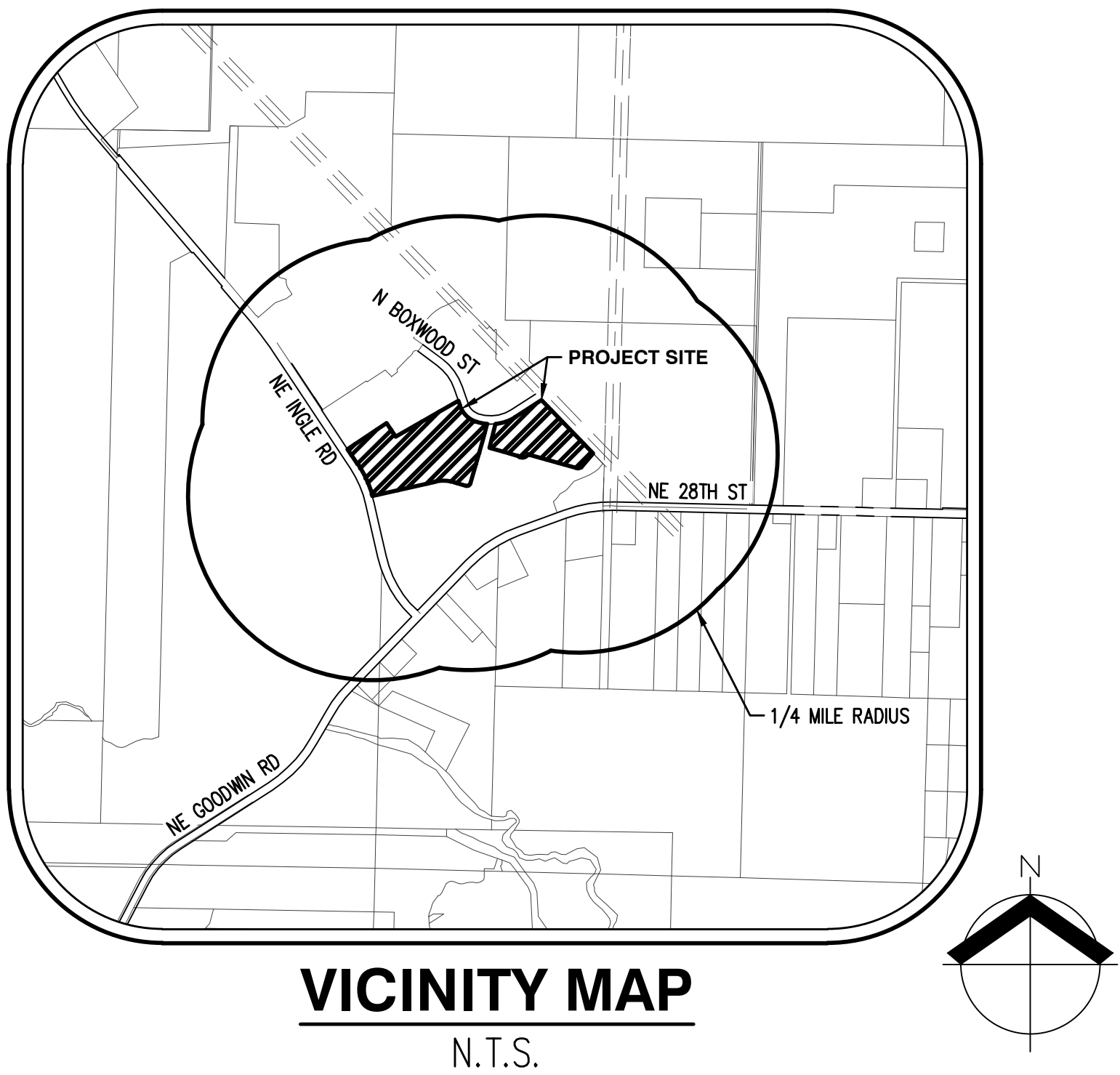


# LACAMAS VILLAGE

## TYPE III SUBDIVISION PLANS



### 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

### LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
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	PROPOSED
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
GUTTER	
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	

### SHEET INDEX

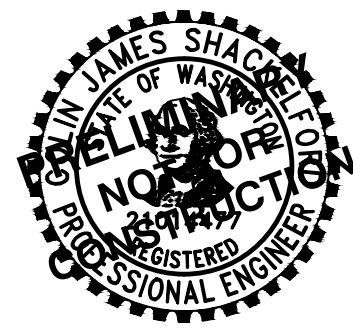
- P1.0 COVER SHEET
- P2.0 OVERALL PRELIMINARY EXISTING CONDITIONS
- P2.1 PRELIMINARY EXISTING CONDITIONS (WEST)
- P2.2 PRELIMINARY EXISTING CONDITIONS (EAST)
- P3.0 OVERALL PRELIMINARY PLAT OVERVIEW
- P3.1 PRELIMINARY PLAT (WEST)
- P3.2 PRELIMINARY PLAT (EAST)
- P4.0 OVERALL PRELIMINARY GRADING AND ESC 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 HOUSING TYPE & PHASING PLAN
- P9.0 PRELIMINARY OVERALL PARKING PLAN
- P10.0 PRELIMINARY OVERALL LANDSCAPE PLAN
- P10.1 PRELIMINARY LANDSCAPE PLAN (WEST)
- P10.2 PRELIMINARY LANDSCAPE PLAN (EAST)
- P11.0 PRELIMINARY OVERALL LIGHTING PLAN

### BASIS OF DESIGN ASSUMPTION

THE LACAMAS VILLAGE SUBDIVISION (PA24-13) DESIGN ASSUMPTION IS 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.

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



JOB NUMBER: 11021  
DATE: 9/26/2025  
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

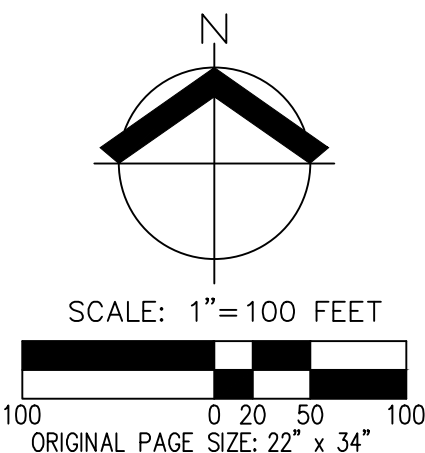
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SANITARY SEWER CLEAN OUT  
SANITARY SEWER MANHOLE  
SIGN  
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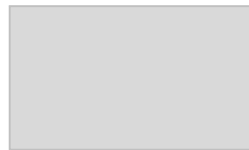
EXISTING

- RIGHT-OF-WAY LINE  
BOUNDARY LINE  
PROPERTY LINE  
CENTERLINE  
DITCH  
CURB  
EDGE OF PAVEMENT  
EASEMENT  
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KEY MAP

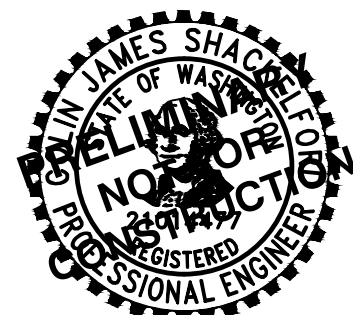
HATCH LEGEND



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.

PRELIMINARY EXISTING CONDITIONS (WEST)

LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



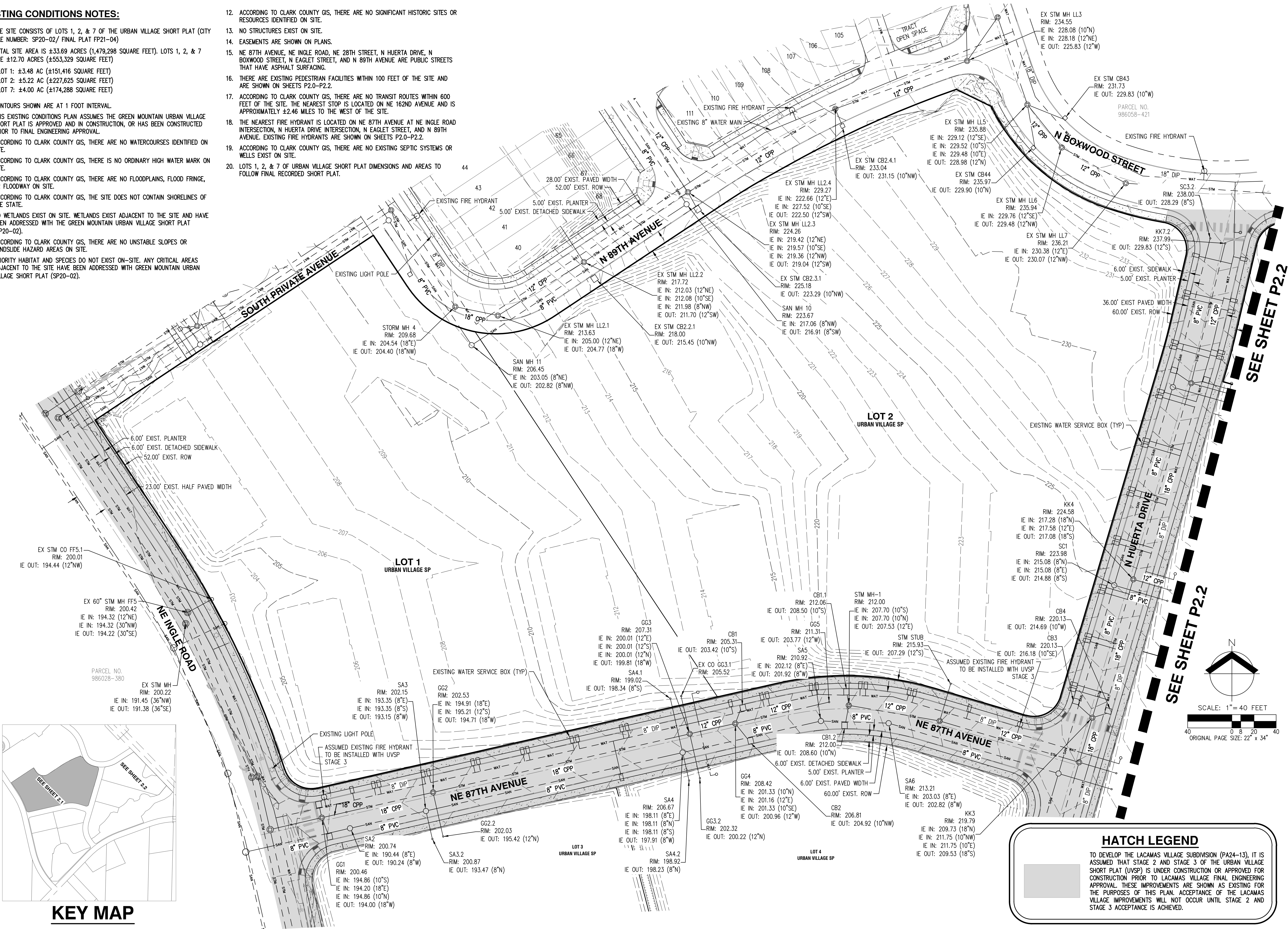
JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P2.1

