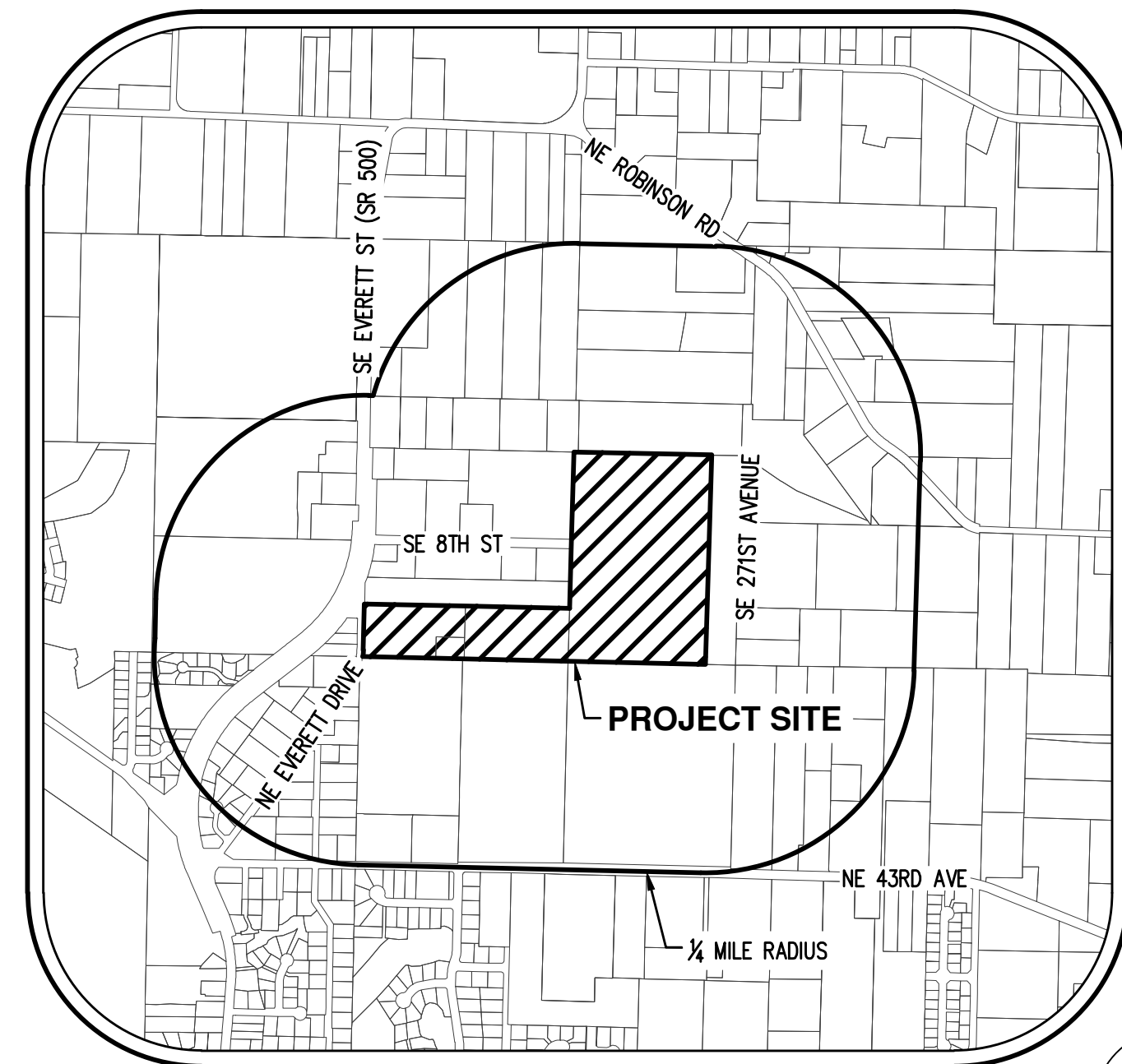




4. Proposed Development Plans (Reduced)

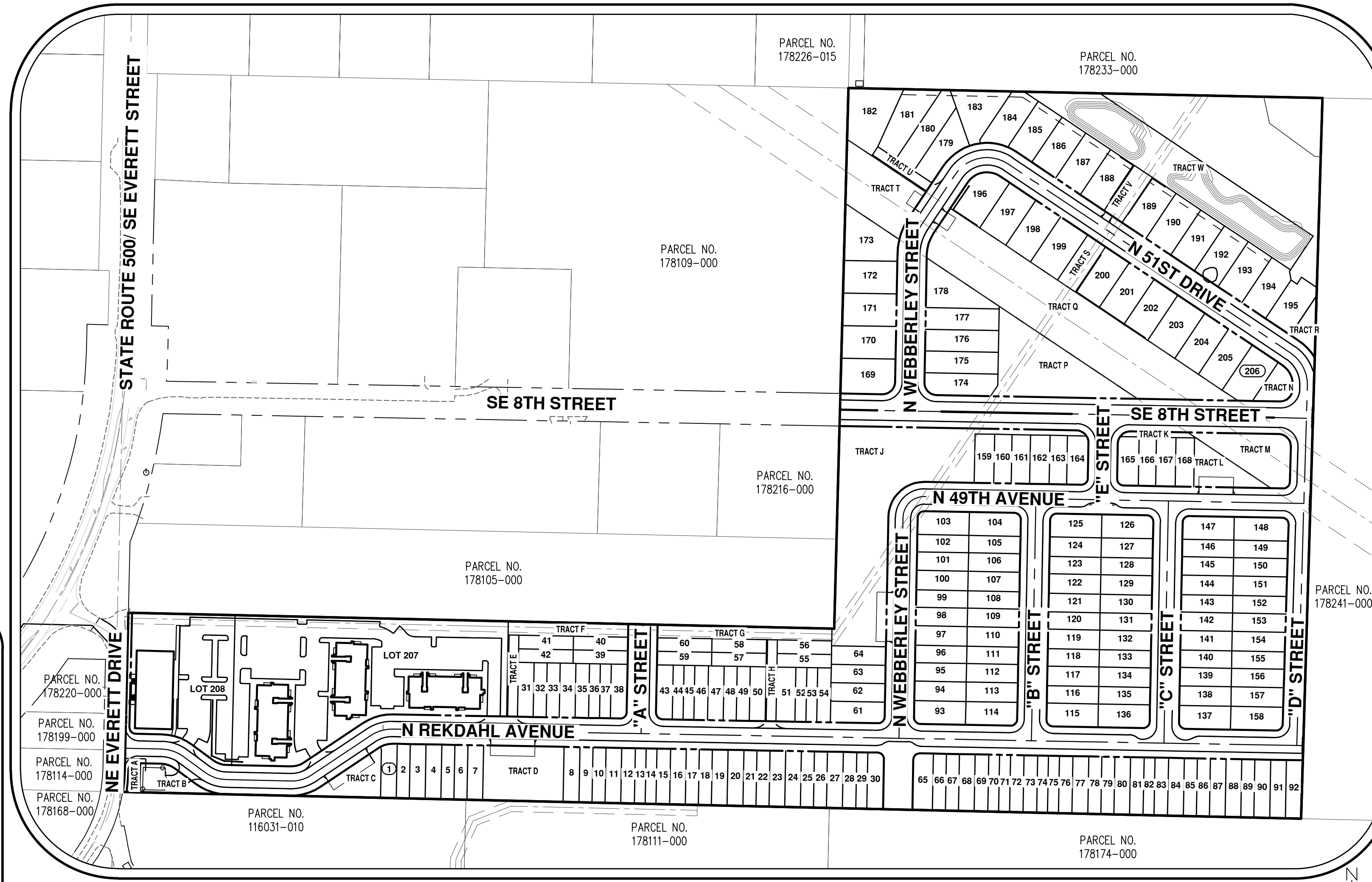
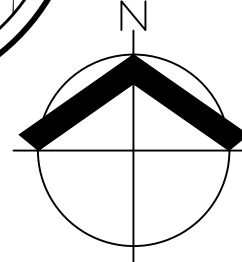
CAMAS WOODS

PRELIMINARY ENGINEERING/SITE/SUBDIVISION PLANS



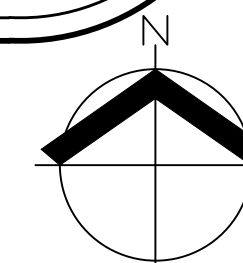
VICINITY MAP

N.T.S.



SITE MAP

N.T.S.



LEGEND

| EXISTING | | PROPOSED | | EXISTING | | PROPOSED | |
|--------------------------|--|----------|-----------------------------|----------|--|----------|--|
| DECIDUOUS TREE | | | STORM DRAIN CLEAN OUT | | | | |
| CONIFEROUS TREE | | | STORM DRAIN CATCH BASIN | | | | |
| FIRE HYDRANT | | | STORM DRAIN AREA DRAIN | | | | |
| WATER BLOWOFF | | | STORM DRAIN MANHOLE | | | | |
| WATER METER | | | GAS METER | | | | |
| WATER VALVE | | | GAS VALVE | | | | |
| DOUBLE CHECK VALVE | | | GUY WIRE ANCHOR | | | | |
| AIR RELEASE VALVE | | | UTILITY POLE | | | | |
| SANITARY SEWER CLEAN OUT | | | POWER VAULT | | | | |
| SANITARY SEWER MANHOLE | | | POWER JUNCTION BOX | | | | |
| SIGN | | | POWER PEDESTAL | | | | |
| STREET LIGHT | | | COMMUNICATIONS VAULT | | | | |
| MAILBOX | | | COMMUNICATIONS JUNCTION BOX | | | | |
| | | | COMMUNICATIONS RISER | | | | |

EXISTING

PROPOSED

| | | |
|----------------------|--|--|
| RIGHT-OF-WAY LINE | | |
| BOUNDARY LINE | | |
| PROPERTY LINE | | |
| CENTERLINE | | |
| DITCH | | |
| CURB | | |
| EDGE OF PAVEMENT | | |
| EASEMENT | | |
| FENCE LINE | | |
| GRAVEL EDGE | | |
| POWER LINE | | |
| OVERHEAD WIRE | | |
| COMMUNICATIONS LINE | | |
| FIBER OPTIC LINE | | |
| GAS LINE | | |
| STORM DRAIN LINE | | |
| SANITARY SEWER LINE | | |
| WATER LINE | | |
| RECLAIMED WATER LINE | | |

SHEET INDEX

- P1.0 COVER SHEET
- P2.0 OVERALL EXISTING CONDITIONS
- P2.1 EXISTING CONDITIONS
- P2.2 EXISTING CONDITIONS
- P2.3 EXISTING CONDITIONS
- P2.4 EXISTING CONDITIONS
- P2.5 EXISTING CONDITIONS
- P3.0 OVERALL PRELIMINARY PLAT & SITE PLAN OVERVIEW
- P3.1 PRELIMINARY SITE PLAN
- P3.2 PRELIMINARY PLAT
- P3.3 PRELIMINARY PLAT
- P3.4 PRELIMINARY PLAT
- P5.0 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.1 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.2 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.3 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.4 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P5.5 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P5.6 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P5.7 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P5.8 PRELIMINARY TREE PROTECTION NOTES

- P7.0 PRELIMINARY DEMO, GRADING, AND ESC PLAN
- P7.1 PRELIMINARY DEMO, GRADING, AND ESC PLAN
- P7.2 PRELIMINARY DEMO, GRADING, AND ESC PLAN
- P7.3 PRELIMINARY DEMO, GRADING, AND ESC PLAN
- P8.0 PRELIMINARY STREET PLAN OVERALL
- P8.1 PRELIMINARY STREET PLAN
- P8.2 PRELIMINARY STREET PLAN
- P8.3 PRELIMINARY STREET PLAN
- P8.4 PRELIMINARY STREET PLAN
- P8.5 PRELIMINARY CIRCULATION PLAN
- P9.0 PRELIMINARY COMPOSITE UTILITY PLAN
- P9.1 PRELIMINARY COMPOSITE UTILITY PLAN
- P9.2 PRELIMINARY COMPOSITE UTILITY PLAN
- P9.3 PRELIMINARY COMPOSITE UTILITY PLAN
- P9.4 PRELIMINARY PUMP STATION SITE PLAN
- P9.5 PRELIMINARY BASIN 5-NS SEWAGE BASIN MAP
- P10.0 PRELIMINARY STORMWATER PLAN
- P10.1 PRELIMINARY STORMWATER PLAN
- P10.2 PRELIMINARY STORMWATER PLAN
- P10.3 PRELIMINARY STORMWATER PLAN
- P11.0 PRELIMINARY STREET TREE PLANTING PLAN
- P11.1 PRELIMINARY LANDSCAPE PLAN
- P12.0 PRELIMINARY LIGHTING PLAN

- P12.1 PRELIMINARY LIGHTING PLAN
- P12.2 PRELIMINARY LIGHTING PLAN
- P12.3 PRELIMINARY LIGHTING PLAN

PROPERTY LOCATION

920 SE GARDNER RD, CAMAS, WA 98607 &
921 SE GARDNER RD, CAMAS, WA 98607

APPLICANT

CAMAS WOODS, LLC
CONTACT: ANDY SWANSON
19120 SE 34TH STREET SUITE #103
VANCOUVER, WA 98683
PH: (503) 936-8514
EMAIL: ANDY@HSR-CAPITAL.COM

OWNERS

DONALD A. REKDAHL &
SHIRLEY M. REKDAHL, TRUSTEES
921 SE GARDNER RD
CAMAS, WA 98607

CAMAS WOODS, LLC

CONTACT: ANDY SWANSON
19120 SE 34TH STREET SUITE #103
VANCOUVER, WA 98683

CONTACT/ENGINEERING/

PLANNING/SURVEYING/

LANDSCAPE ARCHITECT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: MICHAEL ANDREOTTI
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: ANDREOTTIM@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 178140-000, 178108-000, 178169-000 & 178159-000.

EXISTING LAND USE

UNDEVELOPED LAND ZONED HD-NS & POS-NS (178140-000) AND EXISTING SINGLE FAMILY RESIDENTIAL ZONED MX-NS AND HD-NS (178108-000, 178169-000 & 178159-000)

PROJECT PURPOSE

PHASED MIXED USE SUBDIVISION WITH 206 LOT SINGLE-FAMILY RESIDENTIAL UNITS, MIXED USE WITH 88 APARTMENTS AND ASSOCIATED ROADS AND OTHER SITE IMPROVEMENTS.

SITE AREA

36.37 AC (1,584,277 SF)

VERTICAL DATUM

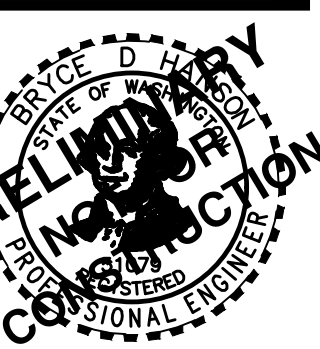
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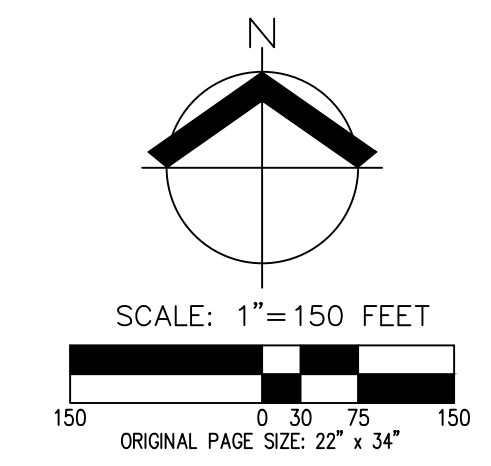
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

COVER SHEET
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |

P1.0



NOTES

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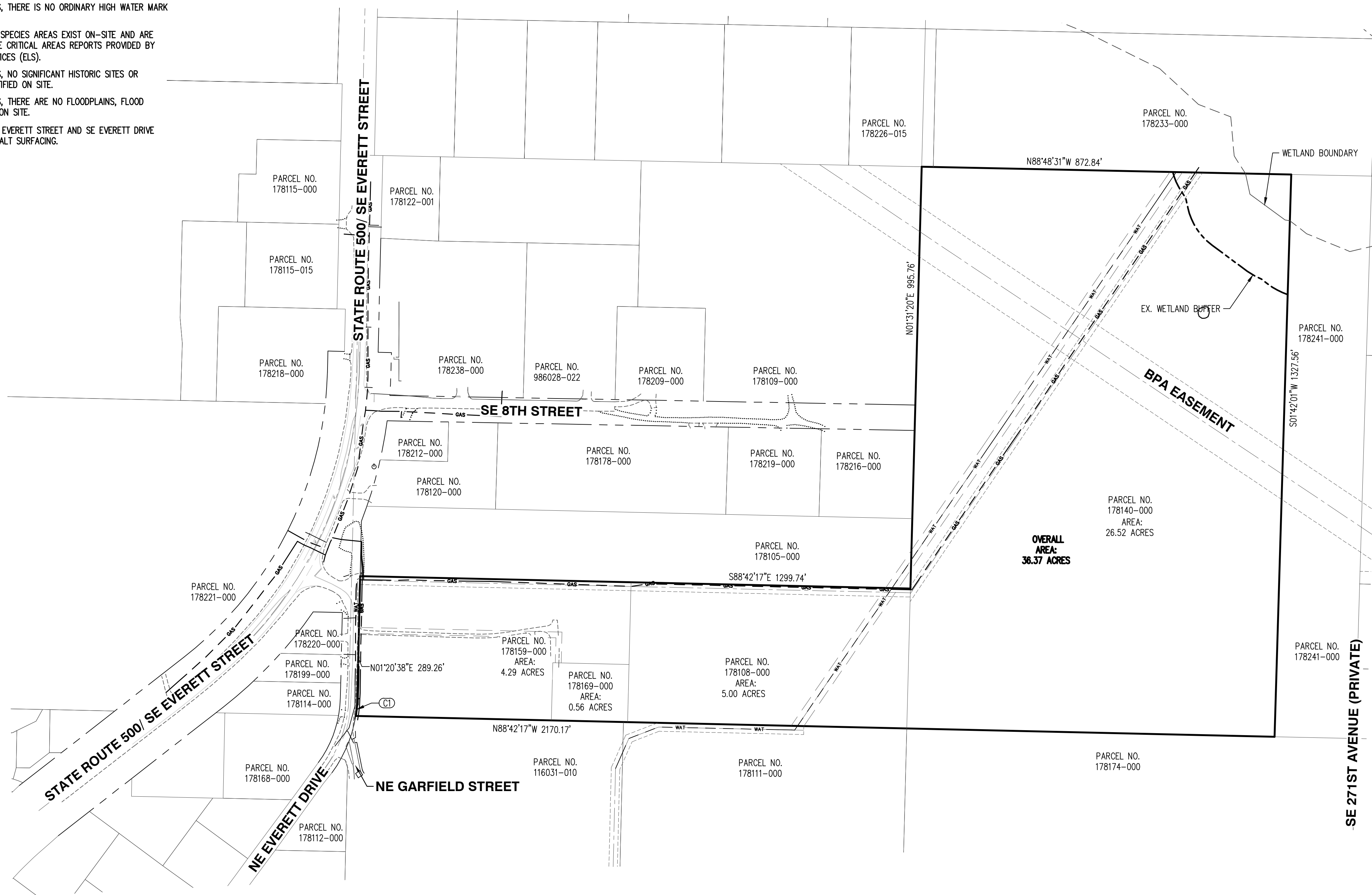
| CURVE TABLE | | | | |
|-------------|---------|----------|--------|-------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 306.48' | 7°40'33" | 41.06' | N51°0'54"E 41.03' |

LEGEND

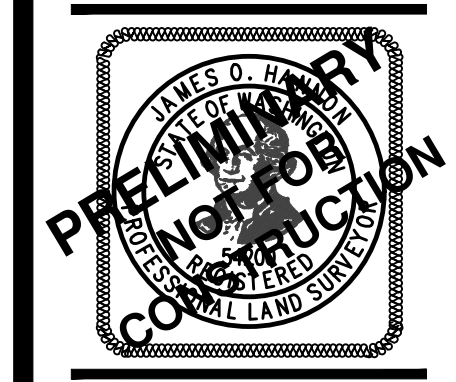
| | |
|--------------------------|-----------------------------|
| EXISTING | EXISTING |
| DECIDUOUS TREE | STORM DRAIN CLEAN OUT |
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EXISTING

| | |
|----------------------|-----|
| RIGHT-OF-WAY LINE | --- |
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| WATER LINE | --- |
| RECLAIMED WATER LINE | --- |



OVERALL EXISTING CONDITIONS
CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON



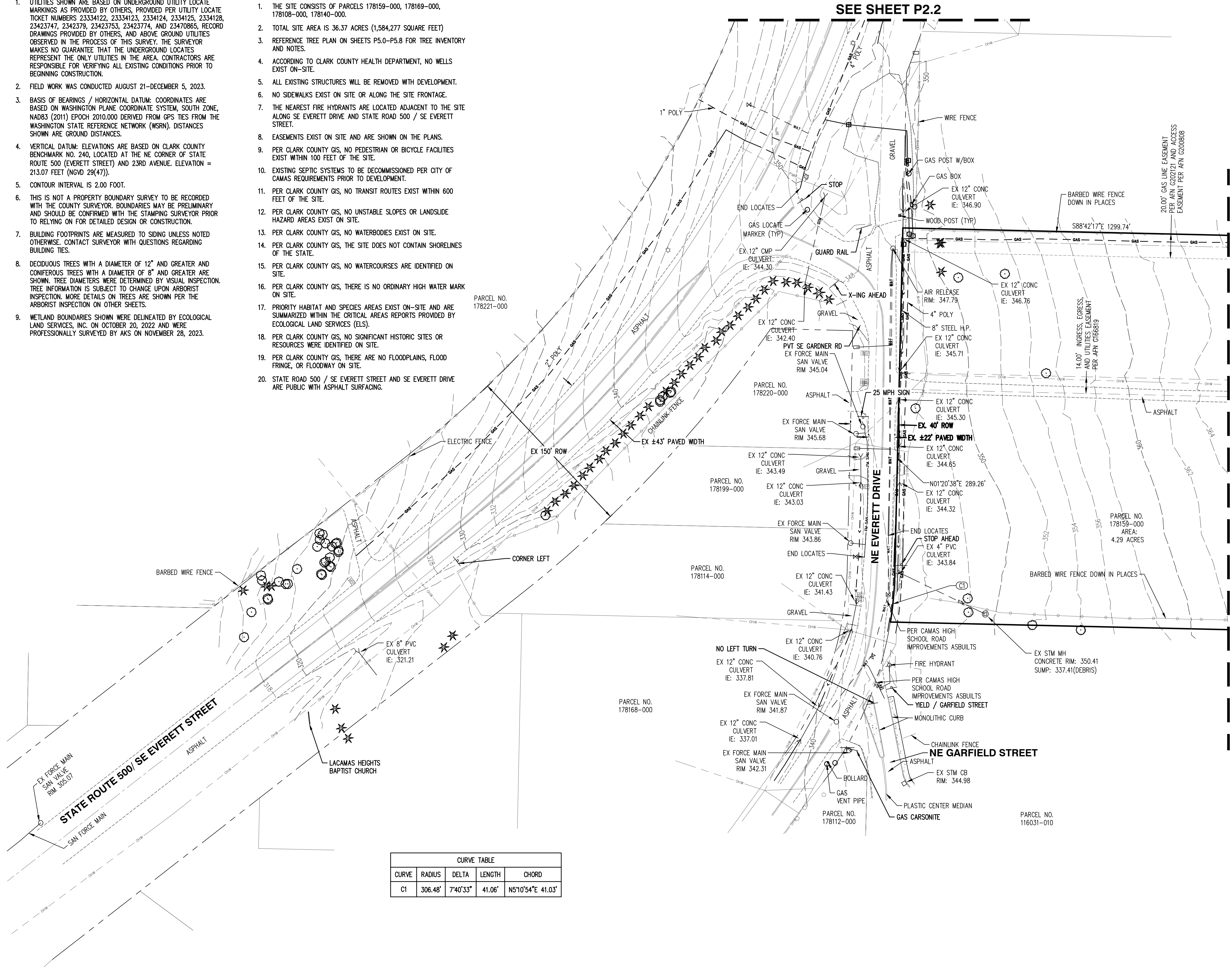
JOB NUMBER: 8397
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 DESIGNED BY:
 DRAWN BY: TWW
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NOTES

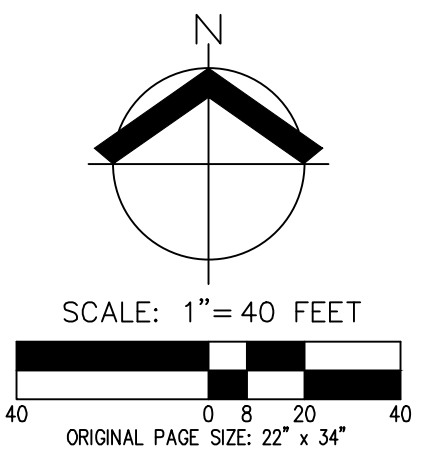
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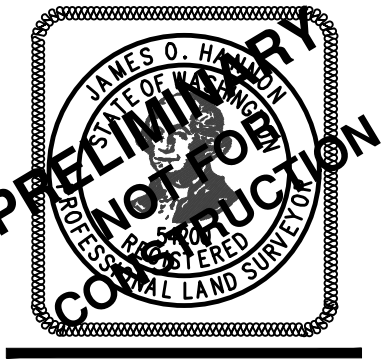


SEE SHEET P2.2

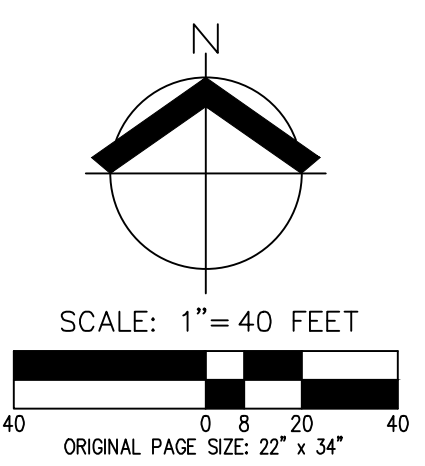
SEE SHEET P2.3

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CAMAS WOODS, LLC
CAMAS, WASHINGTON

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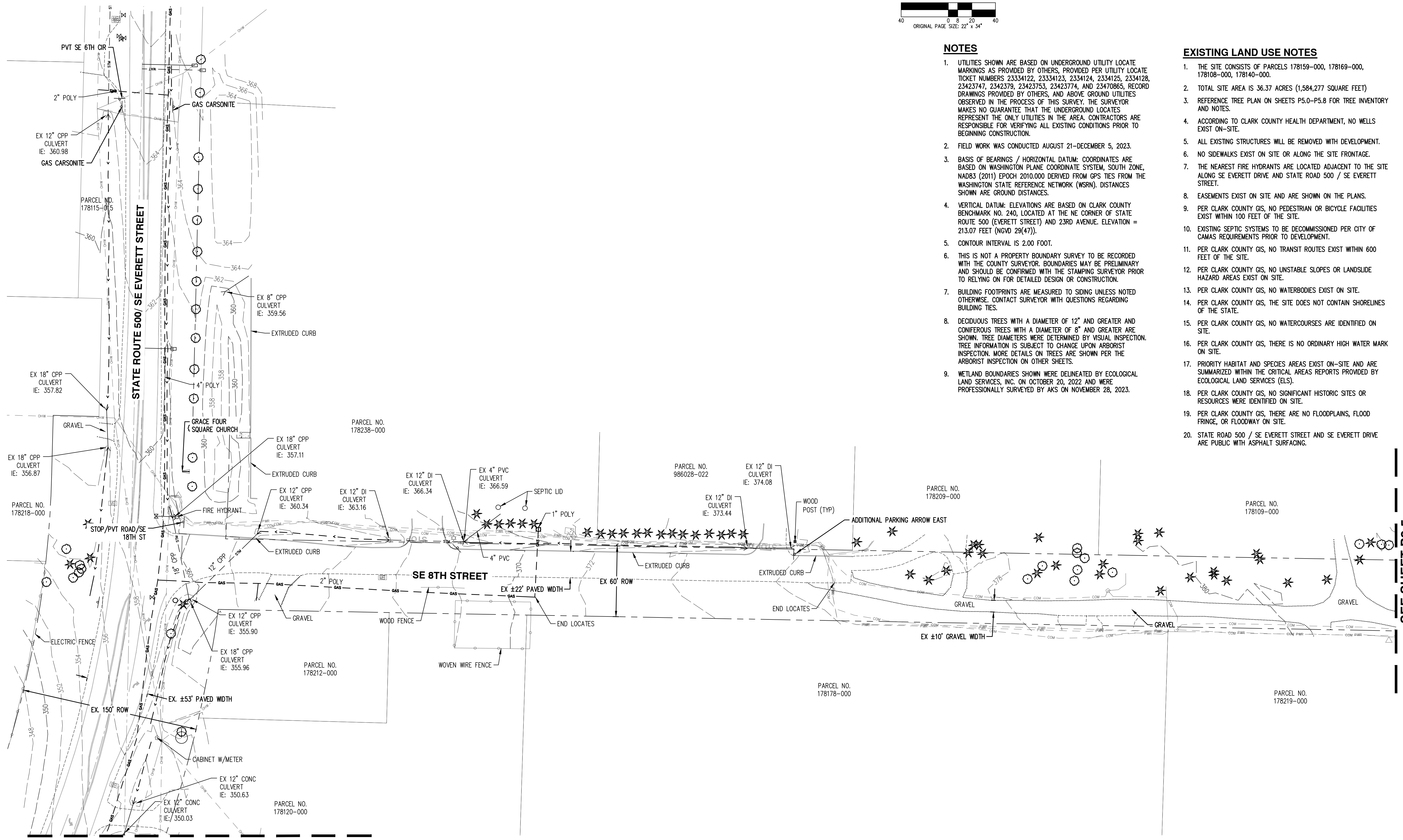


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- PER CLARK COUNTY GIS, THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
- STATE ROAD 500 / SE EVERETT STREET AND SE EVERETT DRIVE ARE PUBLIC WITH ASPHALT SURFACING.



SEE SHEET P2.1

SEE SHEET P2.5

EXISTING CONDITIONS
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | |
| DRAWN BY: | TWW |
| CHECKED BY: | BH |

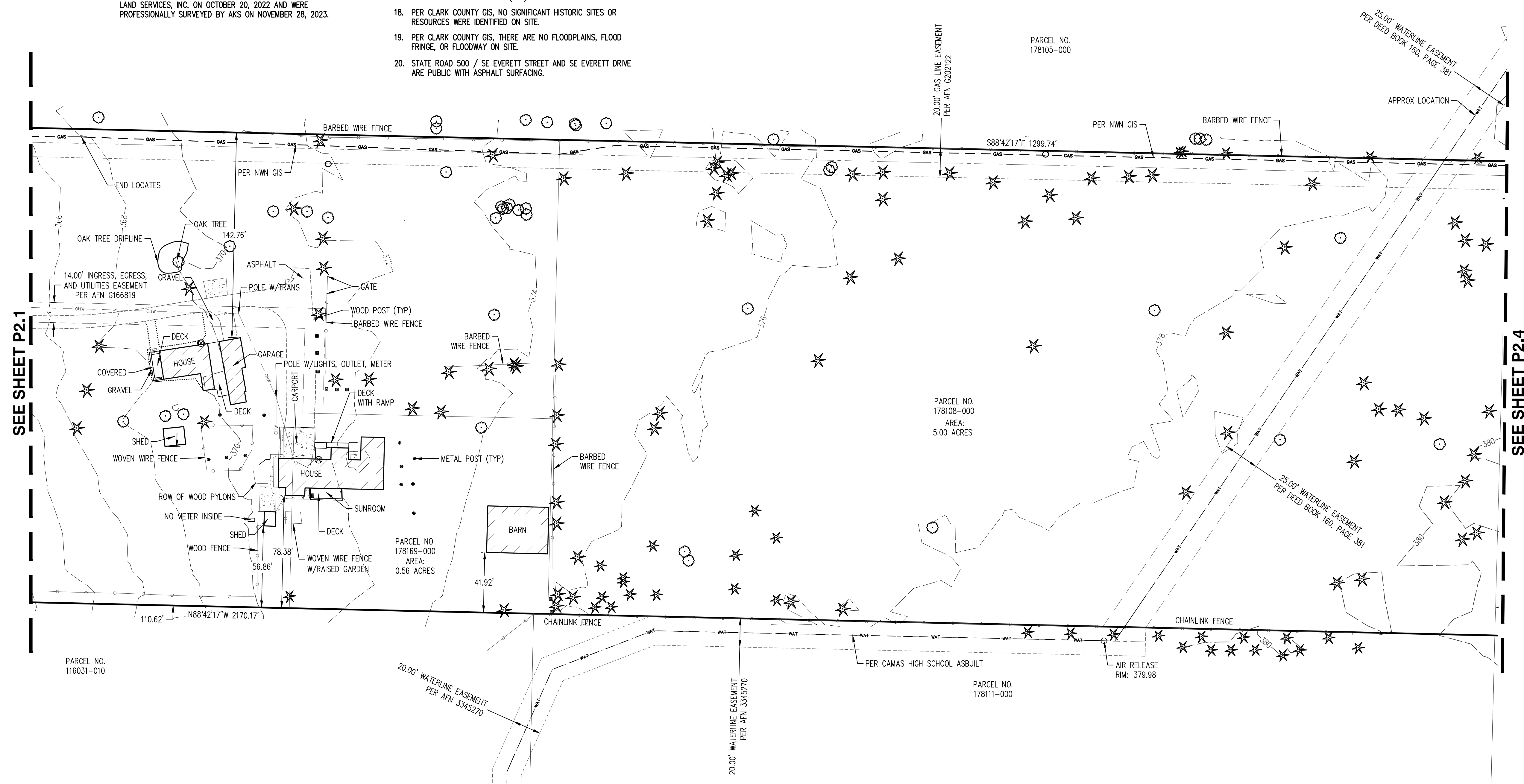
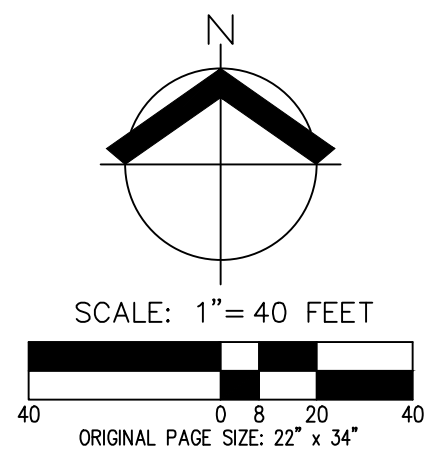
P2.2

NOTES

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EXISTING LAND USE NOTES

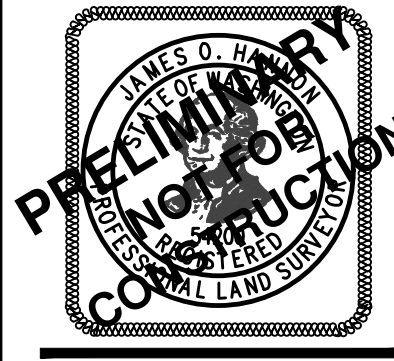
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AKS
 AKS ENGINEERING & FORESTRY, LLC
 9600 NE 126TH AVE, STE 2520
 VANCOUVER, WA 98682
 360.882.0419
 WWW.AKS-ENG.COM

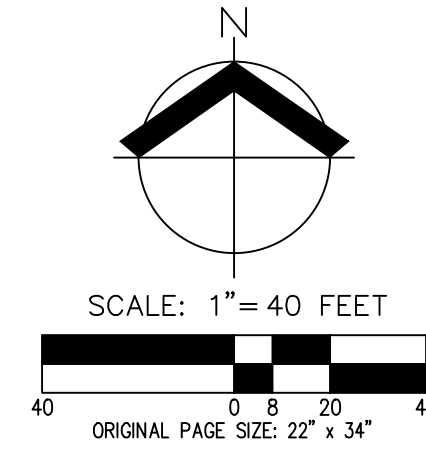
ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**EXISTING CONDITIONS
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**

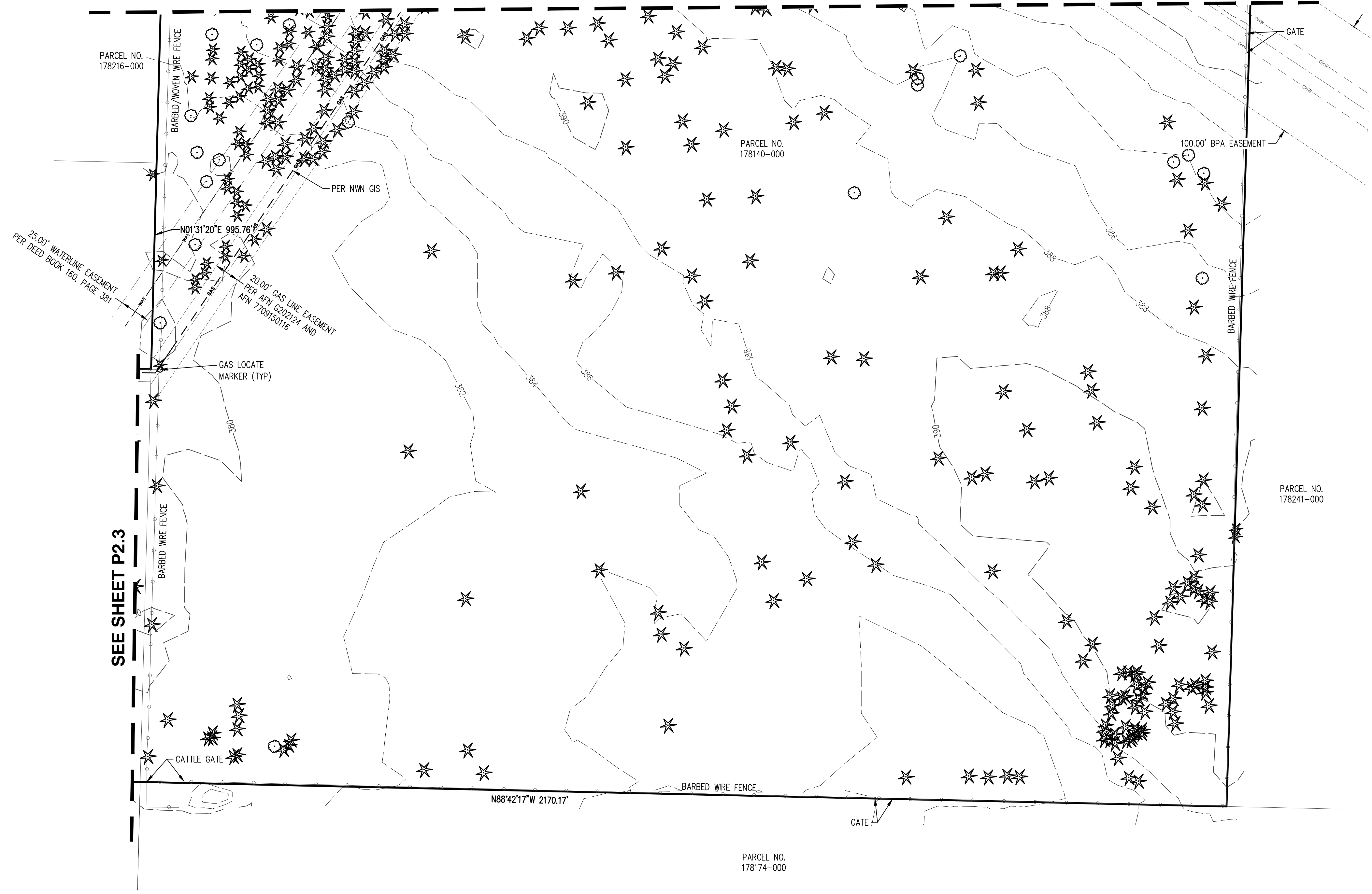


JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY:
 DRAWN BY: TWV
 CHECKED BY: BDH

P2.3



SEE SHEET P2.5



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SEE SHEET P2.3

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CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



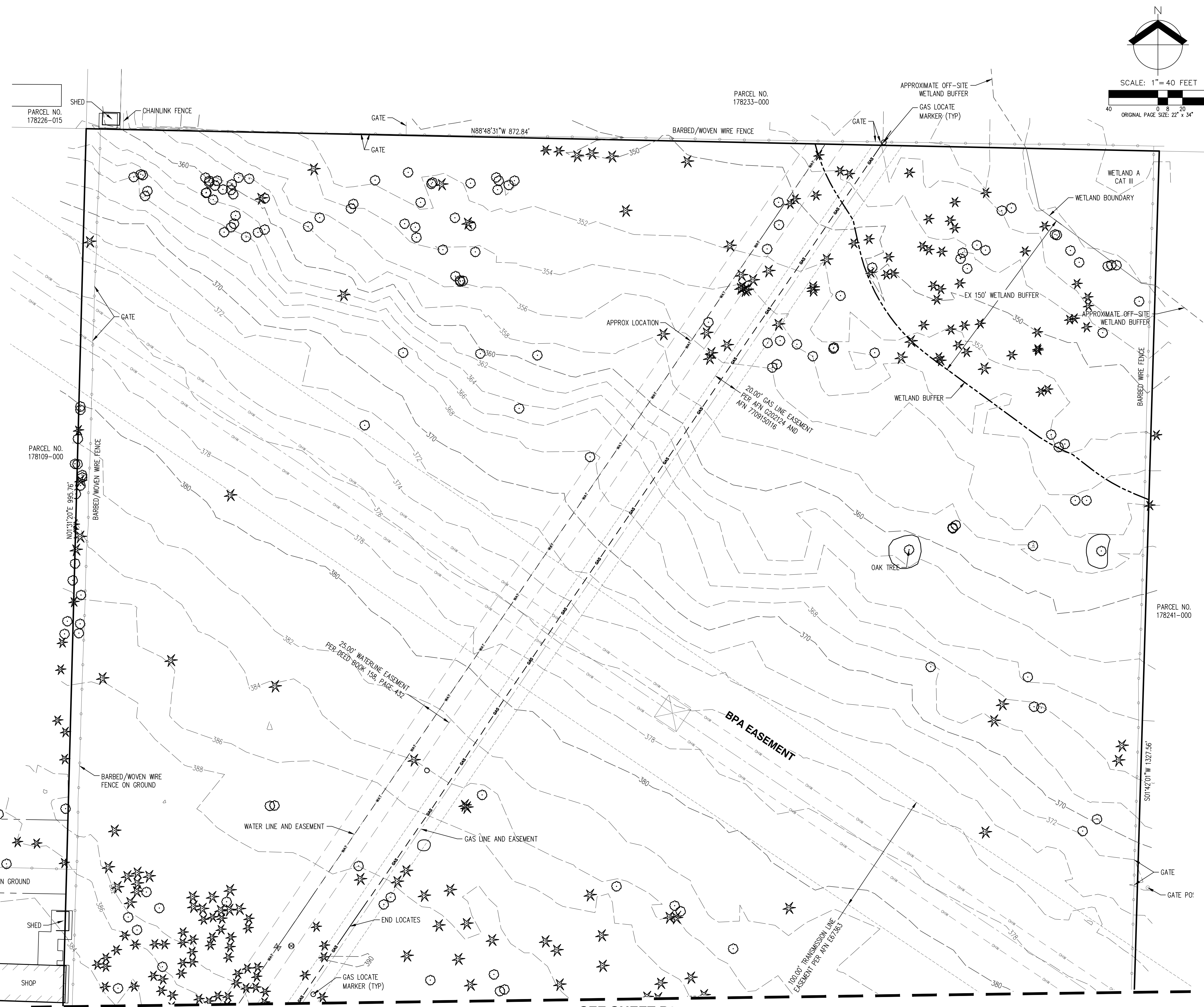
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SEE SHEET P2.2

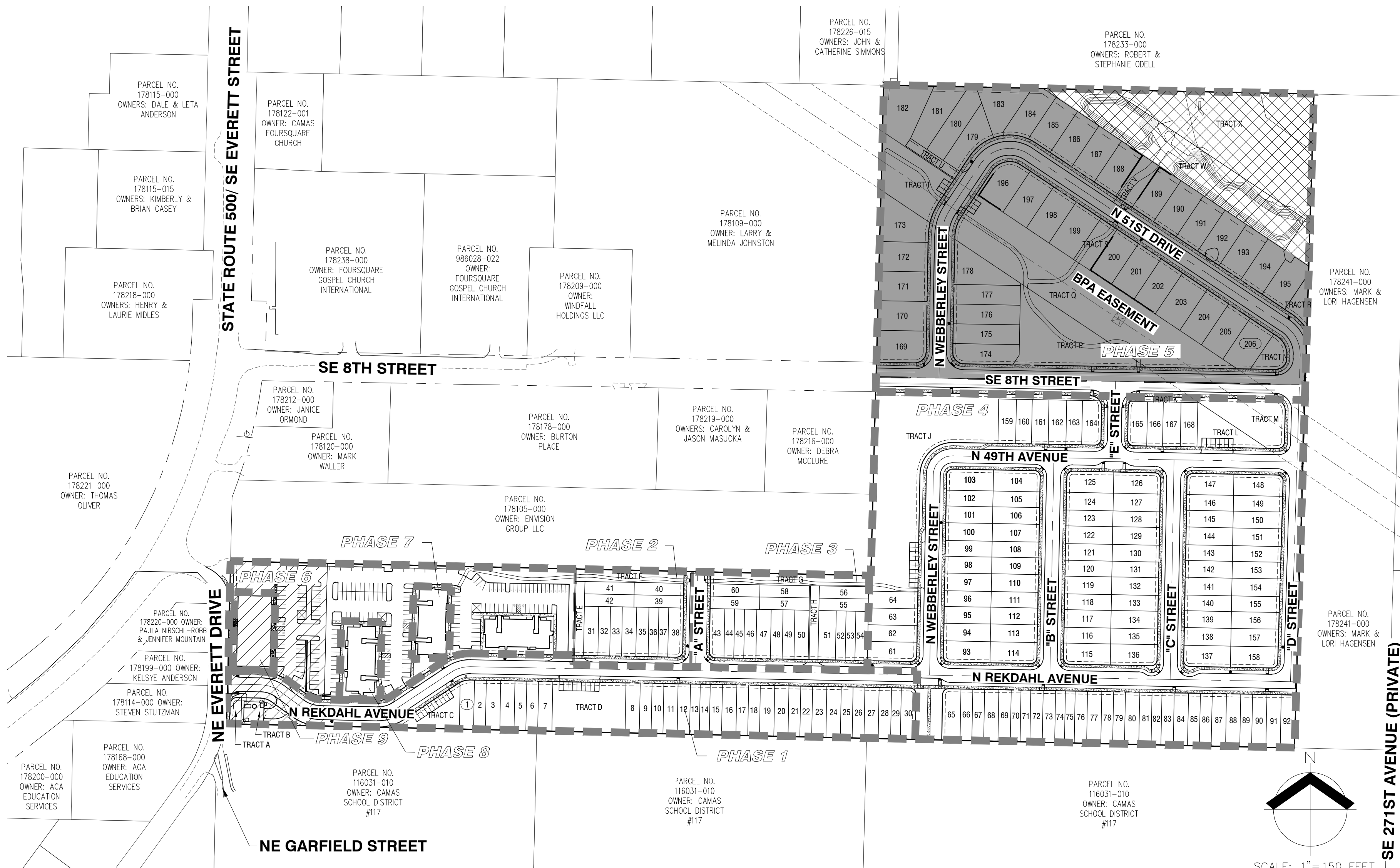
SEE SHEET P2.4

EXISTING CONDITIONS
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | TWW |
| DRAWN BY: | TWW |
| CHECKED BY: | BH |

P2.5



APPLICANT
CAMAS WOODS, LLC
CONTACT: ANDY SWANSON
19120 SE 34TH STREET SUITE #103
VANCOUVER, WA 98683
PH: (503) 936-8514
EMAIL: ANDY@HSR-CAPITAL.COM

OWNERS
DONALD A. REKDAHL &
SHIRLEY M. REKDAHL, TRUSTEES
921 SE GARDNER RD
CAMAS, WA 98607

CAMAS WOODS, LLC
CONTACT: ANDY SWANSON
19120 SE 34TH STREET SUITE #103
VANCOUVER, WA 98683

**CONTACT/ENGINEERING/
PLANNING/SURVEYING/
LANDSCAPE ARCHITECT**
AKS ENGINEERING & FORESTRY, LLC.
CONTACT: MICHAEL ANDREOTTI
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: ANDREOTTI@AKS-ENG.COM

PROPERTY DESCRIPTION
LOCATED IN THE SOUTHEAST 1/4 OF
SECTION 35, TOWNSHIP 2 NORTH RANGE
3 EAST, WILLAMETTE MERIDIAN, CLARK
COUNTY, WASHINGTON. PROPERTY SERIAL
NO.'S 178140-000, 178108-000,
178169-000 & 178159-000.

