE; UNKNOWN ORIGIN
- (263) FOUND 3- 1/2" ALUMINUM CAP; CITY OF CAMAS
- (265) FOUND 1/2" IRON PIPE, UNKNOWN ORIGIN; SHOWN IN UN-RECORDED WARD SURVEY; HELD FOR POINT IN EAST LINE SUBJECT PARCEL
- (266) FOUND 1/2" REBAR PLASTIC CAP IN MONUMENT CASE
- (270) FOUND 1-1/2" IRON PIPE; PER WARD SURVEY; HELD FOR NORTHEAST CORNER SUBJECT PARCEL
- (271) FOUND 1-1/2" IRON PIPE; PER WARD SURVEY; HELD FOR NORTHWEST CORNER SUBJECT PARCEL
- (272)-(274) FOUND 5/8" X 3/32" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KA 0R59002 WA42690)

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	108.86'	10000.00'	0°37'25"	N88°16'33"W	108.86'
C2	30.22'	10000.00'	0°10'23"	N88°40'27"W	30.22'
C3	78.67'	10000.00'	0°27'03"	N88°59'10"W	78.67'
C4	217.75'	10000.00'	1°14'52"	N88°35'16"W	217.75'
C5	8.43'	10050.00'	0°02'53"	S87°59'17"E	8.43'
C6	19.90'	10050.00'	0°06'48"	N88°39'54"W	19.90'
C8	54.78'	4728.35'	0°39'50"	N88°39'51"W	54.78'
C9	48.96'	4728.35'	0°35'36"	N88°02'08"W	48.96'

## UTILITY CONTACT INFORMATION:

QMCST03 COMCAST CABLE COMM. MGMT. LLC (801)364-1063  
COW1 CITY OF WASHOUGAL (360)835-2662  
CPU01 CLARK PUBLIC UTIL ELECTRIC (801)364-1063  
FTR03 FRONTIER COMMUNICATIONS (800)778-9140  
WNW02 NW NATURAL (503)220-2415  
WSD001 WASHINGTON ST DOT (360)905-2120

