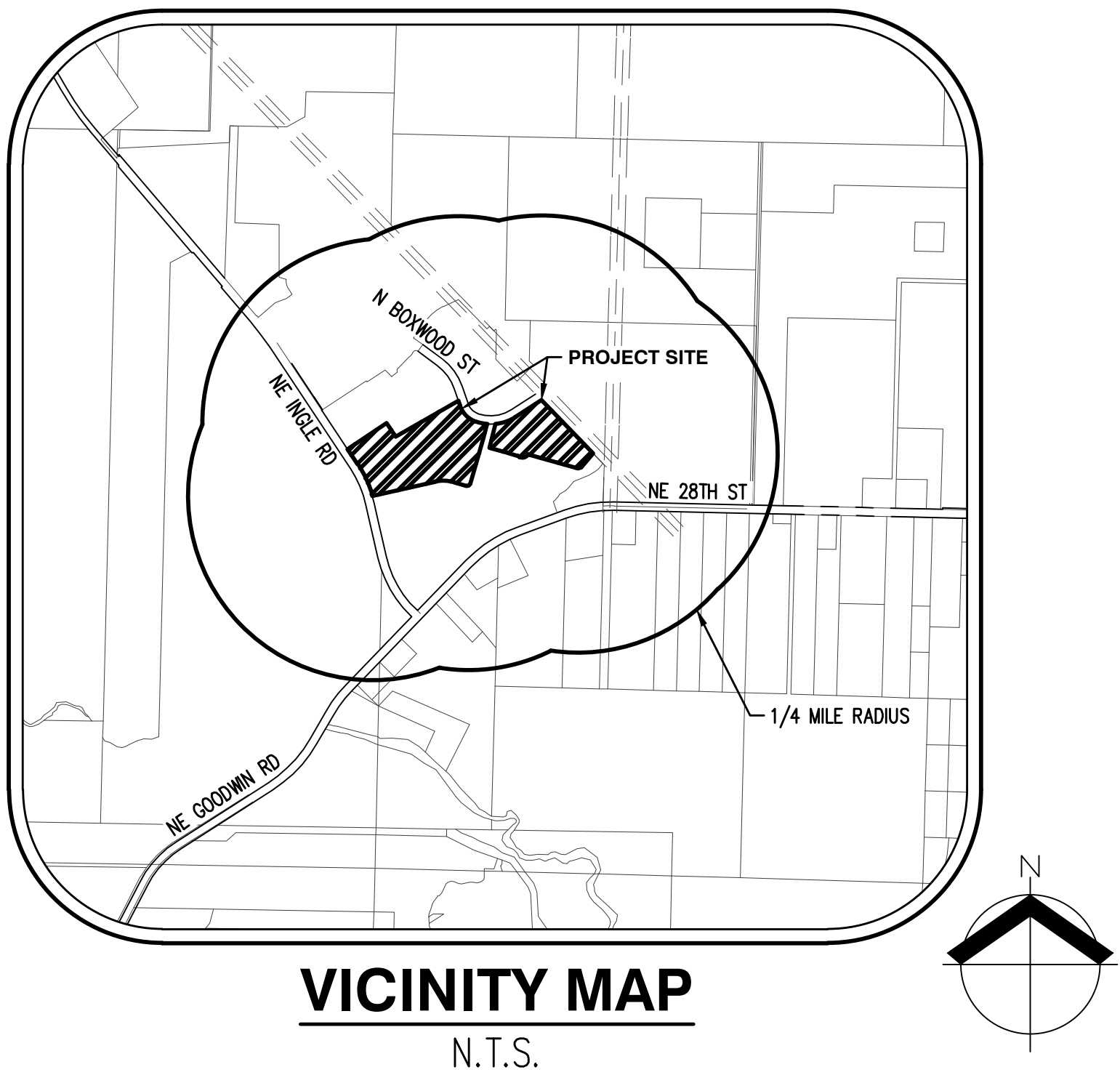


LACAMAS VILLAGE

TYPE III SUBDIVISION PLANS



SHEET INDEX

- P1.0 COVER SHEET
- P2.0 OVERALL PRELIMINARY EXISTING CONDITIONS
- P2.1 PRELIMINARY EXISTING CONDITIONS (WEST)
- P2.2 PRELIMINARY EXISTING CONDITIONS (EAST)
- P3.0 OVERALL PRELIMINARY PLAT OVERVIEW
- P3.1 PRELIMINARY PLAT (WEST)
- P3.2 PRELIMINARY PLAT (EAST)
- P4.0 OVERALL PRELIMINARY GRADING AND ESC PLAN
- P4.1 PRELIMINARY GRADING AND ESC PLAN (WEST)
- P4.2 PRELIMINARY GRADING AND ESC PLAN (EAST)
- P5.0 PRELIMINARY STREET PLAN OVERVIEW
- P5.1 PRELIMINARY STREET PLAN (WEST)
- P5.2 PRELIMINARY STREET PLAN (EAST)
- P6.0 PRELIMINARY COMPOSITE UTILITY PLAN OVERVIEW
- P6.1 PRELIMINARY COMPOSITE UTILITY PLAN (WEST)
- P6.2 PRELIMINARY COMPOSITE UTILITY PLAN (EAST)
- P7.0 PRELIMINARY STORMWATER PLAN (WEST)
- P7.1 PRELIMINARY STORMWATER PLAN (EAST)
- P8.0 PRELIMINARY OVERALL LANDSCAPE PLAN
- P8.1 PRELIMINARY LANDSCAPE PLAN (WEST)
- P8.2 PRELIMINARY LANDSCAPE PLAN (EAST)
- P9.0 PRELIMINARY OVERALL LIGHTING PLAN

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
17933 NW EVERGREEN PL, SUITE 300
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.
PROPERTY SERIAL #'S 172559-000, 986037-656.

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 114 DETACHED SINGLE-FAMILY LOTS, ALONG
WITH ASSOCIATED ROADS AND OTHER SITE
IMPROVEMENTS, WITHIN THREE PHASES.

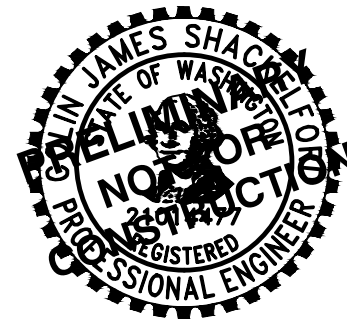
SITE AREA

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

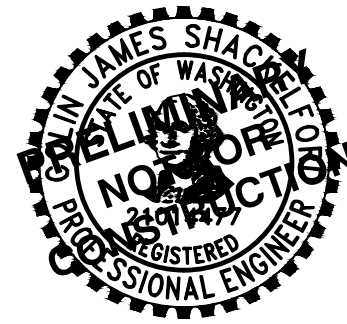
COVER SHEET
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 6/24/2025
DESIGNED BY: CJS
DRAWN BY: LMP/ALL
CHECKED BY: CJS

P1.0

OVERALL PRELIMINARY EXISTING CONDITIONS
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 6/24/2025
DESIGNED BY: CJS
DRAWN BY: LMP/ALL
CHECKED BY: CJS

P2.0

EXISTING CONDITIONS NOTES:

- THE SITE CONSISTS OF LOTS 1, 2, & 7 OF THE URBAN VILLAGE SHORT PLAT (CITY FILE NUMBER: SP20-02/ FINAL PLAT FP21-04)
- TOTAL SITE AREA IS ±33.69 ACRES (1,479,298 SQUARE FEET). LOTS 1, 2, & 7 ARE ±12.70 ACRES (±553,329 SQUARE FEET)
LOT 1: ±3.48 AC (±151,416 SQUARE FEET)
LOT 2: ±5.22 AC (±227,625 SQUARE FEET)
LOT 7: ±4.00 AC (±174,288 SQUARE FEET)
- CONTOURS SHOWN ARE AT 1 FOOT INTERVAL.
- THIS EXISTING CONDITIONS PLAN ASSUMES THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT IS APPROVED AND IN CONSTRUCTION, OR HAS BEEN CONSTRUCTED PRIOR TO FINAL ENGINEERING APPROVAL.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO WATERCOURSES IDENTIFIED ON SITE.
- ACCORDING TO CLARK COUNTY GIS, THERE IS NO ORDINARY HIGH WATER MARK ON SITE.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
- ACCORDING TO CLARK COUNTY GIS, THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
- NO WETLANDS EXIST ON SITE. WETLANDS EXIST ADJACENT TO THE SITE AND HAVE BEEN ADDRESSED WITH THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02).
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON SITE.
- PRIORITY HABITAT AND SPECIES DO NOT EXIST ON-SITE. ANY CRITICAL AREAS ADJACENT TO THE SITE HAVE BEEN ADDRESSED WITH GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02).
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO SIGNIFICANT HISTORIC SITES OR RESOURCES IDENTIFIED ON SITE.
- NO STRUCTURES EXIST ON SITE.
- EASEMENTS ARE SHOWN ON PLANS.
- NE 87TH AVENUE, NE INGLE ROAD, NE 28TH STREET, N HUERTA DRIVE, N BOXWOOD STREET, N EAGLET STREET, AND N 89TH AVENUE ARE PUBLIC STREETS THAT HAVE ASPHALT SURFACING.
- THERE ARE EXISTING PEDESTRIAN FACILITIES WITHIN 100 FEET OF THE SITE AND ARE SHOWN ON SHEETS P2.0-P2.2.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO TRANSIT ROUTES WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON NE 162ND AVENUE AND IS APPROXIMATELY ±2.46 MILES TO THE WEST OF THE SITE.
- THE NEAREST FIRE HYDRANTS ARE LOCATED ON NE 87TH AVENUE AT NE INGLE ROAD INTERSECTION, N HUERTA DRIVE INTERSECTION, N EAGLET STREET, AND N 89TH AVENUE. EXISTING FIRE HYDRANTS ARE SHOWN ON SHEETS P2.0-P2.2.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO EXISTING SEPTIC SYSTEMS OR WELLS EXIST ON SITE.
- LOTS 1, 2, & 7 OF URBAN VILLAGE SHORT PLAT DIMENSIONS AND AREAS TO FOLLOW FINAL RECORDED SHORT PLAT.

LEGEND

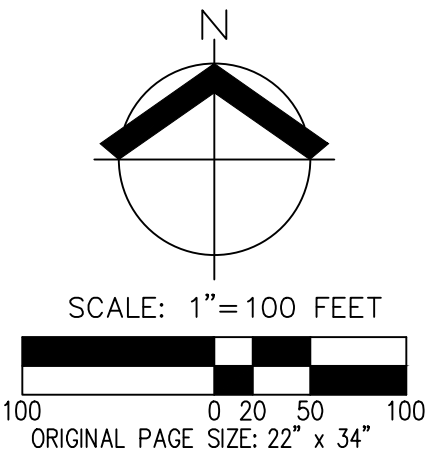
EXISTING

EXISTING

DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

EXISTING

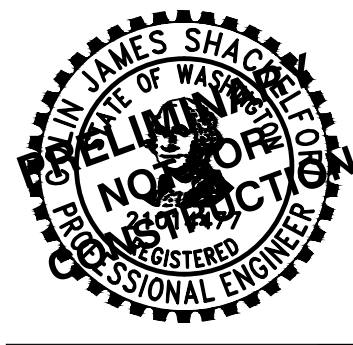
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
WATER LINE	
RECLAIMED WATER LINE	



KEY MAP

PRELIMINARY EXISTING CONDITIONS (WEST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON

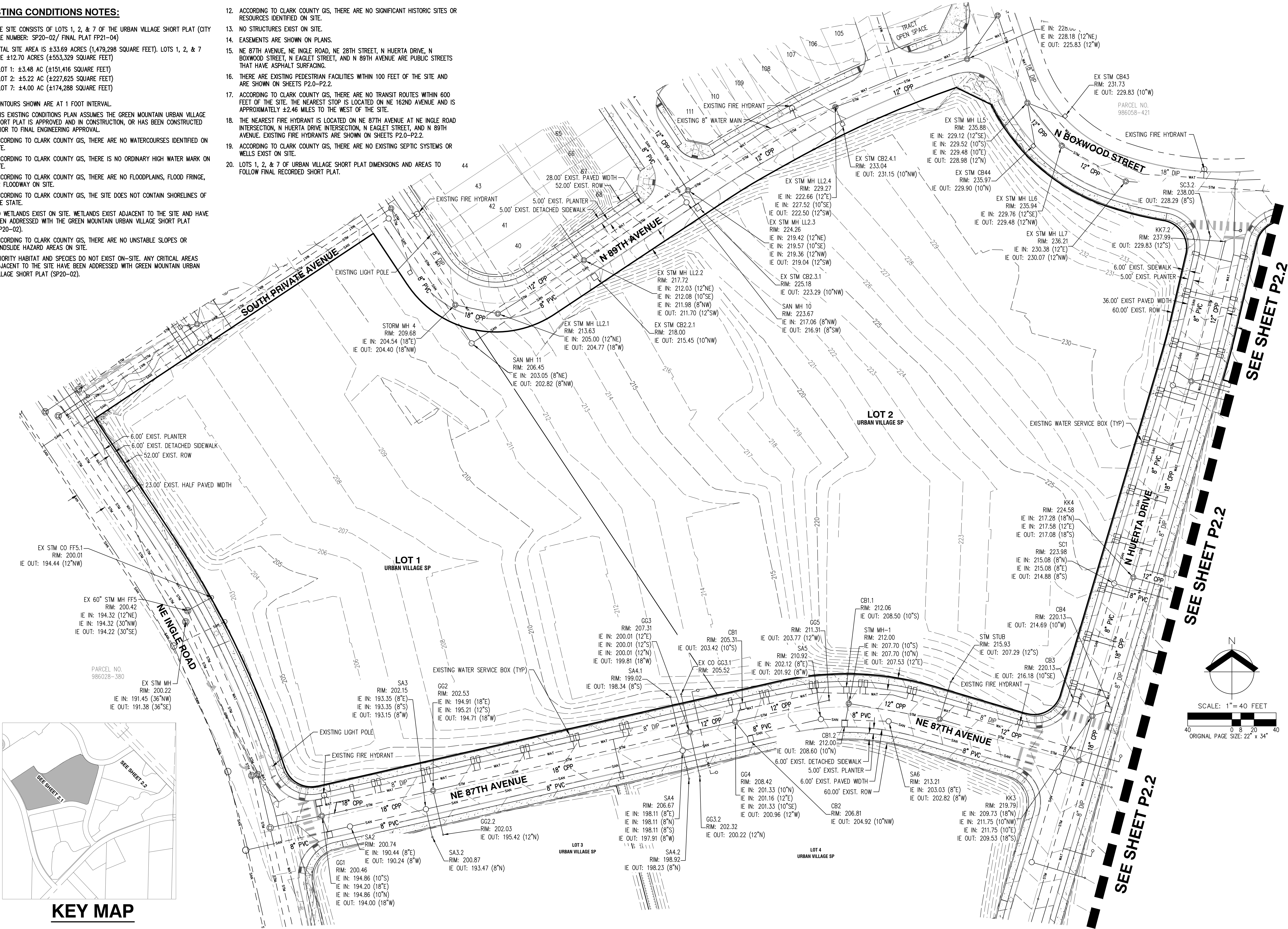


JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

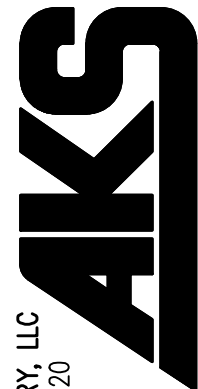
EXISTING CONDITIONS NOTES:

1. THE SITE CONSISTS OF LOTS 1, 2, & 7 OF THE URBAN VILLAGE SHORT PLAT (CITY FILE NUMBER: SP20-02/ FINAL PLAT FP21-04)
2. TOTAL SITE AREA IS ±33.69 ACRES (1,479,298 SQUARE FEET). LOTS 1, 2, & 7 ARE ±12.70 ACRES (±553,329 SQUARE FEET)
LOT 1: ±3.48 AC (±151,416 SQUARE FEET)
LOT 2: ±5.22 AC (±227,625 SQUARE FEET)
LOT 7: ±4.00 AC (±174,288 SQUARE FEET)
3. CONTOURS SHOWN ARE AT 1 FOOT INTERVAL.
4. THIS EXISTING CONDITIONS PLAN ASSUMES THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT IS APPROVED AND IN CONSTRUCTION, OR HAS BEEN CONSTRUCTED PRIOR TO FINAL ENGINEERING APPROVAL.
5. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO WATERCOURSES IDENTIFIED ON SITE.
6. ACCORDING TO CLARK COUNTY GIS, THERE IS NO ORDINARY HIGH WATER MARK ON SITE.
7. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
8. ACCORDING TO CLARK COUNTY GIS, THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
9. NO WETLANDS EXIST ON SITE. WETLANDS EXIST ADJACENT TO THE SITE AND HAVE BEEN ADDRESSED WITH THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02).
10. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON SITE.
11. PRIORITY HABITAT AND SPECIES DO NOT EXIST ON-SITE. ANY CRITICAL AREAS ADJACENT TO THE SITE HAVE BEEN ADDRESSED WITH GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02).

12. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO SIGNIFICANT HISTORIC SITES OR RESOURCES IDENTIFIED ON SITE.
13. NO STRUCTURES EXIST ON SITE.
14. EASEMENTS ARE SHOWN ON PLANS.
15. NE 87TH AVENUE, NE INGLE ROAD, NE 28TH STREET, N HUERTA DRIVE, N BOXWOOD STREET, N EAGLET STREET, AND N 89TH AVENUE ARE PUBLIC STREETS THAT HAVE ASPHALT SURFACING.
16. THERE ARE EXISTING PEDESTRIAN FACILITIES WITHIN 100 FEET OF THE SITE AND ARE SHOWN ON SHEETS P2.0-P2.2.
17. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO TRANSIT ROUTES WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON NE 162ND AVENUE AND IS APPROXIMATELY ±2.46 MILES TO THE WEST OF THE SITE.
18. THE NEAREST FIRE HYDRANT IS LOCATED ON NE 87TH AVENUE AT NE INGLE ROAD INTERSECTION, N HUERTA DRIVE INTERSECTION, N EAGLET STREET, AND N 89TH AVENUE. EXISTING FIRE HYDRANTS ARE SHOWN ON SHEETS P2.0-P2.2.
19. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO EXISTING SEPTIC SYSTEMS OR WELLS EXIST ON SITE.
20. LOTS 1, 2, & 7 OF URBAN VILLAGE SHORT PLAT DIMENSIONS AND AREAS TO FOLLOW FINAL RECORDED SHORT PLAT.



KEY MAP



AKS ENGINEERING & FORESTRY, LLC
5600 NE 125TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

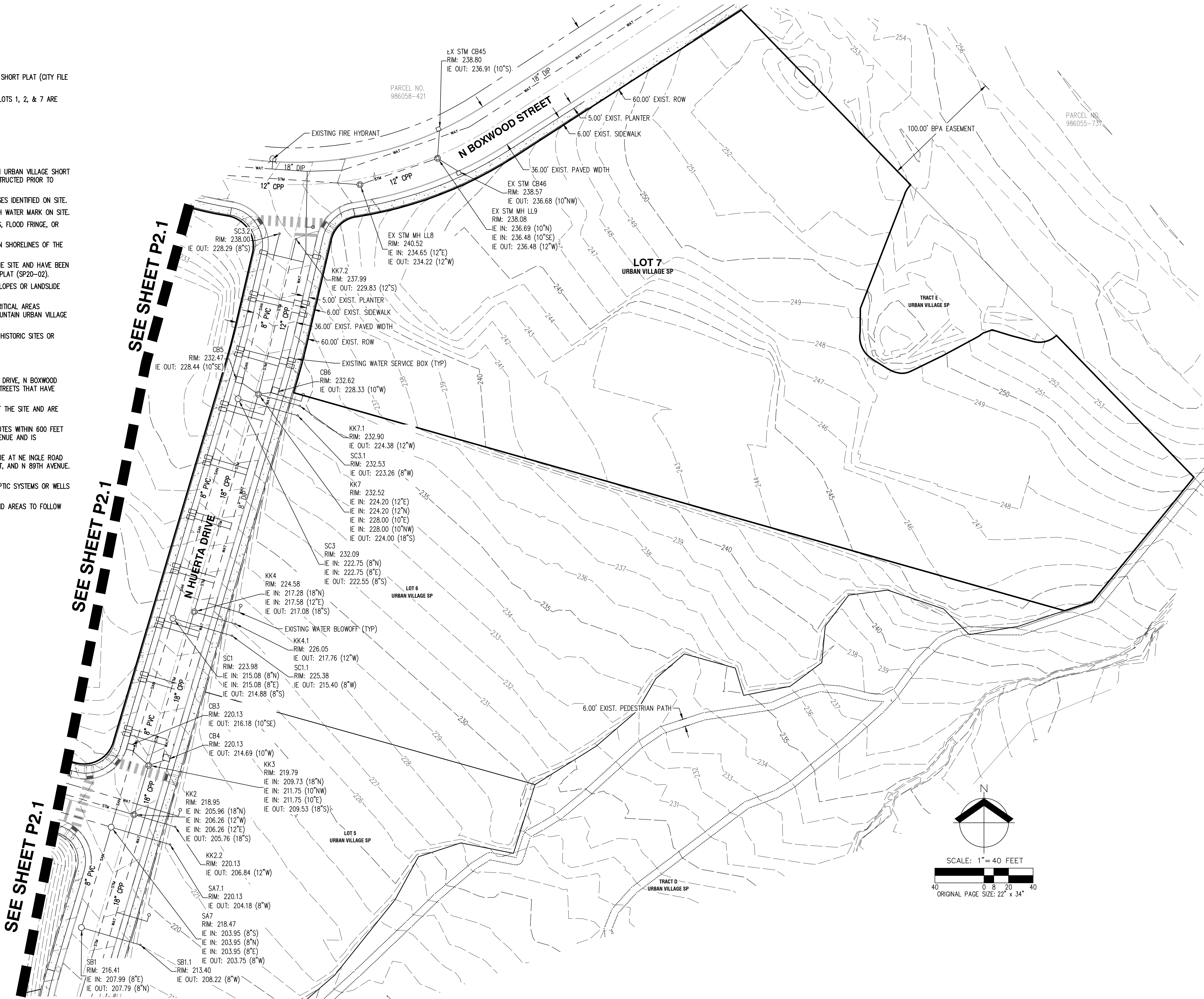
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

EXISTING CONDITIONS NOTES:

- THE SITE CONSISTS OF LOTS 1, 2, & 7 OF THE URBAN VILLAGE SHORT PLAT (CITY FILE NUMBER: SP20-02/ FINAL PLAT FP21-04)
- TOTAL SITE AREA IS ±33.69 ACRES (1,479,298 SQUARE FEET). LOTS 1, 2, & 7 ARE ±12.70 ACRES (±553,329 SQUARE FEET)
LOT 1: ±3.48 AC (±151,416 SQUARE FEET)
LOT 2: ±5.22 AC (±227,625 SQUARE FEET)
LOT 7: ±4.00 AC (±174,288 SQUARE FEET)
- CONTOURS SHOWN ARE AT 1 FOOT INTERVAL.
- THIS EXISTING CONDITIONS PLAN ASSUMES THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT IS APPROVED AND IN CONSTRUCTION, OR HAS BEEN CONSTRUCTED PRIOR TO FINAL ENGINEERING APPROVAL.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO WATERCOURSES IDENTIFIED ON SITE.
- ACCORDING TO CLARK COUNTY GIS, THERE IS NO ORDINARY HIGH WATER MARK ON SITE.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
- ACCORDING TO CLARK COUNTY GIS, THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
- NO WETLANDS EXIST ON SITE. WETLANDS EXIST ADJACENT TO THE SITE AND HAVE BEEN ADDRESSED WITH THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02).
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON SITE.
- PRIORITY HABITAT AND SPECIES DO NOT EXIST ON-SITE. ANY CRITICAL AREAS ADJACENT TO THE SITE HAVE BEEN ADDRESSED WITH GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02).
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO SIGNIFICANT HISTORIC SITES OR RESOURCES IDENTIFIED ON SITE.
- NO STRUCTURES EXIST ON SITE.
- EASEMENTS ARE SHOWN ON PLANS.
- NE 87TH AVENUE, NE INGLE ROAD, NE 28TH STREET, N HUERTA DRIVE, N BOXWOOD STREET, N EAGLET STREET, AND N 89TH AVENUE ARE PUBLIC STREETS THAT HAVE ASPHALT SURFACING.
- THERE ARE EXISTING PEDESTRIAN FACILITIES WITHIN 100 FEET OF THE SITE AND ARE SHOWN ON SHEETS P2.0-P2.2.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO TRANSIT ROUTES WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON NE 162ND AVENUE AND IS APPROXIMATELY ±2.46 MILES TO THE WEST OF THE SITE.
- THE NEAREST FIRE HYDRANTS ARE LOCATED ON NE 87TH AVENUE AT NE INGLE ROAD INTERSECTION, N HUERTA DRIVE INTERSECTION, N EAGLET STREET, AND N 89TH AVENUE. EXISTING FIRE HYDRANTS ARE SHOWN ON SHEETS P2.0-P2.2.
- ACCORDING TO CLARK COUNTY GIS, THERE ARE NO EXISTING SEPTIC SYSTEMS OR WELLS EXIST ON SITE.
- LOTS 1, 2, & 7 OF URBAN VILLAGE SHORT PLAT DIMENSIONS AND AREAS TO FOLLOW FINAL RECORDED SHORT PLAT.

