

EXHIBIT D: PARKLANDS AT CAMAS MEADOWS MXPD MASTER PLAN

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

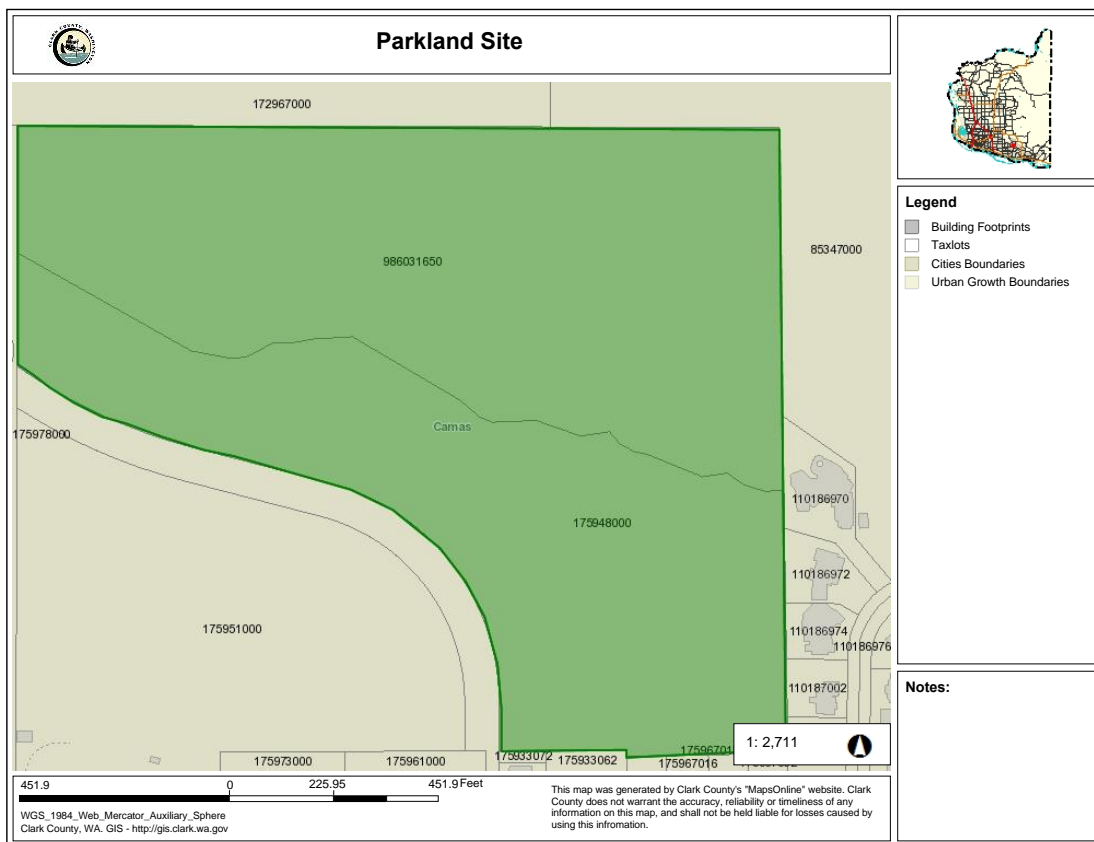
The project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW $\frac{1}{4}$ of Sec. 28, T2N, R3E, W.M. The site is comprised of two (2) parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive. The abbreviated legal description for the two parcels is:

Parcel 175948-000

#21 SEC 28 T2NR3EWM 15.72A

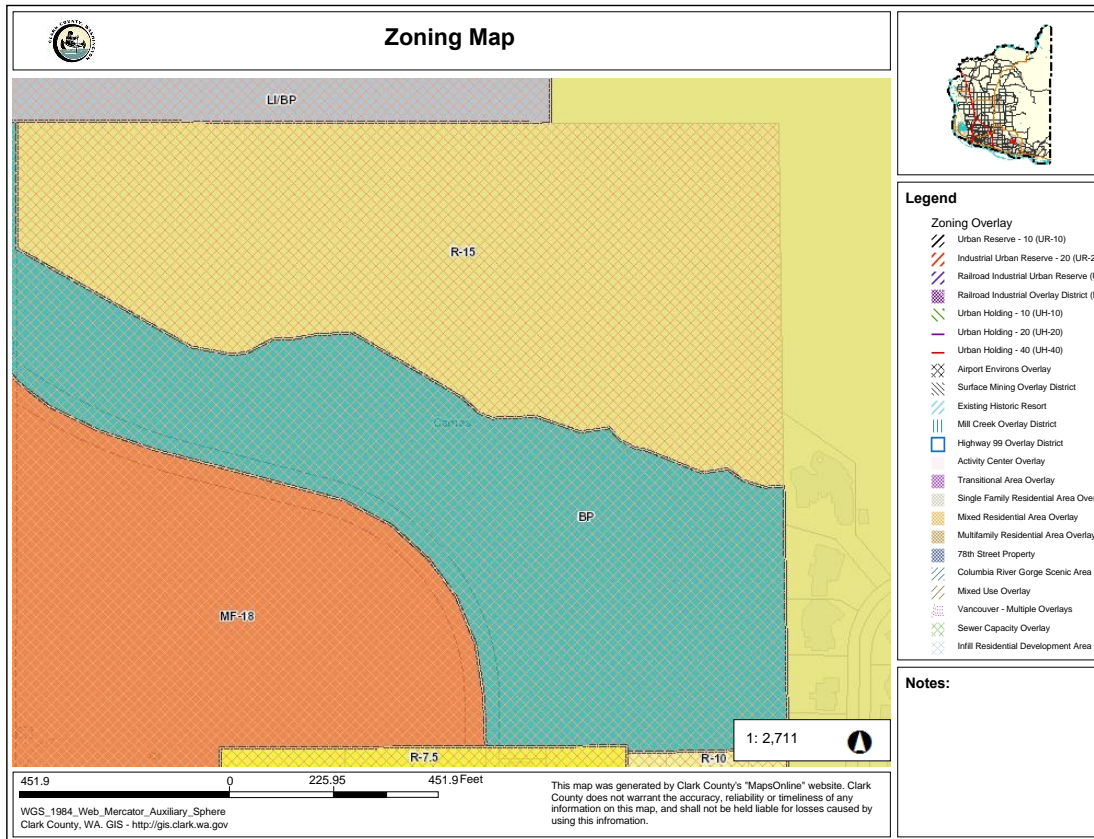
Parcel 986031-650

#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).



SITE MAP SHOWING EXISTING CONDITIONS

The subject site has both topography and wetland areas that will be incorporated into the development. The BP parcel has slopes that fall 30 feet across the property with the highest point along Camas Meadows Drive extension (south property line). The slopes are not steep enough to be considered “Critical”. Nevertheless, developing commercial buildings within varying grades is financially infeasible. There is a flat 3.5 acre area in the southeast portion of the site. However this area abuts an existing residential neighborhood that could require a substantial setback to mitigate the introduction of a higher intensity use. This would likely further reduce the buildable area to less than three (3.0) acres and result in only one commercial building with no more than a 30,000 square foot floor plate. This is substantially less than the proposed plan. By approving the proposed mixed-use master plan, the new single family lots within the BP area create a transition between the new development and the existing neighborhood as well as produce the financial resources to develop the rest of the BP area into commercial buildings, thereby maximizing the job creation opportunities. At least 90,000 square feet of building space is intended under the proposed master plan.

The 20.9-acre R1-15 single-family site has an 11-acre wetland (including 50 foot buffer). A wetland determination and mitigation study has been completed by ELS for the wetland and buffers as shown on the plan. The applicant is proposing to enhance the wetland and buffer areas. Due to the level of enhancement proposed, the required buffer between the proposed development areas and the wetland itself will be 50 feet.

