



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

SUBDIVISION NOTES:

EXISTING SITE DATA:
 PRESENT USE: SINGLE-FAMILY RESIDENTIAL USES
 PARCEL#: PARCEL 127439-000
 PARCEL 127359-000
 PARCEL 127356-000

SITE ADDRESS: 3010 NW 18TH AVE, CAMAS, WA 98607
 EXISTING ZONING: R-7.5
 GROSS SITE AREA: TOTAL GROSS SITE AREA: 9.69 ACRES (421,976 SF) PER SURVEY BY OEI
 TRANSIT ROUTES: SERVED BY C-TRANS THE CURRENT RIDE SHARE SERVICE

PROPOSED SITE DATA:
 PROPOSED PROJECT: 34 LOT SUBDIVISION
 WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: NO MAPPING INDICATORS
 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: NONE PROPOSED
 PROPOSED OPEN SPACE/PARK: AS SHOWN
 PROPOSED SIGNS (SIGN PLAN): NONE PROPOSED AT THIS TIME
 PROPOSED LIGHTING: AS SHOWN
 PROPOSED LOTS, TRACTS, ETC.: AS SHOWN
 PROPOSED BUILDINGS TO REMAIN: AS SHOWN
 PROPOSED LANDSCAPING: REFER TO THE PRELIMINARY LANDSCAPE PLAN
 PROPOSED BUILDING ENVELOPES: AS SHOWN
 PROPOSED PARKING: TO BE PROVIDED IN EITHER DRIVEWAYS AND/OR FUTURE GARAGES

TRACT 'A' IS AN OPEN SPACE TRACT
 TRACT 'B' IS A STORM FACILITY TRACT
 TRACT 'C' IS A TRACT OF LAND TO BE RETAINED BY THE APPLICANT OR DEEDED TO AN ADJACENT OWNER
 TRACT 'D' IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 30 AND 31
 TRACT 'E' IS A PRIVATE ROAD TRACT TO BENEFIT LOTS 22 AND 34
 TRACT 'F' IS AN OPEN SPACE TRACT

LAND INVENTORY:
 TOTAL ACREAGE: 9.69 ACRES
 TOTAL DEVELOPED ACREAGE: 9.31 ACRES
 TOTAL LOT AREA: 6.44 ACRES
 TOTAL INFRASTRUCTURE AREA: 2.69 ACRES
 TOTAL TRACT AREA: 0.70 ACRES
 TOTAL CRITICAL AREA: 0 ACRES
 TOTAL RECREATIONAL OPEN SPACE: 0 ACRES

- CRITICAL AREAS: PLEASE REFER TO THE GEOTECH REPORT DATED SEPTEMBER 15, 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.
- STEP TANKS WILL BE LOCATED IN THE FRONT YARDS OF EACH LOT. THE EXACT LOCATION WILL BE DETERMINED DURING FINAL ENGINEERING.

