

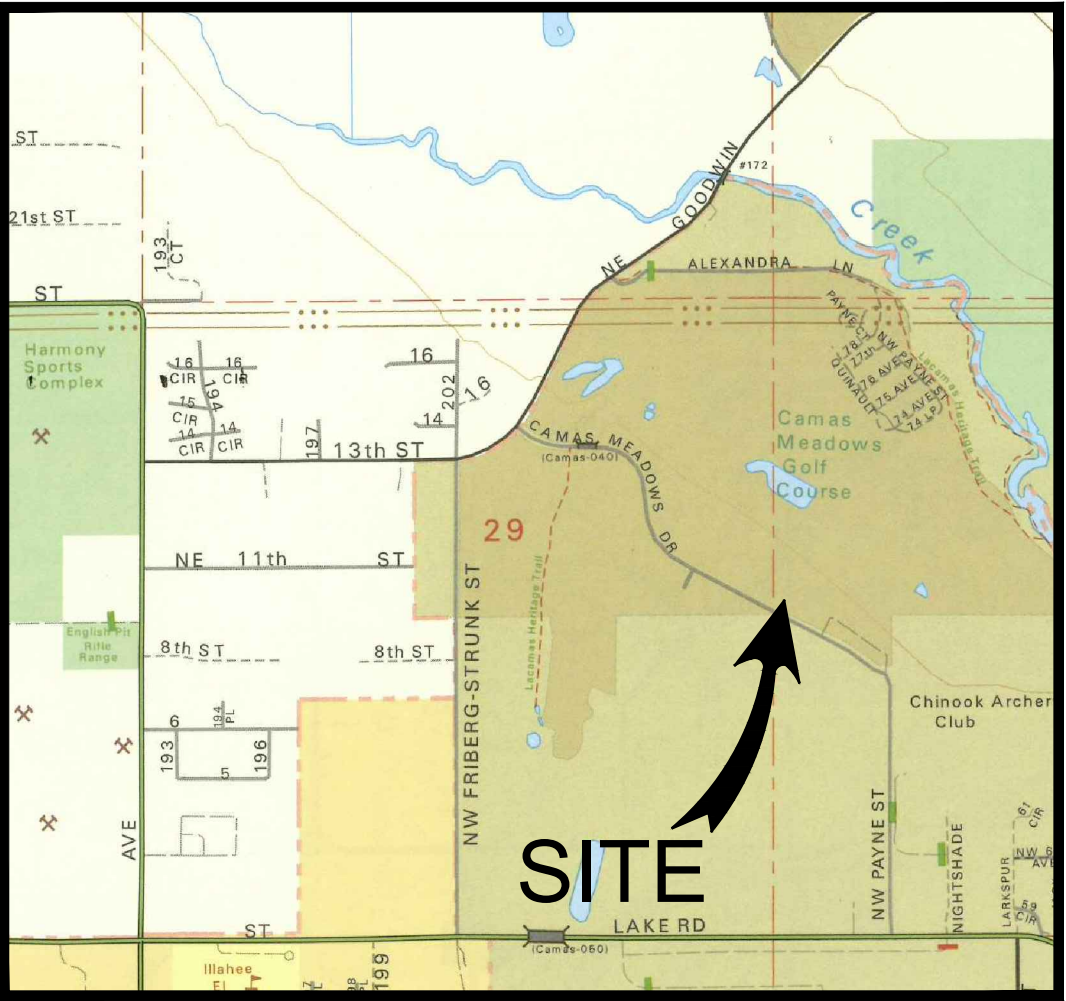
# The Lofts @ Camas Meadows

Located in the SW & NW 1/4 of Section 28 & the NE 1/4 of Section 29 T2N, R3E, W.M.  
Clark County, City of Camas, Washington

BUILDING & PARKING SUMMARY TABLE

Building Use Summary	
Total Building Area	7,000 sq ft
Building Use	
Phase 1	52 apartment units (24 1 bedroom, 28 2 bedroom)
Phase 2	52 apartment units (24 1 bedroom, 28 2 bedroom)
Total	104 apartments (48 1 BR, 56 2 BR)
Parking Required by Apartment Size	
Apartments	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit
Parking Required	
Total Spaces Required	184 spaces (1.5x48 1 bedroom units + 52 x 56 2 bedroom units)
Max. Compact Spaces	4 spaces (50%)
ADA Spaces Required	1 spaces (1 van)
Parking Proposed	
Total Spaces	185 (89 phase 1, 96 phase 2)*
Compact Spaces	0
ADA Spaces	8 spaces (2 van accessible)

\*Note: A variance is requested due to phase 1 parking being 3 units short of the 92 required in phase 1. Total parking will comply with code requirements at the completion of phase 2.



