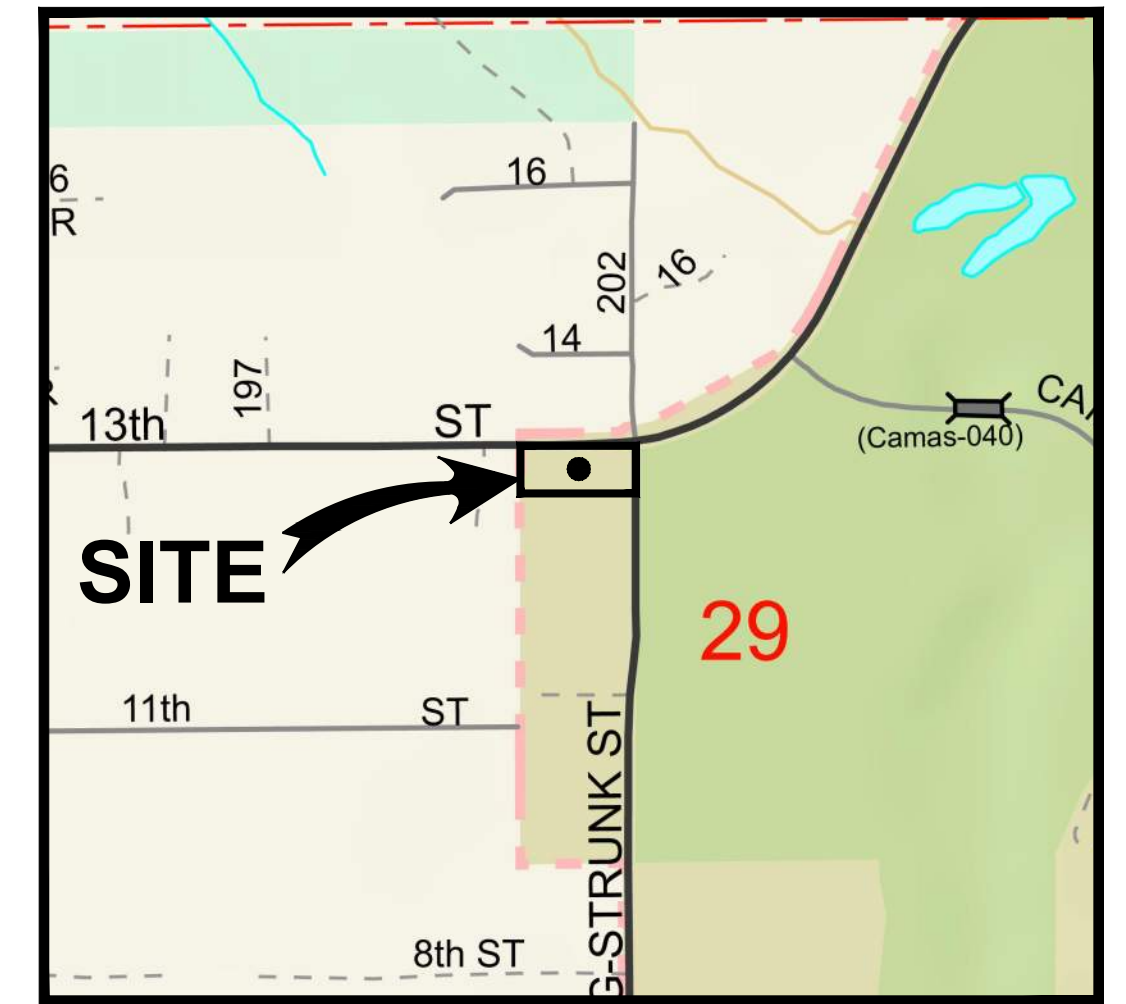


13th Street Site Plan

Located in the NW ¼ of Section 29, T2N, R3E, W.M.
City of Camas, Washington

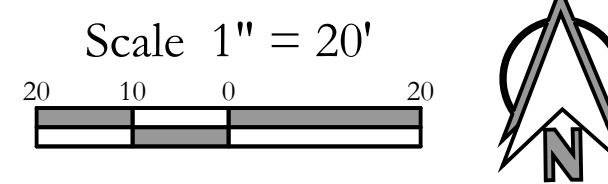


VICINITY MAP
NOT TO SCALE

PARCEL STATISTICS		
ZONE: Business Park BP		
Gross Site Area	42,208 SQ FT	0.97 AC
Critical Areas	0 SQ FT	0 AC
	REQUIRED	PROPOSED
Density	N/A	N/A
Maximum Lot Coverage	50%	20%
Setbacks		
North	15'	15'
South	15'	15'
East	15'	15'
West	50'	50'
Maximum Building Height	None	28'
Total Parking Spaces *	20	20
Standard Parking Spaces	70% Min of Total	20
Compact Spaces (C)	30% Max of Total	0
Gas Fill-up Stalls *	1 Per Nozzle (8)	8
ADA Spaces (ADA)	1 Per 25 of Total (1)	1
Spaces with Electric Vehicle Charging Infrastructure (E)	10% Now (2) + 10% Future (2)	2 Now + 2 Future