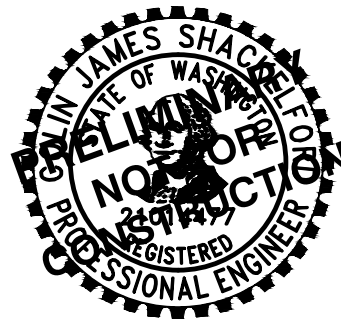


KEY MAP



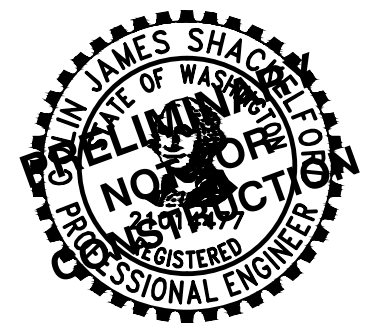
PRELIMINARY EXISTING CONDITIONS (EAST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P2.2



JOB NUMBER:	11021
DATE:	6/24/2025
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 114 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:	7,339 SF	OPEN SPACE
TRACT G:	2,317 SF	ALLEY
TRACT H:	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:	897 SF	OPEN SPACE
TRACT N:	2,463 SF	OPEN SPACE
TRACT P:	15,062 SF	ALLEY
TRACT Q:	13,844 SF	OPEN SPACE & PARKING
TRACT R:	698 SF	OPEN SPACE
TRACT S:	690 SF	ALLEY
TRACT T:	4,021 SF	OPEN SPACE
TRACT U:	3,066 SF	OPEN SPACE
TRACT V:	10,182 SF	ALLEY & PARKING
TRACT W:	1,015 SF	OPEN SPACE
TRACT X:	5,727 SF	PARKING
TRACT Y:	8,982 SF	OPEN SPACE
TRACT Z:	8,014 SF	ALLEY & 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:	40 SPACES
TRACT Q:	24 SPACES
TRACT V:	3 SPACES
TRACT X:	7 SPACES
TRACT Z:	6 SPACES
TOTAL PROPOSED:	40 SPACES

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

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
17933 NW EVERGREEN PL, SUITE 300
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)

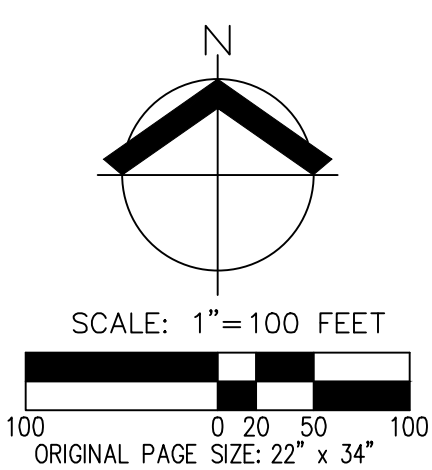
MINIMUM LOT AREA:	1,000 SF
MINIMUM LOT WIDTH:	20 FEET
MINIMUM LOT DEPTH:	50 FEET
MINIMUM FRONT YARD:	0 OR 6 FEET, IF PUE
MINIMUM SIDE YARD:	0 OR 3 FEET
MINIMUM SIDE YARD FLANKING STREET:	0 OR 6 FEET, IF PUE
MINIMUM REAR YARD:	0 OR 6 FEET, IF PUE
MINIMUM REAR GARAGE (WITH ALLEY):	3 OR 18 FEET
MAXIMUM 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.



KEY MAP

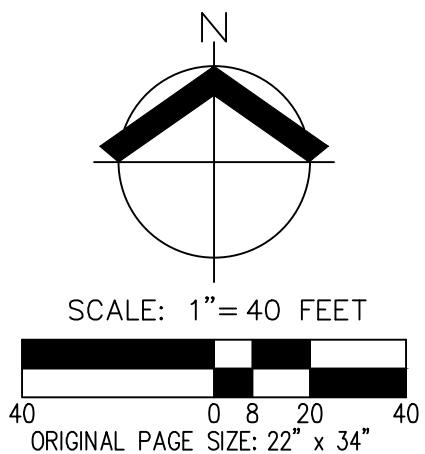
OVERALL GENERAL NOTES

- 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 P9.0.

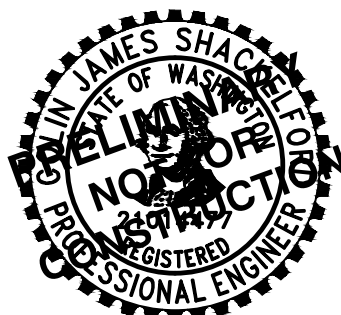
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	39.00'	90°00'00"	61.26'	S112°4'18"W 55.15'
C2	100.00'	20°45'57"	36.24'	N23°12'43"W 36.05'
C3	373.00'	29°19'08"	190.87'	S88°10'11"E 188.79'
C4	150.00'	8°34'31"	22.45'	N60°41'33"E 22.43'
C5	39.00'	23°05'02"	15.71'	N76°31'20"E 15.61'

1. SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
2. 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



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:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P3.1

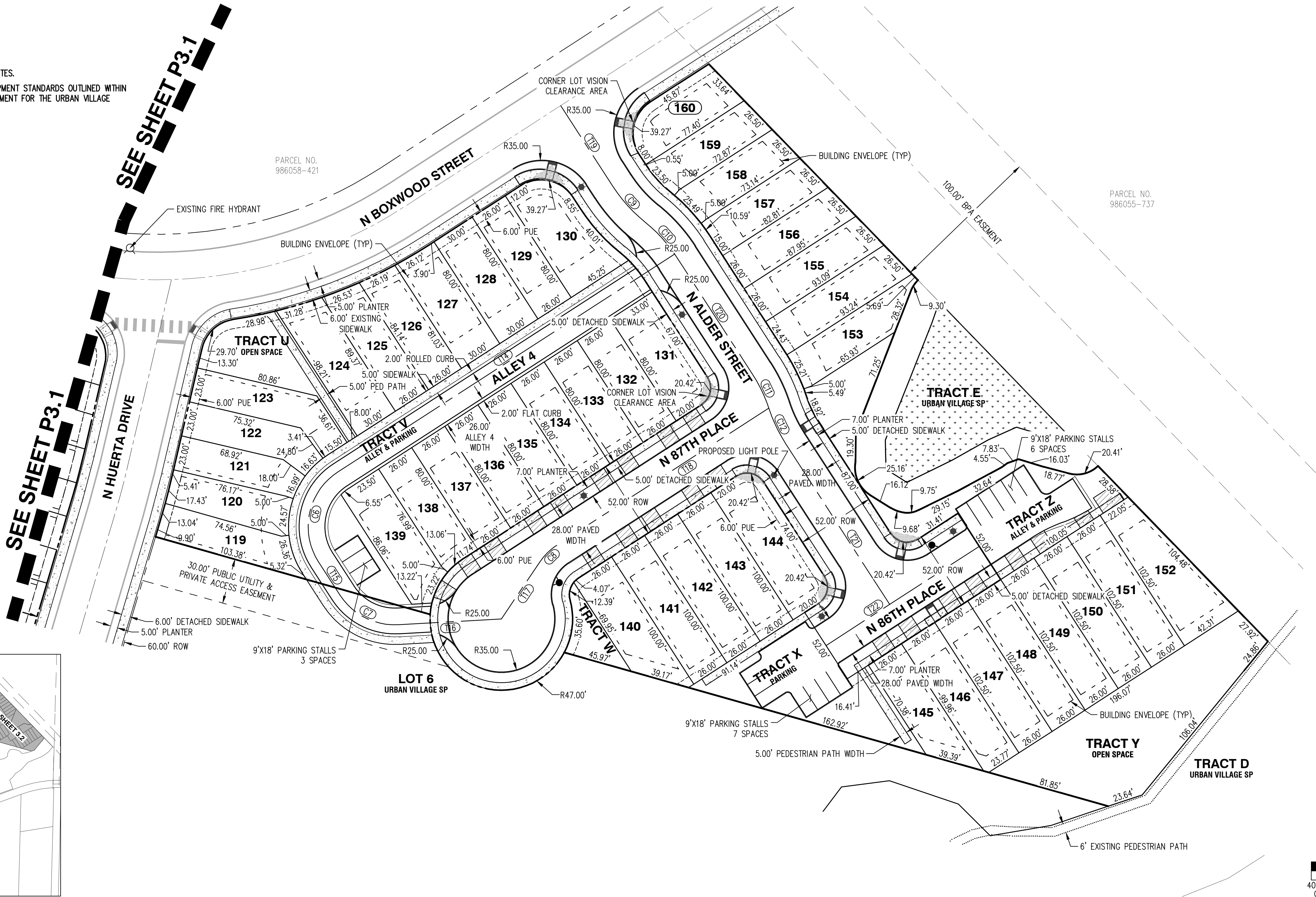
PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
119	2,135	126	2,143	132	2,080	138	2,087	145	2,214	151	2,665	157	2,087		
120	2,011	127	2,409	133	2,080	140	2,619	146	2,662	152	3,298	158	2,016		
121	1,867	128	2,400	134	2,080	141	2,600	147	2,665	153	2,256	159	2,045		
123	2,403	129	2,080	135	2,080	142	2,600	148	2,665	154	2,487	160	2,312		
124	2,806	130	2,960	136	2,080	143	2,600	149	2,665	155	2,354	513	3,066		
125	2,251	131	2,604	137	2,080	144	3,227	150	2,665	156	2,220	514	10,182		

CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T14	264.45'	S57° 06' 11"W
T15	25.94'	S32° 53' 49"E
T16	68.02'	N86° 49' 04"E
T17	45.60'	S34° 01' 09"W
T18	166.43'	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

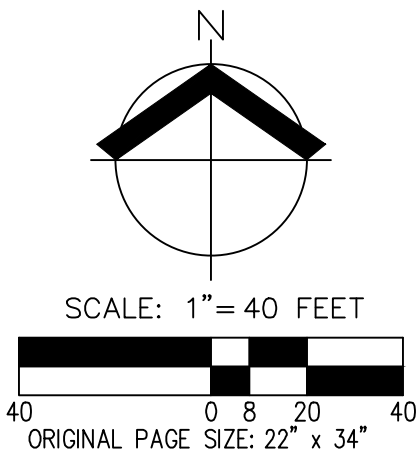
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C6	43.00'	90°00'00"	67.54'	S12°06'11"W 60.81'
C7	43.00'	60°17'07"	45.24'	S63°02'22"E 43.19'
C8	39.00'	23°05'02"	15.71'	S45°33'40"W 15.61'
C9	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C10	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C11	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C12	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'

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

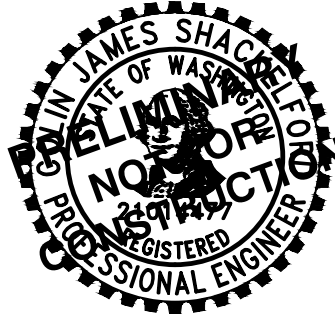


KEY MAP



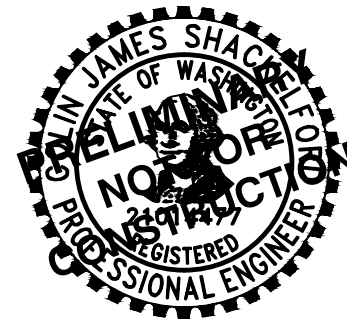
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

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



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

OVERALL PRELIMINARY GRADING AND ESC PLAN
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P4.0

GENERAL NOTES

- TREE PRESERVATION IS TO FOLLOW THE URBAN VILLAGE SHORT PLAT TREE PLAN FOR TREE PROTECTION MEASURES AND TREE PROTECTION BMP LOCATIONS.
- ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON SLOPES AND CONSTRUCTION PHASING.
- RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. FINAL WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
- ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

PRELIMINARY GRADING QUANTITIES

CUT: 15,000 C.Y. STRIPPINGS (ASSUME 6" DEPTH FOR LOTS 1, 2 & 7): 9,500 C.Y.

