

GENERAL NOTES

Applicant:
Pacific Lifestyle Homes
Ryan Stygar
11815 NE 99th Street
Vancouver, WA 98682
Office (360) 304-9901

OWNER:
Dwight Southern
22205 NE 28th Street
Camas, WA 98607

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SITE ADDRESS:
Parcel # 173184-000
22205 NE 28th Street
Camas, WA 98607

LAND USE:
The applicant is proposing a 34 lot subdivision in the R7.5 zone.

Per Municipal Code section 18.09.060, density transfer is proposed with the inclusion of an improved park area. The proposed park tract includes at least 0.5 acres of contiguous area. We are requesting additional flexibility in the minimum lot width standards with the proposed park area.

Existing Lot Area = 8.6 Acres
Proposed open space = 0.93 Acre
Minimum Proposed Lot Area = 5,821 sq-ft
Maximum Proposed Lot Area = 8,265 sq-ft
Average Lot Area = 6,415 sq-ft
Min. Lot Width = 52.5'

Maximum Density = 5.8 d.u./net acre (44 lots)
Proposed Density = 4.4 d.u./net acre (34 lots)

ENVIRONMENTAL CONSTRAINTS:
There are multiple Oregon white oak trees located on or near the site. There are no known water courses or water bodies, no areas within 100-year floodplain, no designated shoreline areas, no landslide or erosion hazard areas, no wetlands, and no known significant historic resources.

Monte Verde

Located in the SE ¼ of Section 21, T2N, R3E and in the SW ¼ of Section 21, T2N, R3E, W.M. Camas, Washington

TRANSPORTATION:
For primary access to the site the applicant is proposing to construct a roadway connection to NE 28th Street that aligns with NE Hargrave Street. NE 28th Street is classified as a 3-lane collector/arterial. Half width improvements are proposed for this public roadway. Internal public roadways will consist of local access roadways with circulation provided to the east and west.

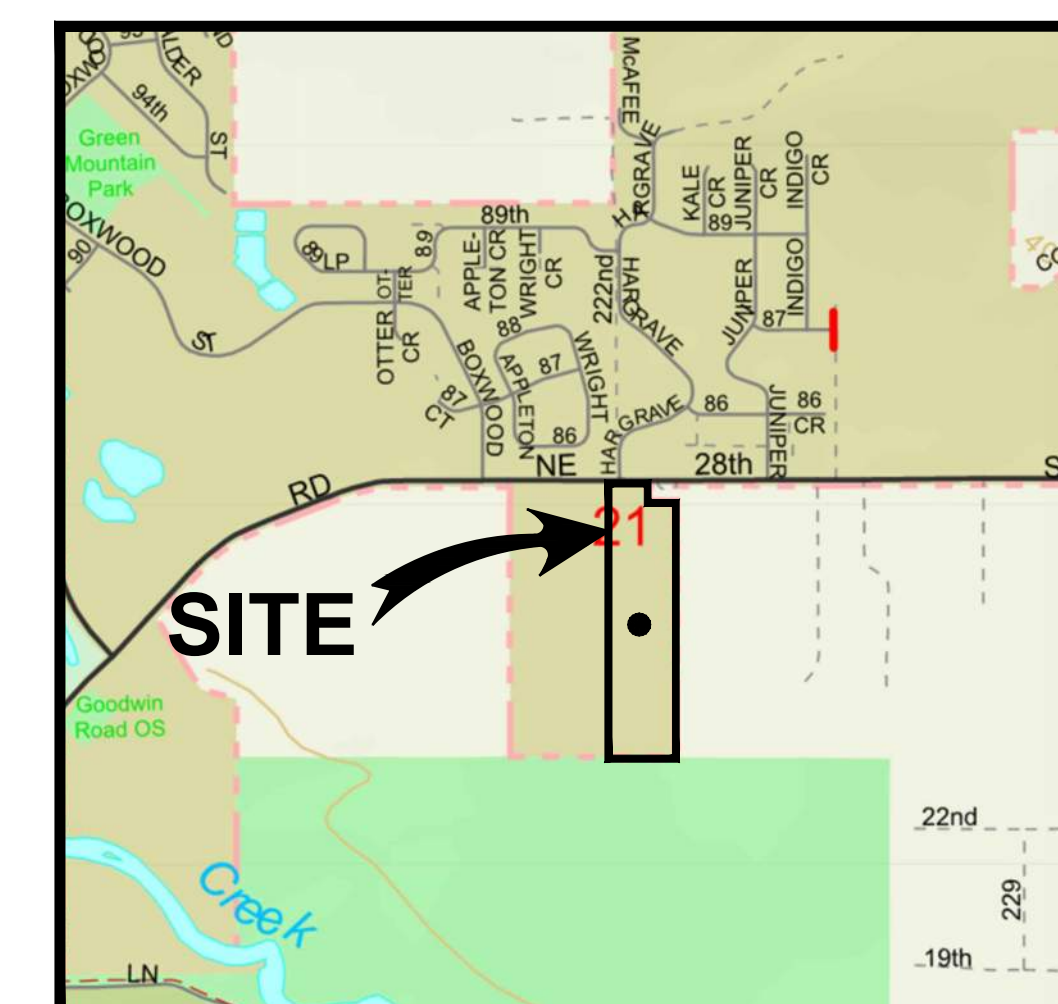
UTILITIES:
Stormwater runoff is proposed to be collected and routed to an infiltration trench or a detention facility located on the south end of the site, runoff generated from pollution generating surfaces will be treated using filter cartridges prior to entering the stormwater facilities.

