

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, 20.46 ACRES (891,221 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 (652,563 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.  
THE ENTIRE SITE IS 35.44 ACRES (1,543,784 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. 271,430 SF OFFICE CAMPUS AND 20,000 SF MARKET  
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:  
PROPOSED PRIVATE ROADS:  
PROPOSED EASEMENTS:  
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:  
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:  
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.:  
PROPOSED LOADING ZONES:  
PROPOSED SEPTIC SYSTEMS:  
PROPOSED OPEN SPACE/PARK:  
PROPOSED TRANSIT FACILITIES:  
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:  
PROPOSED SIGNS (SIGN PLAN):  
PROPOSED LIGHTING:  
PROPOSED LOTS, TRACTS, ETC.:  
EXISTING BUILDINGS TO REMAIN:  
PROPOSED LANDSCAPING (LANDSCAPE PLAN):  
PROPOSED BUILDINGS:  
PROPOSED PARKING:

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  
PARKING PROVIDED  
OFFICE CAMPUS/MARKET PARKING REQUIRED  
PARKING PROVIDED

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  
PERCENTAGE OF TOTAL PROJECT SITE AREA  
BUILDING AREA (1ST FLOOR ONLY)  
LANDSCAPE AREA (INCLUDING WETLANDS)  
PAVED AREA  
TOTAL BUILDING AREA (NOT INCL. GARAGES)  
HABITAT AREA, WETLAND &  
30' WETLAND BUFFER AREA

NET SITE AREA OF MULTI-FAMILY SITE  
\*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  
PERCENTAGE OF TOTAL PROJECT SITE AREA  
BUILDING AREA (1ST FLOOR ONLY)  
LANDSCAPE AREA  
PAVED AREA  
TOTAL BUILDING AREA

\*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)

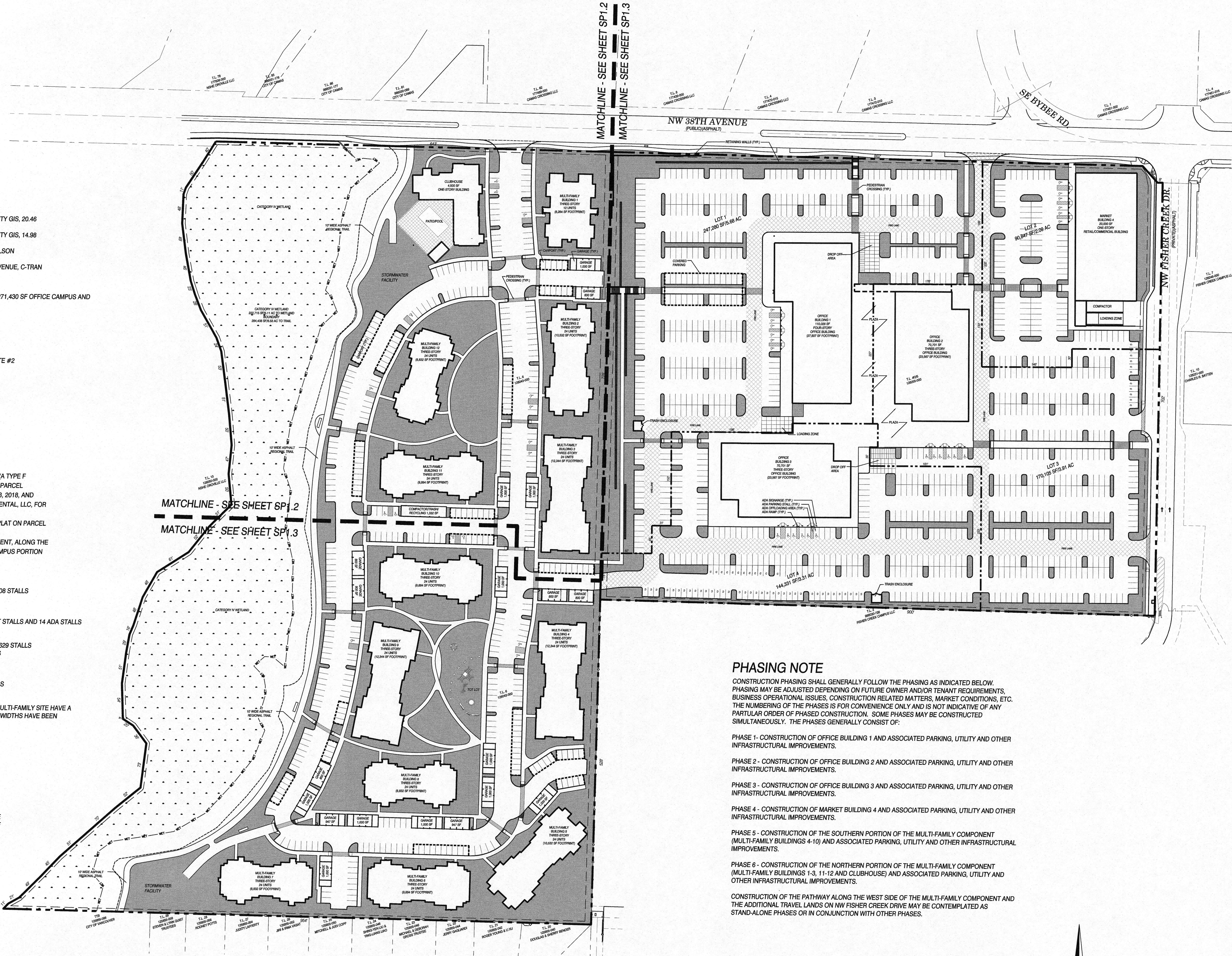
TOTAL SITE AREA  
PERCENTAGE OF TOTAL PROJECT SITE AREA

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 PARTICULAR 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  
(360) 920-5714  
FAX UNAVAILABLE

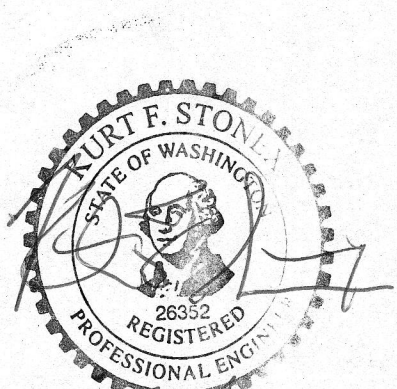
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PLT: consultant3.cdw  
FILE: J:\data\8000\8300\8360\8368\Planning\Efford Parcels\Olson Site Plan\8368.p.siteplan.prelim.dwg

MIXED USE MASTER PLAN AND PHASING PLAN FOR:

GRASS VALLEY DEVELOPMENT

OLSON LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
360-694-1385  
509-289-9886



CHANGES / REVISIONS  
DESCRIPTION: DATE:

DESIGNED: MACKENZIE/LRS ARCH./OEI  
DRAWN: MRO/MACKENZIE/LRS ARCH.

CHECKED: KFS

DATE: MARCH 2018

SCALE: H: 1" = 80'  
V:

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GRASS VALLEY DEVELOPMENT

JOB NO. 8368

SHEET

SP1.1