

**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
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)

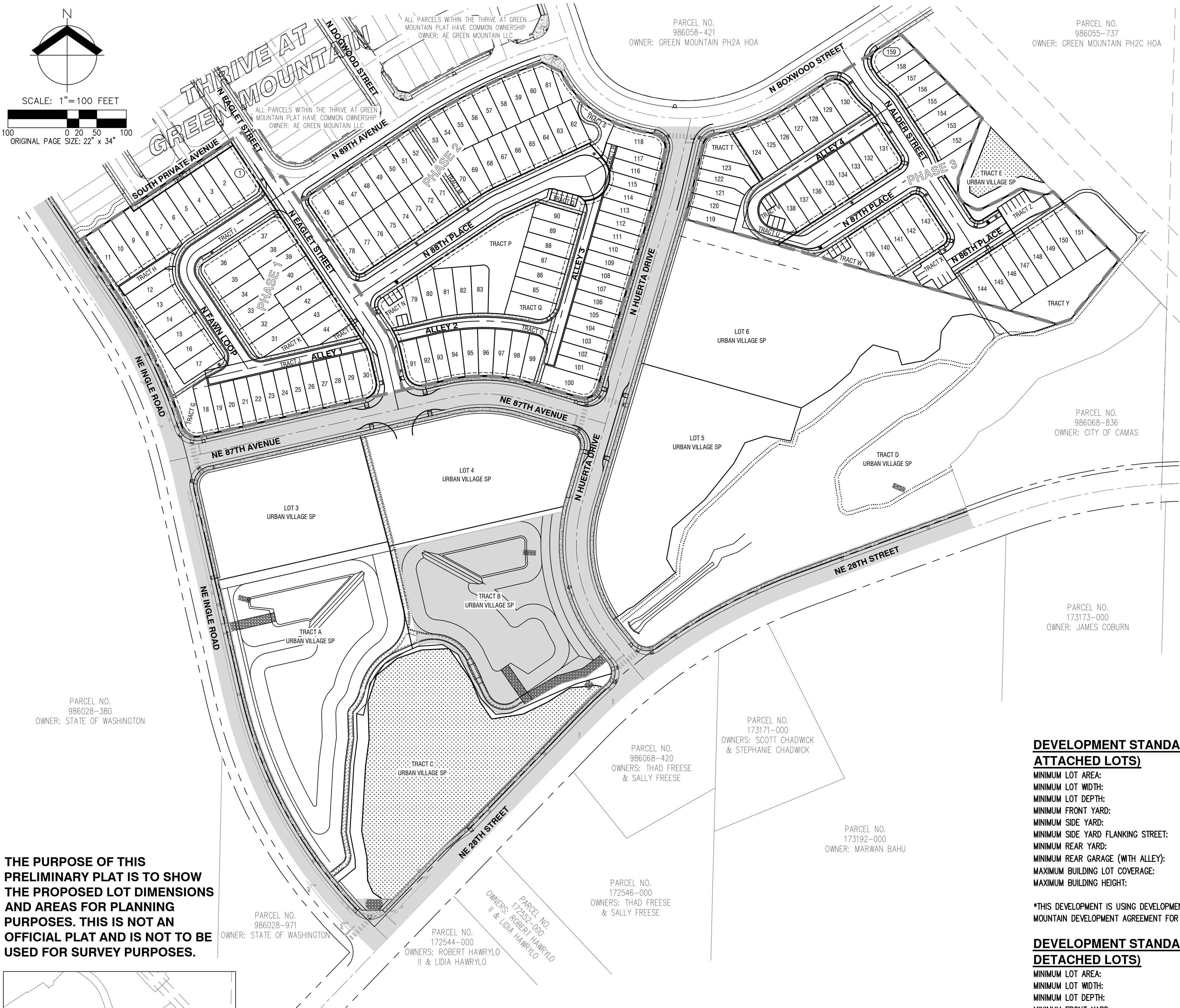
MINIMUM LOT AREA:	1,000 SF
MINIMUM LOT WIDTH:	20 FEET
MINIMUM LOT DEPTH:	50 FEET
MINIMUM FRONT YARD:	0 OR 6 FEET, IF PUE
MINIMUM SIDE YARD:	0 OR 3 FEET
MINIMUM SIDE YARD FLANKING STREET:	0 OR 6 FEET, IF PUE
MINIMUM REAR YARD:	0 OR 6 FEET, IF PUE
MINIMUM REAR GARAGE (WITH ALLEY):	3 OR 18 FEET
MAXIMUM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



