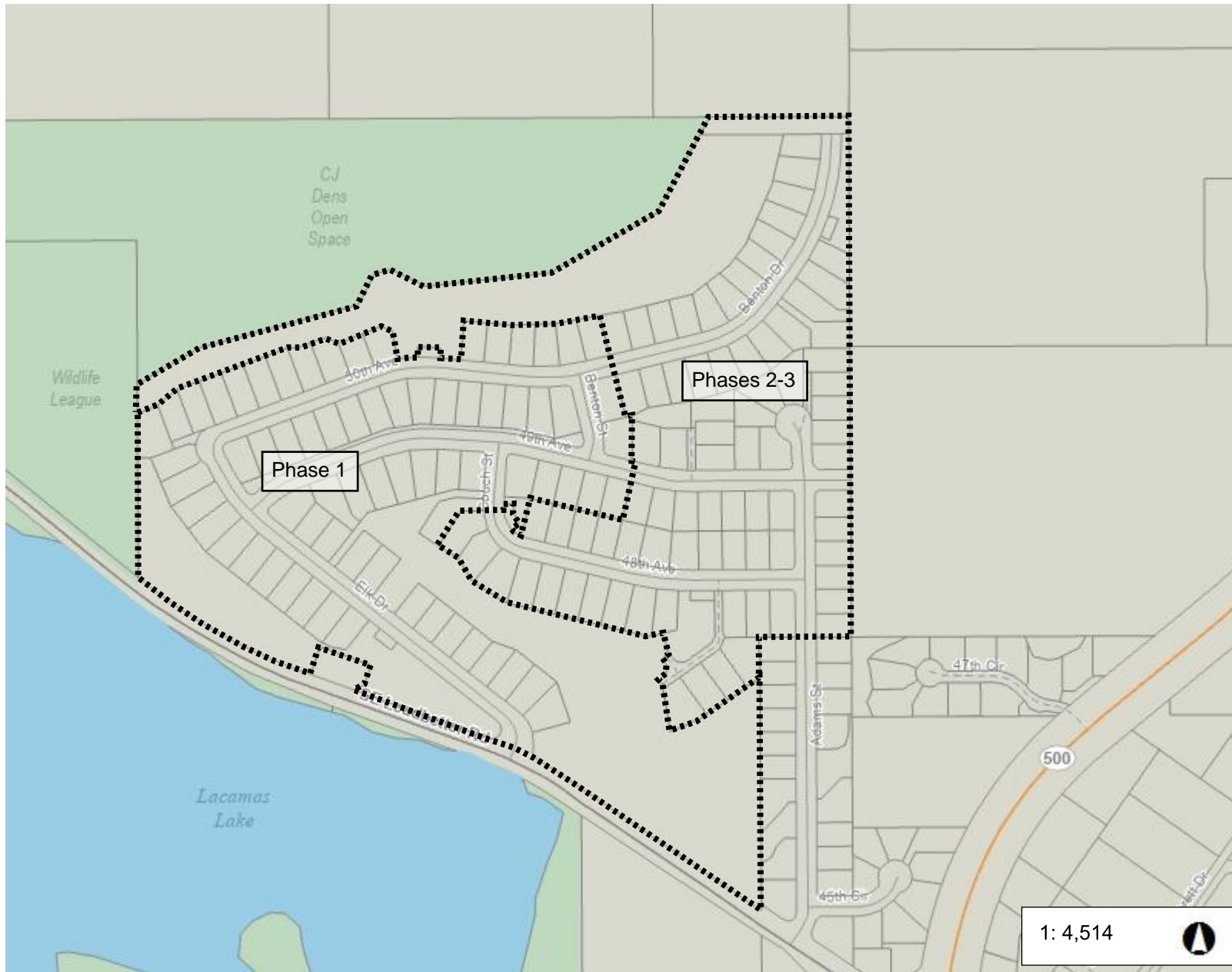




CJ Dens aka Lacamas Hills Phases 2&3



Legend

Taxlots

Notes:

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

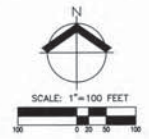
Bk 312 P291 2/5

LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)
 (A PLAT COMMUNITY AS DEFINED IN WUCIOA)
 LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE
 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 (FINAL ORDER #SUB20-02)
 DECEMBER 2023

