



**Hearings Examiner Meeting Agenda  
Wednesday, August 14, 2024, 4:00 PM  
Council Chambers, 616 NE 4th AVE**

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

**To Participate Remotely:**

**OPTION 1 -**

1. Go to [www.zoom.us](http://www.zoom.us) and download the app or click "Join A Meeting" and use Meeting ID – 829 0267 4836
2. Or, from any device click <https://us06web.zoom.us/j/82902674836>

**OPTION 2 -** Join by phone (audio only): Dial 877-853-5257 and enter meeting ID# 829 0267 4836

**For Public Comment:**

Click the raise hand icon in the app or by phone, hit \*9 to "raise your hand", or email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)

*These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.*

**CALL TO ORDER**

**INTRODUCTIONS AND INSTRUCTIONS**

**HEARING ITEM**

1. Valley Street Duplex (CUP23-04)  
Presenter: Yvette Sennewald

**CLOSE OF MEETING**

**LAND USE DECISION**

**STAFF REPORT**

Valley Street Duplex

*File Number: CUP23-04*

(Related files: DR23-08, MAJVAR23-02)

Report Date:

TO: Hearings Examiner HEARING DATE: August 14, 2024

PROPOSAL: To request conditional use permit approval to construct a residential duplex on a property situated in the R-6 – Single-Family Residential Zone.

LOCATION: The site is located on the easterly side of SW Valley Street, northerly of SW 6<sup>th</sup> Avenue, in the SW ¼, Section 10, Township 1 North, Range 3 East of the Willamette Meridian and described as tax parcel #831030000.

APPLICANT: Eric Papenfuse OWNER: Paul Baranets  
 PO Box 1831  
 Vancouver, WA 98682

APPLICATION SUBMITTED: November 6, 2023 APPLICATION COMPLETE: April 11, 2024

PUBLIC NOTICES: Notice of Application & Public Hearing was mailed to property owners within 300 feet of the site on JULY 31, 2024, and published in the Post Record on AUGUST 1, 2024. Legal publication #925630.

**APPLICABLE LAW:** The application was submitted on November 6, 2023, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 16 Environment, Title 17 Land Development; and Title 18 Zoning; Specifically (not limited to): Chapter 17.19 Design & Improvement Standards; Chapter 18.07 Use Authorization; Chapter 18.09 Density and Dimensions; Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.19 Design Review; Chapter 18.43 Conditional Use Permits; and Chapter 18.55 Administrative Provisions.

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## SUMMARY

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The applicant is proposing to construct a duplex, each unit proposed to be approximately 1,560 square-feet, on an approximately 10,019 square-foot vacant parcel situated in the R-6 - Single-Family Residential Zone. Duplex developments are allowed in the single-family residential zone, subject to the approval of a conditional use permit per CMC 18.07.040- Table 2.

The property is situated on the easterly side of SW Valley Street and is currently developed with an accessory storage shed that is proposed to be removed to facilitate the development of the duplex. Adjacent properties are also zoned R-6 with a mix of styles, sizes, and densities (i.e. single-family and multi-family). The application materials include photos of nearby multi-family properties. There are two existing multi-family buildings located directly to the south of the project site.

The site is relatively flat with some overgrown grass and shrubs near the center of the property and a shore pine tree situated towards the rear of the site that will be removed to facilitate the development of the duplex. The site is accessed via a paved access easement and existing driveway. A chain link fence surrounds the subject property. There are no critical areas or significant trees on site.

## FINDINGS

### *Chapter 18.43 Conditional Use Permit (CUP23-04)*

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**A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;**

CMC 18.03.040 Definitions defines duplex as “a structure containing two dwelling units on one lot”. The applicant has proposed a structure with two dwelling units, which is consistent with this definition. The project is a development in a single-family residential zone but is a use than can allowed, with the approval of a conditional use permit.

The applicant’s narrative further states the building will fit in with the surrounding housing stock and shall comply with the current building code. There are other existing properties within the vicinity consisting of multi-family residences as well.

**FINDING:** The proposed development as a duplex is allowed with approval of a conditional use permit per CMC Chapter 18.07 Use Authorization and will not be detrimental to the public or adjacent uses given the existing uses in the vicinity.

**B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;**

Development standards found in CMC 18.09.040 Tables 1 and 2, for a single-family lot include building setback minimums, maximum height standards, and maximum building lot coverage standards. Parking and landscaping requirements are found in CMC Chapter 18.11 and 18.13, respectively. There are also specific building design standards for duplexes within CMC Chapter 18.19 Design Review and the Camas Design Review Manual discussed in further detail below of this staff report.

#### **Setbacks**

Building setbacks are based on lot sizes per CMC 18.09.040 Table 2. The subject property is approximately 10,019 square-feet in size. The setback standards for a lot that is between 5,000-11,999 sq. ft. are as follows: Front yard is 20-feet; Side yard is 5-feet; Rear yard is 25-feet. The garage setback in

the single-family residential zones is required to be 5-feet behind the front of the dwelling. A variance has been requested to allow the garage setback to be at the front building line and will be addressed later in this report. Aside from the garage setback, the proposed site plan demonstrates compliance with setback requirements.

### **Parking**

Residential uses must provide adequate off-street parking pursuant to CMC Chapter 18.11.130 *Standards*. A “duplex” use requires two off-street parking spaces per unit. The site plan shows that each garage includes two parking spaces, and each driveway is large enough to accommodate an additional two vehicles, therefore the parking requirement has been met.

### **Landscaping**

Per the landscape plan, the applicant is proposing a total of 10 new trees to be planted, two of those will be street trees in the front yard of the duplex in compliance with CMC 17.19.030.F.1 which states, “*Each dwelling unit within a new development shall be landscaped with at least one tree in the planting strip of the right-of-way, or similar location in the front yard of each dwelling unit, with the exception of flag lots and lots accessed by tracts. Required trees shall be a minimum two-inch diameter at breast height (dbh) to create a uniform streetscape (dbh is four and one-half above the ground as measured from upside of tree)*”. A duplex consists of two dwelling units; therefore two street trees will be required. Per the applicant’s landscape plan, this criterion is met.

**FINDING:** Staff finds that the two trees proposed in the front yard meet the street tree requirements. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year. A final landscape plan shall be submitted to the City prior to engineering plan approval. A condition will be warranted.

### **Landscape buffers:**

The preliminary landscape plan is showing 2 street trees along SW Valley Street, along with an additional 5 trees along the northerly side property line and 3 along the rear (easterly) property line. Grass is also proposed to be planted in front, sides, and rear yard areas. The proposal must also comply with the applicable landscaping standards in CMC Chapter 18.13. Per CMC 18.13.055(A) Table 1- Landscape Buffers, a 5-foot (L1) landscape buffer is required for multi-family uses (i.e. duplexes) abutting residentially zoned property. The project site is adjacent to residentially zoned properties on both sides. For compliance with this standard, the final landscape plan should be revised to reflect a 5-foot L1 landscape buffer per CMC 18.13.055.B.1 or a fully sight-obscuring fence be installed per CMC 18.13.055.B.4.b. Staff finds the landscape buffer criteria can be met, and a condition is warranted.

### **Tree Density/Tree Survey:**

There are no significant trees on site. Per CMC significant trees include “*evergreen trees eight inches DBH, and deciduous trees twelve inches DBH*” and “*does not include hazard trees or invasive species*”. The applicant is required to provide 20 tree units per acre per CMC 18.13.051. The property is .23 acres and as such, 5 tree units are required. Although the preliminary landscape plan indicates a total of 10 new trees to be planted on site, the tree sizes are not specified on the preliminary landscape plan.

A final landscape plan consistent with the landscaping standards in CMC Chapter 18.13 and the Camas Design Manual planting specifications and landscape notes should be submitted to the City for review and approval prior to engineering plan approval. Trees should be installed prior to final occupancy and conditioned as such.

**FINDING:** Staff finds the proposed development as conditioned can or will meet the development standards that are required in the zoning district.

**C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;**

Traffic and Pedestrian Circulation:

The proposed development is located at the north end of SW Valley Street. SW Valley Street is a local road that dead ends at the south property line of the proposed development (Parcel No. 83103000). The paved surface width varies from 24-feet at the south intersection with SW 6<sup>th</sup> Avenue to approximately 12-feet at the northern end. There are not any curbs or sidewalk on either side of the street from SW 6<sup>th</sup> Avenue to the proposed development.

Traffic circulation is limited to the residents that live on either side of the street. There are existing residential driveways as well as a dead-end turnaround at the northernmost end at 748 SW Valley Street. The proposed development will be conditioned to provide a sufficient turnaround with an access and utility easement recorded over the private road.

As SW Valley Street is a dead-end street, pedestrians have access to the sidewalks along SW 6<sup>th</sup> Avenue via the existing paved surface.

Traffic Impact Study:

A traffic impact study (TIS) is required when a proposed development/use generates 200 vehicles per day (VPD) or more.

The proposed development will generate approximately 14 vehicles per day (VPD), therefore a traffic impact study was not required.

Roads:

The proposed project is to meet the requirements of CMC 17.19.040.B Streets and the Camas Design Standards Manual (CDSM).

The proposed development is located at the north end of SW Valley Street. SW Valley Street is classified as a local road per the 2016 Transportation Comprehensive Plan that dead-ends the south property line of the proposed development, Parcel No. 83103000. The existing public road is unimproved, consists of 40-feet of right-of-way, dead-ends at the south property line of the proposed development, has a paved surface width that varies from 24-feet at the southern end to 12-feet at the northern end, does not have sidewalks, curbs, or planter strips on either side, and there is not any on-street parking. It is highly unlikely that SW Valley Street would be extended further north of the proposed development due to the location of SR 14, which abuts the parcel to the north of the proposed development.

Due to the constraints of SR 14 to the north, SW Valley Street is unlikely to be extended any further north than the south property line of the proposed development, therefore, neither frontage improvements nor dedication of additional right-of-way, per CMC 17.19.040, will be required.

Per CMC 17.19.040.A Private Streets

Per CMC 17.19.040-1 Minimum Private Street Standards. A, Access to four or less dwelling units requires a 20-foot-wide tract with a 12-foot-wide paved surface. Additionally, note 2 of Table 1 states that access to two lots or less may be designed and established as an easement rather than a tract, if the roadway is less than 150-feet in length.

There are two lots accessible from the dead-end of SW Valley Street, Parcel No. 83124000 at the northernmost end with an existing single-family residence, and Parcel No. 83103000 with the future duplex. The access road to the existing single-family residence (Parcel No. 83124000) is less than 150-feet in length, which meets the minimum standard allowing for a 20-foot wide-access easement from

the end of SW Valley Street to the north side of Parcel No. 83103000 in lieu of a Tract that will serve both parcels.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should include a 20-foot-wide access easement with a minimum 12-foot-wide paved surface from the end of SW Valley Street to the north side of Parcel No. 83103000.

SW Valley Street has an existing paved surface width of 24-feet at the intersection with SW 6<sup>th</sup> Avenue and tapers down to 12-feet at the south side of the proposed development (Parcel No. 83103000), which does not meet the minimum 24-foot-wide paved surface width that allows for two-way vehicular movements.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should provide a turnaround at the future duplex that meets the requirements for fire, life, safety. The applicant is to work with the Fire Marshal and staff to provide an adequate turnaround on Parcel No. 83103000.

Per CMC 17.19.040.A.8 Provisions for adequate parking enforcement are recorded within a private covenant to ensure emergency vehicle access. These provisions shall be noted on the final civil plans, e.g., Towing Service.

The city is not responsible for towing on private roads.

Staff finds a condition of approval is warranted that prior to final engineering plan approval a 'No Parking' sign including the name and number for a towing service is to be added to the civil site plans and is to be installed on the west side of the access easement.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 17.19.040.B and the Camas Design Standards Manual (CDSM) for Roads.

### **Density, Building and Site Design**

The subject property is located in a residential neighborhood with a mix of designs and densities to include several multi-family residences. The design of the building is influenced by the existing character of the neighborhood to include architectural features and materials consistent with that of a residential use. The design of the building is discussed in further detail below.

**FINDING:** The development design is generally compatible with the surrounding land uses.

### **Sanitary Sewer:**

The proposed project is to meet the requirements of CMC 17.19.040.C.2 Sanitary Sewers. Per CMC 17.19.040.C.2.b Each dwelling unit of a duplex, tri-plex, and townhome unit shall have a dedicated sewer lateral.

There is an existing 2-inch PVC pressure sewer main located on the west side of SW Valley Street that ends at an existing air relief valve (AARV) at the dead-end of SW Valley Street. The applicant will be required to extend the 2-inch pressure sewer main approximately 75-feet to the northern property line of the proposed development (Parcel No. 83103000) and relocate the STEP AARV to the end of the extended main. Additionally, two separate 1-inch pressure sewer laterals are to be stubbed from the extended main to the two future STEP tanks.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should be revised with the existing 2-inch pressure sewer main extended approximately 75-feet from the south property line of Parcel No. 83103000 to the north property line of Parcel No.

8310300 and to relocate the AARV to the north end of the extended pressure sewer main. Two separate 1-inch pressure laterals are to be stubbed from the main to the future STEP tanks.

A utility access and maintenance easement to the city is to be recorded over the private road. A right-of-entry to the city is required for access, maintenance, and inspections of the STEP tanks.

Staff recommends a condition of approval that prior to final acceptance, the applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access, maintenance, and inspections of the STEP tanks.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 17.19.040.C.2 and the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Water:

The proposed project is to meet the requirements of CMC 17.19.040.C.4 Water System. Per CMC 17.19.040.C.4.b Each unit of a duplex and townhome unit shall have its own water service.

There is an existing 2-inch galvanized water main located on the east side of SW Valley Street. The 2-inch is reduced to a 1-inch galvanized water main at the north end of SW Valley Street. The existing 1-inch water main that extends to the existing single-family residence on the north side of Parcel No. 830103000 is not sufficient to serve the proposed development.

The existing section of 1-inch galvanized water main that extends north to Parcel No. 8312400 is to be replaced and extended with approximately 70-feet of 2-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000. Two separate 1-inch water services are to be stubbed from the main: one per dwelling unit including water meter boxes. The city will be responsible for tapping a new 1-inch water service on the extended 2-inch water main for the existing single-family residence on Parcel No. 83124000. The applicant is to work with staff to determine the location for extending the 2-inch water main.

Staff recommends a condition of approval that prior to final engineering plan approval, the civil plans should be revised replacing approximately 70-feet of the existing section of 1-inch galvanized water main and extending approximately 70-feet of new 2-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000.

- Two separate 1-inch water services and water meter boxes are to be provided: one per dwelling unit.
- The city will be responsible for tapping a new 1-inch water service on the extended 2-inch water main for the existing single-family residence on Parcel No. 83124000.
- The applicant is to work with staff to determine the location for extending the 2-inch water main.

A utility access and maintenance easement to the city is to be recorded over the private road. A right-of-entry to the city is required for access and maintenance of the water main.

Staff recommends a condition of approval that prior to final acceptance, the applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access and maintenance of the water main.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 17.19.040.C.4 and the Camas Design Standards Manual (CDSM) for Water Systems.

Stormwater:

The proposed project is to meet the requirements of CMC 14.02 Stormwater Control and Camas Design Standards Manual (CDSM).

The proposed development site, Parcel Number 83103000, is approximately 10,019 SF (0.23 acres) in size. The applicant is proposing to construct a 1,700 SF duplex and a 3,060 SF paved turnaround for a total of approximately 4,760 SF of hard surface area.

Per Ecology's Figure I-3.2 *Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)* and the Camas Stormwater Design Standards.

- All re-development projects shall comply with Minimum Requirement (MR) #2 – Submittal of a *Stormwater Pollution Prevent Plan (SWPPP)*.
- If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater than Minimum Requirements (MR) #1- #5 will apply.

The proposed development results more than more than 2,000 sf of new plus replaced hard surface area, therefore Minimum Requirements (MR) #1-#5 apply. Preliminary stormwater plans were provided, however a stormwater report addressing MRs #1 - #5 was not submitted.

Staff recommends a condition of approval that prior to final engineering plan approval, a preliminary stormwater report should be submitted for review and approval addressing Ecology's Minimum Requirements (MRs) #1-#5.

Per 17.19.040.C.3 and CMC 14.02 Stormwater from downspouts and surface water runoff is not to be directed onto nor impact adjoining parcels. Provisions are to be provided for roof downspout controls. Reference Ecology's latest *2024 edition of the Stormwater Management Manual for Western Washington (SWMMWW)* for roof downspout controls.

Staff recommends a condition of approval that prior to final engineering plan approval the applicant should provide roof downspout and surface water runoff control in accordance with the latest 2024 edition of Ecology's *SWMMWW*.

**FINDING:** Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 14.02 and the Camas Design Standards Manual (CDSM) for Storm Sewer.

Erosion Control:

Per CMC 14.06 Erosion and Sediment Control and CMC 17.21.030 Land disturbing activities greater than one acre, will be required to meet the provisions for erosion prevention and sediment control as outlined in CMC 17.21.030 Land Disturbing Activities and CMC 14.06 Erosion and Sediment Control. The required provisions include a *NPDES General Construction Stormwater Permit* issued by Ecology and an Erosion and Sediment Control Bond for land-disturbing activities greater than an acre.

The proposed development site, Parcel Number 83103000, is approximately 10,019 SF (0.23 acres) in size. Therefore, neither an *NPDES General Construction Stormwater Permit* nor an erosion and sediment control bond not required.

**FINDING:** Staff finds the proposed development can and will meet the requirements of CMC 14.06 and the Camas Design Standards Manual (CDSM) for Erosion Control.

**D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;**



The duplex has been designed with a single-family residential feel and utilizes architectural features that are similar in nature to single family dwellings. The scale of the duplex is similar to neighboring residences. There are two existing duplexes adjacent to the southerly side property line that are similar in design, with garages at the front building line. The proposed landscaping and screening will assist in visually enhancing the area.

**FINDING:** Staff finds the building design and landscaping will minimize potential adverse impacts.

**E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;**

The citywide land use policy, Policy LU-1.3 requires compatibility of use and design of the surrounding and built environment for new development. Also, policy LU-1.5, states, *“Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.”* The proposed project being a duplex supports the policy of “efficient use of urban land”.

Policy H-1.6, states, *“Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.”* Analysis of the surrounding neighborhood is provided within the Applicant’s submittal. Staff finds that the in-fill development is compatible.

**FINDING:** Staff finds the development is consistent with the comprehensive plan.

**F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan;**

**FINDING:** After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

***Chapter 18.19 Design Review (DR23-08)***

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Design Review is required for new multi-family developments per CMC 18.19.020 and therefore the duplex building proposal is subject to the applicable design review standards in CMC 18.19.050.A Standard Principles and B.3.c Specific Principles for Duplex, Triplex and Four-Plex and the guidelines in the Camas Design Review Manual.

**Standard Principles:**

**Landscaping and screening, integration or natural features of the property, building design, and integration of historic elements;**

The proposed project will provide the required landscaping and screening as conditioned. Additional trees and shrubs will be planted on site and will meet the minimum tree density and landscaping requirements.

The duplex will be constructed utilizing building materials consisting of Hardie board and batten, Hardie lap siding, and asphalt shingle roofing. The proposed color pallet will consist of gray tones. Materials and colors selected are consistent with those seen on nearby residential structures. Any landscape, parking lot or building lighting should be directed, hooded, or shielded away from surrounding properties, a condition is warranted.

**Specific Principles:**

**Multi-Family Principles: Duplex, Triplex and Four-Plex**

The garages account for less than 50% of the front façade. Staff concurs that the proposed duplex provides a complementary façade that faces the street.

**FINDING:** Staff finds the proposed Valley Street Duplex is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19.

### *Chapter 18.45 Variance (MAJVAR24-02)*

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A. CMC 18.45.040.B - Approval of a major variance must demonstrate with findings of compliance with all the following criteria:

**1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;**

**DISCUSSION:** Per CMC 18.09.040 Table 2, garages are required to be setback 5-feet behind the front of the dwelling. The duplex has been designed such that the garage is at the front of the dwelling, similar to multiple duplexes existing in the neighborhood.

**FINDING:** Staff finds the major variance request to reduce the 5-foot garage setback does not grant special privilege as there are other duplexes within the vicinity that have been developed such that the garage is not setback 5-feet from the front of the dwellings.

**2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;**

**DISCUSSION:** The applicant's narrative indicates that the proposed design is consistent with existing development within the neighborhood and there would be difficulty in redesigning a structure to meet the required garage setback.

**FINDING:** Staff finds that the design is consistent with surrounding development.

**3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.**

**FINDING:** As discussed above, staff finds the variance would not grant special privileges as there are lots within the vicinity that have been constructed with garages at the front building line, similar to the proposed duplex.

### **PUBLIC COMMENTS**

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No public comments have been received.

### **CONCLUSION**

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Based on the above findings and discussion provided in this staff report, staff concludes the conditional use permit application for the Valley Street Duplex (File # CUP23-04) should be approved, because it does or can comply with the applicable standards if all conditions of approval are met.

## **RECOMMENDATION**

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Staff recommends APPROVAL of the Valley Street Duplex (CUP23-04) subject to the following conditions of approval in addition to the conditions of the consolidated files: Design Review (DR23-08), and Major Variance (MAJVAR24-02).

## **CONDITIONS OF APPROVAL**

### **STANDARD CONDITIONS**

1. Final engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
  - a. Final engineering civil plans are not to be submitted until after Planning issues the land-use decision.
  - b. The final engineering plans are to be submitted via the online portal at [www.cityofcamas.us/Permits/Civil Construction Application](http://www.cityofcamas.us/Permits/Civil_Construction_Application).
  - c. A Stamped engineer's estimate is required with the application.
3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed improvements.
  - a. The 3% fee is based on a stamped engineer's estimate.
  - b. Payment of the 3% plan review (PR) and construction Inspection (CI) fee is to be paid prior to release of approved construction drawings by CDEV Engineering Department.
4. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance shall be found in CMC 17.21.
5. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the City, the tribes, and DAHP.
6. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes the stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
7. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
  - a. As-builts are to be submitted as PDFs and in either AutoCad or Carlson formats.
  - b. The cover sheet for the as-builts is to include the originally approved and signed cover sheet.

### **SPECIAL CONDITIONS OF APPROVAL**

#### **Planning:**

8. The maximum lot coverage of 40% shall be met.

9. Prior to engineering plan approval, a final landscape plan consistent with the landscaping standards in CMC 18.13.050 and the Camas Design Manual planting specifications shall be submitted to the city for review and approval.
10. The final landscape plan shall reflect a 5-foot L1 landscape buffer or fencing around the sides and rear property line in accordance with CMC 18.13.055 – Table 1.
11. The final landscape plan shall note proposed tree sizes as to ensure the project will meet or exceed the 20-tree-unit per acre requirement for new development.
12. Trees shall be installed prior to final occupancy.
13. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year by the property owner.
14. Lighting shall be shielded or hooded from neighboring properties.

Engineering:

Roads

15. The civil plans should include a 20-foot-wide access easement with a minimum 12-foot-wide paved surface from the end of SW Valley Street to the north side of Parcel No. 83103000.
16. The civil plans should provide a turnaround at the future duplex that meets the requirements for fire, life, safety. The applicant is to work with the Fire Marshal and staff to provide an adequate turnaround on Parcel No. 83103000.
17. A 'No Parking' sign including the name and number for a towing service is to be added to the civil site plans and is to be installed on the west side of the access easement.

Sanitary Sewer

18. The civil plans should be revised with the existing 2-inch pressure sewer main extended approximately 75-feet from the south property line of Parcel No. 8310300 to the north property line of Parcel No. 8310300 and to relocate the AARV to the north end of the extended pressure sewer main. Two separate 1-inch pressure laterals are to be stubbed from the main to the future STEP tanks.

Water

19. The civil plans should be revised replacing approximately 70-feet of the existing section of 1-inch galvanized water main and extending approximately 70-feet of new 2-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000.
  - a. Two separate 1-inch water services and water meter boxes are to be provided: one per dwelling unit.
  - b. The city will be responsible for tapping a new 1-inch water service on the extended 2-inch water main for the existing single-family residence on Parcel No. 83124000.
  - c. The applicant is to work with staff to determine the location for extending the 2-inch water main.

Stormwater

20. A preliminary stormwater report should be submitted for review and approval addressing Ecology's Minimum Requirements (MRs) #1-#5.

21. The applicant should provide roof downspout and surface water runoff control in accordance with the latest 2024 edition of Ecology's *SWMMWW*.

**Prior to Final Acceptance:**

Sanitary Sewer

22. The applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access, maintenance, and inspections of the STEP tanks.

Water

23. The applicant should record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access and maintenance of the water main.

**Expiration of a Type III Decision:**

24. This permit shall expire in two (2) years from the date of the final decision per CMC§18.55.260 if no building plans are submitted.



Community Development Department | Planning Division  
616 NE Fourth Ave, Camas, WA 98607  
360-817-1568 | [permits@cityofcamas.us](mailto:permits@cityofcamas.us)

General Application Form Camas Valley Street Duplex

Case Number: CUP23-04  
~~PA22-51 / BLA22-03~~

Applicant Information

Applicant/Contact:: Papenfuse Eric Phone: 360-947-4800  
*Last First*  
Address: PO Box 1831  
*Street Address Apartment/Unit #*  
Vancouver WA 98682  
*City State ZIP Code*  
Email Address: ericscustomdesign@gmail.com

Property Information

Property Address: 748 SW Vallev St 83103000  
*Street Address County Assessor # / Parcel #*  
Camas WA 98607  
*City State ZIP Code*  
Zoning District R-6 Site Size 10,058 sq ft

Description of Project

Build duplex on new property

Are you requesting a consolidated review per CMC 18.55.020(B)?  YES  NO  
Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Baranets Paul Phone: \_\_\_\_\_  
*Last First*  
Street Address Apartment/Unit #  
City State Zip Code  
Email Address: baranetspaul@yahoo.com

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: P Baranets Date: 11-6-23

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 11/6/23	Pre-Application Date:	# 6546 By: CK 11/06/23 Receipt # 78765
Staff: Related Cases # PA22-51 DR23-08	<input type="checkbox"/> Electronic Copy Submitted	

**Application Checklist and Fees [updated on January 1, 2023]**

◇ Annexation	\$944 - 10% petition; \$4,013 - 60% petition	001-00-345-890-00	\$	
◇ Appeal Fee		001-00-345-810-00	\$436.00	\$
◇ Archaeological Review		001-00-345-810-00	\$150.00	\$
◇ Binding Site Plan	\$2,055 + \$24 per unit	001-00-345-810-00	\$	\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$113.00	\$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$6,373.00	\$
◇ <u>Conditional Use Permit</u>				
Residential	\$3,738 + \$105 per unit	001-00-345-810-00	\$3,948.00	CUP23-04
Non-Residential		001-00-345-810-00	\$4,734.00	\$
◇ Continuance of Public Hearing		001-00-345-810-00	\$573.00	\$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$848.00	\$
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)				
◇ <u>Design Review</u>				
Minor		001-00-345-810-00	\$474.00	\$
Committee		001-00-345-810-00	\$2,598.00	\$2,598.00 DR23-08
◇ Development Agreement	\$959 first hearing; \$590 ea. add'l hearing/continuance	001-00-345-810-00	\$	\$
◇ Director's Interpretation			\$350.00	\$
◇ <u>Engineering Department Review - Fees Collected at Time of Engineering Plan Approval</u>				
Construction Plan Review & Inspection	(3% of approved estimated construction costs)			
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$459.00	
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$228.00	
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,139.00	
◇ <u>Fire Department Review</u>				
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$308.00	\$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$384.00	\$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$460.00	\$
◇ Franchise Agreement Administrative Fee			\$5,696.00	\$
◇ <u>Home Occupation</u>				
Minor - Notification (No fee)			\$0.00	
Major		001-00-321-900-00	\$75.00	\$
◇ LI/BP Development	\$4,734 + \$41.00 per 1000 sf of GFA	001-00-345-810-00	\$	\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$378.00	\$
◇ Planned Residential Development	\$38 per unit + subdivision fees	001-00-345-810-00	\$	\$
◇ <u>Plat, Preliminary</u>				
Short Plat	4 lots or less: \$2,118 per lot	001-00-345-810-00	\$	\$
Short Plat	5 lots or more: \$7,848 + \$250 per lot	001-00-345-810-00	\$	\$
Subdivision	\$7,848 + \$250 per lot	001-00-345-810-00	\$	\$
◇ <u>Plat, Final:</u>				
Short Plat		001-00-345-810-00	\$219.00	\$
Subdivision		001-00-345-810-00	\$2,598.00	\$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,308.00	\$
◇ <u>Pre-Application (Type III or IV Permits)</u>				
<i>No fee for Type I or II</i>				
General		001-00-345-810-00	\$387.00	\$
Subdivision (Type III or IV)		001-00-345-810-00	\$996.00	\$
◇ SEPA		001-00-345-890-00	\$886.00	\$
◇ Shoreline Permit		001-00-345-890-00	\$1,308.00	\$
◇ Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$45.00	\$
Master Sign Permit		001.00.322.400.00	\$138.00	\$
◇ <u>Site Plan Review</u>				
Residential	\$1,259 + \$34 per unit	001-00-345-810-00	\$	\$
Non-Residential	\$3,146 + \$68 per 1000 sf of GFA	001-00-345-810-00	\$	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$	\$
	\$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA			
◇ Temporary Use Permit		001-00-321-990-00	\$88.00	\$
◇ Variance (Minor)		001-00-345-810-00	\$760.00	\$
◇ Variance (Major)		001-00-345-810-00	\$1,417.00	\$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,659.00	\$

Fees reviewed & approved by Planner: YS 11/03/23

*Paid check #  
1378*

Initial \_\_\_\_\_ Date \_\_\_\_\_  
Total Fees Due: \$ **6,546.00**

City of Camas  
616 NE 4th Avenue  
Camas, WA 98607  
360-834-2462

Finance Office Hours:  
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 11/06/2023 09:54 AM  
Receipt No. 00787668  
Receipt Date 11/06/2023  
CR plan 6,546.00  
designrev  
design review 2,598.00  
cond.use  
conditional use  
permit 3,948.00

Cash: 0.00  
Other: 0.00  
6,546.00  
Check: 6,546.00

Total: 6,546.00  
Change: 0.00

Check No: 748 SW VALLEY ST DUPLEX  
,#1378

CONEX MATERIALS INC  
Customer #: 000000  
PO BOX 368

WASHOUGAL WA 98671-  
Cashier: ckafouros  
Station: IS02475





**Pre-Application Meeting Notes**  
**Proposed Duplex & ADU**  
**File PA22-51**

Meeting held via Zoom: Thursday, December 15, 2022  
 Notes issued via email: December 28, 2022

**Applicant:**

Eric Papenfuse  
 PO Box 1831  
 Vancouver, WA 98682

**Representing City of Camas:**

Yvette Sennewald, Senior Planner  
 Alan Peters, Community Development Director  
 Brian Smith, Building  
 Randy Miller, Fire Marshal  
 Ahmed Yanks, Engineering

**Location:** 748 SW Valley Street

**Tax Accounts:** 83103000

**Zoning:** Residential-6,000 (R-6) – Single Family Residential

**Description:** The applicant proposes to construct a duplex and an ADU on the subject 10,058 sq. ft. vacant property.

**NOTICE:** Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. **A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, <http://www.cityofcamas.us/> on the main page under "Business and Development".**

**STAFF NOTES**

## PLANNING DIVISION

Yvette Sennewald | 817-7269

Applicable codes for development include Title 16 Environment, and Title 18 Zoning, of the Camas Municipal Code (CMC), which can be found on the city website. Please note it remains the applicant's responsibility to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted on December 8, 2022.

The proposed project includes the development of a duplex on a property in the single-family residential zone and requires approval of a Conditional Use Permit. This is a Type III permit and requires a public hearing before the city's Hearings Examiner.

Type III Conditional Use Permit	Fees (as of July 28 <sup>th</sup> , 2022)
Duplex - Conditional Use Permit	\$3,417 + \$105 per unit
Duplex - Design Review Committee	\$2,375

**Application Requirements**

Your proposal is required to comply with the general application requirements per CMC Section **18.55.110**.