EXISTING LAND USE
UNDEVELOPED LAND ZONED HD-NS &
POS-NS (178140-000) AND EXISTING
SINGLE FAMILY RESIDENTIAL ZONED
MX-NS AND HD-NS (178108-000,
178169-000 & 178159-000)

PROJECT PURPOSE
PHASED MIXED USE SUBDIVISION WITH
206 LOT SINGLE-FAMILY RESIDENTIAL
UNITS, MIXED USE WITH 88 APARTMENTS
AND ASSOCIATED ROADS AND OTHER
SITE IMPROVEMENTS.

SITE AREA
36.37 AC (1,584,277 SF)

VERTICAL DATUM
VERTICAL DATUM: ELEVATIONS ARE
BASED ON CLARK COUNTY BENCHMARK
NO. 240, LOCATED AT THE NE CORNER
OF STATE ROUTE 500 (EVERETT STREET)
AND 23RD AVENUE. ELEVATION = 213.07
FEET (NGVD 29(47)).

PROPERTY LOCATION
920 SE GARDNER RD, CAMAS, WA 98607 &
921 SE GARDNER RD, CAMAS, WA 98607

**THE PURPOSE OF THIS PRELIMINARY
PLAT IS TO SHOW THE PROPOSED LOT
DIMENSIONS AND AREAS FOR
PLANNING PURPOSES. THIS IS NOT AN
OFFICIAL PLAT AND IS NOT TO BE
USED FOR SURVEY PURPOSES.**

GENERAL NOTES

- OPEN SPACE TRACTS C, D, F, G, J, K, L, M, N, P, Q, R, S, T, V TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- PARKING TRACTS C, D, J, L, Q & T TO BE OWNED AND MAINTAINED BY THE HOA.
- ACCESS TRACTS E, H, & U TO BE OWNED AND MAINTAINED BY THE HOA.
- STORMWATER TRACTS A & W TO BE OWNED AND MAINTAINED BY HOA.
- PUMP STATION TRACT B TO BE OWNED AND MAINTAINED BY CITY OF CAMAS.
- BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET.
- THERE ARE ELEVEN PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE LOCAL STREET RIGHT-OF-WAY AND THE COLLECTOR STREET RIGHT-OF-WAY SECTIONS (NORTH SHORE SUBAREA DESIGN MANUAL).
- ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS.
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- A 40' X 40' BUILDING FOOTPRINT IS SHOWN WHERE FEASIBLE, PER CAMAS CODE 17.19.030.D.3. ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH THE BUILDING PERMIT.
- GAS EASEMENT TO REMAIN, WATER EASEMENT TO BE RELINQUISHED, BPA EASEMENT TO REMAIN, AND ACCESS AND UTILITY EASEMENT FROM EVERETT DRIVE TO BE RELINQUISHED.
- THE SITE IS WITHIN THE NEHRP SITE CLASS B.
- FINAL ADDRESS MONUMENT LOCATION FOR ACCESS TRACTS TO BE DETERMINED DURING FINAL ENGINEERING.
- SEE SHEET P3.0 FOR ZONING SUMMARY STATISTICS.
- NO TRANSIT FACILITIES ARE PROPOSED.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NW EVERETT DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLAN.
- SEE SHEETS P11.0 TO P11.1 FOR LANDSCAPE PLANS.
- ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
- SEE SHEETS P10.0 TO P10.3 FOR PROPOSED STORM WATER FACILITIES.

TRACT AREA & PURPOSE

| | | |
|----------|-----------|-----------------------|
| TRACT A: | 1,185 SF | STORMWATER FACILITY |
| TRACT B: | 4,887 SF | PUMP STATION FACILITY |
| TRACT C: | 6,588 SF | OPEN SPACE / PARKING |
| TRACT D: | 14,985 SF | OPEN SPACE / PARKING |
| TRACT E: | 3,000 SF | ACCESS |
| TRACT F: | 5,479 SF | OPEN SPACE |
| TRACT G: | 7,500 SF | OPEN SPACE |
| TRACT H: | 3,000 SF | ACCESS |
| TRACT J: | 57,065 SF | OPEN SPACE / PARKING |
| TRACT K: | 1,261 SF | OPEN SPACE |
| TRACT L: | 6,528 SF | OPEN SPACE / PARKING |
| TRACT M: | 11,119 SF | OPEN SPACE |
| TRACT N: | 3,191 SF | OPEN SPACE |
| TRACT P: | 21,473 SF | OPEN SPACE |
| TRACT Q: | 55,713 SF | OPEN SPACE / PARKING |
| TRACT R: | 2,477 SF | OPEN SPACE |
| TRACT S: | 3,952 SF | OPEN SPACE |
| TRACT T: | 14,424 SF | OPEN SPACE / PARKING |
| TRACT U: | 2,400 SF | ACCESS |
| TRACT V: | 4,000 SF | OPEN SPACE |
| TRACT W: | 42,467 SF | STORMWATER FACILITY |
| TRACT X: | 53,471 SF | NATURAL AREA |

**DEVELOPMENT STANDARDS (LD-NS)
(DENSITY TRANSFER)**

| | |
|------------------------------------|------------|
| MINIMUM LOT AREA: | 5,250 SF |
| MAXIMUM LOT AREA: | 9,000 SF |
| MINIMUM LOT WIDTH: | 40 FEET |
| MINIMUM LOT DEPTH: | 80 FEET |
| MINIMUM FRONT YARD: | 10-25 FEET |
| MINIMUM GARAGE FRONT: | 20 FEET |
| MINIMUM ALLEY GARAGE: | 10 FEET |
| MINIMUM SIDE YARD: | 5 FEET |
| MINIMUM STREET SIDE / CORNER YARD: | 10 FEET |
| MINIMUM REAR YARD: | 10-20 FEET |
| MAXIMUM BUILDING LOT COVERAGE: | 60% |
| MAXIMUM BUILDING HEIGHT: | 35 FEET |

LD-NS DENSITY

| | |
|---------------------------------|----------------------|
| GROSS SITE AREA: | 419,693 SF (9.63 AC) |
| OPEN SPACE AREA: | 105,230 SF (2.42 AC) |
| NET AREA: | 314,463 SF (7.21 AC) |
| LANDSCAPE AREA: | 95,343 SF (2.19 AC) |
| IMPERVIOUS AREA: | 324,350 SF (7.45 AC) |
| DENSITY PER NORTH SHORE ZONING: | |
| MAXIMUM DENSITY (5.8 X 7.21): | 42 UNITS |
| MINIMUM DENSITY (4 X 7.21): | 29 UNITS |
| PROPOSED UNITS: | 38 UNITS |

DEVELOPMENT STANDARDS (HD-NS)

| | |
|--------------------------------|--------------|
| MINIMUM LOT AREA: | 1,800 SF |
| MINIMUM LOT WIDTH: | 20 FEET |
| MINIMUM LOT DEPTH: | 60 FEET |
| MINIMUM FRONT YARD / GARAGE: | 10 / 20 FEET |
| MINIMUM SIDE YARD: | 3 FEET |
| MINIMUM STREET SIDE YARD: | 10/ 15 FEET |
| MINIMUM REAR YARD: | 10 FEET |
| MAXIMUM BUILDING LOT COVERAGE: | 65% |
| MAXIMUM BUILDING HEIGHT: | 50 FEET |

HD-NS DENSITY

| | |
|---------------------------------|-------------------------|
| GROSS SITE AREA: | 1,003,646 SF (23.04 AC) |
| OPEN SPACE AREA: | 110,524 SF (2.54 AC) |
| NET AREA: | 893,122 SF (20.50 AC) |
| LANDSCAPE AREA: | 146,200 SF (3.36 AC) |
| IMPERVIOUS AREA: | 857,200 SF (19.68 AC) |
| DENSITY PER NORTH SHORE ZONING: | |
| MAXIMUM DENSITY (18 X 20.50): | 369 UNITS |
| MINIMUM DENSITY (10 X 20.50): | 205 UNITS |
| PROPOSED MULTI-FAMILY UNITS: | 72 UNITS |
| PROPOSED ATTACHED UNITS: | 88 UNITS |
| PROPOSED DETACHED UNITS: | 80 UNITS |
| TOTAL PROPOSED UNITS: | 240 UNITS |

DEVELOPMENT STANDARDS (MX-NS)

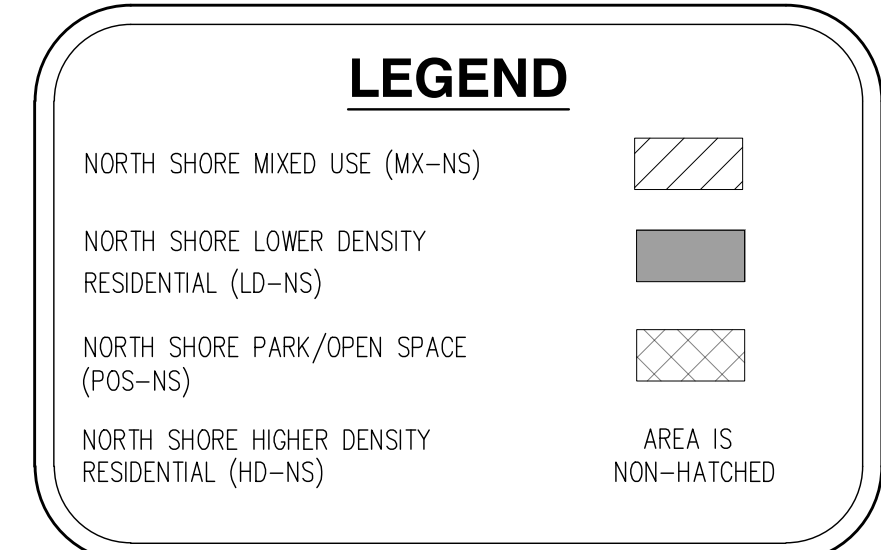
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| MINIMUM LOT WIDTH: | 20 FEET |
| MINIMUM LOT DEPTH: | 60 FEET |
| MAXIMUM FRONT YARD: | 10 FEET |
| MINIMUM SIDE YARD: | 3 FEET |
| MINIMUM REAR YARD: | 10 FEET |
| MAXIMUM BUILDING LOT COVERAGE: | 65% |
| MAXIMUM BUILDING HEIGHT: | 100 FEET |

MX-NS DENSITY

| | |
|---------------------------------|---------------------|
| GROSS SITE AREA: | 64,967 SF (1.49 AC) |
| OPEN SPACE AREA: | 0 SF |
| NET AREA: | 64,967 SF (1.49 AC) |
| LANDSCAPE AREA: | 16,034 SF (0.37 AC) |
| IMPERVIOUS AREA: | 48,933 SF (1.12 AC) |
| DENSITY PER NORTH SHORE ZONING: | |
| MAXIMUM DENSITY (24 X 1.49): | 36 UNITS |
| MINIMUM DENSITY (10 X 1.49): | 15 UNITS |
| PROPOSED UNITS: | 16 UNITS |

**NORTH SHORE PARK/OPEN SPACE
SITE STATISTICS**

| | |
|---------------------------|---------------------|
| GROSS AREA: | 96,240 SF (2.22 AC) |
| OPEN SPACE AREA: | 56,389 SF (1.30 AC) |
| STORMWATER FACILITY AREA: | 39,851 SF (0.92 AC) |



PROPOSED PHASING PLAN

- PHASE 1: 30 TOWNHOMES, SEWER PUMP STATION, AND STORMWATER FACILITIES
- PHASE 2: 12 TOWNHOMES
- PHASE 3: 18 TOWNHOMES
- PHASE 4: 28 TOWNHOMES, 80 DETACHED SINGLE-FAMILY RESIDENTIAL
- PHASE 5: 38 DETACHED SINGLE-FAMILY RESIDENTIAL, STORMWATER
- PHASE 6: 24 APARTMENT UNITS, PARKING LOT
- PHASE 7: 24 APARTMENT UNITS
- PHASE 8: 24 APARTMENT UNITS
- PHASE 9: 16 APARTMENT UNITS, +/- 10,000 SF COMMERCIAL

OVERALL PARKING STATISTICS

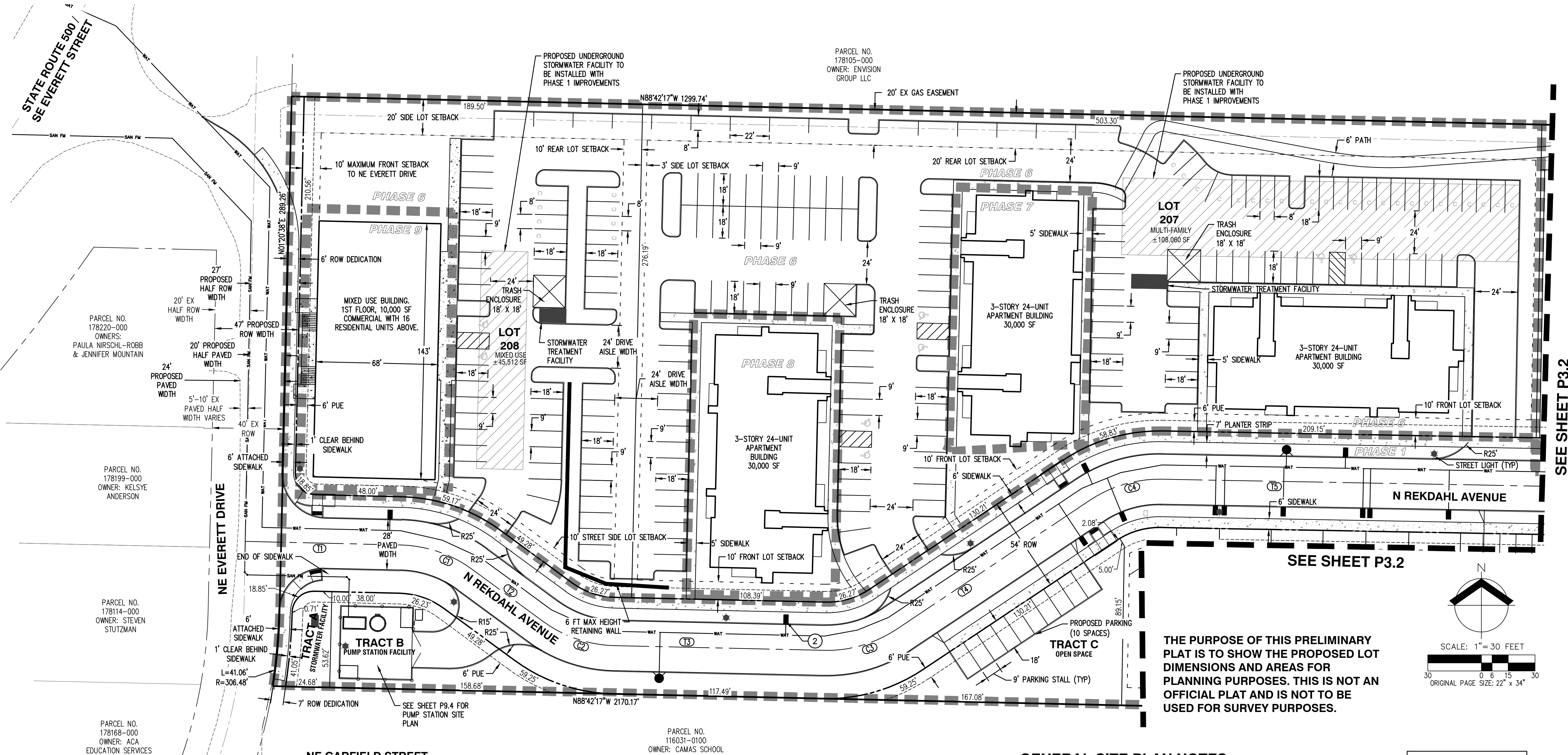
| | |
|--|------------|
| TOTAL PROPOSED SITE PLAN PARKING STALLS: | 198 SPACES |
| REQUIRED RESIDENTIAL OFF-STREET PARKING: | 42 SPACES* |
| PROPOSED RESIDENTIAL OFF-STREET PARKING: | 42 SPACES* |
| TRACT C: | 10 SPACES |
| TRACT D: | 9 SPACES |
| TRACT J: | 10 SPACES |
| TRACT L: | 7 SPACES |
| TRACT Q: | 3 SPACES |
| TRACT T: | 3 SPACES |
| TOTAL PROPOSED: | 42 SPACES |

*NOTE: ONE ADDITIONAL OFF-STREET PARKING SPACE IS REQUIRED FOR EVERY 5 UNITS.

OVERALL PRELIMINARY PLAT & SITE PLAN OVERVIEW
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

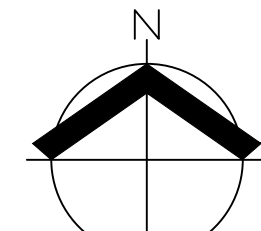


| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



SEE SHEET P3.2

SEE SHEET P3.2



SCALE: 1" = 30 FEET
 ORIGINAL PAGE SIZE: 22" x 34"

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

PARKING STATISTICS

| | |
|--|------------|
| REQUIRED APARTMENT PARKING STALLS*: | 154 SPACES |
| PROVIDED COMMERCIAL PARKING SPACES*: | 44 SPACES |
| PROPOSED STANDARD PARKING STALLS (9' X 18'): | 144 SPACES |
| PROPOSED STANDARD PARKING STALLS (9' X 22'): | 15 SPACES |
| PROPOSED COMPACT PARKING STALLS (8' X 18'): | 31 SPACES |
| REQUIRED ADA PARKING STALLS (TABLE 1106.2 PER IBC 2021): | 6 SPACES |
| PROPOSED ADA PARKING STALLS (9' X 18'): | 8 SPACES |
| TOTAL PROPOSED SITE PLAN PARKING STALLS: | 198 SPACES |

***PARKING CALCULATION NOTES:**

APARTMENTS:
 44 1-BED UNITS (1-BED UNIT = 1.5 PARKING STALLS)
 44 2-BED UNITS (2-BED UNIT = 2 PARKING STALLS)

COMMERCIAL:
 COMMERCIAL BUILDING USE UNKNOWN AND WILL BE DETERMINED AND AT TIME OF FINAL SITE PLAN SUBMITTAL AND BUILDING PERMIT

PROPOSED BUILDING AREA

| | |
|---|--------------------------|
| LOT 207 MULTI-FAMILY (HD-NS_ZONE) | |
| PROPOSED NUMBER OF 3-STORY 24-UNIT APARTMENT BUILDING AREA (PER BUILDING) | 3 BUILDINGS 30,000 SF |
| LOT 208 MIXED USE (MX-NS_ZONE) | |
| PROPOSED NUMBER OF BUILDINGS | 1 BUILDING |
| COMMERCIAL BUILDING AREA (1ST FLOOR) | 10,000 SF |
| RESIDENTIAL BUILDING AREA (2ND & 3RD FLOOR, 16-UNITS) | 20,000 SF |

GENERAL SITE PLAN NOTES

- SEE SHEET P3.0 FOR OVERALL PROJECT GENERAL NOTES.
- TRACT A & C TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). TRACT A TO BE USED FOR STORMWATER TREATMENT AND TRACT C TO BE USED FOR OPEN SPACE AND PARKING.
- TRACT B TO BE OWNED AND MAINTAINED BY THE CITY OF CAMAS FOR A SANITARY SEWER PUMP STATION. SEE SHEET P9.4 FOR PUMP STATION SITE PLAN NOTES.
- LOT 207 IS ZONED HD-NS AND WILL INCLUDE MULTIPLE STRUCTURES FOR APARTMENTS. EACH APARTMENT STRUCTURE WILL BE SERVED BY AN INDIVIDUAL SANITARY SEWER LATERAL AND INDIVIDUAL WATER SERVICE METER FROM N REKDAHL AVENUE.
- LOT 208 IS ZONED MX-NS AND WILL INCLUDE A MULTI-STORY STRUCTURE WITH THE FIRST FLOOR RESERVED FOR COMMERCIAL USE, AND ADDITIONAL FLOORS FOR RESIDENTIAL APARTMENTS. THIS BUILDING WILL BE SERVED BY A SINGLE SANITARY SEWER LATERAL AND WATER SERVICE METER FROM N REKDAHL AVENUE.
- APPROXIMATE STRUCTURE SQUARE FEET IS AS NOTED AND SHOWN ON THE PLAN.
- TRASH ENCLOSURES FOR SITE RECYCLABLES AND SOLID WASTE COLLECTION ARE SHOWN ON THE PLANS.
- SEE LIGHTING PLANS, P12.0-P12.3, FOR SITE LIGHTING.
- STORMWATER FACILITIES ARE SHOWN ON THE PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED. AN INSPECTION AND ACCESS EASEMENT TO THE CITY OF CAMAS WILL BE PROVIDED WITH THE FINAL PLAT.
- SETBACKS ALONG NORTH BOUNDARY ARE SET TO THE EXISTING GAS MAIN EASEMENT.

SITE PLAN KEYED NOTES

- EACH BUILDING TO PROVIDE AN FDC. LOCATION AND TYPE OF FDC TO BE DETERMINED WITH FINAL SITE PLAN SUBMITTAL FOR EACH BUILDING.
- WATER SERVICE AND WATER METER CONNECTION. WATER METER SIZES TO BE DETERMINED AT FINAL SITE PLAN.

CENTERLINE TANGENT TABLE

| LINE | LENGTH | DIRECTION |
|------|---------|---------------|
| T1 | 87.00 | N88° 39' 22"W |
| T2 | 49.28 | N53° 42' 17"W |
| T3 | 117.49 | N88° 42' 17"W |
| T4 | 130.21 | S56° 17' 43"W |
| T5 | 1676.57 | N88° 57' 22"W |

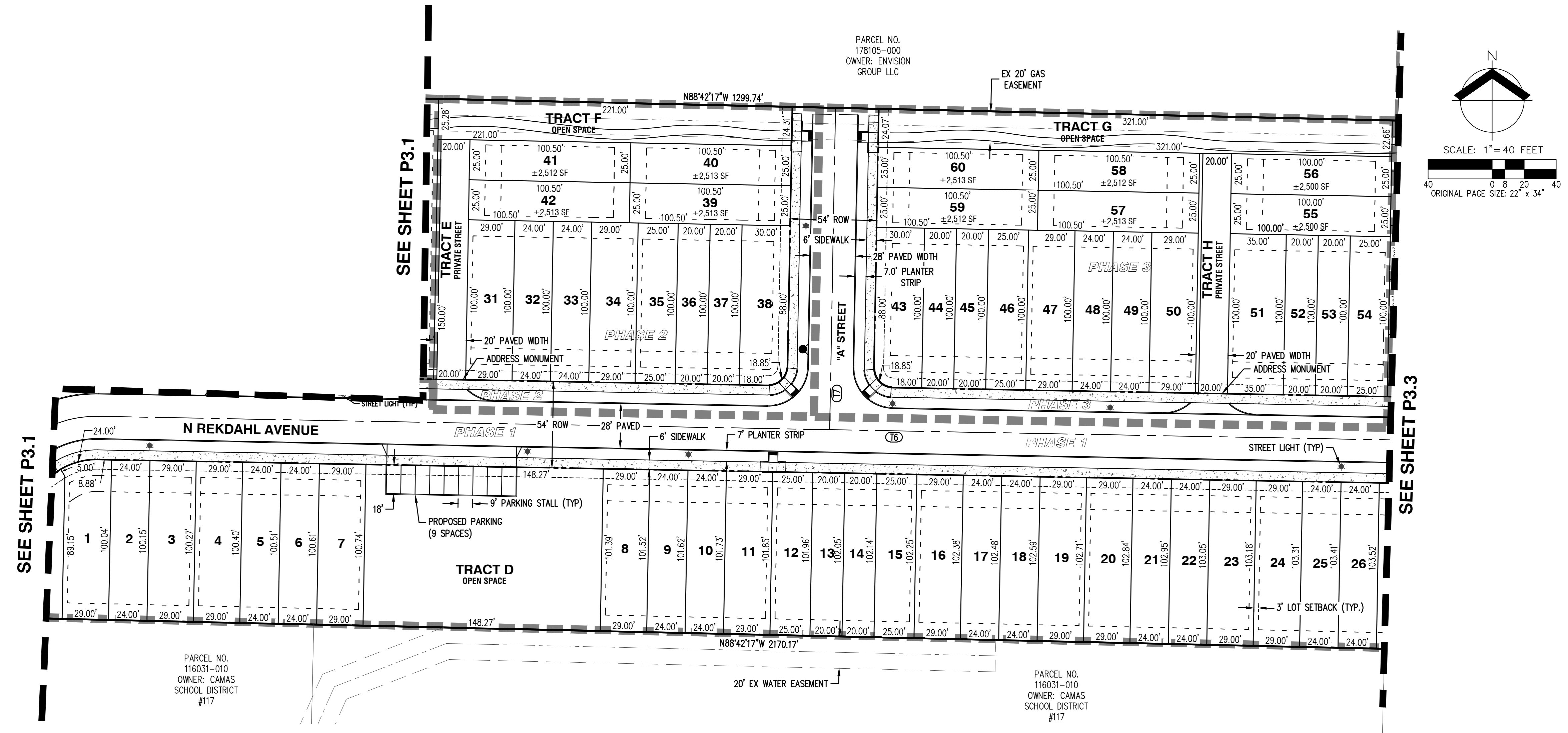
CENTERLINE CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|-------|
| C1 | 42.70 | 70.00 | 34.95 |
| C2 | 42.76 | 70.00 | 35.00 |
| C3 | 42.76 | 70.00 | 35.00 |
| C4 | 42.45 | 70.00 | 34.75 |

PRELIMINARY SITE PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWW
 CHECKED BY: BDH



GENERAL NOTES

- OPEN SPACE TRACTS C, D, F, G, J, K, L, M, N, P, Q, R, S, T, V TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- PARKING TRACTS C, D, J, L, Q & T TO BE OWNED AND MAINTAINED BY THE HOA.
- ACCESS TRACTS E, H, & U TO BE OWNED AND MAINTAINED BY THE HOA.
- STORMWATER TRACTS A & W TO BE OWNED AND MAINTAINED BY HOA.
- PUMP STATION TRACT B TO BE OWNED AND MAINTAINED BY CITY OF CAMAS.
- BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET.
- THERE ARE ELEVEN PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE LOCAL STREET RIGHT-OF-WAY AND THE COLLECTOR STREET RIGHT-OF-WAY SECTIONS (NORTH SHORE SUBAREA DESIGN MANUAL).
- ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS.
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- A 40' X 40' BUILDING FOOTPRINT IS SHOWN WHERE FEASIBLE, PER CAMAS CODE 17.19.030.D.3. ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH THE BUILDING PERMIT.
- GAS EASEMENT TO REMAIN, WATER EASEMENT TO BE RELINQUISHED, BPA EASEMENT TO REMAIN, AND ACCESS AND UTILITY EASEMENT FROM EVERETT DRIVE TO BE RELINQUISHED.
- THE SITE IS WITHIN THE NEHRP SITE CLASS B.
- FINAL ADDRESS MONUMENT LOCATION FOR ACCESS TRACTS TO BE DETERMINED DURING FINAL ENGINEERING.
- SEE SHEET P3.0 FOR ZONING SUMMARY STATISTICS.
- NO TRANSIT FACILITIES ARE PROPOSED.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NW EVERETT DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLAN.
- SEE SHEETS P11.0 TO P11.1 FOR LANDSCAPE PLANS.
- ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
- SEE SHEETS P10.0 TO P10.3 FOR PROPOSED STORM WATER FACILITIES.

CENTERLINE TANGENT TABLE

| LINE | LENGTH | DIRECTION |
|------|---------|---------------|
| T6 | 1676.57 | N88° 57' 22"W |
| T7 | 201.19 | N01° 02' 38"E |

GENERAL NOTES

- SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
- LOT SETBACKS SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLES SHOWN ON SHEET P3.0.
- A 40' X 40' BUILDING FOOTPRINT IS SHOWN WHERE FEASIBLE, PER CAMAS CODE 17.19.030.D.3. ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH THE BUILDING PERMIT.
- ADDITIONAL RESIDENTIAL PARKING SUMMARY PER OVERALL PARKING TABLE ON SHEET P3.0.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

TOWNHOME PARCEL AREA TABLE

| PARCEL # | AREA (SF) |
|----------|-----------|
| 1 | 2,874 |
| 2 | 2,402 |
| 3 | 2,906 |
| 4 | 2,910 |
| 5 | 2,411 |
| 6 | 2,413 |
| 7 | 2,920 |
| 8 | 2,942 |
| 9 | 2,438 |
| 10 | 2,440 |
| 11 | 2,952 |
| 12 | 2,548 |
| 13 | 2,040 |
| 14 | 2,042 |
| 15 | 2,555 |
| 16 | 2,967 |
| 17 | 2,458 |
| 18 | 2,461 |
| 19 | 2,977 |
| 20 | 2,981 |

TOWNHOME PARCEL AREA TABLE

| PARCEL # | AREA (SF) |
|----------|-----------|
| 21 | 2,469 |
| 22 | 2,472 |
| 23 | 2,990 |
| 24 | 2,994 |
| 25 | 2,481 |
| 26 | 2,483 |
| 31 | 2,900 |
| 32 | 2,400 |
| 33 | 2,400 |
| 34 | 2,900 |
| 35 | 2,500 |
| 36 | 2,000 |
| 37 | 2,000 |
| 38 | 2,969 |
| 39 | 2,513 |
| 40 | 2,513 |
| 41 | 2,512 |
| 42 | 2,513 |
| 43 | 2,969 |
| 44 | 2,000 |

TOWNHOME PARCEL AREA TABLE

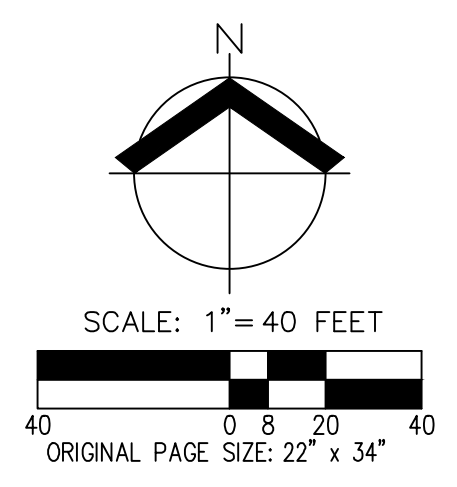
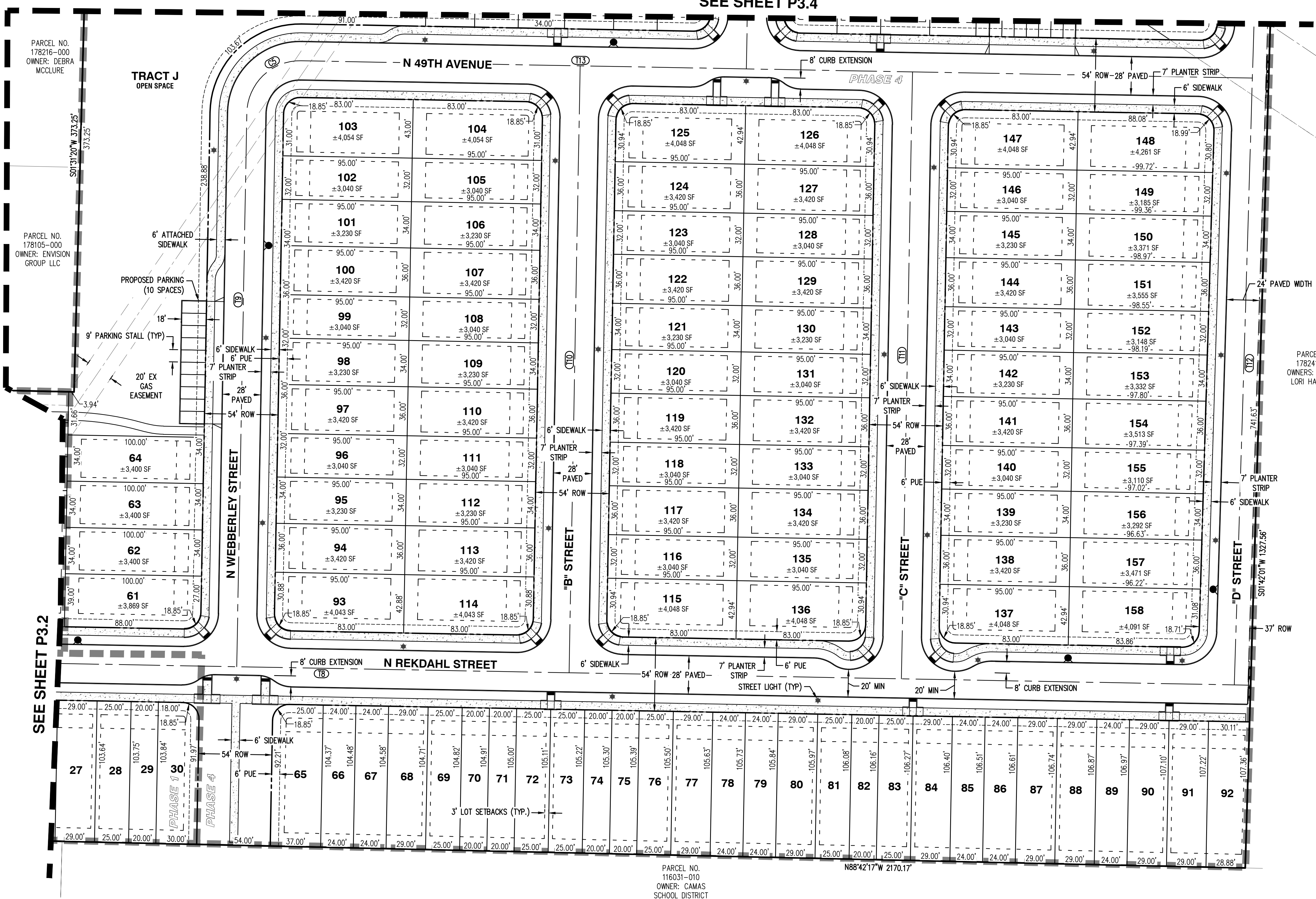
| PARCEL # | AREA (SF) |
|----------|-----------|
| 45 | 2,000 |
| 46 | 2,500 |
| 47 | 2,900 |
| 48 | 2,400 |
| 49 | 2,400 |
| 50 | 2,900 |
| 51 | 3,500 |
| 52 | 2,000 |
| 53 | 2,000 |
| 54 | 2,500 |
| 55 | 2,500 |
| 56 | 2,500 |
| 57 | 2,513 |
| 58 | 2,512 |
| 59 | 2,512 |
| 60 | 2,513 |

**PRELIMINARY PLAT
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWV
 CHECKED BY: BDH

SEE SHEET P3.4



SEE SHEET P3.2

CENTERLINE TANGENT TABLE

| LINE | LENGTH | DIRECTION |
|------|---------|---------------|
| T8 | 1676.57 | N88° 57' 22"W |
| T9 | 406.88 | N01° 02' 38"E |
| T10 | 445.88 | N01° 02' 38"E |
| T11 | 445.88 | N01° 02' 38"E |
| T12 | 662.95 | S01° 42' 01"W |
| T13 | 698.53 | S88° 57' 22"E |

CENTERLINE CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|-------|
| C5 | 61.26 | 39.00 | 90.00 |

GENERAL NOTES

- SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
- LOT SETBACKS SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLES SHOWN ON SHEET P3.0.
- A 40' X 40' BUILDING FOOTPRINT IS SHOWN WHERE FEASIBLE, PER CAMAS CODE 17.19.030.D.3 ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH THE BUILDING PERMIT.
- ADDITIONAL RESIDENTIAL PARKING SUMMARY PER OVERALL PARKING TABLE ON SHEET P3.0.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

TOWNHOME PARCEL AREA TABLE

| PARCEL # | AREA (SF) |
|----------|-----------|
| 27 | 3,004 |
| 28 | 2,592 |
| 29 | 2,076 |
| 30 | 3,086 |
| 65 | 3,828 |
| 66 | 2,506 |
| 67 | 2,509 |
| 68 | 3,035 |
| 69 | 2,619 |
| 70 | 2,097 |
| 71 | 2,099 |
| 72 | 2,626 |
| 73 | 2,629 |
| 74 | 2,105 |
| 75 | 2,107 |
| 76 | 2,636 |
| 77 | 3,061 |
| 78 | 2,536 |
| 79 | 2,539 |
| 80 | 3,071 |

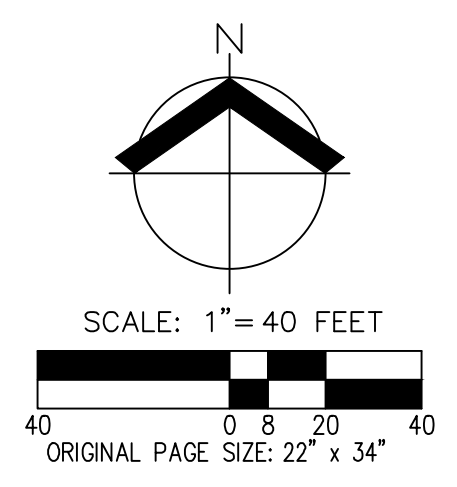
TOWNHOME PARCEL AREA TABLE

| PARCEL # | AREA (SF) |
|----------|-----------|
| 81 | 2,651 |
| 82 | 2,122 |
| 83 | 2,655 |
| 84 | 3,084 |
| 85 | 2,555 |
| 86 | 2,557 |
| 87 | 3,094 |
| 88 | 3,097 |
| 89 | 2,566 |
| 90 | 3,104 |
| 91 | 3,108 |
| 92 | 3,164 |

**PRELIMINARY PLAT
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWV
 CHECKED BY: BDH

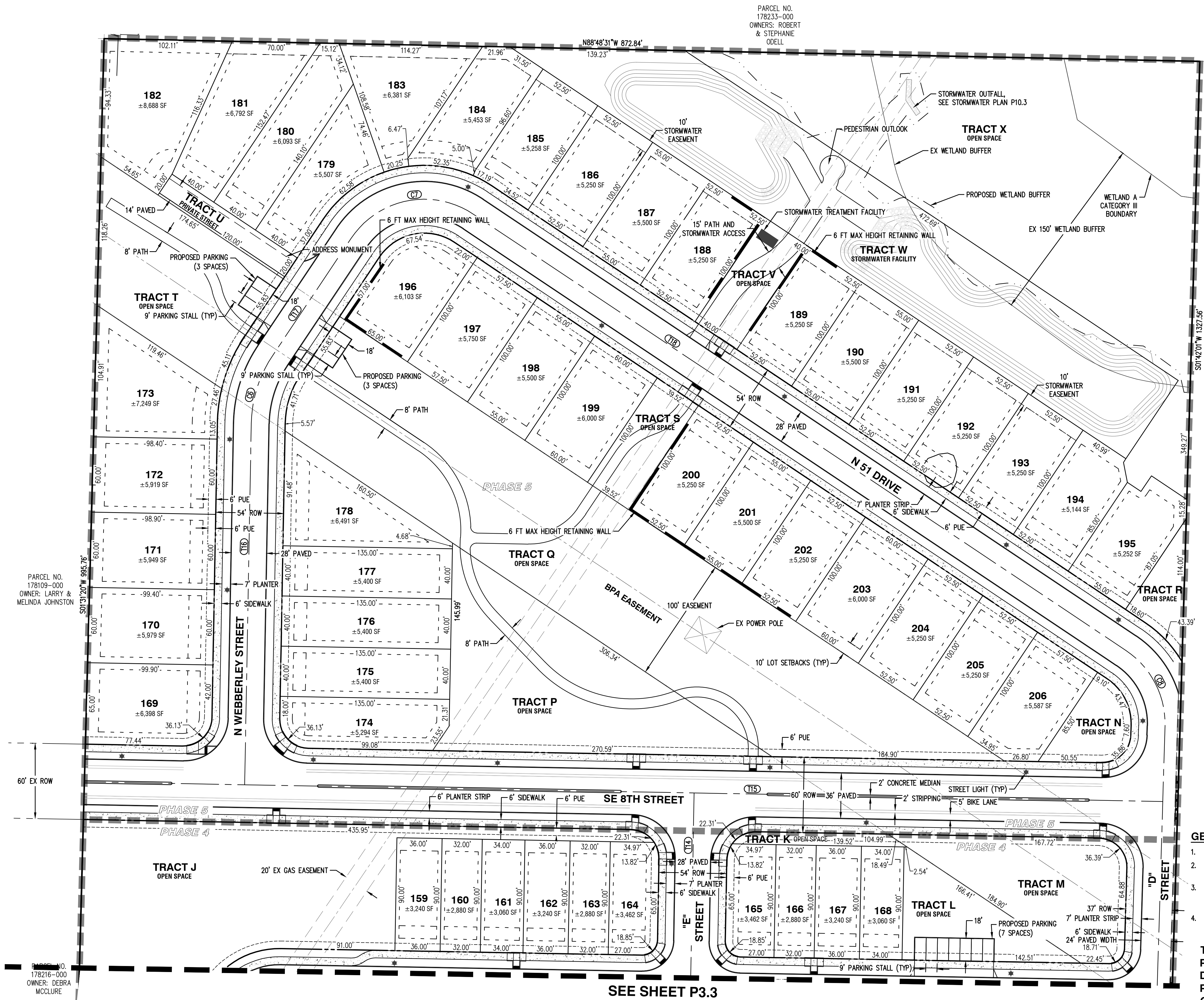


CENTERLINE TANGENT TABLE

| LINE | LENGTH | DIRECTION |
|------|--------|---------------|
| T14 | 157.00 | N01° 02' 38"E |
| T15 | 859.02 | S88° 57' 22"E |
| T16 | 288.05 | N01° 02' 38"E |
| T17 | 112.83 | N33° 47' 03"E |
| T18 | 625.62 | S56° 12' 57"E |

