City of Camas
Community Development
Application Form
Impact Fee Credit

Impact Fee Credit Applying for:

☐ Traffic Impact Fee ☐ Fire Impact Fee ☐ School Impact Fee

☐ Open Space Impact Fee ☒ Parks Impact Fee

Company Name: The Hills at Round Lake Work Phone: 360-892-0514

Contact Name: Ryan Tuttle

Address: P.O. Box 61426

City: Vancouver State: WA Zip: 98666 Fax: _____

E-mail Address: Ryan@holtgroupinc.com

Associated Development Proposal:

North Hills

Case Number: SUB 10-02 Parcel Number: 178473010

Site Address: 27639 SE 15th St Camas, WA 98607

Location of Request:

Address of Location: 27659 SE 15th St T-27 Track

Intersection from: Woodburn / Umatilla Intersection to: Umatilla / SE 15th St

Amount of Credit Requested: $21,986.80

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Applicant Signature: _____ **Date:** 6/17/16

For Office Use Only:

☐ Approved
☐ Disapproved Signature: _____ Date: _____

accommodate gravity flow of stormwater. Given the relatively narrow width of the site, the applicant would need to eliminate an additional lot in order to comply with the setback requirements. The applicant will provide a dense landscape buffer within the reduced setback area to screen the stormwater facility from adjacent streets.

e. The applicant will construct sections of the City's proposed T-27 and T-14 trails, consistent with the 2007 Parks, Recreation and Open Space Comprehensive Plan. The applicant is entitled to a Park Impact Fee ("PIF") credit for the T-27 improvements. The credit is based on the overall improvement; it is not a "per lot" credit. He requested the examiner modify condition 13 to that effect.

f. He requested the examiner modify condition of approval 6 to clarify that the City is only required to approve those portions of the Conditions, Covenants and Restrictions ("CC&Rs") that apply to the ownership and maintenance of common areas within the subdivision.

g. He accepted the additional condition proposed by Mr. Carothers in Exhibit 54.

h. He noted that the intersection of Nourse Road and Umatilla Street is projected to operate at a Level Of Service ("LOS") B or better based on the applicant's traffic study, Exhibit 7. The traffic counts used in the traffic study were taken when the nearby high school was in operation.

i. He testified that the applicant is willing to retain or replace the existing public water service to Ms. Thompson's property.

5. Linda Thompson noted that traffic generated by the High School west of the site creates significant congestion on Nourse Road as students arrive for school in the morning and depart in the afternoon. This congestion can make it difficult to access Nourse Road from the site. She testified that her home east of the site is served by existing water lines located on the site.

6. The examiner closed the record at the end of the public hearing and announced his intention to approve the application subject to the conditions of approval in the Staff Report, as modified at the hearing.

C. DISCUSSION

1. City staff recommended approval of the preliminary subdivision plat, based on the affirmative findings and subject to conditions of approval in the Staff Report, as modified at the hearing. The applicant accepted those findings and conditions, as modified, with certain exceptions.

2. The examiner concludes that the affirmative findings in the Staff Report show that the proposed preliminary plat does or can comply with the applicable standards of

7. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the owners.
8. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Community Development Department and DAHP.
9. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual.
10. Prior to placing any pavement on Phase 2 or directing any stormwater runoff from the southerly portion of the site, the off-site stormwater facility required for The Hills at Round Lake, PRD Phase I, II, and III shall be installed and fully operational.
11. Final landscaping and fencing plans for the northerly stormwater facility, NE Umatilla Street, Tracts B and F, and any other site landscaping or fencing shall be included with the final engineering plans. The plans shall detail planting types, quantities, locations and details along with acceptable fencing plans, irrigation if necessary and installation details.
12. Building permits shall not be issued prior to the city's final acceptance of the improvements.
13. The applicant shall submit the actual cost of the sidewalk construction along NE Umatilla Street or an acceptable engineer's estimate for the PIF creditable calculation prior to final plat approval.
14. The applicant shall be responsible for construction of the half-street improvements along the site's Nourse Road frontage consistent with Clark County Standards for the assigned roadway classification of Nourse Road.