The following items are required to be submitted for consideration of the proposed project:

1. **APPLICATION.** Required materials are listed at CMC18.55.110 (A through G) and include the following:
  - A completed city application form and required fees,
  - A complete list of the permit approvals sought by the applicant for this project,
  - One set of mailing labels for property owners as noted in CMC Section 18.55.110,
  - A detailed narrative description that describes the proposed development, existing site conditions, existing structures, public facilities and services, and other natural features. The narrative should also include ownership and maintenance of open spaces, stormwater facilities, public trails, and critical areas. It should also address any proposed building conditions or restrictions.
  - Three sets of drawings and an electronic copy (sent as a PDF by email). All documents and reports must be submitted as separate pdf files.
  - A copy of Preapplication meeting notes,
  - Preliminary Civil plans,
  - A vicinity map showing location of the site, and
  - Copy of a full title report.
2. **CONDITIONAL USE PERMIT.** The application should include photos of adjacent properties, and a description of the development patterns of the area. The applicant must include a written narrative that responds to each of the criteria in CMC §18.43.050 Criteria:

*A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated.*

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

3. **DESIGN REVIEW.** The city will schedule a public meeting with the Design Review Committee (DRC) prior to the public hearing, as the DRC will provide a recommendation on the permit. An application for design review must include (at a minimum) building elevations, materials, exterior colors, and landscaping plans. There are specific standards for duplexes within the city's Design Review Manual. One of the standards states, "Garages shall account **for less than** fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look." The design should include a visible and articulated front entrance.

*Preliminary site plan should show:*

- a. Applicable setbacks, building footprint and elevations for the R-6 Single-Family Residential Zone. New construction must meet the following setbacks (based on lot sizes between 5,000-11,999 square feet):  
FRONT YARD: 20-feet  
SIDE YARDS: 5-feet  
REAR YARD: 25-feet  
MAXIMUM BUILDING COVERAGE: 40%
- b. All existing conditions shall be delineated on the site plan per CMC Section 17.11.030.B.6(a-p),
- c. Off-street parking for four vehicles, or two spaces per unit per CMC Chapter 18.11 Parking,
- d. Landscape plan per CMC Chapter 18.13 Landscaping,
- e. Parking areas must include 5-feet of landscaping between adjacent lot line (screening bushes and trees, and
- f. Street trees must be installed in the planter strip of the frontage. One tree per unit.

**Landscaping Regulations.** A Landscape, Tree, and Vegetation plan must be submitted pursuant to CMC 18.13.040.A. If trees are proposed for removal, a Tree Survey is required and must be prepared by a certified arborist or professional forester. A minimum 20-unit tree density per net acre is required to be incorporated into the overall landscape plan per CMC 18.13.051.A.

4. **SEPA.** According to RCW 43.21C.229, the proposed duplex would facilitate residential development and can be considered "infill development" therefore, is categorically exempt from State Environmental Policy Act (SEPA) requirements.
5. **ADU.** Per CMC 18.27.050(A), no more than one accessory dwelling unit per legal lot is permitted, and it must be accessory to a single-family residence. A lot of record lawfully occupied by two or more single-family residences shall not be permitted to have an accessory dwelling unit, unless the lot is short platted under Title 17 of this code. If a short plat is approved, an accessory dwelling unit for each dwelling unit is permitted only if all dimensional standards of the underlying zone, and all other provisions of this chapter are met.

## BUILDING DIVISION

Brian Smith | 817-1568

SFR Checklist attached. No additional comments at this time.

## ENGINEERING DIVISION

Ahmed Yanka | 817-7258

### General Requirements:

1. Civil site improvement plans shall be prepared by a licensed Washington State Engineer in accordance with the *Camas Design Standards Manual (CDSM)* and CMC 17.19.040.
2. Community Development Engineering is responsible for plan review (PR) and construction inspection (CI) of all site improvements.
3. A 3% PR&CI fee is collected by engineering for all infrastructure improvements.
  - a. Payment of the 1% plan review (PR) fee shall be due prior to start of first review.
  - b. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant.
  - c. Under no circumstances will the applicant be allowed to begin construction prior to construction plan approval.
4. In addition to approved civil engineering site plans, work within the right-of-way (ROW) will require a General Encroachment permit, issued by Development (CDev) Engineering.
  - a. A traffic control plan (TCP) is to be submitted with the encroachment permit for review and approval, prior to working within the right-of-way on NW 6<sup>th</sup> Place.
5. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, interior street/parking lighting, and associated appurtenances are installed.
6. Final acceptance is to be issued by Development Engineering, prior to building permit issuance.

### Traffic/Transportation:

1. Trips generated are less than 199 vehicles per day (vpd). Therefore, a traffic study (TIA) is not required.

#### Streets:

1. The proposed development is located on the north end of SW Valley Street.
2. SW Valley Street is an unimproved local road that starts as a 2-lane road at the intersection of SW 6<sup>th</sup> Avenue for approximately 75-feet then turns into a 1-lane road as you head north and ends at the applicant's southern property line.
  - a. The applicants preliminary site plan shows a 25-foot easement along the front of the property.
3. Per CMC 17.19.040.B Table 17.19.040-1 Minimum Private Street Standards for 4 dwelling units or less, the private street is to consist of a 20-foot-wide tract, a minimum 12-foot-wide paved surface, sidewalk is optional, and no parking on both sides.
4. SW Valley Street is an unimproved road that is one lane. Applicant will need to work with Fire Marshall and staff to provide an adequate turn around.

#### Stormwater:

1. The proposed parcel is 10,000 sf (.23 acres) in size, with proposed improvement of approximately 2,052 sf for the duplex plus 528 sf for the ADU.
2. Refer to Ecology's Figure I-3.2 *Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3)* and the Camas Stormwater Design Standards.
  - o All re-development projects shall comply with Minimum Requirement (MR) #2 – Submittal of a *Stormwater Pollution Prevent Plan (SWPPP)*.
    - Contact Building Dept. for the City of Camas Abbreviated Construction SWPPP Form.
  - o If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater then Minimum Requirements (MR) #1- #5 will apply.
3. Provisions are to be made for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels, per CMC 14.02 and CMC 17.19.040.C.3. Reference Ecology's latest edition of the SWMMWW for roof downspout controls.
4. A designated concrete washout area (BMP C154, Vol. II, Chap. 3, pgs. 320-326), is to be shown on the SFR site plan. This area is to be used during single-family home construction. The concrete washout area is to be removed prior to issuance of final occupancy

#### Erosion Control

1. Applicant is responsible for erosion prevention and sediment control during construction.
2. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

Water:

1. There is an existing 2-inch galvanized water main that turns into a 1-inch galvanized at the north end and it's located on the westside of SW Valley Street.
2. The existing 1-inch water service to the SFR to the north is not sufficient to serve the proposed development.
3. The applicant will be required to extend a 2-inch ductile iron water line to serve the proposed duplex and ADU, with separate 1-inch services and water meters to each dwelling unit.
  - a. The applicant is to work with staff to determine the location for extending a 2-inch water line.
4. Trenching, backfill, and surface restoration on NW 6<sup>th</sup> Place will be per CDSM Details G2 and G2A.
5. A 10-foot separation shall be maintained between water and sanitary sewer lines within the right-of-way.
6. The water tap on the water main is to be performed by a city approved tapping contractor. Approved contractor list provided below.

Sanitary Sewer:

1. There is an existing 2-inch PVC pressure sewer main located on the east side of SW Valley Street.
2. The applicant will be required to extend the existing 2-inch sanitary sewer main if required and provide 1-inch lateral to each dwelling unit.
3. The applicant will be required to provide and record a utility access and maintenance easement, to the city, across the new private road.
4. At the time of Duplex and ADU construction a STEP tank installing will be required.
  - a. The STEP tank is to be per CDSM STEP Tank Details.
  - b. The STEP tank is to be installed by a certified Roth tank installer.
5. The applicant will be required to provide a right-of-entry to the City for maintenance of the STEP tank and the STEP tank is to be located such that the City has access for maintenance and pumping.
6. Trenching, backfill, and surface restoration on SW Valley Street will be per CDSM Details G2 and G2A.
7. A 10-foot separation shall be maintained between water and sanitary sewer lines within the right-of-way.

City Approved Tapping Contractors:

- A&A Drilling Services, Inc (water & pressure sewer):  
16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827,  
<http://www.aadrilling.com>
- Ferguson Waterworks (water only):  
14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708,  
<https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

Garbage and Recycling:

1. The Applicant is responsible for moving the garbage and recycling cans for pickup on SW Valley Street.

Parks/Trails:

1. Not applicable.

Impact Fees & System Development Charges (SDCs):

1. The proposed development is in the South District.
2. Impact Fees and SDCs are collected at time of building permit issuance.
3. The impact fees and SDCs noted below are for informational purposes only.
4. Impact fees and SDCs are adjusted on January 1<sup>st</sup> of each year.

Impact Fees for **2023**:

## Duplex/Townhome (per DU):

1. Traffic Impact Fees - \$3,800.00
2. School Impact Fees (SIF) (Camas) – \$6,650.00
3. Park/Open Space Impact Fees (PIF) – \$5,801.00
4. Fire Impact Fees (FIF) - \$0.37 sf

## ADU (Exterior):

1. Traffic Impact Fees - \$1,300.00
2. School Impact Fees (SIF) (Camas) – \$6,650.85
3. Park/Open Space Impact Fees (PIF) – \$0.00
4. Fire Impact Fees (FIF) - \$0.68 sf

System Development Charges (SDCs) for **2023**:

- Water
  - 3/4" meter - \$8,975.00 + \$435.00 connection fee
- Sewer
  - Residential - \$7,120.00 + \$192.00 STEP Inspection fee

## FIRE MARSHAL

Randy Miller | 834-6191

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

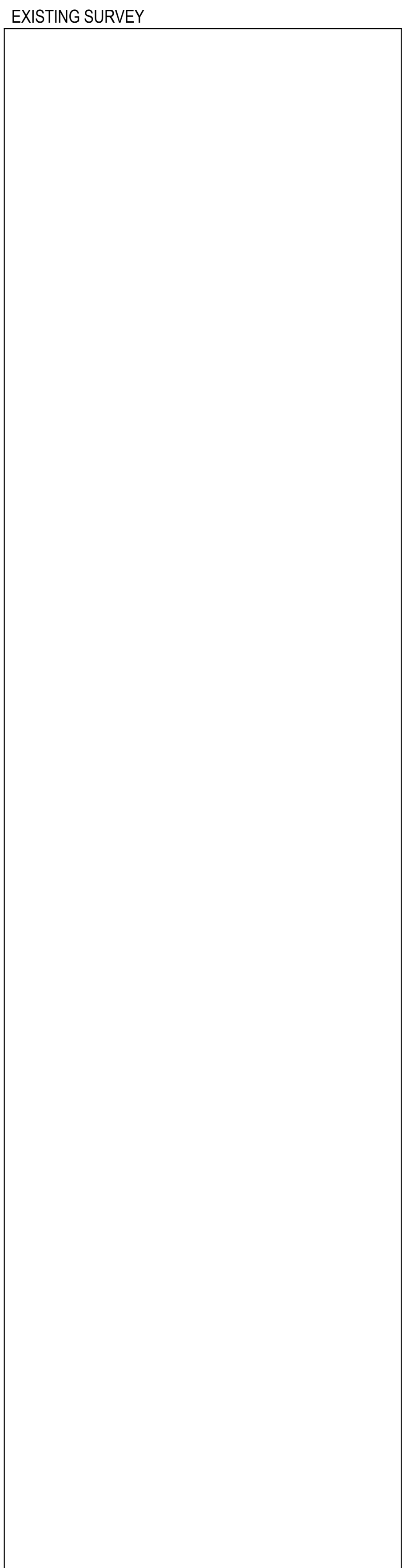
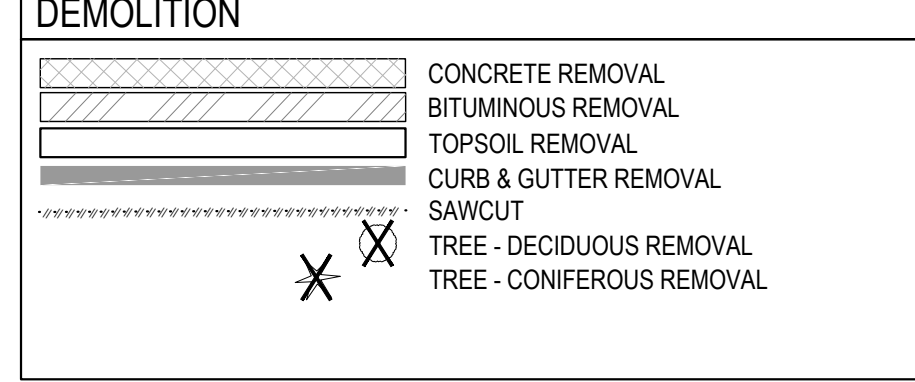
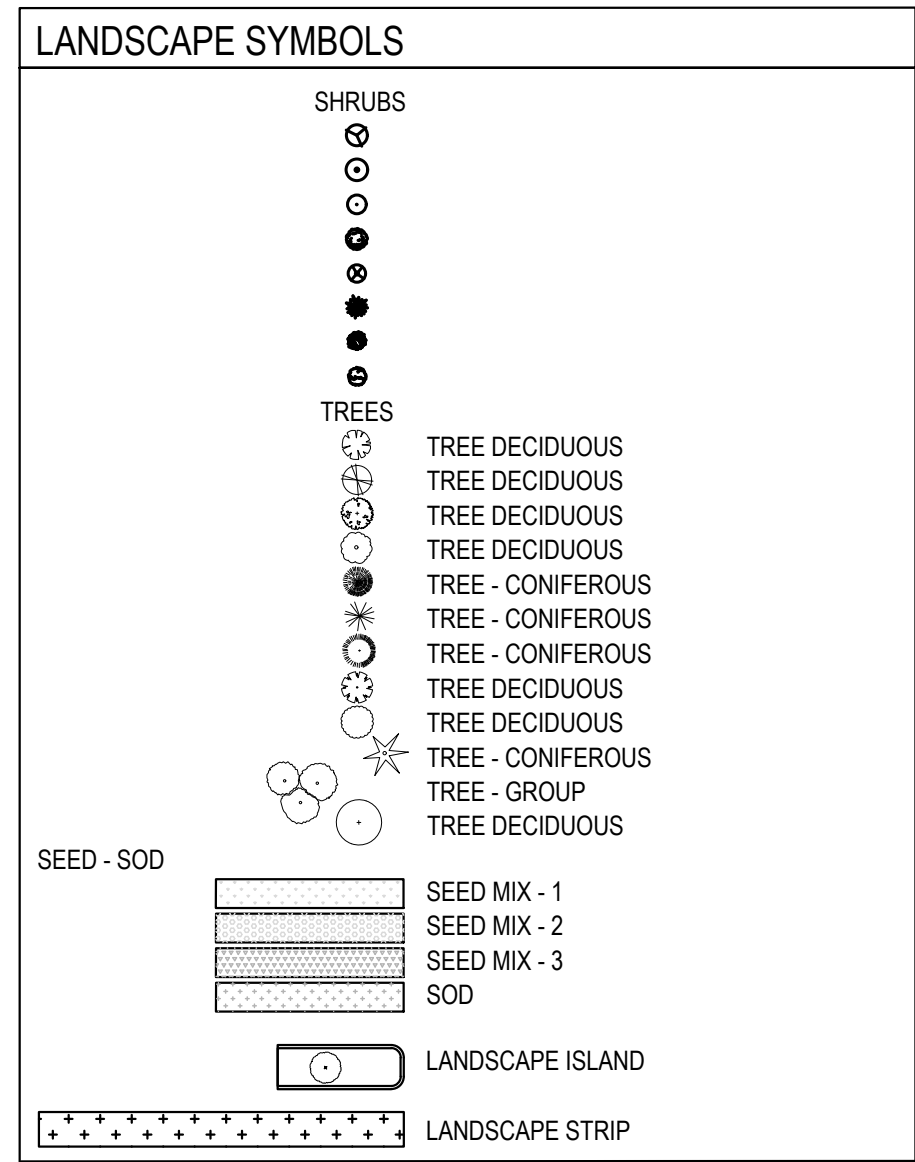
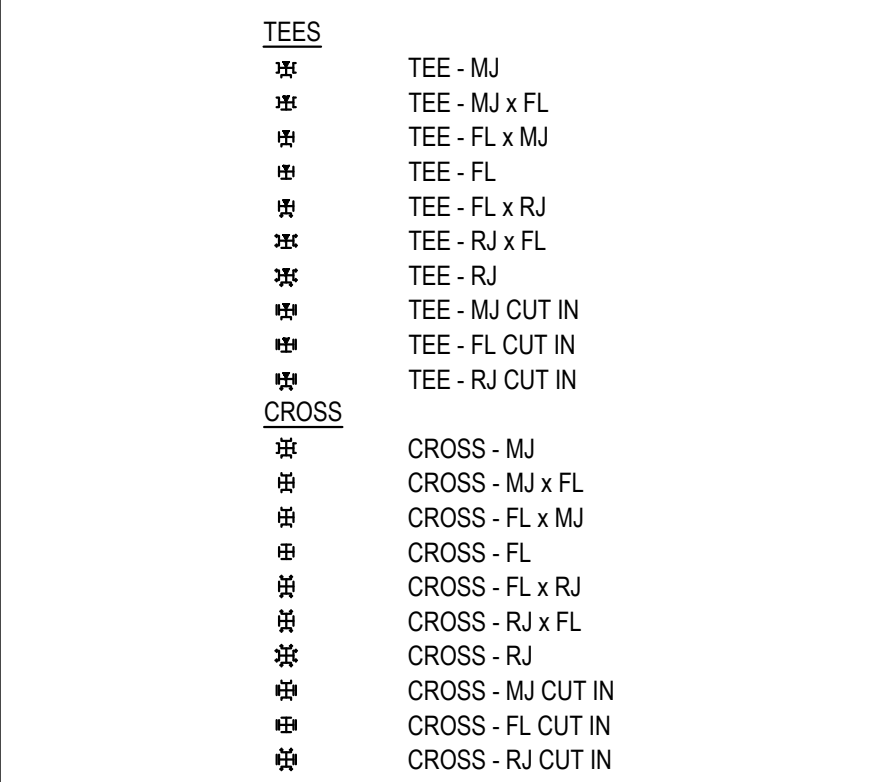
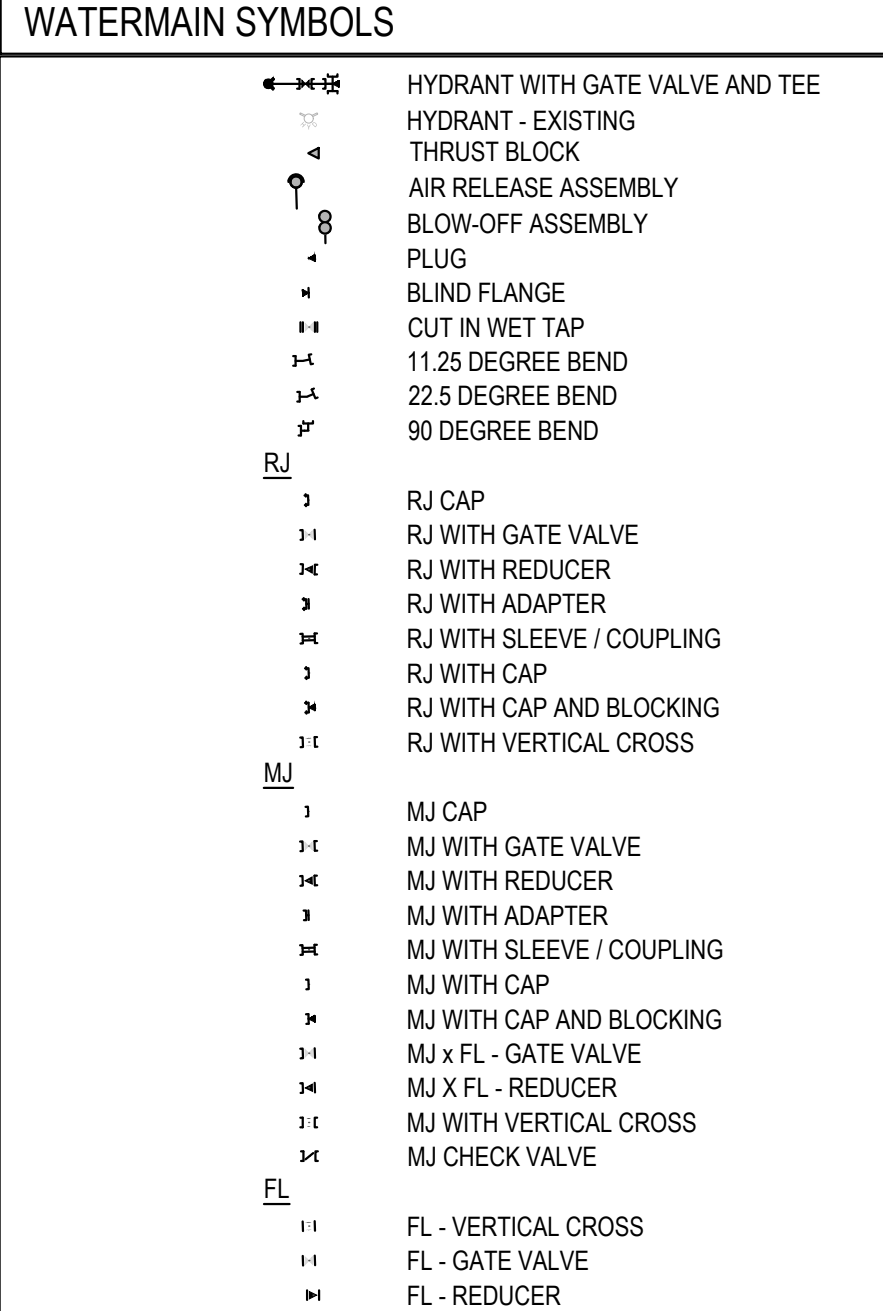
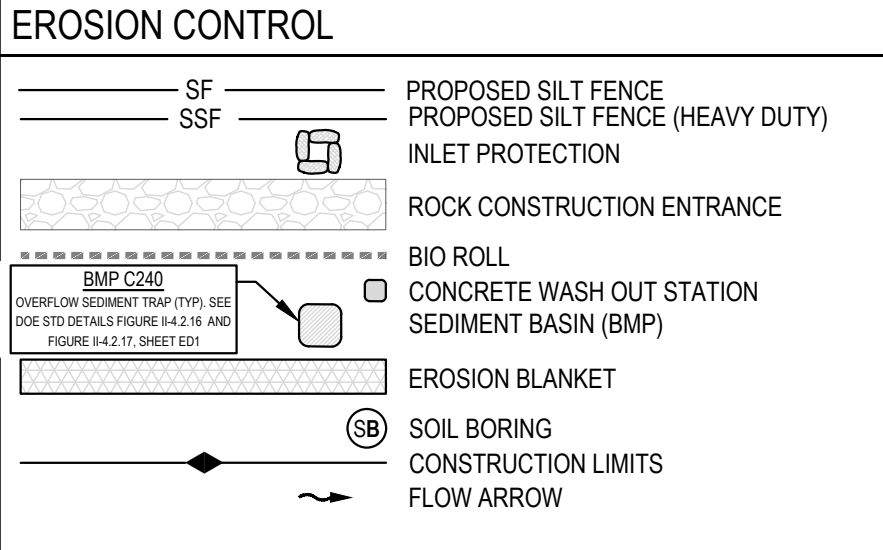
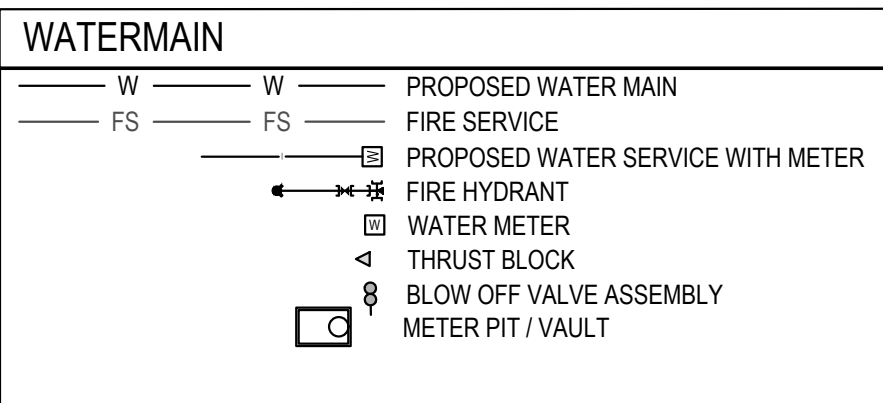
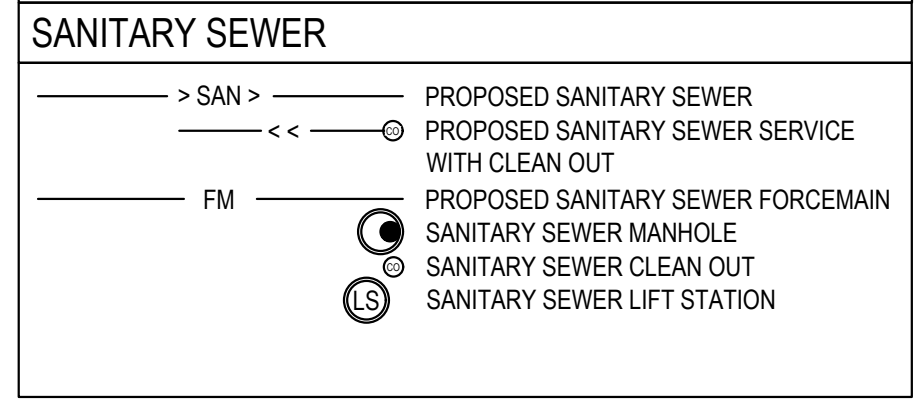
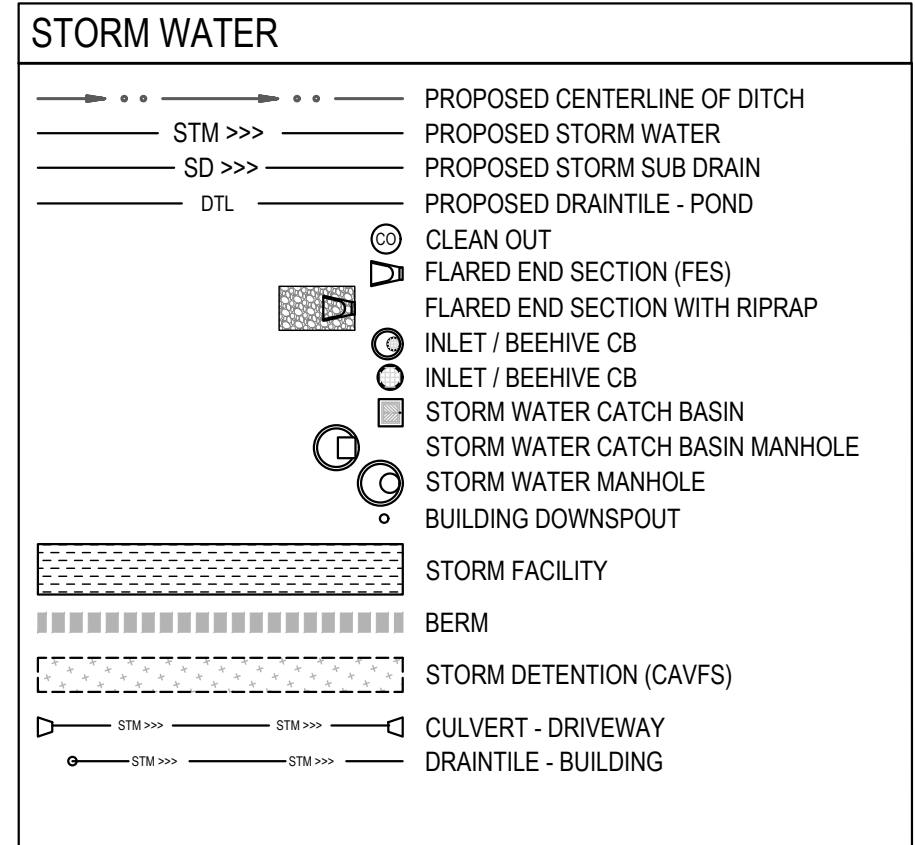
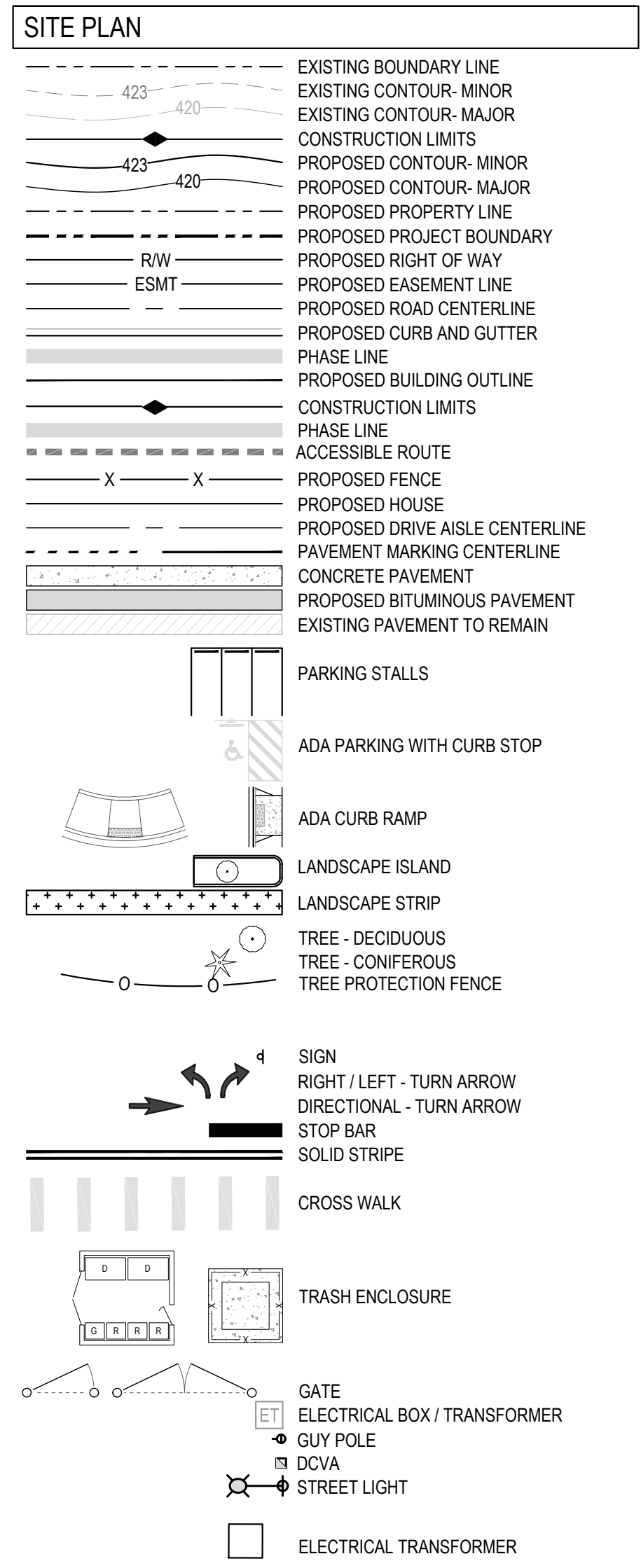
Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshal's office or the City shall not be considered a waiver by the applicant.

- 1) NFPA 13D Residential Fire Sprinklers required in all new dwellings. It is recommended that the owner additionally install fire sprinklers in the garage in consultation with their fire sprinkler contractor.
- 2) If a larger water meter is required and proven by design to be needed because of the fire sprinkler system and is not required for reasons of the international residential code from the building department, then the SDC up-charge is waived and the minimal cost difference in the actual meter shall be paid.
  - a. Separate meter required for each duplex unit.
- 3) A flow switch is optional but recommended to tie into the homes security system along with an outside bell.
- 4) If a PRV is needed for the domestic supply side, it shall not be installed on the fire line side. If the pressure is high enough and desired by the builder to also be on the fire line side, then the RBT shall occur with the PRV in place.
- 5) An inside bell or horn strobe is recommended (If system is not tied into a security system) Contact Randy Miller in the FMO for more information.
- 6) Water supply line from the meter into the house shall be sized per the fire sprinkler contractors design calculations or a 2- inch line shall be installed.
- 7) Providing fire sprinklers in garages are optional but encouraged. Please contact the FMO for further discussion.
- 8) The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed. CMC 17.19.040.C.4.a.
- 9) Any discovered underground oil or fuel storage tank is a decommissioning permit through the FMO.
- 10) A propane tank Permit is required with the Fire Marshals Office if tank installed is over 124 gallons.



