

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

EXISTING CONDITIONS NOTES:

EXISTING SITE DATA:
 PRESENT USE: RESIDENTIAL HOME AND OUTBUILDINGS ON ACREAGE
 EXISTING ZONING: R-7.5
 GROSS SITE AREA: PARCEL 127415000: 4.67 ACRES (203,425 SF) ACCORDING TO CLARK COUNTY GIS
 PARCEL 127440000: 1.41 ACRES (61,420 SF) ACCORDING TO CLARK COUNTY GIS
 PARCEL 127415-000: 4.67 ACRES (203,425 SF) PER SURVEY BY OEI
 PARCEL 127440-000: 1.41 ACRES (61,420 SF) PER SURVEY BY OEI
 TOTAL GROSS SITE AREA: 6.08 ACRES (264,844 SF) PER SURVEY BY OEI

TRANSIT ROUTES & STOPS: SERVED BY THE CAMAS CTRAN CONNECTOR

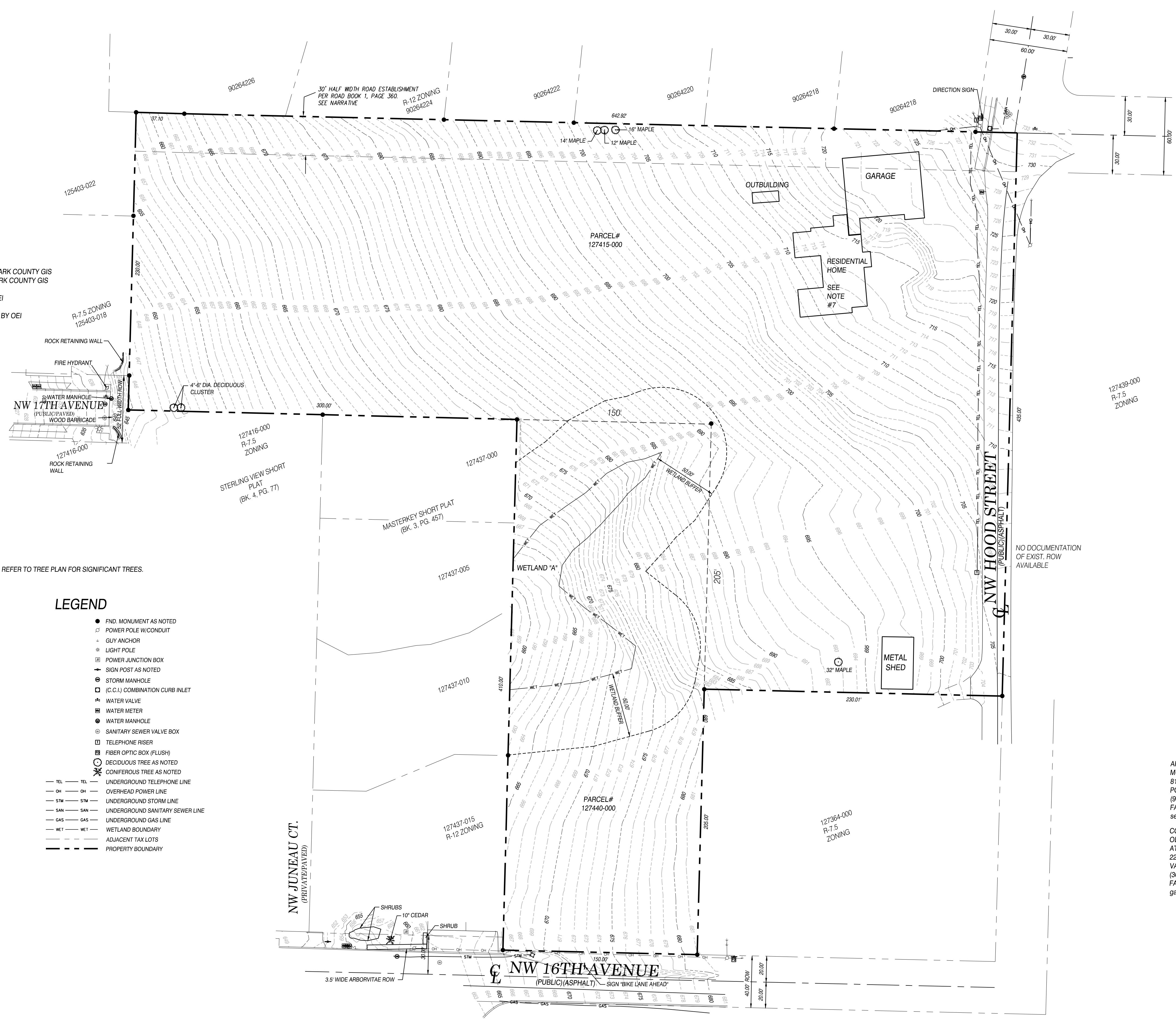
EXISTING IMPROVEMENTS NOTES:

EXISTING STRUCTURES:	AS SHOWN
EXISTING DRIVEWAYS:	AS SHOWN
EXISTING PARKING:	NONE
EXISTING PEDESTRIAN AND BICYCLE PATHS:	AS SHOWN
EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE:	NONE
EXISTING UTILITIES:	AS SHOWN
EXISTING EASEMENTS:	NONE KNOWN
EXISTING WELLS:	NONE KNOWN
EXISTING SEPTIC SYSTEMS:	NONE KNOWN