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)
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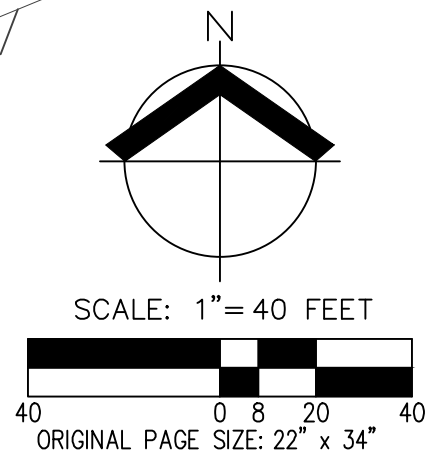
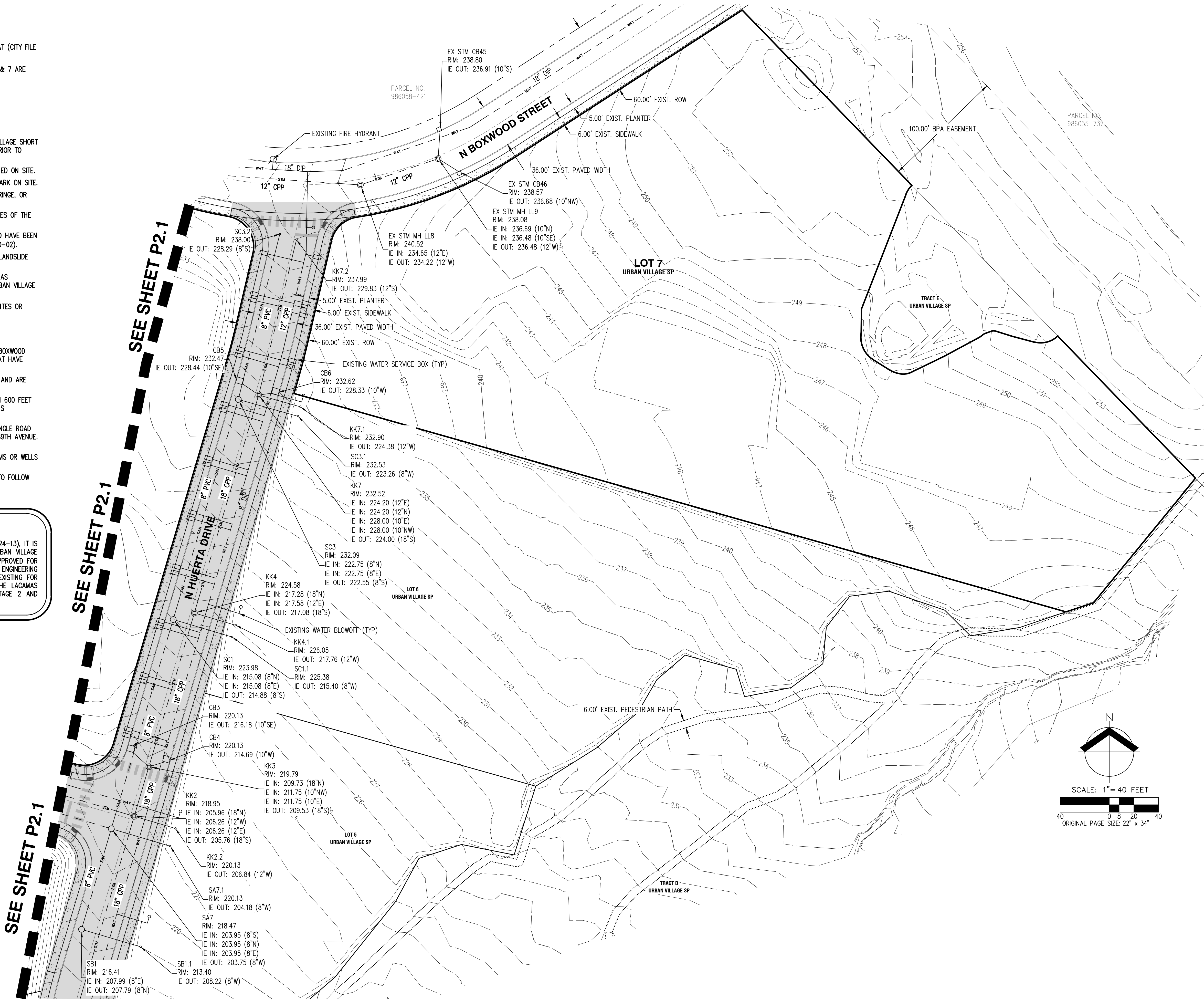
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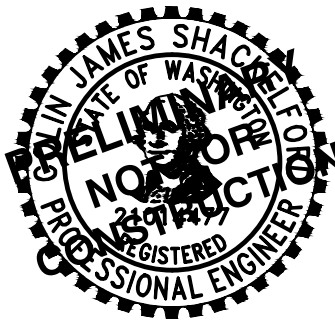


KEY MAP



PRELIMINARY EXISTING CONDITIONS (EAST)

LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P2.2



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



PARCEL AREA TABLE	
PARCEL #	AREA (SF)
1	3,352
2	2,600
3	2,600
4	2,600
5	2,600
6	2,609
7	2,737
8	2,600
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
45	2,395
46	2,080
47	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
48	2,080
49	2,080
50	2,080
51	2,080
52	2,080
53	2,153
54	2,219
55	2,085
56	2,179
57	2,208
58	2,214
59	2,198
60	2,158
61	2,549
62	2,400

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
63	2,080
64	2,080
65	2,080
66	2,080
67	2,080
68	2,166
69	2,247
70	2,080
71	2,080
72	2,080
73	2,080
74	2,080
75	2,080
76	2,080
77	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
78	2,395
79	2,200
80	2,079
81	2,080
82	2,080
83	2,080
84	2,080
85	2,080
86	2,237
87	2,328
88	2,080
89	2,080
90	2,284
91	2,270
92	1,600

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
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
106	1,868
107	1,873

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
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'	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'

### 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.



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:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

### P3.1

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
119	2,135
120	2,011
121	1,867
123	2,403
124	2,806
125	2,251

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
126	2,143
127	2,409
128	2,400
129	2,080
130	2,960
131	2,604

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
132	2,080
133	2,080
134	2,080
135	2,080
136	2,080
137	2,080

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
138	2,087
140	2,619
141	2,600
142	2,600
143	2,600
144	3,227

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
145	2,214
146	2,662
147	2,665
148	2,665
149	2,665
150	2,665

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
151	2,665
152	3,298
153	2,256
154	2,487
155	2,354
156	2,220

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
157	2,087
158	2,016
159	2,045
160	2,312
513	3,066
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

