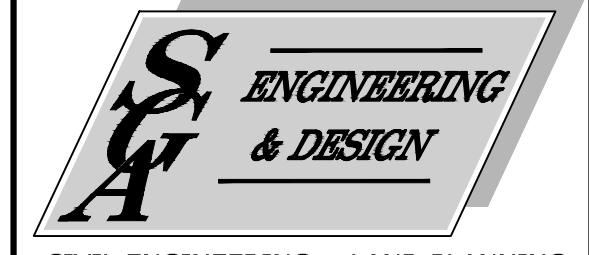


LACAMAS COUNSELING CENTER

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



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

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 WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.
PROPOSED SITE AREA SUMMARY	
GROSS SITE AREA	0.52 ACRES 22525 S.F.
NET SITE AREA (GROSS AREA-R/W)	0.50 ACRES 21669 S.F.
AVERAGE LOT AREA	0.50 ACRES 21669 S.F.
PUBLIC RIGHT-OF-WAY DEDICATED	0.02 ACRES 856 S.F.

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



COVER SHEET
LACAMAS COUNSELING CENTER
WASHINGTON
CITY OF CAMAS

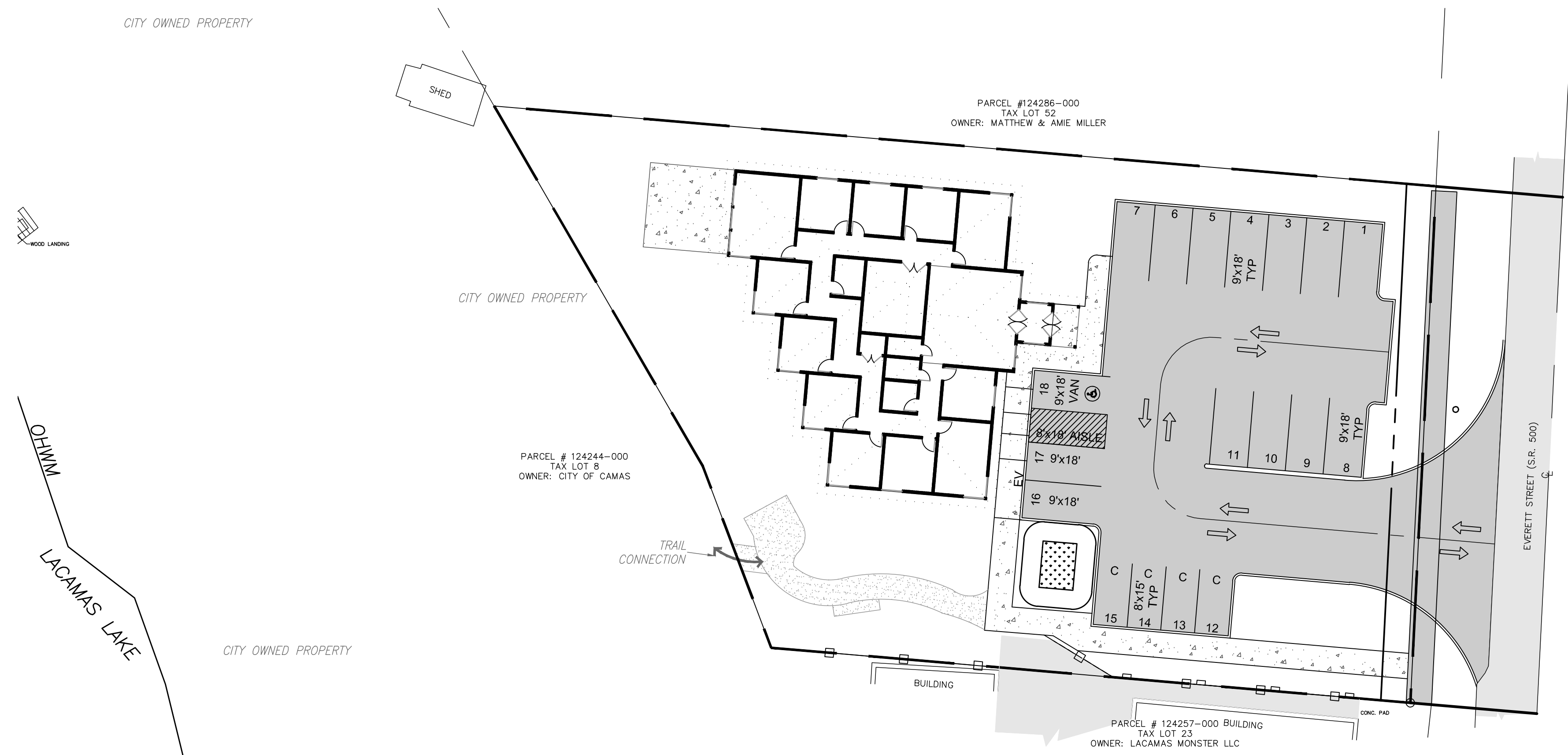
PRELIMINARY