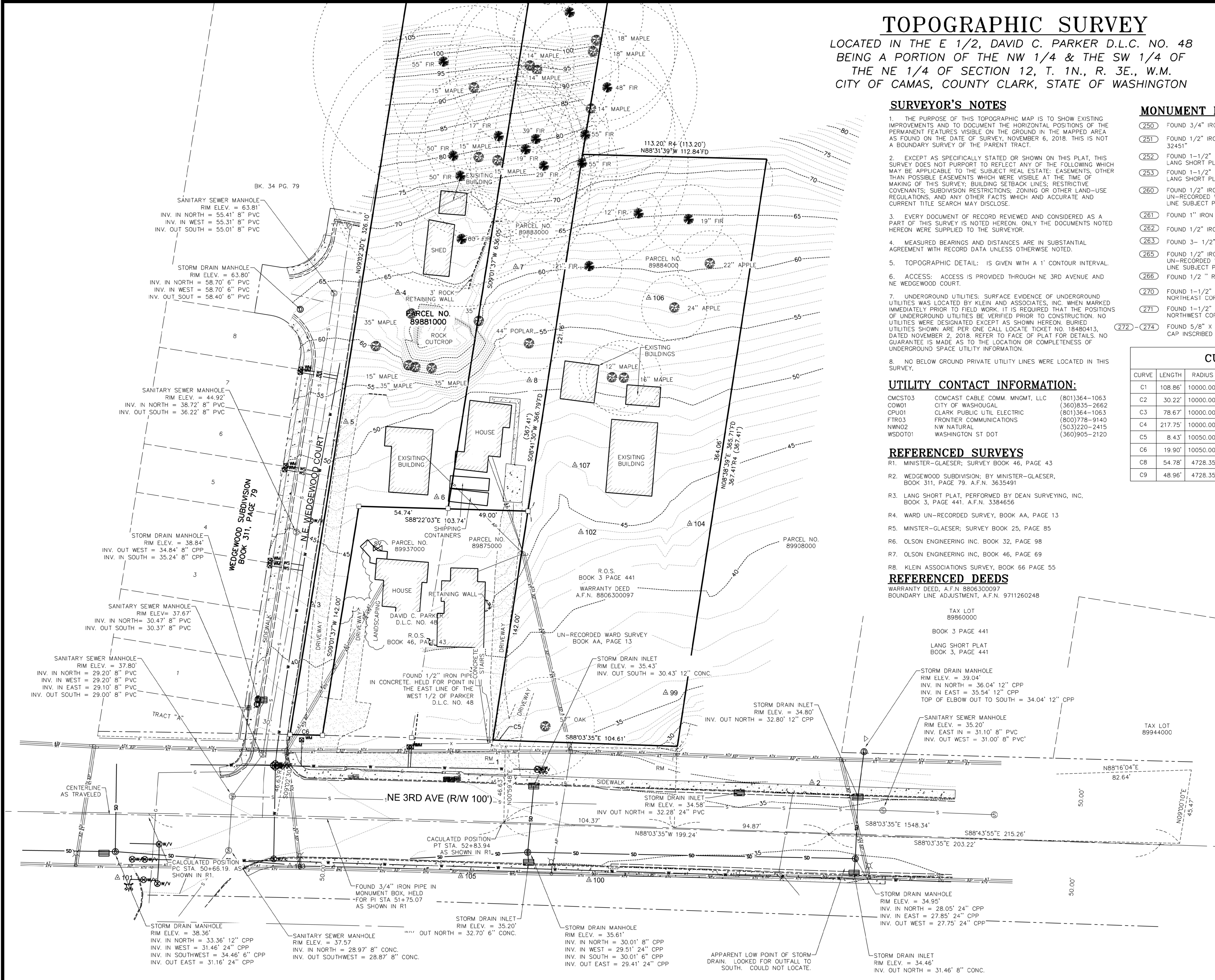
## REFERENCED SURVEYS

- MINISTER-GLAESER; SURVEY BOOK 46, PAGE 43
- WEDGEWOOD SUBDIVISION; BY MINISTER-GLAESER, BOOK 311, PAGE 79. A.F.N. 3635491
- LANG SHORT PLAT, PERFORMED BY DEAN SURVEYING, INC. BOOK 3, PAGE 441. A.F.N. 3384656
- WARD UN-RECORDED SURVEY, BOOK AA, PAGE 13
- MINSTER-GLAESER; SURVEY BOOK 25, PAGE 85
- OLSON ENGINEERING INC. BOOK 32, PAGE 98
- OLSON ENGINEERING INC. BOOK 46, PAGE 69
- KLEIN ASSOCIATIONS SURVEY, BOOK 66 PAGE 55

## REFERENCED DEEDS

WARRANTY DEED, A.F.N. 8806300097  
BOUNDARY LINE ADJUSTMENT, A.F.N. 9711260248

TAX LOT 89960000  
BOOK 3 PAGE 441  
LANG SHORT PLAT BOOK 3, PAGE 441



## POINT LIST

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	98819.31	1158883.83	36.48	MAG
2	98806.52	1159080.19	35.48	60D
3	98915.70	1158773.99	42.29	60D
4	99106.98	1158826.39	64.34	60D
5	99027.63	1158794.40	51.90	60D
6	98981.50	1158850.18	47.43	60D
7	99122.58	1158898.57	60.90	60D
8	99053.11	1158906.93	50.80	60D
99	98861.65	1158990.43	35.77	60D
100	98746.89	1158943.50	35.04	60D
101	98748.35	1158654.58	38.01	60D
102	98960.14	1158938.58	43.63	60D
103	98755.48	1158760.20	37.32	60D
104	98965.24	1159005.14	43.07	60D
105	98749.26	1158864.90	35.60	60D
106	99103.67	1158980.07	57.64	60D
107	99001.07	1158934.82	46.16	60D

SURVEY PERFORMED FOR:  
BRYAN DESGROSELLER  
DATE OF SURVEY: NOVEMBER 6, 2018  
PROJECT: 18-10-22 DRAFT: BTB  
FILE: 181022.DWG LAYOUT TAB: TOPO SURVEY 22X34

**CLIENT**  
WASHOUGAL RIVER  
PROPERTY, LLC

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

**Klein & Associates, Inc.**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
James Klein  
ENGINEERING & SURVEYING & PLANNING  
Street address: 2517 NE 252nd Ave • Camas, WA  
Mailing Address: P.O. Box 165, Washougal, WA 98671  
TEL: 360-687-0500 • FAX: 541-386-2515

