

## PROJECT NARRATIVE

The proposed Parklands at Camas Meadows combines a 20.9-acre site parcel zoned single-family 15,000 square foot lots (R-15) with a 15.5-acre parcel zoned Business Park (BP). A feasible, high quality development can be achieved by joining the two properties into a single master plan community. Leaving the two parcels to develop separately would result in a lower quality residential neighborhood with very little market interest in the business park, as the infrastructure costs would make commercial development prohibitive.

This mixed-use master plan development proposes to subdivide the business park into five commercial buildings totaling at least 90,000 square feet of business space, 24 living units integrated into one of the commercial buildings, and 18 single-family residential lots. The R-15 property will provide another 24 single-family lots, while preserving 11 acres of natural open space and buffers. A natural surface walking trail may be constructed within the wetland buffer to provide a nature trail system for the project and the community. All single-family lots will be integrated into a single gated neighborhood providing high-end executive living. The single-family lots will have a minimum size of 15,000 square feet.

The commercial buildings will house a diversity of business operations that are anticipated to create at least 300 jobs. Building 1 has approximately 3,000 square foot floor plate with the potential for a second or third floor and a drive-thru. Building 2 is a minimum 19,000 square feet per floor, with two floors of commercial space, 24 residential living units above the commercial space. Building 3 is approximately 20,000 square feet with tuck under parking on the north side. Building 4 (areas A & B) is approximately 31,000 square feet per floor, if constructed as a single building, with the opportunity of loading bays for potential distribution center users. The applicants envision an artisan market that would occur on weekends during late Spring through early Fall.

Several new private internal roads will be constructed to serve the newly created lots. A half-width road of NW Camas Meadows Drive will be extended from the existing cul-de-sac to the eastern property line of the PP&L easement along the southern site boundary.

All lots will be connected to municipal water and sewer systems. Storm water runoff from the new impervious surface will be collected and routed to a regional storm water facility where it will be treated and released or infiltrated where possible in accordance with City standards.

The subdivision will be developed in multiple independent phases as noted on the Site Plan.

# LEGAL DESCRIPTION

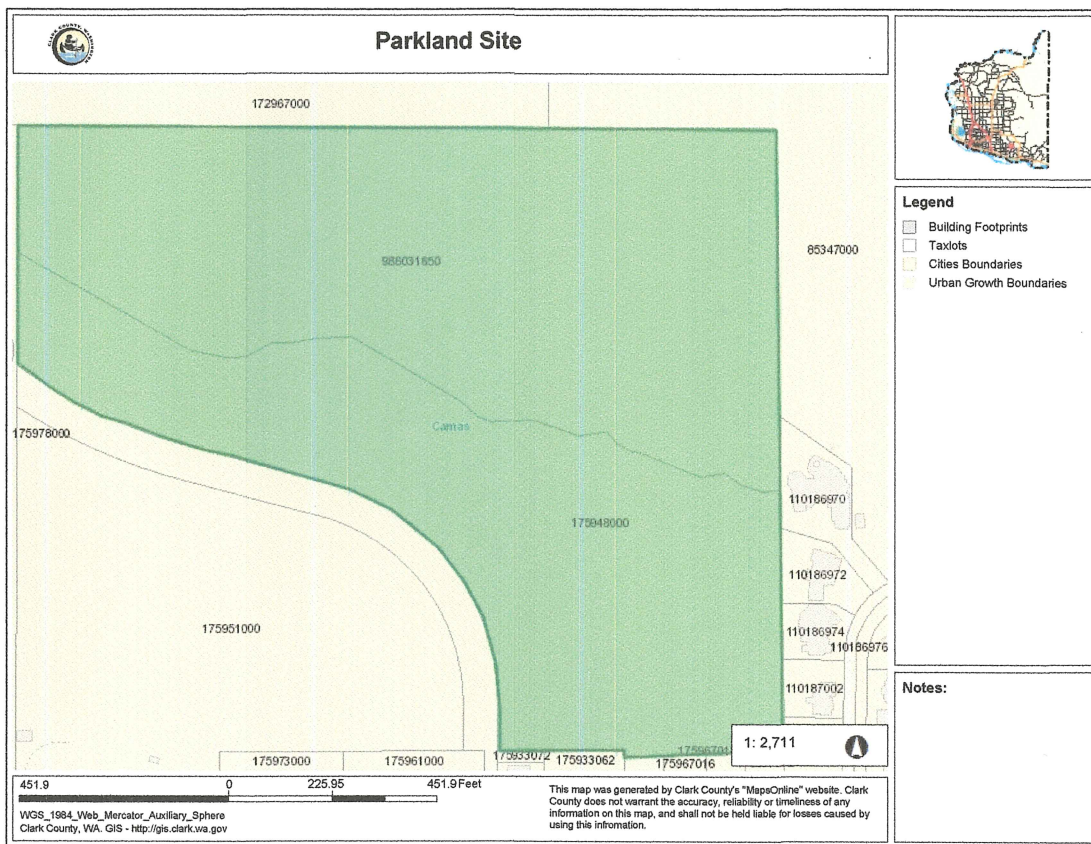
The project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW ¼ of Sec. 28, T2N, R3E, W.M. The site is comprised of two (2) parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive. The abbreviated legal description for the two parcels is:

## Parcel 175948-000

#21 SEC 28 T2NR3EWM 15.72A

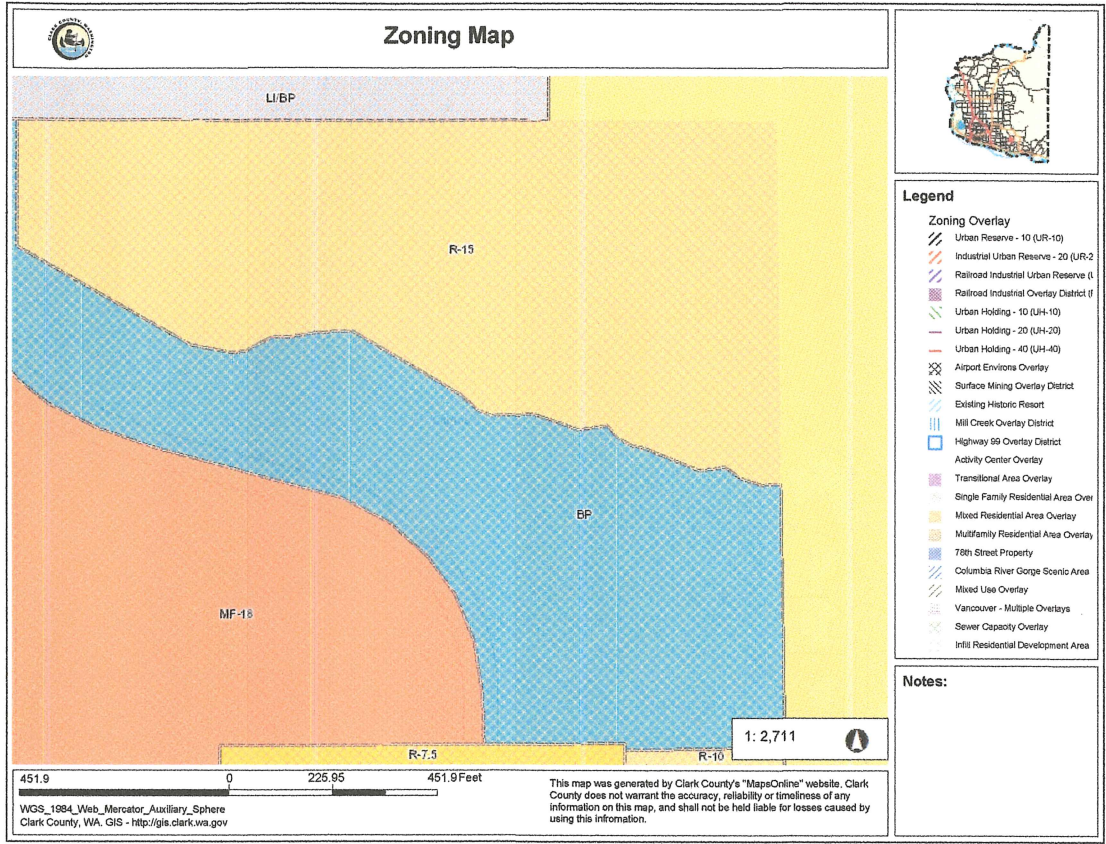
## Parcel 986031-650

#68 SEC 28 T2NR3EWM 20.97A



# EXISTING LAND USES & ON-SITE STRUCTURES

Neither of the two parcels have any existing structures. Tax parcel 986031-650 is zoned single-family 15,000 square foot lots (R-15). Tax parcel 175948-000 is zoned Business Park (BP).





# PROPOSED LAND USES & STRUCTURES

This master plan proposes 42 large single family lots developed in 3 phases, four industrial/commercial buildings totaling at least 50,400 square feet, a 39,600 square foot commercial building with 24 living units above. The following map depicts the single family area versus mixed-use business park.





The following map depicts approximate locations (or building envelopes) for the business park and single family structures. Note: the 24 mixed-use living units are incorporated into Building #2 of the business park.



# PROPOSED RESIDENTIAL UNITS & DEVELOPMENT STANDARDS

The master plan community will implement the following development standards that provide for flexibility in creating a high quality design. As noted in earlier sections, the master plan includes 42 executive single-family lots, 24 mixed-use living units on upper stories of Building #2, and at least 90,000 square feet of business space.

Development Standard	Single Family (R1-15)	Single Family (BP)	Non-Single Family (BP)
<b>A. New Lot Dimensions</b>			
Minimum lot size (square feet)	15,000	15,000	8,000
Maximum lot size (square feet)	Note 1	Note 1	Note 1
Minimum lot width (feet)	80	80	80
Minimum lot depth (feet)	90	90	100
Maximum building lot coverage <sup>2</sup>	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
<b>B. Setbacks</b>			
Minimum front yard (feet)	25	25	15 <sup>4</sup>
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 <sup>4</sup>
Minimum side yard flanking a street (feet)	10	10	10 <sup>4</sup>
Minimum rear yard (feet)	25 5 (ADU or accessory buildings)	25 5 (ADU or accessory buildings)	50 <sup>3</sup>
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 <sup>5</sup>	40 <sup>5</sup>	N/A
Minimum flag lot width	20	20	N/A

Note 1: No Limitation.

Note 2: Includes all covered buildings and structures accepting there from accessory dwelling units (ADU's).

Note 3: Maybe reduced to ten feet if a transition element is utilized that includes natural vegetation for screening.

Note 4: Right of way to building face. Parking areas can be setback five feet from property line, per the landscaping plan contained within the approved master plan.

Note 5: Access to two lots or less may be designed and established as an easement rather than a tract.



The following are a list of permitted uses within the MXPDP Employment area. Similar uses are permitted in the zone district at the discretion of the community development director. Unless otherwise listed or permitted as a similar use, a use shall be prohibited or subject to amendment of the Development Agreement.

