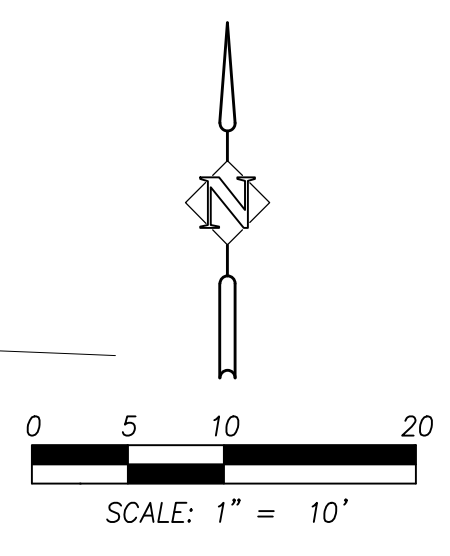


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 1220 Main Street, Suite 150, Vancouver, WA 98660  
 phone: 360.750.1131 www.hhpr.com fax: 360.750.1141

**SHEET INDEX**

C-1	EXISTING CONDITIONS
C-2	DEMOLITION PLAN
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY UTILITY PLAN
C-5	FIRE RESPONSE PLAN
C-6	PRELIMINARY PLAT



**RDA**  
 REITER DESIGN ARCHITECT  
 INCORPORATED

**COLUMBIA RIVER HOMES DEVELOPMENT**  
 3210 SW 6TH AVENUE CAMAS, WASHINGTON

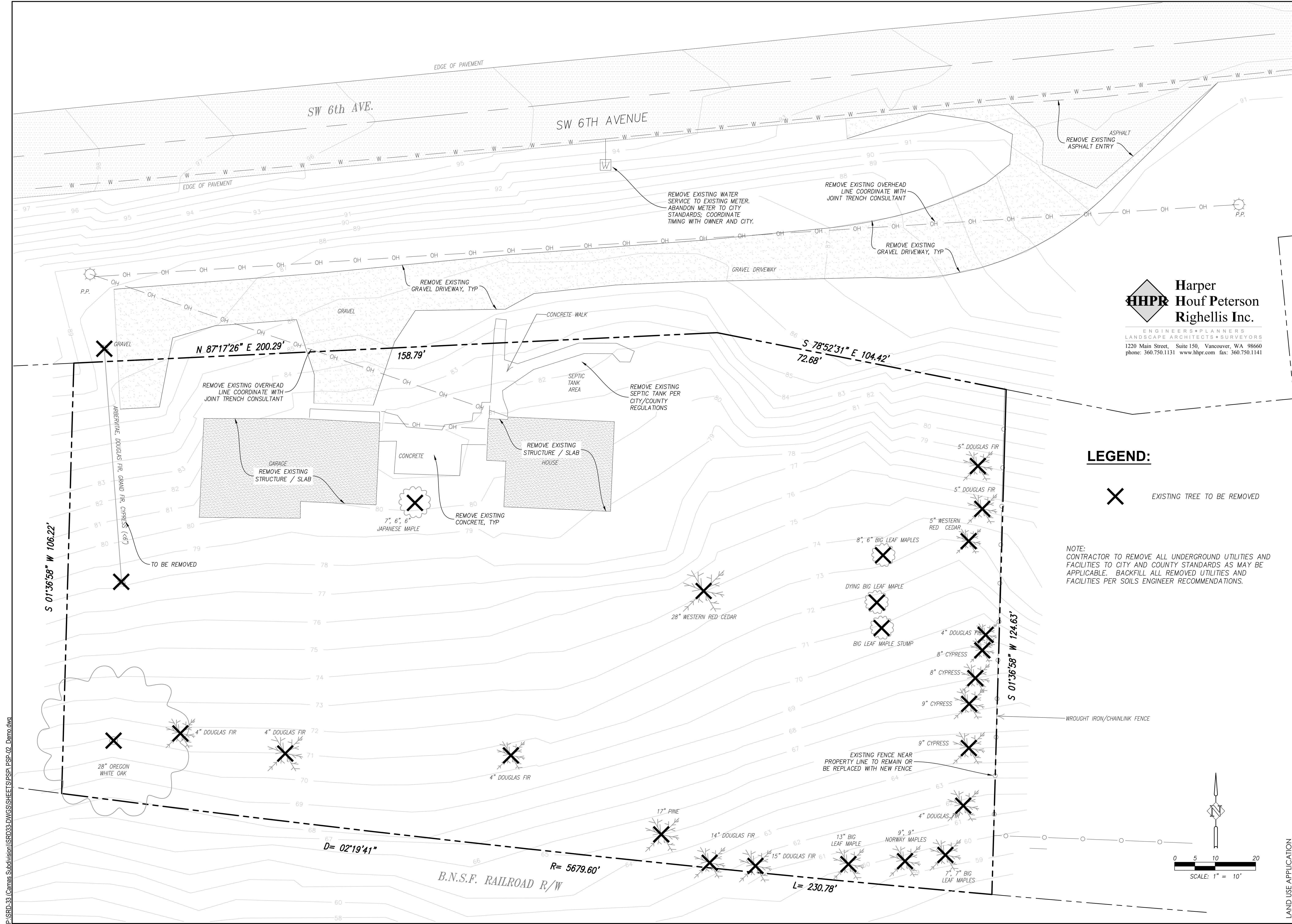
OWNER:  
 TERRIE COX REVOCABLE LIVING TRUST  
 16408 SE MILL PLAIN BLVD. VANCOUVER, WASHINGTON 98634

