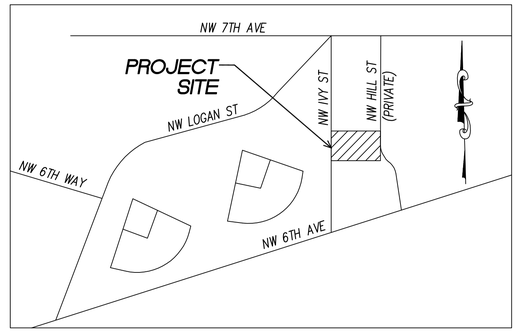
VALENCIA SHORT PLAT

COVER / INDEX SHEET

LOCATED IN A PORTION OF THE NW 1/4 OF THE SE 1/4, OF SECTION 10, T. 1 N., R. 3 E., W. M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON

Exhibit 8



VICINITY MAP

NTS

PROJECT AREA:

LOT 1:	4,193 SF
LOT 2:	3,578 SF
LOT 3:	3,681 SF
TOTAL AREA:	11,452 SF (0.26 ACRES)

ON-SITE AREAS:

EX. GRAVEL TO REMAIN	579 SF
ROOF	3,366 SF
DRIVEWAY	1221 SF
LANDSCAPE	6,598 SF
WALKWAY	99 SF
TOTAL AREA:	11,452 SF (0.26 ACRES)

STORM REQUIREMENTS

NEW IMPERVIOUS = 4,782 SF

NEW, REPLACED, OR
NEW PLUS REPLACED IMPERVIOUS = 5,225+ SF
(>2000 SF), (INCLUDES OFF-SITE PAVING)

MINIMUM REQUIREMENTS
#1 THROUGH #5 APPLY TO THE NEW AND REPLACED IMPERVIOUS SURFACES AND THE LAND DISTURBED

ROOF DOWNSPOUTS TO CONNECT TO STREET VIA 4" WEEPHOLE IN CURB (SEE SHEET C-2 FOR LOCATION OF WEEPHOLES)

OFF-SITE AREAS:

A.C. PAVEMENT	226 SF
SIDEWALK	639 SF
LANDSCAPE	87 SF
TOTAL AREA:	952 SF (0.022 ACRES)
TOTAL DISTURBED AREA:	(0.27 ACRES)

SHEET INDEX

COVER COVER/INDEX SHEET
C-1 PRELIMINARY LOT LAYOUT & EROSION CONTROL PLAN
C-2 GRADING AND DRAINAGE PLAN
C-3 EXISTING CONDITIONS MAP

LEGEND

- 5 FOOT CONTOUR INTERVAL
- 1 FOOT CONTOUR INTERVAL
- BUILDING ENVELOPE
- EASEMENT
- SIDEWALK
- PAVEMENT
- LANDSCAPE
- SAWCUT LINE
- EX. TREE / SHRUB (APPROX. LOCATIONS FROM AREIAL PHOTO)

PROJECT DATA

LOCATION:	NW IVY STREET & NW 6TH AVENUE CAMAS, WASHINGTON 98607
PROJECT AREA:	(PER GIS RECORDS) 0.26 ACRES
	(PER SURVEY LINEWORK) 11,452 SF
PROPERTY ID #:	852740-000
EXISTING LOTS:	1
PROPOSED LOTS:	3
PROJECT DATA SOURCE:	CLARK COUNTY GIS
ZONING:	MF-18
SOIL TYPES/CLASS:	NON-HYDRIC/OIB
	CATEGORY 2 RECHARGE AREAS
FIRE DISTRICT:	CAMAS WASHOUGAL
WATER PURVEYOR:	CITY OF CAMAS
SEWER PURVEYOR:	CITY OF CAMAS
STORM WATER	CITY OF CAMAS
SET BACKS:	
MINIMUM FRONT YARD/AT	
GARAGE FRONT=	10'/18'
SIDE INTERIOR=	3'
STREET=	15'
REAR=	10'

THERE ARE NO WATER COURSES, AREAS WITHIN DESIGNATED 100 YEAR FLOODPLAINS, WATER BODIES OR KNOWN WETLANDS, UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS, SIGNIFICANT WILDLIFE HABITAT OR VEGETATION OR SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES KNOWN TO BE ON SITE OR IN THE IMMEDIATE VICINITY.

