

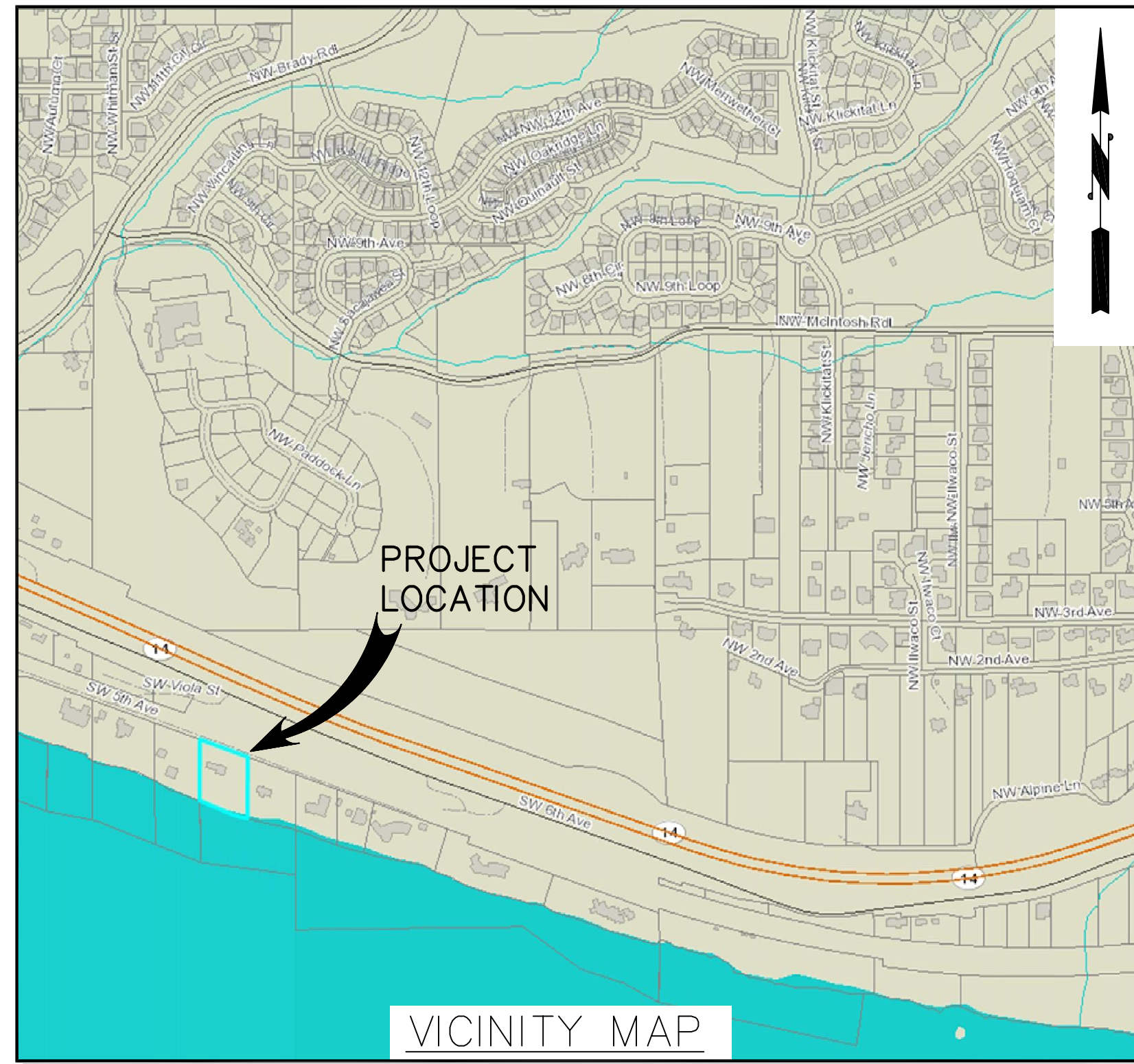
# PRELIMINARY PLANS FOR PROPOSED HALEY SHORT PLAT

4550 SE 5TH AVE. PARCEL NUMBER 127150-000  
SE 1/4 OF THE SE 1/4 OF SECTION 8, T1N, R3E, W.M.  
CITY OF CAMAS, WASHINGTON - FEBRUARY 2019

EXHIBIT 3  
SHOR 19-02

CITY OF CAMAS

CITY ENGINEER		DATE	
REVISION NO.	SHEETS AFFECTED	INITIAL APPROVAL	DATE



PROJECT LOCATION

VICINITY MAP

## LEGEND

EXISTING	PROPOSED	
		PROPERTY LINES
		EASEMENT AS NOTED
		RIGHT OF WAY
		CENTER LINE
		CURB/.5 OFFSET
		SIDEWALK
		FENCE AS NOTED
		5-FOOT CONTOUR
		1-FOOT CONTOUR
		FIRE HYDRANT
		WATER METER
		STORM CATCH BASIN

**BENCH MARK:**  
ELEVATION DATUM PER CLARK COUNTY  
BENCH M-45 (GPS-46) IN MONUMENT  
BOX; ELEVATION = 51.59 NGVD 29(47)

UNDERGROUND UTILITIES SHOWN ON THESE PLANS WILL BE LOCATED BY THE INDIVIDUAL COMPANIES OR JURISDICTIONS IN RESPONSE TO A "DESIGN LOCATE" REQUESTED BY THE CONTRACTOR THROUGH NORTHWEST UTILITY NOTIFICATION CENTER "ONE CALL" SERVICES 1-800-424-5555.

IN ACCORDANCE WITH ROW 19.122 "UNDERGROUND UTILITIES", THE CONTRACTOR, PRIOR TO COMMENCING ANY EXCAVATION, SHALL PROVIDE NOTICE OF THE SCHEDULED EXCAVATION TO ALL OWNERS OF UNDERGROUND FACILITIES BY CALLING THE CLARK COUNTY UTILITY COORDINATING COUNCIL'S "ONE CALL" NUMBER (360) 696-4848. THE NOTICE SHALL BE GIVEN TO THE OWNERS OF THE FACILITIES NOT LESS THAN TWO BUSINESS DAYS OR MORE THAN 10 BUSINESS DAYS BEFORE EXCAVATION.

### GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S. D. O. T. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF CAMAS DESIGN STANDARDS MANUAL.
2. THE LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO CLEARING AND GRUBBING OF THE SITE.
3. ANY EXISTING TREES TO REMAIN WITHIN THE CLEARING LIMITS SHALL BE MARKED AND PROTECTED FROM DAMAGE.
4. PRIOR TO ANY FILL PLACEMENT, ALL AREAS WHICH WILL RECEIVE STRUCTURAL FILL SHALL BE EXCAVATED TO FIRM, NON-ORGANIC, UNDISTURBED NATIVE GROUND. THE STRIPPED AREAS SHALL BE OBSERVED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER AND THE CITY OF CAMAS INSPECTOR.
5. ALL LOT FILLS SHALL MEET 95% OF AASHTO T- 99 COMPACTION.
6. ALL RIGHT-OF-WAY FILLS SHALL MEET 95% OF AASHTO T-180 COMPACTION.
7. FILLS SHALL BE INSTALLED IN VERTICAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND SHALL BE COMPACTED AS PREVIOUSLY NOTED.
8. FILLS PLACED ON SLOPES EXCEEDING 5H: 1V SHALL BE KEPT AND BENCHED, GEOTECHNICAL APPROVAL REQUIRED PRIOR TO ANY FILL PLACEMENT.
9. ALL SURFACES SHALL BE GRADED SMOOTH AND BE FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.
10. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 2: 1 SLOPES.
11. ANY EXCESS MATERIAL NOT REQUIRED TO MEET THE GRADES SHOWN ON THE PLANS SHALL BE HAULED FROM THE SITE TO A CONTRACTOR PROVIDED WASTE SITE. IF WASTE SITE IS WITHIN CITY LIMITS, A GRADING PERMIT MAY BE REQUIRED.
12. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF EROSION CONTROL BMP'S.
13. ALL SURFACES REQUIRING VEGETATION SHALL BE ROUGHENED PRIOR TO SEEDING (I.E. WHEEL TRACKED PERPENDICULAR TO SURFACE FLOW TO REDUCE EROSION AND HELP VEGETATION).
14. FINAL GEOTECHNICAL SUMMARY REPORT, INCLUDING ALL COMPACTION TESTING RESULTS, SHALL BE SUBMITTED UPON COMPLETION OF SITE GRADING WORK.

### EROSION/SEDIMENT CONTROL NOTES:

1. THE EROSION/SEDIMENT CONTROL (ESC) PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE UTILIZED AS A GUIDE TO CONTROL THE TRANSPORT OF LOOSE SOILS TO THE PROPERTY OUTSIDE OF THE CONSTRUCTION AREA AND AROUND THE CONSTRUCTION SITE. THE ESC MEASURES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
2. THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADE OF THE ESC MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
3. IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR EROSION CONTROL TECHNIQUES, A "STOP WORK K" ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.
4. THE CONTRACTORS SHALL BE RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE MOST RECENTLY ADOPTED EDITION OF THE STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOL. II AND THE CITY OF CAMAS MUNICIPAL CODE 14.06 (2011).
5. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO DISTURBING AND EXPOSING ANY SOIL SURFACES ( I.E. CONSTRUCTION ENTRANCES, FILTER FABRIC SEDIMENT BARRIERS, AND SEDIMENTATION TRAPS) AND MAINTAINED FOR THE DURATION OF THE PROJECT. TRAPPED SEDIMENT IN EXCESS OF 1 FOOT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM VEGETATION REMOVAL SHALL BE PERMANENTLY STABILIZED. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAR FOR THE DURATION OF THE PROJECT.
6. TO MINIMIZE EROSION AND SEDIMENTATION TRANSPORTATION, EARTHWORK SHALL NOT BE PERFORMED WHILE SOILS ARE IN AN UNSTABLE STATE DUE TO PRECIPITATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CLEARING LIMITS AND/OR ANY EASEMENTS, SENSITIVE OR CRITICAL AREAS, AND THEIR BUFFERS, TREES, AND DRAINAGE COURSES FLAGGED PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. FLAGGING LIMITS ARE TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
8. NO TREES ARE TO BE REMOVED.
9. ALL EXISTING AND NEWLY CONSTRUCTED ROAD CATCH BASINS AND CURB INLETS AFFECTED BY CONSTRUCTION SHALL BE PROTECTED AGAINST SEDIMENT DEPOSITS. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. ALL POLLUTANTS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER SYSTEM.
11. ALL DISTURBED SOIL SURFACES ARE TO BE STABILIZED BY A SUITABLE APPLICATION OF " BEST MANAGEMENT PRACTICES " (BMP'S) DURING THE PERIOD OF OCTOBER 1 THROUGH JULY 5 DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO TWO DAYS WHEN NOT BEING WORKED. FROM JULY 5 THROUGH OCTOBER 1, DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO 7 DAYS WHEN NOT BEING WORKED. STABILIZATION OF DISTURBED SOIL AREAS MAY CONSIST OF HYDROSEEDING, HAND-SEEDING AND MULCHING, PLACEMENT OF EROSION CONTROL BLANKETS OR PLASTIC. ALL SEEDING AREAS ARE TO BE FERTILIZED, WATERED, AND MAINTAINED TO ENSURE THAT THE GROWTH OF VEGETATION OCCURS AS SOON AS POSSIBLE.
12. ALL TEMPORARY SEDIMENT AND EROSION CONTROL BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED.

## SHEET INDEX

- 1.0 COVER SHEET
- 2.0 EXISTING CONDITIONS PLAN
- 3.0 PRELIMINARY SHORT PLAT
- 4.0 GRADING & EROSION CONTROL PLAN
- 5.0 STORMWATER PLAN

### GENERAL NOTE

ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SEWER, STORM WATER FACILITIES, AND EROSION CONTROL MEASURES, SHALL CONFORM TO THE CITY OF CAMAS "DESIGN STANDARD MANUAL". CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAILS CONTAINED THEREIN.



