



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Kelzer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 4/26/2022
To: Madeline Sutherland
From: Michael Andreotti
Project Name: Camas Heights
AKS Job No.: 8468
Project Site: 22630 NE 28th Street, Camas, WA 98607
Subject: [Modifications to Preliminary Plat](#)

This memo is written to address modifications to the preliminary plat that have come about through early issues raised by City staff review and Washington Department of Fish and Wildlife (WDFW) comments related to Oregon white oak protection and mitigation.

After receiving comments from City staff and WDFW to retain Oregon white oak and provide adequate mitigation area for oaks that cannot be retained, the applicant agreed to remove Lot 73 (as shown on the preliminary plat dated 10/29/2021) along the east boundary and provide open space tract (Tract M) to protect two existing Oregon white oak and provide additional mitigation area, to supplement mitigation that will occur in Tract H.

Additionally, during the preliminary review period, it was determined that treating the site's stormwater with mechanical filters was a better approach than with the proposed wetpond due to space and grade considerations. The mechanical filters will be located in a private tract outside of the public right-of-way and will provide for phosphorus treatment. The modification to the stormwater system will be addressed in the final Stormwater TIR. This change allowed for the reduction of the stormwater pond, providing for the addition of two lots to the development.

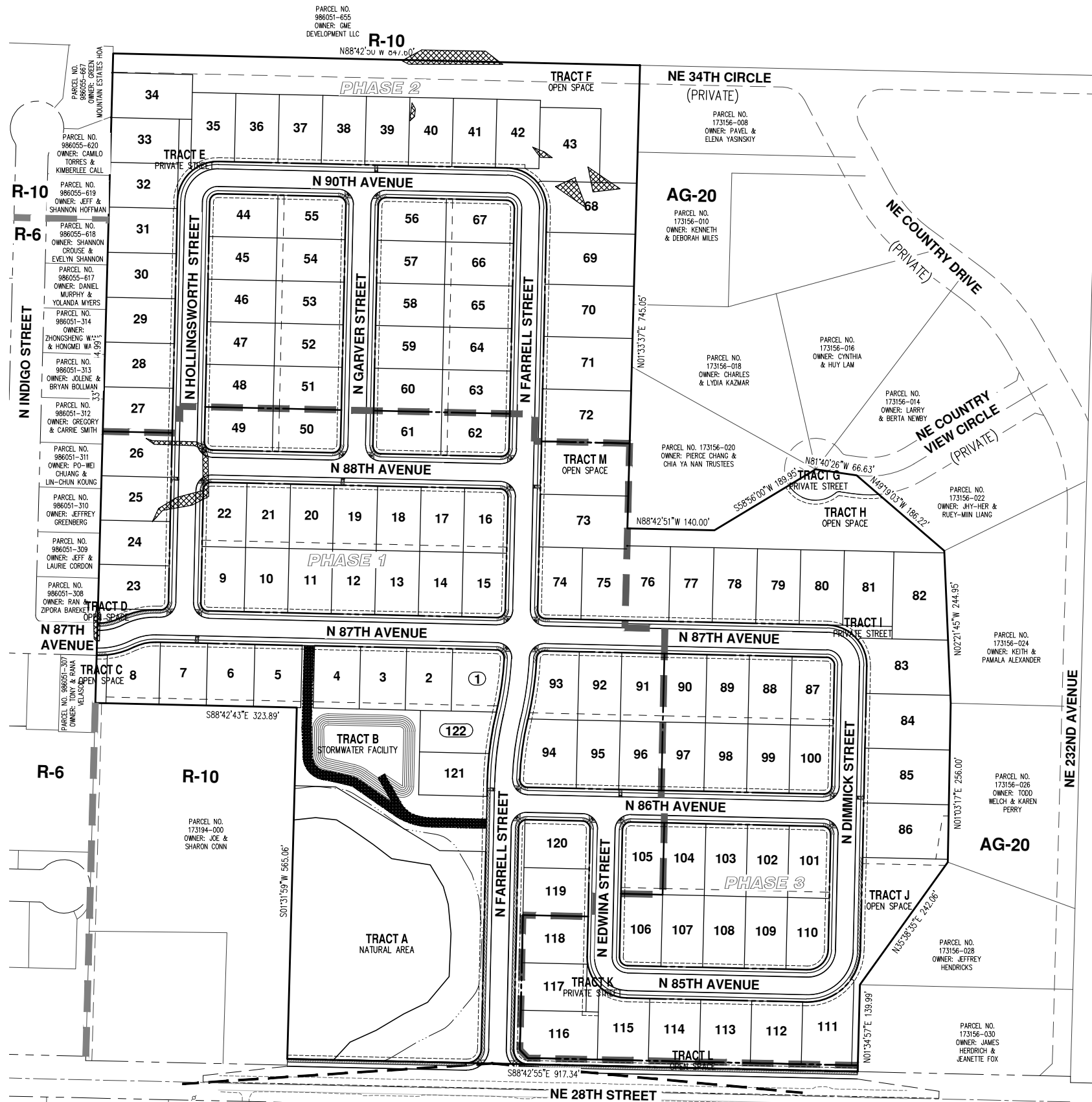
With the proposed modifications, the project will increase the lot count by one lot from 121 to 122. This proposed number of lots is still below the allowed maximum density for the site and the new lots meet all dimensional standards required for the project. See the attached Preliminary Plat for additional information.