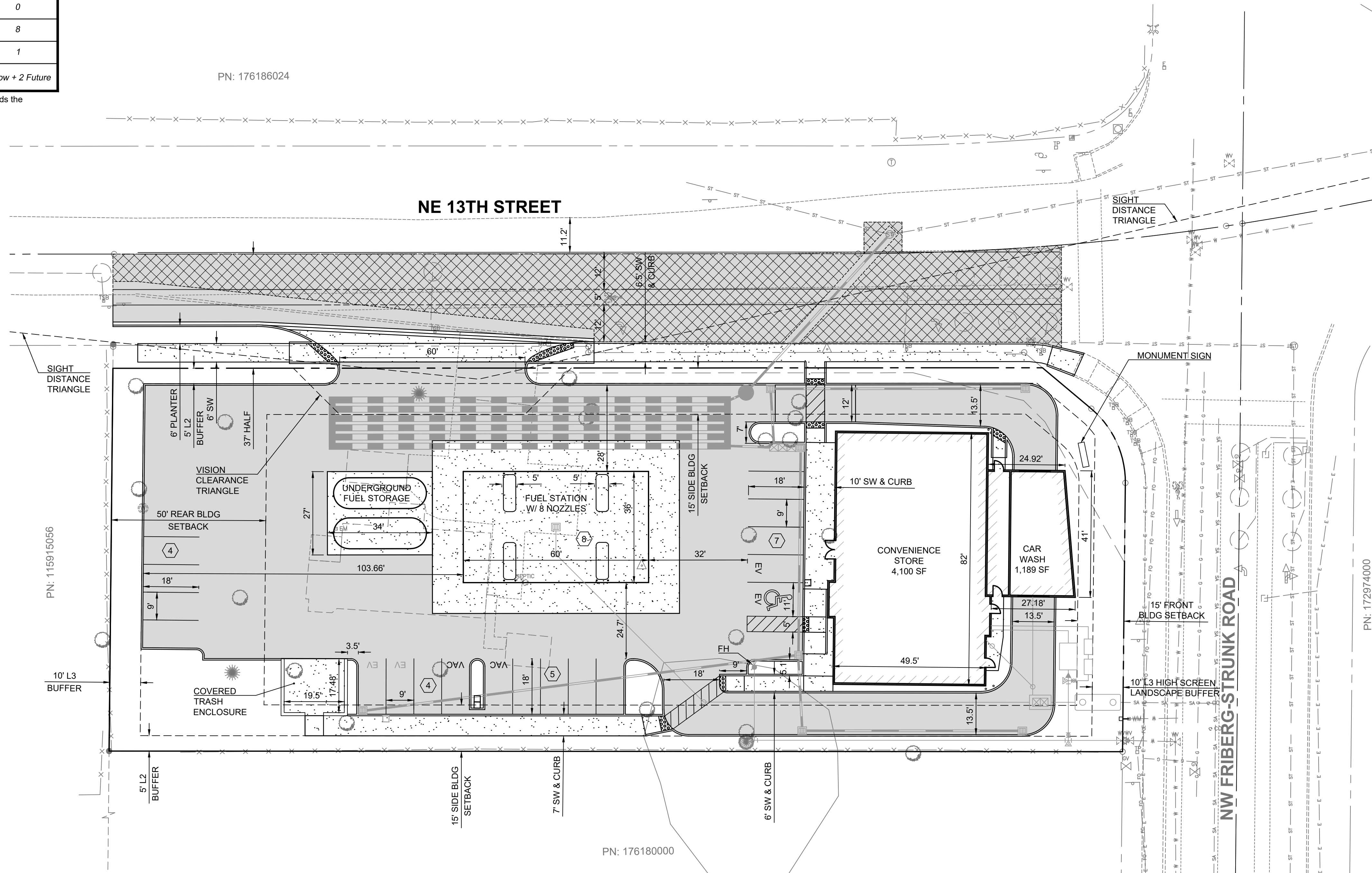
*Note: The Gas stalls are not actually parking stalls and do not count towards the required ADA and EV calculations.

Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	
Proposed Grind and Overlay	



REQUIRED PARKING CALCULATIONS:

4100 sf c-store @ 1/250 sf	= 17
8 nozzle gas station @ 1/nozzle	= 8
1 stall carwash w/ 2 employees @ 2/stall+1/2 employees	= 3
Total	= 28
Excluding Gas Fill-up Stalls	= 20



GENERAL NOTES

APPLICANT:
Taz Kahn
3993 NW Currawong Court
Camas, WA 98607
TKahnusa@gmail.com

OWNER:
Pak USA Camas LLC
20107 NE 13th Street
Camas, WA 98607

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsenineering.com

SITE ADDRESS:
Parcel # 176148-000
20101 NE 13TH ST
Camas, WA 98607

SITE STATISTICS:
Existing Site Area: 42,257 SF (0.97 Acre)
ROW Dedication: 1,832 SF (0.04 Acre)
Developed Site: 42,257 SF (0.93 Acre)

Preliminary Site Plan For:

13th Street Site Plan

A Subdivision Located In The City Of Camas, Washington

Revisions	1	2	3	4	5	6



Project No. 3632
SCALE: H: 1" = 20'
V: N/A
DESIGNED BY: SWG
DRAFTED BY: JSV
REVIEWED BY: TGJ