FILL: 20,000 C.Y.

VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN. RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE NO STRUCTURES WILL BE PLACED TO ACHIEVE FINISHED GRADE.

ASSUMPTIONS:

BASED ON 6" STRIPPINGS DEPTH OVER SITE AFTER FINAL GRADING OF THE URBAN VILLAGE SHORT PLAT.
UTILITY TRENCHING NOT INCLUDED.

CUT AND FILL QUANTITIES SHOWN ARE BASED OFF OF GENERAL SITE GRADING ESTABLISHED FROM THE FINISHED STRIPPING GRADE TO THE FINISHED PROPOSED SUBGRADE. THESE VOLUMES ALSO INCLUDE APPROXIMATE OVER EXCAVATION FOR ROADWAY SUBGRADE. THESE VOLUMES DO NOT TAKE INTO ACCOUNT ANY UNKNOWN UNSUITABLE SOIL DEPOSITS OR OVER EXCAVATION OF NON-ORGANIC MATERIALS FOUND ONSITE, NOR WET WEATHER CONDITIONS AND MEASURES SHOULD THIS APPLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE THEIR OWN INDEPENDENT GRADING VOLUMES AS WELL AS ACCOUNT FOR ANY OBSERVATIONS OR MEASURES DIRECTED WITHIN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER ONSITE THROUGHOUT CONSTRUCTION.

NOTE: DEMOLITION AND REMOVAL OF ALL STRUCTURES TOGETHER WITH DECOMMISSIONING OF ALL WELLS, SEPTIC TANKS, AND UNDERGROUND STORAGE TANKS (IF ANY EXIST) SHALL BE COMPLETED PRIOR TO SITE GRADING.

CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSIONED ANY WATER WELLS LOCATED ON SITE PER CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL SUBMIT ALL ABANDONMENT DOCUMENTATION TO THE CITY INSPECTOR.

THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" CONDITIONS.

LEGEND

EXISTING GROUND CONTOUR (2 FT)

EXISTING GROUND CONTOUR (10 FT)

FINISHED GRADE CONTOUR (2 FT)

FINISHED GRADE CONTOUR (10 FT)

SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)

INLET PROTECTION (TYP) PER COMBINATION DETAIL

PROPOSED DRAINAGE FLOW DIRECTION

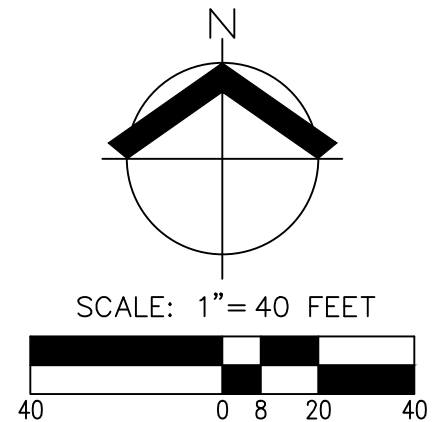
GRAVEL CONSTRUCTION ENTRANCE

DISTURBED LIMITS

POTENTIAL STAGING/ SOIL STOCKPILE AREA



KEY MAP





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 GRADING AND ESC PLAN (WEST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 6/24/2025
DESIGNED BY: CJS
DRAWN BY: LMP/ALL
CHECKED BY: CJS

P4.1

LEGEND

- EXISTING GROUND CONTOUR (2 FT) ——— 352 ———
- EXISTING GROUND CONTOUR (10 FT) ——— 350 ———
- FINISHED GRADE CONTOUR (2 FT) ——— 352 ———
- FINISHED GRADE CONTOUR (10 FT) ——— 350 ———
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) — x — x —
- INLET PROTECTION (TYP) PER COMBINATION DETAIL
- PROPOSED DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- DISTURBED LIMITS — — — — —
- POTENTIAL STAGING/ SOIL STOCKPILE AREA — — — — —

NOTE: DEMOLITION AND REMOVAL OF ALL STRUCTURES TOGETHER WITH DECOMMISSIONING OF ALL WELLS, SEPTIC TANKS, AND UNDERGROUND STORAGE TANKS (IF ANY EXIST) SHALL BE COMPLETED PRIOR TO SITE GRADING.

CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSIONED ANY WATER WELLS LOCATED ON SITE PER CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL SUBMIT ALL ABANDONMENT DOCUMENTATION TO THE CITY INSPECTOR.

EROSION CONTROL KEY NOTES

1. INSTALL INLET PROTECTION (TYP).
2. POTENTIAL STOCKPILE AREA.
3. INSTALL SEDIMENT FENCE.
4. DISTURBED LIMITS (TYP).
5. CONSTRUCTION ENTRANCE.

GENERAL NOTES

1. TREE PRESERVATION IS TO FOLLOW THE URBAN VILLAGE SHORT PLAT TREE PLAN FOR TREE PROTECTION MEASURES AND TREE PROTECTION BMP LOCATIONS.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON SLOPES AND CONSTRUCTION PHASING.
3. RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. FINAL WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
4. ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" CONDITIONS.

PRELIMINARY GRADING QUANTITIES

CUT: 15,000 C.Y. STRIPPINGS (ASSUME 6" DEPTH FOR LOTS 1, 2 & 7): 9,500 C.Y.

FILL: 20,000 C.Y.

VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN. RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE NO STRUCTURES WILL BE PLACED TO ACHIEVE FINISHED GRADE.

ASSUMPTIONS:
BASED ON 6" STRIPPINGS DEPTH OVER SITE AFTER FINAL GRADING OF THE URBAN VILLAGE SHORT PLAT.
UTILITY TRENCHING NOT INCLUDED.

CUT AND FILL QUANTITIES SHOWN ARE BASED OFF OF GENERAL SITE GRADING ESTABLISHED FROM THE FINISHED STRIPPING GRADE TO THE FINISHED PROPOSED SUBGRADE. THESE VOLUMES ALSO INCLUDE APPROXIMATE OVER EXCAVATION FOR ROADWAY SUBGRADE. THESE VOLUMES DO NOT TAKE INTO ACCOUNT ANY UNKNOWN UNSUITABLE SOIL DEPOSITS OR OVER EXCAVATION OF NON-ORGANIC MATERIALS FOUND ONSITE, NOR WET WEATHER CONDITIONS AND MEASURES SHOULD THIS APPLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE THEIR OWN INDEPENDENT GRADING VOLUMES AS WELL AS ACCOUNT FOR ANY OBSERVATIONS OR MEASURES DIRECTED WITHIN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER ONSITE THROUGHOUT CONSTRUCTION.



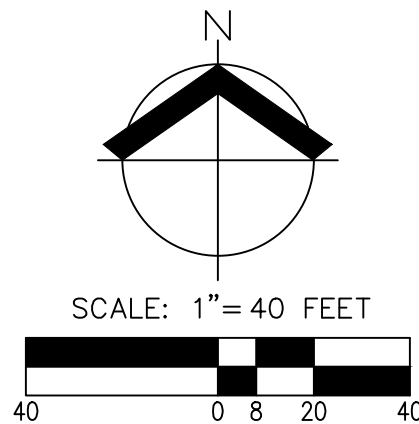
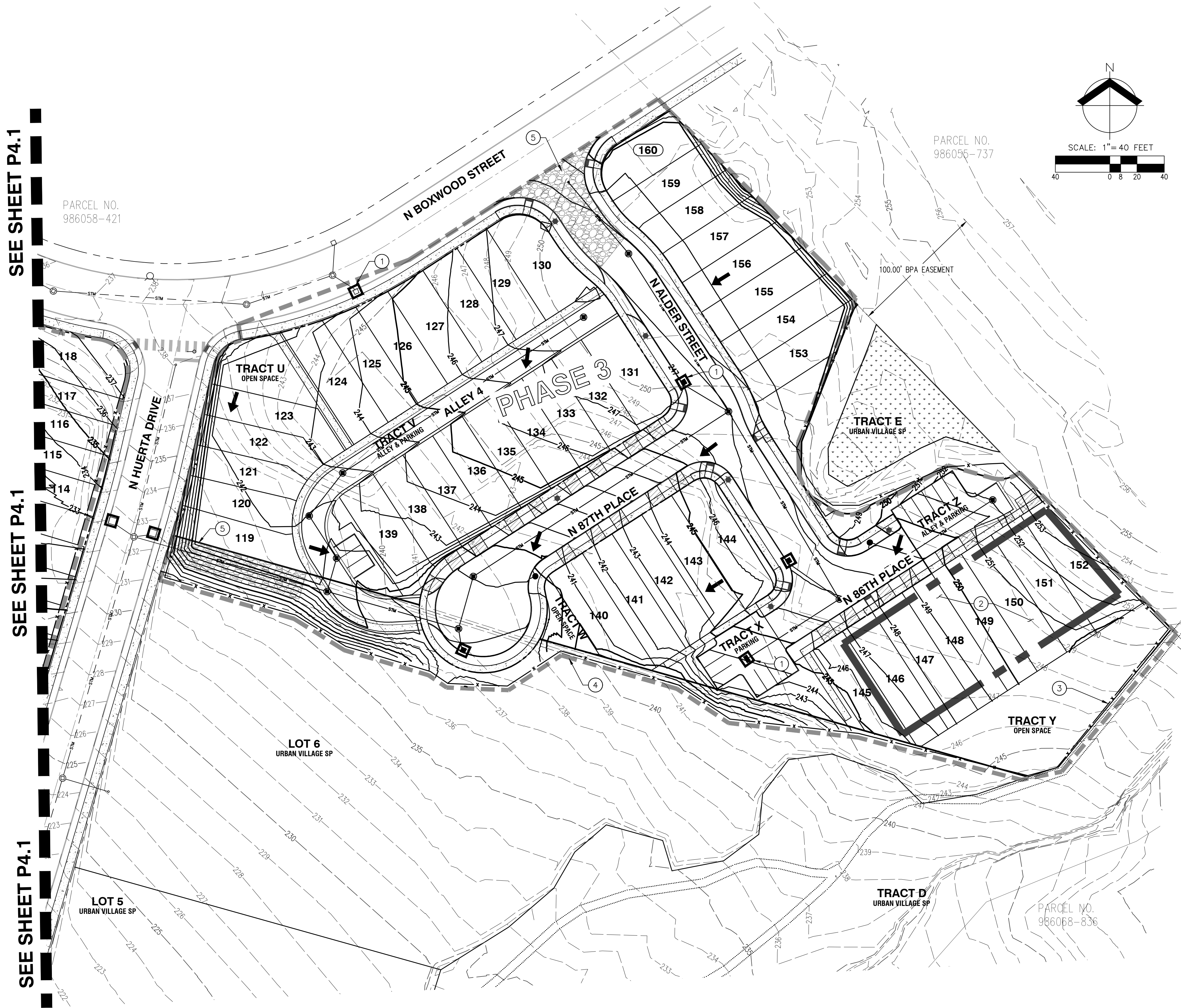
KEY MAP



PRELIMINARY GRADING AND ESC PLAN (EAST)
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