- 11) Approved unit identification/address is required. Provide rough draft of what type and where addressing will be provided. Needs to be clearly visible and readable from the street.
- 12) This street is narrow/congested and a dead end. Provide rough draft plans for a fire department turnaround for approval.
- 13) For a courtesy list of 13D contractors that frequently install systems in Camas-Washougal please contact the FMO.
- 14) For questions or to request inspections contact the Fire Marshal's Office via Camas Connect. Otherwise please call our inspection line at 360-891-6191 x1.
- 15) Please do not hesitate to contact the FMO if you have any questions. 360-834-6191 or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)





### GENERAL ABBREVIATIONS

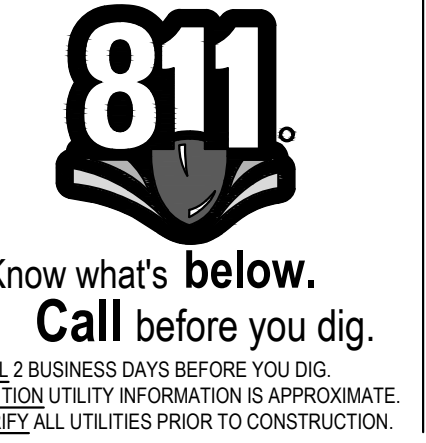
- (E) EXISTING
- C CONCRETE
- CB CATCH BASIN
- CL CENTERLINE
- CNS COMPACTED NATIVE SOIL
- CO CLEAN OUT
- CR CURB RETURN
- D DIRT / DRAINAGE
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FM FORCE MAIN
- G NATURAL GAS (LOW PRESSURE)
- GB GRADE BREAK
- HP HIGH POINT
- LF LINEAR FOOT
- LP LOW POINT
- MG NATURAL GAS (MEDIUM PRESSURE)
- MG MATCH EXISTING GRADE
- MH MANHOLE
- NS NATIVE SOIL
- NTS NOT TO SCALE
- P PAVEMENT
- PC POINT OF CURVATURE
- POC POINT OF CONNECTION
- POS POINT OF SERVICE
- PP POWER POLE
- PT POINT OF TANGENCY
- R RADIUS
- ROW RIGHT OF WAY
- S SLOPE / SANITARY
- SAN SEWER SEWER
- SSMH SANITARY MANHOLE
- STA STATION
- STM STORM DRAIN
- STMH STORM MANHOLE
- TBD TO BE DETERMINED
- TBL TO BE RELOCATED BY RESPECTIVE UTILITY
- TBR TO BE REMOVED BY CONTRACTOR
- TC TOP OF CURB
- TOE TOE OF BANK
- TOP TOP OF BANK
- TP TELEPHONE POLE
- U UNDERGROUND
- VIP VERIFY IN FIELD PRIOR TO CONSTRUCTION
- W WATER MAIN

### SITE - ABBREVIATIONS

- FFE - FIRST FLOOR FINISH ELEVATION
- LLE - LOWER LEVEL FINISH ELEVATION
- WO - WALKOUT
- LO - LOOKOUT

### GRADING LEGEND / ABBREVIATIONS

- TC: 391.49
- FL: 390.99
- TW: 391.49
- BW: 380.99
- GB: GRADE BREAK
- LP: LOW POINT
- HP: HIGH POINT
- FC: FLUSH CURB
- MG: MATCH GRADE
- FL: FLOWLINE
- SW: SIDEWALK
- TC: TOP OF CURB
- FG: FINISH GRADE (DEFAULT- IF NOT LABELED)



Revisions:


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**CAMAS VALLEY STREET DUPLEX**  
CAMAS, WA

**ENGINEERING PLAN**  
Project No: 23228  
Issue Date: 10/27/2023

Project Manager CTM  
 Drawn by ORK  
 Checked by CTM

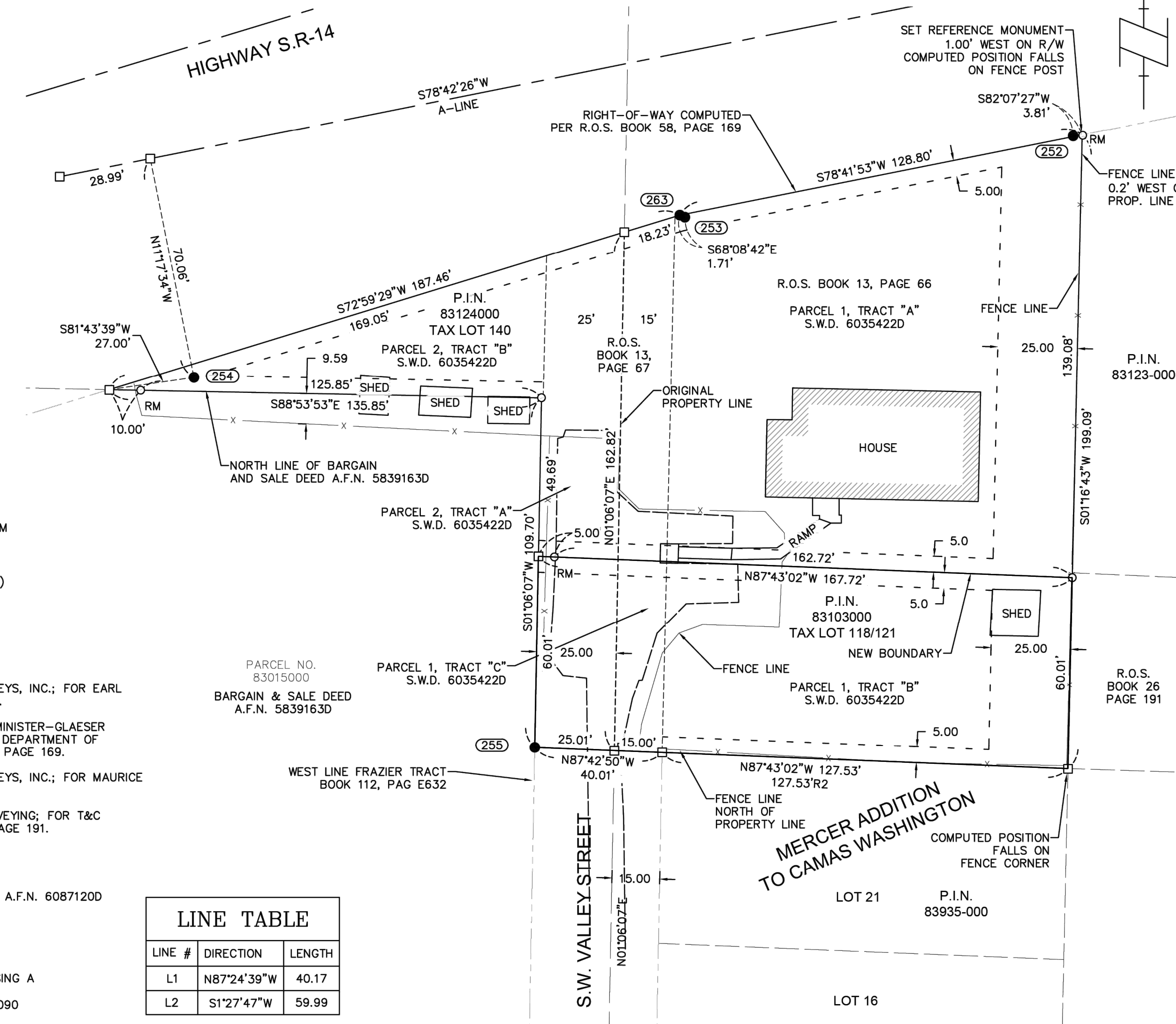
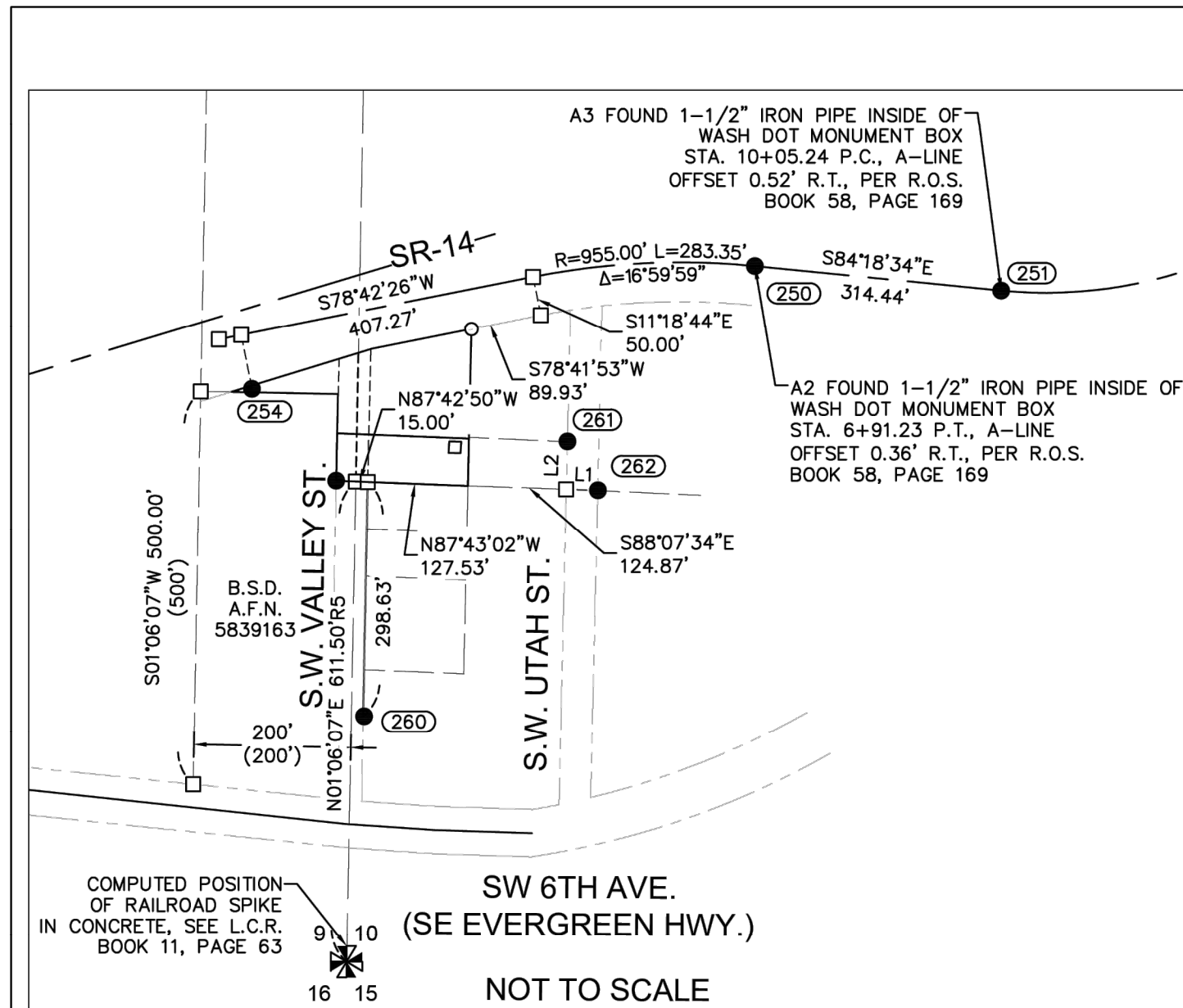
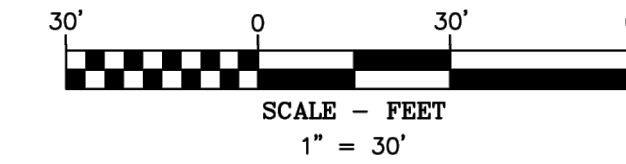
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# AMENDED RECORD OF SURVEY

## BOUNDARY LINE ADJUSTMENT

LOCATED IN THE SW 1/4 OF THE SW 1/4 SECTION 10,  
AND THE SE 1/4 OF THE SE 1/4 SECTION 9,  
T. 1N., R. 3E., W.M.  
CITY OF CAMAS, COUNTY CLARK, STATE OF WASHINGTON.



- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
  - FOUND MONUMENT AS NOTED IN DESCRIPTIONS
  - COMPUTED ANGLE POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY  
A.F.N. AUDITOR'S FILE NUMBER  
R1 RECORD DATA PER RECORD OF SURVEY NO.  
FD FOUND DATA  
S.W.D. STATUTORY WARRANTY DEED  
P.I.N. PROPERTY IDENTIFICATION NO.  
--- EDGE OF ASPHALT  
--- BUILDING SETBACK LINE  
--- ORIGINAL BOUNDARY LINE  
--- NEW BOUNDARY LINE

- MONUMENT INFORMATION**
- (250) FOUND 1-1/2" IRON PIPE INSIDE OF WASH DOT MONUMENT BOX; PER R.O.S. BOOK 58, PAGE 169; (VISITED MARCH 16, 2022)
  - (251) FOUND 1-1/2" IRON PIPE INSIDE OF WASH DOT MONUMENT BOX; PER R.O.S. BOOK 58, PAGE 169; (VISITED MARCH 16, 2022)
  - (252) FOUND 5/8" IRON ROD WITH NO CAP. ORIGIN UNKNOWN, NOT ACCEPTED; (VISITED MARCH 16, 2022)
  - (253) FOUND 5/8" IRON ROD WITH NO CAP. ORIGIN UNKNOWN, NOT ACCEPTED; (VISITED MARCH 16, 2022)
  - (254) FOUND 1/2" IRON ROD, W/ PLASTIC CAP, UNREADABLE, PER BOOK 13, PAGE 66; NOT ACCEPTED; (VISITED MARCH 16, 2022)
  - (255) FOUND 1/2" IRON ROD W/ PLASTIC CAP INSCRIBED PLS 12794, PER BOOK 13, PAGE 66. HELD; (VISITED MARCH 16, 2022)
  - (260) FOUND 3/4" IRON PIPE BENT; 16.38' EAST OF SECTION LINE, SEE REFERENCE 2; (VISITED MARCH 16, 2022)
  - (261) FOUND 1/2" IRON ROD BENT; HELD; (VISITED MARCH 16, 2022)
  - (262) FOUND 1/2" IRON ROD; HELD; (VISITED MARCH 16, 2022)
  - (263) FOUND 4" X 4" CONCRETE POST AT COMPUTED POSITION; HELD; (VISITED MARCH 16, 2022)

**AREA TABLE:**

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 83124000	6,976 S.F.	22,871 S.F.
PARCEL 83103000	25,953 S.F.	10,057 S.F.

SURVEY PERFORMED FOR:  
AMIT KAUSHAL & KAMRA RUCHIKA  
DATE OF MONUMENT: MAY 30, 2022  
PROJECT: 22-04-21 DRAFT: GD  
FILE: 220421.DWG LAYOUT TAB: WA SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

- BASIS OF BEARINGS**  
WASHINGTON STATE PLANE COORDINATES SYSTEM NAD83(2011)(EPOCH: 2010), SOUTH ZONE, DERIVED FROM OPLUS POST PROCESSING ESTABLISHED BY G.P.S. OBSERVATION BETWEEN MONUMENT INFORMATION POINT (250) AND (251) HAS A BEARING OF S84°18'34"E
- REFERENCED SURVEYS**
- R1. MAP OF MARCER ADDITION TO CAMAS.
  - R2. SURVEY PERFORMED BY GREENWOOD SURVEYS, INC.; FOR EARL BUFORD; RECORDED IN BOOK 13, PAGE 66.
  - R3. MONUMENTATION SURVEY PERFORMED BY MINISTER-GLEASER SURVEYING, INC.; FOR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION; RECORDED IN BOOK 58, PAGE 169.
  - R4. SURVEY PERFORMED BY GREENWOOD SURVEYS, INC.; FOR MAURICE GODSIL; RECORDED IN BOOK 13, PAGE 42.
  - R5. SURVEY PERFORMED BY SWART LAND SURVEYING; FOR T&C CONSTRUCTION; RECORDED IN BOOK 26, PAGE 191.

- REFERENCED DEEDS**  
PROPERTY LINE ADJUSTMENT, QUIT CLAIM DEED, A.F.N. 60871200 BARGAIN SALE AND DEED A.F.N. 58391630 STATUTORY WARRANTY DEED, A.F.N. 60354220

**PROCEDURES**  
A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S6 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

**SURVEYOR'S CERTIFICATE:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AMIT KAUSHAL, IN NOVEMBER, 2022

JAMES M. KLEIN  
PROFESSIONAL LAND SURVEYOR LS #42690



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N87°24'39"W	40.17
L2	S1°27'47"W	59.99

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO AMENDED A PREVIOUSLY RECORDED SURVEY PERFORMED BY OUR FIRM, RECORDED IN BOOK 72, PAGE 147, WHICH AREA TABLE WAS IN ERROR.  
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY OF TWO SEPARATE TRACTS FOR A PROPERTY LINE ADJUSTMENT, WHICH IS DESCRIBED IN THAT CERTAIN PROPERTY LINE ADJUSTMENT BY QUIT CLAIM DEED, RECORDED OCTOBER 27, 2022, AUDITOR'S FILE NO. 6087120 D.  
A MATHEMATICAL MODEL WAS CREATED BASED ON TWO PREVIOUSLY RECORDED SURVEYS, THE SOUTH AND EAST LINES WERE COMPUTED BASED ON A SURVEY PERFORMED BY GREENWOOD SURVEYS, RECORDED IN BOOK 13 OF SURVEYS PAGE 66, ALONG WITH A SURVEY PERFORMED BY MINISTER-GLEASURE SURVEYING INC., RECORDED IN BOOK 58 OF SURVEYS PAGE 169, WHICH WAS USED TO ESTABLISH THE NORTH LINE OF THE SUBJECT TRACT, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 14. RECOVERED MONUMENTS ALONG A-LINE PER MINISTER-GLEASURE SURVEY WERE RECOVERED AND HELD TO ESTABLISH SAID NORTH LINE OF THE SUBJECT TRACT. MONUMENTS FOUND OR ESTABLISHED BY SAID GREENWOOD SURVEY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 14 WERE NOT HELD IN THIS SURVEY. MONUMENTS RECOVERED ALONG SW VALLEY STREET WERE RECOVERED AND HELD, AS SHOWN ON SAID GREENWOOD SURVEY. THE ADJUSTED PROPERTY LINES WERE THEN COMPUTED, AND PROPERTY MONUMENTS SET BASED ON SAID PROPERTY LINE ADJUSTMENT BY QUIT CLAIM DEED.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS PAGE \_\_\_\_\_ AT THE  
REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

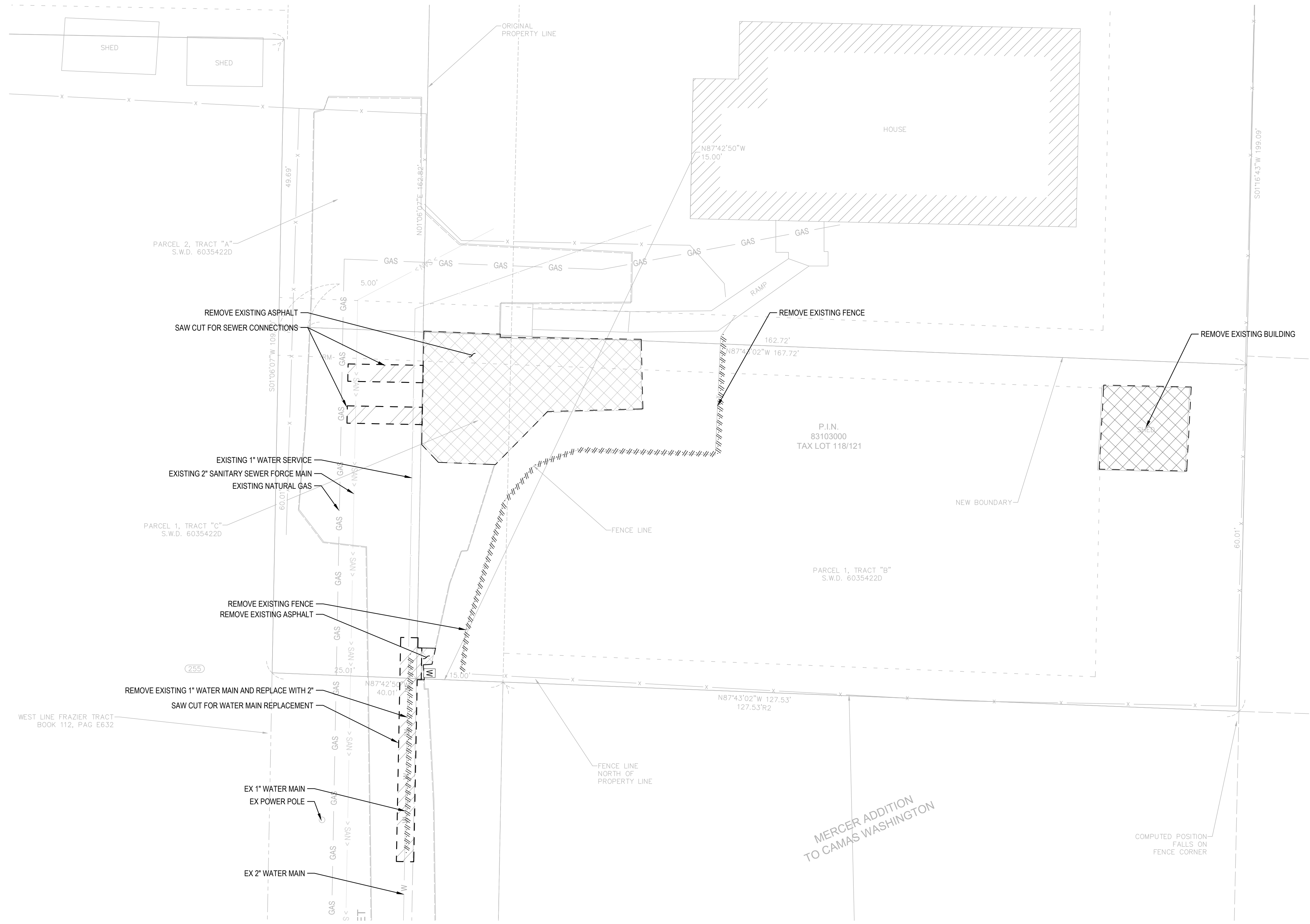
COUNTY AUDITOR \_\_\_\_\_

**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
Street address: 2517 NE 22nd Ave • Camas, WA  
Mailing Address: P.O. Box 185, Washouli, WA 98671  
TEL: 360-687-0500 • FAX: 541-386-2515

**OWNER**  
AMIT KAUSHAL  
AND  
KAMRA RUCHIKA

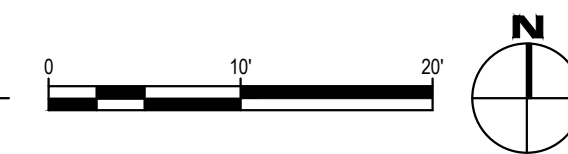
SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
CLARK COUNTY, WASHINGTON

1/4	SEC	T.	R.
10	1N.	3E.	



**EROSION CONTROL AND DEMOLITION PLAN**

SCALE: 1" = 10'



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VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

No.	Description	Date

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**CAMAS VALLEY STREET DUPLEX**  
CAMAS, WA

**ENGINEERING PLAN**

Project No: 23228

Issue Date: 10/27/2023

**DEMOLITION PLAN**

**C001**

Project Manager: CTM  
Drawn by: ORK  
Checked by: CTM

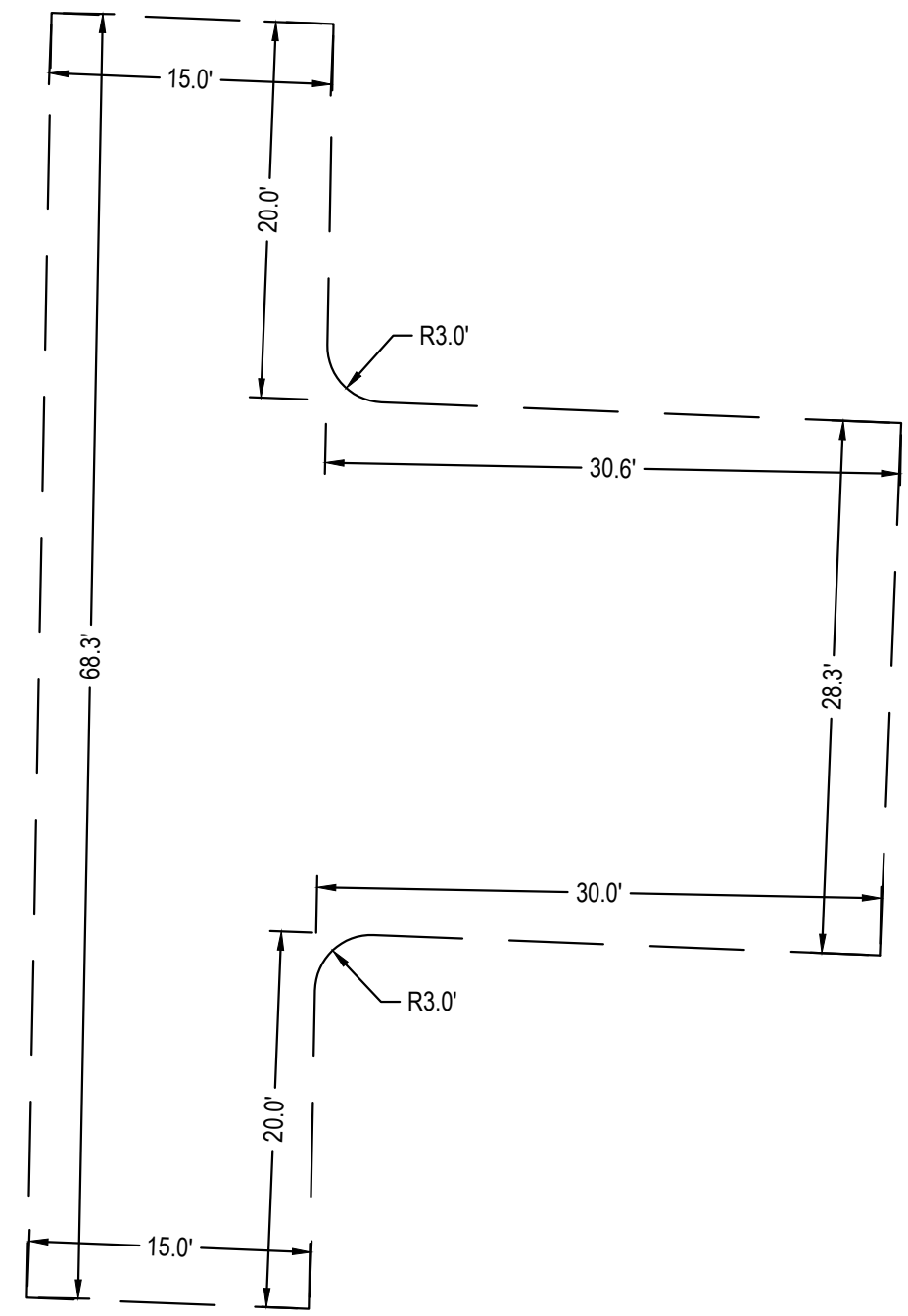
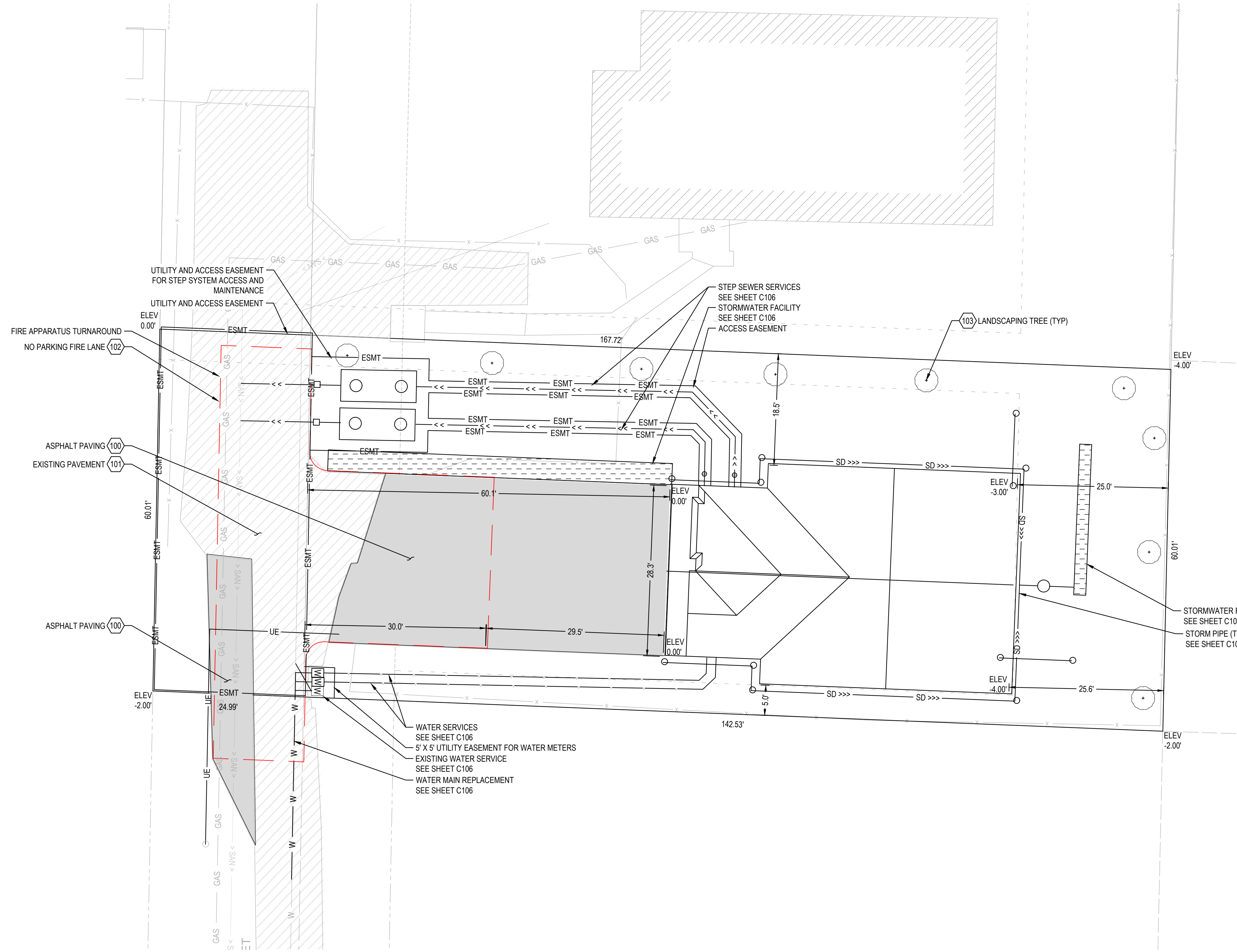
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GENERAL SHEET NOTES:

- A. TRAFFIC CONTROL PLAN TO BE SUBMITTED BY CONTRACTOR FOR CITY REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

KEYNOTES:

- 100 SITE**
- 100 INSTALL ASPHALT PAVING. MATCH TO EXISTING ASPHALT PAVING SURFACE ON SITE.
  - 101 EXISTING ASPHALT PAVING TO REMAIN.
  - 102 MARK FIRE APPARATUS TURNAROUND AS FIRE LANE WITH NO PARKING.
  - 103 INSTALL CITY APPROVED LANDSCAPING TREE.