### APPLICANT:

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MCGILVRAY BLVD. SUITE 103  
VANCOUVER, WA 98683  
deapropertymgr@yahoo.com

### OWNER:

DALE E. ANDERSON  
16420 SE MCGILVRAY BLVD.  
SUITE 103  
VANCOUVER, WA 98683

### ENGINEER/SURVEYOR:

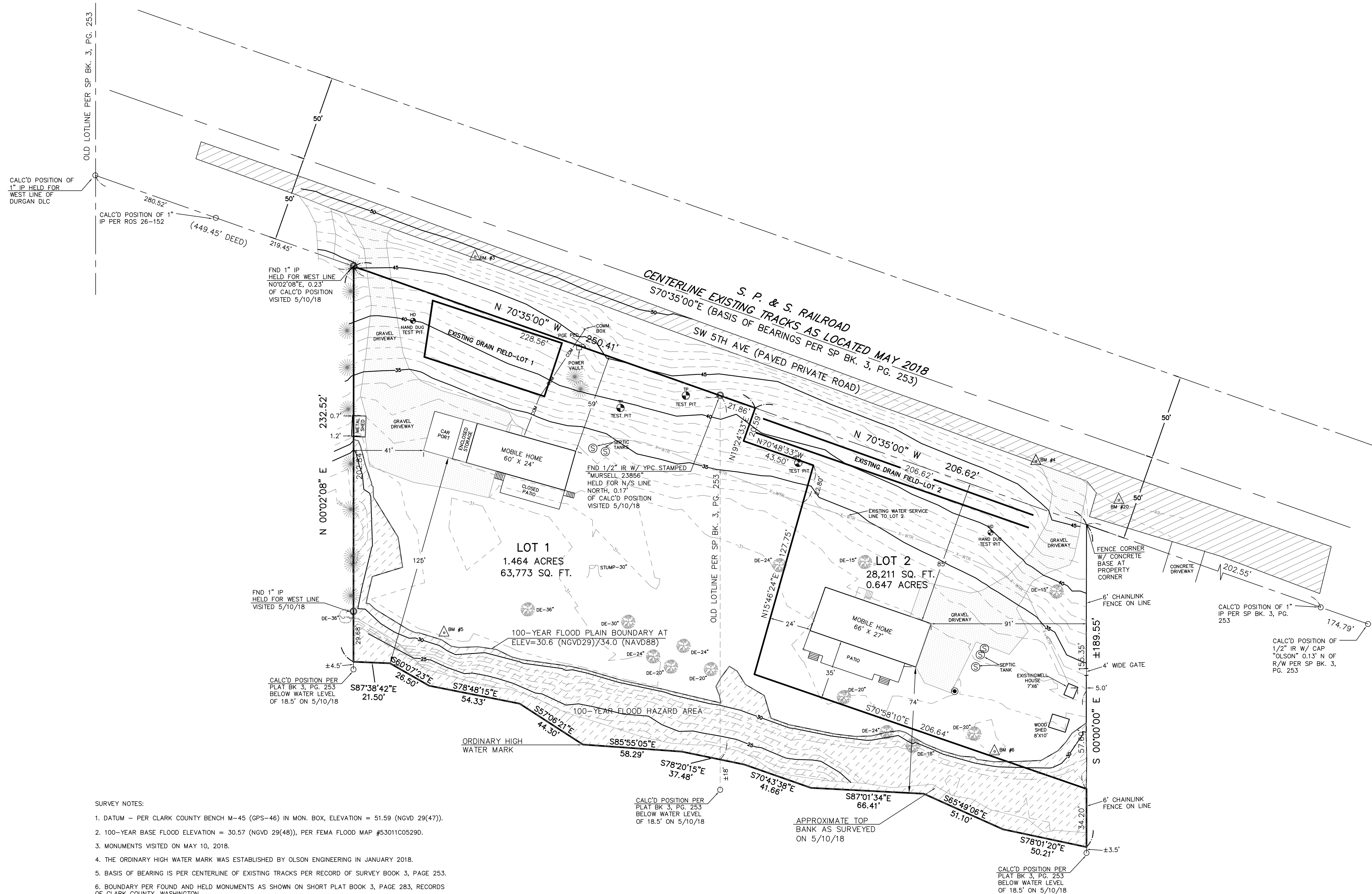
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HALE DEVELOPMENT SERVICES  
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VANCOUVER, WA 98663  
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stephenchale@me.com



01/08/2020

SHEET 1 OF 5

PLOTTED: 01/08/20



- SURVEY NOTES:**
- DATUM - PER CLARK COUNTY BENCH M-45 (GPS-46) IN MON. BOX, ELEVATION = 51.59 (NGVD 29(47)).
  - 100-YEAR BASE FLOOD ELEVATION = 30.57 (NGVD 29(46)), PER FEMA FLOOD MAP #53011C0529D.
  - MONUMENTS VISITED ON MAY 10, 2018.
  - THE ORDINARY HIGH WATER MARK WAS ESTABLISHED BY OLSON ENGINEERING IN JANUARY 2018.
  - BASIS OF BEARING IS PER CENTERLINE OF EXISTING TRACKS PER RECORD OF SURVEY BOOK 3, PAGE 253.
  - BOUNDARY PER FOUND AND HELD MONUMENTS AS SHOWN ON SHORT PLAT BOOK 3, PAGE 283, RECORDS OF CLARK COUNTY, WASHINGTON.
  - AREAS OF OLD LOTS 1 & 2 AS SHOWN HERE ON ARE PER THE RECORDED SHORT PLAT BK. 3, PG. 283.
  - THE EXISTING LOTS AS SHOWN ARE PER A BOUNDARY LINE ADJUSTMENT UNDER QUIT CLAIM DEED RECORDED UNDER CLARK COUNTY AUDITOR RECORD NO. 5582665 D, RECORDED FEBRUARY 4, 2019, TO DALE E. & LETA L. ANDERSON, TRUSTEES OF THE DALE E. & LETA L. ANDERSON FAMILY TRUST, DATED MARCH 13, 1996.
  - LOT 1 AS SHOWN ABOVE IS PROPOSED TO BE SHORT PLATTED WITH THIS PRELIMINARY APPLICATION.

