



2/18/26

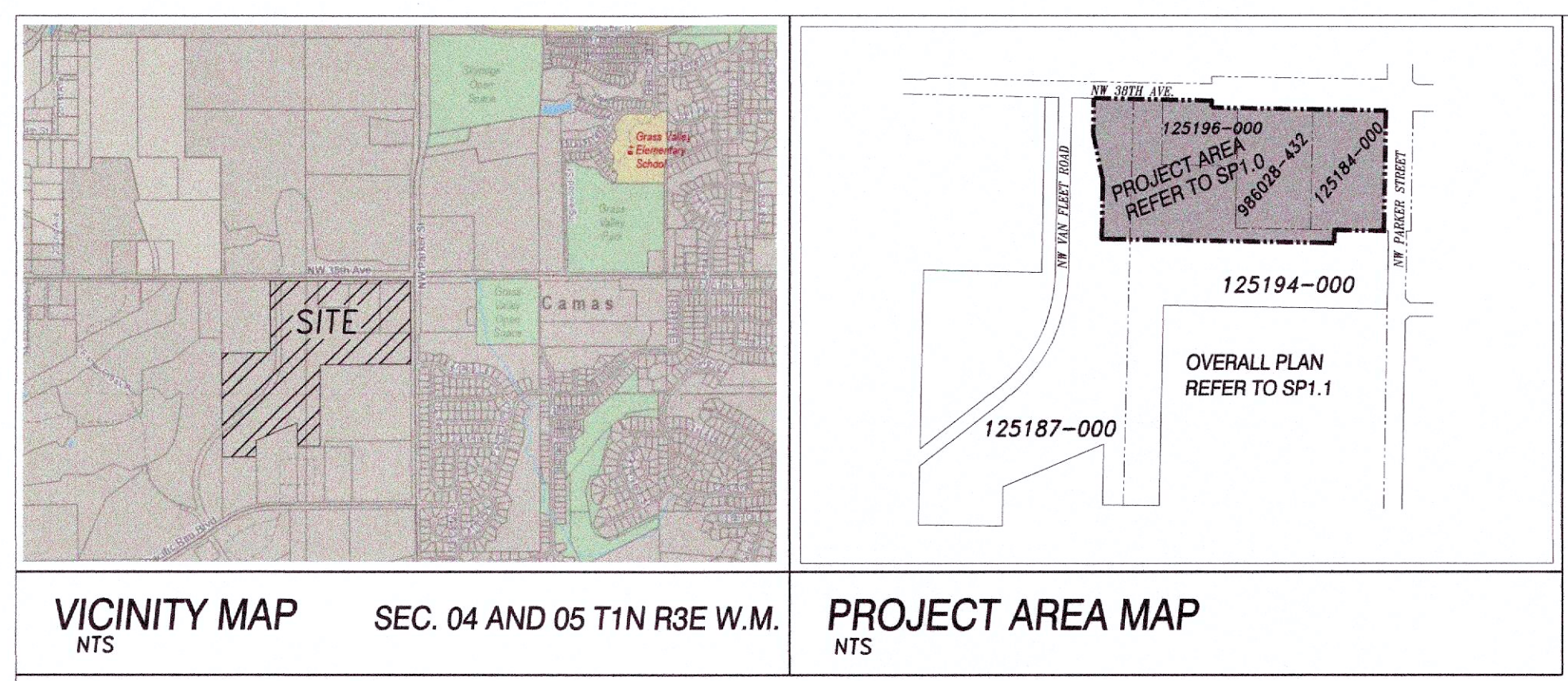
PARKER TOWNCENTER
CITY OF CAMAS
PRELIMINARY SITE PLAN AND SHORT PLAT

REVISIONS:

ADDED LAND INVENTORY	9/25
UPDATED USE FOR BLDG 7	10/25
UPDATE PROJECT NAME	10/25
ADD DRIVE AISLE WIDTHS	2/26

PRELIMINARY
JOB NO.: 18521
DATE: FEBRUARY 2026
DESIGNED BY: SCHMIDT
DRAWN BY: SCHMIDT/GEG
CHECKED BY: PJS

SP1.0



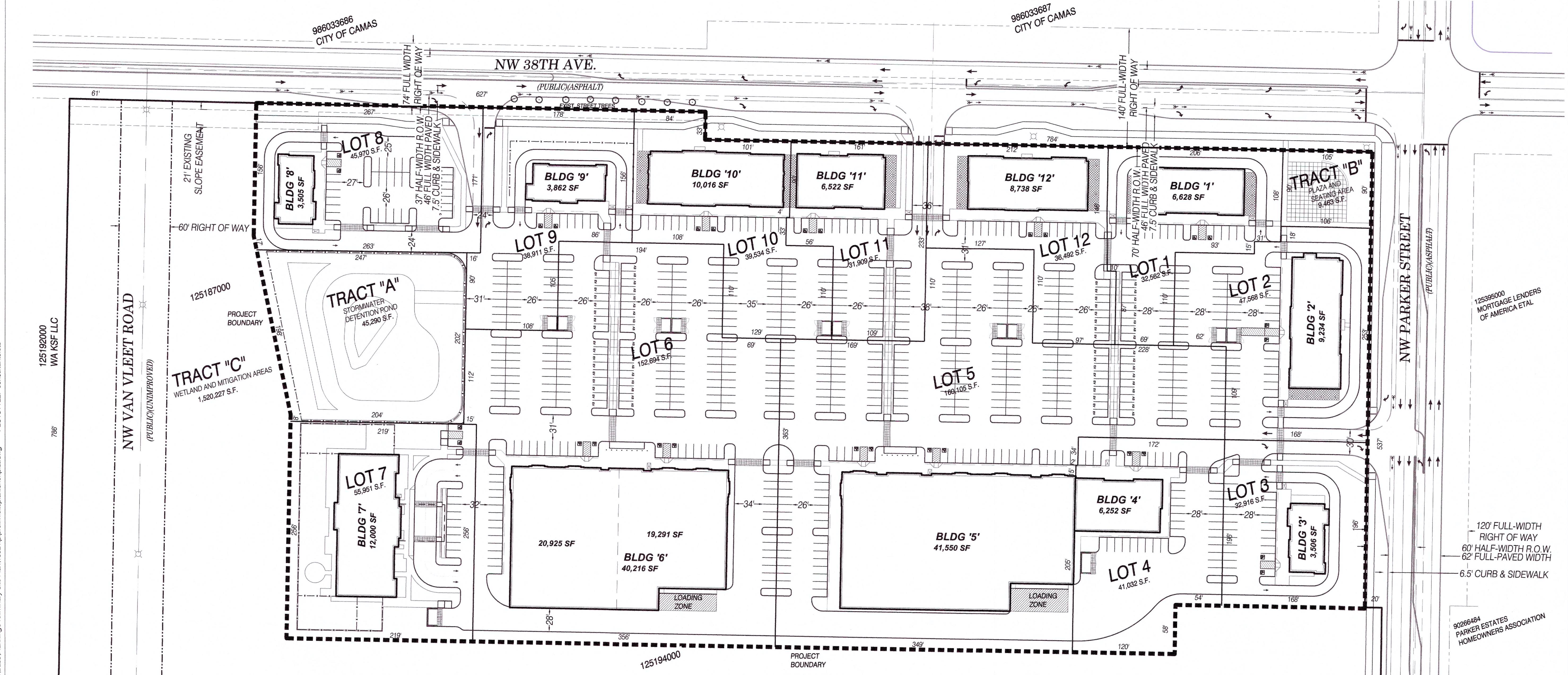
SHEET INDEX

PRELIMINARY SITE PLAN AND SHORT PLAT	SP1.0
OVERALL PLAN	SP1.1
PRELIMINARY PHASING PLAN	PH1.0

SITE PLAN NOTES

EXISTING SITE DATA:
PRESENT USE: VACANT AND UNUSED
EXISTING ZONING: REGIONAL COMMERCIAL (RC) WITH A GATEWAY CORRIDOR ZONING OVERLAY
GROSS SITE AREA: PARCEL 125187000 IS 26.74 ACRES (1,121,234 SF), PARCEL 125194000 IS 16.47 ACRES (717,433 SF), PARCEL 125198000 IS 2.16 ACRES (94,090 SF), PARCEL 986028432 IS 4.16 ACRES (181,210 SF) AND PARCEL 125184000 IS 4.05 ACRES (176,418 SF) ACCORDING TO CLARK COUNTY GIS
THE "PROJECT AREA" FOR PARKER TOWNCENTER IS APPROXIMATELY 17 ACRES
THE TOTAL GROSS SITE ACREAGE IS APPROXIMATELY 52.58 ACRES (2,290,511 SF) ACCORDING TO SURVEY BY MACKAY SPOSITO, INC.

TOTAL IMPERVIOUS SURFACES: APPROXIMATELY 14.04 ACRES OR 611,757 SF +/- . REFER TO PRELIMINARY STORMWATER TIR FOR MORE INFORMATION.