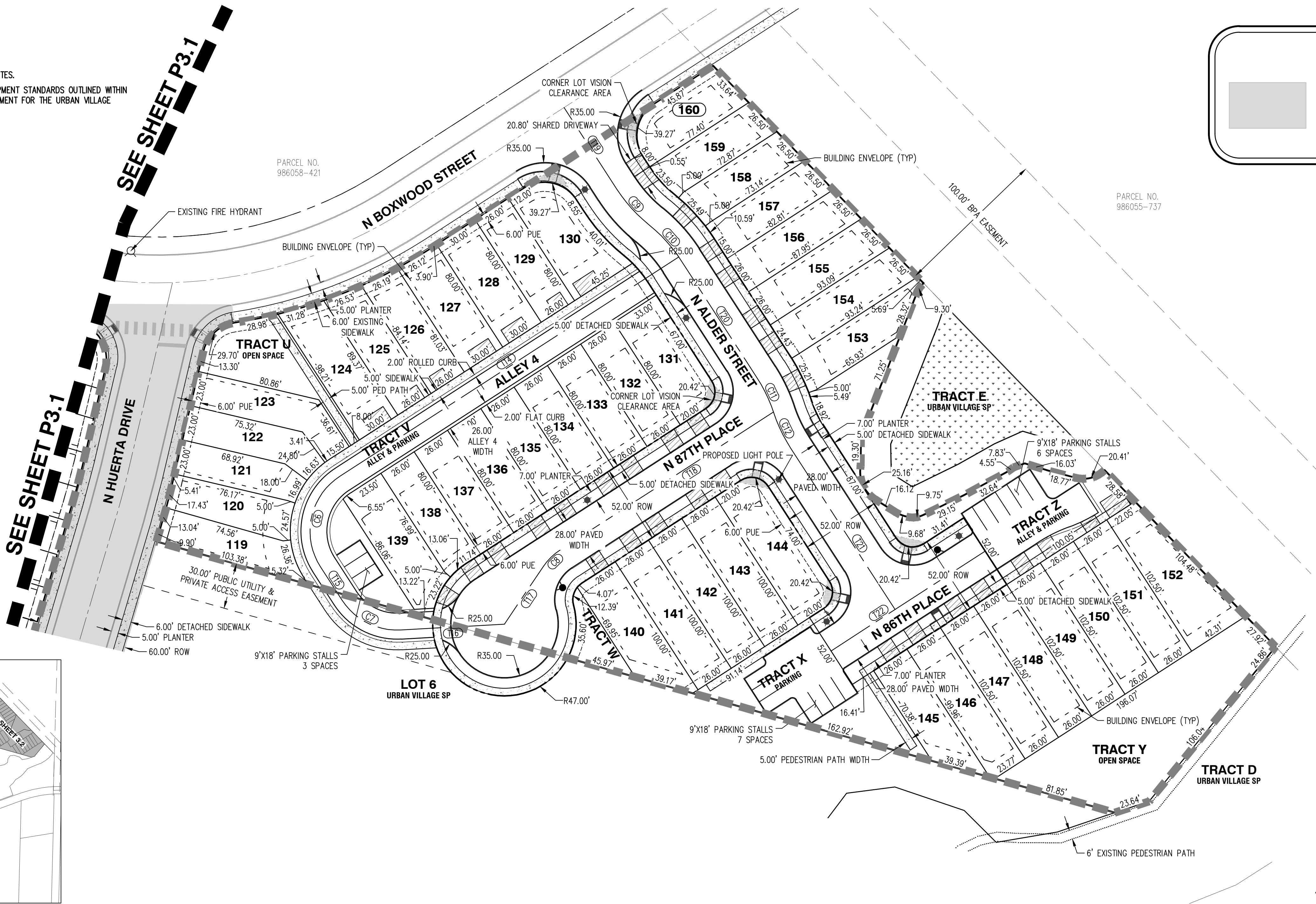
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C6	43.00'	90°00'00"	67.54'	S12°06'11"W 60.81'
C7	43.00'	60°17'07"	45.24'	S63°02'22"E 43.19'
C8	39.00'	23°05'02"	15.71'	S45°33'40"W 15.61'
C9	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C10	100.00'	18°11'42"	31.76'	S41°59'40"E 31.62'
C11	100.00'	14°38'51"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

### HATCH LEGEND

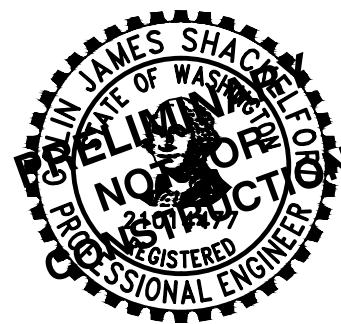
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### KEY MAP

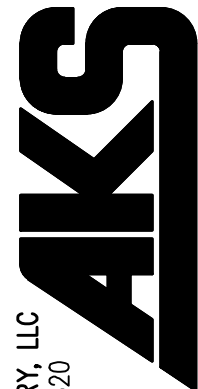
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## PRELIMINARY PLAT (EAST) LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

## P3.2



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

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.

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.

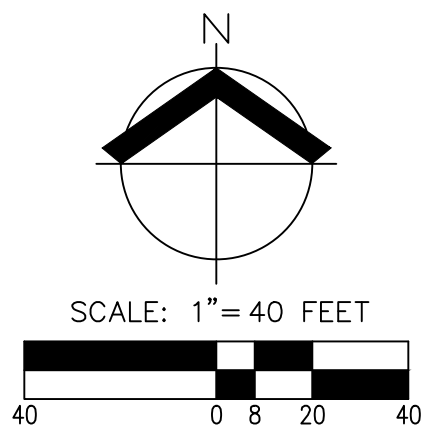
THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" CONDITIONS.

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



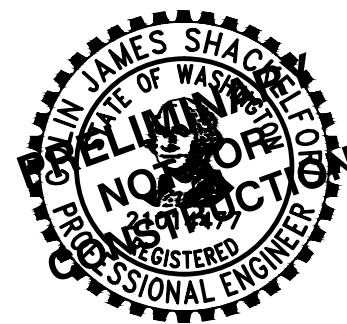
HATCH LEGEND

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OVERALL PRELIMINARY GRADING AND ESC PLAN

LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
CHECKED BY: CJS

P4.0



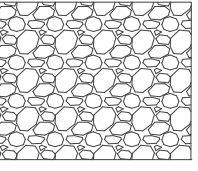
PRELIMINARY GRADING AND ESC PLAN (WEST)  
**LACAMAS VILLAGE**  
**WOLLAM & ASSOCIATES**  
**CAMAS, WASHINGTON**



JOB NUMBER: 11021  
DATE: 9/26/2025  
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.

**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.

**EROSION CONTROL KEY NOTES** #

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

**HATCH LEGEND**

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

**PRELIMINARY GRADING QUANTITIES**

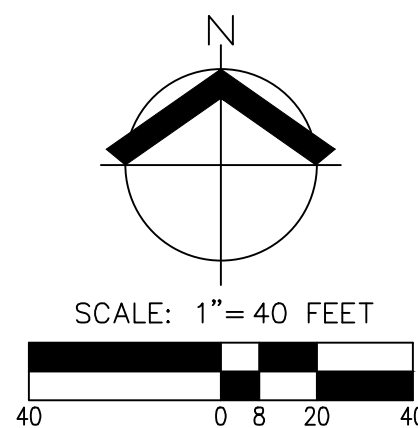
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VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN. RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE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

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**KEY MAP**

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



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P4.2

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.
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EROSION CONTROL KEY NOTES

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

PRELIMINARY GRADING QUANTITIES

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

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            | — — — — — |

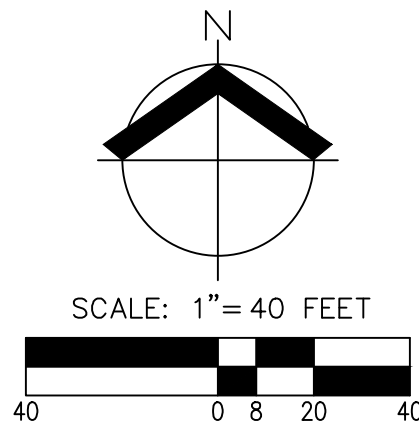
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SEE SHEET P4.1