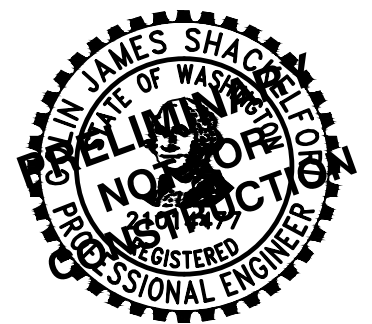


LEGEND

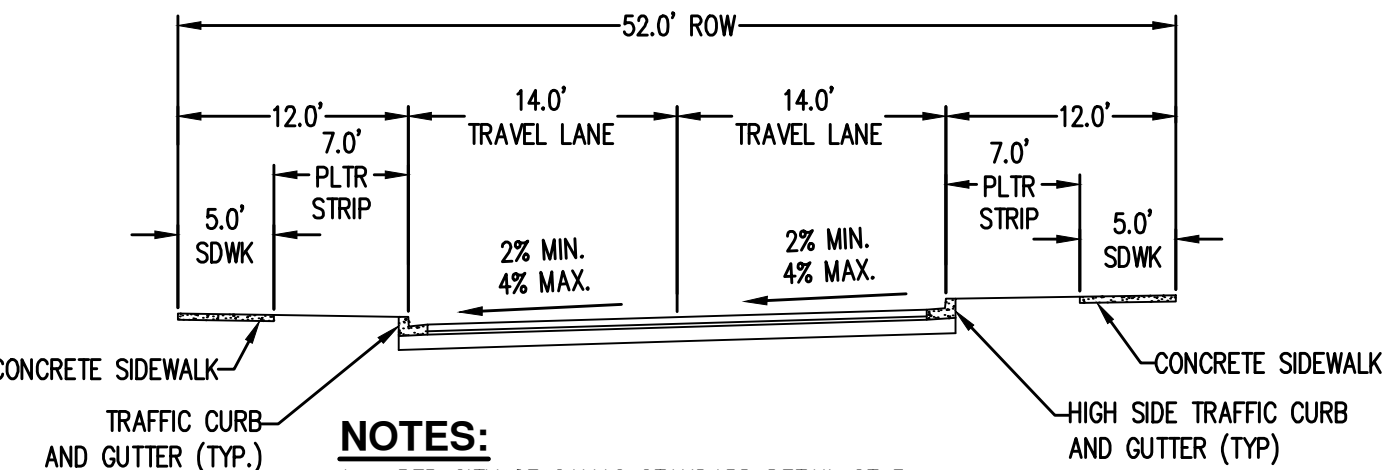
- | | |
|---|-----------|
| EXISTING GROUND CONTOUR (2 FT) | --- |
| EXISTING GROUND CONTOUR (10 FT) | --- |
| FINISHED GRADE CONTOUR (2 FT) | --- |
| FINISHED GRADE CONTOUR (10 FT) | --- |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) | - x - x - |
| INLET PROTECTION (TYP) PER COMBINATION DETAIL | |
| PROPOSED DRAINAGE FLOW DIRECTION | |
| GRAVEL CONSTRUCTION ENTRANCE | |
| DISTURBED LIMITS | --- |
| POTENTIAL STAGING/ SOIL STOCKPILE AREA | --- |



KEY MAP



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

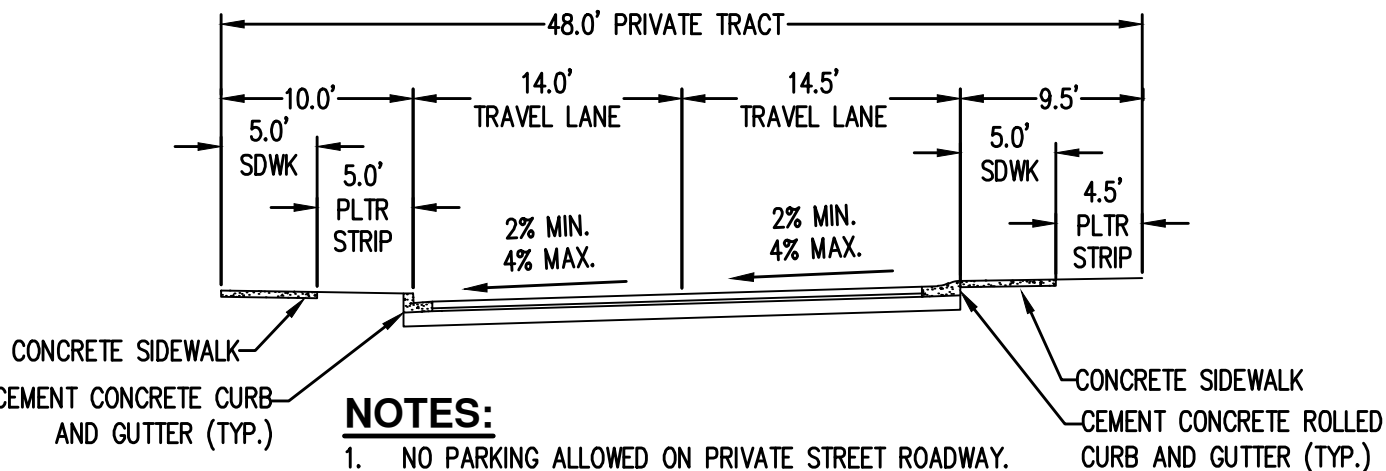


NOTES:

1. PER CITY OF CAMAS STANDARD DETAIL ST 3.
2. MINIMUM CURB RADIUS 25'.
3. PROPOSED STREETS ARE EITHER SHED LEFT OR SHED RIGHT.
4. PARKING ONLY ALLOWED ON ONE SIDE OF STREET.

2 LANE LOCAL (52' ROW) - SHED

N 88TH PLACE, N 87TH PLACE, N 86TH PLACE, N ALDER STREET.

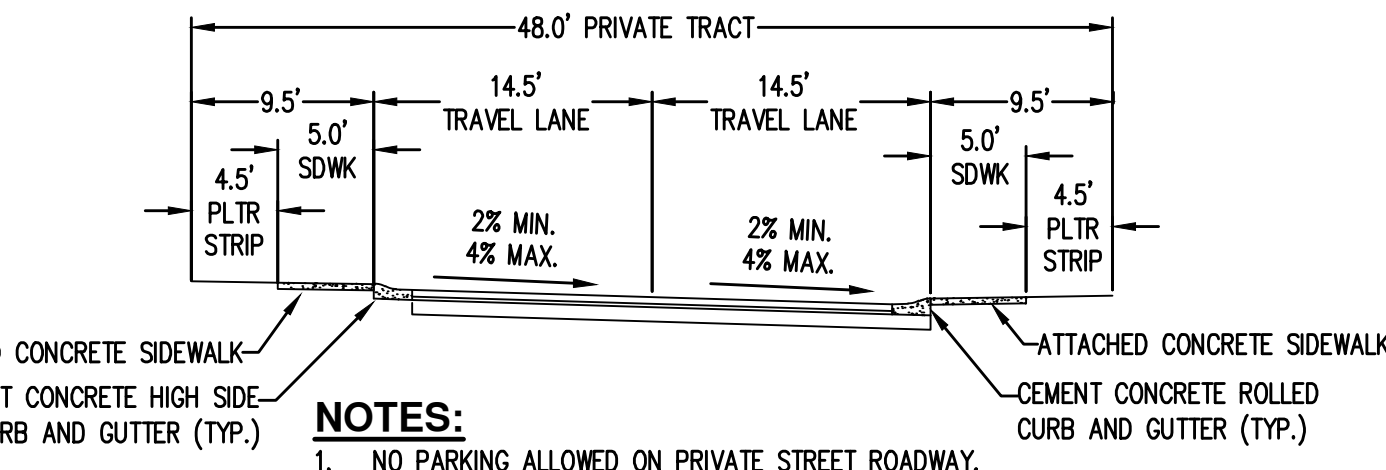


NOTES:

1. NO PARKING ALLOWED ON PRIVATE STREET ROADWAY.
2. ATTACHED SIDEWALKS TO HAVE A THICKENED EDGE AT THE ROLLED CURB.

PRIVATE STREET (48' PRIVATE TRACT) - SHED LEFT

N FAWN LOOP (STATION 10+39 TO 11+75)

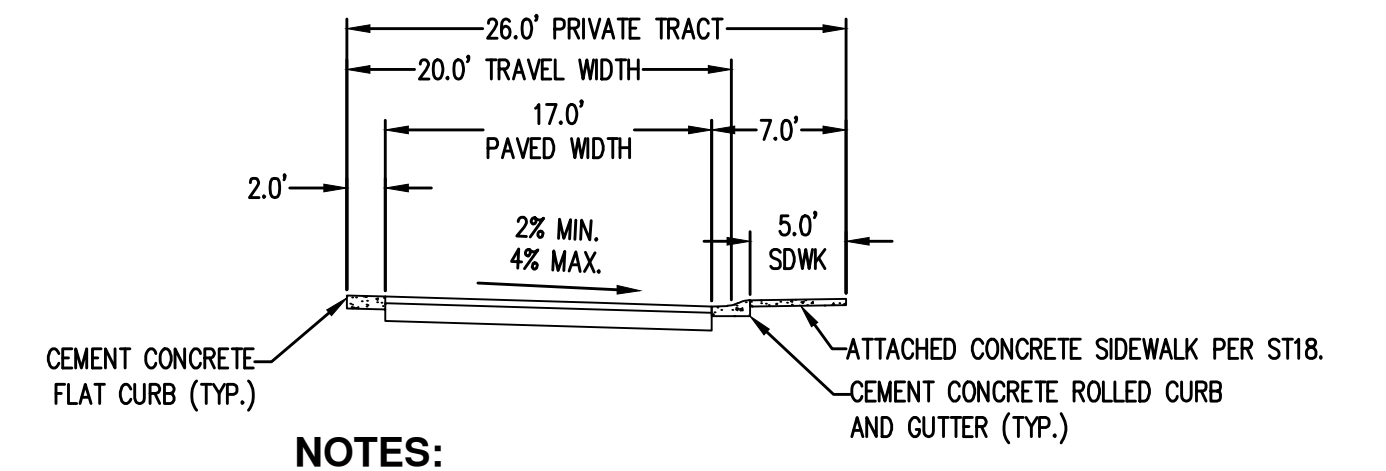


NOTES:

1. NO PARKING ALLOWED ON PRIVATE STREET ROADWAY.
2. ATTACHED SIDEWALKS TO HAVE A THICKENED EDGE AT THE ROLLED CURB.

PRIVATE STREET (48' PRIVATE TRACT) - SHED RIGHT

N FAWN LOOP (STATION 11+75 TO 14+00)



NOTES:

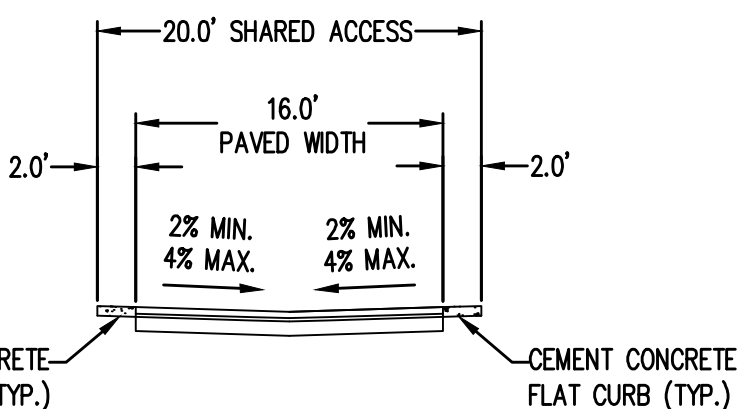
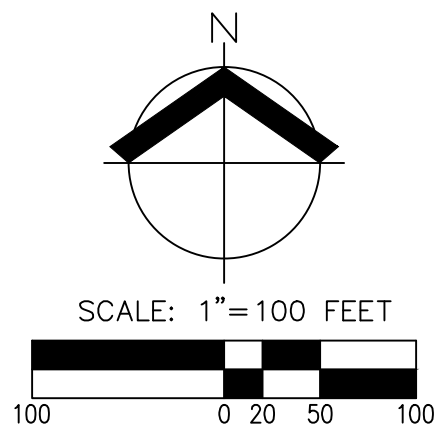
1. PROPOSED ALLEYS ARE EITHER SHED LEFT OR SHED RIGHT.
2. NO PARKING ALLOWED WITHIN ALLEY ROADWAYS.
3. ATTACHED SIDEWALKS TO HAVE A THICKENED EDGE AT THE ROLLED CURB.

ALLEY (26' PRIVATE TRACT WIDTH) - SHED

ALLEY 1, 2, 3 & 4.

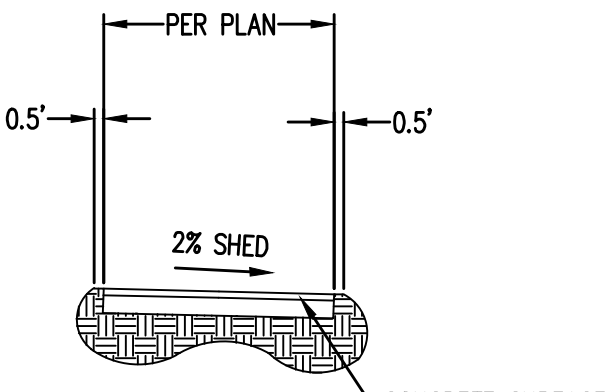


KEY MAP



ALLEY (20' TRAVEL WIDTH)

TRACT G AND TRACT S



PEDESTRIAN PATH

GENERAL NOTES

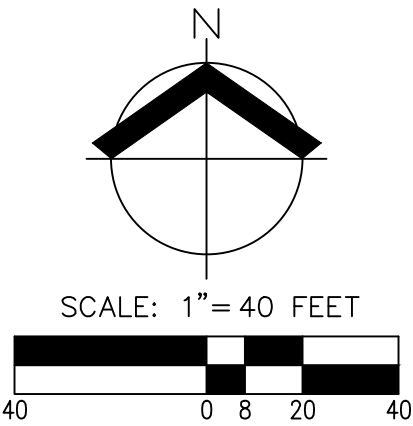
1. PHASE 1 AND 2 OF THE PROPOSED DEVELOPMENT WILL GAIN ACCESS FROM NE 87TH AVENUE FROM THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT AND N 89TH AVENUE FROM THE THRIVE AT GREEN MOUNTAIN DEVELOPMENT. THE DEVELOPMENT WILL EXTEND N EAGLET STREET THROUGH THE SITE.
2. PHASE 3 OF THE PROPOSED DEVELOPMENT WILL ACCESS FROM THE N BOXWOOD STREET, WHICH IS CLASSIFIED AS A COLLECTOR STREET.

TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T1	175.00'	S56° 24' 18"W
T2	175.15'	S33° 35' 42"E
T3	308.76'	N77° 10' 15"E
T4	95.82'	N12° 49' 45"W
T5	420.45'	N33° 35' 43"W
T6	67.01'	N77° 10' 15"E
T7	17.99'	S73° 30' 37"E
T8	301.63'	N15° 56' 39"E
T9	45.60'	S88° 03' 51"W
T10	88.48'	S64° 58' 49"W
T11	276.81'	S56° 24' 18"W

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'	29°19'08"	190.87'	S88°10'11"E 188.79'
C4	39.00'	23°05'02"	15.71'	S76°31'20"W 15.61'
C5	150.00'	8°34'31"	22.45'	S60°41'33"W 22.43'



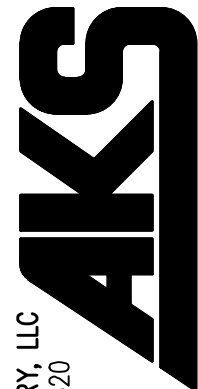
KEY MAP



PRELIMINARY STREET PLAN (WEST)
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS



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

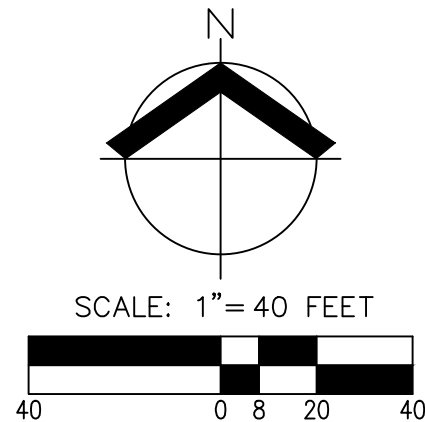
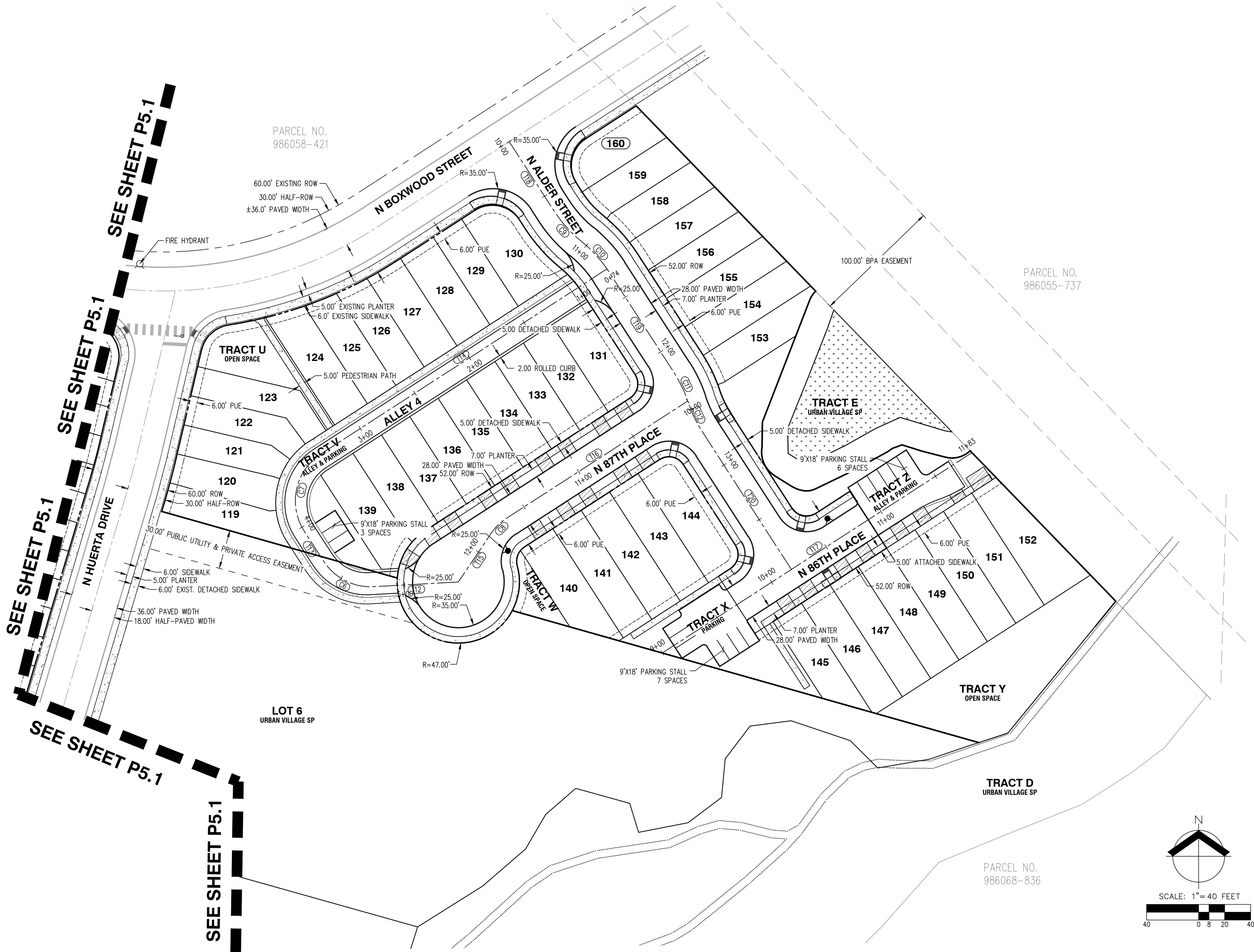
PRELIMINARY STREET PLAN (EAST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P5.2

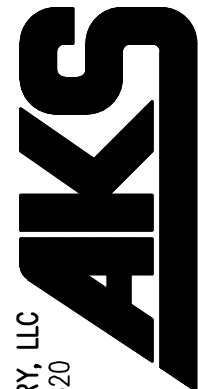


TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T12	65.14'	S86° 49' 04"W
T13	27.36'	N32° 53' 50"W
T14	261.96'	N57° 06' 11"E
T15	45.60'	S34° 01' 09"W
T16	166.43'	S57° 06' 11"W
T17	283.42'	N57° 06' 11"E
T18	63.55'	S32° 53' 49"E
T19	91.43'	S32° 53' 49"E
T20	126.00'	S32° 53' 49"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C6	43.00'	60°17'04"	45.24'	N63°02'23"W 43.18'
C7	43.00'	90°00'02"	67.54'	N12°06'11"E 60.81'
C8	39.00'	23°05'02"	15.71'	S45°33'40"W 15.61'
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'



KEY MAP

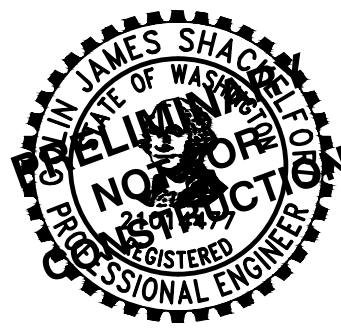


AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

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

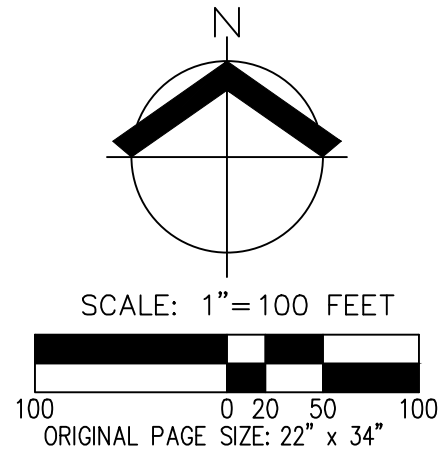
PRELIMINARY COMPOSITE UTILITY PLAN OVERVIEW

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P6.0

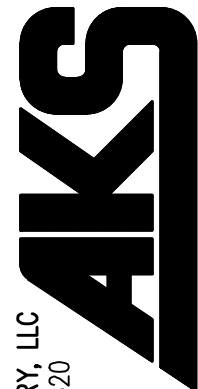


GENERAL NOTES

1. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
2. AN EXISTING 8" DI WATER MAIN IS LOCATED IN NE 87TH AVENUE, N 89TH AVENUE & N HUERTA DRIVE. WATER TO THIS DEVELOPMENT WILL BE SUPPLIED BY CONNECTION TO THESE MAINS, DESIGNED DURING FINAL ENGINEERING.
3. IN ADDITION TO THE EXISTING FIRE HYDRANTS LOCATED AT NE INGLE ROAD AND NE 87TH AVENUE AND EAST OF SITE ON N HUERTA DRIVE, PROPOSED FIRE HYDRANT LOCATIONS WILL BE LOCATED PER CDSM AND FMO THROUGHOUT THE PROPOSED DEVELOPMENT.
4. IRRIGATION METERS WILL BE OWNED BY HOA.
5. SEE SHEETS P7.0 - P7.1 FOR STORMWATER DESIGN.
6. VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
7. PRELIMINARY UTILITY SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
WATER MAIN: 8" MIN. DIAMETER
SINGLE-FAMILY WATER SERVICES: 1" DIAMETER
MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN. DIAMETER
FIRE HYDRANT LEADS: 6" MIN. DIAMETER
GRAVITY SANITARY SEWER MAIN: 8" DIAMETER
SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
STORM MAIN: 12" MIN. DIAMETER
CATCH BASIN LEADS: 10" MIN. DIAMETER
SINGLE-FAMILY STORM LATERALS: 6" DIAMETER



