

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



WASHINGTON

EXISTING CONDITIONS

MCINTOSH SUBDIVISION

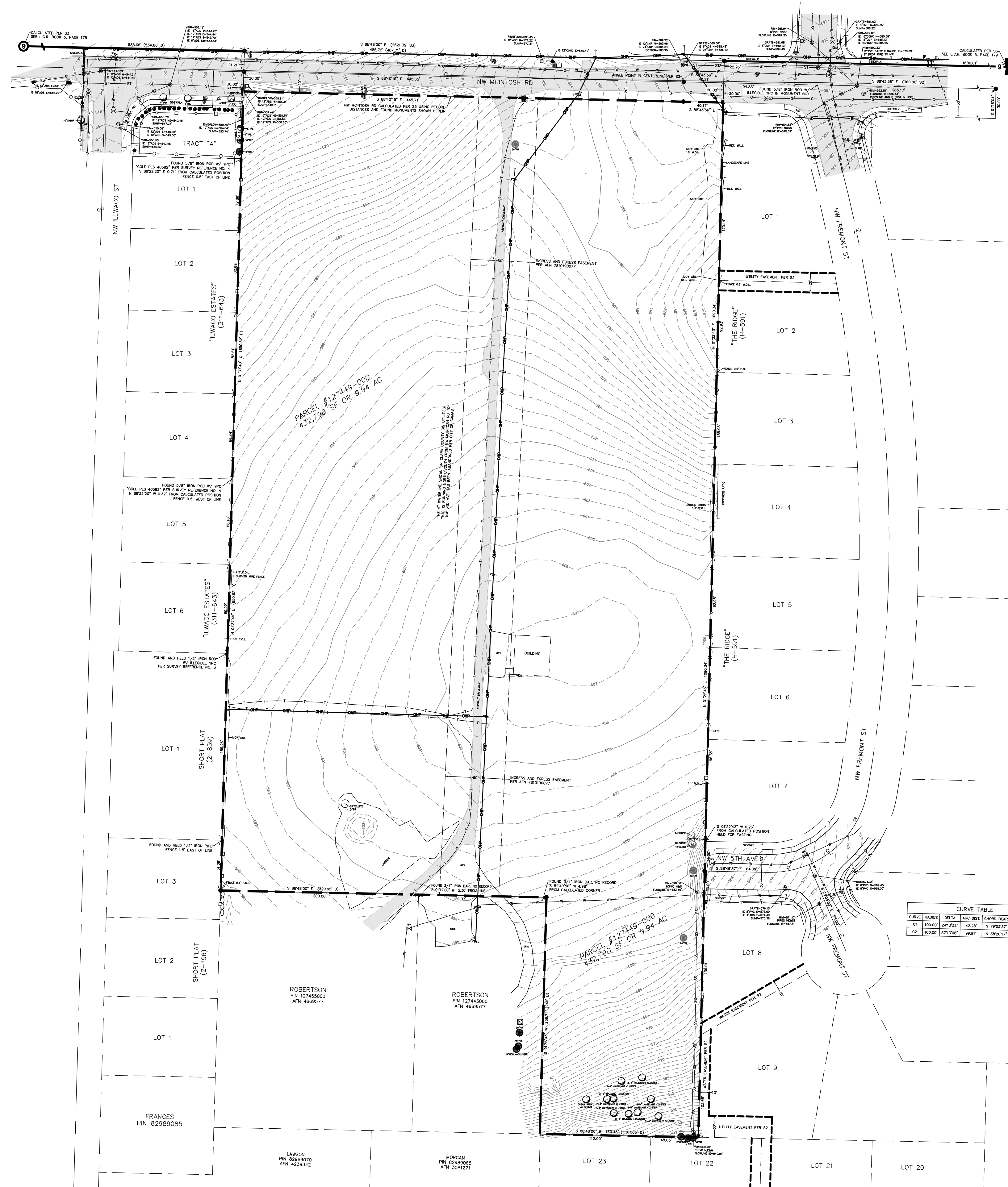
CITY OF CAMAS

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, JAI
DRAWN BY: SAT, JAI
CHECKED BY: SAT, JAI
SCALE: 1" = 60'

JOB NUMBER 2140 SHEET PRE1.0



MCINTOSH SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH,
RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
PRELIMINARY APPLICATION
JUNE 2022

APPLICANT & PROPERTY OWNER:

METT RI, LLC. ATTN: SAM MADISON

3511 NW MCMASTER DRIVE

CAMAS, WA 98606

PH: 503.318.2578

SCAMALAMA72@GMAIL.COM

PROPERTY ADDRESSES:

3210 NW MCINTOSH RD.

CAMAS, WA 98607

CONTACT PERSON:

SGA ENGINEERING, PLLC

ATTN: SCOTT TAYLOR

2005 BROADWAY STREET

VANCOUVER, WA 98663

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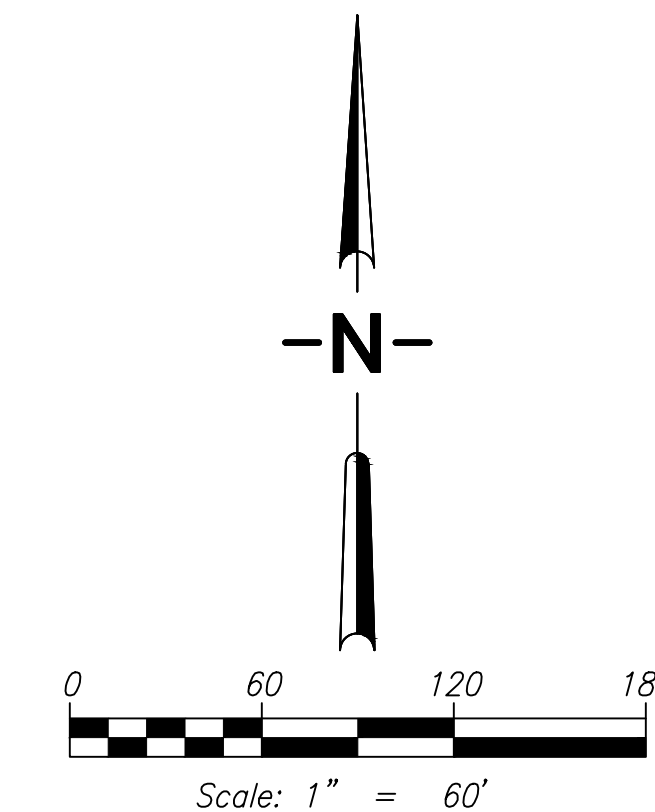
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

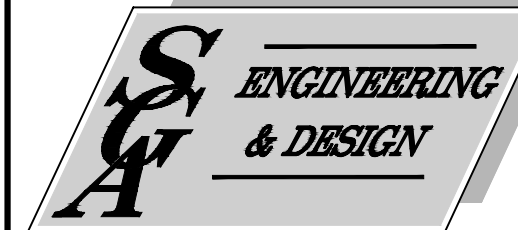
EXISTING PARCEL NUMBERS 127449-000
CURRENT USE VACANT LAND WITH OUTBUILDINGS & DRIVEWAY
ZONING DESIGNATION R-10
GROSS SITE AREA 9.94 ACRES 432,790 S.F.
TRANSIT ROUTES UNKNOWN.
EXISTING WATER AND SEWER THE EXISTING LOT IS SERVED BY CITY OF CAMAS SEWER & WATER.
ENVIRONMENTAL CONDITIONS
NONE KNOWN.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

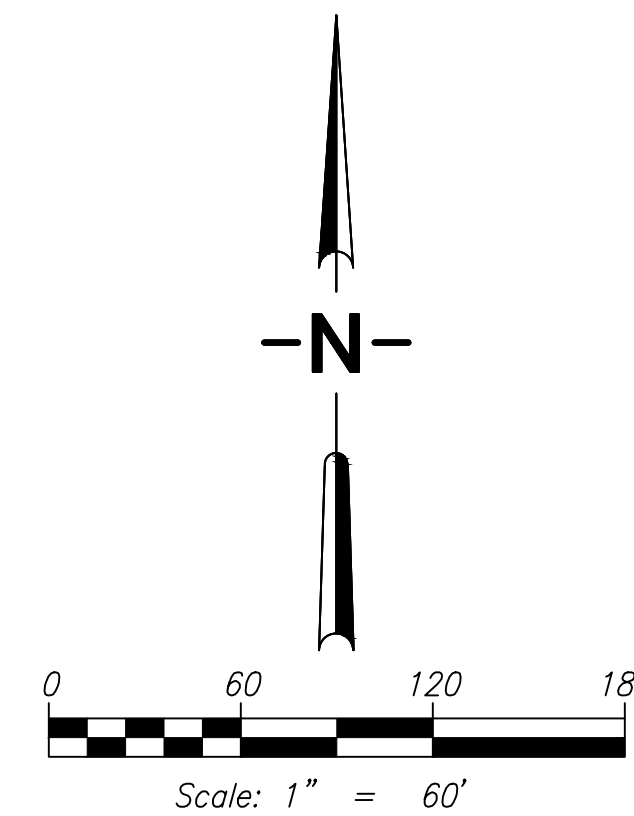


VICINITY MAP
SCALE: NTS



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PROPOSED SITE INFORMATION

PROPOSED USE
28 DETACHED SINGLE-FAMILY LOT SUBDIVISION IN THE R-10 ZONE

DEVELOPMENT STANDARDS

MAX DENSITY	4.3 D.U./ NET ACRE (3.63 U/A PROPOSED)
MINIMUM LOT AREA	8,000 SF
MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
FRONT YARD SETBACK	20'-25'
GARAGE SETBACK	25'-30'
STREET SIDE YARD SETBACK	10'-15'
INTERIOR SIDE YARD SETBACK	5'-10'
REAR YARD SETBACK	25'-30'
MAXIMUM BLDG LOT COVERAGE	35%, 50% REQUESTED WITH MODIFICATION
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LANDSCAPED AREA	~40-50% (REVIEWED WITH BLDG. PERMIT)

