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

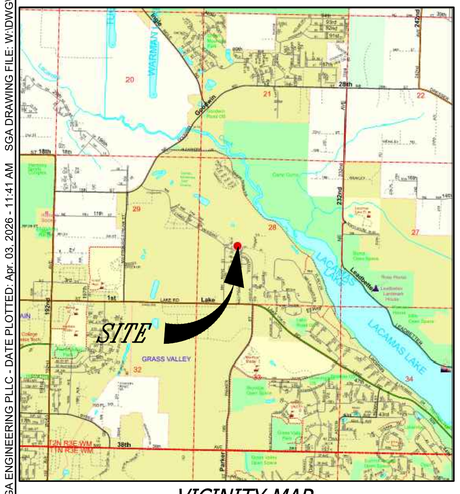
COLUMBIA WEST ENGINEERING, INC
11917 NE 95TH STREET
VANCOUVER, WASHINGTON 98682
PHONE (360) 823-2900

CONTACT

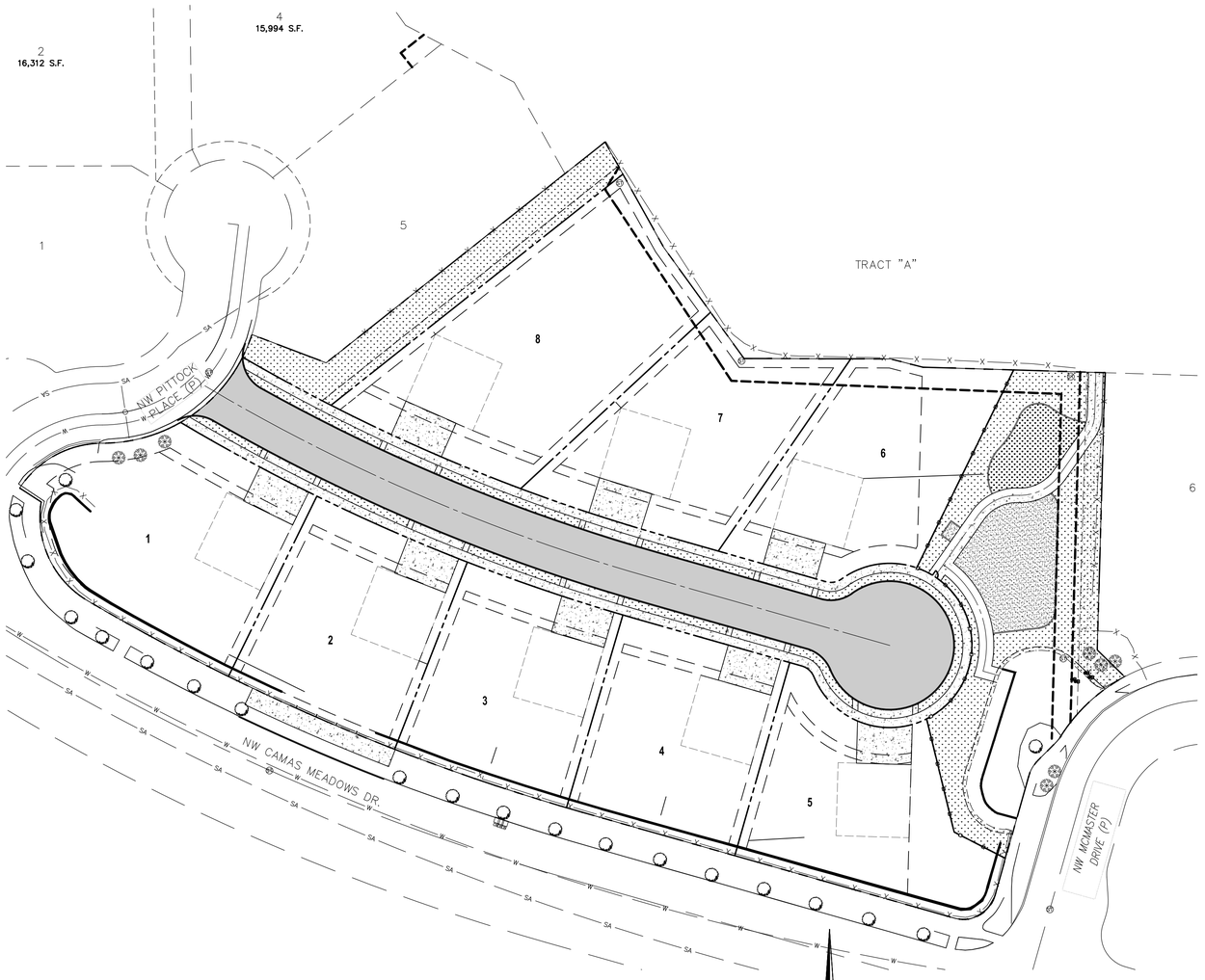
SGA ENGINEERING, PLLC
ATTN: JOE INTERMILL
2005 BROADWAY
VANCOUVER, WASHINGTON 98663
PHONE (360) 993-0911
JINTERMILL@SGAENGINEERING.COM

