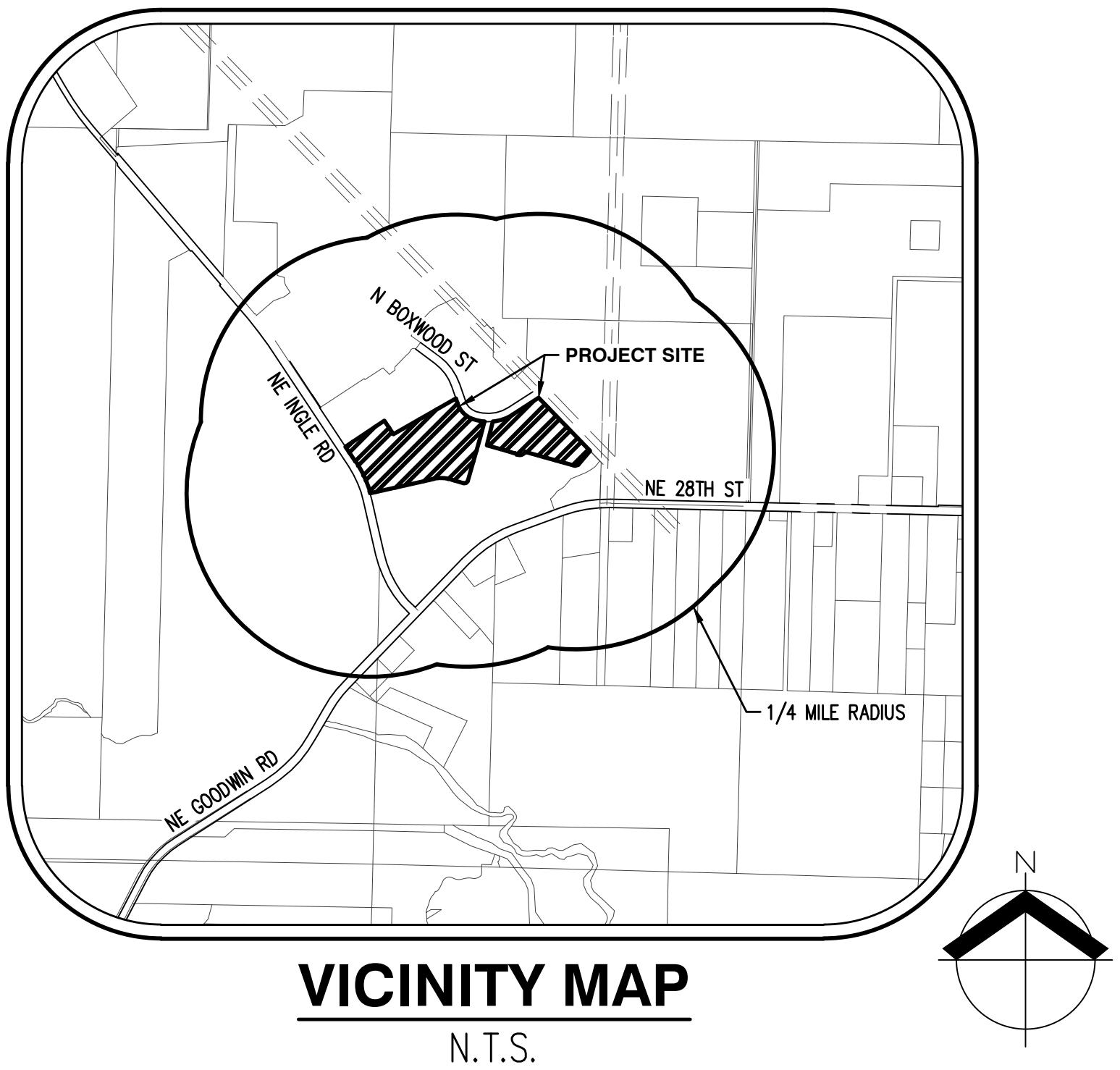




# LACAMAS VILLAGE

## TYPE III SUBDIVISION PLANS



| LEGEND                   |                   |
|--------------------------|-------------------|
| EXISTING                 | PROPOSED          |
| DECIDUOUS TREE           | ●                 |
| CONIFEROUS TREE          | ★                 |
| FIRE HYDRANT             | •                 |
| WATER BLOWOFF            | □                 |
| WATER METER              | ■                 |
| WATER VALVE              | ×                 |
| DOUBLE CHECK VALVE       | ☒                 |
| AIR RELEASE VALVE        | ♂                 |
| SANITARY SEWER CLEAN OUT | ○                 |
| SANITARY SEWER MANHOLE   | ○                 |
| SIGN                     | —                 |
| STREET LIGHT             | ★                 |
| MAILBOX                  | ■                 |
| RIGHT-OF-WAY LINE        | —                 |
| BOUNDARY LINE            | —                 |
| PROPERTY LINE            | —                 |
| CENTERLINE               | —                 |
| DITCH                    | —>                |
| CURB                     | —                 |
| EDGE OF PAVEMENT         | —                 |
| GUTTER                   | —                 |
| EASEMENT                 | —                 |
| FENCE LINE               | ○—○               |
| GRAVEL EDGE              | —                 |
| POWER LINE               | — PWR — PWR —     |
| OVERHEAD WIRE            | — OHW — OHW —     |
| COMMUNICATIONS LINE      | — COM — COM —     |
| FIBER OPTIC LINE         | — CFO — CFO —     |
| GAS LINE                 | — GAS — GAS —     |
| STORM DRAIN LINE         | — STM — STM —     |
| SANITARY SEWER LINE      | — SAN — SAN —     |
| WATER LINE               | — WAT — WAT —     |
| RECLAIMED WATER LINE     | — NPWAT — NPWAT — |
| EXISTING                 |                   |
| PROPOSED                 |                   |



### SHEET INDEX

|      |  |       |   |
|------|--|-------|---|
| P1.0 | COVER SHEET                              | P5.2  | PRELIMINARY STREET PLAN (EAST)                  |
| P2.0 | OVERALL PRELIMINARY EXISTING CONDITIONS  | P6.0  | PRELIMINARY COMPOSITE UTILITY PLAN OVERVIEW     |
| P2.1 | PRELIMINARY EXISTING CONDITIONS (WEST)   | P6.1  | PRELIMINARY COMPOSITE UTILITY PLAN (WEST)       |
| P2.2 | PRELIMINARY EXISTING CONDITIONS (EAST)   | P6.2  | PRELIMINARY COMPOSITE UTILITY PLAN (EAST)       |
| P3.0 | OVERALL PRELIMINARY PLAT OVERVIEW        | P7.0  | PRELIMINARY STORMWATER PLAN (WEST)              |
| P3.1 | PRELIMINARY PLAT (WEST)                  | P7.1  | PRELIMINARY STORMWATER PLAN (EAST)              |
| P3.2 | PRELIMINARY PLAT (EAST)                  | P8.0  | PRELIMINARY OVERALL HOUSING TYPE & PHASING PLAN |
| P4.0 | OVERALL PRELIMINARY GRADING AND ESC PLAN | P9.0  | PRELIMINARY OVERALL PARKING PLAN                |
| P4.1 | PRELIMINARY GRADING AND ESC PLAN (WEST)  | P10.0 | PRELIMINARY OVERALL LANDSCAPE PLAN              |
| P4.2 | PRELIMINARY GRADING AND ESC PLAN (EAST)  | P10.1 | PRELIMINARY LANDSCAPE PLAN (WEST)               |
| P5.0 | PRELIMINARY STREET PLAN OVERVIEW         | P10.2 | PRELIMINARY LANDSCAPE PLAN (EAST)               |
| P5.1 | PRELIMINARY STREET PLAN (WEST)           | 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.

### 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: ANDREOTTIM@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

## **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  $\pm 33.69$  ACRES (1,479,298 SQUARE FEET). LOTS 1, 2, & 7 ARE  $\pm 12.70$  ACRES ( $\pm 553,329$  SQUARE FEET)
  - LOT 1:  $\pm 3.48$  AC ( $\pm 151,416$  SQUARE FEET)
  - LOT 2:  $\pm 5.22$  AC ( $\pm 227,625$  SQUARE FEET)
  - LOT 7:  $\pm 4.00$  AC ( $\pm 174,288$  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  $\pm 2.46$  MILES TO THE WEST OF THE SITE.
18. 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.
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.

## LEGEND

## **EXISTING**

|   |                             |   |
|---|-----------------------------|---|
|  | STORM DRAIN CLEAN OUT       | <input type="radio"/>   |
|  | STORM DRAIN CATCH BASIN     | <input type="checkbox"/>  |
|  | STORM DRAIN AREA DRAIN      | <input type="checkbox"/>  |
|  | STORM DRAIN MANHOLE         | <input type="checkbox"/>  |
|  | GAS METER                   | <input type="checkbox"/>  |
|  | GAS VALVE                   | <input type="checkbox"/>  |
|  | GUY WIRE ANCHOR             |  |
|  | UTILITY POLE                |  |
|  | POWER VAULT                 |  |
|  | POWER JUNCTION BOX          |  |
|  | POWER PEDESTAL              | <input type="checkbox"/>  |
|  | COMMUNICATIONS VAULT        |  |
|  | COMMUNICATIONS JUNCTION BOX |  |
|  | COMMUNICATIONS RISER        |  |

## XISTING

|                     | <u>EXISTING</u> |
|---------------------|-----------------|
| RIGHT-OF-WAY LINE   | -----           |
| PROPERTY LINE       | =====           |
| PROPERTY LINE       | -----           |
| PROPERTY LINE       | -----           |
| PROPERTY LINE       | -----           |
| OF PAVEMENT         | .....           |
| MENT                | -----           |
| LINE                | -----           |
| TEL EDGE            | .....           |
| ER LINE             | -----           |
| HEAD WIRE           | -----           |
| UNICATIONS LINE     | -----           |
| ER OPTIC LINE       | -----           |
| LINE                | -----           |
| M DRAIN LINE        | -----           |
| PROPERTY SEWER LINE | -----           |
| ER LINE             | -----           |
| AIMED WATER LINE    | -----           |
|                     | NPWAT           |

A compass rose is centered at the top of the page. It consists of a circle with a vertical North arrow pointing upwards. A horizontal line extends from the center to the left, and another extends to the right. Below the compass rose, the text "SCALE: 1" = 100 FEET" is printed. At the bottom of the page is a scale bar. It features a black horizontal bar with a white center. The center is divided into four equal segments: the first and third segments are black, while the second and fourth are white. Below the scale bar, the text "ORIGINAL PAGE SIZE: 22" x 34"" is printed.