Attachments:
Sheets P3.0 – P3.2



AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



APPLICANT
LENNAR NORTHWEST, INC.
CONTACT: RYAN SELBY
11807 NE 99TH ST, SUITE 1170
VANCOUVER, WA 98682
PH: 360-258-7900
E-MAIL: RYAN.SELBY@LENNAR.COM

OWNER
HANG FUNG ENTERPRISES, LLC.
PO BOX 872744
VANCOUVER, WA 98687

CONTACT
AKS ENGINEERING & FORESTRY, LLC.
CONTACT: MICHAEL ANDREOTTI
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: ANDREOTTI@AKS-ENG.COM

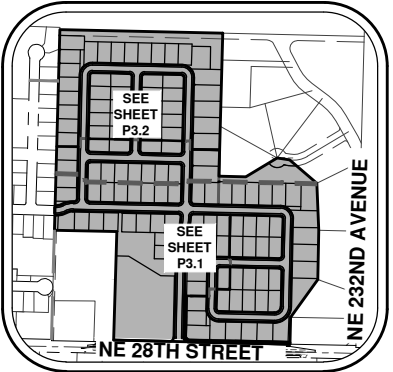
PROPERTY DESCRIPTION
LOCATED IN THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE
MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY
SERIAL # 173157-000.

EXISTING LAND USE
RESIDENTIAL AND AGRICULTURAL, ZONED R-10.

PROJECT PURPOSE
SUBDIVIDE 1 PARCEL INTO 121 SINGLE-FAMILY
RESIDENTIAL LOTS WITH ASSOCIATED ROADS AND SITE
IMPROVEMENTS.

SITE AREA
37.27 AC (1,623,311 SF)

DATUM
ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK
NO. 234, LOCATED AT THE INTERSECTION OF NE 232ND
AVENUE AND NE 28TH STREET. ELEVATION = 350.91
FEET (NGVD29 (47)).



KEY MAP
N.T.S.

GENERAL NOTES

- 1. OPEN SPACE TRACTS C, D, F, H, J & M TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- 2. ACCESS TRACTS E, I, & K TO BE OWNED AND MAINTAINED BY THE HOA.
- 3. STORMWATER TRACT B TO BE OWNED BY THE HOA AND MAINTAINED BY HOA.
- 4. NATURAL AREA TRACT A TO BE OWNED BY THE HOA.
- 5. BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET AND SHEETS P3.1-P3.2.
- 6. THERE ARE TEN PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE 2 LANE LOCAL/SPRINKLERED SECTION (CITY OF CAMAS STANDARD DETAIL ST3).
- 7. ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS.
- 8. SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- 9. STORMWATER WILL BE DETAINED, TREATED, AND DISCHARGED TO THE EXISTING WETLAND THROUGH TRACT B PER CITY OF CAMAS STANDARDS.
- 10. THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
- 11. HALF-WIDTH ROW IMPROVEMENTS ARE PROPOSED FOR FRONTAGE ALONG NE 28TH AVENUE.
- 12. 40' X 40' BUILDING FOOTPRINTS SHOWN PER CAMAS CODE 17.19.030.D.3. SEE SECTION ACTUAL BUILDING FOOT PRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH BUILDING PERMIT. SEE SHEETS P3.1-P3.2.
- 13. THE SITE IS WITHIN THE NEHRP SITE CLASS C.
- 14. REFERENCE PROJECT GEOTECHNICAL REPORTS FOR ADDITIONAL INFORMATION ON GEOLOGICALLY HAZARDOUS AREAS.
- 15. FINAL ADDRESS MONUMENT LOCATION TO BE DETERMINED DURING FINAL ENGINEERING.
- 16. SEE SHEETS P9.0-P9.2 FOR STREET LIGHTING.

