

**AKS ENGINEERING & FORESTRY, LLC**

9600 NE 126TH AVENUE, SUITE 2520

VANCOUVER, WA 98682

(360) 882-0419

Date: 11/21/2025
To: City of Camas Community Development
From: Michael Andreotti, RLA
Project Name: Lacamas Village
AKS Job No.: 11021
Project Site: Lots 1, 2, and 7 of the Green Mountain Urban Village Short Plat
Subject: Lacamas Village Layout Update

This memo is written to discuss layout updates for the Lacamas Village Subdivision based on comments received from City of Camas staff in a meeting on October 30, 2025.

North of Lots 1 – 8, an open space tract, Tract F, has been added that includes a 6-foot pathway connecting to the public sidewalk on N Eaglet Street. Along with the pathway, a row of shrubs is planned to help separate the pedestrians from the vehicle traffic the Private Avenue for the Thrive development and soften the feel of the area. The sidewalk along west side of N Eaglet Street has been widened to six feet (extending one foot outside the right-of-way within the public utility easement (PUE)) from the new pathway to NE 87th Avenue. In addition to widening the sidewalk along N Eaglet Street, the sidewalk along the north side of NE 87th Avenue and west side of N Huerta Drive has been widened to eight feet along the townhome frontages. Similar to the sidewalk along N Eaglet Street, this sidewalk will be widened into the PUE.

West of lots 11 – 18 along NE Ingle Road, conceptual landscape has been added to Tract G to match with the landscaping that was installed with the Green Mountain Mixed Use PRD and Thrive at Green Mountain.

South of Lots 31 and 44, conceptual landscaping has been added to Tracts K and L. This landscaping includes trees and shrubs that will provide a variety of textures, colors, and heights and help to create a more welcoming street scape.

Tract M has been added connecting N 89th Avenue and N 88th Place, providing a direct physical and visual connection from the large open space within Thrive at Green Mountain, to the planned open space, Tract P, south of N 88th Place. Tract M will be landscaped and include a bench along the path. The tract will provide for open space connection between developments as well as enhance the walkability of the community.

Tract P, which was originally Tract Q, has been adjusted to front along the public street as opposed to the alleys, with rear-loaded lots fronting onto the open space. Conceptual amenity locations and landscaping has also been added to the tract to show a general concept for the space. Conceptual amenity images have also been provided with this memo as an example of what will be used in the space.

Tract Y south of lots 144-151 has also been updated with additional conceptual landscaping, picnic tables, benches, and two bocce ball courts. This tract is along the existing trail and will not only provide amenities for the planned community, but for the surrounding Green Mountain community as well. This tract will provide a great opportunity for active recreation, as well as viewing of the natural area south of the tract.

In addition to the modifications noted above. Additional conceptual landscaping and benches are shown throughout the neighborhood that will help enhance the walkability of the community, as well as provide a welcoming feel for residents and guests. The planned landscaping will create visual variety with different colors, textures, and heights.



JOB NUMBER:	11021
DATE:	11/20/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

PROPERTY LOCATION

NE QUADRANT OF THE INTERSECTION OF NE INGLE ROAD AND NE GOODWIN ROAD

EXISTING LAND USE/ZONE

VACANT LAND; ZONED CC, R-6, MF-10.

PROJECT PURPOSE

PHASED DEVELOPMENT OF LOTS 1, 2, & 7 OF THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT. DEVELOPMENT INCLUDES: 46 ATTACHED SINGLE-FAMILY LOTS AND 113 DETACHED SINGLE-FAMILY LOTS, ALONG WITH ASSOCIATED ROADS AND OTHER SITE IMPROVEMENTS, WITHIN THREE PHASES.

SITE AREA

LOT 1: ±3.48 AC (±151,416 SF)
LOT 2: ±5.22 AC (±227,625 SF)
LOT 7: ±4.00 AC (±174,288 SF)
TOTAL LOT AREA: ±12.70 AC (±553,329 SF)

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE NGVD29(47) A.K.A. CLARK COUNTY VERTICAL DATUM BASED ON TIES TO CLARK COUNTY BENCHMARKS: LACAMAS-9, A CONCRETE MONUMENT WITH BRASS DISK, 25' NE OF CL OF BPA LINES OPPOSITE DRIVEWAY TO HOUSE #21917, 28' NORTH OF CL NE 28TH STREET. ELEVATION = 255.58
LACAMAS-8, A BRASS DISK IN SE CORNER OF WINGWALL OVER LACAMAS CREEK. ELEVATION = 191.33