## HATCH LEGEND

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



## KEY MAP

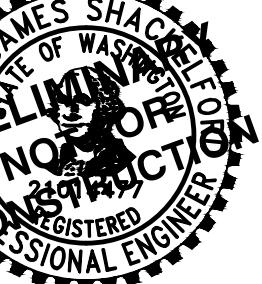
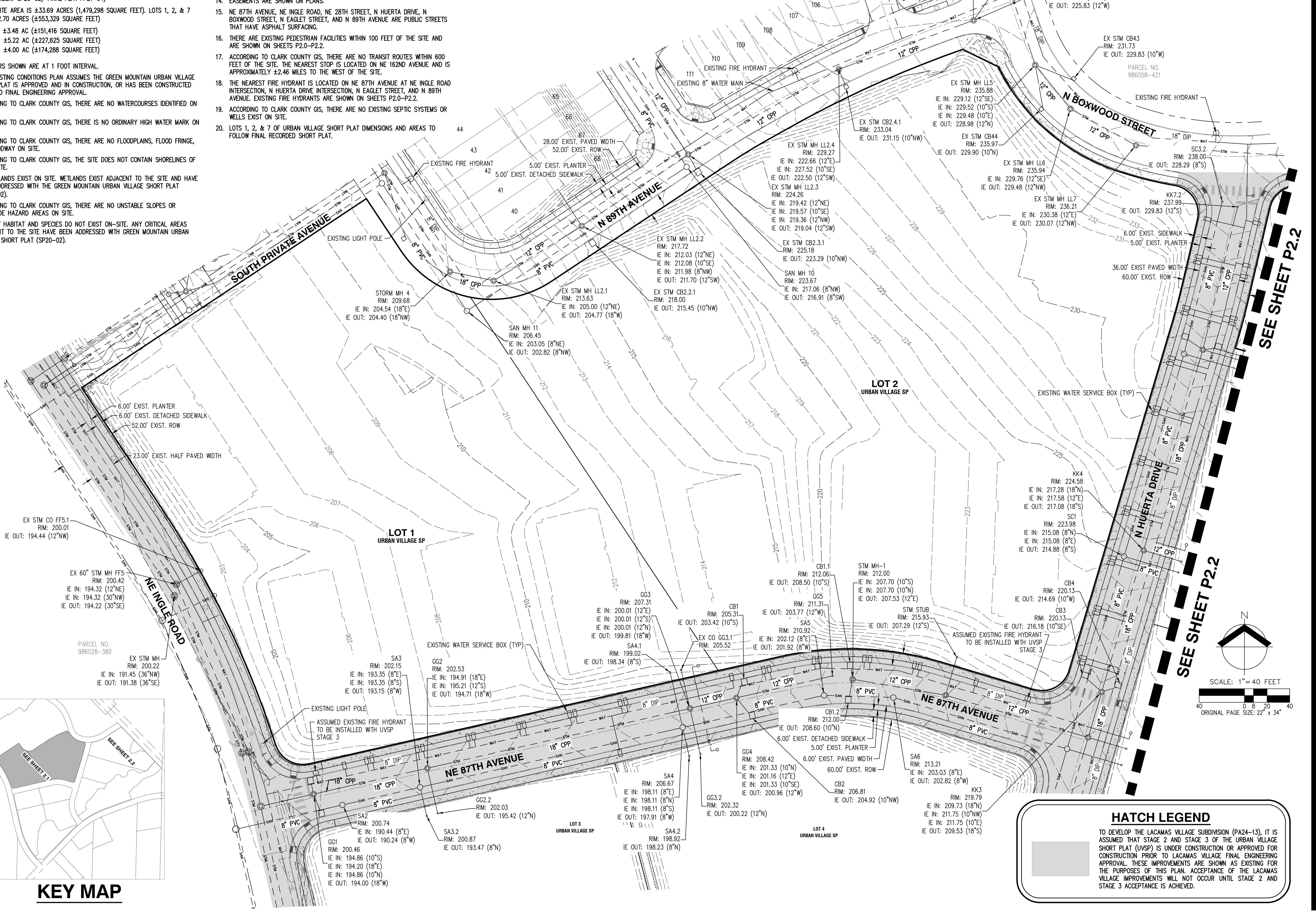
**OVERALL PRELIMINARY EXISTING CONDITIONS  
LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMS, WASHINGTON**



JOB NUMBER: 11021  
DATE: 9/26/2025  
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  $\pm 33.69$  ACRES (1,479,298 SQUARE FEET). LOTS 1, 2, & 7 ARE  $\pm 12.70$  ACRES ( $\pm 553,329$  SQUARE FEET)
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**PRELIMINARY EXISTING CONDITIONS (WEST)**  
**LACAMAS VILLAGE**  
**WOLLAM & ASSOCIATES**  
**CAMAS, WASHINGTON**

**AKS**

AKS ENGINEERING & FORESTRY, LLC  
 9600 NE 126TH AVE, STE 2520  
 VANCOUVER, WA 98682  
 360.882.2419  
 WWW.AKS-ENG.COM

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

P2.1





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.
- SEE LIGHTING PLAN FOR SITE LIGHTING ON SHEET P9.0.

**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  
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**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, MILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

**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 MINGWALL OVER LACAMAS CREEK. ELEVATION = 191.33

**PROPOSED TRACT AREA & PURPOSE**

|          |           |                      |
|----------|-----------|----------------------|
| TRACT F: | 7,339 SF  | OPEN SPACE           |
| TRACT G: | 2,317 SF  | PRIVATE STREET       |
| 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      |

**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.

**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 |

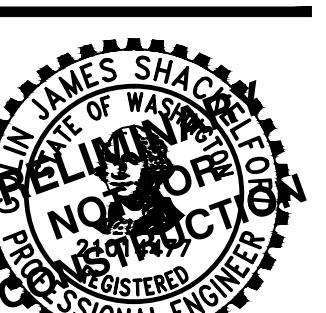
**PARKING STATISTICS**

|                                     |           |
|-------------------------------------|-----------|
| 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.

**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.



JAMES SHAW  
PROFESSIONAL ENGINEER  
REGISTRATION NO. 100-1000  
PARKER ENGINEERING  
PARKER, WA 98648  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
CHECKED BY: CJS

| 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" |
| T2                       | 175.00' | S56° 24' 18" |
| T3                       | 175.15' | S33° 35' 42" |
| T4                       | 272.83' | N77° 10' 15" |
| T5                       | 95.82'  | N12° 49' 45" |
| T6                       | 354.99' | N33° 35' 43" |
| T7                       | 67.01'  | N77° 10' 15" |

| CENTERLINE TANGE |         |   |
|------------------|---------|---|
| LINE #           | LENGTH  |   |
| T8               | 17.99'  | S |
| T9               | 291.63' | N |
| T10              | 33.02'  | S |
| T11              | 276.81' | N |
| T12              | 88.48'  | N |
| T13              | 45.60'  | N |

| ABLE     | CURVE TABLE |         |           |         |                     |
|----------|-------------|---------|-----------|---------|---------------------|
| CTION    | CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD               |
| 0' 37"E  | C1          | 39.00'  | 90°00'00" | 61.26'  | S11°24'18"W 55.15'  |
| 6' 39"E  | C2          | 100.00' | 20°45'57" | 36.24'  | N23°12'43"W 36.05'  |
| 6' 39"W  | C3          | 373.00' | 29°19'08" | 190.87' | S88°10'11"E 188.79' |
| 24' 18"E | C4          | 150.00' | 8°34'31"  | 22.45'  | N60°41'33"E 22.43'  |
| 68' 49"E | C5          | 39.00'  | 23°05'02" | 15.71'  | N76°31'20"E 15.61'  |

## **GENERAL NOTES**

SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.

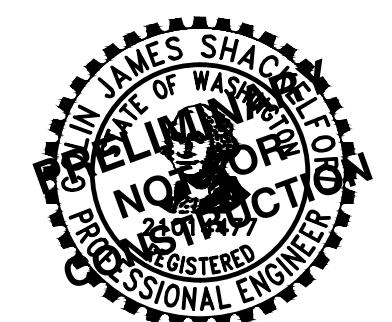
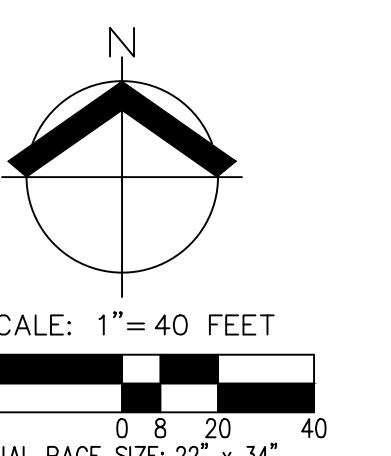
LOT SETBACKS SHALL BE PER THE DEVELOPMENT STANDARDS OUTLINED WITHIN THE GREEN MOUNTAIN DEVELOPMENT AGREEMENT FOR THE URBAN VILLAGE AREA SHOWN ON SHEET P3.0



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

## KEY MAP

P3.1



SCALE: 1" = 40 FEET



A scale bar consisting of a horizontal line with a black segment on the left and a white segment on the right. The black segment is divided into four equal squares. Below the line, the numbers 0, 8, 20, and 40 are written, with vertical lines connecting them to the segments. The first vertical line is at the start of the black segment, the second is at the start of the first white square, the third is at the start of the second white square, and the fourth is at the end of the black segment.

0 8 20 40

ORIGINAL PACE SIZE: 22" x 34"

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

| 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 TAB |      |
|-----------------|------|
| PARCEL #        | AREA |
| 132             | 2,08 |
| 133             | 2,08 |
| 134             | 2,08 |
| 135             | 2,08 |
| 136             | 2,08 |
| 137             | 2,08 |

| PARCEL AREA |      |
|-------------|------|
| PARCEL #    | AREA |
| 138         | 2    |
| 140         | 2    |
| 141         | 2    |
| 142         | 2    |
| 143         | 2    |
| 144         | 2    |

|    |             |
|----|-------------|
|    | PARCEL AREA |
| F) | PARCEL #    |
|    | 145         |
|    | 146         |
|    | 147         |
|    | 148         |
|    | 149         |
|    | 150         |

|      |          |
|------|----------|
| BLE  | PARCEL # |
| (SF) |          |
| 14   | 151      |
| 62   | 152      |
| 65   | 153      |
| 65   | 154      |
| 65   | 155      |
| 65   | 156      |

|         |        |
|---------|--------|
| TABLE   | PARCE  |
| EA (SF) | PARCEL |
| 2,665   | 157    |
| 3,298   | 158    |
| 2,256   | 159    |
| 2,487   | 160    |
| 2,354   | 513    |
| 2,220   | 514    |

|           |
|-----------|
| A TABLE   |
| AREA (SF) |
| 2,087     |
| 2,016     |
| 2,045     |
| 2,312     |
| 3,066     |
| 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               |
| 6           | 43.00'  | 90°00'00" | 67.54' | S12°06'11" W 60.81' |
| 7           | 43.00'  | 60°17'07" | 45.24' | S63°02'22" E 43.19' |
| 8           | 39.00'  | 23°05'02" | 15.71' | S45°33'40" W 15.61' |
| 9           | 100.00' | 18°11'42" | 31.76' | S41°59'40" E 31.62' |
| 0           | 100.00' | 18°11'42" | 31.76' | S41°59'40" E 31.62' |
| 11          | 100.00' | 14°38'51" | 25.56' | S25°34'24" E 25.50' |
| 12          | 100.00' | 14°38'51" | 25.56' | S25°34'24" E 25.50' |

## **GENERAL NOTES**

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

A map showing three shaded areas labeled 'SEE SHEET 3.1', 'SEE SHEET 3.7', and 'SEE SHEET 3.2'. The areas are outlined in black and filled with a diagonal hatching pattern. The map includes various lines representing roads and boundaries, and a small north arrow in the bottom left corner.

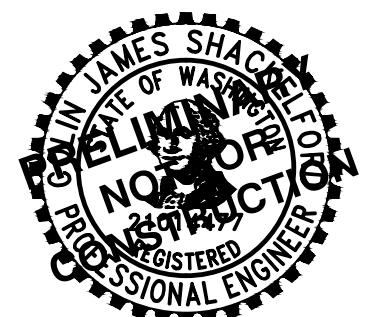
# KEY MAP

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.