Planning Department

15. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one tree to be located in the planter strip of each lot, as approved on the final plat. Trees shall be a minimum of two-inch diameter at breast height.
16. Prior to final acceptance the applicant shall plant the proposed 44 mitigation trees in locations approved by the City during final engineering. Trees shall be a minimum of two-inch diameter at breast height.
17. Required trees shall be maintained in good health, and shall be promptly replaced (within six months) if damaged or in poor health, and a note to this effect shall be on the final plat document.
18. The applicant shall provide a detailed construction plan in accordance with CMC§16.61.030(F), for Tract "H", as revised to a half acre.
19. Temporary measures. The outer perimeter of the open space tract (Tract "H"), and other identified trees for preservation, shall have temporary construction fencing installed and maintained throughout site improvement. During utility installation,

Main Office and Shop
P.O. Box 290
22525 NE W.H. Garner Rd.
Yacolt, WA 98675
Operations:
9210 NE 62nd Ave.
Vancouver, WA 98665

Phone: (360) 334-3100
Fax: (360) 334-3101
WA# ROTSCI*120OA
OR CCB # 95682

Umatilla Sidewalk Costs

Proposal Submitted To: The Holt Group
Attention: Rian Tuttle
Street Address:
City, State and Zip:
E-mail: rian@holtgroupinc.com

Date: 6/2/2016
Phone: 360-892-0514
Fax:
Job Name: North Hills
Job Location: Camas, WA

Bid Item	Description	Quantity	Unit	Unit Price	Total Price
1	Sidewalk (1315' x 4' wide)	5260	SF	$ 4.18	$ 21,986.80

Summary

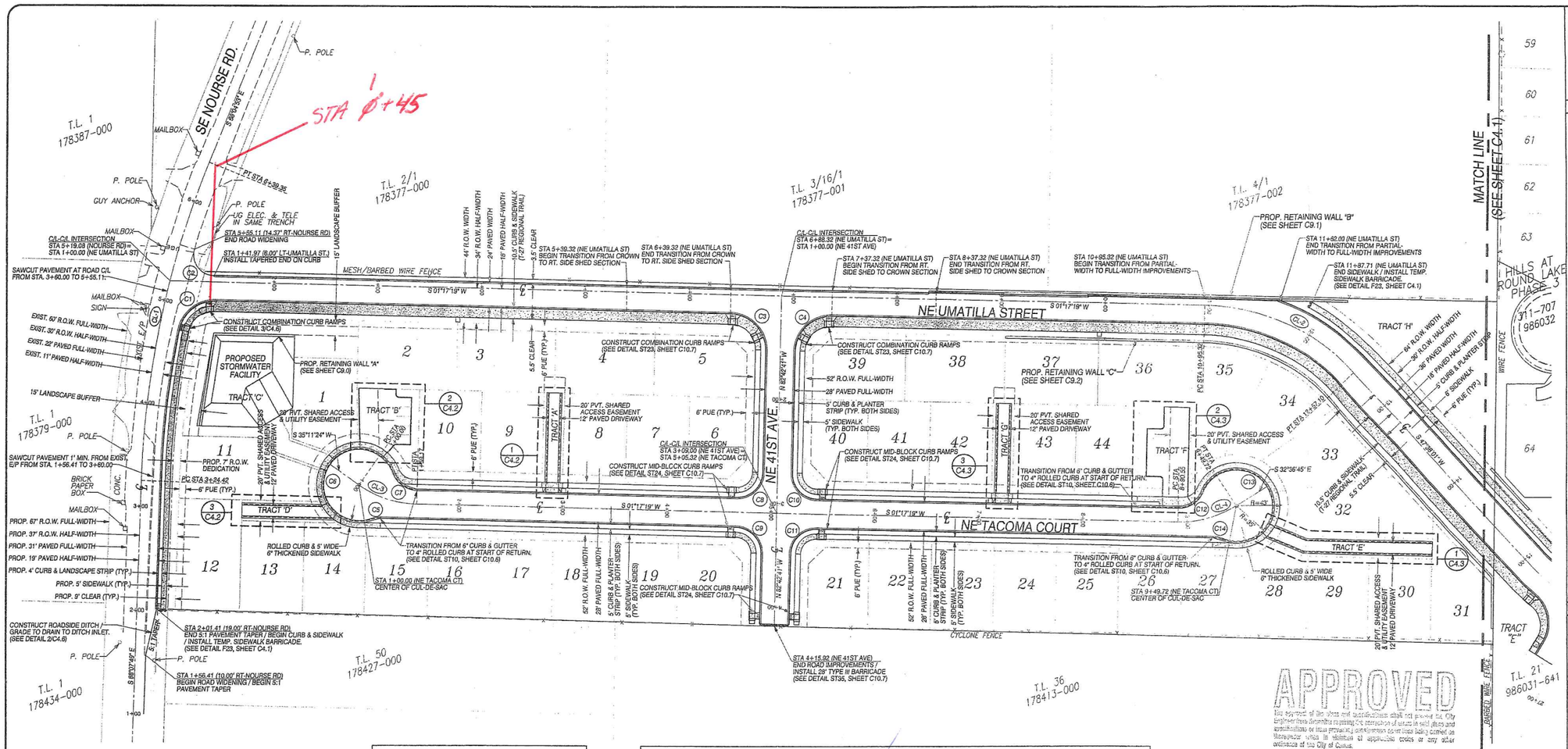
Subtotal	$	21,986.80
8.40% Tax	$	-
Total	$	21,986.80