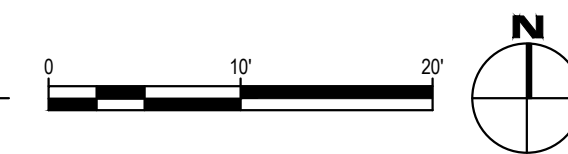


FIRE APPARATUS TURNAROUND

SCALE: 1" = 10'

SITE PLAN AND TRANSPORTATION PLAN

SCALE: 1" = 10'



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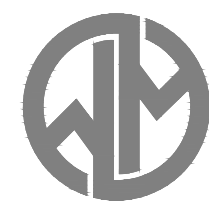
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Revisions:

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CAMAS VALLEY STREET DUPLEX  
CAMAS, WA

ENGINEERING PLAN

Project No: 23228

Issue Date: 10/27/2023

SITE PLAN AND TRANSPORTATION PLAN

Project Manager: CTM  
Drawn by: ORK  
Checked by: CTM

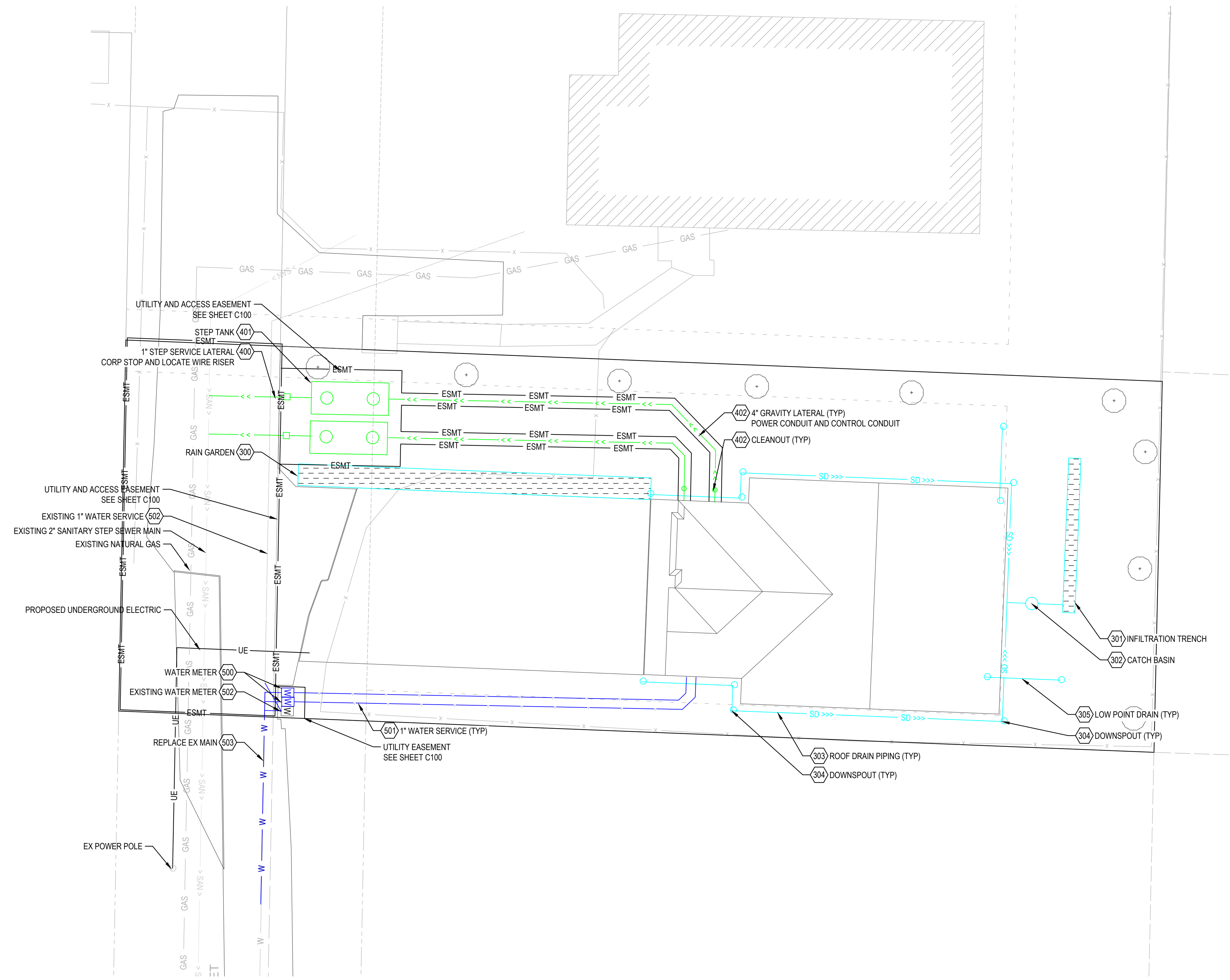
C100

GENERAL SHEET NOTES:

A. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

KEYNOTES:

- 300 STORMWATER**
  - 300 INSTALL 3.5' X 57' RAIN GARDEN
  - 301 INSTALL 2' X 2' X 25' INFILTRATION TRENCH
  - 302 INSTALL CATCH BASIN WITH SOLID LID.
  - 303 INSTALL SUBSURFACE ROOF DRAIN PIPING. ROOF DRAIN TO CONNECT DIRECTLY TO INFILTRATION TRENCH.
  - 304 INSTALL DOWNSPOUT AND CONNECT TO SUBSURFACE ROOF DRAIN PIPING.
  - 305 INSTALL LOW POINT AREA DRAIN.
- 400 ON-SITE SANITARY SEWER & PROFILE**
  - 400 INSTALL 1" STEP SERVICE LINE WITH VALVE BOX PER DETAIL ON SHEET C602.
  - 401 INSTALL 1,250 GALLON STEP TANK PER DETAIL ON SHEET C602.
  - 402 INSTALL 4" PRIVATE GRAVITY LATERAL WITH CLEAN OUT 2 FEET AWAY FROM BUILDING.
  - 403 EXISTING 2" STEP SEWER MAIN. CONTRACTOR TO VERIFY SIZE. IF THE MAIN IS LESS THAN 2", THE CONTRACTOR WILL BE REQUIRED TO EXTEND THE 2" MAIN IN SW VALLEY STREET TO SERVICE THE DUPLEX.
- 500 PUBLIC WATER**
  - 500 INSTALL 1" WATER METER PER DETAIL ON SHEET C602. WATER TAPPING SHALL BE PERFORMED BY A CITY APPROVED TAPPING CONTRACTOR.
  - 501 INSTALL 1" WATER SERVICE PER DETAIL ON SHEET C602.
  - 502 EXISTING 1" WATER METER AND SERVICE SERVING PARCEL 83124000.
  - 503 REPLACE EXISTING 1" WATER MAIN WITH 2" WATER MAIN.



COMPOSITE UTILITY PLAN  
SCALE: 1" = 10'



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CAMAS VALLEY STREET DUPLEX  
CAMAS, WA

ENGINEERING PLAN

Project No: 23228

Issue Date: 10/27/2023

COMPOSITE UTILITY PLAN

Project Manager: CTM  
Drawn by: ORK  
Checked by: CTM

C106

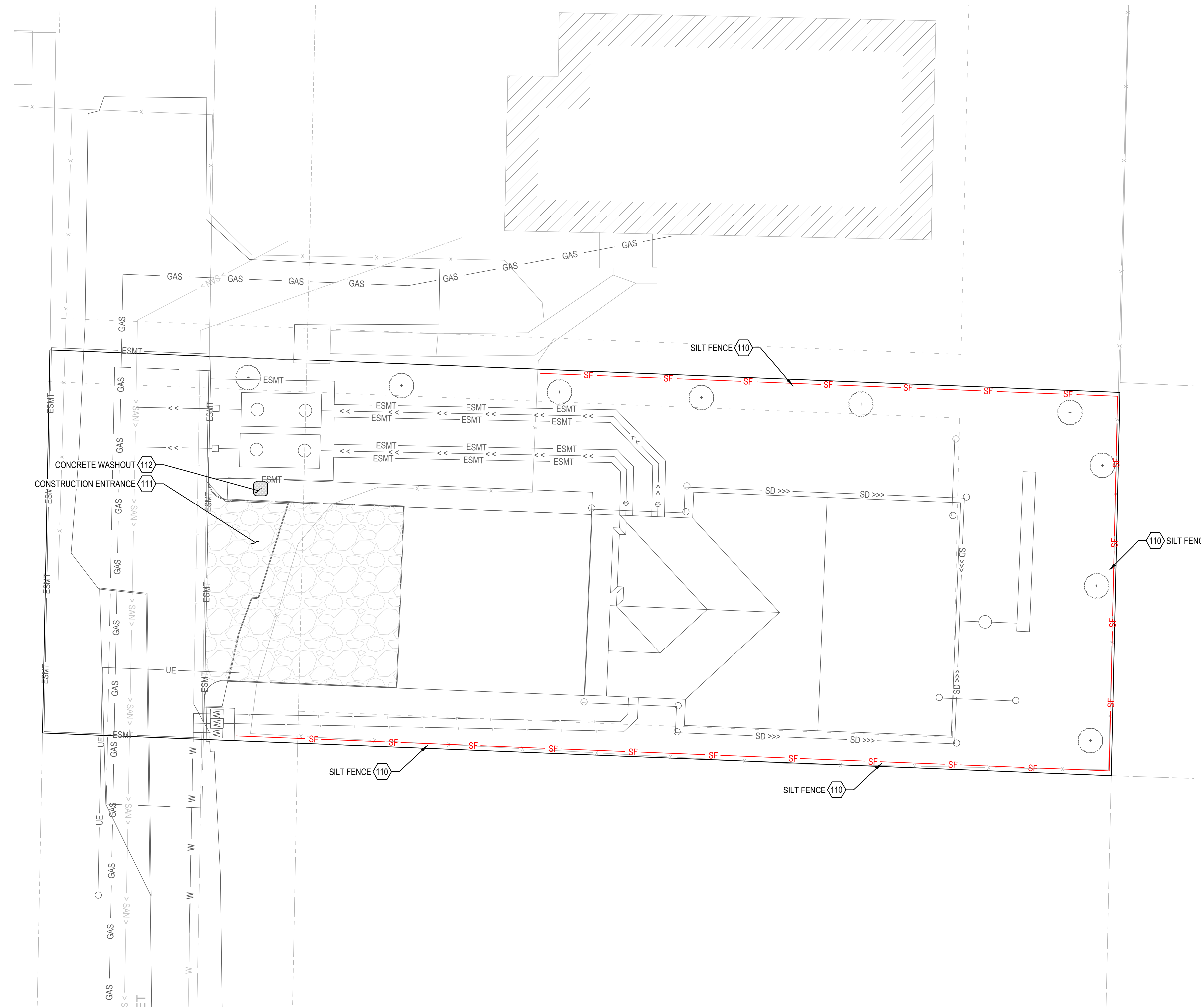
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**GENERAL SHEET NOTES:**

A. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

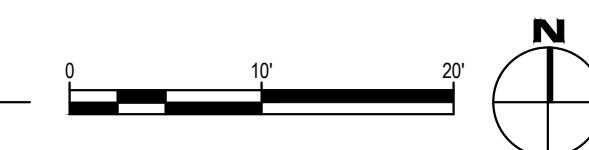
**KEYNOTES:**

- 110 EROSION CONTROL**
- 110 INSTALL SILT FENCE PER DETAIL ON SHEET C600
- 111 CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C600
- 112 INSTALL CONCRETE WASHOUT



**EROSION CONTROL PLAN**

SCALE: 1" = 10'



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**CAMAS VALLEY STREET DUPLEX**  
CAMAS, WA

**ENGINEERING PLAN**

Project No: 23228  
Issue Date: 10/27/2023

**EROSION CONTROL PLAN**

**C110**

Project Manager: CTM  
Drawn by: ORK  
Checked by: CTM

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**EROSION/SEDIMENT CONTROL NOTES:**

- THE EROSION/SEDIMENT CONTROL (ESC) PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE UTILIZED AS A GUIDE TO CONTROL THE TRANSPORT OF LOOSE SOILS TO THE PROPERTY OUTSIDE OF THE CONSTRUCTION AREA AND AROUND THE CONSTRUCTION SITE. THE ESC MEASURES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THE ESC MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
- IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR EROSION CONTROL TECHNIQUES, A "STOP WORK" ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.
- THE CONTRACTORS SHALL BE RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE MOST RECENTLY ADOPTED EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOL. II AND THE CITY OF CAMAS MUNICIPAL CODE 14.06 (2011).
- ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO DISTURBING AND EXPOSING ANY SOIL SURFACES (I.E. CONSTRUCTION ENTRANCES, FILTER FABRIC SEDIMENT BARRIERS, AND SEDIMENTATION TRAPS) AND MAINTAINED FOR THE DURATION OF THE PROJECT. TRAPPED SEDIMENT IN EXCESS OF 1 FOOT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM VEGETATION REMOVAL SHALL BE PERMANENTLY STABILIZED. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- TO MINIMIZE EROSION AND SEDIMENTATION TRANSPORTATION, EARTHWORK SHALL NOT BE PERFORMED WHILE SOILS ARE IN AN UNSTABLE STATE DUE TO PRECIPITATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CLEARING LIMITS AND/OR ANY EASEMENTS, SENSITIVE OR CRITICAL AREAS, AND THEIR BUFFERS, TREES, AND DRAINAGE COURSES FLAGGED PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. FLAGGING LIMITS ARE TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- REMOVE ONLY THOSE TREES AND SHRUBS THAT NEED TO BE REMOVED FOR THE CONSTRUCTION OF ROADS, SIDEWALKS, UTILITIES, AND STORMWATER FACILITIES.
- ALL EXISTING AND NEWLY CONSTRUCTED ROAD CATCH BASINS AND CURB INLETS AFFECTED BY CONSTRUCTION SHALL BE PROTECTED AGAINST SEDIMENT DEPOSITS. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ALL POLLUTANTS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER SYSTEMS.
- ALL DISTURBED SOIL SURFACES ARE TO BE STABILIZED BY A SUITABLE APPLICATION OF "BEST MANAGEMENT PRACTICES" (BMP'S). DURING THE PERIOD OF OCTOBER 1 THROUGH JULY 5 DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO TWO DAYS WHEN NOT BEING WORKED. FROM JULY 5 THROUGH OCTOBER 1, DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO 7 DAYS WHEN NOT BEING WORKED. STABILIZATION OF DISTURBED SOIL AREAS MAY CONSIST OF HYDROSEEDING, HAND-SEEDING AND MULCHING, PLACEMENT OF EROSION CONTROL BLANKETS OR PLASTIC. ALL SEEDING AREAS ARE TO BE FERTILIZED, WATERED, AND MAINTAINED TO ENSURE THAT THE GROWTH OF VEGETATION OCCURS AS SOON AS POSSIBLE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED.

REV. NO.	DATE	BY	APPR.	CITY OF CAMAS - EROSION CONTROL DETAIL	DETAIL NO.
1	9/18/07	SD	JC	EROSION/SEDIMENT CONTROL NOTES	EC2
2	1/17/11	SD	JC	EROSION/SEDIMENT CONTROL NOTES	EC2

NOT TO SCALE

**EROSION/SEDIMENT CONTROL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POLICING THE JOB SITE DAILY AND MAINTAINING THE EROSION/SEDIMENT CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION. AN INSPECTION LOG SHALL BE KEPT AND MADE AVAILABLE TO THE CITY OF CAMAS. THE POLICING AND MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO:
  - VERIFYING THAT ALL AREAS ARE GRADED SUCH THAT ALL RUNOFF IS DIRECTED TO A SEDIMENTATION DEVICE BEFORE DISCHARGE TO SURFACE.
  - REMOVAL OF TRAPPED SILT AT SILT BARRIERS, SILT TRAPS, OR POINTS OF ACCUMULATION.
  - ADDITIONAL PROTECTIVE MEASURES DUE TO JOB SITE OR WEATHER CONDITIONS AS REQUIRED BY THE CITY OF CAMAS.
  - MONITORING OF VEHICLES LEAVING THE SITE TO MINIMIZE TRANSMISSION OF LOOSE SOILS TO THE PUBLIC ROADWAYS.
  - VERIFY THAT ALL PROPERTIES ADJACENT TO THE PROJECT SITE ARE PROTECTED FROM SEDIMENTATION DEPOSITION. THIS MAY BE ACCOMPLISHED BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENTATION BARRIERS, FILTERS OR DIKES, SEDIMENTATION BASINS/TRAPS, OR BY A COMBINATION OF SUCH MEASURES.
- CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES SHALL BE STABILIZED IN ACCORDANCE WITH EROSION/SEDIMENT CONTROL NOTE 11. SLOPES FOUND TO BE ERODING EXCESSIVELY WITHIN TWO YEARS OF CONSTRUCTION MUST BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES. THESE MEASURES MAY CONSIST OF ROUGHENED SOIL SURFACES, INTERCEPTORS, DIVERSIONS OR TERRACES, TEMPORARY OR PERMANENT CHANNELS, ADDITIONAL VEGETATION, OR PIPE-SLOPE DRAINS AS REQUIRED BY THE CITY OF CAMAS UNTIL THE PROBLEM IS CORRECTED.
- THE ESC MEASURES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING ANY STORM EVENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING UNDERGROUND UTILITIES AS SPECIFIED BELOW:
  - WHERE FEASIBLE, NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ONE TIME.
  - WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - TRENCH DE-WATER DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
- PRIOR TO CONSTRUCTION, THE CITY OF CAMAS REQUIRES AN APPROVED FORM OF SECURITY IN THE AMOUNT OF 200% OF THE ENGINEER'S ESTIMATED COST OF THE ESC MEASURES, INCLUDING ASSOCIATED LABOR, AS SHOWN IN THE APPROVED ESC PLAN AND SWPPP.
- SUGGESTED STANDARD SEED MIXTURE FOR THOSE AREAS WHERE A TEMPORARY VEGETATIVE COVER IS REQUIRED:
 

TEMPORARY EROSION CONTROL MIX*	% WEIGHT	% PURITY	% GERMINATION
CHEVYCHUS OR ANNUAL BLEED GRASS	40	98	90
(FESTUCA RUBRA VAR. COMUTATA OR POA ANNA)			
PERENNIAL RYE	50	98	90
(LULIUM PERENNE)			
REDTOP OR COLONIAL BENTGRASS	5	92	85
(AGROSTIS ALBA OR AGROSTIS TENAX)			
WHITE DUTCH CLOVER	5	98	90
(TRIFOLIUM REPENS)			

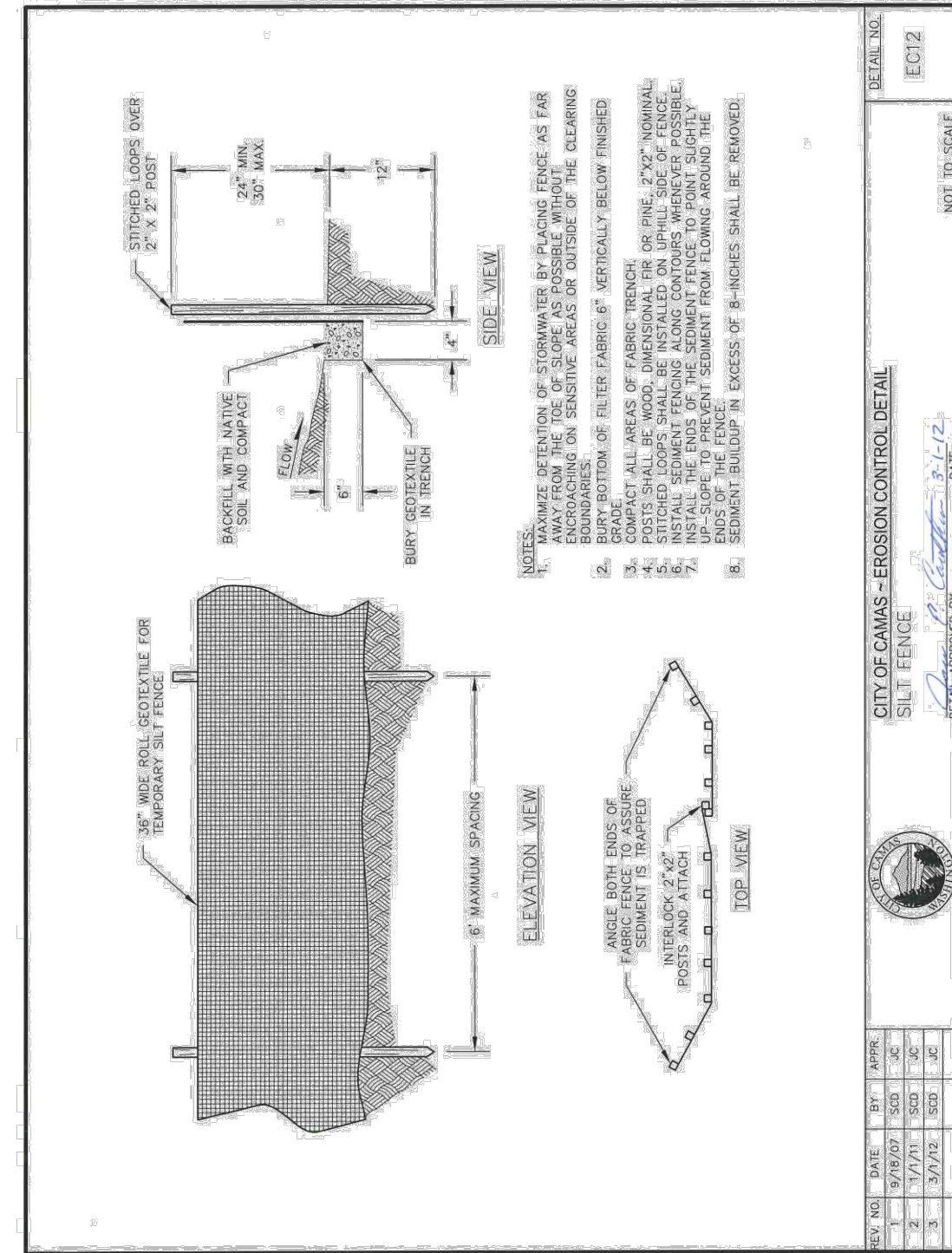
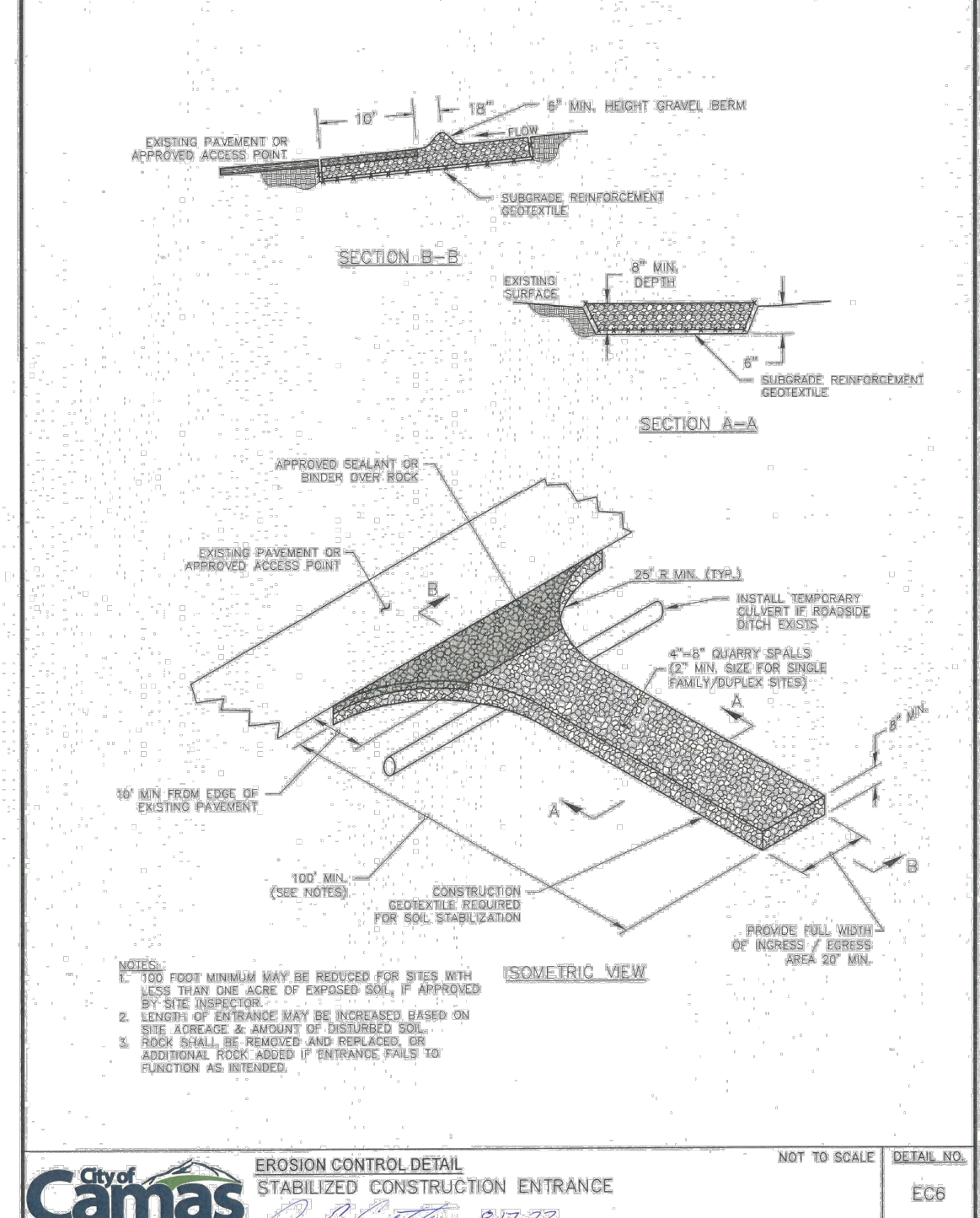
\*APPLICATION RATE OF 120 LBS/ACRE AND COVERED WITH STRAW OR MULCH
- SUGGESTED TURF SEED MIXTURE FOR DRY SITUATIONS WHERE THERE IS NO NEED FOR MUCH WATER:
 

LOW-GROWING TURF SEED MIX*	% WEIGHT	% PURITY	% GERMINATION
DWARF TALL FESCUE (SEVERAL VARIETIES)	45	98	90
(FESTUCA ARUNDINACEA VAR.)			
DWARF PERENNIAL RYE	30	98	90
(LULIUM PERENNE VAR. BRISLEY)			
RED FESCUE	20	98	90
(FESTUCA RUBRA)			
COLONIAL BENTGRASS	5	98	90
(AGROSTIS TENAX)			

\*APPLICATION RATE OF 120 LBS/ACRE AND COVERED WITH STRAW OR MULCH

REV. NO.	DATE	BY	APPR.	CITY OF CAMAS - EROSION CONTROL DETAIL	DETAIL NO.
1	9/18/07	SD	JC	EROSION/SEDIMENT CONTROL NOTES	EC3
2	1/17/11	SD	JC	EROSION/SEDIMENT CONTROL NOTES	EC3

NOT TO SCALE



Know what's below.  
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.  
CAUTION: UTILITY INFORMATION IS APPROXIMATE.  
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

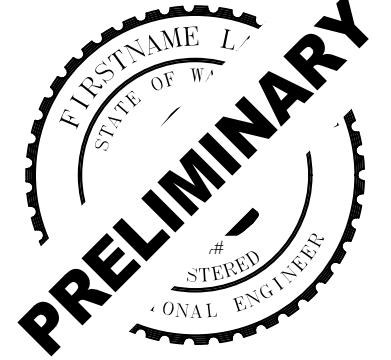
Revisions:


LINE IS 1" ON FULL SCALE DRAWING



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CAMAS VALLEY STREET DUPLEX  
CAMAS, WA

ENGINEERING PLAN

Project No: 23228

Issue Date: 10/27/2023

EROSION CONTROL DETAILS

C600

Project Manager: CTM  
Drawn by: ORK  
Checked by: CTM

**GENERAL CONSTRUCTION NOTES:**

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE MDTOT/APWA "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AND STANDARD DETAIL SHEETS ATTACHED HEREWITH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING THE INVERT AND TOP ELEVATIONS AT CROSSING LOCATIONS, PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE CITY ENGINEER OF ANY POTENTIAL CONFLICTS.
- CONTRACTOR SHALL CONTACT CLARK COUNTY'S 24-HOUR UTILITY NOTIFICATION CENTER AT CALLEBEFOREYUDIG.CCC OR CALL (800) 424-5555 (OR 811) TO SUBMIT A REQUEST FOR UTILITY LOCATES, A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING MONUMENTS, PROPERTY CORNERS AND SURVEY MARKERS SHALL BE PROTECTED. REPLACEMENT OF LOST, DESTROYED OR DAMAGED MARKERS SHALL BE DONE BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH RCW 58.09 AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOT EXCAVATE OVER FOUR FEET IN DEPTH WITHOUT USING ADEQUATE SAFETY MEASURES. THE CONTRACTOR IS REFERRED TO TITLE 296 WAC, PART N FOR EXCAVATION, TRENCHING AND SHORING REQUIREMENTS.
- ALL UTILITY TRENCHES SHALL HAVE BEDDING, PRE-COVER AND BACKFILL MATERIAL AS REQUIRED IN GENERAL DETAILS G2 WITHIN PAVED AREAS & G3 WITHIN UNPAVED AREAS.
  - WATER SETTLEMENT OF UTILITY TRENCHES IS NOT ALLOWED.
  - TRENCH LINES LOCATED WITHIN AN EXISTING ROADWAY SHALL BE PLATED OR TOPPED WITH COLD MIX.
  - CRUSHED ROCK BACKFILL OVERSIGHT IS NOT ALLOWED.
  - PLATES SHALL HAVE COLD MIX AROUND ALL EDGES.
- ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION/SEDIMENT CONTROL PLAN AND CITY OF CAMAS EROSION/SEDIMENT CONTROL DETAILS PRIOR TO ANY CLEARING OR THE START OF ANY CONSTRUCTION.
- IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR EROSION CONTROL TECHNIQUES, A "STOP WORK" ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CAMAS ENGINEERING DEPARTMENT. APPROVAL SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DEVELOPER/CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY OF CAMAS ENGINEERING DEPARTMENT PRIOR TO COMMENCING ANY WORK.
- ANY SIGNIFICANT DEVIATIONS FROM THE PLANS WILL REQUIRE A SUBMITTAL FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE CITY OF CAMAS ENGINEERING DEPARTMENT.
- AN EROSION/SEDIMENT CONTROL BOND MAY BE REQUIRED BY THE CITY OF CAMAS PRIOR TO WORK COMMENCING.

GENERAL DETAIL  
CONSTRUCTION NOTES  
NOT TO SCALE  
DETAIL NO. G1

**UTILITY TRENCH WITHIN PAVED AREAS**

SEE UTILITY TRENCH SURFACE RESTORATION DETAIL G2A

TRENCH ZONE PATCH PER NOTE #2 BELOW

MARKING TAPE REQUIRED FOR ALL SANITARY LINES, 1' ABOVE PIPE.

1.4 GA. HDPE (HMWPE) INSULATED COPPER CLAD STEEL TAPPING WIRE GREEN FOR TAPPING BLUE FOR WATER) ON MAINS AND LATERALS WHEN REQUIRED (SEE CHAIR BELOW). SEAL SPACED CONNECTIONS WITH 3M DRY OR KING GEL CAPS.

NOTES:

- SPRINT ALL EDGES FOR TRENCH EXCAVATION.
- ALL TRENCH COMPACTOR SHALL MEET OR EXCEED 80% OF ADOPTED 1-105.
- BEDDING AND PRE-COVER (PIPE ZONE) TO BE 5/8" MINUS CRUSHED AGGREGATE.
- COP BACKFILL REQUIRED ABOVE PIPE ZONE FOR ALL TRANSVERSE TRENCHING AND UTILITY CROSSINGS, TO A MINIMUM DEPTH OF 3 FEET, ON ALL DESIGNATED COLLECTOR AND ARTERIAL STREETS. COP SHALL BE DESIGNED TO HAVE A MINIMUM 28-DAY STRENGTH OF 50 PSI AND A MINIMUM 28-DAY STRENGTH NOT TO EXCEED 300 PSI.
- TRENCH ZONE PATCH SHALL CONSIST OF MIN. 3" COMPACTED DEPTH OF CLASS 1/2" PG 64-22 HMA PAVEMENT OVER 12" OF 1 1/4" MINUS CRUSHED AGGREGATE. CONTRACTOR TO MATCH EXISTING ASPHALT DEPTH IF >3".

