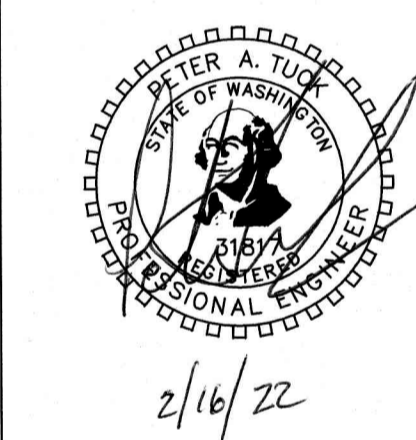


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CAMAS CROSSING

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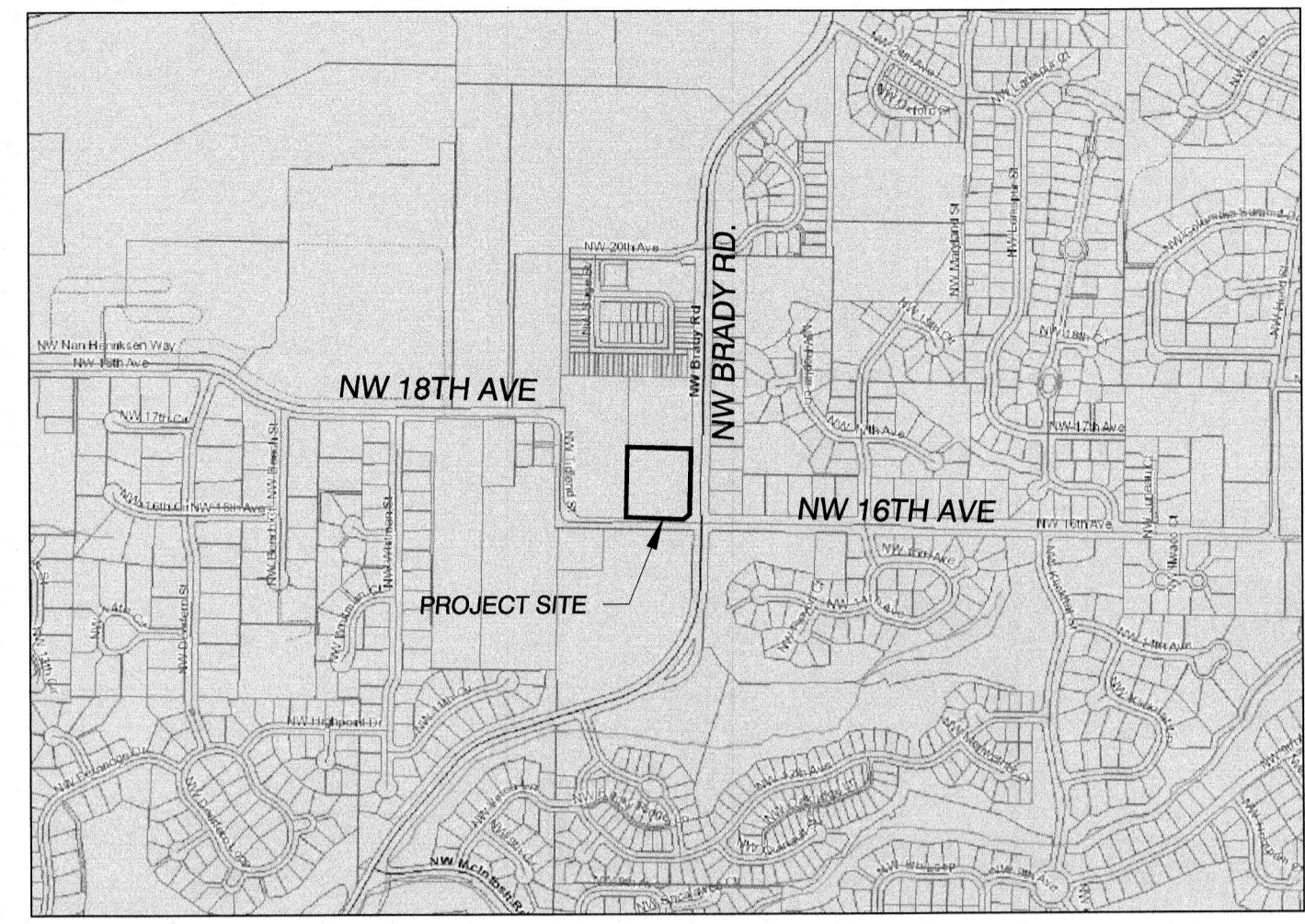
PRELIMINARY PLAN FOR:



CHANGES / REVISIONS
DESCRIPTION: DATE:

DESIGNED: PAT
DRAWN: SLH/PAT
CHECKED: PAT
DATE: JANUARY 2022
SCALE: H: 1"= 20'
V: N/A
CAMAS CROSSING
JOB NO.: A10320

SHEET
P1.0



VICINITY MAP

N.T.S.

