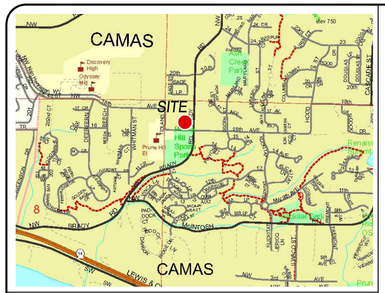

VICINITY MAP SEC. 09 T1N R3E W.M.
NTS

EXISTING CONDITIONS NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT AND UNUSED
EXISTING ZONING:	COMMUNITY COMMERCIAL (CC)
GROSS SITE AREA:	PARCEL 127357-000 IS 2.16 ACRES (94,090 SF) ACCORDING TO CLARK COUNTY GIS, 2.16 ACRES (94,086 SF) ACCORDING TO SURVEY BY MINISTER & GLAESER SURVEYING, INC.
TRANSIT ROUTES & STOPS:	NONE

EXISTING IMPROVEMENTS NOTES:

EXISTING STRUCTURES:	NONE
EXISTING DRIVEWAYS:	NONE
EXISTING PARKING:	NONE
EXISTING LOADING:	NONE
EXISTING PEDESTRIAN AND BICYCLE PATHS:	AS SHOWN
EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE:	NONE
EXISTING UTILITIES:	AS SHOWN
EXISTING EASEMENTS:	AS SHOWN
EXISTING WELLS:	NONE KNOWN
EXISTING SEPTIC SYSTEMS:	NONE KNOWN

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

TOPOGRAPHY:	AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS:	NO MAPPING INDICATORS
100 YEAR FLOODPLAIN:	NO MAPPING INDICATORS
DESIGNATED SHORELINES AREAS:	NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS:	NO MAPPING INDICATORS
WETLAND DELINEATION:	NO MAPPING INDICATORS
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	NO MAPPING INDICATORS
AREAS HAVING WEAK FOUNDATIONAL SOILS:	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%:	NONE
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	NO MAPPING INDICATORS/REFER TO TREE SURVEY
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:	NONE KNOWN
ROCK OUTCROPPINGS:	NONE KNOWN

LEGEND

- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY LATERAL
- SANITARY CLEANOUT
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- POWER POLE WITH DIRECTION OF OVERHEAD LINES
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC PEDESTAL
- TRANSFORMER
- FIBER OPTIC PEDESTAL
- SIGN
- SIGNIFICANT DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE PER TREE SUVEY BY OLSON ENVIRONMENTAL, LLC
- RIGHT OF WAY CENTERLINE
- PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- CONTOUR
- FENCE LINE
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- WATER LINE
- OVER HEAD POWER LINE

APPLICANT:
MAJ PASCO, LLC
300 W. 15TH STREET, SUITE 200
VANCOUVER, WA 98660
(360) 823-5125
FAX UNAVAILABLE
mikej@majdevelopment.com
brandi@majdevelopment.com

OWNER:
LEONA DEWITT
P.O. BOX 674
CAMAS, WA 98607
PHONE UNAVAILABLE
FAX UNAVAILABLE
EMAIL UNAVAILABLE

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

N

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

SURVEY INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYORS, INC.

PLOT: consultant3.ctb
FILE: J:\data\A10000\A10300\A10320\A10320\Planning\A10320.p.extg.cond.dwg

EXISTING CONDITIONS PLAN FOR:
CAMAS STATION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
503-328-9008
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

KURT F. STONEY
STATE OF WASHINGTON
26352
REGISTERED
PROFESSIONAL LAND SURVEYOR
02/08/2022

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED:
DRAWN: MGS/MRO
CHECKED: KFS
DATE: JANUARY 2022
SCALE: H: 1" = 20' V:

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CAMAS STATION
JOB NO. A10320.01.01

SHEET
EX1.0