The site will be served by public water and sanitary sewer provided by the City of Camas. The connection point for both water and sewer are within NE 28th Street. Due to the existing grade of the site that slopes away from NE 28th Street, a majority of the lots will need to utilize a grinder pump system.

There is an existing well and septic system located on the site that will be removed/abandoned in accordance with Clark County Health Department requirements.

TRACT OWNERSHIP:
All tracts will be privately owned and maintained by the Homeowners Association (HOA) or individual homeowners, including the stormwater facility. The City will be granted an access easement to the storm facility for purposes of inspections.

SITE STATISTICS		
ZONE: R7.5		
Site Area	374,775 SQ FT	8.60 AC
Infrastructure Area	116,127 SQ FT	2.67 AC
Right of Way Dedication	89,651 SQ FT	2.06 AC
Tract A	791 SQ FT	0.02 AC
Tract C	3,489 SQ FT	0.08 AC
Stormwater Facility Tract D	20,219 SQ FT	0.46 AC
Tract F	1,975 SQ FT	0.05 AC
Open Space	40,532 SQ FT	0.93 AC
Tract B	22,017 SQ FT	0.51 AC
Tract E	18,516 SQ FT	0.43 AC
Net Area (Site Area - Open Space)	334,243 SQ FT	7.67 AC
Total Lots	34	
Critical Areas	0 SQ FT	0 AC
	REQUIRED	PROPOSED
Density (Net Acreage/Total Lots)	5.8 Max	4.5
Maximum Building Lot Coverage	40%	40%
Setbacks		
Front Yard	20'	20'
Side Yard	5'	5'
Rear Yard	25'	25'
Garage	25'	25'
Side Yard flanking a street	10'	10'