With more than half the parcel impacted by the wetland, the only feasible option to develop the parcel is either integrate the site with the BP parcel or develop as a smaller lot Planned Residential Development (PRD); as a PRD, the site could be developed with over 60 housing units. The applicant has chosen to proceed with maintaining large executive lots and integrate the wetland as a centerpiece into the master plan community as well as a backdrop to the business park. Without the wetland, the site could be developed with approximately 45 lots, after accounting for roads and infrastructure. The proposed master plan has 42 large executive lots.

The Existing Conditions Survey is presented on pages 13-14.

Planning Solutions completed a tree survey of both parcels identifying all trees outside of the wetland. The site has historically been a part of an archery club, where sportsmen and hunters could hone in their bow skills. The trees have always been managed (i.e. cut, thinned, etc.) by the archery club. Development of the site will require extensive grading and the placement of roads and structures that will require removal of trees within the development area. Tree replanting will occur along streetscapes, parking lots, landscaping, wetland, wetland buffer, and open space. The following map depicts the trees currently onsite and those that will be removed to accommodate the planned structures.

The Tree Survey Maps are contained on pages 15-17.

LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES LIGHT POLE
- INDICATES ELECTRIC VAULT
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS RISER
- INDICATES BOLLARD
- INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
- INDICATES TEST PIT
- INDICATES WETLAND FLAG
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES ELECTRIC LOCATE
- INDICATES SANITARY LOCATE
- INDICATES WATER LOCATE

HORIZONTAL DATUM:
NAD83(2011) (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, U.S. SURVEY FEET

VERTICAL DATUM:
ELEVATIONS WERE ESTABLISHED USING A TRIMBLE R10 RECEIVER OPERATING IN A REAL TIME KINEMATIC MODE (RTK), RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
ELEVATION = NAVD 88 DATUM, GEOID12AUS.

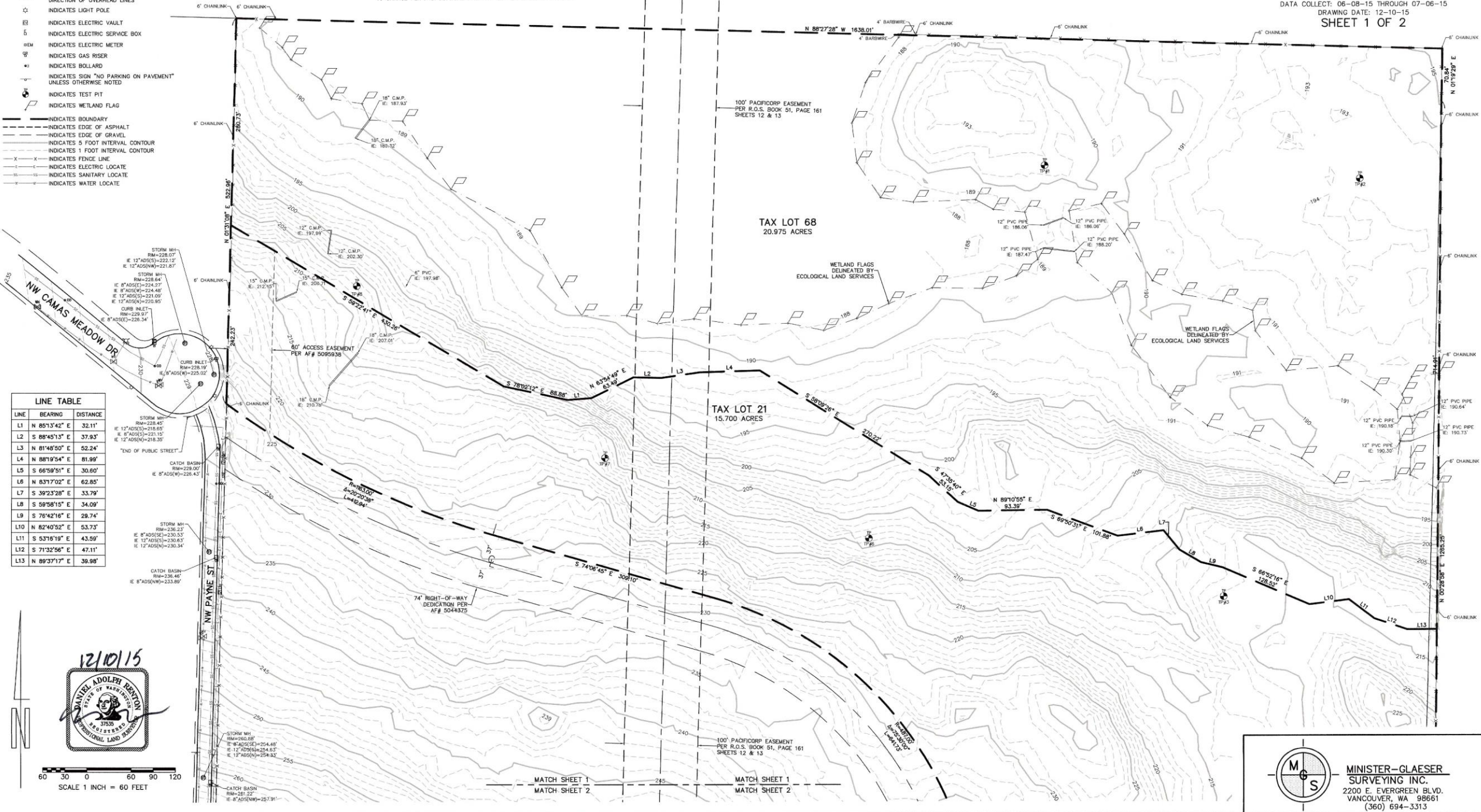
NOTES:
A UTILITY LOCATE WAS CALLED FOR ON 12-09-14 UNDER TICKET NUMBERS 14346094 (LARKSPUR ST.) AND 14346097 (NW PAYNE ST & CAMAS MEADOW DRIVE). THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

PER FEMA FIRM PANEL 53011C0414D A PORTION OF THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE BASE FLOOD ELEVATION MAY BE SUBJECT TO CHANGE PER HYDROLOGICAL STUDY TO BE PERFORMED BY OTHERS.

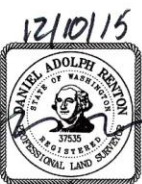
EXISTING CONDITIONS SURVEY

OF
THE PARKLANDS AT CAMAS MEADOWS
TAX LOTS 21 & 68
IN THE SW 1/4 OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WA

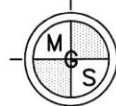
JOB NO.: 15-185
DATA COLLECT: 06-08-15 THROUGH 07-06-15
DRAWING DATE: 12-10-15
SHEET 1 OF 2



LINE	BEARING	DISTANCE
L1	N 85°13'42" E	32.11'
L2	S 86°45'13" E	37.93'
L3	N 81°48'50" E	52.24'
L4	N 88°19'54" E	81.99'
L5	S 66°59'51" E	30.60'
L6	N 83°17'02" E	62.85'
L7	S 39°23'28" E	33.79'
L8	S 59°58'15" E	34.09'
L9	S 76°42'16" E	29.74'
L10	N 82°40'52" E	53.73'
L11	S 53°16'19" E	43.59'
L12	S 71°32'56" E	47.11'
L13	N 89°37'17" E	39.98'



SCALE 1 INCH = 60 FEET



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

EXISTING CONDITIONS
SURVEY

OF
THE PARKLANDS AT CAMAS MEADOWS
TAX LOTS 21 & 68
IN THE SW 1/4 OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WA