Uses
Antique shop
Appliance sales and service
Bakery (wholesale)
Bakery (retail)
Banks, savings and loan
Barber and beauty shops
Book store
Bowling alley/billiards
Building, hardware and garden supply store
Cabinet and carpentry shop
Candy; confectionery store
Cart vendors
Clothing store
Coffee shop, cafe or kiosk
Convention center
Day care center
Day care
Delicatessen (deli)
Department store
Electric vehicle battery charging station and rapid charging stations
Equipment rental
Event center
Fitness center/sports club
Funeral home/crematorium
Florist shop
Food delivery business
Furniture store

Uses
Grocery, neighborhood, small or large scale
Hospital, emergency care
Hotel, motel
Laundry/dry cleaning (retail)
Laundry (self-serve)
Liquor store
Machine shop
Medical or dental clinics (outpatient)
Nursery, plant
Nursing, rest, convalescent, retirement home, memory care, assisted living
Office supply store
Pawnshop
Parcel freight depots
Pet shops
Pharmacy
Photographic/electronics store
Printing, binding, blue printing
Professional or Business office(s)
Public agency
Recycling collection point
Research facility
Restaurant
Restaurant, fast food
Roadside produce stand
Second-hand/consignment store
Shoe repair and sales
Specialty goods production (e.g. brew pub; does not include marijuana).
Taverns, pubs, bars
Theater, except drive-in
Veterinary clinic



<b>Uses</b>
Warehousing, bulk retail
<b>Manufacturing and/or processing of the following:</b>
Cotton, wool, other fibrous material
Food production or treatment
Foundry
Furniture manufacturing
Metal fabrication and assembly
Signs or other advertising structures (Billboards prohibited)
Electronic equipment
<b>Industrial Uses:</b>
High-tech industry
Manufacturing of miscellaneous goods (e.g. medical, musical instruments, toys, vehicle parts)
Optical goods
Packaging of prepared materials
Scientific and precision instruments
<b>Recreational or Organizational Uses:</b>
Auditorium
Community club
Church
Golf course/driving range
Library
Open space
Park or playground
Sports fields
Trails
<b>Educational Uses:</b>
College/university
Junior or senior high school
Trade, technical or business college

<b>Uses</b>
Residential flats, apartments or condos (up to 24 units on third floor and above of Building #2 only; bottom two floors commercial or light industrial employment uses only)
Electrical vehicle infrastructure
Facilities, minor public
Temporary Uses (as per Camas Municipal Code)



# REQUIRED DEVELOPMENT PHASES

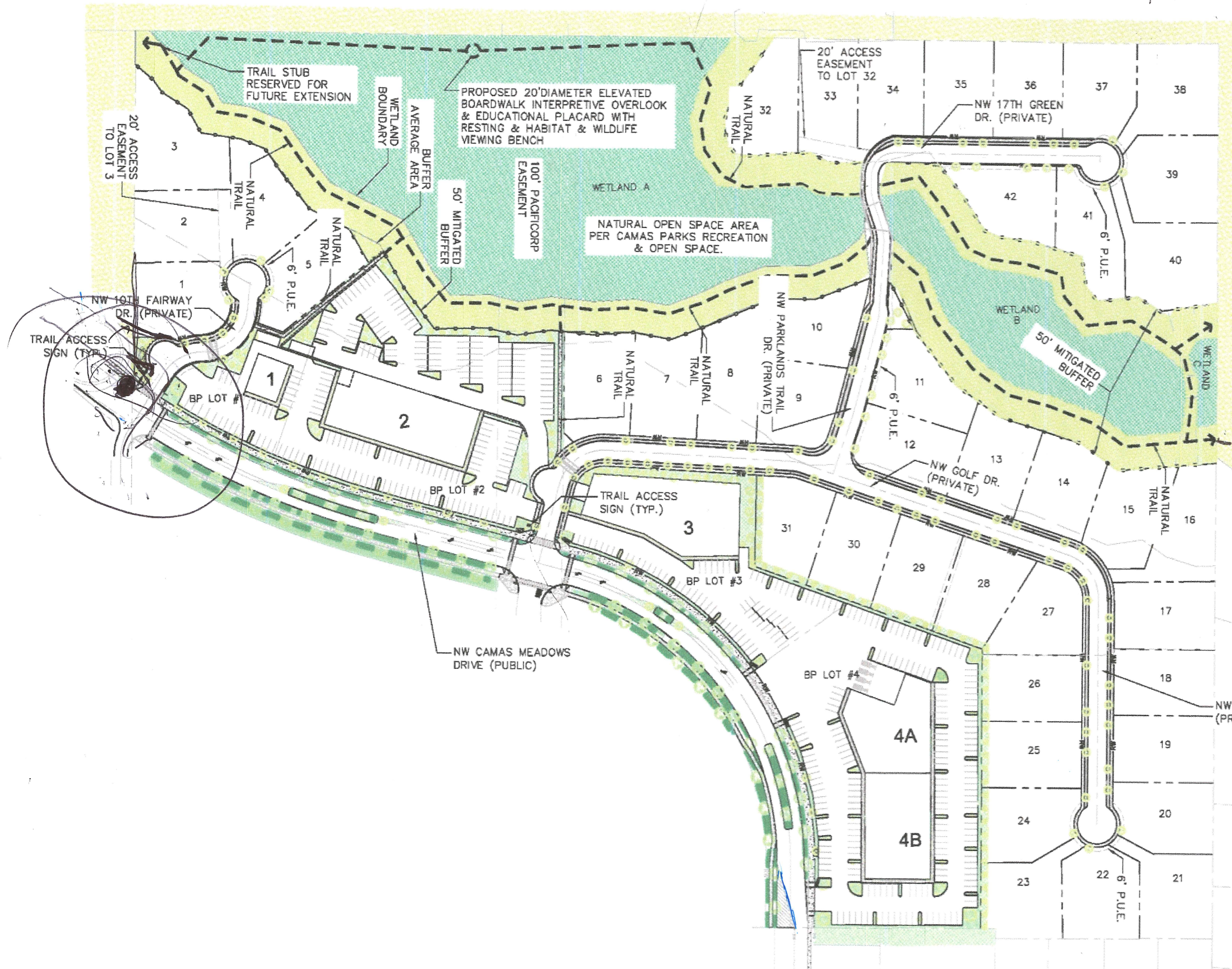
Only the single family residential shall be required to build structures in phases. The applicant will have the ability to install roads, utilities, etc. as one complete project, provided a grading plan is submitted in advance to the City. The lots within the existing R-15 area shall be released upon subdivision approval. The ten (10) lots within Phase 2 shall be released upon the business park being graded, platted and ready for a prospective user to submit for site plan review. The final eight (8) lots within Phase 3 shall be released once building permit is acquired on either business park Building 2, 3, 4 (4A), or 5 (4B). The following map delineates each phase of the single-family development:



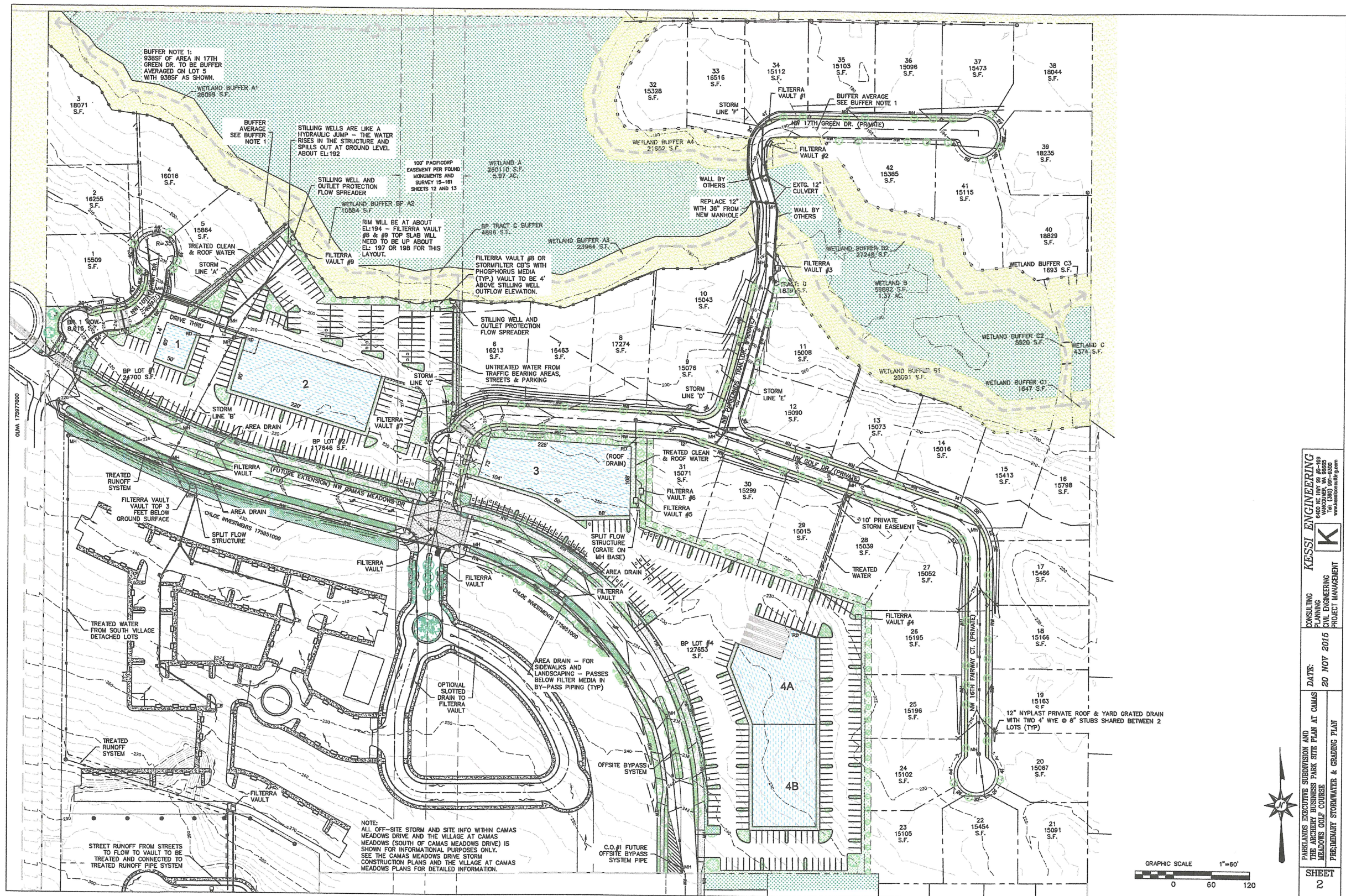
# **STREETS, TRAILS, COMMON AREAS & PARKING SITE PLAN**

The following map delineates the location of all areas to be conveyed, dedicated, or maintained as public vs. private including streets, utilities, parking areas, pedestrian walkways/trails, open space/natural areas, wetlands (including buffer), and landscaping.









**KUSSI ENGINEERING**  
 CONSULTING ENGINEERING  
 PROJECT MANAGEMENT  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: (303) 991-5300  
 WWW.KUSSENGINEERING.COM