CENTERLINE CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|-------|
| C6 | 57.14 | 100.00 | 32.74 |
| C7 | 109.96 | 70.00 | 90.00 |
| C8 | 70.76 | 70.00 | 57.92 |



PARCEL NO. 178241-000
 OWNERS: MARK & LORI HAGENSEN

PARCEL NO. 178109-000
 OWNER: LARRY & MELINDA JOHNSTON

PARCEL NO. 178233-000
 OWNERS: ROBERT & STEPHANIE ODELL

- GENERAL NOTES**
- SEE SHEET P3.0 FOR OVERALL GENERAL NOTES.
 - LOT SETBACKS SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLES SHOWN ON SHEET P3.0.
 - A 40' X 40' BUILDING FOOTPRINT IS SHOWN WHERE FEASIBLE, PER CAMAS CODE 17.19.030.D.3 ACTUAL BUILDING FOOTPRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH THE BUILDING PERMIT.
 - ADDITIONAL RESIDENTIAL PARKING SUMMARY PER OVERALL PARKING TABLE ON SHEET P3.0.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

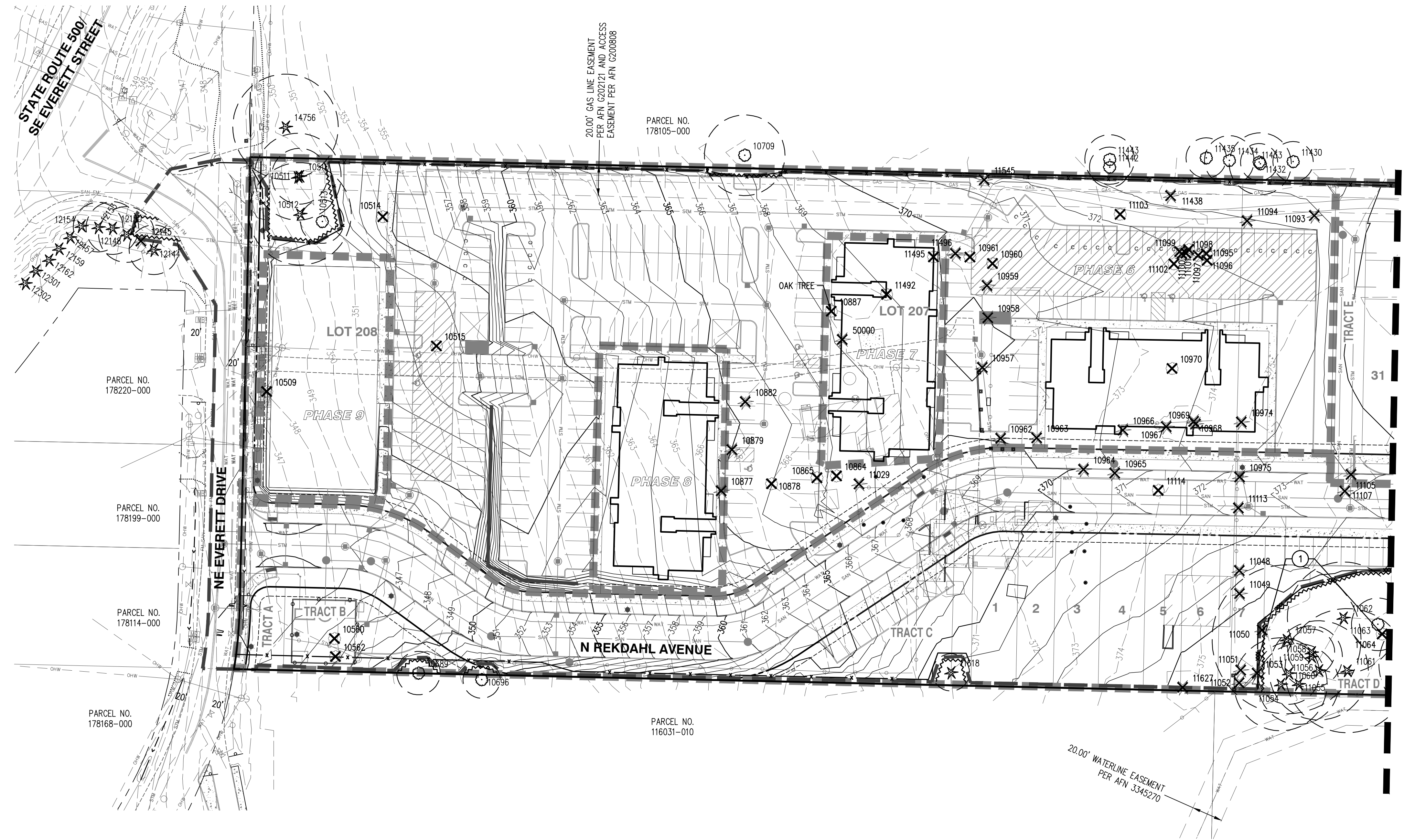
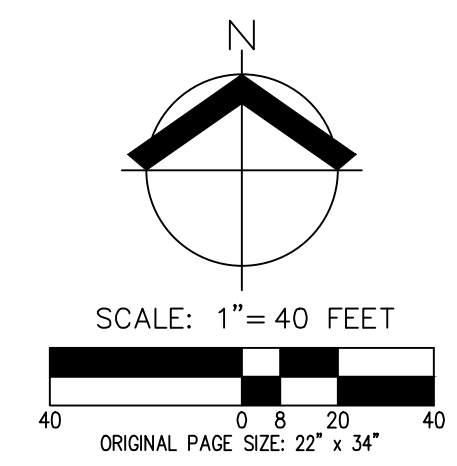
**PRELIMINARY PLAT
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWV
 CHECKED BY: BDH

PARCEL NO. 178216-000
 OWNER: DEBRA MCCLURE

SEE SHEET P3.3



SEE SHEET P5.2

- TREE PROTECTION KEYED NOTES:**
- 1 ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL BEHIND TREE PROTECTION FENCE.
 - 2 IMPACTS TO OFF-SITE TREES EXCEEDS RECOMMENDED CRITICAL ROOT AREA IMPACTS. A CERTIFIED ARBORIST IS TO BE PRESENT DURING EXCAVATION ACTIVITIES IN THIS AREA. COORDINATION WITH ADJACENT PARCEL OWNER SHOULD BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ADDITIONAL ROOT EXPLORATION MAY BE NECESSARY TO DETERMINE ROOT IMPACTS FOR EACH TREE. IF IMPACTS ARE TOO SEVERE, TREE REMOVAL MAY BE NECESSARY WITH OWNER'S PERMISSION.
 - 3 NO TREE REMOVAL WILL OCCUR WITHIN TRACT X. FINAL DISTURBANCE WITHIN TRACT X WILL BE MINIMIZED TO PROTECT EXISTING TREES AND VEGETATION.
 - 4 OAK TREE TO BE RELOCATED PER ECOLOGICAL LAND SERVICES (ELS) REPORT.

LEGEND

| | | |
|--|-----|-----|
| EXISTING GROUND CONTOUR (1 FT) | --- | 149 |
| EXISTING GROUND CONTOUR (5 FT) | --- | 150 |
| FINISHED GRADE CONTOUR (1 FT) | --- | 149 |
| FINISHED GRADE CONTOUR (5 FT) | --- | 150 |
| EXISTING CONIFEROUS TREE | | |
| EXISTING DECIDUOUS TREE | | |
| TREE REMOVAL | | |
| TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA) | | |
| ORANGE SEDIMENT FENCE | | |
| STRAW WATTLE (TO BE USED WITHIN THE ASSUMED ROOT ZONES OF TREES TO BE PRESERVED) | | |
| ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH) | | |

GENERAL NOTES

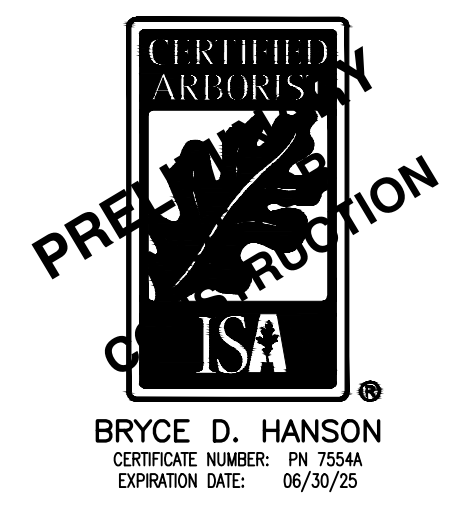
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION AND SITE GRADING ACTIVITIES. SEE DETAIL ON SHEET P5.1.
2. SEE SHEET P5.4 - P5.7 FOR TREE INVENTORY.
3. SEE SHEET P5.8 FOR TREE PROTECTION NOTES.
4. SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE COMPACTED SOILS AROUND TREE BASE AND ENCOURAGE TREE HEALTH.
5. THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE CONSTRUCTION MATERIALS OR METHODS DURING CONSTRUCTION TO PROTECT AND AVOID REMOVAL OF SOME ROOT SYSTEMS.
6. VARIOUS TREES EXHIBIT FORMS OF HEALTH CONCERNS OR STRUCTURAL DEFECTS, AS NOTED IN THE TREE TABLE (P5.4-P5.7), THAT CURRENTLY PRESENT MINIMAL CONCERNS; HOWEVER, IT IS RECOMMENDED TO MONITOR THESE TREES OVER TIME AS ADDITIONAL MITIGATION OPTIONS MAY BE WARRANTED IF THE HEALTH AND/OR STRUCTURAL CONDITIONS WORSEN. WE RECOMMEND USING A CERTIFIED ARBORIST FOR FUTURE MONITORING.
7. MINIMUM TREE DENSITY FOR THIS SITE IS TO FOLLOW GUIDELINES OUTLINED IN CITY OF CAMAS CODE, SECTION 18.13.051, FOR SITES WITHIN THE NORTH SHORE SUBAREA.

TREE PLAN

| | |
|--|-------------------------|
| GROSS SITE AREA: | 1,584,277 SF (36.37 AC) |
| * NET SITE AREA: | 1,315,051 SF (30.35 AC) |
| TOTAL TREE UNITS REQUIRED (30.35 AC X 30): | 910.5 |
| EXISTING TREES RETAINED/(TREE UNITS): | 196/(707) |
| PROPOSED SITE TREES/(TREE UNITS): | 259 |
| TOTAL TREE UNITS: | 966 |
| (RETAINED AND PROPOSED) | |

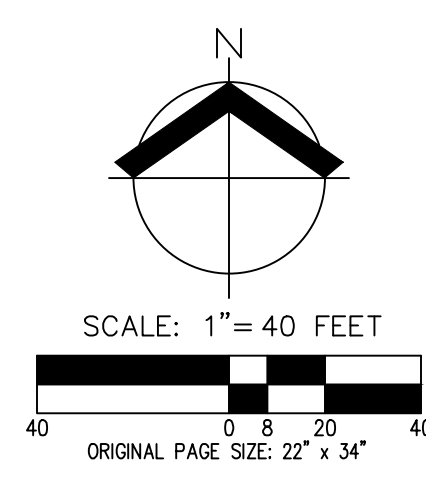
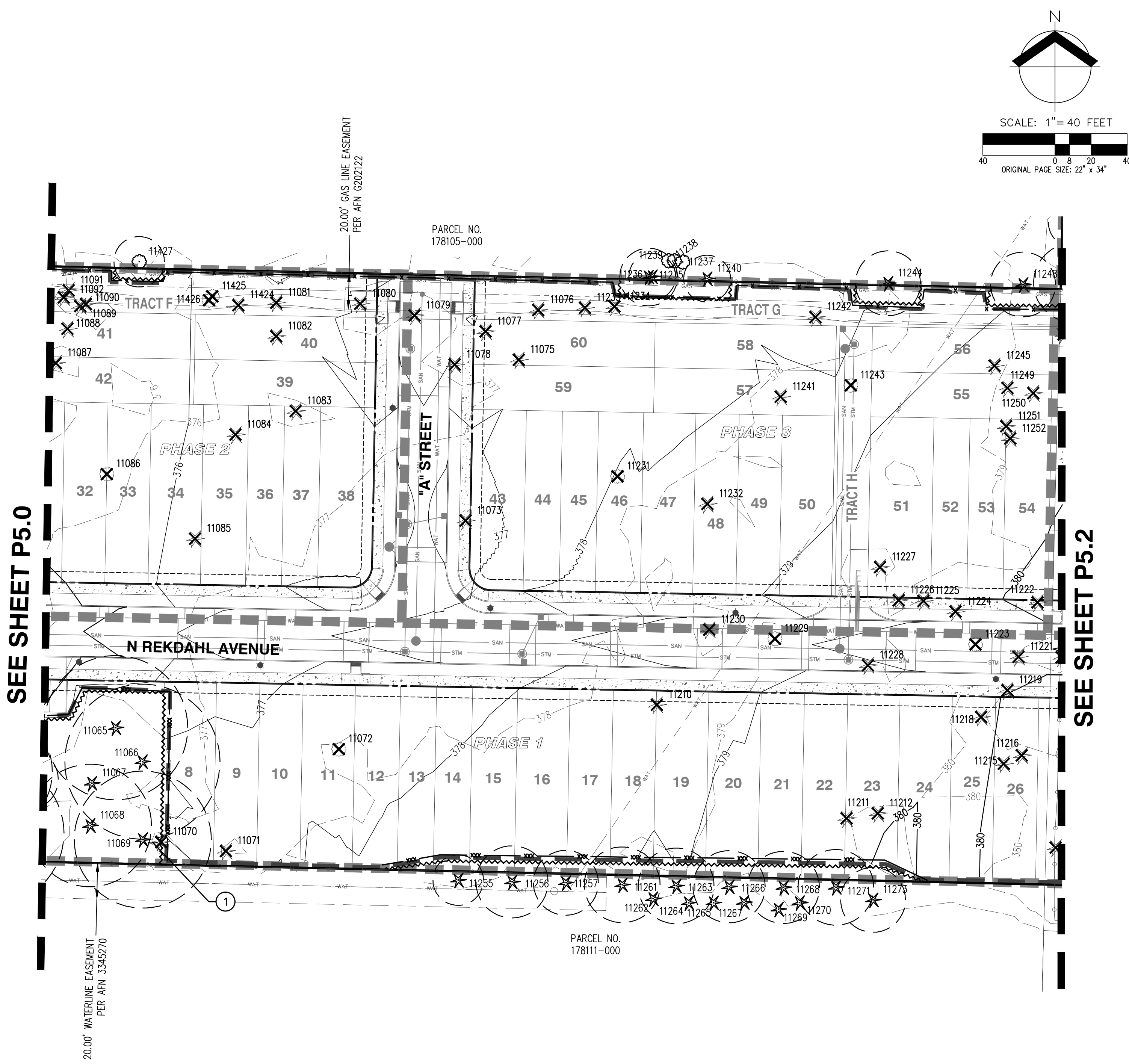
NOTE: SEE LANDSCAPING PLANS (P11.0-P11.1) FOR PROPOSED TREE PLANTING PLAN
 * NET AREA EXCLUDES OPEN SPACE AND CRITICAL AREA

**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

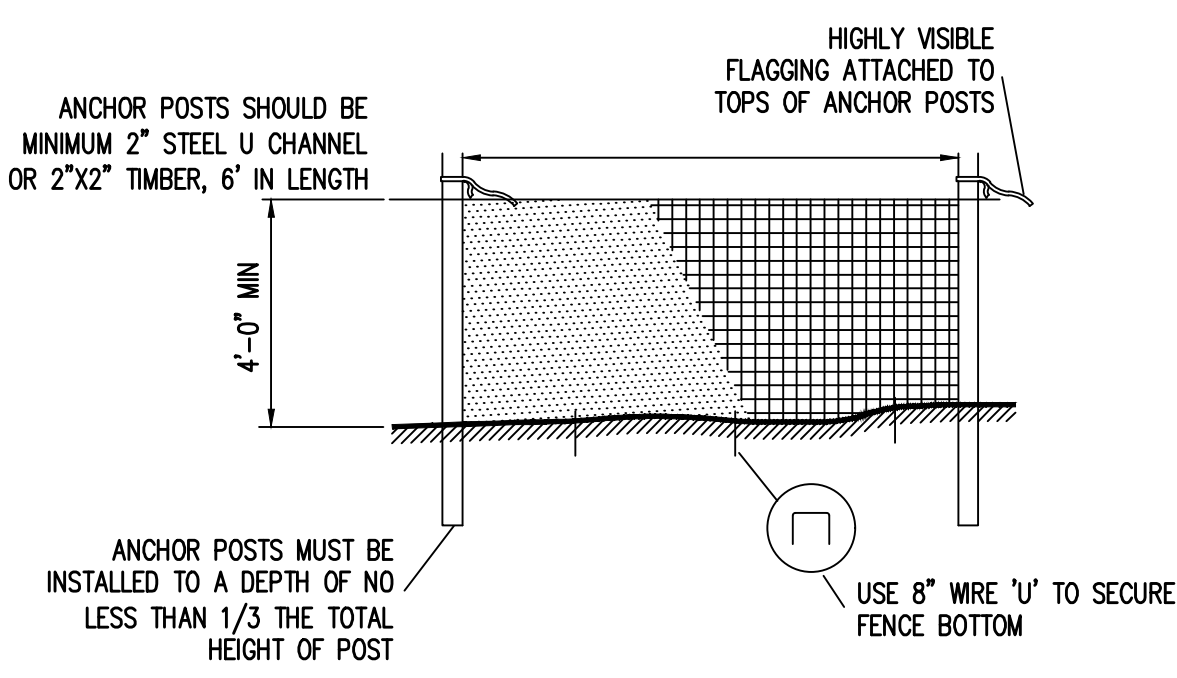


LEGEND

- EXISTING GROUND CONTOUR (1 FT) ——— 149 ———
- EXISTING GROUND CONTOUR (5 FT) ——— 150 ———
- FINISHED GRADE CONTOUR (1 FT) ——— 149 ———
- FINISHED GRADE CONTOUR (5 FT) ——— 150 ———
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)
- ORANGE SEDIMENT FENCE
- STRAW WATTLE (TO BE USED WITHIN THE ASSUMED ROOT ZONES OF TREES TO BE PRESERVED)
- ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)

TREE PROTECTION KEYED NOTES:

- 1 ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL BEHIND TREE PROTECTION FENCE.
- 2 IMPACTS TO OFF-SITE TREES EXCEEDS RECOMMENDED CRITICAL ROOT AREA IMPACTS. A CERTIFIED ARBORIST IS TO BE PRESENT DURING EXCAVATION ACTIVITIES IN THIS AREA. COORDINATION WITH ADJACENT PARCEL OWNER SHOULD BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ADDITIONAL ROOT EXPLORATION MAY BE NECESSARY TO DETERMINE ROOT IMPACTS FOR EACH TREE. IF IMPACTS ARE TOO SEVERE, TREE REMOVAL MAY BE NECESSARY WITH OWNER'S PERMISSION.
- 3 NO TREE REMOVAL WILL OCCUR WITHIN TRACT X. FINAL DISTURBANCE WITHIN TRACT X WILL BE MINIMIZED TO PROTECT EXISTING TREES AND VEGETATION.
- 4 OAK TREE TO BE RELOCATED PER ECOLOGICAL LAND SERVICES (ELS) REPORT.



PLASTIC MESH TREE PROTECTION FENCE
 NOT TO SCALE

TREE PROTECTION FENCE NOTES

1. BLAZE ORANGE OR BLUE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE, ONLY.
2. BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED IN THE FIELD BY THE ARBORIST PRIOR TO CONSTRUCTION
3. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED AND FLAGGED BY THE ARBORIST, OR UNDER THE SUPERVISION OF THE ARBORIST, PRIOR TO INSTALLING DEVICES.
4. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
5. TREE PROTECTION TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

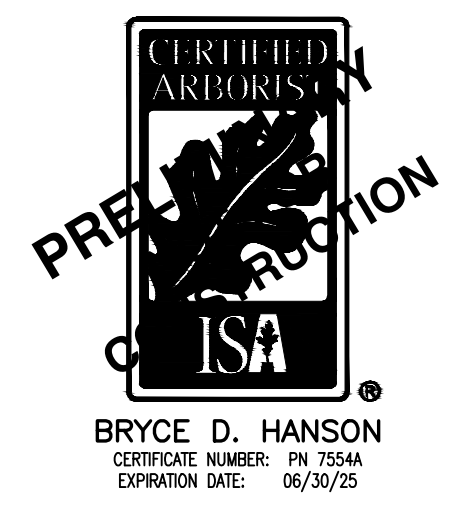
GENERAL NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION AND SITE GRADING ACTIVITIES. SEE DETAIL ON SHEET P5.1.
2. SEE SHEET P5.4 - P5.7 FOR TREE INVENTORY.
3. SEE SHEET P5.8 FOR TREE PROTECTION NOTES.
4. SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE COMPACTED SOILS AROUND TREE BASE AND ENCOURAGE TREE HEALTH.
5. THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE CONSTRUCTION MATERIALS OR METHODS DURING CONSTRUCTION TO PROTECT AND AVOID REMOVAL OF SOME ROOT SYSTEMS.
6. VARIOUS TREES EXHIBIT FORMS OF HEALTH CONCERNS OR STRUCTURAL DEFECTS, AS NOTED IN THE TREE TABLE (P5.4-P5.7), THAT CURRENTLY PRESENT MINIMAL CONCERNS; HOWEVER, IT IS RECOMMENDED TO MONITOR THESE TREES OVER TIME AS ADDITIONAL MITIGATION OPTIONS MAY BE WARRANTED IF THE HEALTH AND/OR STRUCTURAL CONDITIONS WORSEN. WE RECOMMEND USING A CERTIFIED ARBORIST FOR FUTURE MONITORING.
7. MINIMUM TREE DENSITY FOR THIS SITE IS TO FOLLOW GUIDELINES OUTLINED IN CITY OF CAMAS CODE, SECTION 18.13.051, FOR SITES WITHIN THE NORTH SHORE SUBAREA.

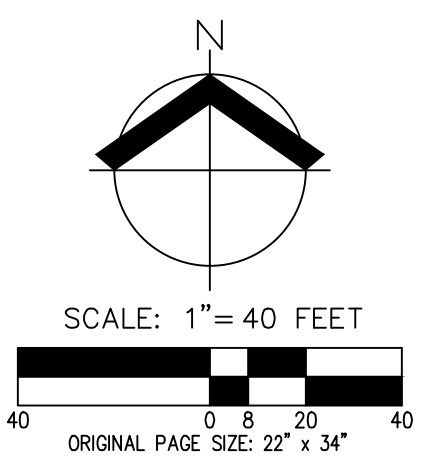
TREE PLAN

| | |
|--|-------------------------|
| GROSS SITE AREA: | 1,584,277 SF (36.37 AC) |
| * NET SITE AREA: | 1,315,051 SF (30.35 AC) |
| TOTAL TREE UNITS REQUIRED (30.35 AC X 30): | 910.5 |
| EXISTING TREES RETAINED/(TREE UNITS): | 196/(707) |
| PROPOSED SITE TREES/(TREE UNITS): | 259 |
| TOTAL TREE UNITS: | 966 |
| (RETAINED AND PROPOSED) | |

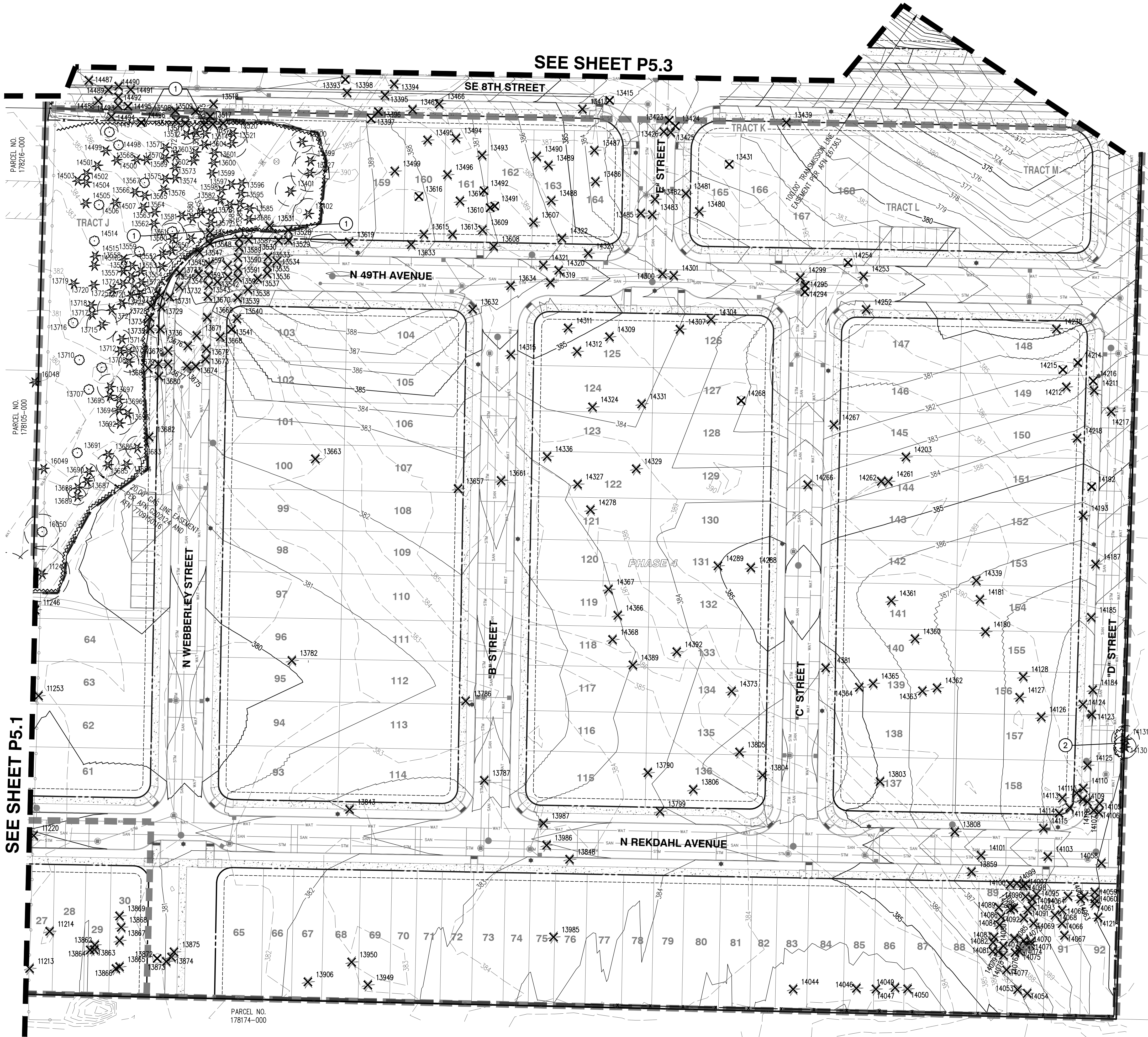
NOTE: SEE LANDSCAPING PLANS (P11.0-P11.1) FOR PROPOSED TREE PLANTING PLAN
 * NET AREA EXCLUDES OPEN SPACE AND CRITICAL AREA



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



SEE SHEET P5.3



LEGEND

- EXISTING GROUND CONTOUR (1 FT) ———— 149
- EXISTING GROUND CONTOUR (5 FT) ———— 150
- FINISHED GRADE CONTOUR (1 FT) ———— 149
- FINISHED GRADE CONTOUR (5 FT) ———— 150
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)
- ORANGE SEDIMENT FENCE
- STRAW WATTLE (TO BE USED WITHIN THE ASSUMED ROOT ZONES OF TREES TO BE PRESERVED)
- ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)

GENERAL NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION AND SITE GRADING ACTIVITIES. SEE DETAIL ON SHEET P5.1.
2. SEE SHEET P5.4-P5.7 FOR TREE INVENTORY.
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4. SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE COMPACTED SOILS AROUND TREE BASE AND ENCOURAGE TREE HEALTH.
5. THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE CONSTRUCTION MATERIALS OR METHODS DURING CONSTRUCTION TO PROTECT AND AVOID REMOVAL OF SOME ROOT SYSTEMS.
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7. MINIMUM TREE DENSITY FOR THIS SITE IS TO FOLLOW GUIDELINES OUTLINED IN CITY OF CAMAS CODE, SECTION 18.13.051, FOR SITES WITHIN THE NORTH SHORE SUBAREA.

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NOTE: SEE LANDSCAPING PLANS (P11.0-P11.1) FOR PROPOSED TREE PLANTING PLAN
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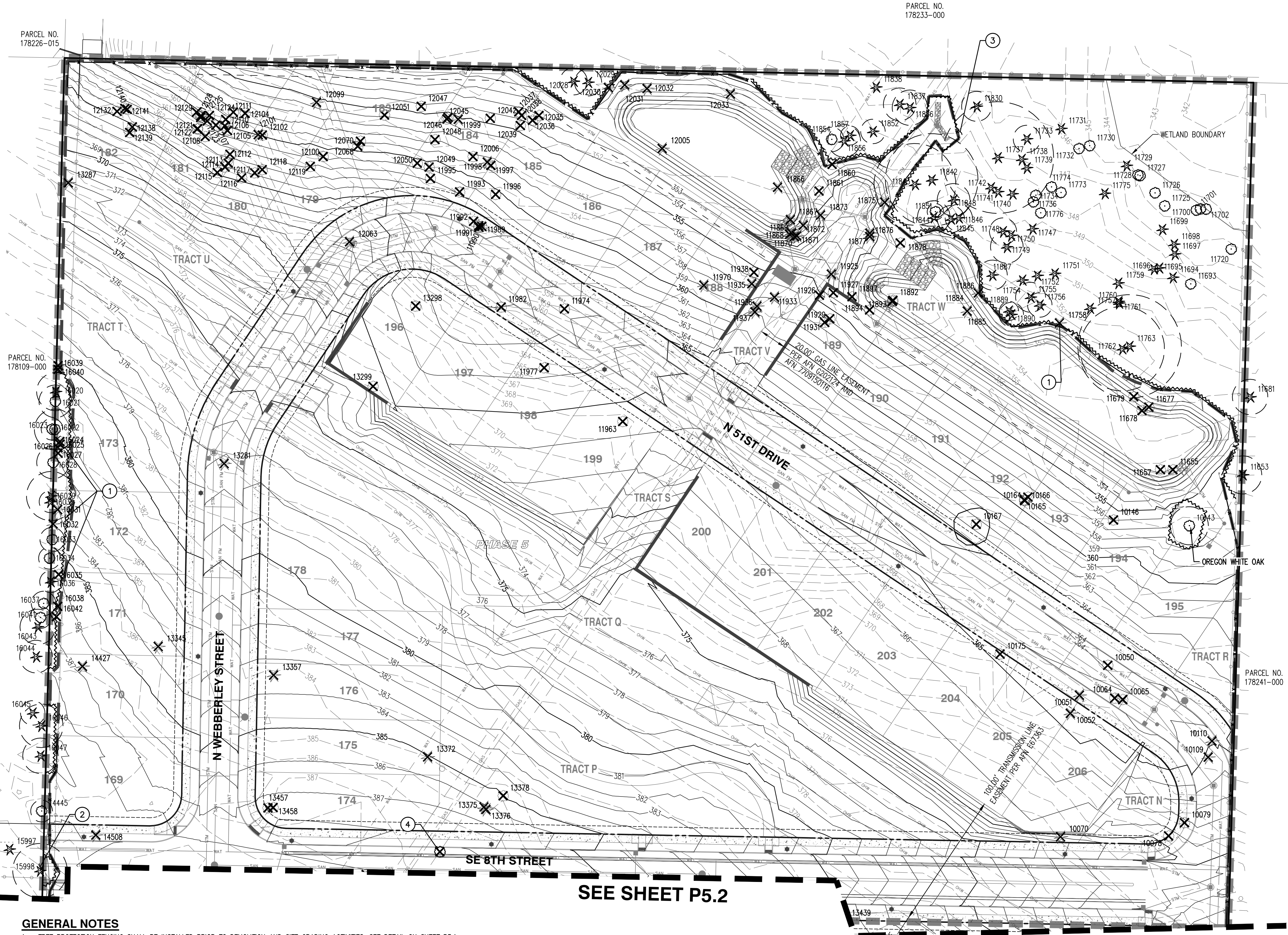
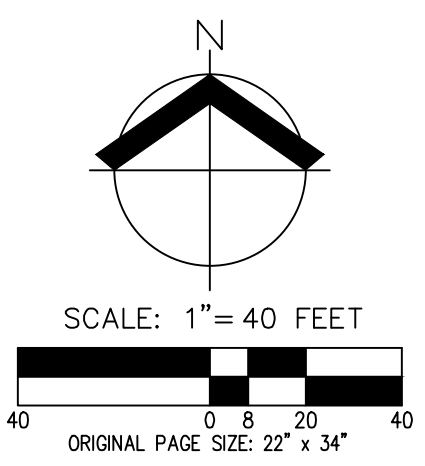
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CERTIFIED ARBORIST
 PRESENTATION
 USA
 BRYCE D. HANSON
 CERTIFICATE NUMBER: PH 75344
 EXPIRATION DATE: 06/30/25

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BHJ |



LEGEND

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- FINISHED GRADE CONTOUR (1 FT) ——— 149 ———
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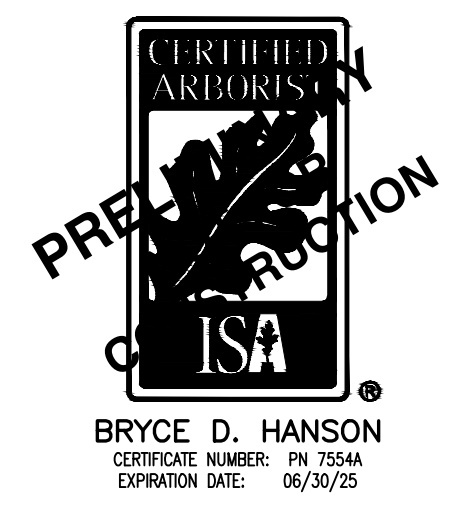
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PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Contains 11075 rows of tree data.

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Contains 11251 rows of tree data.

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Contains 11741 rows of tree data.



BRUCE D. HANSON
CERTIFICATE NUMBER: PA 73544
EXPIRATION DATE: 06/30/25

JOB NUMBER: 8397
DATE: 12/20/2024
DESIGNED BY: CJS
DRAWN BY: TW
CHECKED BY: BDH

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Contains 119 rows of tree data.

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

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Detailed Tree Inventory for Camas Woods

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PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



BRYCE D. HANSON
CERTIFICATE NUMBER: PN 7554A
EXPIRATION DATE: 06/30/25

JOB NUMBER: 8397
DATE: 12/20/2024
DESIGNED BY: CJS
DRAWN BY: TWW
CHECKED BY: BDH

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Contains 100 rows of tree data.

Detailed Tree Inventory for Camas Woods

AKS Job No. 8397 - Evaluation Date: 12/20/2023-12-21/2023 - Evaluated By: BRK

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Contains 100 rows of tree data.

Total # of Existing Trees Inventoried = 812

Net Site Area Excluding Open Space & Critical Area = 30.35

Total # of Existing Onsite Trees = 741

Total # of Existing Trees Removed = 545

Total Onsite Existing Tree Units = 3088

Total Existing Tree Units Removed = 2381

Total # of Onsite Trees Retained = 196

Total # of Tree Units Retained = 707

Minimum Tree Units Required per City Code = 910.5

(30.35 acres * 30 trees/acre)

Minimum # Trees to Replant = 203.5

Windthrow Rating

A=Least windthrow resistant

B=Moderate windthrow resistant

C=Most windthrow resistant

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



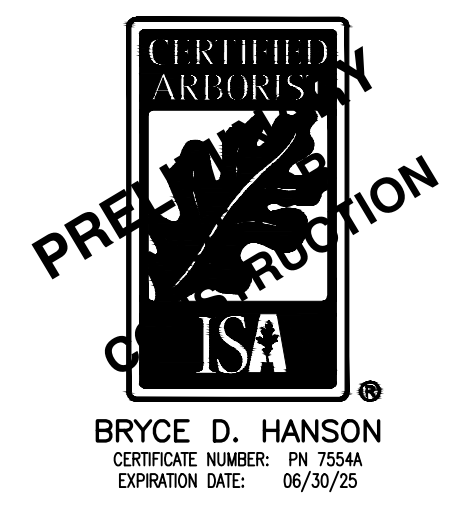
JOB NUMBER: 8397
DATE: 12/20/2024
DESIGNED BY: CJS
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TREE PROTECTION NOTES

- 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 MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT, ETC.
- B. ATTACHMENTS TO TREES – DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.
- C. PROTECTIVE BARRIER – BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED, THE CONTRACTOR:
 - C.A. SHALL ERECT AND MAINTAIN READILY VISIBLE PROTECTIVE TREE FENCING ALONG THE OUTER EDGE AND COMPLETELY SURROUNDING THE PROTECTED AREA OF ALL PROTECTED TREES OR GROUP OF TREES. FENCES SHALL BE CONSTRUCTED PER THE DETAIL ON THIS SHEET.
 - C.B. MAY BE REQUIRED TO COVER WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR MATERIAL IN THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
 - C.C. SHALL PROHIBIT EXCAVATION OR COMPACTING OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE BARRIERS.
 - C.D. MAY BE REQUIRED TO MINIMIZE ROOT DAMAGE BY EXCAVATING A TWO (2) FOOT DEEP TRENCH, AT EDGE OF CRITICAL ROOT ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED. ROOTS ONE (1) INCH DIAMETER OR GREATER SHALL BE CLEANLY CUT WITH A SAW OR PRUNERS.
 - C.E. MAY BE REQUIRED TO HAVE CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY. MAY BE REQUIRED TO MAINTAIN TREES THROUGHOUT THE CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.
 - C.F. SHALL MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE PROJECT ARBORIST AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
 - C.G. 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
 - D.A. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE PROJECT ARBORIST'S AUTHORIZATION. THE PROJECT ARBORIST MAY ALLOW 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 LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
 - D.B. IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREES CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
 - D.C. THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE RETAINED WITHOUT THE AUTHORIZATION OF THE PROJECT ARBORIST. THE PROJECT ARBORIST MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
 - D.D. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED. THE PROJECT ARBORIST MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PROJECT ARBORIST DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREE'S SURVIVAL.
 - D.E. TREE 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 PURSUANT TO CITY OF CAMAS CODE OF ORDINANCES CHAPTERS 14.02 AND 14.06.
- E. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.
- F. ADDITIONAL REQUIREMENTS – THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES WHICH ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY PRACTICES.
- G. ENCROACHMENT INTO THE ROOT PROTECTION ZONE IS ALLOWED WITH PROJECT ARBORIST APPROVAL AS DESCRIBED IN THE FOLLOWING NOTES:
 - G.A. EXCAVATION IN THE TOP 24 INCHES OF THE SOIL IN THE CRITICAL ROOT ZONE AREA SHOULD BEGIN AT THE EXCAVATION LINE THAT IS CLOSEST TO THE TREE.
 - G.B. THE EXCAVATION SHOULD BE DONE BY HAND/SHOVEL OR WITH A BACKHOE AND A MAN WITH A SHOVEL, PRUNING SHEARS, AND A PRUNING SAW.
 - G.C. IF DONE BY HAND, ALL ROOTS 1 INCH OR LARGER SHOULD BE PRUNED AT THE EXCAVATION LINE.
 - G.D. IF DONE WITH BACKHOE (MOST LIKELY SCENARIO), THEN THE OPERATOR SHALL START THE CUT AT THE EXCAVATION LINE AND CAREFULLY "FEEL" FOR ROOT/RESISTANCE. WHEN THERE IS RESISTANCE, THE MAN WITH THE SHOVEL HAND DIGS AROUND THE ROOTS AND PRUNES THE ROOTS LARGER THAN 1 INCH DIAMETER.
 - G.E. THE BACKHOE IS TO REMAIN OFF OF THE TREE ROOTS TO BE PRESERVED AT ALL TIMES.