JOB NO.: 15-185
DATA COLLECT: 06-08-15 THROUGH 07-06-15
DRAWING DATE: 12-10-15
SHEET 2 OF 2

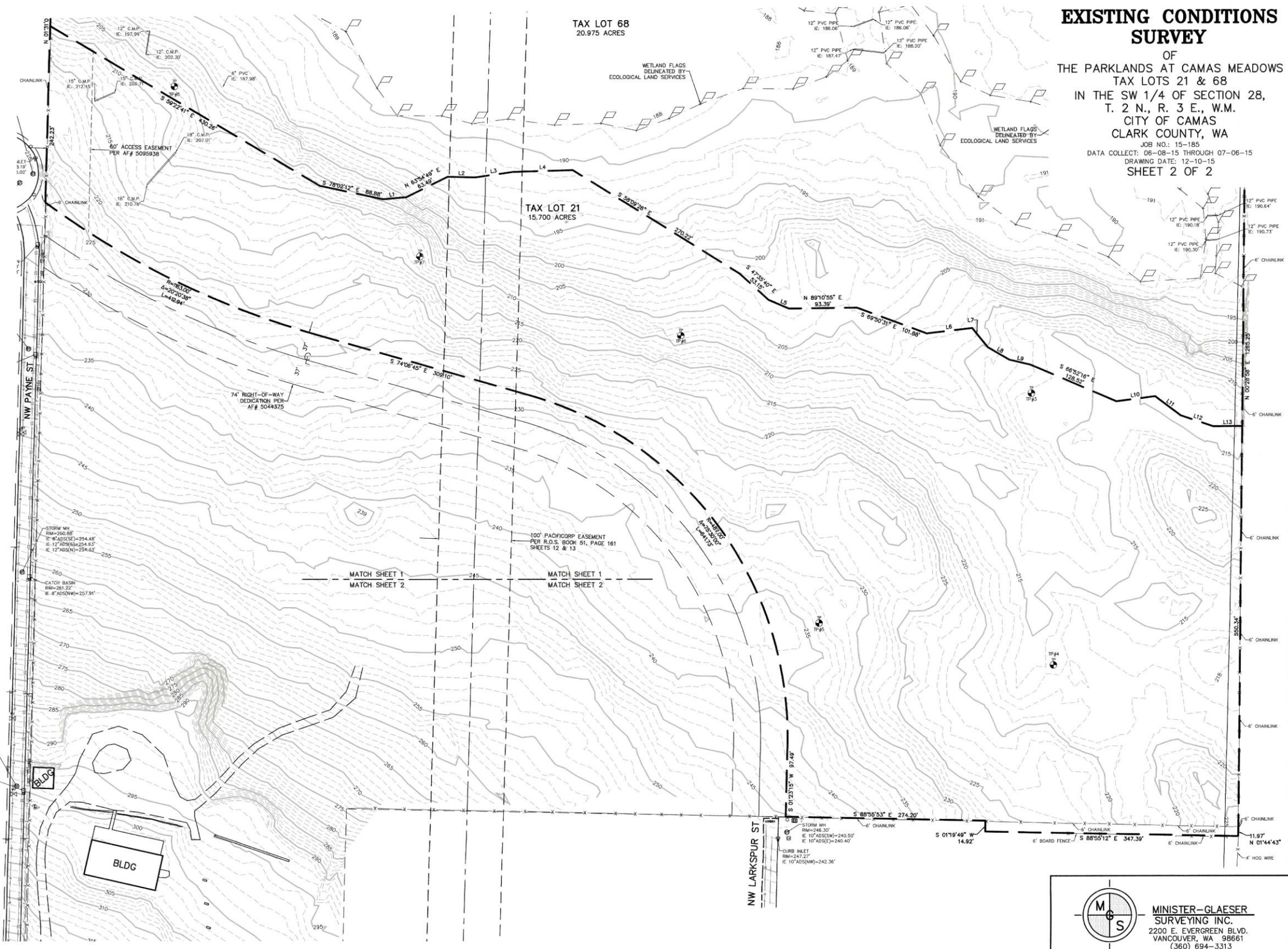
LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES LIGHT POLE
- INDICATES ELECTRIC VAULT
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS RISER
- INDICATES BOLLARD
- INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
- INDICATES TEST PIT
- INDICATES WETLAND FLAG
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES ELECTRIC LOCATE
- INDICATES SANITARY LOCATE
- INDICATES WATER LOCATE

LINE	BEARING	DISTANCE
L1	N 85°13'42" E	32.11'
L2	S 88°45'13" E	37.93'
L3	N 81°48'50" E	52.24'
L4	N 88°19'54" E	81.99'
L5	S 66°59'51" E	30.60'
L6	N 83°17'02" E	62.85'
L7	S 39°23'28" E	33.79'
L8	S 59°58'15" E	34.09'
L9	S 78°42'16" E	29.74'
L10	N 82°40'52" E	53.73'
L11	S 53°16'19" E	43.59'
L12	S 71°32'56" E	47.11'
L13	N 89°37'17" E	39.98'



SCALE 1 INCH = 60 FEET



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES LIGHT POLE
- INDICATES ELECTRIC VAULT
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS RISER
- INDICATES BOLLARD
- INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES TEST PIT
- INDICATES WETLAND FLAG
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES ELECTRIC LOCATE
- INDICATES SANITARY LOCATE
- INDICATES WATER LOCATE

HORIZONTAL DATUM:
NAD83(2011)(EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, U.S. SURVEY FEET

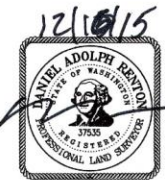
VERTICAL DATUM:
ELEVATIONS WERE ESTABLISHED USING A TRIMBLE R10 RECEIVER OPERATING IN A REAL TIME KINEMATIC MODE (RTK), RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
ELEVATION = NAVD 88 DATUM, GEOID2015

NOTES:
A UTILITY LOCATE WAS CALLED FOR ON 12-09-14 UNDER TICKET NUMBERS 14346094 (LARKSPUR ST.) AND 14346097 (NW PAYNE ST & CAMAS MEADOW DRIVE). THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
PER FEMA FIRM PANEL 5301100414D A PORTION OF THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE BASE FLOOD ELEVATION MAY BE SUBJECT TO CHANGE PER HYDROLOGICAL STUDY TO BE PERFORMED BY OTHERS.

EXISTING CONDITIONS
SURVEY

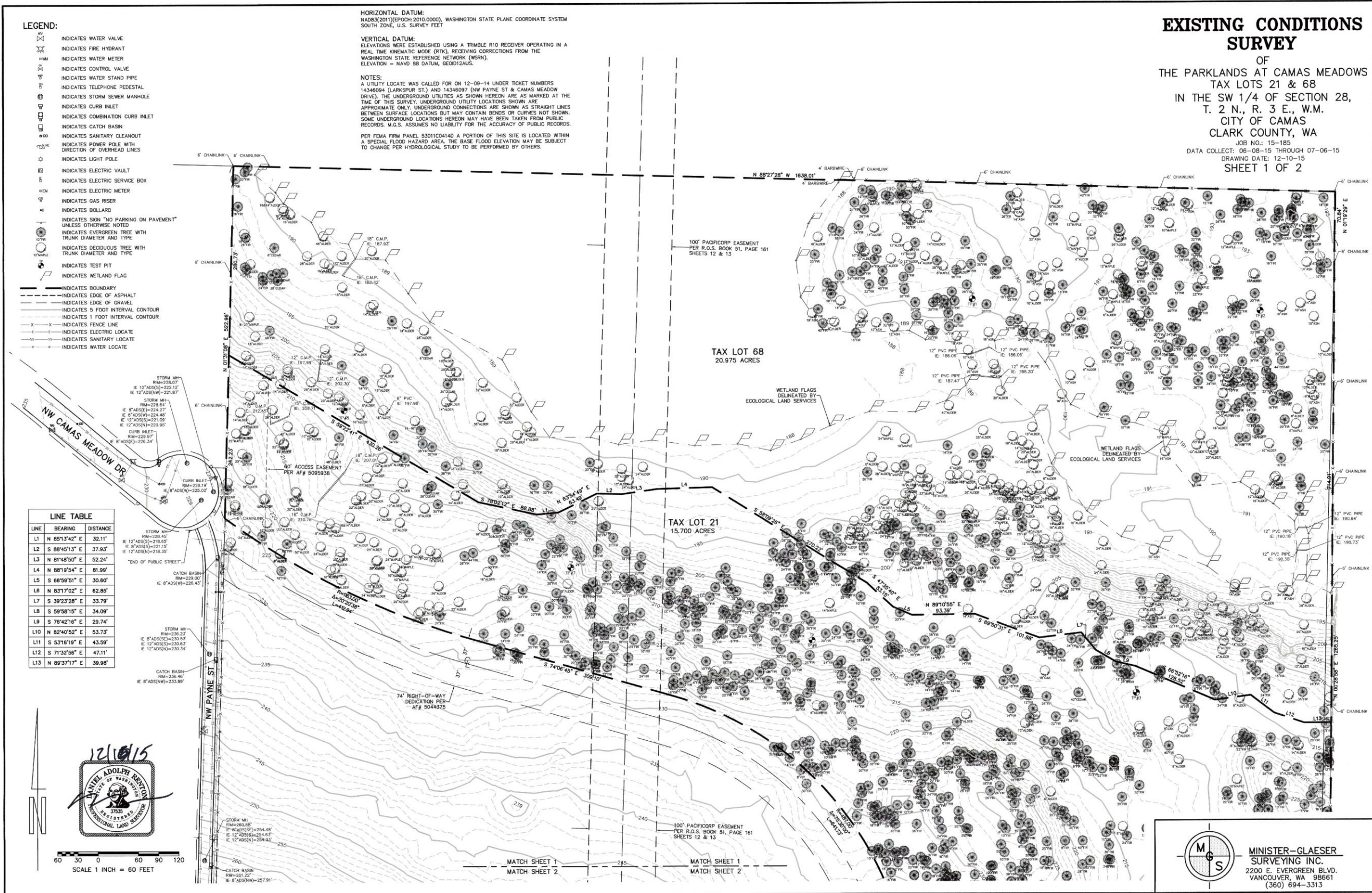
OF
THE PARKLANDS AT CAMAS MEADOWS
TAX LOTS 21 & 68
IN THE SW 1/4 OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WA
JOB NO.: 15-185
DATA COLLECT: 06-08-15 THROUGH 07-06-15
DRAWING DATE: 12-10-15
SHEET 1 OF 2