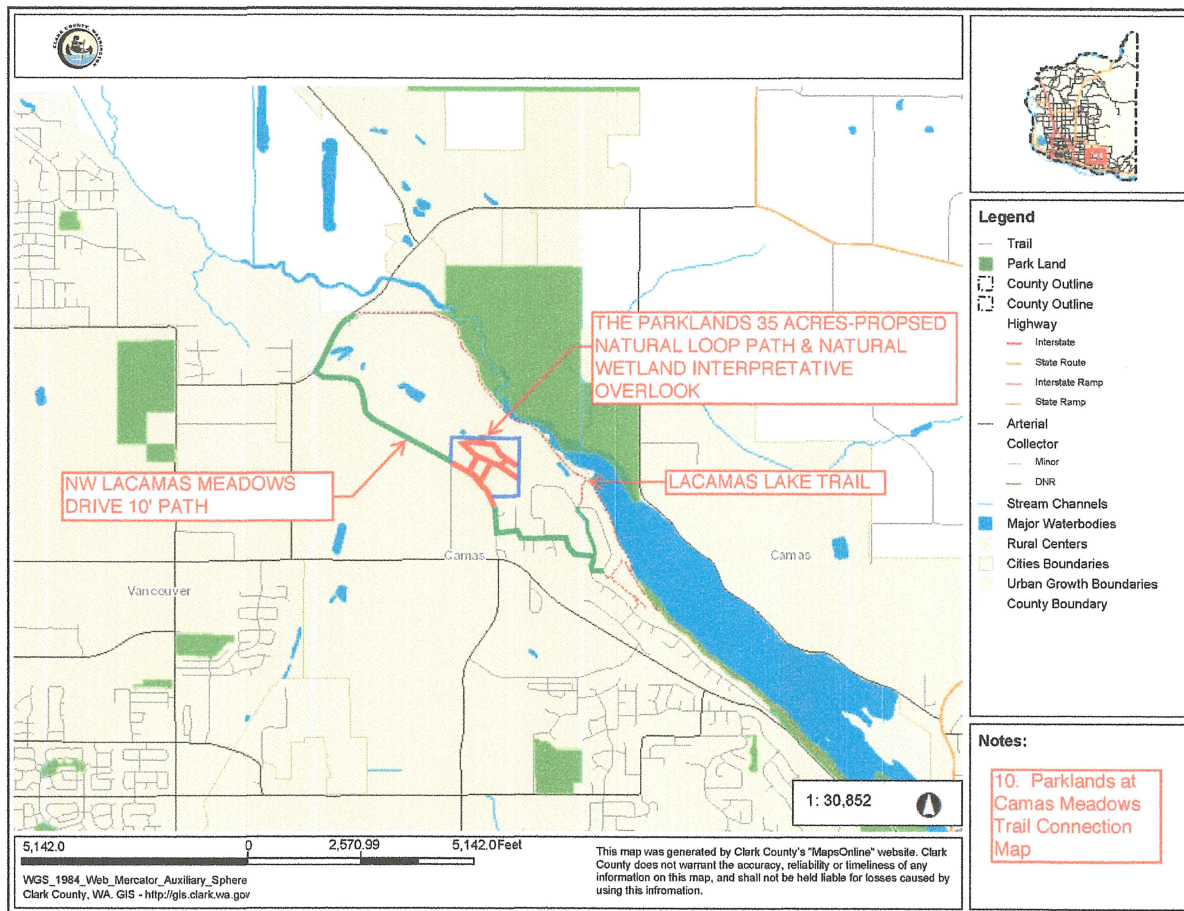
PARLANDS EXECUTIVE SUBDIVISION AND  
 THE ARCHERY BUSINESS PARK SITE PLAN AT CAMAS  
 MEADOWS GOLF COURSE  
 PRELIMINARY STORMWATER & GRADING PLAN

DATE: 20 NOV 2015  
 SHEET 2



# MAP OF OPEN SPACE NETWORK

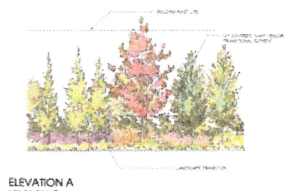
The following map depicts the connectivity of the open space and 3.5 acre trail network with existing set aside network. The purpose is to show how the master plan community fits within the context of the larger Camas Area.





# LANDSCAPING PLAN

The following landscaping plan is drawn to scale and demonstrates compliance with CMC Chapter 18.13. The landscape plan provides a rendering of the proposed streetscape along the extension of Camas Meadows Drive, landscaping to occur along all streets, within designated parking areas, and transition element areas. Also provided is a rendering of the proposed transition element.