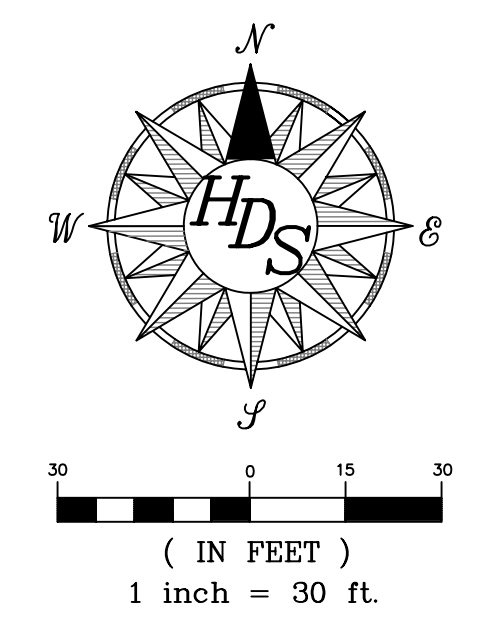
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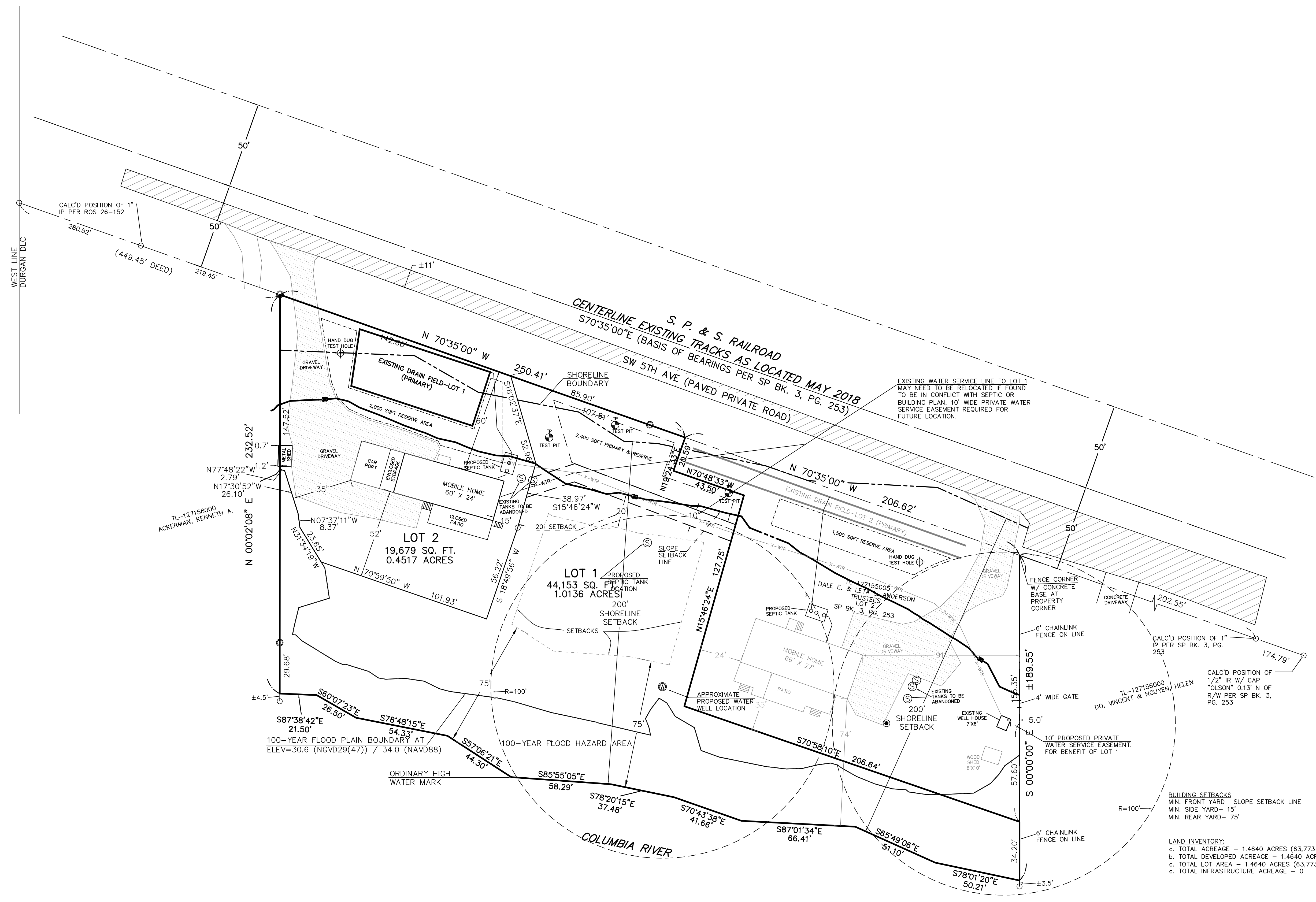
**CONTACT:**  
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**ENGINEER:**  
**HALE DEVELOPMENT SERVICES**  
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 E-mail: stephenhale@me.com

**Project Name and Address:**  
**HALEY SHORT PLAT**  
 CITY OF CAMAS, WA  
 4550 & 4420 SE 5TH AVENUE  
 Case No:  
**Owner:**  
**DALE & LETA ANDERSON**  
 14607 SE RIVERSHORE DRIVE  
 VANCOUVER, WA 98683

Project AN-18016	Sheet EXISTING CONDITIONS PLAN
Date 12/10/18	( IN FEET ) 1 inch = 30 ft.
Scale 1" = 30'	SHEET 2 OF 5





