LACAMAS COUNSELING CENTER

CAMAS, WASHINGTON (NW1/4,S02,T1N,R3E)

DEVELOPER

LACAMAS COUNSELING
ATTN: PRISCILLA & RYAN GILBERT
3400 SE 196TH AVE SUITE 102
CAMAS, WASHINGTON 98607
PHONE (360) 975-0512

GEOTECHNICAL ENGINEER

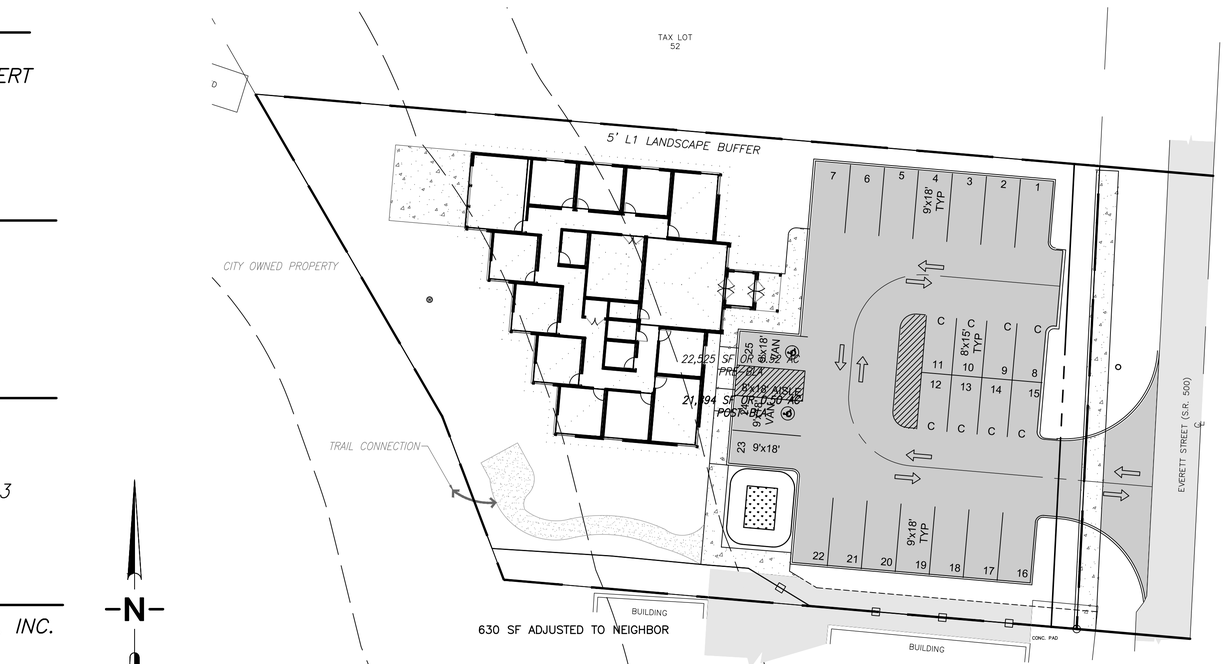
EARTH ENGINEERING INC.
P.O. BOX 1512
RIDGEFIELD, WA 98642
PHONE (360) 600-6518

CONTACT

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR, PLANNER
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE (360) 993-0911
FAX (360) 993-0912

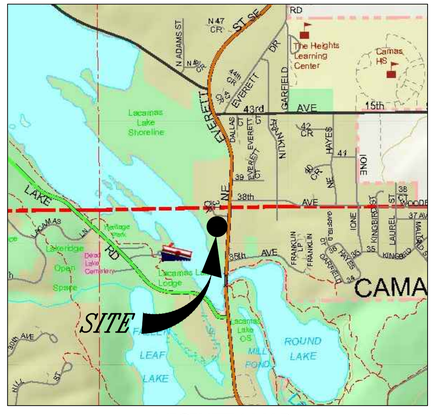
SURVEYOR

MINISTER-GLAESER SURVEYING, INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WASHINGTON 98661
PHONE (360) 694-3313



SITE PLAN

SCALE: 1" = 20'



VICINITY MAP

NTS

LACAMAS COUNSELING CENTER

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION

AUGUST 2022

APPLICANT:	***PROPERTY OWNER:***
LACAMAS COUNSELING ATTN: PRISCILLA & RYAN GILBERT	PRISCILLA & RYAN GILBERT
3400 SE 196TH AVE. SUITE 102	31514 NE 3RD STREET
CAMAS, WA 98607	WASHOUGAL, WA 98671
PH: 360-975-0512	*ryan@insiteseo.com*
EM: priscilla@lacamascounseling.com	
PARCEL # & PROPERTY ADDRESS:	124290-000 3631 NE EVERETT ST. CAMAS, WA 98607

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	124290-000			
CURRENT USE	VACANT LAND			
ZONING DESIGNATION	MX			
GROSS SITE AREA	0.52	ACRES	22,525	S.F.
TRANSIT ROUTES	NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE.			
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE.			

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE
4,051 SF COUNSELING CENTER & PARKING LOT

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	1,800 SF MIN. ALLOWED
MINIMUM LOT WIDTH	NONE
MINIMUM LOT DEPTH	NONE
FRONT YARD SETBACK	10'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	10'
REAR YARD SETBACK	25'
MAXIMUM LOT COVERAGE	1-STORY 60%, 2-STORY OR MORE 50%
MAXIMUM BUILDING HEIGHT	NONE

UTILITY PROVIDERS

SEWER	CITY OF CAMAS
WATER	CITY OF CAMAS
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

TREATMENT	STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S
DISPOSAL	STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY	***ACRES***	***S.F.***
GROSS SITE AREA	0.52	22525
NET SITE AREA (GROSS AREA-R/W)	0.50	21669
AVERAGE LOT AREA	0.50	21669
PUBLIC RIGHT-OF-WAY DEDICATED	0.02	856

SHEET INDEX

SHEET	DESCRIPTION
PRE1.0	COVER SHEET
PRE2.0	EXISTING CONDITIONS PLAN
PRE3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
PRE4.0	PRELIMINARY STREET, STORMWATER AND UTILITY PLAN
PRE5.0	PRELIMINARY SITE PLAN

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

KELLY R. STANNERED — EXPIRATION 06/30/23 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET

LACAMAS COUNSELING CENTER

CITY OF CAMAS WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY:	SAT,SEM
DRAWN BY:	SAT,SEM
CHECKED BY:	KRS
SCALE:	1" = 20'

JOB NUMBER	SHEET
5023	PRE1.0

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