SCALE: 1" = 50 FEET

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS CREATE NECESSARY EASEMENTS AS SHOWN.
 MONUMENTS, ANGLES, DISTANCES, AND CURVE INFORMATION FOR THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246) WERE HELD TO ESTABLISH THE BOUNDARY.
 THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 330-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL. TRIANGLE, A TRIANGLE-3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR AND TRIANGLE PRO GPS RECEIVER WAS USED FOR ALL FIELD WORK.
BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS THE WEST LINE OF THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246). BEARINGS SHOWN ARE ON WASHINGTON STATE PLANE, SOUTH ZONE 4602, MODEL 45 DETERMINED FROM GPS OBSERVATIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.

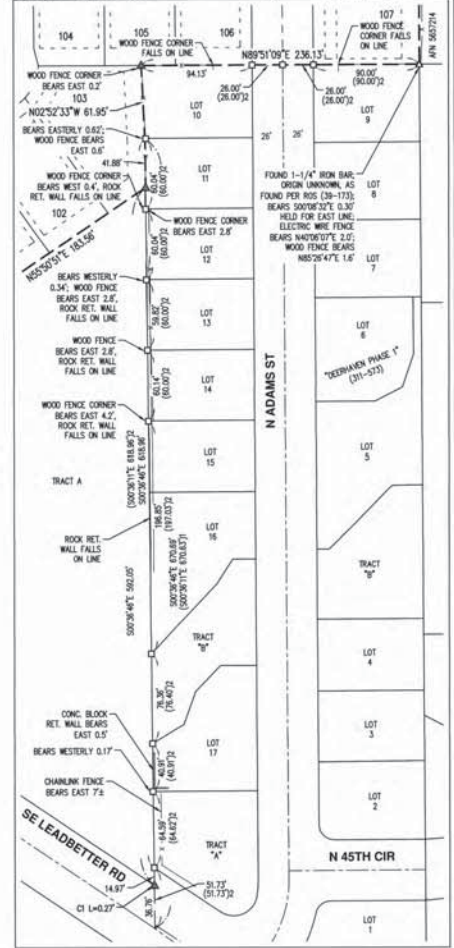


LAND INVENTORY

TOTAL ACRES: 49.61 ACRES
 TOTAL DEVELOPED ACRES: 32.05 ACRES
 TOTAL LOT AREA: 11.38 ACRES
 TOTAL INFRASTRUCTURE ACRES: 4.30 ACRES
 TOTAL TRACT AREA: 16.39 ACRES
 TOTAL ACRES OF CRITICAL AREAS: 15.95 ACRES
 TOTAL ACRES OF RECREATIONAL OPEN SPACES: 0.28 ACRES

LINE TABLE

LINE	BEARING AND DISTANCE
L1	S54°21'17"W 4.82'
L2	S35°38'43"E 24.00'
L3	S54°21'17"W 12.76'
L4	S35°38'43"E 10.00'
L5	S54°21'17"W 20.00'
L6	S73°07'23"E 54.47'
L7	N78°16'02"E 35.88'
L8	S03°16'29"W 10.00'
L9	N88°43'31"W 37.00'
L10	N03°16'29"E 10.00'
L11	N44°30'47"E 25.50'
L12	S24°07'04"W 10.00'



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	984.92	070°56'	0.27	N65°57'07"W 0.27'
C2	602.80	147°50'	149.32	N63°05'05"W 149.54'
C3	1402.82	183°00'	455.53	N60°54'30"W 453.34'
C4	954.92	170°14'	21.16	N05°18'09"W 21.16'
(C4)	954.92	170°14'	21.16	N05°18'09"W 21.16'
(C4)	954.92	174°37'	20.72	N63°05'05"W 142.00'
C5	572.80	147°50'	142.46	N63°05'05"W 142.00'
(C5)	572.80	147°50'	142.46	N63°05'05"W 142.00'
(C5)	572.80	147°50'	142.50	N63°05'05"W 142.00'
C6	1432.62	183°00'	465.07	N60°54'30"W 463.02'
(C6)	1432.62	183°00'	465.07	N60°54'30"W 463.02'
C7	30.00	94°56'16"	44.49	S06°35'53"W 40.52'
C8	85.50	4°32'50"	6.79	S01°00'04"W 6.79'
C9	48.50	48°45'42"	41.28	N21°06'22"W 40.04'
C10	74.00	195°43'	25.63	N05°24'35"W 25.50'