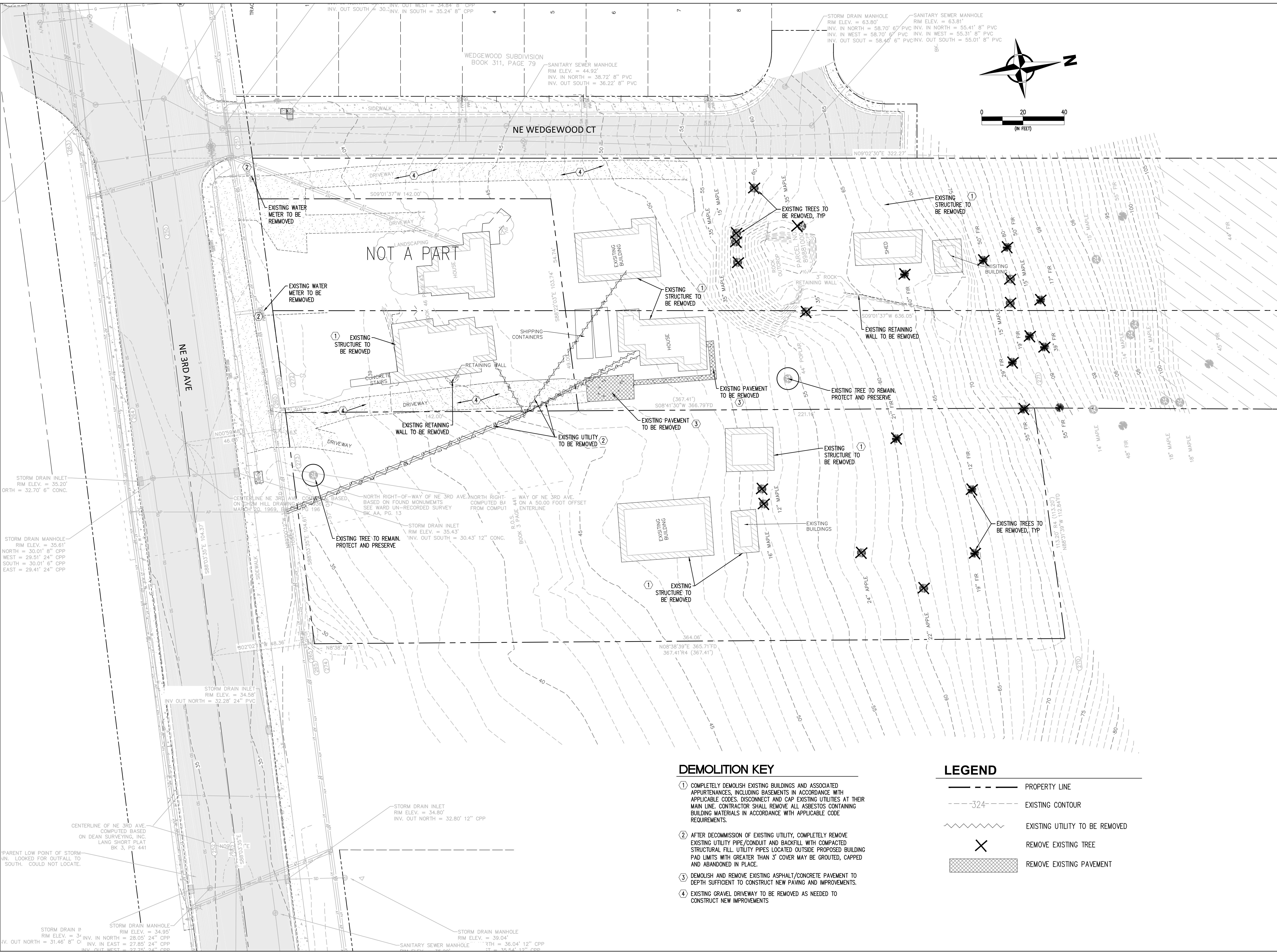
REGISTERED PROFESSIONAL LAND SURVEYOR  
James Klein  
OREGON  
JULY 12, 2005  
JAMES M. KLEIN  
59002  
Expires 8-30-2021

**EX-1.0**

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
CLARK COUNTY, WASHINGTON  
1/4 SEC T. R.  
12 1N. 3E.



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10135 se sunnyside rd | suite 200  
clackamas, or 97015  
t: 503.659.9500 | f: 503.659.2227  
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CLIENT/OWNER

DD&C, INC

PROJECT NAME

# WASHOUGAL RIVER OAKS

NAVIX PROJECT NUMBER: 20-005-001

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1	LAND USE	10.02.20



SECTION, TOWNSHIP, RANGE:  
SECTION 12, TOWNSHIP 1 NORTH,  
RANGE 3 EAST, W.M.

