

**MEMORANDUM**

Date: April 9, 2024

To: Travis Johnson, PE
PLS Engineering
604 West Evergreen Blvd
Vancouver WA 98660

From: Frank Charbonneau, PE, PTOE

Subject: Westbound Left Turn Lane FL2429
NE 13th Street Site Plan Development (Gas Station)
Camas

In September 2023 Charbonneau Engineering completed a traffic study for the NE 13th Street Site Plan project for a new gas station in Camas. The site location at address #20101 NE 13th Street will have a single access on NE 13th Street.

Originally the analysis found that a separate westbound left turn lane was not warranted for inbound traffic and no recommendation to build the turn lane was made in the traffic report.

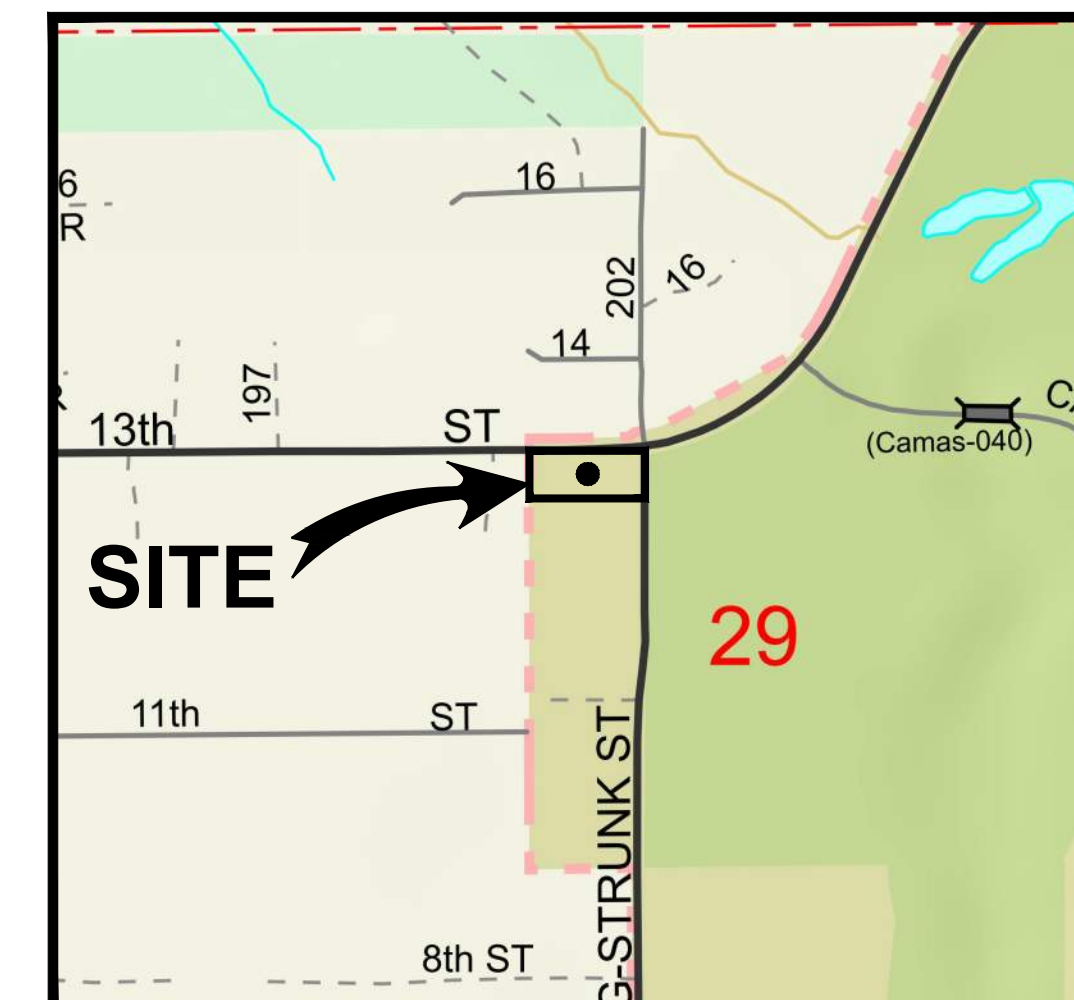
At the current time the City is now requiring that a westbound left turn lane be constructed in conjunction with the proposed development. Although initially not warranted the turn lane will provide a safety benefit for vehicles turning into the gas station and westbound flow on NE 13th Street.

Therefore we support the City's recommendation to include the construction of a westbound left turn lane at the site access with NE 13th Street as shown on the attached PLS Engineering site plan.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 971.322.8003 or email Frank@CharbonneauEngineer.com.

13th Street Site Plan

Located in the NW ¼ of Section 29, T2N, R3E, W.M.
City of Camas, Washington



PARCEL STATISTICS		
ZONE: Business Park BP		
Gross Site Area	42,208 SQ FT	0.97 AC
Critical Areas	0 SQ FT	0 AC
	REQUIRED	PROPOSED
Density	N/A	N/A
Maximum Lot Coverage	50%	20%
Setbacks		
North	15'	15'
South	15'	15'
East	15'	15'
West	50'	50'
Maximum Building Height	None	28'
Total Parking Spaces *	20	20
Standard Parking Spaces	70% Min of Total	20
Compact Spaces (C)	30% Max of Total	0
Gas Fill-up Stalls *	1 Per Nozzle (8)	8
ADA Spaces (ADA)	1 Per 25 of Total (1)	1
Spaces with Electric Vehicle Charging Infrastructure (E)	10% Now (2) + 10% Future (2)	2 Now + 2 Future