**EXISTING CONDITIONS  
 PLAN**

LAND USE APPLICATION  
 SHEET NO.  
**C-1**  
 OF  
**6**

7965 SW CIRRIUS DRIVE BEAVERTON, OREGON 97008 (503) 574-3036

P:\SRD-33 (Camas Subdivision)\SRD33-DWG\SHEET\SPSP\_PSP-01 Existing Conditions.dwg



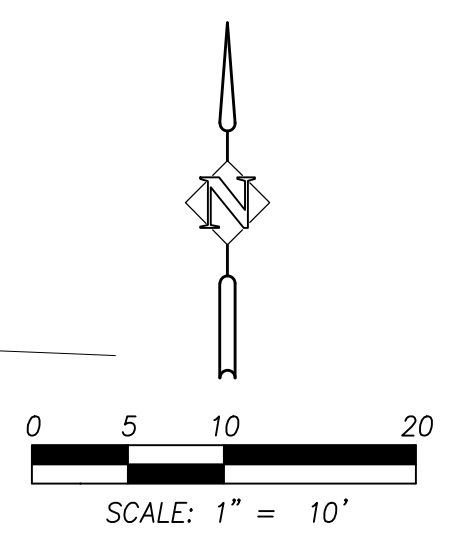
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**LEGEND:**

✕ EXISTING TREE TO BE REMOVED

NOTE:  
 CONTRACTOR TO REMOVE ALL UNDERGROUND UTILITIES AND FACILITIES TO CITY AND COUNTY STANDARDS AS MAY BE APPLICABLE. BACKFILL ALL REMOVED UTILITIES AND FACILITIES PER SOILS ENGINEER RECOMMENDATIONS.



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**COLUMBIA RIVER HOMES DEVELOPMENT**  
 3210 SW 6TH AVENUE CAMAS, WASHINGTON