LEGEND

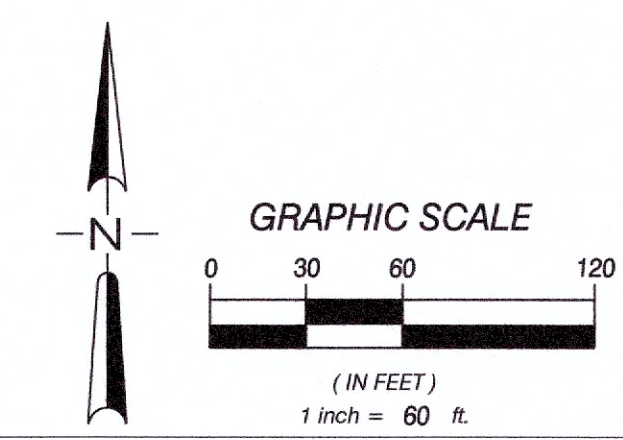
---	PROPERTY LINE
- - -	PROPOSED LOT - PLAT
---	ROAD CENTERLINE
---	RIGHT-OF-WAY
---	SIDEWALK/CONC. PAD/TRAIL
---	ASPHALT ROAD/STREET/DRIVEWAY
---	ADJACENT TAXLOT
---	PROJECT BOUNDARY/PHASE LINE
---	PROPOSED BUILDING
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED FENCE
---	ADA PARKING
---	EV PARKING

BUILDING AND PARKING SUMMARY

BUILDING 1	6,628 SQUARE FOOT (SF) MULTI-TENANT DRIVE THROUGH RETAIL BUILDING
BUILDING 2	9,234 SF MULTI-TENANT DRIVE THROUGH RETAIL BUILDING
BUILDING 3	3,506 SF COFFEE/BAKERY DRIVE THROUGH BUILDING
BUILDING 4	6,252 SF MULTI-TENANT RETAIL BUILDING
BUILDING 5	41,550 SF ANCHOR GROCERY STORE BUILDING
BUILDING 6	40,216 SF LARGE FORMAT MULTI-TENANT RETAIL BUILDING
BUILDING 7	12,000 SF VET CLINIC BUILDING
BUILDING 8	3,506 SF FAST FOOD RESTAURANT WITH DRIVE THROUGH
BUILDING 9	3,862 SF FAST FOOD RESTAURANT WITH DRIVE THROUGH
BUILDING 10	10,016 SF MULTI-TENANT RETAIL BUILDING
BUILDING 11	6,522 SF MULTI-TENANT RETAIL BUILDING
BUILDING 12	8,738 SF MULTI-TENANT RETAIL BUILDING
TOTAL BUILDING SF:	152,029 SF
EACH LOT IS A PROPOSED PHASE	
TRACT "A" IS A STORMWATER DETENTION POND	
TRACT "B" IS A PLAZA/SEATING AREA	
TRACT "C" IS OPEN SPACE, WETLAND MITIGATION AREAS AND LAND FOR FUTURE DEVELOPMENT	
PROPOSED PARKING: 759 PARKING STALLS	

PROPOSED LAND INVENTORY:

TOTAL SITE ACREAGE:	52.58 ACRES (THIS DOES NOT INCLUDE ANY PUBLIC ROW)
TOTAL DEVELOPED ACREAGE:	52.58-34.90=17.68 ACRES
TOTAL LOT AREA:	16.43 ACRES
TOTAL INFRASTRUCTURE AREA:	1.04 ACRES
TOTAL TRACT AREA:	0.22 ACRES
TOTAL CRITICAL AREA:	34.90 ACRES
TOTAL RECREATIONAL OPEN SPACE:	0 ACRES



APPLICANT:
PARKER TOWN CENTER, LLC
16420 SE MCGILLIVRAY BLVD., SUITE #103-197
VANCOUVER, WA 98683
PHONE: (509) 939-5068
FAX UNAVAILABLE
david.apo@mac.com

OWNERS:
LITTLE TRAIL RESORT, LLC AND KATES HEATH LLC ET AL
16420 SE MCGILLIVRAY BLVD., SUITE #103-197
VANCOUVER, WA 98683
PHONE: (509) 939-5068
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18405 SE MILL PLAIN BLVD #100
VANCOUVER, WA 98683
PHONE: (360) 895-3411
ggerke@mackaysposito.com

FILE: W:\18521 Parker Village\500 Drawings\502 Drawings\Bases\Planning\Preliminary Site Plan\18521_Prelim_SitePlan_ShortPlat.dwg PLOTSTYLE: consultant3.ctb