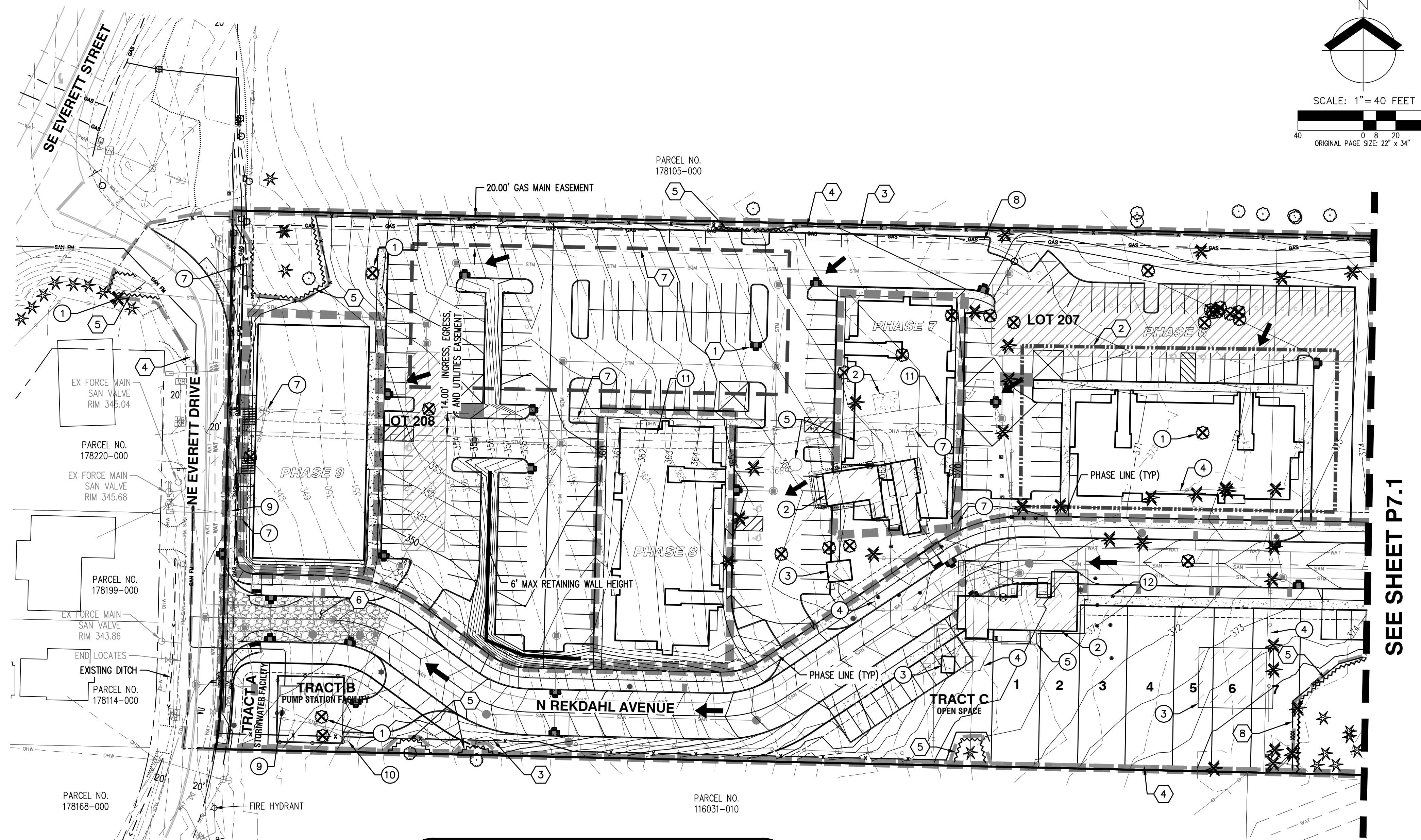
- G.F. ALL ROOTS SHALL BE CUT CLEANLY WITH PRUNING SHEARS OR A PRUNING SAW.
- G.G. PROJECT ARBORIST MUST BE ONSITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.
- G.H. THE URBAN FORESTER MUST BE CONTACTED 24 HOURS PRIOR TO WORKING WITHIN THE TREE ROOT PROTECTION ZONE.
- H. TREE PROTECTION ZONE IS DEFINED AS ALL AREAS BOUND AND PROTECTING THE OPTIMAL TREE PROTECTION ZONE.
- I. TIMELINE FOR CLEARING, GRADING, AND INSTALLATION OF TREE PROTECTION MEASURES: WORK WILL BEGIN IMMEDIATELY FOLLOWING FINAL APPROVAL BY THE CITY. TREE PROTECTION MEASURES WILL BE DONE DURING CLEARING AND ANY GRADING WILL FOLLOW.
- J. PRUNING/TREE REMOVAL NOTES: THE WORK TO BE COMPLETED UNDER THIS PROJECT SHALL CONSIST OF TREE REMOVAL AND TREE TRIMMING AS LISTED.
 - J.A. THE CONTRACTOR SHALL PROVIDE ADEQUATE CREW OF MEN, EQUIPMENT AND MATERIALS TO SAFELY AND EFFICIENTLY COMPLETE THE ASSIGNED WORK. EACH SUCH CREW SHALL INCLUDE AN INDIVIDUAL WHO SHALL BE DESIGNATED AS THE CREW SUPERVISOR AND WHO SHALL BE RESPONSIBLE FOR THE CREW'S ACTIVITIES AND WHO SHALL RECEIVE INSTRUCTION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE AND DIRECT THE CREW TO ACCOMPLISH SUCH WORK.
 - J.B. WHENEVER A TREE, WHICH IS NOT SCHEDULED TO BE REMOVED, MUST BE TRIMMED OR PRUNED, THE CONTRACTOR SHALL INSURE THAT SUCH TRIMMING AND PRUNING IS CARRIED OUT UNDER THE DIRECT SUPERVISION OF A LICENSED ARBORIST. ALL PRUNING AND TRIMMING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF ANSI A 300 "STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE".
 - J.C. THE CONTRACTOR SHALL BE REQUIRED TO CUT TREES TO A HEIGHT OF APPROXIMATELY 12". THE STUMPS AND ROOTS SHALL BE GROUND DOWN A MINIMUM OF TWELVE (12) INCHES BELOW NORMAL GROUND LEVEL.
 - J.D. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST GOVERNMENTAL SAFETY REGULATIONS. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ANSI Z133.1 "PRUNING, TRIMMING, REPAIRING, MAINTAINING AND REMOVING TREES AND CUTTING BRUSH-SAFETY REQUIREMENTS" WITH SPECIAL EMPHASIS GIVEN TO THE REQUIREMENT THAT ONLY QUALIFIED LINE-CLEARANCE TREE TRIMMERS BE ASSIGNED TO WORK WHERE A POTENTIAL ELECTRICAL HAZARD EXISTS.
 - J.E. THE CONTRACTOR SHALL MAKE ALL THE NECESSARY ARRANGEMENTS WITH ANY UTILITY THAT MUST BE PROTECTED OR RELOCATED IN ORDER TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE OPERATING CONDITION OF ALL ACTIVE UTILITIES WITHIN THE AREA OF CONSTRUCTION AND THEY SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES.
 - J.F. ANY MATERIAL RESULTING FROM THE TRIMMING OR REMOVAL OF ANY TREES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
 - J.G. HAZARDOUS TREES-REPORTING – ANY PERSON ENGAGED IN TRIMMING OR PRUNING WHO BECOMES AWARE OF A TREE OF DOUBTFUL STRENGTH, THAT COULD BE DANGEROUS TO PERSONS AND PROPERTY, SHALL REPORT SUCH TREE(S) TO THE OWNER OR THE OWNERS REPRESENTATIVE. SUCH TREES SHALL INCLUDE THOSE THAT ARE OVER MATURE, DISEASED, OR SHOWING SIGNS OF DECAY OR OTHER STRUCTURAL WEAKNESS.
 - J.H. DAMAGES-ANY DAMAGE CAUSED BY THE CONTRACTOR, INCLUDING, BUT NOT LIMITED TO, BROKEN SIDEWALK, CURB, RUTTED LAWN, BROKEN WATER SHUT-OFFS, WIRE DAMAGE, BUILDING DAMAGE, STREET DAMAGE, ETC., WILL BE REPAIRED OR REPLACED IN A TIMELY MANNER, TO THE OWNER'S SATISFACTION, AND ALL COSTS PAID BY THE CONTRACTOR.
 - J.I. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND OPERATED EQUIPMENT.
 - J.J. TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREE ROOT PROTECTION ZONES AND TO AVOID PULLING AND BREAKING OF ROOTS TO REMAIN.
 - J.K. ALL DOWNED BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION ZONE EITHER BY HAND OR WITH EQUIPMENT SITTING OUTSIDE THE TREE ROOT PROTECTION ZONE. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING IT ACROSS THE GROUND.
 - J.L. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED A ROADBED OF 6 INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROADBED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH.
 - J.M. PRUNING. TREES SHALL BE PRUNED PRIOR TO THE START OF CONSTRUCTION. TREES SHALL BE CROWN CLEANED TO REMOVE THE DEADWOOD 2 INCHES IN DIAMETER AND OVER. TREES SHALL BE CROWN THINNED BY 10-20%. CROWNS MAY BE RAISED BY REMOVING BOTTOM BRANCHES AS NECESSARY UP TO 14 FEET HIGH TO GIVE CLEARANCE FOR ANY CONSTRUCTION TRAFFIC, ACTIVITIES, ETC. ALL WORK TO BE DONE IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. REMOVE ANY LIMBS OF DOUBTFUL STRENGTH THAT COULD BE DANGEROUS TO PERSONS AND PROPERTY.

PRELIMINARY TREE PROTECTION NOTES
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



BRYCE D. HANSON
 CERTIFICATE NUMBER: PH 7554A
 EXPIRATION DATE: 06/30/25

| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BH |



- GENERAL NOTES**
- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.8 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
 - ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
 - RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. FINAL WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
 - SOME EXISTING UTILITY POLES ALONG SE EVERETT DRIVE WILL BE RELOCATED THROUGH COORDINATION WITH THE APPROPRIATE UTILITY AND CONSTRUCTION CONTRACTOR.
 - EXISTING GAS MAIN RUNNING THROUGH THE SITE TO REMAIN. COORDINATION WITH GAS COMPANY FOR ANY GRADING AND INSTALLATION OF UTILITIES ADJACENT TO GAS MAIN TO OCCUR.
 - ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

- DEMOLITION KEYED NOTES** (1)
- EXISTING TREE TO BE REMOVED. SEE SHEETS P5.0 - P5.8 FOR TREE REMOVAL DRAWINGS.
 - REMOVE EXISTING HOUSE, DRIVEWAY, WALLS, CONCRETE PADS, AND EXISTING FEATURES.
 - REMOVE EXISTING OUT BUILDING.
 - REMOVE EXISTING FENCE.
 - REMOVE EXISTING SEPTIC.
 - SAWCUT AND REMOVE EXISTING ASPHALT AND PAVEMENT RESTORATION.
 - REMOVE EXISTING UTILITY POLE AND WIRES. COORDINATE WITH APPROPRIATE UTILITY PURVEYORS.
 - GAS MAIN TO REMAIN.
 - REMOVE EXISTING STORMWATER PIPE.
 - REMOVE EXISTING STORMWATER STRUCTURE.
 - REMOVE EXISTING ASPHALT ROAD.
 - REMOVE EXISTING UTILITY POLE. COORDINATE WITH APPROPRIATE UTILITY PURVEYORS.
 - REMOVE EXISTING METAL POST.

- EROSION CONTROL KEYED NOTES** (4)
- INSTALL INLET PROTECTION (TYP).
 - POTENTIAL STOCKPILE AREA.
 - INSTALL SEDIMENT FENCE (TYP).
 - DISTURBED LIMITS (TYP).
 - INSTALL TREE PROTECTION FENCE (TYP).
 - CONSTRUCTION ENTRANCE.
 - INSTALL TEMPORARY SEDIMENT POND.
 - INSTALL STRAW WATTLES WITH TREE PROTECTION FENCING.

LEGEND

| | | |
|---|-----------------|-----|
| EXISTING GROUND CONTOUR (1 FT) | --- | 349 |
| EXISTING GROUND CONTOUR (5 FT) | --- | 350 |
| FINISHED GRADE CONTOUR (1 FT) | --- | 364 |
| FINISHED GRADE CONTOUR (5 FT) | --- | 365 |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) | -x-x- | |
| SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) | -x-x- | |
| AREA DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL | | |
| DRAINAGE FLOW DIRECTION | | |
| GRAVEL CONSTRUCTION ENTRANCE | | |
| GRADING LIMITS | --- | |
| TREE PROTECTION/CONSTRUCTION FENCE | ~ | |
| STRAW WATTLES | -x-x- | |
| RETAINING WALL | --- | |
| EXISTING CONIFEROUS TREE | * (with star) | |
| EXISTING DECIDUOUS TREE | o (with circle) | |
| TREE REMOVAL | x (with star) | |
| POTENTIAL STOCKPILE AREA | --- | |

PRELIMINARY GRADING QUANTITIES

CUT: 50,000 C.Y. STRIPPINGS (ASSUME 12" DEPTH): 75,000 C.Y.
 FILL: 45,000 C.Y.

VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN. RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE NO STRUCTURES WILL BE PLACED TO ACHIEVE FINISHED GRADE.

ASSUMPTIONS:
 BASED ON 12" STRIPPINGS DEPTH OVER SITE
 UTILITY TRENCHING NOT INCLUDED

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR BID PURPOSES.

CUT AND FILL QUANTITIES SHOWN ARE BASED OFF OF GENERAL SITE GRADING ESTABLISHED FROM THE FINISHED STRIPPING GRADE TO THE FINISHED PROPOSED SUBGRADE. THESE VOLUMES ALSO INCLUDE APPROXIMATE OVER EXCAVATION FOR ROADWAY SUBGRADE. THESE VOLUMES DO NOT TAKE INTO ACCOUNT ANY UNKNOWN UNSUITABLE SOIL DEPOSITS OR OVER EXCAVATION OF NON-ORGANIC MATERIALS FOUND ONSITE, NOR WET WEATHER CONDITIONS AND MEASURES SHOULD THIS APPLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE THEIR OWN INDEPENDENT GRADING VOLUMES AS WELL AS ACCOUNT FOR ANY OBSERVATIONS OR MEASURES DIRECTED WITHIN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER ONSITE THROUGHOUT CONSTRUCTION.

NOTE: DEMOLITION AND REMOVAL OF ALL STRUCTURES TOGETHER WITH DECOMMISSIONING OF ALL WELLS, SEPTIC TANKS, AND UNDERGROUND STORAGE TANKS (IF ANY EXIST) SHALL BE COMPLETED PRIOR TO SITE GRADING.

CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSIONED ANY WATER WELLS LOCATED ON SITE PER CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL SUBMIT ALL ABANDONMENT DOCUMENTATION TO THE CITY INSPECTOR.

DEMOLITION PERMITS FROM THE CITY OF CAMAS BUILDING DEPARTMENT REQUIRED PRIOR TO REMOVING EXISTING STRUCTURES.

THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" AND "WET WEATHER" CONDITIONS.

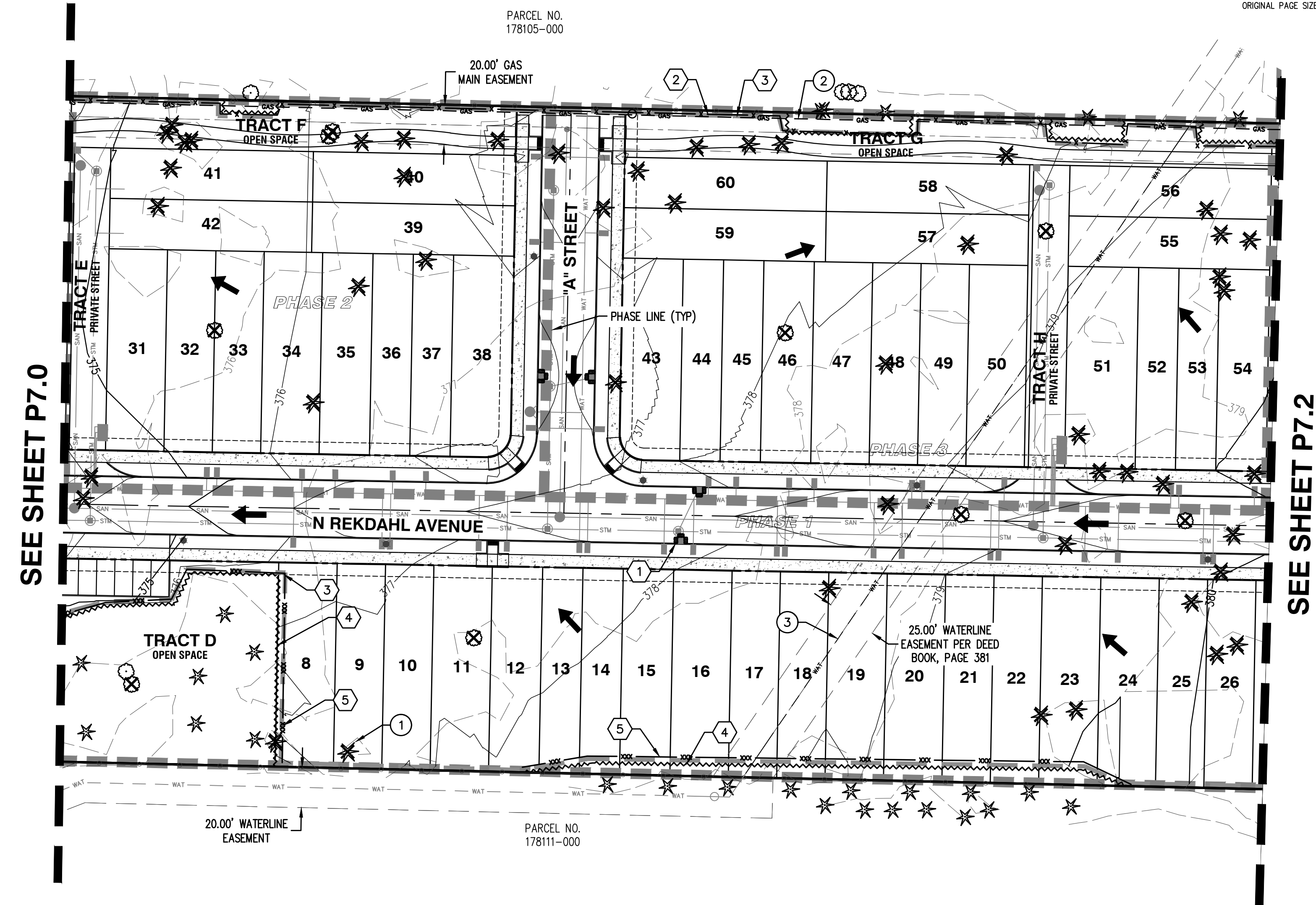
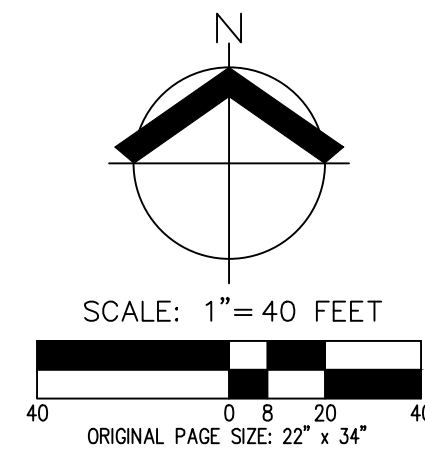
SEE SHEET P7.1

PRELIMINARY DEMO, GRADING, AND ESC PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |

P7.0



SEE SHEET P7.0

SEE SHEET P7.2

GENERAL NOTES

1. SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.8 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
3. RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. FINAL WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
4. SOME EXISTING UTILITY POLES ALONG SE EVERETT DRIVE WILL BE RELOCATED THROUGH COORDINATION WITH THE APPROPRIATE UTILITY AND CONSTRUCTION CONTRACTOR.
4. EXISTING GAS MAIN RUNNING THROUGH THE SITE TO REMAIN. COORDINATION WITH GAS COMPANY FOR ANY GRADING AND INSTALLATION OF UTILITIES ADJACENT TO GAS MAIN TO OCCUR.
5. ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

DEMOLITION KEYED NOTES

1. EXISTING TREE TO BE REMOVED. SEE SHEETS P5.0 - P5.8 FOR TREE REMOVAL DRAWINGS.
2. GAS MAIN TO REMAIN.
3. EXISTING WATER TO BE REMOVED AND EXISTING EASMENT TO BE VACATED.

EROSION CONTROL KEYED NOTES

1. INSTALL INLET PROTECTION (TYP).
2. INSTALL SEDIMENT FENCE (TYP).
3. DISTURBED LIMITS (TYP).
4. INSTALL TREE PROTECTION (TYP).
5. INSTALL STRAW WATTLES WITH TREE PROTECTION FENCING.

LEGEND

| | | |
|---|---------------|-------|
| EXISTING GROUND CONTOUR (1 FT) | --- | -349- |
| EXISTING GROUND CONTOUR (5 FT) | --- | -350- |
| FINISHED GRADE CONTOUR (1 FT) | --- | -364- |
| FINISHED GRADE CONTOUR (5 FT) | --- | -365- |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) | -x-x- | |
| SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) | -x-x- | |
| AREA DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL | ⊙ | |
| DRAINAGE FLOW DIRECTION | → | |
| GRAVEL CONSTRUCTION ENTRANCE | ▒ | |
| GRADING LIMITS | --- | |
| TREE PROTECTION/CONSTRUCTION FENCE | ~ | |
| STRAW WATTLES | -x-x- | |
| RETAINING WALL | --- | |
| EXISTING CONIFEROUS TREE | * (with star) | |
| EXISTING DECIDUOUS TREE | ⊙ | |
| TREE REMOVAL | ⊗ | |
| POTENTIAL STOCKPILE AREA | --- | |

PRELIMINARY GRADING QUANTITIES

CUT: 50,000 C.Y. STRIPPINGS (ASSUME 12" DEPTH): 75,000 C.Y.
 FILL: 45,000 C.Y.

VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN. RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE NO STRUCTURES WILL BE PLACED TO ACHIEVE FINISHED GRADE.

ASSUMPTIONS:
 BASED ON 12" STRIPPINGS DEPTH OVER SITE
 UTILITY TRENCHING NOT INCLUDED

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CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSIONED ANY WATER WELLS LOCATED ON SITE PER CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL SUBMIT ALL ABANDONMENT DOCUMENTATION TO THE CITY INSPECTOR.

DEMOLITION PERMITS FROM THE CITY OF CAMAS BUILDING DEPARTMENT REQUIRED PRIOR TO REMOVING EXISTING STRUCTURES.

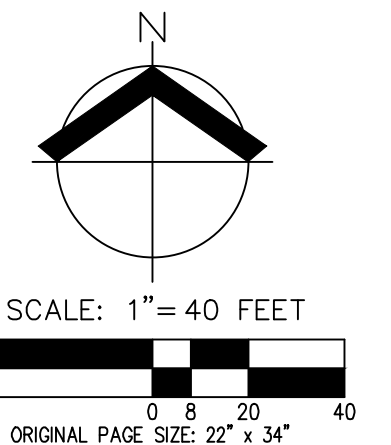
THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" AND "WET WEATHER" CONDITIONS.

**PRELIMINARY DEMO, GRADING, AND ESC PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |

SEE SHEET P7.3



GENERAL NOTES

1. SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.8 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
3. RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. FINAL WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
4. SOME EXISTING UTILITY POLES ALONG SE EVERETT DRIVE WILL BE RELOCATED THROUGH COORDINATION WITH THE APPROPRIATE UTILITY AND CONSTRUCTION CONTRACTOR.
4. EXISTING GAS MAIN RUNNING THROUGH THE SITE TO REMAIN. COORDINATION WITH GAS COMPANY FOR ANY GRADING AND INSTALLATION OF UTILITIES ADJACENT TO GAS MAIN TO OCCUR.
5. ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

PRELIMINARY GRADING QUANTITIES

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ASSUMPTIONS:
 BASED ON 12" STRIPPINGS DEPTH OVER SITE
 UTILITY TRENCHING NOT INCLUDED

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR BID PURPOSES.

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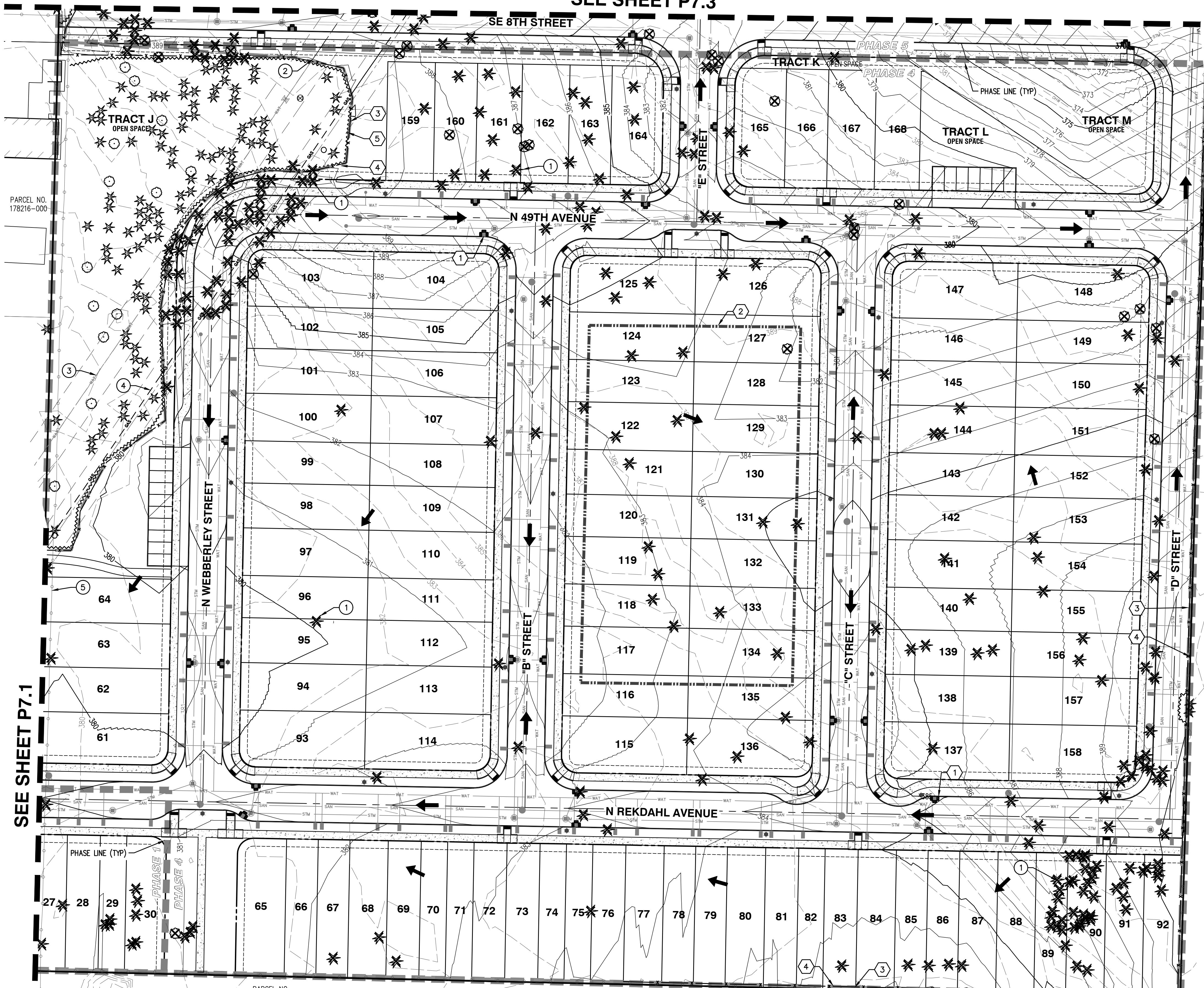
NOTE: DEMOLITION AND REMOVAL OF ALL STRUCTURES TOGETHER WITH DECOMMISSIONING OF ALL WELLS, SEPTIC TANKS, AND UNDERGROUND STORAGE TANKS (IF ANY EXIST) SHALL BE COMPLETED PRIOR TO SITE GRADING.

CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSIONED ANY WATER WELLS LOCATED ON SITE PER CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL SUBMIT ALL ABANDONMENT DOCUMENTATION TO THE CITY INSPECTOR.

DEMOLITION PERMITS FROM THE CITY OF CAMAS BUILDING DEPARTMENT REQUIRED PRIOR TO REMOVING EXISTING STRUCTURES.

LEGEND

| | |
|---|-------------|
| EXISTING GROUND CONTOUR (1 FT) | --- 349 --- |
| EXISTING GROUND CONTOUR (5 FT) | --- 350 --- |
| FINISHED GRADE CONTOUR (1 FT) | --- 364 --- |
| FINISHED GRADE CONTOUR (5 FT) | --- 365 --- |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) | - x - x - |
| SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) | - x - |
| AREA DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL | ⊙ |
| DRAINAGE FLOW DIRECTION | ➔ |
| GRAVEL CONSTRUCTION ENTRANCE | ▨ |
| GRADING LIMITS | - - - - - |
| TREE PROTECTION/CONSTRUCTION FENCE | ~ ~ ~ ~ ~ |
| STRAW WATTLES | - - - - - |
| RETAINING WALL | ▬ |
| EXISTING CONIFEROUS TREE | ★ |
| EXISTING DECIDUOUS TREE | ○ |
| TREE REMOVAL | ⊗ |
| POTENTIAL STOCKPILE AREA | ▨ |



SEE SHEET P7.1

THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" AND "WET WEATHER" CONDITIONS.

DEMOLITION KEYED NOTES

1. EXISTING TREE TO BE REMOVED. SEE SHEETS P5.0 - P5.8 FOR TREE REMOVAL DRAWINGS.
2. CUT AND CAP WATER MAIN AT GRADING LIMIT.
3. CUT, CAP, AND ABANDONED WATER MAIN WITHIN TRACT J.
4. GAS LINE TO REMAIN.
5. REMOVE FENCE.

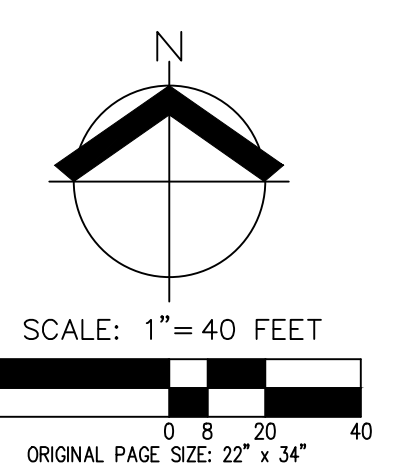
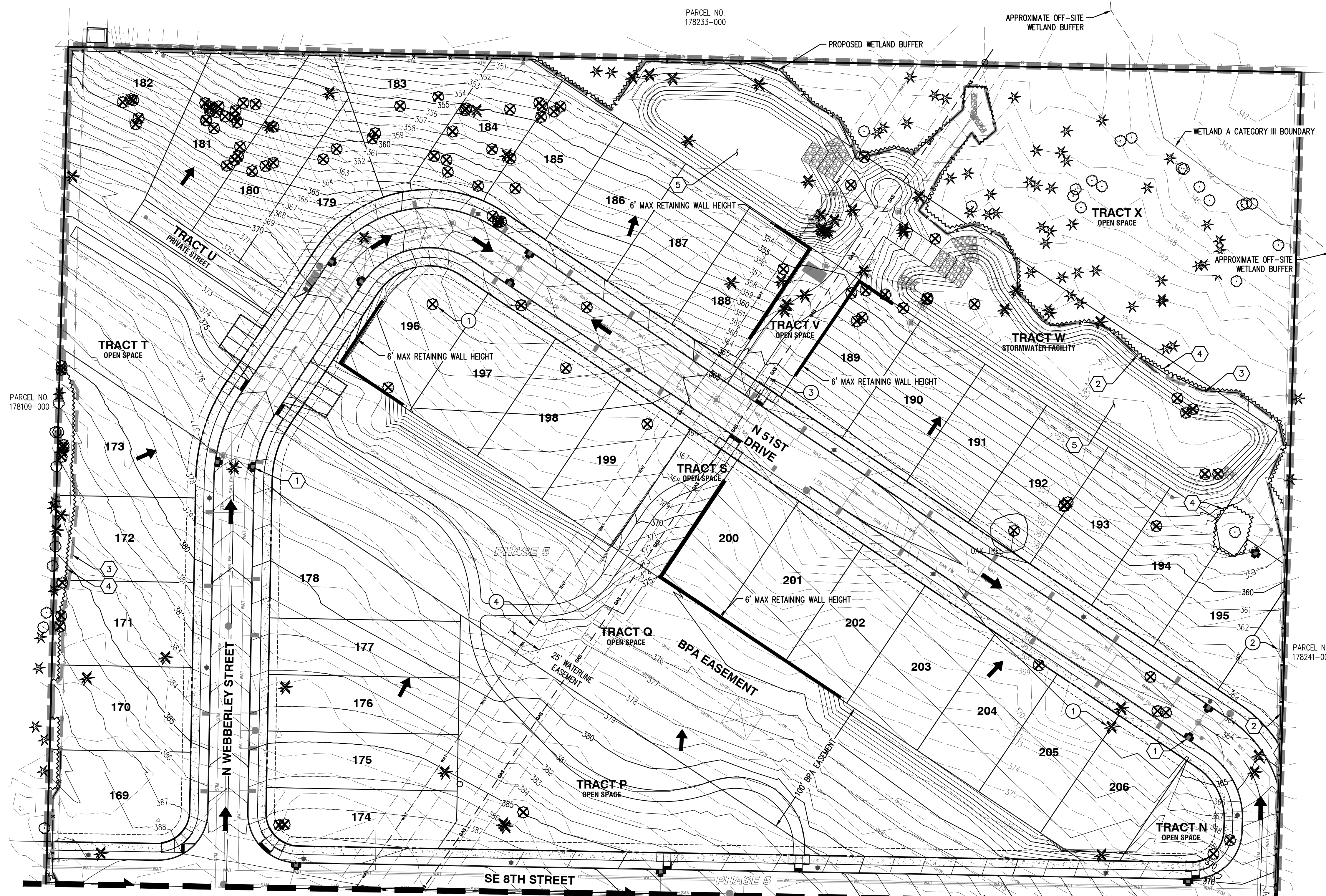
EROSION CONTROL KEYED NOTES

1. INSTALL INLET PROTECTION (TYP).
2. POTENTIAL STOCKPILE AREA.
3. INSTALL SEDIMENT FENCE (TYP).
4. DISTURBED LIMITS (TYP).
5. INSTALL TREE PROTECTION (TYP).

PRELIMINARY DEMO, GRADING, AND ESC PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWV
 CHECKED BY: BDH



GENERAL NOTES

1. SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.8 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
3. RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. FINAL WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
4. SOME EXISTING UTILITY POLES ALONG SE EVERETT DRIVE WILL BE RELOCATED THROUGH COORDINATION WITH THE APPROPRIATE UTILITY AND CONSTRUCTION CONTRACTOR.
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5. ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

PRELIMINARY GRADING QUANTITIES

CUT: 50,000 C.Y. STRIPPINGS (ASSUME 12" DEPTH): 75,000 C.Y.
FILL: 45,000 C.Y.

VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN.
RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE NO STRUCTURES WILL BE PLACED TO ACHIEVE FINISHED GRADE.

ASSUMPTIONS:
BASED ON 12" STRIPPINGS DEPTH OVER SITE
UTILITY TRENCHING NOT INCLUDED

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR BID PURPOSES.

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LEGEND

| | |
|---|-------|
| EXISTING GROUND CONTOUR (1 FT) | --- |
| EXISTING GROUND CONTOUR (5 FT) | --- |
| FINISHED GRADE CONTOUR (1 FT) | --- |
| FINISHED GRADE CONTOUR (5 FT) | --- |
| SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) | -x-x- |
| SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) | -x-x- |
| AREA DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL | |
| DRAINAGE FLOW DIRECTION | |
| GRAVEL CONSTRUCTION ENTRANCE | |
| GRADING LIMITS | --- |
| TREE PROTECTION/CONSTRUCTION FENCE | --- |
| STRAW WATTLES | --- |
| RETAINING WALL | --- |
| EXISTING CONIFEROUS TREE | |
| EXISTING DECIDUOUS TREE | |
| TREE REMOVAL | |
| POTENTIAL STOCKPILE AREA | --- |

DEMOLITION KEYED NOTES

1. EXISTING TREE TO BE REMOVED. SEE SHEETS P5.0 - P5.8 FOR TREE REMOVAL DRAWINGS.
2. FENCE TO BE REMOVED.
3. GAS MAIN TO REMAIN.
4. EXISTING WATER MAIN TO BE REMOVED AND EXISTING EASEMENT TO BE VACATED.

EROSION CONTROL KEYED NOTES

1. INSTALL INLET PROTECTION (TYP).
2. INSTALL SEDIMENT FENCE (TYP).
3. DISTURBED LIMITS (TYP).
4. INSTALL TREE PROTECTION (TYP).
5. PERMANENT POND TO BE USED AS TEMPORARY SEDIMENT CONTROL POND DURING CONSTRUCTION.

NOTE: DEMOLITION AND REMOVAL OF ALL STRUCTURES TOGETHER WITH DECOMMISSIONING OF ALL WELLS, SEPTIC TANKS, AND UNDERGROUND STORAGE TANKS (IF ANY EXIST) SHALL BE COMPLETED PRIOR TO SITE GRADING.

CONTRACTOR TO PROPERLY ABANDON AND/OR PROPERLY DECOMMISSIONED ANY WATER WELLS LOCATED ON SITE PER CLARK COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL SUBMIT ALL ABANDONMENT DOCUMENTATION TO THE CITY INSPECTOR.

DEMOLITION PERMITS FROM THE CITY OF CAMAS BUILDING DEPARTMENT REQUIRED PRIOR TO REMOVING EXISTING STRUCTURES.

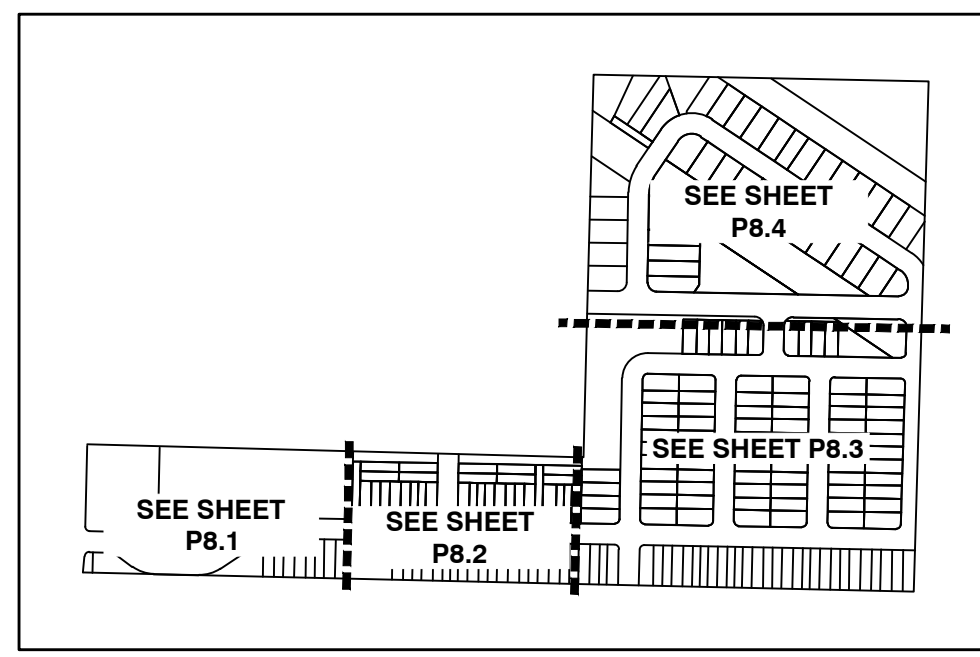
THESE EROSION AND SEDIMENT CONTROL PLANS APPLY TO "DRY WEATHER" AND "WET WEATHER" CONDITIONS.

SEE SHEET P7.2

PRELIMINARY DEMO, GRADING, AND ESC PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



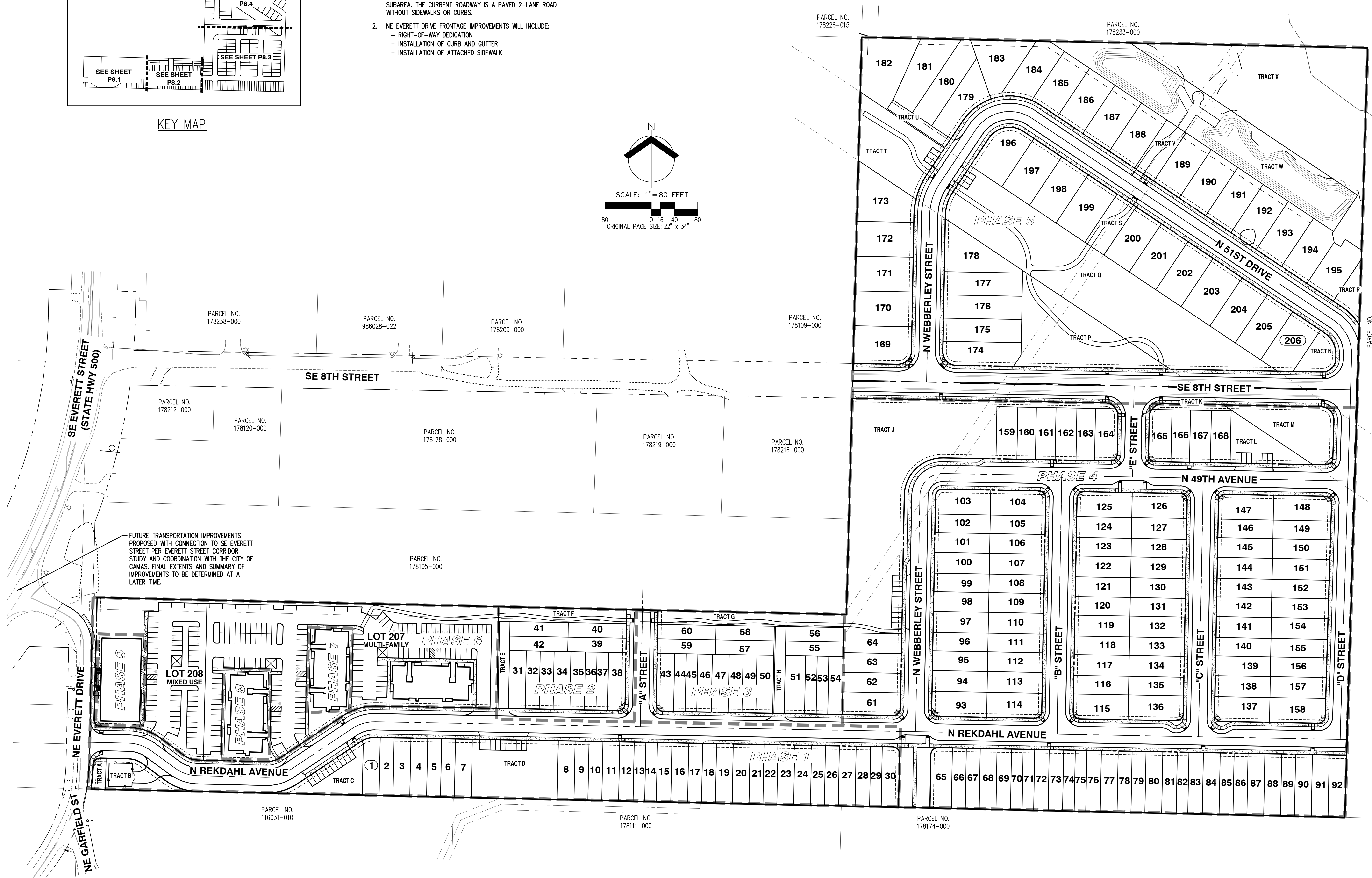
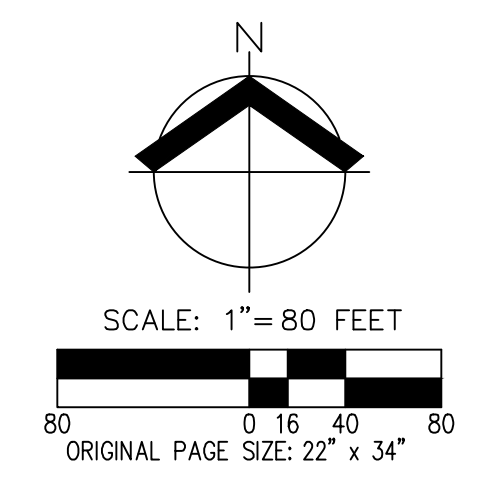
JOB NUMBER: 8397
DATE: 12/20/2024
DESIGNED BY: CJS
DRAWN BY: TWV
CHECKED BY: BDH



KEY MAP

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE EVERETT DRIVE, WHICH IS CLASSIFIED AS A LOCAL STREET WITHIN THE NORTH SHORE SUBAREA. THE CURRENT ROADWAY IS A PAVED 2-LANE ROAD WITHOUT SIDEWALKS OR CURBS.
2. NE EVERETT DRIVE FRONTAGE IMPROVEMENTS WILL INCLUDE:
 - RIGHT-OF-WAY DEDICATION
 - INSTALLATION OF CURB AND GUTTER
 - INSTALLATION OF ATTACHED SIDEWALK

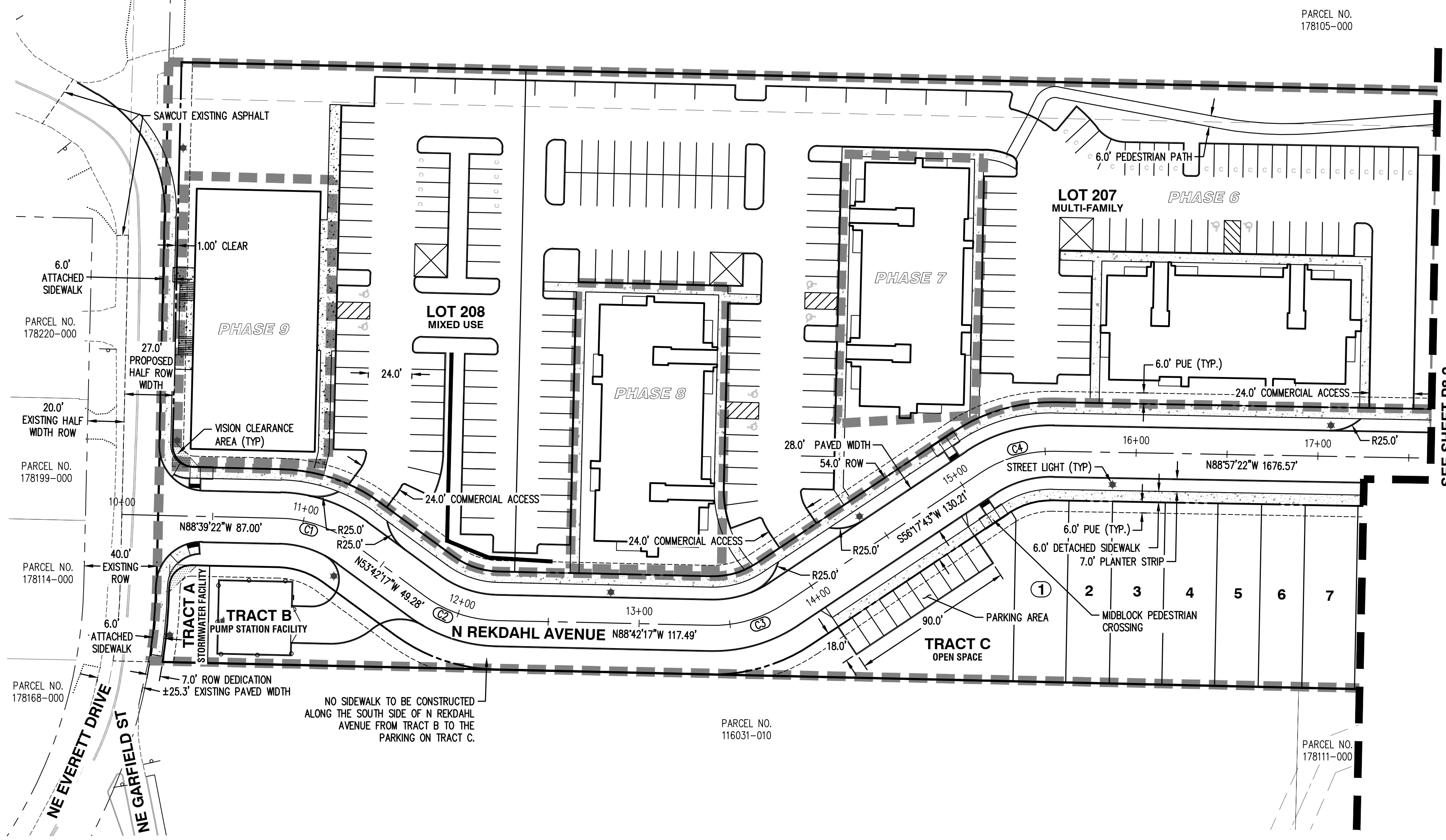
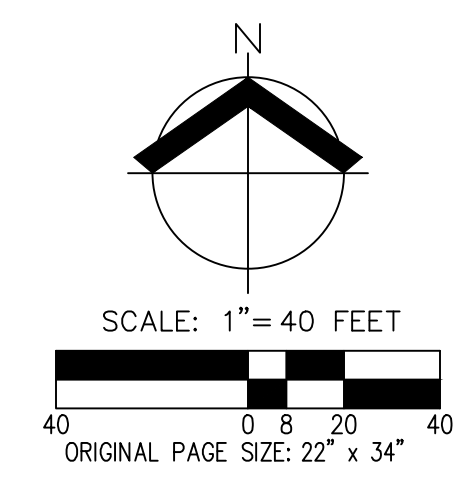


FUTURE TRANSPORTATION IMPROVEMENTS PROPOSED WITH CONNECTION TO SE EVERETT STREET PER EVERETT STREET CORRIDOR STUDY AND COORDINATION WITH THE CITY OF CAMAS. FINAL EXTENTS AND SUMMARY OF IMPROVEMENTS TO BE DETERMINED AT A LATER TIME.

