

Engineering - Surveying - Planning

604 W. Evergreen Blvd., Vancouver, WA 98660

PH: (360) 944-6519 Fax: (360) 944-6539

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. P.L.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

ENGINEERING

GENERAL NOTES

Applicant:

Pacific Lifestyle Homes Ryan Stygar 11815 NE 99th Street Vancouver, WA 98682 Office (360) 304-9901

OWNER: **Dwight Southern 22205 NE 28th Street** Camas, WA 98607

CIVIL ENGINEER: PLS Engineering Contact: Travis Johnson, PE 604 W Evergreen Blvd Vancouver, WA 98660 PH: (360) 944-6519 pm@plsengineering.com

SITE ADDRESS: Parcel # 173184-000 **22205 NE 28th Street** Camas, WA 98607

LAND USE:

The applicant is proposing a 34 lot subdivision in the R7.5 zone.

Per Municipal Code section 18.09.060, density transfer is proposed with the inclusion of an improved park area. The proposed park tract includes at least 0.5 acres of contiguous area. We are requesting additional flexibility in the minimum lot width standards with the proposed park area.

Existing Lot Area = 8.6 Acres Proposed open space = 0.93 Acre Minimum Proposed Lot Area = 5,821 sq-ft Maximum Proposed Lot Area = 8,265 sq-ft Average Lot Area = 6,415 sq-ft **Min. Lot Width = 52.5'**

Maximum Density = 5.8 d.u./net acre (44 lots) Proposed Density = 4.4 d.u./net acre (34 lots)

ENVIRONMENTAL CONSTRAINTS:

There are multiple Oregon white oak trees located on or near the site. There are no known water courses or water bodies, no areas within 100-year floodplain, no designated shoreline areas, no landslide or erosion hazard areas, no wetlands, and no known significant historic resources.

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MONTE VERDE IN 2022.

MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR PLS NO. 42700

Monte Verde

Located in the SE $\frac{1}{4}$ of Section 21, T2N, R3E and in the SW $\frac{1}{4}$ of Section 21, T2N, R3E, W.M. Camas, Washington

TRANSPORTATION:

For primary access to the site the applicant is proposing to construct a roadway connection to NE 28th Street that aligns with NE Hargrave Street. NE 28th Street is classified as a 3-lane collector/arterial. Half width improvements are proposed for this public roadway. Internal public roadways will consist of local access roadways with circulation provided to the east and west.

UTILITIES:

Stormwater runoff is proposed to be collected and routed to an infiltration trench or a detention facility located on the south end of the site, runoff generated from pollution generating surfaces will be treated using filter cartridges prior to entering the stormwater facilities.

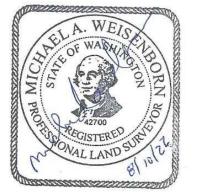
The site will be served by public water and sanitary sewer provided by the City of Camas. The connection point for both water and sewer are within NE 28th Street. Due to the existing grade of the site that slopes away from NE 28th Street, a majority of the lots will need to utilize a grinder pump system.

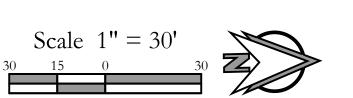
There is an existing well and septic system located on the site that will be removed/abandoned in accordance with Clark County **Health Department requirements.**

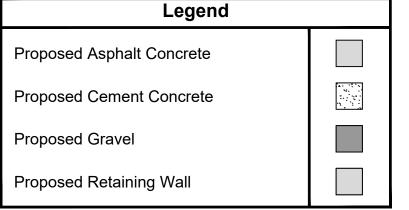
SITE STATISTICS							
ZONE: R7.5							
Developed Site Area	285,291 SQ FT	4.4 AC					
Critical Areas	0 SQ FT	0 AC					
	REQUIRED	PROPOSED					
Density	5.8 Max	5.2					
Maximum Building Lot Coverage	40%	40%					
Setbacks							
Front Yard	20'	20'					
Side Yard	5'	5'					
Rear Yard	25'	25'					
Garage	25'	25'					
Side Yard flanking a street	10'	10'					

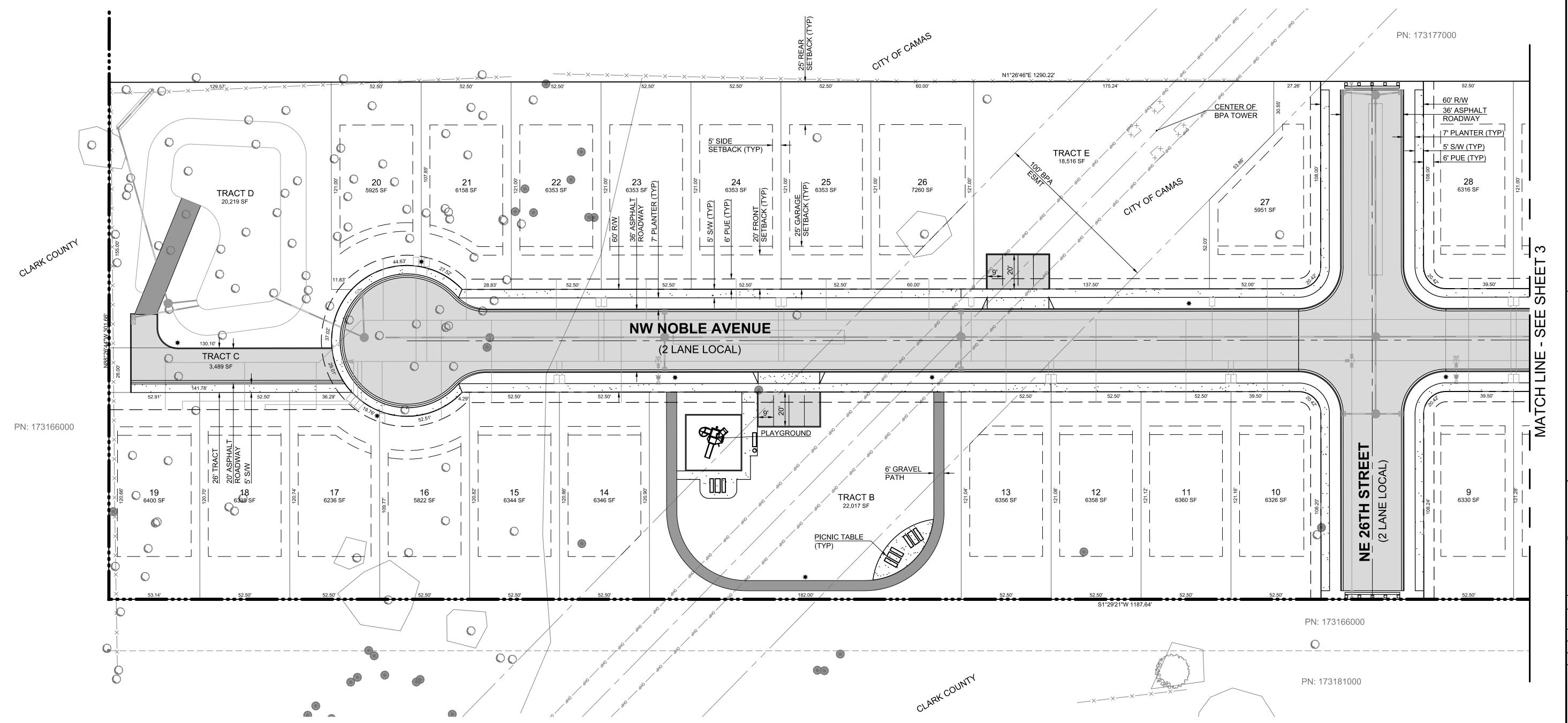


VICINITY MAP NOT TO SCALE









D

1 2 c 4 c

D

1 0 0 4 v

REVIEWED BY:

GENERAL NOTES

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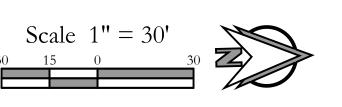
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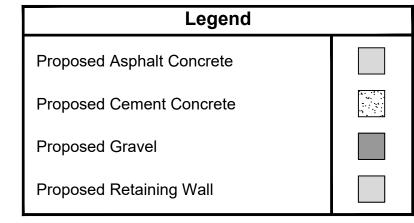
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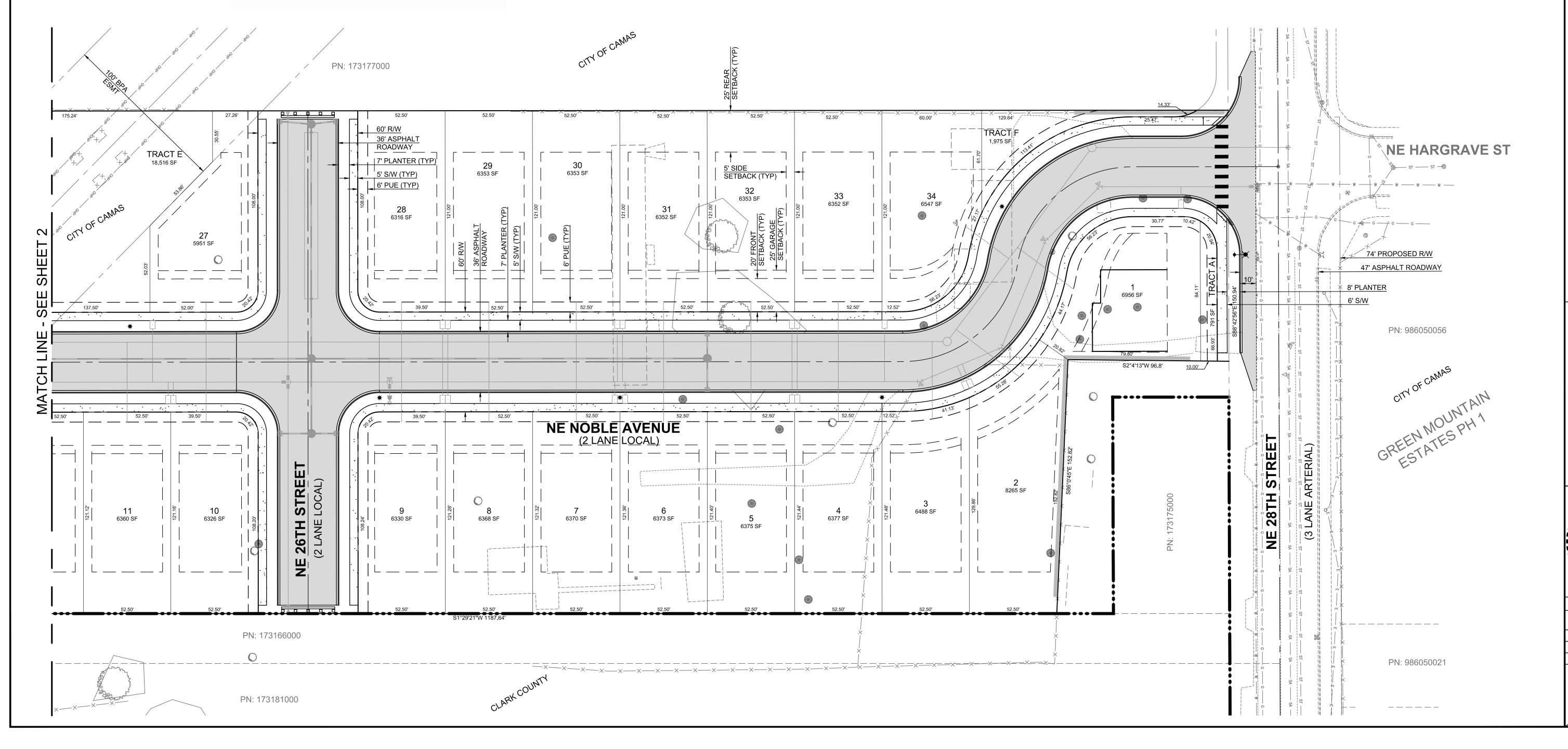


