

Appendix C

Tree Plan

(Arbor Science Tree Care, June 2025)



ARBOR SCIENCE TREE CARE

SPECIALIZING IN SUSTAINABLE TREE CARE SOLUTIONS

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WA# ARBORST838DT

OR CCB# 216351

June 28th 2025

Pacific Lifestyle Homes
1815 NE 99th St Vancouver WA 98682

The Landing At Green Mountain 2
22111 NE 28th St Camas WA 98607
Parcel # 173177000, 173210000

Re: Tree Survey per City of Camas CMC 18.13.045

Tree, Vegetation and Soil Protection During Construction.

During construction. Prior to initiating tree removal on the site, soils, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities pursuant to the following standards.

A. Placing Materials Near Trees. No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to, parking equipment, placing solvents, storing building material and soil deposits, dumping concrete washout and locating burn holes.

1. During construction, no person shall attach any object to any tree designated for protection.

B. Protective Barrier. Before development, land clearing, filling or any land alteration for which a tree is to be protected. The contractor

1. Shall erect and maintain readily visible protective tree fencing along the outer edge and completely surrounding the protected area of all protected trees or groups of trees that are to remain undisturbed. Fences shall be constructed of chain link and at least four feet high, unless other type of fencing is authorized by the planning official.

2. Shall prohibit excavation or compaction of earth or other potentially damaging activities within the barriers.

3. Shall maintain the protective barriers in place until the planning official authorizes their removal or a final certificate of occupancy is issued, whichever occurs first

4. 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. No turf or lawn areas are to be installed within protected area.

5. In addition to the above, the planning official may require the following:

- Cover with mulch to a depth of at least six (6) inches or with plywood or similar material the areas adjoining the critical root zone of a tree in order to protect roots from damage caused by heavy equipment.
- 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.
- Have corrective pruning performed on protected trees in order to avoid damage from machinery or building activity.
- Maintain trees throughout construction period by watering and fertilizing if recommended by Arborist.

C. Grade.

1. The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the planning official's authorization. The planning official 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.

2. If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots.

3. The applicant shall not install an impervious surface within the critical root zone of any tree to be retained without the authorization of the planning official. The planning official 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.

4. To the greatest extent practical, utility trenches shall be located outside of the critical root zone of trees to be retained. The planning official may require that utilities be tunneled under the roots of

trees to be retained if the planning official determines that trenching would significantly reduce the chances of the tree's survival.

5. Trees and other vegetation to be retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, shrubs, ground cover and stumps shall be maintained on the individual lots, where feasible. Where not feasible appropriate erosion control practices shall be implemented pursuant to best management practices within industry standards.

D. Directional felling. Directional felling of trees shall be used to avoid damage to trees designated for retention and 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 retained where feasible. Where not feasible, appropriate erosion control practices shall be implemented pursuant to

E. Additional requirements. The planning official or Arborist may require additional tree, vegetation and soil protection measures which are consistent with accepted best management practices.

