

P01

Project: 2021004 SP
Date: 1/27/2022
Drafted: NVS
Designed:
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Northwest Utilities
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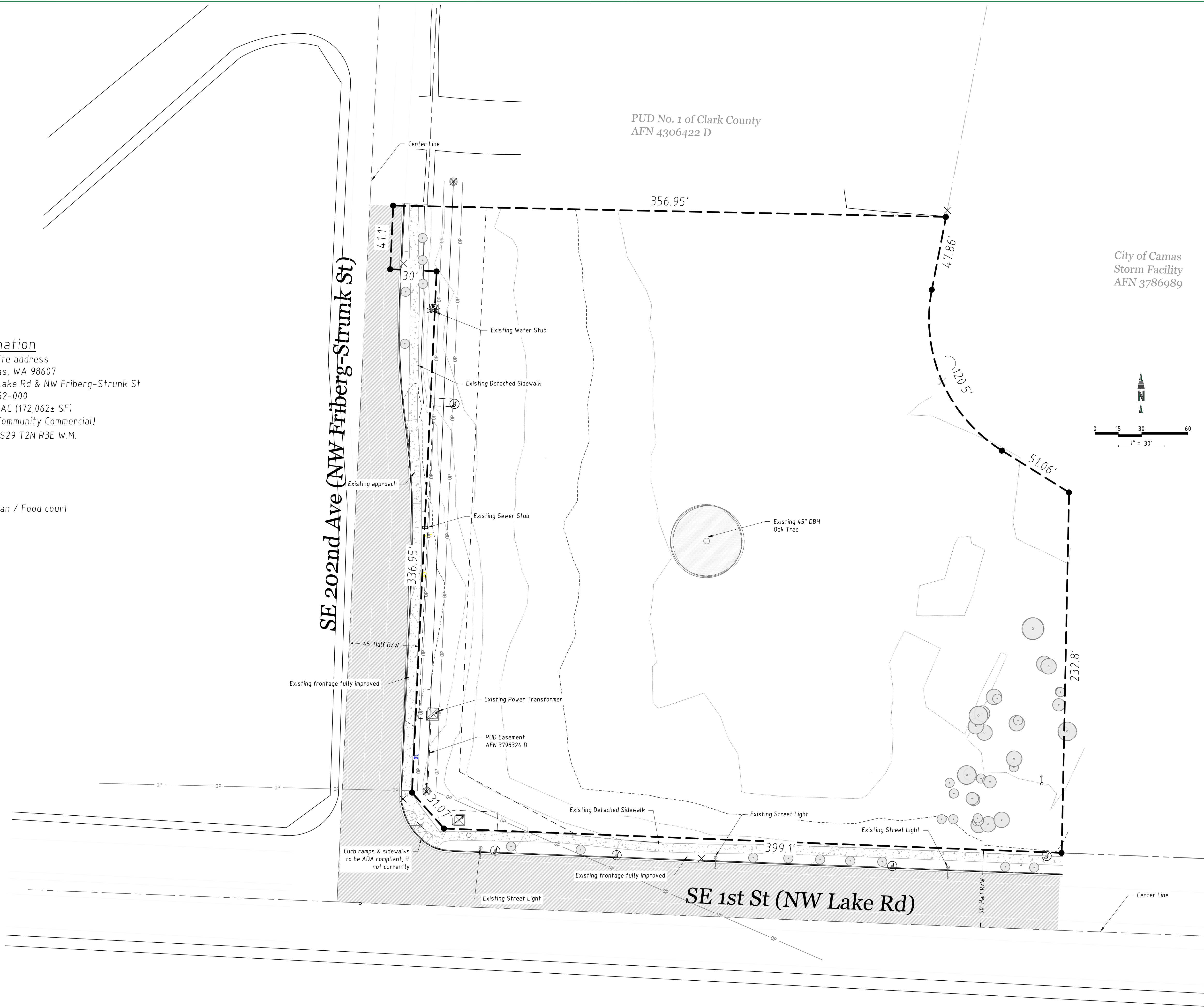
Revisions

General Information

Address: No site address
Camas, WA 98607
Intersection: NW Lake Rd & NW Friberg-Strunk St
Parcel SN: 176162-000
Gross Area: 3.95 AC (172,062± SF)
Zoning: CC (Community Commercial)
S.T.R.: SE ¼ S29 T2N R3E W.M.

Existing use:
Vacant

Proposed use:
Commercial site plan / Food court



Existing Condition Plan:

Oak Tree Station



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

P02

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Imagery Plan
Oak Tree Station



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P03

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Parking: 97 Standard 9' x 18' stalls
including 4 ADA van-accessible

min 1 stall per 225 SF of gross floor area serving
restaurant or carry-out.
min 1 stall per 110 square feet of gross floor area
serving fast food restaurant / coffee kiosk.

