

VICINITY MAP SEC. 09 T1N R3E W.M. NTS

**R-7.5 DEVELOPMENT STANDARDS (DENSITY TRANSFER):**

FRONT YARD: 20 FEET\*\*\*  
 REAR YARD: 25 FEET\*\*\*  
 STREET SIDE YARD/  
 CORNER LOT REAR: 10 FEET  
 SIDE YARD: 5 FEET  
 GARAGE: 5 FEET BEHIND FRONT OF DWELLING

PROPOSED BUILDING SETBACKS  
 \*\*\*REDUCED FRONT AND REAR SETBACKS ARE PROPOSED FOR LOTS 1, 4, 7, 10-18 IN THIS PROJECT AS ALLOWED IN CMC 18.09.060.D.  
 PROPOSED FRONT YARD SETBACK: 15 FEET  
 PROPOSED GARAGE SETBACK: 20 FEET  
 PROPOSED REAR SETBACK: 15 FEET

REDUCED FRONT SETBACKS ARE PROPOSED FOR LOTS 5, 6, 8 AND 9 IN THIS PROJECT.  
 PROPOSED FRONT YARD SETBACK: 15 FEET  
 PROPOSED GARAGE SETBACK: 20 FEET

BUILDING SETBACKS SHOWN ON LOT 13 ARE PROPOSED PER THE IRREGULAR LOT STANDARDS

MINIMUM LOT FRONTAGE (CUL-DE-SAC/CURVE): 30 FEET  
 5,250 SF (EXCEPT THOSE LOTS ADJACENT TO R-12 ZONING WHICH NEED TO BE 9,000 SF)  
 MINIMUM LOT AREA: 9,000 SF  
 MAXIMUM LOT AREA: 9,000 SF  
 MINIMUM LOT WIDTH: 60 FEET  
 MINIMUM LOT DEPTH: 80 FEET  
 MAXIMUM DENSITY: 5.8 UNITS/NET ACRE  
 MAXIMUM BUILDING LOT COVERAGE: 40%  
 MAXIMUM BUILDING HEIGHT: 35 FEET

HOOD STREET SUBDIVISION  
 PROPOSED AVERAGE LOT SIZE (LOTS 1-18): 9,666 SF

**SUBDIVISION DENSITY CALCULATIONS:**

TOTAL GROSS SITE AREA: 6.08 ACRES (264,974 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.  
 APPROX. PUBLIC ROAD R/W: .48 ACRES  
 APPROX. STORMWATER TRACT "A": .06 ACRES  
 APPROX. CRITICAL AREA TRACT "B": .53 ACRES  
 APPROX. OPEN SPACE TRACT "D": .03 ACRES  
 NET AREA: (6.08 - .53 - .03) = 5.52 ACRES  
 MAXIMUM DENSITY: 5.8 UNITS/ACRE (5.8 X 5.52) = 32 (ROUNDED)  
 TOTAL SINGLE-FAMILY UNITS PROPOSED = 18

**LEGEND**

- PROPOSED LOT
- PROPERTY LINE
- ASPHALT ROAD WITH CURB
- EXISTING BUILDING
- PROPOSED EASEMENT
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- SIDEWALK
- ADJACENT TAXLOT
- EXISTING EASEMENT
- GRAVEL DRIVEWAY
- WETLAND BOUNDARY
- D/W CORNER LOT DRIVEWAY
- STREET LIGHT

**SUBDIVISION NOTES:**

EXISTING SITE DATA:  
 PRESENT USE: RESIDENTIAL HOME AND OUTBUILDING ON ACREAGE  
 EXISTING ZONING: R-7.5  
 GROSS SITE AREA: PARCEL 127415-000: 4.67 ACRES (203,425 SF)  
 PARCEL 127440-000: 1.41 ACRES (61,420 SF)  
 TOTAL GROSS SITE AREA: 6.08 ACRES (264,974 SF) PER SURVEY BY OEI

TRANSIT ROUTES & STOPS: SERVED BY THE CAMAS CTRAN CONNECTOR

PROPOSED SITE DATA:  
 PROPOSED PROJECT: 18-LOT SUBDIVISION

WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: AS SHOWN

PROPOSED PRIVATE ROADS: AS SHOWN

PROPOSED EASEMENTS: REFER TO ENGINEERING PLANS

PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: AS SHOWN

PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN

PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: REFER TO ENGINEERING PLANS