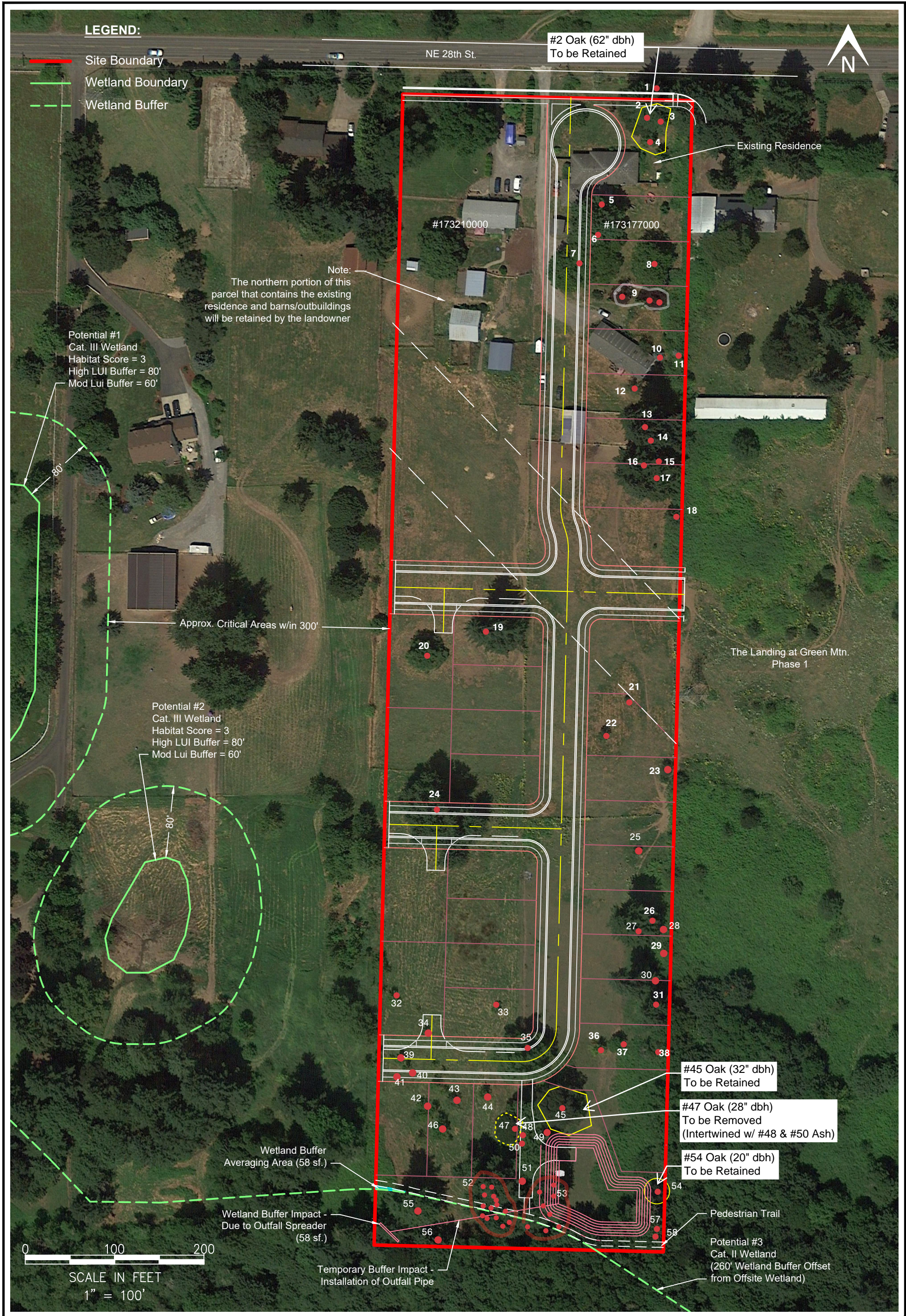
Tree Density Calculations:

Per City of Camas municipal code 18.13.045 this development requires 20 tree units per acre. The existing lot area is 9.59 acres, which has a density requirement of 191.8 tree units per acre. This proposed development retains 206 tree units to be preserved.
See attached map and table for tree detail and locations.