**PRELIMINARY STREET PLAN OVERALL
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**

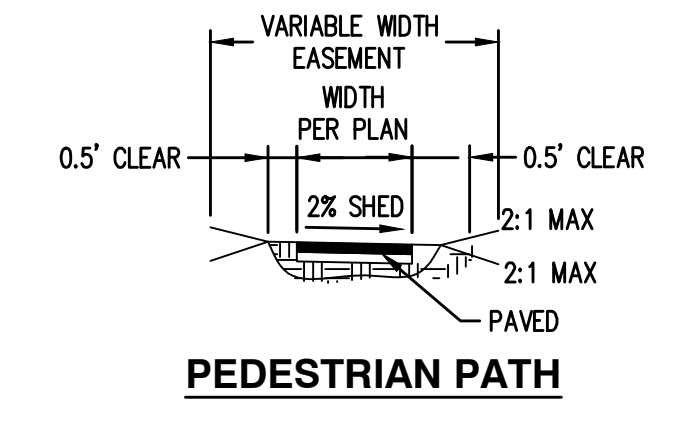


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| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BH |



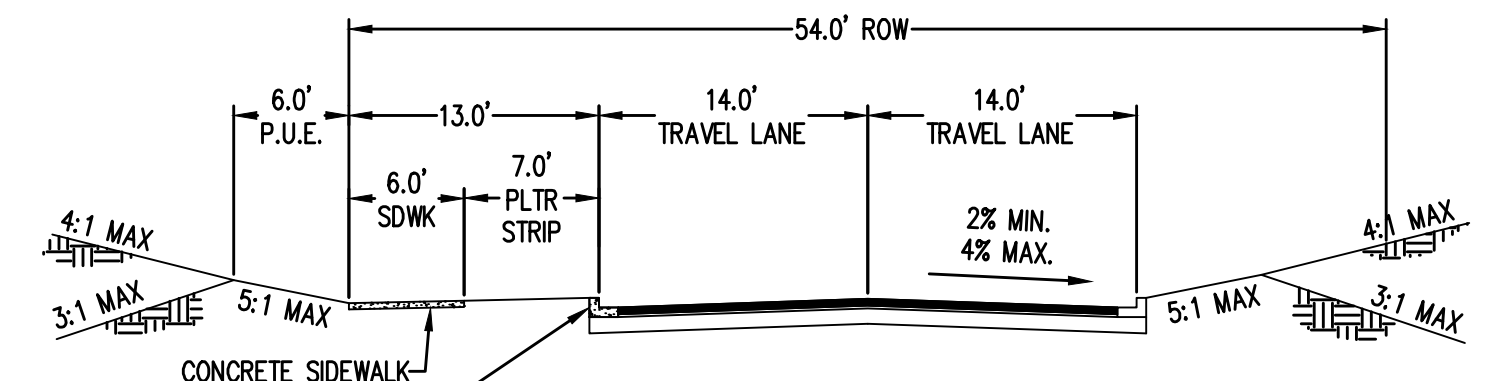
CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|--------|-----------|--------|--------------------|
| C1 | 70.0' | 34°57'05" | 42.70' | N71°10'50"W 42.04' |
| C2 | 70.0' | 35°00'00" | 42.76' | N71°12'17"W 42.10' |
| C3 | 70.0' | 35°00'00" | 42.76' | S73°47'43"W 42.10' |
| C4 | 70.0' | 34°44'55" | 42.45' | S73°40'10"W 41.81' |



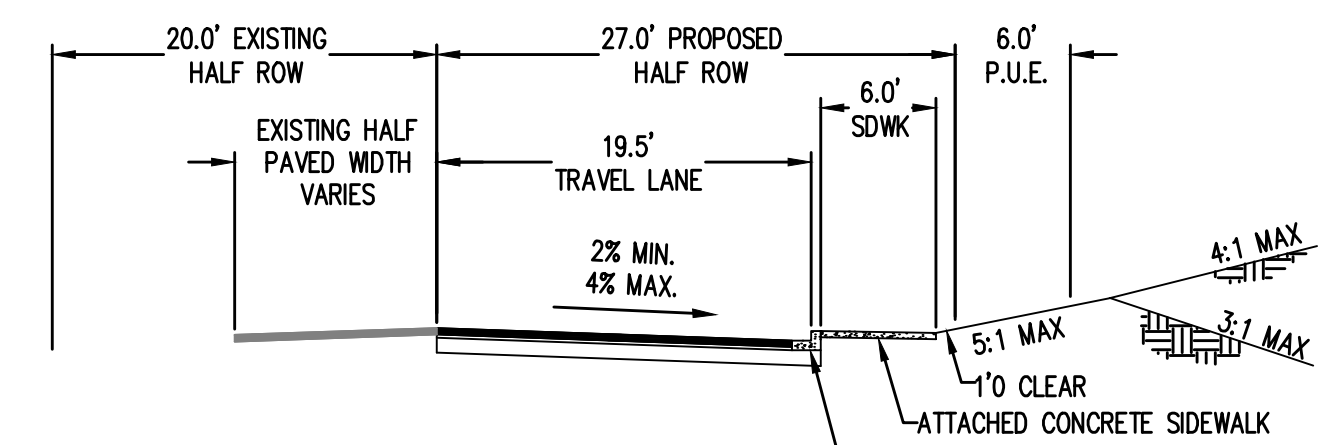
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 - RIGHT-OF-WAY DEDICATION
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 - INSTALLATION OF ATTACHED SIDEWALK



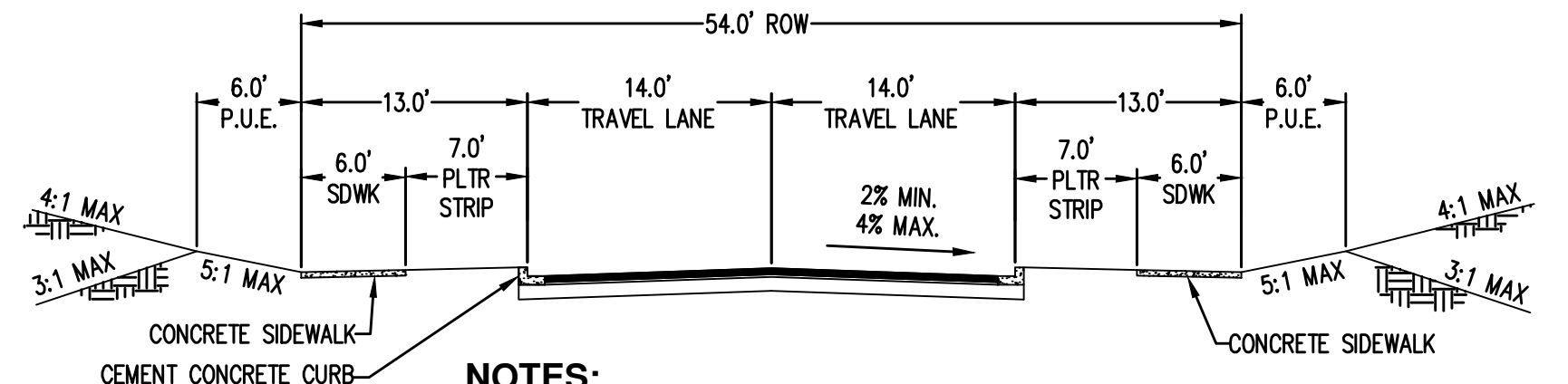
- NOTES:**
1. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 2. PARKING ONLY ALLOWED ONE SIDE OF THE STREET.
 3. MINIMUM CURB RADIUS 25'.

NORTH SHORE LOCAL STREET (54' ROW)
N REKDAHL STREET (STATION 10+00 TO 14+00)



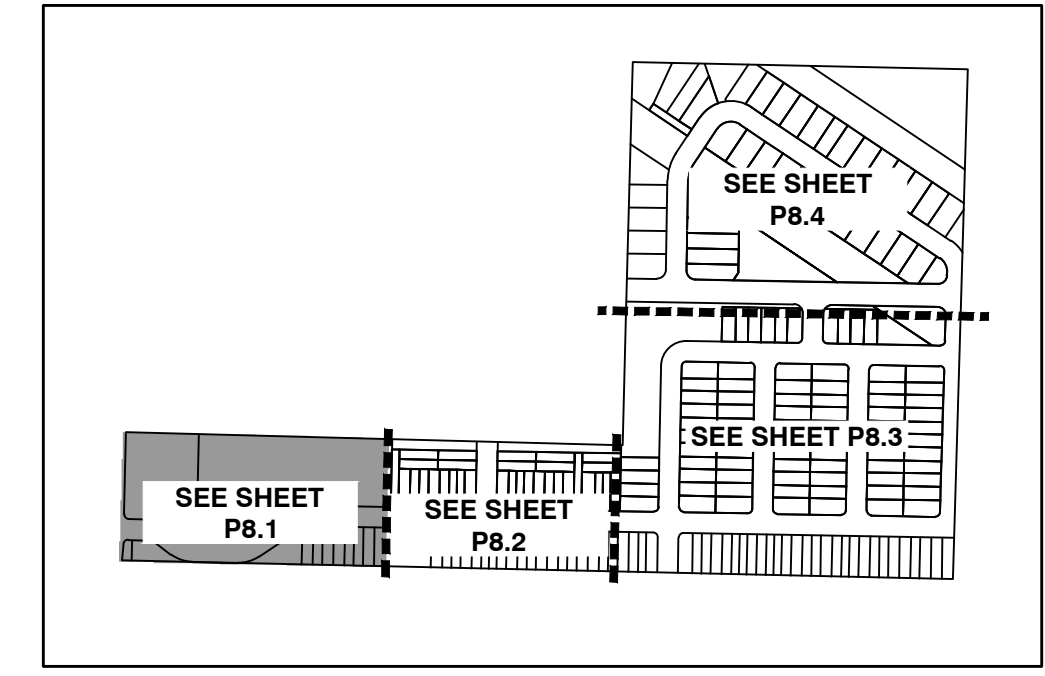
- NOTES:**
1. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 2. NO PARKING ON NE EVERETT DRIVE.
 3. MINIMUM CURB RADIUS 25'.

NORTH SHORE LOCAL STREET (54' ROW)
EVERETT DRIVE HALF-WIDTH



- NOTES:**
1. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 2. PARKING ONLY ALLOWED ONE SIDE OF THE STREET.
 3. MINIMUM CURB RADIUS 25'.

NORTH SHORE LOCAL STREET (54' ROW)
N REKDAHL STREET (STATION 14+00 TO 32+00)

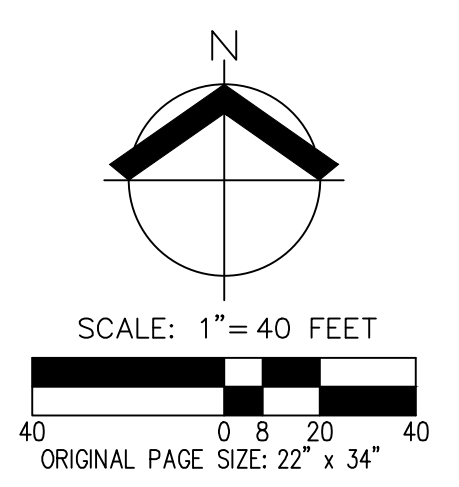
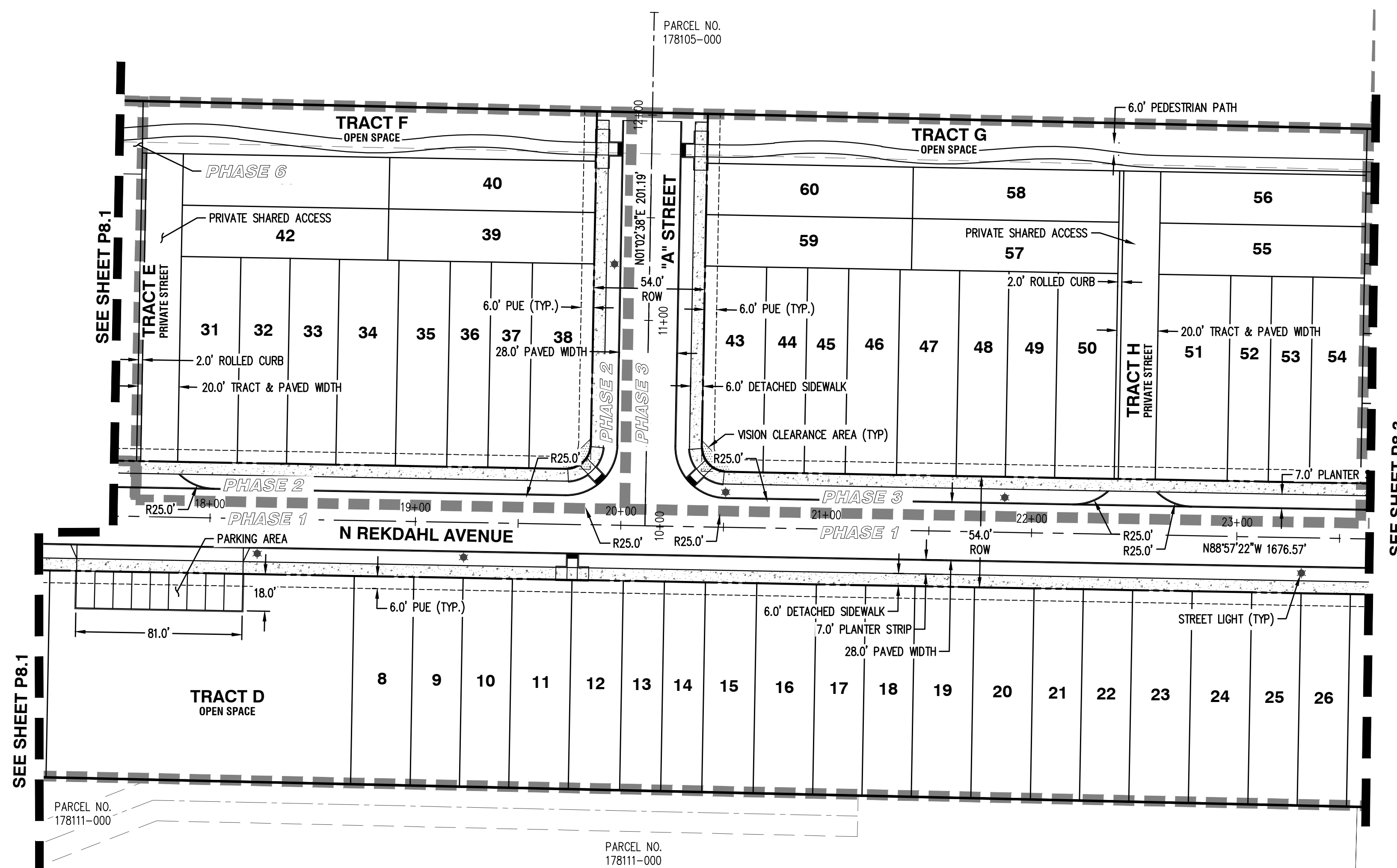


KEY MAP

PRELIMINARY STREET PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

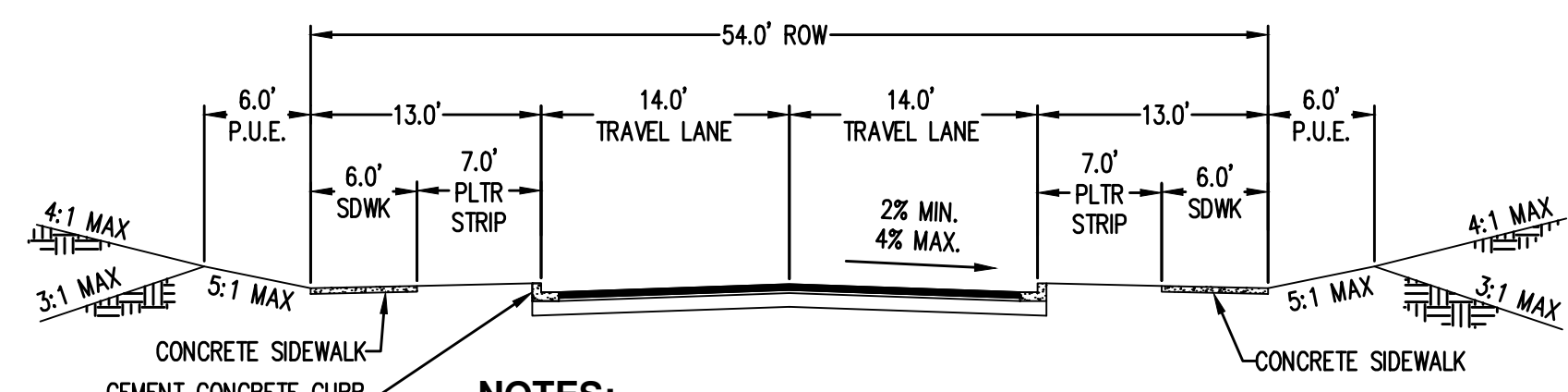
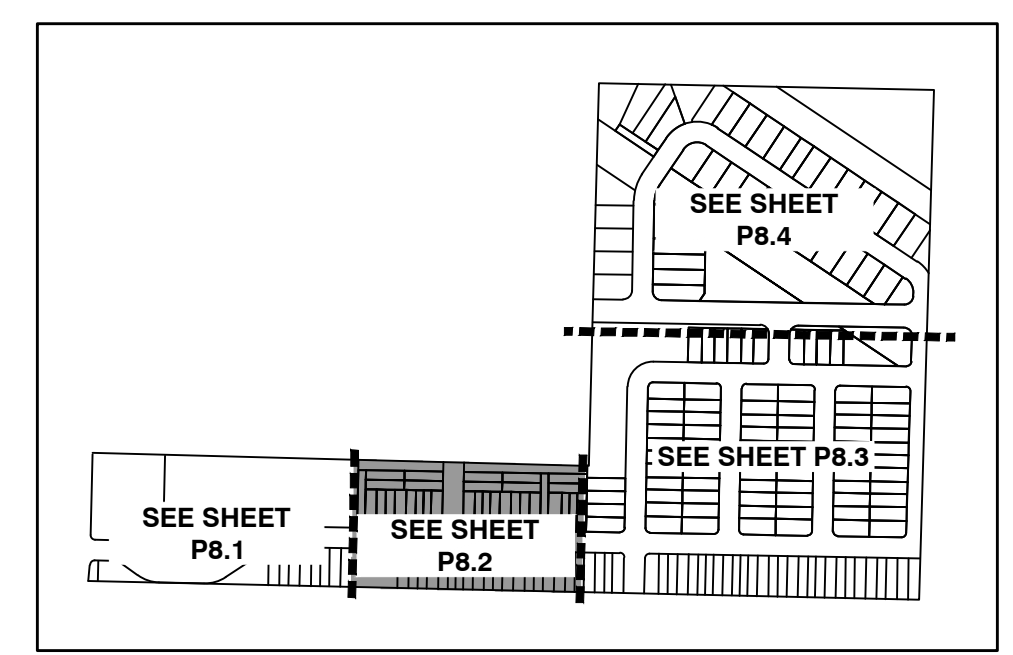


JOB NUMBER: 8397
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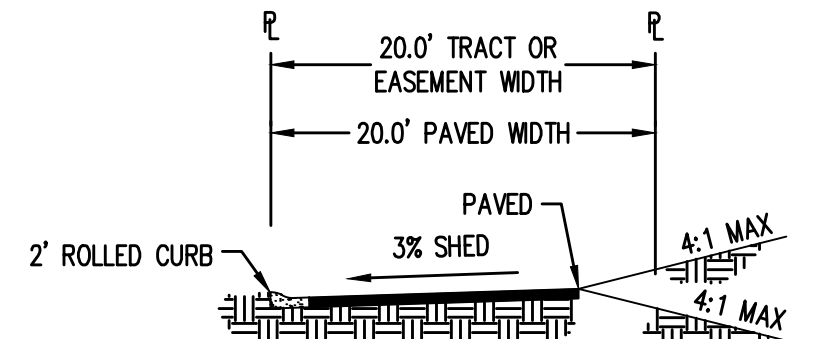
GENERAL NOTES

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 - INSTALLATION OF CURB AND GUTTER
 - INSTALLATION OF ATTACHED SIDEWALK



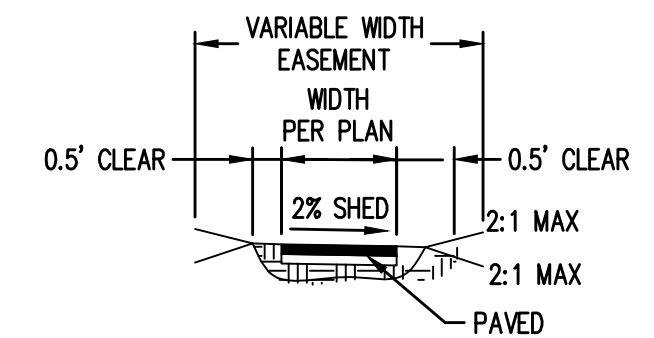
- NOTES:**
1. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 2. PARKING ONLY ALLOWED ONE SIDE OF THE STREET.
 3. MINIMUM CURB RADIUS 25'.

NORTH SHORE LOCAL STREET (54' ROW)
 N REKDAHL AVENUE, "A" STREET



- NOTES:**
1. ACCESS TO FOUR OR LESS DWELLING UNITS.

PRIVATE STREET - (20' TRACT WIDTH)
 TRACT E & TRACT H

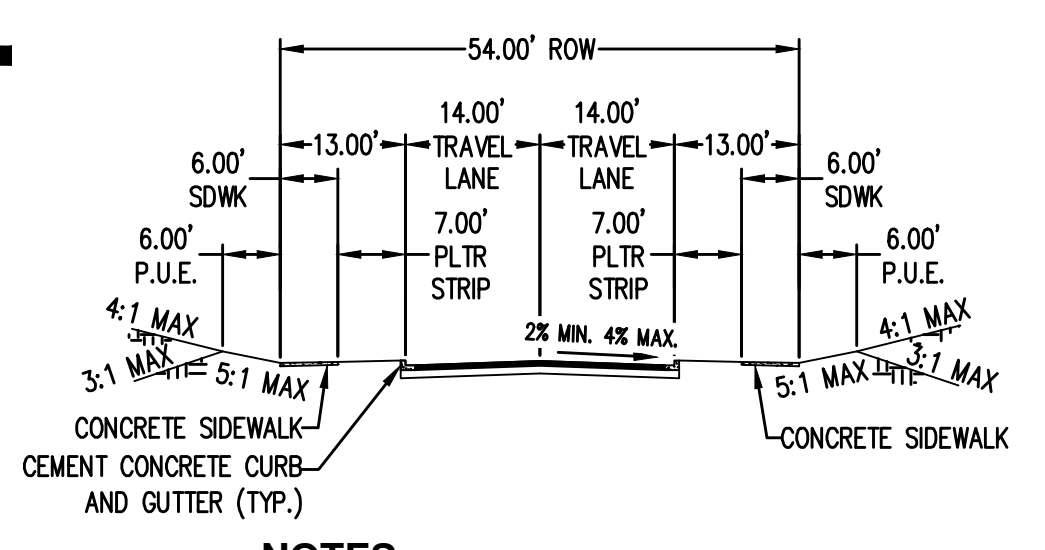
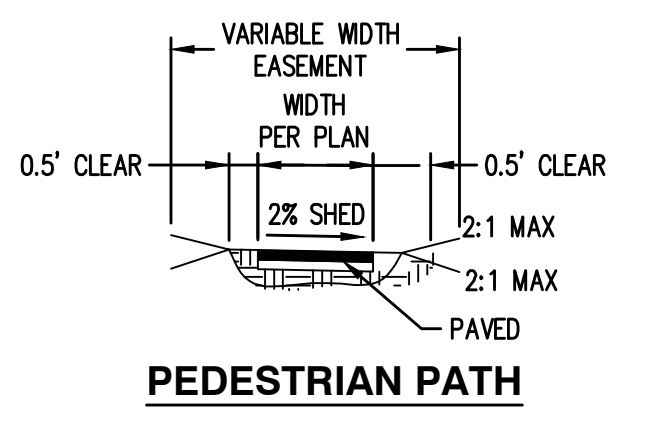
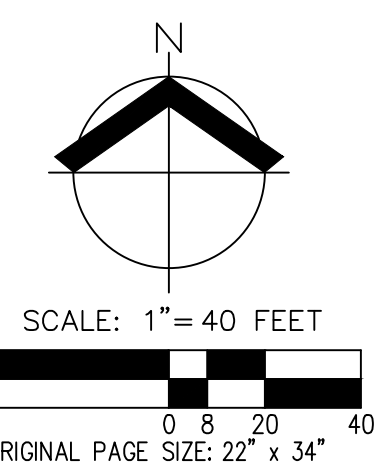


PEDESTRIAN PATH

**PRELIMINARY STREET PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



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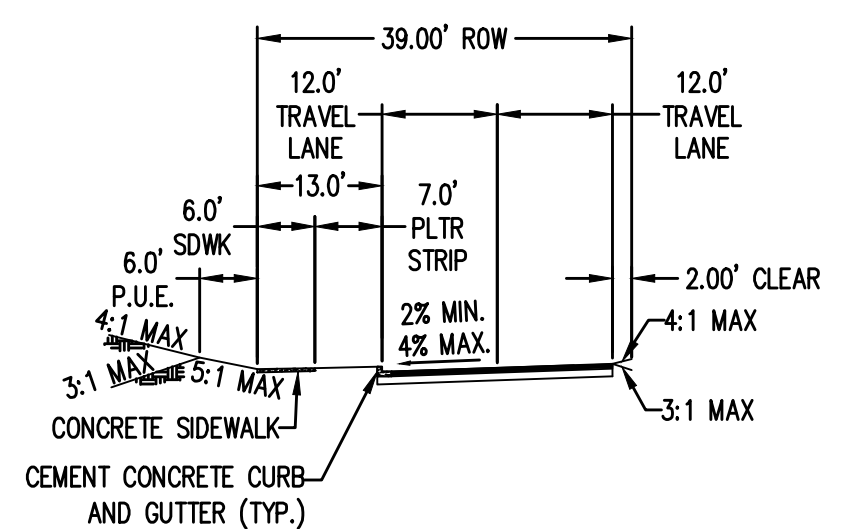


NOTES:

1. MINIMUM CURB RETURN RADIUS SHALL BE 35'.
2. NO PARKING, MARGINAL ACCESS STREET, NO NEW RESIDENTIAL DRIVEWAYS ALLOWED.

NORTH SHORE LOCAL STREET (54' ROW)

N REKDAHL AVENUE, N WEBBERLEY STREET, "B" STREET, "C" STREET, "E" STREET



NOTES:

1. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
2. MINIMUM CURB RADIUS 25'.

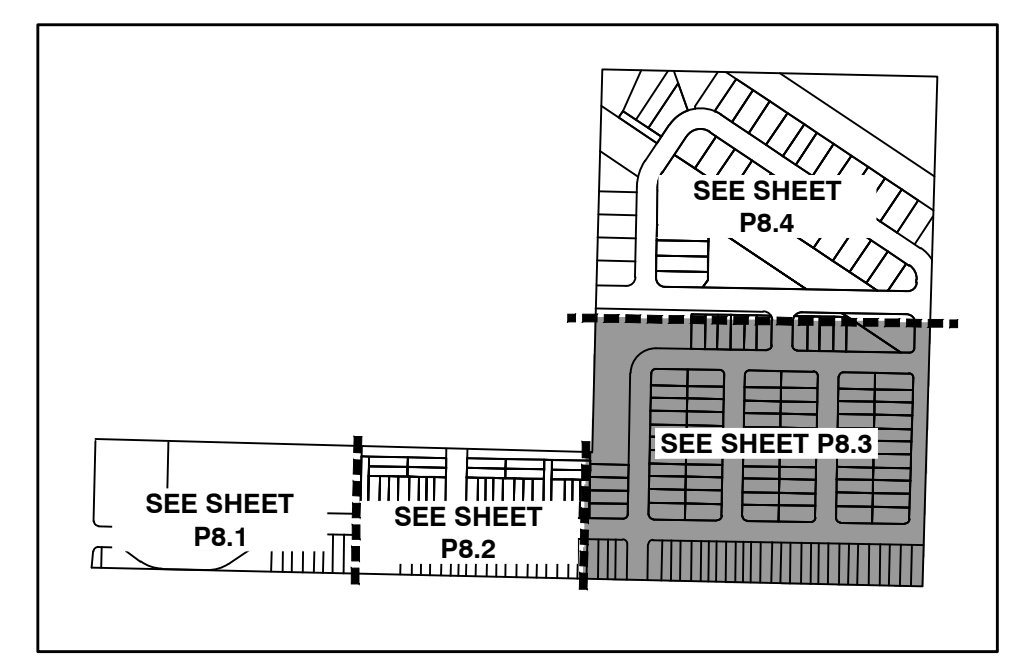
NORTH SHORE LOCAL STREET MODIFIED HALF-WIDTH

"D" STREET

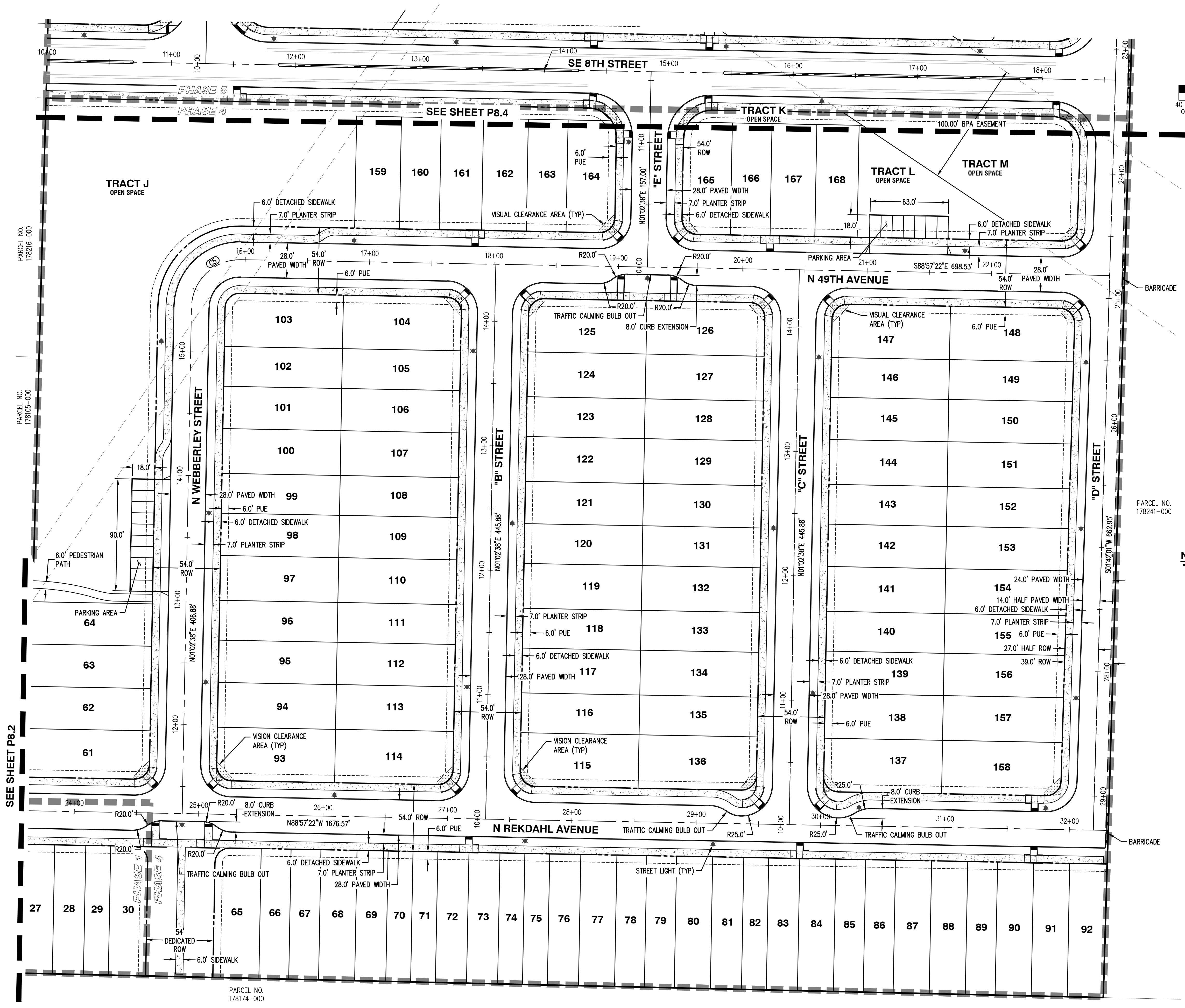
| CURVE TABLE | | | | |
|-------------|--------|-----------|--------|--------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C5 | 39.00' | 90°00'00" | 61.26' | N46°02'38"E 55.15' |

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE EVERETT DRIVE, WHICH IS CLASSIFIED AS A LOCAL STREET WITHIN THE NORTH SHORE SUBAREA. THE CURRENT ROADWAY IS A PAVED 2-LANE ROAD WITHOUT SIDEWALKS OR CURBS.
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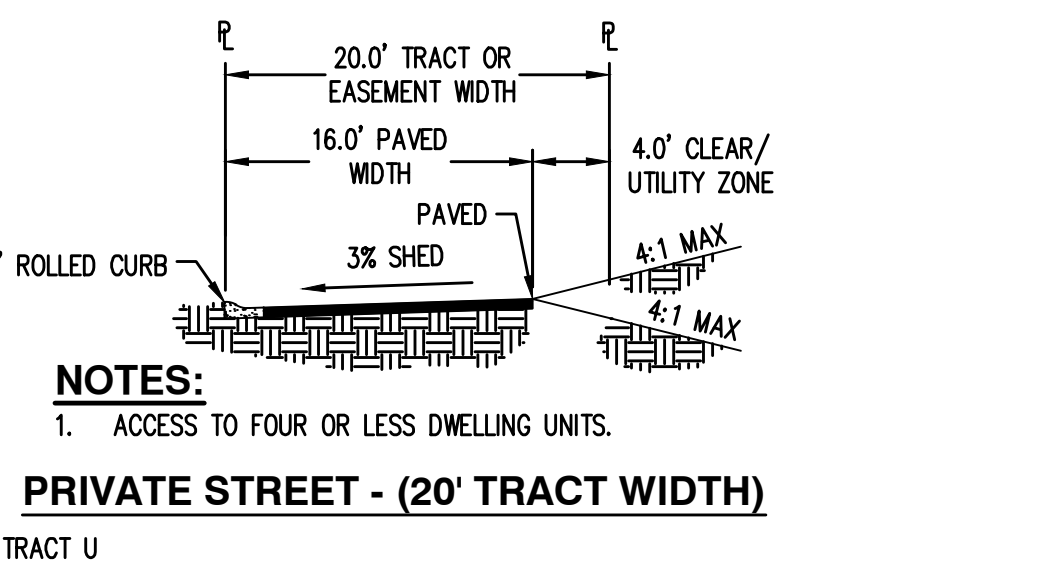
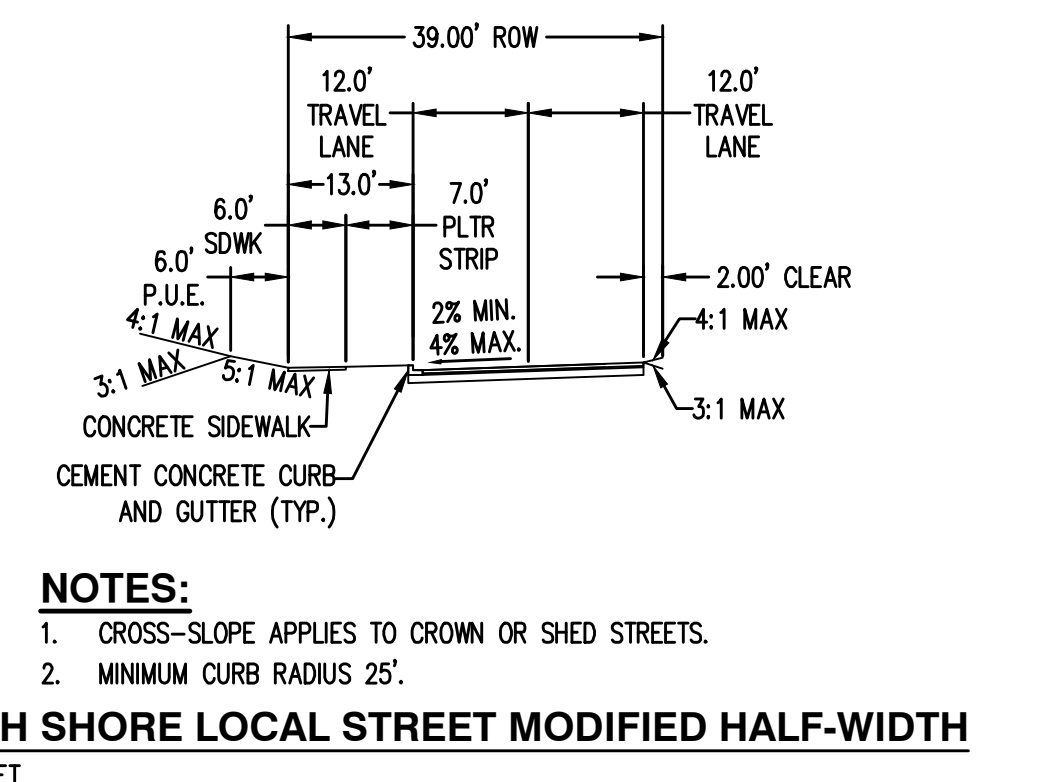
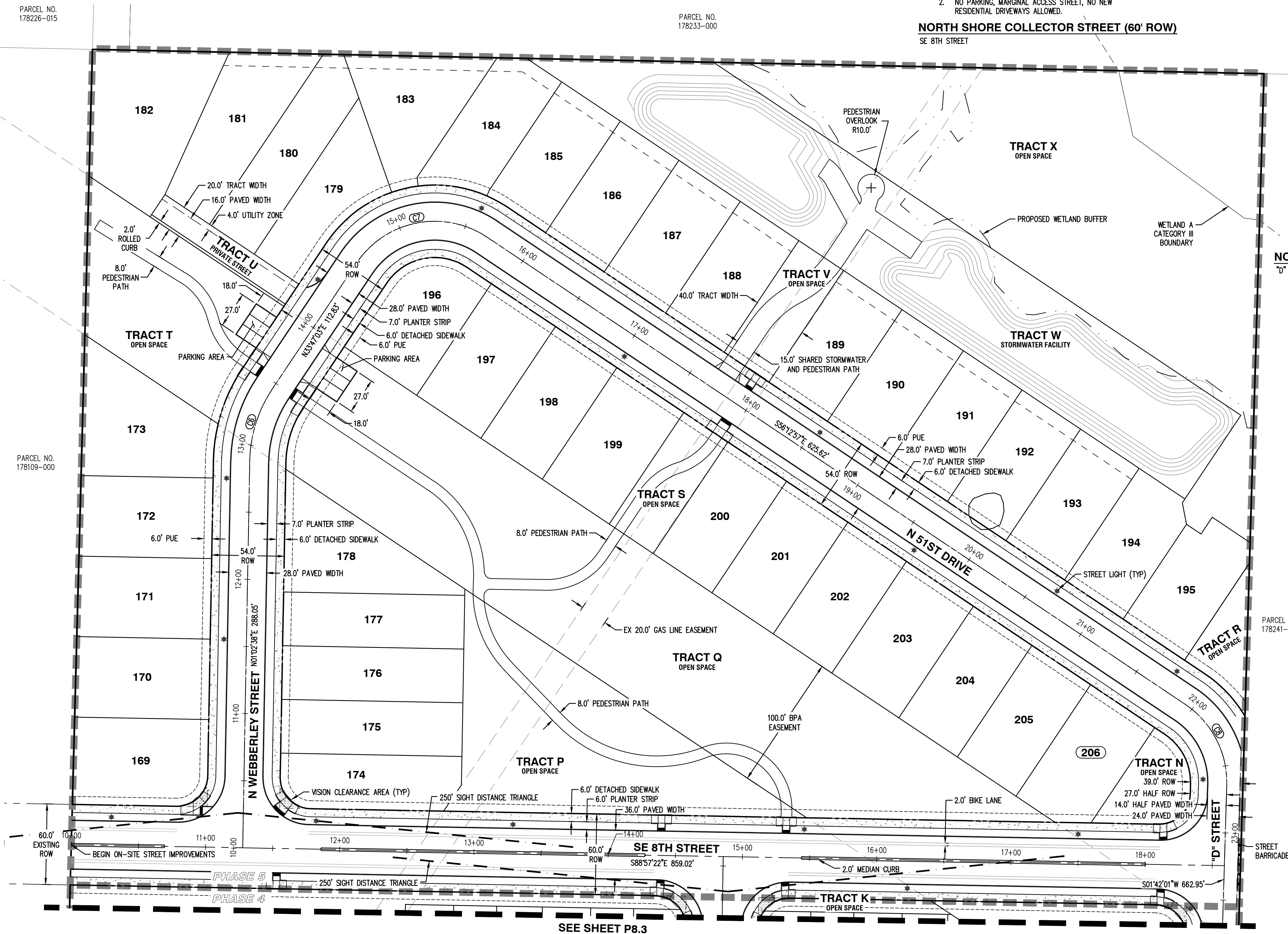
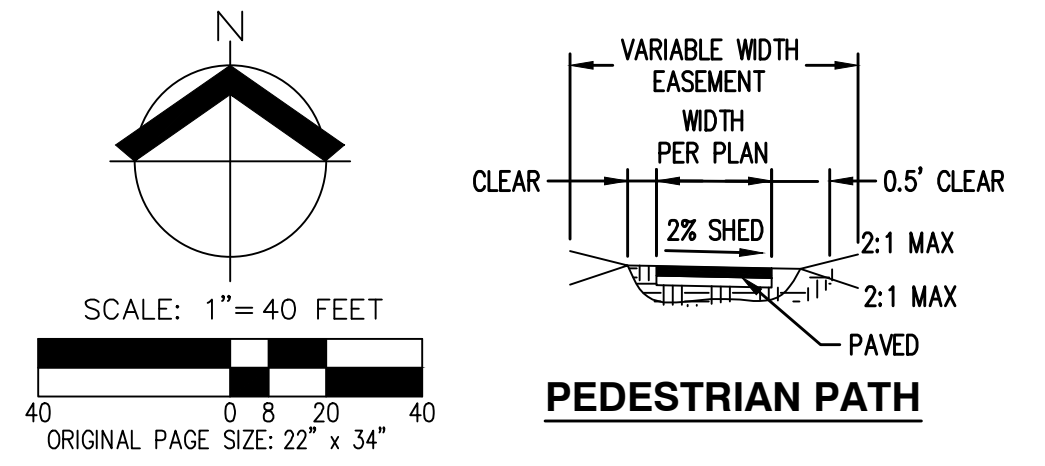
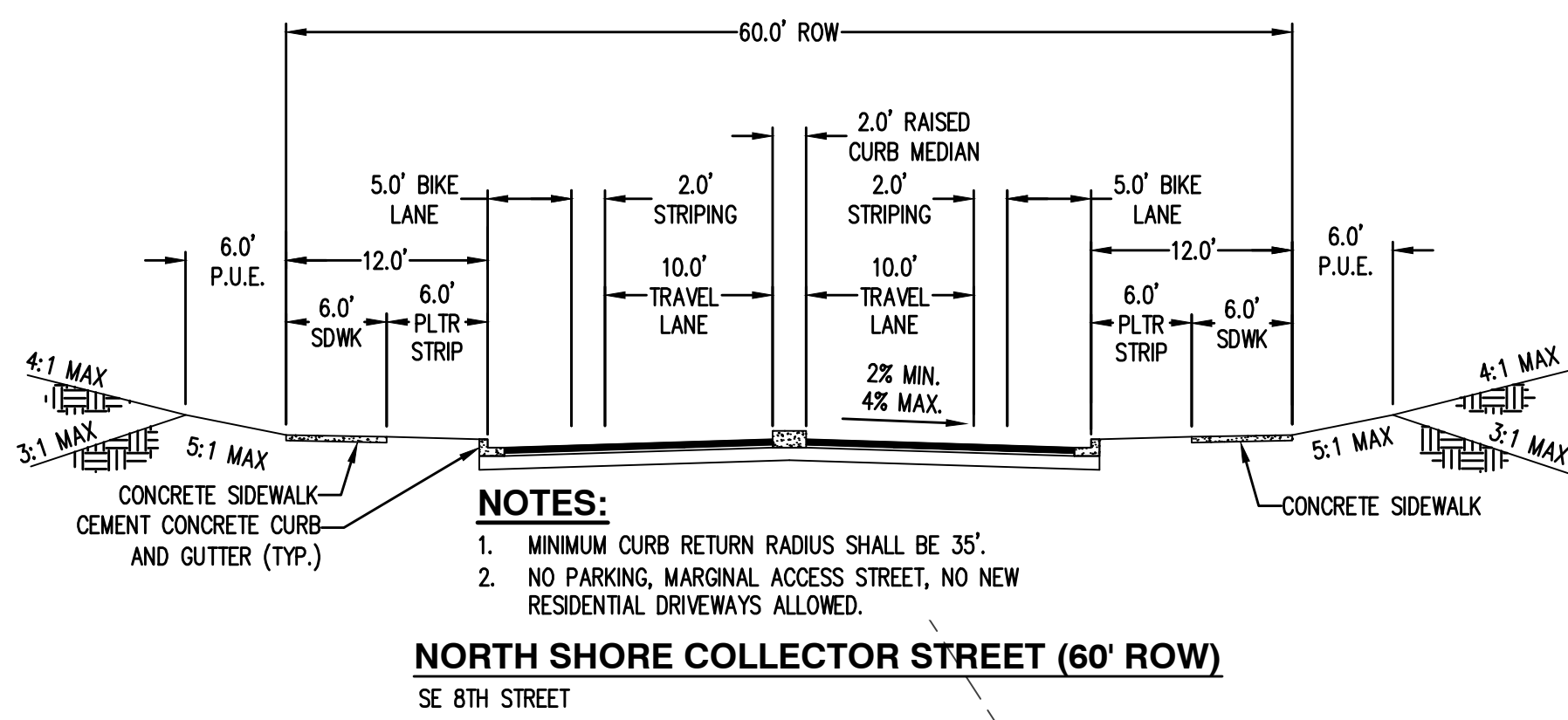
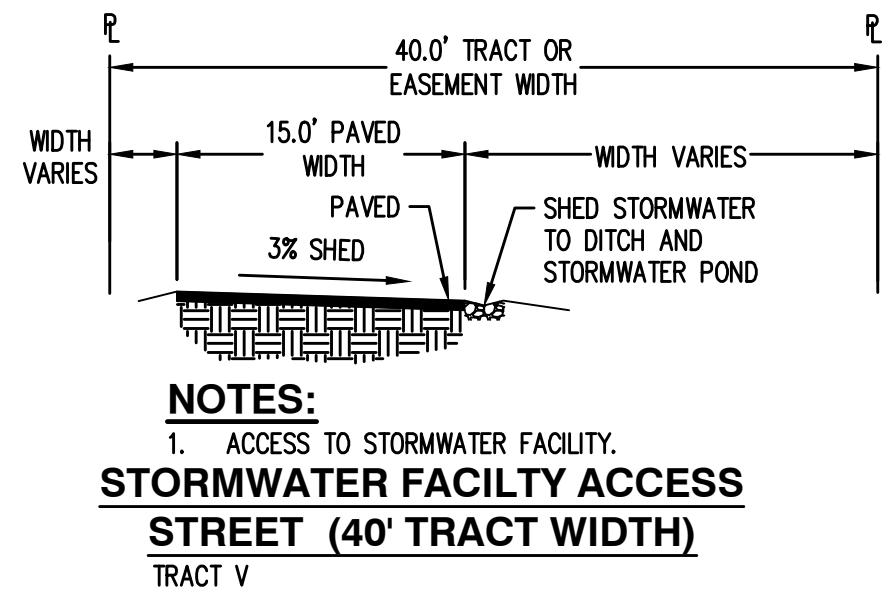
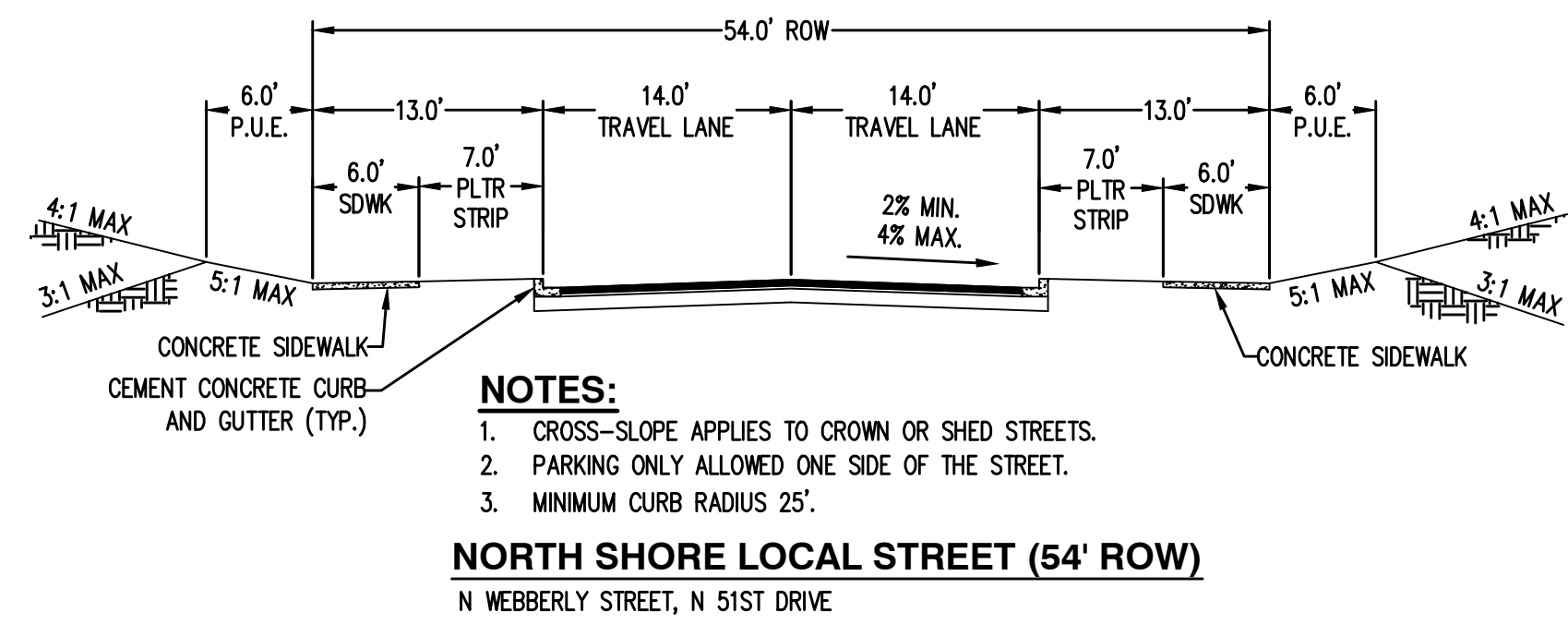
KEY MAP



