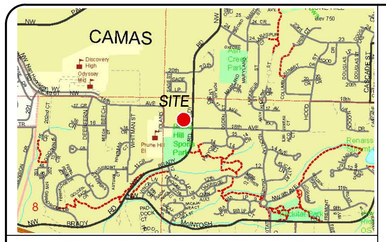


VICINITY MAP SEC. 09 T1N R3E W.M.
NTS

SITE PLAN 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

SURROUNDING USES WITHIN 100' OF THE SITE:
NORTH: VACANT RC ZONED PROPERTY
SOUTH: (ACROSS NW 16TH AVENUE) PARK ON NP ZONED PROPERTY.
EAST: (ACROSS NE BRADY ROAD) SINGLE-FAMILY RESIDENTIAL USES ON R-12 ZONED PROPERTY.
WEST: COMMERCIAL USE ON RC ZONED PROPERTY.

PROPOSED SITE DATA:

PROPOSED USES:	5,000 SF CONVENIENCE STORE WITH CAR WASH (7,350 SF TOTAL), AND 12-PUMP FUELING ISLAND, 2,800 SF RETAIL BUILDING AND 3,900 SF RETAIL BUILDING WITH 2,500 SF DRIVE THROUGH COFFEE SHOP AND 1,400 SF RETAIL USE
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	TO BE SHOWN ON FUTURE PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	TO BE SHOWN ON FUTURE PLANS
PROPOSED VEHICLE PARKING:	AS SHOWN
PROPOSED BICYCLE PARKING:	NONE PROPOSED
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS:	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	AS SHOWN ON LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC:	3-LOT SHORT PLAT AS SHOWN
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
ABOVE-GROUND UTILITIES:	REFER TO CIVIL ENGINEERING PLANS
PROPOSED FENCES:	NONE PROPOSED

ALL PROPOSED ADA ACCESSIBLE PARKING AND AISLES SHALL HAVE A MAXIMUM SLOPE OF 1:48. ALL ACCESSIBLE ROUTES OF TRAVEL MEET ACCESSIBILITY STANDARDS.

IF ANY CULTURAL OR HISTORICAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) IN OLYMPIA AND CITY OF CAMAS DEVELOPMENT REVIEW SERVICES MUST BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND/OR FINES.

SITE PLAN CALCULATIONS

TOTAL PROJECT SITE AREA (AFTER R.O.W. DEDICATION)	89,393 SF
BUILDING AREA	14,050 SF (15.7%)
LANDSCAPE AREA	15,993 SF (17.9%)
PAVED AREA (INCL. TRASH ENCL.)	59,530 SF (66.4%)

PARKING CALCULATIONS

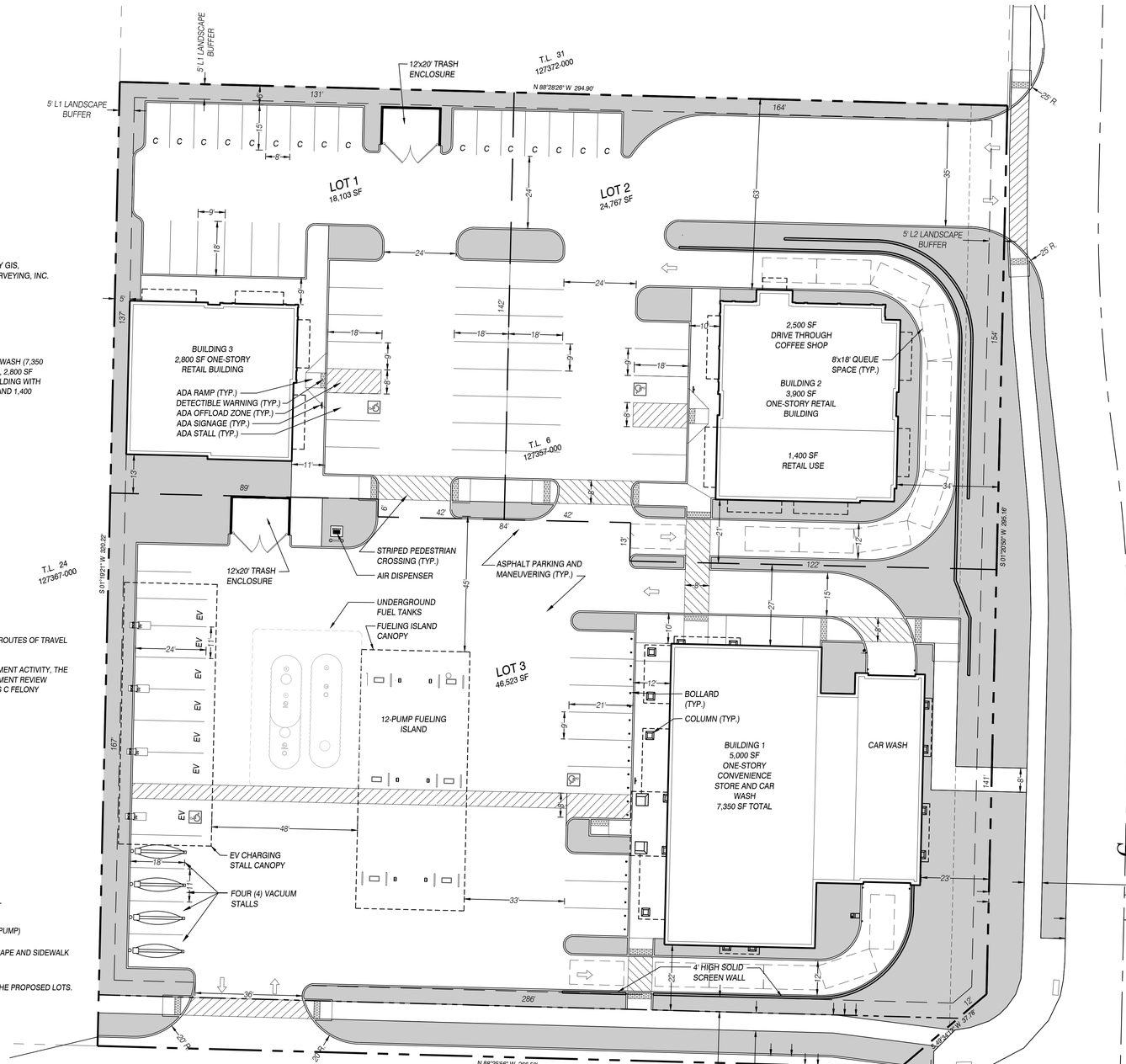
PARKING REQUIRED	5,000 SF CONVENIENCE STORE USE 5,000 SF / 250 SF (1 STALL PER 250 SF) = 20 STALLS 12-PUMP FUELING ISLAND 1 STALL LOCATED AT EACH NOZZLE = 12 STALLS 2,500 SF DRIVE THROUGH COFFEE SHOP 2,500 SF / 110 SF (1 STALL PER 110 SF) = 23 STALLS 4,200 SF RETAIL USE (2,800 SF AND 1,400 SF) 4,200 SF / 300 SF (1 STALL PER 300 SF) = 14 STALLS TOTAL PARKING REQUIRED - 69 STALLS
PARKING PROVIDED	81 STALLS, WHICH INCLUDES THE FOLLOWING: 53 STANDARD STALLS, WHICH INCLUDES 4 ADA STALL AND 7 EV STALLS 16 COMPACT STALLS 12 STALLS LOCATED AT THE FUELING ISLAND (1 PER PUMP)