UTILITY TYPE	MAIN TYPE	MIN. PIPE (MIN) COVER	MIN. LATERAL OR SERVICE COVER
WATER	DISTRIBUTION (C)	2.5'	2' (0)
	TRANSMISSION (A)	3'	2' (0)
STORM	MAIN	5'	PER PLAN (MIN. 2')
	STEP (C)	3'	1.5' (0)
SEWER	STEP (C)	4'	4.5' (0)
	GRAVITY	5'	4.5' (0)

(NOTES)  
A. TAPPING WIRE REQUIRED FOR MAINS 12" DIA AND LARGER.  
B. SERVICES ONLY ALLOWED WHERE APPROVED.  
C. TAPPING WIRE REQUIRED.

GENERAL DETAIL  
UTILITY TRENCH WITHIN PAVED AREAS  
NOT TO SCALE  
DETAIL NO. G2

**UTILITY TRENCH SURFACE RESTORATION**

SEE TABLE BELOW

TRENCH ZONE PATCH PER NOTE #2 BELOW

ALL ASPHALT TO ASPHALT JOINTS SHALL BE SEALED OVER HOT PAVING ASPHALT, AND SANDED, SAME DAY AS PAVING.

TACK ALL COLD JOINTS PRIOR TO ASPHALT PAVEMENT PATCHING.

MIN. 2" GRIND & INLAY

NOTES:

- SPRINT ALL EDGES FOR SURFACE RESTORATION, INCLUDING GRIND AND INLAY EDGES.
- TRENCH ZONE PATCH SHALL CONSIST OF MIN. 3" COMPACTED DEPTH OF CLASS 1/2" PG 64-22 HMA PAVEMENT OVER 12" OF 1 1/4" MINUS CRUSHED AGGREGATE. CONTRACTOR TO MATCH EXISTING ASPHALT DEPTH IF >3".

STREET CLASSIFICATION	TRANSVERSE TRENCH REQUIREMENTS	LONGITUDINAL TRENCH REQUIREMENTS
LOCAL INCLUDING CUL-DE-SACS & DEAD ENDS (A)	3' MINIMUM EACH SIDE OF TRENCH, 10 FT MINIMUM TOTAL (B)	FULL LANE WIDTH GRIND & INLAY (B)
LOCAL THROUGH STREETS (A)	12 FT GRIND & INLAY EACH SIDE OF TRENCH (C)	FULL LANE WIDTH GRIND & INLAY
COLLECTOR	12 FT GRIND & INLAY EACH SIDE OF TRENCH	FULL LANE WIDTH GRIND & INLAY
ARTERIAL	12 FT GRIND & INLAY EACH SIDE OF TRENCH	FULL LANE WIDTH GRIND & INLAY

(NOTES)  
A. MINIMUM REQUIREMENTS FOR PUBLIC AND PRIVATE STREETS.  
B. OPTIONAL FULL DEPTH PATCH, OR GRIND AND INLAY.  
C. SURFACE RESTORATION LESS THAN MIN. SHOWN REQUIRES PRIOR APPROVAL.

GENERAL DETAIL  
UTILITY TRENCH SURFACE RESTORATION  
NOT TO SCALE  
DETAIL NO. G2A

**EASEMENT DESIGN NOTES:**

- PUBLIC EASEMENTS FOR WATER, SEWER OR STORMWATER UTILITIES LOCATED BETWEEN LOTS, ALONG BACK LOT LINES, WITHIN OPEN SPACES OR THROUGH OTHER TRACTS OR PARCELS WITHIN OR ADJACENT TO A DEVELOPMENT ARE DISCOURAGED AND ONLY ALLOWED ON A CASE BY CASE BASIS AS APPROVED BY THE CITY.
- IF SUCH EASEMENT IS ALLOWED THE FOLLOWING REQUIREMENTS AND RESTRICTIONS SHALL THEREBY APPLY TO ALL SUCH EASEMENTS UNLESS SUCH REQUIREMENTS AND RESTRICTIONS ARE SPECIFICALLY WAIVED BY THE CITY.
  - ALL PUBLIC UTILITIES LOCATED WITHIN A PERMITTED EASEMENT SHALL BE INSTALLED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF CITY OF CAMAS GENERAL DETAIL #12 AS SHOWN IN THE CITY OF CAMAS DESIGN STANDARD MANUAL.
  - CONSTRUCTION OR INSTALLATION OF ACCESSORY STRUCTURES, SHEDS, BRICK CONCRETE OR MASONRY GRILLS OR BARBECUES, DECKS, PLAY STRUCTURES, JUNGLE GYMS, SWING SETS, COVERED PATIOS, SWIMMING POOLS, SPORT COURTS, BRICK OR STONE FENCES, WALKWAYS OR DRIVES, LANDSCAPING (OTHER THAN BARK DUST OR LAWN), LANDSCAPING WATER FEATURES SUCH AS COY PONDERS OR WATERFALLS, RAISED BED GARDENS OR ANY OTHER PERMANENT OR SEMI-PERMANENT IMPROVEMENTS WITHIN OR ACROSS THE LIMITS OF THE EASEMENT IS PROHIBITED.
  - CONSTRUCTION OR INSTALLATION OF CONCRETE SIDEWALKS OR DRIVEWAYS, ASPHALT DRIVEWAYS OR PATHS, GRAVEL DRIVES OR RV PADS, LAWNS OR BARK BUST AREAS ARE ALLOWED WITHIN THE LIMITS OF THE EASEMENT.
  - SHOULD THE CITY BE REQUIRED TO DISRUPT THE SURFACE OF THE UTILITY EASEMENT THE CITY WILL PROVIDE SURFACE RESTORATION LIMITED TO THOSE APPROVED SURFACE TREATMENTS NOTED IN SECTION 4. ABOVE.
  - FOR PUBLIC UTILITY EASEMENTS LOCATED ON SLOPES OF 6% OR GREATER (CROSS SLOPE OR PROFILE GRADE) THERE SHALL BE INSTALLED A MINIMUM 12' WIDE ACCESS ROAD CAPABLE OF SUPPORTING AN H20 TRAFFIC LOAD INSTALLED WITH A MAXIMUM CROSS SLOPE OF 2% FOR PROFILE GRADES 6% OR STEEPER (TO A MAXIMUM GRADE OF 13%) THE MINIMUM 12' WIDE SURFACE WIDTH SHALL BE PAVED.

GENERAL DETAIL  
UTILITY EASEMENT NOTES  
NOT TO SCALE  
DETAIL NO. G7

**UTILITY EASEMENTS**

ONE UTILITY 15' WIDE

TWO UTILITIES 20' WIDE

THREE UTILITIES 30' WIDE

EASEMENT ACCESS ROAD SECTION

ROAD SECTION DESIGNED FOR H20 LOADING, PAVED IF PROFILE GRADE MORE

EXISTING GROUND

12' MIN.

2% MAX.

5% MAX.

NOTES:

- NO PRIVATE UTILITIES SHALL BE ALLOWED IN CITY OF CAMAS EASEMENTS.

GENERAL DETAIL  
UTILITY EASEMENTS  
NOT TO SCALE  
DETAIL NO. G8

Know what's below.  
Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.  
CAUTION: UTILITY INFORMATION IS APPROXIMATE.  
VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Revisions:

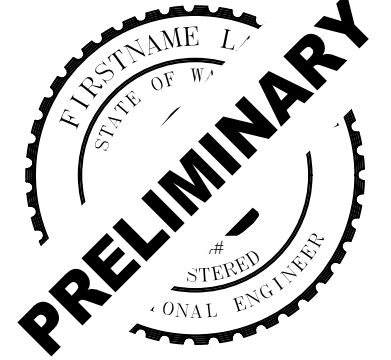
NO.	DATE	BY	APPR.	DESCRIPTION

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**CAMAS VALLEY STREET DUPLEX**  
CAMAS, WA

**ENGINEERING PLAN**

Project No: 23228  
Issue Date: 10/27/2023

**GENERAL DETAILS**

Project Manager CTM  
Drawn by ORC  
Checked by CTM

**C601**

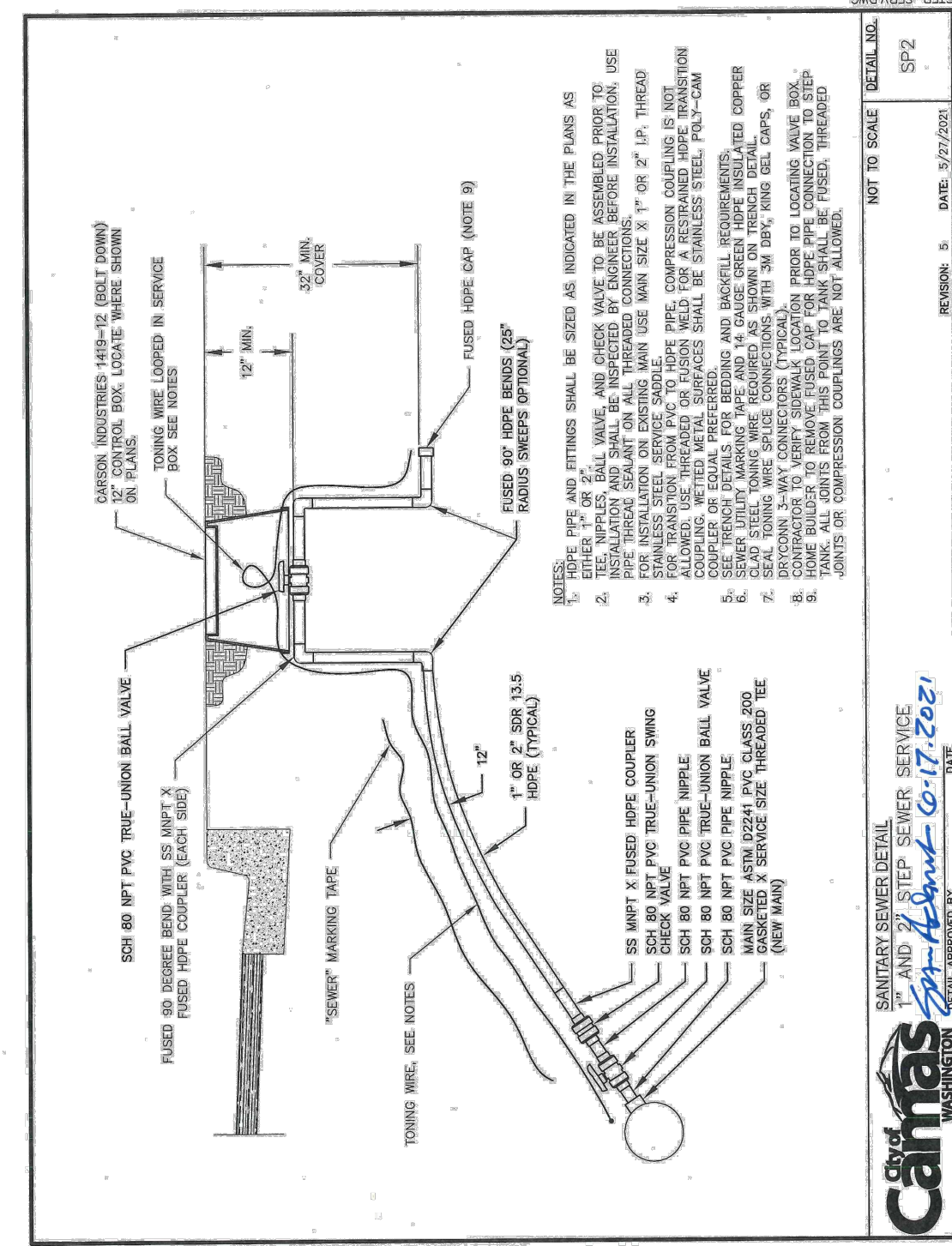
ISSUED FOR ENGINEERING PLAN REVIEW/APPROVAL ONLY

PLOT DATE: 10/27/2023 5:05 PM - FILE: C:\Users\Olivier\OneDrive - Windsor Engineers\OneDrive - Windsor Engineers\Projects\2023\23228 Camas Valley St Duplex\02\_Drawings\02\_Working\04\_Final\Sheets\23228\_01.dwg

**SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) NOTES:**

- ALL TRENCH EXCAVATION AND PIPE INSTALLATION SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(2) AND SECTION 7-08.3(2). ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
- PIPE BEDDING AND PRE-COVER (PIPE ZONE) MATERIAL SHALL BE 5/8 INCH MINUS CRUSHED ROCK.
- TRENCH BACKFILL MATERIAL SHALL BE 1-1/4 INCH MINUS CRUSHED ROCK.
- TRENCH COMPACTION SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(2). CONTRACTOR TO DETERMINE THE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE THE REQUIRED COMPACTION. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE A.A.S.H.T.O. T-180 TEST METHOD.
- SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
- ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE 2 INCHES TO 36 INCHES IN DIAMETER UNLESS OTHERWISE NOTED. SHALL BE CLASS 200 PVC GASKETED PIPE WHICH IS FURTHER DEFINED AS ASTM D2241 DR21. ALL SANITARY SEWER PIPE AND FITTINGS SMALLER THAN 2 INCH DIAMETER UNLESS OTHERWISE NOTED, SHALL BE IRON PIPE SIZE HOPE WITH A GREEN STRIPE TO INDICATE "SEWER," WHICH IS FURTHER DEFINED AS PE4710 SDR11 FOR 200 PSI RATING.
- 14 GAUGE GREEN HOPE INSULATED COPPER CLAD STEEL TONING WIRE SHALL BE PLACED DIRECTLY OVER ALL SEWER MAINS AND SERVICE LATERALS. THE TONING WIRE SHALL BE ACCESSIBLE AT ALL VALVES, RESERS, A.A.S.V.'S AND SERVICE BOXES. ALL SPLICES AND CONNECTIONS TO TONING WIRE SHALL BE PROTECTED WITH KING GEL CAPS, 3M DBY GREET BUNT, OR OTHER APPROVED EQUAL CONNECTORS.
- ALL PIPE AND FITTINGS SHALL BE HYDROSTATICALLY TESTED AT 100 P.S.I. FOR FIFTEEN MINUTES, EXCEPT LATERAL SERVICES, WHICH SHALL FOLLOW MANUFACTURER TEST PROCEDURES FOR HYDROSTATIC TESTING OF HOPE PIPE.
- ALL S.T.E.P. SANITARY SEWER MAINLINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 5 FEET.
- ALL S.T.E.P. SANITARY SEWER LATERALS SHALL BE INSTALLED IN A DEDICATED TRENCH FROM THE SERVICE CONNECTION TO THE TANK. SEE TRENCH DETAIL FOR TRENCH BACKFILL MATERIAL AND COMPACTION REQUIREMENTS.

**NOT TO SCALE** **DETAIL NO. SP2**  
 REVISION 5 DATE 3/27/2021  
 CITY OF CAMAS, WASHINGTON  
 SANITARY SEWER DETAIL  
 STEP SEWER CONSTRUCTION NOTES  
 DATE: 3-27-2021  
 DRAWN BY: [Signature]



**SECTION**

**40" LIQUID LEVEL**

**TANK SPECIFICATIONS**

DESIGN CAPACITY	TOTAL CAPACITY	WEIGHT
GALLONS	LITERS	POUNDS
1250	4730	1468
		5581
		580

**STEP (SEPTIC TANK EFFLUENT PUMP SYSTEM) SECTION VIEW TYPICAL 1250 GALLON TANK W/ PUMP BIOTUBE**

**NOT TO SCALE** **DETAIL NO. SSB**  
 REVISION 5 DATE 3/27/2021  
 CITY OF CAMAS, WASHINGTON  
 SANITARY DETAIL  
 STEP & STEP 1250 GAL HOPE TANK - STEP SYSTEM  
 DATE: 3-27-2021  
 DRAWN BY: [Signature]

**TOP**

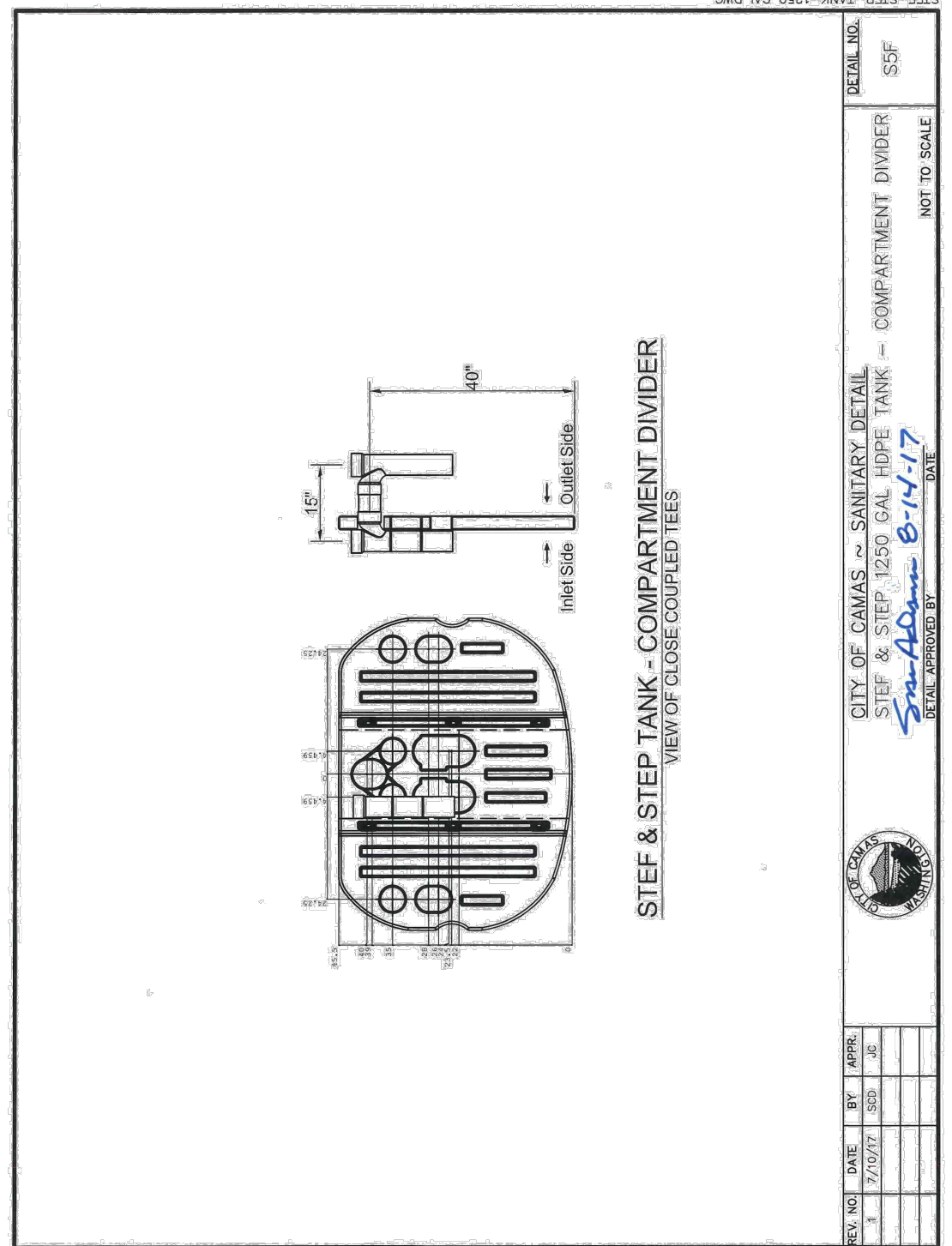
**STEP TANK - TOP DOWN VIEW**

**CUTAWAY VIEW OF COUPLER TIEES**

**TANK NOTES:**

- ACCESS AT OR ABOVE GRADE LEVEL SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
- TANK IS NOT RATED FOR VEHICULAR TRAFFIC LOADING WITHOUT FOLLOWING DRIVEWAY INSTALLATION REQUIREMENTS.
- TANK MATERIAL OF CONSTRUCTION SHALL BE HDPE.
- MINIMUM TANK WALL THICKNESS SHALL BE 1/4".
- RESERVOIR INCLUDES MANUFACTURER NAME, LIQUID CAPACITY, DATE, MAXIMUM BURIAL DEPTH, AND MODEL NUMBER.
- "DANGER - DO NOT ENTER" PERSON GAST - WRITTEN IN ENGLISH, FRENCH & SPANISH.
- TANK SHALL BE CERTIFIED TO CSA AND ISO STANDARDS.

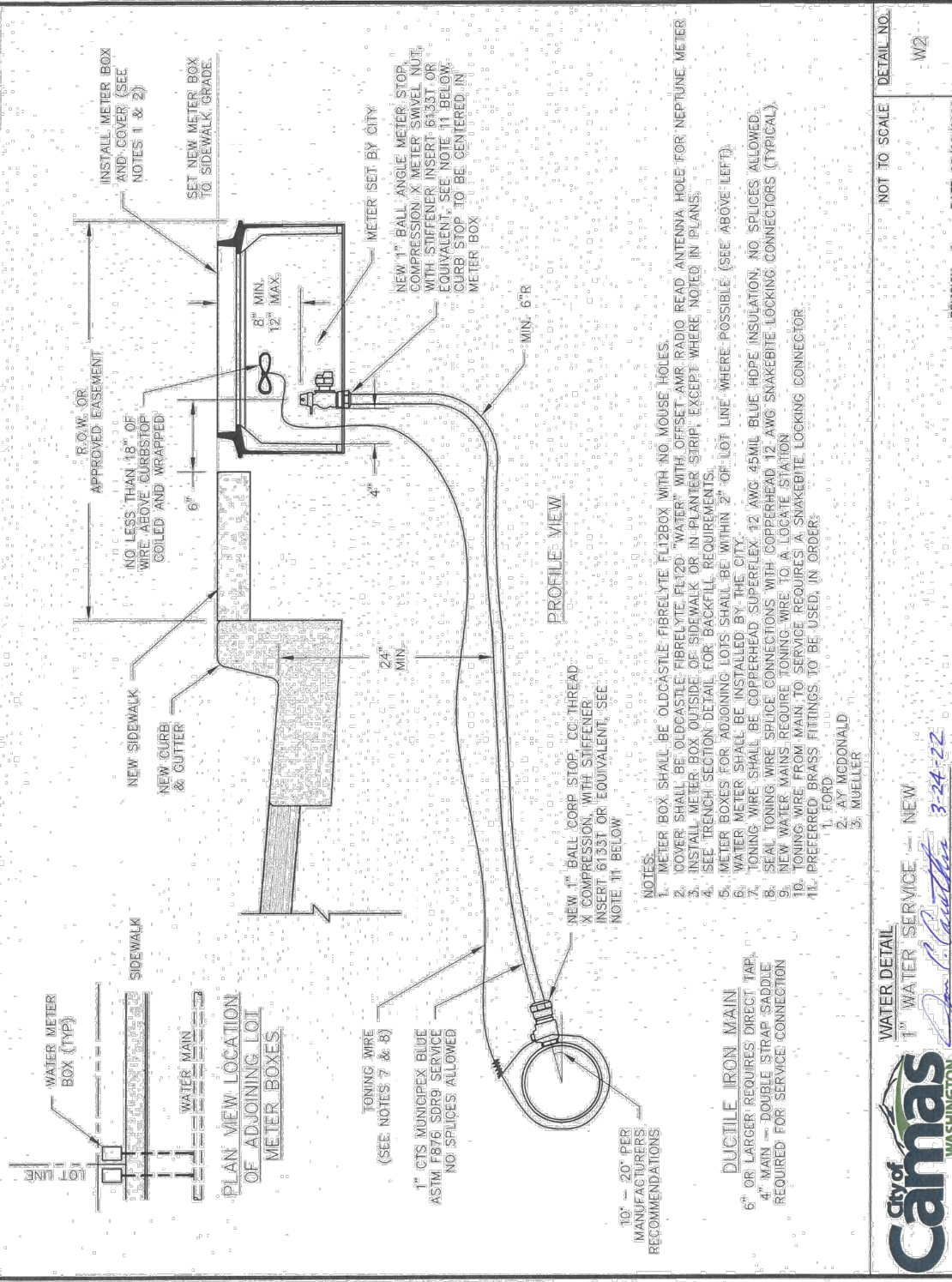
**NOT TO SCALE** **DETAIL NO. SSD**  
 REVISION 2 DATE 7/7/2018  
 CITY OF CAMAS, WASHINGTON  
 SANITARY SEWER DETAIL  
 STEP & STEP 1250 GAL HOPE TANK - TOP - STEP BIOTUBE  
 DATE: 7-7-2018  
 DRAWN BY: [Signature]



**WATER CONSTRUCTION NOTES:**

- ALL TRENCH EXCAVATION AND PIPE INSTALLATION SHALL CONFORM TO THE MOST CURRENT A.W.W.A. STANDARDS, AND THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(1) AND SECTION 7-08.3(2). ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE LOADED DIRECTLY INTO A DUMP TRUCK AND DISPOSED OF AT AN APPROVED SITE.
- PIPE BEDDING AND PRE-COVER (PIPE ZONE) MATERIAL SHALL BE 5/8 INCH MINUS CRUSHED ROCK.
- TRENCH BACKFILL MATERIAL SHALL BE 1-1/4 INCH MINUS CRUSHED ROCK.
- TRENCH COMPACTION SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 7-08.3(2). CONTRACTOR TO DETERMINE THE TYPE OF EQUIPMENT AND METHOD USED TO ACHIEVE THE REQUIRED COMPACTION AND BE APPROVED BY THE CITY OF CAMAS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE A.A.S.H.T.O. T-180 TEST METHOD.
- SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
- ALL VALVES 12 INCHES OR LESS IN DIAMETER SHALL BE A.W.W.A. APPROVED RESILIENT WEDGE GATE VALVES. BUBBLE TIGHT AT 200PSI, HAVE NON-RISING STEMS, AND OPEN BY TURNING TO THE LEFT. PROVIDE A 3 INCH SQUARE MARK TO CONFORM TO A.W.W.A. C-504. ALL VALVES 12 INCHES OR LARGER IN DIAMETER SHALL BE A.W.W.A. APPROVED BUTTERFLY VALVES.
- ALL WATER PIPE 12 INCHES OR LESS IN DIAMETER SHALL BE DUCTILE IRON CLASS 52 PIPE. ALL WATER PIPE 14 INCHES IN DIAMETER AND LARGER SHALL BE DUCTILE IRON CLASS 60 PIPE. RUBBER GASKET TYPE SHALL BE U.S. PIPE, TYTON OR APPROVED EQUAL. ALL FITTINGS SHALL BE DUCTILE IRON AND SHALL CONFORM TO THE A.W.W.A. STANDARD D-110.
- ALL TEES, FLANGES, CAPS, BENDS AND OFFSETS, AS WELL AS ALL OTHER APPURTENANCES WHICH ARE SUBJECT TO UNBALANCED THRUST, SHALL BE PROPERLY BRACED BY ONE OF THE FOLLOWING METHODS:
  - PRIMARY METHOD IS MECHANICAL JOINT RESTRAINT, AS SHOWN IN DETAIL W/4 - USE TEBDA IRON SERIES 1100 MEDIA LUG MECHANICAL JOINT RESTRAINT OR APPROVED EQUAL. CONTRACTOR TO RESTRAINT THE MINIMUM REQUIRED PIPE LENGTH WITH TEBDA IRON GASKETS OR APPROVED EQUAL.
  - ALTERNATE METHOD IS CONCRETE THRUST BLOCKING, AS SHOWN IN DETAIL W/5 - BLOCKING SHALL BE 3000 PSI CONCRETE POURED IN PLACE. THRUST BLOCKING SHALL ONLY BE USED WHEN OTHER MEANS OF RESTRAINT CANNOT BE USED, OR EXISTING PIPE BEING CONNECTED IS NOT RESTRAINED.
- ALL WATER MAINS SHALL BE TESTED AT 200PSI IN ACCORDANCE WITH SECTION 7-08.3(2) OF THE STANDARD SPECIFICATIONS. THE CITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ACCEPTANCE TESTING. MAXIMUM LENGTH OF PIPE TO BE TESTED AT ONE TIME IS 1000 FT.
- CHLORINATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 7-08.3(24) OF THE STANDARD SPECIFICATIONS. CITY ENGINEER WILL TAKE SAMPLES AND DELIVER TO LABORATORY FOR BACTERIA TESTING. NEGATIVE SAMPLE RESULTS SHALL BE OBTAINED PRIOR TO PRESSURE TESTING, DECHLORINATION OR DISPOSAL TO SANITARY MAIN MAY BE REQUIRED.
- APPROPRIATE DISPOSAL AND OR DECONTAMINATION OF FLUSHED WATER DURING BLOWOFF IS THE RESPONSIBILITY OF THE CONTRACTOR. METHOD USED SHALL BE APPROVED BY CITY AND OTHER REGULATORY AUTHORITIES.
- WATER MAIN TO HAVE A MINIMUM COVER OF 30 INCHES. WATER SERVICES TO HAVE A MINIMUM 24" OF COVER.
- ALL EXISTING VALVES TO BE OPERATED BY CITY OF CAMAS WATER/SEWER DEPARTMENT PERSONNEL ONLY.
- NO CONNECTIONS TO EXISTING WATER MAINS SHALL BE MADE PRIOR TO SATISFACTORY PRESSURE TESTING, DISINFECTION, AND THE CONFIRMATION OF A NEGATIVE BACTERIA TEST.
- WATER MAINS SHALL BE LOOPEL WHEREVER POSSIBLE.
- WATER MAINS SHALL BE 8" DIAMETER MINIMUM LINE SIZE. LARGER LINE SIZES MAY BE REQUIRED.
- SEE IRRIGATION CONSTRUCTION NOTES, DETAIL R1, FOR APPROVED BACKFLOW PREVENTION DEVICES.

**NOT TO SCALE** **DETAIL NO. W1**  
 REVISION 7 DATE 03/02/2022  
 CITY OF CAMAS, WASHINGTON  
 WATER DETAIL  
 WATER CONSTRUCTION NOTES  
 DATE: 3-2-22  
 DRAWN BY: [Signature]



**811**

Know what's below.  
 Call before you dig.

CALL 2 BUSINESS DAYS BEFORE YOU DIG.  
 CAUTION: UTILITY INFORMATION IS APPROXIMATE.  
 VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

**Revisions:**


**LINE IS 1" ON FULL SCALE DRAWING**

**WINDSOR ENGINEERS**

Ridgefield, WA  
 Duluth + Minneapolis, MN  
 www.windsorengineers.com

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**PRELIMINARY**

PLANNING ENGINEER

**CAMAS VALLEY STREET DUPLEX**  
 CAMAS, WA

**ENGINEERING PLAN**

Project No: 23228  
 Issue Date: 10/27/2023

Project Manager: CTM  
 Drawn by: ORK  
 Checked by: CTM

**UTILITY DETAILS**

**C602**

Hydro Geo & Environmental, Inc  
 8525 SW 67<sup>th</sup> Ave  
 Portland, OR 97223  
 Phone: 503.892.2000  
 Fax: 503.246.6021  
 e-mail: hydrogeo@comcast.net

# Hydro Geo & Environmental, Inc.

January 30, 2023  
 Project 3319.23  
 Kaushal Amit & Kamra Ruchikla  
 3259 Ridgefield Way  
 Dublin, CA 94568  
 c/o Paul Baranets

**Re: Proposed Residential Duplex @748 SW Valley St., Camas, WA, 98607.**

**Subject: Engineering Geologic Hazard & Infiltration Test Report**

## Introduction

At your request we visited the subject site on January 9, 2023 to perform an engineering geologic, geotechnical reconnaissance of site at 748 SW Valley St., in Camas, WA. It is our understanding that you are going to construct 2-3 story residential duplex on this lot.

This report addresses the engineering geologic and geotechnical issues at the site with respect to new construction. The scope of our work consisted of a site visit, one shallow exploratory test pit, conducting of infiltration test, a limited review of the geologic literature, interpretation of topographic maps, and preparation of this report, which provides our findings, conclusions and recommendations.

## Site Description

The site is located on the east side of SW Valley St., in Camas, Washington (Figure1). The lot is vacant currently vegetated with trees and covered by grass, weed and clover to resist erosion. The site is approximately 60 feet wide along the western and eastern boundaries and 167 feet deep along the northern and southern property lines. (Figure2). The site is bounded on the west by paved SW Valley St., on the north, south and east by adjacent residences.