VICINITY MAP  
NOT TO SCALE

Sheet Index

- C1 Conceptual Plan
- C2 Preliminary Grading Plan
- C3 Preliminary Stormwater Plan
- A1.0 Basement Floor Plan (Apartment Bldgs)
- A1.1 Floor Plan Floors 1-4 (Apartment Bldgs)
- A2.0 Elevations (Apartment Buildings)
- A2.2 Elevations (Clubhouse)
- A3.0 Architectural Renderings
- L1 Landscape Plan
- L2 Landscape Legend, Notes, Details

GENERAL INFORMATION:

Applicant:  
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Project Engineer & Planner:

PLS Engineering  
Andrew Gunther  
2008 C Street  
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Project Description:

This project is a proposed 104 unit apartment complex to be constructed in two buildings, each containing 52 apartments. The apartments will include 48 1-bedroom and 56 2-bedroom units. The project will be constructed in 2 phases with the first phase being the easterly 2 acres of the site and the second phase being the westerly 2 acres. The property is a portion of the area covered by the March, 2013 development agreement between the City of Camas and Vanport Manufacturing Inc.

Each building is proposed to contain 4 floors of apartment units. The northern half of each building will also include parking at the grade level of the north portion of the building which will be below the apartment units.

Parcel numbers 172963-000, 172970-000, 172973-000, & 175980-000.

Project area = 4.00 acres.

Public water & sewer purveyor is the City of Camas.

The boundary and topographic survey data shown are based on survey information provided by Olson Engineering.

In order to create the two 2-acre parcels proposed for development, a boundary line adjustment and a subsequent short plat have been completed.