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

TOPOGRAPHY:	AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS:	NO MAPPING INDICATORS
100 YEAR FLOODPLAIN:	NO MAPPING INDICATORS
DESIGNATED SHORELINES AREAS:	NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS:	AS SHOWN
WETLAND DELINEATION:	AS SHOWN. SEE NOTE #6.
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	SEE NOTE #8.
AREAS HAVING WEAK FOUNDATIONAL SOILS:	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%:	AS SHOWN
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	NO MAPPING INDICATORS. REFER TO TREE PLAN FOR SIGNIFICANT TREES.
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:	NONE KNOWN
ROCK OUTCROPPINGS:	NONE KNOWN

- NOTES:**
- CLARK COUNTY GIS REFERENCES THIS PROPERTY ADDRESS AS 1811 NW HOOD STREET, CAMAS, WA 98607.
 - EXISTING CONDITIONS AND CONTOURS ARE ONLY SHOWN WITHIN THE PROJECT BOUNDARY AREA. REFER TO CLARK COUNTY GIS FOR ADDITIONAL INFORMATION ON AREAS OUTSIDE OF THE PROJECT BOUNDARY.
 - THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TIES TO UTILITY PAINT MARKS MADE IN RESPONSE TO "ONE-CALL CONCEPTS" UTILITY NOTIFICATION TICKET NO. 20540741. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
 - THE FOLLOWING UTILITY COMPANIES WERE CONTACTED TO LOCATE THEIR UNDERGROUND SERVICES: CABLE TV, TELEPHONE, GAS, ELECTRIC, WATER AND SEWER. UTILITIES ARE SHOWN AS MARKED BY THE ABOVE UTILITY COMPANIES.
 - FIELD WORK FOR THIS SURVEY WAS PERFORMED DECEMBER 2020 AND JANUARY AND AUGUST OF 2021.
 - WETLANDS SHOWN WERE DELINEATED BY OLSON ENVIRONMENTAL, LLC. FIELD TIES WERE COMPLETED IN AUGUST 2021. PLEASE REFER TO THE WETLAND DELINEATION AND ASSESSMENT REPORT DATED JUNE 14, 2021 BY OLSON ENVIRONMENTAL, LLC FOR MORE INFORMATION ON THE EXISTING WETLANDS.
 - THE EXISTING HOME WAS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY. THE FOOTPRINT OF THE EXISTING HOME SHOWN IS SCALED FROM BUILDING PLANS.
 - REFER TO THE GEOTECH REPORT DATED JANUARY 4, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION REGARDING ONSITE SOILS AND SLOPES.



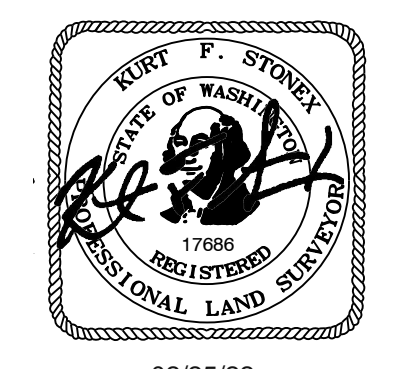
- LEGEND**
- | | |
|-----|---------------------------------|
| ● | FND. MONUMENT AS NOTED |
| □ | POWER POLE W/CONDUIT |
| + | GUY ANCHOR |
| ○ | LIGHT POLE |
| ⊕ | POWER JUNCTION BOX |
| + | SIGN POST AS NOTED |
| ⊕ | STORM MANHOLE |
| □ | (C.C.I.) COMBINATION CURB INLET |
| + | WATER VALVE |
| + | WATER METER |
| + | WATER MANHOLE |
| ⊕ | SANITARY SEWER VALVE BOX |
| ⊕ | TELEPHONE RISER |
| ⊕ | FIBER OPTIC BOX (FLUSH) |
| ⊕ | DECIDUOUS TREE AS NOTED |
| ⊕ | CONIFEROUS TREE AS NOTED |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | OVERHEAD POWER LINE |
| --- | UNDERGROUND STORM LINE |
| --- | UNDERGROUND SANITARY SEWER LINE |
| --- | UNDERGROUND GAS LINE |
| --- | WETLAND BOUNDARY |
| --- | ADJACENT TAX LOTS |
| --- | PROPERTY BOUNDARY |

NO DOCUMENTATION OF EXIST. ROW AVAILABLE

APPLICANT/OWNER:
 MODERN NW
 8101 NE OLUSAN
 PORTLAND, OR 97213
 (971)322-3318
 FAX UNAVAILABLE
 sergey@modernnw.com

CONTACT:
 OLSON ENGINEERING, INC.
 ATTN: GAYLE GERKE
 222 E. EVERGREEN BLVD.
 VANCOUVER, WA 98660
 (360) 695-1385
 FAX (360) 695-8117
 gayleg@olsonenr.com

EXISTING CONDITIONS PLAN FOR:
HOOD STREET SUBDIVISION
 IN THE NE 1/4 AND NW 1/4 OF SECTION 9, T. 1 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WA.
OLSON ENGINEERS
 LAND SURVEYORS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



02/25/22

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED:
 DRAWN: JKT/GEG
 CHECKED: KFS
 DATE: FEBRUARY 2022

SCALE: 1" = 40'
 COPYRIGHT 2022, OLSON ENGINEERING, INC.
 HOOD STREET SUBDIVISION
 JOB NO. A10123.01.01
SHEET
EX1.0