PARKING NOTES
ALL PARKING STALLS HAVE A 2-FOOT CONCRETE/LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY AT LEAST 2 FEET TO COMPENSATE.

A JOINT PARKING AND ACCESS AGREEMENT WILL BE RECORDED ALLOWING CROSS ACCESS AND PARKING FOR THE PROPOSED LOTS.

LEGEND

- PROPOSED BUILDING
- LANDSCAPE BUFFER LINE
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- SIDEWALK/CONC. PAD/TRAIL
- ADJACENT TAXLOT
- BUILDING/FUELING ISLAND CANOPY
- WALL
- SIGN
- C — COMPACT PARKING STALL
- EV — ELECTRIC VEHICLE CHARGING STALL
- ℄ — CENTERLINE
- LANDSCAPE AREA



PHASING NOTE

CONSTRUCTION PHASING SHALL GENERALLY FOLLOW THE PHASING AS INDICATED BELOW. PHASING MAY BE ADJUSTED DEPENDING ON FUTURE TENANT REQUIREMENTS, CONSTRUCTION RELATED ISSUES, MARKET CONDITIONS, ETC. EVEN THOUGH PHASING IS LISTED AS PHASES 1-3, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER AND SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY. INFRASTRUCTURAL IMPROVEMENTS SHALL BE CONSTRUCTED WITH EACH PHASE TO PROVIDE FOR LIFE SAFETY WHICH INCLUDES, BUT IS NOT LIMITED TO, INSTALLATION OF FIRE HYDRANTS, VEHICULAR DRIVE AISLES FOR EMERGENCY VEHICLE ACCESS, PARKING STALLS, ETC. EACH SUFFICIENT TO SUPPORT EACH PHASE. PLEASE SEE BELOW A DESCRIPTION OF EACH PHASE:

PHASE 1- 5,000 SF CONVENIENCE STORE, CAR WASH AND FUELING FACILITY
PHASE 2 - 2,500 SF COFFEE SHOP/1,400 SF RETAIL BUILDING
PHASE 3 - 2,800 SF RETAIL BUILDING

SITE PLAN BASE LAYOUT PROVIDED BY SCHMIDT ARCHITECTS, P.C.

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

PLOT: consultant3.ctb
FILE: J:\data\A10000\A10300\A10320\A10320\Planning\A10320.p.siteplan.prelim.dwg

PRELIMINARY SITE PLAN AND SHORT PLAT FOR:
CAMAS STATION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.695-1385
503.289.9696

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED
PROFESSIONAL ENGINEER
02/08/2022

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: TILAND/SCHMIDT
DRAWN: TS/MRO
CHECKED: KFS
DATE: FEBRUARY 2022
SCALE: H: 1" = 20' V:

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CAMAS STATION
JOB NO. A10320.01.01

SHEET
SP1.0