The site lies near the top of the moderately southerly sloping hillside which slopes from 15 % to 20 % at elevations ranging from about 150 -164 feet above sea level ( Camas Quad, USGS 7.5 Minute Map). During our site visit we observed no water stream crossing the site.

## Geology

The site lies in an area, which has been mapped as Eocene volcanic rocks consisting dark-gray to brown porphyritic basaltic andesite of Columbia River Basalt Group Formation. The basaltic andesite appears to be overlain by a residual, clay soil with scattered angular gravel and cobbles and disintegrated rocks derived from the weathering of the underlying andesite bedrock.

Soils on the site are mapped by the USDA Soil Conservation Services's Soil Survey of Clark County, Washington (1972) as Olympic clay loam, 3 to 8 percent slopes that formed on ridgetops and benches. The rest of the site consists of Olympic stony clay loam, 3 to 30% percent slopes. It is similar to Olympic clay loam that formed in volcanic deeply weathered bedrock.

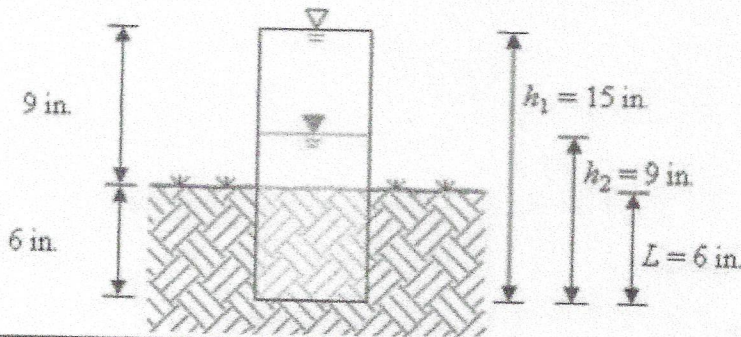
At the time of our visit we excavated one hand dug test pit to a depth of 4 feet. The approximate locations of our subsurface explorations points are shown in the Site Plan, Figure 2. The locations of our subsurface explorations were measured in the field from prominent surface features by pacing and should be considered approximate.

Soil conditions encountered during our site explorations were logged in the field by a representative from our firm. **Test Pit #1** was located at the area of anticipated storm water infiltration trench, as shown on Figure 2 and encountered 1.5-foot layer of dark-brown dry stiff silt fill soil with numerous tree roots and organic matter, underlying by native dark-brown to greyish-brown, damp, dense cobbly gravel with angular basalt rock fragments, and silty sand matrix exposed to a depth of 4 feet below the surface. Test pit was terminated at the depth of 4 feet due to full shovel refusal.

Infiltration Test Results

In accordance with your request, one infiltration tests were conducted on January 9, 2023 at the depths of 4 feet in test pit # 1 located within anticipated area of infiltration trench location for storm water disposal. The test was conducted by driving a six-inch diameter infiltrometer stand pipe into the soil at the above pointed interval and using Single-Ring Falling Head test procedure as suggested by Clark County Stormwater Manual, 2020. The soil was prepared for infiltration testing under saturated conditions by filling the stand pipe with water and thoroughly soaking the test zone for approximately two hours. An engineering associate from HGE coordinated and observed the subsurface conditions and infiltration testing. The infiltration rate noted below is actual infiltration rate measured in the field in undisturbed fine-grained sand soil.

location	Test depth	Field infiltration rate
TP-1	4 feet	240 inches/hour



After the field test procedure has been performed and field drawdown rate determined, the coefficient of permeability was calculated using equation:  $K = (L/t) \ln(h_1/h_2)$  where:  $k$  = coefficient of permeability (in/hr),  $L = 6$ " - length of flow (in),  $t = 0.025$  hr., time(hr),  $h_1 = 15$ " - initial head (in),  $h_2 = 9$ " - final head(in). So, the coefficient of permeability for this test is  $K = 122$  in/hr.

In accordance with AASHTO classification, tested soils refer to A-2 groups of this classification. In accordance with Unified Soil Classification System, tested soil refer to GM and SM class group symbol (gravelly sand, gravelly silt)

Percentage retained on sieve-	% passing sieve-	
No.4 (4.76 mm)	No. 10 ( 2.0 mm)	No.200( 0.074 mm)
30	30	40
Gravel	Sand	Fines (silt, clay)

**CONCLUSIONS-** based on the results of the infiltration test, observation of subsurface conditions and our office review, the native site soils appear to have high permeability at the depth of below 4 feet due to dense gravelly & cobbly silt soil and are suitable for subsurface discharge of storm water. Field infiltration rate recorded during this study generally correspond to the range of permeability values reported in the Soil Survey of Clark County, Washington. Differences in infiltration test results noted above may be due to slight areal and depth variations in soil gradation, density, and in-situ moisture content.

Based on Washington Department of Ecology data, the static groundwater table, presumably, lies approximately more than 100 feet below the surface (see Water Well Report ID # BAH 694). You should keep at least 5 feet separation zone between proposed depth of storm water disposal system and groundwater table. Field infiltration rates recorded during this study above, in generally, correspond to the range of permeability values reported in the Soil Survey of Clark County, Washington.

It is recommended that HGE be contacted to observe subsurface conditions at the time of construction to correlate actual soil conditions with those observed during this study. It is also advisable to test the infiltration system to confirm adequate capacity.

### Slope Stability and Erosion

The site lies on the side of the southerly sloping hillside. The site slopes downward an average of about 15 -20%, but sometimes may be up to 25% (Based on the existing Clark County Map).

According to the SLIDO (Statewide Landslide Information Layer for Washington), the entire site is out of detailed landslide mapping study area and no landslide inventory south of SW 6<sup>th</sup> Ave., noticed. Based on SLIDO Map, there are a few landslides occurred just north of Hwy-14. During our site reconnaissance, we did not observe evidence of recent slope instability. Trees on the subject property and immediate area generally appear tall and straight with no obvious sign of growth compensation due to soil creep or slope movement. Due to shallow bedrock in the vicinity, we did not observe any evidence of recent deep or shallow seated movement that would impact the project site. Slope conditions on and adjacent to the site do not vary significantly. However, at the time of our site visit we observed no indications of recent slumping or surface movement activity on the subject site. The site is considered to have a low hazard of slope instability due to shallow bedrock topography. In accordance with the Landslide Hazard Study requirements, we conclude that the landslide hazard risk over the site is relatively uniform, and no recommendation is made to alter the proposed extension in order to locate improvement on the safest part of the property. However, it should be understood by the builder that some assumption of slope instability risk is unavoidable when building on or around slopes. It is our opinion that the proposed residence could be built as proposed. Runoff is slow to medium and the hazard of erosion is slight to moderate.

### Regional Seismic Hazards

Abundant recently acquired evidence indicates that a series of geologically recent serious earthquakes related to the Cascadian Subduction Zone have occurred along the coastline of the Pacific Northwest. Evidence suggests as many as thirteen major earthquakes or more have occurred in about the last 7700 years. These earthquakes were accompanied by widespread subsidence of a few inches to a few feet. In addition, settlement, liquefaction and landsliding of some materials is believed to have been commonly associated with seismic events.

These earthquakes would likely have a magnitude 8.0 to 9.0 and are believed to have an average recurrence interval of about 250 to 650 years with a mean near 450 years (Priest, et.al., 1997). Evidence suggests the last major earthquake probably occurred approximately 300 years ago (Jacoby, et. Al, 1997; Satake, et. Al., 1996). Risk associated with these major earthquakes should be considered in light of the low probability of one occurring in any given year and the high consequences resulting from such an occurrence.

Other earthquakes related to shallow crustal movements or earthquakes related to Juan de Fuca Plate have the potential to generate magnitude 6.0 to 7.5 earthquakes. The recurrence interval for these types of earthquakes is difficult to determine from present data, but estimates of 150 years have been given in the literature.

Damage to structures by earthquake motions can be greatly increased due to the liquefaction of underlying soils. Soil liquefaction generally requires the presence of high ground water level and loose sand or silty sand. Based on Clark County data, the possibility of soil liquefaction is considered low to very low.

Seismic Site Class was determined to be Site Class "B". The IBC Seismic Site Class B is applicable for soils within the upper 100 feet of the subsurface profile based on site geology, published shear wave velocities of nearby Quaternary deposits.

The intent of this section is to provide general knowledge of the geologic history and current geologic conditions in the site vicinity. Seismic considerations for design and construction of this type of project are usually guided by the current International Building Code (IBC).

### Flooding Hazards

Based on site observations the site is above the 100 year flood elevations.

## Conclusions and Recommendations

The main geotechnical concerns at the site, which affect the proposed house, are the presence of some fills and moderate slope. To mitigate for these concerns, the following recommendations should be adhered to during design and construction:

Building loads may be supported on continuous spread footings bearing in undisturbed, native, non-organic, dense gravelly silt soils or properly compacted granular fill placed on these soils. All footings areas should be stripped of all organic soils and any existing fills. We anticipate that non-organic, silty gravel soils will be encountered at depth 1.5 feet, where fill is present, however depths will vary. Fills appear to be present mostly along the HWY 14., and could be up to 4-5 feet thick and were probably dumped during previous adjacent sites development. However the total fill thickness is unknown.

Footing bearing in undisturbed native, non-organic, firm gravelly silt or properly compacted granular fill placed on these soils may be designed for an allowable dead plus live load bearing capacity of 2000 pounds per square foot with an increase of one-third allowed for short term wind or seismic loads.

All cut and fill slopes which are not retained by a properly engineered retaining structure should have a slope angle no steeper than 2 horizontal to 1 vertical (2H: 1V).

For walls not restrained from rotation, we recommend using an equivalent fluid pressure of 33 pcf for design. We recommend using an equivalent fluid pressure of 55 pcf for design of wall restrained from rotation. When computing resistance to lateral loads, we recommend using a base friction coefficient of 0.35 and a passive pressure of 200 pcf for design purposes for footing confined by structural fill. In order to develop this capacity, concrete must be poured neat in excavations or the adjacent confining structural fill must consist of granular soils compacted to 95% relative to ASTM D1557.

Surface water should be diverted from building foundations to approved disposal points by grading the ground surface to slope away from the foundation to prevent ponding near the structures. A footing drain should be installed adjacent to the perimeter footing, sloped to drain, and backfilled with free-draining nominally compacted sand/or gravel. All roof drains should be collected and tight-lined in a separate system independent of the footing drains and discharged to an approved disposal point.

## Limitations

Our investigation was based on engineering geological reconnaissance, available published information and our subsurface explorations and analyses. The data presented in this report are believed to be representative of the site. The conclusions herein are professional opinions derived in accordance with current standards of professional practice and no warranty is expressed or implied. The performance of the site during a seismic event has not been evaluated. If you would like us to do so, please contact us.

This report has been prepared and reviewed by the undersigned. This report is void if original seal and signature are not present. Should you have any questions regarding our investigations and this report, please contact our office.

Truly yours,

**Hydro Geo & Environmental, Inc.**

Mike Golberg, L.E.C.  
Principal Engineering Geologist

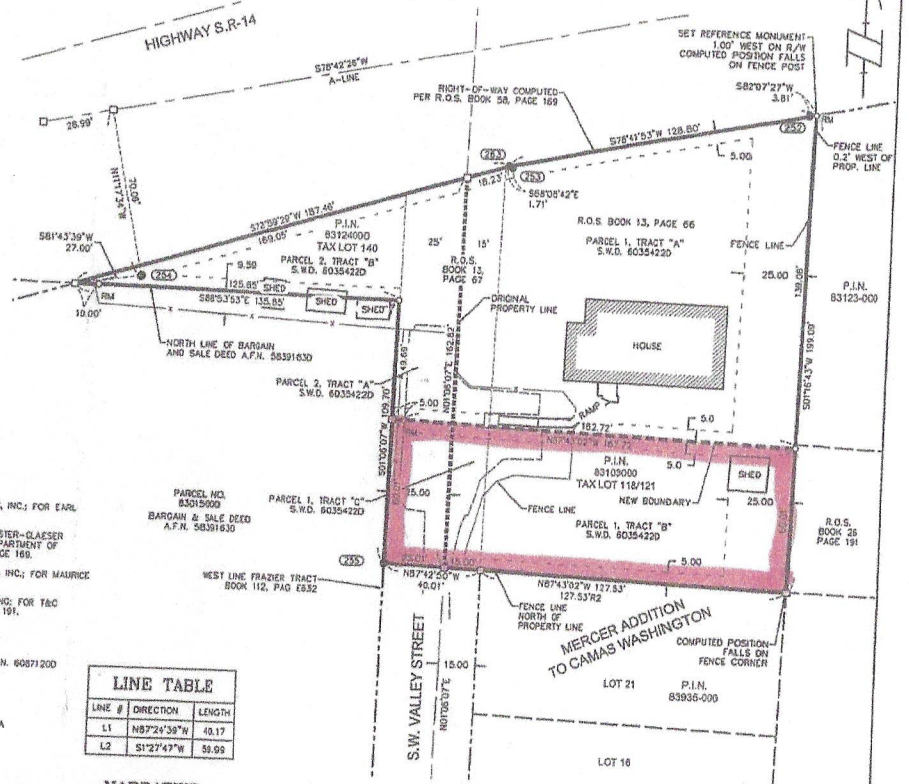
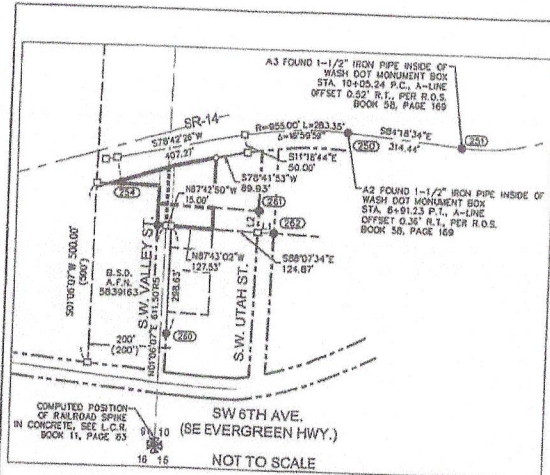
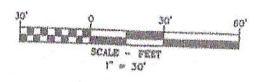


MIKE GOLBERG

Expires 8/27/23

# AMENDED RECORD OF SURVEY

**BOUNDARY LINE ADJUSTMENT**  
 LOCATED IN THE SW 1/4 OF THE SW 1/4 SECTION 10,  
 AND THE SE 1/4 OF THE SE 1/4 SECTION 9,  
 T. 1N., R. 3E., W.M.  
 CITY OF CAMAS, COUNTY CLARK, STATE OF WASHINGTON.



- LEGEND**
- SET 5/8" x 30" REBAR WITH 1/4" YELLOW PLASTIC CAP (KA 0859002 WA42890)
  - ⊕ FOUND MONUMENT AS NOTED IN DESCRIPTIONS
  - COMPUTED ANGLE POINT, NOT MONUMENTED
  - R.O.S. RECORD OF SURVEY
  - A.F.N. AUDITOR'S FILE NUMBER
  - R1 RECORD DATA PER RECORD OF SURVEY NO.
  - FD FOUND DATA
  - S.W.D. STATUTORY WARRANTY DEED
  - P.I.N. PROPERTY IDENTIFICATION NO.
  - — — EDGE OF ASPHALT
  - - - BUILDING SETBACK LINE
  - — — ORIGINAL BOUNDARY LINE
  - — — NEW BOUNDARY LINE

- MONUMENT INFORMATION**
- (250) FOUND 1-1/2" IRON PIPE INSIDE OF WASH DOT MONUMENT BOX; PER R.O.S. BOOK 58, PAGE 189; (VISITED MARCH 16, 2022)
  - (251) FOUND 1-1/2" IRON PIPE INSIDE OF WASH DOT MONUMENT BOX; PER R.O.S. BOOK 58, PAGE 169; (VISITED MARCH 16, 2022)
  - (252) FOUND 5/8" IRON ROD WITH NO CAP, ORIGIN UNKNOWN, NOT ACCEPTED; (VISITED MARCH 16, 2022)
  - (253) FOUND 5/8" IRON ROD WITH NO CAP, ORIGIN UNKNOWN, NOT ACCEPTED; (VISITED MARCH 16, 2022)
  - (254) FOUND 1/2" IRON ROD, W/ PLASTIC CAP, UNREADABLE, PER BOOK 13, PAGE 66; NOT ACCEPTED; (VISITED MARCH 16, 2022)
  - (255) FOUND 1/2" IRON ROD W/ PLASTIC CAP INSCRIBED PLS 12794, PER BOOK 13, PAGE 66; HELD; (VISITED MARCH 16, 2022)
  - (256) FOUND 3/4" IRON PIPE BENT; 18.38" EAST OF SECTION LINE, SEE REFERENCE 2; (VISITED MARCH 16, 2022)
  - (257) FOUND 1/2" IRON ROD BENT; HELD; (VISITED MARCH 16, 2022)
  - (258) FOUND 1/2" IRON ROD; HELD; (VISITED MARCH 16, 2022)
  - (259) FOUND 4" x 4" CONCRETE POST AT COMPUTED POSITION; HELD; (VISITED MARCH 16, 2022)

**AREA TABLE:**

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 83124000	6,976 S.F.	22,871 S.F.
PARCEL 83103000	25,853 S.F.	10,037 S.F.

SURVEY PERFORMED FOR:  
 AMIT KAUSHAL & KAMRA RUCHIKA  
 DATE OF MONUMENT: MAY 30, 2022  
 PROJECT: 22-04-21 BRATE, CO  
 FILE: 220421.02S LAYOUT TAB: WA SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACCUESCENCE.

**BASIS OF BEARINGS**  
 WASHINGTON STATE PLANE COORDINATES SYSTEM  
 NAD83(2011) EPOCH: 2010, NORTH ZONE,  
 DERIVED FROM OPUS POST PROCESSING  
 ESTABLISHED BY O.P.S. OBSERVATION BETWEEN  
 MONUMENT INFORMATION POINT (230) AND (241)  
 HAS A BEARING OF S64°18'34"E

- REFERENCED SURVEYS**
- R1. MAP OF MERCER ADDITION TO CAMAS.
  - R2. SURVEY PERFORMED BY GREENWOOD SURVEYS, INC. FOR EARL BURDIO; RECORDED IN BOOK 13, PAGE 69.
  - R3. MONUMENTATION SURVEY PERFORMED BY MINISTER-CLAESER SURVEYING, INC. FOR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION; RECORDED IN BOOK 58, PAGE 169.
  - R4. SURVEY PERFORMED BY GREENWOOD SURVEYS, INC. FOR MAURICE GOODLI; RECORDED IN BOOK 13, PAGE 42.
  - R5. SURVEY PERFORMED BY SMART LAND SURVEYING, FOR T&C CONSTRUCTION; RECORDED IN BOOK 26, PAGE 191.

**REFERENCED DEEDS**  
 PROPERTY LINE ADJUSTMENT, QUIT CLAIM DEED, A.F.N. 60871200  
 BARGAIN SALE AND DEED A.F.N. 58391830  
 STATUTORY WARRANTY DEED, A.F.N. 60354220

**PROCEDURES**  
 A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIBBLE 88 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 132-120-090

**SURVEYOR'S CERTIFICATE:**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AMIT KAUSHAL, IN NOVEMBER, 2022

JAMES M. KLEIN  
 PROFESSIONAL LAND SURVEYOR LS #42890



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N87°24'39"W	40.17
L2	S1°27'47"W	59.05

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY IS TO AMEND THE AREA TABLE, WHICH WAS IN ERROR ON A PREVIOUSLY RECORDED SURVEY PERFORMED BY OUR FIRM.  
 THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY OF TWO SEPARATE TRACTS FOR A PROPERTY LINE ADJUSTMENT, WHICH IS DESCRIBED IN THAT CERTAIN PROPERTY LINE ADJUSTMENT BY QUIT CLAIM DEED, RECORDED OCTOBER 29, 2022, AUDITOR'S FILE NO. 6007100 0.  
 A MATHEMATICAL MODEL WAS CREATED BASED ON TWO PREVIOUSLY RECORDED SURVEYS, THE SOUTH AND EAST LINES WERE COMPUTED BASED ON A SURVEY PERFORMED BY GREENWOOD SURVEYS, RECORDED IN BOOK 13 OF SURVEYS PAGE 69, ALONG WITH A SURVEY PERFORMED BY MINISTER-CLAESER SURVEYING INC., RECORDED IN BOOK 58 OF SURVEYS PAGE 169, WHICH WAS USED TO ESTABLISH THE NORTH LINE OF THE SUBJECT TRACT, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 14. RECOVERED MONUMENTS ALONG A-LINE PER MINISTER-CLAESER SURVEY WERE RECOVERED AND HELD TO ESTABLISH SAID NORTH LINE OF THE SUBJECT TRACT. MONUMENTS FOUND OR ESTABLISHED BY SAID GREENWOOD SURVEY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE ROUTE 14 WERE RECOVERED AND HELD. MONUMENTS RECOVERED ALONG SW VALLEY STREET WERE RECOVERED AND HELD, AS SHOWN ON SAID PROPERTY LINE ADJUSTMENT BY QUIT CLAIM DEED.

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022  
 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS PAGE \_\_\_\_\_ AT THE  
 REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42890.

COUNTY AUDITOR

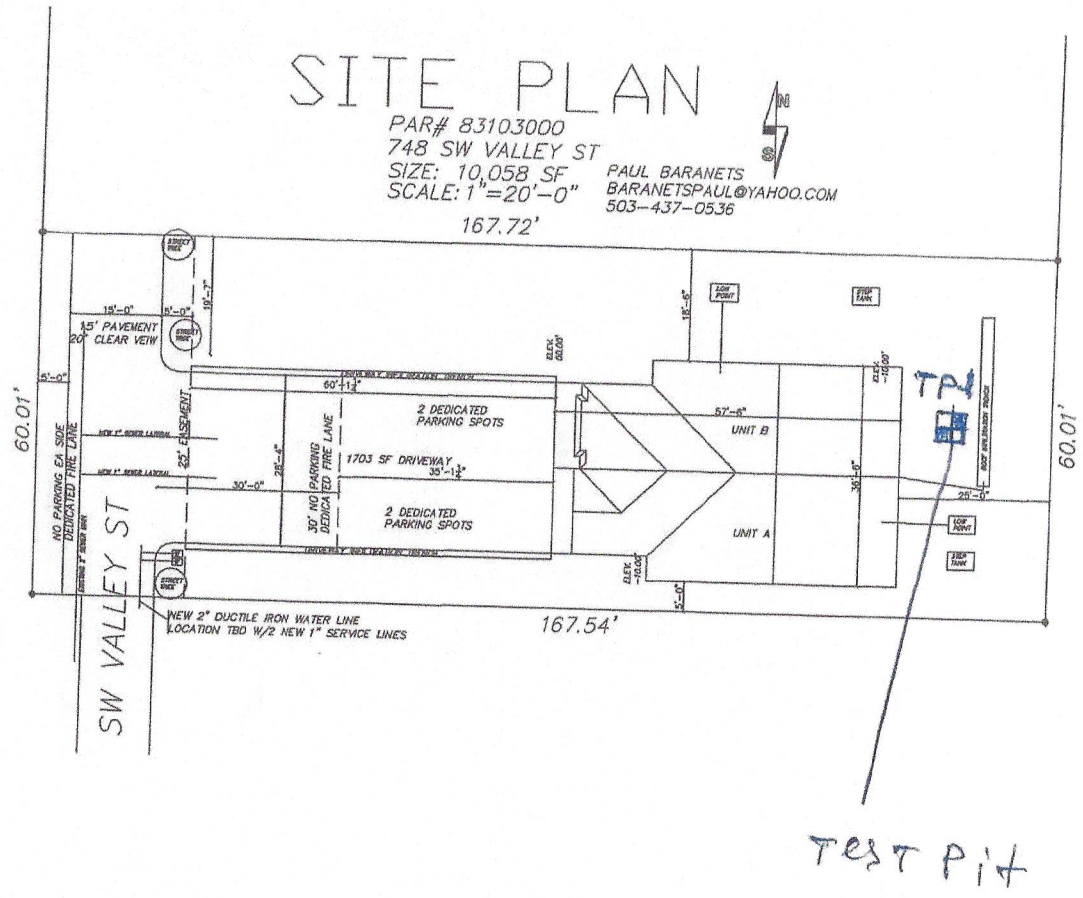
**KA**  
**Klein & Associates, Inc.**  
 ENGINEERING/SURVEYING/PLANNING  
 2517 NE 25th Ave • Camas, WA  
 Mailing Address: P.O. Box 183, Westport, WA 98671  
 TEL: 360-687-6200 • FAX: 360-386-2516

**OWNER**  
 AMIT KAUSHAL  
 AND  
 KAMRA RUCHIKA

SHEET 1 OF 1  
 WILLAMETTE MERIDIAN  
 CLARK COUNTY, WASHINGTON

1/4 SEC T, R.  
 10 IN. 3E.



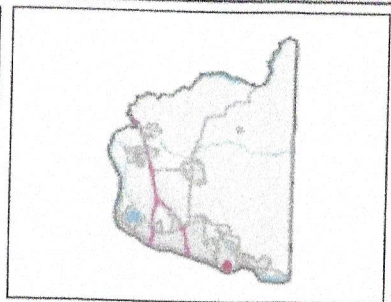


TEST PIT

Figure 2



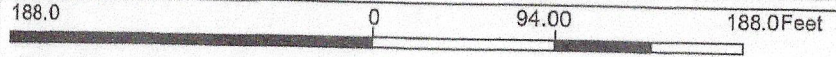
# Elevation Map



**Legend**

- Taxlots
- Contours Lines - 2 ft
- Contour Lines - 10 ft
- Contour Lines - 100 ft

**Notes:**  
748 SW Valley St., Camas, WA

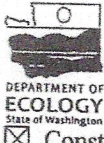


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.

1: 1,128

*Figure 3*



# WATER WELL REPORT

Original & 1<sup>st</sup> copy - Ecology, 2<sup>nd</sup> copy - owner, 3<sup>rd</sup> copy - driller

Construction/Decommission ("x" in circle)

Construction  
 Decommission ORIGINAL INSTALLATION  
 393929 Notice of Intent Number

**PROPOSED USE:**  Domestic  Industrial  Municipal  
 DeWater  Irrigation  Test Well  Other

**TYPE OF WORK:** Owner's number of well (if more than one) 1  
 New well  Reconditioned Method:  Dug  Bored  Driven  
 Deepened  Cable  Rotary  Jetted

**DIMENSIONS:** Diameter of well 6 inches, drilled 505 ft.  
 Depth of completed well 505 ft.

**CONSTRUCTION DETAILS**  
 Casing  Welded 6" Diam. from +1 ft. to 182.5 ft.  
 Installed:  Liner installed 4" Diam. from \*\*\* ft. to \*\*\* ft.  
 Threaded \_\_\_\_\_ " Diam. From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Perforations:  Yes  No  
 Type of perforator used \_\_\_\_\_  
 SIZE of perfs \_\_\_\_\_ in. by \_\_\_\_\_ in. and no. of perfs \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Screens:  Yes  No  K-Pac Location \_\_\_\_\_  
 Manufacturer's Name Alloy Machine Works  
 Type 30 Slot Stainless Model No. \_\_\_\_\_  
 Diam. 4.5" Slot size 30 from 471 ft. to 477 ft.  
 Diam. 4.5" Slot size 30 from 493 ft. to 504 ft.

Gravel/Filter packed:  Yes  No Size of gravel/sand 3/8-"  
 Materials placed from 70 ft. to 505 ft.

Surface Seal:  Yes  No To what depth? 34 ft.  
 Material used in seal 3/8" Holeplug Bentonite  
 Did any strata contain unusable water?  Yes  No  
 Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
 Method of sealing strata off \_\_\_\_\_

**PUMP:** Manufacturer's Name \_\_\_\_\_  
 Type: \_\_\_\_\_ H.P.

**WATER LEVELS:** Land-surface elevation above mean sea level \_\_\_\_\_ ft.  
 Static level 148 ft. below top of well Date 9-14-2010  
 Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_  
 Artesian water is controlled by \_\_\_\_\_ (cap, valve, etc.)

**WELL TESTS:** Drawdown is amount water level is lowered below static level  
 Was a pump test made?  Yes  No If yes, by whom? RWD  
 Yield: 35 gal./min. with 18 ft. drawdown after 1 hrs.  
 Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)  
 Time Water Level Time Water Level Time Water Level  
 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
 Date of test 9-14-2010  
 Bailer test \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Airstest 100 gal./min. with stem set at 485 ft. for 1 hrs.  
 Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_  
 Temperature of water \_\_\_\_\_ Was a chemical analysis made?  Yes  No

CURRENT

PAGE ONE

Notice of Intent No. WE11863

Unique Ecology Well ID Tag No. BAH 694

Water Right Permit No. \_\_\_\_\_

Property Owner Name Parke and Gail Ball

Well Street Address 1455 NE Forest Home Rd.

City Camas County Clark

Location NE1/4-1/4 NW1/4 Sec 10 Twn 1N R 3E  
 (s, t, r Still REQUIRED)

**RECEIVED**

NOV 17 2010

WA State Department of Ecology (SWRC)

Lat/Long Lat Deg \_\_\_\_\_ Lat Min/Sec \_\_\_\_\_

Long Deg \_\_\_\_\_ Long Min/Sec \_\_\_\_\_

Tax Parcel No. (Required) 127701000

**CONSTRUCTION OR DECOMMISSION PROCEDURE**  
 Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

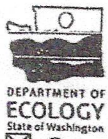
MATERIAL	FROM	TO
Topsoil	0	1
Subsoil	1	3
Clay, Brown	3	15
Weathered Basalt, Broken with		
Brown clay	15	24
Gravel, Black and brown	24	26
Clay, tan	26	32
Clay, blue, tough with some		
brown seams	32	94
Clay, brown, tough	94	101
Clay, brown with silty sand	101	114
Clay, silt & sand, gray	114	119
Clay, brown / orange	119	147
Clay, brown with white and		
brown weathered shale	147	160
Clay, tan	160	175
Basalt, broken, weathered		
reddish brown and tan	175	179
Basalt, reddish brown and tan	179	181
Basalt, gray, hard with some		
fractures	181	242
Shale, gray, dark	242	270
Shale, gray, light and dark	270	280
Shale, gray, light and dark		
some fractured	280	350
Shale, gray, light and dark		
medium soft	350	417
Shale, dark gray, fractured	417	429
Shale, light gray	429	431
SEE PAGE TWO		

Start Date 8-11-2010 Completed Date 9-14-2010

**WELL CONSTRUCTION CERTIFICATION:** I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller  Engineer  Trainee Name (Print) Charles L. Ritola  
 Driller/Engineer/Trainee Signature \_\_\_\_\_  
 Driller or trainee License No. 1501  
 IF TRAINEE: Driller's License No. \_\_\_\_\_  
 Driller's Signature: Charles L. Ritola

Drilling Company Ritola Well Drilling Inc.  
 Address PO Box 193  
 City, State, Zip Yacolt, WA, 98675  
 Contractor's Registration No. RITOLD077R0 Date 9-16-2010



# WATER WELL REPORT

Original & 1<sup>st</sup> copy - Ecology, 2<sup>nd</sup> copy - owner, 3<sup>rd</sup> copy - driller

## Construction/Decommission ("x" in circle)

- Construction
- Decommission

### ORIGINAL INSTALLATION

Notice of Intent Number

PROPOSED USE:  Domestic  Industrial  Municipal  
 DeWater  Irrigation  Test Well  Other

TYPE OF WORK: Owner's number of well (if more than one) 1  
 New well  Reconditioned Method:  Dug  Bored  Driven  
 Deepened  Cable  Rotary  Jetted

DIMENSIONS: Diameter of well \_\_\_\_\_ inches, drilled \_\_\_\_\_ ft.  
 Depth of completed well \_\_\_\_\_ ft.

CONSTRUCTION DETAILS  
 Casing  Welded \_\_\_\_\_" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Installed:  Liner installed 4" Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Threaded \_\_\_\_\_" Diam. From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Perforations:  Yes  No

Type of perforator used \_\_\_\_\_

SIZE of perfs \_\_\_\_\_ in. by \_\_\_\_\_ in. and no. of perfs \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Screens:  Yes  No  K-Pac Location \_\_\_\_\_

Manufacturer's Name \_\_\_\_\_

Type \_\_\_\_\_ Model No. \_\_\_\_\_  
 Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Gravel/Filter packed:  Yes  No Size of gravel/sand \_\_\_\_\_  
 Materials placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Surface Seal:  Yes  No To what depth? \_\_\_\_\_ ft.