Notes

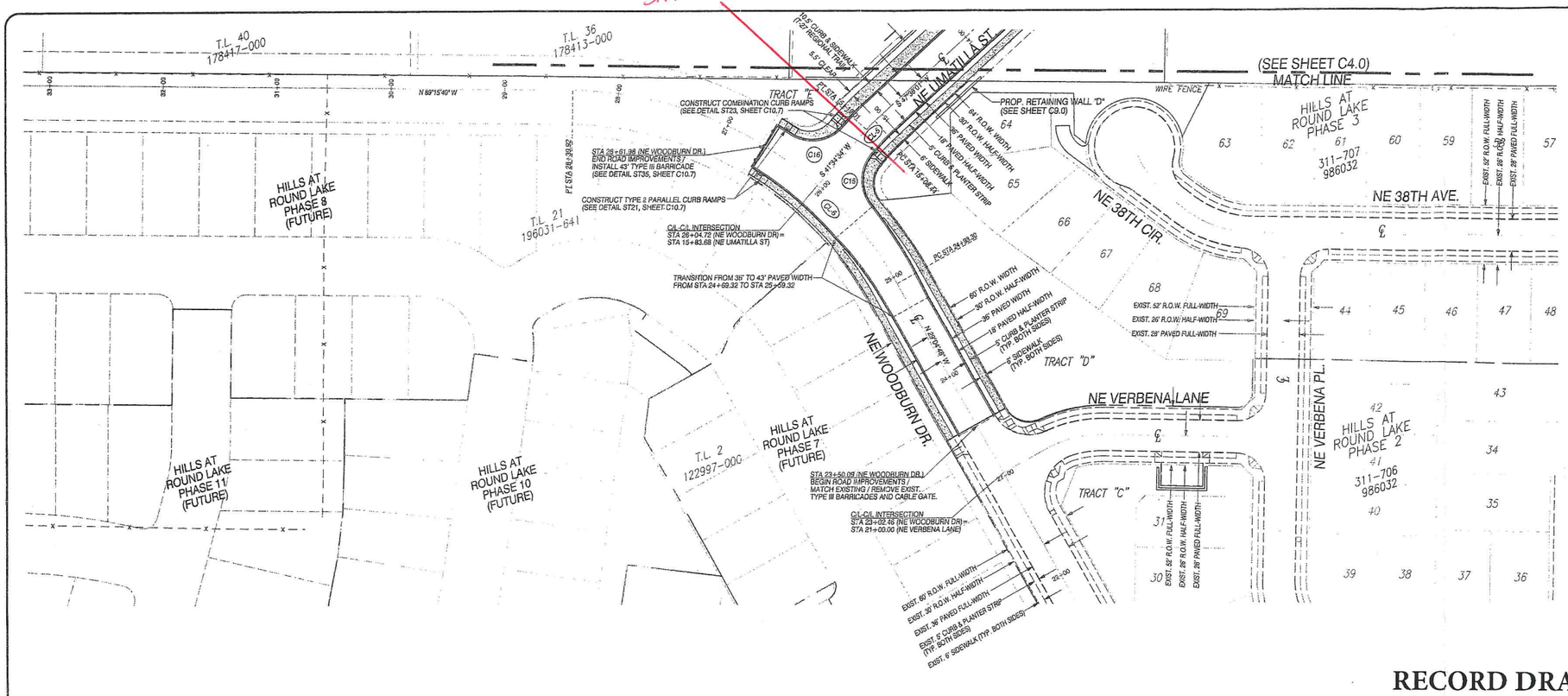
Same as original proposal

Exclusions

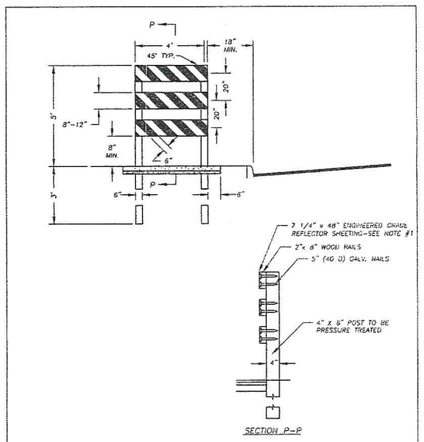
Same as original proposal


SE NOURSE RD.
NE UMATILLA STREET
NE 41ST AVE.
NE TACOMA COURT
MATCH LINE (SEE SHEET C4.1)
PROPOSED STORMWATER FACILITY
TRACT 'A'
TRACT 'B'
TRACT 'C'
TRACT 'D'
TRACT 'E'
TRACT 'F'
TRACT 'G'
TRACT 'H'
TRACT 'I'
PROP. RETAINING WALL "A" (SEE SHEET C9.9)
PROP. RETAINING WALL "B" (SEE SHEET C9.1)
PROP. RETAINING WALL "C" (SEE SHEET C9.2)
CONSTRUCT COMBINATION CURB RAMPS (SEE DETAIL ST23, SHEET C10.7)
CONSTRUCT MID-BLOCK CURB RAMPS (SEE DETAIL ST24, SHEET C10.7)
TRANSITION FROM 6" CURB & GUTTER TO 4" ROLLED CURB AT START OF RETURN. (SEE DETAIL ST10, SHEET C10.6)
ROLLED CURB & 5' WIDE 6" THICKENED SIDEWALK
20' PVT. SHARED ACCESS & UTILITY EASEMENT
12' PAVED DRIVEWAY
6' PUE (TYP.)
5.5' CLEAR
CONSTRUCT ROADSIDE DITCH / GRADE TO DRAIN TO DITCH INLET. (SEE DETAIL 2/C4.6)
SAWCUT PAVEMENT AT ROAD C/L FROM STA. 3+60.00 TO 5+55.11
SAWCUT PAVEMENT 1' MIN. FROM EXIST. E/P FROM STA. 1+56.41 TO 3+60.00
CONSTRUCT COMBINATION CURB RAMPS (SEE DETAIL 3/C4.6)
CONSTRUCT MID-BLOCK CURB RAMPS (SEE DETAIL ST24, SHEET C10.7

STA 15+20



RECORD DRAWING



SECTION P-P

NOTES:

1. ENGINEERED GRADE REFLECTOR SHEETING TO BE .032 GAUGE H38 ALLOY WITH ALODINE 1200 CONVERSION COATING. STRIPING SHALL BE ALTERNATING RED AND WHITE STRIPES 6" IN WIDTH AT A 45° ANGLE. REFLECTIVE SHEETING MUST BE SECURELY FASTENED TO THE 2x8 PLANKS USING GALVANIZED NAILS, SCREWS, OR 1" STAPLES.
2. THIS BARRICADE SHALL CONFORM TO SECTION 3F.01, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

NO	REVISIONS	DATE	BY

Department of Public Works
CLARK COUNTY WASHINGTON
proud past, promising future

SIDEWALK BARRICADE

STANDARD F23

APPROVED

Public Works Director

5/23/08 DATE

DETAIL NO. 2x8 SHEET SIZE: 24"x36"

CENTERLINE CURVE DATA

(CL-5) PC STA 15+08.44 (NE UMATILLA ST.)
DELTA=06°03'29"
R=100.00'
L=10.57'
PT STA 15+19.01 (NE UMATILLA ST.)

(CL-6) PC STA 24+93.30 (NE WOODBURN DR.)
DELTA=60°10'32"
R=330.00'
L=346.62'
PT STA 28+39.92 (NE WOODBURN DR.)

CURB RETURN DATA

			T/C ELEV.
C15	BCR STA 25+59.32 (21.50' RT - NE WOODBURN DR.)		410.93 (6')
	DELTA=82°07'06"	1/4	411.88 (6')
	R=35.00'	1/2	412.84 (6')
	L=50.16'	3/4	413.55 (6')
	ECR STA 15+30.83 (18.00' LT - NE UMATILLA ST.)		413.66 (6')
C16	BCR STA 15+30.83 (18.00' RT - NE UMATILLA ST.)		413.66 (6')
	DELTA=82°02'45"	1/4	414.22 (6')
	R=35.00'	1/2	415.54 (6')
	L=50.12'	3/4	417.05 (6')
	ECR STA 26+50.11 (21.50' RT - NE WOODBURN DR.)		418.19 (6')

INDICATES SIDEWALK TO BE CONSTRUCTED WITH OTHER SUBDIVISION IMPROVEMENTS.

NOTES:

1) SEE SHEETS C4.4 AND C4.5 FOR TYPICAL STREET SECTIONS.
2) SEE CITY OF CAMAS STD. STREET NOTES AND DETAILS ON SHEETS C10.6 AND C10.7.
3) TRACTS A, B, C, D, E, F, G, & H TO BE OWNED AND MAINTAINED BY THE H.O.A.

APPROVED

The approval of the plans and specifications shall not prevent the City Engineer from requiring the correction of errors in the plans and specifications or from preventing operations or municipal policy contrary to or in conflict with applicable laws or any other ordinance of the City of Camas.

Camas Public Works Department Checked By MGA Date 7/27/15

SCALE: 1"=50'

-50 0 50 100

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M:\Microstation V8\pen tables\OCE table setup\OCE street_paving.tbl

Clark County, WA Approved Construction Plans
JUL 23 2015
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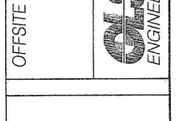
CLIENT:
HILLS AT ROUND LAKE, LLC
P.O. BOX 87970
VANCOUVER, WA 98687-7970
PHONE: (360) 892-0514
FAX: (360) 892-1818

OFFSITE STREET PLAN (NE WOODBURN DR.) FOR:
NORTH HILLS SUBDIVISION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.695.1385
503.289.9936



7/09/15

CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: RWP
DRAWN: RWP
CHECKED: PAT
DATE: JULY 2015
SCALE: H: 1"=50' V:
COPYRIGHT 2015, OLSON ENGINEERING, INC.
NORTH HILLS SUBDIVISION
7436.03.02

SHEET
C4.1