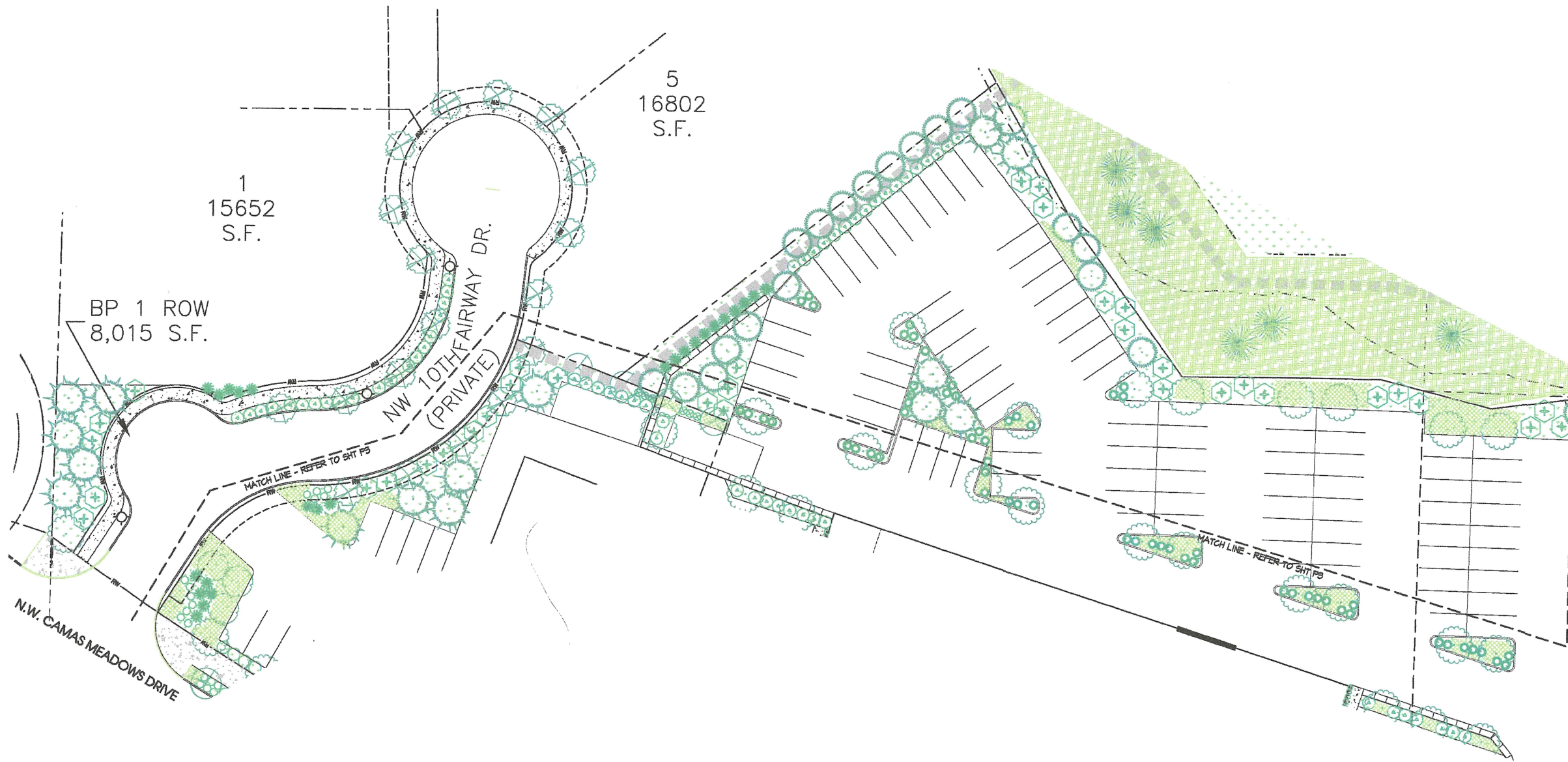


**The Archery @ Camas Meadows**

NW Camas Meadows Drive  
 Camas, Washington

DRAWN:	HAGE	CHECKED:	CS
SCALE:	1" = 20'-0"	DATE:	11.20.15
JOB #:	15-15-44		
ISSUED FOR:	PLR		
REVISIONS:	<ul style="list-style-type: none"> <li>△</li> <li>△</li> <li>△</li> <li>△</li> <li>△</li> </ul>		
SHEET NAME:	<b>LANDSCAPE PLAN</b>		

SHEET #  
**P4**  
 SHEET 4 OF 5



REFER TO SHEET P1 FOR LANDSCAPE LEGEND



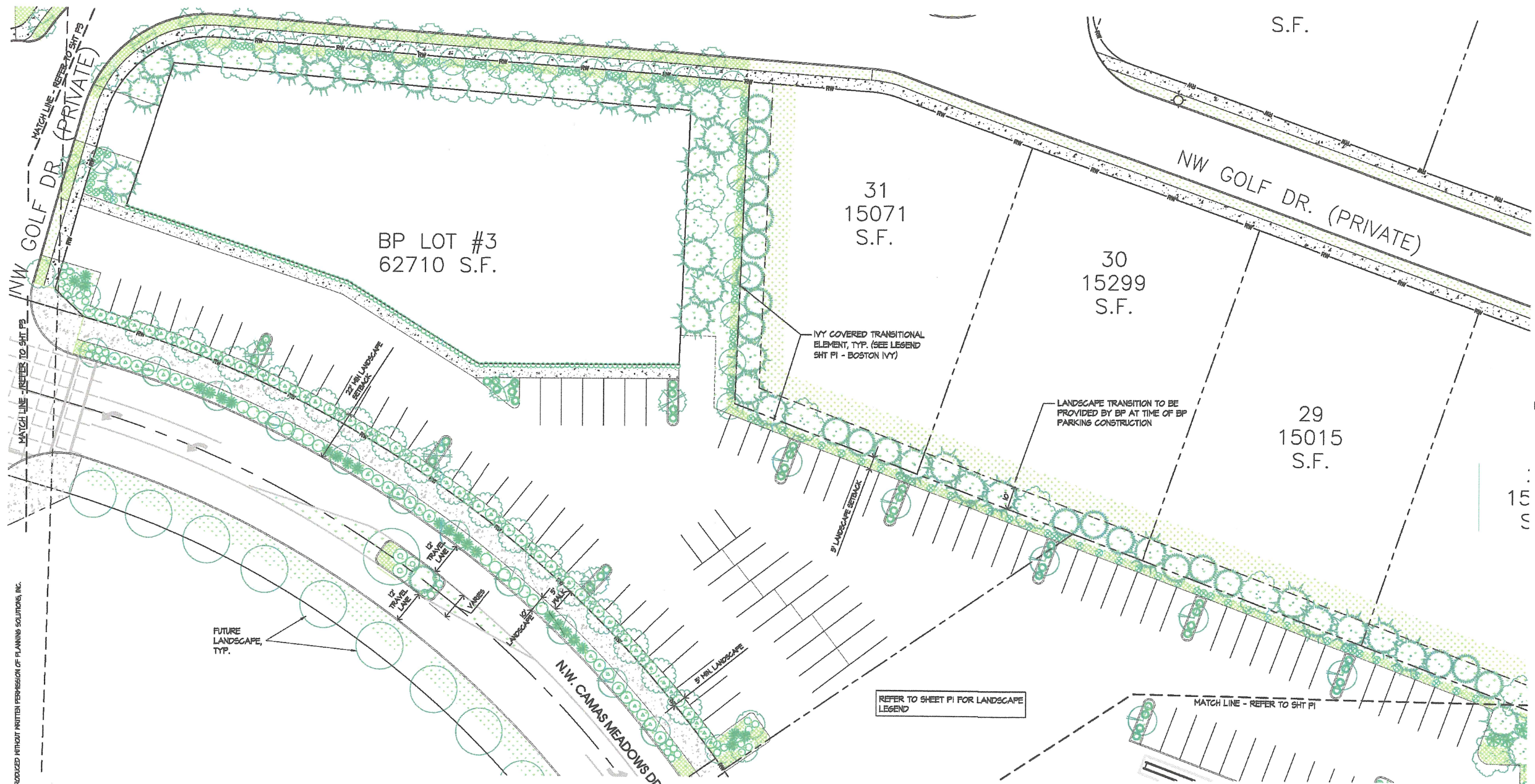
© COPYRIGHT 2015, PLANNING SOLUTIONS, INC. NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF PLANNING SOLUTIONS, INC.

