

# P020

Project: 2021004SP  
Date: 5/17/2022  
Drafted: NVS  
Designed: PCW  
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**Northwest Utilities**  
**1-800-425-5555**  
"It's the law"  
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Revisions

### Site Information

Address: No site address assigned  
Abbrev. Desc: #16 SEC 29 T2N R3EWM 3.95A  
S-T-R: SE 1/4 S29 T2N R3E W.M.  
Parcel: 176162000  
Area: 3.59 AC (156,287± SF)  
Zone: CC

### Boundary & Topography

Property boundaries shown herein are taken from 2009 record of survey by Olson Engineering, Inc. filed in Book 60, Page 66, of Surveys. Adjacent property boundaries, where shown, are approximate only. Topographic survey performed by Engineering Northwest in 2022.

### Notes

- Existing use is vacant. Proposed use is a commercial site plan with uses including a food court featuring the existing oak tree as a point of focus.
- A conditional use permit is required for food trucks/carts in the CC zone.
- 136 standard 9'x18' parking stalls are proposed, including six (6) ADA van-accessible stalls. The front of parking stalls either include a 2' overhang onto the adjacent sidewalk, without infringing upon required widths, or a curb stop 2' from the end of the stall. Ten (10) parallel 8'x22' stalls are also proposed for a total supply of 146 stalls.
- The drive-through coffee stand is designed with a queue length of 6 cars in both directions at 22' length each in a ten (10) foot drive-through aisle.

### Development Standards (CC)

CMC 18.09.030 Table 1	Requirement	Proposed
Max density	n/a	n/a
Min lot area	none	156,287± SF
Min lot width	none	404.5'
Min lot depth	none	318.0'
Setbacks:		
Front	(1)	10'
Side	None	10'
Rear	None	10'
Lot Coverage	None	13%
Building Height	None	40'±

(1) Residential dwelling units shall satisfy the front setbacks of CMC 18.09.040 Table 2, based on comparable lot size.

### CMC 18.13.020 Landscaping Regulations

A 5ft L2 buffer is required on the east, west, and south. A 5ft L1 buffer is required on the north. Perimeter of the proposed parking areas will be landscaped including a min ratio of one tree per six parking spaces, or at least 25 trees. A min tree density of 20 tree-units per acre are required and may be incorporated with the proposed landscaping. Tree density is calculated on net acreage, excluding open space, critical areas and their buffers. The oak tree on site is not proposed for removal. It will be retained.

Landscaped areas: For detailed information, see preliminary landscape plan

### Parking

Restaurant, carry-out: min 1 space per gross 225 SF  
12,574 SF / 225 SF = 56 stalls  
5,904 SF / 225 SF = 27 stalls  
Coffee Kiosk min 1 space per gross 110 SF  
600 SF / 110 SF = 6 stalls  
sum = min 89 stalls  
proposed 146 stalls

### Engineering

18.17.030 - Corner lot vision clearance  
No impact to the corner lot vision clearance area is proposed. Utilities; all utilities are proposed underground. To comply with CDSM Table 1 (except coffee kiosk queue): Aisle widths are min 18' where no parking is adjacent. Aisle widths are min 24' where adjacent to parking. Ingress aisles are set back min 50 ft from back of sidewalk on both arterial streets to comply with CDSM Table 1, note 2.d.

### Stormwater

See preliminary storm plan and preliminary TIR.

### Erosion

See preliminary grading & erosion control plan

### Water & Sewer

See preliminary water & sewer plan

### Garbage & Recycling

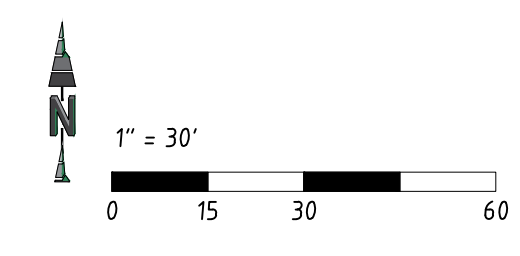
Collection is proposed on site at screened enclosure points as shown herein.

SE 202nd Ave (NW Friberg-Strunk St)

SE 1st St (NW Lake Rd)



City of Camas  
Storm Facility  
AFN 3786989



Preliminary Site  
**Oak Tree Station**



**ENGINEERING NORTHWEST**  
CONSULTING ENGINEERS & PLANNERS  
6168 NE HWY 99 STE 100, VANCOUVER 98665  
(360) 931-3122