OWNER:  
 TERRIE COX REVOCABLE LIVING TRUST  
 16408 SE MILL PLAIN BLVD. VANCOUVER, WASHINGTON 98634

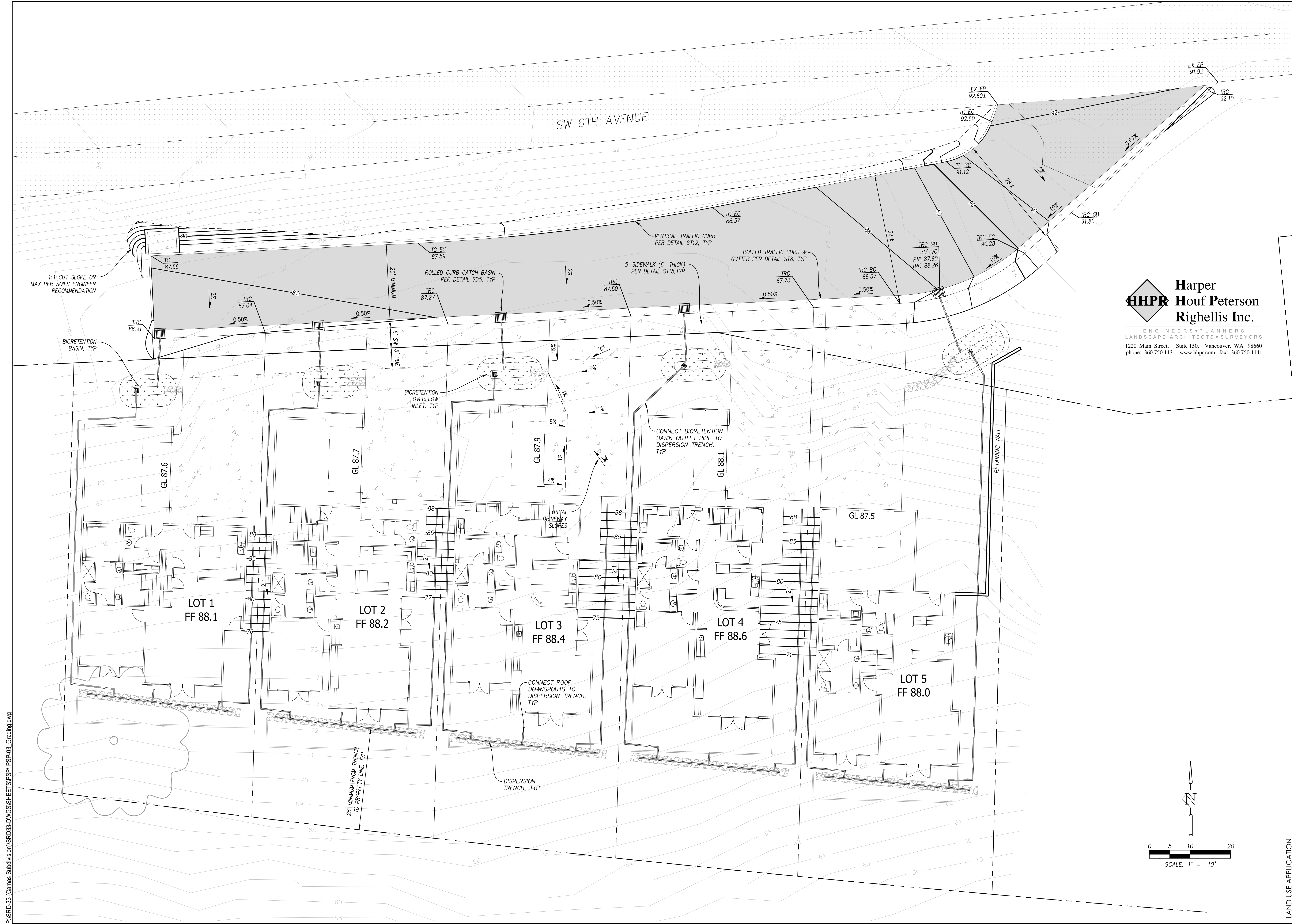
**DEMOLITION PLAN**

date:	MAY 10, 2019
scale:	1" = 10'
drawn:	HHPR job no. SRD-33
revisions:	

LAND USE APPLICATION

SHEET NO. **C-2** OF **6**





1:1 CUT SLOPE OR  
MAX PER SOILS ENGINEER  
RECOMMENDATION

BIORETENTION  
BASIN, TYP

LOT 1  
FF 88.1

LOT 2  
FF 88.2

LOT 3  
FF 88.4

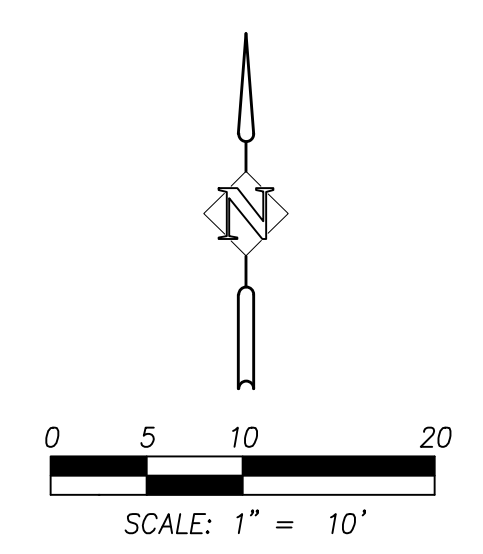
LOT 4  
FF 88.6

LOT 5  
FF 88.0

SW 6TH AVENUE

**Harper  
Houf Peterson  
Righellis Inc.**

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**COLUMBIA RIVER HOMES DEVELOPMENT  
AND DRAINAGE PLAN**  
3210 SW 6TH AVENUE CAMAS, WASHINGTON