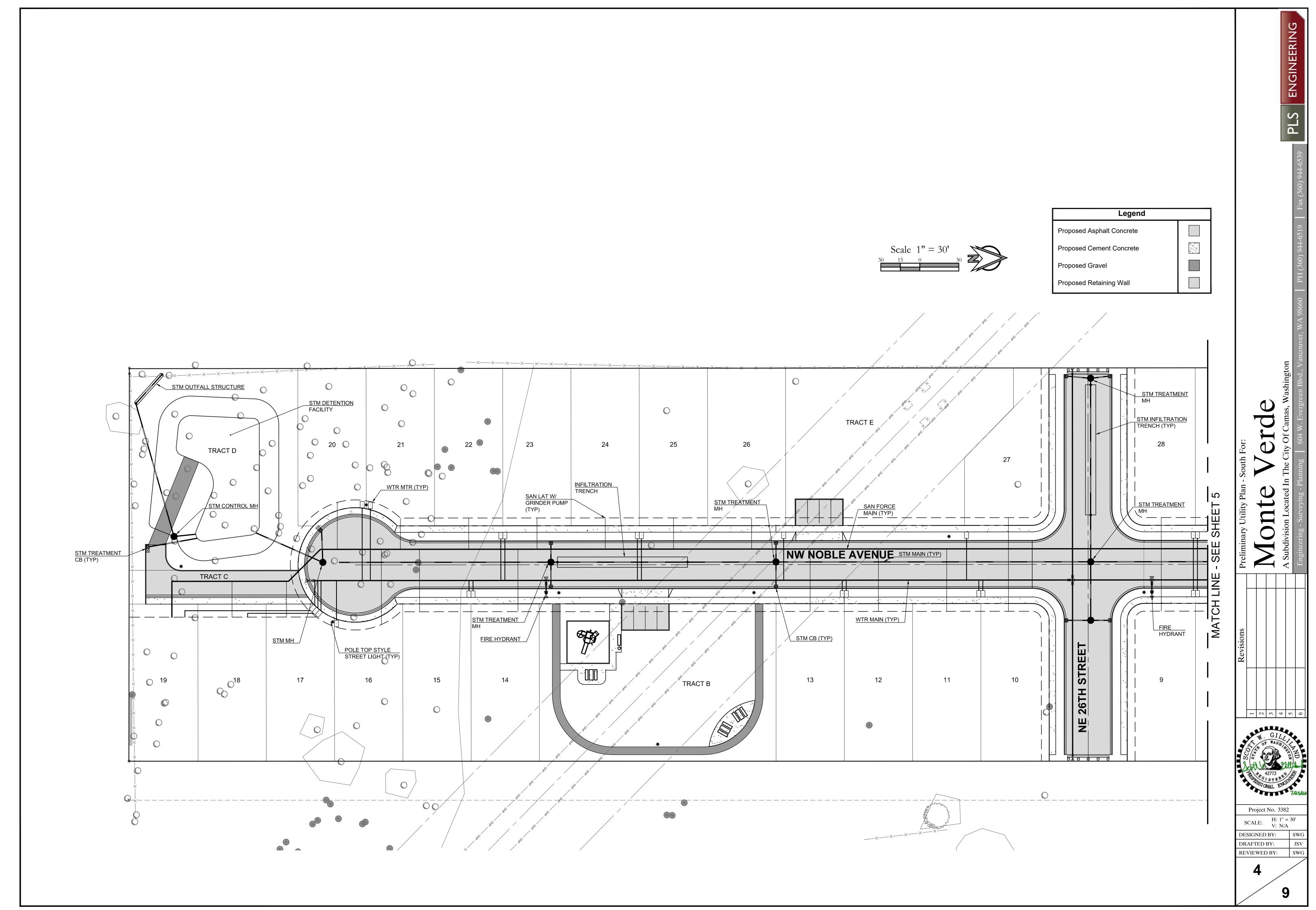
VICINITY MAP NOT TO SCALE

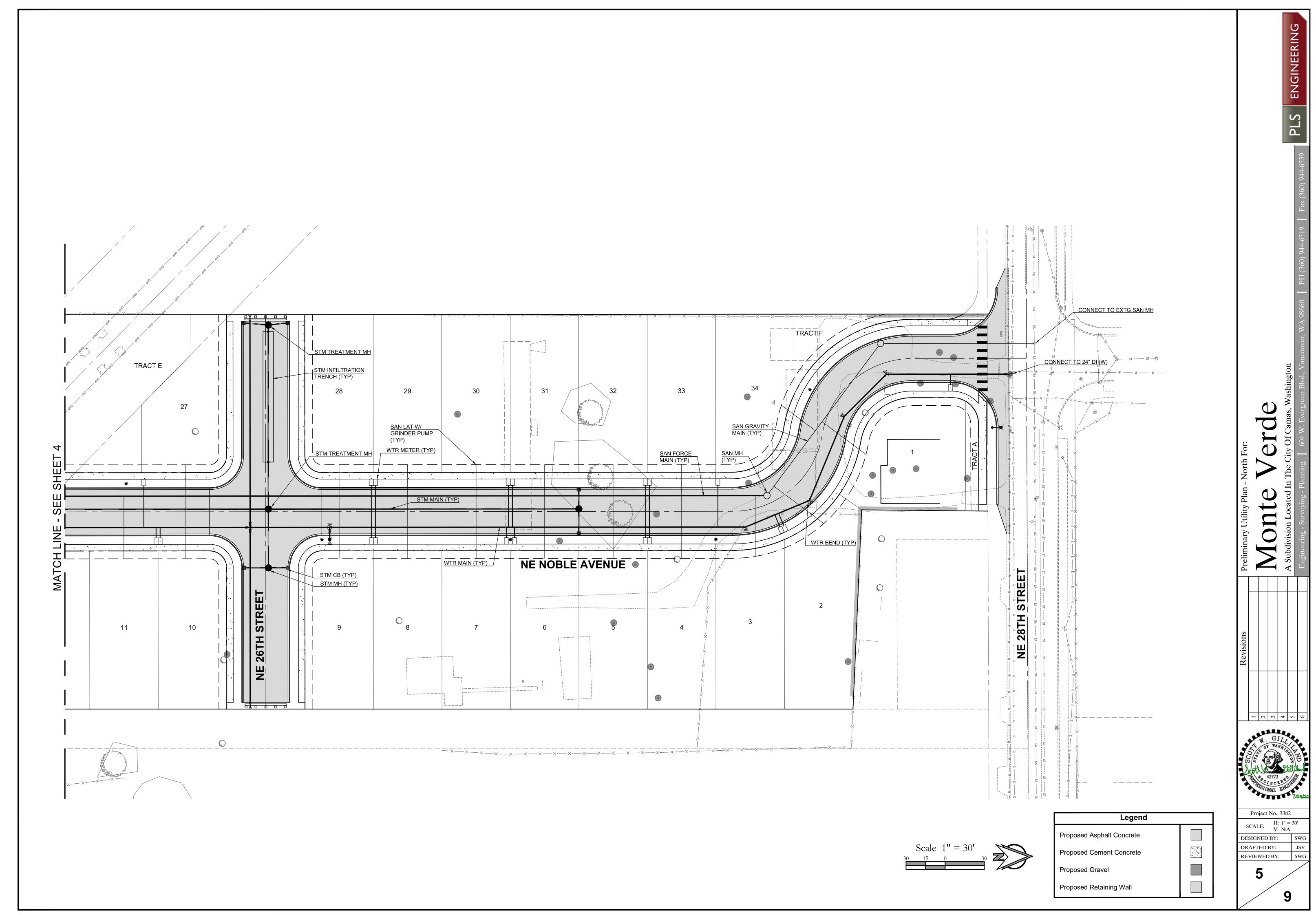


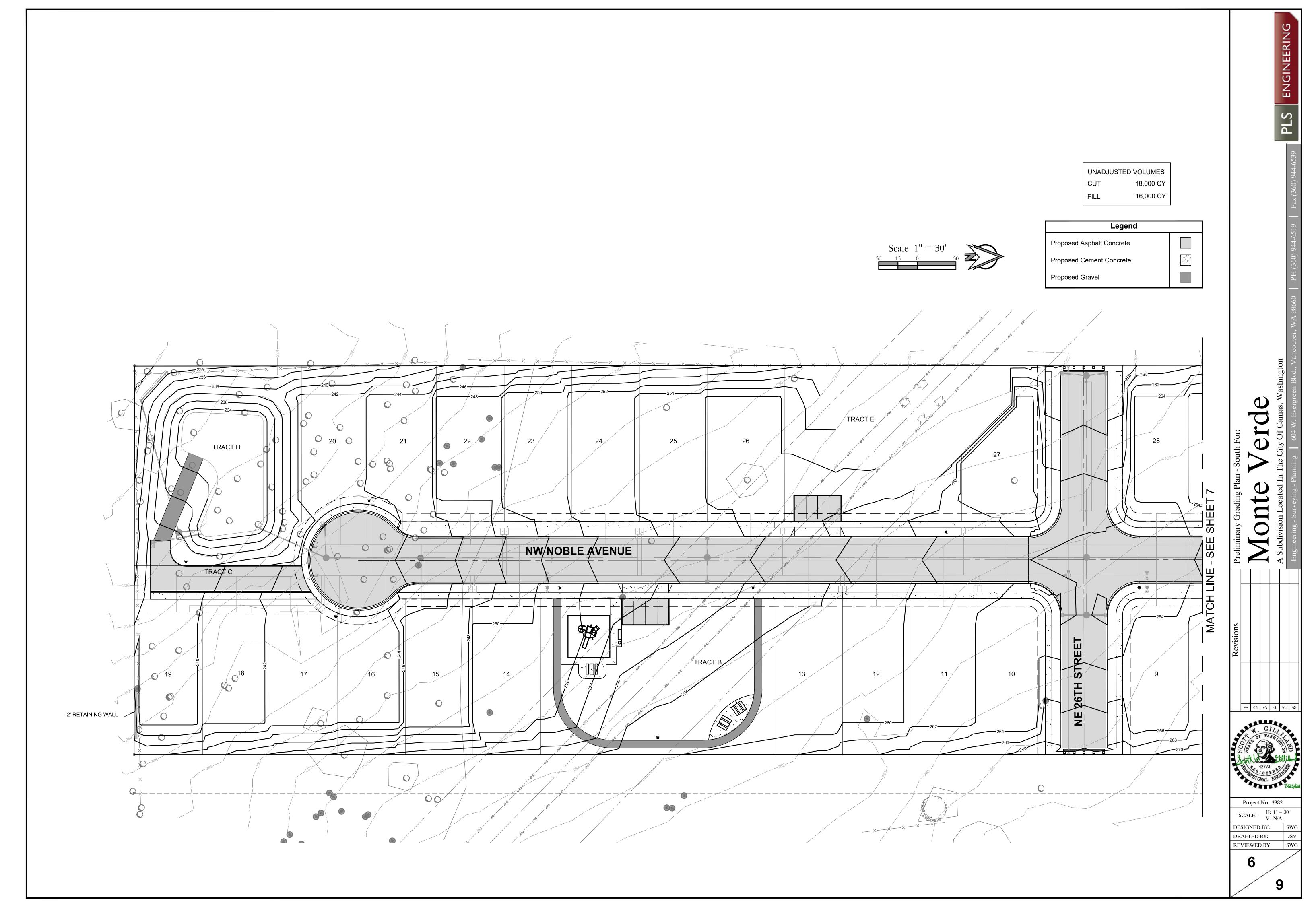


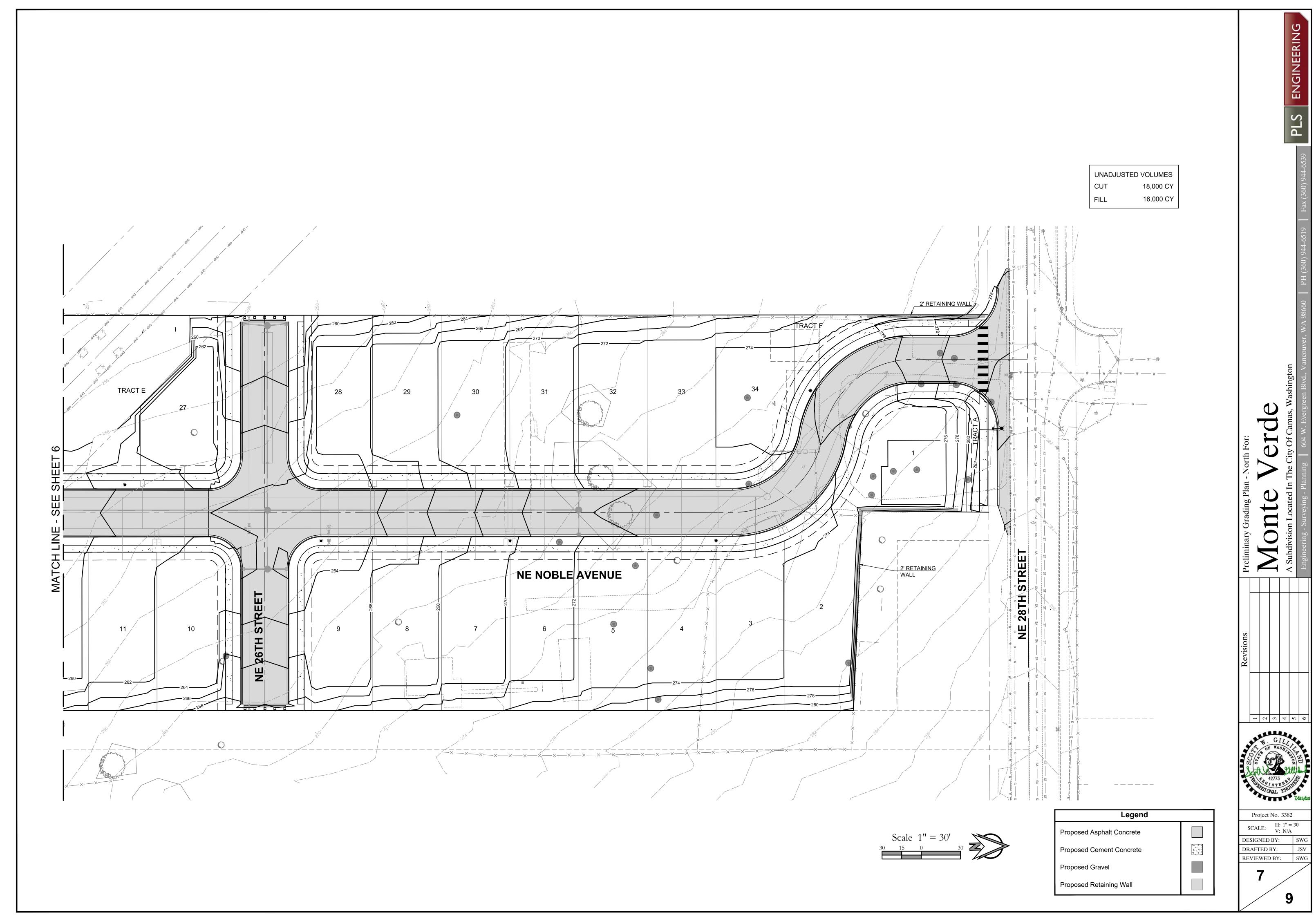












Planning

Solutions, Inc.

Creating Solutions to Complex Issues

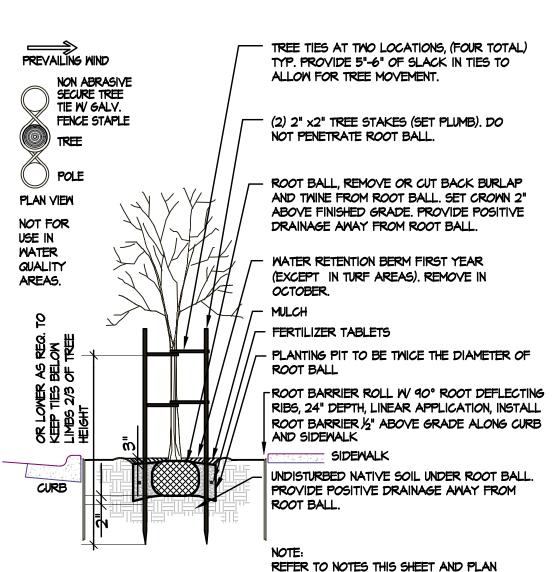
4400 NE 77th Avenue

VANCOUVER, WA 98662

VOICE: 360-750-9000 FAX: 360-713-6102

www.planningsolutionsinc.com

Suite 275



B & B Tree Planting Detail

Not To Scale

SITE AREA 48 HOURS PRIOR TO ANY EXCAVATION.

PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

'STANDARD FOR NURSERY STOCK'.

PLANTING PRACTICES.

CONTRACTOR'S WORK.

LANDSCAPE ARCHITECT.

SHEETS FOR MORE INFORMATION

THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.

PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.

THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR

ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60.1

10. THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR

THE CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF ALL PLANT MATERIAL FOR 2 YEARS AFTER

CONTRACTOR DURING THE TWO YEAR PERIOD AND MAINTAINED FOR AN ADDITIONAL 2 YEAR PERIOD.

TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE

COMPLETION OF PLANTING. DISEASED, DYING, OR DEAD PLANT MATERIAL SHALL BE REPLACED BY THE

IMMEDIATELY UPON BID AWARD, CONTRACTOR SHALL SECURE THE PLANT MATERIALS AS SPECIFIED FROM

AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT

TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 3" OF FIR BARK MULCH. SUBMIT SAMPLE TO

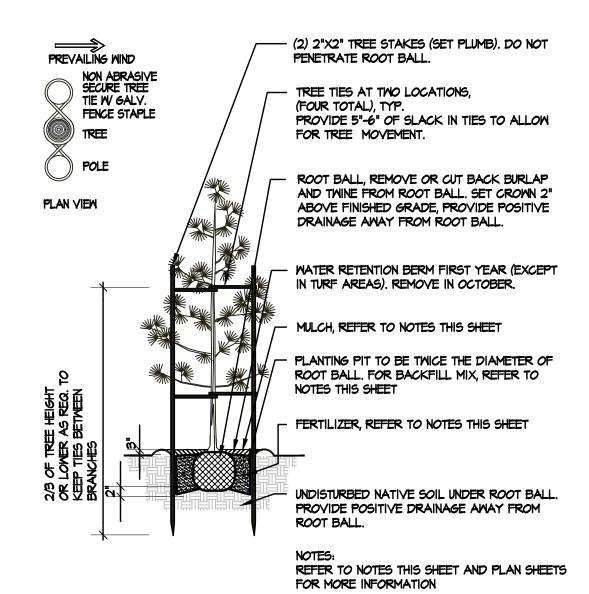
TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THE

THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES.

IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.

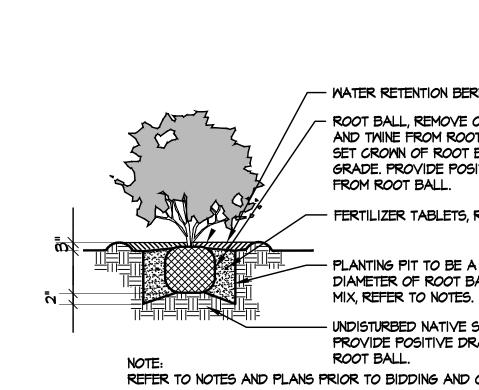
ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.

SECTION / PLAN VIEW



B & B Tree Planting Detail: Evergreen under 8' Height
Not To Scale SECTION / PLAN VIEW

EVIDENCE OF DECAY.



- WATER RETENTION BERM, REMOVE IN OCTOBER ROOT BALL, REMOVE OR CUT BACK BURLAP AND TWINE FROM ROOT BALL. SET CROWN OF ROOT BALL I" ABOVE FINISH GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOT BALL. - FERTILIZER TABLETS, REFER TO NOTES.

- PLANTING PIT TO BE A MINIMUM TWICE THE DIAMETER OF ROOT BALL. FOR BACKFILL

UNDISTURBED NATIVE SOIL UNDER ROOT BALL. PROVIDE POSITIVE DRAINAGE AWAY FROM

SECTION

REFER TO NOTES AND PLANS PRIOR TO BIDDING AND CONSTRUCTION.

 $_{ackslash}$ B & B Shrub Planting Detail

SCALE: 1"=50'-0"

Trees and Shrubs in Sight Distance Triangles, Typ. All shrubs within sight distance triangles shall be maintained so that foliage height above pavement does not exceed 2.5 feet. Street trees within sight distance triangles shall be limbed up to a height of 10 feet consistent with ANSI A300

standards to provide for sight distance

PLAN VIEW

ACER TRUNC. X A. PLAT. WARREN RED' 2" cal. PACIFIC SUNSET MAPLE CALOCEDRUS DECURRENS 5' Ht. INCENSE CEDAR CARPINUS CAROLINIANA 2" cal. AMERICAN HORNBEAM PARROTIA PERSICA 'VANESSA' 2" cal. VANESSA PERSIAN PARROTIA PSEUDOTSUGA MENZIESII 5' Ht. DOUGLAS FIR ZELKOVA SERRATA 'CITY SPRITE' CITY SPRITE ZELKOVA 2" cal. TOTAL TREES PLANTED

SYMBOL

TREES

SHRUBS

PLANT LEGEND

EXISITNG TREES - RETAIN & PROTECT

BOTANICAL / COMMON NAME

PER PLANS.

MYRICA CALIFORNICA 5 GAL. PACIFIC WAX MYRTLE ILEX GLABRA INKBERRY HOLLY \odot 5 GAL. 30 GROUNDCOVER ARCTOSTAPHYLOS UVA URSI / 1 GAL. 36" O.C. KINNIKINNICK

TURF, DROUGHT RESISTANT, SUN & SHADE MIX (ALL NON SHRUB OR GC AREAS) STORMWATER DETENTION FACILITY

GRASS SEED PER CIVIL PLANS

REQ	UIRED T	REE DENS	SITY	
	SITE AREA	REQUIRED TREE UNITS / ACRE DISTURBED	TOTAL REQUIR TREE UNITS	ED
	2.84± AC	20	177	
TRE	E DENSI	TY SUMMA	ARY	
EXISTING TREE UNITS	RETAINED			26
TREE UNITS PROPOSE	D TO PLANT			151
	·	•		

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP AND/OR SPRAY IRRIGATION SYSTEM. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.

TREE UNITS PROVIDED		177
	IRRIGATION NOTE	

NOISINI BD Ś 5 B

SIZE QUANTITY TREE

40

23

TOTAL TREE UNITS

23

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DRAWN:	CHECKED:
SCALE: " = 50'-0"	DATE: 07.29.22
JOB #: 22	2-1719

ISSUED FOR: PLR REVISIONS:

PRELIMINARY LANDSCAPE PLAN

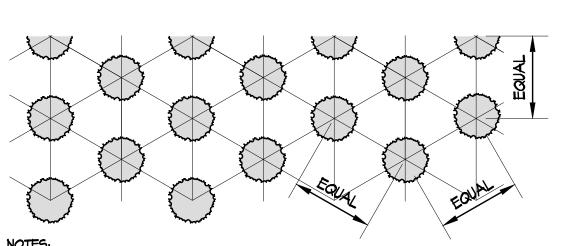
SHEET #:

PLANTING NOTES

- ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO 16. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANTING PITS HAVE POSITIVE DRAINAGE. PLANT PITS BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY PLS ENGINEERING. FULLY FLOODED WITH WATER SHALL DRAIN WITHIN (12) HOURS OF FILLING. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL 17. FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE
- 18. ROTOTILL 2" OF COMPOST INTO ALL PLANTED AREAS. THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND 19. INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS. WETLANDS.

CONTRACTOR'S WORK, AT NO ADDITIONAL COST TO THE OWNER. CONTACT ALL UTILITY PROVIDERS SERVING THE 25. AMEND SOIL IN LAWN AREAS WITH 80 LBS. OF DOLOMITE LIME AND 40 LBS. OF 10-20-20 SLOW RELEASE

- 20. INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS. 21. RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURERS INSTRUCTIONS.
- 22. EXISTING VEGETATION TO BE SPRAYED WITH ROUNDUP, OR APPROVED EQUAL, PER MANUFACTURERS INSTRUCTIONS. SUFFICIENT TIME SHALL BE GIVEN TO ALLOW EXISTING MATERIAL TO DIE. REMOVE EXISTING 27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
- 23. CROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE. 24. ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLING.
- FERTILIZER OR EQUIVALENT. PROVIDE A 3" LAYER OF SANDY LOAM TOPSOIL FOR LAWN AND BED AREA. 26. SEED LAWN AREAS WITH GRASS SEED MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED 27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
- 28. PLANT MATERIAL SHALL BE PLANTED W/ ROOT CROWN I" ABOVE FINISHED GRADE TO ALLOW POSITIVE THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE DRAINAGE AWAY FROM CROWN.
 - 29. STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAILS ON THIS SHEET. 30. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
 - 31. ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. 32. ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED
 - FIBROUS ROOT SYSTEMS. 33. ALL PLANT MATERIALS FURNISHED ARE TO BE FREE FROM DEAD OR BROKEN BRANCHES, LICHENS, SCARS, BROKEN BARK OR WOUNDS. ALL PLANT MATERIALS WILL BE INSECT, WEED, AND DISEASE FREE ACCORDING TO THE REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF AGRICULTURE FOR NURSERY PLANT MATERIALS SOLD FOR WHOLESALE OR RETAIL. ALL PRUNING WOUNDS MUST BE WELL HEALED WITH NO
 - 34. FIELD CONFIRM ALL SITE CONDITIONS, AREAS AND SIZES PRIOR TO BIDDING & CONSTRUCTION. DO NOT SCALE FROM PLANS.



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.

