PARKLANDS II SHORT PLAT

CAMAS, WASHINGTON (SW1/4,S28,T2N,R3E)

DEVELOPER

MAS1A LLC
ATTN: JON ELLSWORTH
3405 NW MCMASTER DRIVE
CAMAS, WASHINGTON 98607
PHONE (360) 798-2400
JONELLSWORTHRE@GMAIL.COM

GEOTECHNICAL ENGINEER

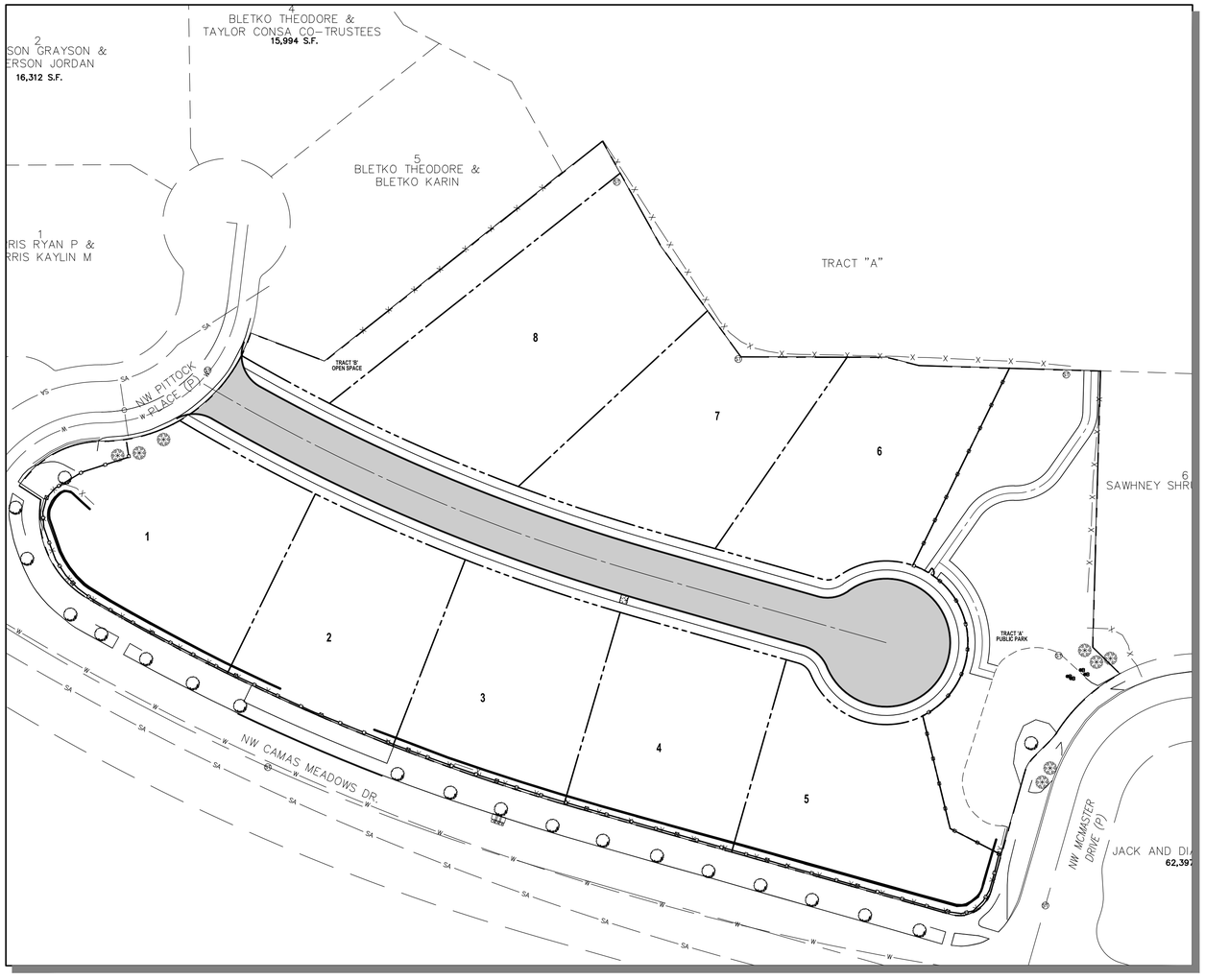
COLUMBIA WEST ENGINEERING, INC
11917 NE 95TH STREET
VANCOUVER, WASHINGTON 98682
PHONE (360) 823-2900

CONTACT

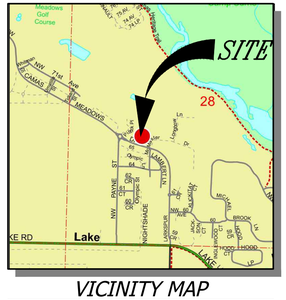
SGA ENGINEERING, PLLC
ATTN: JOE INTERMILL
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE (360) 993-0911
JINTERMILL@SGAENGINEERING.COM

SURVEYOR

MINISTER-GLAESER SURVEYING, INC.
ATTN: DANIEL RENTON
2200 E. EVERGREEN BLVD
VANCOUVER, WASHINGTON 98661
PHONE (360) 694-3313
DAR@MGSSURVEY.COM



SITE MAP
SCALE: 1" = 40'



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 986043913 AND 986043914

LOT(S) 43 AND 44, ESTATES AT THE ARCHERY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 311 OF PLATS, PAGE 924, RECORDS OF CLARK COUNTY, WASHINGTON.

LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

VERTICAL DATUM:

NAVD 88 (GEOID 2012A) BASED ON REAL TIME KINEMATIC CORRECTIONS FROM THE WASHINGTON STATE REFEREENCE NETWORK.

HORIZONTAL DATUM:

NAD 83 (2011)
WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. BASED ON REAL TIME KINEMATIC CORRECTIONS FROM THE WASHINGTON STAT REFERENCE NETWORK.

SHEET INDEX

SHEET	DESCRIPTION
PRE1.0	COVER SHEET
PRE2.0	EXISTING CONDITIONS
PRE3.0	PRELIMINARY GRADING & EROSION CONTROL PLAN
PRE4.0	PRELIMINARY STREET AND STORM PLAN
PRE5.0	PRELIMINARY SANITARY & WATER PLAN
PRE5.1	PRELIMINARY SANITARY & WATER DETAILS
PRE6.0	PRELIMINARY LANDSCAPE PLAN
PRE7.0	PRELIMINARY PLAT & SITE PLAN

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY

REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 40'
	7/7/2026

JOB NUMBER: 2451

SHEET: PRE1.0

COVER SHEET
PARKLANDS II SHORT PLAT
CITY OF CAMAS WASHINGTON

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:20 AM SGA DRAWING FILE: W:\DWG\2451 - PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE1.0 - COVER SHEET.DWG

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:20 AM SGA DRAWING FILE: W:\DWG\2451 - PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE2.0 - EXISTING CONDITIONS.DWG

STORM MH
RIM=199.15
IE 24"ADS SOUTHEAST=190.95
UNABLE TO ASBUILT INVERT SOUTHWEST

5
BLETKO THEODORE &
BLETKO KARIN

1
HARRIS RYAN P &
HARRIS KAYLIN M

4' METAL FENCE
3.9' NORTH OF LINE

5' METAL FENCE
ON LINE

N 51°37'17" E 194.83'

TRACT "A"

STORM MH
RIM=218.23
IE 10"ADS NORTHEAST=200.14
IE 10"ADS SOUTHEAST=200.10

STORM MH
RIM=199.58
IE 24"ADS NORTHWEST=191.40
IE 24"ADS EAST=191.40

4' METAL FENCE
1.0' NORTH OF LINE

S 89°48'58" E
80.30'

S 75°34'23" E
18.07'

S 88°16'13" E 100.00'

STORM MH
RIM=196.90
IE 24"ADS WEST=191.95

100' PACIFICORP EASEMENT
AS SHOWN ON "ESTATES AT THE
(311–924)

S 69°09'24" E
43.45'

S 69°09'24" E
47.78'

GRAVEL

EX. STM
ESMT TO REMAIN

10' PRIVATE STORMWATER
EASEMENT PER
"ESTATES AT THE ARCHERY"
(311–924)

EX. STM
ESMT TO BE
RELOCATED

NW PITTOCK
PLACE (P)

EX. LOT 43
LOT LINES TO BE
REMOVED WITH
SHORT PLAT.

VESTCAPITAL FUND II LLC
AFN 6110842
43
23,778 S.F.

10' PRIVATE STORMWATER
EASEMENT PER "ESTATES AT THE ARCHERY"
(311–924)

10' PRIVATE STORMWATER
EASEMENT PER
"ESTATES AT THE ARCHERY"
(311–924)

CONC.
WALL

S 01°37'56" W
62.89'

5' METAL FENCE
2.4' WEST OF LINE

6
SAWHNEY SHRUTI TRU

10' PUBLIC TRAIL EASEMENT
EASEMENT PER "ESTATES AT THE
(311–924)

S 01°37'46" W 89.01'

STORM MH
RIM=218.70
IE 18"ADS NORTH=199.05
IE 12"ADS NORTHEAST=199.12
IE 10"ADS WEST=199.35
IE 18"ADS SOUTH=210.30

S 19°46'51" W 182.63'

3' CHAINLINK FENCE

EX. STM
ESMT TO BE
RELOCATED

10' PRIVATE STORMWATER
EASEMENT PER "ESTATES AT THE ARCHERY"
(311–924)

VESTCAPITAL FUND II LLC
AFN 6110842
44
117,737 S.F.

STORM MH
RIM=215.63
IE 18"ADS NORTH=199.86
IE 18"ADS SOUTH=199.99
IE 12"ADS SOUTHEAST=204.8

5' METAL FENCE

ASPHALT

CONC.
BLOCK WALL

SIDEWALK

NW CAMAS MEADOWS DR.

EXISTING HYDRANT

STORM MH
RIM=222.45
IE 18"ADS NORTH=214.48
IE 18"ADS EAST=214.64
IE 18"ADS SOUTHEAST=214.74
IE 18"ADS WEST=214.70

CATCH BASIN
GRATE=221.69
IE 12"ADS SOUTH=217.44

75' RIGHT OF WAY PER
AFN 5044375

3' CHAINLINK FENCE

CURBLINE

S 74°06'45" E 211.88'

EXISTING HYDRANT

N 15°48'16" E 67.93'

NW MCMASTER
DRIVE (P)

45
JACK AND DIANE HOL
62,397 S.F.

STORM MH
RIM=228.61
IE 18"ADS NORTH=220.01
IE 24"ADS SOUTH=220.08

N

0 30 60 90

Scale: 1" = 30'

PARKLANDS II

PRELIMINARY APPLICATION

MARCH 2026

APPLICANT INFORMATION	OWNER INFORMATION
MAS1A, LLC ATTN: JON ELLSWORTH 3405 NW MCMASTER DRIVE CAMAS, WA 98607 (360) 798 - 2400 JONELLSWORTH@GMAIL.COM	SAME AS APPLICANT