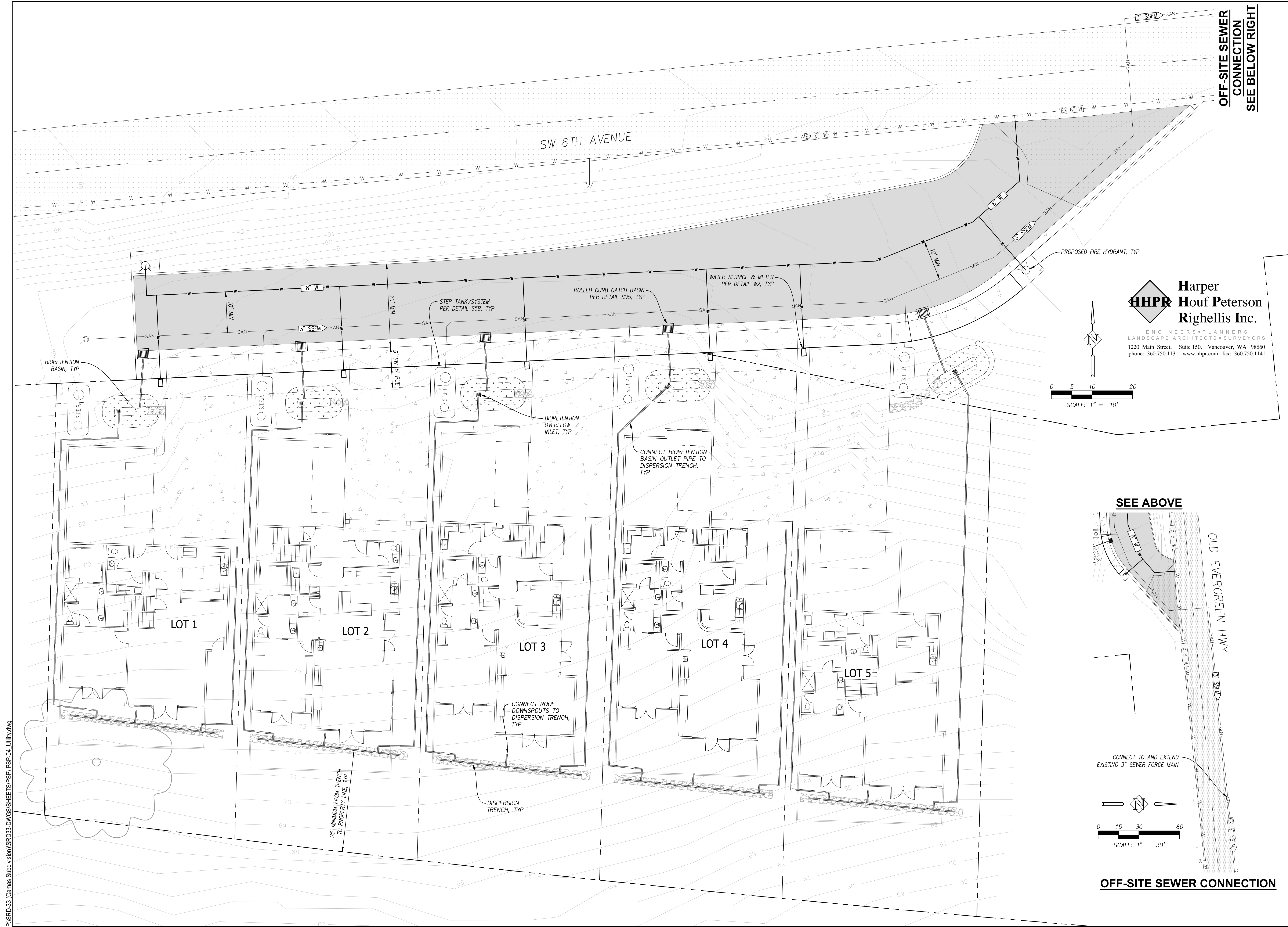
OWNER:  
TERRIE COX REVOCABLE LIVING TRUST  
16408 SE MILL PLAIN BLVD. VANCOUVER, WASHINGTON 98634

**PRELIMINARY GRADING  
AND DRAINAGE PLAN**

LAND USE APPLICATION  
SHEET NO.  
**C-3**  
OF  
**6**

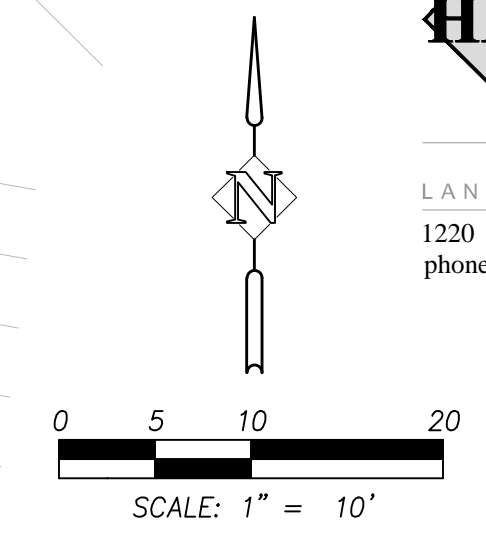
DATE	REVISIONS
MAY 10, 2019	
	SCALE: 1" = 10'
	DRAWN: HHPR JOB NO. SRD-33