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

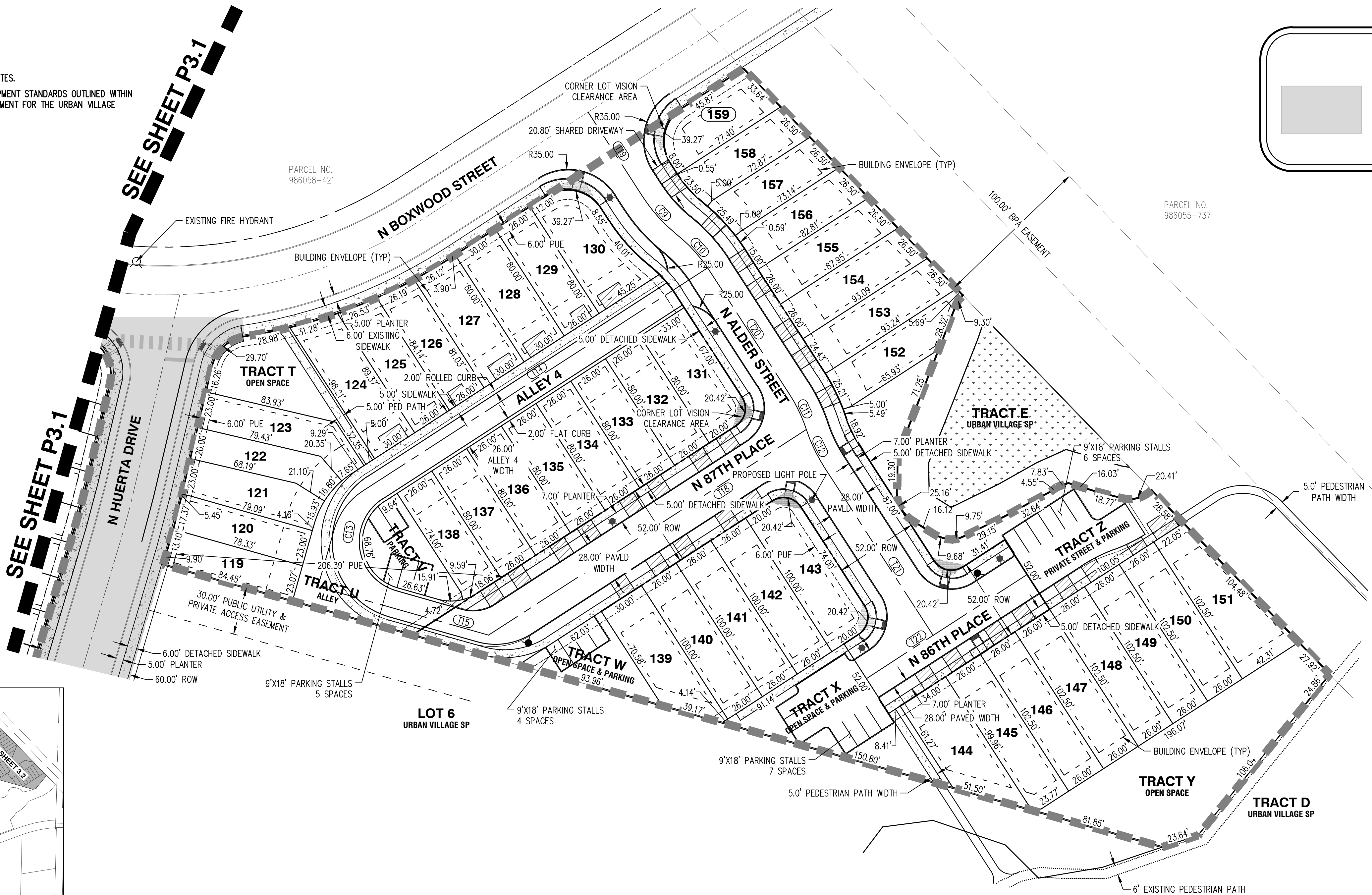
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C10	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C11	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C12	100.00'	14°38'51"	25.56'	S25°34'24"E 25.50'
C13	43.00'	131°18'47"	98.55'	S8°33'12"E 78.35'