Legend

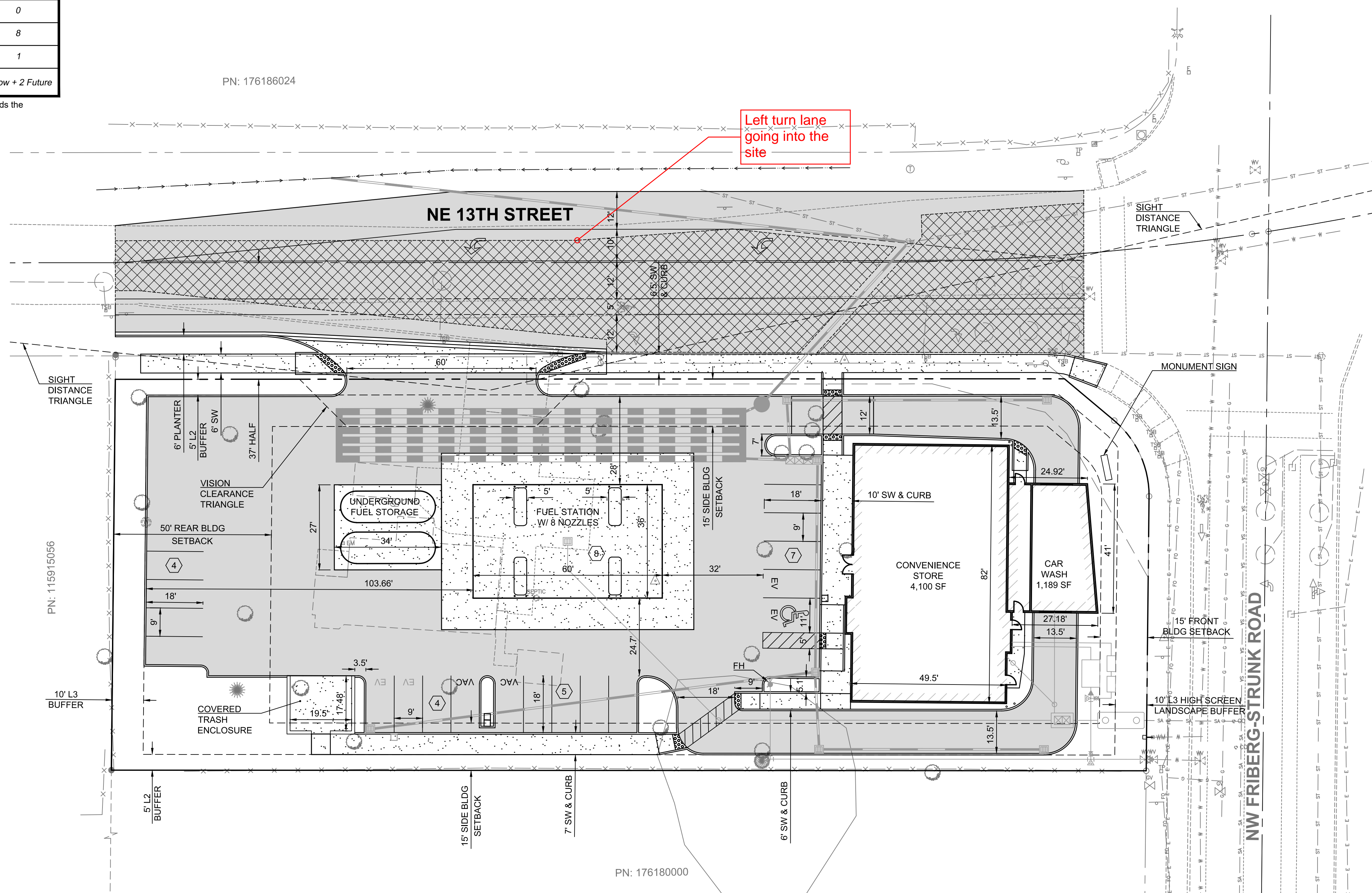
- Proposed Asphalt Concrete
- Proposed Cement Concrete
- Proposed Grind and Overlay

Scale 1" = 20'

*Note: The Gas stalls are not actually parking stalls and do not count towards the required ADA and EV calculations.

REQUIRED PARKING CALCULATIONS:

4100 sf c-store @ 1/250 sf	= 17
8 nozzle gas station @ 1/nozzle	= 8
1 stall carwash w/ 2 employees @ 2/stall+1/2 employees	= 3
Total	= 28
Excluding Gas Fill-up Stalls	= 20



GENERAL NOTES

APPLICANT:
Taz Kahn
3993 NW Currawong Court
Camas, WA 98607
TKahnusa@gmail.com

OWNER:
Pak USA Camas LLC
20107 NE 13th Street
Camas, WA 98607

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

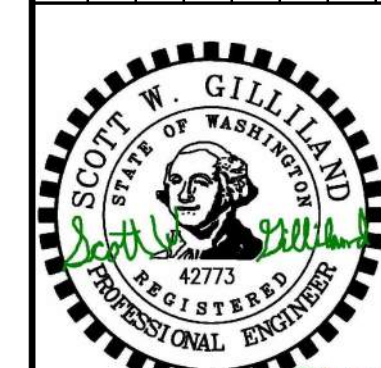
SITE ADDRESS:
Parcel # 176148-000
20101 NE 13TH ST
Camas, WA 98607

SITE STATISTICS:
Existing Site Area: 42,257 SF (0.97 Acre)
ROW Dedication: 1,832 SF (0.04 Acre)
Developed Site: 42,257 SF (0.93 Acre)

Preliminary Site Plan For:
13th Street Site Plan
A Subdivision Located In The City Of Camas, Washington

Revisions

1	
2	
3	
4	
5	
6	



Project No. 3632
SCALE: H: 1" = 20'
V: N/A
DESIGNED BY: SWG
DRAFTED BY: JSV
REVIEWED BY: TGJ