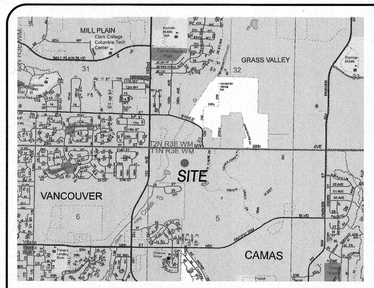


VICINITY MAP SEC. 05 T1N R3E W.M.
NTS

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT AND UNUSED
EXISTING ZONING:	RC
GROSS SITE AREA:	PARCEL 126043-000 IS 17.57 ACRES (765,349 SF) ACCORDING TO CLARK COUNTY GIS, 20.47 ACRES (891,502 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC. PARCEL 126255-000 IS 15.13 ACRES (659,063 SF) ACCORDING TO CLARK COUNTY GIS, 14.98 ACRES (652,565 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC. THE ENTIRE SITE IS 35.45 ACRES (1,544,065 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
TRANSIT ROUTES & STOPS:	NEAR INTERSECTION OF NW 38TH AVENUE/SE 20TH STREET AND SE 192ND AVENUE, C-TRAN ROUTE #37.

PROPOSED SITE DATA:

PROPOSED PROJECT:	276-UNIT MULTI-FAMILY UNITS, APPROX. 251,430 SF OFFICE CAMPUS AND 20,000 SF MARKET
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	AS SHOWN, SEE NOTE #1
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO ENGINEERING PLANS, SEE NOTE #2
PROPOSED LOADING ZONES:	AS SHOWN
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	AS SHOWN, SEE NOTE #3
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	AS SHOWN ON THE LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC:	AS SHOWN ON THE SHORT PLAT
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN

1. THERE IS AN EXISTING 75–FOOT PRIORITY RIPARIAN HABITAT BUFFER ASSOCIATED WITH FISHER CREEK (A TYPE F STREAM), TWO OREGON WHITE OAK TREES, AND TWO CATEGORY IV WETLANDS ALONG THE WEST SIDE OF PARCEL 126043-000. REFER TO FISH & WILDLIFE HABITAT CONSERVATION AREAS ASSESSMENT, DATED JANUARY 23, 2018, AND WETLAND DELINEATION AND ASSESSMENT, DATED JANUARY 26, 2018, AS PREPARED BY OLSON ENVIRONMENTAL, LLC, FOR MORE INFORMATION.
2. A JOINT ACCESS AND PARKING EASEMENT/AGREEMENT WILL BE PROVIDED FOR THE FOUR-LOT SHORT PLAT ON PARCEL 126255-000.
3. OPEN SPACE AREAS ARE PROVIDED INTERNALLY WITHIN THE MULTI-FAMILY PORTION OF THE DEVELOPMENT, ALONG THE WETLAND VIA A PROPOSED 10-FOOT WIDE PUBLIC PATHWAY, AND WITHIN PLAZA AREAS ON THE OFFICE CAMPUS PORTION OF THE DEVELOPMENT.

PARKING CALCULATIONS

MULTI-FAMILY PARKING REQUIRED	72 1-BEDROOM UNITS - 1.5 STALLS PER UNIT = 108 STALLS 204 2-, 3-, AND 4-BEDROOM UNITS - 2 STALLS PER UNIT = 408 STALLS TOTAL PARKING REQUIRED - 516 STALLS
PARKING PROVIDED	511 PARKING STALLS, WHICH INCLUDES: 423 STANDARD STALLS, WHICH INCLUDES 125 CARPORT STALLS AND 14 ADA STALLS 87 GARAGES 1 COMPACT STALL
OFFICE CAMPUS/MARKET PARKING REQUIRED	OFFICE CAMPUS - 251,430 SF / 400 (1 STALL PER 400 SF) = 629 STALLS MARKET - 20,000 SF / 250 (1 STALL PER 250 SF) = 80 STALLS TOTAL PARKING REQUIRED = 709 STALLS
PARKING PROVIDED	996 PARKING STALLS, WHICH INCLUDES: 938 STANDARD STALLS, WHICH INCLUDES 26 ADA STALLS 58 COMPACT STALLS

PARKING NOTES
1. PERIMETER PARKING STALLS ON THE OFFICE CAMPUS/MARKET SITE AND ALL PARKING STALLS ON THE MULTI-FAMILY SITE HAVE A 2-FOOT CONCRETE OR LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY 2 FEET TO COMPENSATE.

MULTI-FAMILY SITE PLAN CALCULATIONS (UP TO WEST SIDE OF REGIONAL TRAIL)

TOTAL SITE AREA	607,478 SF/13.95 AC
PERCENTAGE OF TOTAL PROJECT SITE AREA	39.3%
BUILDING AREA (1ST FLOORS ONLY)	146,333 SF (24.1%)
LANDSCAPE AREA	228,662 SF (37.6%)
PAVED AREA	232,483 SF (38.3%)
TOTAL BUILDING AREA (NOT INCL. GARAGES)	355,728 SF

*BUILDING, LANDSCAPE AND PAVED AREA CALCULATIONS MAY BE ADJUSTED SLIGHTLY THROUGHOUT THE DESIGN, REVIEW AND APPROVAL PROCESSES, BUT WILL CONTINUE TO MEET OR EXCEED MINIMUM CITY OF CAMAS CODE REQUIREMENTS.