P:\SRD-33 (Camas Subdivision)\SRD33-DWG\SHEET\SP1\_PSP-03\_Grading.dwg

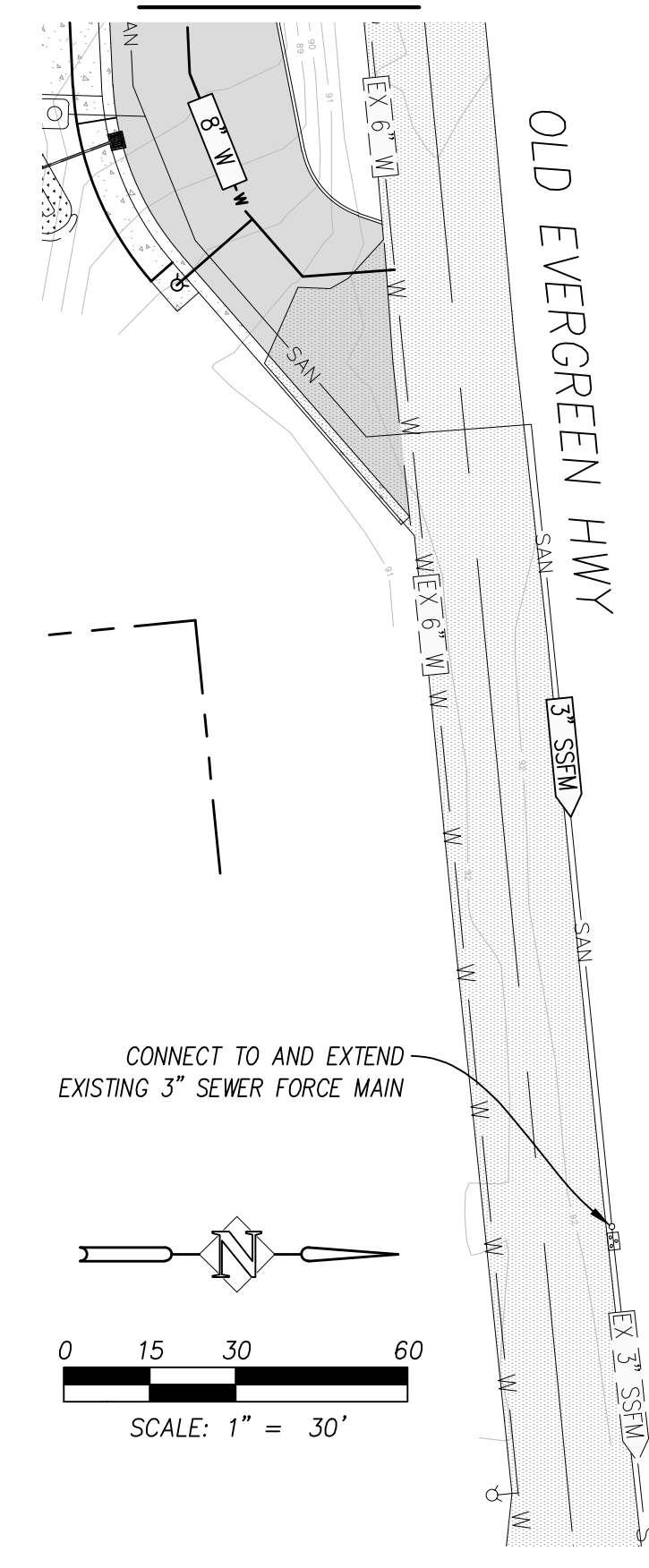


OFF-SITE SEWER CONNECTION  
SEE BELOW RIGHT

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SEE ABOVE



OFF-SITE SEWER CONNECTION

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**COLUMBIA RIVER HOMES DEVELOPMENT**  
3210 SW 6TH AVENUE CAMAS, WASHINGTON  
OWNER: TERRIE COX REVOCABLE LIVING TRUST  
16408 SE MILL PLAIN BLVD. VANCOUVER, WASHINGTON 98634