PROPOSED TRACT AREA & PURPOSE

TRACT F:	2,020 SF	OPEN SPACE
TRACT G:	7,339 SF	OPEN SPACE
TRACT H:	2,179 SF	PRIVATE STREET
TRACT I:	17,938 SF	PRIVATE STREET
TRACT J:	7,089 SF	ALLEY
TRACT K:	1,063 SF	OPEN SPACE
TRACT L:	794 SF	OPEN SPACE
TRACT M:	2,800 SF	OPEN SPACE
TRACT N:	2,651 SF	PARKING
TRACT O:	15,062 SF	ALLEY
TRACT P:	11,944 SF	OPEN SPACE
TRACT Q:	1,686 SF	PARKING
TRACT R:	690 SF	ALLEY
TRACT S:	4,078 SF	OPEN SPACE
TRACT T:	3,309 SF	OPEN SPACE
TRACT U:	10,213 SF	ALLEY
TRACT V:	2,280 SF	PARKING
TRACT W:	2,189 SF	OPEN SPACE & PARKING
TRACT X:	5,201 SF	OPEN SPACE & PARKING
TRACT Y:	8,982 SF	OPEN SPACE
TRACT Z:	8,015 SF	PRIVATE STREET & PARKING

GREEN MOUNTAIN URBAN VILLAGE DENSITY

GROSS SITE AREA:	553,329 SF (12.70 AC)
OPEN SPACE AREA:	44,182 SF (1.01 AC)
NET AREA:	509,147 SF (11.69 AC)

DENSITY PER GREEN MOUNTAIN DEVELOPMENT AGREEMENT:	
MAXIMUM DENSITY (24 X 11.69):	281 UNITS
MINIMUM DENSITY (12 X 11.69):	141 UNITS
TOTAL PROPOSED ATTACHED UNITS:	160 UNITS

PARKING STATISTICS

REQUIRED OFF-STREET PARKING STALLS:	32 SPACES
PROPOSED OFF-STREET PARKING STALLS:	33 SPACES
TRACT N:	5 SPACES
TRACT Q:	5 SPACES
TRACT V:	5 SPACES
TRACT W:	5 SPACES
TRACT X:	7 SPACES
TRACT Z:	6 SPACES
TOTAL PROPOSED:	33 SPACES

*NOTE: ONE ADDITIONAL OFF-STREET PARKING SPACE IS REQUIRED FOR EVERY 5 UNITS.

HATCH LEGEND

TO DEVELOP THE LACAMAS VILLAGE SUBDIVISION (PA24-13), IT IS ASSUMED THAT STAGE 2 AND STAGE 3 OF THE URBAN VILLAGE SHORT PLAT (UVSP) IS UNDER CONSTRUCTION OR APPROVED FOR CONSTRUCTION PRIOR TO LACAMAS VILLAGE FINAL ENGINEERING APPROVAL. THESE IMPROVEMENTS ARE SHOWN AS EXISTING FOR THE PURPOSES OF THIS PLAN. ACCEPTANCE OF THE LACAMAS VILLAGE IMPROVEMENTS WILL NOT OCCUR UNTIL STAGE 2 AND STAGE 3 ACCEPTANCE IS ACHIEVED.

APPLICANT

WOLLAM & ASSOCIATES
CONTACT: TERRY WOLLAM
7701 NE GREENWOOD DRIVE, SUITE 100
VANCOUVER, WA 98662
PH: 360-798-5820
E-MAIL: TERRY@WOLLAMASSOCIATES.COM

OWNER

TERRELL & ASSOCIATES LLC.
CONTACT: JOHN SCHMIDT
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BEAVERTON, OR 97006
PH: 503-597-7100
EMAIL: JOHN.SCHMIDT@METLANDGROUP.COM

CONTACT/ENGINEERING/
PLANNING/SURVEYING/ LANDSCAPE
ARCHITECT

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 NORTHWEST 1/4 SECTION 20 AND 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

DEVELOPMENT STANDARDS (SINGLE-FAMILY
ATTACHED LOTS)

