

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@lacomascounseling.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
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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

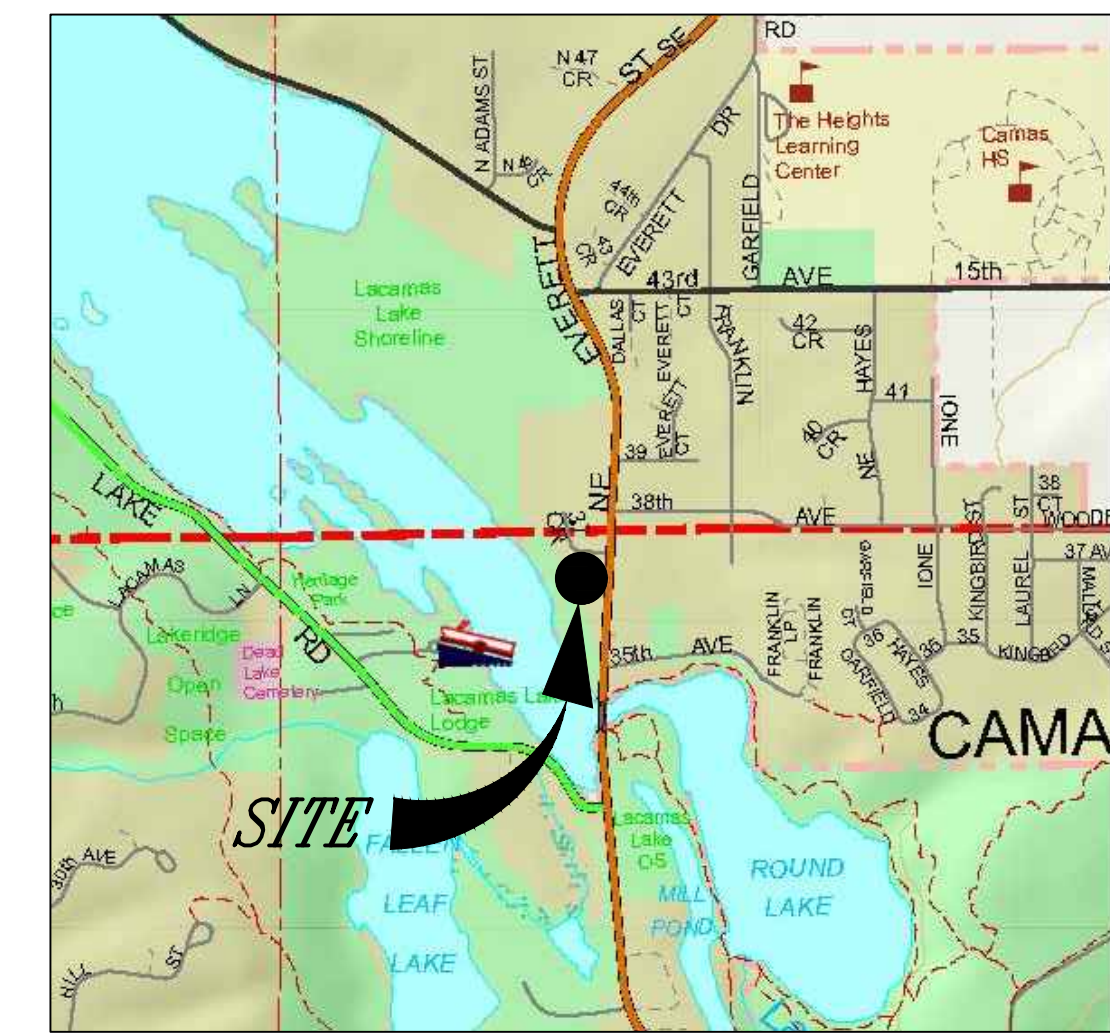
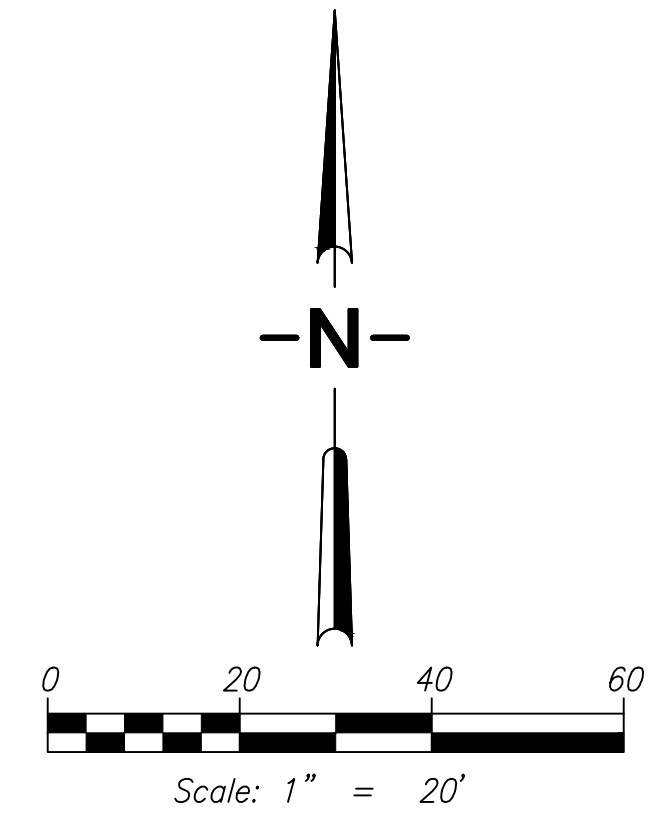
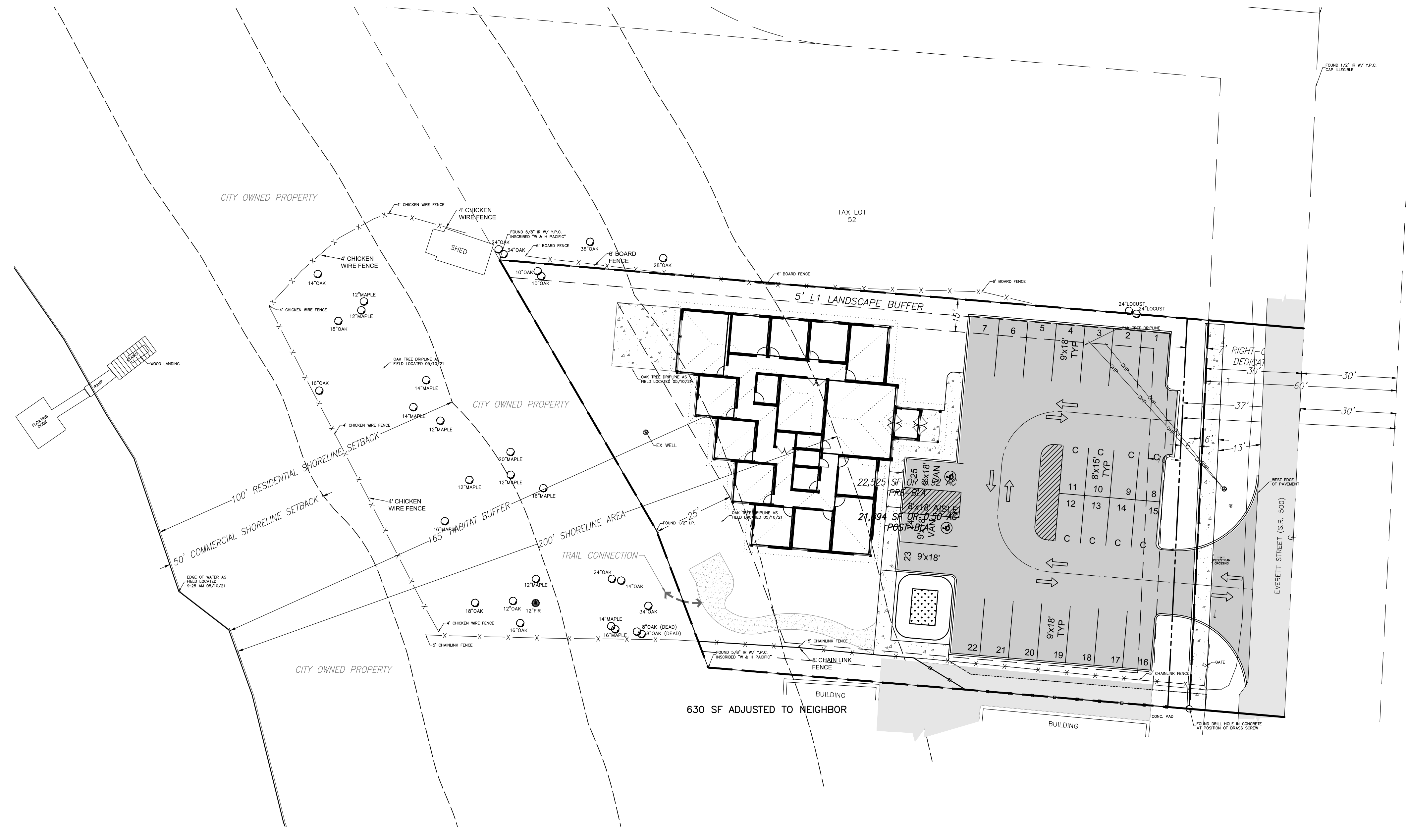
TREATMENT	CITY OF CAMAS STANDARDS
DISPOSAL	STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S. STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