LAND USE APPLICATION  
**C-4**  
OF  
**6**

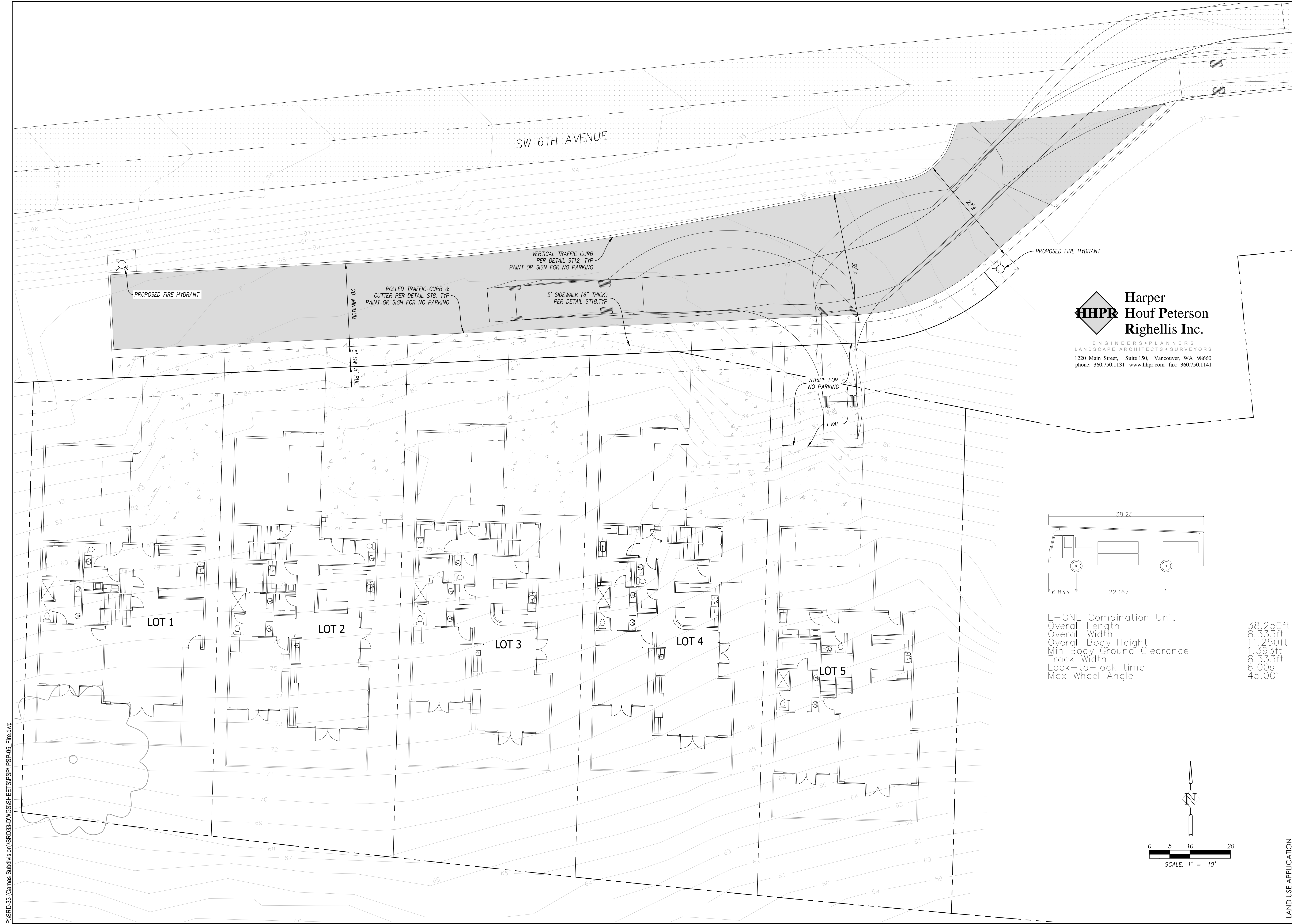
PRELIMINARY UTILITY PLAN

date: MAY 10, 2019  
scale: 1" = 10'  
drawn: HHPR job no. SRD-33

SHEET NO.  
C-4  
OF  
6

P:\SRD-33 (Camas Subdivision)\SRD33-DWG\SHEETS\PSPI\_PSP-04\_Utility.dwg





SW 6TH AVENUE

PROPOSED FIRE HYDRANT

20' MINIMUM  
3' SW 5' PAV

ROLLED TRAFFIC CURB & GUTTER PER DETAIL ST8, TYP. PAINT OR SIGN FOR NO PARKING

VERTICAL TRAFFIC CURB PER DETAIL ST12, TYP. PAINT OR SIGN FOR NO PARKING

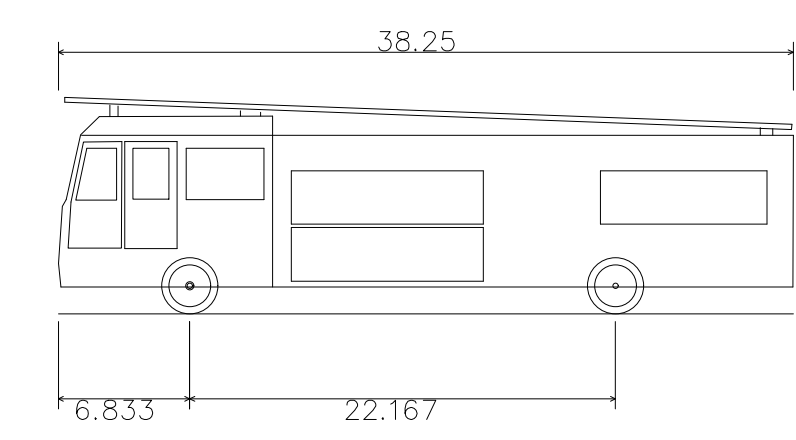
5' SIDEWALK (6" THICK) PER DETAIL ST18, TYP