Material used in seal \_\_\_\_\_

Did any strata contain unusable water?  Yes  No

Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_

Method of sealing strata off \_\_\_\_\_

PUMP: Manufacturer's Name \_\_\_\_\_

Type: \_\_\_\_\_ H.P. \_\_\_\_\_

WATER LEVELS: Land-surface elevation above mean sea level \_\_\_\_\_ ft.

Static level \_\_\_\_\_ ft. below top of well Date \_\_\_\_\_

Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_

Artesian water is controlled by \_\_\_\_\_ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made?  Yes  No If yes, by whom? \_\_\_\_\_

Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Date of test \_\_\_\_\_

Bailer test \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

Airtest \_\_\_\_\_ gal./min. with stem set at \_\_\_\_\_ ft. for \_\_\_\_\_ hrs.

Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_

Temperature of water \_\_\_\_\_ Was a chemical analysis made?  Yes  No

CURRENT

PAGE TWO

Notice of Intent No. WE11863

Unique Ecology Well ID Tag No. BAH 694

# RECEIVED

Water Right Permit No. \_\_\_\_\_

NOV 17 2010

Property Owner Name Parke and Gail Ball

Well Street Address 1455 NE Forest Home Rd.

## WA State Department of Ecology (SWRO)

City Camas County Clark

Location NE1/4-1/4 NW1/4 Sec 10 Twn 1N R 3E

EWM   
Or  
WWM

(s, t, r Still REQUIRED)

Lat/Long Lat Deg \_\_\_\_\_ Lat Min/Sec \_\_\_\_\_

Long Deg \_\_\_\_\_ Long Min/Sec \_\_\_\_\_

Tax Parcel No. (Required) 127701000

CONSTRUCTION OR DECOMMISSION PROCEDURE  
 Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
~Continued~		
Shale, light, medium and dark gray, medium soft, fractured	431	455
Shale, reddish brown, med	455	475
Shale, reddish brown fractured, water	475	494
Basalt, dark gray, hard highly fractured, water	494	505
***PVC LINER INSTALLATION***		
PVC {class 200} 4" Diameter	7'	423'
PVC {schedule 40} 4" Dia.	423'	471'
S.Screen 4.5" Dia. 30 slot	471'	477'
PVC {schedule 40} 4" Dia.	477'	493'
S. Screen 4.5" Dia. 30 slot	493'	504'
Steel 4" Dia. Riser {open bottom}	504'	505'
~Water Test~		
Iron - .9 ppm		
Hardness- 1 gpg		
PH - 8		

Start Date 8-11-2010

Completed Date 9-14-2010

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller  Engineer  Trainee Name (Print) Charles L. Ritola

Driller/Engineer/Trainee Signature \_\_\_\_\_

Driller or trainee License No. 1501

IF TRAINEE: Driller's License No: \_\_\_\_\_

Driller's Signature: Charles L. Ritola

Drilling Company Ritola Well Drilling Inc.

Address PO Box 193

City, State, Zip Yacolt, WA, 98675

Contractor's Registration No. RITOLWD077R0 Date 9-16-2010



## MEMORANDUM

DATE: Thursday, February 22, 2024  
 TO: Eric Papenfuse | Eric's Custom Design  
 FROM: Peter van Oss, ASCA RCA #826 | ISA Certified Arborist, PN-8145A  
 RE: Tree Survey at 748 SW Valley Street, Camas, WA

---

### Introduction

Eric Papenfuse reached out to Teragan & Associates, Inc. to evaluate the trees on his land in anticipation of the planned site development. The recommendations in this report are based on the provided site plans and the site conditions observed during the site visit.

### Observations

Peter van Oss performed a site inspection on February 22, 2024, to evaluate the existing conditions of the site and the foreseeable impacts related to the planned development of the site. There are five trees shown on the site plans toward the center of the property which are sucker growth from a previously removed tree. Photo 1 shows the old stump with numerous fruiting bodies that indicate that the tree was removed some time ago. The new growth stems from the roots of the removed tree which is referred to as sucker growth. The tree that is located along the east side of the property is a young pine tree that is located at the bottom of the slope of the backyard.



### Discussion and Findings

Trees #1 through #5 are suckers from a removed cherry plum (*Prunus cerasifera*) and they are all less than 12-inches in diameter meaning that they are not considered "significant" trees per City of Camas code 18.3.50 – Definitions. The volunteer trees are in the footprint of the new structure and retention of the trees is not viable.

Tree #6 is a 9-inch DBH shore pine (*Pinus contorta*) located near the property line on the bottom of the slope and it is anticipated that the fill soils from grading will impact the tree significantly. All six trees on the property are recommended for removal.

### Conclusion

Based on the observations and information provided, the professional opinion is that the trees should be allowed for removal since the impacts from construction will not allow for the retention of the trees. If further questions or additional information is needed, please feel free to reach out.

Sincerely,

Peter van Oss | Senior Associate

 RCA #826  
 Registered Consulting Arborist\*

Tree & Plant Appraisal Qualified  
 ISA Certified Arborist PN-8145A

### Enclosures:

Appendix A Assumptions and Limitations  
 Appendix B Certification of Performance  
 Appendix C Site Map

Teragan & Associates, Inc.  
 3145 Westview Circle, Lake Oswego, OR 97034  
 E: info@teragan.com | O: 503.697.1975

## Appendix A - Assumptions and Limitations

1. A field examination of the site was made. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from a reliable source, however the arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. Unless stated otherwise, information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection. The inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee that problems or deficiencies of the subject tree may not arise in the future.
4. This report and any values/opinions expressed herein represents my opinion as an arborist. Inaction on the part of those receiving the report is not the responsibility of the arborist.
5. Loss or alteration of this report invalidates the entire report.
6. Any legal description provided to the consultant/ appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as free and clear, under responsible ownership and competent management.
7. The consultant/ appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment for such services.
8. Possession of this report does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written consent of the consultant/ appraiser.

## Appendix B - Certification of Performance

I, Peter van Oss, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of the Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current professional procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated in the report.
- My compensation is not contingent upon reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member of, and certified as, an arborist by the ISA. I have been involved in the arboricultural field in a full-time capacity for a period of 17 years.

*Peter van Oss*

Peter van Oss | Senior Associate

 RCA #826  
Registered Consulting Arborist®

Member, American Society of Consulting Arborists

ISA Certified Arborist PN-8145A

ISA Tree Risk Assessment Qualified

E: peter@teragan.com | C: 971-231-4044

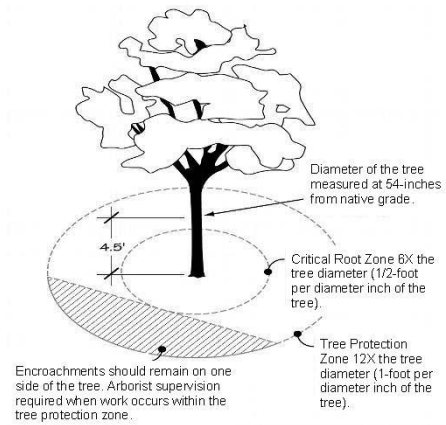
Tree #	Common Name	Scientific Name	DBH <sup>1</sup>	Condition <sup>2</sup>	Structure <sup>2</sup>	Comments
1	Cherry Plum	<i>Prunus cerasifera</i>	6	Good	Poor	Sucker Growth From Previously Removed Tree
2	Cherry Plum	<i>Prunus cerasifera</i>	5	Good	Poor	Sucker Growth From Previously Removed Tree
3	Cherry Plum	<i>Prunus cerasifera</i>	7	Good	Poor	Sucker Growth From Previously Removed Tree
4	Cherry Plum	<i>Prunus cerasifera</i>	8	Good	Poor	Sucker Growth From Previously Removed Tree
5	Cherry Plum	<i>Prunus cerasifera</i>	10	Good	Poor	Sucker Growth From Previously Removed Tree
6	Shore Pine	<i>Pinus contorta</i>	9	Good	Fair	Small diameter tree at the bottom of the slope.

<sup>1</sup>DBH - Diameter of the trunk in inches measured 4.5' above ground level. Multiple stems are calculated by taking the square root of the sum off the squares for each stem's DBH

<sup>2</sup>Condition and Structure - Ratings range from; Good, Fair, Poor, Very Poor, and Dead.

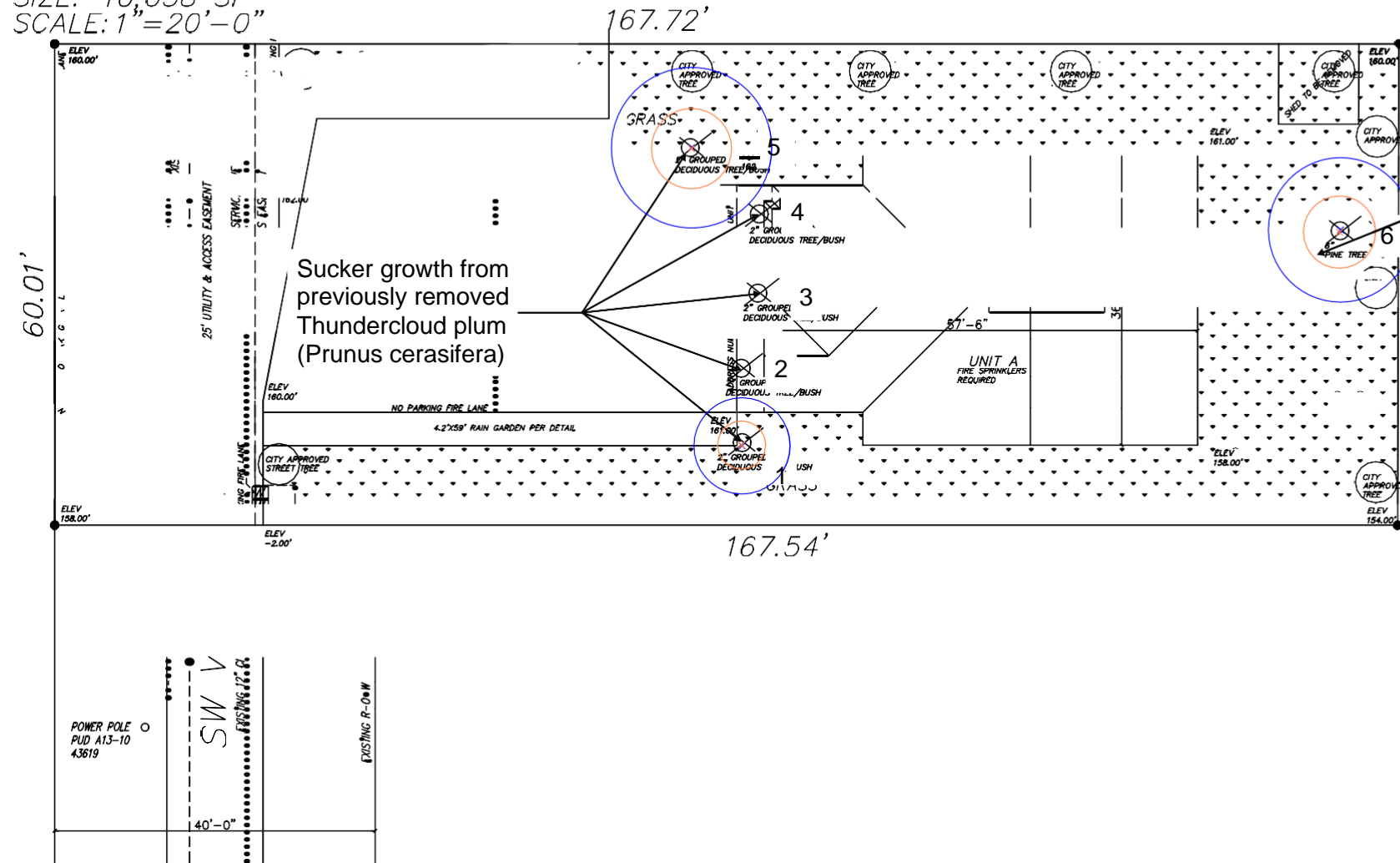
Legend

- Critical root zone 6X the tree diameter
- Tree Protection Zone 12 X the tree diameter



EXISTING TREE PLAN

PAR# 83103000 PAUL BARANETS  
 7XX SW VALLEY ST BARANETSPAUL@YAHOO.COM  
 SIZE: 10,058 SF 503-437-0536  
 SCALE: 1"=20'-0"



Significant fill anticipated which will likely kill the tree in the near future.





Exhibit 6 CUP23-04

Jayson Fischer  
720 SW Xavier St  
Camas WA 98607

Bradley Barlow  
2259 NW 6th Pl  
Camas WA 98607

Camas View Condos LLC  
7625 NW Skyline Blvd  
Portland OR 97229

Clay Cowgill  
5303 NE 316th Ct  
Camas WA 98607

Aaron Oneil  
635 SW Trout Ct  
Camas WA 98607

Mark Silliman  
663 SW Utah St  
Camas WA 98607

Gregory Foster  
PO Box 795  
Lyle WA 98635

Matthew McIvor  
2231 NW 6th Pl  
Camas WA 98607

Sylvia Kandel  
2229 NW 6th Pl  
Camas WA 98607

Nathaniel Bjur  
660 SW Utah St  
Camas WA 98607

Thomas Trent  
706 SW Utah St  
Camas WA 98607

Russell Richey  
712 SW Utah  
Camas WA 98607

Patrick Fishel  
668 SW Utah St  
Camas WA 98607

Duane Thompson  
648 SW Xavier St  
Camas WA 98607

Tom Savageau  
632 SE Xavier St  
Camas WA 98607

Kris Robertson  
748 SW Valley St  
Camas WA 98607

Conex Materials Inc  
2809 W 8th Ct  
Washougal WA 98671

Steven Johnson  
2435 NW 6th Pl  
Camas WA 98607

Allison Bell  
2243 SW 6th Ave  
Camas WA 98607

Scott Pierce  
833 E St  
Washougal WA 98671

Gregg Coulter  
2219 SW 6th Ave  
Camas WA 98607

Rebecca Locke  
614 SW Utah St  
Camas WA 98607

Irene Mathews  
32111 NW 4th Ct  
Ridgefield WA 98642

Nicholas Osborn  
614 SW Valley St  
Camas WA 98607

Gregory Meyer  
618 SW Valley St  
Camas WA 98607

Lisa Wilderman  
619 SW Utah St  
Camas WA 98607

Matthew Crittenden  
15890 NE Everett Ct  
Portland OR 97230

Jason Spiller  
630 SW Utah St  
Camas WA 98607

Schwartz Utah LLC  
8913 SE Hillcrest Dr  
Vancouver WA 98664

Jesse Chartrand  
625 SW Utah St  
Camas WA 98607

Exhibit 6 CUP23-04

West Corey  
634 & 636 SW Valley Street  
Camas WA 98607

Brian Hemmert  
646 SW Valley Street  
Camas WA 98607

Penny Rader  
3312 E Fernwood Rd  
Newberg OR 97132

Carissa Quinn  
638 SW Utah St  
Camas WA 98607

Lloyd Fry  
743 NW Norwood St  
Camas WA 98607

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
 Camas, WA 98607  
[www.cityofcamas.us](http://www.cityofcamas.us)

November 29, 2023

Eric's Custom Design  
 Eric Papenfuse  
 Sent via email to: [ericscustomdesign@gmail.com](mailto:ericscustomdesign@gmail.com)

RE: Application Review for 748 SW Valley Street Duplex – Planning Cases CUP23-04 & DR23-08

Dear Eric,

Thank you for your application for the property located at 748 SW Valley Street. I am the case planner assigned to your project. The purpose of this letter is to inform you that the above applications submitted on November 6, 2023, have been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130 and there are items that need to be addressed prior to proceeding with the review. Once the items below are submitted, staff will review the information to verify whether the application can be deemed complete. As a reminder, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite applicable code requirements shall not constitute a waiver by the City of any standard or requirement.

The plans submitted for this project appear to be focused on Engineering review items and do not include the items that Planning needs for review.

Items necessary for completeness:

**PLANNING**

Per CMC 18.55.110:

1. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, easements, public facilities, services, and other natural features is required to be submitted. It should also address any proposed building conditions or restrictions, explain how the criteria will be met and address any other information indicated by staff during the preapplication meeting.
2. Two copies of full-sized site plan, preliminary grading plan, landscape plan, building elevations and colors.
3. A copy of a full title report is required.
4. As per the Pre-app notes for this project, the application should include photos of adjacent properties, and a description of the development patterns of the area. The applicant must include a written narrative that responds to each of the [criteria](#) in CMC §18.43.050 Criteria:
  - a. *The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated.*
  - b. *The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated.*

- c. *The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design*
  - d. *Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located.*
  - e. *The proposed use is consistent with the goals and policies expressed in the comprehensive plan.*
  - f. *Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.*
5. **Design Review.** The city will schedule a public meeting with the Design Review Committee (DRC) prior to the public hearing, as the DRC will provide a recommendation on the permit. An application for design review must include (at a minimum) building elevations, materials, exterior colors, and landscaping plans. There are specific standards for duplexes within the city's Design Review Manual. One of the standards states, "Garages shall account **for less than fifty percent of the front face of the structure.** Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look." The design should include a visible and articulated front entrance.

*Preliminary site plan should show:*

- a. Applicable setbacks, building footprint and elevations for the R-6 Single-Family Residential Zone. New construction must meet the following setbacks (based on lot sizes between 5,000-11,999 square feet):  
FRONT YARD: 20-feet  
SIDE YARDS: 5-feet  
REAR YARD: 25-feet  
MAXIMUM BUILDING COVERAGE: 40%
  - b. All existing conditions shall be delineated on the site plan per CMC Section 17.11.030.B.6(a-p),
  - c. Off-street parking for four vehicles, or two spaces per unit per CMC Chapter 18.11 Parking,
  - d. Landscape plan per CMC Chapter 18.13 Landscaping,
  - e. Parking areas must include 5-feet of landscaping between adjacent lot line (screening bushes and trees, and Street trees must be installed in the planter strip of the frontage. One tree per unit
6. **Landscaping Regulations.** A Landscape, Tree, and Vegetation plan must be submitted pursuant to CMC 18.13.040.A. If trees are proposed for removal, a Tree Survey is required and must be prepared by a certified arborist or professional forester. A minimum 20-unit tree density per net acre is required to be incorporated into the overall landscape plan per CMC 18.13.051.A.

## **ENGINEERING**

Preliminary Stormwater Report (PTIR):

- 1. A preliminary stormwater report is required per Ecology's SWMMWW, Figure 1-3.2 Flow Chart for Determining Re-Development Standards.

2. The proposed development is to submit a PTIR addressing Minimum Requirements (MRs) #1-#5.
3. The PTIR is to address the proposed rain garden shown on the composite utility plans.
4. The applicant only addressed MR #2 (SWPPP).

Not a completeness item, but an Engineering comment:

Composite Utility Plans:

1. The plans show proposed 1250-gallon STEP tanks. 1250-gallon STEP tanks are no longer applicable. The minimum size is a 1500-gallon STEP tank.

Upon resubmittal, staff will review and provide comments back within 14 days. If you have any questions, please contact me at [YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)

Respectfully,



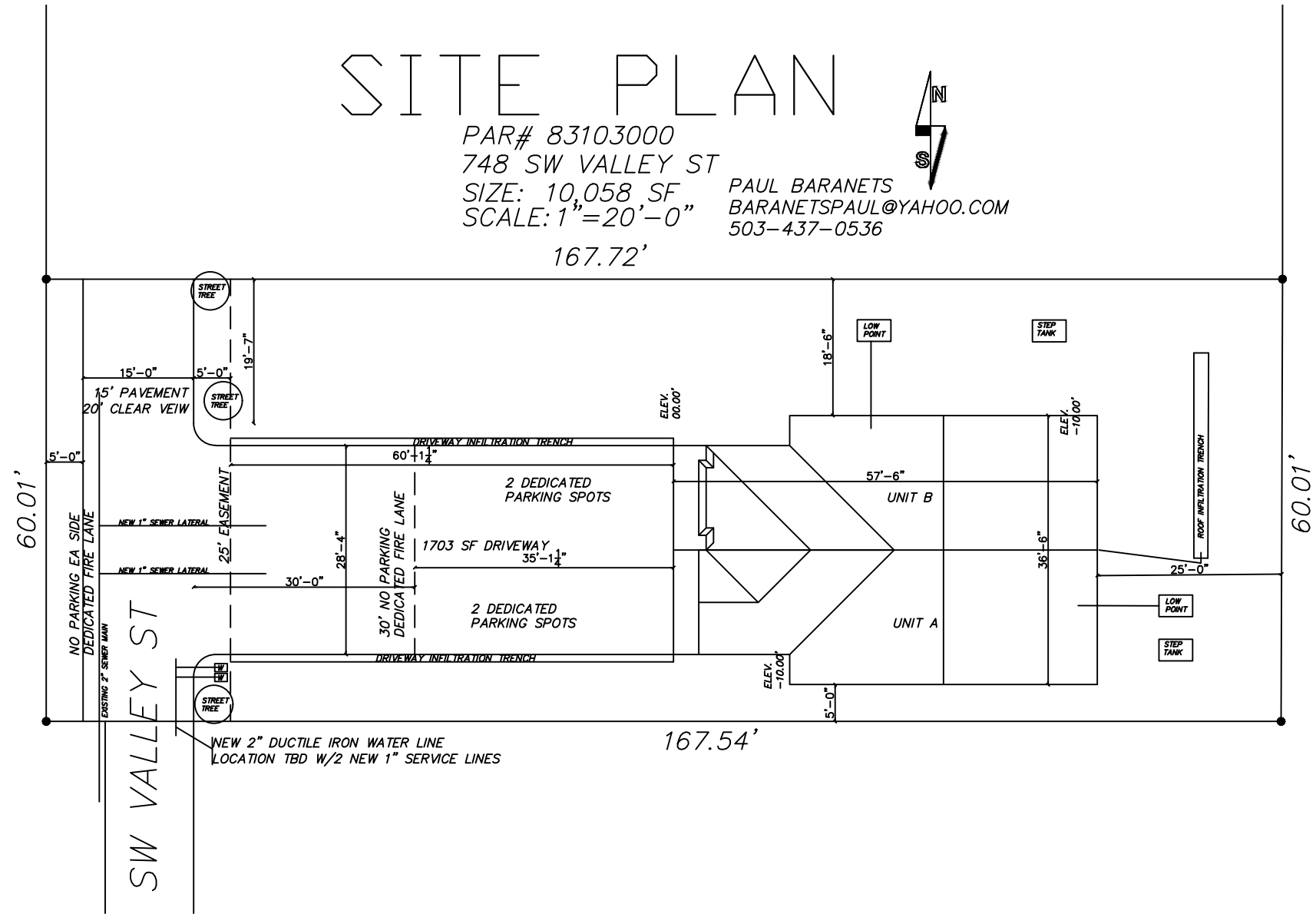
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Yvette Sennewald, Senior Planner

# SITE PLAN

PAR# 83103000  
748 SW VALLEY ST  
SIZE: 10,058 SF  
SCALE: 1"=20'-0"

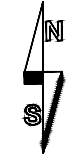
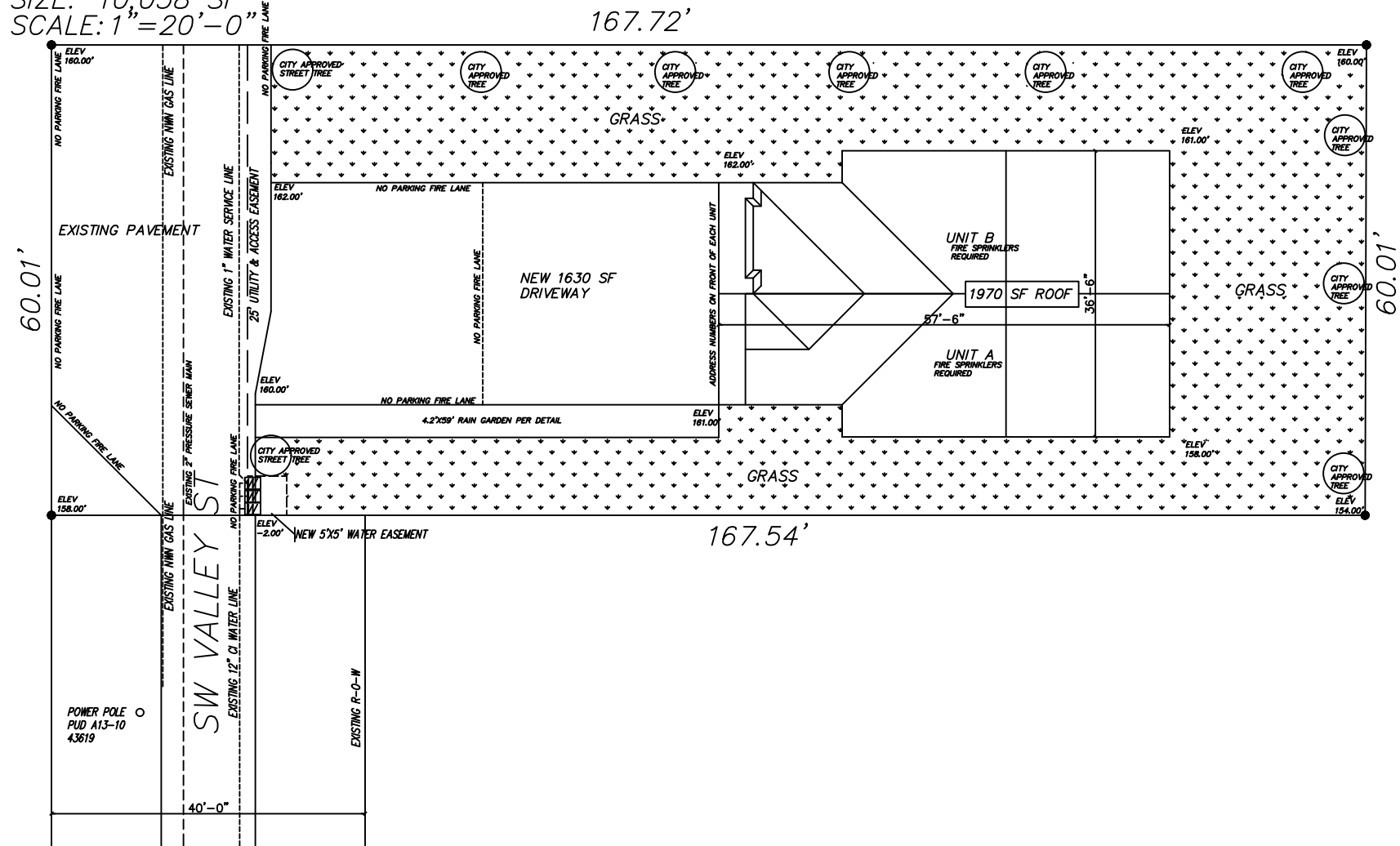
PAUL BARANETS  
BARANETSPAUL@YAHOO.COM  
503-437-0536

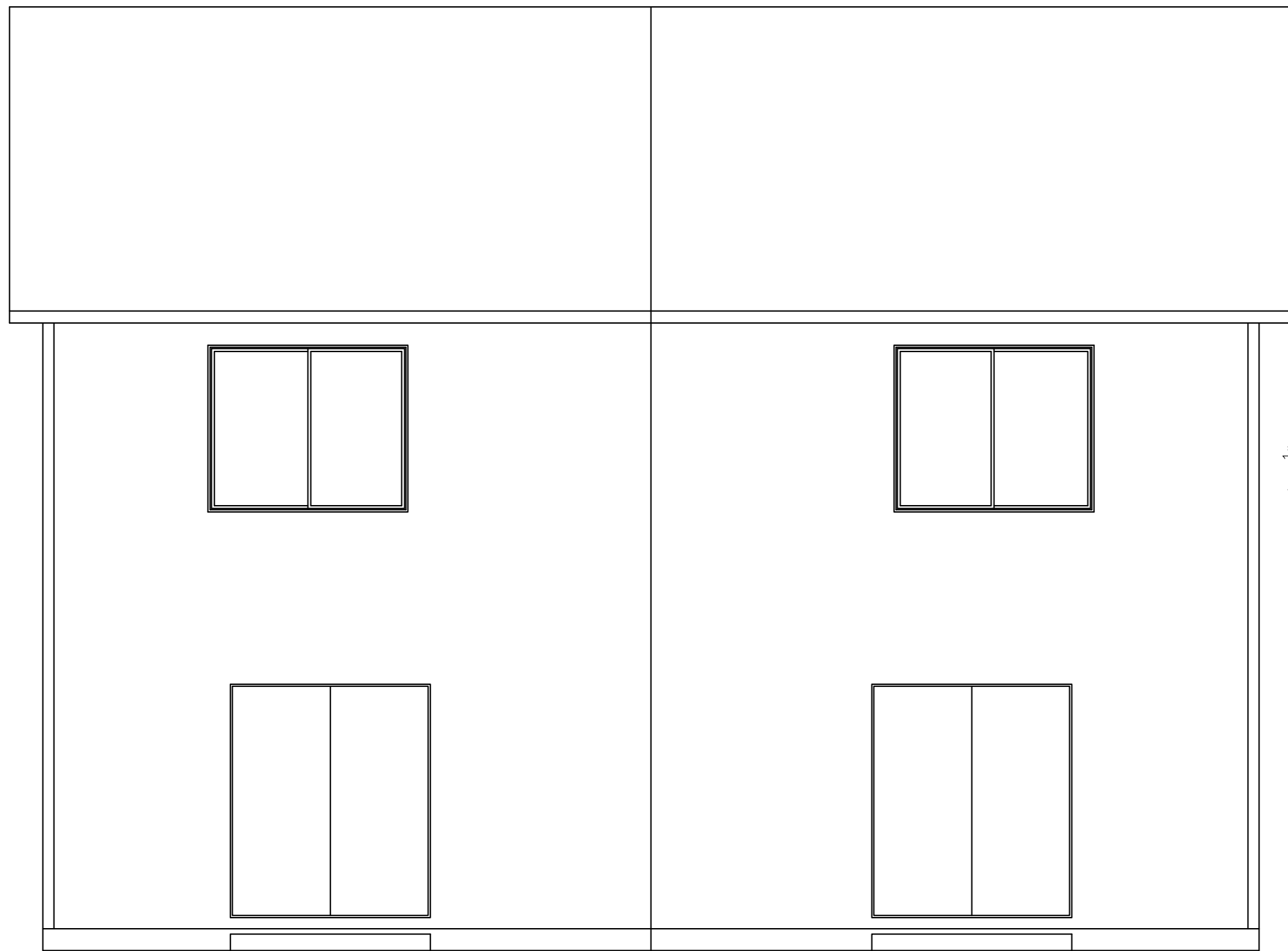


# LANDSCAPE PLAN

PAR# 83103000 PAUL BARANETS  
 7XX SW VALLEY ST BARANETSPAUL@YAHOO.COM  
 SIZE: 10,058 SF 503-437-0536  
 SCALE: 1"=20'-0"

2 MAPLE STREET TREES  
 8 ALASKAN CEDAR TREES





REAR ELEVATION

1/4"=1'-0"