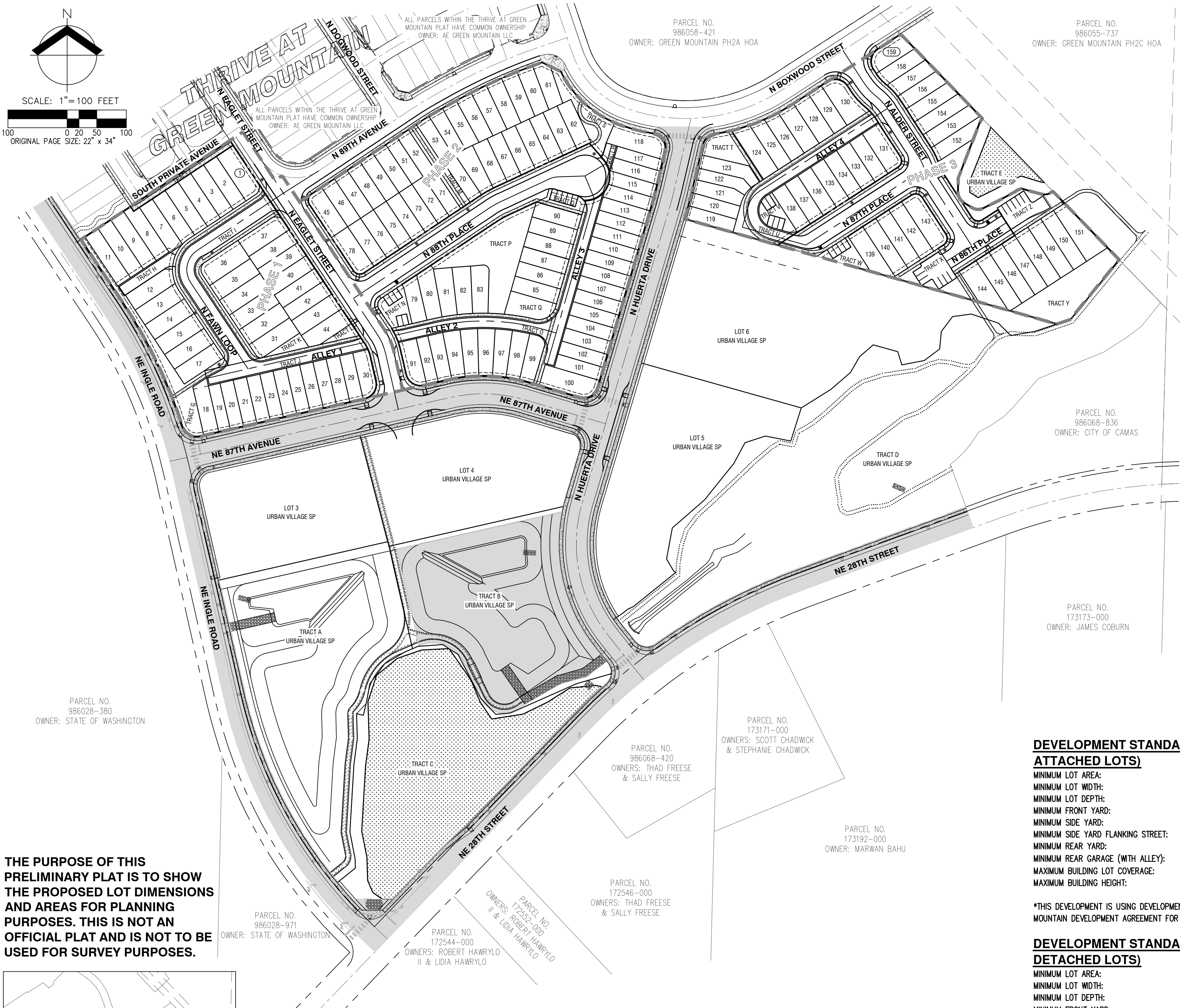
MINIMUM LOT AREA:	1,000 SF
MINIMUM LOT WIDTH:	20 FEET
MINIMUM LOT DEPTH:	50 FEET
MINIMUM FRONT YARD:	0 OR 6 FEET, IF PUE
MINIMUM SIDE YARD:	0 OR 3 FEET
MINIMUM SIDE YARD FLANKING STREET:	0 OR 6 FEET, IF PUE
MINIMUM REAR YARD:	0 OR 6 FEET, IF PUE
MINIMUM REAR GARAGE (WITH ALLEY):	3 OR 18 FEET
MAXIMUM BUILDING LOT COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT:	60 FEET

*THIS DEVELOPMENT IS USING DEVELOPMENT STANDARDS OUTLINED WITHIN THE GREEN MOUNTAIN DEVELOPMENT AGREEMENT FOR THE URBAN VILLAGE AREA.

DEVELOPMENT STANDARDS (SINGLE-FAMILY
DETACHED LOTS)

MINIMUM LOT AREA:	1,000 SF
MINIMUM LOT WIDTH:	20 FEET
MINIMUM LOT DEPTH:	50 FEET
MINIMUM FRONT YARD:	6 FEET / (3 FEET @ OPEN SPACE)
MINIMUM GARAGE FRONT:	18 FEET
MINIMUM SIDE YARD:	3 FEET
MINIMUM SIDE YARD FLANKING STREET:	10 FEET
MINIMUM REAR YARD:	10 FEET
MINIMUM REAR GARAGE (WITH ALLEY):	3 OR 18 FEET
MAXIMUM BUILDING LOT COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT:	45 FEET

*THIS DEVELOPMENT IS USING DEVELOPMENT STANDARDS OUTLINED WITHIN THE GREEN MOUNTAIN DEVELOPMENT AGREEMENT FOR THE URBAN VILLAGE AREA.



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.



KEY MAP

OVERALL GENERAL NOTES

- TRACTS F, K, L, M, N, R, T, U, W, AND Y TO BE OPEN SPACE LANDSCAPING. THESE TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- TRACTS G AND S TO BE PRIVATE ALLEY FOR LOTS 8-11 AND 116-118, RESPECTIVELY. THESE TRACTS WILL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT H TO BE A PRIVATE STREET, OWNED AND MAINTAINED BY THE HOA.
- TRACT Q TO BE OPEN SPACE AND PARKING, OWNED AND MAINTAINED BY THE HOA.
- TRACT X TO BE OFF-STREET PARKING, OWNED AND MAINTAINED BY THE HOA.
- TRACT V AND Z TO BE ALLEY AND PARKING, OWNED AND MAINTAINED BY THE HOA.
- TRACT J AND P TO BE ALLEY FOR LOTS 18-30 AND LOTS 91-114, RESPECTIVELY. THESE TRACTS WILL BE OWNED AND MAINTAINED BY THE HOA.
- BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET.