APPLICANT REPRESENTATIVE INFORMATION

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR & NATE HORVATH
2005 BROADWAY STREET
VANCOUVER, WA 98663
(360) 993 - 0911
STAYLOR@SGAENGINEERING.COM / NHORVATH@SGAENGINEERING.COM

EXISTING SITE INFORMATION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL NUMBER	986043913 & 986043914	
PARCEL ADDRESS	3815 & 3711 NW CAMAS MEADOWS DRIVE CAMAS, WASHINGTON 98607	
EXISTING USE	VACANT	
ZONING DESIGNATION	BUSINESS PARK (BP) & R1-15	
GROSS SITE AREA	3.25 AC	141,521 SF
TRANSIT ROUTES	NO TRANSIT ROUTES ARE NEAR THE PROJECT SITE	

EXISTING UTILITIES

SEWER	CITY OF CAMAS
WATER	CITY OF CAMAS

ENVIRONMENTAL CONDITIONS

THE PROJECT SITE HAD A SEPA DETERMINATION OF NONSIGNIFICANCE ON JAN. 12TH, 2016. NO FURTHER DETERMINATION NEEDED FOR THIS PROJECT APPLICATION.

EXISTING CONDITIONS DISCLAIMER

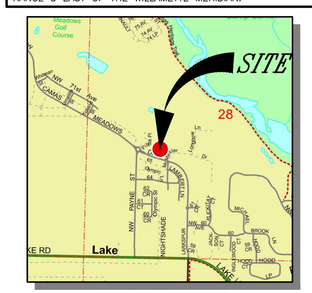
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 986043913 AND 986043914

LOT(S) 43 AND 44, ESTATES AT THE ARCHERY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 311 OF PLATS, PAGE 924, RECORDS OF CLARK COUNTY, WASHINGTON.

LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.