OFFICE CAMPUS/MARKET SITE PLAN CALCULATIONS

TOTAL SITE AREA	652,563 SF/14.98 AC
PERCENTAGE OF TOTAL PROJECT SITE AREA	42.3%
BUILDING AREA (1ST FLOOR ONLY)	94,641 (14.5%)
LANDSCAPE AREA	107,780 SF (16.5%)
PAVED AREA	450,142 SF (69.0%)
TOTAL BUILDING AREA	271,430 SF

*BUILDING, LANDSCAPE AND PAVED AREA CALCULATIONS MAY BE ADJUSTED SLIGHTLY THROUGHOUT THE DESIGN, REVIEW AND APPROVAL PROCESSES, BUT WILL CONTINUE TO MEET OR EXCEED MINIMUM CITY OF CAMAS CODE REQUIREMENTS.

HABITAT AREA, WETLAND & BUFFER AREA (UP TO WEST SIDE OF 10' REGIONAL TRAIL)

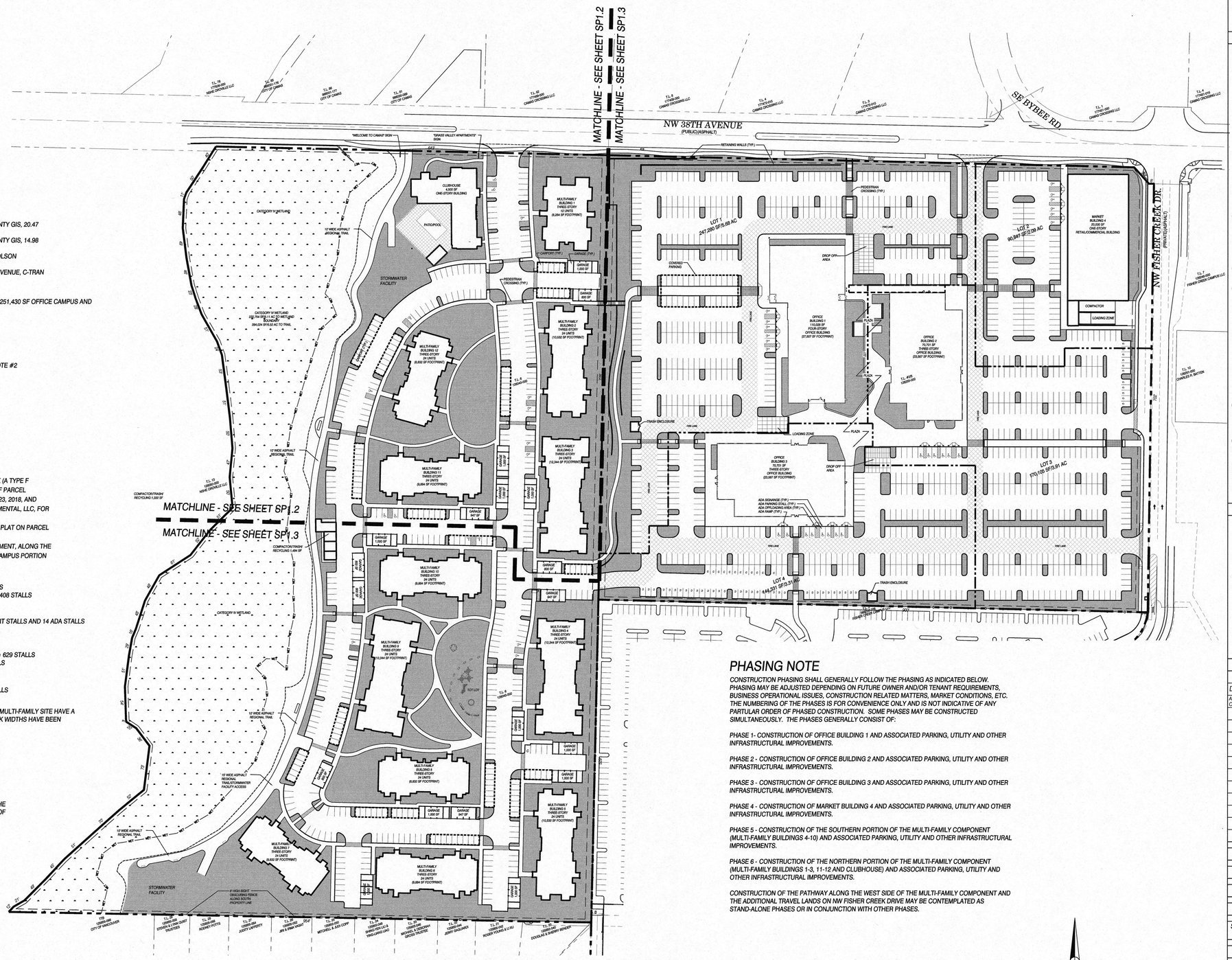
TOTAL SITE AREA	284,024 SF/6.52 AC
PERCENTAGE OF TOTAL PROJECT SITE AREA	18.4%

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE .

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

REFER TO EXISTING CONDITIONS SURVEY FOR LOCATION AND PURPOSE OF EXISTING EASEMENTS.

BASE SITE PLAN LAYOUT, INCLUDING THE BUILDING FOOTPRINTS AND LOCATIONS, PARKING LAYOUT, ETC. WAS PROVIDED BY MACKENZIE AND LRS ARCHITECTS, INC.



PHASING NOTE

CONSTRUCTION PHASING SHALL GENERALLY FOLLOW THE PHASING AS INDICATED BELOW. PHASING MAY BE ADJUSTED DEPENDING ON FUTURE OWNER AND/OR TENANT REQUIREMENTS, BUSINESS OPERATIONAL ISSUES, CONSTRUCTION RELATED MATTERS, MARKET CONDITIONS, ETC. THE NUMBERING OF THE PHASES IS FOR CONVENIENCE ONLY AND IS NOT INDICATIVE OF ANY PARTULAR ORDER OF PHASED CONSTRUCTION. SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY. THE PHASES GENERALLY CONSIST OF:

PHASE 1- CONSTRUCTION OF OFFICE BUILDING 1 AND ASSOCIATED PARKING, UTILITY AND OTHER INFRASTRUCTURAL IMPROVEMENTS.

PHASE 2 - CONSTRUCTION OF OFFICE BUILDING 2 AND ASSOCIATED PARKING, UTILITY AND OTHER INFRASTRUCTURAL IMPROVEMENTS.

PHASE 3 - CONSTRUCTION OF OFFICE BUILDING 3 AND ASSOCIATED PARKING, UTILITY AND OTHER INFRASTRUCTURAL IMPROVEMENTS.

PHASE 4 - CONSTRUCTION OF MARKET BUILDING 4 AND ASSOCIATED PARKING, UTILITY AND OTHER INFRASTRUCTURAL IMPROVEMENTS.

PHASE 5 - CONSTRUCTION OF THE SOUTHERN PORTION OF THE MULTI-FAMILY COMPONENT (MULTI-FAMILY BUILDINGS 4-10) AND ASSOCIATED PARKING, UTILITY AND OTHER INFRASTRUCTURAL IMPROVEMENTS.

PHASE 6 - CONSTRUCTION OF THE NORTHERN PORTION OF THE MULTI-FAMILY COMPONENT (MULTI-FAMILY BUILDINGS 1-3, 11-12 AND CLUBHOUSE) AND ASSOCIATED PARKING, UTILITY AND OTHER INFRASTRUCTURAL IMPROVEMENTS.

CONSTRUCTION OF THE PATHWAY ALONG THE WEST SIDE OF THE MULTI-FAMILY COMPONENT AND THE ADDITIONAL TRAVEL LANDS ON NW FISHER CREEK DRIVE MAY BE CONTEMPLATED AS STAND-ALONE PHASES OR IN CONJUNCTION WITH OTHER PHASES.

APPLICANT:
HOLLAND PARTNER GROUP
1111 MAIN STREET #700
VANCOUVER, WA 98660
(360) 694-7888

OWNER:
FISHER CREEK WEST, LLC
5700 NW FISHER CREEK DR. STE 100
CAMAS, WA 98607
(650) 350-5714
FAX UNAVAILABLE

CONTACT:
LANDERHOLM, P.S.
ATTN: RANDY PRINTZ
805 BROADWAY STREET, SUITE 1000
VANCOUVER, WA 98666-1086
(360) 816-2524
randy.printz@landerholm.com

GRAPHIC SCALE
0 40 80 160
(IN FEET)
1 inch = 80 ft.

PLOT: consultant3.ctb
FILE: J:\data\8000\8300\8360\8368\Planning\Elford Parcels\Olson Site Plan\8368.p.siteplan.prelim.dwg

MIXED USE MASTER PLAN AND PHASING PLAN FOR:

GRASS VALLEY DEVELOPMENT

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.695.1385
503.289.9998

KURT F. STONER
STATE OF WASHINGTON
25392
REGISTERED
PROFESSIONAL ENGINEER
4/27/18

CHANGES / REVISIONS

DESCRIPTION:	DATE:
APT. BLDG. & PKG. REVISIONS OFFICE PED. CONNECTION TO SOUTH	04/27/18

DESIGNED: MACKENZIE/LRS ARCH./OEI
DRAWN: MRO/MACKENZIE/LRS ARCH.
CHECKED: KFS
DATE: MARCH 2018
SCALE: H: 1" = 80' V:
COPYRIGHT 2018, OLSON ENGINEERING, INC.
GRASS VALLEY DEVELOPMENT
JOB NO. 8368

SHEET
SP1.1