PROPOSED DEVELOPMENT STANDARDS

AVERAGE LOT AREA	NONE*
MINIMUM LOT SIZE	7,000 SQUARE FEET
MAXIMUM LOT SIZE	12,000 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT DEPTH	90 FEET
MAXIMUM BUILDING LOT COVERAGE	50%**
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD SETBACK	15 FEET**
MINIMUM FRONT YARD - GARAGE	20 FEET**
MINIMUM SIDE YARD	5 FEET
MINIMUM STREET SIDE YARD	10 FEET
MINIMUM REAR YARD	15 FEET**
MINIMUM LOT FRONTAGE ON CUL-DE-SAC	30 FEET

* THE PROPOSED DEVELOPED IS USING DENSITY TRANSFER STANDARDS. NO AVERAGE LOT AREA IS REQUIRED.
** MODIFICATION TO STANDARDS PROPOSED PER CMC 18.09.060

STATISTICS

TOTAL GROSS AREA:	1,623,311 SF (37.27 AC)
NATURAL AREA TRACTS:	120,539 SF (2.77 AC)
OPEN SPACE TRACTS:	125,258 SF (2.87 AC)
STORMWATER TRACT:	41,726 SF (0.96 AC)
ACCESS TRACTS:	8,879 SF (0.20 AC)
RIGHT-OF-WAY AREA:	330,106 SF (7.58 AC)
AVERAGE LOT AREA:	8,170 SF

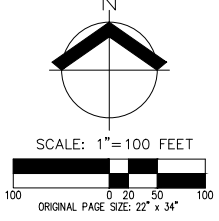
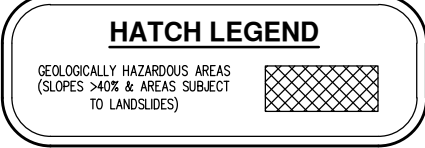
DENSITY CALCULATIONS

TOTAL GROSS AREA:	1,623,311 SF (37.27 AC)
NATURAL & OPEN SPACE AREAS:	245,797 SF (5.64 AC)
NET SITE AREA:	1,377,514 SF (31.63 AC)

MAXIMUM LOTS ALLOWED (31.62 AC X 4.3):	136 LOTS
PROPOSED LOTS:	122 LOTS
PROPOSED DENSITY (122 LOTS / 31.63 AC):	3.86 LOTS/NET ACRE

TRACT AREA & PURPOSE

TRACT A:	120,539 SF	NATURAL AREA
TRACT B:	41,726 SF	STORMWATER FACILITY
TRACT C:	1,309 SF	OPEN SPACE
TRACT D:	1,007 SF	OPEN SPACE
TRACT E:	1,998 SF	PRIVATE STREET
TRACT F:	56,082 SF	OPEN SPACE
TRACT G:	4,295 SF	PRIVATE STREET
TRACT H:	29,543 SF	OPEN SPACE
TRACT I:	1,453 SF	PRIVATE STREET
TRACT J:	16,013 SF	OPEN SPACE
TRACT K:	1,133 SF	PRIVATE STREET
TRACT L:	9,304 SF	OPEN SPACE
TRACT M:	12,000 SF	OPEN SPACE