SEE SHEET P4.1

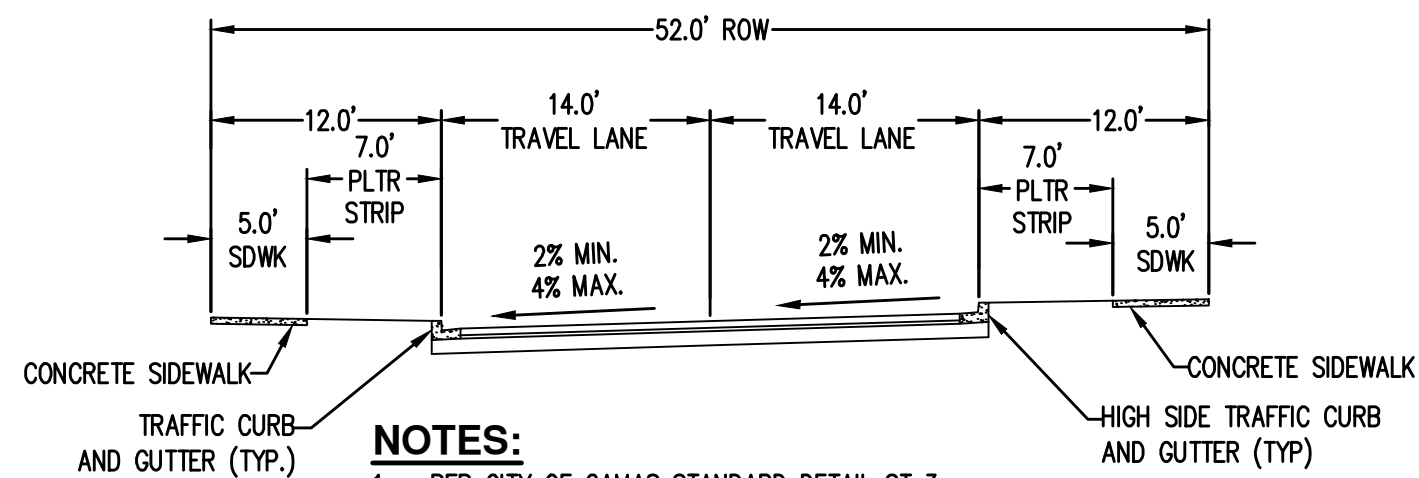
SEE SHEET P4.1



KEY MAP



JOB NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
CHECKED BY: CJS

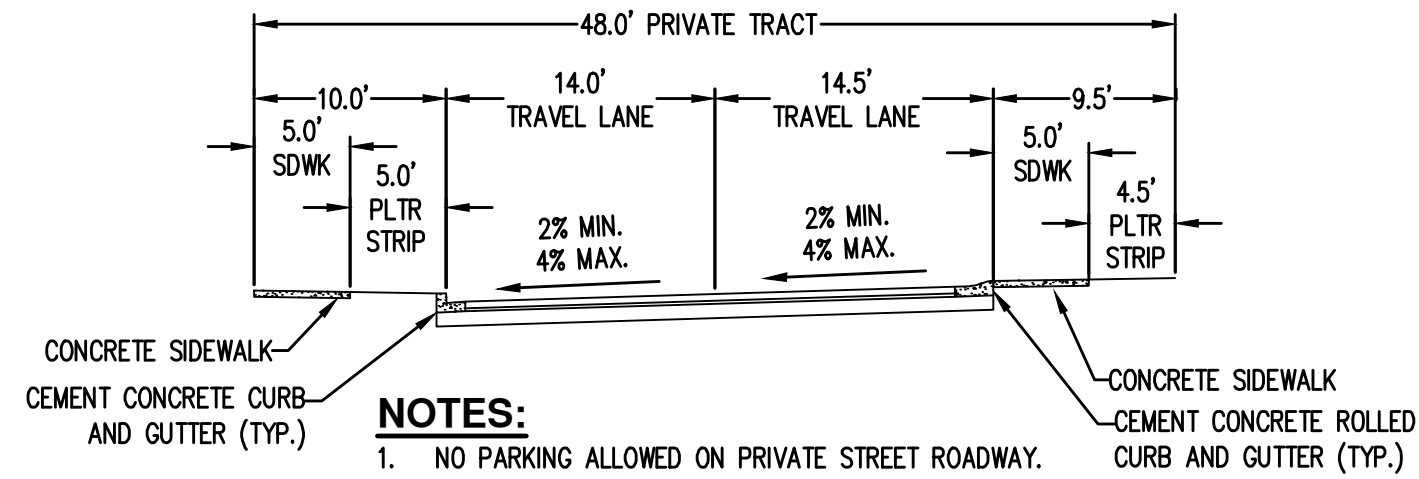


**NOTES:**

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.

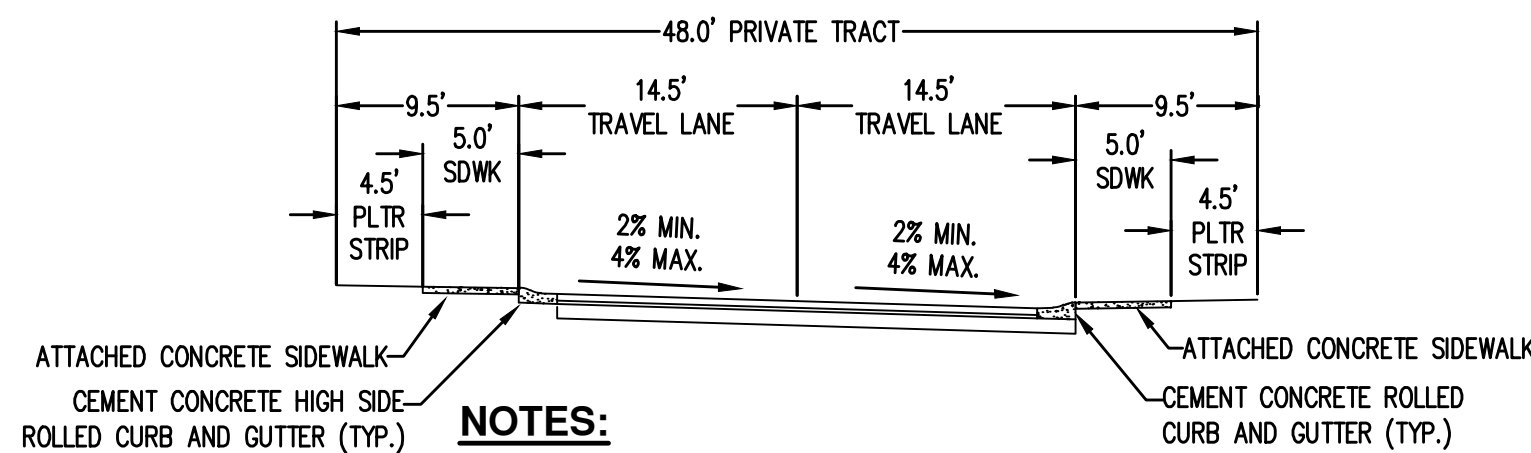


**NOTES:**

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)

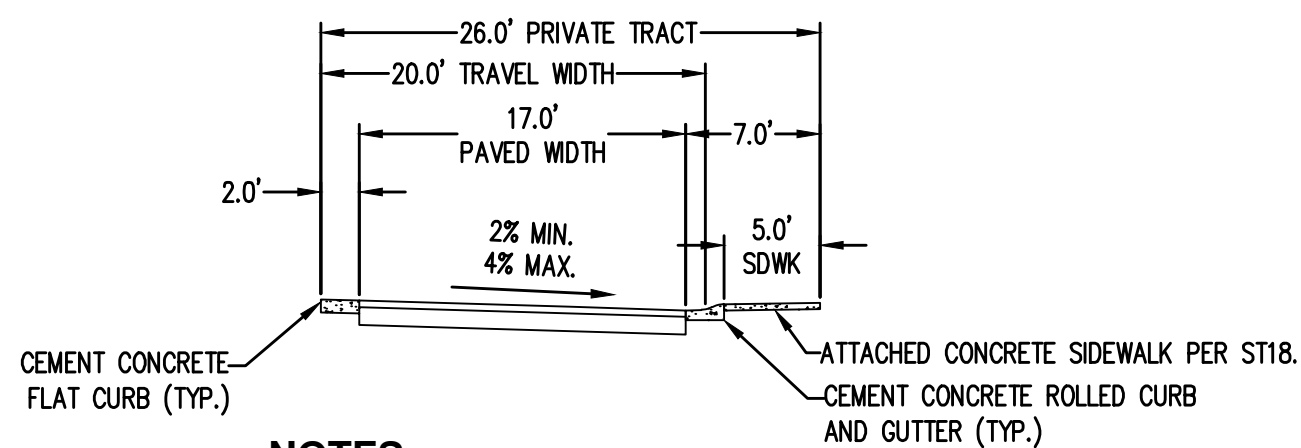


**NOTES:**

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:**

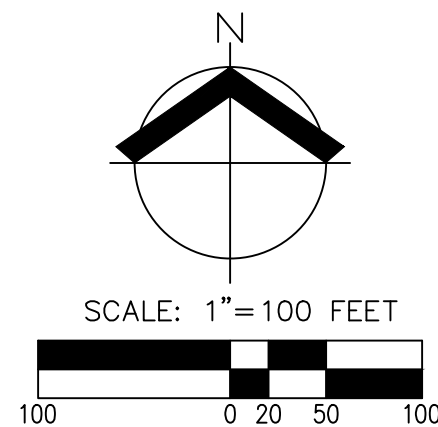
1. PROPOSED ALLEYS ARE EITHER SHED LEFT OR SHED RIGHT.
2. NO PARKING ALLOWED WITHIN ALLEY ROADWAYS.
3. ATTACHED SIDEWALKS TO HAVE A THICKENED EDGE AT THE ROLLED CURB.

**ALLEY (26' PRIVATE TRACT WIDTH) - SHED**

ALLEY 1, 2, 3 & 4.



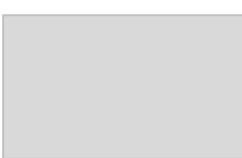
**KEY MAP**



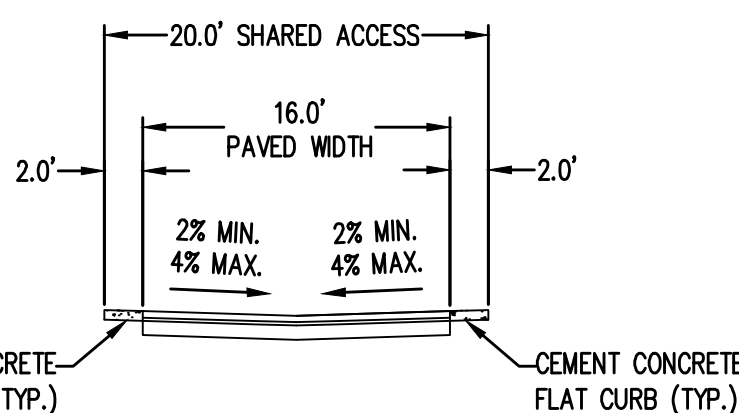
**GENERAL NOTES**

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 EAGLE 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.

**HATCH LEGEND**

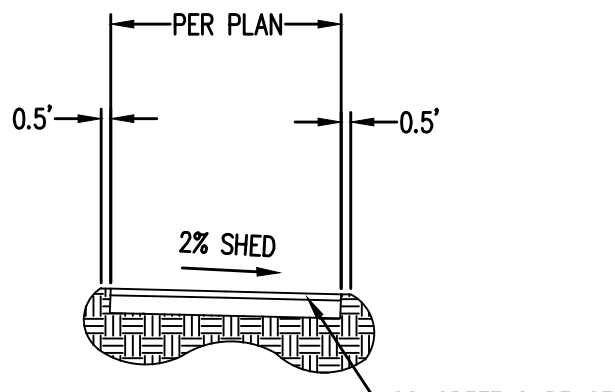


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**ALLEY (20' TRAVEL WIDTH)**

TRACT G AND TRACT S



**PEDESTRIAN PATH**

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'

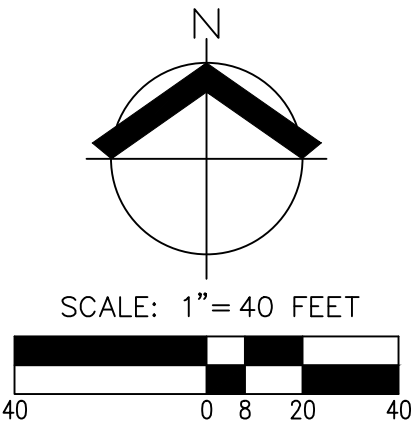


KEY MAP

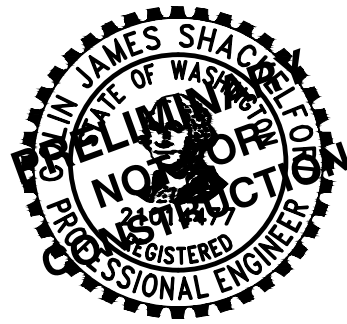


**HATCH LEGEND**

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.