PROPOSED FIRE HYDRANT

STRIPE FOR NO PARKING

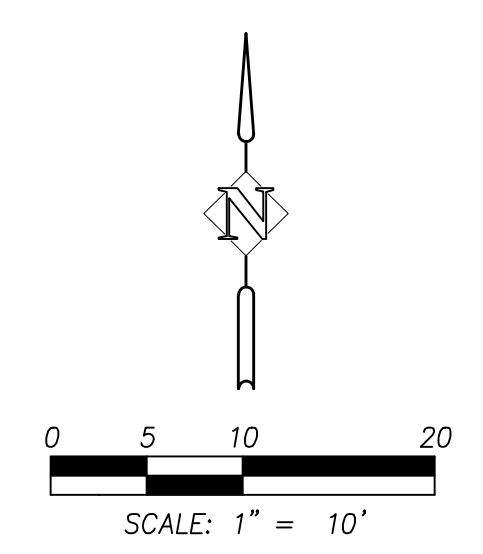
EVAE

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E-ONE Combination Unit  
 Overall Length 38.250ft  
 Overall Width 6.833ft  
 Overall Body Height 11.250ft  
 Min Body Ground Clearance 1.393ft  
 Track Width 66.333ft  
 Lock-to-lock time 60.00s  
 Max Wheel Angle 45.00°

38.250ft  
 8.333ft  
 11.250ft  
 1.393ft  
 66.333ft  
 60.00s  
 45.00°



P:\SRD-33 (Camas Subdivision)\SRD-33-DWG\SHEET\SPSP\_PSP-05\_Fire.dwg

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**COLUMBIA RIVER HOMES DEVELOPMENT**  
 3210 SW 6TH AVENUE CAMAS, WASHINGTON

OWNER:  
 TERRIE COX REVOCABLE LIVING TRUST  
 16408 SE MILL PLAIN BLVD. VANCOUVER, WASHINGTON 98634

**FIRE RESPONSE PLAN**

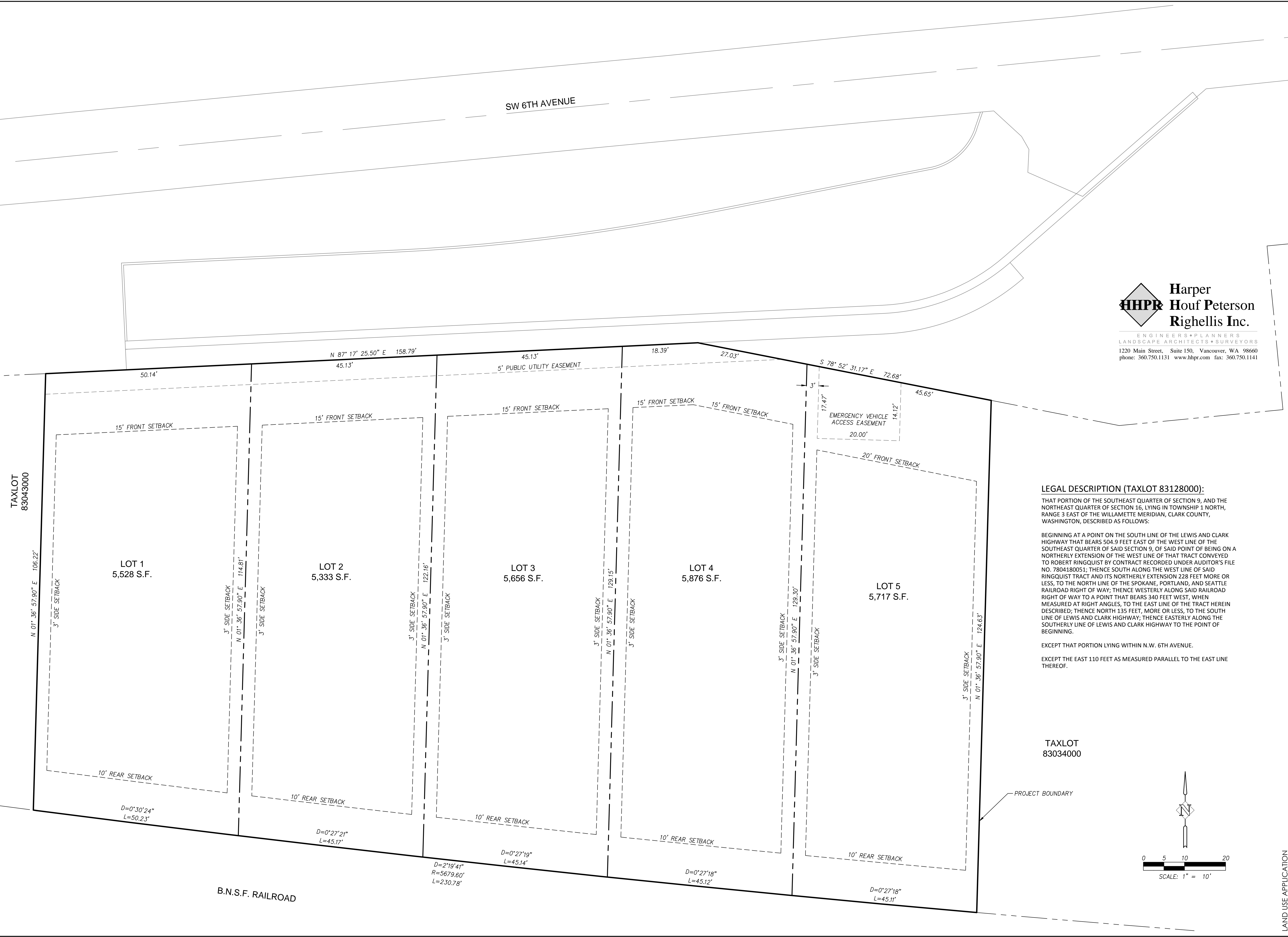
date: MAY 10, 2019	revisions:
scale: 1" = 10'	
drawn: HHPR job no: SRD-33	