VICINITY MAP
NOT TO SCALE

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

PARKLANDS II
SHORT PLAT

CITY OF CAMAS WASHINGTON

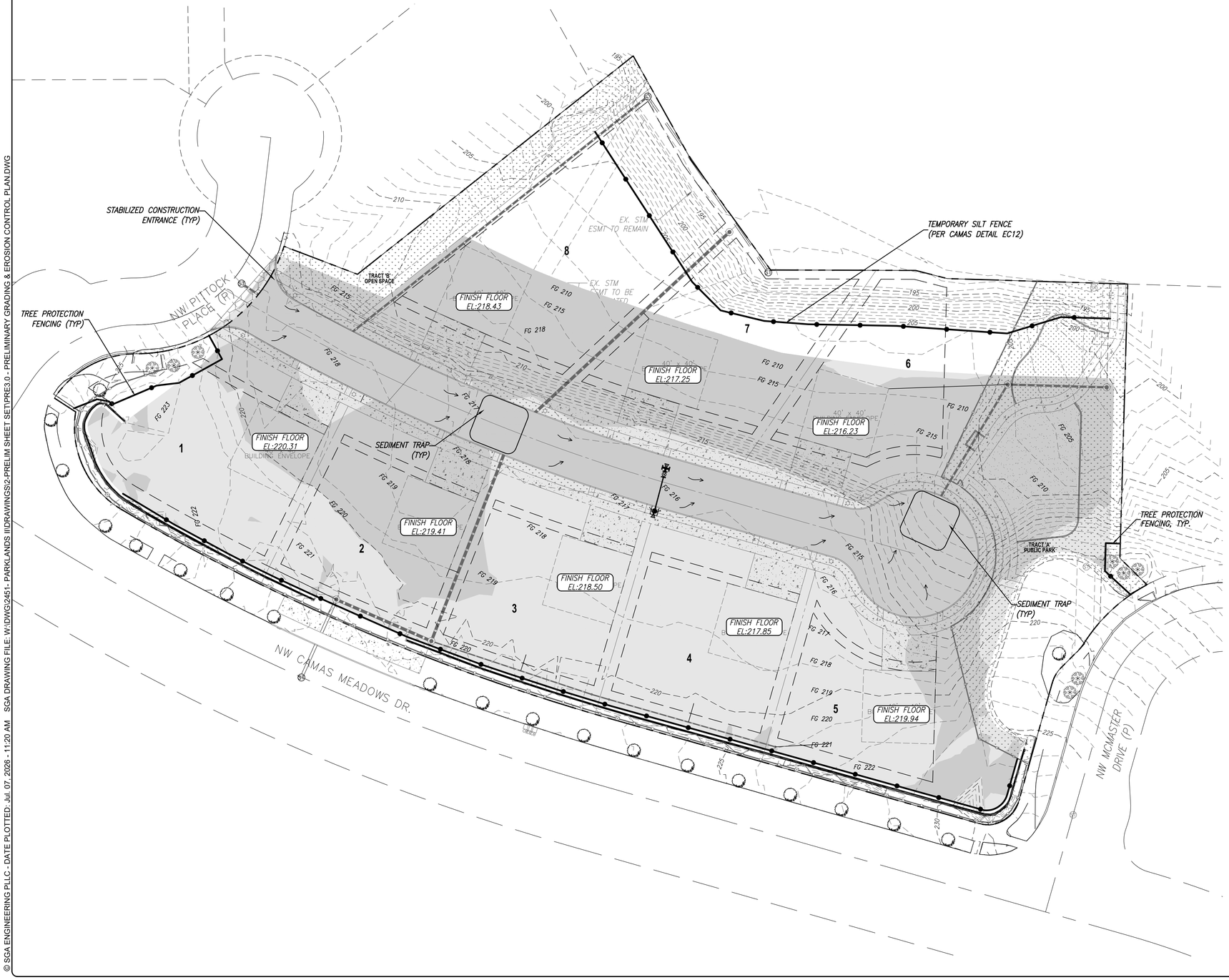
PRELIMINARY

REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	7/7/2026

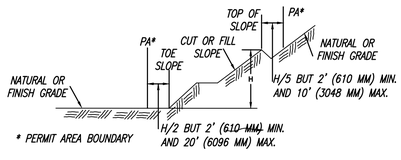
JOB NUMBER: 2451

SHEET: PRE2.0



LEGEND

- FILL AREA
- CUT AREA
- FG 100 — FINISHED GRADE CONTOURS
- 100 — EXISTING MAJOR CONTOURS
- TREES TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE (PER DETAIL EC6)
- TEMPORARY SEDIMENTATION TRAP (PER DETAIL E22)
- TEMPORARY SILT FENCE (PER DETAIL EC12)
- TEMPORARY STRAW WADDLES (PER DETAIL EC14)
- FLOW ARROW



NOTE: GRADING ACTIVITIES MUST BE AT LEAST TWO (2) FEET AWAY FROM PROPERTY BOUNDARIES

IBC APPENDIX J GRADING DETAIL

NO SCALE

DIRT QUANTITIES (CY)

ITEM	CUT	FILL
SITE GRADING	1,500	6,700
TRENCH SPOILS	TBD	---
IMPORT	5,200	---
TOTAL	6,700	6,700

1. ASSUMED 1.00' FOR SITE STRIPPINGS PER GEOTECH RECOMMENDATIONS ACTUAL CONDITIONS MAY VARY AND WILL EFFECT THE STRIPPING VOLUME.
2. EXCESS TRENCH SPOILS WILL BE STOCKPILED PRIOR TO BEING HAULED OFF SITE OR MAY BE USED AS STRUCTURAL FILL.
3. STRIPPINGS WILL BE STOCKPILED PRIOR TO BEING HAULED OFF SITE OR MAY BE USED NON-STRUCTURAL FILL.

QUANTITIES DO NOT ACCOUNT FOR SHRINK AND SWELL FACTORS. ACTUAL MATERIAL QUANTITIES MAY VARY PER SOIL TYPE, SOIL CONDITIONS, & CONSTRUCTION PRACTICES.

N

0 30 60 90

Scale: 1" = 30'

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY NOT FOR CONSTRUCTION — A PRELIMINARY PLAN SHALL BE A PRELIMINARY PLAN AS DEFINED IN THE STATE OF WASHINGTON LAWS REGULATING PROFESSIONAL ENGINEERING AND REGISTERED LAND SURVEYING — JAMES A. IRVINE — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY GRADING & EROSION CONTROL PLAN

PARKLANDS II SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

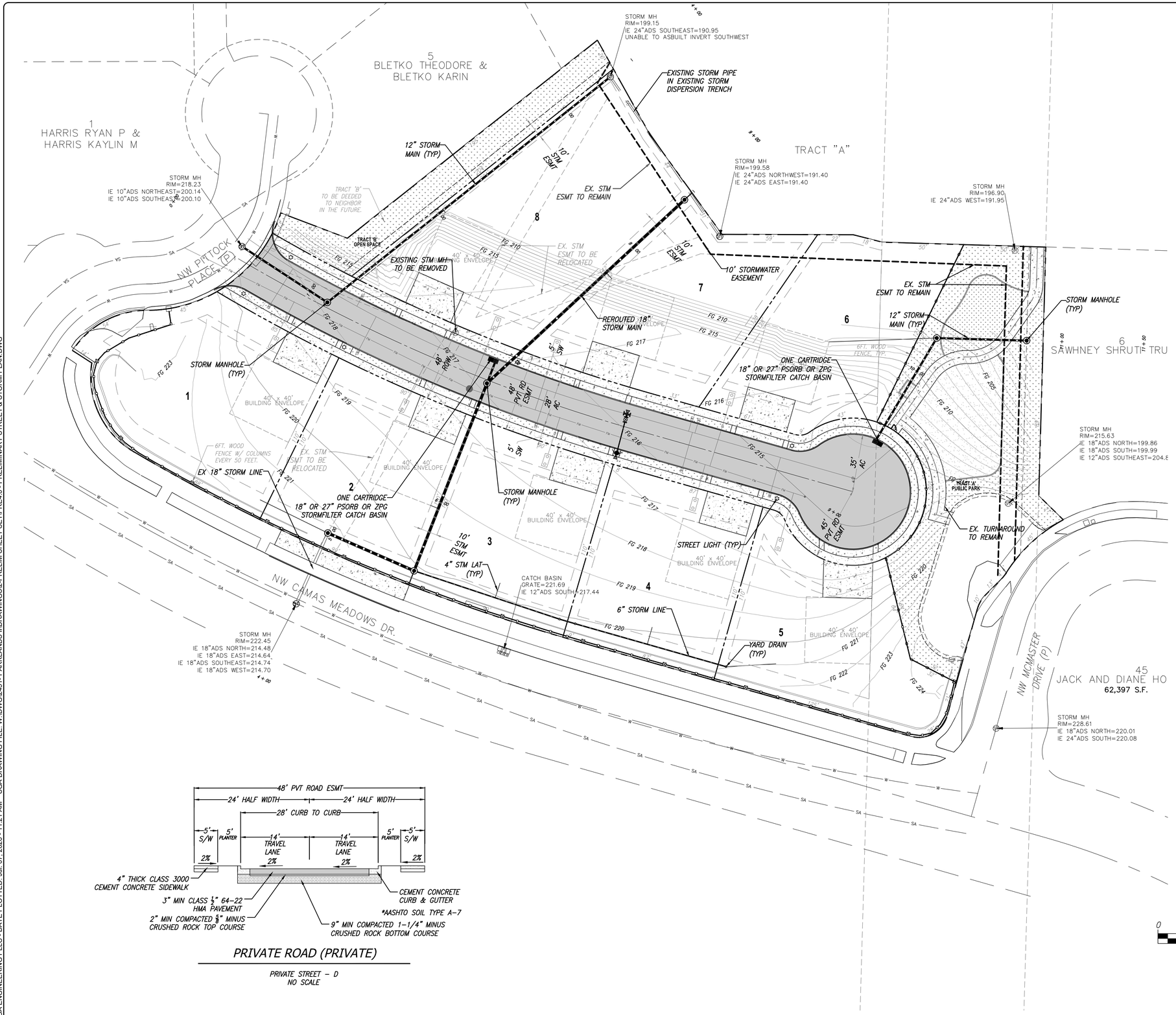
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	7/7/2026