SURVEYOR

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



VICINITY MAP



SITE PLAN
SCALE: 1" = 40'

N

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.

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

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

JOE A. INTERMILL — STATE OF WASHINGTON — 54905 — REGISTERED PROFESSIONAL ENGINEER

COVER SHEET
PARKLANDS II SHORT PLAT
CITY OF CAMAS WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 40'
	4/3/2026

JOB NUMBER: 2451

SHEET: PRE1.0

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

4' METAL FENCE
3.9' NORTH OF LINE

5' METAL FENCE
ON LINE

TRACT "A"

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

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

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

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

EX. STM
ESMT TO REMAIN

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

EX. STM
ESMT TO BE
RELOCATED

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

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

CONC.
WALL

NW PITTOCK
PLACE (P)

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

GRAVEL

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

EX. STM
ESMT TO BE
RELOCATED

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

5' METAL FENCE
2.4' WEST OF LINE

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

3' CHAINLINK FENCE

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

NW CAMAS MEADOWS DR.

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

75' RIGHT OF WAY PER
AFN 5044375

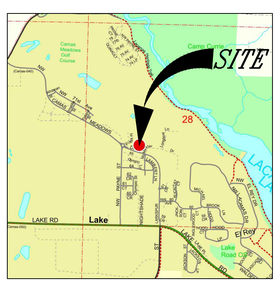
3' CHAINLINK FENCE

CURBLINE

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

NW MCMASTER
DRIVE (P)

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



VICINITY MAP
SCALE: NTS

0 30 60 90
Scale: 1" = 30'

PARKLANDS II

PRELIMINARY APPLICATION

MARCH 2026

APPLICANT INFORMATION	OWNER INFORMATION
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VANCOUVER, WA 98663
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WATER	CITY OF CAMAS