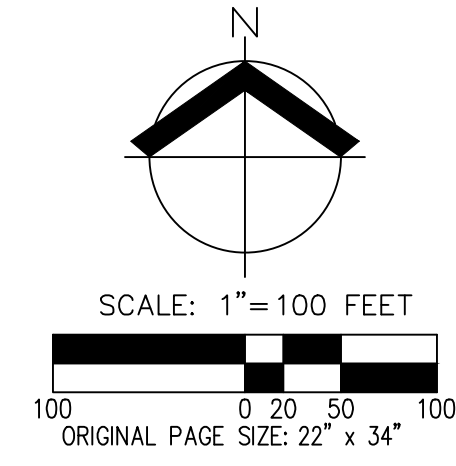


PRELIMINARY STREET PLAN (WEST)  
LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS





## GENERAL NOTES

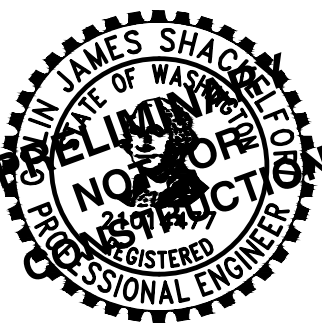
1. UTILITIES SHOWN FOR NE 87TH AVENUE AND N HUERTA DRIVE ARE ASSUMED EXISTING FOR THE PURPOSES OF THIS PLAN. THESE UTILITIES WILL BE CONSTRUCTED WITH URBAN VILLAGE SHORT PLAT STAGE 2 AND STAGE 3 UNDER A SEPARATE COVER.
2. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
3. AN EXISTING 8" DI WATER 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.
4. 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.
5. IRRIGATION METERS WILL BE OWNED BY HOA.
6. SEE SHEETS P7.0 - P7.1 FOR STORMWATER DESIGN.
7. VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
8. 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

### 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.



## KEY MAP



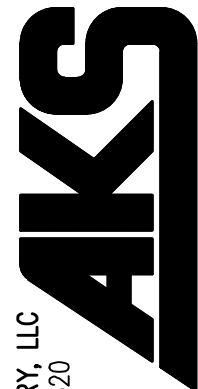
JOB NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
CHECKED BY: CJS

## P6.0

# PRELIMINARY COMPOSITE UTILITY PLAN OVERVIEW

**LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON**



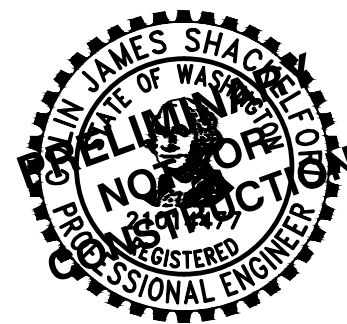


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PRELIMINARY COMPOSITE UTILITY PLAN (EAST)

LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
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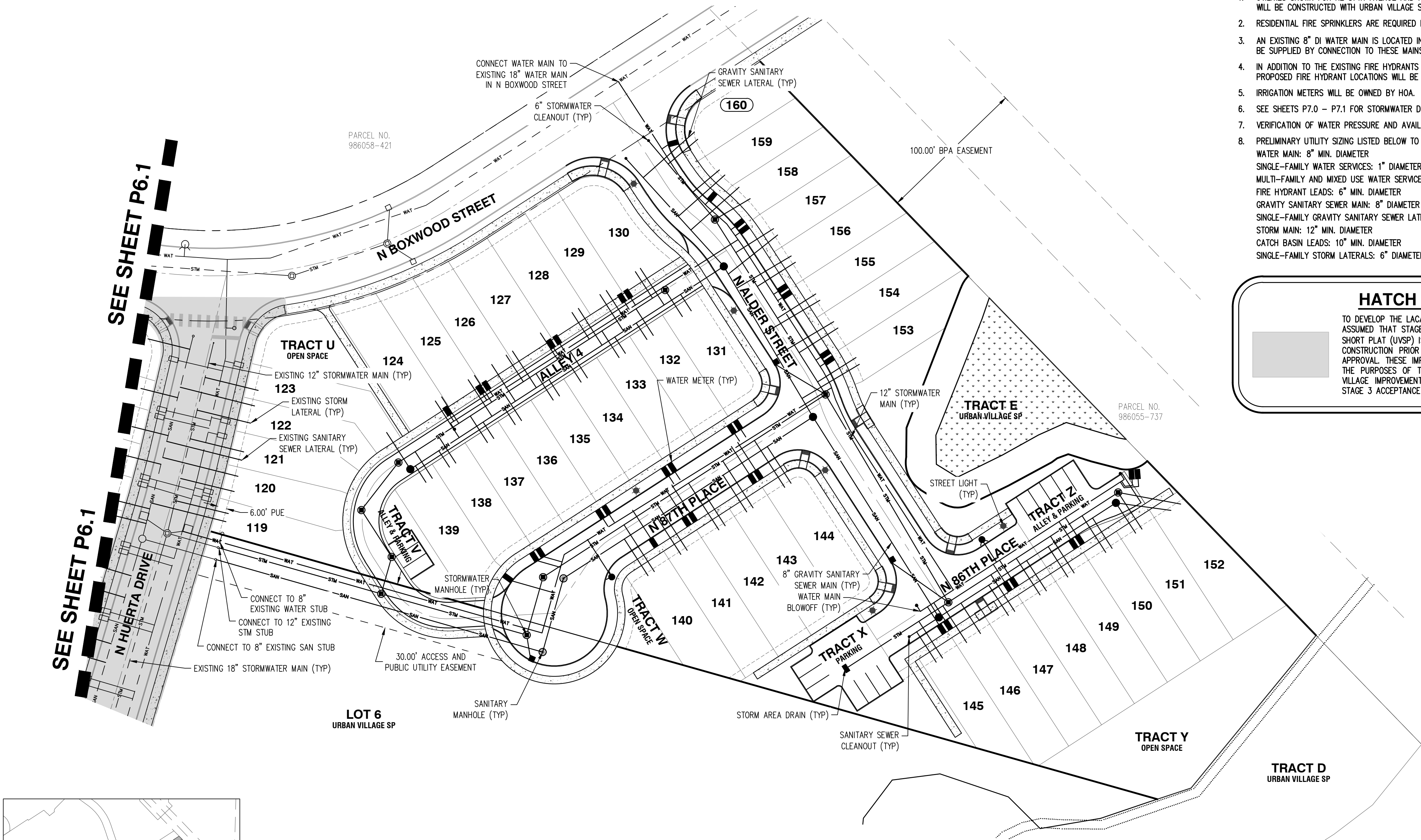
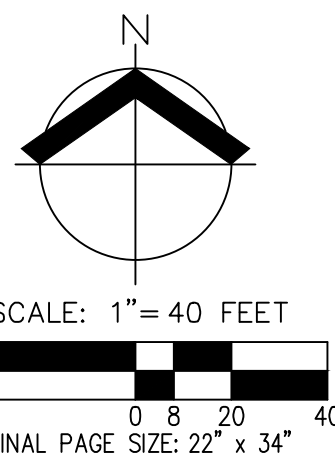
P6.2

GENERAL NOTES

- UTILITIES SHOWN FOR NE 87TH AVENUE AND N HUERTA DRIVE ARE ASSUMED EXISTING FOR THE PURPOSES OF THIS PLAN. THESE UTILITIES WILL BE CONSTRUCTED WITH URBAN VILLAGE SHORT PLAT STAGE 2 AND STAGE 3 UNDER A SEPARATE COVER.
- RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
- 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.
- 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.
- IRRIGATION METERS WILL BE OWNED BY HOA.
- SEE SHEETS P7.0 – P7.1 FOR STORMWATER DESIGN.
- VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
- 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  
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GRAVITY SANITARY SEWER MAIN: 8" DIAMETER  
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STORM MAIN: 12" MIN. DIAMETER  
CATCH BASIN LEADS: 10" MIN. DIAMETER  
SINGLE-FAMILY STORM LATERALS: 6" DIAMETER

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.