JOB NUMBER: 2451

SHEET: PRE3.0

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:20 AM SGA DRAWING FILE: W:\DWG\2451- PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE3.0 - PRELIMINARY GRADING & EROSION CONTROL PLAN.DWG



PRIVATE ROAD (PRIVATE)

PRIVATE STREET – D
NO SCALE

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY STREET & STORM PLAN

PARKLANDS II
SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

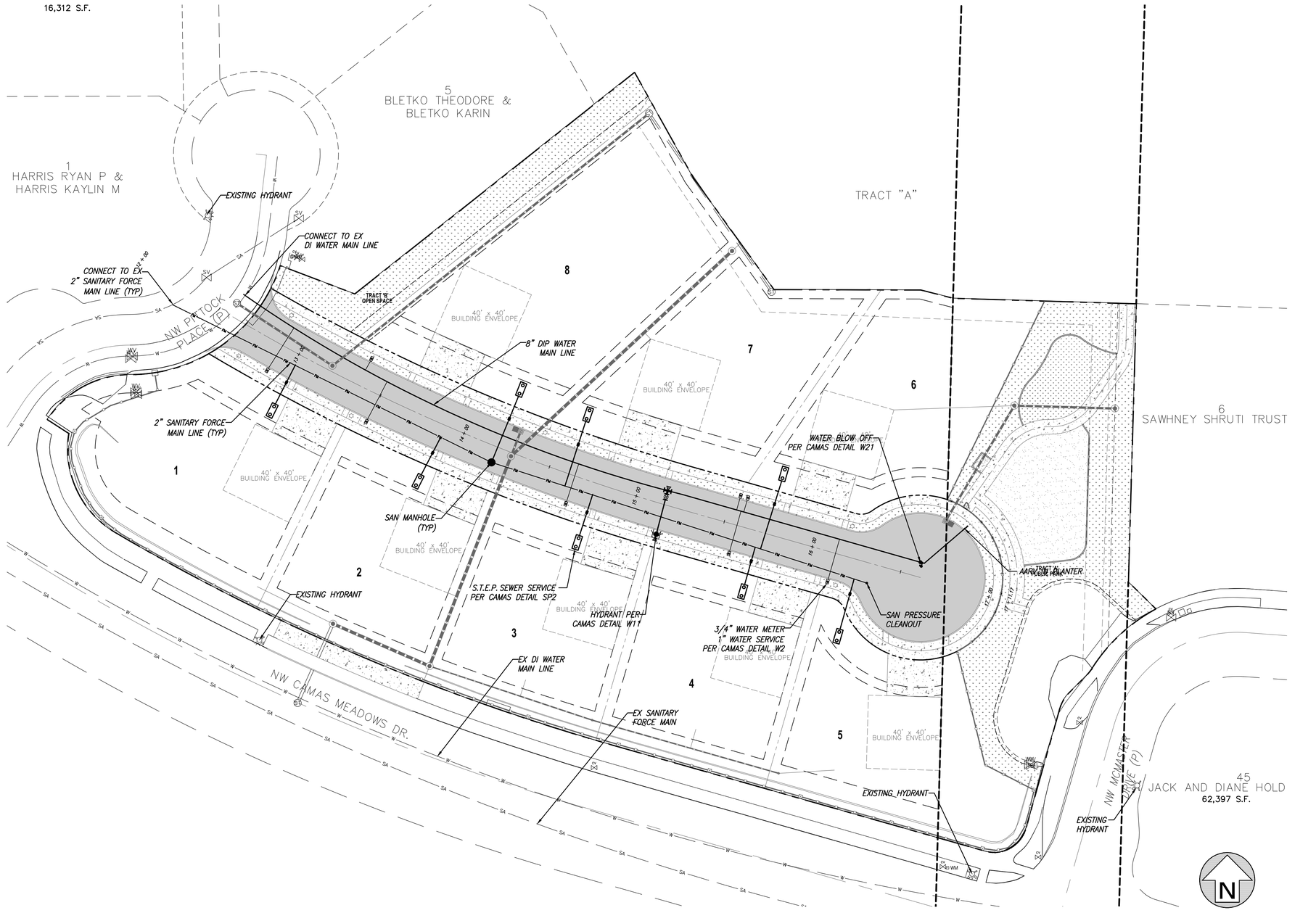
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	7/7/2026