Ground Cover Planting Detail

DISCLAIMER AND LIMITATIONS; ANY WORK CONTAINED HEREIN INCLUDING BUT NOT LIMITED TO PLANS AND DOCUMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROGRESS WHERE UNKNOWN FACTORS EXIST AND JURISDICTIONAL REQUIREMENTS OF SERVICE SHALL BE CONSIDERED A WORK SHALL BE CONSIDERED TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED A WORK IN PROGRESS WHERE UNKNOWN FACTORS EXIST AND JURISDICTIONAL REQUIREMENTS OF SERVICE SHALL BE CONSIDERED TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED A WORK ON THE HIGH DEGREE OF UNCEPTUAL AND SUBJECT TO THIS PROJECT. ALL WORK SHALL BE CONSIDERED TO THIS PROJECT. AND THIS PROJECT. ALL WORK SHALL BE CONSIDERED TO THIS PROJECT. AND THIS PROJECT. AND THIS PROJECT TO THIS PROJECT. AND THIS PROJECT. ALL WORK SHALL BE CONSIDERED TO THIS PROJECT. AND THIS PROJECT. ESTIMATING, NO ASSURANCES ARE OFFERED OR IMPLIED AS TO THE OVERALL FEASIBILITY OF THE PROJECT. ALL WORK SHALL BE SUBJECT TO REVIEW AND FINAL 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.

	Tree Data						
Tree No.	Species	DBH	RPZ	Tree Condition	Retain (R) Remove (X)	Units (retained only)	Condition Notes
1	Pseudotsuga menziesii (Douglas-Fir)	11"	11'	poor	Х		Branches Suppressed
2	Pseudotsuga menziesii (Douglas-Fir)	43"	43'	fair	X		
3	Pseudotsuga menziesii (Douglas-Fir)	42"	42'	fair	X		
4	Pseudotsuga menziesii (Douglas-Fir)	36"	36′	fair	Х		
5	Pseudotsuga menziesii (Douglas-Fir)	44"	44'	fair	X		
6	Acer saccharinum (Silver Maple)	22"	22'	fair	X		
7	Pseudotsuga menziesii (Douglas-Fir)	36"	36'	fair	Х		
8	Pseudotsuga menziesii (Douglas-Fir)	44"	44'	fair	X		
9	Pseudotsuga menziesii (Douglas-Fir)	29"	29"	fair	Х		
10	Pseudotsuga menziesii (Douglas-Fir)	26"	26'	fair	X		
11	Pseudotsuga menziesii (Douglas-Fir)	36"	36′	fair	X		
12	Ailanthus altissima (Tree-Of-Heaven)	34"	34'	fair	Х		
13	Crataegus douglasii (Douglas Hawthorn)	10"	10'	poor	X		Co-dominant
14	Quercus garryana (Oregon White Oak)	20"	20'	fair	Х		
15	Quercus garryana (Oregon White Oak)	36"	36'	fair	X		
16	Quercus garryana (Oregon White Oak)	30"	30'	fair	X		
17	Pseudotsuga menziesii (Douglas-Fir)	38"	38'	fair	X		
18	Alnus rubra (Red Alder)	25"	25'	poor	Х		Dieback 30% - 60%, Leaning
19	Pseudotsuga menziesii (Douglas-Fir)	42"	42'	fair	Х		
20	Pseudotsuga menziesii (Douglas-Fir)	36"	36'	fair	Х		
21	Pseudotsuga menziesii (Douglas-Fir)	34"	34'	fair	Х		
22	Pseudotsuga menziesii (Douglas-Fir)	36"	36'	fair	X		
23	Pseudotsuga menziesii (Douglas-Fir)	30"	30'	fair	X		
24	Pyrus spp. (Apple)	18"	18′	fair	Х		
25	Pseudotsuga menziesii (Douglas-Fir)	20"	20'	fair	X		
26	Pseudotsuga menziesii (Douglas-Fir)	16"	16'	fair	X		Co-dominant
27	Quercus garryana (Oregon White Oak)	14"	14'	dead	Х		Dieback >90%, Leaning, Poor Taper
28	Pyrus spp. (Apple)	10"	10'	fair	Х		Co-dominant
29	Pyrus spp. (Apple)	10"	10'	fair	Х		Branch Failures, Co-dominant, Cracks, Leaning
30	Pyrus spp. (Apple)	10"	10′	poor	Х		Co-dominant, Dieback 30% - 60%
31	Quercus garryana (Oregon White Oak)	21"	21'	fair	R	offsite	
32	Quercus garryana (Oregon White Oak)	31"	31'	poor	X		Co-dominant, Cracks, Visible Decay
33	Alnus rhombifolia (White Alder)	14"	14'	fair	X		Missing Bark, Poor Taper
34	Pyrus spp. (Apple)	25"	25'	poor	X		
35	Pseudotsuga menziesii (Douglas-Fir)	14"	14'	fair	R	offsite	
36	Acer macrophyllum (Bigleaf Maple)	10"	10'	dead	R	offsite	
37	Acer macrophyllum (Bigleaf Maple)	10"	10'	dead	R	offsite	
38	Quercus garryana (Oregon White Oak)	30"	30'	fair	R	offsite	
39	Pyrus spp. (Apple)	20"	20'	dead	X		
40	Acer rubrum (Red Maple)	12"	12'	fair	R	offsite	Co-dominant
41	Acer rubrum (Red Maple)	32"	32'	fair	R	offsite	
42	Pseudotsuga menziesii (Douglas-Fir)	30"	30'	fair	X		
43	Pseudotsuga menziesii (Douglas-Fir)	34"	34'	fair	R	13	Dieback 30% - 60%
44	Fraxinus latifolia (Oregon Ash)	10"	10'	poor	X		Co-dominant
45	Acer macrophyllum (Bigleaf Maple)	17"	17'	fair	X		
46	Acer macrophyllum (Bigleaf Maple)	17"	17'	poor	Х		Dieback 30% - 60%, Leaning
47	Frangula purshiana (Cascara)	12"	12'	poor	Х		
48	Acer macrophyllum (Bigleaf Maple)	20"	20'	fair	×		Dieback 30% - 60%
49	Acer macrophyllum (Bigleaf Maple)	17"	17'	poor	Х		Leaning
50	Alnus rubra (Red Alder)	15"	15'	fair	X		
51	Alnus rubra (Red Alder)	10"	10'	poor	Х		Co-dominant
52	Alnus rubra (Red Alder)	10"	10'	poor	Х		Poor Taper
53	Alnus rubra (Red Alder)	8"	8'	poor	X		Co-dominant
54	Salix scouleriana (Scouler's Willow)	30"	30'	fair	R	offsite	
55	Fraxinus latifolia (Oregon Ash)	10"	10'	poor	X		Co-dominant
56	Fraxinus latifolia (Oregon Ash)	9"	9'	poor	X		Co-dominant, Leaning
57	Acer macrophyllum (Bigleaf Maple)	14"	14'	poor	X		Dieback 30% - 60%
58	Acer macrophyllum (Bigleaf Maple)	9"	9'	poor	Х		Dieback 30% - 60%, Leaning
59	Acer macrophyllum (Bigleaf Maple)	8"	8'	poor	X		Co-dominant, Dieback 30% - 60%
60	Acer macrophyllum (Bigleaf Maple)	13"	13'	poor	X		Co-dominant, Dieback 30% - 60%, Overextended Branches
61	Acer macrophyllum (Bigleaf Maple)	12"	12'	poor	×		Co-dominant, Dieback 30% - 60%
62	Acer macrophyllum (Bigleaf Maple)	14"	14'	poor	X		Co-dominant, Dieback 30% - 60%
63	Acer macrophyllum (Bigleaf Maple)	34"	34'	poor	Х		Dieback 60%-90%
64	Salix scouleriana (Scouler's Willow)	12"	12'	poor	R	offsite	Dieback 30% - 60%, Multi-Stemmed
65	Fraxinus latifolia (Oregon Ash)	10"	10'	poor	Х		Dieback 60%-90%
66	Fraxinus latifolia (Oregon Ash)	8"	8'	poor	Х		Co-dominant, Dieback 60%-90%
67	Acer macrophyllum (Bigleaf Maple)	8"	8'	poor	X		Co-dominant, Dieback 60%-90%
68	Acer macrophyllum (Bigleaf Maple)	12"	12'	poor	X		Dieback 30% - 60%, Multi-Stemmed, Overextended Branches
69	Fraxinus latifolia (Oregon Ash)	8"	8'	poor	X		Co-dominant, Dieback 30% - 60%
70	Fraxinus latifolia (Oregon Ash)	12"	12'	poor	x		Dieback 60%-90%
71	Fraxinus latifolia (Oregon Ash)	10"	10'	poor	X		Co-dominant
72	Fraxinus latifolia (Oregon Ash)	17"	17'	fair	X		Dieback 30% - 60%
73	Fraxinus latifolia (Oregon Ash)	10"	10'	poor	X		Dieback 30% - 60%, Poor Taper
74	Acer macrophyllum (Bigleaf Maple)	10"	10'	poor	x		Co-dominant
75	Acer macrophyllum (Bigleaf Maple)	11"	11'	poor	X		Branch Failures, Branches Suppressed, Dieback 30% - 60%
76	Ouercus garniana (Oregon White Oak)	20"	201	fair	P	offsite	Dieback 30% - 60%