## WATCH LEGEND

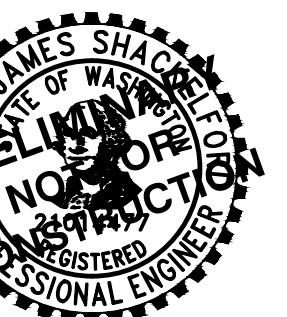
DEVELOP THE LACAMAS VILLAGE SUBDIVISION (PA24-13), IT IS  
ESTABLISHED THAT STAGE 2 AND STAGE 3 OF THE URBAN VILLAGE  
PLAT (UVSP) IS UNDER CONSTRUCTION OR APPROVED FOR  
CONSTRUCTION PRIOR TO LACAMAS VILLAGE FINAL ENGINEERING  
AND APPROVAL. THESE IMPROVEMENTS ARE SHOWN AS EXISTING FOR  
PURPOSES OF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

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



|              |                  |
|--------------|------------------|
| JOB NUMBER:  | 11021            |
| DATE:        | <u>9/26/2025</u> |
| DESIGNED BY: | CJS              |
| DRAWN BY:    | LMP/ALL          |
| CHECKED BY:  | CJS              |

## P3.2

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


## 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 &amp; 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 ON SITE, 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 ON SITE THROUGHOUT CONSTRUCTION.

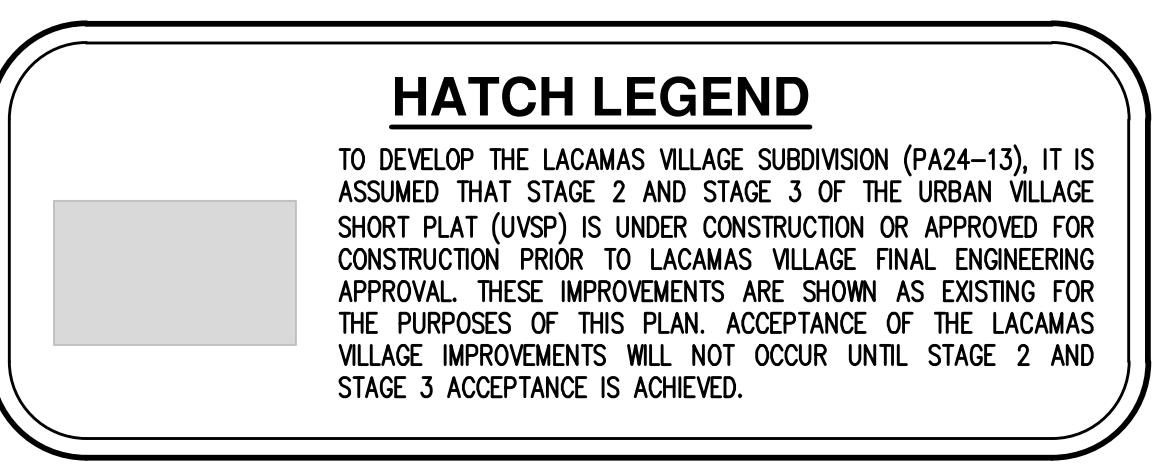
NOTE: DEMOLITION AND REMOVAL OF ALL STRUCTURES TOGETHER WITH DECOMMISSIONING OF ALL WELLS, SEPTIC TANKS, AND UNDERGROUND STORAGE TANKS (IF ANY EXIST) SHALL BE COMPLETED PRIOR TO SITE GRADING.

CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSION 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 125TH AVE, STE 2520  
VANCOUVER, WA 98682  
360.882.2419  
WWW.AKS-ENG.COM

# PRELIMINARY GRADING AND ESC PLAN (WEST)

## LACAMAS VILLAGE

### WOLLAM & ASSOCIATES

### CAMAS, WASHINGTON



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

P4.1

## LEGEND

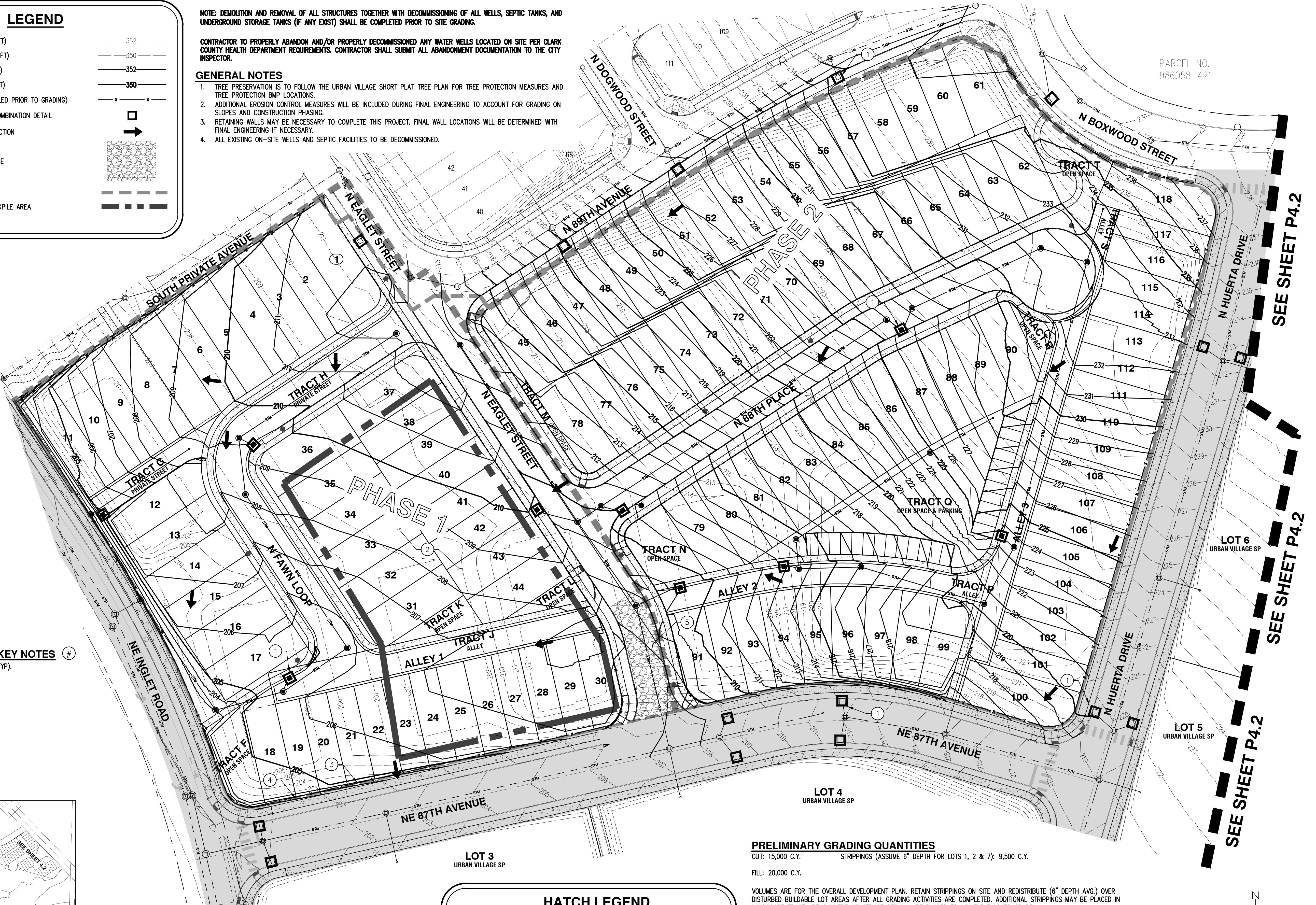
|   |            |
|---|------------|
| EXISTING GROUND CONTOUR (2 FT)                    | 352        |
| EXISTING GROUND CONTOUR (10 FT)                   | 350        |
| FINISHED GRADE CONTOUR (2 FT)                     | 352        |
| FINISHED GRADE CONTOUR (10 FT)                    | 350        |
| 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 DECOMMISSION 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.



SEE SHEET P4.2

SEE SHEET P4.2

SEE SHEET P4.2

PARCEL NO.  
986058-421

## 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.  
NO 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 ON SITE, 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 ON SITE THROUGHOUT CONSTRUCTION.

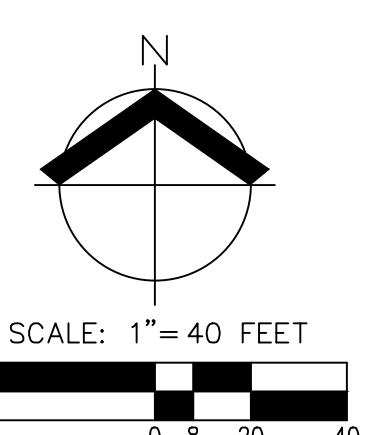
## HATCH LEGEND

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.

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



KEY MAP



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

## **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.

## **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.

## 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.

SEE SHEET P4.1

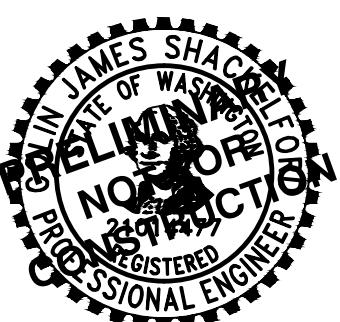
SEE SHEET P4.1

SEEF SHEET P4.1

A compass rose is centered in the image. It features a circle with a vertical North arrow pointing upwards. Two thick black lines extend from the center to the left and right, representing the cardinal directions North, South, East, and West. Below the compass rose, the text "CALE: 1" = 40 FEET is printed. A scale bar consisting of a black line with a crosshair and a ruler scale from 0 to 40 is positioned at the bottom.

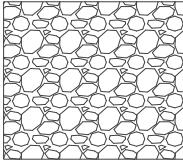
CALE: 1" = 40 FEET

PRELIMINARY GRADING AND ESC PLAN (EASI)  
LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMA, WASHINGTON



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

## P4.2

| <b><u>LEGEND</u></b>                              |   |
|---|---|
| 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            |  |