- LEGEND**
- SET 1/2" REBAR W/PPC INSCRIBED "MS ENR 54000" TO BE SET DURING POST-MONUMENTATION
 - FOUND 1/2" REBAR W/PPC INSCRIBED "TANDY 21581" PER THE PLAT "DEERHAVEN PHASE 1" (311-573) HELD FOR EAST LINE. HELD 08/2020
 - FOUND 1/2" REBAR W/PPC INSCRIBED "SMES 31454" PER ROS (39-173) HELD UNLESS NOTED OTHERWISE. TED 08/2020
 - ▲ FOUND 1/2" REBAR W/PPC INSCRIBED "TAS ENR 54000" UNLESS NOTED OTHERWISE. PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246). HELD. TED 08/2020
 - ▲ DENOTES FOUND MONUMENT AS NOTED. HELD UNLESS NOTED OTHERWISE. TED 08/2020
 - ▲ AUDITORS FILE NUMBER
 - ▲ LAND CORNER RECORD
 - ▲ W/PPC WITH A YELLOW PLASTIC CAP
 - ▲ ROS RECORD OF SURVEY
 - ▲ SP SHORT PLAT

- REFERENCES**
- (1) RECORD INFORMATION PER ROS (39-173)
 - (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
 - (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5604947
 - (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741775
 - (5) RECORD INFORMATION PER ROS (41-122)
 - (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
 - (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721
 - (8) RECORD INFORMATION PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246)