PROJECT TEAM

REVIEWED BY: B.DICKERSON  
DESIGNED BY: S.NGUY

SHEET NAME

## PRELIMINARY DEMOLITION PLAN

SHEET NUMBER

DM-1.0

### DEMOLITION KEY

- 1 COMPLETELY DEMOLISH EXISTING BUILDINGS AND ASSOCIATED APPURTENANCES, INCLUDING BASEMENTS IN ACCORDANCE WITH APPLICABLE CODES. DISCONNECT AND CAP EXISTING UTILITIES AT THEIR MAIN LINE. CONTRACTOR SHALL REMOVE ALL ASBESTOS CONTAINING BUILDING MATERIALS IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
- 2 AFTER DECOMMISSION OF EXISTING UTILITY, COMPLETELY REMOVE EXISTING UTILITY PIPE/CONDUIT AND BACKFILL WITH COMPACTED STRUCTURAL FILL. UTILITY PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS WITH GREATER THAN 3" COVER MAY BE GROUTED, CAPPED AND ABANDONED IN PLACE.
- 3 DEMOLISH AND REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT TO DEPTH SUFFICIENT TO CONSTRUCT NEW PAVING AND IMPROVEMENTS.
- 4 EXISTING GRAVEL DRIVEWAY TO BE REMOVED AS NEEDED TO CONSTRUCT NEW IMPROVEMENTS.