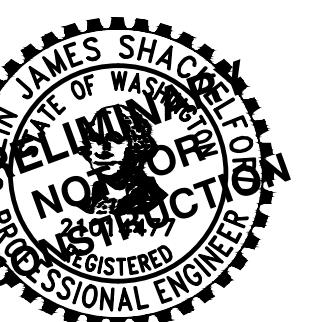
## KEY MAP

## PRELIMINARY STREET PLAN OVERVIEW

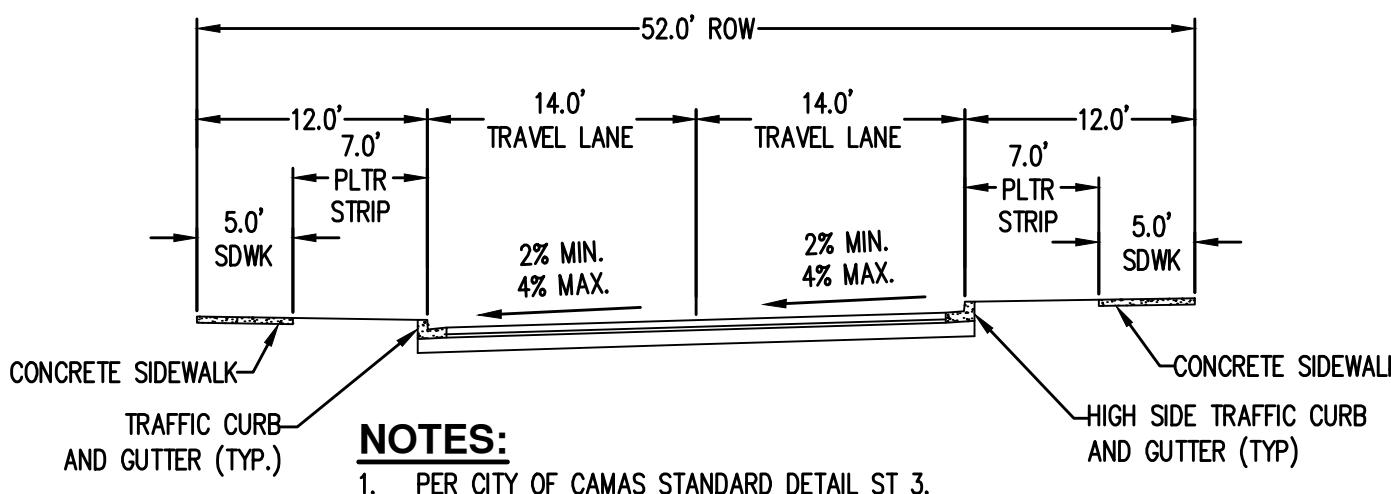
### LACAMAS VILLAGE

### WOLLAM & ASSOCIATES

### CAMAS, WASHINGTON

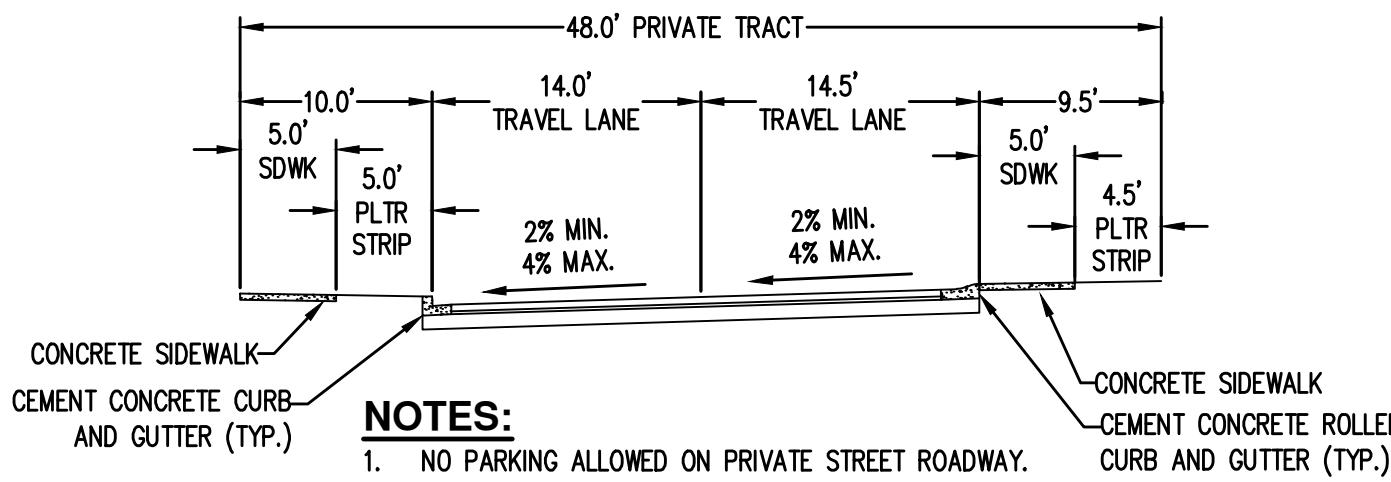


JOE NUMBER: 11021  
DATE: 9/26/2025  
DESIGNED BY: CJS  
DRAWN BY: LMP/ALL  
CHECKED BY: CJS



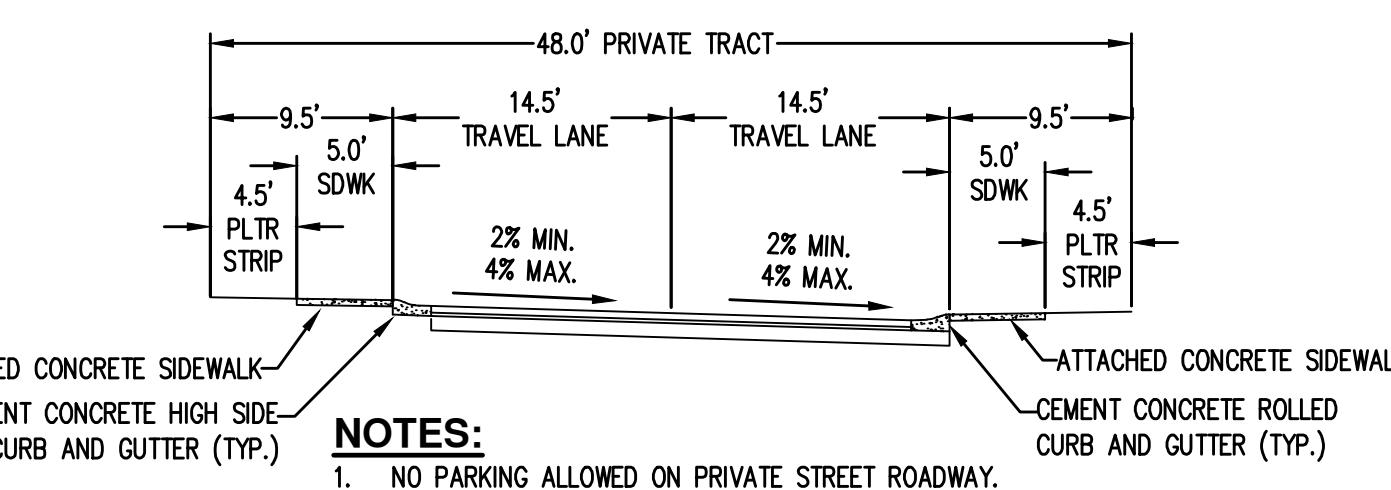
#### 2 LANE LOCAL (52' ROW) - SHED

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



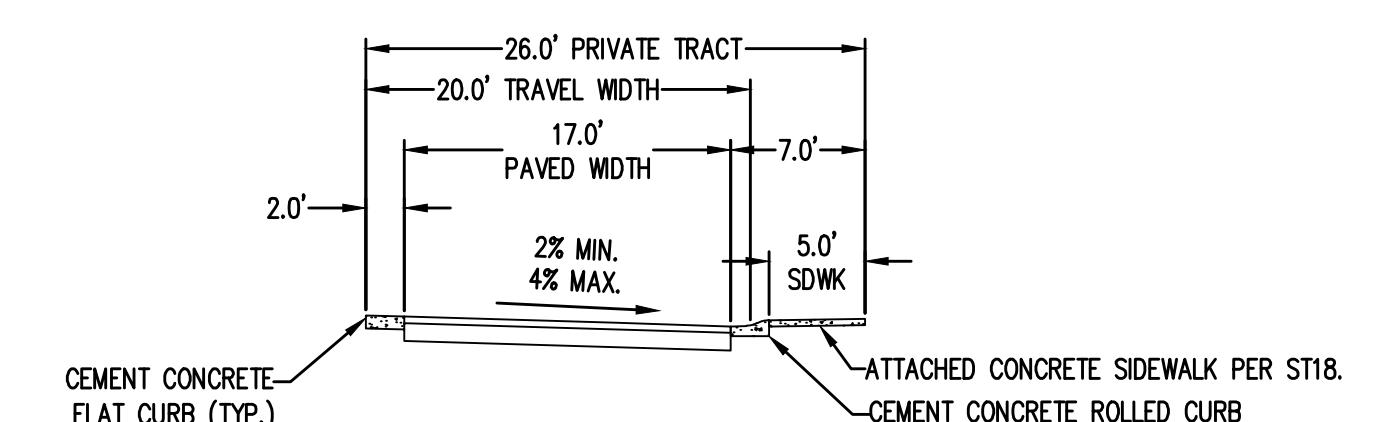
#### PRIVATE STREET (48' PRIVATE TRACT) - SHED LEFT

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



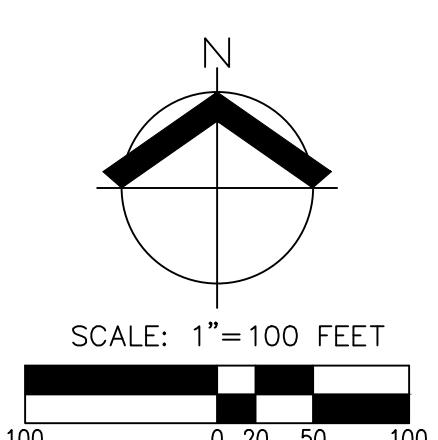
#### PRIVATE STREET (48' PRIVATE TRACT) - SHED RIGHT

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



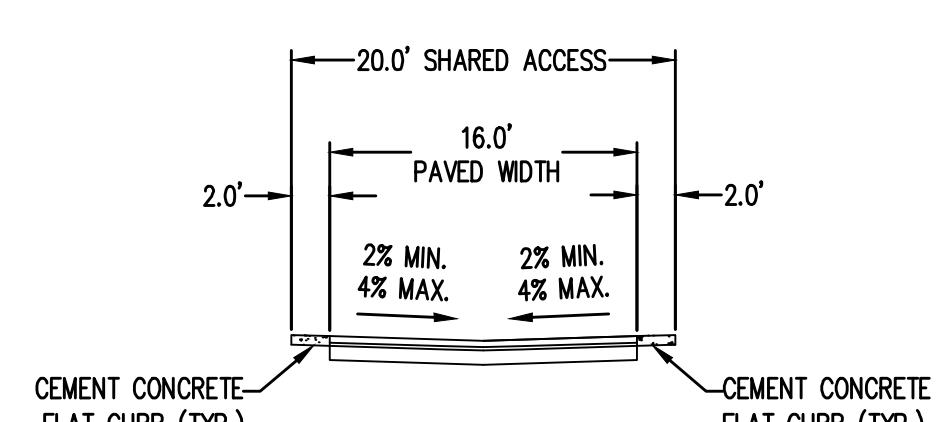
#### ALLEY (26' PRIVATE TRACT WIDTH) - SHED

ALLEY 1, 2, 3 & 4.

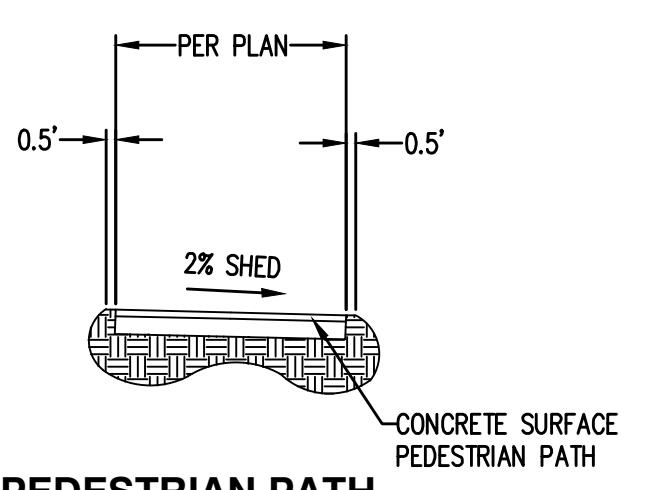


#### GENERAL NOTES

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.