LINE	BEARING	DISTANCE
L1	N 85°13'42" E	32.11'
L2	S 88°45'13" E	37.93'
L3	N 81°48'50" E	52.24'
L4	N 88°19'54" E	81.99'
L5	S 66°59'51" E	30.60'
L6	N 83°17'02" E	62.85'
L7	S 39°23'28" E	33.79'
L8	S 59°58'15" E	34.09'
L9	S 76°42'16" E	29.74'
L10	N 82°40'52" E	53.73'
L11	S 53°16'19" E	43.59'
L12	S 71°32'56" E	47.11'
L13	N 89°37'17" E	39.98'



SCALE 1 INCH = 60 FEET

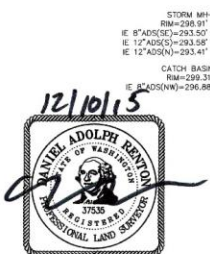
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313



LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES LIGHT POLE
- INDICATES ELECTRIC VAULT
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS RISER
- INDICATES BOLLARD
- INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES TEST PIT
- INDICATES WETLAND FLAG
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES ELECTRIC LOCATE
- INDICATES SANITARY LOCATE
- INDICATES WATER LOCATE

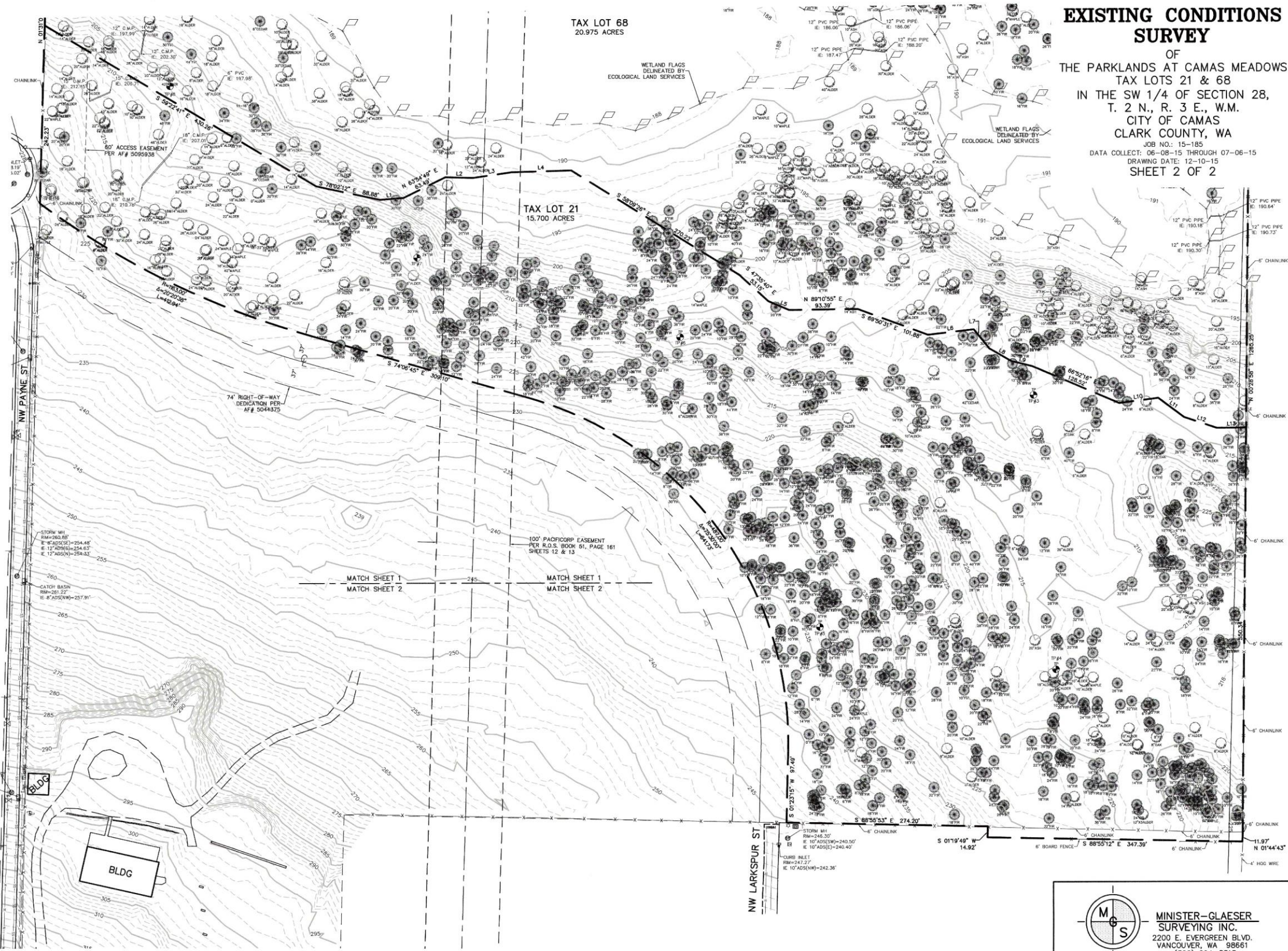
LINE	BEARING	DISTANCE
L1	N 85°13'42" E	32.11'
L2	S 88°45'13" E	37.83'
L3	N 81°48'50" E	52.24'
L4	N 88°19'54" E	81.99'
L5	S 66°59'51" E	30.60'
L6	N 83°17'02" E	62.85'
L7	S 39°23'28" E	33.79'
L8	S 59°58'15" E	34.09'
L9	S 76°42'16" E	29.74'
L10	N 82°40'52" E	53.73'
L11	S 53°16'19" E	43.59'
L12	S 71°32'56" E	47.11'
L13	N 89°37'17" E	39.98'