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

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

PARKLANDS II
SHORT PLAT

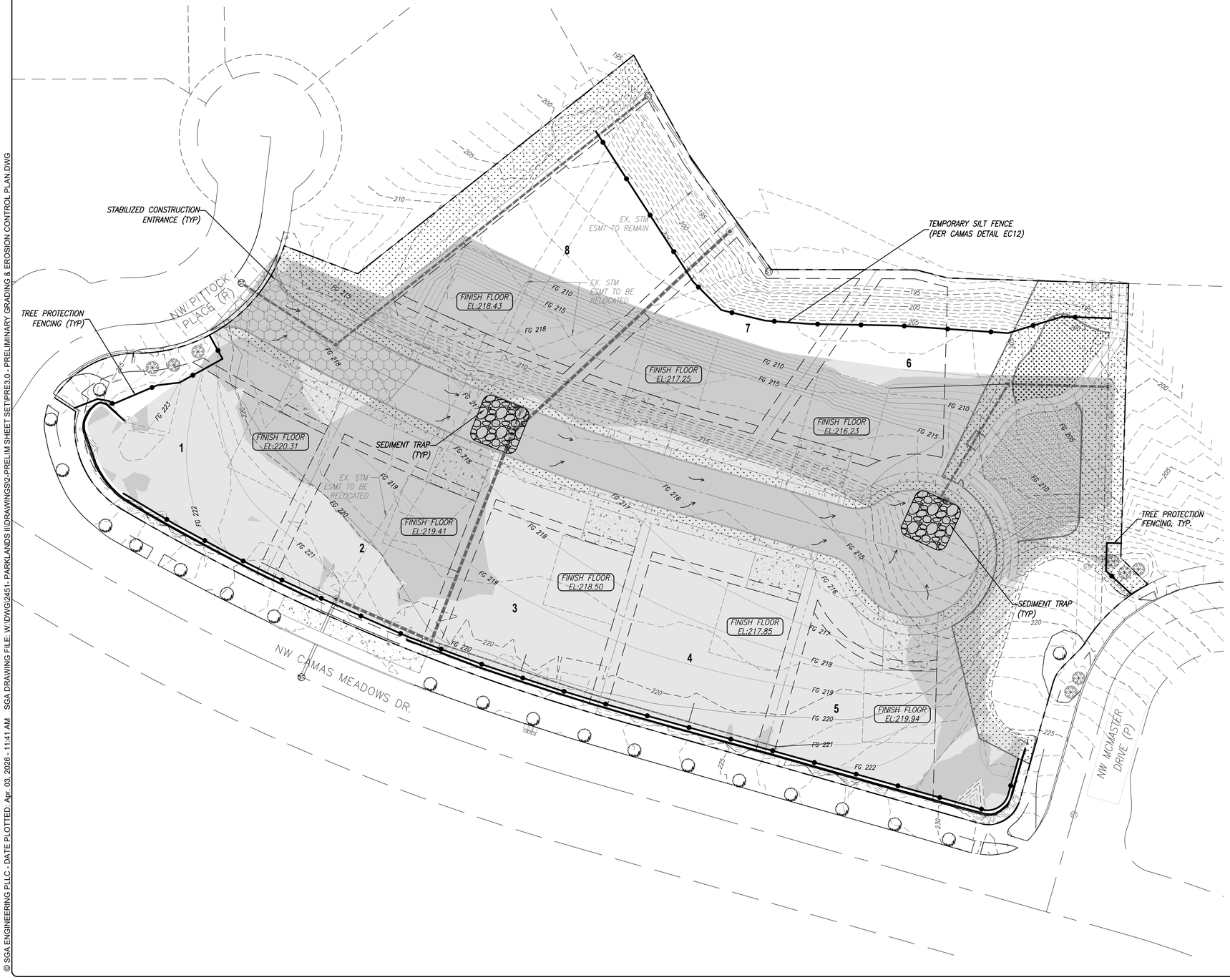
CITY OF CAMAS WASHINGTON

PRELIMINARY

REVISIONS

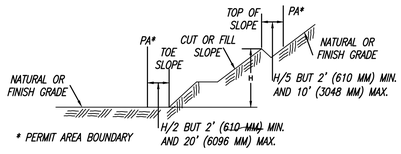
DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	4/3/2026
JOB NUMBER:	2451
SHEET:	PRE2.0

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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 IS NOT A CONSTRUCTION DOCUMENT — STATE OF WASHINGTON — JUSTIN A. IRWIN — 21995 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY GRADING & EROSION CONTROL PLAN