UTILITY PROVIDERS

SEWER CITY OF CAMAS
WATER CITY OF CAMAS
ELECTRICAL CLARK PUBLIC UTILITIES
CITY OF CAMAS STANDARDS

STORMWATER MANAGEMENT

TREATMENT STORMWATER IS PROPOSED TO BE TREATED USING STORM FILTER MAN HOLES, RAINGARDENS OR OTHER APPROVED BMP'S
DISPOSAL TREATED STORMWATER WILL BE INFILTRATED INTO THE GROUND AND RELEASED AT BELOW PREDEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

	ACRES	S.F.
GROSS SITE AREA	9.94	432790
NET SITE AREA (GROSS-ROADS)	7.72	336185
AVERAGE LOT AREA	0.23	10198
R/W & PVT ROAD DEDICATION	2.20	96605

TOTAL INFRASTRUCTURE AREA:
122,406 SF OR 2.81 ACRES
(INCLUDING STORM PONDS)

0 SF OF CRITICAL AREAS



VICINITY MAP
SCALE: NTS

PRELIMINARY PLAT

MCINTOSH SUBDIVISION

WASHINGTON

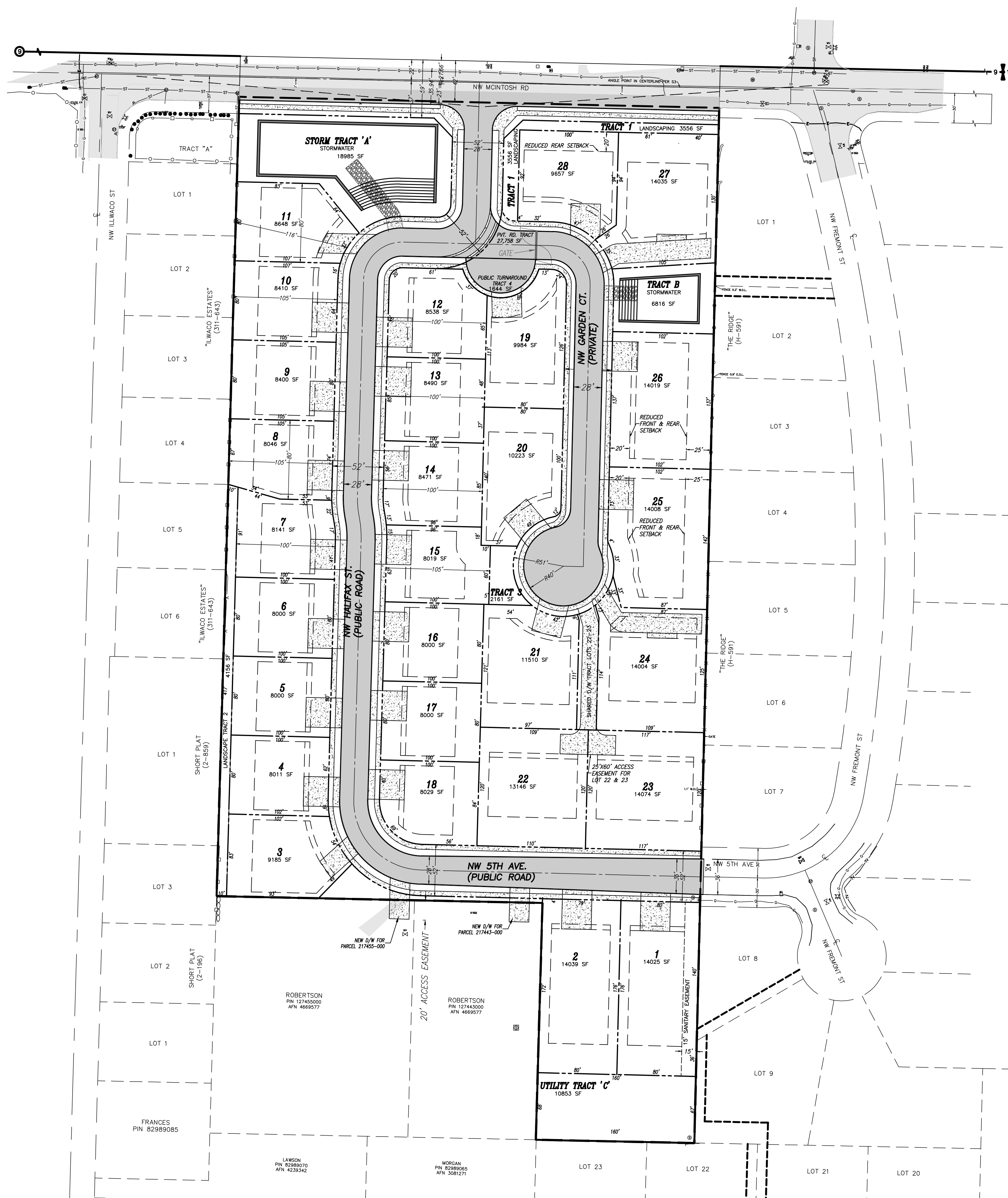
CITY OF CAMAS

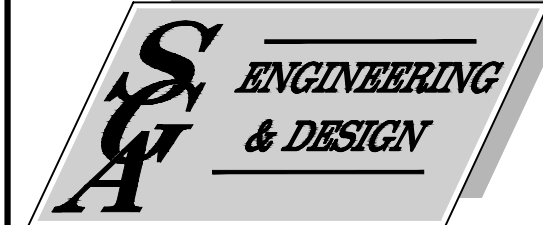
PRELIMINARY

REVISIONS
REVISED 2-6-23 BY S.A.T.

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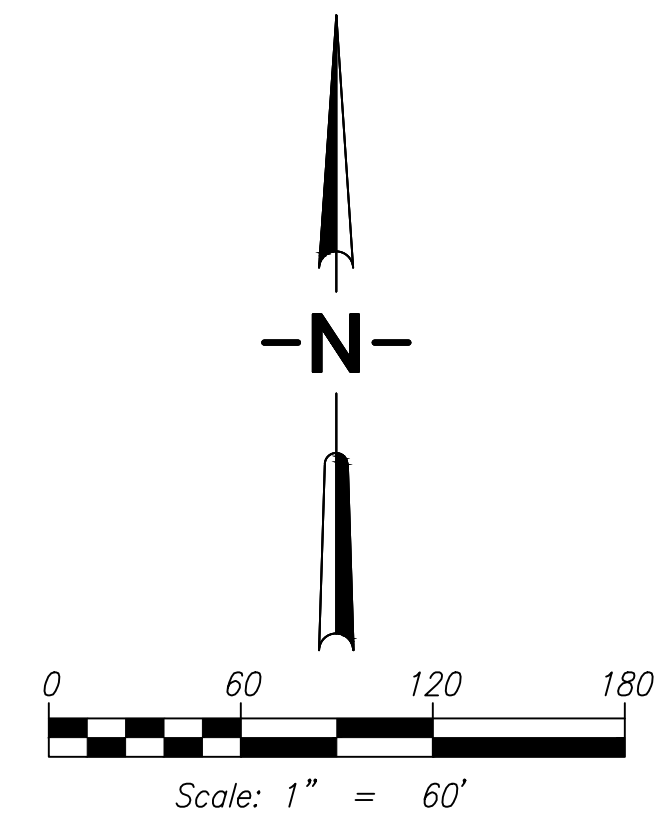
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DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

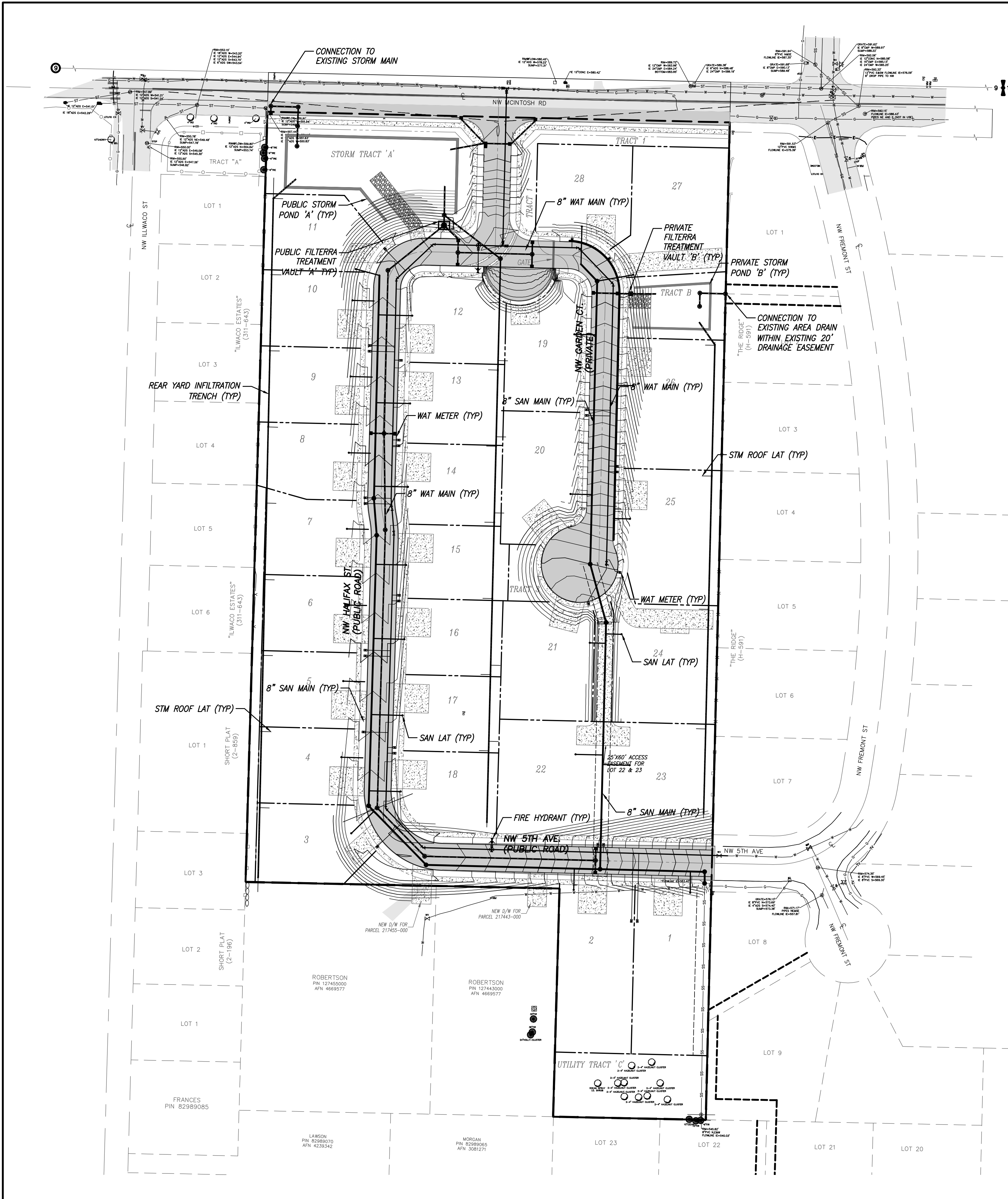
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LEGEND:

- | | | | |
|--|---------------------------------|--|----------------------------------|
| | INDICATES WATER VALVE | | INDICATES CURB INLET |
| | INDICATES FIRE HYDRANT | | INDICATES CATCH BASIN |
| | INDICATES WATER METER | | INDICATES SANITARY SEWER MANHOLE |
| | INDICATES CONTROL VALVE | | INDICATES SEPTIC SYSTEM LID |
| | INDICATES WATER VAULT | | INDICATES POWER POLE |
| | INDICATES WATER MANHOLE | | INDICATES GUY ANCHOR |
| | INDICATES TELEPHONE SERVICE BOX | | INDICATES LIGHT POLE |
| | INDICATES TELEPHONE MARKER | | INDICATES ELECTRIC SERVICE BOX |
| | INDICATES STORM SEWER MANHOLE | | INDICATES GAS VALVE |
| | INDICATES STORM CLEANOUT | | INDICATES GAS MARKER |
| | INDICATES DITCH INLET | | INDICATES SIGN |
| | | | INDICATES MAIL BOX |

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PRELIMINARY STORM & UTILITY PLAN

MCINTOSH SUBDIVISION

WASHINGTON

CITY OF CAMAS

PRELIMINARY

REVISIONS
REVISED 2-6-23 BY S.A.T.

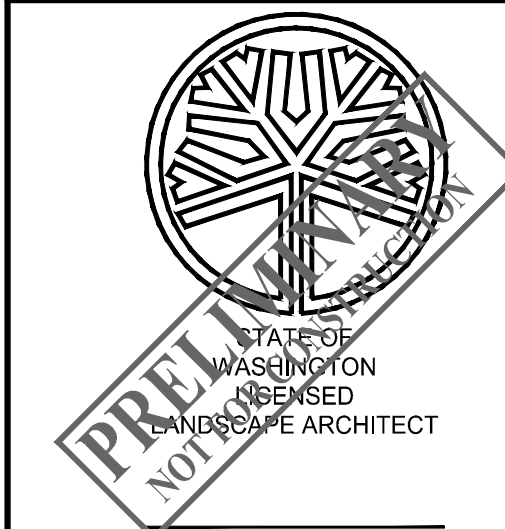
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LANDSCAPE ARCHITECTURE

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VANCOUVER, WA 98663
PHONE (360)993-0911
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SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

PRELIMINARY LANDSCAPE & TREE PLAN
WASHINGTON

MCINTOSH SUBDIVISION

CITY OF CAMAS

PRELIMINARY

REVISIONS
REVISED 2-6-23 BY S.A.T.