- THERE ARE FIVE PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE LOCAL STREET RIGHT-OF-WAY SECTION. FRONTAGE IMPROVEMENTS TO N 89TH AVENUE WILL INCLUDE CURB, PLANTER, AND SIDEWALK PER LOCAL STREET RIGHT-OF-WAY SECTION.
- WATER - ALL LOTS WILL BE SERVED WITH PUBLIC WATER (CITY OF CAMAS).
- SANITARY SEWER - ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER (CITY OF CAMAS).
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- STORMWATER RUNOFF FROM PERVIOUS FRONT YARDS, IMPERVIOUS DRIVEWAYS, PARKING AREAS, AND ROADWAYS WILL BE COLLECTED VIA CATCH BASINS, AND CONVEY TO EXISTING STORMWATER TREATMENT AND DETENTION FACILITIES DESIGNED AND CONSTRUCTED WITH URBAN VILLAGE SHORT PLAT WITHIN TRACT A & B.
- THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
- FINAL ADDRESS MONUMENT LOCATION TO BE DETERMINED DURING FINAL ENGINEERING.
- SEE LIGHTING PLAN FOR SITE LIGHTING ON SHEET P3.0.

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
1	3,012
2	2,340
3	2,340
4	2,340
5	2,340
6	2,349
7	2,477
8	2,480
9	2,600
10	2,600
11	2,600
12	2,553
13	2,406
14	2,400
15	2,400

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
16	2,400
17	2,400
18	2,309
19	1,600
20	1,840
21	1,840
22	1,840
23	1,840
24	1,840
25	1,840
26	1,840
27	1,840
28	1,840
29	1,840
30	2,099

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
31	2,527
32	2,460
33	2,460
34	2,460
35	2,460
36	2,986
37	2,658
38	2,132
39	2,132
40	2,132
41	2,132
42	2,132
43	2,460
44	2,403
45	2,604

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
46	2,080
47	2,080
48	2,080
49	2,080
50	2,080
51	1,840
52	1,840
53	1,945
54	1,944
55	2,097
56	2,200
57	2,229
58	2,234
59	2,215
60	2,172

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
61	2,044
62	2,084
63	2,084
64	2,084
65	2,084
66	2,084
67	2,084
68	2,141
69	2,275
70	1,840
71	1,840
72	1,840
73	2,080
74	2,080
75	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
76	2,080
77	2,080
78	2,604
79	1,922
80	2,335
81	2,332
82	2,299
83	2,305
84	2,739
85	2,080
86	2,080
87	2,080
88	2,080
89	2,080
90	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
91	2,270
92	1,600
93	1,970
94	2,104
95	2,104
96	2,104
97	2,104
98	2,104
99	2,117
100	3,417
101	1,843
102	1,848
103	1,853
104	1,858
105	1,863

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
106	1,868
107	1,873
108	1,878
109	1,883
110	1,888
111	1,893
112	1,898
113	1,903
114	1,884
115	1,867
116	1,878
117	1,612
118	3,407