JOB NUMBER: 2451

SHEET: PRE4.0

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:21 AM SGA DRAWING FILE: W:\DWG\2451 - PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE4.0 - PRELIMINARY STREET & STORM PLAN.DWG



SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

PRELIMINARY SANITARY & WATER PLAN

PARKLANDS II
SHORT PLAT

CITY OF CAMAS
WASHINGTON

PRELIMINARY

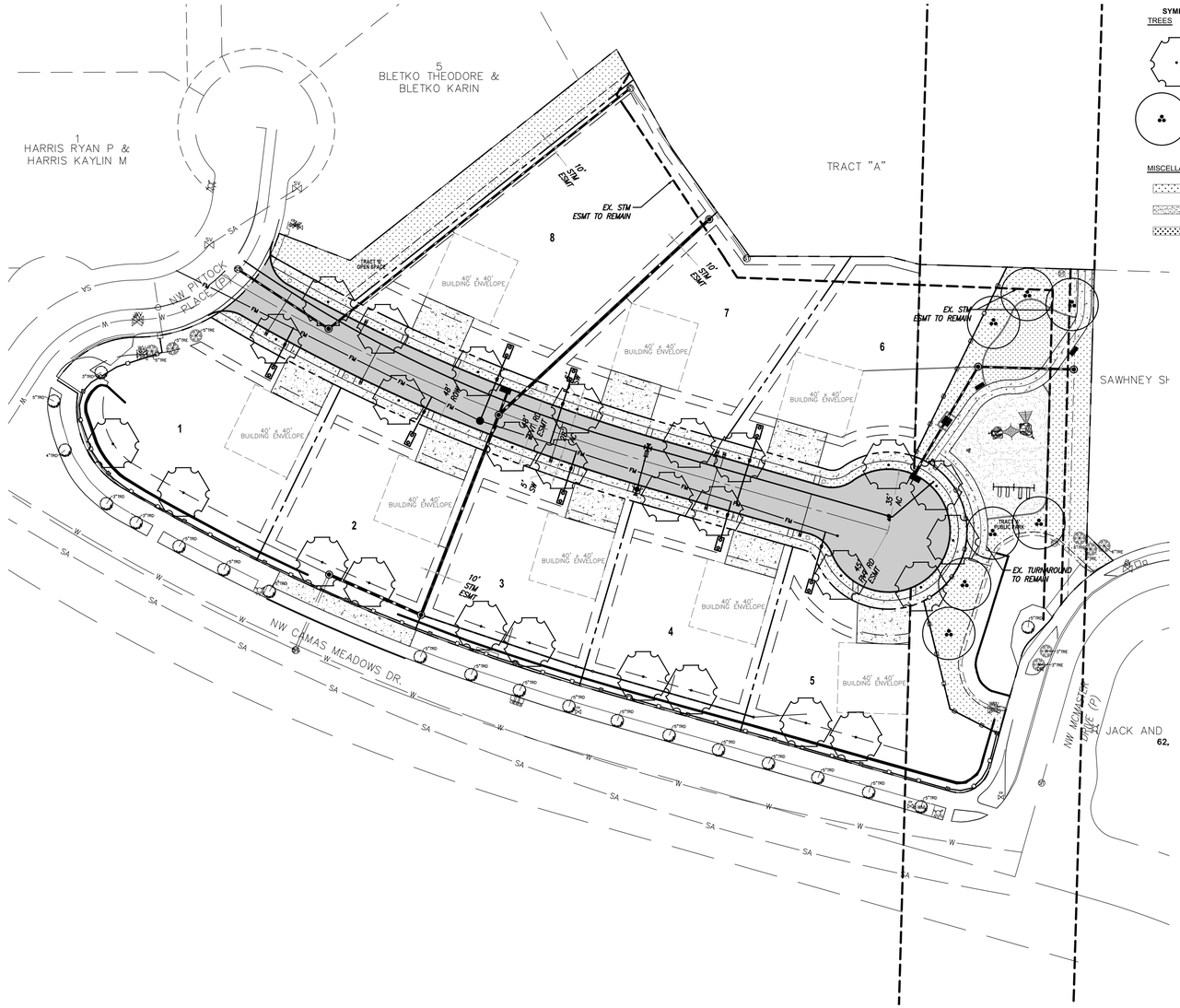
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	7/7/2026

JOB NUMBER: 2451

SHEET: PRE5.0

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:21 AM SGA DRAWING FILE: W:\DWG\2451 - PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE5.0 - PRELIMINARY SANITARY & WATER PLAN.DWG



PLANT LEGEND

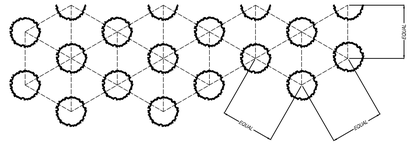
SYMBOL	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	SPACING	QUANTITY
TREES					
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	2" cal.	30' O.C.	27
	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" cal.	AS SHOWN	7

MISCELLANEOUS

LANDSCAPE AREA: WOOD MULCH, ROCK, TURF GRASS	15,385 SF
PLAYGROUND SURFACE AREA: ENGINEERED WOOD FIBER	3,013 SF
PLAYGROUND TURF AREA: TURF GRASS	1,493 SF