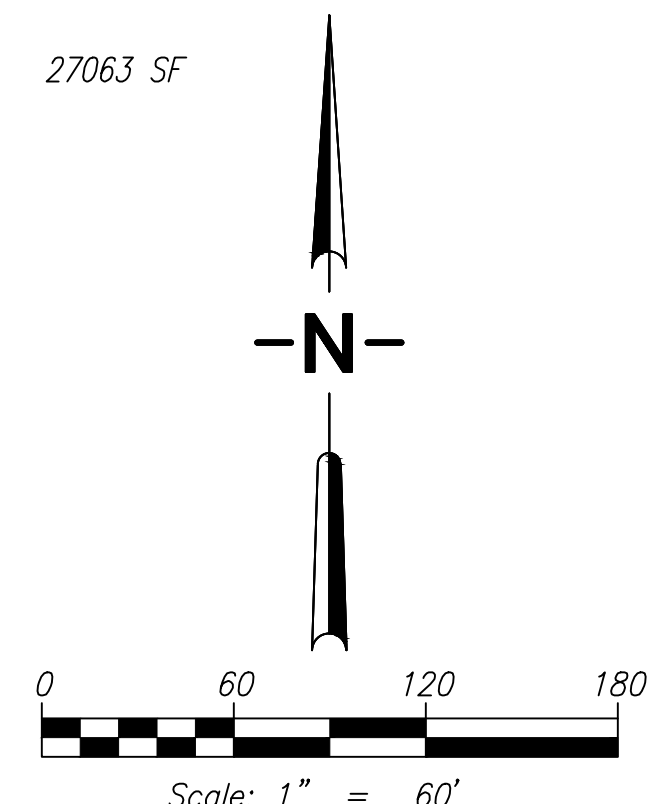
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2140

SHEET
PRE4.0

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
ACER GINNALA 'FLAME' FLAME MAPLE or approved equal.	2" CAL.	30' O.C. OR AS SHOWN	97
CORNUS KOUSA x FLORIDA 'PINK DOGWOOD' or approved equal.	2" CAL.	30' O.C. OR AS SHOWN	43
PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL or approved equal.	2-5 GALLON	4' O.C.	348
TURF GRASS or approved equal	N/A	AS SHOWN	27063 SF