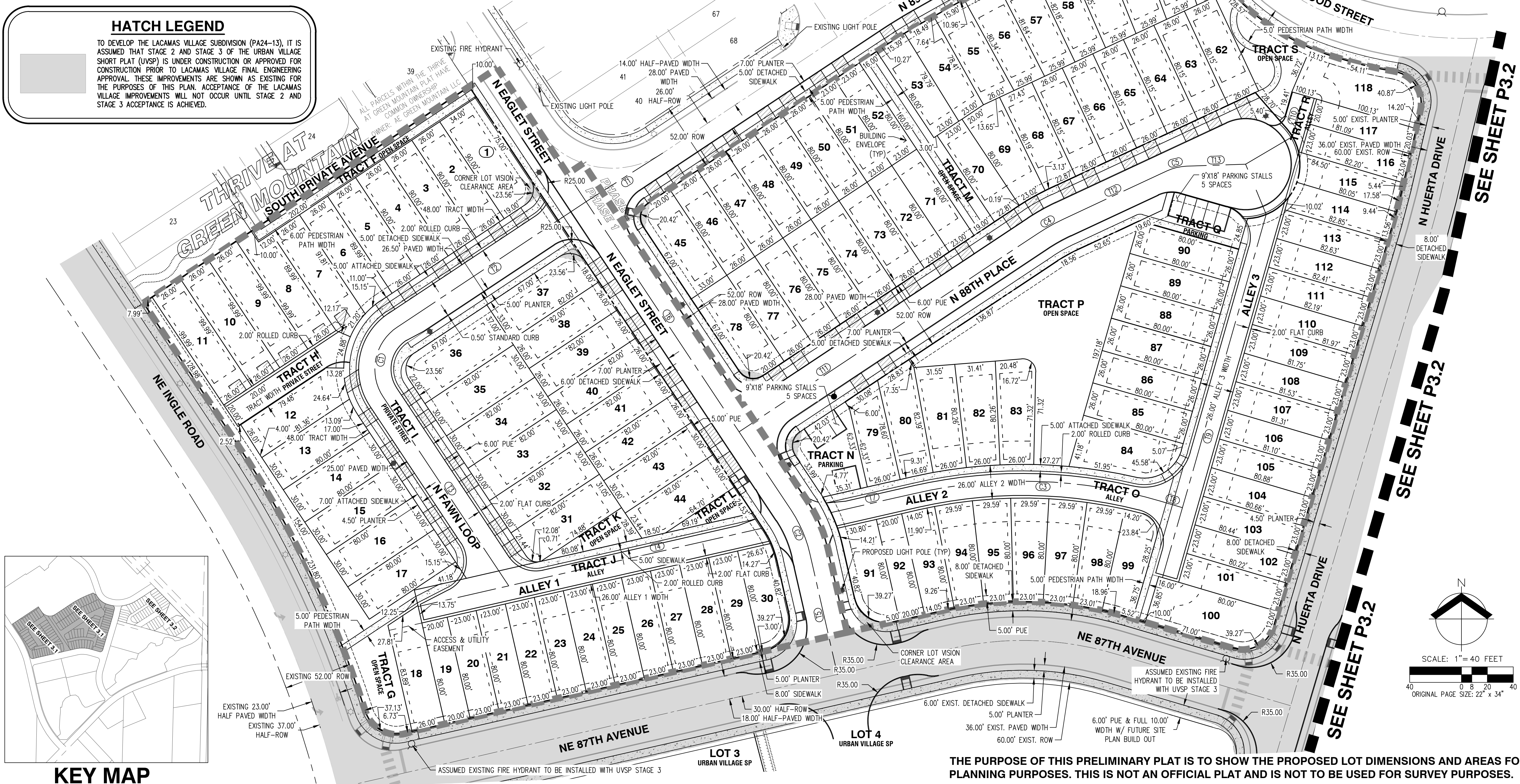
CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T1	70.01'	S57° 35' 47"W
T2	175.00'	S56° 24' 18"W
T3	175.15'	S33° 35' 42"E
T4	272.83'	N77° 10' 15"E
T5	95.82'	N12° 49' 45"W
T6	354.99'	N33° 35' 43"W
T7	67.01'	N77° 10' 15"E

CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T8	17.99'	S73° 30' 37"E
T9	291.63'	N15° 56' 39"E
T10	33.02'	S15° 56' 39"W
T11	276.81'	N56° 24' 18"E
T12	88.48'	N64° 58' 49"E
T13	45.60'	N88° 03' 51"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	39.00'	90°00'00"	61.26'	S11°24'18"W 55.15'
C2	100.00'	20°45'57"	36.24'	N23°12'43"W 36.05'
C3	373.00'	2°9'19"08"	190.87'	S88°10'11"E 188.79'
C4	150.00'	8°34'31"	22.45'	N60°41'33"E 22.43'
C5	39.00'	23°05'02"	15.71'	N76°31'20"E 15.61'

HATCH LEGEND

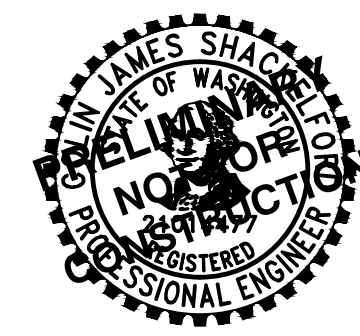
TO DEVELOP THE LACAMAS VILLAGE SUBDIVISION (PA24-13), IT IS ASSUMED THAT STAGE 2 AND STAGE 3 OF THE URBAN VILLAGE SHORT PLAT (UVP) IS UNDER CONSTRUCTION OR APPROVED FOR CONSTRUCTION PRIOR TO LACAMAS VILLAGE FINAL ENGINEERING APPROVAL. THESE IMPROVEMENTS ARE SHOWN AS EXISTING FOR THE PURPOSES OF THIS PLAN. ACCEPTANCE OF THE LACAMAS VILLAGE IMPROVEMENTS WILL NOT OCCUR UNTIL STAGE 2 AND STAGE 3 ACCEPTANCE IS ACHIEVED.