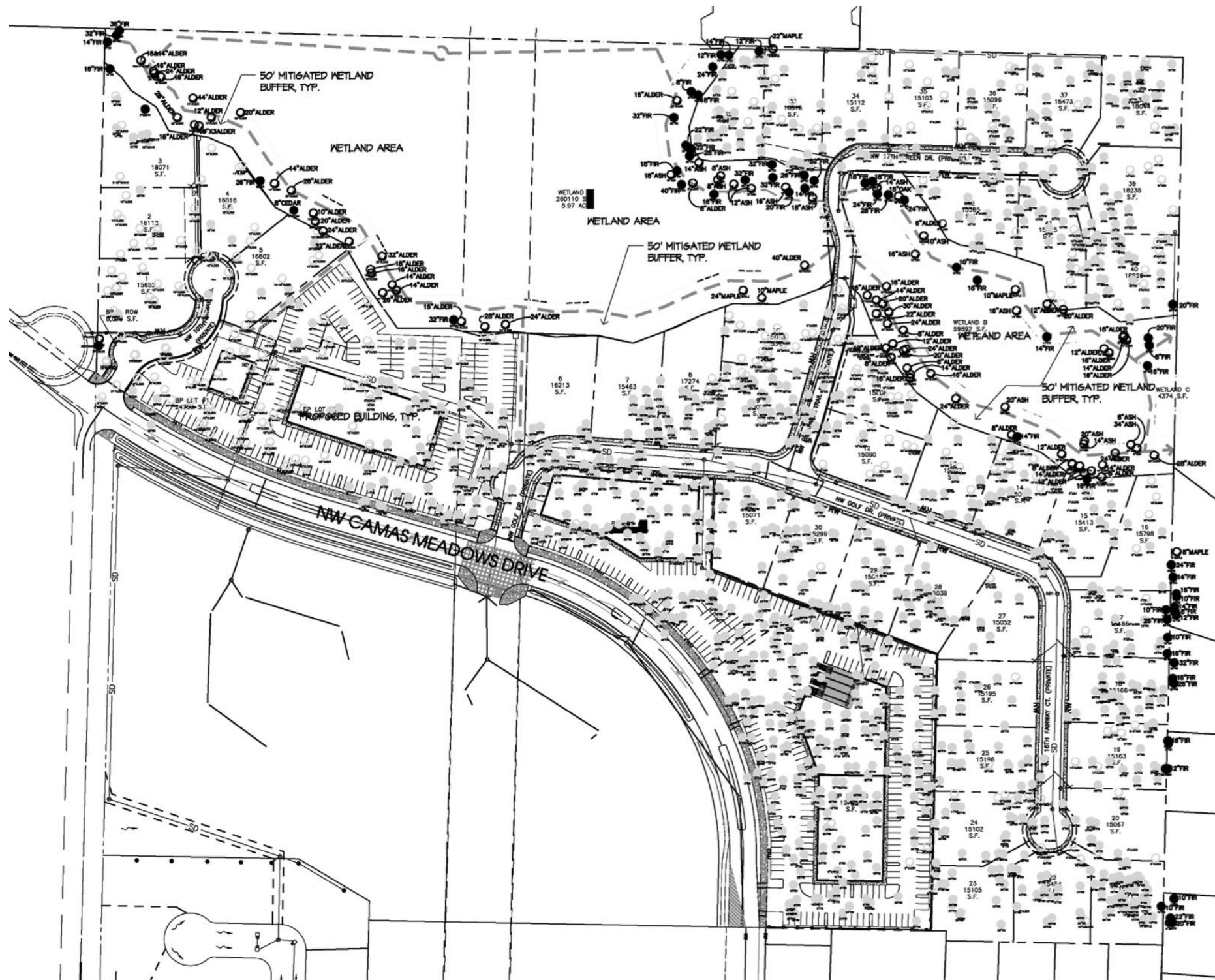
SCALE 1 INCH = 60 FEET

EXISTING CONDITIONS SURVEY

OF
THE PARKLANDS AT CAMAS MEADOWS
TAX LOTS 21 & 68
IN THE SW 1/4 OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WA
JOB NO.: 15-185
DATA COLLECT: 06-08-15 THROUGH 07-06-15
DRAWING DATE: 12-10-15
SHEET 2 OF 2



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313



SYMBOL LEGEND	
SYMBOL	DESCRIPTION
● ○	EXISTING TREE TO BE RETAINED
● ○	EXISTING TREE TO BE REMOVED, REFER TO TREE SURVEY FOR SPECIES AND SIZES.

TREE LOCATIONS AND SIZES HAVE BEEN OBTAINED FROM AN EXISTING CONDITIONS SURVEY PROVIDED BY M&G SURVEYING.

SURVEYOR TO LOCATE TREES ALONG PROPERTY LINE. NO TREE WITH ANY PORTION OF THE TREE TRUNK ON NEIGHBORING PROPERTY OR OFF-SITE SHALL BE CUT DOWN WITHOUT CONSENT OF CO-TENANT NEIGHBOR.

ALL TREES WITHIN WETLAND AREAS (NOT SHOWN) SHALL BE RETAINED.

TREE PROTECTION STANDARDS	
WHERE NOTED BELOW THE CRITICAL ROOT ZONE SHALL BE DEFINED AS A RADIUS AROUND EACH TREE EQUAL TO ONE FOOT OF RADIUS PER 1 INCH OF TREE DBH (DIA. AT BREST HEIGHT).	
A.	PLACING MATERIALS NEAR TREES. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE PROTECTED AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING BURN HOLES.
B.	ATTACHMENT TO TREES. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.
C.	PROTECTIVE BARRIERS. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE APPLICANT:
1.	SHALL ERECT AND MAINTAIN READILY VISIBLE PROTECTIVE TREE FENCING ALONG THE OUTER EDGE AND COMPLETELY SURROUNDING THE PROTECTED AREA OF ALL PROTECTED TREES OR GROUPS OF TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER APPROVED MATERIAL AND AT LEAST FOUR FEET HIGH, UNLESS OTHER TYPE OF FENCING IS AUTHORIZED BY THE CITY OF CAMAS.
2.	MAY BE REQUIRED TO COVER, WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL, THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
3.	SHALL PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS.
4.	MAY BE REQUIRED TO MINIMIZE ROOT DAMAGE BY EXCAVATING A TWO (2) FOOT DEEP TRENCH TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.
5.	SHALL MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE CITY OF CAMAS AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
6.	SHALL ENSURE THAT ANY LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
D.	GRADE
1.	THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE CITY OF CAMAS' AUTHORIZATION. COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR OR LANDSCAPE PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE MAY BE ALLOWED. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
2.	IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE'S CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
3.	THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE RETAINED.
4.	TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED.
5.	TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL EROSION, SHRUBS, GROUND COVER AND STUMPS SHALL BE MAINTAINED ON THE INDIVIDUAL LOTS, WHERE FEASIBLE. WHERE NOT FEASIBLE APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED.
E.	DIRECTIONAL FELLING. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREE DESIGNATED FOR RETENTION.
F.	AS RESULT OF FURTHER REVIEW, SOME EXISTING TREES MARKED FOR PRESERVATION MAY NEED TO BE REMOVED TO ACCOMMODATE FINAL GRADING PLANS AND STORMWATER FACILITIES. IN THE EVENT IT BECOMES NECESSARY TO REMOVE A TREE THAT IS PROPOSED TO BE RETAINED, APPROVAL SHALL BE OBTAINED FROM THE CITY OF CAMAS AND ADDITIONAL MITIGATION TREES MAY BE REQUIRED.