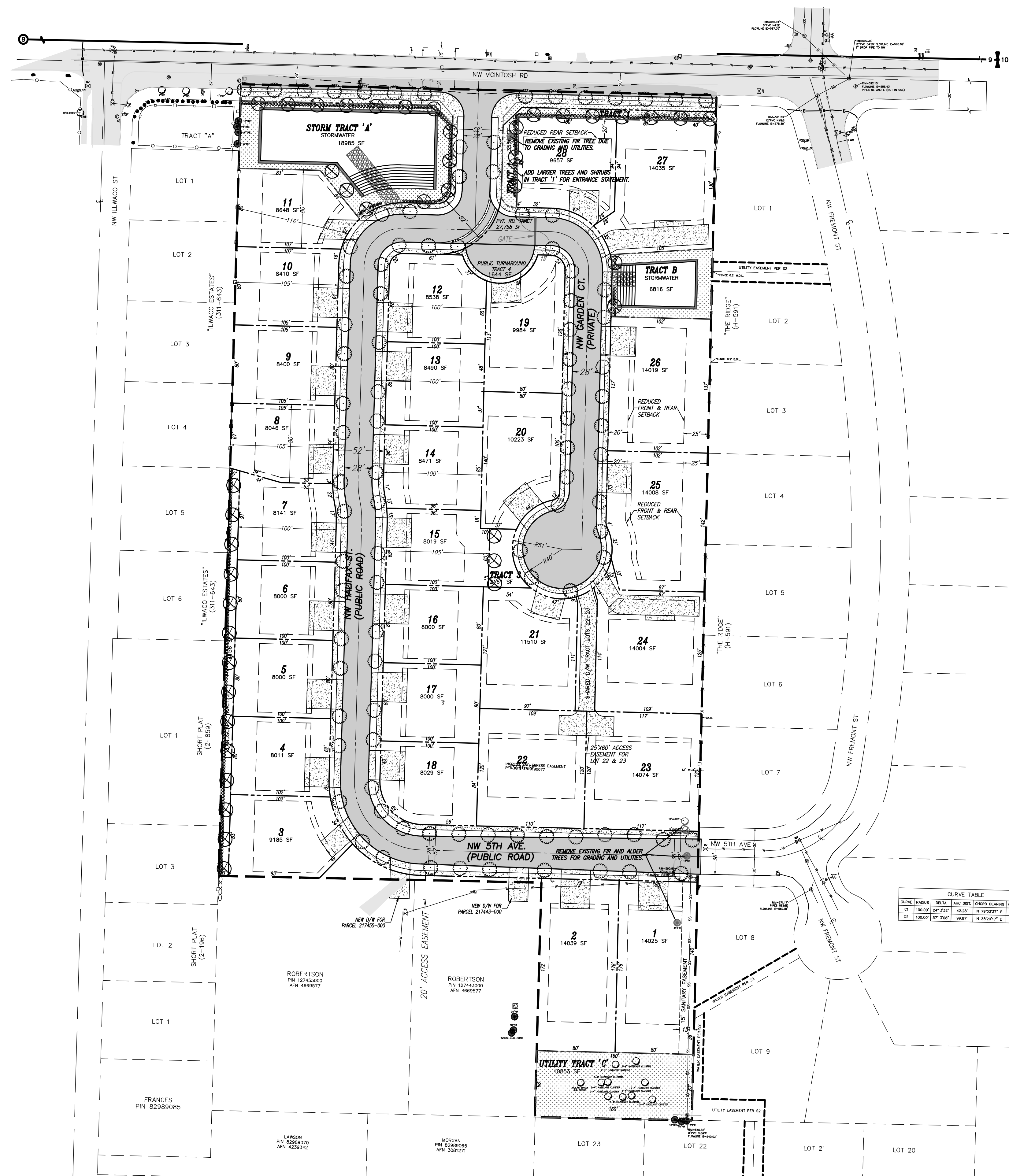


Diameter at Breast Height "dbh"	Tree Units	Diameter at Breast Height "dbh"	Tree Units
1" to 5"	10- HAZELNUTS 1 = 10 TREE UNITS	31" to 32"	12
6" to 12"	2	33" to 34"	13
13" to 14"	3	35" to 36"	14
15" to 16"	4	37" to 38"	15
17" to 18"	5	39" to 40"	16
19" to 20"	6	41" to 42"	17
21" to 22"	7	43" to 44"	18
23" to 24"	8	45" to 46"	19
25" to 26"	9	47" to 48"	20
27" to 28"	10	49" to 50"	21
29" to 30"	11	For larger trees, allow a 1/2 tree unit for every additional inch of dbh.	

7.48 ACRES NET SITE AREA
X 20 TREE UNITS/ACRE REQUIRED
= 149.6 UNITS MINIMUM REQUIRED
10 TREE UNITS TO BE RETAINED.
+140 TREES PLANTED
= 150 TREE UNITS TOTAL FOR PROJECT

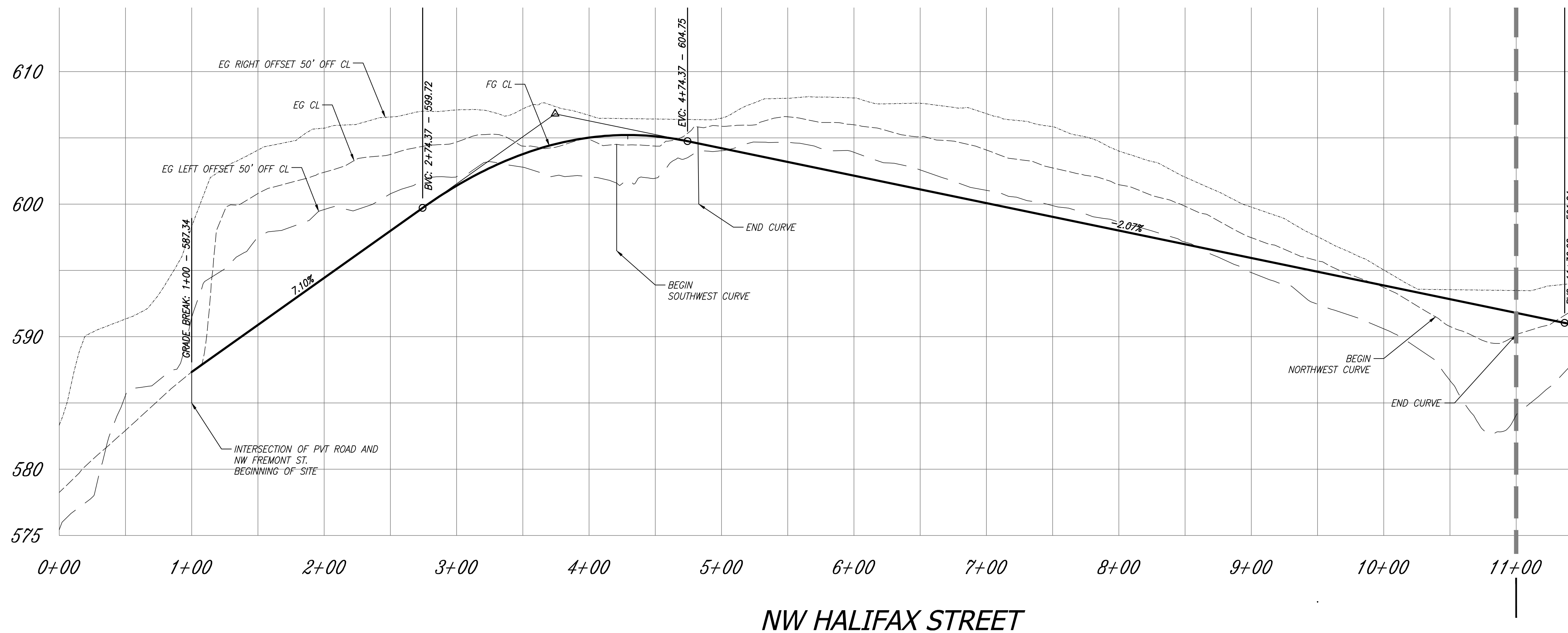
CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD
C1	100.00'	247.32°	42.28'	N 79°53' E	
C2	100.00'	57.13°	99.87'	N 38°20' E	