ALLEY (20' TRAVEL WIDTH)  
TRACT G AND TRACT S

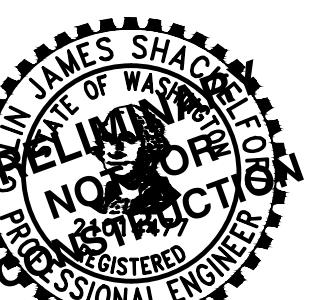


PEDESTRIAN PATH

#### 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.

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

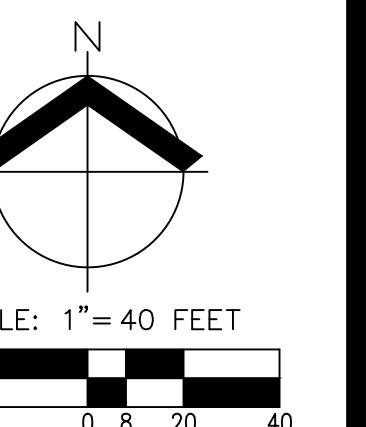


JOB NUMBER: 11021  
 DATE: 9/26/2025  
 DESIGNED BY: CJS  
 DRAWN BY: LMP/ALL  
 CHECKED BY: CJS

SEE SHEET P5.2

SEE SHEET P5.2

SEE SHEET P5.2



**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.

| 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**

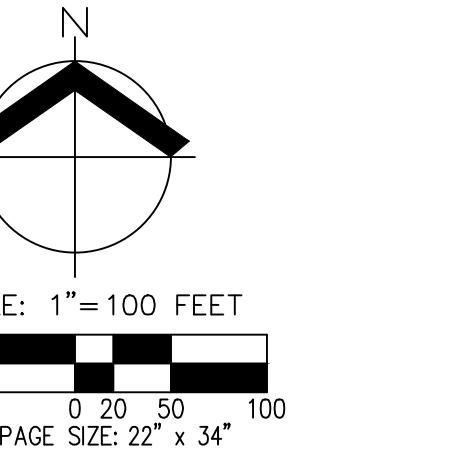
**P5.1**





AKS ENGINEERING & FORESTRY, LLC  
9600 NE 125TH AVE, STE 2520  
VANCOUVER, WA 98682  
360.882.2419  
WWW.AKS-ENG.COM

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



#### 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  
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

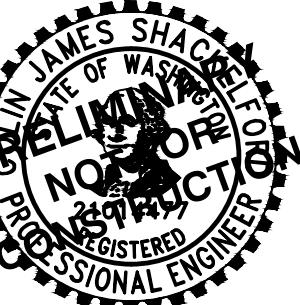
#### HATCH LEGEND

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

## PRELIMINARY COMPOSITE UTILITY PLAN OVERVIEW LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMS, WASHINGTON



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



PRELIMINARY COMPOSITE UTILITY PLAN (EASI)  
LACAMAS VILLAGE  
WOLLAM & ASSOCIATES  
CAMS, WASHINGTON



|              |           |
|--------------|-----------|
| OB NUMBER:   | 11021     |
| DATE:        | 9/26/2025 |
| DESIGNED BY: | CJS       |
| DRAWN BY:    | LMP/ALL   |
| CHECKED BY:  | CJS       |

## P6.2

A map showing two shaded areas labeled 'SEE SHEET 6.1' and 'SEE SHEET 6.2'. The area labeled 'SEE SHEET 6.1' is located in the upper left, bounded by a road and a river. The area labeled 'SEE SHEET 6.2' is located in the upper right, also bounded by a road and a river. Both areas are shaded with diagonal lines.

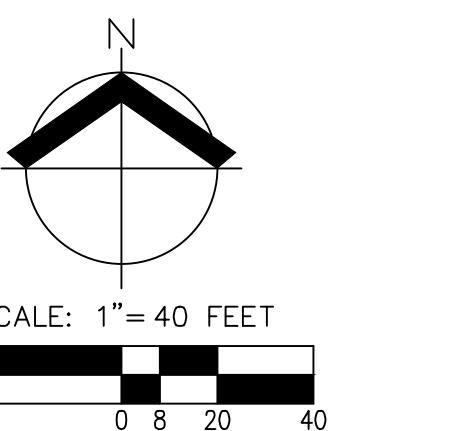
# KEY MAP

## 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
  - 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

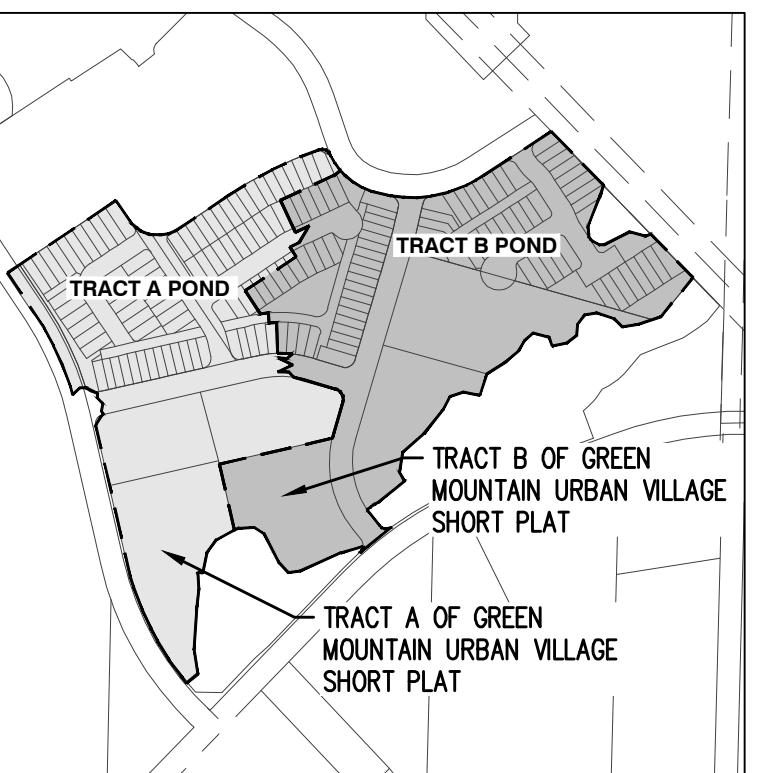
## WATCH LEGEND

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



## **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 ALONG 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



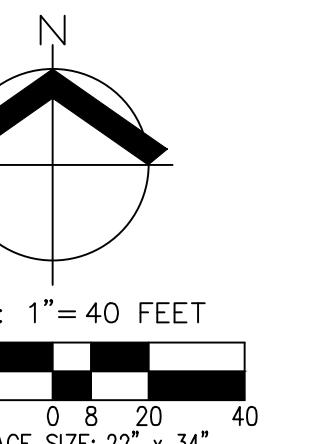
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# STORMWATER BASIN OVERVIEW MAP

N.T.S

## LEGEND

|                                |               |
|--------------------------------|---------------|
| EXISTING GROUND CONTOUR (1 FT) | — — — 352 — — |
| EXISTING GROUND CONTOUR (5 FT) | — — — 350 — — |
| FINISHED GRADE CONTOUR (1 FT)  | — — — 352 — — |
| FINISHED GRADE CONTOUR (5 FT)  | — — — 350 — — |
| DRAINAGE FLOW DIRECTION        | →             |
| DISTURBED LIMITS               | — — — — —     |



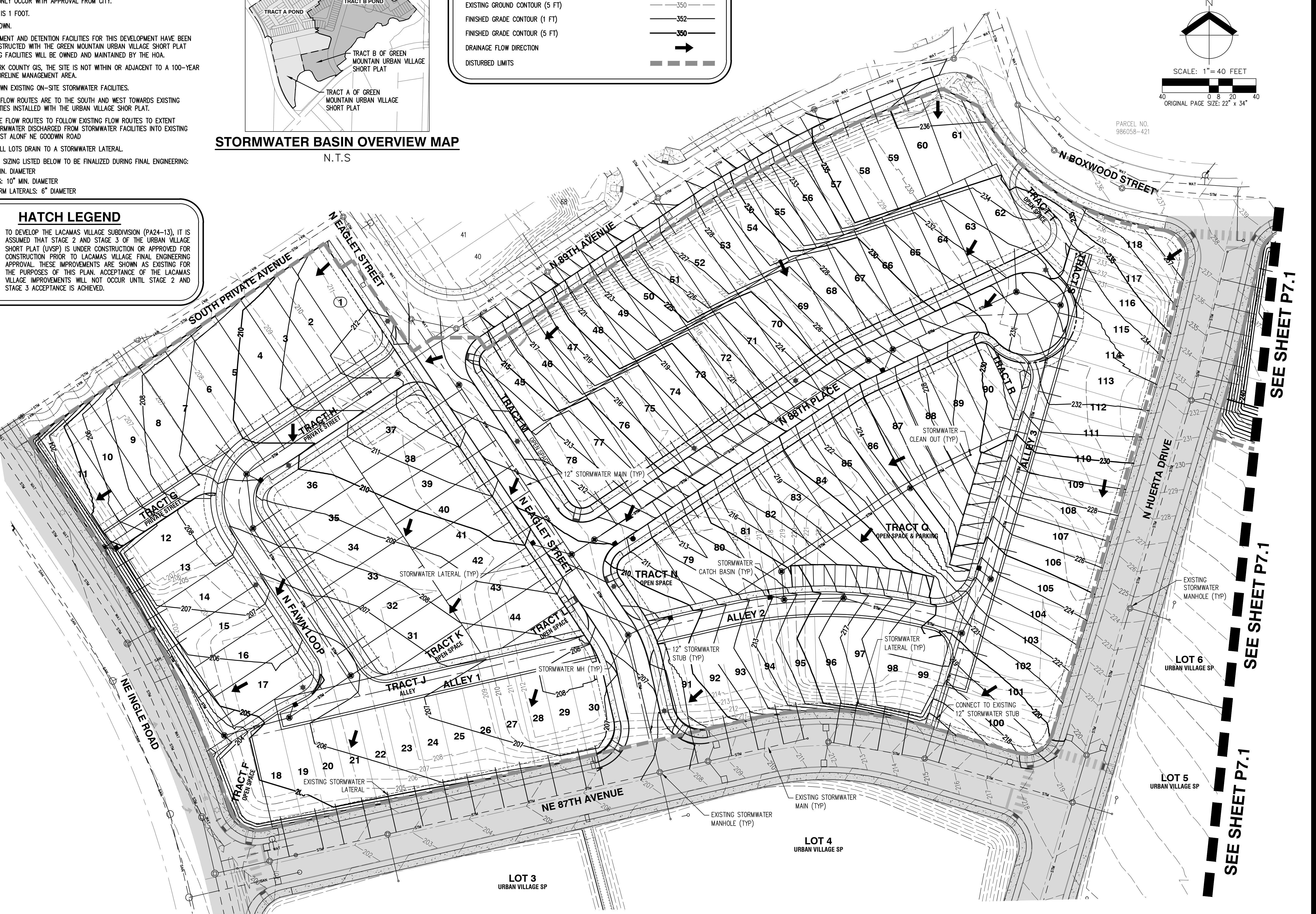
A scale bar and a diagram for pace size. The scale bar shows a 40-foot distance with a 22-inch pace size. The diagram shows a 40-foot distance divided into 8 5-foot segments, with a 34-inch pace size indicated.