12/11/23

AKS ENGINEERING & FORESTRY, LLC
 9000 NE 18TH AVE, STE 2330
 VANCOUVER, WA 98682
 360.882.0419
 WWW.AKS-ENG.COM

AKS

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

SHEET 2 OF 5

JOB NAME: CJ DENS
 JOB NUMBER: 3504-01
 DRAWN BY: CJC
 CHECKED BY: JOH
 DRAWING NO.: 3504-01PLAT PH 2&3

Bk 312 P291 2/5

WATER GENERAL NOTES

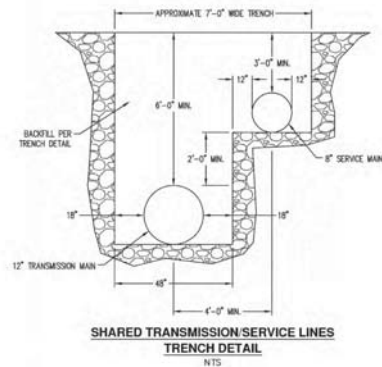
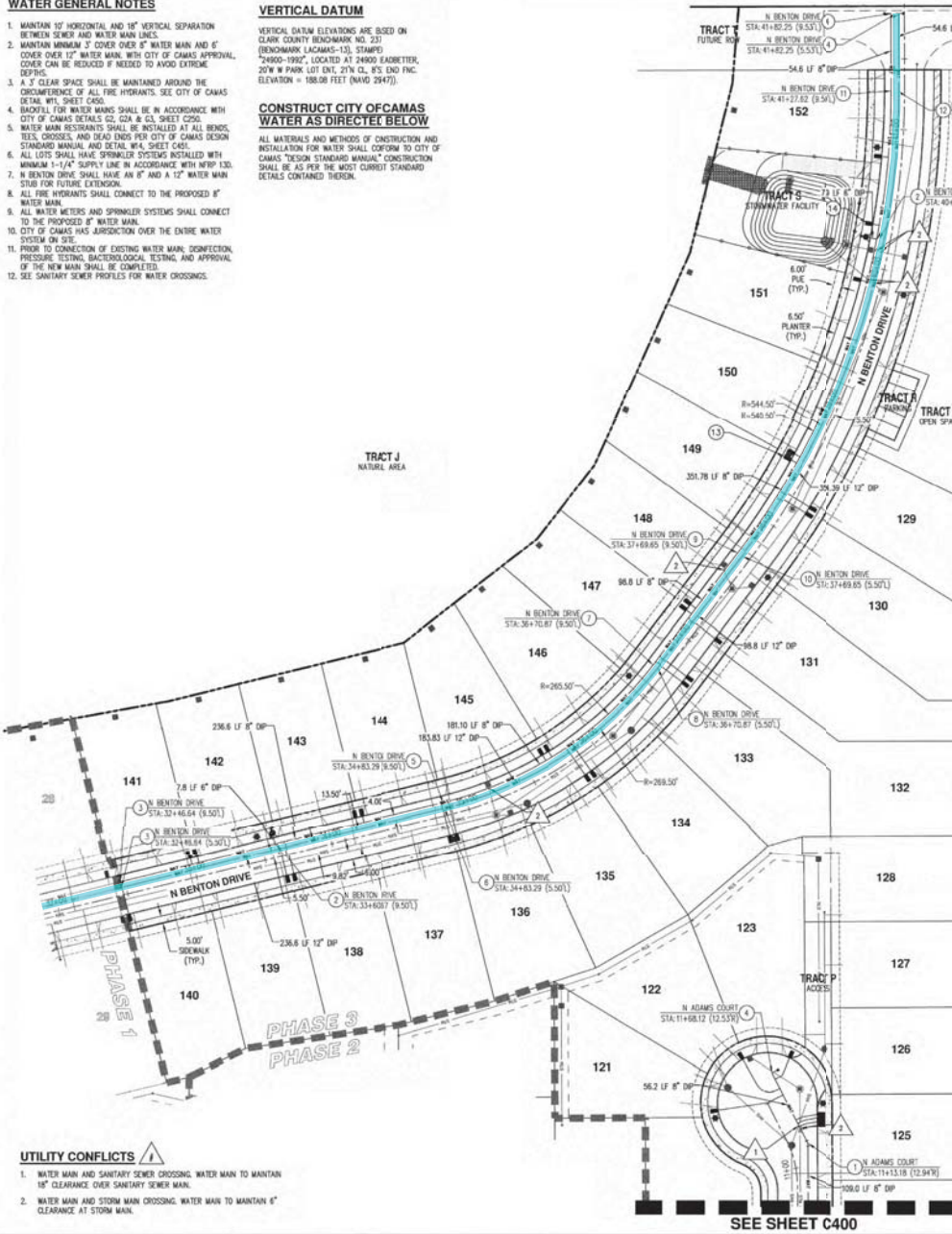
1. MAINTAIN 12" HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAIN LINES.
2. MAINTAIN MINIMUM 3" COVER OVER 8" WATER MAIN AND 6" COVER OVER 12" WATER MAIN, WITH CITY OF CAMAS APPROVAL. COVER CAN BE REDUCED IF NEEDED TO AVOID EXTREME DEPTHS.
3. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS. SEE CITY OF CAMAS DETAIL W/1 SHEET C450.
4. BACKFILL FOR WATER MAINS SHALL BE IN ACCORDANCE WITH CITY OF CAMAS DETAILS CO. 02A & C3, SHEET C205.
5. WATER MAIN RESTRAINTS SHALL BE INSTALLED AT ALL BENDS, TEES, CROSSES, AND DEAD ENDS PER CITY OF CAMAS DESIGN STANDARD MANUAL AND DETAIL W/4, SHEET C451.
6. ALL LOTS SHALL HAVE SPRINKLER SYSTEMS INSTALLED WITH MINIMUM 1-1/4" SUPPLY LINE IN ACCORDANCE WITH WSP 132.
7. N BENTON DRIVE SHALL HAVE AN 8" AND A 12" WATER MAIN STUB FOR FUTURE EXTENSION.
8. ALL FIRE HYDRANTS SHALL CONNECT TO THE PROPOSED 8" WATER MAIN.
9. ALL WATER METERS AND SPRINKLER SYSTEMS SHALL CONNECT TO THE PROPOSED 8" WATER MAIN.
10. CITY OF CAMAS HAS JURISDICTION OVER THE ENTIRE WATER SYSTEM ON SITE.
11. PRIOR TO CONNECTION OF EXISTING WATER MAIN, CONNECTION, PRESSURE TESTING, BACTERIOLOGICAL TESTING, AND APPROVAL OF THE NEW MAIN SHALL BE COMPLETED.
12. SEE SANITARY SEWER PROFILES FOR WATER CROSSINGS.

