



Practical expertise. Exceptional results.

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

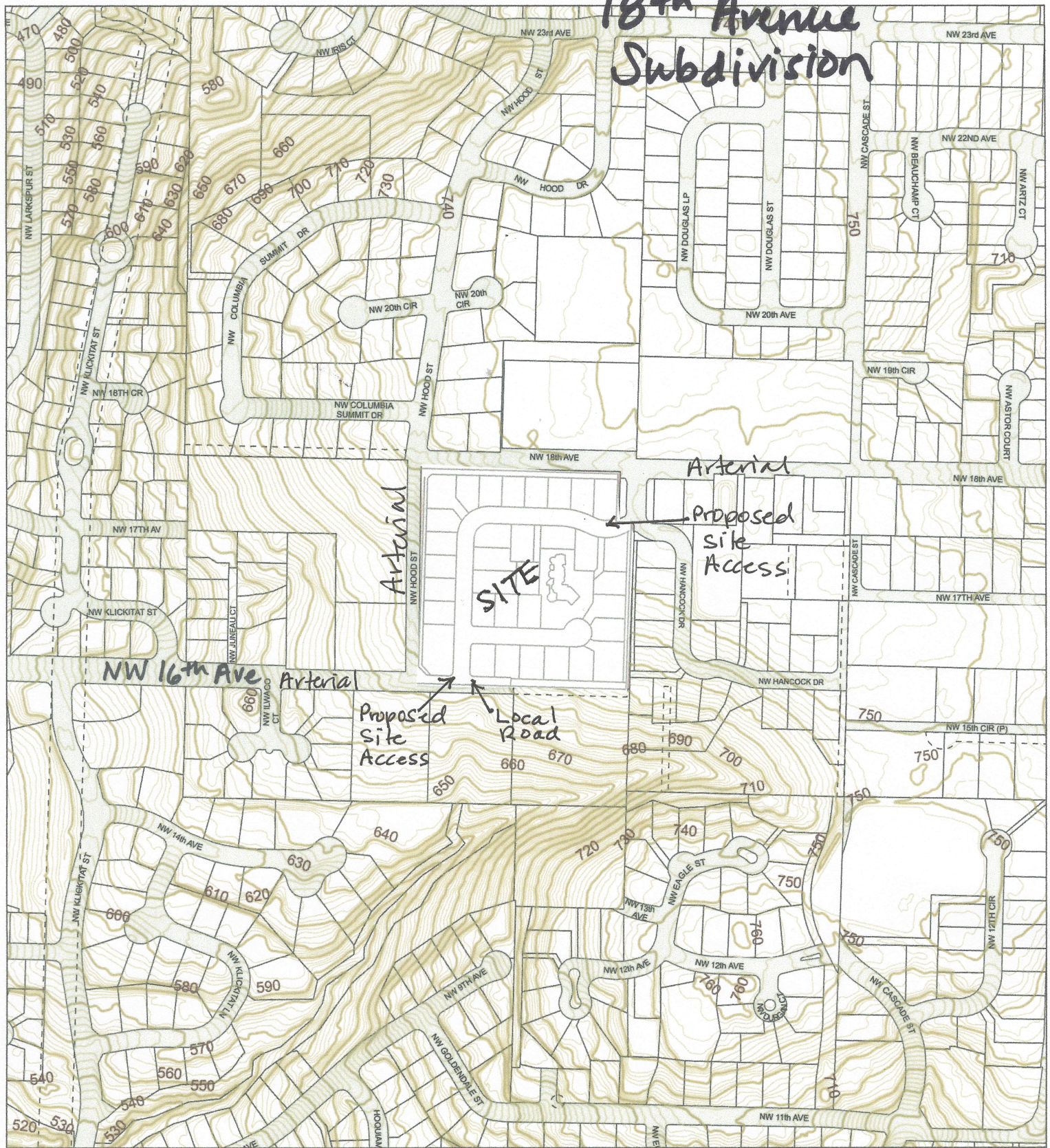
Circulation Plan Narrative

Cross circulation standards have been met as follows:

- The project site has frontage on NW Hood Street, NW 18th Avenue and NW 16th Avenue as shown on the plans. NW Hood Street and NW 18th Avenue are identified as 2 or 3 lane Arterials with 660 foot minimum intersection spacing requirements. NW 16th Avenue east of Hood Street is identified as a 2 lane local sprinklered road.
- Half-width road improvements are proposed for NW 18th Avenue along the site's northern frontage. According to the Pre-application Conference Report, NW 18th 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 18th Avenue as the existing adjacent roads do not allow for the required intersection spacing.
- A road stub to the northeast area of the subject site was provided from NW Hancock Drive to the east as part of the Haven Heights subdivision. This is the first of two proposed site access points for the proposed subdivision as shown on the plans.
- Half-width road improvements are proposed for NW Hood Street along the site's westerly 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). This project does not propose additional new access points to NW Hood Street as the existing adjacent roads do not allow for the required intersection spacing.
- NW 16th Avenue is the second of the two proposed site accesses for the proposed subdivision as shown on the plans. Half-width road improvements are proposed for NW 16th Avenue along the site's southern frontage. This will allow for the future completion of the road at the time of future development of the properties to the south. According to the Pre-application Conference Report, NW 16th Avenue east of Hood Street is required to be constructed to the City of Camas' 2 Lane Local Road/Sprinklered Standard (Drawing ST3) and extend to the westernmost property line of Parcel# 127429-000 as shown.
- The proposed new internal public streets have been designed per the City of Camas' 2 Lane Local Road/Sprinklered Standard (Drawing ST3) in the Camas Design Standard Manual. The internal road connects from NW 16th Avenue through the site to NW Hancock Drive.
- The Applicant proposes a cul de sac turnaround (NW 17th Circle) as shown. This road is not stubbed to the eastern property line due to the location of a recently built residential development (Haven Heights) making any future road extension unlikely.

- Sidewalks are proposed along NW 18th Avenue, NW Hood Street, NW 16th Avenue, internally throughout the proposed subdivision to connect to the existing sidewalks located in NW Hancock Drive in the Haven Heights subdivision to the east for a complete connection. These pedestrian connections will provide pedestrian circulation throughout the site meeting the cross circulation requirements of Camas Code.
- Refer to the Vicinity Map and Circulation Plan for more information.

18th Avenue Subdivision



CLARK COUNTY, WASHINGTON
Geographic Information System

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.

Elevation Contours Circulation Plan

Account: 127439000, 127359000, 127356000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/SIZ: PORTLAND, OR 97213

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

Printed on: March 03, 2022

13105	13104	13103
13108	13109	13110
13117	13116	13115