### LEGEND

- PROPERTY LINE
- - - - -324- - - EXISTING CONTOUR
- ~~~~~ EXISTING UTILITY TO BE REMOVED
- X REMOVE EXISTING TREE
- ▨ REMOVE EXISTING PAVEMENT



CLIENT/OWNER

DD&C, INC

PROJECT NAME

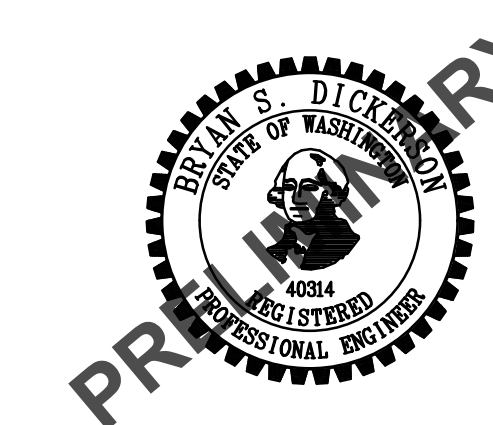
# WASHOUGAL RIVER OAKS

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PROJECT TEAM

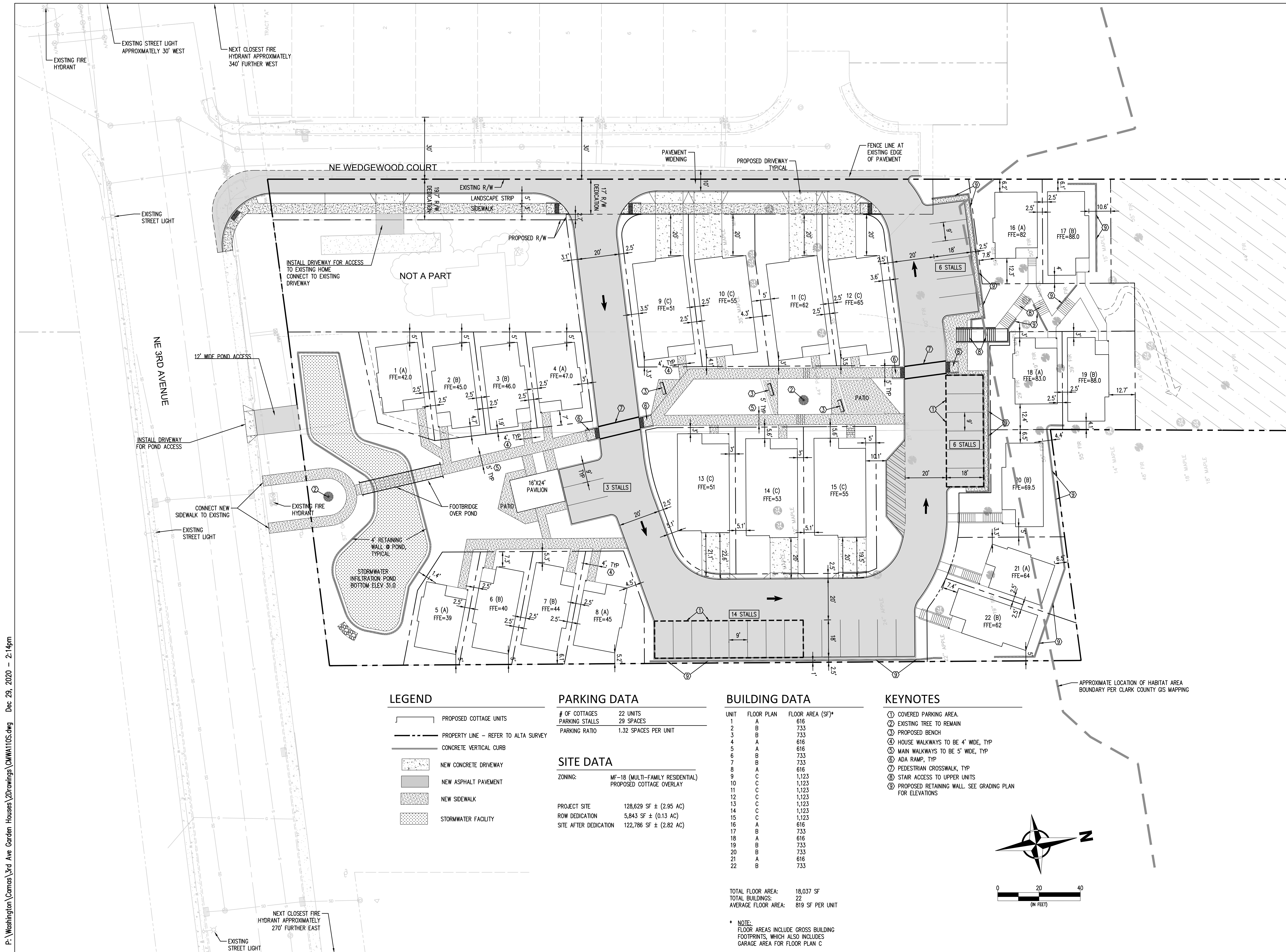
REVIEWED BY: B. DICKERSON  
DESIGNED BY: S. NGUY

SHEET NAME

## SITE PLAN

SHEET NUMBER

C-1.0



LEGEND

- PROPOSED COTTAGE UNITS
- PROPERTY LINE - REFER TO ALTA SURVEY
- CONCRETE VERTICAL CURB
- NEW CONCRETE DRIVEWAY
- NEW ASPHALT PAVEMENT
- NEW SIDEWALK
- STORMWATER FACILITY

PARKING DATA

# OF COTTAGES	22 UNITS
PARKING STALLS	29 SPACES
PARKING RATIO	1.32 SPACES PER UNIT

SITE DATA

ZONING:	MF-18 (MULTI-FAMILY RESIDENTIAL) PROPOSED COTTAGE OVERLAY
PROJECT SITE	128,629 SF ± (2.95 AC)
ROW DEDICATION	5,843 SF ± (0.13 AC)
SITE AFTER DEDICATION	122,786 SF ± (2.82 AC)

BUILDING DATA

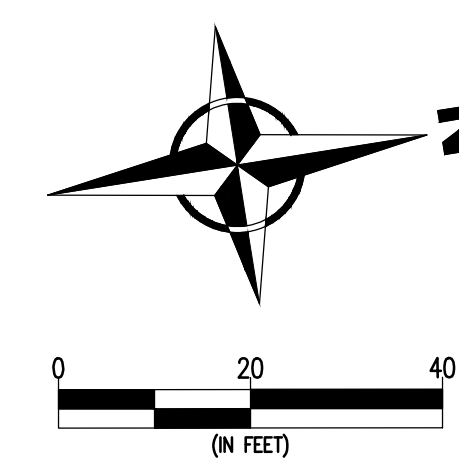
UNIT	FLOOR PLAN	FLOOR AREA (SF)*
1	A	616
2	B	733
3	B	733
4	A	616
5	A	616
6	B	733
7	B	733
8	A	616
9	C	1,123
10	C	1,123
11	C	1,123
12	C	1,123
13	C	1,123
14	C	1,123
15	C	1,123
16	A	616
17	B	733
18	A	616
19	B	733
20	B	733
21	A	616
22	B	733

TOTAL FLOOR AREA: 18,037 SF  
TOTAL BUILDINGS: 22  