Drive-through Coffee Stand:
Min 6 vehicle queue must be provided.
Shown hereon with 12' queue lane and min 8'
escape/bypass lane.



Site Plan

Oak Tree Station



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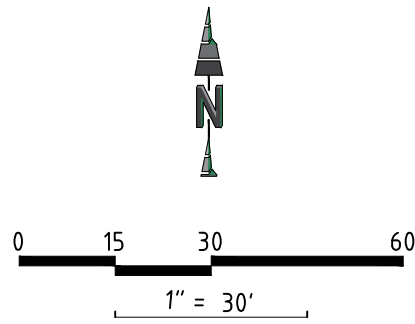
P04

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Revisions:

City of Camas
Storm Facility
AFN 3786989



LANDSCAPE PLAN NOTES

- A. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR DAMAGE TO A STREET, CUB, OR SIDEWALK CAUSED BY LANDSCAPING.
- B. LANDSCAPING AND TREES SHALL BE SELECTED AND LOCATED TO DETER SOUND, FILTER AIR CONTAMINANTS, CURTAIL EROSION, MINIMIZE STORMWATER RUN-OFF, CONTRIBUTE TO LIVING PRIVACY, REDUCE THE VISUAL IMPACTS OF LARGE BUILDINGS AND PAVED AREAS, SCREEN, AND EMPHASIZE OR SEPARATE OUTDOOR SPACES OF DIFFERENT USES OR CHARACTER.
- C. STREET TREES SHALL BE COMPLIANT WITH THE CAMAS DESIGN STANDARDS MANUAL. UNLESS OTHERWISE SPECIFIED, TREES MUST GENERALLY BE SPACED 30FT APART. SUBSTITUTE VARIETIES ARE SUBJECT TO APPROVAL BY THE CITY OF CAMAS.
- D. PROPOSED VEGETATION CANNOT BE AN INVASIVE SPECIES AS LISTED WITHIN THE MOST CURRENT EDITION OF THE CLARK COUNTY NOXIOUS WEED LIST (E.G. ENGLISH IVY CULTIVARS).
- E. APPROPRIATE MEASURES SHALL BE TAKEN, E.G. INSTALLATION OF IRRIGATION SYSTEMS, TO ASSURE LANDSCAPING SUCCESS. IF PLANTINGS FAIL TO SURVIVE, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPLACE THEM.
- F. REQUIRED TREES, AS THEY GROW, SHALL BE PRUNED IN ACCORDANCE WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. THE PRUNED TREE WILL PROVIDE AT LEAST EIGHT FEET OF CLEARANCE ABOVE SIDEWALKS AND TWELVE FEET ABOVE STREET ROADWAY SURFACES.
- G. STREET TREES AND OTHER REQUIRED LANDSCAPING WHICH DIES OR IS REMOVED, MUST BE REPLACED WITHIN ONE YEAR OF DEATH OR REMOVAL. REPLACEMENT STREET TREES MAY BE AN ALTERNATIVE SPECIES FROM THE CITY'S RECOMMENDED TREE LIST, AND MAY BE IN A DIFFERENT LOCATION AS APPROVED BY THE CITY.

TREE DENSITY

MINIMUM 20 TREE UNITS PER NET ACRE.

NET SITE AREA	172,062 SF (3.95 AC)
REQ'D TREE UNITS	(3.95 AC x 20 UNITS/AC = 79 UNITS)
RETAINED TREE UNITS	45" Oak =19 UNITS
PROPOSED TREE	60 x 1 = 60 units

ON-SITE TREE PLANTINGS: 100% CONIFER (10/10)

NOTE: NEW TREES SHALL BE IRRIGATED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED AS NECESSARY BY INDIVIDUAL LOT OWNERS.

SE 202nd Ave (NW Friberg-Strunk St)

PUD No. 1 of Clark County
AFN 4306422 D

356.95'

47.86'

120.5'

510.6'

232.8'

399.1'

SE 1st St (NW Lake Rd)