PROPOSED SEPTIC SYSTEMS: SEE NOTE# 5 BELOW

PROPOSED OPEN SPACE/PARK: AS SHOWN

PROPOSED GATES: AN ENTRY GATE IS PROPOSED AS SHOWN

PROPOSED SIGNS (SIGN PLAN): NONE PROPOSED AT THIS TIME

PROPOSED LIGHTING: CONCEPTUAL STREET LIGHTS ARE SHOWN

PROPOSED LOTS, TRACTS, ETC.: AS SHOWN

EXISTING BUILDINGS TO REMAIN: AS SHOWN ON THE LANDSCAPE PLAN

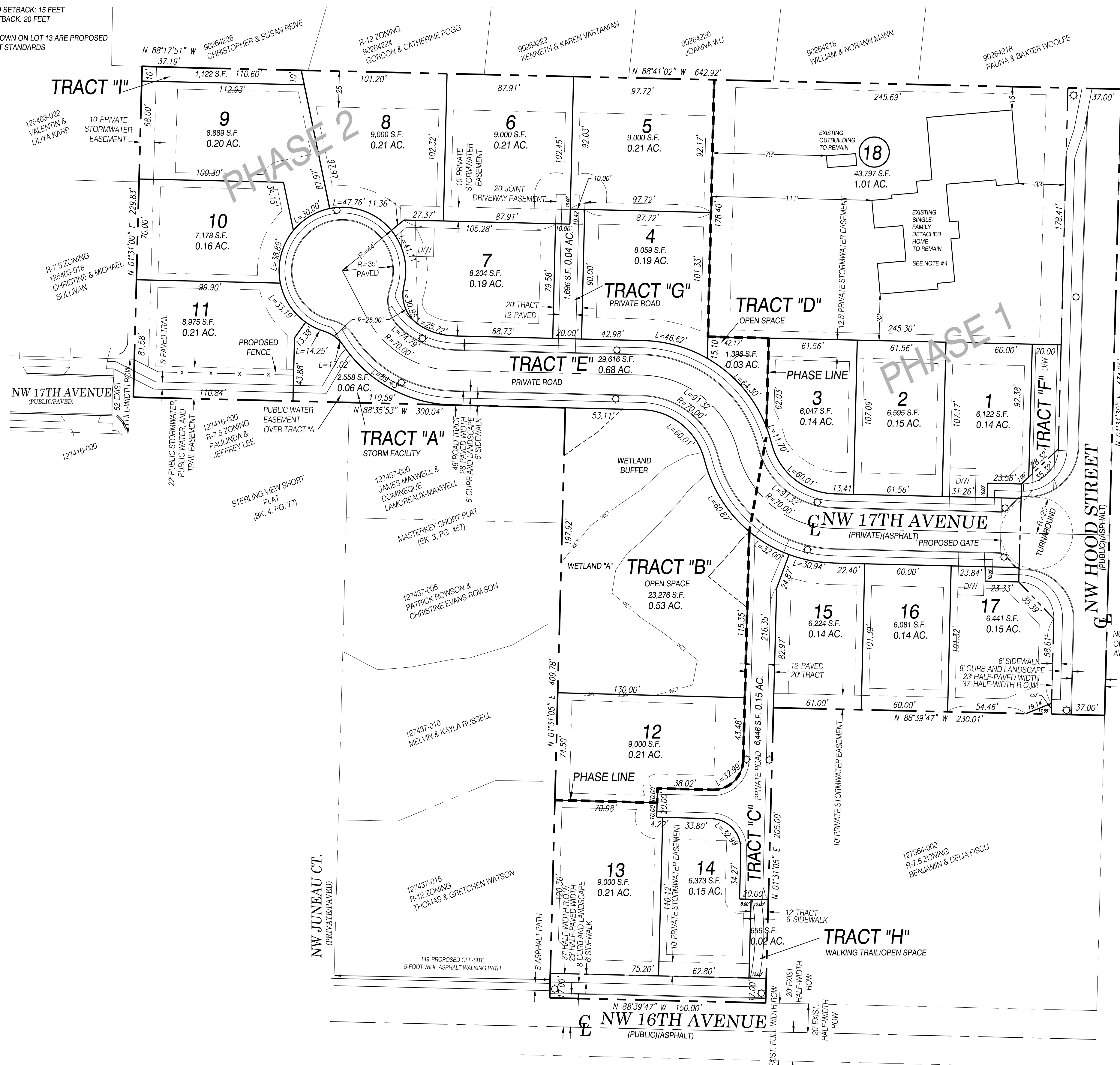
PROPOSED LANDSCAPINGS: AS SHOWN

PROPOSED BUILDING ENVELOPES: TO BE PROVIDED IN EITHER DRIVEWAYS AND/OR FUTURE GARAGES

TRACT "A" IS A STORM FACILITY  
 TRACT "B" IS OPEN SPACE  
 TRACT "C" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 12 THROUGH 14  
 TRACT "D" IS OPEN SPACE  
 TRACT "E" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 1 THROUGH 17  
 TRACT "F" IS A PRIVATE DRIVEWAY TRACT TO BENEFIT LOT 18  
 TRACT "G" IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 5 AND 6  
 TRACT "H" IS A PEDESTRIAN TRACT  
 TRACT "I" IS A LANDSCAPE/WALL TRACT

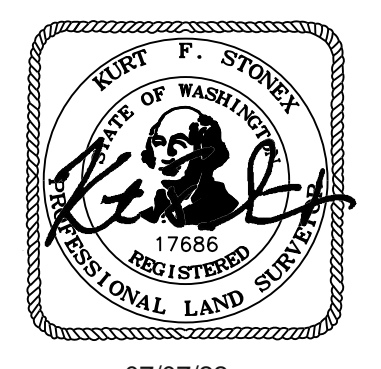
LAND INVENTORY:  
 TOTAL ACREAGE: 6.08 ACRES  
 TOTAL DEVELOPED ACREAGE: 5.52 ACRES  
 TOTAL LOT AREA: 3.99 ACRES  
 TOTAL INFRASTRUCTURE AREA: 0.99 ACRES  
 TOTAL TRACT AREA: .06 ACRES  
 TOTAL CRITICAL AREA: 0.53 ACRES  
 TOTAL RECREATIONAL OPEN SPACE: 0 ACRES