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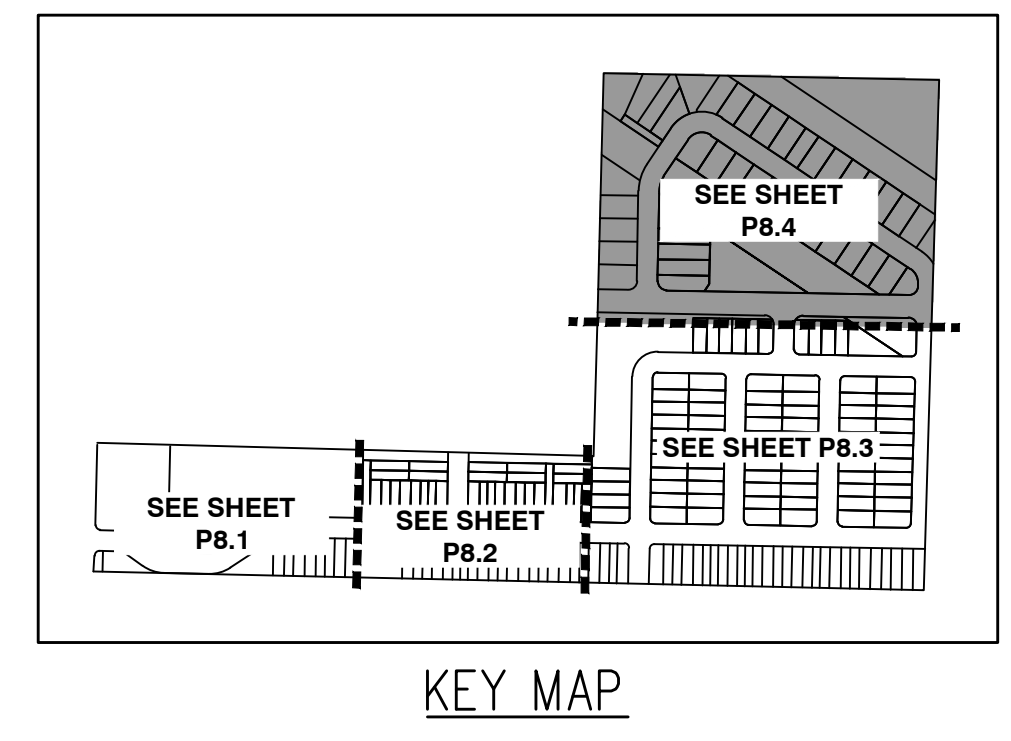
JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWV
 CHECKED BY: BDH



CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|---------|-----------|---------|--------------------|
| C6 | 100.00' | 32°44'25" | 57.14' | N17°24'50"E 56.37' |
| C7 | 70.00' | 90°00'00" | 109.96' | N78°47'03"E 98.99' |
| C8 | 70.00' | 57°54'58" | 70.76' | S27°15'28"E 67.78' |

- GENERAL NOTES**
- THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE EVERETT DRIVE, WHICH IS CLASSIFIED AS A LOCAL STREET WITHIN THE NORTH SHORE SUBAREA. THE CURRENT ROADWAY IS A PAVED 2-LANE ROAD WITHOUT SIDEWALKS OR CURBS.
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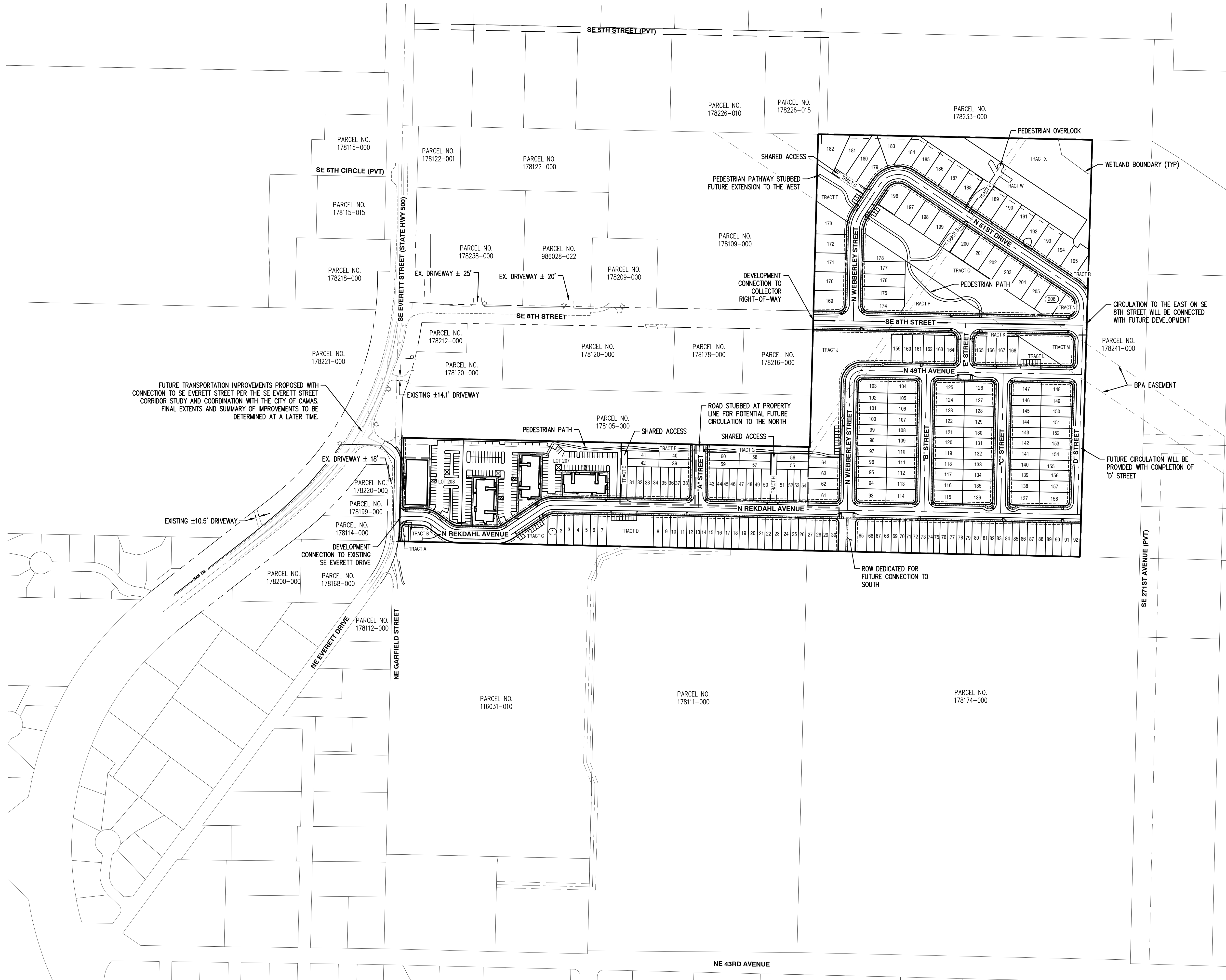
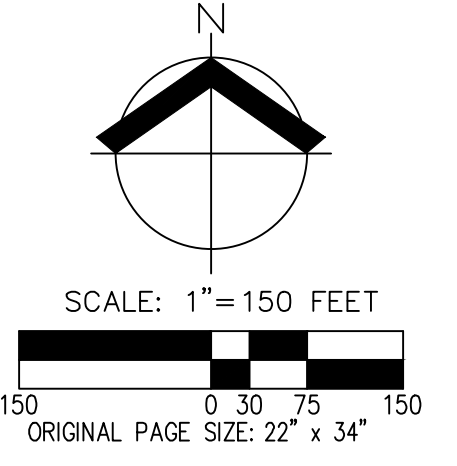


PRELIMINARY STREET PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

PRELIMINARY
 PROFESSIONAL ENGINEER
 No. 10186
 State of Washington
 COUNCIL 706

JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWV
 CHECKED BY: BDH

P8.4



FUTURE TRANSPORTATION IMPROVEMENTS PROPOSED WITH CONNECTION TO SE EVERETT STREET PER THE SE EVERETT STREET CORRIDOR STUDY AND COORDINATION WITH THE CITY OF CAMAS. FINAL EXTENTS AND SUMMARY OF IMPROVEMENTS TO BE DETERMINED AT A LATER TIME.

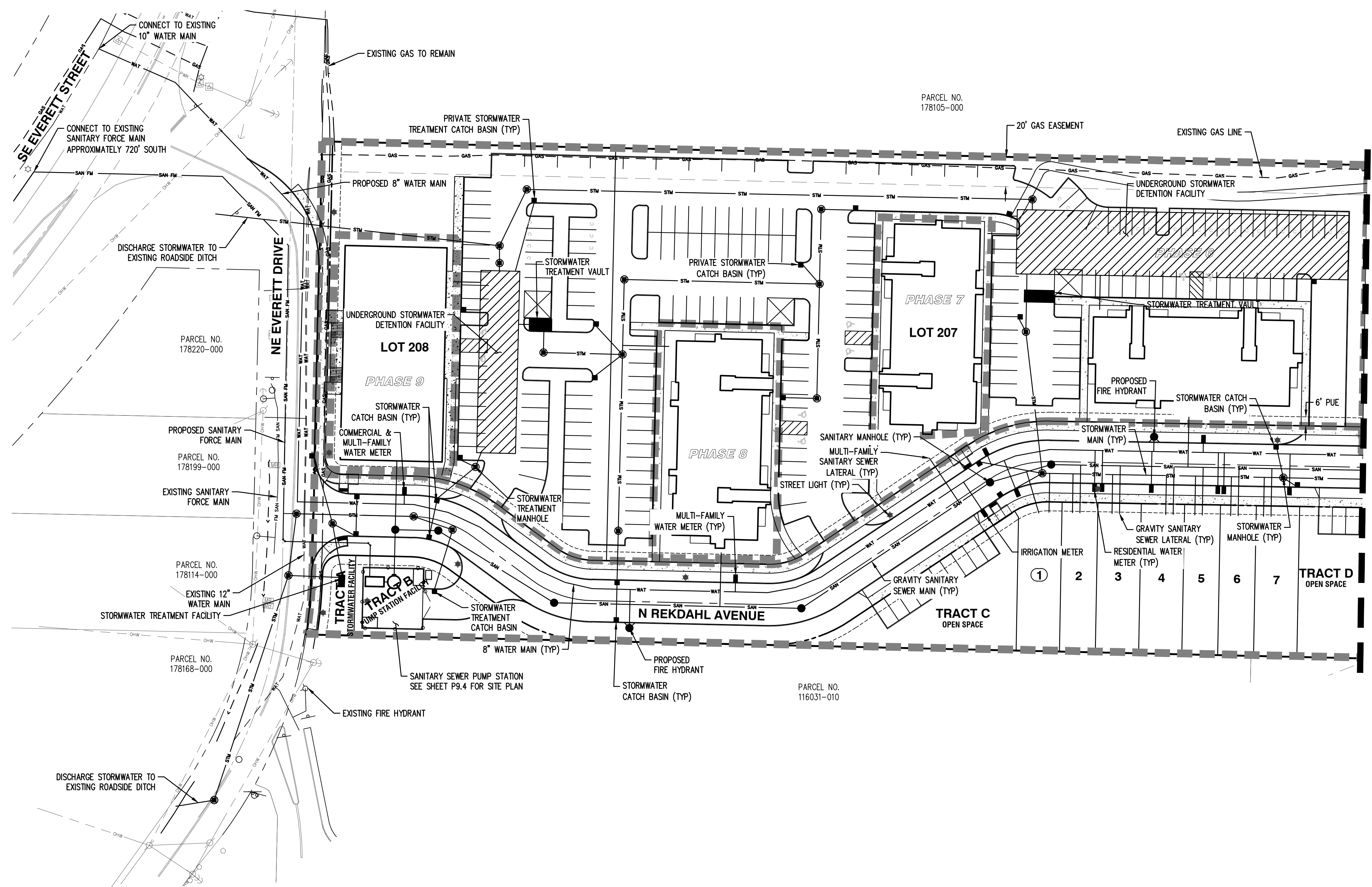
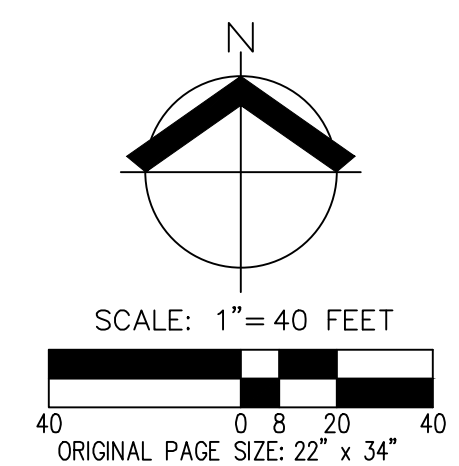
GENERAL NOTES

- 1. SEE SHEET P8.1, P8.2, P8.3 AND P8.4 FOR PROPOSED ROADWAY WIDTHS, TURNING RADII, AND PARKING.

**PRELIMINARY CIRCULATION PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON**



JOB NUMBER: 8397
DATE: 12/20/2024
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CHECKED BY: BDH



SEE SHEET P9.1

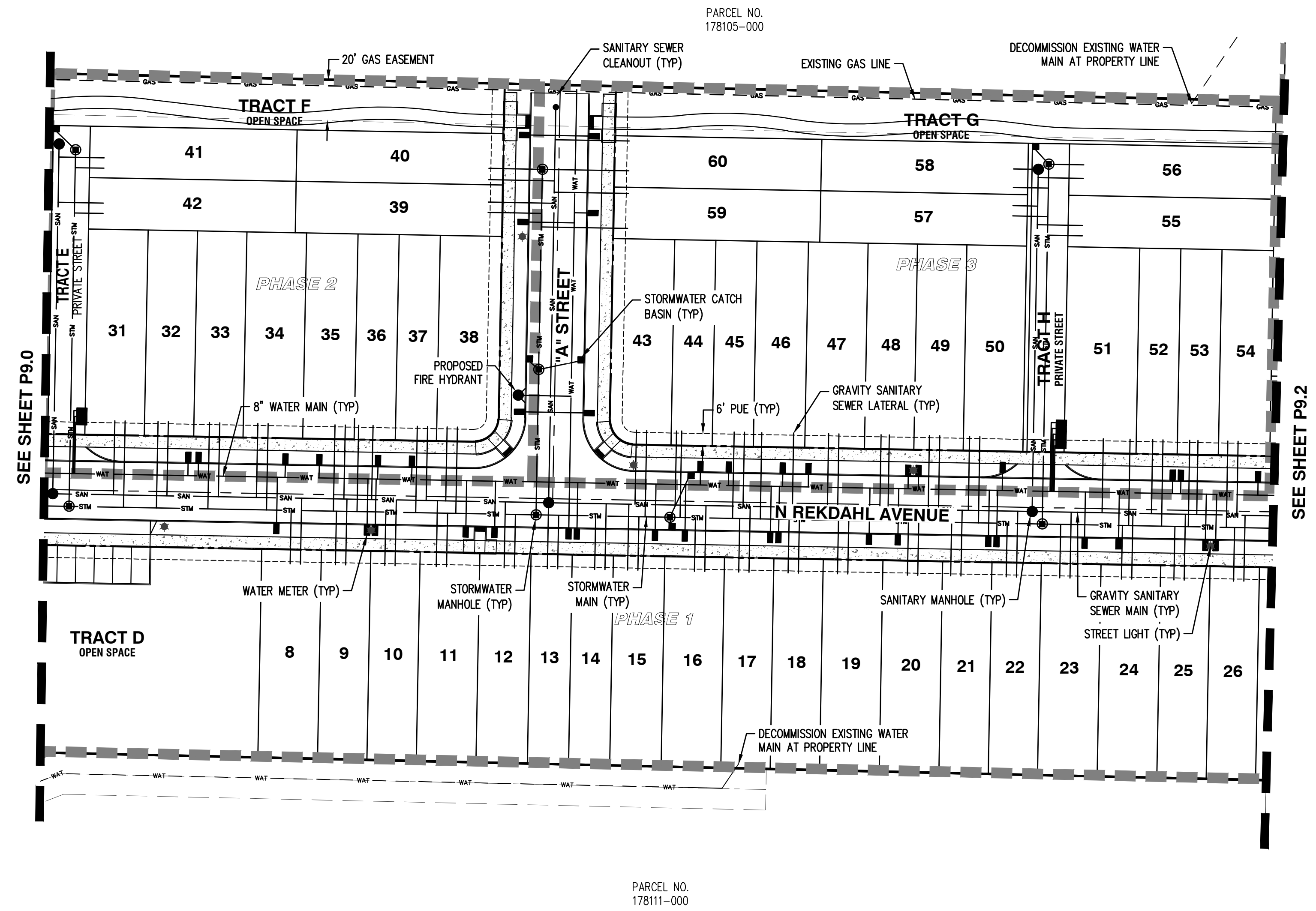
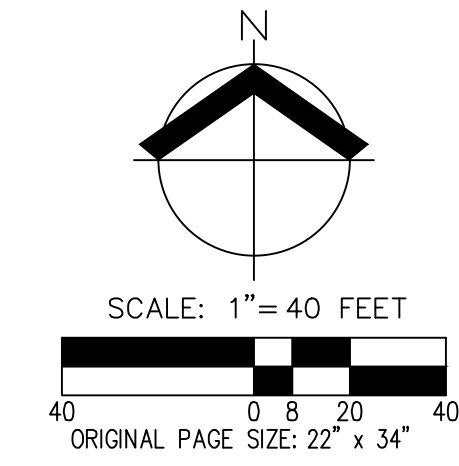
GENERAL NOTES

1. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
2. AN EXISTING 10" DI WATER MAIN IS LOCATED IN SE EVERETT STREET (SR500). WATER TO THE DEVELOPMENT WILL BE SUPPLIED BY CONNECTION TO THIS MAIN, DESIGNED AT THE TIME OF FINAL ENGINEERING.
3. THERE IS AN EXISTING WATER EASEMENT BISECTING THE PROJECT BOUNDARY. ABANDONMENT OF THE EXISTING WATER LINE WILL BE COORDINATED WITH THE CITY OF CAMAS STAFF DURING FINAL ENGINEERING.
4. IN ADDITION TO THE EXISTING FIRE HYDRANTS LOCATED AT SE EVERETT STREET (SR500) AND SE 8TH STREET AND SOUTH OF SITE ON NE EVERETT DRIVE AT GARFIELD, PROPOSED FIRE HYDRANT LOCATIONS WILL BE LOCATED PER CDSM AND FMO THROUGH THE PROPOSED DEVELOPMENT.
5. IRRIGATION METERS WILL BE OWNED BY HOA AND/OR MULTI-FAMILY AND MIX COMMERCIAL.
6. LOTS 172, 173, AND 178-206 WILL HAVE A GRINDER PUMP ON THE LOT TO CONNECT TO A FORCE MAIN IN THE STREET FOR SANITARY SEWER SERVICE.
7. PROJECT SITE TO BE SERVED BY A SANITARY SEWER PUMP STATION THAT WILL BE CONSTRUCTED WITH THE FIRST PHASE OF THE PROJECT. SEE SHEETS P9.4 AND P9.5 FOR PUMP STATION SITE PLAN AND PUMP STATION BASIN PLAN. CONSTRUCTION OF THE SANITARY SEWER PUMP WILL EXTEND A SANITARY FORCE MAIN INTO SE EVERETT STREET AND CONNECT TO AN EXISTING FORCE MAIN SOUTH APPROXIMATELY 720'.
8. SEE SHEETS P10.0 - P10.3 FOR STORMWATER DESIGN.
9. VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
10. PRELIMINARY UTILITY SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 WATER MAIN: 8" MIN. DIAMETER
 SINGLE-FAMILY WATER SERVICES: 1" DIAMETER
 MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN. DIAMETER
 FIRE HYDRANT LEADS: 6" MIN. DIAMETER
 GRAVITY SANITARY SEWER MAIN: 8" DIAMETER
 ON-SITE SANITARY SEWER PRESSURE MAIN: 2" DIAMETER
 OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN. DIAMETER
 SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 SANITARY SEWER PRESSURE LATERAL: 2" DIAMETER
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

PRELIMINARY COMPOSITE UTILITY PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



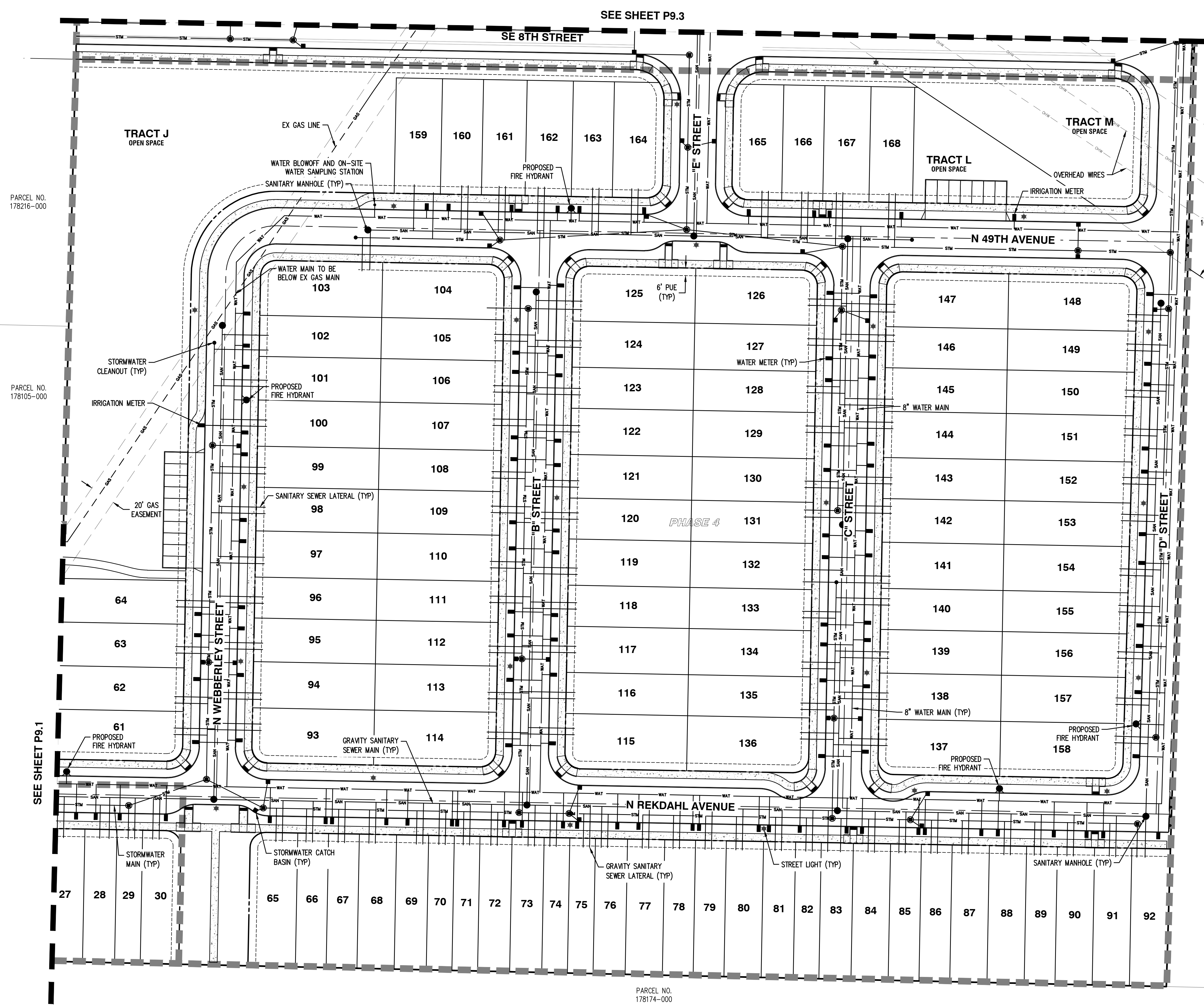
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5. IRRIGATION METERS WILL BE OWNED BY HOA AND/OR MULTI-FAMILY AND MIX COMMERCIAL.
6. LOTS 172, 173, AND 178-206 WILL HAVE A GRINDER PUMP ON THE LOT TO CONNECT TO A FORCE MAIN IN THE STREET FOR SANITARY SEWER SERVICE.
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 MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN. DIAMETER
 FIRE HYDRANT LEADS: 6" MIN. DIAMETER
 GRAVITY SANITARY SEWER MAIN: 8" DIAMETER
 ON-SITE SANITARY SEWER PRESSURE MAIN: 2" DIAMETER
 OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN. DIAMETER
 SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 SANITARY SEWER PRESSURE LATERAL: 2" DIAMETER
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

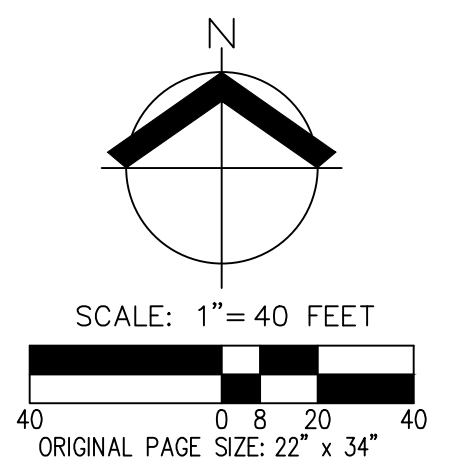
**PRELIMINARY COMPOSITE UTILITY PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



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| DRAWN BY: | TWW |
| CHECKED BY: | BH |



PARCEL NO. 178241-000



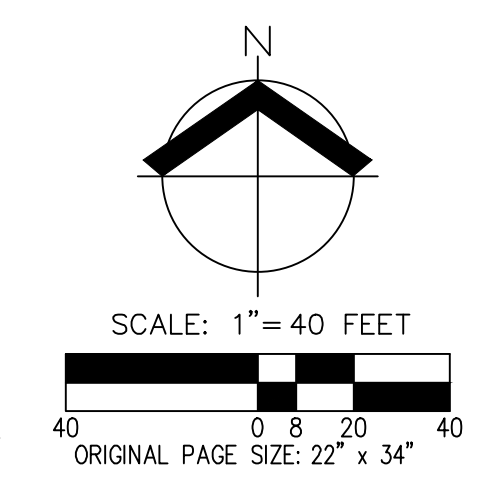
GENERAL NOTES

1. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
2. AN EXISTING 10" DI WATER MAIN IS LOCATED IN SE EVERETT STREET (SR500). WATER TO THE DEVELOPMENT WILL BE SUPPLIED BY CONNECTION TO THIS MAIN, DESIGNED AT THE TIME OF FINAL ENGINEERING.
3. THERE IS AN EXISTING WATER EASEMENT BISECTING THE PROJECT BOUNDARY. ABANDONMENT OF THE EXISTING WATER LINE WILL BE COORDINATED WITH THE CITY OF CAMAS STAFF DURING FINAL ENGINEERING.
4. IN ADDITION TO THE EXISTING FIRE HYDRANTS LOCATED AT SE EVERETT STREET (SR500) AND SE 8TH STREET AND SOUTH OF SITE ON NE EVERETT DRIVE AT GARFIELD, PROPOSED FIRE HYDRANT LOCATIONS WILL BE LOCATED PER CDSM AND FMO THROUGH THE PROPOSED DEVELOPMENT.
5. IRRIGATION METERS WILL BE OWNED BY HOA AND/OR MULTI-FAMILY AND MIX COMMERCIAL.
6. LOTS 172, 173, AND 178-206 WILL HAVE A GRINDER PUMP ON THE LOT TO CONNECT TO A FORCE MAIN IN THE STREET FOR SANITARY SEWER SERVICE.
7. PROJECT SITE TO BE SERVED BY A SANITARY SEWER PUMP STATION THAT WILL BE CONSTRUCTED WITH THE FIRST PHASE OF THE PROJECT. SEE SHEETS P9.4 AND P9.5 FOR PUMP STATION SITE PLAN AND PUMP STATION BASIN PLAN. CONSTRUCTION OF THE SANITARY SEWER PUMP WILL EXTEND A SANITARY FORCE MAIN INTO SE EVERETT STREET AND CONNECT TO AN EXISTING FORCE MAIN SOUTH APPROXIMATELY 720'.
8. SEE SHEETS P10.0 - P10.3 FOR STORMWATER DESIGN.
9. VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
10. PRELIMINARY UTILITY SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 WATER MAIN: 8" MIN. DIAMETER
 SINGLE-FAMILY WATER SERVICES: 1" DIAMETER
 MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN. DIAMETER
 FIRE HYDRANT LEADS: 6" MIN. DIAMETER
 GRAVITY SANITARY SEWER MAIN: 8" DIAMETER
 ON-SITE SANITARY SEWER PRESSURE MAIN: 2" DIAMETER
 OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN. DIAMETER
 SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 SANITARY SEWER PRESSURE LATERAL: 2" DIAMETER
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

PRELIMINARY COMPOSITE UTILITY PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

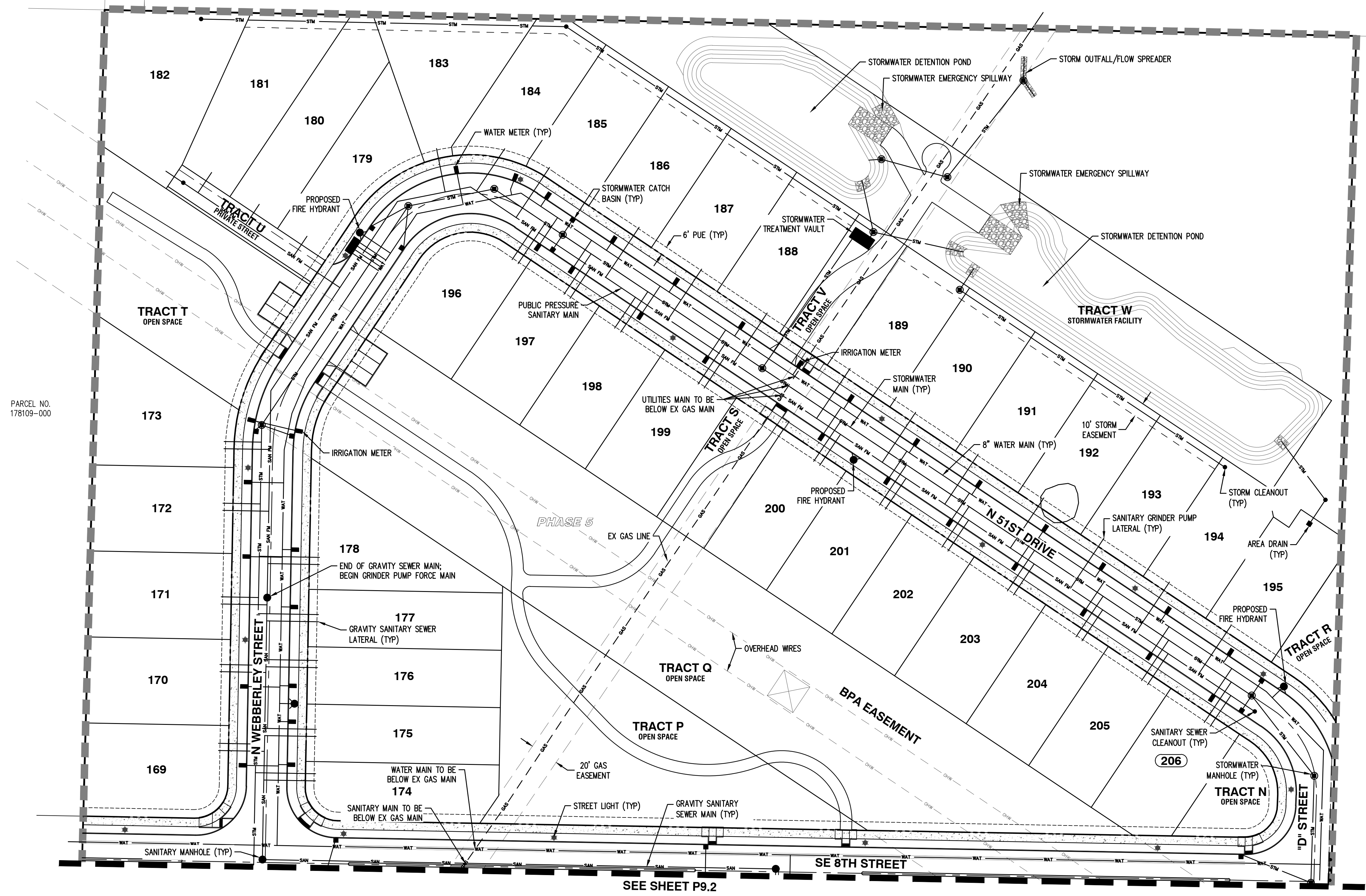


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| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



PARCEL NO. 178226-015

PARCEL NO. 178233-000



PARCEL NO. 178109-000

PARCEL NO. 178241-000

SEE SHEET P9.2

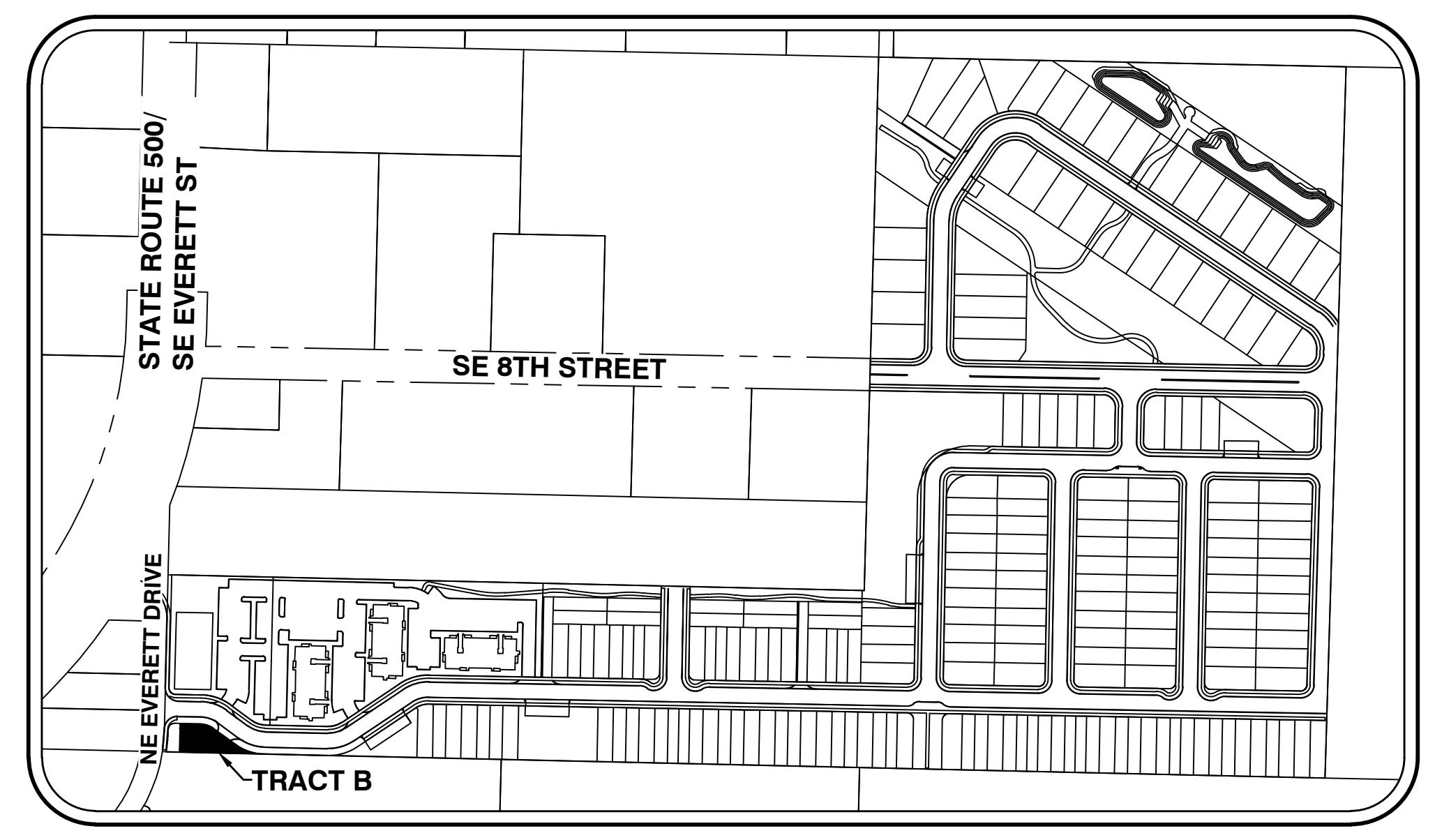
GENERAL NOTES

- RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
- AN EXISTING 10" DI WATER MAIN IS LOCATED IN SE EVERETT STREET (SR500). WATER TO THE DEVELOPMENT WILL BE SUPPLIED BY CONNECTION TO THIS MAIN, DESIGNED AT THE TIME OF FINAL ENGINEERING.
- THERE IS AN EXISTING WATER EASEMENT BISECTING THE PROJECT BOUNDARY. ABANDONMENT OF THE EXISTING WATER LINE WILL BE COORDINATED WITH THE CITY OF CAMAS STAFF DURING FINAL ENGINEERING.
- IN ADDITION TO THE EXISTING FIRE HYDRANTS LOCATED AT SE EVERETT STREET (SR500) AND SE 8TH STREET AND SOUTH OF SITE ON NE EVERETT DRIVE AT GARFIELD, PROPOSED FIRE HYDRANT LOCATIONS WILL BE LOCATED PER ODSM AND FMO THROUGH THE PROPOSED DEVELOPMENT.
- IRRIGATION METERS WILL BE OWNED BY HOA AND/OR MULTI-FAMILY AND MIX COMMERCIAL.
- LOTS 172, 173, AND 178-206 WILL HAVE A GRINDER PUMP ON THE LOT TO CONNECT TO A FORCE MAIN IN THE STREET FOR SANITARY SEWER SERVICE.
- PROJECT SITE TO BE SERVED BY A SANITARY SEWER PUMP STATION THAT WILL BE CONSTRUCTED WITH THE FIRST PHASE OF THE PROJECT. SEE SHEETS P9.4 AND P9.5 FOR PUMP STATION SITE PLAN AND PUMP STATION BASIN PLAN. CONSTRUCTION OF THE SANITARY SEWER PUMP WILL EXTEND A SANITARY FORCE MAIN INTO SE EVERETT STREET AND CONNECT TO AN EXISTING FORCE MAIN SOUTH APPROXIMATELY 720'.
- SEE SHEETS P10.0 - P10.3 FOR STORMWATER DESIGN.
- VERIFICATION OF WATER PRESSURE AND AVAILABILITY TO BE COORDINATED WITH THE STAFF.
- PRELIMINARY UTILITY SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 WATER MAIN: 8" MIN. DIAMETER
 SINGLE-FAMILY WATER SERVICES: 1" DIAMETER
 MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN. DIAMETER
 FIRE HYDRANT LEADS: 6" MIN. DIAMETER
 GRAVITY SANITARY SEWER MAIN: 8" DIAMETER
 ON-SITE SANITARY SEWER PRESSURE MAIN: 2" DIAMETER
 OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN. DIAMETER
 SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE GRAVITY SANITARY SEWER LATERALS: 6" DIAMETER
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 STORM MAIN: 12" MIN. DIAMETER
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 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