5 Quercus garryana (Oregon White Oak) 20" 20' fair R offsite Dieback 30% - 60%

Dieback 30% - 60%

Branches Suppressed

Dieback 30% - 60%

Co-dominant

Dieback 30% - 60%, Leaning

Co-dominant, Dieback 30% - 60%

Branches Suppressed, Dieback 30% - 60%

Branches Suppressed, Dieback 30% - 60%

Branches Suppressed, Dieback 30% - 60

Branches Suppressed, Co-dominant

Branches Suppressed, Dieback 30% - 60%

Branches Suppressed, Dieback 30% - 60%

Branches Suppressed, Dieback 30% - 60%

Co-dominant, Dieback 30% - 60%

Co-dominant, Dieback 30% - 60%

Branches Suppressed, Dieback 30% - 60%, Leaning

Fraxinus latifolia (Oregon Ash)

Quercus garryana (Oregon White Oak)

Acer macrophyllum (Bigleaf Maple)

Acer macrophyllum (Bigleaf Maple)
Acer macrophyllum (Bigleaf Maple)

Acer macrophyllum (Bigleaf Maple)

Acer macrophyllum (Bigleaf Maple)

Acer macrophyllum (Bigleaf Maple)

Acer macrophyllum (Bigleaf Maple)

Fraxinus latifolia (Oregon Ash)

Fraxinus latifolia (Oregon Ash)

Fraxinus latifolia (Oregon Ash)
Acer macrophyllum (Bigleaf Maple)

Fraxinus latifolia (Oregon Ash)

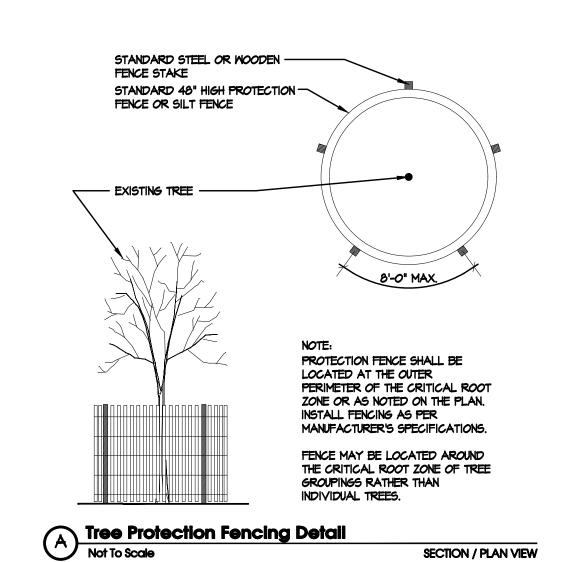
Acer macrophyllum (Bigleaf Maple)

Fraxinus latifolia (Oregon Ash)

Fraxinus latifolia (Oregon Ash)

Fraxinus latifolia (Oregon Ash)

Tree Data							
Tree No.	Species	рвн	RPZ	Tree Condition	Retain (R) Remove (X)	Units (retained only)	Condition Notes
104	Fraxinus latifolia (Oregon Ash)	8"	8'	poor	Х		Branches Suppressed, Co-dominant
105	Fraxinus latifolia (Oregon Ash)	8"	8,	poor	X		Branch Failures, Branches Suppressed, Co-dominant, Dieback 30% - 609
106	Acer macrophyllum (Bigleaf Maple)	12"	12'	poor	X		Branches Suppressed, Dieback 30% - 60%
107	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	X		30°
108	Fraxinus latifolia (Oregon Ash)	14"	14"	poor	X		Branch Failures, Co-dominant, Dieback 30% - 60%
109	Acer macrophyllum (Bigleaf Maple)	14"	14'	poor	×		Branch Failures, Co-dominant, Leaning
110	Fraxinus latifolia (Oregon Ash)	13"	13'	poor	Х		Branch Failures, Branches Suppressed, Dieback 30% - 60%
111	Alnus rubra (Red Alder)	10"	10'	poor	X		Co-dominant, Leaning
112	Acer macrophyllum (Bigleaf Maple)	12"	12'	poor	X		Branches Suppressed, Leaning
113	Pseudotsuga menziesii (Douglas-Fir)	14"	14'	poor	×		Branch Failures, Branches Suppressed, Dieback 30% - 60%
114	Acer macrophyllum (Bigleaf Maple)	17"	17'	fair	X	Ü	Branches Suppressed, Dieback 30% - 60%
115	Acer macrophyllum (Bigleaf Maple)	15"	15'	fair	×		Branches Suppressed, Dieback 30% - 60%
116	Acer macrophyllum (Bigleaf Maple)	17"	17'	poor	Х	(Branch Failures, Branches Suppressed, Dieback 30% - 60%
117	Acer macrophyllum (Bigleaf Maple)	20"	20'	fair	R	offsite	Dieback 30% - 60%
118	Acer macrophyllum (Bigleaf Maple)	12"	12'	poor	R	offsite	Co-dominant, Dieback 30% - 60%
119	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	×	-	Branches Suppressed, Dieback 30% - 60%
120	Acer macrophyllum (Bigleaf Maple)	12"	12'	poor	×		Branch Failures, Branches Suppressed, Dieback 30% - 60%
121	Fraxinus latifolia (Oregon Ash)	12"	12'	poor	X		Branches Suppressed, Dieback 30% - 60%, Heavy Leaning (>60%)
122	Fraxinus latifolia (Oregon Ash)	14"	14'	poor	×		Branch Failures, Co-dominant, Dieback 30% - 60%
123	Fraxinus latifolia (Oregon Ash)	12"	12'	poor	×		Branches Suppressed, Co-dominant, Dieback 30% - 60%, Missing Bark
124	Acer macrophyllum (Bigleaf Maple)	10"	10'	fair	×		Dieback 30% - 60%
125	Acer macrophyllum (Bigleaf Maple)	10"	10'	fair	X		Dieback 30% - 60%
126	Quercus garryana (Oregon White Oak)	14"	14'	fair	R	3	Branch Failures, Co-dominant
127	Quercus garryana (Oregon White Oak)	14"	14'	fair	R	offsite	Co-dominant
128	Acer macrophyllum (Bigleaf Maple)	10"	10'	poor	×		Co-dominant, Dieback 30% - 60%
129	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	×		Co-dominant, Dieback 30% - 60%, Multi-Stemmed
130	Acer saccharum (Sugar Maple)	20"	20'	poor	х		Branch Failures, Dieback 60%-90%, Missing Bark
131	Acer macrophyllum (Bigleaf Maple)	14"	14'	fair	×		Dieback 30% - 60%
132	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	Х		
133	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	×		Branches Suppressed
134	Alnus rubra (Red Alder)	8"	8'	fair	X		Co-dominant
135	Pseudotsuga menziesii (Douglas-Fir)	16"	16'	fair	×		Branches Suppressed
136	Pseudotsuga menziesii (Douglas-Fir)	12"	12"	fair	X		Branches Suppressed
137	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	Х		Branches Suppressed
138	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	×		Branches Suppressed
139	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	х		Branches Suppressed, Dieback 30% - 60%
140	Acer macrophyllum (Bigleaf Maple)	12"	12'	fair	X		Branches Suppressed
141	Alnus rubra (Red Alder)	12"	12'	poor	×		Co-dominant, Dieback 30% - 60%
142	Alnus rubra (Red Alder)	12"	12'	fair	×	8. =	Branches Suppressed
143	Pseudotsuga menziesii (Douglas-Fir)	15"	15'	good	X		
144	Salix scouleriana (Scouler'S Willow)	13"	13'	poor	R	offsite	Branch Failures, Branches Suppressed, Dieback 30% - 60%
145	Salix scouleriana (Scouler'S Willow)	13"	13'	poor	R	offsite	Co-dominant, Missing Bark, Multi-Stemmed
146	Pseudotsuga menziesii (Douglas-Fir)	10"	10'	fair	R	offsite	***************************************
147	Pseudotsuga menziesii (Douglas-Fir)	10"	10'	fair	R	offsite	
148	Pseudotsuga menziesii (Douglas-Fir)	17"	17'	dead	×		Co-dominant
149	Fraxinus latifolia (Oregon Ash)	10"	10°	poor	x		Dieback 30% - 60%
150	Acer macrophyllum (Bigleaf Maple)	17"	17'	poor	X		Dieback 30% - 60%