AVERAGE FLOOR AREA: 819 SF PER UNIT

\* NOTE:  
FLOOR AREAS INCLUDE GROSS BUILDING FOOTPRINTS, WHICH ALSO INCLUDES GARAGE AREA FOR FLOOR PLAN C

KEYNOTES

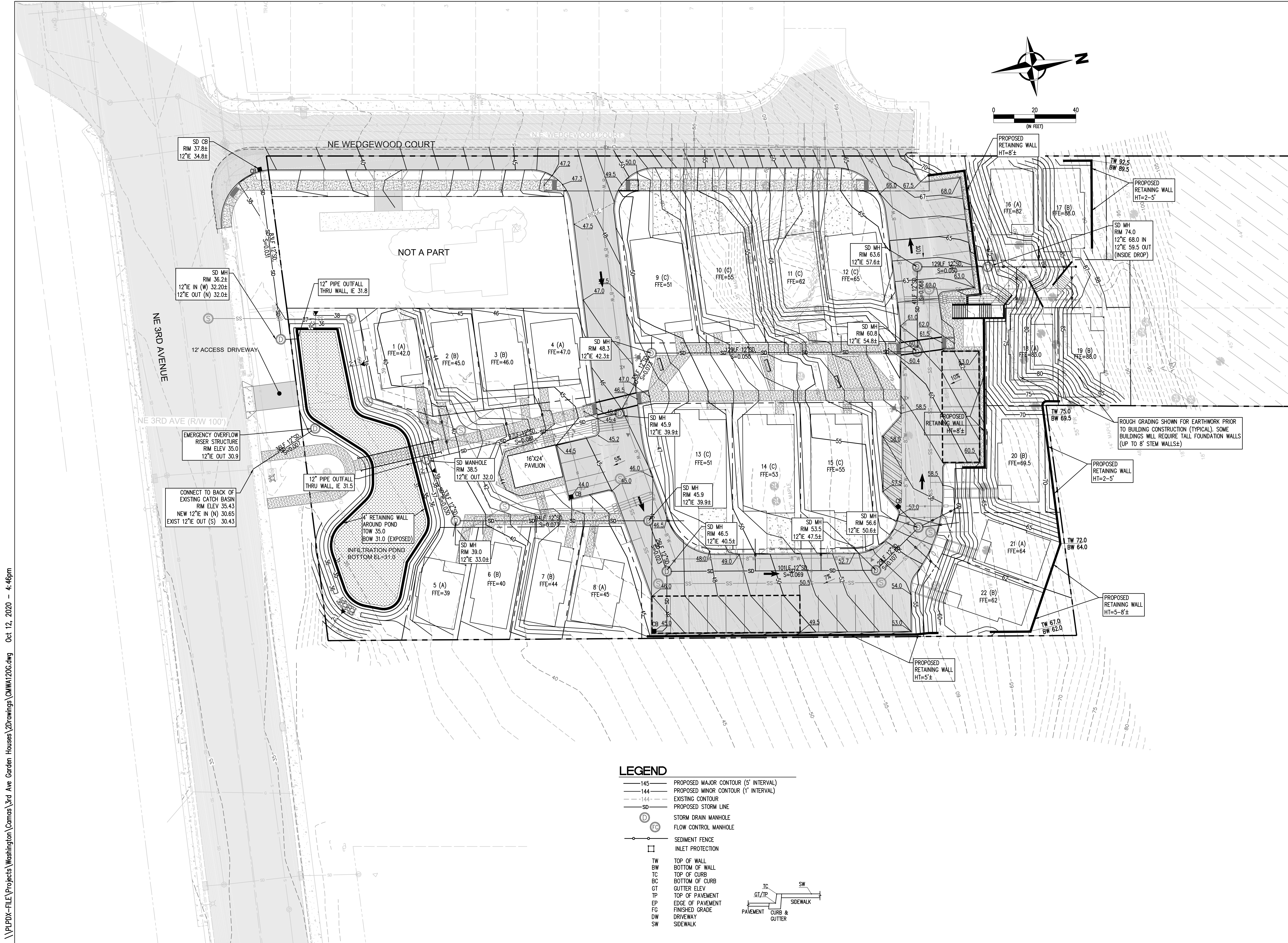
- 1 COVERED PARKING AREA.
- 2 EXISTING TREE TO REMAIN
- 3 PROPOSED BENCH
- 4 HOUSE WALKWAYS TO BE 4' WIDE, TYP
- 5 MAIN WALKWAYS TO BE 5' WIDE, TYP
- 6 ADA RAMP, TYP
- 7 PEDESTRIAN CROSSWALK, TYP
- 8 STAIR ACCESS TO UPPER UNITS
- 9 PROPOSED RETAINING WALL. SEE GRADING PLAN FOR ELEVATIONS





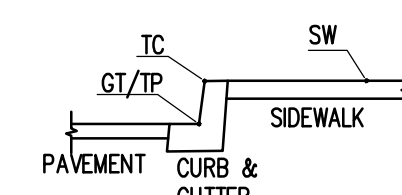


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**LEGEND**

- 145 — PROPOSED MAJOR CONTOUR (5' INTERVAL)
- 144 — PROPOSED MINOR CONTOUR (1' INTERVAL)
- 144 - - - EXISTING CONTOUR
- SD — PROPOSED STORM LINE
- (D) — STORM DRAIN MANHOLE
- (FC) — FLOW CONTROL MANHOLE
- — SEDIMENT FENCE
- — INLET PROTECTION
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- GT — GUTTER ELEV
- TP — TOP OF PAVEMENT
- EP — EDGE OF PAVEMENT
- FG — FINISHED GRADE
- DW — DRIVEWAY
- SW — SIDEWALK



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REVISIONS

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SECTION, TOWNSHIP, RANGE:

SECTION 12, TOWNSHIP 1 NORTH,  
RANGE 3 EAST, W.M.

PROJECT TEAM

REVIEWED BY: B. DICKERSON  
DESIGNED BY: S. NGUY