10' L2 Buffer along east, west, & south

Geo-grid with impermeable liner or impervious pavement below stalls

Existing 45" DBH Oak Tree

PUD Easement
AFN 4306422 D

PUD Easement
AFN 3798324 D

Curb ramps & sidewalks to be ADA compliant, if not currently

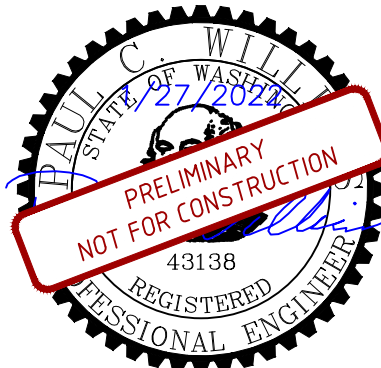
Existing frontage fully improved

Existing frontage fully improved

Existing approach

Landscape Plan

Oak Tree Station



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P06

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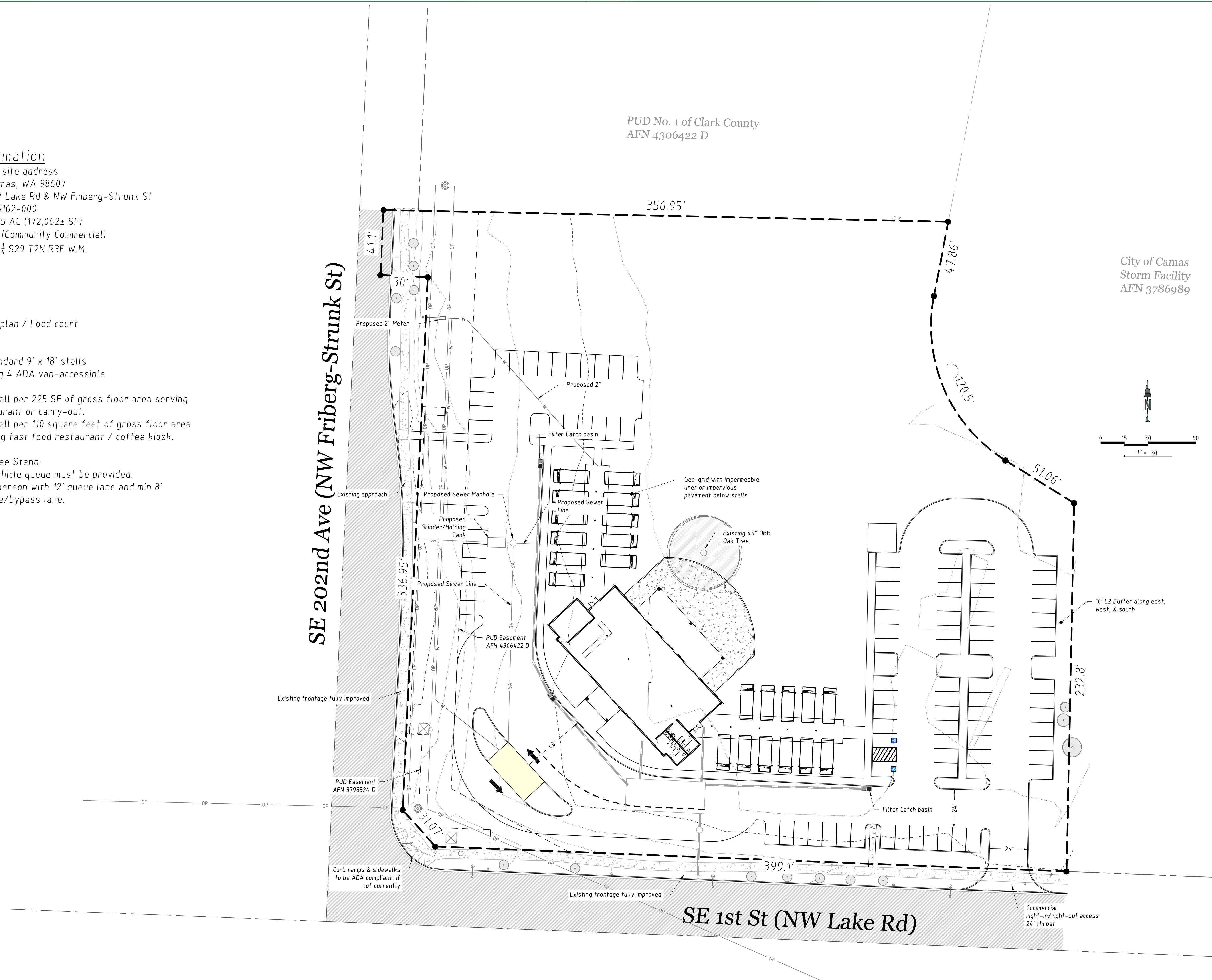
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Proposed use:
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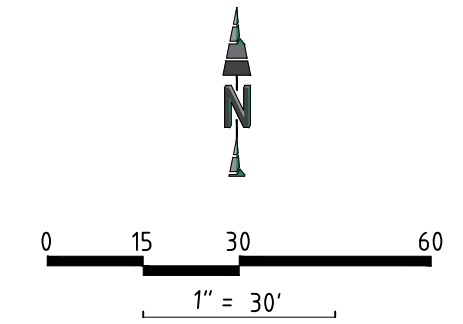
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City of Camas
Storm Facility
AFN 3786989