DISCLAIMER AND LIMITATIONS: ANY WORK CONTAINED HEREIN RELATES BUT NOT LIMITED TO PLANS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE INTENDED FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE. THESE INSTRUMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROGRESS WHERE UNKNOWN FACTORS EXIST AND JURISDICTIONAL REQUIREMENTS HAVE NOT BEEN VERIFIED. DUE TO THE HIGH DEGREE OF UNCERTAINTY ASSOCIATED WITH A CONCEPTUAL DESIGN, THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED AS THE BASIS FOR A FINANCIAL EVALUATION OR CONSTRUCTION COST ESTIMATING. NO ASSURANCES ARE OFFERED OR IMPLIED AS TO THE OVERALL FEASIBILITY OF THE PROJECT. ALL WORK SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY ALL APPROPRIATE FEDERAL, STATE AND LOCAL AGENCIES AND SHALL CARRY THE PROFESSIONAL SEAL AND SIGNATURE OF ALL REQUIRED DESIGN PROFESSIONALS PRIOR TO ANY USE OF THESE DOCUMENTS. PLANNING SOLUTIONS, INC. AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.









**Planning Solutions, Inc.**  
*Creating Solutions to Complex Issues*

4400 NE 77th Avenue  
 Suite 275  
 VANCOUVER, WA 98662  
 VOICE: 360-783-0000/360-715-6102  
 www.planningsolutionsinc.com



**The Archery @ Camas Meadows**  
 NW Camas Meadows Drive  
 Camas, Washington

DRAWN:	HA/GB	CHECKED:	GB
SCALE:	1" = 20'-0"	DATE:	11.20.15
JOB #:	B-1944		
ISSUED FOR:	PLR		
REVISIONS:			
	△		
	△		
	△		
	△		
	△		
SHEET NAME:	<b>LANDSCAPE PLAN</b>		

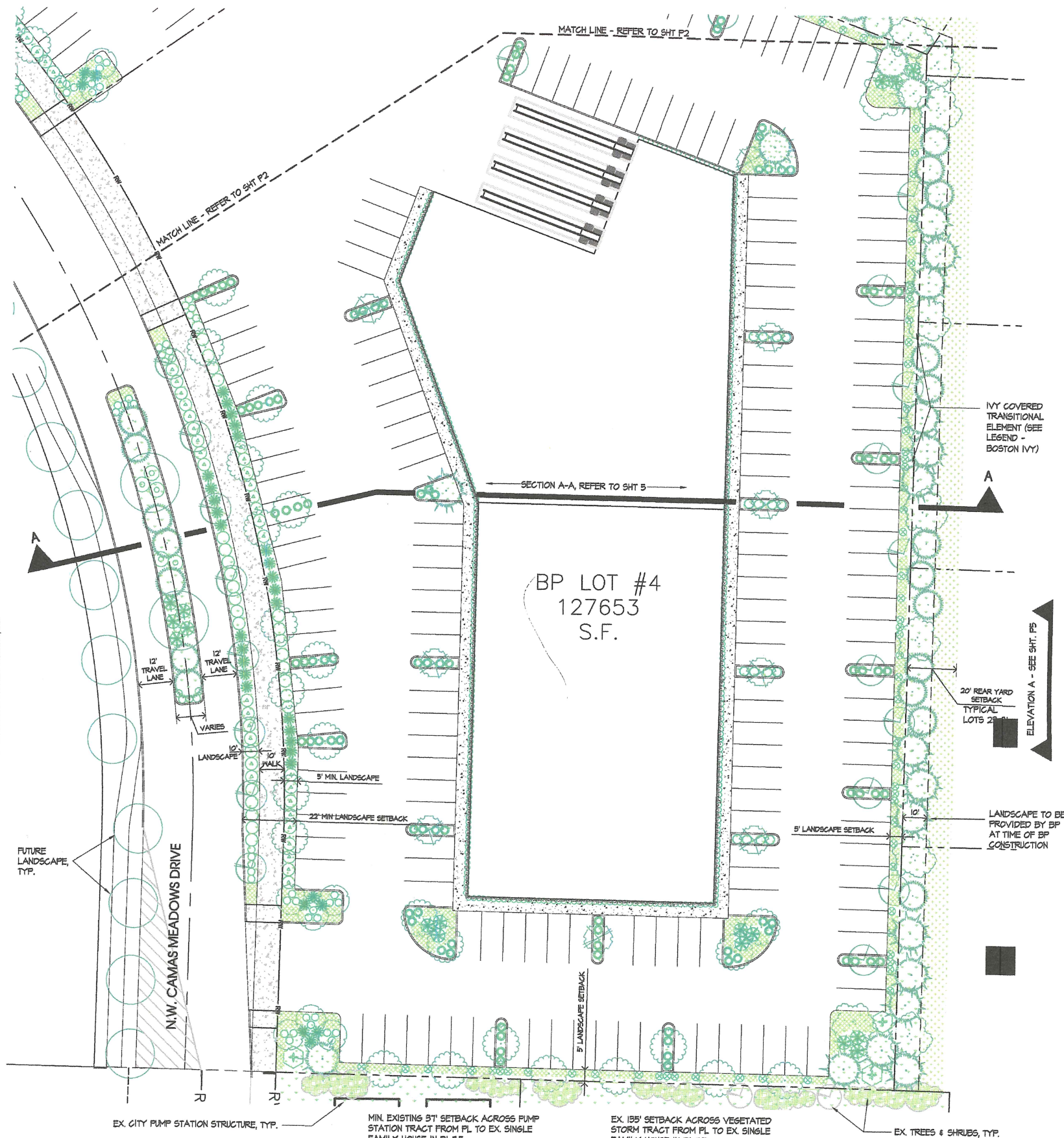
SHEET #:  
**P2**  
 SHEET 2 OF 5

© COPYRIGHT 2015, PLANNING SOLUTIONS, INC. NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF PLANNING SOLUTIONS, INC.