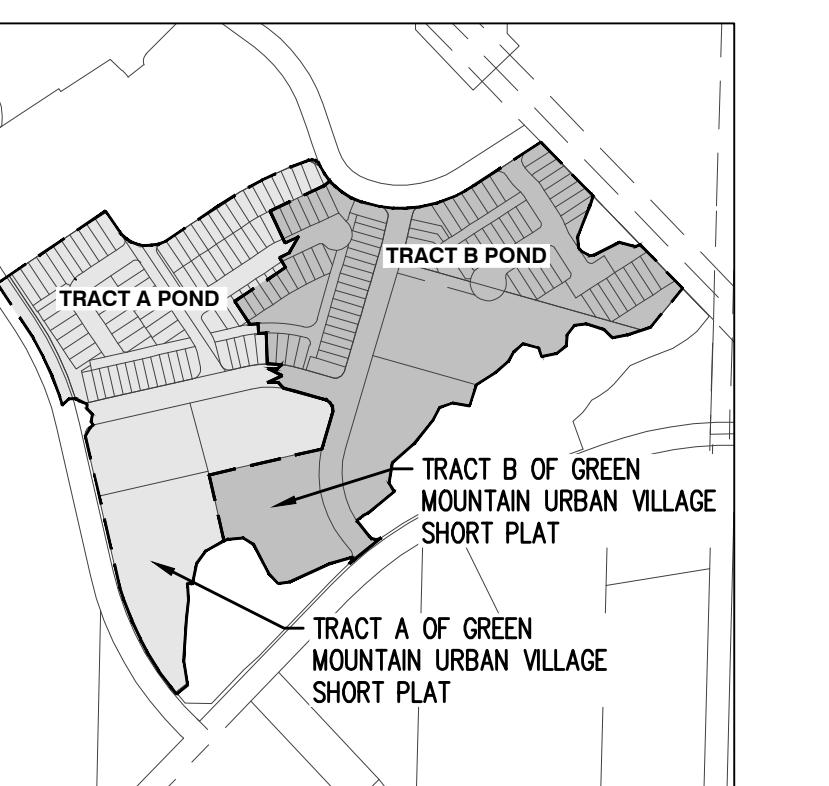
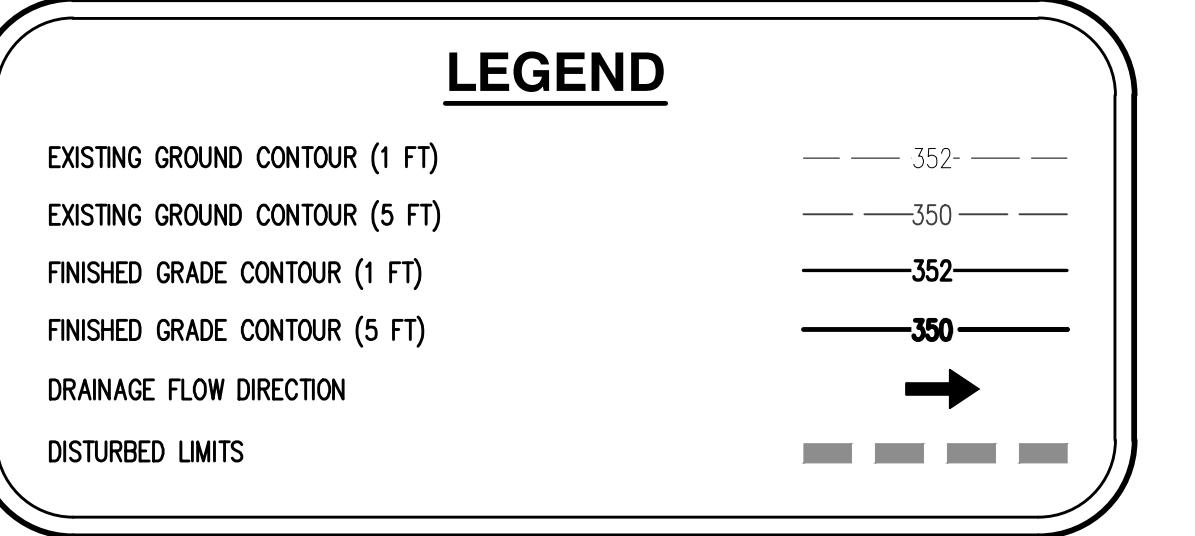
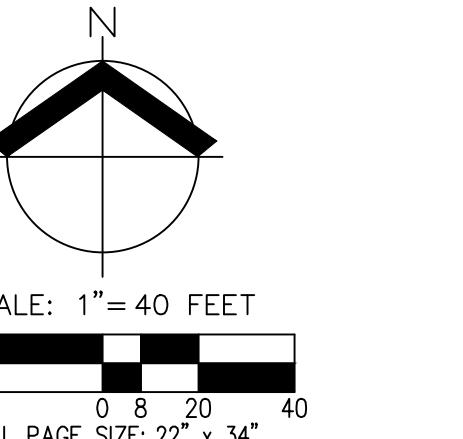
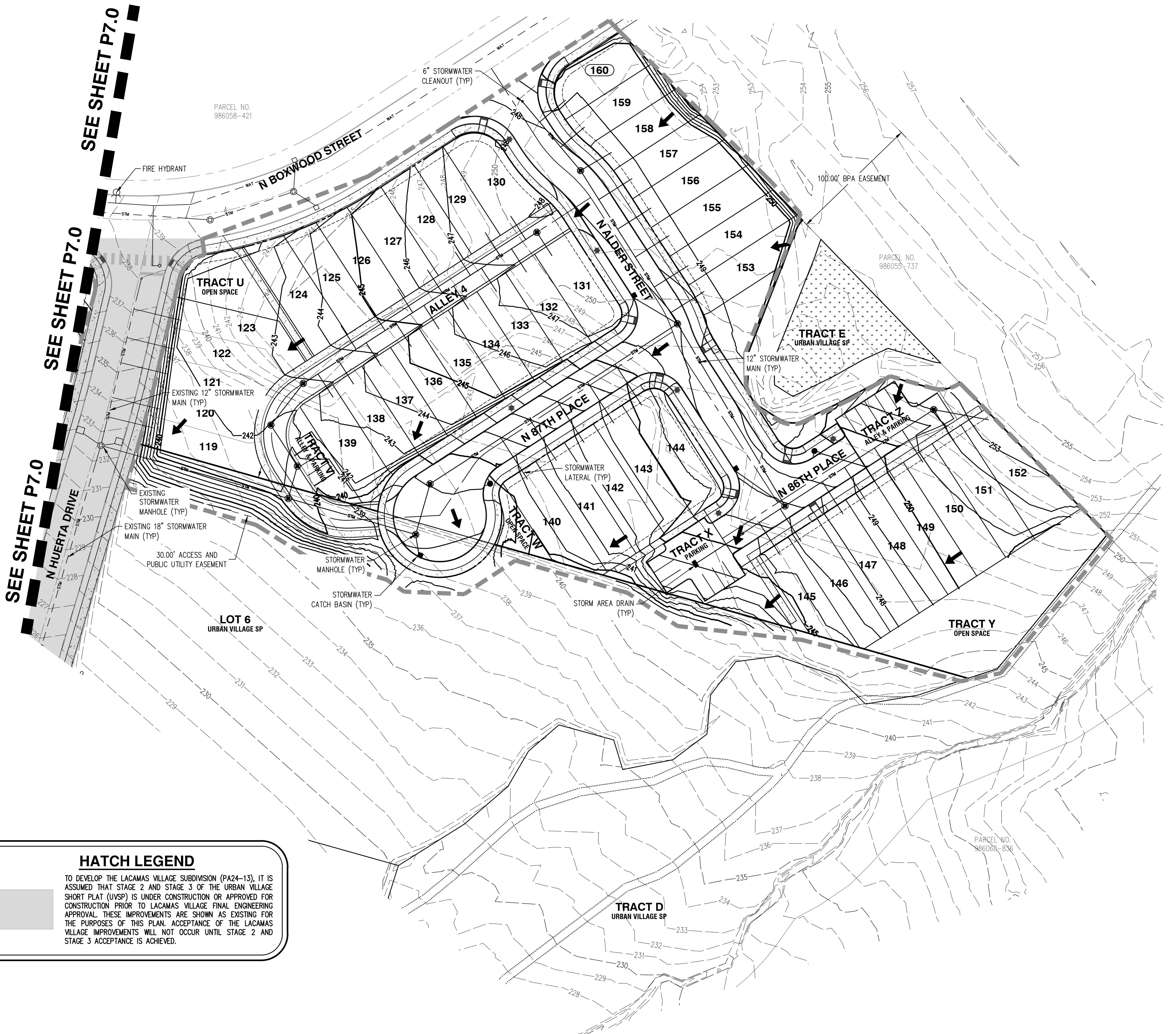
**PRELIMINARY STORMWATER PLAN (WEST)**  
**LACAMAS VILLAGE**  
**WOLLAM & ASSOCIATES**  
**CAMAS, WASHINGTON**

A circular stamp with a serrated outer edge. The text "STATE OF WASHINGTON" is at the top, "DIVISION OF PROFESSIONAL REGISTRATION" is in the center, and "REGISTERED ENGINEER" is at the bottom. The name "JAMES SHACKELFORD" is in the middle, with "NO. 10074" below it.

|             |           |
|-------------|-----------|
| OB NUMBER:  | 11021     |
| ATE:        | 9/26/2025 |
| ESIGNED BY: | CJS       |
| RAWN BY:    | LMP/ALL   |
| HECKED BY:  | CJS       |

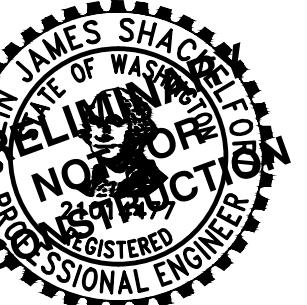
# P7.0





**STORMWATER BASIN OVERVIEW MAP**  
N.T.S.

**PRELIMINARY STORMWATER 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

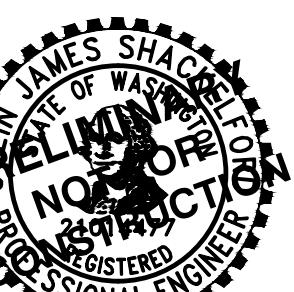


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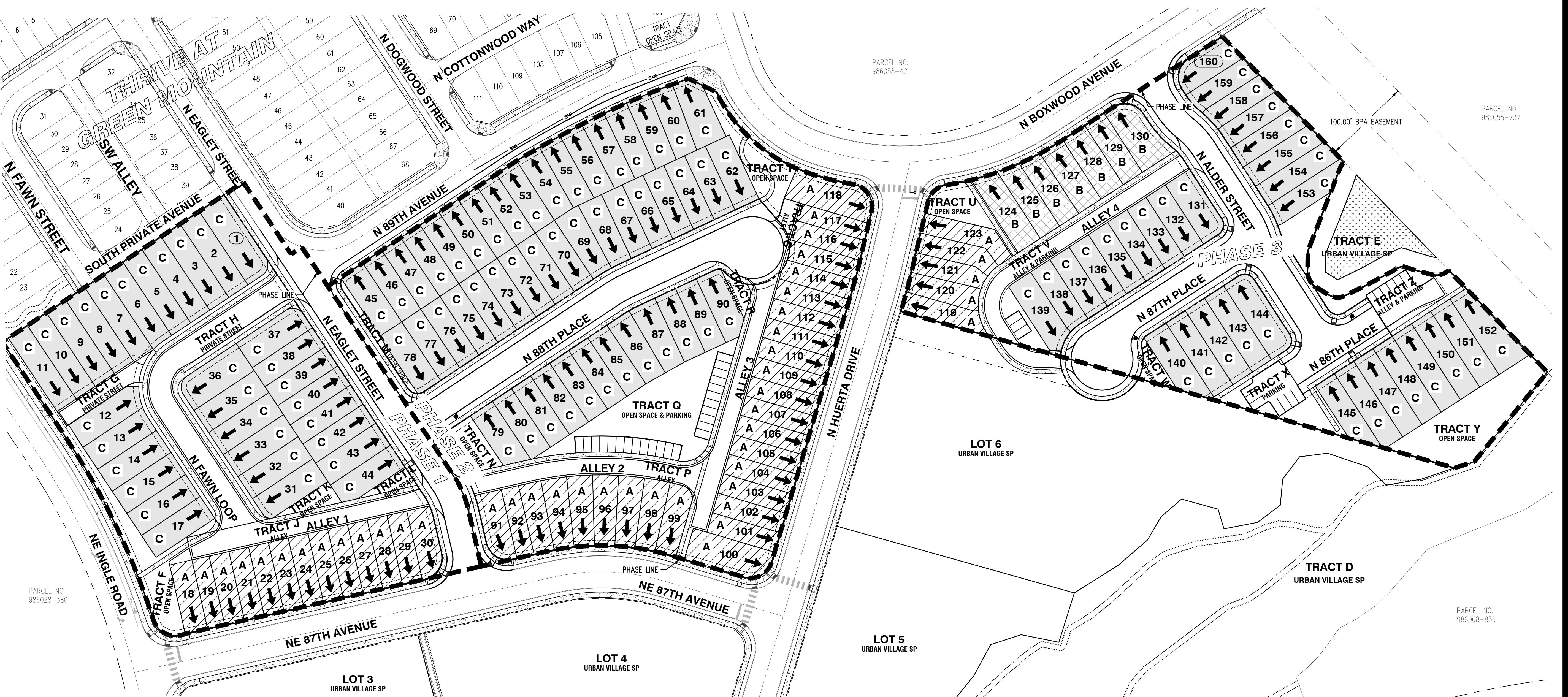
ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

