



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

EXISTING CONDITIONS NOTES:

EXISTING SITE DATA:
PRESENT USE: SINGLE-FAMILY RESIDENTIAL USES
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: 9.68 ACRES (421,976 SF) PER SURVEY BY OEI
TRANSIT ROUTES: SERVED BY C-TRANS THE CURRENT RIDE SHARE SERVICE

EXISTING IMPROVEMENTS NOTES:
EXISTING STRUCTURES: AS SHOWN
EXISTING DRIVEWAYS: AS SHOWN
EXISTING PARKING: AS SHOWN
EXISTING LOADING: 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

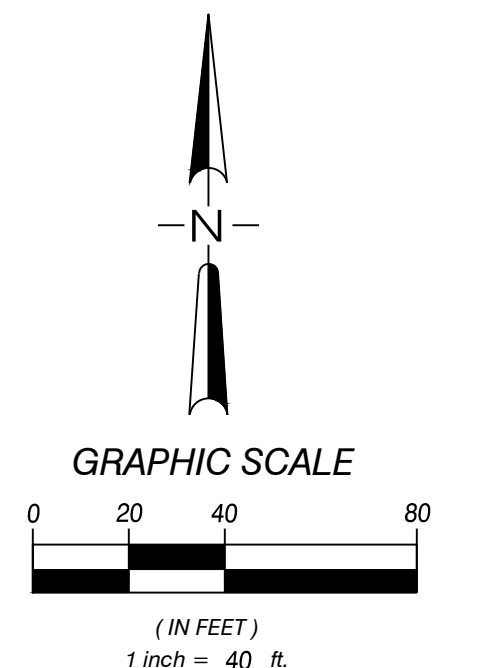
ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:
TOPOGRAPHY: AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS: NO MAPPING INDICATORS
100 YEAR FLOODPLAIN: NO MAPPING INDICATORS
DESIGNATED SHORELINE AREAS: NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS: NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS: NO MAPPING INDICATORS
WETLAND DELINEATION: NO MAPPING INDICATORS
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL: SEE NOTE #7
AREAS HAVING WEAK FOUNDATIONAL SOILS: SEE NOTE #7
SLOPES EXCEEDING 15%: SEE NOTE #7
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT: NO MAPPING INDICATORS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES: NONE KNOWN
ROCK OUTCROPPINGS: NONE KNOWN

- NOTES:
1. CLARK COUNTY GIS REFERENCES THIS PROPERTY ADDRESS AS 3010 NW 18TH AVE, CAMAS, WA 98607.
2. 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.
3. 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. 21247742 & 21544684. 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.
4. 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.
5. FIELD WORK FOR THIS SURVEY WAS PERFORMED JUNE, OCTOBER AND DECEMBER 2021.
6. THIS SURVEY REFLECTS INFORMATION SHOWN ON COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO: 612872959, DATED FEBRUARY 4, 2021 AT 8:00 AM.
7. REFER TO THE GEOTECH REPORT DATED SEPTEMBER 15, 2021 BY COLUMBIA WEST ENGINEERING FOR MORE INFORMATION REGARDING ONSITE SOILS AND SLOPES.



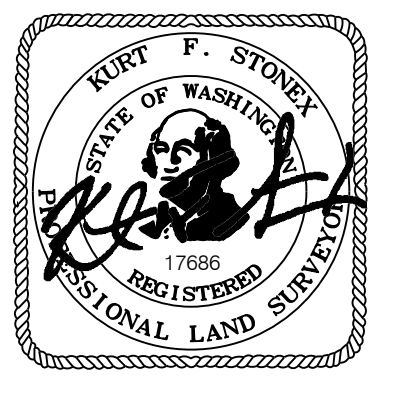
LEGEND
[Symbol] COMBINATION C.I.
[Symbol] (C.I.) CURB INLET
[Symbol] FIRE HYDRANT
[Symbol] WATER VALVE
[Symbol] WATER METER
[Symbol] WATER MANHOLE
[Symbol] HOSE BIB
[Symbol] TELEPHONE RISER
[Symbol] FIBER OPTIC RISER
[Symbol] FIBER OPTIC MANHOLE
[Symbol] SANITARY CLEANOUT
[Symbol] LANDSCAPE LIGHT
[Symbol] GUY ANCHOR
[Symbol] POWER POLE
[Symbol] ELECTRICAL JUNCTION BOX
[Symbol] LIGHT POLE
[Symbol] CABLE/TV RISER
[Symbol] GAS VALVE
[Symbol] GAS METER
[Symbol] DECIDUOUS TREE AS NOTED
[Symbol] CONIFEROUS TREE AS NOTED
[Symbol] RECORD DISTANCE
[Symbol] UNDERGROUND POWER LINE
[Symbol] UNDERGROUND SANITARY SEWER LINE
[Symbol] UNDERGROUND STORM LINE
[Symbol] UNDERGROUND GAS LINE
[Symbol] UNDERGROUND FIBER OPTIC LINE
[Symbol] UNDERGROUND WATER LINE
[Symbol] UNDERGROUND TELEPHONE LINE
[Symbol] UNDERGROUND CABLE/TV LINE
[Symbol] OVERHEAD POWER LINE
[Symbol] HOG WIRE FENCE
[Symbol] ADJACENT TAX LOTS
[Symbol] PROPERTY BOUNDARY
[Symbol] CONCRETE PAVING

APPLICANT/OWNER: MODERN NW, INC.
8101 NE GLISAN
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) 685-1385
FAX (360) 685-8117
gayleg@olsonengr.com



EXISTING CONDITIONS PLAN FOR: 18TH AVENUE SUBDIVISION

OLSON LAND SURVEYORS ENGINEERS
ENGINEERING INC.
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.685.1385
360.685.8117



04/29/22

Table with columns: CHANGES / REVISIONS, DESCRIPTION, DATE. Includes fields for DESIGNED, DRAWN, CHECKED, DATE, SCALE, COPYRIGHT, and SHEET EX1.0.