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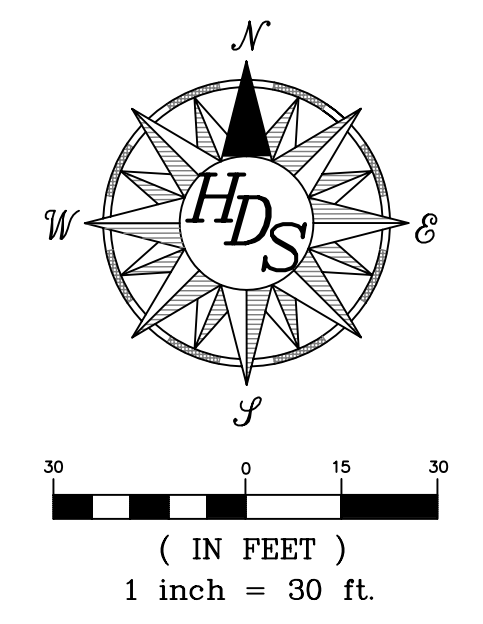
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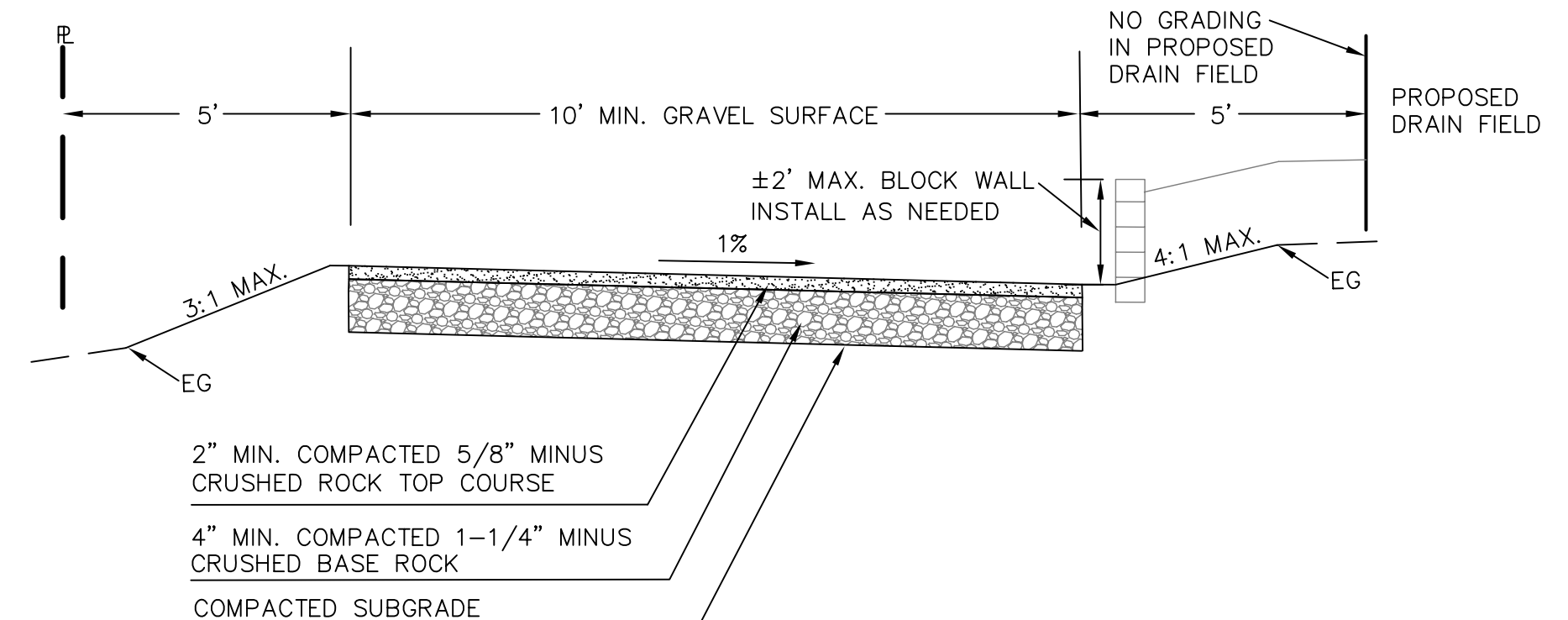
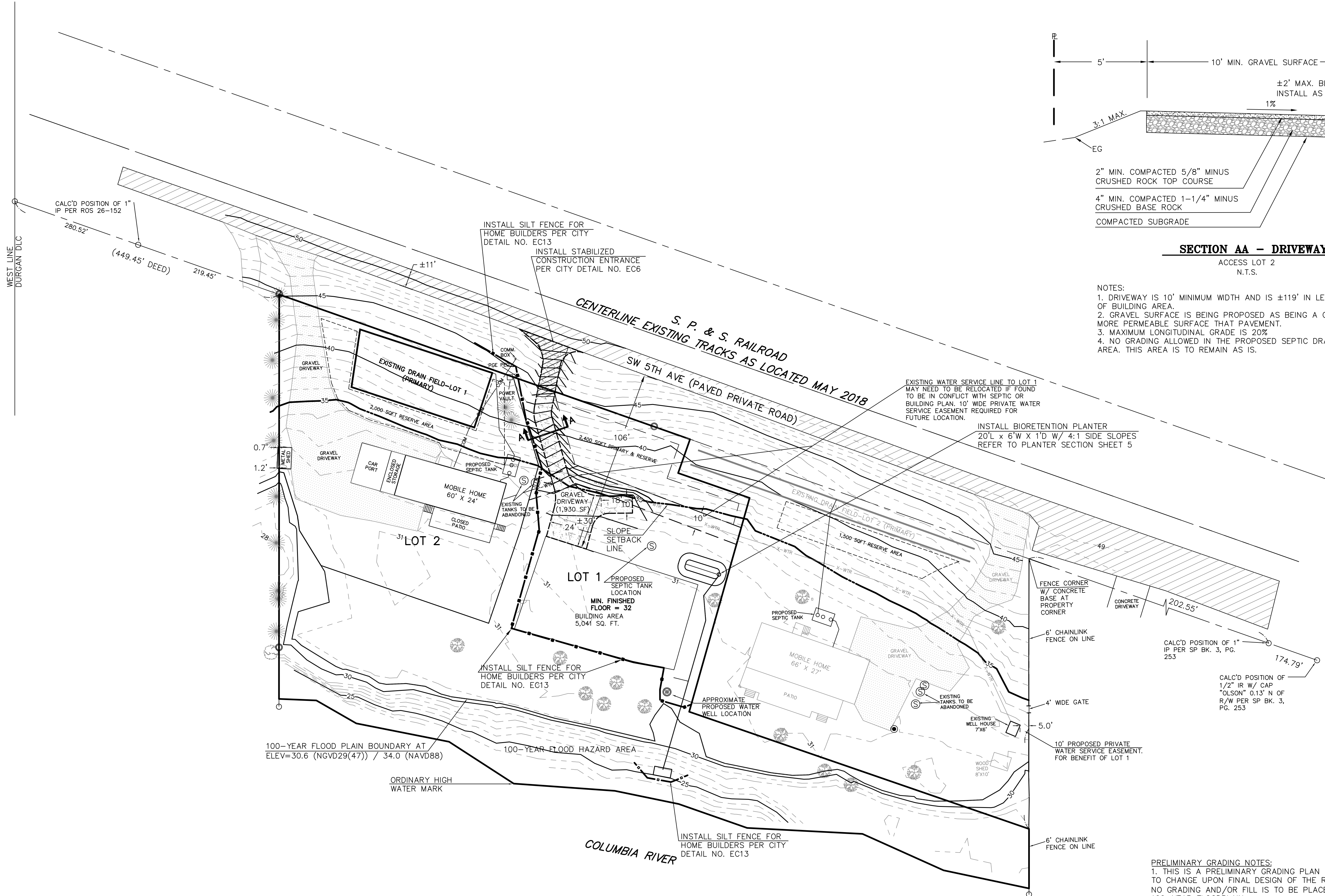
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Project AN-18016	Sheet PRELIMINARY SHORT PLAT
Date 12/10/18	
Scale 1" = 30'	SHEET 3 OF 5