- CRITICAL AREAS: PLEASE REFER TO THE WETLAND DELINEATION AND ASSESSMENT REPORT DATED JUNE 14, 2021 BY OLSON ENVIRONMENTAL, LLC AND THE GEOTECH REPORT DATED JANUARY 4, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION.
- EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- THE EXISTING HOME WAS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY. THE FOOTPRINT OF THE EXISTING HOME SHOWN IS SCALED FROM BUILDING PLANS.
- STEP TANKS WILL BE LOCATED IN THE FRONT YARDS OF EACH LOT. THE EXACT LOCATION WILL BE DETERMINED DURING FINAL ENGINEERING.



PRELIMINARY PLAT FOR:  
**HOOD ST. SUBDIVISION**

LAND SURVEYORS  
**OLSON ENGINEERING INC.**  
 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
 360.695.1385  
 509.296.9868



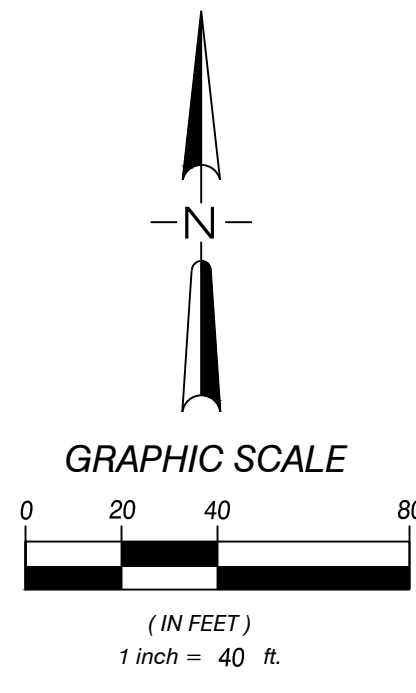
07/07/22

CHANGES / REVISIONS

DESCRIPTION:	DATE:
REVISE SETBACKS FOR LOTS 5, 6, 8 AND 9.	7/22
REVISE LOTS 9, 10 AND 11.	
ADD TRACT "I".	
MODIFY EASEMENT ON LOT 11	
PER CITY OF CAMAS	

APPLICANT/OWNER:  
 MODERN NW, INC.  
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 PORTLAND, OR 97213  
 (971)322-3318  
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 sergey@modernnw.com

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 gayleg@olsonengr.com



DESIGNED: RJW, GEG  
 DRAWN: MK, GEG  
 CHECKED: KFS  
 DATE: FEBRUARY 2022  
 SCALE: H: 1" = 40'  
 V:  
 COPYRIGHT 2022, OLSON ENGINEERING, INC.

HOOD ST. SUBDIVISION  
 JOB NO. A10123.01  
**SHEET**  
**PL1.0**