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

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

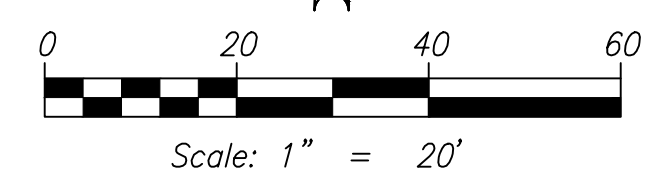
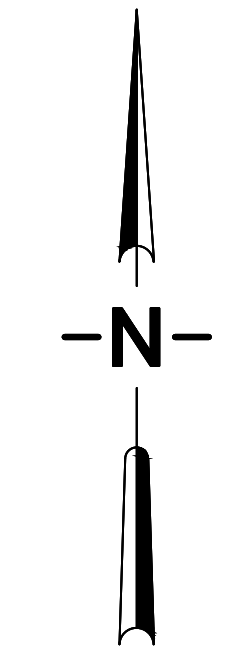
JOB NUMBER: 5023
SHEET: PRE1.0

CITY OWNED PROPERTY



SITE PLAN

SCALE: 1" = 20'



Scale: 1" = 20'

DEVELOPER

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

CONTACT

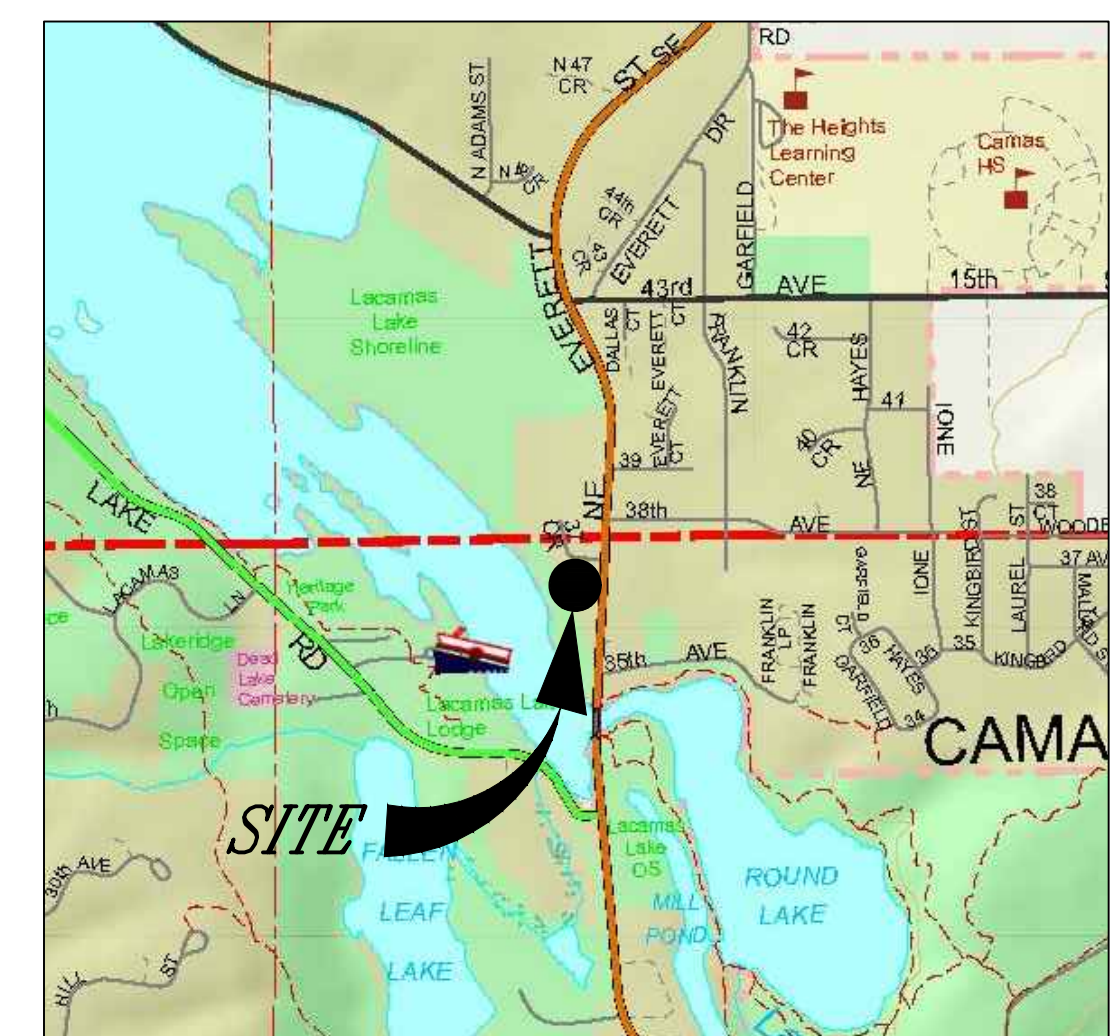
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2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE (360) 993-0911
FAX (360) 993-0912

GEOTECHNICAL ENGINEER

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

SURVEYOR

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



VICINITY MAP
NTS