PARKLANDS II
SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

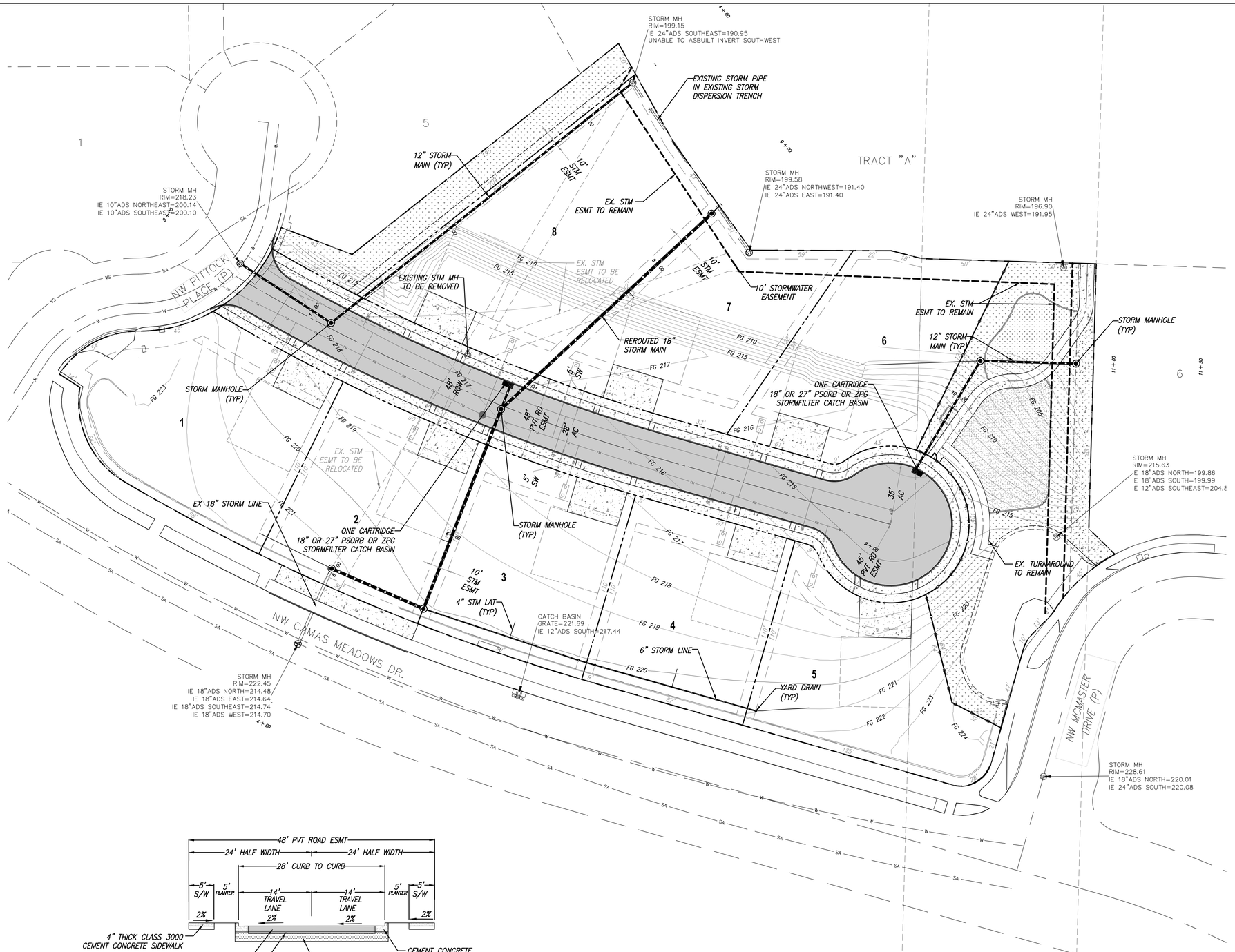
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	4/3/2026

JOB NUMBER: 2451

SHEET: PRE3.0

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PRIVATE ROAD (PRIVATE)

PRIVATE STREET - D
NO SCALE

N

0 30 60 90

Scale: 1" = 30'

SGA ENGINEERING & DESIGN
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LANDSCAPE ARCHITECTURE
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PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY NOT FOR CONSTRUCTION
JOSE A. INTERIANO
STATE OF WASHINGTON
21008
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY STREET & STORM PLAN