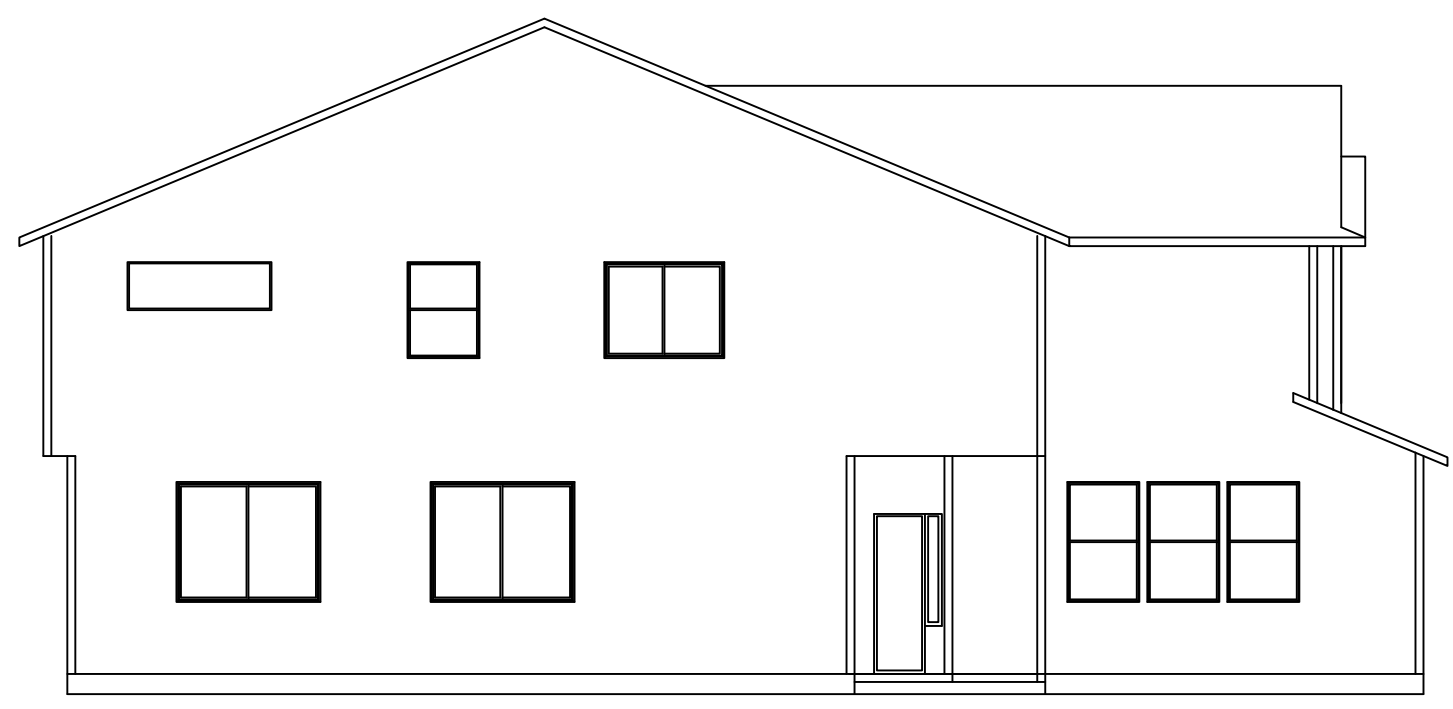
FRONT ELEVATION

1/4"=1'-0"

PAINT COLORS		SHERWIN-WILLIAMS
BODY	ROYCROFT GREY	SW2844
TRIM	ATTITUDE GRAY	SW7060
ACCENT	ROCK BOTTOM	SW7062

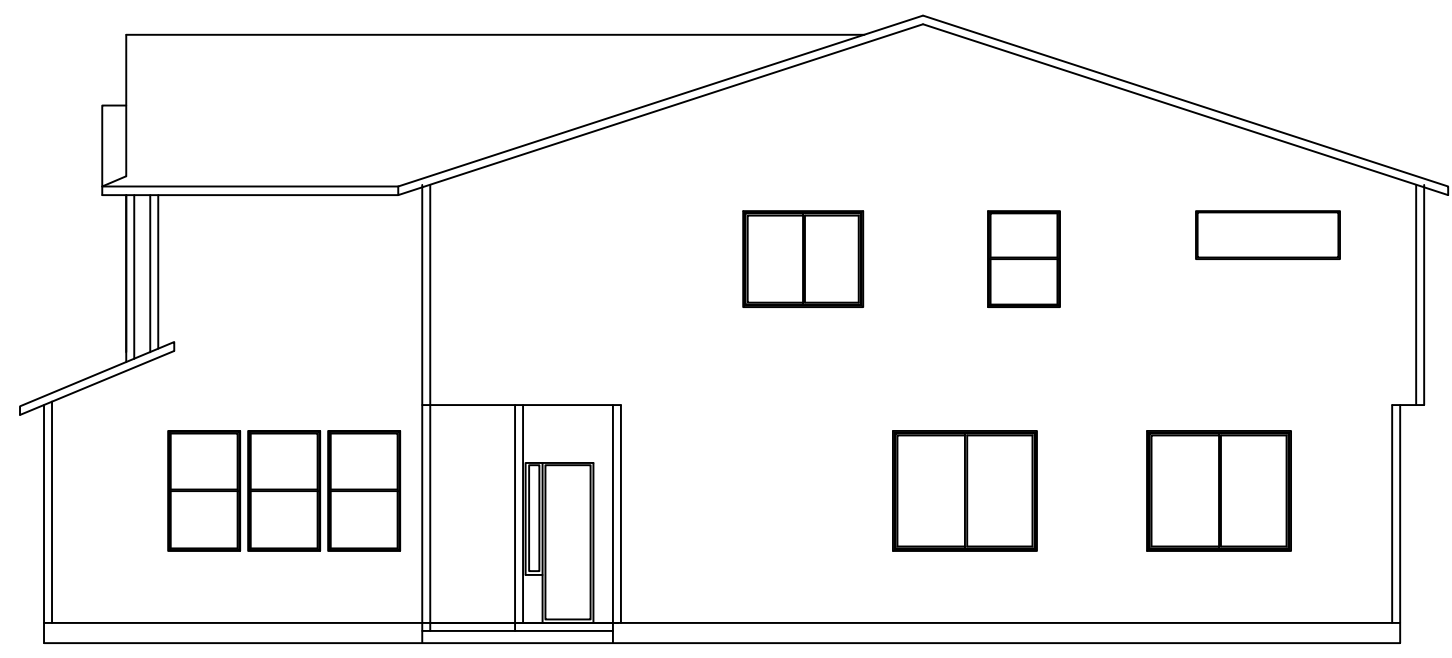
AREA:	
MAIN	943 SF
UPPER	937 SF
TOTAL LIV	1880 SF
COV PORCH	28 SF

AREA:	
MAIN	643 SF
UPPER	933 SF
TOTAL LIV	1876 SF
COV PORCH	28 SF



LEFT ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGE TO PROPERTY OR PERSONS RESULTING FROM THE USE OF THESE PLANS. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS OR BUSINESS. THE ARCHITECT'S DESIGN SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT'S DESIGN SERVICE IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE LANDSCAPE OR THE DESIGN OF THE INTERIOR FINISHES. THE ARCHITECT'S DESIGN SERVICE IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE LANDSCAPE OR THE DESIGN OF THE INTERIOR FINISHES. THE ARCHITECT'S DESIGN SERVICE IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE LANDSCAPE OR THE DESIGN OF THE INTERIOR FINISHES.

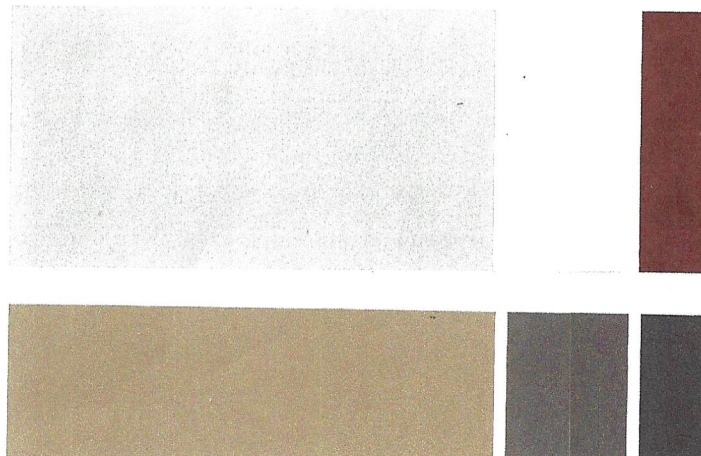
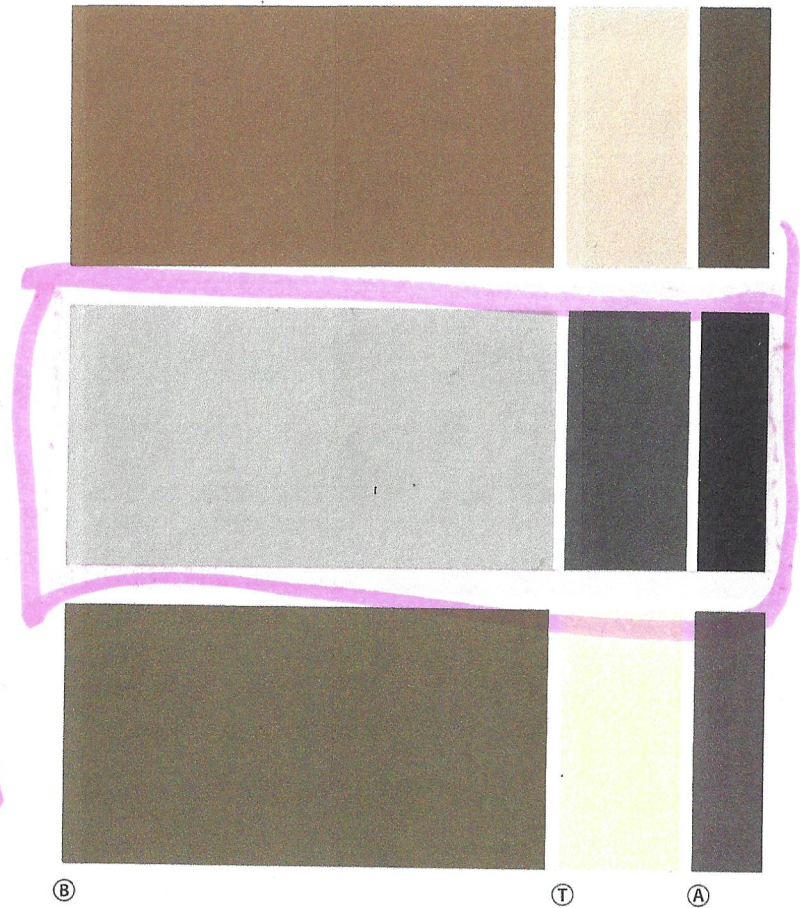
1880/1876 DUPLEX  
748 SW VALLEY ST  
CAMAS, WA 98607

ERIC'S CUSTOM DESIGN  
(360)-947-4800 CELL  
P.O. BOX 1831 VANCOUVER, WA 98664  
ERICSCUSTOMDESIGN@GMAIL.COM





BODY	TRIM	ACCENT
<b>Pottery Urn</b> SW 7715	<b>Fresco Cream</b> SW 7719	<b>Roycroft Brass</b> SW 2843
<b>Roycroft Mist Gray</b> SW 2844	<b>Attitude Gray</b> SW 7060	<b>Rock Bottom</b> SW 7062
<b>Renwick Olive</b> SW 2815	<b>Roycroft Vellum</b> SW 2833	<b>Renwick Heather</b> SW 2818



***ERIC'S CUSTOM DESIGN***

P.O. BOX 1831

VANCOUVER, WA 98682

**Valley Street major variance**

Proposed variance to allow entrance to home behind the garage

Provide written responses to the following:

- A. Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the same vicinity or district;

We designed the duplex to have to garages in front of living space. The duplexes next to the property are designed the same way. We are requesting the variance so we don't have to redesign the plan

- B. The variance requested is the minimum necessary to relieve the unusual circumstances or conditions identified in subsection (A) of this section;

We are requesting variance to use the plans that were submitted for this property. The plans have the garage in front of the entry. This will match the looks of the other duplexes in the area.

- C. The granting of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located;

This will only effect the look of the front of the duplex that will look better then bringing the entry way forward. Will not be materially detrimental to the public welfare

- D. The proposed variance does not exceed ten percent of the requested dimensional standard in which the variance is requested;

The proposed requested variance will be a major variance to allow garage in front of living space.

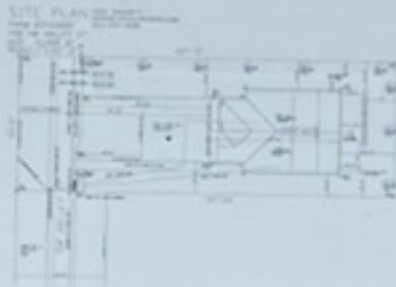
- E. The unusual circumstances and conditions associated with the variance are not a result of the actions of the applicant or property owner;

We want to build a new duplex with the garage in front of the entry way, to look similar to other duplexes

# PROPOSED DEVELOPMENT VALLEY ST DUPLEX

PARCEL # 83103000

CONDITIONAL USE PERMIT TO  
ALLOW A DUPLEX IN A  
SINGLE-FAMILY RESIDENTIAL  
ZONE AND DESIGN REVIEW  
FOR THE DUPLEX.



PUBLIC HEARING  
SCHEDULE:

APPLICANT CONTACT:  
ERIC PAPERFUSE  
ERIC'S CUSTOM DESIGN  
(360)-947-4800

HEARING  
DATE/TIME:   TBD  

CITY CONTACT:  
YVETTE SENNEWALD  
(360)-817-7769



HEARING  
DATE/TIME:   TBD  

CASE NUMBER:  
CUP23-04 & DR23-08

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
[www.cityofcamas.us](http://www.cityofcamas.us)

April 1, 2024

Eric Papenfuse  
Eric's Custom Design  
Sent via email: [ericscustomdesign@gmail.com](mailto:ericscustomdesign@gmail.com)

RE: Completeness Review for Planning Cases CUP23-04 & DR23-08: Valley Street Duplex

Dear Mr. Papenfuse,

The purpose of this letter is to inform you that the above application submitted on November 6, 2023, has been **deemed technically complete** in accordance with Camas Municipal Code (CMC) Section 18.55.130.

Staff will begin reviewing the application materials and will contact you if there are any comments, questions, or clarification needed prior to scheduling a public hearing. When the public hearing date has been determined, the development sign will need to be updated with the hearing information.

Should you have any questions related to this project, please feel free to contact me by email: [YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us) or by phone: (360) 817-7269.

Respectfully,

A handwritten signature in black ink that reads "Yvette Sennewald". The signature is written in a cursive style with a large initial "Y".

---

Yvette Sennewald, Senior Planner



NW 6th Pl

14

SW Valley St

SW Utah St

SW Trout Ct



## Notice of Application and Public Hearing

### Valley Street Duplex (CUP23-04, DR23-08, MAJVAR24-02)

**NOTICE IS HEREBY GIVEN** that an application for the “Valley Street Duplex” including a proposal to develop a duplex in the R-6 – Single-Family Residential Zone, was received on November 6, 2023 and deemed technically complete on April 1, 2024.

**LOCATION:** The site is located on the easterly side of SW Valley Street, northerly of SW 6th Avenue, in the SW ¼, Section 10, Township 1 North, Range 3 East of the Willamette Meridian and described as tax parcel number 831030000.

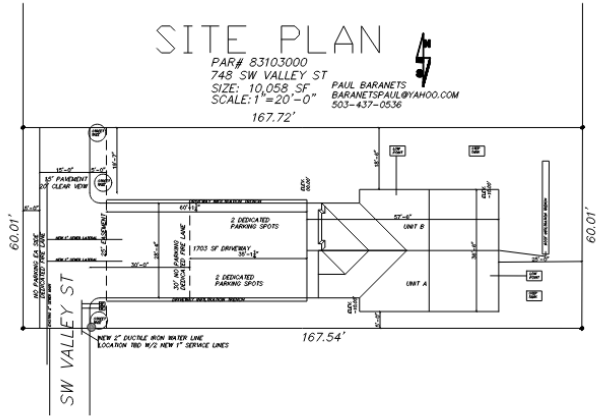
**SCHEDULED PUBLIC HEARING:** A virtual and in-person public hearing will be held before the city’s hearings examiner on **August 14, 2024 at 4:00pm**. Instructions and a link to participate will be available on the agenda page of the city’s website at least seven days prior to the meeting. The agenda is located at the following link: [www.cityofcamas.us/yourgovernment/minuteagendavideo](http://www.cityofcamas.us/yourgovernment/minuteagendavideo)

**APPLICATION MATERIALS:** The Valley Street Duplex application included the following: narrative, site plan, pre-application meeting notes, building elevations, and other required documents. The documents are available for review at the Community Development Department located at 616 NE 4<sup>th</sup> Avenue, Camas, WA during regular business hours Monday through Friday 8:00am-5:00pm.

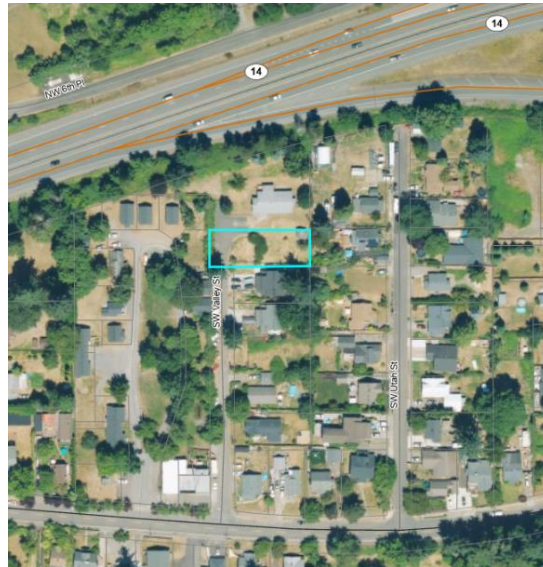
**PARTICIPATE:** All citizens are entitled to have equal access to the services, benefits, and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodation if needed. The city will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

Public comments and questions are encouraged, and there are several opportunities available to interested citizens. *It is preferable that written comments be received five days prior to the public hearing, in order to be available with the online agenda and materials.* Comments can also be accepted during the public hearing. The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Planning Division staff, Yvette Sennewald, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by email to: [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us); or (4) by phone (360) 817-7237. **For questions related to this application, please contact Yvette Sennewald, Senior Planner, at (360) 817-1568 or [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).**

### Excerpt from Conditional Use Permit Application Valley Street Duplex (File #CUP23-04, DR23-08, MAJVAR24-02)



Vicinity Map



In re: Camas Valley Street Duplex

) NO. CUP23-04  
 )  
 ) AFFIDAVIT OF MAILING  
 )  
 )  
 )  
 )  
 )  
 ) Respondent. )

STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

I, Carey Certo, on oath says:

I, Carey Certo, on July 31, 2024, I directed a true and correct copy of the Notice of Application & Public Hearing be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo  
 \_\_\_\_\_  
 SIGNATURE

SUBSCRIBED and SWORN to before me this 31<sup>st</sup> day of July, 2024.



Aireanna Baldwin  
 \_\_\_\_\_  
 Notary Public in and for the State of  
 Washington, residing at Clark County  
 My appointment expires: 10/01/2024



Jayson Fischer  
720 SW Xavier St  
Camas WA 98607

Bradley Barlow  
2259 NW 6th Pl  
Camas WA 98607

Camas View Condos LLC  
7625 NW Skyline Blvd  
Portland OR 97229

Clay Cowgill  
5303 NE 316th Ct  
Camas WA 98607

Aaron Oneil  
635 SW Trout Ct  
Camas WA 98607

Mark Silliman  
663 SW Utah St  
Camas WA 98607

Gregory Foster  
PO Box 795  
Lyle WA 98635

Matthew McIvor  
2231 NW 6th Pl  
Camas WA 98607

Sylvia Kandel  
2229 NW 6th Pl  
Camas WA 98607

Nathaniel Bjur  
660 SW Utah St  
Camas WA 98607

Thomas Trent  
706 SW Utah St  
Camas WA 98607

Russell Richey  
712 SW Utah  
Camas WA 98607

Patrick Fishel  
668 SW Utah St  
Camas WA 98607

Duane Thompson  
648 SW Xavier St  
Camas WA 98607

Tom Savageau  
632 SE Xavier St  
Camas WA 98607

Kris Robertson  
748 SW Valley St  
Camas WA 98607

Conex Materials Inc  
2809 W 8th Ct  
Washougal WA 98671

Steven Johnson  
2435 NW 6th Pl  
Camas WA 98607

Allison Bell  
2243 SW 6th Ave  
Camas WA 98607

Scott Pierce  
833 E St  
Washougal WA 98671

Gregg Coulter  
2219 SW 6th Ave  
Camas WA 98607

Rebecca Locke  
614 SW Utah St  
Camas WA 98607

Irene Mathews  
32111 NW 4th Ct  
Ridgefield WA 98642

Nicholas Osborn  
614 SW Valley St  
Camas WA 98607

Gregory Meyer  
618 SW Valley St  
Camas WA 98607

Lisa Wilderman  
619 SW Utah St  
Camas WA 98607

Matthew Crittenden  
15890 NE Everett Ct  
Portland OR 97230

Jason Spiller  
630 SW Utah St  
Camas WA 98607

Schwartz Utah LLC  
8913 SE Hillcrest Dr  
Vancouver WA 98664

Jesse Chartrand  
625 SW Utah St  
Camas WA 98607

West Corey  
634 & 636 SW Valley Street  
Camas WA 98607

Brian Hemmert  
646 SW Valley Street  
Camas WA 98607

Penny Rader  
3312 E Fernwood Rd  
Newberg OR 97132

Carissa Quinn  
638 SW Utah St  
Camas WA 98607

Lloyd Fry  
743 NW Norwood St  
Camas WA 98607



## Notice of Application and Public Hearing

### Valley Street Duplex (CUP23-04, DR23-08, MAJVAR24-02)

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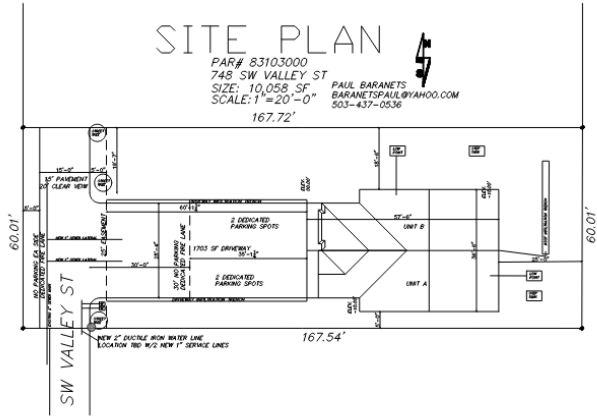
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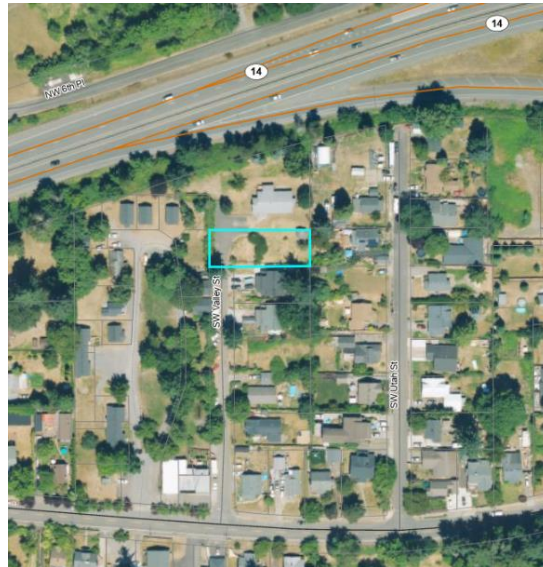
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### Excerpt from Conditional Use Permit Application Valley Street Duplex (File #CUP23-04, DR23-08, MAJVAR24-02)



Vicinity Map



**BEFORE THE LAND USE HEARINGS EXAMINER  
FOR THE CITY OF CAMAS, WASHINGTON**

Regarding an application by Eric Papenfuse for conditional ) **FINAL ORDER**  
 use permit and variance approval to construct a duplex )  
 residence in a single-family residential zone on the east side ) **CUP23-04<sup>1</sup>**  
 of SW Valley Street, in the City of Camas, Washington ) **(Valley Street Duplex)**

**A. SUMMARY**

1. The applicant, Eric Papenfuse, requests Conditional Use Permit (“CUP”) approval to build a duplex residence in a single-family residential zone. The applicant also requests approval of a major variance to allow the garage to be located at the front building line.

2. The duplex is proposed on a 10,019 square foot parcel located on the east side of SW Valley Street, at the northern terminus of the street, known as tax account no. 83103-000 (the “site”). The site is currently vacant. The site and surrounding properties to the north, south, and east are zoned R-6 (Single-Family Residential, 6,000 square foot minimum lot size). Properties to the west, across SW Valley Street, are zoned NC (Neighborhood Commercial). There are other multi-family (duplex) residences in the surrounding neighborhood including two existing duplex buildings located directly to the south of the site.

3. Additional basic facts about the site and surrounding land and applicable approval standards are provided in the Staff Report to the Hearing Examiner issued August 12, 2024 (the "Staff Report").

4. City staff recommended that the examiner approve the application subject to conditions in the Staff Report. The applicant accepted those findings and conditions without exceptions. No one else testified orally or in writing.

5. Based on the findings provided or incorporated herein, the examiner approves the application subject to the conditions at the conclusion of this final order.

**B. HEARING AND RECORD HIGHLIGHTS**

1. The examiner received testimony at a public hearing about this application on August 14, 2024. All exhibits and records of testimony are filed at the City of Camas. At the beginning of the hearing, the examiner described how the hearing would be conducted and how interested persons could participate. The examiner disclaimed any *ex parte* contacts, bias or conflicts of interest. The following is a summary by the examiner of selected testimony and evidence offered at the public hearing.

2. City planner Yvette Sennewald summarized the Staff Report.

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<sup>1</sup> This decision also addresses DR23-08 and MAJVAR23-02

a. She noted a typographical error in the variance file number. The correct number is MAJVAR24-02. The City issued the Staff Report on August 12, 2024, but that date was not included in the Staff Report.

b. She noted that the site and surrounding properties to the north, east and south are zoned R-6. Properties to the west, across SW Valley Street, are zoned NC. The surrounding neighborhood contains a variety of size, style, and density of residential development, including several multi-family (duplex and cottage) dwellings. The applicant will be required to provide five-foot L1 buffers on the side and rear lot lines of the site to buffer the duplex from surrounding R-6 zoned properties.

c. The proposed duplex complies with all applicable setback requirements with the exception of the requirement that the garage be setback five-feet behind the front of the dwelling. The applicant requested a variance to that requirement, to allow the front of the garage located at the front building line of the site.

3. The applicant, Eric Papenfuse, accepted the findings and conditions in the Staff Report without exception.

4. No one else testified at the hearing. The examiner closed the record and announced his intention to approve the application subject to recommended conditions.

### **C. DISCUSSION**

1. City staff recommended approval of the application, based on the affirmative findings and subject to conditions of approval in the Staff Report. The applicant accepted those findings and conditions without exceptions.

2. The Examiner finds that the Staff Report identifies all of the applicable approval standards for the application and contains sufficient findings showing the application does or can comply with those standards subject to conditions of approval. These findings were not disputed and are supported by substantial evidence in the record. The Examiner adopts the findings in the Staff Report as his own.

### **D. CONCLUSION**

Based on the above findings and discussion provided or incorporated herein, the examiner concludes that CUP23-04, DR23-08, and MAJVAR24-02 (Valley Street Duplex) should be approved, because it does or can comply with the applicable standards of the Camas Municipal Code, the Revised Code of the State of Washington.

### **E. DECISION**

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the examiner hereby approves CUP23-04, DR23-08, and MAJVAR24-02 (Valley Street Duplex), subject to the following conditions of approval:

## CONDITIONS OF APPROVAL

### STANDARD CONDITIONS

1. Final engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
  - a. Final engineering civil plans are not to be submitted until after Planning issues the land-use decision.
  - b. The final engineering plans are to be submitted via the online portal at [www.cityofcamas.us/Permits/Civil\\_Construction\\_Application](http://www.cityofcamas.us/Permits/Civil_Construction_Application).
  - c. A Stamped engineer's estimate is required with the application.
3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed improvements.
  - a. The 3% fee is based on a stamped engineer's estimate.
  - b. Payment of the 3% plan review (PR) and construction Inspection (CI) fee is to be paid prior to release of approved construction drawings by CDEV Engineering Department.
4. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance are provided in CMC 17.21.
5. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the City, the tribes, and DAHP.
6. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes the stabilization of all disturbed soil, unless otherwise directed by the Public Works Director.
7. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
  - a. As-builts are to be submitted as PDFs and in either AutoCad or Carlson formats.
  - b. The cover sheet for the as-builts is to include the originally approved and signed cover sheet.

### SPECIAL CONDITIONS OF APPROVAL

#### Planning:

8. The maximum lot coverage of 40% shall be met.
9. Prior to engineering plan approval, a final landscape plan consistent with the landscaping standards in CMC 18.13.050 and the Camas Design Manual planting specifications shall be submitted to the city for review and approval.

10. The final landscape plan shall reflect a five-foot L1 landscape buffer around the sides and rear property line in accordance with CMC 18.13.055 – Table 1.
11. The final landscape plan shall note proposed tree sizes as to ensure the project will meet or exceed the 20-tree-unit per acre requirement for new development.
12. Trees shall be installed prior to final occupancy.
13. The property owner is responsible for replacing the trees if they fail to survive, therefore appropriate measures shall be taken to ensure the trees survival. If a tree is removed or dies, it must be replaced within one year by the property owner.
14. Lighting shall be shielded or hooded from neighboring properties.

#### Engineering:

##### Roads

15. The civil plans shall include a 20-foot-wide access easement with a minimum 12-foot-wide paved surface from the end of SW Valley Street to the north side of Parcel No. 83103000.
16. The civil plans shall provide a turnaround at the future duplex that meets the requirements for fire, life, safety. The applicant is to work with the Fire Marshal and staff to provide an adequate turnaround on Parcel No. 83103000.
17. A ‘No Parking’ sign including the name and number for a towing service is to be added to the civil site plans and is to be installed on the west side of the access easement.

##### Sanitary Sewer

18. The civil plans shall be revised with the existing two-inch pressure sewer main extended approximately 75-feet from the south property line of Parcel No. 83103000 to the north property line of Parcel No. 83103000 and to relocate the AARV to the north end of the extended pressure sewer main. Two separate one-inch pressure laterals are to be stubbed from the main to the future STEP tanks.

##### Water

19. The civil plans shall be revised replacing approximately 70-feet of the existing section of one-inch galvanized water main and extending approximately 70-feet of new two-inch ductile iron water main from the south property line of Parcel No. 830103000 to the north property line of Parcel No. 830103000.
  - a. Two separate one-inch water services and water meter boxes are to be provided: one per dwelling unit.
  - b. The city will be responsible for tapping a new one-inch water service on the extended two-inch water main for the existing single-family residence on Parcel No. 83124000.
  - c. The applicant is to work with staff to determine the location for extending the two-inch water main.

##### Stormwater

20. A preliminary stormwater report shall be submitted for review and approval addressing Ecology’s Minimum Requirements (MRs) #1-#5.



21. The applicant shall provide roof downspout and surface water runoff control in accordance with the latest 2024 edition of Ecology's *SWMMWW*.

**Prior to Final Acceptance:**

Sanitary Sewer

22. The applicant shall record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access, maintenance, and inspections of the STEP tanks.

Water

23. The applicant shall record a utility access and maintenance easement over the private road with right-of-entry granted to the city for access and maintenance of the water main.

**Expiration of a Type III Decision:**

24. This permit shall expire in two (2) years from the date of the final decision per CMC§18.55.260 if no building plans are submitted.

DATED this 19<sup>th</sup> day of August 2024.



---

Joe Turner, AICP  
City of Camas Land Use Hearings Examiner

## Valley Street Duplex (CUP23-04)

### Index of Exhibits

Exhibit No.	Title/Description	Date Submitted
1	Application & Fee Sheet	11/7/23
2	Pre-Application Meeting Notes	12/28/22
3	Preliminary Plan Set	11/7/23
4	Geotechnical Report	11/7/23
5	Tree Survey	11/7/23
6	Mailing Labels	11/7/23
7	Welcome Letter	11/29/23
8	Preliminary Site Plan	3/5/24
10	Preliminary Building Elevations	3/5/24
11	Paint Colors	3/5/24
12	Major Variance Narrative	3/5/24
13	Development Sign	3/5/24
14	Technically Complete Letter	4/1/24
15	Vicinity Map	7/29/24
16	Notice of Application/Public Hearing	7/29/24
17	Affidavit of Mailing Notice of Application/Public Hearing	7/31/24
18	Final Order	8/19/24