VICINITY MAP
NOT TO SCALE

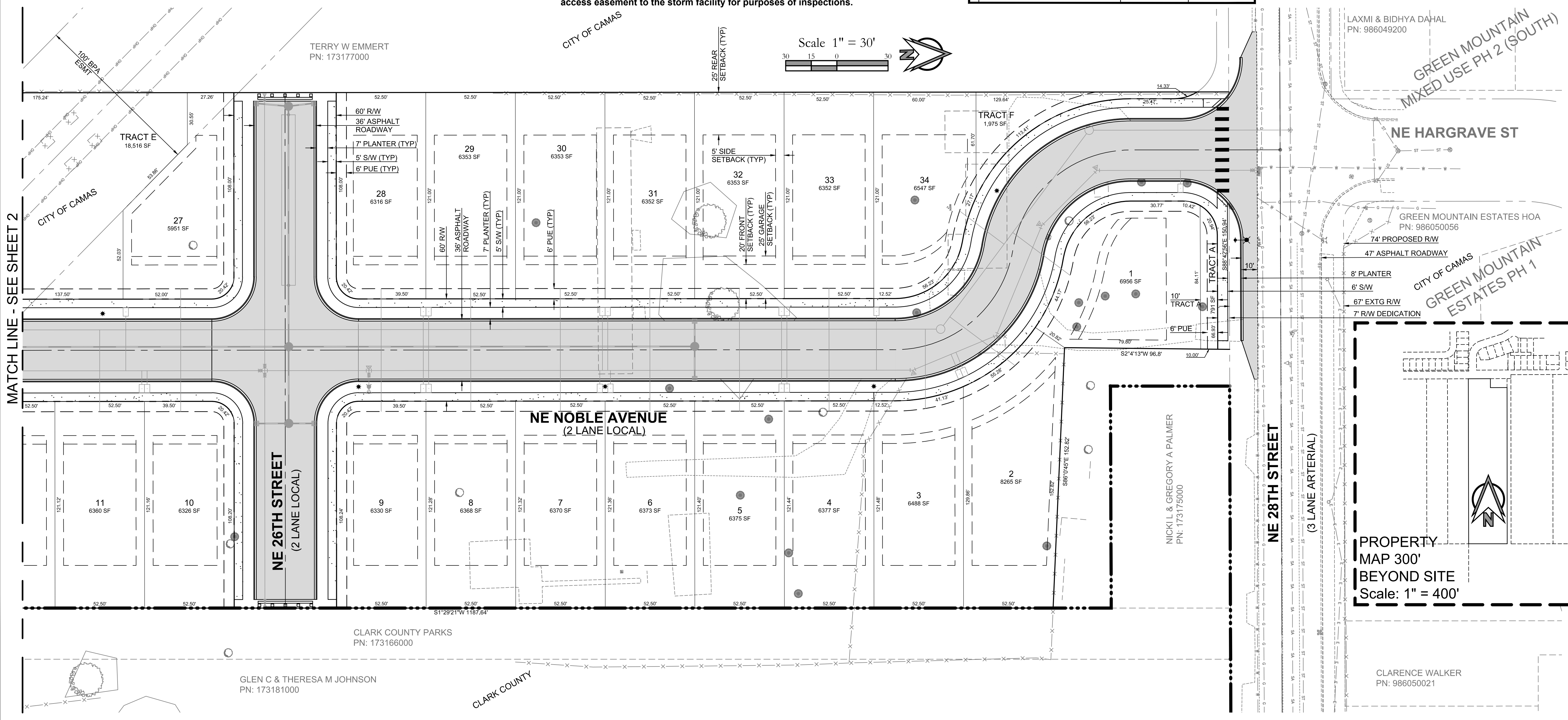
Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	
Proposed Gravel	
Proposed Retaining Wall	



SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MONTE VERDE, IN 2022.

Michael A. Weisenborn
MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR
PLS No. 42700
8/14/22
DATE



Preliminary Plat - North For:
Monte Verde
A Subdivision Located In The City Of Camas, Washington
Engineering - Surveying - Planning 604 W. Evergreen Blvd., Vancouver, WA 98660 PH: (360) 944-6519