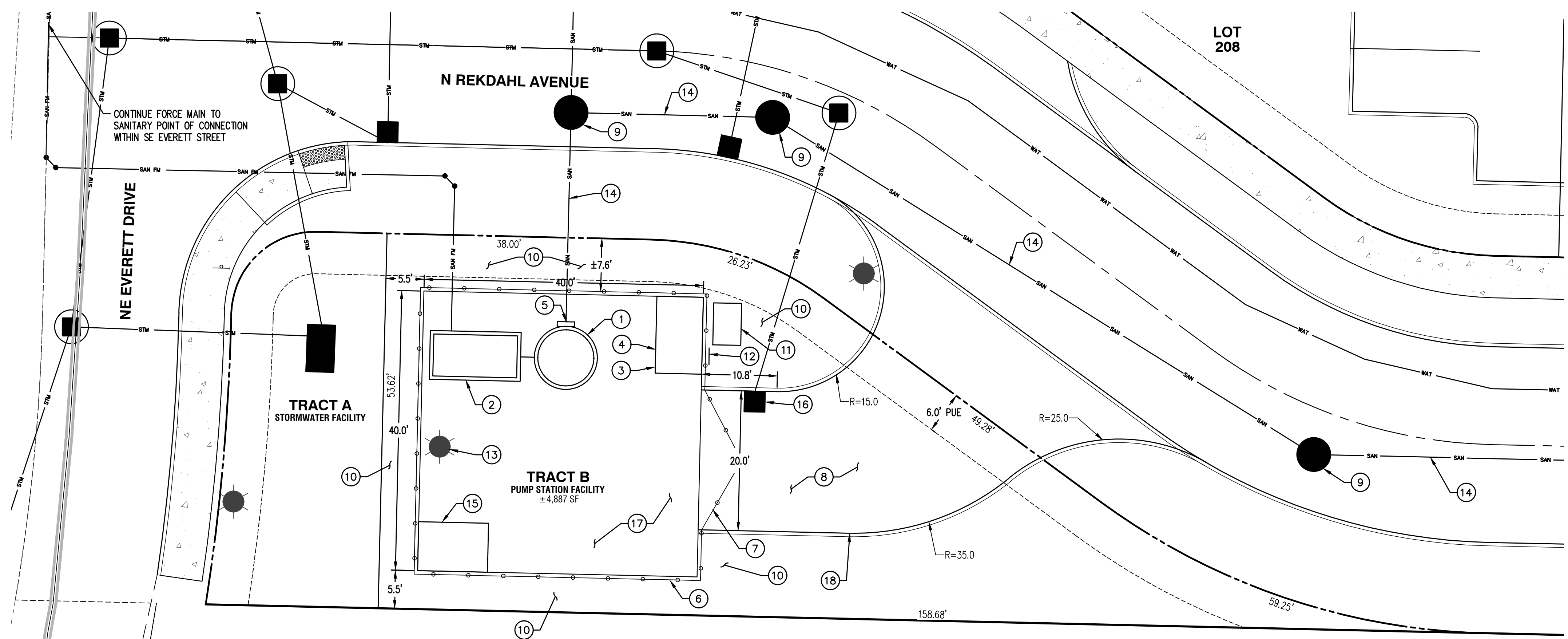
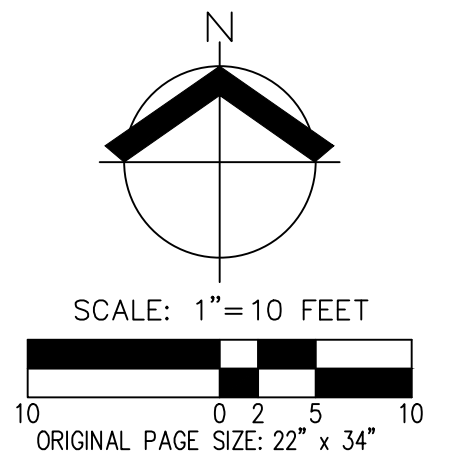
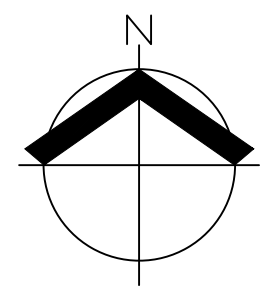
PRELIMINARY COMPOSITE UTILITY PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
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| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BH |



KEY MAP
 N.T.S.



PARCEL NO.
 116031-010

GENERAL NOTES

- TRACT B TO BE A SANITARY SEWER PUMP STATION THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF CAMAS.
- PROPOSED SANITARY SEWER PUMP STATION FACILITY TO SERVE THE REGIONAL BASIN ALONG WITH THE CAMAS WOODS DEVELOPMENT.
- PROPOSED AREA OF TRACT B IS 4,887 SF.
- FACILITY TO HAVE A EMERGENCY BACKUP DIESEL GENERATOR WITH 150 GAL FUEL TANK.
- FACILITY TO HAVE PUMP STATION CONTROL SYSTEM ENCLOSURE STRUCTURE.
- FACILITY TO BE FENCE WITH 6' TALL CHAIN LINK FENCE AND 20' WIDE SWING GATE.
- FACILITY TO BE SCREENED WITH LANDSCAPE PLANTING MATERIAL PER CITY OF CAMAS STANDARDS.
- NO PARKING REQUIRED. TEMPORARY MAINTENANCE PERSONNEL TO ENTER SITE PERIODICALLY.
- NO TRASH OR RECYCLING FACILITIES ARE PROPOSED.
- PRELIMINARY UTILITY SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 WATER MAIN: 8" MIN.
 SINGLE-FAMILY WATER SERVICES: 1"
 MULTI-FAMILY AND MIXED USE WATER SERVICES: 1" MIN.
 FIRE HYDRANT LEADS: 6" MIN.
 GRAVITY SANITARY SEWER MAIN: 8"
 ON-SITE SANITARY SEWER PRESSURE MAIN: 2"
 OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN.
 SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6"
 MULTI-FAMILY AND MIXED USE GRAVITY SANITARY SEWER LATERALS: 6"
 SANITARY SEWER PRESSURE LATERAL: 2"

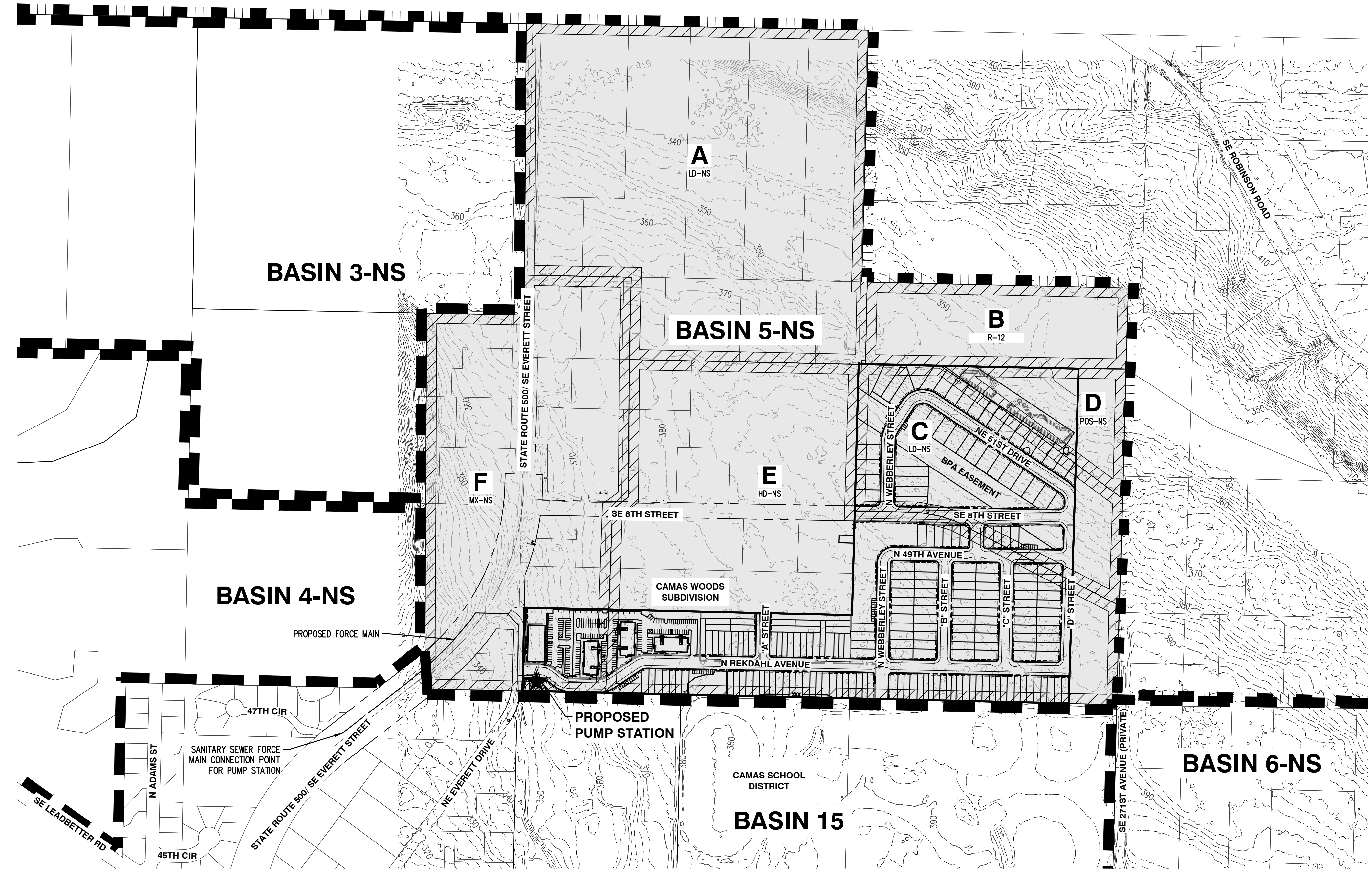
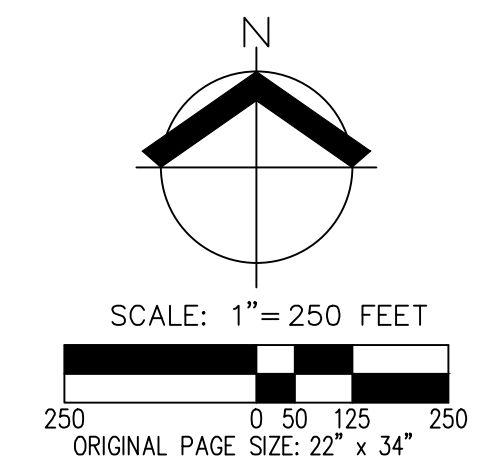
KEYED NOTES #

- CONCRETE WET WELL.
- CONCRETE VALVE VAULT TO HOUSE PUMP STATION VALVES AND PIPING.
- FOUNDATION FOR PUMP STATION KIOSK.
- PUMP STATION CONTROL PANEL ENCLOSURE TO HOUSE ELECTRICAL SYSTEM CONTROL PANELS.
- PUMP DISCONNECT PANEL.
- 6' TALL BLACK VINYL COATED CHAIN LINK FENCE.
- 20' WIDE DOUBLE SWING, CHAIN LINK GATE.
- 20' WIDE PAVED ACCESS DRIVEWAY.
- 48" DIAMETER CONCRETE SANITARY SEWER MANHOLE.
- LANDSCAPE BUFFER AROUND FACILITY PER LANDSCAPE PLANS.
- POWER TRANSFORMER LOCATION.
- CITY OF CAMAS PUMP STATION SIGN ON FENCE.
- AREA LIGHT.
- GRAVITY SANITARY SEWER PIPE.
- EMERGENCY BACKUP DIESEL POWERED GENERATOR.
- STORMWATER TREATMENT CATCH BASIN FOR PUMP STATION RUNOFF COLLECTION.
- PAVED CONCRETE INSIDE FACILITY.
- CONCRETE CURB.

PRELIMINARY PUMP STATION SITE PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BH |



GENERAL NOTES

1. BASIN MAP FOR THE CAMAS WOODS SEWAGE PUMP STATION. PUMP STATION TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF CAMAS.
2. PUMP STATION TO BE CONSTRUCTED WITH PHASE 1 OF THE CAMAS WOODS DEVELOPMENT.
3. CONTOURS ARE BASED ON CLARK COUNTY GIS DATA. CONTOUR INTERVAL IS 2 FEET.
4. VERTICAL DATUM: ELEVATIONS ARE NGVD 29(47).
10. PRELIMINARY SANITARY SEWER SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 GRAVITY SANITARY SEWER MAIN: 8"
 ON-SITE SANITARY SEWER PRESSURE MAIN: 2"
 OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN.
 SINGLE-FAMILY GRAVITY SANITARY SEWER LATERALS: 6"
 MULTI-FAMILY AND MIXED USE GRAVITY SANITARY SEWER LATERALS: 6"
 SANITARY SEWER PRESSURE LATERAL: 2"

TABLE 1 - FUTURE SERVICE AREA BY LAND USE ZONE

| ZONING TAG | PARCEL AREA (AC) | *ADJUSTED PARCEL AREA FOR ERU CALCULATION (AC) | CAMAS WOODS SUBDIVISION CONTRIBUTION TO ZONING AREAS (AC) | CAMAS WOODS SUBDIVISION CONTRIBUTION TO ZONING AREAS (%) | **ZONE |
|--------------|------------------|--|---|--|--------|
| A | 37.9 | 26.5 | 0.0 | 0.0% | LD-NS |
| B | 7.7 | 5.4 | 0.0 | 0.0% | R-12 |
| C | 12.9 | 9.0 | 11.0 | 85.3% | LD-NS |
| D | 4.3 | 3.0 | 2.3 | 53.5% | POS-NS |
| E | 43.7 | 30.6 | 22.5 | 51.50% | HD-NS |
| F | 27.8 | 19.5 | 2.5 | 9.0% | MX-NS |
| TOTAL | 134.30 | 94 | 38.3 | 28.5% | - |

*ADJUSTED PARCEL AREAS: ADJUSTED AREAS REFLECT A 30% REDUCTION FOR FUTURE RIGHT-OF-WAY, STORMWATER FACILITIES, ETC.
 **(LD-NS) = NORTH SHORE LOWER DENSITY RESIDENTIAL, (HD-NS) = NORTH SHORE HIGHER DENSITY RESIDENTIAL, (MX-NS) = NORTH SHORE MIXED USE
 **(R-12) = RESIDENTIAL-12

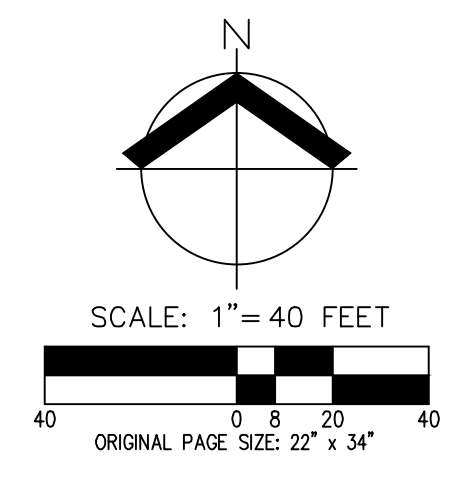
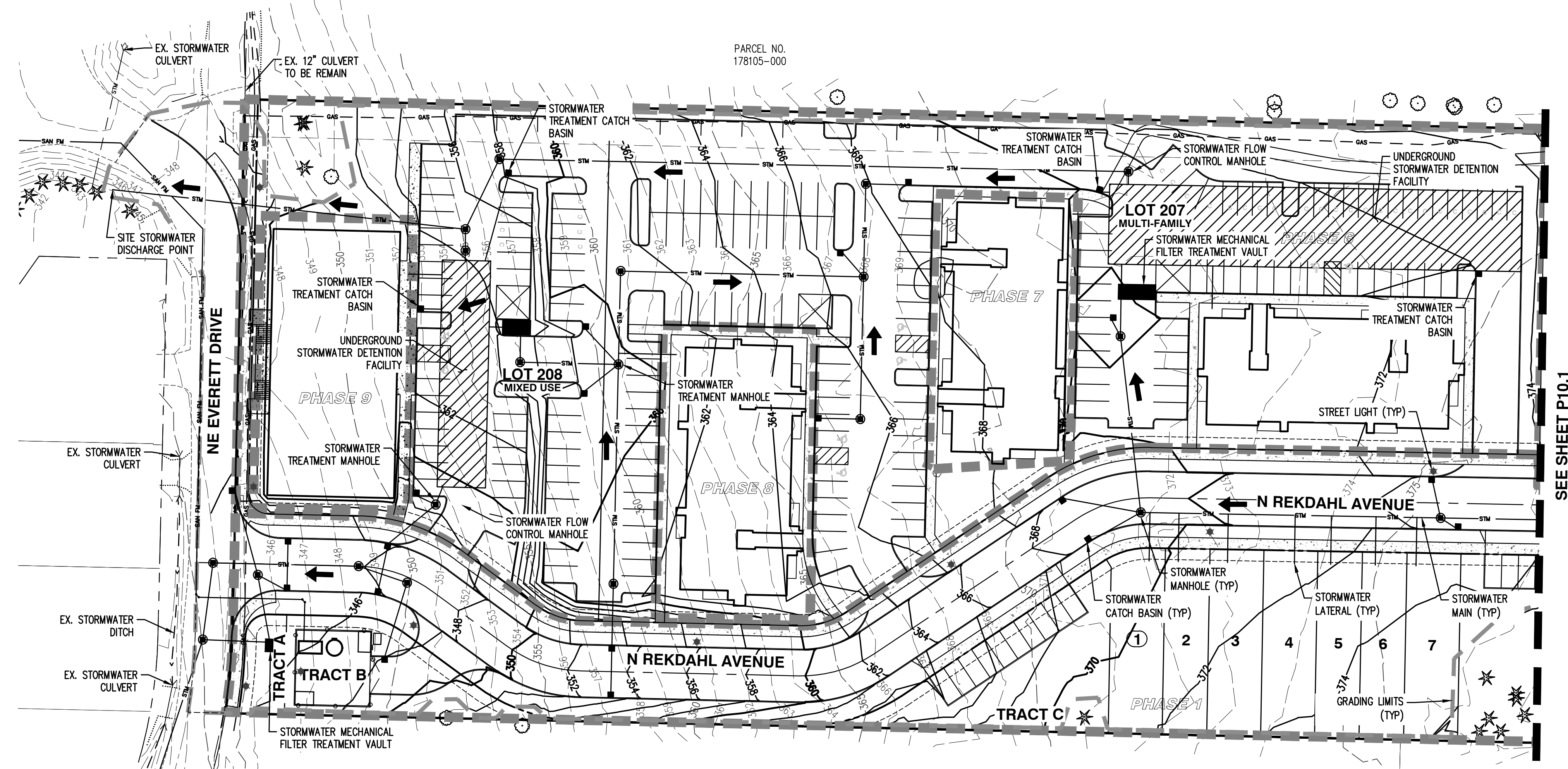
LEGEND

- A ZONE IDENTIFIER
- ZONE BOUNDARY
- BASIN BOUNDARY
- PROPOSED PUMP STATION
- URBAN GROWTH BOUNDARY
- EXISTING GROUND CONTOUR (2 FT)
- EXISTING GROUND CONTOUR (10 FT)

PRELIMINARY BASIN 5-NS SEWAGE BASIN MAP
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



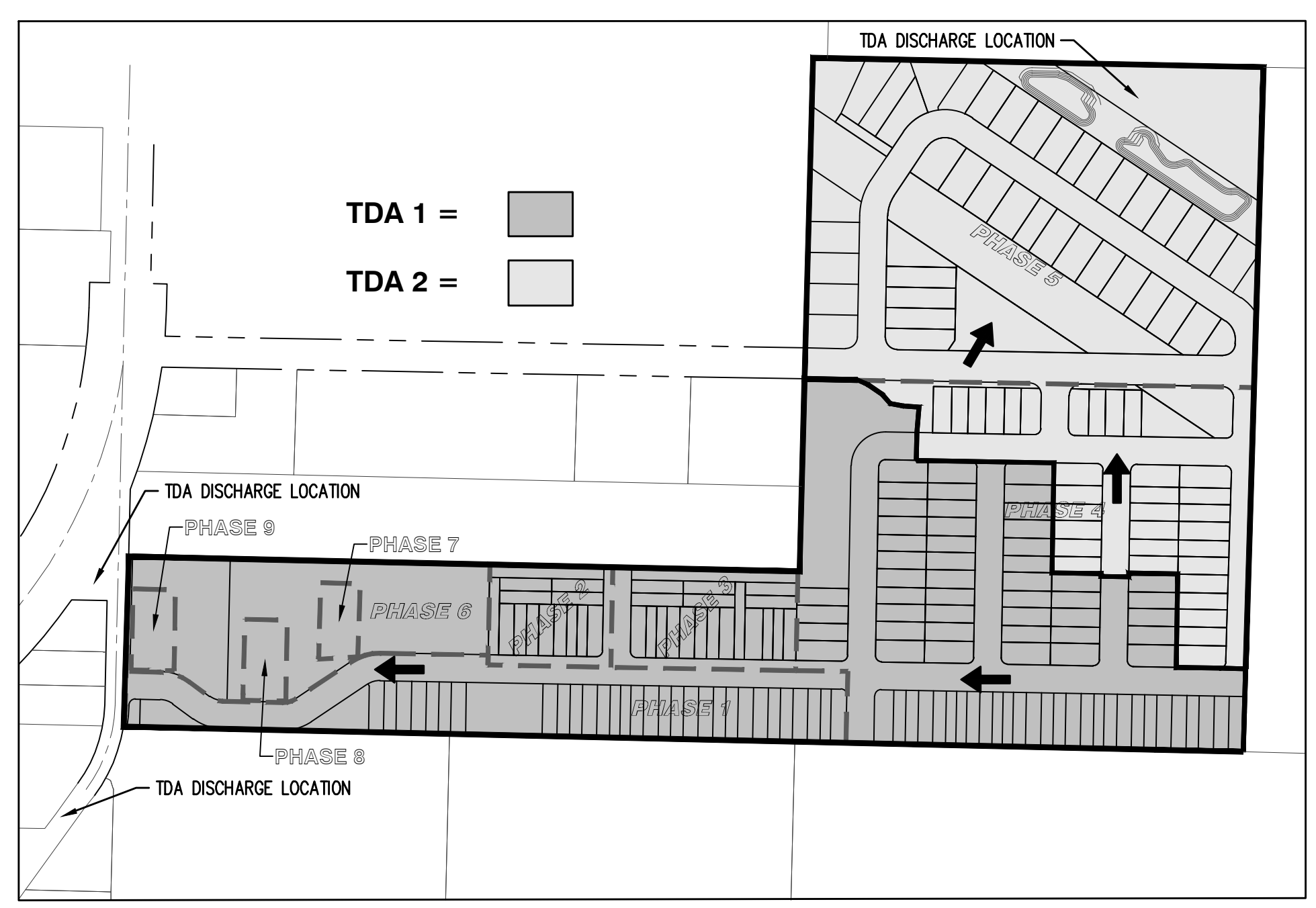
JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: CJS
 DRAWN BY: TWW
 CHECKED BY: BDH



LEGEND

- EXISTING GROUND CONTOUR (2 FT) ——— 352 ———
- EXISTING GROUND CONTOUR (10 FT) ——— 350 ———
- FINISHED GRADE CONTOUR (2 FT) ——— 352 ———
- FINISHED GRADE CONTOUR (10 FT) ——— 350 ———
- DRAINAGE FLOW DIRECTION →
- GRADING LIMITS - - - - -
- STORM FACILITY ACCESS [Pattern]

- GENERAL NOTES**
- CONTOUR INTERVAL IS 2 FEET.
 - TREES ARE NOT SHOWN.
 - STORMWATER TREATMENT AND DETENTION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
 - NATIVE VEGETATION WITHIN TRACT X AND THE CRITICAL AREAS WILL BE RETAINED AS MUCH AS POSSIBLE AND ENHANCED, AS NEEDED, PER THE CRITICAL AREAS MITIGATION PLAN.
 - ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
 - THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
 - STORMWATER ALONG FRONTAGE IN NE EVERETT DRIVE IS CONVEYED THROUGH DITCHES AND CULVERTS ALONG THE WEST SIDE OF THE ROAD.
 - ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ON-SITE.
 - A WETLAND HAS BEEN DESIGNATED ON-SITE BY ECOLOGICAL LAND SERVICES, SEE REPORT DATED 07/03/2024.
 - EXISTING DRAINAGE FLOW ROUTES ARE SOUTHWEST TOWARD INTO THE EXISTING DITCHES ALONG NE EVERETT DRIVE AND NORTH TOWARD WETLAND A, WITH THE SITE BEING SPLIT AT APPROXIMATELY THE CENTER BY A RIDGE. THE SITE IS TO BE CONSIDERED TWO THRESHOLD DISCHARGE AREAS (TDA).
 - PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO EXTENT POSSIBLE, WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES INTO EXISTING DITCHES TO THE WEST OR WETLAND TO THE NORTH.
 - ROOF AREAS FOR ALL LOTS, RESIDENTIAL AND COMMERCIAL, DRAIN TO A STORMWATER LATERAL.
 - SEE OVERALL THRESHOLD DISCHARGE AREA (TDA) VICINITY MAP ON SHEET P10.0.
 - POND IN TRACT W TO BE CONSTRUCTED WITH PHASES 4 & 5.**
 - PRELIMINARY STORM SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER



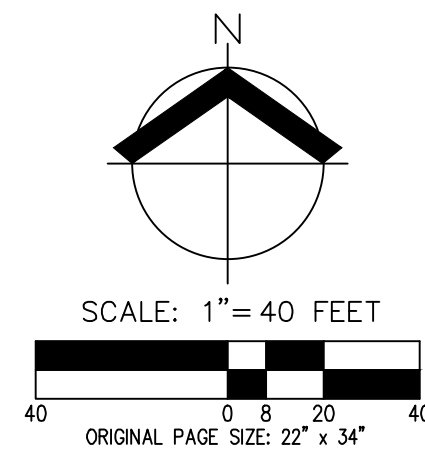
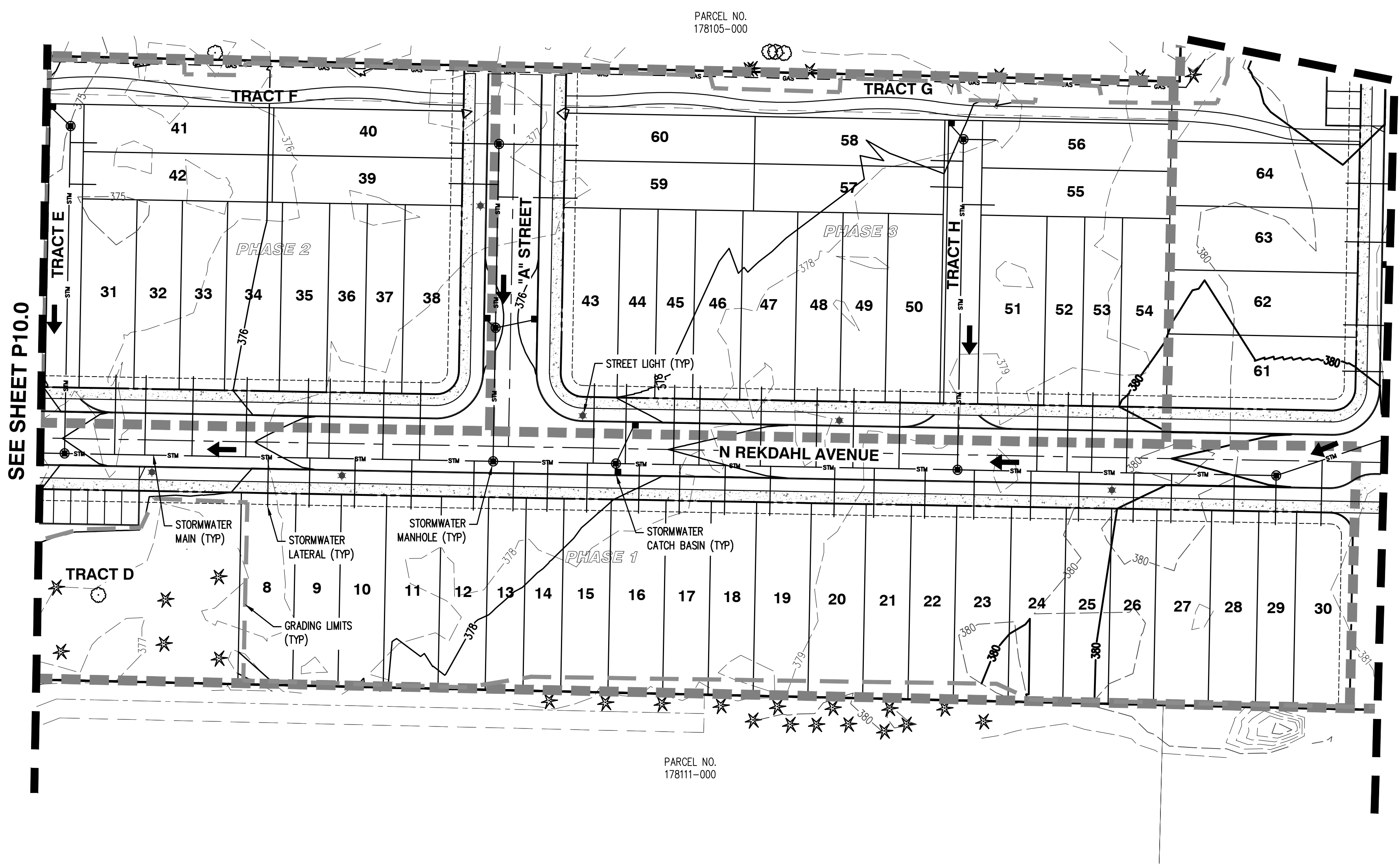
TDA VICINITY MAP
 N.T.S.

SEE SHEET P10.1

**PRELIMINARY STORMWATER PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



LEGEND

| | | |
|---------------------------------|-----------|-----|
| EXISTING GROUND CONTOUR (2 FT) | --- | 352 |
| EXISTING GROUND CONTOUR (10 FT) | --- | 350 |
| FINISHED GRADE CONTOUR (2 FT) | --- | 352 |
| FINISHED GRADE CONTOUR (10 FT) | --- | 350 |
| DRAINAGE FLOW DIRECTION | → | |
| GRADING LIMITS | --- | |
| STORM FACILITY ACCESS | [Pattern] | |

- GENERAL NOTES**
1. CONTOUR INTERVAL IS 2 FEET.
 2. TREES ARE NOT SHOWN.
 3. STORMWATER TREATMENT AND DETENTION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
 4. NATIVE VEGETATION WITHIN TRACT X AND THE CRITICAL AREAS WILL BE RETAINED AS MUCH AS POSSIBLE AND ENHANCED, AS NEEDED, PER THE CRITICAL AREAS MITIGATION PLAN.
 5. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
 6. THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
 7. STORMWATER ALONG FRONTAGE IN NE EVERETT DRIVE IS CONVEYED THROUGH DITCHES AND CULVERTS ALONG THE WEST SIDE OF THE ROAD.
 8. ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ON-SITE.
 9. A WETLAND HAS BEEN DESIGNATED ON-SITE BY ECOLOGICAL LAND SERVICES, SEE REPORT DATED 07/03/2024.
 10. EXISTING DRAINAGE FLOW ROUTES ARE SOUTHWEST TOWARD INTO THE EXISTING DITCHES ALONG NE EVERETT DRIVE AND NORTH TOWARD WETLAND A, WITH THE SITE BEING SPLIT AT APPROXIMATELY THE CENTER BY A RIDGE. THE SITE IS TO BE CONSIDERED TWO THRESHOLD DISCHARGE AREAS (TDA).
 11. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO EXTENT POSSIBLE, WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES INTO EXISTING DITCHES TO THE WEST OR WETLAND TO THE NORTH.
 12. ROOF AREAS FOR ALL LOTS, RESIDENTIAL AND COMMERCIAL, DRAIN TO A STORMWATER LATERAL.
 13. SEE OVERALL THRESHOLD DISCHARGE AREA (TDA) VICINITY MAP ON SHEET P10.0.
 14. **POND IN TRACT W TO BE CONSTRUCTED WITH PHASES 4 & 5.**
 15. PRELIMINARY STORM SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

SEE SHEET P10.0

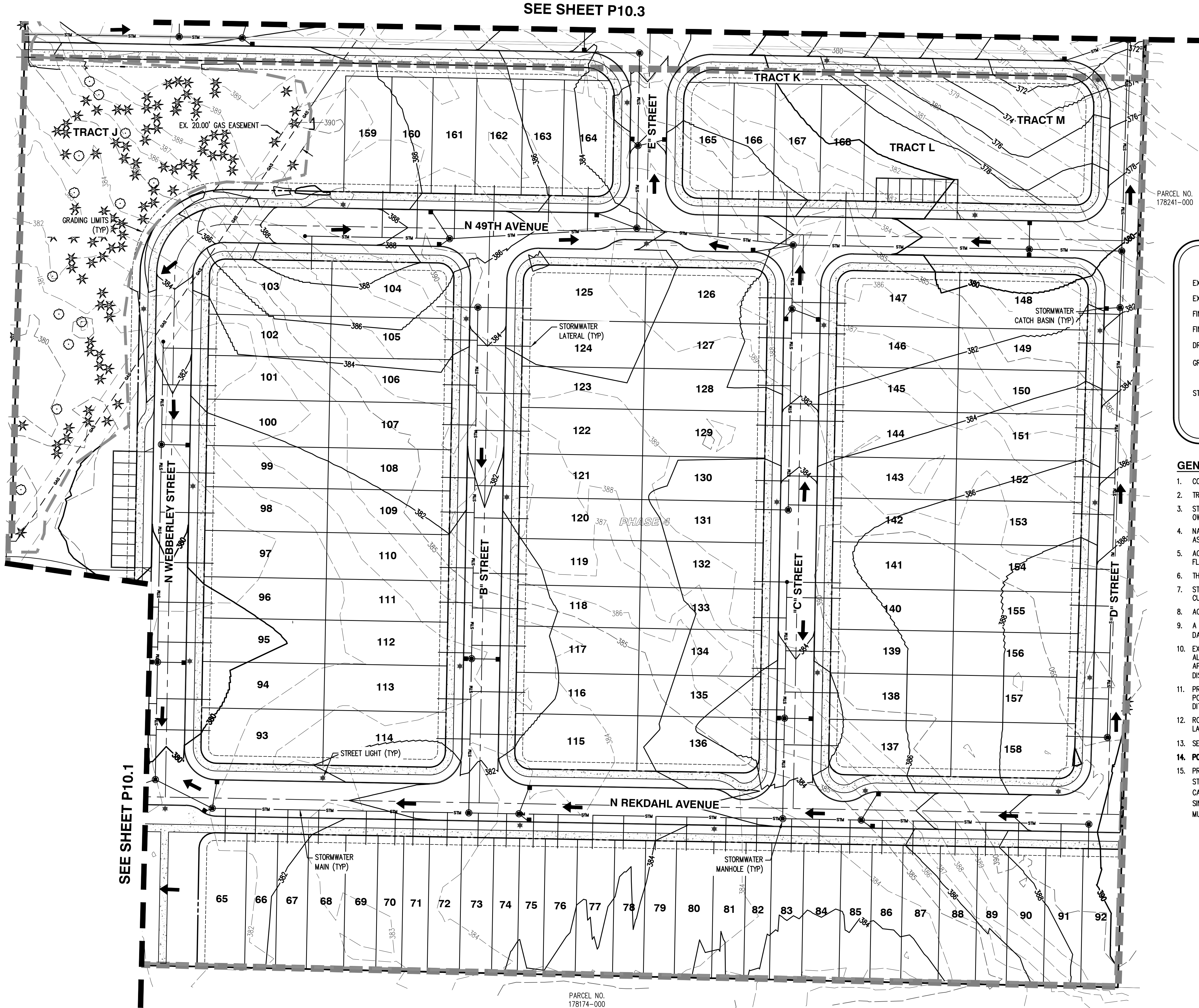
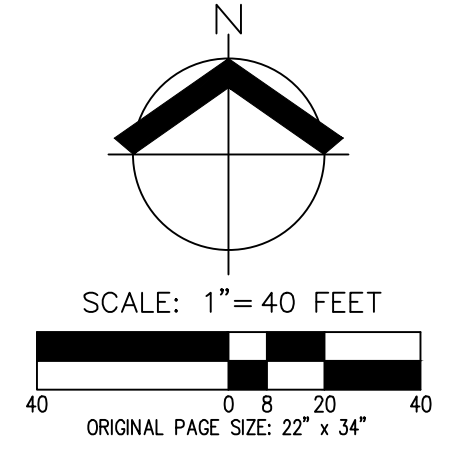
SEE SHEET P10.2

**PRELIMINARY STORMWATER PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |

P10.1



LEGEND

| | | |
|---------------------------------|-----------|-----|
| EXISTING GROUND CONTOUR (2 FT) | --- | 352 |
| EXISTING GROUND CONTOUR (10 FT) | --- | 350 |
| FINISHED GRADE CONTOUR (2 FT) | --- | 352 |
| FINISHED GRADE CONTOUR (10 FT) | --- | 350 |
| DRAINAGE FLOW DIRECTION | → | |
| GRADING LIMITS | - - - | |
| STORM FACILITY ACCESS | [Pattern] | |

- GENERAL NOTES**
1. CONTOUR INTERVAL IS 2 FEET.
 2. TREES ARE NOT SHOWN.
 3. STORMWATER TREATMENT AND DETENTION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
 4. NATIVE VEGETATION WITHIN TRACT X AND THE CRITICAL AREAS WILL BE RETAINED AS MUCH AS POSSIBLE AND ENHANCED, AS NEEDED, PER THE CRITICAL AREAS MITIGATION PLAN.
 5. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
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 8. ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ON-SITE.
 9. A WETLAND HAS BEEN DESIGNATED ON-SITE BY ECOLOGICAL LAND SERVICES, SEE REPORT DATED 07/03/2024.
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 12. ROOF AREAS FOR ALL LOTS, RESIDENTIAL AND COMMERCIAL, DRAIN TO A STORMWATER LATERAL.
 13. SEE OVERALL THRESHOLD DISCHARGE AREA (TDA) VICINITY MAP ON SHEET P10.0.
 14. **POND IN TRACT W TO BE CONSTRUCTED WITH PHASES 4 & 5.**
 15. PRELIMINARY STORM SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

AKS DRAWING FILE: 8397 P10 STORNDWG | LAYOUT: P10.2

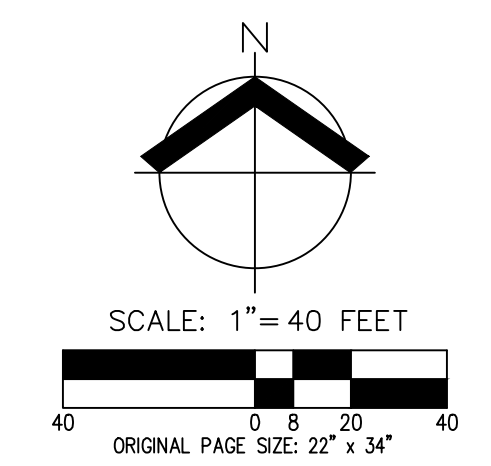
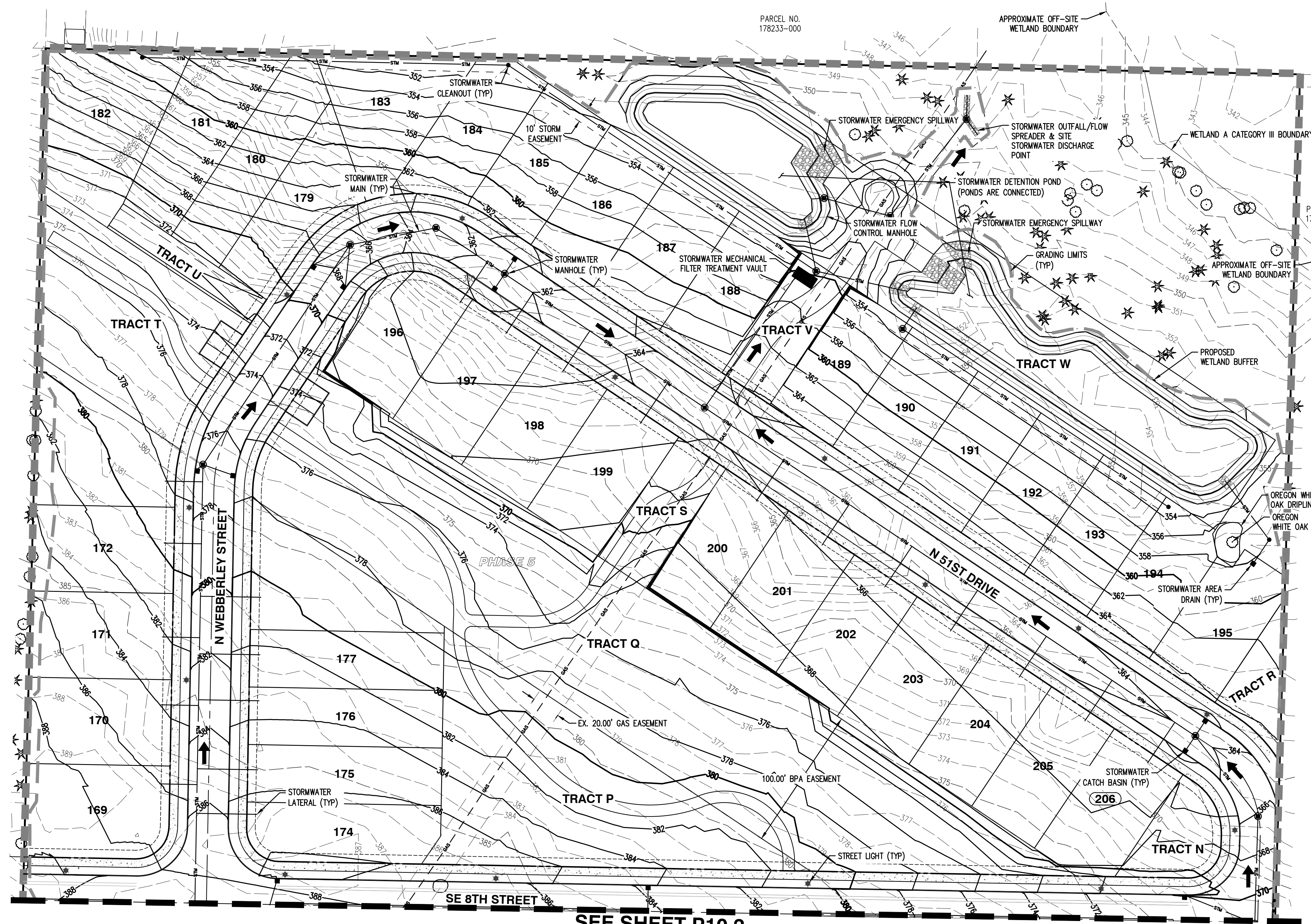
SEE SHEET P10.1