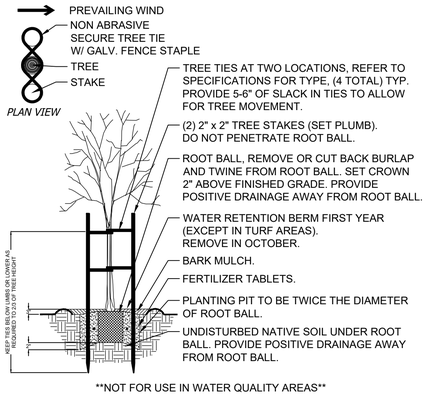
General Landscape Notes

1. Landscaping shall be watered with an irrigation system capable of sustaining all plantings in a healthy condition year-round.
2. Trees and other plantings shall be watered, pruned, fertilized, and maintained in a healthy condition.
3. Existing trees shall be protected from damage during and following construction.
4. Trees in the public right-of-way shall be installed by the developer or builder prior to issuance of the occupancy permit for the adjacent lot.
5. Trees on individual lots shall be installed by the developer or builder prior to issuance of the occupancy permit for that lot. Trees should not be installed until after driveways, sidewalks, and heavy construction activities are completed.
6. Approximate tree locations are shown on the plan; exact locations shall be determined by the developer or builder after construction of driveways, sidewalks, and buildings.
7. Long-term pruning and maintenance shall be performed by individual homeowners or the homeowner's association.
8. The contractor or builder shall be responsible for meeting soil quality and depth requirements (BMP T5.13) for all disturbed areas.
9. Proposed plant species may be substituted with equivalent species of similar size, form, and performance characteristics when approved by the landscape architect or reviewing authority.
10. Minimum plant sizes at installation shall be as follows:
    - Deciduous shade trees: minimum 2-inch caliper.
    - Evergreen trees: minimum 6-foot height.
    - Ornamental trees: minimum 1.5-inch caliper.
    - Shrubs: minimum 2-gallon container size.
    - Groundcovers/perennials: minimum 4-inch pots, spaced per plan.
11. All plant material installed by the developer or builder shall be warranted to remain alive and in healthy condition for a minimum period of one (1) year from the date of installation. Dead or declining plant material shall be replaced in kind.



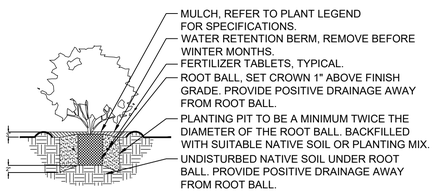
NOTES:
- All ground cover shall be planted at equal triangular spacing as specified in Planting Legend.
- Ground cover to be located one half of specified spacing distance from any hard surface, unless otherwise specified.
- Refer to all plan sheet specifications before bidding and constructing.

Typical Shrub Spacing — NTS



NOT FOR USE IN WATER QUALITY AREAS

Typical Tree Planting — NTS



Typical Shrub Planting — NTS

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

PRELIMINARY LANDSCAPE PLAN

PARKLANDS II
SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

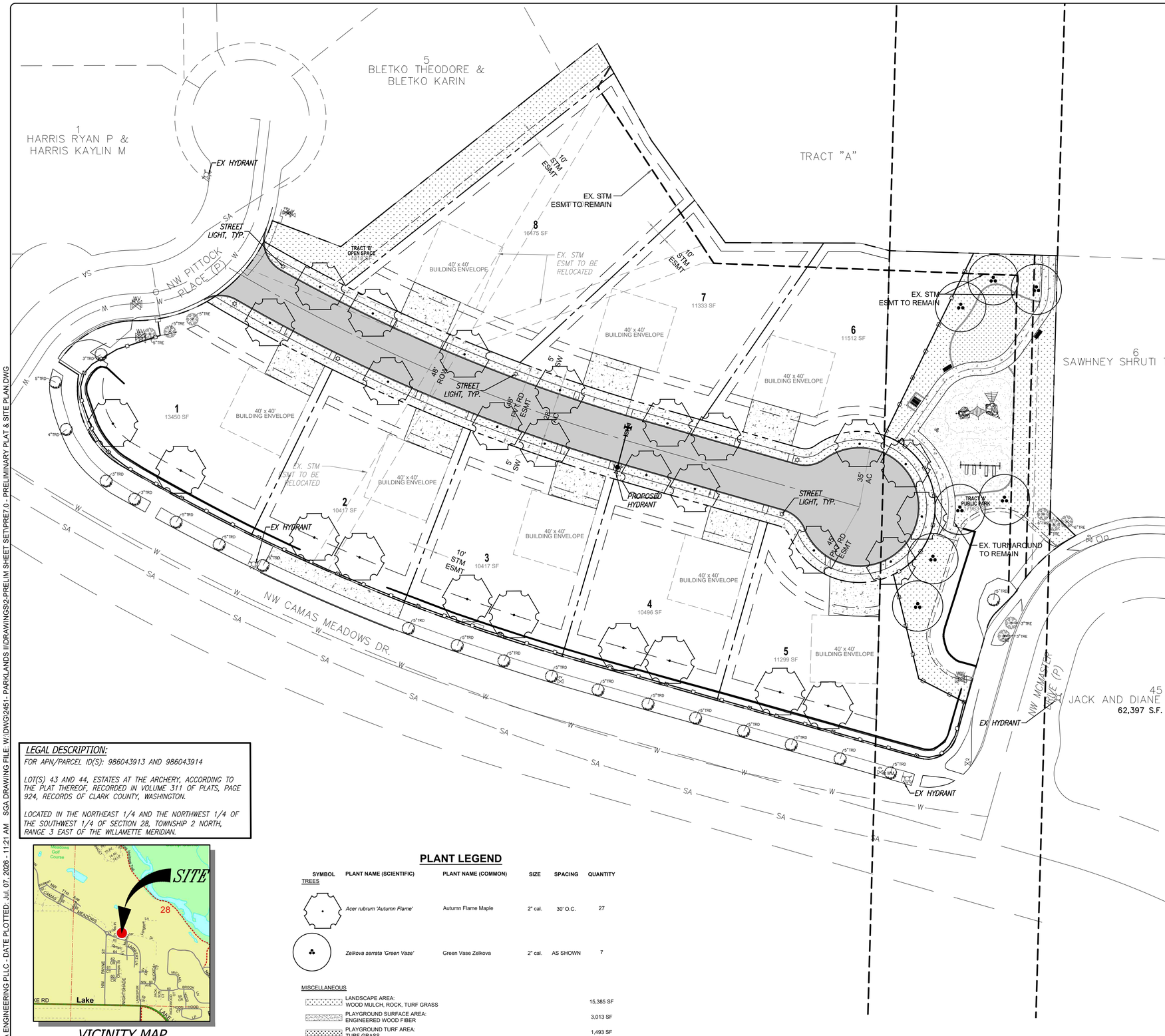
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	#########
DATE:	7/7/2026