PARKLANDS II SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

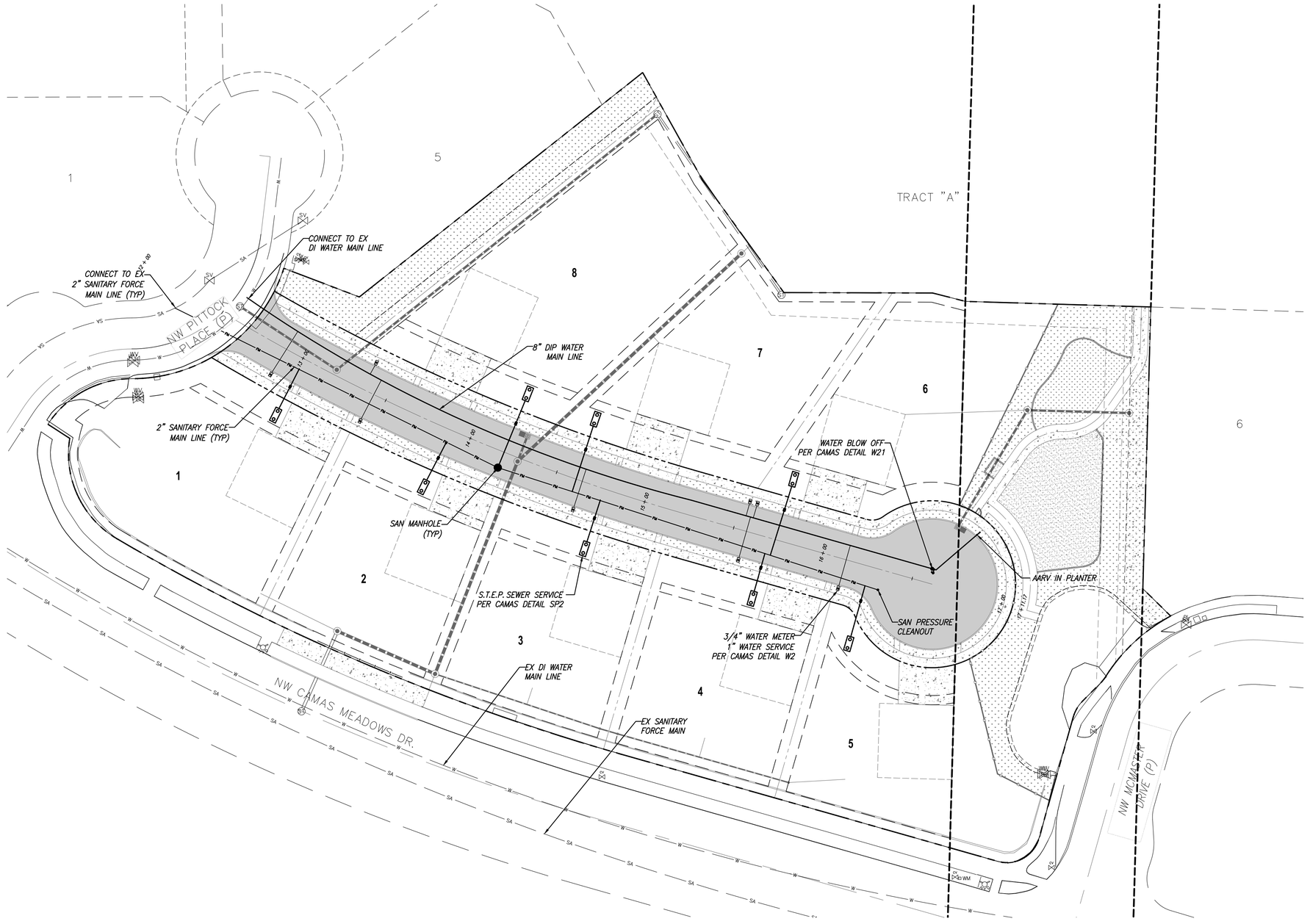
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	4/3/2026

JOB NUMBER: 2451

SHEET: PRE4.0

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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 SANITARY & WATER PLAN