Revisions	1	2	3	4	5	6



Project No. 3382
SCALE: H: 1" = 50'
V: N/A
DESIGNED BY: SWG
DRAFTED BY: JSV
REVIEWED BY: SWG

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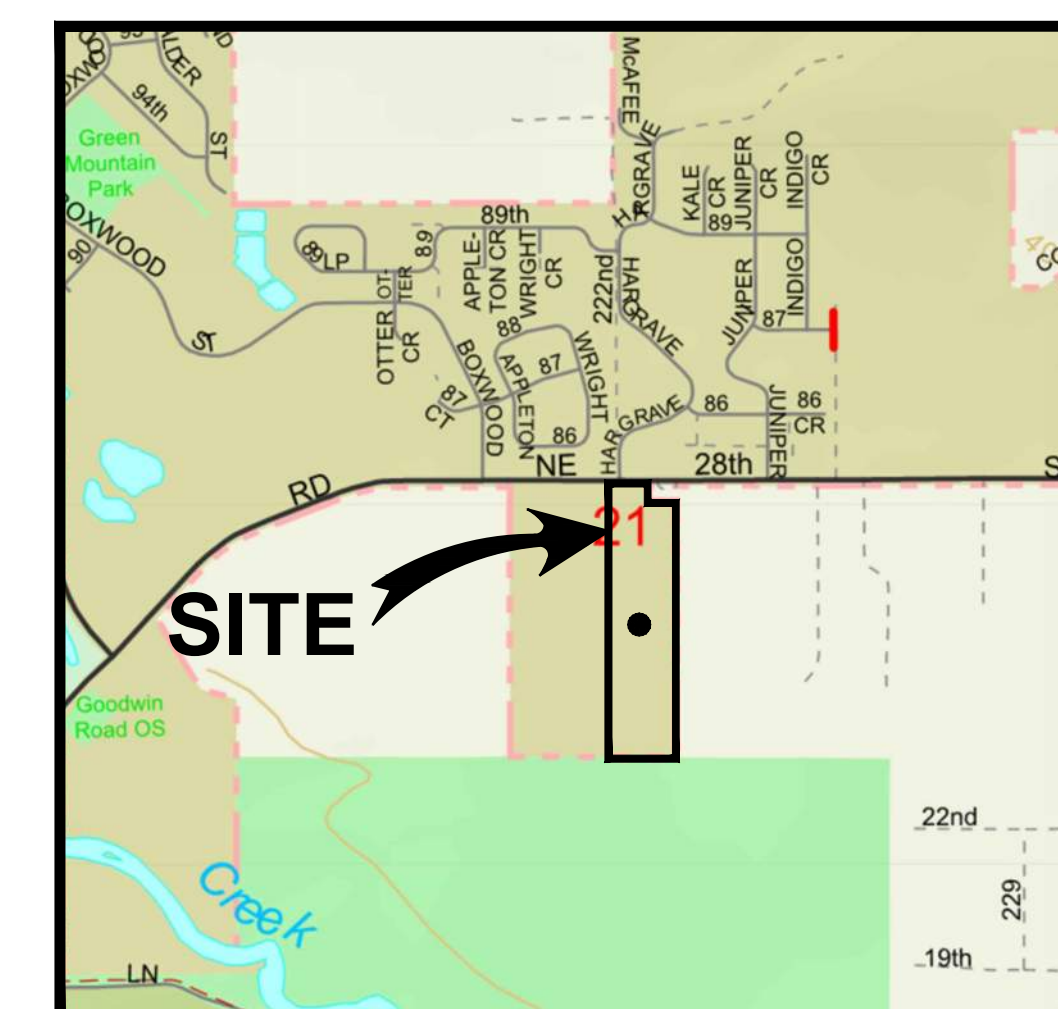
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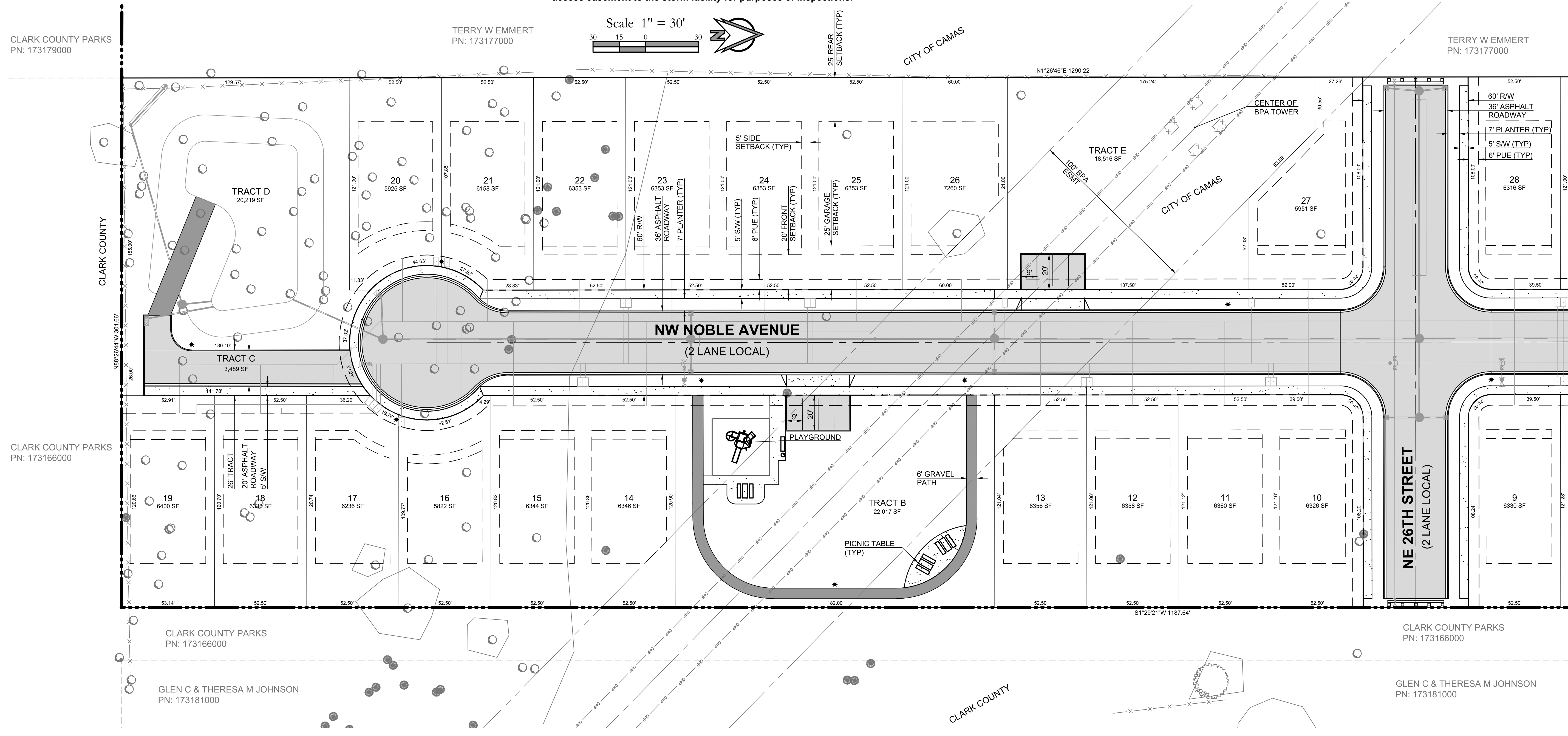
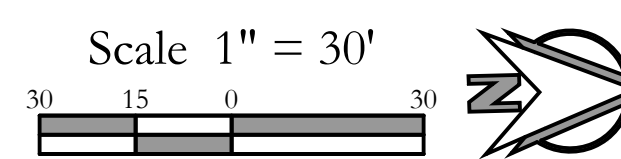
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MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR
PLS No. 42700



MATCH LINE - SEE SHEET 3

PLS ENGINEERING

PH: (360) 944-6519
Fax: (360) 944-6539

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