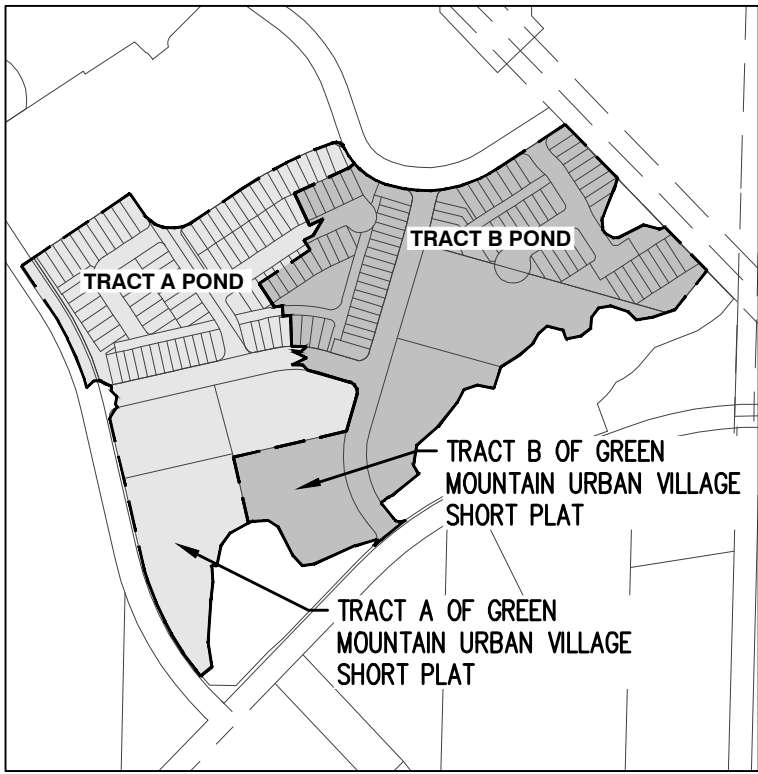
KEY MAP

GENERAL NOTES

1. UTILITIES SHOWN FOR THE NE 87TH AVENUE AND N HUERTA DRIVE ARE ASSUMED EXISTING FOR THE PURPOSES OF THIS PLAN. THESE UTILITIES WILL BE CONSTRUCTED WITH URBAN VILLAGE SHORT PLAT (UVSP) STAGE 2 AND STAGE 3 UNDER A SEPARATE COVER.
2. TRACT B POND TO BE CONSTRUCTED WITH UVSP STAGE 2. CONNECTION TO THE POND CONVEYANCE WILL ONLY OCCUR WITH APPROVAL FROM CITY.
3. CONTOUR INTERVAL IS 1 FOOT.
4. TREES ARE NOT SHOWN.
5. 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.
6. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
7. THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
8. EXISTING DRAINAGE FLOW ROUTES ARE TO THE SOUTH AND WEST TOWARDS EXISTING STORMWATER FACILITIES INSTALLED WITH THE URBAN VILLAGE SHOR PLAT.
9. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO EXTENT POSSIBLE, WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES INTO EXISTING DITCHES TO THE WEST ALONF NE GOODWIN ROAD
10. ROOF AREAS FOR ALL LOTS DRAIN TO A STORMWATER LATERAL.
11. 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

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.

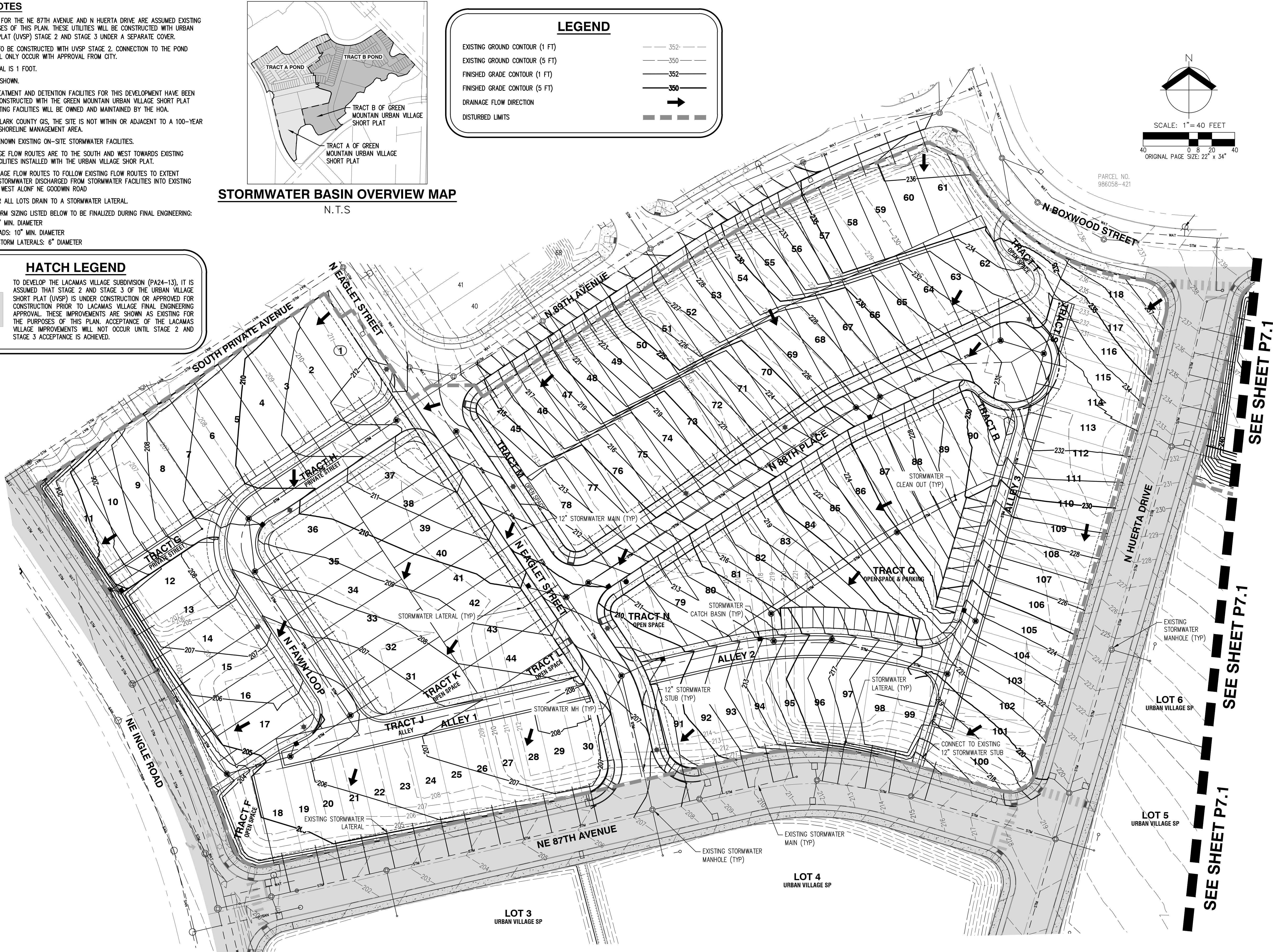
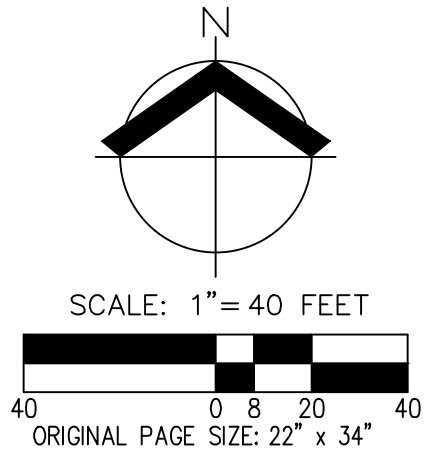


STORMWATER BASIN OVERVIEW MAP

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               | --- |



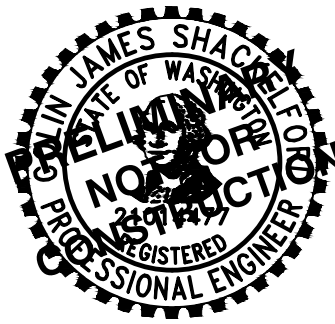
SEE SHEET P7.1

SEE SHEET P7.1

SEE SHEET P7.1

PRELIMINARY STORMWATER PLAN (WEST)

LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P7.0

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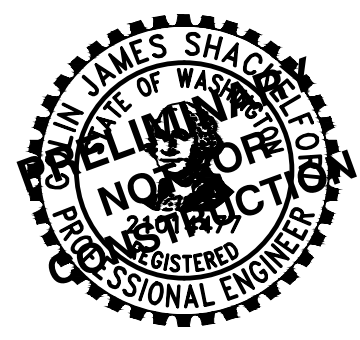
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PRELIMINARY OVERALL HOUSING TYPE & PHASING PLAN

LACAMAS VILLAGE

WOLLAM & ASSOCIATES

CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P8.0



KEY MAP

LEGEND

LOT FRONT DIRECTION

→

ATTACHED SINGLE-FAMILY WITH REAR LOADED ACCESS (TYPE A)

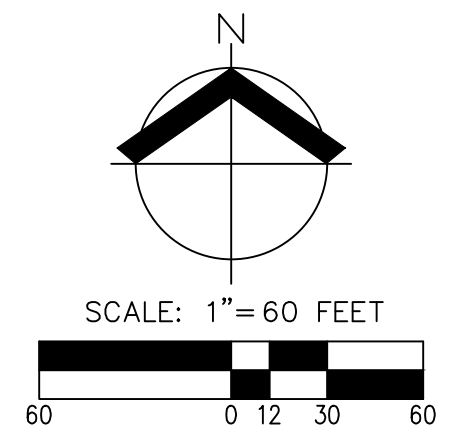
A

DETACHED SINGLE-FAMILY WITH REAR LOADED ACCESS (TYPE B)

B

DETACHED SINGLE-FAMILY WITH FRONT LOADED ACCESS (TYPE C)