KEY MAP

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 (WEST)
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON**



JOB NUMBER: 1102
DATE: 11/20/2025
DESIGNED BY: CJS
DRAWN BY: LMP/ALL
CHECKED BY: CJS

P3.1

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
119	1,946
120	1,946
121	2,070
122	1,876
123	2,365
124	2,806

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
125	2,251
126	2,143
127	2,409
128	2,400
129	2,080
130	2,960

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
131	2,604
132	2,080
133	2,080
134	2,080
135	2,080
136	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
137	2,080
138	2,081
139	2,620
140	2,600
141	2,600
142	2,600

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
143	3,227
144	2,741
145	2,662
146	2,665
147	2,665
148	2,665

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
149	2,665
150	2,665
151	3,298
152	2,256
153	2,487
154	2,354

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
155	2,220
156	2,087
157	2,016
158	2,045
159	2,312

CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T14	250.59'	S57° 06' 11"W
T15	63.39'	S74° 12' 36"E
T18	238.02'	S57° 06' 11"W
T19	63.55'	S32° 53' 49"E
T20	91.43'	S32° 53' 49"E
T21	126.00'	S32° 53' 49"E
T22	120.41'	N57° 06' 11"E

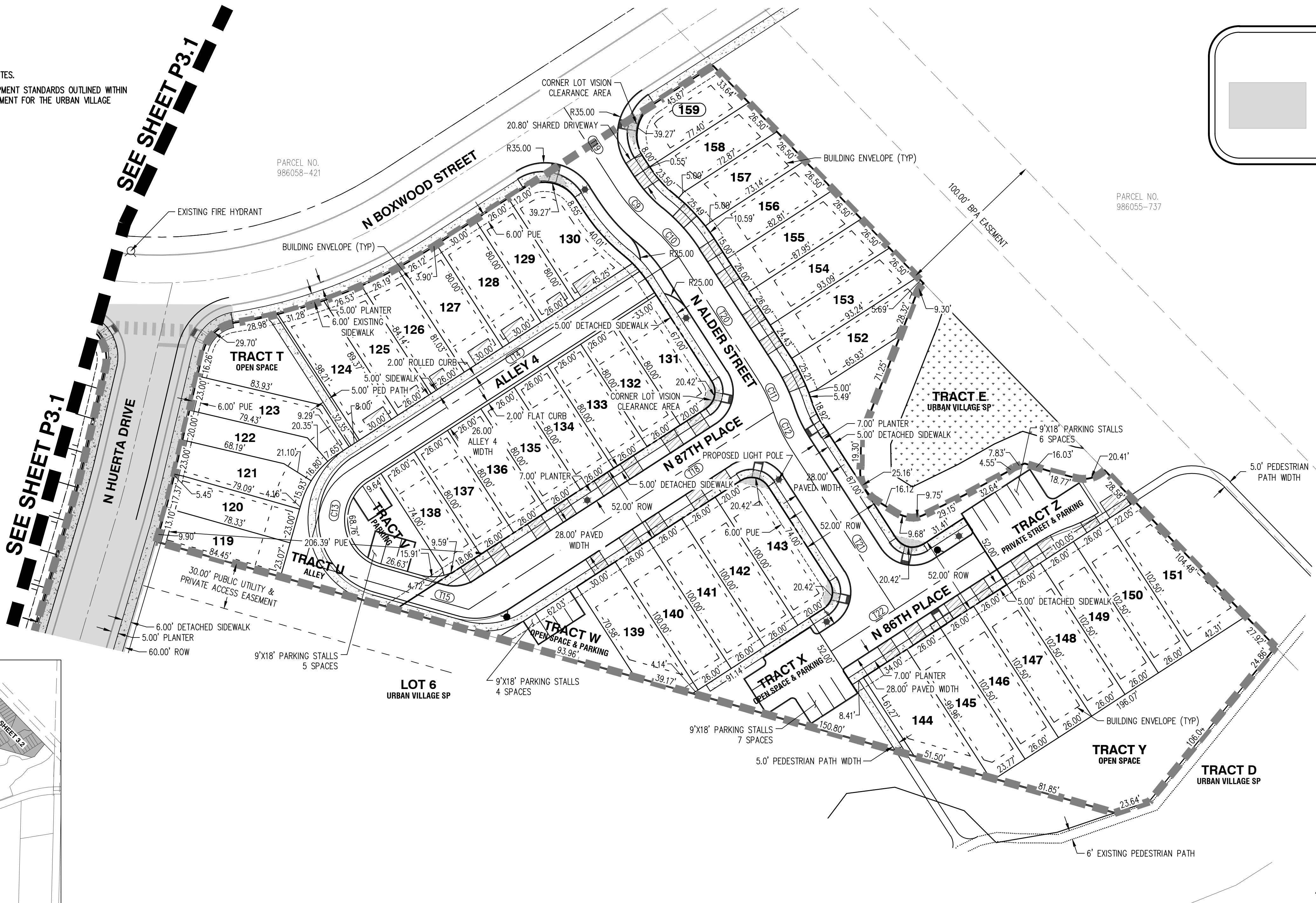
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C10	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C11	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C12	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C13	43.00'	131°18'47"	98.55'	S8°33'12"E 78.35'

GENERAL NOTES

- SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
- LOT SETBACKS SHALL BE PER THE DEVELOPMENT STANDARDS OUTLINED WITHIN THE GREEN MOUNTAIN DEVELOPMENT AGREEMENT FOR THE URBAN VILLAGE AREA SHOWN ON SHEET P3.0