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

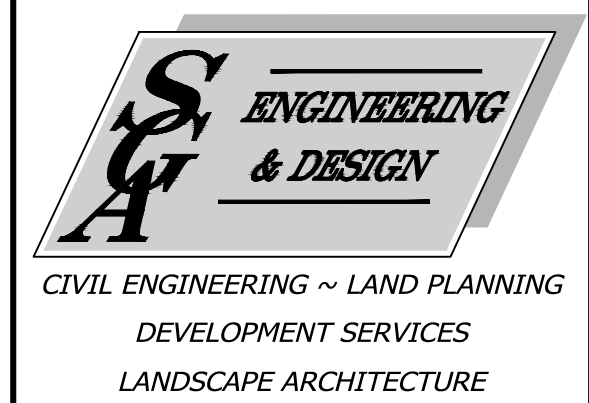
3,042 SF OF GROSS FLOOR AREA
(DOES NOT INCLUDE HALLWAYS OR CLOSETS)
GENERAL OFFICE = 1 STALL/400 SF
3,042/400 = 7.61 STALLS REQUIRED
11 EMPLOYEES MAX AT ONE TIME = 11 STALLS
18.61 ~ 19 STALLS REQUIRED (25 PROPOSED)
25 STALLS PROVIDED (2 VAN ADA STALLS)
30% MAX COMPACT = 8 STALLS (8 PROPOSED)

7,768 SF LANDSCAPING
21,669 SF NET SITE AREA



VICINITY MAP
NTS

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PHONE (360)993-0911
FAX (360)993-0912



PRELIMINARY SITE PLAN

LACAMAS COUNSELING CENTER

WASHINGTON

CITY OF CAMAS

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, SEM
CHECKED BY:	KRS
SCALE:	1" = 20'
JOB NUMBER	SHEET
5023	PRE5.0