



SITE PLAN FOR:
HUDSON EAST
A SITE LOCATED IN THE CITY OF CAMAS, WASHINGTON



now what's below.
Call before you dig.

PRELIMINARY

DESIGNED:
TLS

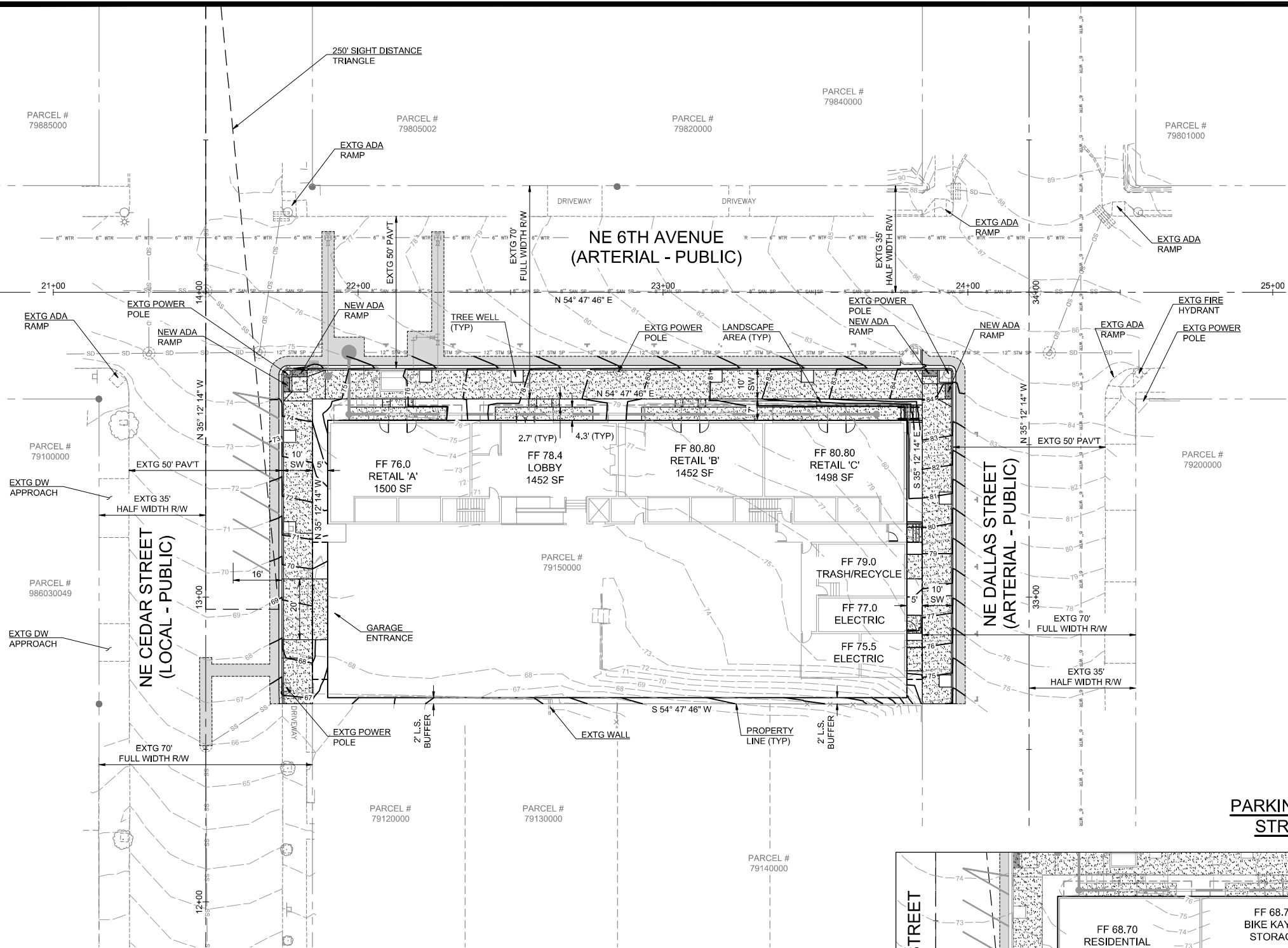
CHECKED:
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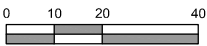
SHEET ID

SP001

SHEET 4 OF 23



Scale 1" = 20'