HATCH LEGEND

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PRELIMINARY PLAT (EAST) LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	11/20/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P3.2



AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
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ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

UPDATE NOTES

1. TRACT F – INCLUDES A 6-FOOT PATHWAY CONNECTING TO THE PUBLIC SIDEWALK ON N EAGLET STREET WITH A ROW OF SHRUBS TO HELP SEPARATE THE PEDESTRIANS FROM THE VEHICLE TRAFFIC THE PRIVATE AVENUE FOR THE THRIVE DEVELOPMENT AND SOFTEN THE FEEL OF THE AREA.
2. THE SIDEWALK ALONG WEST SIDE OF N EAGLET STREET HAS BEEN WIDENED TO SIX FEET FROM THE NEW PATHWAY TO NE 87TH AVENUE.
3. THE SIDEWALK ALONG THE NORTH SIDE OF NE 87TH AVENUE AND WEST SIDE OF N HUERTA DRIVE HAS BEEN WIDENED TO EIGHT FEET ALONG THE TOWNHOME FRONTAGES.
4. TRACT G – CONCEPTUAL LANDSCAPE TO MATCH WITH THE LANDSCAPING THAT WAS INSTALLED WITH THE GREEN MOUNTAIN MIXED USE PRD AND THRIVE AT GREEN MOUNTAIN.
5. TRACTS K AND L – CONCEPTUAL LANDSCAPING INCLUDING TREES AND SHRUBS THAT WILL PROVIDE A VARIETY OF TEXTURES, COLORS, AND HEIGHTS AND HELP TO CREATE A MORE WELCOMING STREET SCAPE.
6. TACT M – PROVIDES CONNECTION BETWEEN N 89TH AVENUE AND N 88TH PLACE, CREATING A DIRECT PHYSICAL AND VISUAL CONNECTION FROM THE LARGE OPEN SPACE WITHIN THRIVE AT GREEN MOUNTAIN TO TRACT P.
7. TRACT P – ADJUSTED TO FRONT ALONG THE PUBLIC STREET AS OPPOSED TO THE ALLEYS, WITH REAR-LOADED LOTS FRONTING ONTO THE OPEN SPACE. CONCEPTUAL AMENITY LOCATIONS AND LANDSCAPING HAS BEEN ADDED TO THE TRACT TO SHOW A GENERAL CONCEPT FOR THE SPACE.
8. TRACT Y – UPDATED WITH ADDITIONAL CONCEPTUAL LANDSCAPING, PICNIC TABLES, BENCHES, AND TWO BOCCIE BALL COURTS.
9. ADDITIONAL CONCEPTUAL LANDSCAPING AND BENCHES ARE SHOWN THROUGHOUT THE NEIGHBORHOOD THAT WILL HELP ENHANCE THE WALKABILITY OF THE COMMUNITY, AS WELL AS PROVIDE A WELCOMING FEEL FOR RESIDENTS AND GUESTS. THE PLANNED LANDSCAPING WILL CREATE VISUAL VARIETY WITH DIFFERENT COLORS, TEXTURES, AND HEIGHTS.

AMENITY QTY.

BENCHES = 10
PICNIC TABLES = 5
BOCCIE BALL COURTS = 2
PLAY STRUCTURE = 1
SWING SET = 1

PLANT QTY.

TREES = 73
SHRUBS = 496



KEY MAP



PRELIMINARY LANDSCAPE PLAN (WEST)

LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 11/21/2025
DESIGNED BY: TEB
DRAWN BY: TEB
CHECKED BY: CJS

P10.1



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- THE SIDEWALK ALONG WEST SIDE OF N EAGLET STREET HAS BEEN WIDENED TO SIX FEET FROM THE NEW PATHWAY TO NE 87TH AVENUE.
- THE SIDEWALK ALONG THE NORTH SIDE OF NE 87TH AVENUE AND WEST SIDE OF N HUERTA DRIVE HAS BEEN WIDENED TO EIGHT FEET ALONG THE TOWNHOME FRONTAGES.
- TRACT G – CONCEPTUAL LANDSCAPE TO MATCH WITH THE LANDSCAPING THAT WAS INSTALLED WITH THE GREEN MOUNTAIN MIXED USE PRD AND THRIVE AT GREEN MOUNTAIN.
- TRACTS K AND L – CONCEPTUAL LANDSCAPING INCLUDING TREES AND SHRUBS THAT WILL PROVIDE A VARIETY OF TEXTURES, COLORS, AND HEIGHTS AND HELP TO CREATE A MORE WELCOMING STREET SCAPE.
- TACT M – PROVIDES CONNECTION BETWEEN N 89TH AVENUE AND N 88TH PLACE, CREATING A DIRECT PHYSICAL AND VISUAL CONNECTION FROM THE LARGE OPEN SPACE WITHIN THRIVE AT GREEN MOUNTAIN TO TRACT P.
- TRACT P – ADJUSTED TO FRONT ALONG THE PUBLIC STREET AS OPPOSED TO THE ALLEYS, WITH REAR-LOADED LOTS FRONTING ONTO THE OPEN SPACE. CONCEPTUAL AMENITY LOCATIONS AND LANDSCAPING HAS BEEN ADDED TO THE TRACT TO SHOW A GENERAL CONCEPT FOR THE SPACE.
- TRACT Y – UPDATED WITH ADDITIONAL CONCEPTUAL LANDSCAPING, PICNIC TABLES, BENCHES, AND TWO BOCCIE BALL COURTS.
- ADDITIONAL CONCEPTUAL LANDSCAPING AND BENCHES ARE SHOWN THROUGHOUT THE NEIGHBORHOOD THAT WILL HELP ENHANCE THE WALKABILITY OF THE COMMUNITY, AS WELL AS PROVIDE A WELCOMING FEEL FOR RESIDENTS AND GUESTS. THE PLANNED LANDSCAPING WILL CREATE VISUAL VARIETY WITH DIFFERENT COLORS, TEXTURES, AND HEIGHTS.