Prepared By Brandon Cheney
ISA Certified Arborist PN #7163A
TRAQ

Tree Number	Species	Common Name	DBH "	Retention Y/N	Condition	Tree Units
1	p. menziesii	Douglas-Fir	8	Y	Satisfactory	2
2	quercus	White Oak (multi stem)	62	Y	Satisfactory	26
3	p. menziesii	Douglas-Fir	52	Y	Satisfactory	22
4	cornus	Dogwood	9	Y	Satisfactory	2
5	acer	Bigleaf Maple	58	N	Fair	25
6	juglands	Black Walnut	31	N	Poor	12
7	juglands	Black Walnut	23	N	Fair	8
8	juglands	Black Walnut	24	N	Fair	8
9	prunus	(3 trees) Purple leaf plum	21	N	Fair	7
10	picea	Blue Spruce	9	N	Satisfactory	2
11	picea	Blue Spruce	9	N	Satisfactory	2
12	betula	(2 trees) Birch	8	N	Poor	2
13	p. menziesii	Douglas-Fir	46	N	Satisfactory	19
14	p. menziesii	Douglas-Fir	50	N	Satisfactory	21
15	p. menziesii	Douglas-Fir	46	N	Satisfactory	19
16	p. menziesii	Douglas-Fir	30	N	Satisfactory	11
17	p. menziesii	Douglas-Fir	41	N	Fair	17
18	acer	Bigleaf Maple (twin stem)	15	N	Poor	4
19	p. menziesii	Douglas-Fir	50	N	Fair	21
20	p. menziesii	Douglas-Fir	30	N	Dead	11
21	crataegus	Hawthorn	8	N	Satisfactory	2
22	fraxinus	Ash	8	N	Satisfactory	2
23	crataegus	Hawthorn	8	N	Satisfactory	2
24	fraxinus	Ash	24	N	Satisfactory	8
25	crataegus	Hawthorn	8	N	Satisfactory	2
26	p. menziesii	Douglas-Fir	46	N	Satisfactory	19
27	crataegus	Hawthorn	6	N	Satisfactory	2
28	quercus	White Oak	6	N	Fair	2
29	crataegus	Hawthorn	6	N	Satisfactory	2
30	p. menziesii	Douglas-Fir	50	N	Satisfactory	21
31	p. menziesii	Douglas-Fir	28	N	Poor	20
32	fraxinus	Ash	6	N	Satisfactory	2
33	fraxinus	Ash	6	N	Satisfactory	2
34	fraxinus	Ash	7	N	Satisfactory	2

Tree Number	Species	Common Name	DBH "	Retention Y/N	Condition	Tree Units
35	fraxinus	Ash (twin stem)	50	N	Satisfactory	21
36	fraxinus	Ash	10	N	Satisfactory	2
37	fraxinus	Ash (twin stem)	19	N	Satisfactory	6
38	salix	Willow	10	N	Poor	2
39	fraxinus	Ash (twin stem)	42	N	Satisfactory	17
40	fraxinus	Ash	7	N	Satisfactory	2
41	fraxinus	Ash	7	N	Satisfactory	2
42	fraxinus	Ash	9	N	Satisfactory	2
43	fraxinus	Ash	8	N	Satisfactory	2
44	fraxinus	Ash	10	N	Satisfactory	2
45	quercus	White Oak	32	Y	Satisfactory	12
46	fraxinus	Ash	7	N	Satisfactory	2
47	quercus	White Oak	28	N	Fair	10
48	fraxinus	Ash (twin stem)	33	N	Satisfactory	13
49	fraxinus	Ash (multi stem)	22	Y	Satisfactory	7
50	fraxinus	Ash (twin stem)	38	N	Fair	15
51	populas	Cottonwood	48	N	Satisfactory	20
52	populas	(14 tree grove) Cottonwood	188	Y	Satisfactory	90
53	populas	(8 tree grove) Cottonwood	116	N	Satisfactory	54
54	quercus	White Oak	20	Y	Fair	6
55	p. menziesii	Douglas-Fir	38	Y	Satisfactory	15
56	p. menziesii	Douglas-Fir	28	Y	Satisfactory	10
57	fraxinus	Ash	18	Y	Fair	5
58	fraxinus	Ash	25	Y	Fair	9



TREE PLAN

EXISTING CONDITIONS & PROPOSED SITE PLAN

APPLICANT: Pacific Lifestyle Homes
PROJECT NAME: Landing at Green Mountain II
SITE LOCATION: 22015 & 22111 NE Goodwin Rd., Camas, WA

COUNTY: Clark
FIGURE: 1
DATE: 6-24-25

STATE: WA