LAND INVENTORY:  
 a. TOTAL ACREAGE - 1.4640 ACRES (63,773 SF)  
 b. TOTAL DEVELOPED ACREAGE - 1.4640 ACRES (63,773 SF)  
 c. TOTAL LOT AREA - 1.4640 ACRES (63,773 SF)  
 d. TOTAL INFRASTRUCTURE ACREAGE - 0

BUILDING SETBACKS  
 MIN. FRONT YARD - SLOPE SETBACK LINE  
 MIN. SIDE YARD - 15'  
 MIN. REAR YARD - 75'





**SECTION AA - DRIVEWAY**  
ACCESS LOT 2  
N.T.S.

- NOTES:
1. DRIVEWAY IS 10' MINIMUM WIDTH AND IS ±119' IN LENGTH TO EDGE OF BUILDING AREA.
  2. GRAVEL SURFACE IS BEING PROPOSED AS BEING A CLEANER AND MORE PERMEABLE SURFACE THAT PAVEMENT.
  3. MAXIMUM LONGITUDINAL GRADE IS 20%.
  4. NO GRADING ALLOWED IN THE PROPOSED SEPTIC DRAIN FIELD AREA. THIS AREA IS TO REMAIN AS IS.

No.	Revision/Issue	Date

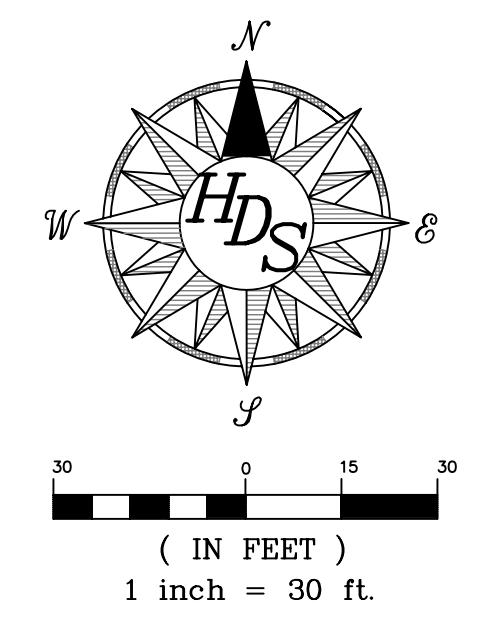
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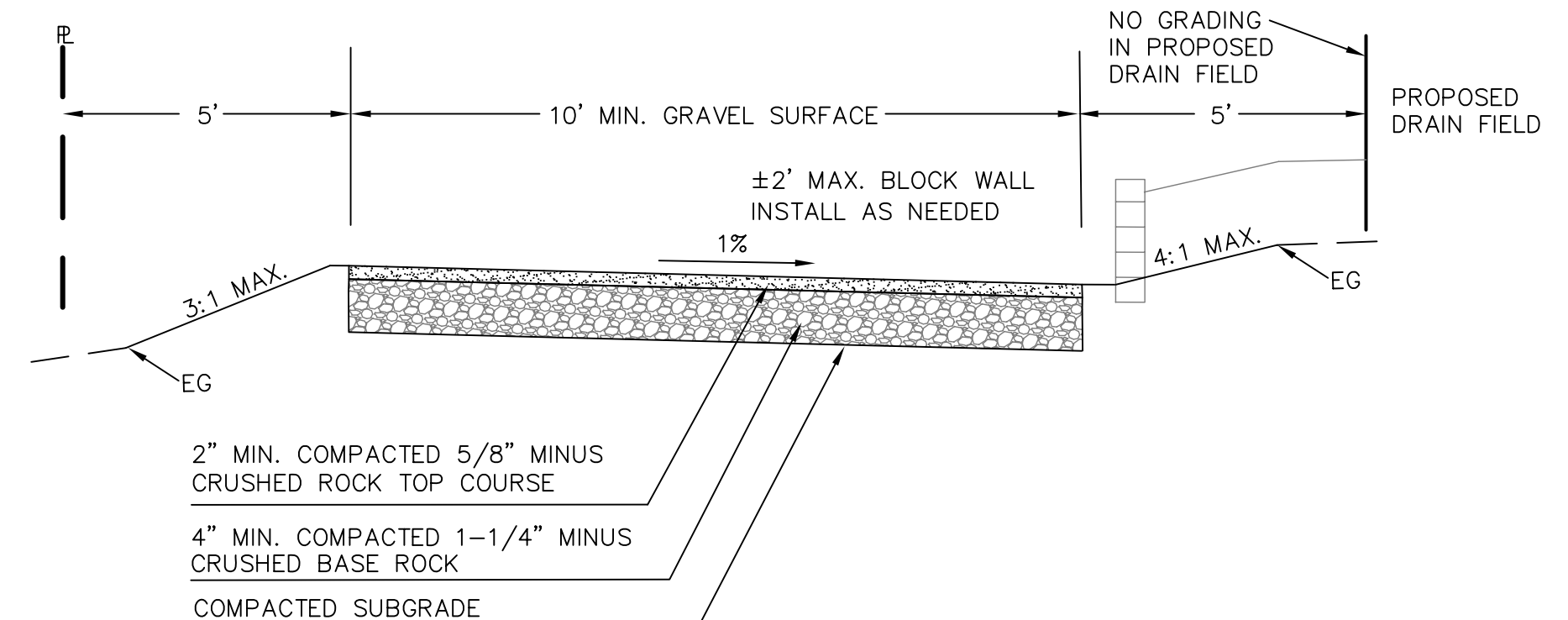
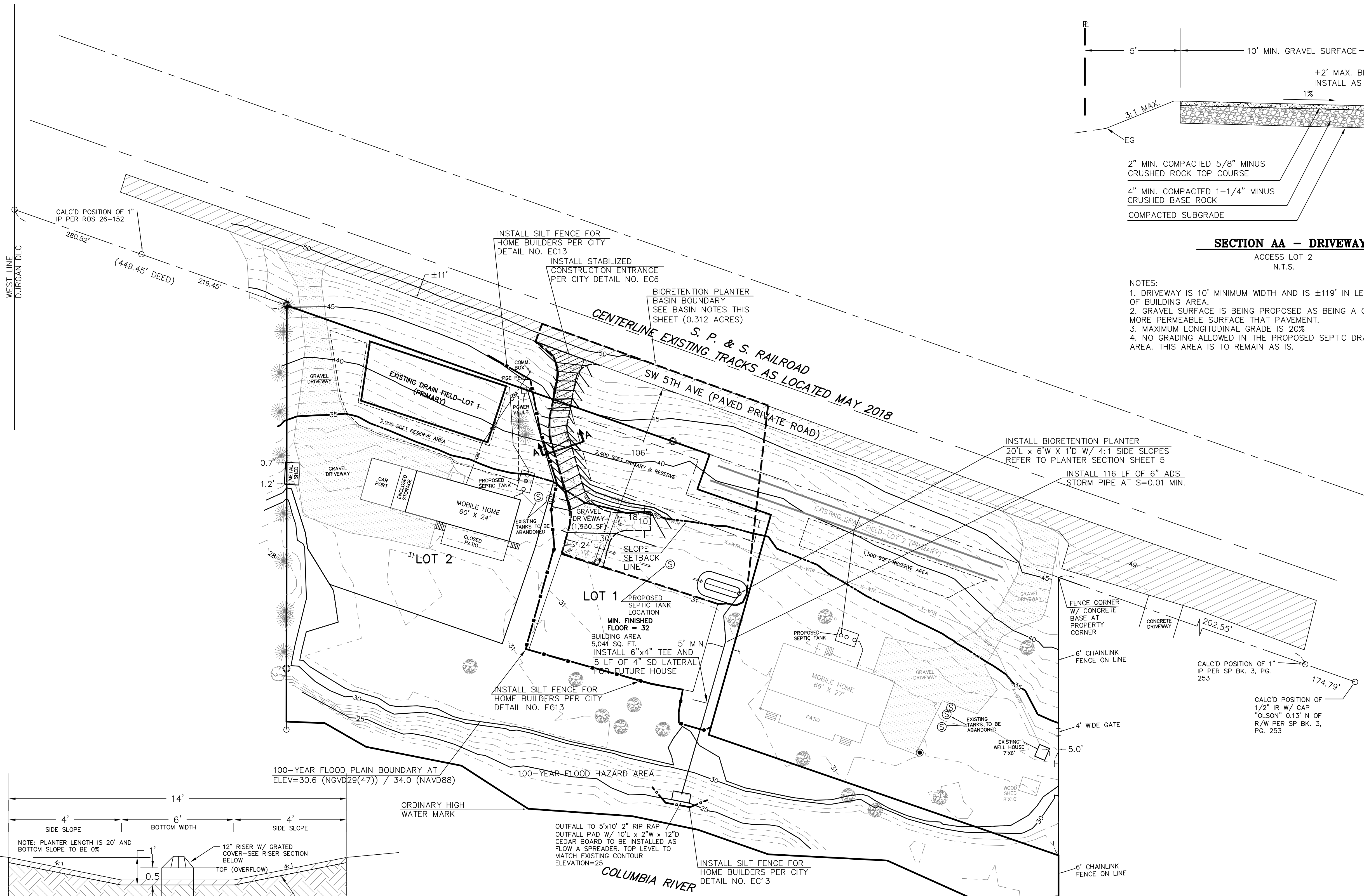
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Project: AN-18016  
Date: 12/10/18  
Scale: 1" = 30'  
Sheet: PRELIMINARY GRADING & EROSION PLAN  
SHEET 4 OF 5