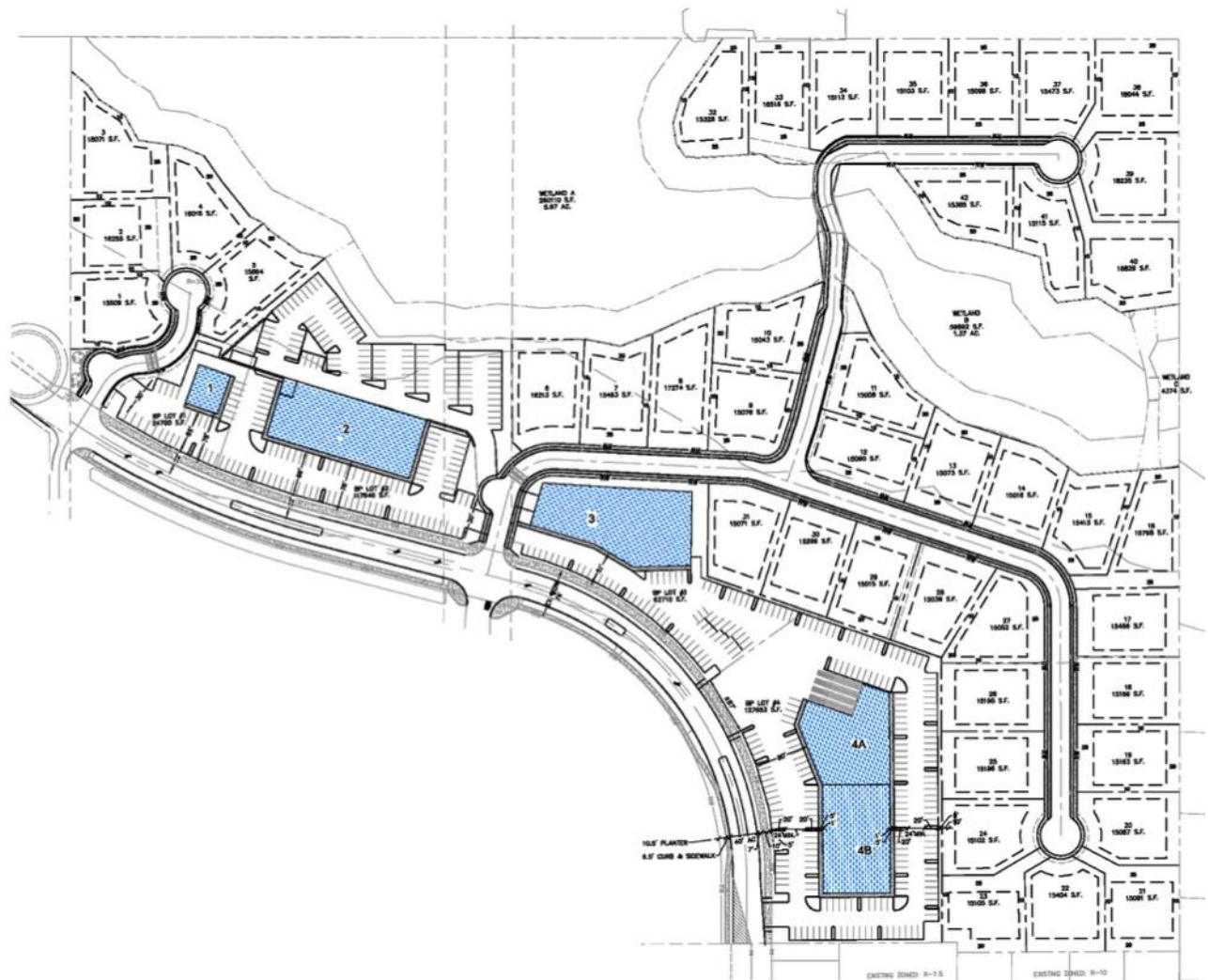
TREE PRESERVATION NARRATIVE	
ALL TREES WITHIN THE WETLAND & WETLAND BUFFER AREAS AS WELL AS THE PROJECT PERIMETER ARE PROPOSED TO BE RETAINED.	
TREES ARE PROPOSED TO BE REMOVED CONFLICT WITH STREET IMPROVEMENTS, SITE GRADING, UTILITIES, AND BUILDING ENVELOPES.	

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)
A. New Lot Dimensions			
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 ²	50% 60% with ADU	50% 60% with ADU	50%
Maximum building height (feet)	35	35	100
B. Setbacks			
Minimum front yard (feet)	25	25	15 ⁴
Minimum side yard and corner lot rear yard (feet)	10 5 (ADU or accessory buildings)	10 5 (ADU and accessory buildings)	15 ⁴
Minimum side yard flanking a street (feet)	10	10	10 ⁴
Minimum rear yard (feet)	25 5 (ADU or accessory buildings)	25 5 (ADU or accessory buildings)	50 ³
Minimum lot frontage or access easement on a cul-de-sac or curve (feet)	40 ⁵	40 ⁵	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

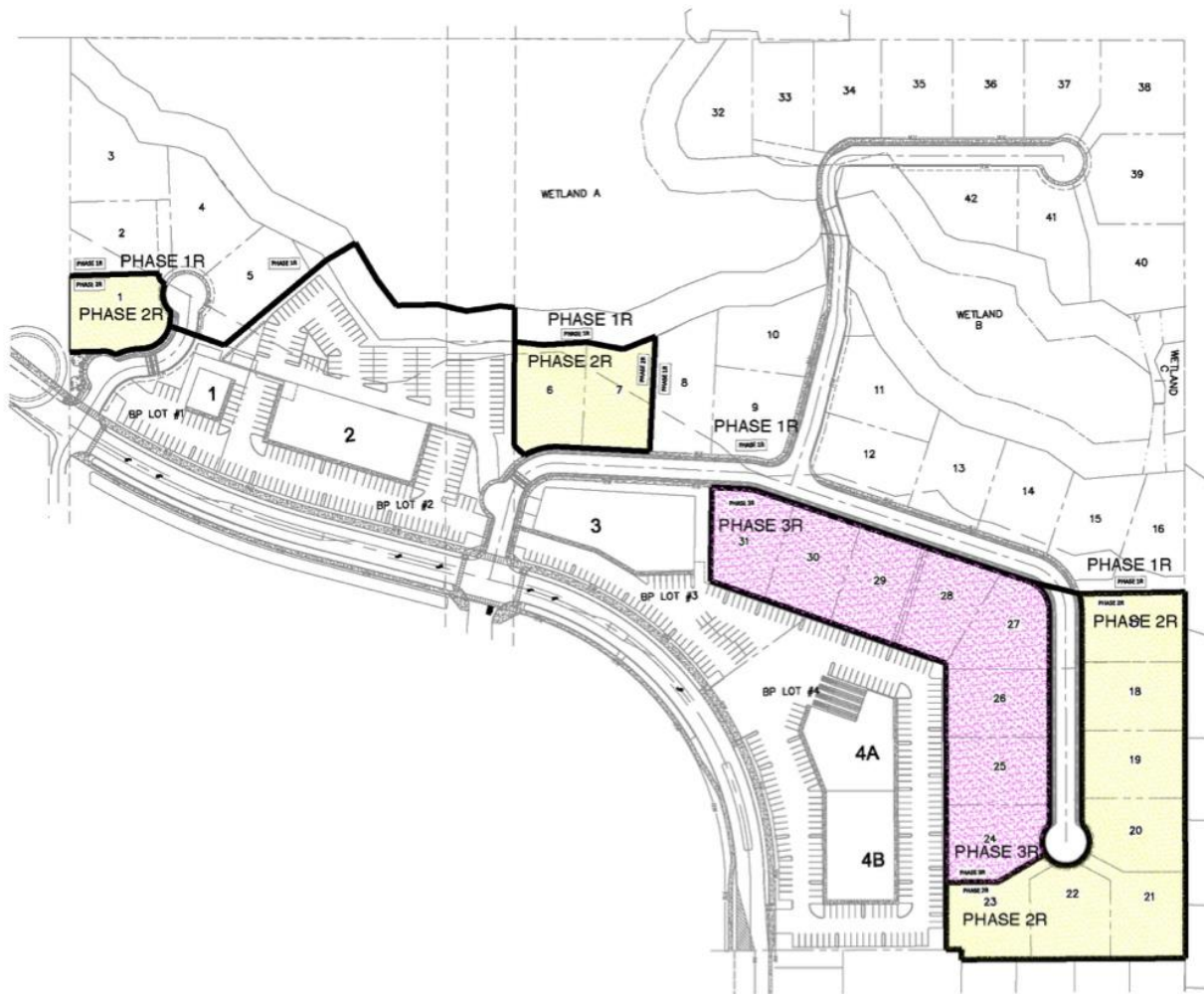
Uses
Grocery, neighborhood, small or large scale
Hospital, emergency care
Hotel, motel
Laundry/dry cleaning (retail)
Laundry (self-serve)
Liquor store
Machine shop
Medical or dental clinics (outpatient)
Nursery, plant
Nursing, rest, convalescent, retirement home, memory care, assisted living
Office supply 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
Warehousing, bulk retail