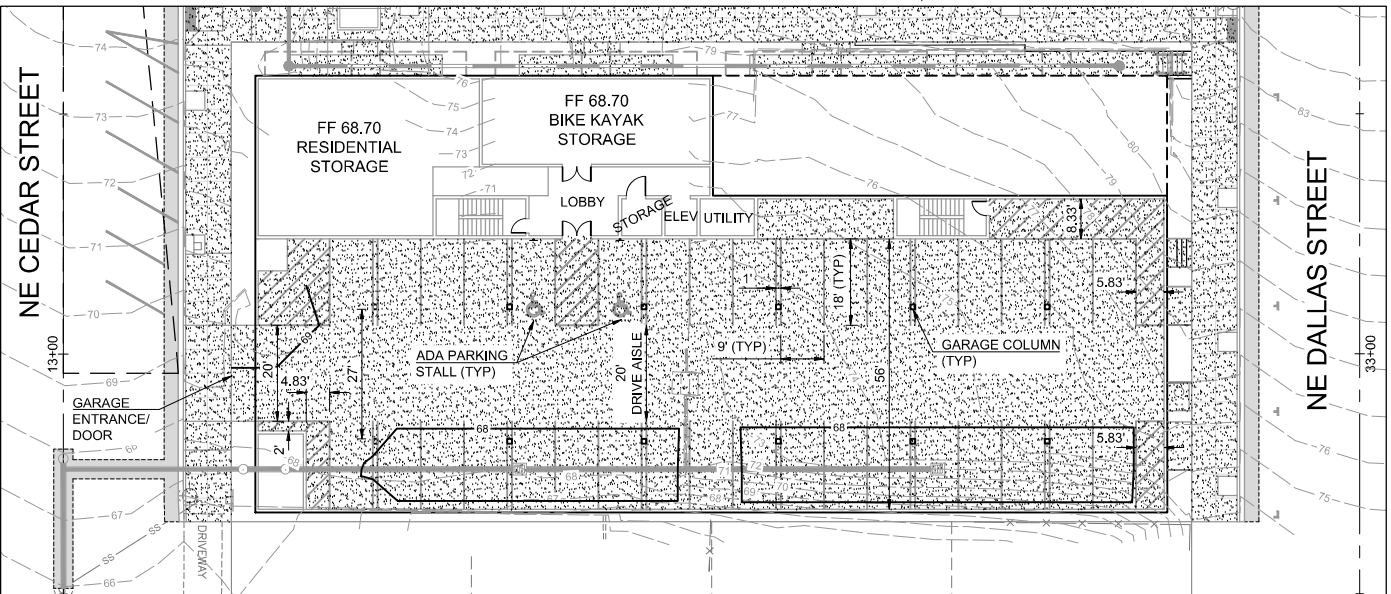
VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE DEVELOPMENT OF HUDSON EAST, AN APARTMENT COMPLEX AT 404 NE 6TH AVENUE (PARCEL # 79150000), LOCATED IN CAMAS, WA. THIS PROPERTY CONSISTS OF APPROXIMATELY 20,000 SF (0.46 AC) OF LAND AREA, TWO EXISTING BUILDINGS, AND A GRAVEL PARKING AREA. THE SITE IS TO BE RE-DEVELOPED AS A MIXED-USE BUILDING WITH A COMMERCIAL COMPONENT AND AN APARTMENT COMPLEX. THE BUILDING WILL BE 4-FLOORS WITH ONE LEVEL OF PARKING UNDER THE BUILDING. THE PROJECT WILL PROVIDE AN INGRESS / EGRESS DRIVEWAY FOR THE UNDERGROUND PARKING GARAGE OFF CEDAR, STREET LEVEL ENTRY INTO THE BUILDING ALONG THE WEST, AND EAST SIDES OF THE SITE, AND ASSOCIATED UTILITIES.

	EXISTING		PROPOSED	
	AREA (SF)	AREA (AC)	AREA (SF)	AREA (AC)
PERVIOUS	8301	0.19	1782	0.04
IMPERVIOUS	11703	0.27	18222	0.42
TOTAL	20004	0.46	20004	0.46

PARKING - GARAGE STREET PLAN



SITE INFORMATION:

PARCEL SERIAL #S:	79150000
PARCEL SIZE:	20,000 SF / 0.46 AC
SITE IMPROVEMENTS:	NEW BUILDING, PARKING LOT, UTILITIES LANDSCAPING, STORMWATER FACILITIES AND PUBLIC SIDEWALK IMPROVEMENTS.
ZONING:	DOWNTOWN COMMERCIAL (DC)
COMP PLAN DESIGNATION:	COMMERCIAL (COM)
NEIGHBORHOOD:	N/A
SCHOOL DISTRICT:	CAMAS
SEWER DISTRICT:	CAMAS
WATER DISTRICT:	CAMAS
SOIL TYPE(S):	OIE (OLYMPIC CLAY LOAM), 60% OF PARCEL FN (FILL LAND), 40% OF PARCEL
HYDRIC SOILS:	NON-HYDRIC, VERY LOW LIQUEFACTION SUSCEPTIBILITY
SLOPE(S):	5-10% ON 40% OF PARCEL, 10-15% ON 60% OF PARCEL
LANDSLIDE HAZARDS:	NO MAPPING INDICATORS
SLOPE STABILITY:	NO MAPPING INDICATORS
FLOOD HAZARD AREA:	OUTSIDE FLOOD AREA
PRIORITY SPECIES:	NO MAPPING INDICATORS
PRIORITY HABITAT:	NO MAPPING INDICATORS
ARCHAEOLOGICAL PREDICTIVE:	HIGH, 5% OF PARCEL MODERATE-HIGH, 95% OF PARCEL

ZONE: DC (DOWNTOWN COMMERCIAL)
LOT AREA: 20,000 SF
STORIES: 4 + BASEMENT GARAGE

PROGRAM		
STUDIOS:	(7)	530 - 575 SF
1-BED:	(35)	650 - 720 SF
2-BED:	(14)	910 - 920 SF
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TOTAL UNITS:	(56)	39,490 SF
RETAIL:		4,458 SF
BASEMENT:		14,923 SF
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GROSS AREA:		73,054 GSF
- BASEMENT:		58,131 SF
TENANT AREA:		43,948 SF
EFFICIENCY:		75.6%

PARKING:	RETAIL = 18 PS, (1) STUDIO, (3) 1-BEDS = 5 PS (100%)
FIRST FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED = 13 PS (50%)
SECOND FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED = 7 PS (25%)
THIRD FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED = 7 PS (25%)
FOURTH FLOOR:	(2) STUDIOS, (11) 1-BED, (4) 2-BED = 7 PS (25%)
REQUIRED:	50 SPACES
PROVIDED:	51 SPACES (35 ON-SITE, 16 ON-STREET)

ARCHAEOLOGICAL SITE BUFFERS: YES