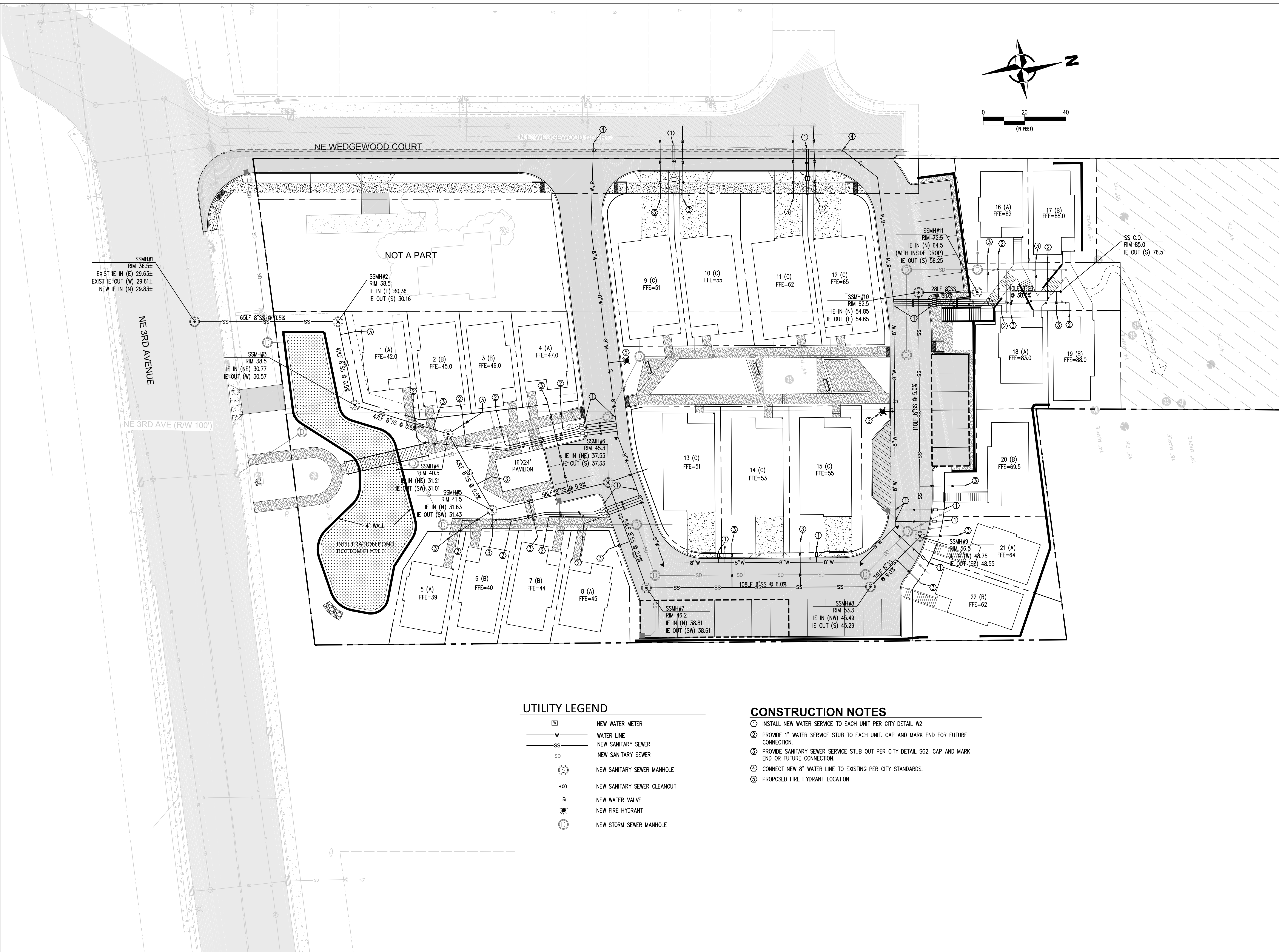
SHEET NAME

**SITE UTILITY  
PLAN**

SHEET NUMBER

C-3.0

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UTILITY LEGEND

- NEW WATER METER
- WATER LINE
- NEW SANITARY SEWER
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUT
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW STORM SEWER MANHOLE

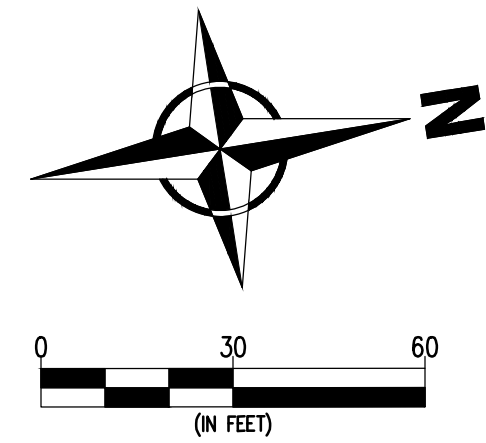
CONSTRUCTION NOTES

1. INSTALL NEW WATER SERVICE TO EACH UNIT PER CITY DETAIL W2
2. PROVIDE 1" WATER SERVICE STUB TO EACH UNIT. CAP AND MARK END FOR FUTURE CONNECTION.
3. PROVIDE SANITARY SEWER SERVICE STUB OUT PER CITY DETAIL SG2. CAP AND MARK END OR FUTURE CONNECTION.
4. CONNECT NEW 8" WATER LINE TO EXISTING PER CITY STANDARDS.
5. PROPOSED FIRE HYDRANT LOCATION





**NOTE:**  
 THE PURPOSE OF THIS PLAN IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.



**Parcel Area Table**

Parcel #	Area
1	1,373 SF
2	1,287 SF
3	1,210 SF
4	1,221 SF
5	1,397 SF
6	1,391 SF
7	1,391 SF
8	1,691 SF
9	2,303 SF
10	2,367 SF
11	2,406 SF
12	2,252 SF
13	2,470 SF
14	2,352 SF
15	2,486 SF
16	1,646 SF
17	1,670 SF
18	1,594 SF
19	1,679 SF
20	2,015 SF
21	1,757 SF
22	2,155 SF
<b>SUBTOTAL</b>	<b>40,113 SF</b>
<b>TRACT A</b>	<b>36,880 SF</b>
<b>TRACT B</b>	<b>45,793 SF</b>
<b>TOTAL</b>	<b>122,786 SF</b>

**SITE DATA**

ADDRESS: 2531 NE 3RD AVE  