PRELIMINARY PLAT OVERVIEW
CAMAS HEIGHTS SUBDIVISION
LENNAR NORTHWEST, INC.
CAMAS, WA



JOB NUMBER:	8468
DATE:	4/26/2022
DESIGNED BY:	RPM
DRAWN BY:	RPM
CHECKED BY:	JMM

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



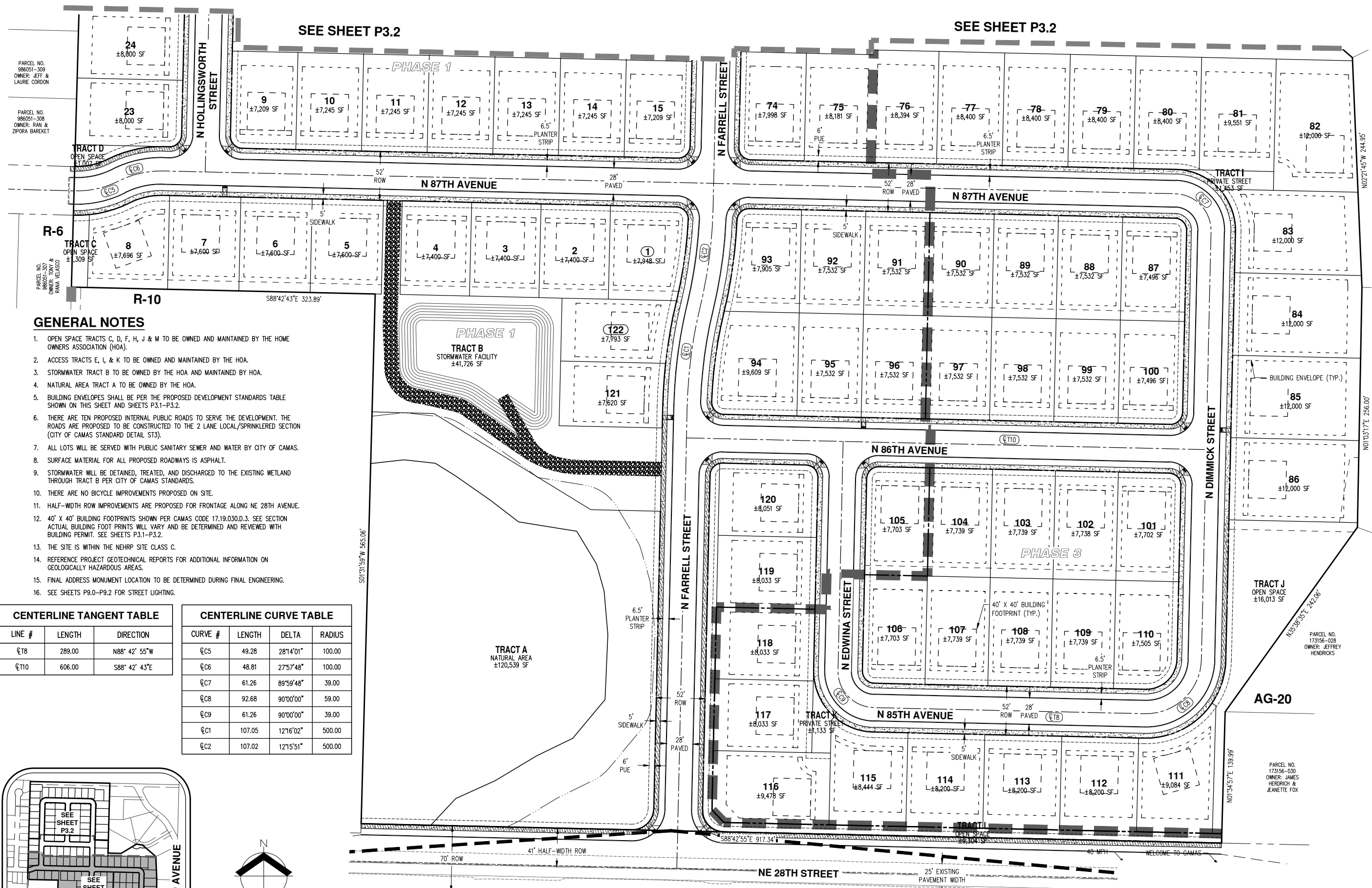
AKS ENGINEERING & FORESTRY, LLC
 9600 NE 126TH AVE, STE 2520
 VANCOUVER, WA 98682
 360.882.0419
 WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY PLAT
CAMAS HEIGHTS SUBDIVISION
LENNAR NORTHWEST, INC.
CAMAS, WA