SEE SHEET P10.3

**PRELIMINARY STORMWATER PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON**



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| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |



LEGEND

| | |
|---------------------------------|-----------|
| EXISTING GROUND CONTOUR (2 FT) | --- |
| EXISTING GROUND CONTOUR (10 FT) | --- |
| FINISHED GRADE CONTOUR (2 FT) | --- |
| FINISHED GRADE CONTOUR (10 FT) | --- |
| DRAINAGE FLOW DIRECTION | → |
| GRADING LIMITS | --- |
| STORM FACILITY ACCESS | [Pattern] |

- GENERAL NOTES**
1. CONTOUR INTERVAL IS 2 FEET.
 2. TREES ARE NOT SHOWN.
 3. STORMWATER TREATMENT AND DETENTION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
 4. NATIVE VEGETATION WITHIN TRACT X AND THE CRITICAL AREAS WILL BE RETAINED AS MUCH AS POSSIBLE AND ENHANCED, AS NEEDED, PER THE CRITICAL AREAS MITIGATION PLAN.
 5. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
 6. THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
 7. STORMWATER ALONG FRONTAGE IN NE EVERETT DRIVE IS CONVEYED THROUGH DITCHES AND CULVERTS ALONG THE WEST SIDE OF THE ROAD.
 8. ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ON-SITE.
 9. A WETLAND HAS BEEN DESIGNATED ON-SITE BY ECOLOGICAL LAND SERVICES, SEE REPORT DATED 07/03/2024.
 10. EXISTING DRAINAGE FLOW ROUTES ARE SOUTHWEST TOWARD INTO THE EXISTING DITCHES ALONG NE EVERETT DRIVE AND NORTH TOWARD WETLAND A, WITH THE SITE BEING SPLIT AT APPROXIMATELY THE CENTER BY A RIDGE. THE SITE IS TO BE CONSIDERED TWO THRESHOLD DISCHARGE AREAS (TDA).
 11. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO EXTENT POSSIBLE, WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES INTO EXISTING DITCHES TO THE WEST OR WETLAND TO THE NORTH.
 12. ROOF AREAS FOR ALL LOTS, RESIDENTIAL AND COMMERCIAL, DRAIN TO A STORMWATER LATERAL.
 13. SEE OVERALL THRESHOLD DISCHARGE AREA (TDA) VICINITY MAP ON SHEET P10.0.
 14. **POND IN TRACT W TO BE CONSTRUCTED WITH PHASES 4 & 5.**
 15. PRELIMINARY STORM SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
 STORM MAIN: 12" MIN. DIAMETER
 CATCH BASIN LEADS: 10" MIN. DIAMETER
 SINGLE-FAMILY STORM LATERALS: 6" DIAMETER
 MULTI-FAMILY AND MIXED USE STORM LATERALS: 6" MIN. DIAMETER

**PRELIMINARY STORMWATER PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**



| | |
|--------------|------------|
| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CJS |
| DRAWN BY: | TWW |
| CHECKED BY: | BDH |

SEE SHEET P10.2

PRELIMINARY PLANT SCHEDULE - STREET TREES

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---------------------|-----|---------------------------------|------------------------|-----------------|----------|
| STREET TREES | | | | | |
| | 64 | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE | 2" CAL MIN./B&B | AS SHOWN |
| | 20 | CARPINUS BETULUS | EUROPEAN HORNBEAM | 2" CAL MIN./B&B | AS SHOWN |
| | 44 | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LINDEN | 2" CAL MIN./B&B | AS SHOWN |
| | 16 | TILIA TOMENTOSA 'STERLING' | STERLING SILVER LINDEN | 2" CAL MIN./B&B | AS SHOWN |
| | 62 | ZELKOVA SERRATA 'VILLAGE GREEN' | VILLAGE GREEN ZELKOVA | 2" CAL MIN./B&B | AS SHOWN |
| | 206 | TOTAL TREES | | | |

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---------------|-----|-----------------------------------|-----------------------|----------------|----------|
| SHRUBS | | | | | |
| | 67 | MAHONIA AQUIFOLIUM | OREGON GRAPE | 3 GAL. CONT. | 48" o.c. |
| | 48 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 3 GAL. CONT. | 60" o.c. |
| | 24 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 3 GAL. CONT. | 60" o.c. |

| SYMBOL | QTY | DESCRIPTION |
|--------|-------------|---|
| | 23,990 SF ± | STORMWATER FACILITY TO BE PLANTED PER CITY OF CAMAS STANDARDS |
| | 14,079 SF ± | EROSION CONTROL SEED MIX: NATIVE E/C MIX - SUNMARK SEEDS (OR APPROVED EQUAL): MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%, CALIFORNIA BROME (BROMUS CARINATUS) 35%, NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%, TUFTED HAIRGRASS (DESCHAMPSIA CESPIITOSA) 3%, SPIKE BENTGRASS (AGROSTIS EXERATA) 2%. APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. |

| SYMBOL | QTY | DESCRIPTION |
|--------|-------------|--|
| | 83,313 SF ± | LAWN: NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) DASHER 3 PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. DASHER 3) 35%, CUTTIE II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. CUTTIE II) 35%, GARNET CREEPING RED FESCUE (FESTUCA RUBRA VAR. GARNET) 15%, WINDWARD CHEWINGS FESCUE (FESTUCA RUBRA SPP FALLAX VAR. WINDWARD) 15%. APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. |

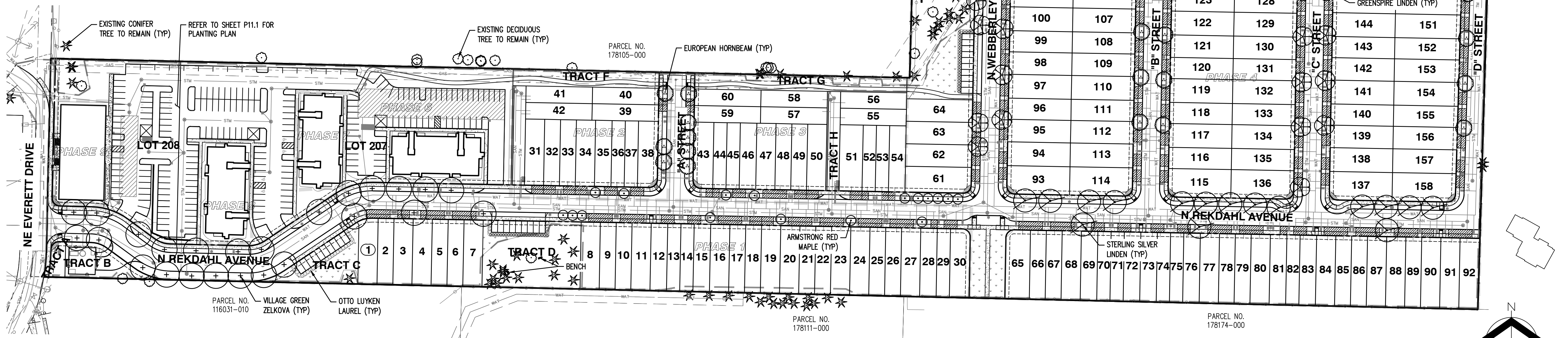
| SYMBOL | QTY | DESCRIPTION |
|--------|-------------|---|
| | 56,407 SF ± | ECO-TURF SEED MIX WITH MICROCOVER - PROTOME LAWN SEED (PT 769 R&R) SHEEP FESCUE (FESTUCA OVINA), PERENNIAL RYEGRASS (LOLIUM PERENNE), HARD FESCUE (FESTUCA TRACHYPHYLLA), MICROCOVER (TRIFOLIUM REPENS VAR PIPOLINA SSP MICROCOVER) APPLY AT A RATE OF 7 LBS. PER 1,000 SF OR 300 LBS. PER ACRE AS RECOMMENDED BY SUPPLIER. |

PRELIMINARY LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1. PLANT IN ACCORDANCE WITH BEST PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WESTERN WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
- REVISIONS OR SUBSTITUTIONS TO PLANTING, INCLUDING CHANGES AND LOCATION, QUANTITIES, SPECIES, SIZES, SPACING, ETC. DUE TO UNFORESEEN SITE CONDITIONS, PLANT AVAILABILITY, ETC. MAY BE MADE WITH APPROVAL WHERE ALLOWED BY THE CITY OF CAMAS DESIGN STANDARDS PRIOR TO FINAL INSTALLATION.
- CENTER TREES IN LANDSCAPE STRIP WHERE POSSIBLE UNLESS OTHERWISE SHOWN. KEEP THE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING. KEEP SHRUBS AND GROUNDCOVER A MINIMUM OF 24" O.C. FROM PAVING AND 3' O.C. FROM TREES. ADJUST PLANTINGS AS NECESSARY ON-SITE TO AVOID CONFLICTS WITH UTILITIES, HYDRANTS, LIGHT POLES, METERS, ETC.
- HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION, PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT SCHEDULE FOR FULL COVERAGE.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK OR FIR BARK MULCH UNDER AND AROUND ALL PLANTINGS (EXCLUDING STORMWATER FACILITIES). AVOID COVERING FOLIAGE OR ROOT SYSTEMS OF PLANTS WITH BARK MULCH. PLANTS SHALL BE SET TO A DEPTH TO ACCOMMODATE MULCH APPLICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING STREET TREES AND GROUNDCOVER ALONG THE FRONTAGE OF OPEN SPACE TRACTS AND SIDE LOTS. HOME OWNERS SHALL BE RESPONSIBLE FOR INSTALLING STREET TREES AND GROUNDCOVER ALONG LOT FRONTAGE AT TIME OF HOME CONSTRUCTION.
- SOIL PREPARATION: GROWING MEDIUM IN ALL NEW PLANTING BEDS SHALL BE A MINIMUM OF 12" DEEP (6" OVER LAWN AREAS) OVER NON-COMPACTED, FREE-DRAINING SUBSOIL. EXISTING, NON-COMPACTED, NATIVE SOIL MAY COUNT TOWARDS THIS REQUIREMENT. REUSE SURFACE SOIL STOCKPILED ON THE SITE AND/OR IMPORT NEW TOPSOIL TO MAKE UP REQUIRED AMOUNTS FOR INSTALLATION. TOPSOIL SHALL BE FREE OF ROOTS, PLANTS, SOD, STONES (3/4" OR LARGER), CLAY LUMPS, DEBRIS, ALKALI SALTS, AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH. SOIL PLACEMENT AND PLANTING SHALL OCCUR IN CONDITIONS THAT DO NOT RESULT IN OVER-COMPACTED OR EROSION, SATURATED SOIL OR OTHER CONDITIONS SUCH AS FREEZING OR ABOVE AVERAGE TEMPERATURES, RAINY CONDITIONS, ETC. SOIL SHALL BE IN FRIABLE (WORKABLE) CONDITION WHEN PLACED. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE SET IN GRADING PLANS.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED. LANDSCAPE CONTRACTOR TO 'DESIGN-BUILD' IRRIGATION SYSTEM AND SUBMIT PLANS TO CITY OF CAMAS AND THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING INSTALLATION. REFER TO CAMAS DESIGN STANDARDS MANUAL FOR IRRIGATION DETAILS.
- ALL STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DUE TO DRIVEWAY, UTILITIES, STREET LIGHTS, FIRE HYDRANTS, CATCH BASIN, ETC.
- BENCH LOCATIONS SHOWN ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED WITH FINAL LANDSCAPE PLAN.

TREE PLAN

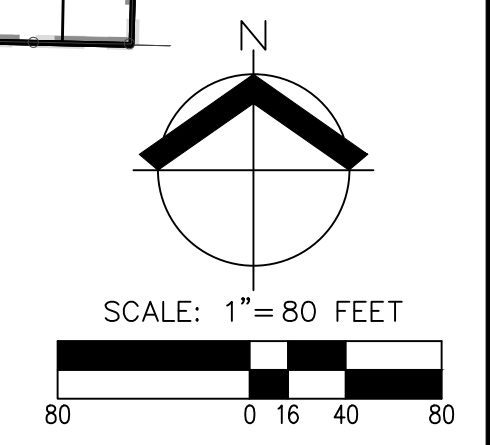
| | |
|--|-------------------------|
| GROSS SITE AREA: | 1,584,277 SF (36.37 AC) |
| * NET SITE AREA: | 1,315,051 SF (30.35 AC) |
| TOTAL TREE UNITS REQUIRED (30.35 AC X 30): | 910.5 |
| EXISTING TREES RETAINED/(TREE UNITS): | 196/(707) |
| PROPOSED SITE TREES/(TREE UNITS): | 259 |
| TOTAL TREE UNITS: | 966 |
| (RETAINED AND PROPOSED) | |
| * NET AREA EXCLUDES OPEN SPACE AND CRITICAL AREA | |
| STREET TREES REQUIRED: | 206 |
| STREET TREES PROPOSED: | 206 |

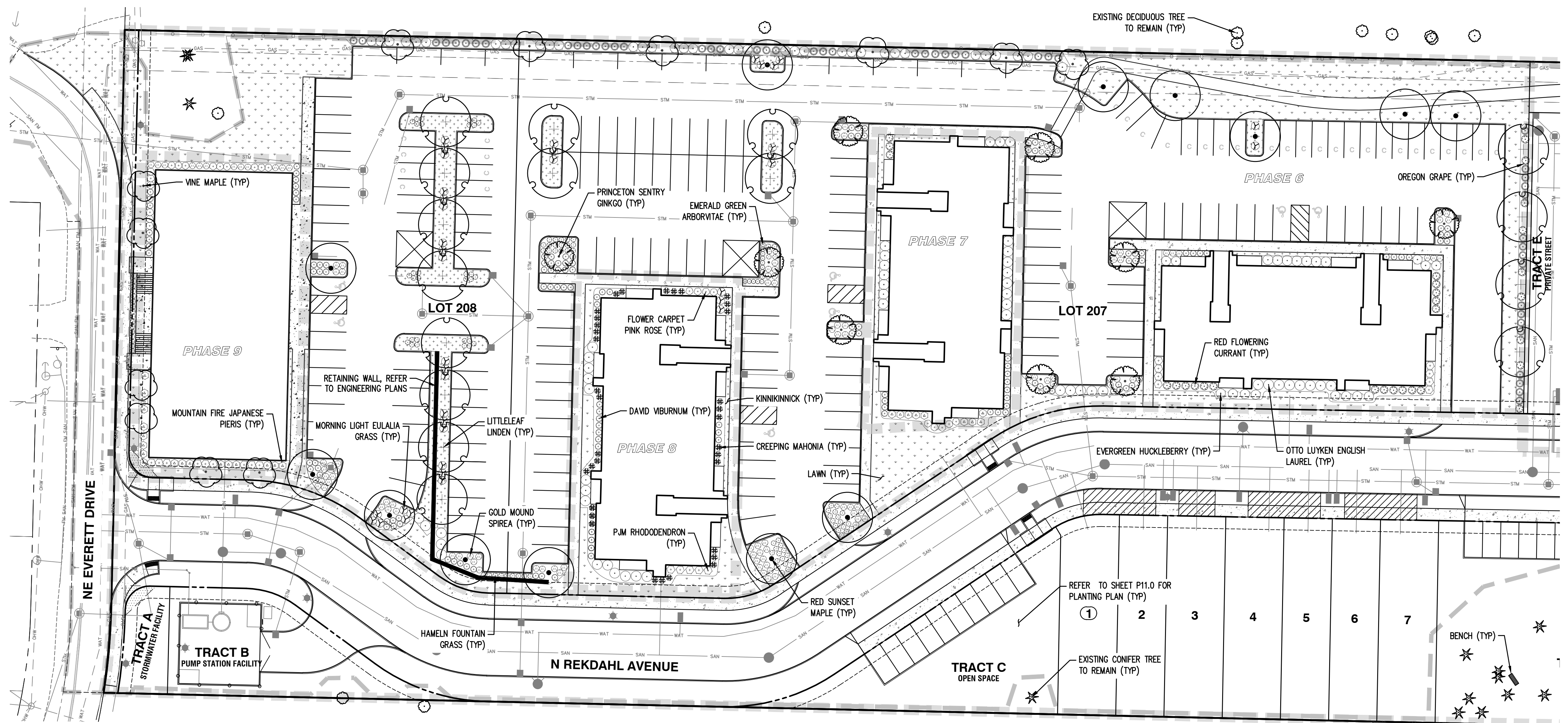


PRELIMINARY STREET TREE PLANTING PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON



| | |
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| JOB NUMBER: | 8397 |
| DATE: | 12/20/2024 |
| DESIGNED BY: | CLM |
| DRAWN BY: | CLM |
| CHECKED BY: | TEB |

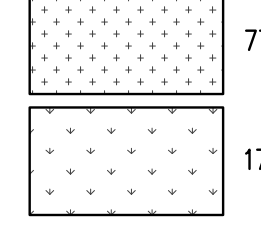




PRELIMINARY PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING | SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|--------------|----------------|----------------------------------|-------------------------|-----------------|----------|--------|-----|-------------------------------|--------------------------|-----------------|----------|
| TREES | | | | | | | | | | | |
| | 12 | ACER CIRCINATUM | VINE MAPLE | 6" HT. MIN. B&B | AS SHOWN | | 24 | ROSA X 'NOATRAUM' | FLOWER CARPET PINK ROSE | 1 GAL. CONT. | 42" o.c. |
| | 13 | ACER RUBRUM 'FRANKSRED' | RED SUNSET MAPLE | 2" CAL MIN./B&B | AS SHOWN | | 106 | SPIRAEA X BUMALDA 'GOLDMOUND' | GOLD MOUND SPIREA | 2 GAL. CONT. | 36" o.c. |
| | 9 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | 2" CAL MIN./B&B | AS SHOWN | | 13 | THUJA OCCIDENTALIS 'SMARAGO' | EMERALD GREEN ARBORVITAE | 5'-6" HT. CONT. | 30" o.c. |
| | 16 | TILIA CORDATA | LITTLELEAF LINDEN | 2" CAL MIN./B&B | AS SHOWN | | 53 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 3 GAL. CONT. | 60" o.c. |
| | 53 TOTAL TREES | | | | | | 136 | VIBURNUM DAVIDII | DAVID VIBURNUM | 2 GAL. CONT. | 36" o.c. |

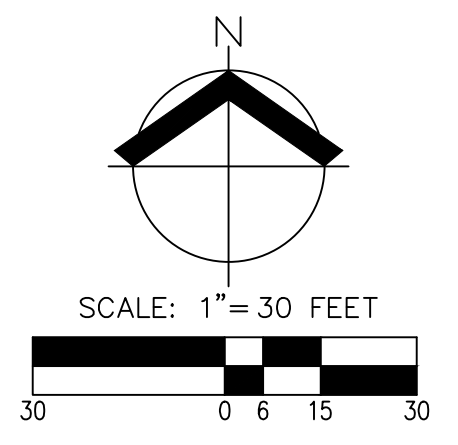
GROUND COVERS



| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|---------------|-----|-------------------------------------|-------------------------------|----------------|----------|
| SHRUBS | | | | | |
| | 50 | MAHONIA AQUIFOLIUM | OREGON GRAPE | 3 GAL. CONT. | 48" o.c. |
| | 37 | MAHONIA REPENS | CREeping MAHONIA | 1 GAL. CONT. | 36" o.c. |
| | 39 | MISCANTHUS SINENSIS 'MORNING LIGHT' | MORNING LIGHT EULALIA GRASS | 1 GAL. CONT. | 48" o.c. |
| | 115 | PENNISETUM ALOPECUROIDES 'HAMELN' | HAMELN FOUNTAIN GRASS | 1 GAL. CONT. | 30" o.c. |
| | 27 | PIERIS JAPONICA 'MOUNTAIN FIRE' | MOUNTAIN FIRE JAPANESE PIERIS | 3 GAL. CONT. | 48" o.c. |
| | 54 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 3 GAL. CONT. | 60" o.c. |
| | 22 | RHODODENDRON X 'P.J.M.' | P.J.M. RHODODENDRON | 3 GAL. CONT. | 48" o.c. |
| | 29 | RIBES SANGUINEUM | RED FLOWERING CURRANT | 1 GAL. CONT. | 48" o.c. |

GENERAL NOTE

REFER TO SHEET P11.0 FOR PRELIMINARY LANDSCAPE NOTES.



**PRELIMINARY LANDSCAPE PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**

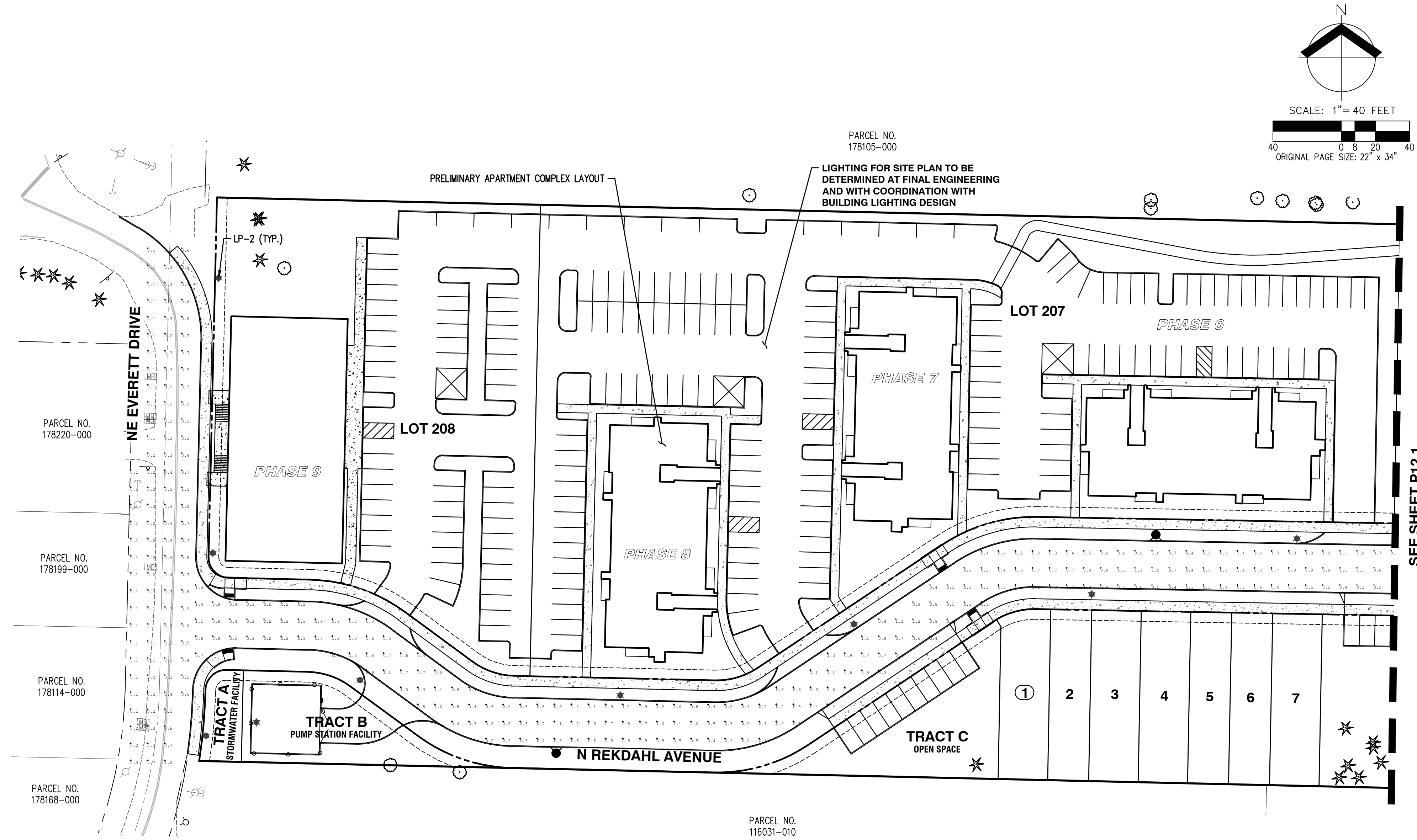


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| JOB NUMBER: | 8397 |
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| DESIGNED BY: | CLM |
| DRAWN BY: | CLM |
| CHECKED BY: | TEB |



AKS ENGINEERING & FORESTRY, LLC
 9600 NE 126TH AVE, STE 2520
 VANCOUVER, WA 98682
 360.882.0419
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



GENERAL NOTE:

- LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.

| ROADWAY | UNITS | AVERAGE | MAX | MIN |
|------------------|-------|---------|-----|-----|
| N REKDAHL AVENUE | Fc | 0.64 | 1.6 | 0.1 |
| NE EVERETT DRIVE | Fc | 0.33 | 1.2 | 0.1 |

| SYMBOL / LABEL | QUANTITY | STYLE | LUMINAIRE TYPE | POLE TYPE | HEIGHT |
|----------------|----------|----------|---|---|-----------|
| (LP-2) | 48 | PROPOSED | HOLOPHANE AWDE3-P20-30K-MVOLT-MS-AL3-BK-ST-TBK-A0-PR7-L1H-TB-NL1X1-UA-GVDHSS90 | PLP DECORATIVE POLE SPECIFICATIONS PLP MODEL# DOM-DB-FL-14.5-BL-CI | 14.5' HT. |

**PRELIMINARY LIGHTING PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**

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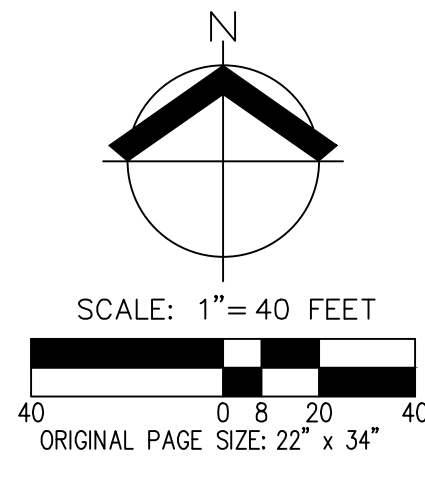
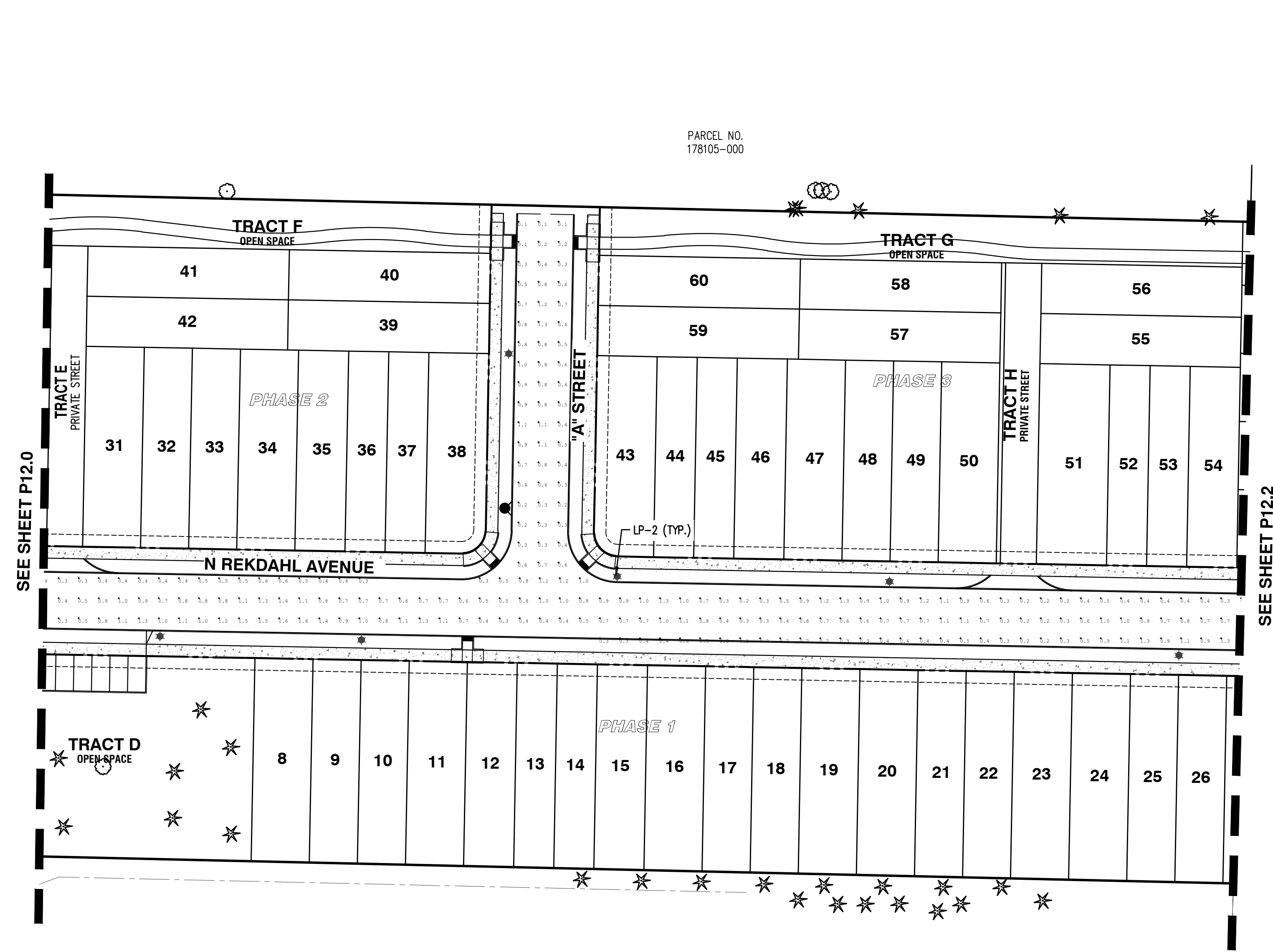
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P12.0



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PARCEL NO.
178105-000

PARCEL NO.
178111-000

SEE SHEET P12.0

SEE SHEET P12.2

GENERAL NOTE:

- 1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.

| ROADWAY | UNITS | AVERAGE | MAX | MIN |
|------------------|-------|---------|-----|-----|
| N REKDAHL AVENUE | Fc | 0.64 | 1.6 | 0.1 |
| "A" STREET | Fc | 0.56 | 1.3 | 0.1 |

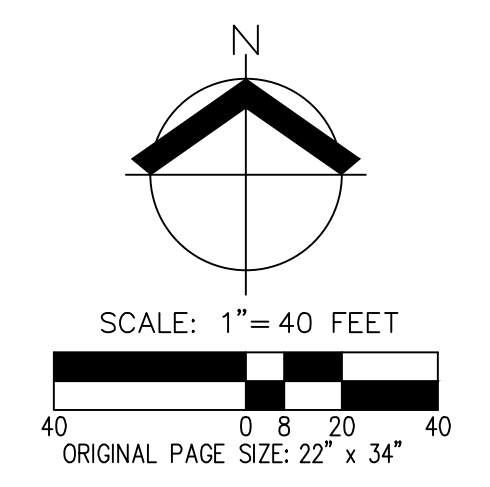
| SYMBOL / LABEL | QUANTITY | STYLE | LUMINAIRE TYPE | POLE TYPE | HEIGHT |
|----------------|----------|----------|---|---|-----------|
| ★ (LP-2) | 48 | PROPOSED | HOLOPHANE AWDE3-P20-30K-MVOLT-MS-AL3-BK-ST-TBK-AO-PR7-L1H-TB-NL1X1-UA-GVDHSS90 | PLP DECORATIVE POLE SPECIFICATIONS PLP MODEL# DOM-DB-FL-14.5-BL-CI | 14.5' HT. |

**PRELIMINARY LIGHTING PLAN
 CAMAS WOODS SUBDIVISION
 CAMAS WOODS, LLC
 CAMAS, WASHINGTON**

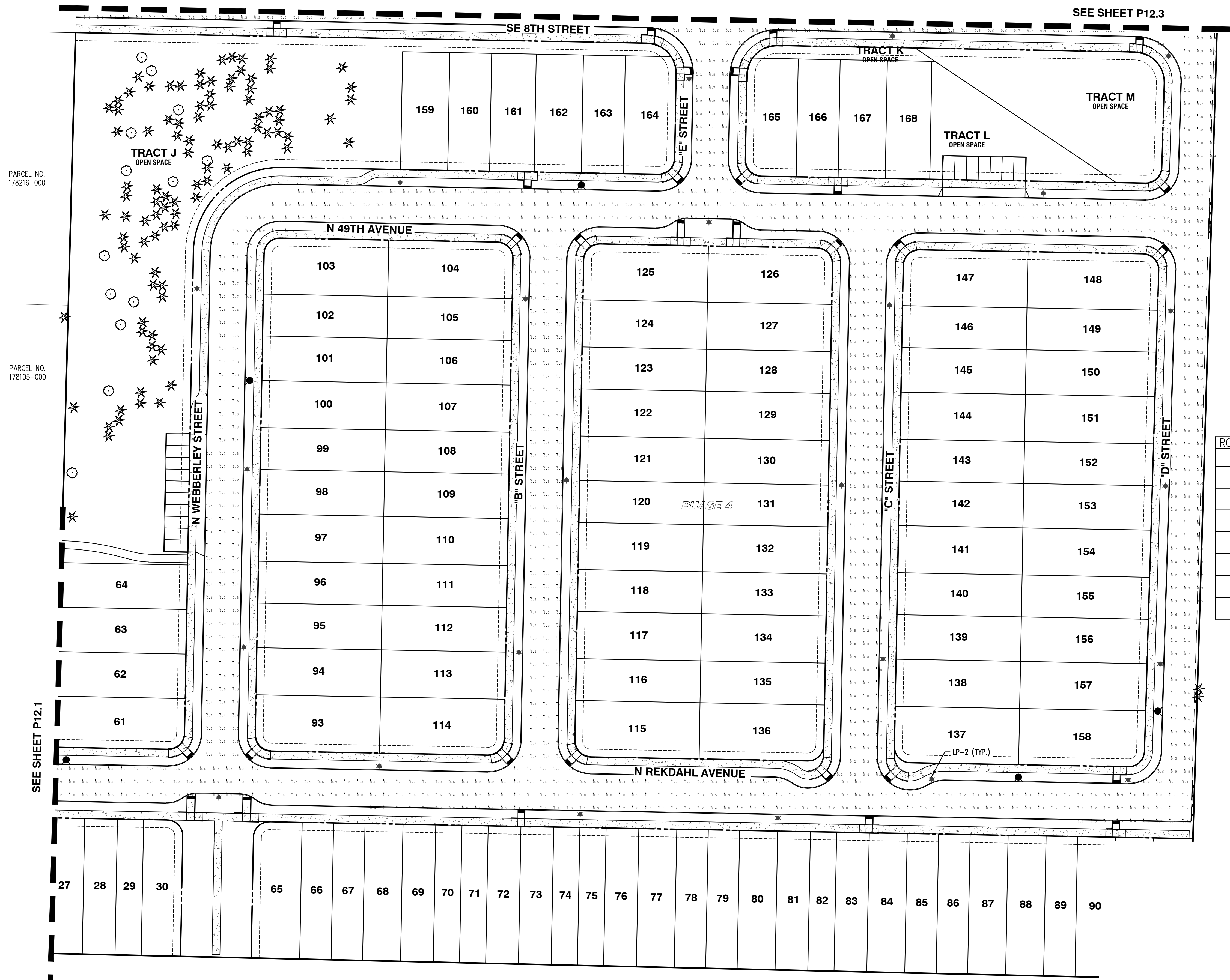
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 CHECKED BY: BH

P12.1



GENERAL NOTE:
 1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.



ROADWAY LIGHT LEVEL SUMMARY – CITY OF CAMAS

| ROADWAY | UNITS | AVERAGE | MAX | MIN |
|--------------------|-------|---------|-----|-----|
| N REKDAHL AVENUE | Fc | 0.64 | 1.6 | 0.1 |
| N WEBBERLEY STREET | Fc | 0.48 | 1.3 | 0.1 |
| "B" STREET | Fc | 0.64 | 1.4 | 0.2 |
| "C" STREET | Fc | 0.64 | 1.3 | 0.2 |
| "D" STREET | Fc | 0.67 | 1.4 | 0.1 |
| "E" STREET | Fc | 0.61 | 1.3 | 0.2 |
| SE 8TH STREET | Fc | 0.58 | 1.8 | 0.1 |

PARCEL NO.
178216-000

PARCEL NO.
178105-000

PARCEL NO.
178241-000

PARCEL NO.
178174-000

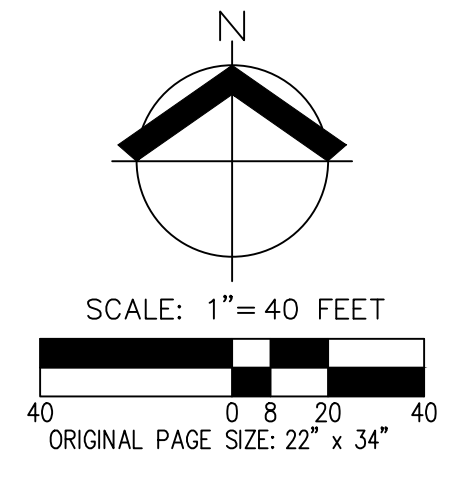
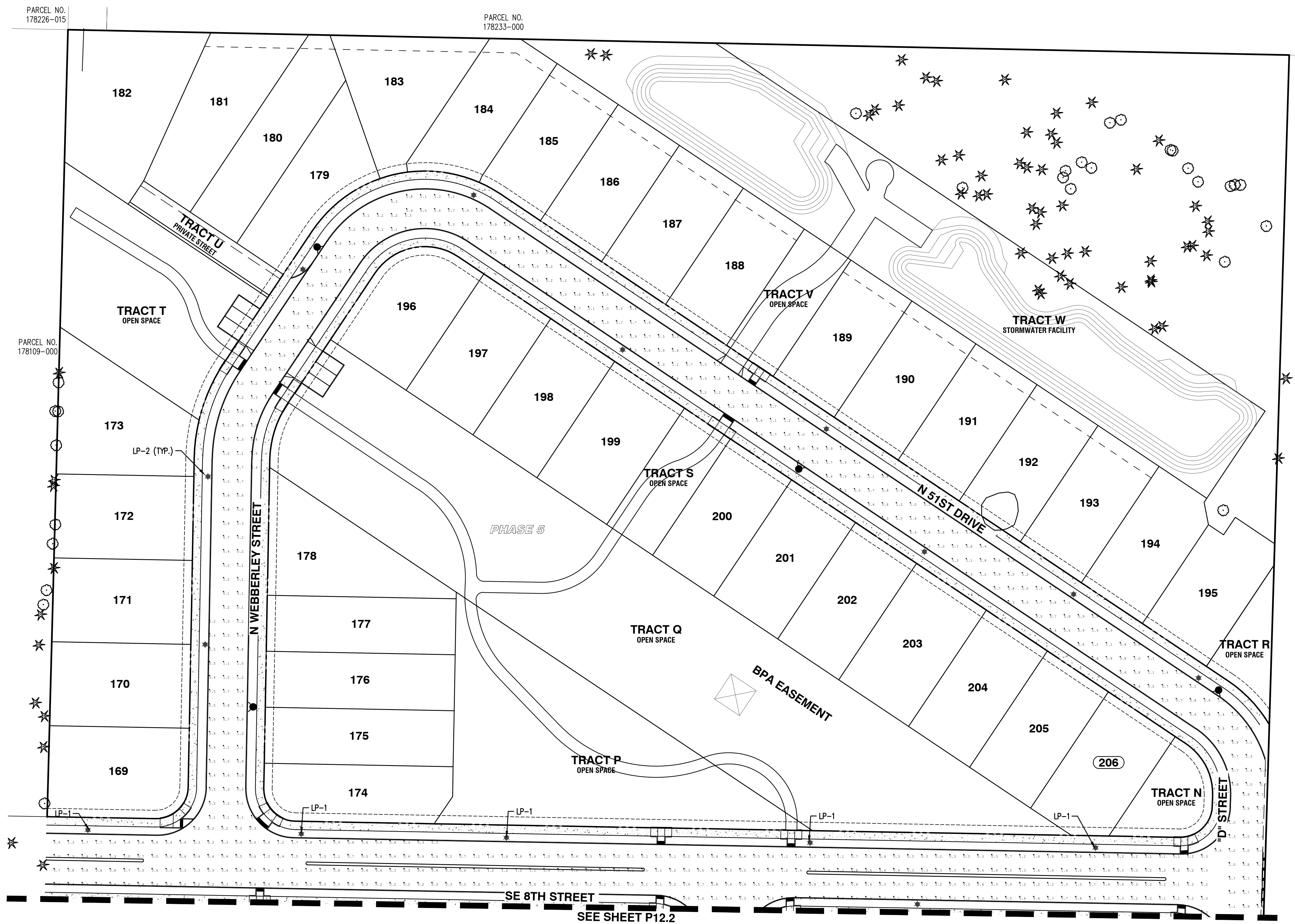
LUMINAIRE SCHEDULE

| SYMBOL / LABEL | QUANTITY | STYLE | LUMINAIRE TYPE | POLE TYPE | HEIGHT |
|----------------|----------|----------|---|---|-----------|
| (LP-2) | 48 | PROPOSED | HOLOPHANE AWDE3-P20-30K-MVOLT-MS-AL3-BK-ST-TBK-A0-PR7-L1H-TB-NL1X1-UA-GVDHSS90 | PLP DECORATIVE POLE SPECIFICATIONS PLP MODEL# DOM-DB-FL-14.5-BL-CI | 14.5' HT. |

PRELIMINARY LIGHTING PLAN
CAMAS WOODS SUBDIVISION
CAMAS WOODS, LLC
CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER: 8397
 DATE: 12/20/2024
 DESIGNED BY: JTG
 DRAWN BY: JTG
 CHECKED BY: BDH



GENERAL NOTE:
 1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.

| ROADWAY | UNITS | AVERAGE | MAX | MIN |
|--------------------|-------|---------|-----|-----|
| "D" STREET | Fc | 0.67 | 1.4 | 0.1 |
| SE 8TH STREET | Fc | 0.58 | 1.8 | 0.1 |
| N WEBBERLEY STREET | Fc | 0.54 | 1.3 | 0.1 |
| N 51ST DRIVE | Fc | 0.71 | 1.4 | 0.1 |

| SYMBOL / LABEL | QUANTITY | STYLE | LUMINAIRE TYPE | POLE TYPE | HEIGHT |
|----------------|----------|----------|--|-----------|-----------|
| ★ (LP-1) | 5 | PROPOSED | LEOTEK – LED COBRA HEAD – GCJ1-20H-MV-WW-2R-GY-700-BBL-PCR7-WL | N/A | 25.0' HT. |

| SYMBOL / LABEL | QUANTITY | STYLE | LUMINAIRE TYPE | POLE TYPE | HEIGHT |
|----------------|----------|----------|--|---|-----------|
| ★ (LP-2) | 48 | PROPOSED | HOLOPHANE AWDE3-P20-30K-MVOLT-MS-AL3-BK-ST-TBK-AO-PR7-L1H-TB-NL1X1-UA-GVDHSS90 | PLP DECORATIVE POLE SPECIFICATIONS PLP MODEL# DOM-DB-FL-14.5-BL-CI | 14.5' HT. |

**PRELIMINARY LIGHTING PLAN
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