	SITE STATISTICS
8.84± AC	SITE AREA
177	TREE UNITS REQUIRED (20 / ACRE)
26	TREE UNITS RETAINED

	SYMBOL LEGEND
SYMBOL	DESCRIPTION
	EXISTING SIGNIFICANT DECIDUOUS TREE (12" CAL. OR GREATER)
_	EXISTING SIGNIFICANT EVERGREEN TREE (8" CAL. OR GREATER)
Q	EXISTING DECIDUOUS (LESS THAN 12" CAL.) TO BE REMOVED
×	EXISTING SIGNIFICANT TREE TO BE REMOVED
/	ROOT PROTECTION ZONE AREA (RPZ)
Po	TREE PROTECTION FENCE LOCATION (4' CHAIN LINK, ORANGE PVC FENCE OR SILT FENCE) (ALSO DENOTES AREA WHERE NO IMPACTS TO THE ROOT PROTECTION ZONE SHALL OCCUR). SEE DETAIL THIS SHEET.

7-29-2022

TREE PROTECTION TIME LINE & NARRATIVE

EXISTING ON-SITE AND OFF-SITE TREE LOCATIONS AND SIZES HAVE BEEN OBTAINED VIA SURVEY INFORMATION AND SITE OBSERVATIONS.

129 EXISTING TREES WITHIN THE PROJECT BOUNDARIES ARE PROPOSED TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED SITE GRADING.

TREE PROTECTION FENCING SHALL BE PLACED AS SHOWN TO PROTECT THE TREES TO BE RETAINED.

TREE PROTECTION / EROSION CONTROL FENCING SHALL BE ESTABLISHED PRIOR TO EXCAVATION. IT IS RECOMMENDED TO BE INSTALLED AT THE SAME TIME EROSION CONTROL MEASURES ARE INSTALLED. WHERE TREE FENCE AND EROSION CONTROL FENCE ARE LOCATED AT THE SAME LOCATION, EROSION FENCE THEN SERVES AS TREE PROTECTION FENCE. SEE DETAIL THIS SHEET.

TREES DETERMINED TO BE A SAFETY HAZARD AT THE TIME OF CONSTRUCTION MAY BE REMOVED. THE SITE WILL MAINTAIN A MINIMUM TREE UNIT COUNT OF 20 TREES PER ACRE IN ACCORDANCE WITH CITY OF CAMAS MUNICIPAL CODE CC 18.13.051.

TREE PROTECTION NOTES

- I) NO PERSON MAY CONDUCT ANY OF THE FOLLOWING ACTIVITIES WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO REMAIN INCLUDING, BUT NOT LIMITED TO: PARKING EQUIPMENT, FUELING, SERVICING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING BURN HOLES.
- 2) DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO THE TREES DESIGNATED FOR PROTECTION.
- 3) THE CONTRACTOR SHALL FOLLOW THE GRADING PLAN PROVIDED BY THE PROJECT CIVIL ENGINEER. GRADING ACTIVITIES SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE IMPACTS TO THE TREES MARKED FOR PRESERVATION.
- 4) THE EXCAVATOR SHALL KEEP A SHARP PAIR OF LOPPERS AND A SHARP 12" PRUNING SAW ACCESSIBLE ON-SITE DURING GRADING OPERATIONS. ANY ROOTS LARGER THAN ½" SHALL BE PRUNED TO THE FACE OF THE CUT (USING A SHARP PAIR OF LOPPERS OR A SHARP 12" PRUNING SAW) AND SHALL NOT BE TORN FROM THE GROUND BY MECHANICAL EXCAVATION.
- 5) SPECIAL CARE SHALL BE EXERCISED IN WORKING NEAR THE TREES TO BE RETAINED. THIS INCLUDES HAND EXCAVATING THE ROOTS AT THE EDGE OF THE EXCAVATION AND CUTTING ROOTS WITH A LOPPER OR PRUNING SAW. PRUNING THE ROOTS AT THE EDGE OF EXCAVATION WILL MINIMIZE BREAKAGE OF HEALTHY ROOTS BEYOND THE EDGE OF THE PROPOSED EXCAVATION.

6) EXCEPT FOR THE PROPOSED IMPROVEMENTS SHOWN WITHIN THE DRIP LINES OF THE

- TREES NOTED TO BE RETAINED THE GRADE SHALL NOT BE ELEVATED OR REDUCED FROM EXISTING GRADE.

 7) IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD
- SLOUGH OR ERODE INTO THE TREE'S DRIP LINE, IT SHALL BE PERMANENTLY STABILIZED.

 8) THE TREES NOTED TO 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. REFER TO THE PROJECT'S EROSION CONTROL PLAN FOR MORE INFORMATION.

 9) THE PROJECT SHALL NOT INSTALL AN IMPERVIOUS SURFACE OTHER THAN THOSE SPECIFICALLY SHOWN ON THE PLANS WITHIN THE DRIP LINE OF THE TREES TO BE
- RETAINED.

 10) UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINE OF THE TREES TO
- BE RETAINED.

 I) ONGOING TREE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LAND OWNER.

 TREES SHALL BE MAINTAINED IN ACCORDANCE WITH ANSI AMERICAN NATIONAL

 STANDARDS INSTITUTE'S AS WELL AS OTHER APPLICABLE FEDERAL, STATE AND

 LOCAL STANDARDS PERTAINING TO TREE CARE OPERATIONS.
- ANSI ZI33 ARBORICULTURAL OPERATIONS: SAFETY REQUIREMENTS
 ANSI A300 PART I PRUNING

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DRAWN: CHECKED: CB

SCALE: DATE: 07.29.22

JOB #: 22-1719

ISSUED FOR: PLR

ISSUED FOR: PLR

REVISIONS:

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SHEET NAME: **EXISTING TREE SURVEY**

SHEET #:

TP SHEET 9 OF

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