## PRELIMINARY OVERALL HOUSING TYPE & PHASING PLAN

### LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMS, WASHINGTON



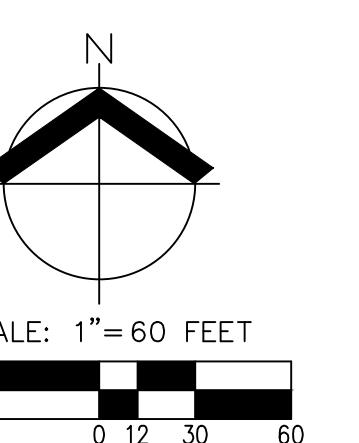
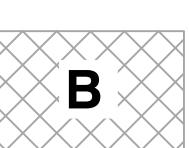
JOB NUMBER: 11021  
DATE: 9/26/2025  
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CHECKED BY: CJS

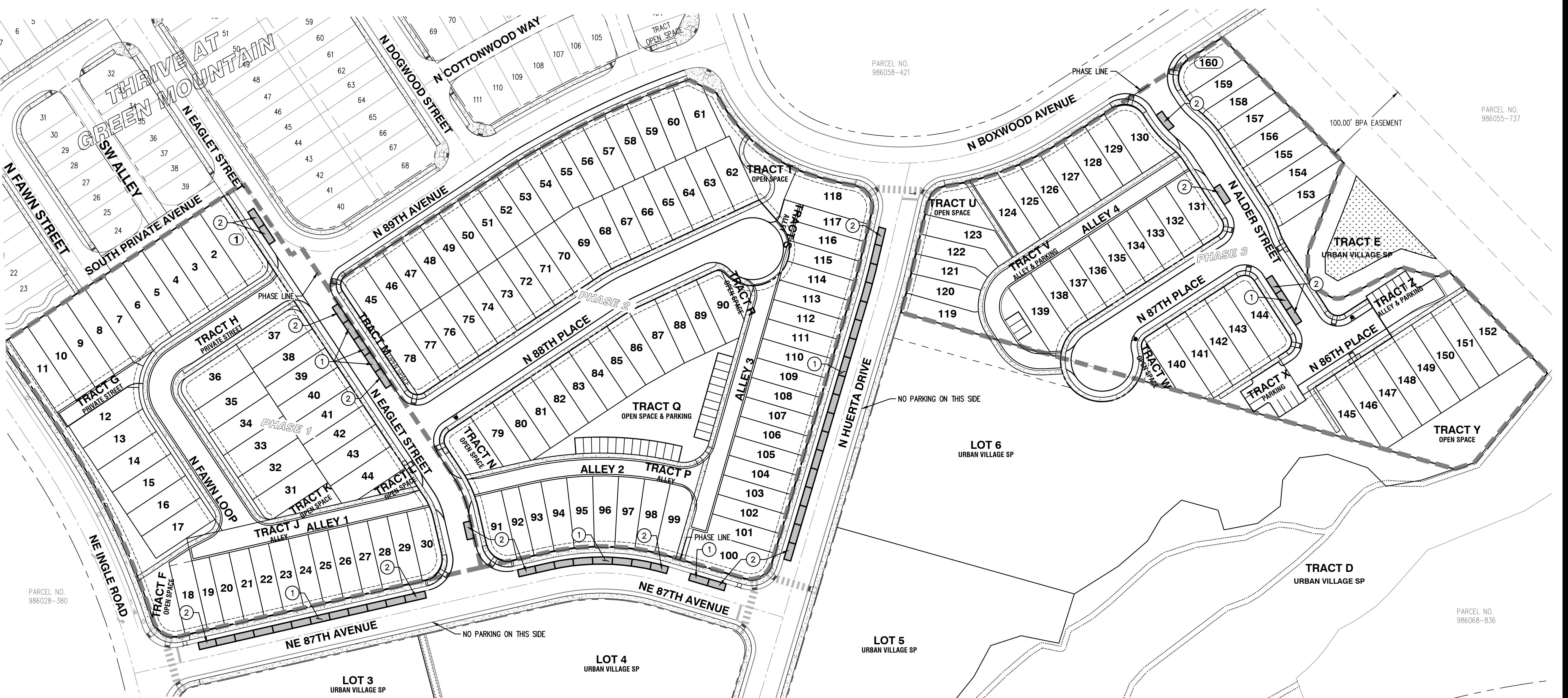


KEY MAP

### LEGEND

- LOT FRONT DIRECTION
- ATTACHED SINGLE-FAMILY WITH REAR LOADED ACCESS (TYPE A)
- DETACHED SINGLE-FAMILY WITH REAR LOADED ACCESS (TYPE B)
- DETACHED SINGLE-FAMILY WITH FRONT LOADED ACCESS (TYPE C)



**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

TRACT Z:

6 SPACES

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'):

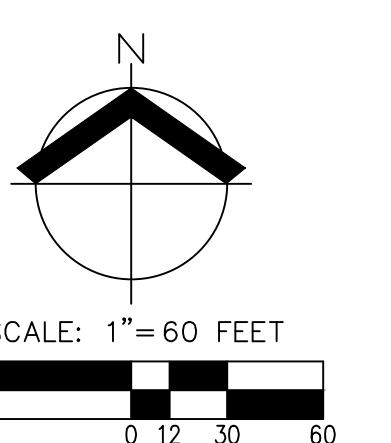
37 SPACES

PROPOSED ON-STREET PARKING STALLS (8' X 20' MIN.):

16 SPACES

TOTAL PROPOSED ON-STREET PARKING STALLS:

53 SPACES

**KEY MAP**

# PRELIMINARY OVERALL PARKING PLAN

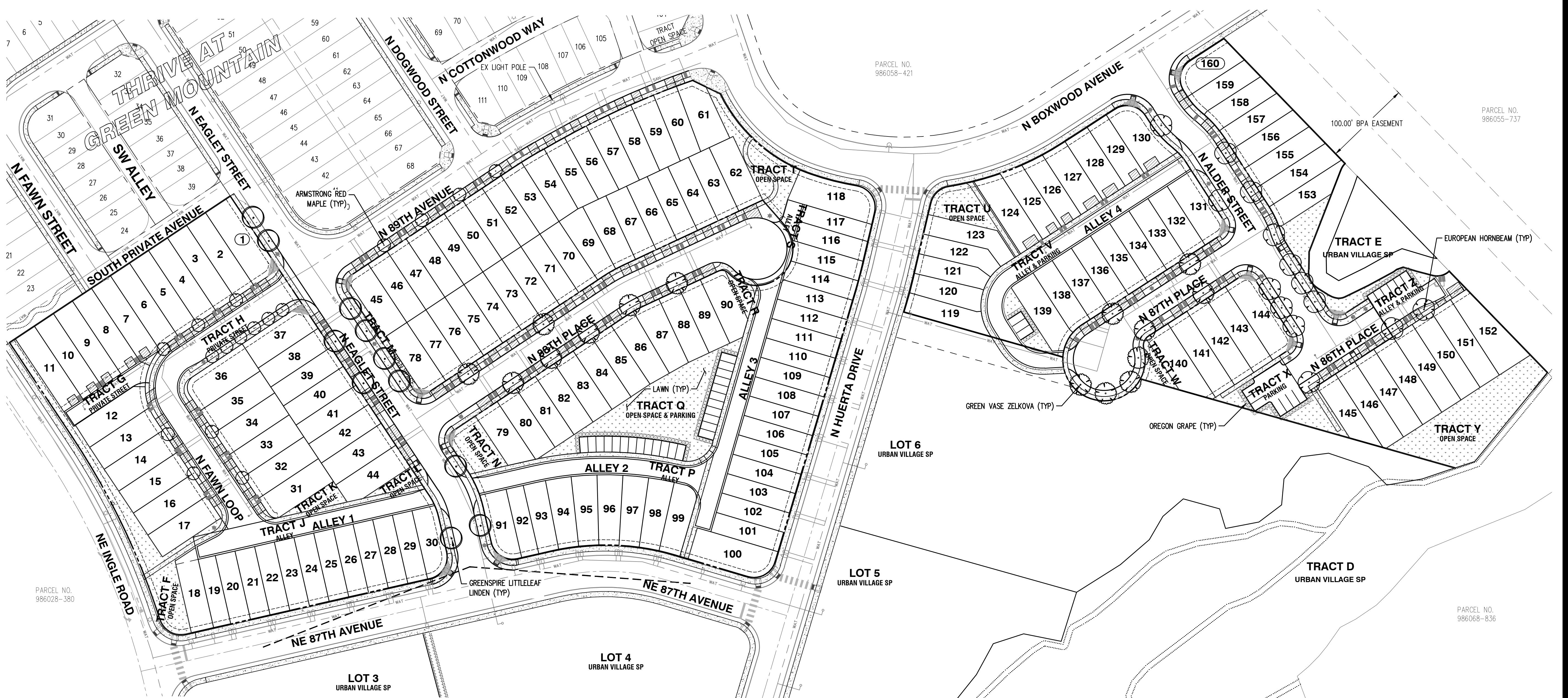
## LACAMAS VILLAGE

### WOLLAM & ASSOCIATES

### CAMAS, WASHINGTON



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



## PRELIMINARY PLANT SCHEDULE

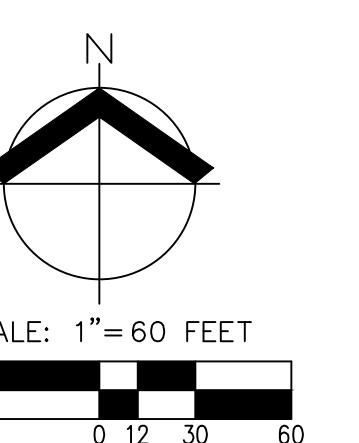
| SYMBOL        | QTY | BOTANICAL NAME               | COMMON NAME                  | SIZE/CONTAINER | SPACING  |
|---------------|-----|------------------------------|------------------------------|----------------|----------|
| ●             | 17  | ACER RUBRUM 'ARMSTRONG'      | ARMSTRONG RED MAPLE          | 2" CAL. B&B    | AS SHOWN |
| ●             | 15  | CARPINUS BETULUS             | EUROPEAN HORNBEAM            | 2" CAL. B&B    | AS SHOWN |
| ●             | 11  | TIJIA CORDATA 'GREENSPIRE'   | GREENSPIRE LITTLELEAF LINDEN | 2" CAL. B&B    | AS SHOWN |
| ●             | 15  | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE ZELKOVA           | 2" CAL. B&B    | AS SHOWN |
| SUBURS        | 150 | MAHONIA AQUIFOLIUM           | OREGON GRAPE                 | 2 GAL. CONT.   | 48" o.c. |
| GROUND COVERS |     | 50,180 SF ± LAWN             |                              |                |          |



KEY MAP

## PRELIMINARY LANDSCAPE NOTES

1. 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 CAMPAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.
2. ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMPAS 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).
3. 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..
4. 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.
5. 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.
6. IRRIGATION FOR HEALTHY PLANT ESTABLISHMENT AND SURVIVAL IS RECOMMENDED AND SHALL BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.
7. 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).