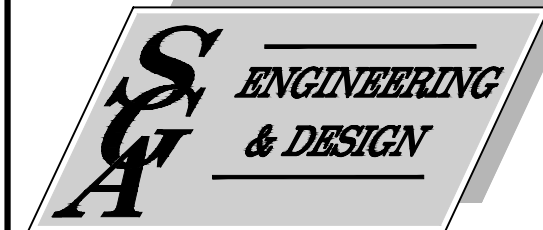
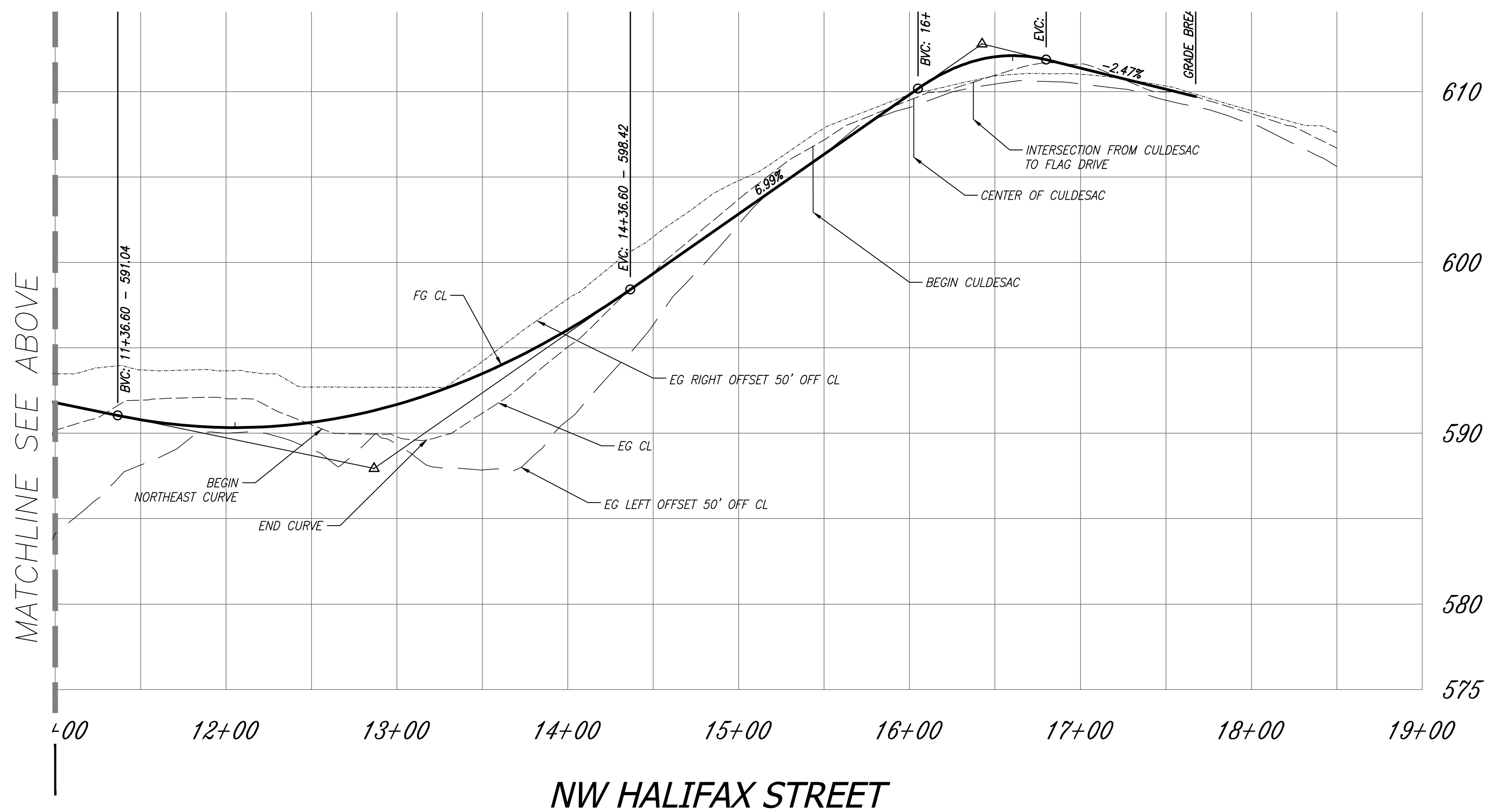


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MATCHLINE SEE BELOW



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PRELIMINARY PROFILE SHEET

MCINTOSH SUBDIVISION

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