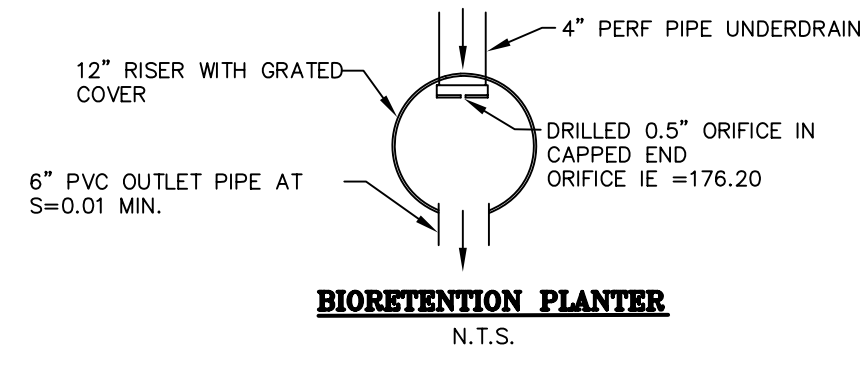
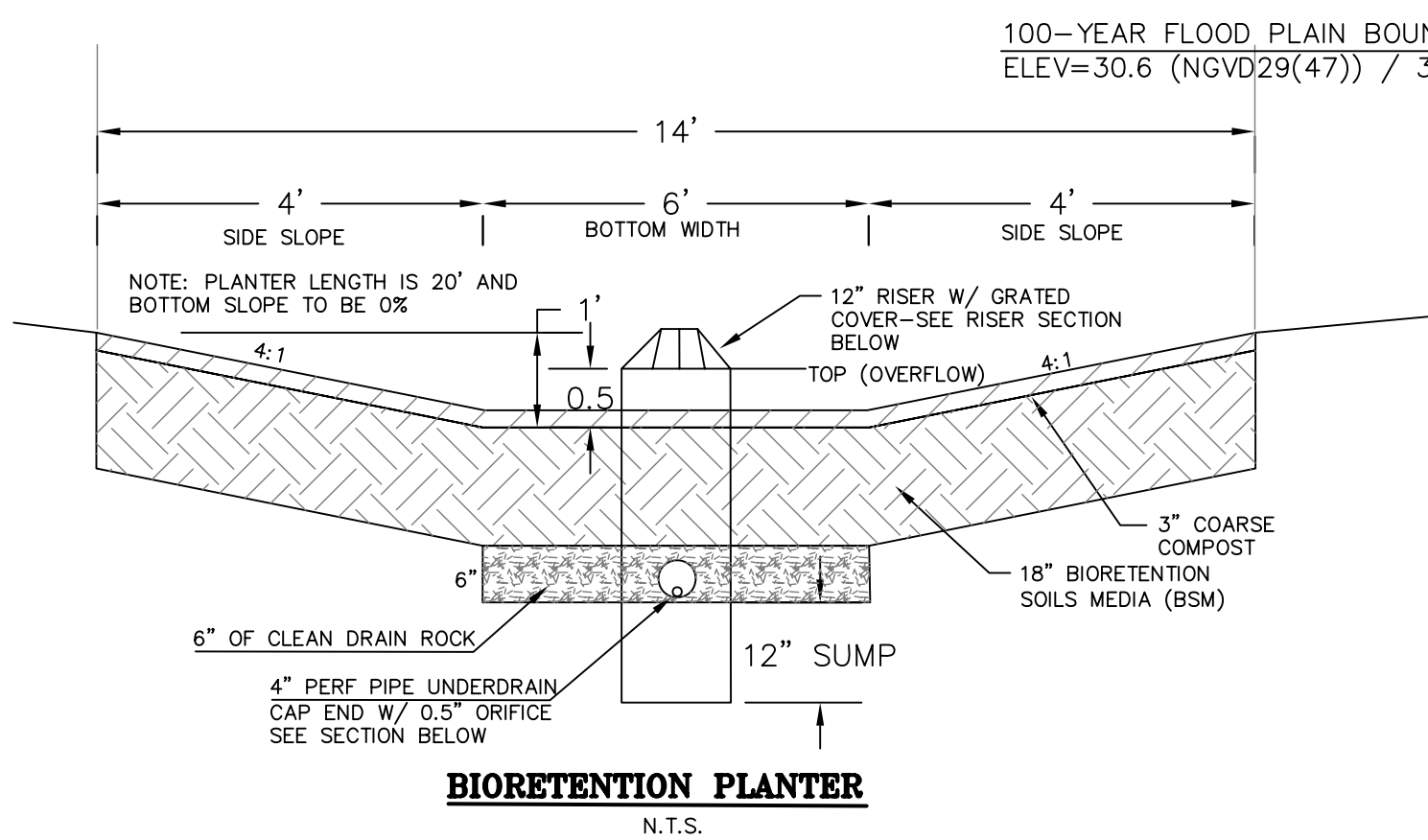
- PRELIMINARY GRADING NOTES:
1. THIS IS A PRELIMINARY GRADING PLAN AND IS SUBJECT TO CHANGE UPON FINAL DESIGN OF THE RESIDENCE. NO GRADING AND/OR FILL IS TO BE PLACED WITHIN THE 100-YEAR FLOODPLAIN.
  2. ANY UTILITY TRENCHING (WATER SERVICE LINE) WITHIN THE 100-YEAR FLOODPLAIN SHALL BE RETURNED TO EXISTING GRADE UPON COMPLETION.
  3. THE EXISTING TREES AS SHOWN HEREON ARE TO REMAIN.
  4. REFER TO ADDITIONAL GRADING NOTES AND EROSION CONTROL NOTES ON SHEET 1