DISCLAIMER AND LIMITATIONS: ANY WORK CONTAINED HEREIN IS INTENDED FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE. THESE INSTRUMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROGRESS BEING UNKNOWN FACTORS EXIST AND JURISDICTIONAL REQUIREMENTS HAVE NOT BEEN VERIFIED. DUE TO THE HIGH DEGREE OF UNCERTAINTY ASSOCIATED WITH A CONCEPTUAL DESIGN THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED AS THE BASIS FOR A FINANCIAL EVALUATION OR CONSTRUCTION COST ESTIMATING. NO ASSURANCES ARE OFFERED OR IMPLIED AS TO THE OVERALL FEASIBILITY OF THE PROJECT. ALL WORK SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY ALL APPROPRIATE FEDERAL, STATE AND LOCAL AGENCIES AND SHALL CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF ALL REQUIRED DESIGN PROFESSIONALS PRIOR TO ANY USE OF THESE DOCUMENTS. PLANNING SOLUTIONS, INC. AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



© COPYRIGHT 2016, PLANNING SOLUTIONS, INC. NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF PLANNING SOLUTIONS, INC.



TREE LEGEND				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	NATIVE
	CORNUS ALTERNIFOLIA 'ARGENTEA' / ASHLEAF DOGWOOD	2' Cal. Min.	6	✓
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / TULIP TREE - FASTIGIATE	6' Ht. Min.	60	
	CALOCEDRUS DECURRENS / INCENSE CEDAR	6' Ht. Min.	16	✓
	QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK	2' Cal. Min.	47	
	THUJA PLICATA 'HOGAN' / HOGAN WESTERN RED CEDAR	6' Ht. Min.	12	✓
	ACER CIRCINATUM / VINE MAPLE	6' Ht. Min.	23	✓
	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	2' Cal. Min.	14	
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL PEAR	2' Cal. Min.	37	
	CORNUS FLORIDA / EASTERN DOGWOOD	2' Cal. Min.	24	✓

SHRUB & GROUND COVER LEGEND*				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY	
	ILEX X MESERVEAE 'BLUE GIRL' / BLUE GIRL MESERVEE HYBRID HOLLY	2 GAL. min.	84	
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY MESERVEE HYBRID HOLLY	2 GAL. min.	245	
	CORNUS ALBA 'BAIHALD' / IVORY HALO DOGWOOD	2 GAL. min.	140	✓
	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TIGER DOGWOOD	2 GAL. min.	161	
	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	2 GAL. min.	54	✓
	SYMPLOCARPUS ALBUS / NATIVE SNOWBERRY	2 GAL. min.	25	✓
	RIBES SANGUINEUM / RED FLOWERING CURRANT	2 GAL. min.	24	✓
	MAHONIA REPENS / CREEPING MAHONIA	1 GAL. min.	234	✓
	THUJA OCCIDENTALIS 'EMERALD' / EMERALD GREEN ARBORVITAE	5' TALL min.	175	
	GAULTHERIA SHALLON / SALAL	2 GAL. min.	16	✓
	ACCENT SHRUB TED	1 GAL. min.	12' O.C.	
	PARTHENOCEISSUS TRICUSPIDATA / BOSTON IVY	1 GAL. min.	10' O.C.	

GROUND COVER & ORNAMENTAL GRASSES				
	ARCTOSTAPHYLOS UVA URSI MASS' MASHBACHSETTS KINICKINICK	1 GAL. min.	50' O.C. max.	✓
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL. min.	24' O.C. max.	✓

\* QUANTITIES NOTED ARE FOR ENTIRE PROJECT. FINAL SPECIES & QUANTITIES TO BE DETERMINED AT FINAL DESIGN.

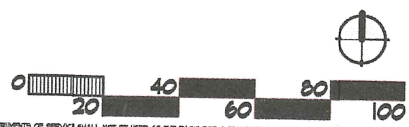
**Planning Solutions, Inc.**  
*Creating Solutions to Complex Issues*  
 4400 NE 77th Avenue  
 Suite 275  
 VANCOUVER, WA 98662  
 VOICE: 360-789-0060-715-6102  
 www.planningsolutionsinc.com



**The Archery @ Camas Meadows**  
 NW Camas Meadows Drive  
 Camas, Washington

DRAWN: H/ACB CHECKED: CB  
 SCALE: 1" = 20'-0" DATE: 11.20.15  
 JOB #: 15-0341  
 ISSUED FOR: PLR  
 REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SHEETNAME:  
**LANDSCAPE PLAN**

SHEET #  
**P1**  
 SHEET 1 OF 5



DISCLAIMER AND LIMITATIONS: ANY WORK CONTAINED HEREIN INCLUDING BUT NOT LIMITED TO PLANS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE INTENDED FOR THE SOLELY WITH RESPECT TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE. THESE INSTRUMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROGRESS WHERE UNKNOWN FACTORS EXIST AND JURISDICTIONAL REQUIREMENTS HAVE NOT BEEN VERIFIED. DUE TO THE HIGH DEGREE OF UNCERTAINTY ASSOCIATED WITH A CONCEPTUAL DESIGN, THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED AS THE BASIS FOR A FINANCIAL EVALUATION OR CONSTRUCTION COST ESTIMATING. NO WARRANTIES ARE OFFERED OR IMPLIED AS TO THE OVERALL FEASIBILITY OF THE PROJECT. ALL WORK SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY ALL APPROPRIATE FEDERAL, STATE AND LOCAL AGENCIES AND SHALL CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF ALL REQUIRED DESIGN PROFESSIONALS PRIOR TO ANY USE OF THESE DOCUMENTS. PLANNINGSOLUTIONS, INC. AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.