AMENITY QTY.

BENCHES = 10
PICNIC TABLES = 5
BOCCIE BALL COURTS = 2
PLAY STRUCTURE = 1
SWING SET = 1

PLANT QTY.

TREES = 73
SHRUBS = 496

SEE SHEET P10.1



KEY MAP



PRELIMINARY LANDSCAPE PLAN (EAST)

LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 11/21/2025
DESIGNED BY: TEB
DRAWN BY: TEB
CHECKED BY: CJS

P10.2

PRELIMINARY TRACTS P AND Y ENLARGEMENTS
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 11/21/2025
DESIGNED BY: TEB
DRAWN BY: TEB
CHECKED BY: CJS

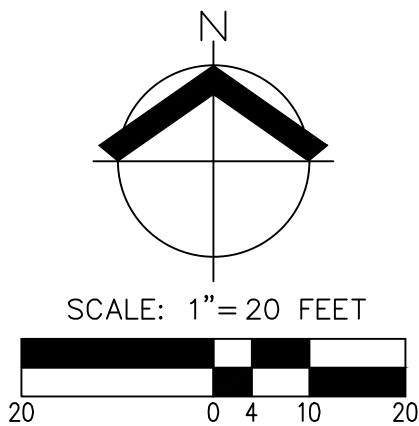
P10.3



1 TRACT P ENLARGEMENT
Scale: 1:20

UPDATE NOTES

- TRACT F – INCLUDES A 6-FOOT PATHWAY CONNECTING TO THE PUBLIC SIDEWALK ON N EAGLET STREET WITH A ROW OF SHRUBS TO HELP SEPARATE THE PEDESTRIANS FROM THE VEHICLE TRAFFIC THE PRIVATE AVENUE FOR THE THRIVE DEVELOPMENT AND SOFTEN THE FEEL OF THE AREA.
- THE SIDEWALK ALONG WEST SIDE OF N EAGLET STREET HAS BEEN WIDENED TO SIX FEET FROM THE NEW PATHWAY TO NE 87TH AVENUE.
- THE SIDEWALK ALONG THE NORTH SIDE OF NE 87TH AVENUE AND WEST SIDE OF N HUERTA DRIVE HAS BEEN WIDENED TO EIGHT FEET ALONG THE TOWNHOME FRONTAGES.
- TRACT G – CONCEPTUAL LANDSCAPE TO MATCH WITH THE LANDSCAPING THAT WAS INSTALLED WITH THE GREEN MOUNTAIN MIXED USE PRD AND THRIVE AT GREEN MOUNTAIN.
- TRACTS K AND L – CONCEPTUAL LANDSCAPING INCLUDING TREES AND SHRUBS THAT WILL PROVIDE A VARIETY OF TEXTURES, COLORS, AND HEIGHTS AND HELP TO CREATE A MORE WELCOMING STREET SCAPE.
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AMENITY QTY.

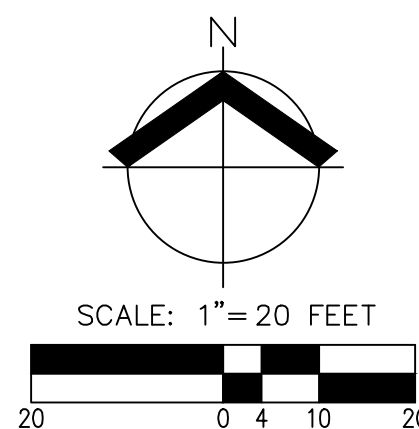
BENCHES = 10
PICNIC TABLES = 5
BOCCIE BALL COURTS = 2
PLAY STRUCTURE = 1
SWING SET = 1

PLANT QTY.

TREES = 73
SHRUBS = 496



2 TRACT Y ENLARGEMENT
Scale: 1:20



350-2237

Equipment Manufacturer



350-2237A



350-2237

Equipment Manufacturer



350-2237A