Uses
Manufacturing and/or processing of the following:
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
Industrial Uses:
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
Recreational or Organizational Uses:
Auditorium
Community club
Church
Golf course/driving range
Library
Open space
Park or playground
Sports fields
Trails
Educational Uses:
College/university
Junior or senior high school
Trade, technical or business college
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

Uses
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:



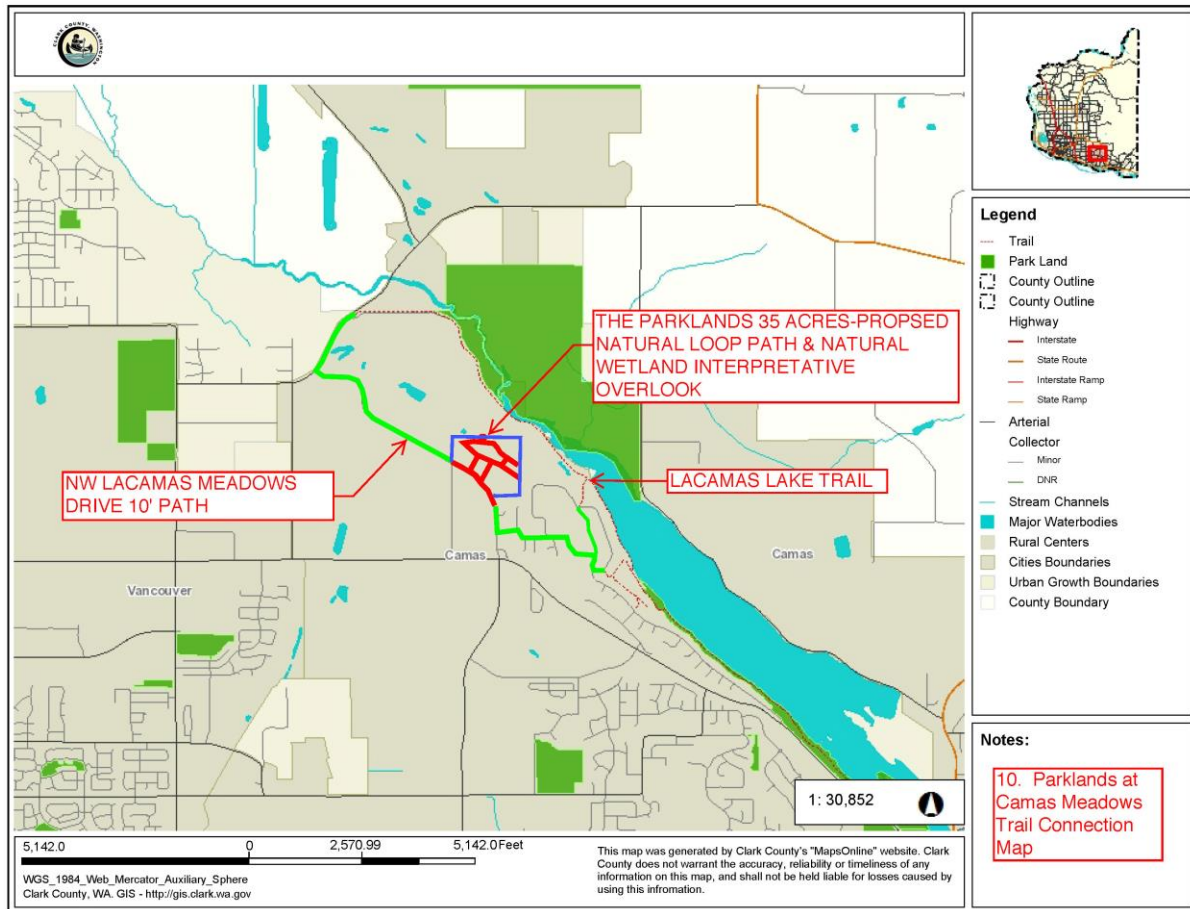
STREETS, TRAILS, COMMON AREAS & PARKING SITE PLAN

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.