JOB NUMBER: 2451

SHEET: PRE6.0

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:21 AM SGA DRAWING FILE: W:\DWG\2451- PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE6.0 - PRELIMINARY LANDSCAPE PLAN.DWG



PARKLANDS II

PRELIMINARY APPLICATION

MARCH 2026

APPLICANT INFORMATION	OWNER INFORMATION
MAS1A, LLC ATTN: JON ELLSWORTH 3405 NW MCMASTER DRIVE CAMAS, WA 98607 (360) 798 - 2400 JONELLSWORTH@GMAIL.COM	SAME AS APPLICANT

APPLICANT REPRESENTATIVE INFORMATION

SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR & NATE HORVATH
2005 BROADWAY STREET
VANCOUVER, WA 98663
(360) 993 - 0911
STAYLOR@SGAENGINEERING.COM / NHORVATH@SGAENGINEERING.COM

EXISTING SITE INFORMATION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL NUMBER	986043913 & 986043914	
PARCEL ADDRESS	3815 & 3711 NW CAMAS MEADOWS DRIVE CAMAS, WASHINGTON 98607	
EXISTING USE	VACANT	
ZONING DESIGNATION	BUSINESS PARK (BP) & R1-15	
GROSS SITE AREA	3.25 AC	141,521 SF
TRANSIT ROUTES	NO TRANSIT ROUTES ARE NEAR THE PROJECT SITE	

EXISTING UTILITIES

SEWER	CITY OF CAMAS
WATER	CITY OF CAMAS

ENVIRONMENTAL CONDITIONS

THE PROJECT SITE HAD A SEPA DETERMINATION OF NONSIGNIFICANCE ON JAN. 12TH, 2016. NO FURTHER DETERMINATION NEEDED FOR THIS PROJECT APPLICATION.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PRIVATE 8 LOT SINGLE FAMILY DETACHED SHORT PLAT WITH A PUBLIC PARK.

DEVELOPMENT STANDARDS

	ALLOWED	PROPOSED
MIN. LOT SIZE	8,000 SF	
MIN. LOT WIDTH	80 FT.	
MIN. LOT DEPTH	90 FT.	
FRONT SETBACK	15 FT. / 20 FT.	
STREET SIDE SETBACK	10 FT.	
INT. SIDE SETBACK	5 FT.	
REAR SETBACK	5 FT.	
LOT COVERAGE	50%	
BUILDING HEIGHT	35 FT.	
MAX. DENSITY	2.9	

UTILITY PROVIDERS

SEWER	
WATER	

STORMWATER MANAGEMENT

TREATMENT	STORMWATER WILL BE CAPTURED AND TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMPS.
DISPOSAL	STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

GROSS AREA	141,521 SF	3.25 AC
PRIVATE ROW	23,320 SF	0.54 AC
NET AREA	118,201 SF	2.71 AC
PARK TRACT	17,983 SF	0.41 AC
OPEN SPACE TRACT	4,818 SF	0.11 AC
TOTAL LOT AREA	95,400 SF	2.19 AC
AVERAGE LOT AREA	11,925 SF	0.27 AC

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 986043913 AND 986043914

LOT(S) 43 AND 44, ESTATES AT THE ARCHERY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 311 OF PLATS, PAGE 924, RECORDS OF CLARK COUNTY, WASHINGTON.

LOCATED IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

VICINITY MAP

NOT TO SCALE

PLANT LEGEND

SYMBOL	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	SPACING	QUANTITY
TREES					
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	2" cal.	30' O.C.	27
	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" cal.	AS SHOWN	7
MISCELLANEOUS					
	LANDSCAPE AREA: WOOD MULCH, ROCK, TURF GRASS				15,385 SF
	PLAYGROUND SURFACE AREA: ENGINEERED WOOD FIBER				3,013 SF
	PLAYGROUND TURF AREA: TURF GRASS				1,493 SF

N

0 30 60 90

Scale: 1" = 30'

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE
2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY PLAT & SITE PLAN

PARKLANDS II SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	#########
	7/7/2026

JOB NUMBER: 2451

SHEET: PRE7.0

© SGA ENGINEERING PLLC - DATE PLOTTED: Jul. 07, 2026 - 11:21 AM SGA DRAWING FILE: W:\DWG\2451- PARKLANDS II\DRAWINGS\2-PRELIM SHEET SET\PRE7.0 - PRELIMINARY PLAT & SITE PLAN.DWG