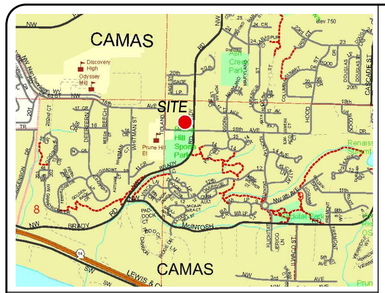



VICINITY MAP SEC. 09 T1N R3E W.M.
NTS

## 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:

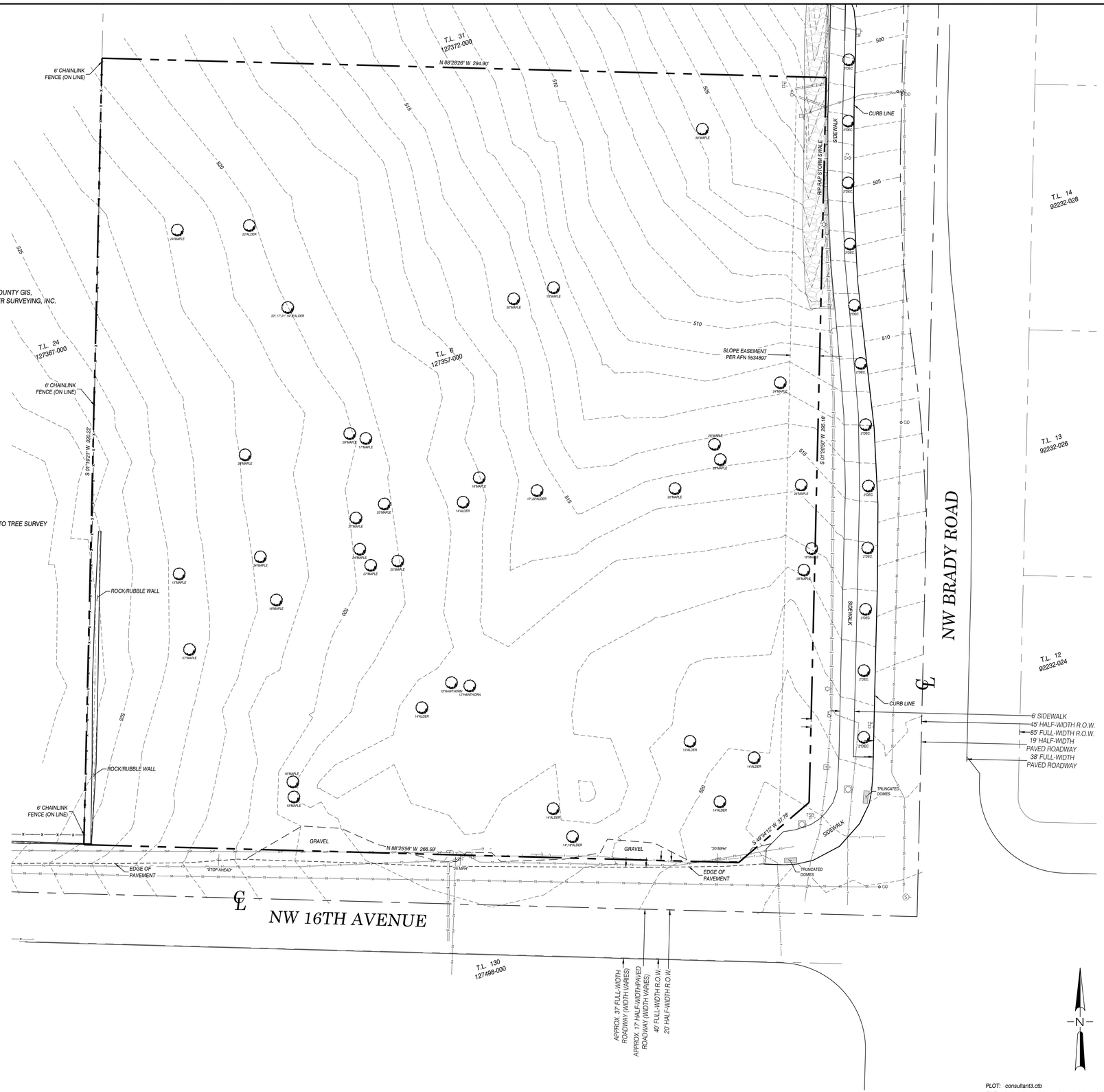
| | |
|---|---|
| EXISTING STRUCTURES: | NONE |
| EXISTING DRIVEWAYS: | NONE |
| EXISTING PARKING: | NONE |
| EXISTING LOADING: | NONE |
| EXISTING PEDESTRIAN AND BICYCLE PATHS: | AS SHOWN |
| EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE: | NONE |
| EXISTING UTILITIES: | AS SHOWN |
| 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
- WM WATER METER
- TP TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- CB CATCH BASIN
- S SANITARY SEWER MANHOLE
- SANITARY LATERAL
- CO SANITARY CLEANOUT
- TSB TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- OHE POWER POLE WITH DIRECTION OF OVERHEAD LINES
- GUY ANCHOR
- LIGHT POLE
- E ELECTRIC PEDESTAL
- T TRANSFORMER
- F FIBER OPTIC PEDESTAL
- SIGN
- 12"MAPLE 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
- 510 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

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FAX UNAVAILABLE
EMAIL UNAVAILABLE

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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
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-328-9008

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