APPLICANT/OWNER:

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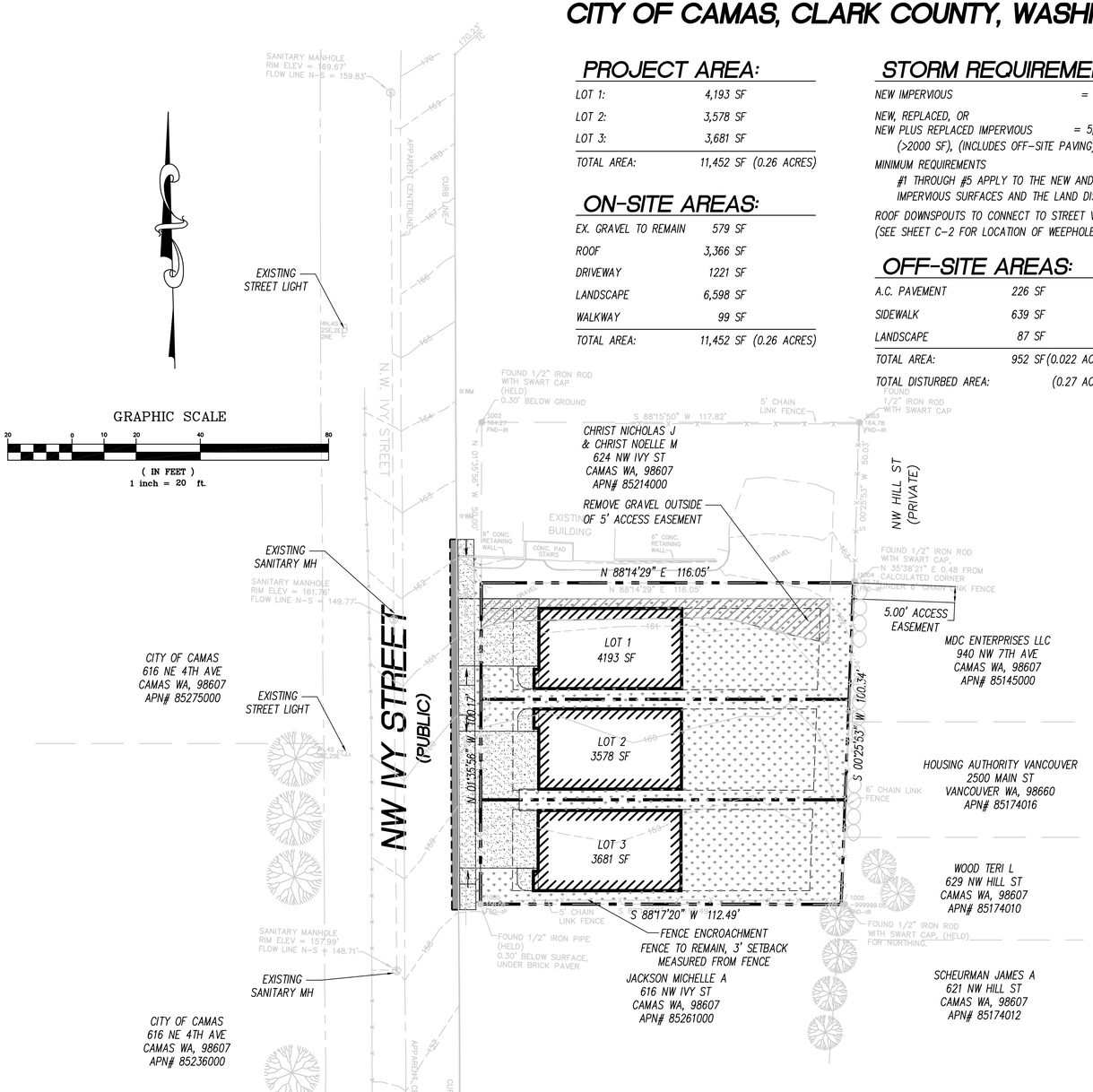
SUBJECT TO CITY APPROVAL



CITY OF CAMAS

CITY ENGINEER DATE

REVISION NO.	SHEETS AFFECTED	INITIAL APPROVAL	DATE

Know what's below. Call before you dig.

PRIOR TO CONSTRUCTION

REVISIONS	DATE
1	
2	
3	
4	
5	

DESIGNED BY	DATE	PROJECT NUMBER
DGS	11/11/15	1.332

DRAWN BY	CHECKED BY
DGS / THC	DGS

VALENCIA SHORT PLAT

COVER AND INDEX SHEET

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CIVILNW LAND DESIGN

SHEET C-0

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