**NOTES:**

1. DRIVEWAY IS 10' MINIMUM WIDTH AND IS ±119' IN LENGTH TO EDGE OF BUILDING AREA.
2. GRAVEL SURFACE IS BEING PROPOSED AS BEING A CLEANER AND MORE PERMEABLE SURFACE THAT PAVEMENT.
3. MAXIMUM LONGITUDINAL GRADE IS 20%.
4. NO GRADING ALLOWED IN THE PROPOSED SEPTIC DRAIN FIELD AREA. THIS AREA IS TO REMAIN AS IS.



**STORMWATER BASIN NOTES:**

1. EXISTING BASIN:
  - 0.033 ACRES, ROAD FLAT
  - 0.279 ACRES, SG2, LAWN, STEEP
  - 0.312 ACRES TOTAL
2. DEVELOPED BASIN:
  - 0.033 ACRES, ROAD FLAT
  - 0.044 ACRES, DRIVEWAYS, STEEP
  - 0.235 ACRES, SG2, LAWN, STEEP
  - 0.312 ACRES TOTAL

3. PER WHM 2012 CALCULATIONS THE BIORETENTION PLANTER FILTERS 99.41% AND MEETS THE WATER QUALITY REQUIREMENT.

4. NO NEW POLLUTION GENERATING SURFACES ARE PROPOSED FOR LOT 2 AND IS TO REMAIN IN ITS EXISTING DEVELOPED CONDITIONS. LOT 1 PRELIMINARY PROPOSAL ESTIMATES THAT THE LOT COULD GENERATE AS MUCH AS 6,971 SQ. FT. (SF) OF NEW IMPERVIOUS SURFACES, 5,041 SF OF POSSIBLE RESIDENTIAL BUILDING AREA AND 1,930 SF OF DRIVEWAY. TOTAL PROPOSED NEW IMPERVIOUS AREA FOR NEW LOT 1 IS GREATER THAN 5,000 SF THEREFORE WATER QUALITY TREATMENT IS REQUIRED. AS NOTED IN THE STORMWATER COMMENTS OF THE PRE-APPLICATION MEETING NOTES DATED JUNE 21, 2018, INDICATES "THE COLUMBIA RIVER IS A FLOW CONTROL EXEMPT WATERBODY", AND DETENTION WILL NOT BE REQUIRED FOR THIS SITE.

5. THE BIORETENTION PLANTER SHOWN IS DESIGNED TO TREAT MORE THAN 3,380 SQ. FT. OF POLLUTION GENERATING SURFACES (GRAVEL ACCESS DRIVEWAY (1,930 SF) PLUS ADDITIONAL EXISTING IMPERVIOUS SURFACES (1,450), AND MEETS THE CITY'S WATER QUALITY REQUIREMENT.

6. ALSO AS NOTED IN THE PRE-APPLICATION CONFERENCE NOTES, THE ROOF DRAINS "ARE PERMITTED TO DISCHARGE TO THE RIVER SIDE OF THE PROPERTY", WITH A REQUIRED SPREADER SYSTEM.

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Project: AN-18016 Sheet: PRELIMINARY STORMWATER PLAN  
Date: 12/10/18  
Scale: 1" = 30'  
SHEET 5 OF 5

REFER TO EROSION CONTROL NOTES ON SHEET 1