C



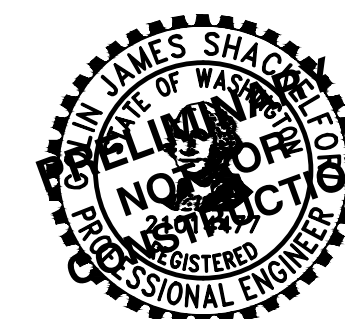


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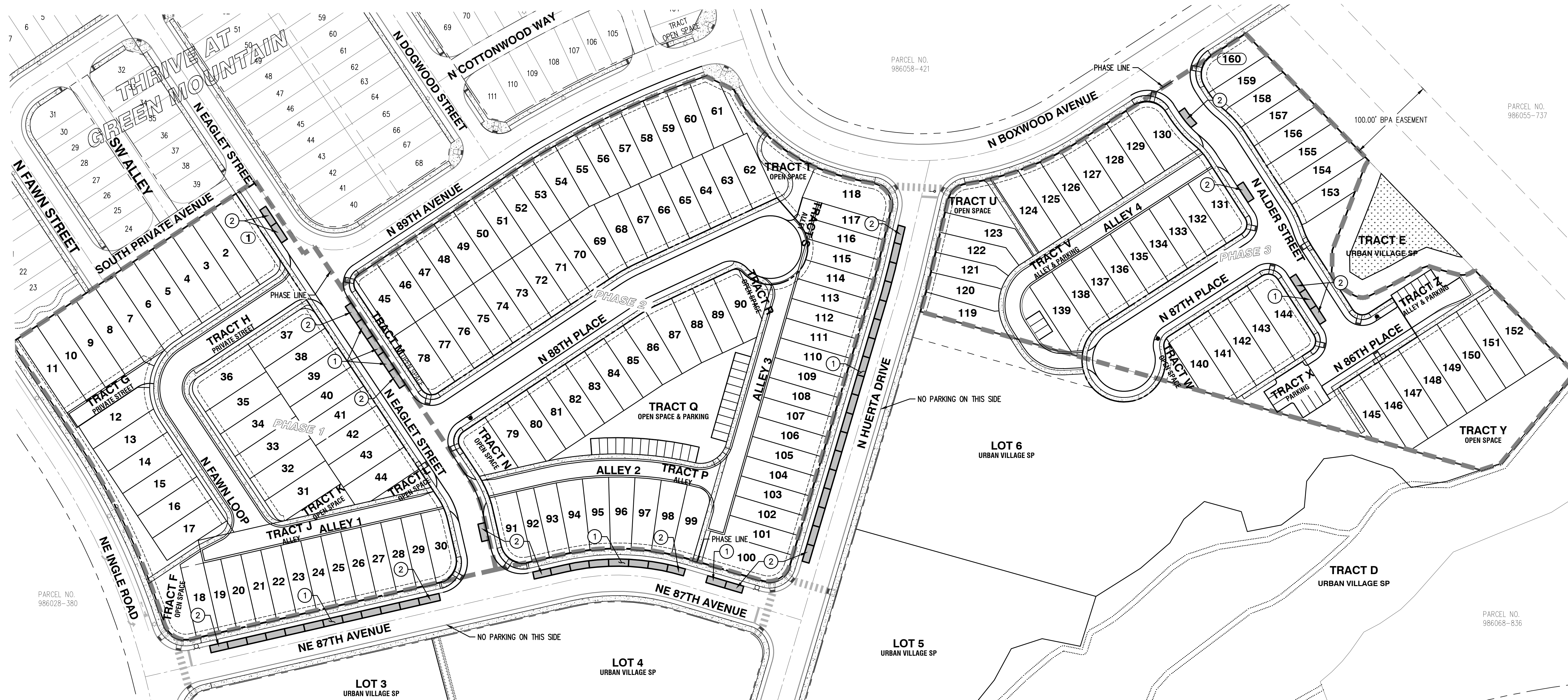
## PRELIMINARY OVERALL PARKING PLAN

**LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON**



JOB NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
CHECKED BY: CJS

## P9.0



### ON-STREET PARKING NOTES

1. ON-STREET PARKING REQUIREMENTS FOLLOW THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
2. ALL PARKING SPACES ARE A MINIMUM OF 5 FEET FROM THE EDGE OF DRIVEWAYS.
3. ALL PARKING SPACES ARE A MINIMUM OF 20 FEET FROM CROSSWALKS.

### ON-STREET PARKING KEYED NOTES #

1. PROPOSED 8' X 20' ON-STREET PARKING SPACE.
2. PROPOSED 8' X 22' ON-STREET PARKING SPACE.

## PARKING STATISTICS

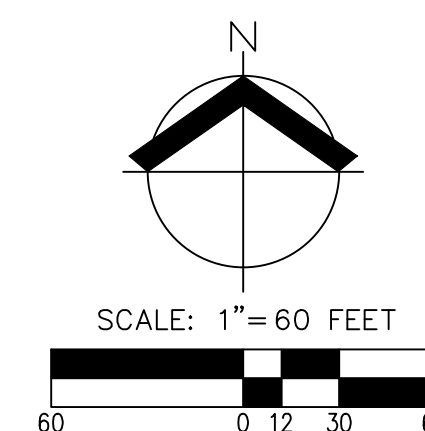
REQUIRED OFF-STREET PARKING STALLS:	32 SPACES
PROPOSED OFF-STREET PARKING STALLS:	40 SPACES
TRACT Q:	24 SPACES
TRACT V:	3 SPACES
TRACT X:	7 SPACES
<u>TRACT Z:</u>	<u>6 SPACES</u>
TOTAL PROPOSED:	40 SPACES

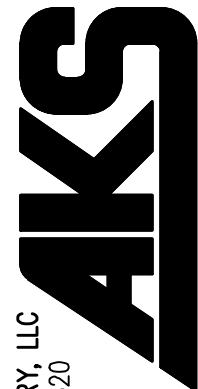
\*NOTE: ONE ADDITIONAL OFF-STREET PARKING SPACE IS REQUIRED FOR EVERY 5 UNITS.

PROPOSED ON-STREET PARKING STALLS (8' X 22'):	37 SPACES
<u>PROPOSED ON-STREET PARKING STALLS (8' X 20' MIN.):</u>	<u>16 SPACES</u>
TOTAL PROPOSED ON-STREET PARKING STALLS:	53 SPACES



## KEY MAP





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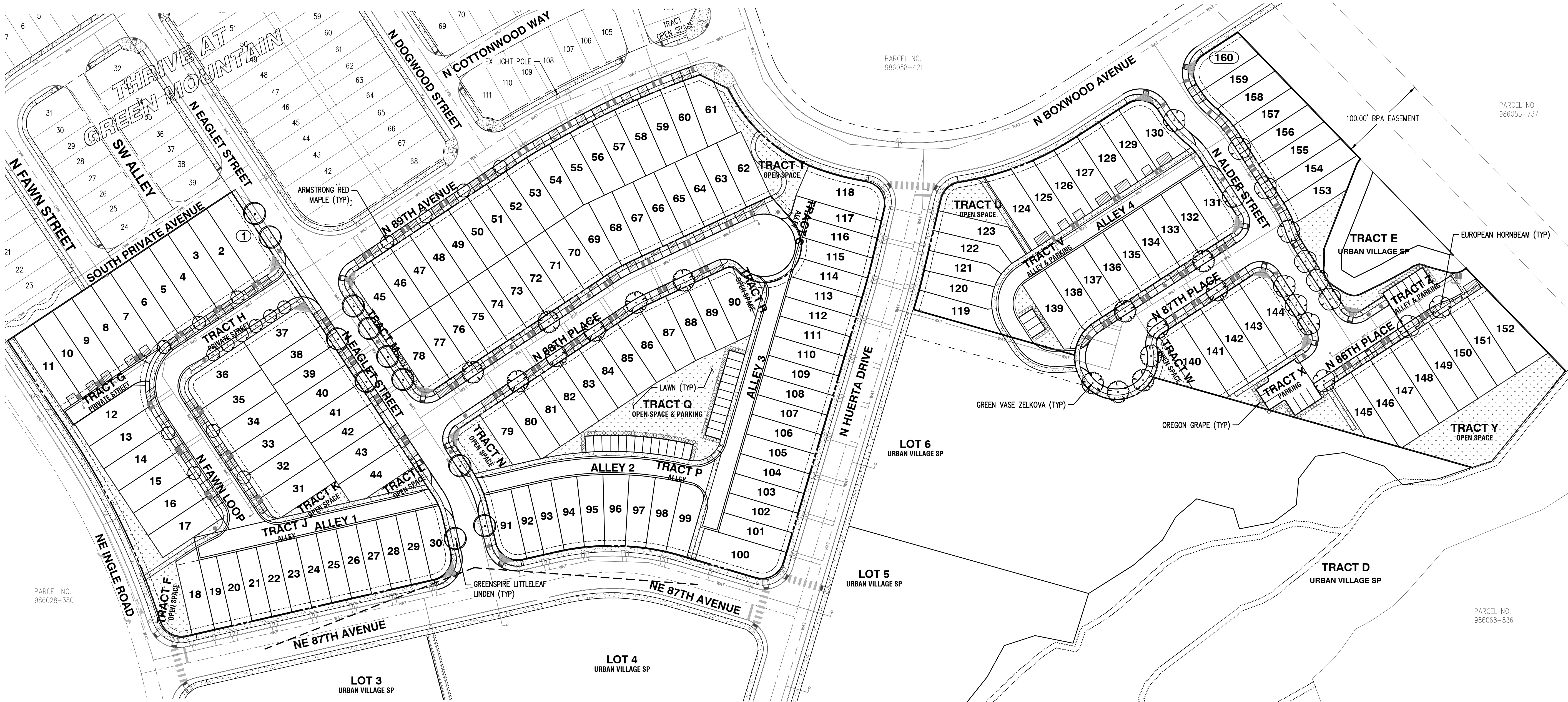
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PRELIMINARY OVERALL LANDSCAPE PLAN  
LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: TEB  
DRAWN BY: TEB  
CHECKED BY: CJS

P10.0



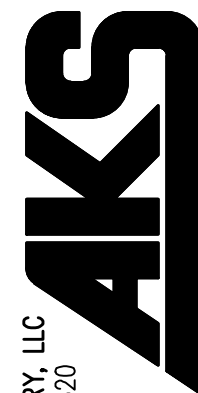
KEY MAP

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	17	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL. BAB	AS SHOWN
	15	CARPINUS BETULUS	EUROPEAN HORNBEEAM	2" CAL. BAB	AS SHOWN
	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL. BAB	AS SHOWN
	15	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. BAB	AS SHOWN
SHRUBS					
	150	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
GROUND COVERS					
				50,100 SF ±	LAWN

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 GROUND COVER 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.
- STREET TREES ALONG N HUERTA DRIVE, NE 87TH AVENUE, AND N BOXWOOD AVENUE ARE ADDRESSED UNDER URBAN VILLAGE SHORT PLAT STAGE 3 PLANS (BY OTHERS).

