



**EXHIBIT 20**  
 DEVELOPER & APPLICANT:  
 PARKLANDS AT CAMAS MEADOWS LLC  
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FOR ALL LOTS WITH ACCESS EASEMENTS NOTE:  
 PER TABLE 17.19.040-1 FOOT NOTE 2,  
 SHARED ACCESS TO 1 OR 2 LOTS =  
 20' WIDE PRIVATE EASEMENT WITH  
 12'-20' PAVED, NO PARKING AND ALL  
 LOTS SPRINKLERED.

**BOUNDARIES:**  
 BOUNDARIES ARE BASED ON SURVEY FROM MGS AND  
 WETLAND BOUNDARY FROM ECOLOGICAL LAND  
 SERVICES, INC. FINAL BOUNDARIES AND LOT LINES  
 MAY CHANGE SLIGHTLY PRIOR TO FINAL ENGINEERING  
 AND FINAL PLAN.

**PRELIMINARY PLAT AND BINDING SITE PLAN:**  
 REFER TO MASTER PLAN AND DEVELOPMENT AGREEMENT  
 D.A. FOR PROJECT SPECIFIC RESIDENTIAL AND BUSINESS  
 PARK DEVELOPMENT STANDARDS TABLE.

**PRIVATE STREET PER PVT2**  
 30' PRIVATE R/W  
 20' PAVED ROAD WITH CURB AND GUTTER  
 NO PARKING BOTH SIDES  
 5' ATTACHED SIDEWALK WEST SIDE  
 CENTERLINE 240 LF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 4,927 SF  
 PER TABLE 17.19.040-1-B TO MINIMIZE BUFFER IMPACTS,  
 MINIMIZE STREET WIDTH & ATTACH SIDEWALK, ALL LOTS  
 SPRINKLERED AS > 100' IN LENGTH.

**PRIVATE STREET PER PVT3**  
 42' PRIVATE TRACT R/W  
 28' PAVED ROAD WITH CURB AND GUTTER  
 5' DETACHED SIDEWALK ONE SIDE  
 NW 10TH FAIRWAY DR ASPHALT PAVING = 11,151 SF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 6,541 SF  
 NW 17TH GREEN DR ASPHALT PAVING = 10,815 SF  
 NO PARKING ONE SIDE

**PRIVATE STREET PER PVT4**  
 48' PRIVATE R/W  
 28' PAVED ROAD WITH CURB AND GUTTER  
 5' PLANTER BOTH SIDES  
 5' DETACHED SIDEWALK BOTH SIDES  
 CENTERLINE 1480 LF  
 NW 16TH FAIRWAY CT ASPHALT PAVING = 11,194 SF  
 NW GOLF DR ASPHALT PAVING = 28,860 SF

ALL CUL-DE-SAC TURNAROUNDS PER ST36  
 FOR SPRINKLERED DEVELOPMENT WITH 30'  
 PAVED & 5' ATTACHED SIDEWALK WITH OUTER  
 SIDEWALK TURNAROUND RADIUS BULB = 35'  
 35' RADIUS CUL-DE-SAC BULB  
 30' PAVED CUL-DE-SAC BULB

**EXISTING CONDITION NOTES:**  
 NO EXISTING STRUCTURES ONSITE.  
 EXISTING FIRE HYDRANT LOCATION:  
 200' WEST OF SITE ON NW CAMAS MEADOWS DR.  
 375' SOUTH OF SITE ON NW LAKESPUR ST.

**GRADING NOTES:**  
 SEE THE GRADING PLAN FOR PROPOSED ONSITE  
 GRADING.

**STREET NOTES:**  
 STREET LIGHTS AND STREET TREES TO BE DESIGNED  
 BY OTHERS PRIOR TO FINAL PLAT.

- ◆ STREET LIGHTS
- PROPOSED ENTRY SIGN LOCATIONS
- TRAIL ACCESS SIGNAGE

**THE ARCHERY BUSINESS PARK SITE SUMMARY DATA SUMMARY**

THE ARCHERY BP PHASE LOT AREA (SF)	BP PHASE #	BUILDING #	DIMENSIONS	FOOT PRINT AREA UP TO (SF)	ADDITIONAL POSSIBLE 2ND FLOOR AREA UP TO (SF)	POSSIBLE # OF STORIES OR DESCRIPTION
8,015	1	N/A	N/A	N/A	N/A	BP 1 ROW
24,700	1	1	50'x60'	3,000	3,000	1
117,646	2A	2A	90'x220'	19,800	19,800	BP ON LEVELS 1 & 2
15,480	2A	N/A	N/A	N/A	N/A	BP 2 BUFFER
7,248	2A	N/A	N/A	N/A	N/A	BP 2 ROW
62,710	3	3	VARIABLES	20,000 MIN	20,000	1+ LOWER PARKING
127,653	4	4A	100'x135'	15,000	15,000	1
	4	4B	100'x160'	16,000	16,000	1
363,452 (8.34 AC)	TOTALS:			73,800	73,800	
ARCHERY UNITS	2B	2B	90'x220'	19,800	UP TO 59,400	UNITS ON LEVELS 3,4,5

ARCHERY LIVING UNITS ON BLDG 2B UPPER LEVELS 3,4,5 PLUS DAYLIGHT BASEMENT SECURED PARKING GARAGE. ANY RESIDENTIAL UNITS IN THE BP TO AREA ALSO MEET REQUIREMENTS OF THE MASTER PLAN.  
**PARKING REQUIREMENTS PER MASTER PLAN:**  
 GENERAL OFFICE = 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA  
 REQUIRED PARKING = 254 SPACES, 498 TOTAL SPACES PROVIDED.  
 AVAILABLE PARKING TO BE PROVIDED TO MEET OR EXCEED REQUIREMENT IN FINAL SITE PLAN. RECIPROCAL PARKING USE AGREEMENTS BETWEEN PHASES AND BUILDING 3 AND 4 TO BE ESTABLISHED.  
 NET AVAILABLE BP AREA: 8.34 AC = 53% OF ORIGINAL PARCEL AREA  
 1-EXISTING PARCEL # 175948000 15.70 ACRES ZONED BP  
 2-EXISTING PARCEL # 986031650 20.98 ACRES ZONED R-15  
 3-EXISTING CITY ROW 2.5 ACRES AT 74 FT WIDE  
**RESIDENTIAL PHASING OF SINGLE FAMILY DETACHED:**  
 PHASE 1R - AS SHOWN  
 PHASE 2R - MINIMUM OF 9 LOTS  
 PHASE 3R - MINIMUM OF 9 LOTS  
 NOTE: PHASE 2R & 3R CANNOT PULL HOUSE BUILDING PERMIT UNTIL AGREED TO BP PHASE IS STARTED PER MASTER PLAN  
 ACCESSORY DWELLING UNITS (ADU) TO BE ALLOWED ON ALL RESIDENTIAL LOTS & ENCOURAGED IN RESIDENTIAL CCRS & HOA.

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**PARKLANDS EXECUTIVE SUBDIVISION AND THE ARCHERY BUSINESS PARK SITE PLAN AT CAMAS MEADOWS GOLF COURSE PRELIMINARY PLAT & SITE PLAN WITH MASTER PLAN**

DATE: 07 DEC 2015

SHEET 1