SCALE: 1" = 60 FEET



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

P10.0

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

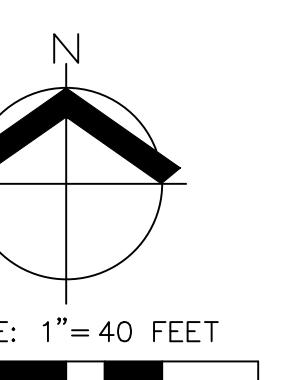


JOE NUMBER: 11021  
 DATE: 9/26/2025  
 DESIGNED BY: TEB  
 DRAWN BY: TEB  
 CHECKED BY: CJS

**GENERAL NOTE**

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

SCALE: 1" = 40 FEET





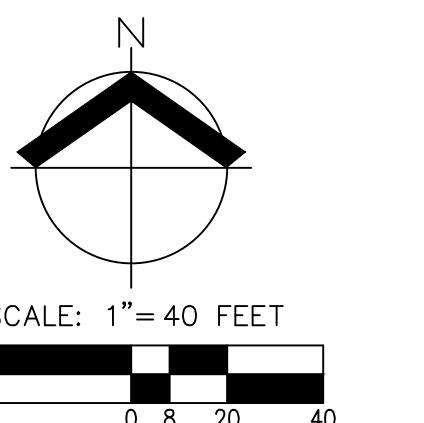
AKS ENGINEERING & FORESTRY, LLC  
9600 NE 125TH AVE, STE 2520  
VANCOUVER, WA 98682  
360.882.2419  
WWW.AKS-ENG.COM

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

## PRELIMINARY LANDSCAPE PLAN (EAST) LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMA, WASHINGTON



JOE NUMBER: 11021  
DATE: 9/26/2025  
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CHECKED BY: CJS



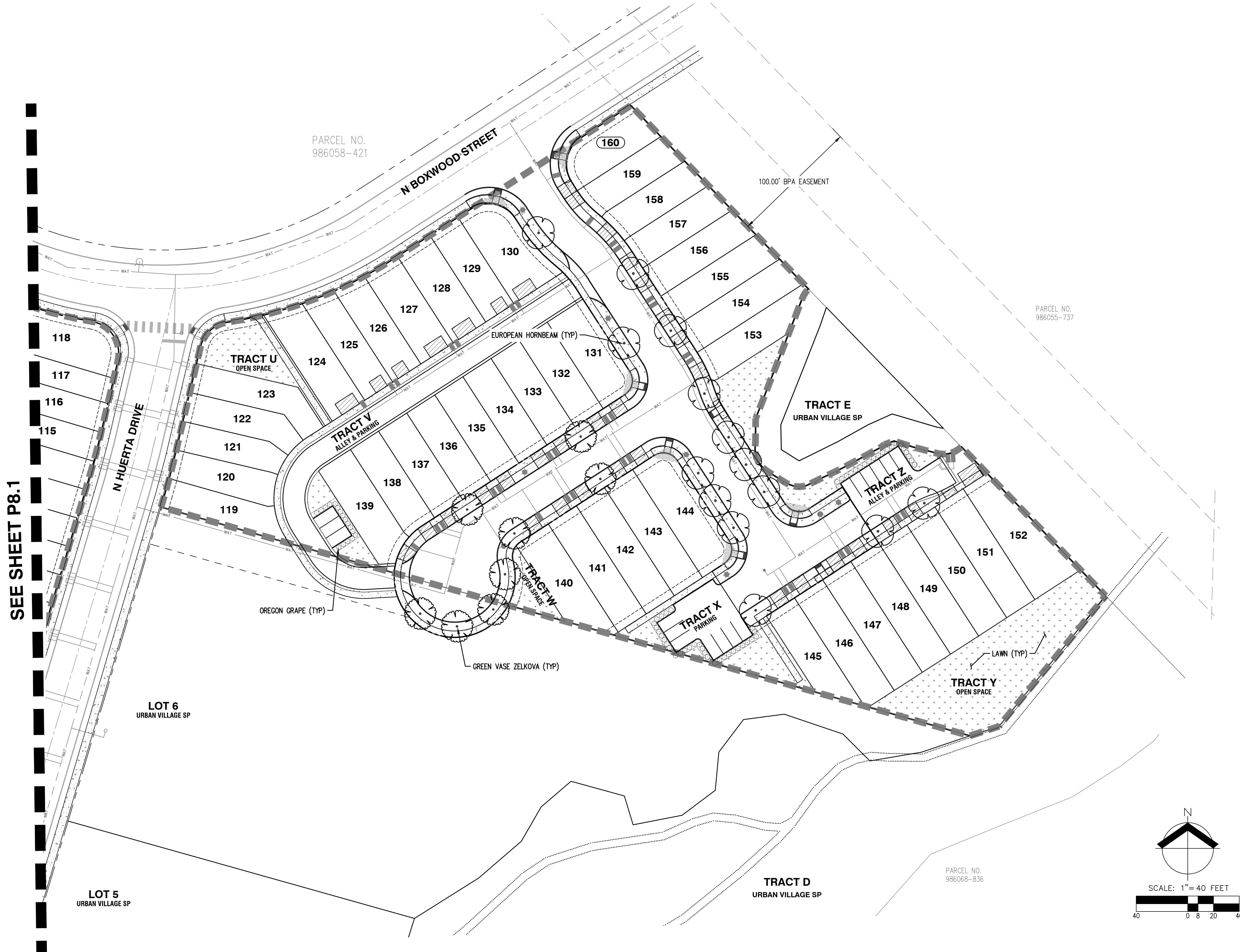
PARCEL NO.  
986068-836

TRACT D  
URBAN VILLAGE SP

### GENERAL NOTE

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

SEE SHEET P8.1

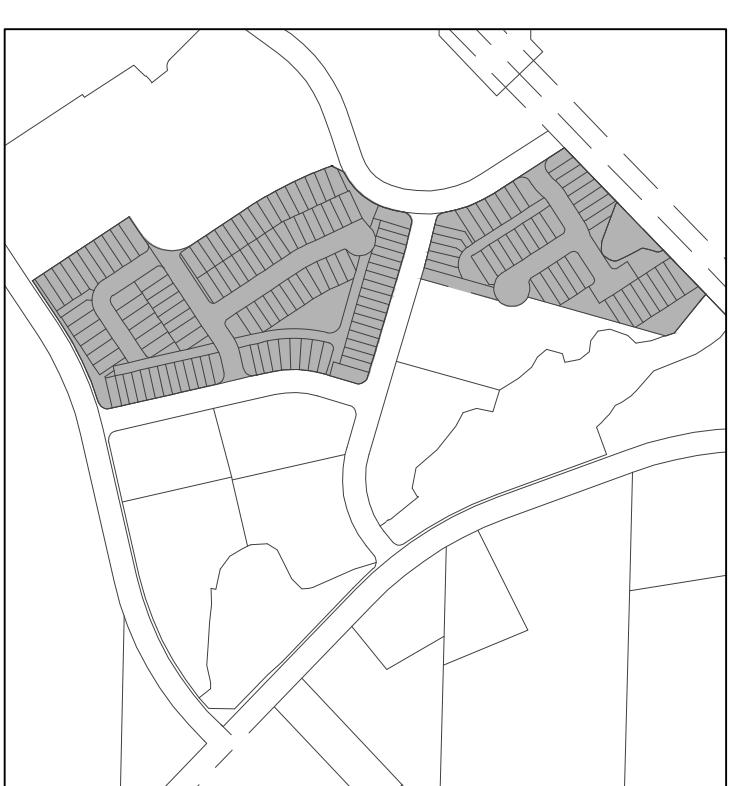
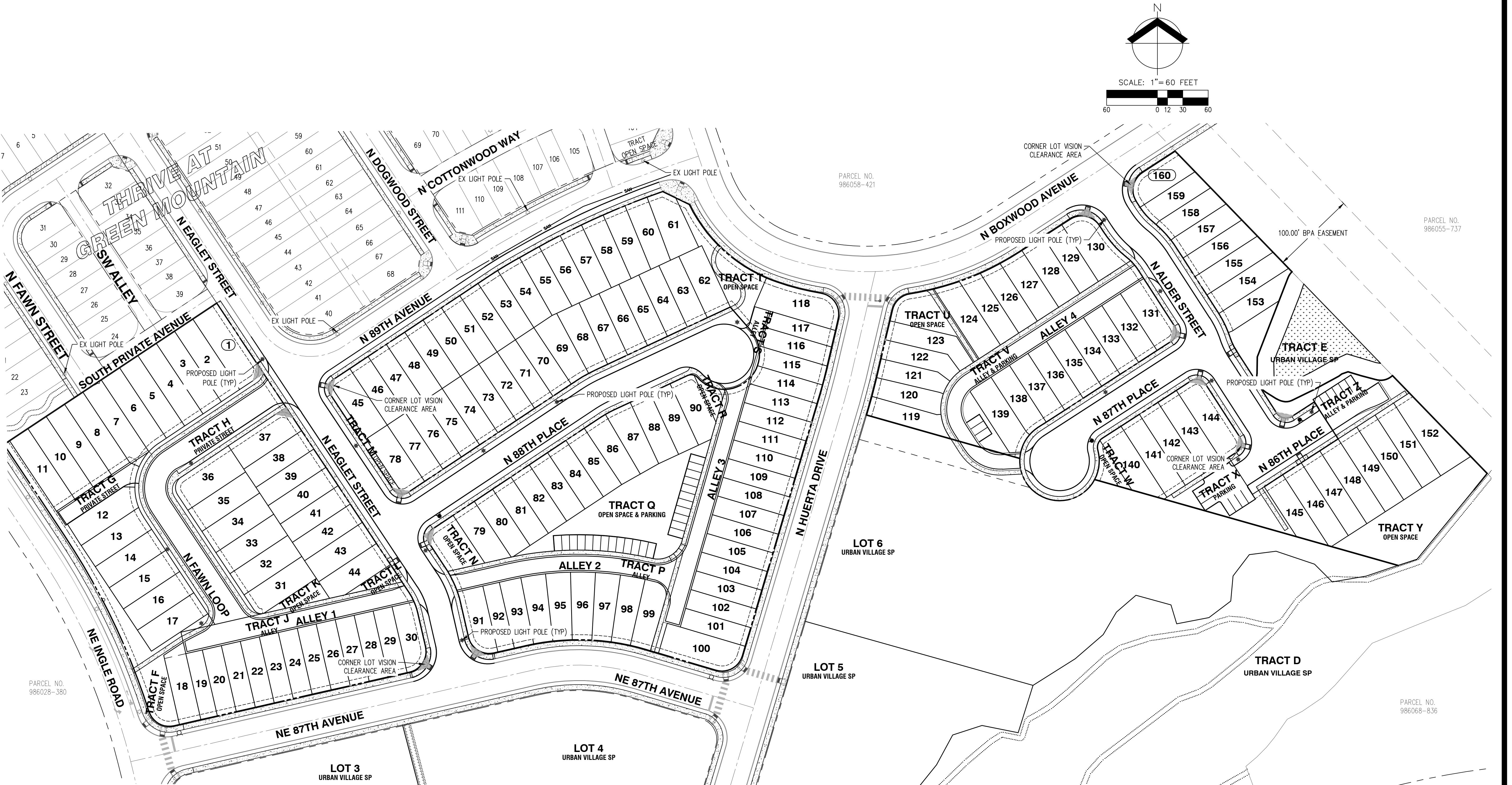


KEY MAP



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KEY MAP

## PRELIMINARY OVERALL LIGHTING PLAN LACAMAS VILLAGE WOLLAM & ASSOCIATES CAMA, WASHINGTON

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

P11.0