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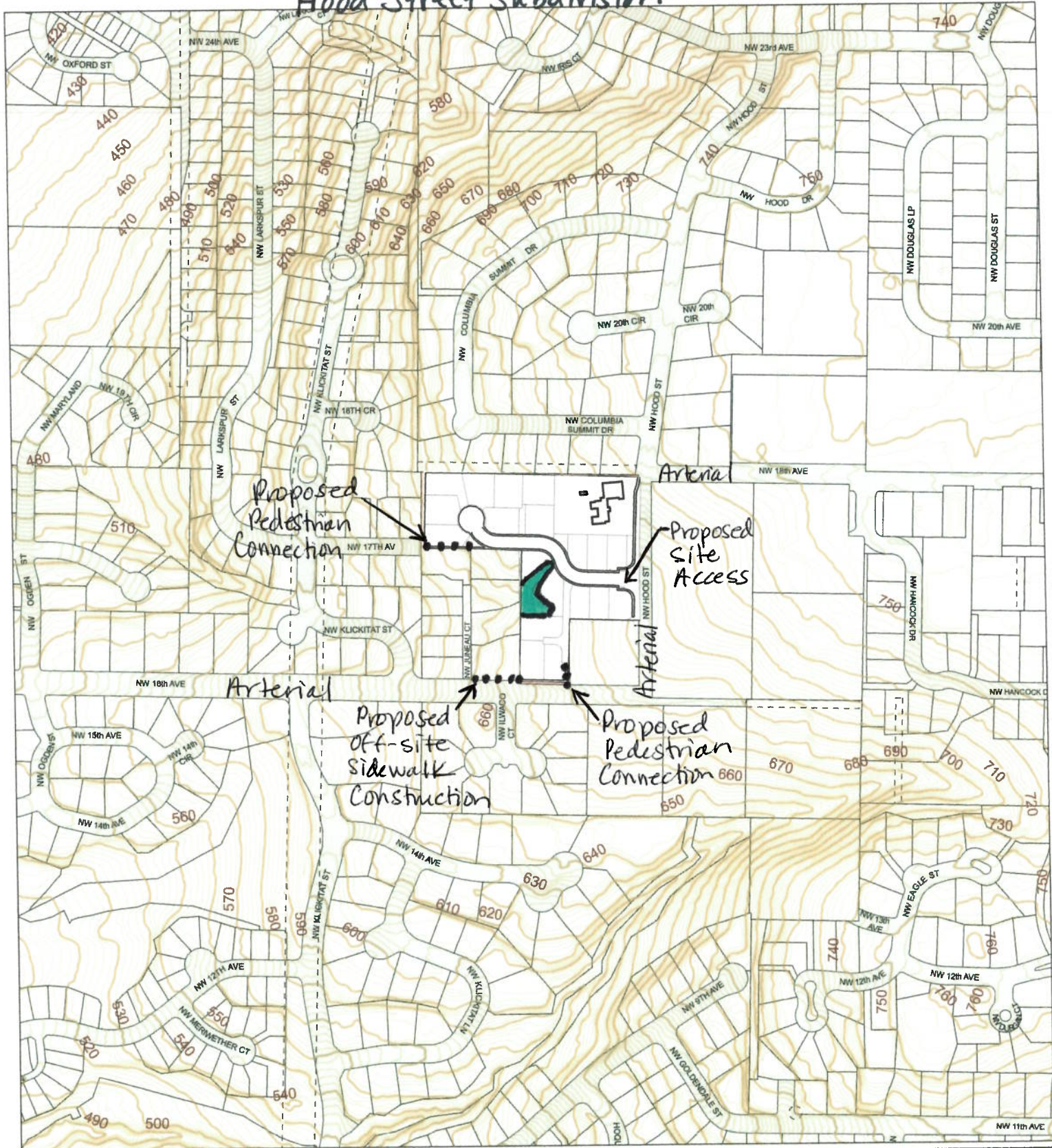
222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385

Circulation Plan Narrative

Cross circulation standards have been met as follows:

- The project site has frontage on NW Hood Street, NW 16th Avenue and NW 17th Avenue as shown on the plans. NW Hood Street and NW 16th Avenue are identified as 2 or 3 lane Arterials with 660 foot minimum intersection spacing requirements. NW 17th Avenue is a 2 lane local road.
- Half-width road improvements are proposed for NW 16th Avenue along the site's southern frontage. According to the Pre-application Conference Report, NW 16th Avenue is required to be constructed to the City of Camas' 3 Lane Collector/Arterial Standard (Drawing ST5). This project does not propose direct access to NW 16th Avenue due to the location of the existing onsite wetland and buffers and the existing adjacent roads on NW 16th Avenue that do not allow for the required intersection spacing.
- Half-width road improvements are proposed for NW Hood Street along the site's easterly frontage. According to the Pre-application Conference Report, NW Hood Street is required to be constructed to the City of Camas' 3 Lane Collector/Arterial Standard (Drawing ST5).
- Two private roads are proposed for internal access and circulation throughout the site. The first private road (NW 17th Avenue) is proposed to be constructed to the City of Camas' Private Road Standards (Drawing PVT4). NW 17th Avenue is proposed to extend west from Hood Street and terminate in a cul de sac. Steep slopes and/or existing built elements preclude providing a vehicular connection all the way through the site.
- The second private road is Tract "C" and is proposed to extend south from NW 17th Avenue. Tract "C" is proposed to be constructed to the City of Camas' Private Road Standards (Drawing PVT1).
- The Applicant proposes two pedestrian connections for cross circulation through the site and to adjacent blocks. One pedestrian connection will connect the private internal road (NW 17th Avenue) to NW 17th Avenue (public) to the west. The second pedestrian connection will connect the private internal road (Tract "C") to NW 16th Avenue to the south. These pedestrian connections will provide pedestrian circulation throughout the site meeting the cross circulation requirements of Camas Code.
- Off-site sidewalk construction along NW 16th Avenue is also proposed as shown on the plans. The additional sidewalk will improve circulation in the area and ensure safe walking conditions for students who walk from the proposed subdivision to Prune Hill Elementary School.
- A road stub is not provided to the north of the project site due to the location of existing residential development making any future road extension unlikely.
- Refer to the Vicinity Map and Circulation Plan for more information.

Hood Street Subdivision



Proposed Pedestrian Connection

Arterial

Proposed Site Access

Arterial

Proposed Off-site Sidewalk Construction

Proposed Pedestrian Connection



0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Dimensions are approximate

Wet lands

Elevation Contours

Account: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

- Subject Property(s)
- Public Road
- - - Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Circulation Plan

Printed on: July 30, 2021

23132	23133	23134
13105	13104	13103
13108	13109	13110
13117	13118	13115