KEY MAP

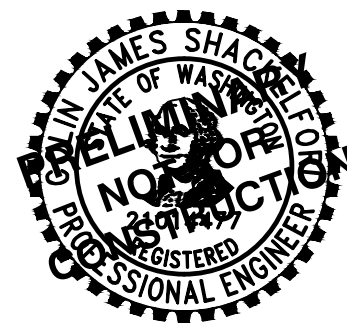


AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

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

PRELIMINARY COMPOSITE UTILITY PLAN (EAST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON

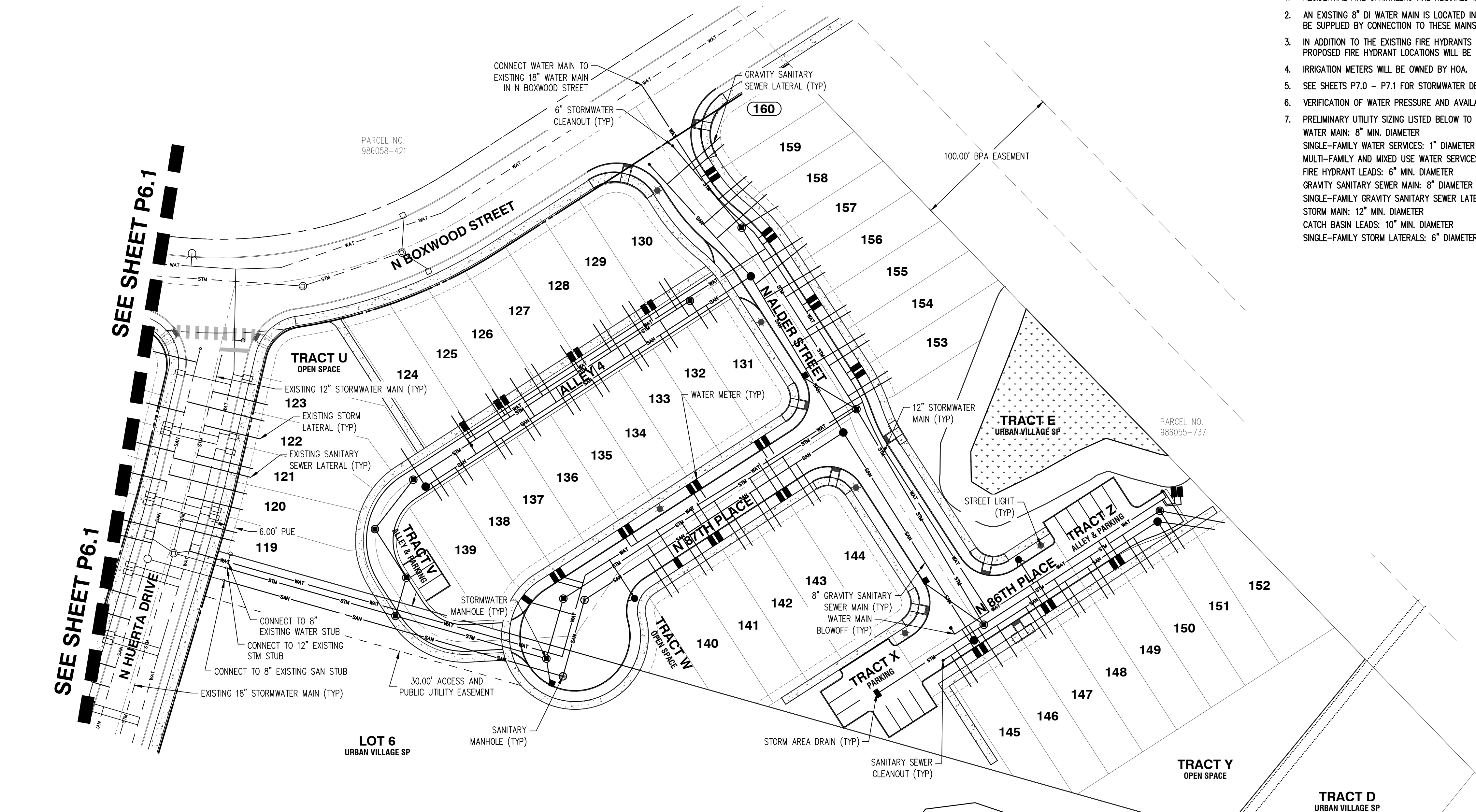
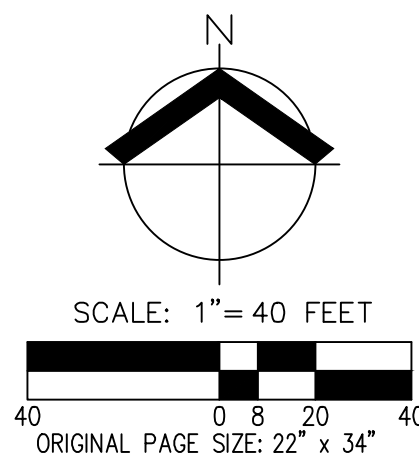


JOB NUMBER: 11021
DATE: 6/24/2025
DESIGNED BY: CJS
DRAWN BY: LMP/ALL
CHECKED BY: CJS

P6.2

GENERAL NOTES

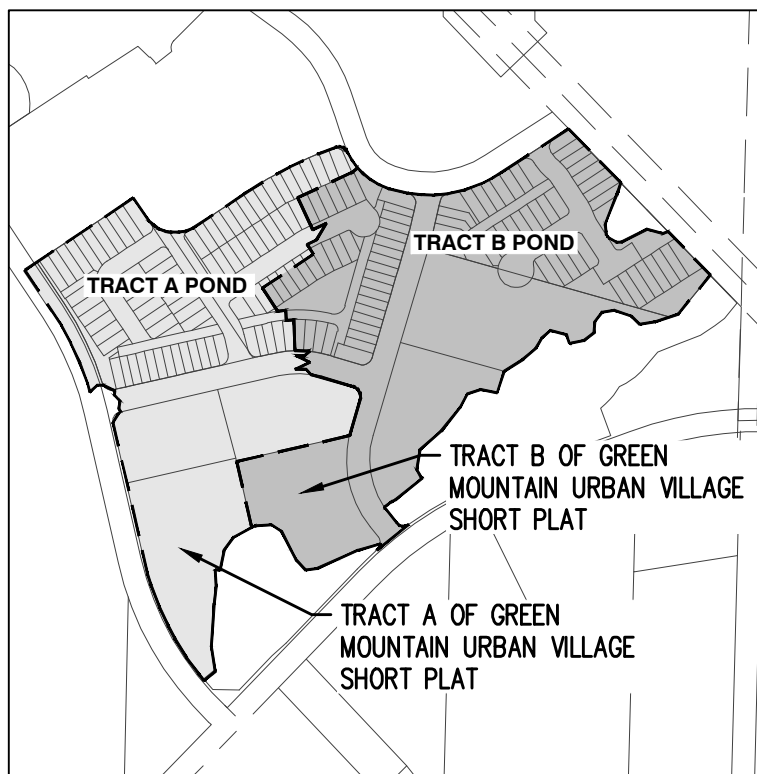
1. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
2. AN EXISTING 8" DI WATER MAIN IS LOCATED IN NE 87TH AVENUE, N 89TH AVENUE & N HUERTA DRIVE. WATER TO THIS DEVELOPMENT WILL BE SUPPLIED BY CONNECTION TO THESE MAINS, DESIGNED DURING FINAL ENGINEERING.
3. IN ADDITION TO THE EXISTING FIRE HYDRANTS LOCATED AT NE INGLE ROAD AND NE 87TH AVENUE AND EAST OF SITE ON N HUERTA DRIVE, PROPOSED FIRE HYDRANT LOCATIONS WILL BE LOCATED PER CDSM AND FMO THROUGHOUT THE PROPOSED DEVELOPMENT.
4. IRRIGATION METERS WILL BE OWNED BY HOA.
5. SEE SHEETS P7.0 - P7.1 FOR STORMWATER DESIGN.
6. VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
7. PRELIMINARY UTILITY SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
WATER MAIN: 8" MIN. DIAMETER
SINGLE-FAMILY WATER SERVICES: 1" DIAMETER
MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN. DIAMETER
FIRE HYDRANT LEADS: 6" MIN. DIAMETER
GRAVITY SANITARY SEWER MAIN: 8" DIAMETER
SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
STORM MAIN: 12" MIN. DIAMETER
CATCH BASIN LEADS: 10" MIN. DIAMETER
SINGLE-FAMILY STORM LATERALS: 6" DIAMETER



KEY MAP

GENERAL NOTES

1. CONTOUR INTERVAL IS 1 FOOT.
2. TREES ARE NOT SHOWN.
3. STORMWATER TREATMENT AND DETENTION FACILITIES FOR THIS DEVELOPMENT HAVE BEEN DESIGNED AND CONSTRUCTED WITH THE GREEN MOUNTAIN URBAN VILLAGE SHORT PLAT (SP20-02). EXISTING FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA.
4. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
5. THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
6. EXISTING DRAINAGE FLOW ROUTES ARE TO THE SOUTH AND WEST TOWARDS EXISTING STORMWATER FACILITIES INSTALLED WITH THE URBAN VILLAGE SHOR PLAT.
7. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO EXTENT POSSIBLE, WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES INTO EXISTING DITCHES TO THE WEST ALONG NE GOODWIN ROAD
8. ROOF AREAS FOR ALL LOTS DRAIN TO A STORMWATER LATERAL.
9. PRELIMINARY STORM SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
STORM MAIN: 12" MIN. DIAMETER
CATCH BASIN LEADS: 10" MIN. DIAMETER
SINGLE-FAMILY STORM LATERALS: 6" DIAMETER



STORMWATER BASIN OVERVIEW MAP

N.T.S

LEGEND

- | | |
|--------------------------------|-----|
| EXISTING GROUND CONTOUR (1 FT) | --- |
| EXISTING GROUND CONTOUR (5 FT) | --- |
| FINISHED GRADE CONTOUR (1 FT) | --- |
| FINISHED GRADE CONTOUR (5 FT) | --- |
| DRAINAGE FLOW DIRECTION | → |
| DISTURBED LIMITS | --- |



SEE SHEET P7.1

SEE SHEET P7.1

SEE SHEET P7.1

PRELIMINARY STORMWATER PLAN (WEST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON

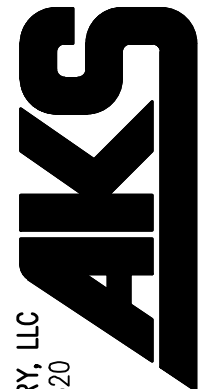


JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P7.0

AKS
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



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

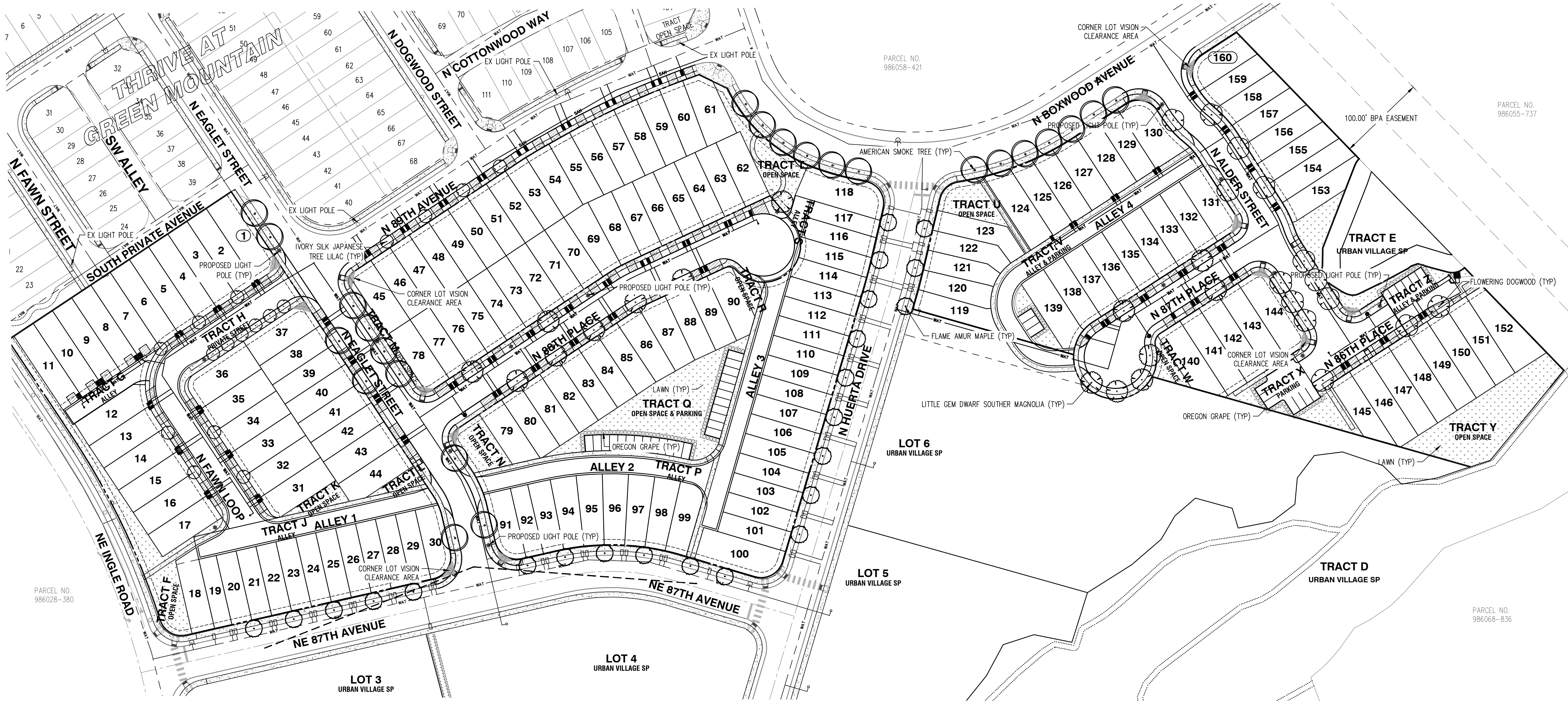
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PRELIMINARY OVERALL LANDSCAPE PLAN
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 6/24/2025
DESIGNED BY: TEB
DRAWN BY: TEB
CHECKED BY: CJS