PARKLANDS II SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

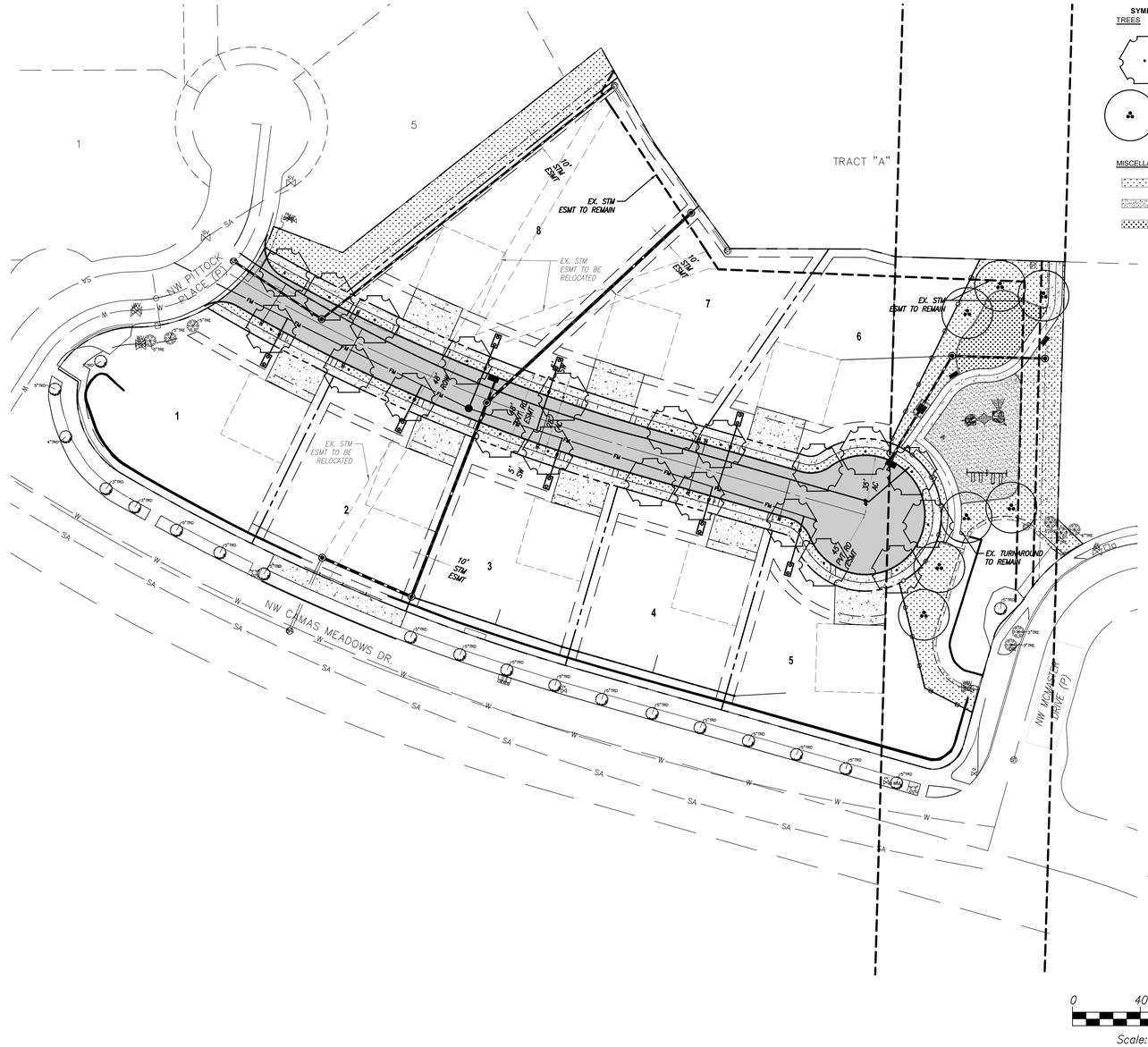
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	4/3/2026

JOB NUMBER: 2451

SHEET: PRE5.0

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PLANT LEGEND

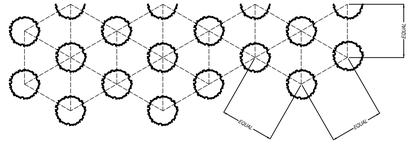
SYMBOL	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	SPACING	QUANTITY
TREES					
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	2" cal.	30' O.C.	21
	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" cal.	AS SHOWN	7

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

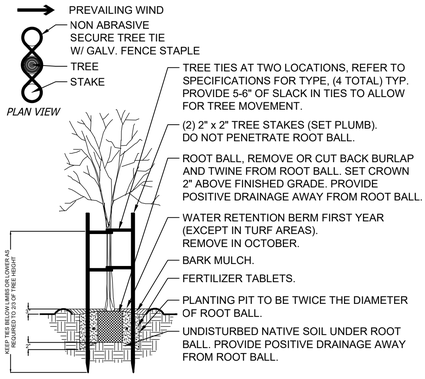
General Landscape Notes

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.



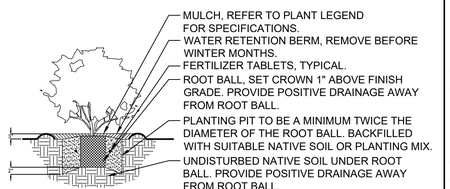
NOTES:
- All ground cover shall be planted at equal triangular spacing as specified in Planting Legend.
- Ground cover to be located one half of specified spacing distance from any hard surface, unless otherwise specified.
- Refer to all plan sheet specifications before bidding and constructing.