SHEET NO.  
**C-5**

OF  
**6**

LAND USE APPLICATION

P:\SRD-33 (Camas Subdivision)\SRD-33-DWG\SHEETS\PSPI\_PSP-06 Preliminary Plat.dwg



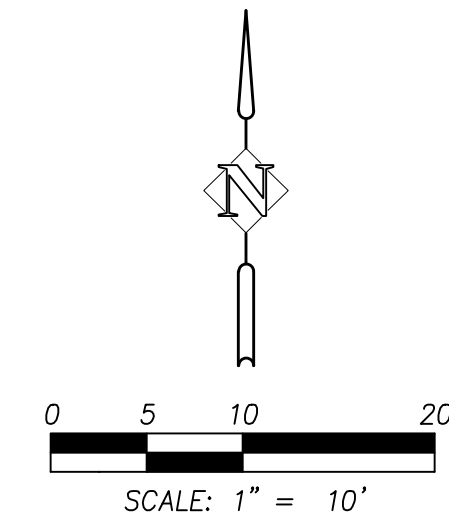
**Harper Houf Peterson Righellis Inc.**  
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 1220 Main Street, Suite 150, Vancouver, WA 98660  
 phone: 360.750.1131 www.hhpr.com fax: 360.750.1141

**LEGAL DESCRIPTION (TAXLOT 83128000):**  
 THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHEAST QUARTER OF SECTION 16, LYING IN TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE LEWIS AND CLARK HIGHWAY THAT BEARS 504.9 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, OF SAID POINT OF BEING ON A NORTHERLY EXTENSION OF THE WEST LINE OF THAT TRACT CONVEYED TO ROBERT RINGQUIST BY CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 7804180051; THENCE SOUTH ALONG THE WEST LINE OF SAID RINGQUIST TRACT AND ITS NORTHERLY EXTENSION 228 FEET MORE OR LESS, TO THE NORTH LINE OF THE SPOKANE, PORTLAND, AND SEATTLE RAILROAD RIGHT OF WAY, THENCE WESTERLY ALONG SAID RAILROAD RIGHT OF WAY TO A POINT THAT BEARS 340 FEET WEST, WHEN MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 135 FEET, MORE OR LESS, TO THE SOUTH LINE OF LEWIS AND CLARK HIGHWAY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LEWIS AND CLARK HIGHWAY TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN N.W. 6TH AVENUE.  
 EXCEPT THE EAST 110 FEET AS MEASURED PARALLEL TO THE EAST LINE THEREOF.

TAXLOT 83034000



**RDA**  
 REITER DESIGN ARCHITECT  
 INCORPORATED  
 7965 SW CIRRIUS DRIVE BEAVERTON, OREGON 97008 (503) 574-3056

**COLUMBIA RIVER HOMES DEVELOPMENT**  
 3210 SW 6TH AVENUE CAMAS, WASHINGTON  
 OWNER:  
 TERRIE COX REVOCABLE LIVING TRUST  
 16408 SE MILL PLAIN BLVD. VANCOUVER, WASHINGTON 98634

**PRELIMINARY PLAT**

date:	MAY 10, 2019
revisions:	
scale:	1" = 10'
drawn:	
HHPR job no.:	SRD-33

LAND USE APPLICATION

SHEET NO. **C-6** OF **6**