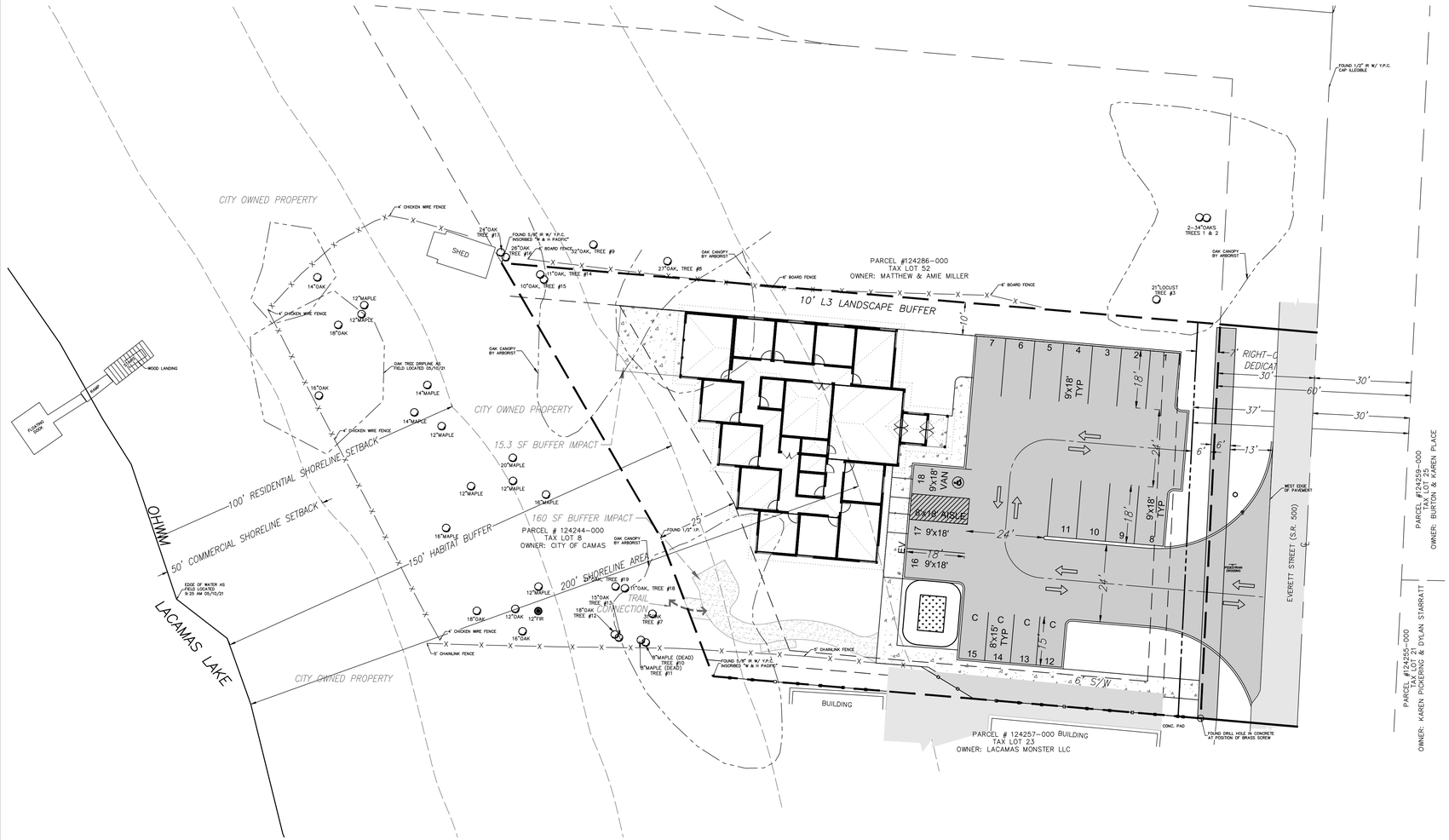
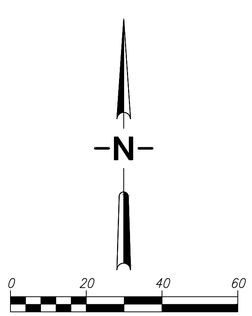


2,500 SF OF GROSS USE AREA
GENERAL OFFICE = 1 STALL/400 SF
2,500/400 = 6.25 STALLS REQUIRED
11 EMPLOYEES MAX AT ONE TIME = 11 STALLS
17.25 ~ 17 STALLS REQUIRED (18 PROPOSED)
18 STALLS PROVIDED (1 VAN ADA STALL)
30% MAX COMPACT = 5.4 STALLS (4 PROPOSED,

8,615 SF LANDSCAPING
21,669 SF NET SITE AREA
39.76% LANDSCAPING

4,051 SF BUILDING
21,669 SF NET SITE AREA
18.69% BUILDING COVERAGE

8,615 SF PERVIOUS AREA
13,054 SF IMPERVIOUS AREA TOTAL
21,669 SF NET SITE AREA



Scale: 1" = 20'

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:
LACAMAS COUNSELING
ATTN: PRISCILLA & RYAN GILBERT
3400 SE 196TH AVE. SUITE 102
CAMAS, WA 98607
PH: 360-975-0512
EM: priscilla@lacamascounseling.com

PROPERTY OWNER:
PRISCILLA & RYAN GILBERT
31514 NE 3RD STREET
WASHOUGAL, WA 98671
ryan@insiteseo.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

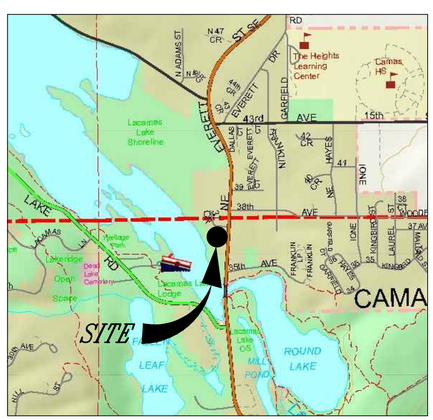
UTILITY PROVIDERS

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

STORMWATER MANAGEMENT

TREATMENT	CITY OF CAMAS STANDARDS
DISPOSAL	STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S
	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



VICINITY MAP
NTS

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. SCHNITKER 19533 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY SITE PLAN

LACAMAS COUNSELING CENTER

CITY OF CAMAS *WASHINGTON*

PRELIMINARY

REVISIONS
REVISED 1-31-23 BY S.A.T.

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

JOB NUMBER	*SHEET*
5023	*PRE5.0*

© SGA ENGINEERING PLLC - DATE PLOTTED: Jan 31, 2023 - 3:42 PM SGA DRAWING FILE: W:\DWG\5023-LACAMAS COUNSELING CENTER\DRAWINGS\PRELIM\SHEETS\PRELIM SITE PLAN.DWG