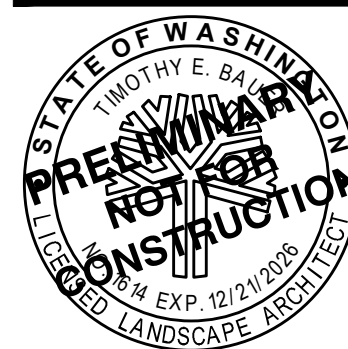


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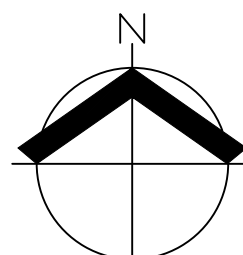
PRELIMINARY LANDSCAPE PLAN (WEST)

LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMAS, WASHINGTON



JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	CJS

P10.1



SCALE: 1"= 40 FEET  
40 0 8 20 40

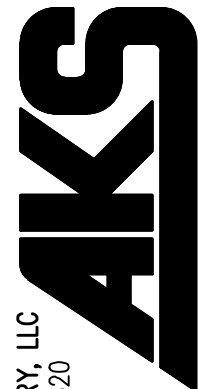
SEE SHEET P8.2



KEY MAP

GENERAL NOTE

1. REFER TO SHEET P10.0 FOR PRELIMINARY PLANT SCHEDULE AND NOTES.



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PRELIMINARY LANDSCAPE PLAN (EAST)

LACAMAS VILLAGE  
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CAMAS, WASHINGTON

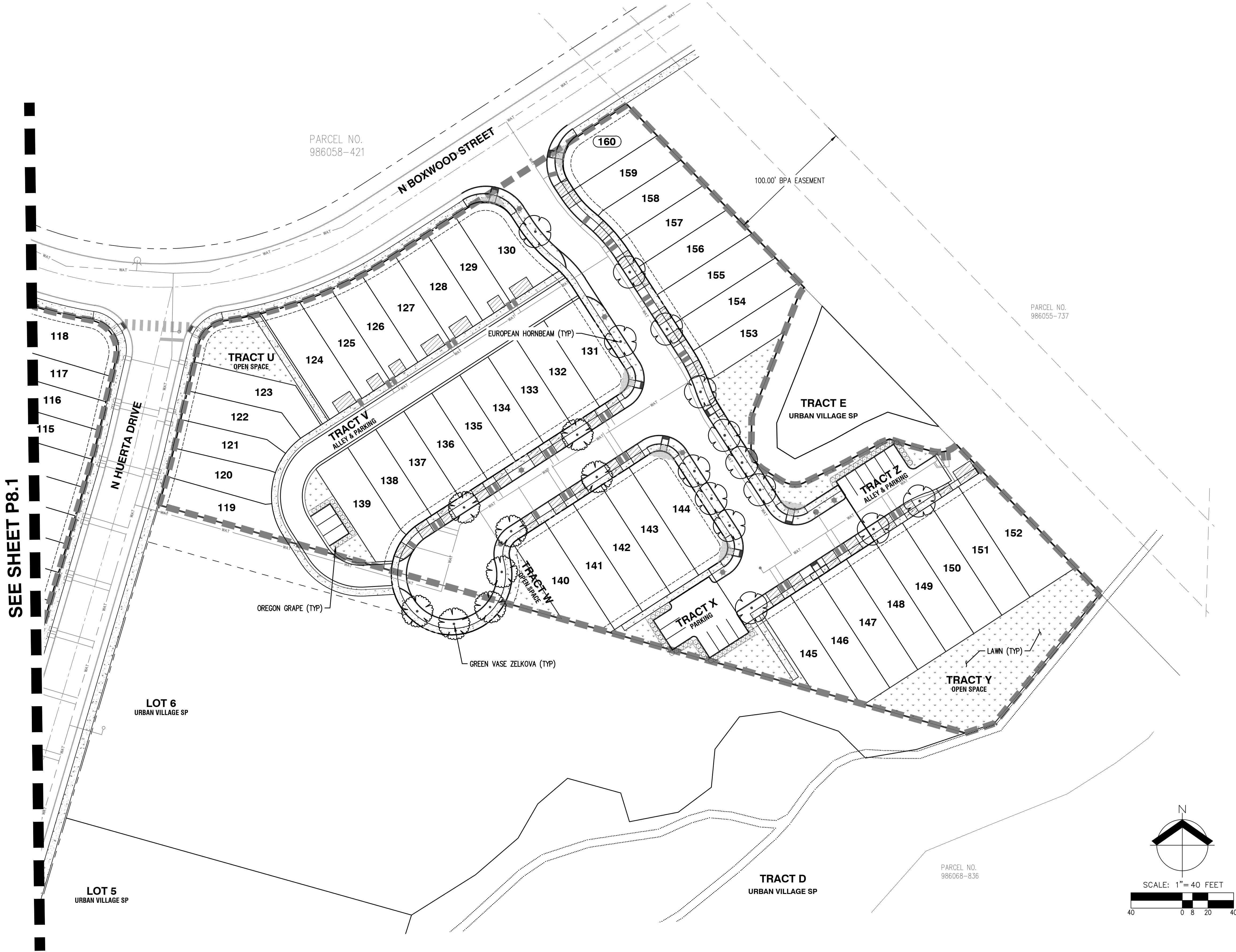


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DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	CJS

P10.2

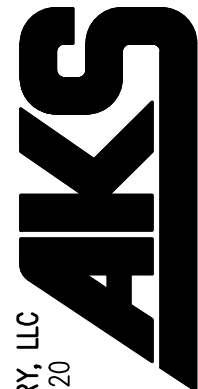


KEY MAP



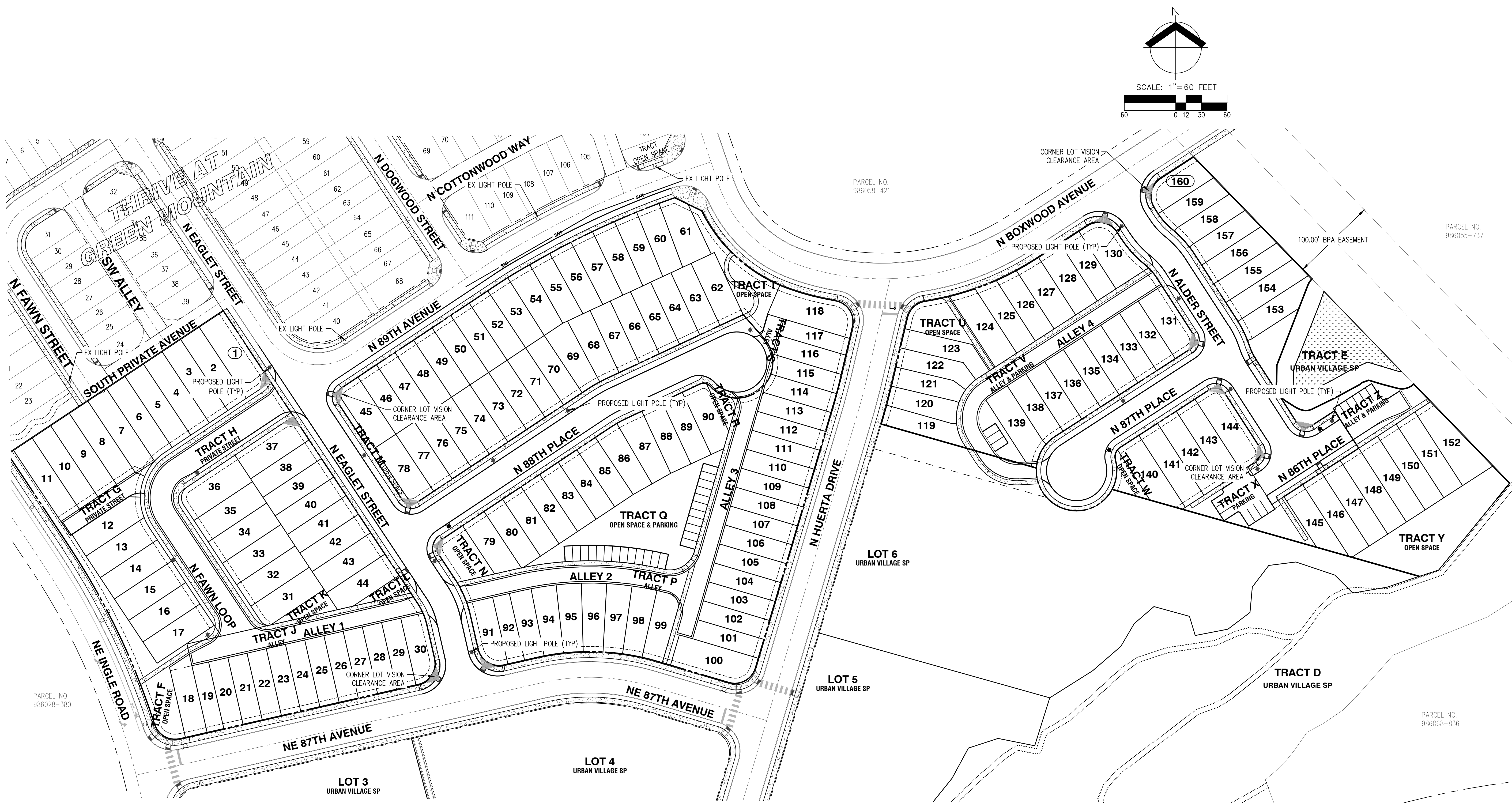
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KEY MAP

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOB NUMBER:	11021
DATE:	9/26/2025
DESIGNED BY:	CJS
DRAWN BY:	LMP/ALL
CHECKED BY:	CJS

P11.0