GENERAL NOTES

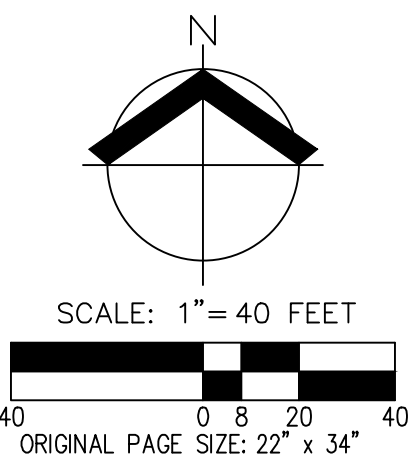
- SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
- LOT SETBACKS SHALL BE PER THE DEVELOPMENT STANDARDS OUTLINED WITHIN THE GREEN MOUNTAIN DEVELOPMENT AGREEMENT FOR THE URBAN VILLAGE AREA SHOWN ON SHEET P3.0

HATCH LEGEND

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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:	11/20/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P3.2

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.
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- 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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- TRACT Y – UPDATED WITH ADDITIONAL CONCEPTUAL LANDSCAPING, PICNIC TABLES, BENCHES, AND TWO BOCCIE BALL COURTS.
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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



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



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

PRELIMINARY LANDSCAPE PLAN (EAST)

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON



JOB NUMBER: 11021
DATE: 11/21/2025
DESIGNED BY: TEB
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P10.2

UPDATE NOTES

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KEY MAP

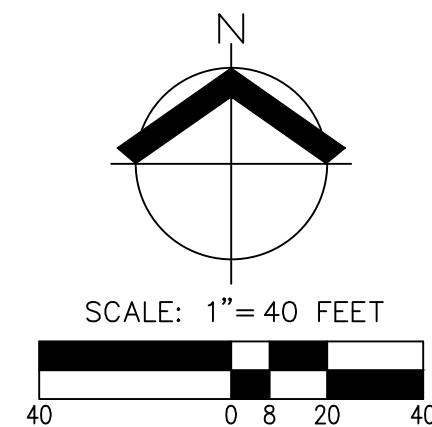
SEE SHEET P10.1



LOT 6
URBAN VILLAGE SP

LOT 5
URBAN VILLAGE SP

TRACT D
URBAN VILLAGE SP



PRELIMINARY TRACTS P AND Y ENLARGEMENTS

LACAMAS VILLAGE
WOLLAM & ASSOCIATES
CAMAS, WASHINGTON

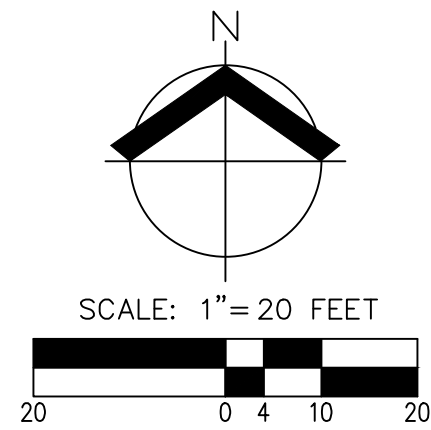


JOB NUMBER: 11021
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P10.3



1 TRACT P ENLARGEMENT
Scale: 1:20



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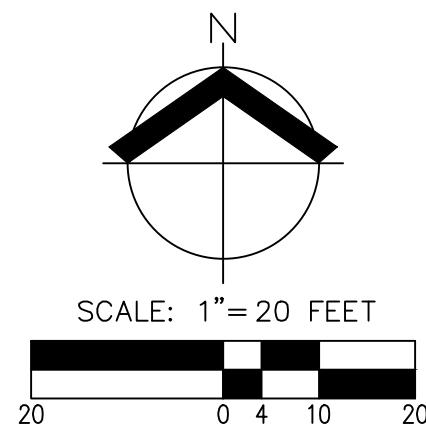
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PLANT QTY.

TREES = 73
SHRUBS = 496



2 TRACT Y ENLARGEMENT
Scale: 1:20



350-2237

Equipment Manufacturer



350-2237A



350-2237

Equipment Manufacturer



350-2237A



