

VICINITY MAP

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



PARCEL# 79801000

EXTG FIRE HYDRANT

EXTG POWER POLE

PARCEL # 79200000

EXTG ADA

EXTG 50' PAV'T

EXTG 70'

FULL WIDTH R/W

EXTG 35 HALF WIDTH R/W

NEW ADA RAMP

STREET PUBLIC)

NE DALLAS (ARTERIAL

SITE INFORMATION:

EXTG POWER POLE

NEW ADA RAMP

EXTG 50' PAV'T

EXTG 35' HALF WIDTH R/W

STREET PUBLIC)

NE CEDAR (LOCAL - P

EXTG 70'

EXTG ADA RAMP

EXTG DW APPROACH

PARCEL # 986030049

EXTG DW APPROACH

PARCEL SERIAL #S: SITE IMPROVEMENTS:

ZONING:

COMP PLAN DESIGNATION: NEIGHBORHOOD: SCHOOL DISTRICT SEWER DISTRICT: WATER DISTRICT: SOIL TYPE(S):

HYDRIC SOILS: SLOPE(S); LANDSLIDE HAZARDS: SLOPE STABILITY: FLOOD HAZARD AREA: PRIORITY SPECIES: PRIORITY HABITAT ARCHAEOLOGICAL PREDICTIVE:

79150000 NEW BUILDING, PARKING LOT, UTILITIES LANDSCAPING, STORMWATER FACILITIES AND PUBLIC SIDEWALK IMPROVEMENTS. DOWNTOWN COMMERCIAL (DC)

250' SIGHT DISTANCE TRIANGLE

EXTG ADA

NEW ADA RAMP

FF 76.0

RETAIL 'A'

1500 SF

GARAGE ENTRANCE

79120000

EXTG POWER

COMMERCIAL (COM)

CAMAS CAMAS

OIE (OLYMPIC CLAY LOAM), 60% OF PARCEL FN (FILL LAND), 40% OF PARCEL NON-HYDRIC, VERY LOW LIQUEFACTION SUSCEPTIBILITY

5-10% ON 40% OF PARCEL, 10-15% ON 60% OF PARCEL NO MAPPING INDICATORS NO MAPPING INDICATORS OUTSIDE FLOOD AREA

NO MAPPING INDICATORS NO MAPPING INDICATORS HIGH, 5% OF PARCEL

FIRST FLOOR: RETAIL = 18 PS, (1) STUDIO, (3) 1-BEDS = 5 PS (100%) SECOND FLOOR: (2) STUDIOS, (11) 1-BED, (4) 2-BED = 13 PS (50%) 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)

DC (DOWNTOWN COMMERCIAL)

4 + BASEMENT GARAGE

(7) 530 - 575 SF (35) 650 - 720 SF

(14) 910 - 920 SF

73,054 GSF

58.131 SF

43,948 SF

(56) 39,490 SF 4,458 SF

20,000 SF

PARCEL # 79840000

EXTG POWER POLE

NEW ADA RAMP

FF 80.80

RETAIL 'C'

FF 79.0 TRASH/RECYCL

> FF 77.0 **ELECTRIC**

FF 75.5 ELECTRIC

PARCEL# 79140000

DRIVEWAY

NE 6TH AVENUE (ARTERIAL - PUBLIC)

EXTG POWER

FF 80 80

RETAIL 'B'

1452 SF

STREET FF 68.70 BIKE KAYAK FF 68.70 STORAGE RESIDENTIAL STORAGE CEDAR LOBBY 빌 GARAGE ENTRANCE DOOR

> **PRELIMINARY** SUBJECT TO AGENCY REVIEW NOT FOR CONSTRUCTION

SITE LOCATED IN THE CITY OF CAMAS, WASHINGTON 1 Ш O FOR Ś A

I Know what's below. Call before you dig.

STREET

DALLAS 8

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PRELIMINARY

DESIGNED: TLS CHECKED: JBA OCT 2021 71710,001

SHEET ID **SP001** неет 4 оғ 23

MODERATE-HIGH, 95% OF PARCEL I Size Sheel Formal 1-5251-54 Print of Store Tox 34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate

DRIVEWAY

N 54° 47' 46" E

FF 78.4

LOBBY

1452 SF

79130000

LOT AREA:

STORIES:

STUDIOS:

TOTAL UNITS:

GROSS AREA

TENANT AREA:

- BASEMENT:

1-BED:

2-BED:

RETAIL:

BASEMENT

PARCEL#

TREE WELL