Sewer & Water Plan

Oak Tree Station



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P07

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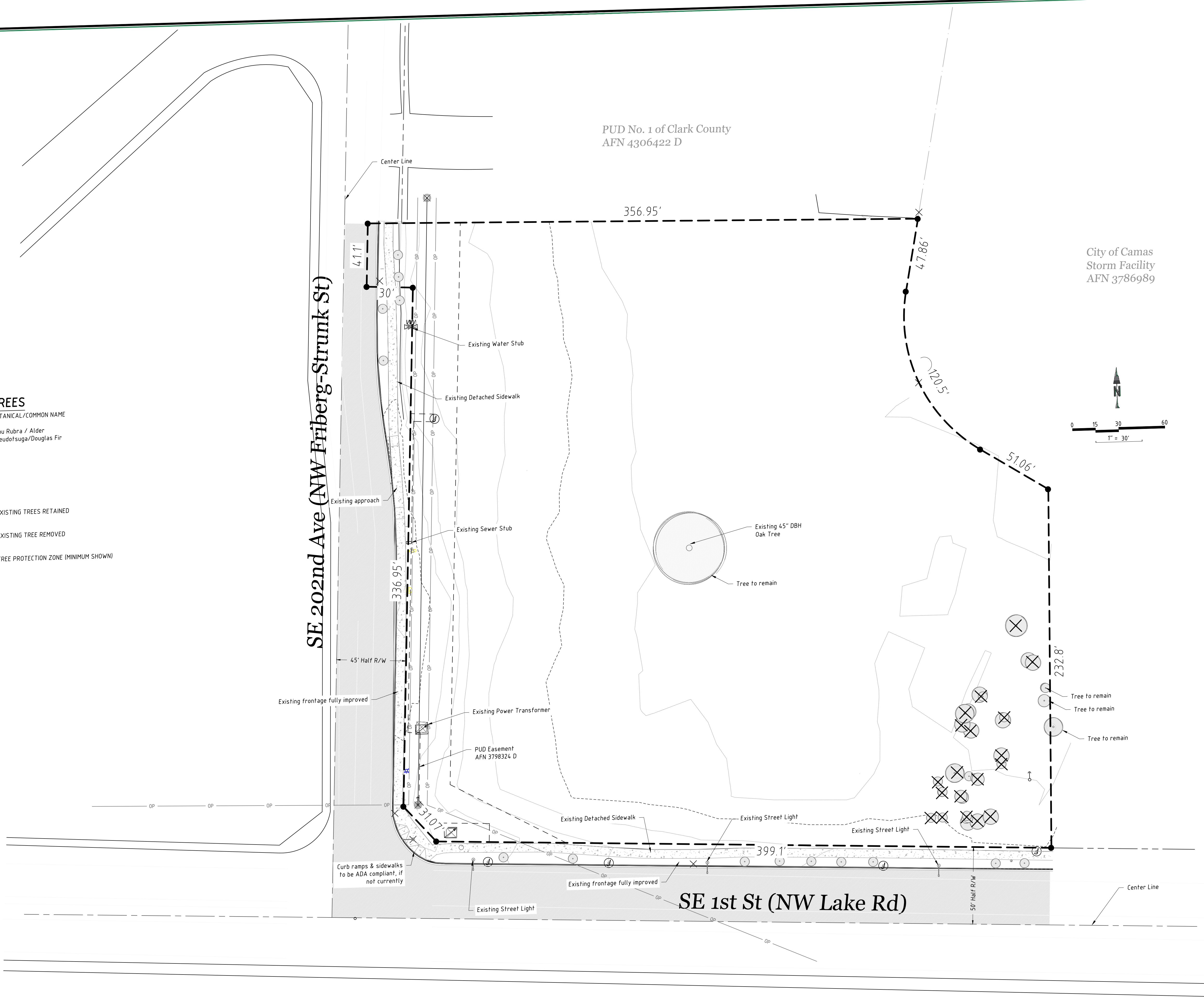
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EXISTING TREES

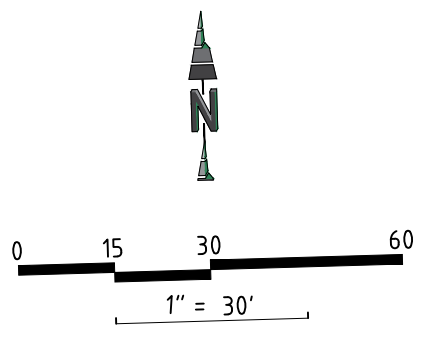
SYMBOL	BOTANICAL/COMMON NAME
○	Alnus Rubra / Alder
✕	Pseudotsuga/Douglas Fir

NOTES

SYMBOL	
○	EXISTING TREES RETAINED
✕	EXISTING TREE REMOVED
■	TREE PROTECTION ZONE (MINIMUM SHOWN)



City of Camas
Storm Facility
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Tree Plan:

Oak Tree Station



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