



Parcel Area Table

Parcel #	Area
1	1,373 SF
2	1,287 SF
3	1,210 SF
4	1,221 SF
5	1,397 SF
6	1,391 SF
7	1,391 SF
8	1,691 SF
9	2,303 SF
10	2,367 SF
11	2,406 SF
12	2,252 SF
13	2,470 SF
14	2,352 SF
15	2,486 SF
16	1,646 SF
17	1,670 SF
18	1,594 SF
19	1,679 SF
20	2,015 SF
21	1,757 SF
22	2,155 SF
SUBTOTAL	40,113 SF
TRACT A	36,880 SF
TRACT B	45,793 SF
TOTAL	122,786 SF

SITE DATA

ADDRESS: 2531 NE 3RD AVE
CAMAS, WA 98607

ZONING: MF-18 (MULTI-FAMILY RESIDENTIAL)
PROPOSED COTTAGE OVERLAY

AREA SUMMARY PER CMC 17.01.050:

EXISTING SITE PROPERTY SUMMARY

PARCEL NO 89884000	40,763 SF ± (0.94 AC)
PARCEL NO 89883000	30,265 SF ± (0.69 AC)
PARCEL NO 89881000	50,642 SF ± (1.16 AC)
PARCEL NO 89875000	6,959 SF ± (0.16 AC)

TOTAL PROJECT SITE 128,629 SF ± (2.95 AC)
RIGHT-OF-WAY DEDICATION 5,843 SF ± (0.13 AC)

SITE AFTER DEDICATION 122,786 SF ± (2.82 AC)

TOTAL (PROPOSED) LOT AREA 40,113 SF ± (0.92 AC)
TOTAL INFRASTRUCTURE (TRACT A) 36,880 SF ± (0.85 AC)
TOTAL TRACT AREA 82,673 SF ± (1.90 AC)
TOTAL CONSERVATION AREA (TR B) 45,793 SF ± (1.05 AC)



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CLIENT/OWNER

DD&C, INC

PROJECT NAME

WASHOUGAL
RIVER
OAKS

NAVIX PROJECT NUMBER: 20-005-001

PROJECT ADDRESS

2531 NE 3RD AVE
CAMAS, WA 98607

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
1	LAND USE	10.02.20
2	COMPLETENESS	12.29.20



SECTION, TOWNSHIP, RANGE:

SECTION 12, TOWNSHIP 1 NORTH,
RANGE 3 EAST, W.M.

PROJECT TEAM

REVIEWED BY: B.DICKERSON
DESIGNED BY: S.GUY

SHEET NAME

PRELIMINARY
PARTITION PLAN

SHEET NUMBER

P-1.0