 CAMAS, WA 98607

ZONING: MF-18 (MULTI-FAMILY RESIDENTIAL)  
 PROPOSED COTTAGE OVERLAY

AREA SUMMARY PER CMC 17.01.050:

EXISTING SITE PROPERTY SUMMARY  
 PARCEL NO 89884000 40,763 SF ± (0.94 AC)  
 PARCEL NO 89883000 30,265 SF ± (0.69 AC)  
 PARCEL NO 89881000 50,642 SF ± (1.16 AC)  
 PARCEL NO 89875000 6,959 SF ± (0.16 AC)

TOTAL PROJECT SITE 128,629 SF ± (2.95 AC)  
 RIGHT-OF-WAY DEDICATION 5,843 SF ± (0.13 AC)

SITE AFTER DEDICATION 122,786 SF ± (2.82 AC)

TOTAL (PROPOSED) LOT AREA 40,113 SF ± (0.92 AC)  
 TOTAL INFRASTRUCTURE (TRACT A) 36,880 SF ± (0.85 AC)  
 TOTAL TRACT AREA 82,673 SF ± (1.90 AC)  
 TOTAL CONSERVATION AREA (TR B) 45,793 SF ± (1.05 AC)



10135 se sunnyside rd | suite 200  
 clackamas, or 97015  
 t: 503.659.9500 | f: 503-659-2227  
 www.navixeng.com

**CLIENT/OWNER**

**DD&C, INC**

**PROJECT NAME**

**WASHOUGAL RIVER OAKS**

NAVIX PROJECT NUMBER: 20-005-001

**PROJECT ADDRESS**

**2531 NE 3RD AVE  
 CAMAS, WA 98607**

**STAMP**



**REVISIONS**

REV	ISSUED FOR:	DATE
1	LAND USE	10.02.20
2	COMPLETENESS	12.29.20



**SECTION, TOWNSHIP, RANGE:**

**SECTION 12, TOWNSHIP 1 NORTH,  
 RANGE 3 EAST, W.M.**

**PROJECT TEAM**

REVIEWED BY: B.DICKERSON  
 DESIGNED BY: S.NGUY

**SHEET NAME**

**PRELIMINARY PARTITION PLAN**

**SHEET NUMBER**