JOB NUMBER: 8468
 DATE: 4/26/2022
 DESIGNED BY: RPM
 DRAWN BY: RPM
 CHECKED BY: JMM



GENERAL NOTES

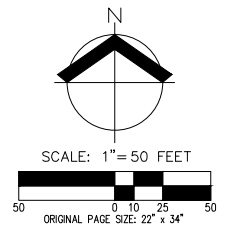
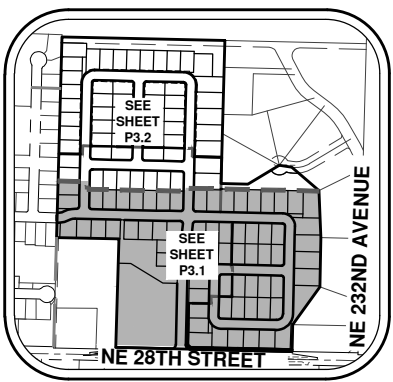
- OPEN SPACE TRACTS C, D, F, H, J & M TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- ACCESS TRACTS E, I, & K TO BE OWNED AND MAINTAINED BY THE HOA.
- STORMWATER TRACT B TO BE OWNED BY THE HOA AND MAINTAINED BY HOA.
- NATURAL AREA TRACT A TO BE OWNED BY THE HOA.
- BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET AND SHEETS P3.1-P3.2.
- THERE ARE TEN PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE 2 LANE LOCAL/SPRINKLERED SECTION (CITY OF CAMAS STANDARD DETAIL ST3).
- ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS.
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- STORMWATER WILL BE DETAINED, TREATED, AND DISCHARGED TO THE EXISTING WETLAND THROUGH TRACT B PER CITY OF CAMAS STANDARDS.
- THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
- HALF-WIDTH ROW IMPROVEMENTS ARE PROPOSED FOR FRONTAGE ALONG NE 28TH AVENUE.
- 40' X 40' BUILDING FOOTPRINTS SHOWN PER CAMAS CODE 17.19.030.D.3. SEE SECTION ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH BUILDING PERMIT. SEE SHEETS P3.1-P3.2.
- THE SITE IS WITHIN THE NEHRP SITE CLASS C.
- REFERENCE PROJECT GEOTECHNICAL REPORTS FOR ADDITIONAL INFORMATION ON GEOLOGICALLY HAZARDOUS AREAS.
- FINAL ADDRESS MONUMENT LOCATION TO BE DETERMINED DURING FINAL ENGINEERING.
- SEE SHEETS P9.0-P9.2 FOR STREET LIGHTING.

CENTERLINE TANGENT TABLE

LINE #	LENGTH	DIRECTION
Q7B	289.00	N88° 42' 55"W
Q110	606.00	S88° 42' 43"E

CENTERLINE CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS
Q5	49.28	28°14'01"	100.00
Q6	48.81	27°57'48"	100.00
Q7	61.26	89°59'48"	39.00
Q8	92.68	90°00'00"	59.00
Q9	61.26	90°00'00"	39.00
Q1	107.05	12°16'02"	500.00
Q2	107.02	12°15'51"	500.00

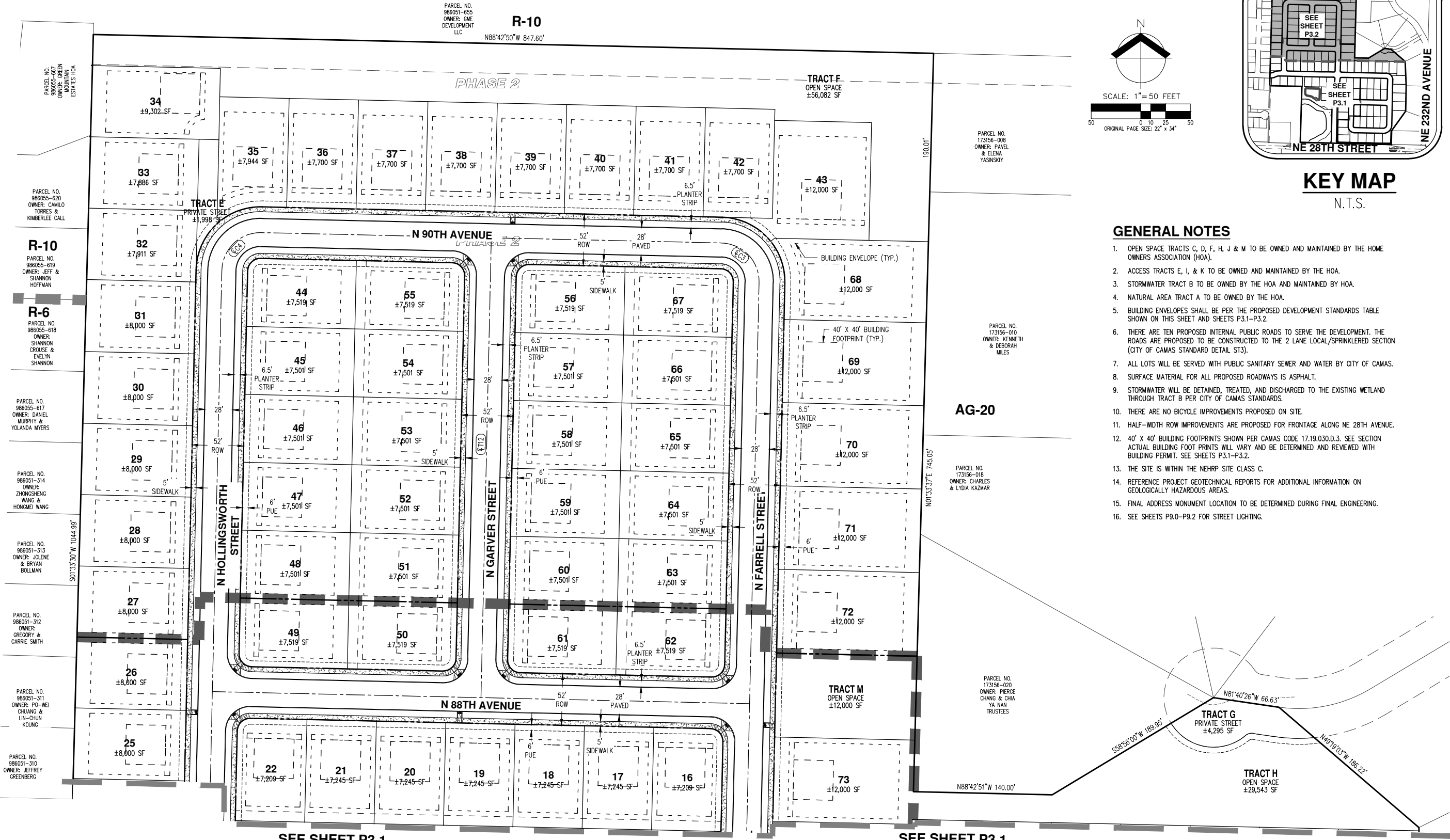
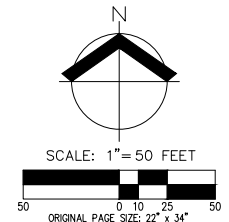


THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

PARCEL NO. 173195-000 OWNER: WILLIAM & MANDIA KUHLE
 PARCEL NO. 173164-000 OWNER: GARY RANKIN
 PARCEL NO. 173163-000 OWNER: MARILYN OLMANN
 PARCEL NO. 986250-618 OWNER: BENJAMIN VOOGT



KEY MAP
 N.T.S.



GENERAL NOTES

1. OPEN SPACE TRACTS C, D, F, H, J & M TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
2. ACCESS TRACTS E, I, & K TO BE OWNED AND MAINTAINED BY THE HOA.
3. STORMWATER TRACT B TO BE OWNED BY THE HOA AND MAINTAINED BY HOA.
4. NATURAL AREA TRACT A TO BE OWNED BY THE HOA.
5. BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET AND SHEETS P3.1-P3.2.
6. THERE ARE TEN PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE 2 LANE LOCAL/SPRINKLERED SECTION (CITY OF CAMAS STANDARD DETAIL ST3).
7. ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS.
8. SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
9. STORMWATER WILL BE DETAINED, TREATED, AND DISCHARGED TO THE EXISTING WETLAND THROUGH TRACT B PER CITY OF CAMAS STANDARDS.
10. THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
11. HALF-WIDTH ROW IMPROVEMENTS ARE PROPOSED FOR FRONTAGE ALONG NE 28TH AVENUE.
12. 40' X 40' BUILDING FOOTPRINTS SHOWN PER CAMAS CODE 17.19.030.D.3. SEE SECTION ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH BUILDING PERMIT. SEE SHEETS P3.1-P3.2.
13. THE SITE IS WITHIN THE NEHRP SITE CLASS C.
14. REFERENCE PROJECT GEOTECHNICAL REPORTS FOR ADDITIONAL INFORMATION ON GEOLOGICALLY HAZARDOUS AREAS.
15. FINAL ADDRESS MONUMENT LOCATION TO BE DETERMINED DURING FINAL ENGINEERING.
16. SEE SHEETS P9.0-P9.2 FOR STREET LIGHTING.

SEE SHEET P3.1

SEE SHEET P3.1

CENTERLINE TANGENT TABLE

LINE #	LENGTH	DIRECTION
℄T12	516.01	N01° 17' 17" E

CENTERLINE CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS
℄C3	61.26	90°00'00"	39.00
℄C4	61.26	90°00'00"	39.00

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

PRELIMINARY PLAT
CAMAS HEIGHTS SUBDIVISION
LENNAR NORTHWEST, INC.
CAMAS, WA



JOB NUMBER:	8468
DATE:	4/26/2022
DESIGNED BY:	RPM
DRAWN BY:	RPM
CHECKED BY:	JMG

P3.2