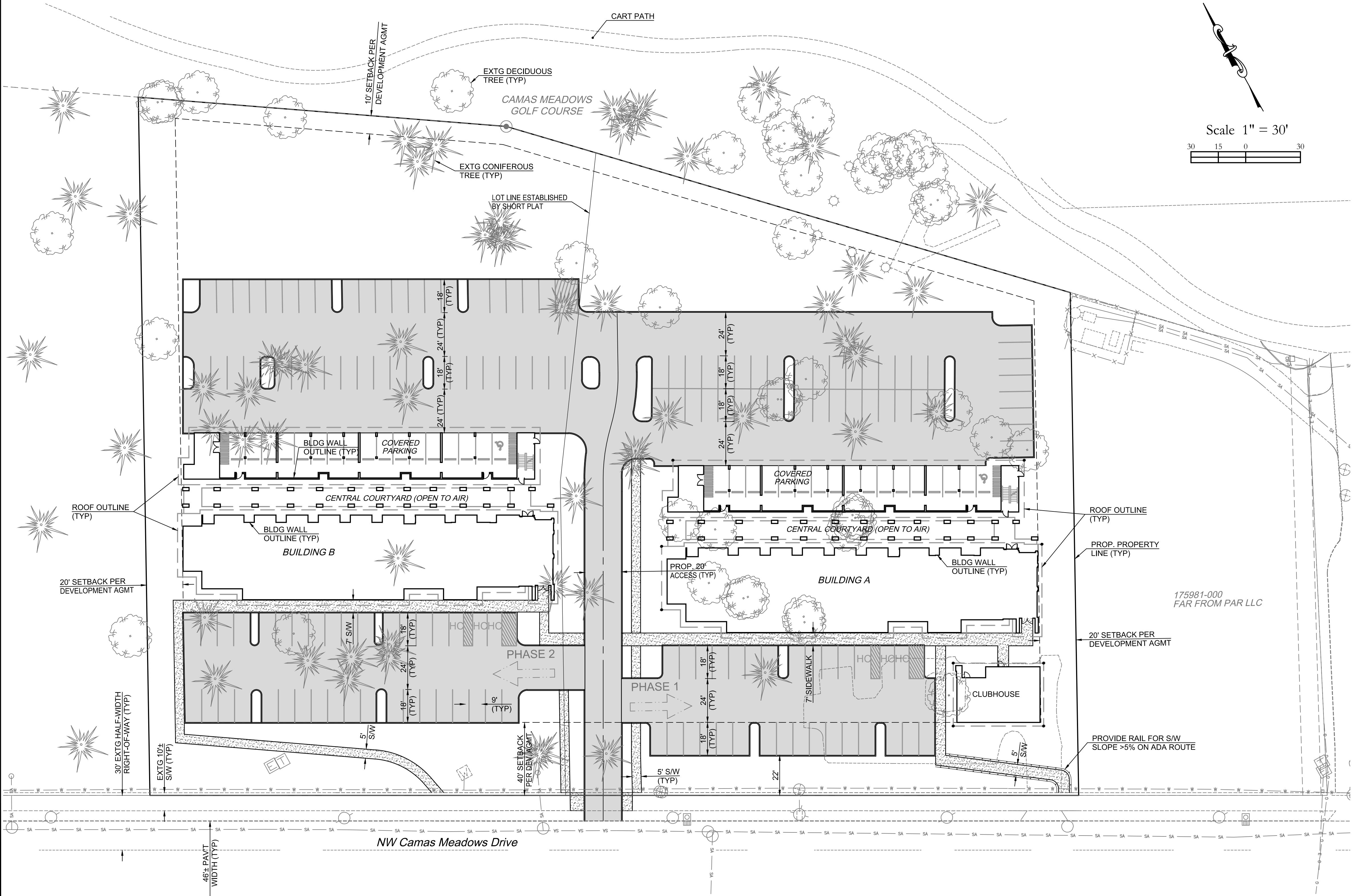
ZONING COMPLIANCE SUMMARY TABLE (FOR LI/BP ZONING)

STANDARD	REQUIRED	PROPOSED
Site Zoning	LI/BP, Light Industrial/Business Park	LI/BP
Comprehensive Plan	LI/BP	
Min. Lot Size	2.0 acres	2.0 acres
Min. Avg. Lot Width	227'	227'+
Min. Avg. Lot Depth	200 ft	275'+
Max. Bldg. Coverage	50%	<50%
Avg. Bldg. Height	60 feet maximum	60 feet maximum
Minimum Setbacks		
Front Setback (Parking)	40 feet	20 feet / 40 feet*
Front Setback (Building)	40 feet	40 feet min.
Side Yard Setback	20 feet	0 feet / 20 feet**
Rear Yard Setback	10 feet	>10 feet
Min. Landscaping Req'd.	15%	>25%

Notes:  
All required setbacks shown are based on an existing development agreement (D.A.) currently applicable to this project. Modifications to that agreement are currently proposed through a new D.A. with the City.

\*A 20' front setback for Phase 1 and 40' front setback for phase 2 are proposed through the D.A. process.

\*\*20' side yard setbacks are proposed at the project perimeter. No side yard setback is proposed between the two phases of the project.

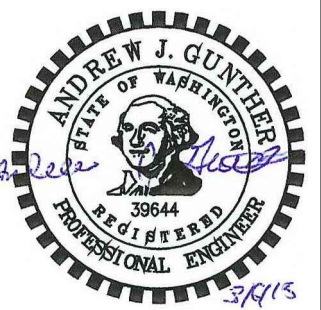


Site Plan for:

## The Lofts @ Camas Meadows

A Site Plan in Camas, Washington

Revisions		A/G
Submitted for design review		
A	3/10/15	
B		
C		
D		
E		



Project No. 2416

SCALE: H: 1"=30'  
V: N/A

DESIGNED BY: A/G

DRAFTED BY: A/G

REVIEWED BY: TGJ

C1

PLS ENGINEERING

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