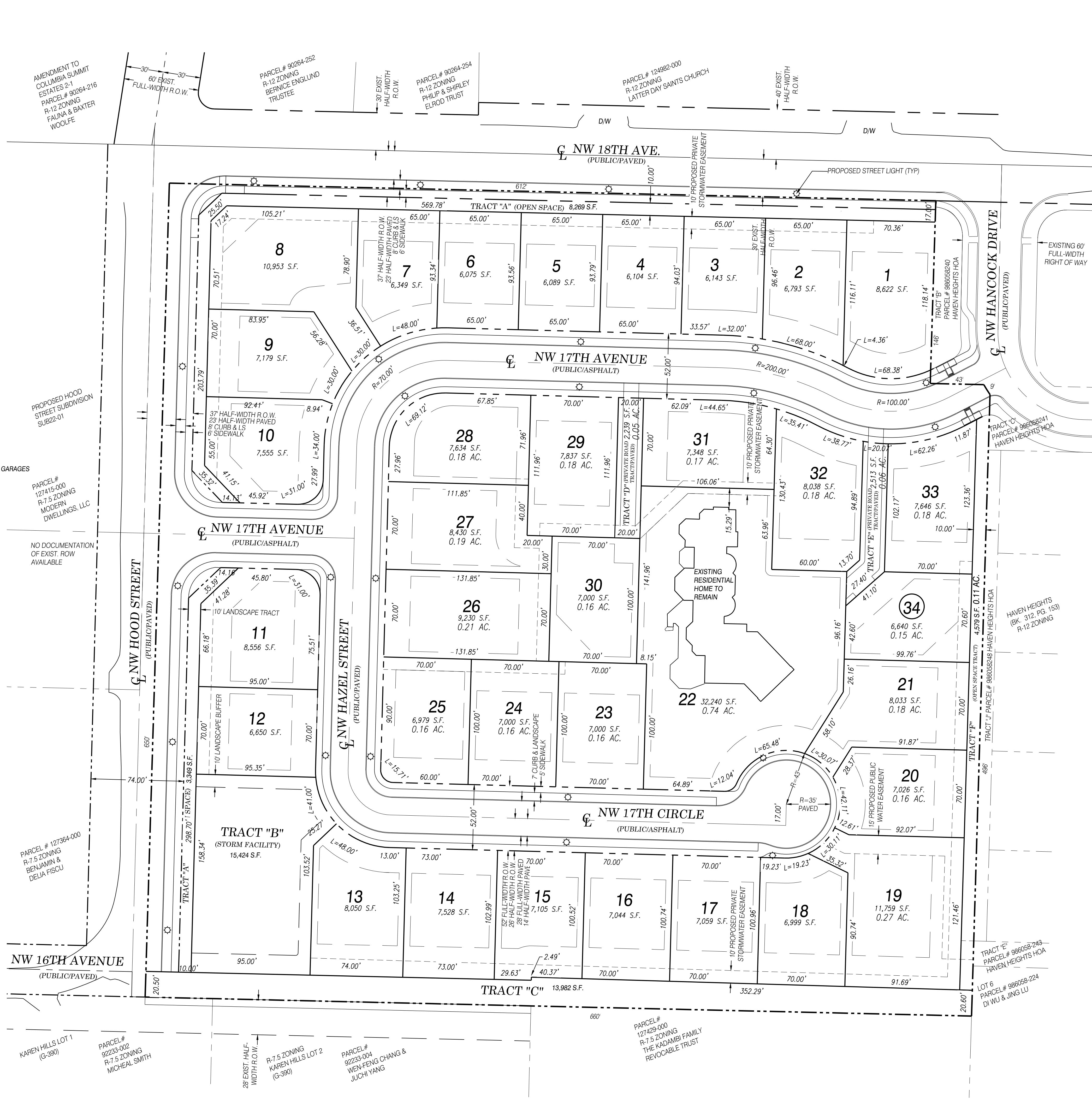
SUBDIVISION DENSITY CALCULATIONS
 MAXIMUM DENSITY
 5.8 DWELLING UNITS/NET ACRE
 9.31 NET ACREAGE X 5.8 DU/ACRE = 54 TOTAL LOTS ALLOWED
 34 LOTS ARE PROPOSED AS SHOWN
 18TH AVENUE SUBDIVISION PROPOSED AVERAGE LOT SIZE (LOTS 1-34) IS 8,256 SF
 AVERAGE LOT SIZE EXCLUDING LOT 22 (EXISTING HOME) IS 7,529 SF

BUILDING SETBACKS	
FRONT YARD (FEET)*	20
STREET SIDE YARD AND CORNER LOT REAR YARD (FEET)	10
SIDE YARD (FEET)	5
REAR YARD (FEET)	25

*GARAGE SETBACK IS 5 FEET BEHIND THE FRONT OF THE DWELLING.
 BUILDING SETBACKS SHOWN ON LOTS 8, 22, 30, and 34 ARE PROPOSED PER THE IRREGULAR LOT STANDARDS

LEGEND

	PROPERTY LINE
	PROPOSED LOT - PLAT
	ROAD CENTERLINE
	RIGHT-OF-WAY
	SIDEWALK/CONC. PAD/TRAIL
	ASPHALT ROAD/STREET/DRIVEWAY
	ADJACENT TAXLOT
	BUILDING ENVELOPE
	EXISTING BUILDING
	EXISTING EASEMENT
	PROPOSED EASEMENT
	DRIVEWAY
	STREET LIGHT

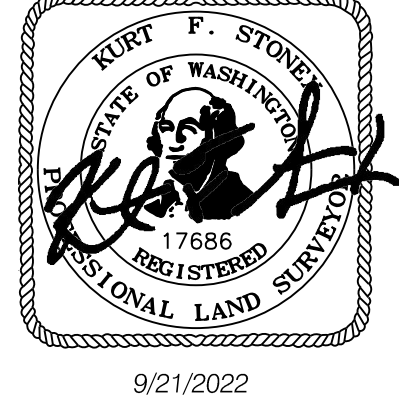


APPLICANT/OWNER:
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PRELIMINARY PLAT FOR:
18TH AVENUE SUBDIVISION
 ALTERNATIVE PLAT

LAND SURVEYORS
OLSON ENGINEERS
 ENGINEERING INC.
 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



CHANGES / REVISIONS	
DESCRIPTION:	DATE:
REMOVE NW 16TH AVE	9/22
STREET IMPROVEMENTS	
ADD NEW ACCESS FROM	
HOOD ST. REVISE LOTS 2-18	

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

18TH AVENUE SUBDIVISION
 JOB NO. A10212.01.01

SHEET
PL1.0