Typical Shrub Spacing NTS



NOT FOR USE IN WATER QUALITY AREAS

Typical Tree Planting NTS



Typical Shrub Planting NTS

SGA ENGINEERING & DESIGN
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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

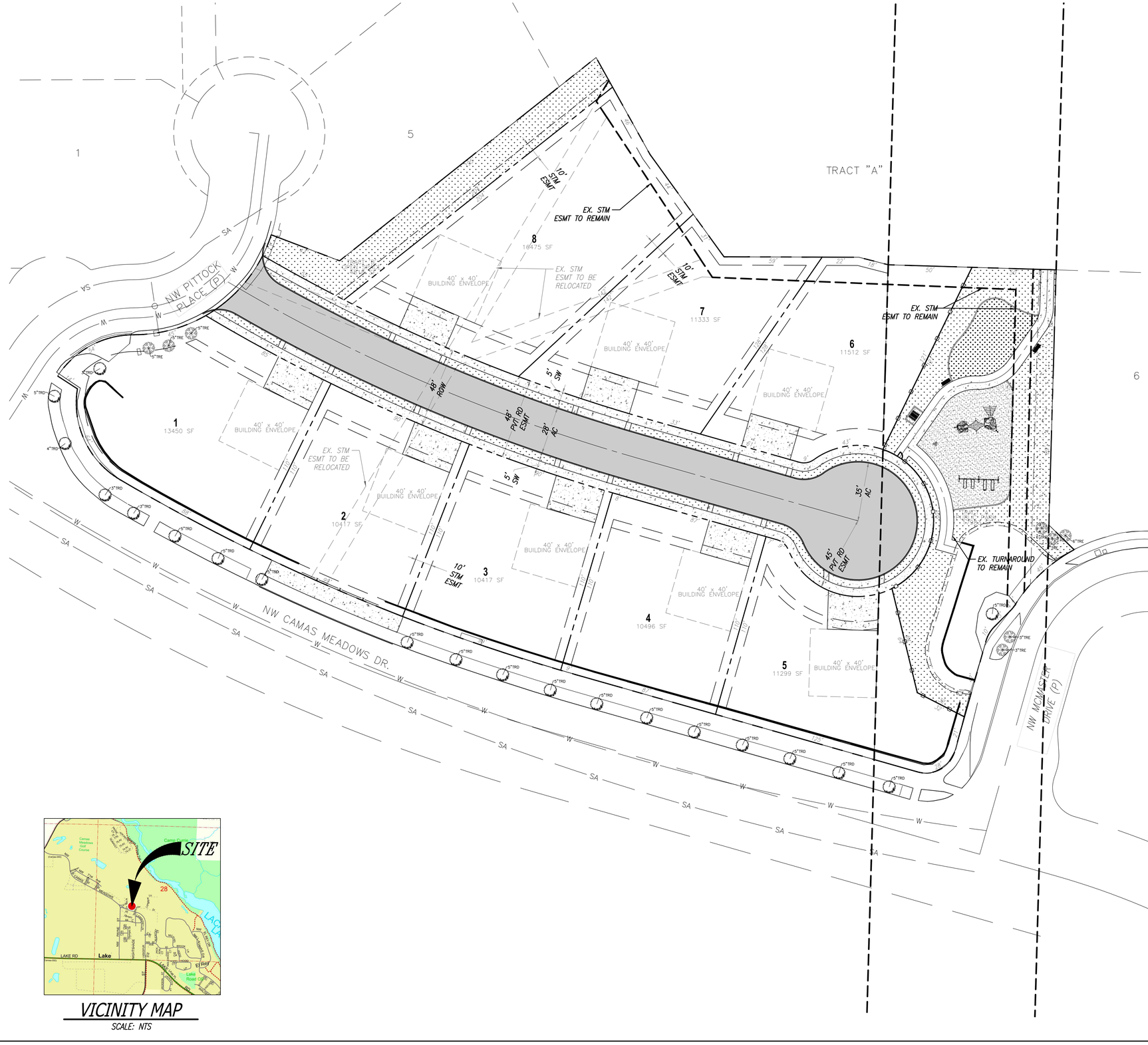
REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	#########
DATE:	4/3/2026

JOB NUMBER: 2451

SHEET: PRE6.0

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VICINITY MAP
SCALE: NTS

PARKLANDS II

PRELIMINARY APPLICATION

MARCH 2026

APPLICANT INFORMATION	OWNER INFORMATION
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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

SGA ENGINEERING & DESIGN
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PRELIMINARY PLAT & SITE PLAN

PARKLANDS II SHORT PLAT

CITY OF CAMAS WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	1" = 30'
	4/3/2026

JOB NUMBER: 2451

SHEET: PRE7.0

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