VERTICAL DATUM

VERTICAL DATUM ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 237 (BENCHMARK LACAMAS-13). STAMPED "4900-1992" LOCATED AT 2400 SDRACKET, 20' W PARK LOT ENT. 27' N CL. 9' S END FIN. ELEVATION = 188.08 FEET (NAVD 29477).

CONSTRUCT CITY OF CAMAS WATER AS DIRECTED BELOW

ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER SHALL CONFORM TO CITY OF CAMAS "DESIGN STANDARD MANUAL" CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAILS CONTAINED THEREIN.

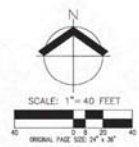


WATER CONSTRUCTION KEYED NOTES ①

1. INSTALL:
 - (1) 8" 22.5' WJ BEND WITH WJ RESTRAINTS MECHANICALLY RESTRAIN PIPE JOINTS 6' EACH SIDE
2. INSTALL FIRE HYDRANT:
 - (1) 8" X 8" FLG X SIDE FLG TEE WITH WJ RESTRAINTS.
 - (2) 8" GATE VALVE, FLG X WJ WITH WJ RESTRAINT.
 - (3) 8" GATE VALVE, FLG X FLG.
 - (4) FIRE HYDRANT ASSEMBLY PER COC DETAIL W/1, SEE SHEET C450. PROVIDE 3' CLEAR SPACE.
3. REMOVE EXISTING BLOW-OFF, CONNECT TO EXISTING WATER LINE. AFTER INSPECTION, TESTING, DISINFECTION AND APPROVAL FROM CITY OF CAMAS, COORDINATE TE-IN ACTIVITIES WITH CITY OF CAMAS 48-HOURS MINIMUM PRIOR TO CONSTRUCTION.
4. INSTALL:
 - (1) STD. BLOW-OFF ASSEMBLY WITH END CAP AND THRUST BLOCK PER COC DETAIL W/1 SHEET C450.
5. BEGIN 265.50' RADIUS DEFLECTION
6. BEGIN 269.50' RADIUS DEFLECTION
7. END 265.50' RADIUS DEFLECTION
8. END 269.50' RADIUS DEFLECTION
9. BEGIN 340.50' RADIUS DEFLECTION
10. BEGIN 344.50' RADIUS DEFLECTION
11. END 340.50' RADIUS DEFLECTION
12. END 344.50' RADIUS DEFLECTION
13. INSTALL 1" WATER SERVICE PER DETAIL W/2 SHEET C450 (TYP). MAINTAIN 18" BETWEEN SERVICE TAPS ON WATER MAIN.
14. INSTALL:
 - (1) 1" IRRIGATION WATER SERVICE AND METER BOX PER COC DETAIL W/2 SHEET C450.
 - (2) 5/8" X 3/4" METER.
 - (3) DOUBLE CHECK VALVE ASSEMBLY PER COC DETAIL W/1, SHEET C450.

AS-BUILT DISCLAIMER

AS-BUILT INFORMATION IS BASED ON A COMBINATION OF FIELD SURVEY INFORMATION, SPOT INSPECTION INFORMATION, AND CONTRACTOR-PROVIDED INFORMATION. THE ENGINEER ONLY CERTIFIES INFORMATION WHICH COULD BE FIELD-VERIFIED AFTER CONSTRUCTION HAS COMPLETED.



APPROVED

The approval of the plans and specifications shall not prevent the City Engineer from thereafter requiring the correction of errors in said plans and specifications or from providing construction operations being carried out in accordance with the minimum of applicable codes in any other ordinance of the City of Camas.



City of Camas Public Works Department Checked by AA Date 5/11/20

LACAMAS HILLS

CJ DENS SUBDIVISION PHASES 2 AND 3

CAMAS

AS-BUILT WATER PLAN

WASHINGTON

AKS ENGINEERING & FORESTRY, LLC
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BURNING WOOD, WA 98043
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY PLANNING LANDSCAPE ARCHITECTURE

APR 19702000, 173250000, 177050000

DESIGNED BY: CJS
DRAWN BY: JRE
MANAGED BY: JML
CHECKED BY: JML
DATE:

REVISION:

JOB NUMBER: 5504

SHEET: C401

AKS DRAWING FILE: \\S05K-CAD\BTLING\1\142012-1400