P8.0



PLANT SCHEDULE

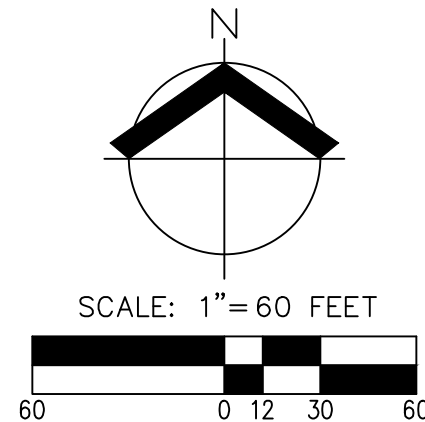
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	
TREES					
	23	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	1 GAL. CONT.	
	14	CORNUS FLORIDA	FLOWERING DOGWOOD	1 GAL. CONT.	
	24	COTINUS OBOVATUS	AMERICAN SMOKE TREE	1 GAL. CONT.	
	15	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	1 GAL. CONT.	
	17	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1 GAL. CONT.	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
SHRUBS					
	149	BERBERIS AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
SYMBOL	QTY	DESCRIPTION		SIZE/CONTAINER	
GROUND COVERS					
	52,399 SF	LAWN		SEED	

PRELIMINARY LANDSCAPE NOTES

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS, INCLUDING CHANGES TO PLANT LOCATION, QUANTITIES, TYPES, AND SIZES MAY BE NECESSARY PRIOR TO FINAL APPROVAL BASED ON PLANT AVAILABILITY, SITE CONDITIONS, UTILITY CONFLICTS, ETC. ALL SUBSTITUTIONS SHALL CONFORM TO CITY OF CAMAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH ACCEPTED BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
- CENTER TREES IN PLANTER STRIPS AND LANDSCAPE PLANTING BEDS WHERE POSSIBLE. KEEP OTHER TREE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING OR CENTERED IN PLANTING ISLAND. KEEP SHRUBS AND GROUNDCOVER A MINIMUM OF 24" O.C. FROM PAVING AND 3' O.C. FROM TREES. ADJUST PLANTINGS AS NECESSARY ON SITE TO AVOID CONFLICT WITH UTILITIES, HYDRANTS, LIGHT POLES, METERS, ETC..
- HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES AND SHRUBS IN PLANTER STRIP AREAS NOT INCLUDED AS STORMWATER FACILITIES OR LAWN. WHERE TREES ARE IN LAWN AREAS, A MINIMUM 3" DIAMETER MULCH RING SHALL BE USED AROUND THE TREE TO PROTECT THE TRUNK FROM MOWER DAMAGE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. PLANTS SHALL BE PLANTED AT A DEPTH TO ACCOMMODATE BARK MULCH APPLICATION.
- IRRIGATION FOR HEALTHY PLANT ESTABLISHMENT AND SURVIVAL IS RECOMMENDED AND SHALL BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.
- TREES SHALL BE PLANTED ON LOTS TO MAKE UP THE DIFFERENCE NEEDED TO MEET THE TREE UNIT REQUIREMENTS.



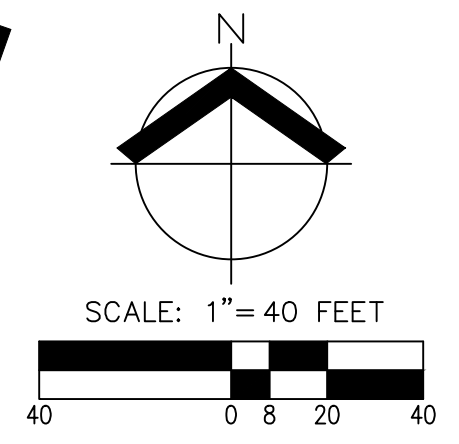
KEY MAP



PRELIMINARY LANDSCAPE PLAN (WEST)
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	CJS

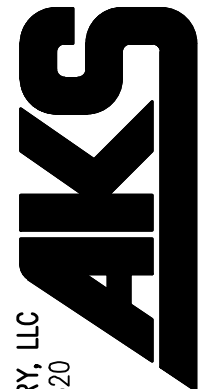


GENERAL NOTE

1. REFER TO SHEET P8.0 FOR PRELIMINARY PLANT SCHEDULE AND NOTES.



KEY MAP



AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2020
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

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

PRELIMINARY LANDSCAPE PLAN (EAST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON

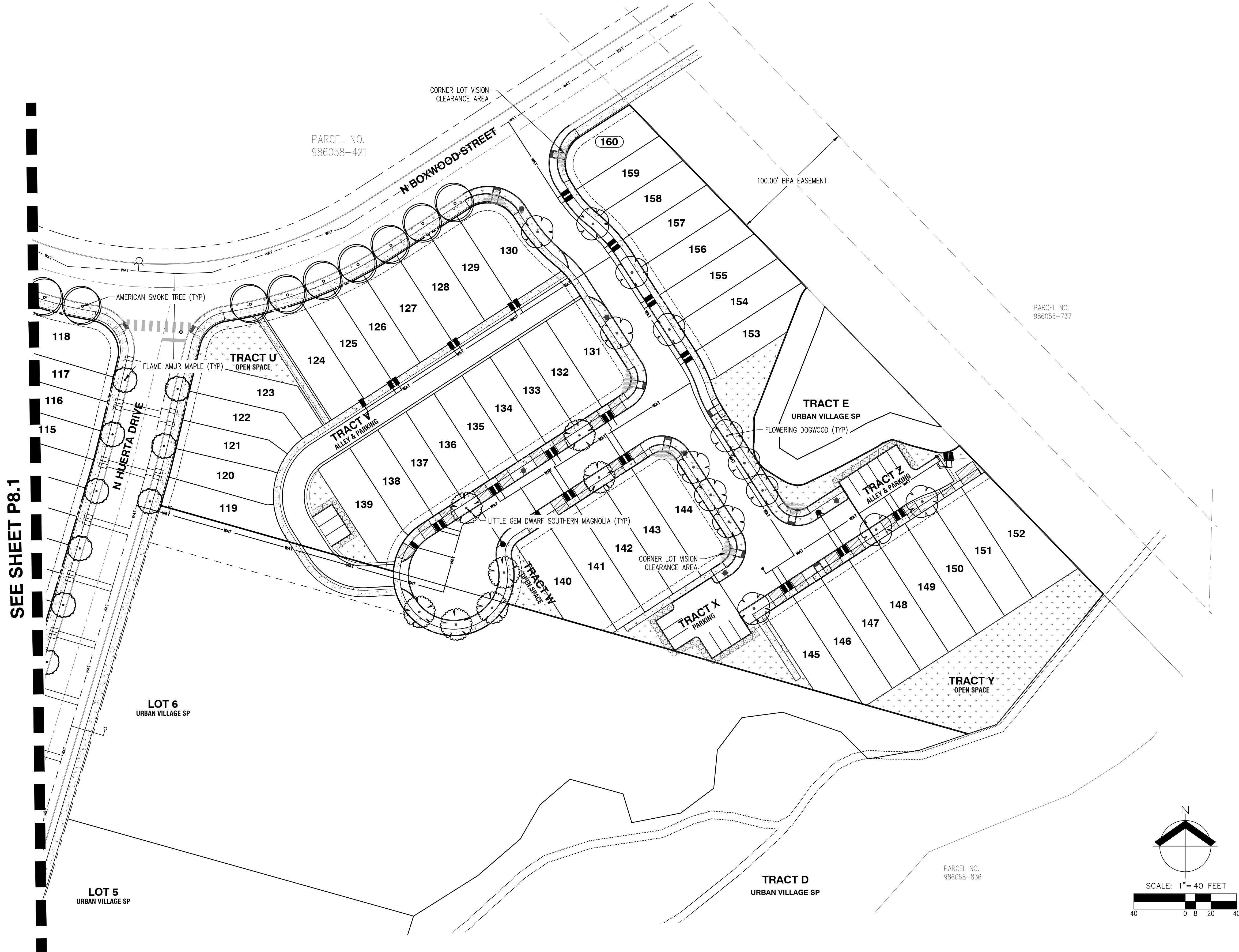


JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	CJS

P8.2

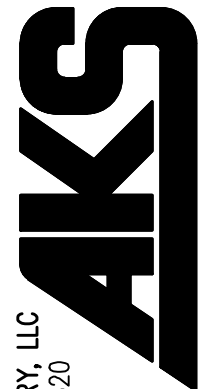


KEY MAP



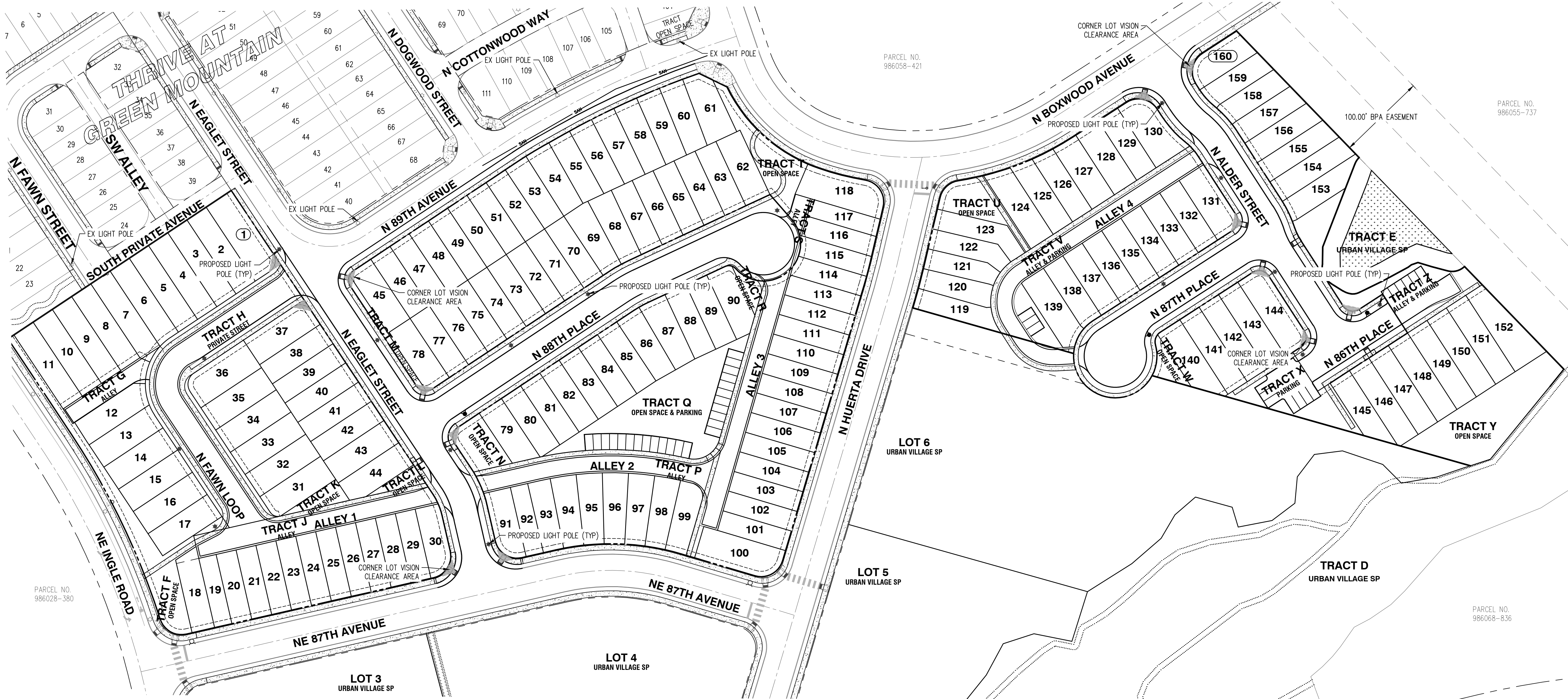
GENERAL NOTE

1. REFER TO SHEET P8.0 FOR PRELIMINARY PLANT SCHEDULE AND NOTES.

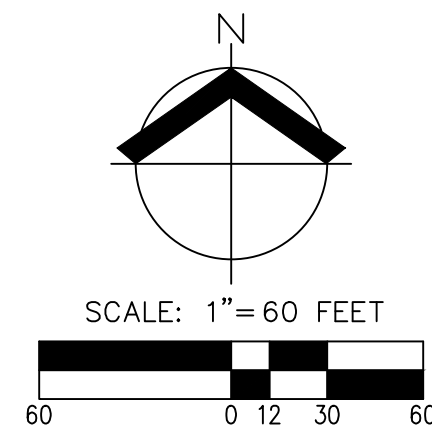


AKS ENGINEERING & FORESTRY, LLC
9600 NE 125TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

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



KEY MAP



PRELIMINARY OVERALL LIGHTING PLAN
LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	11021
DATE:	6/24/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P9.0