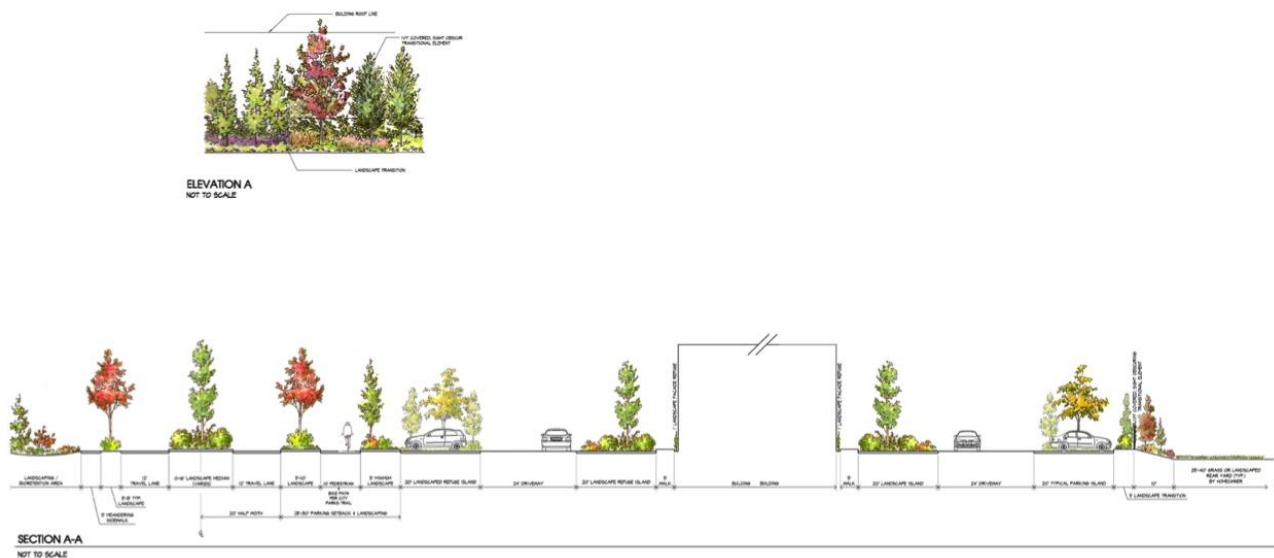
MAP OF OPEN SPACE NETWORK

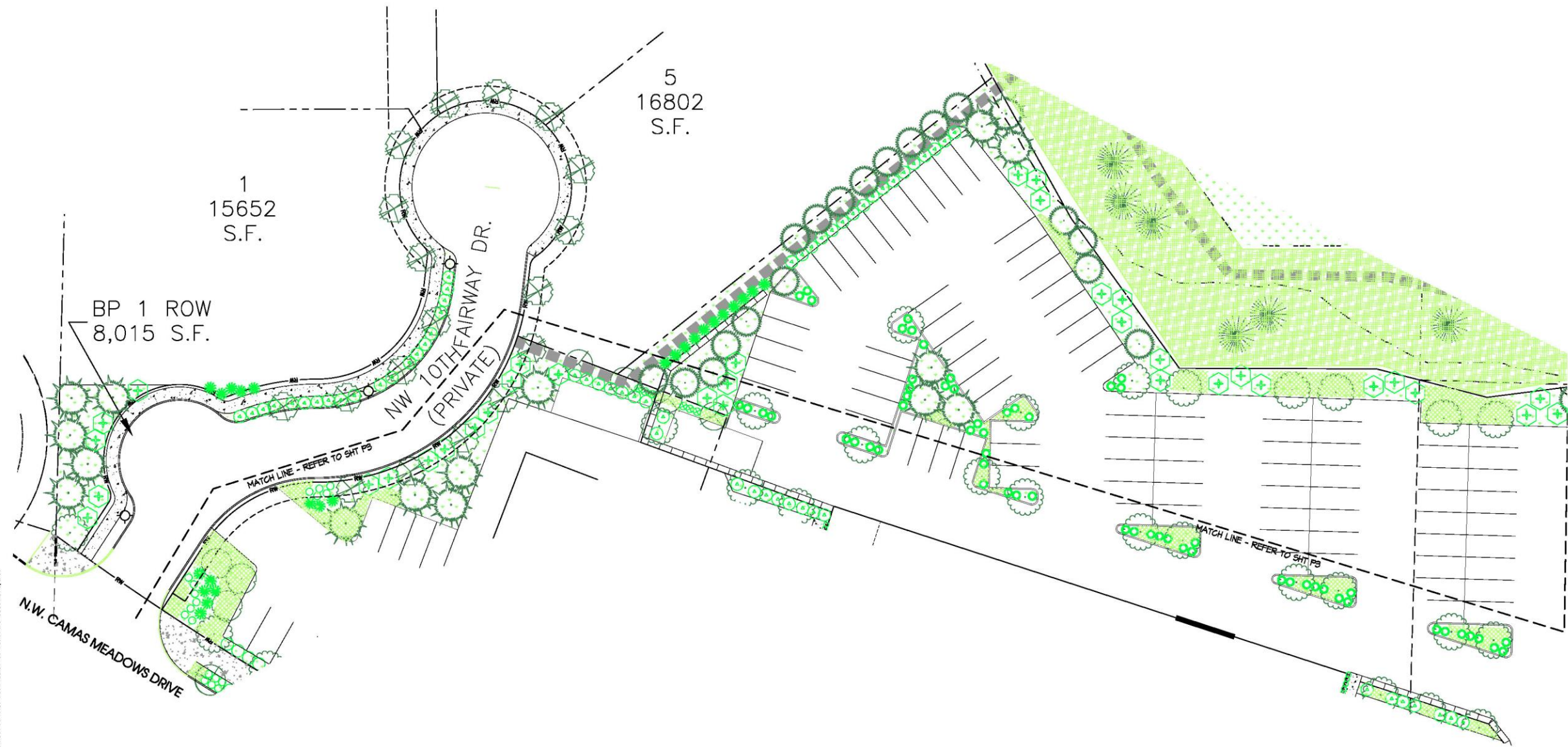
The following map depicts the connectivity of the open space and 3.5 acre trail network with existing set aside network. The purpose is to show how the master plan community fits within the context of the larger Camas Area.



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.





© 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, INCLUDING 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 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 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: 360-780-0000 FAX: 206-713-6102
www.planningsolutionsinc.com

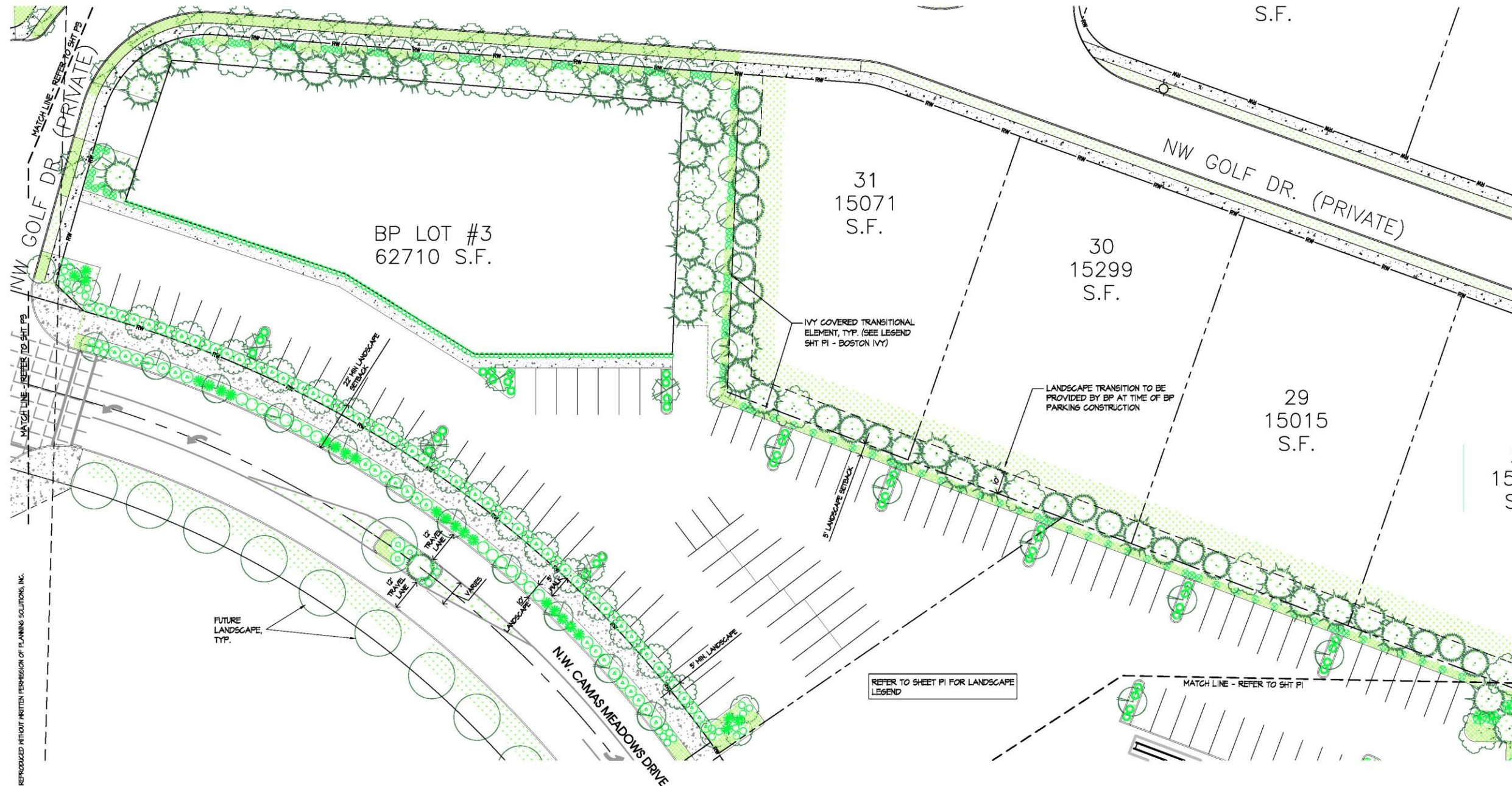
PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL
TOPHER A. STAMANN
LICENSE NO. 33700
EXPIRES ON 02/28/2017

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

DRAWN:	HA/GB	CHECKED:	GB
SCALE:	1" = 20'-0"	DATE:	11.20.15
JOB #:	15-1541	ISSUED FOR:	PLR
REVISIONS:			
SHEET NAME:			
LANDSCAPE PLAN			

SHEET #
P4
SHEET 4 OF 5

REFER TO SHEET P1 FOR LANDSCAPE LEGEND
0 20 40 60 80 100



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

Planning Solutions, Inc.
Creating Solutions to Complex Issues

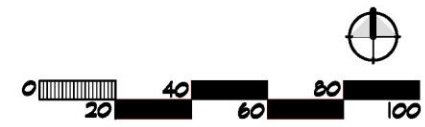
4400 NE 77th Avenue
Suite 275
VANCOUVER, WA 98662
VOICE: 360-789-0000 FAX: 360-715-6102
www.planningsolutionsinc.com

PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL
THOMAS A. STAMANN
LICENSE NO. 037000000
EXPIRES ON 02/28/2017

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

DRAWN: HA/CB	CHECKED: CB
SCALE: 1" = 20'-0"	DATE: 11.20.15
JOB #: 15-1341	
ISSUED FOR: PLR	
REVISIONS:	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	
SHEET NAME:	LANDSCAPE PLAN

SHEET #
P2
SHEET 2 OF 5



DISCLAIMER AND LIMITATIONS: ANY WORK CONTAINED HEREIN INCLUDING 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 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 COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