PRELIMINARY UTILITY PLAN NOTES

- STORMWATER:**
- 1) SOIL ONSITE IS CLASSIFIED AS POWELL SILT LOAM(PoB).
 - 2) ALL RUNOFF FROM THE PAVED AREAS, BOTH ONSITE AND FROM FRONTAGE IMPROVEMENTS ALONG NW 16TH AVENUE, WILL BE COLLECTED AND ROUTED TO A BIOPOD TREATMENT UNIT. BIOPOD UNIT WILL PROVIDE REQUIRED ENHANCED AND PHOSPHOROUS TREATMENT.
 - 3) ALL RUNOFF FROM THE SITE EXCEPT NORTH DRIVEWAY TO BE ROUTED TO THE ONSITE DETENTION. RUNOFF FROM NORTH DRIVEWAY WILL BE DISCHARGED WITHOUT DETENTION BUT ONSITE DETENTION WILL BE OVERSIZED TO COMPENSATE FOR THIS DISCHARGE. OVERCHARGE DISCHARGE RATES FROM THE SITE WILL BE DESIGNED TO MEET THE FORESTED DISCHARGE STANDARD.
 - 4) STORMWATER ACCESS AND INSPECTION EASEMENTS WILL BE DEDICATED TO THE CITY OF CAMAS AS REQUIRED.
- WATER NOTES:**
- 1) A 12" WATER MAIN EXISTS IN NW. 16TH AVE. & A 18" DI WATER MAIN EXISTS IN NW. BRADY ROAD. A FIRE HYDRANT EXISTS IN THE SOUTHEAST CORNER OF THE DEVELOPMENT SITE. NO EXISTING METERS OR STUBS ARE PRESENT AROUND THE SITE. NEW STUBS SHALL BE INSTALLED FOR FIRE, COMMERCIAL & IRRIGATION USES.
 - 2) A WATER EASEMENT IS REQUIRED ON LOT 3 FOR THE SERVICE OF LOT 2.
 - 3) WATER EASEMENTS WILL BE GRANTED TO THE CITY OF CAMAS AS REQUIRED.
- SANITARY NOTES:**
- 1) AN 8" PRESSURE SANITARY MAIN EXISTS ON THE NORTH SIDE OF NW 16TH. AVE. A 10" PVC STEP SEWER MAIN EXISTS ALONG NW BRADY ROAD. A 6" PVC STEP STUB EXISTS IN THE FAR NORTHEAST CORNER OF THE PROPERTY.
 - 2) SEPTIC TANKS WILL BE PROVIDED FOR EACH LOT IN ACCORDANCE WITH SIZING CRITERIA.
 - 3) A GREASE INTERCEPTOR WILL BE INSTALLED FOR THE CONVENIENCE STORE & COFFEE SHOP.
 - 4) SANITARY EASEMENTS SHALL BE GRANTED TO THE CITY OF CAMAS AS REQUIRED.
- STREET NOTES:**
- 1) NW 16TH AVE. IS CLASSIFIED AS A 2 OR 3 LANE COLLECTOR ROAD AND RUNS ALONG THE SOUTH SIDE OF THE PROPERTY. ROW DEDICATION, PAVEMENT, CURB, SIDEWALK AND LANDSCAPING FRONTAGE IMPROVEMENTS ARE PROPOSED.
 - 2) NW BRADY ROAD IS CLASSIFIED AS AN ARTERIAL ROAD AND RUNS ALONG THE EAST SIDE OF THE PROPERTY. FRONTAGE IMPROVEMENTS HAVE ALREADY BEEN COMPLETED.
 - 3) A COMMERCIAL ACCESS DRIVEWAY IS PROPOSED ON EACH STREET.
- EROSION CONTROL NOTES:**
- 1) EROSION CONTROL MEASURES WILL BE SHOWN ON THE FINAL PLANS AS REQUIRED BY THE CITY OF CAMAS.

