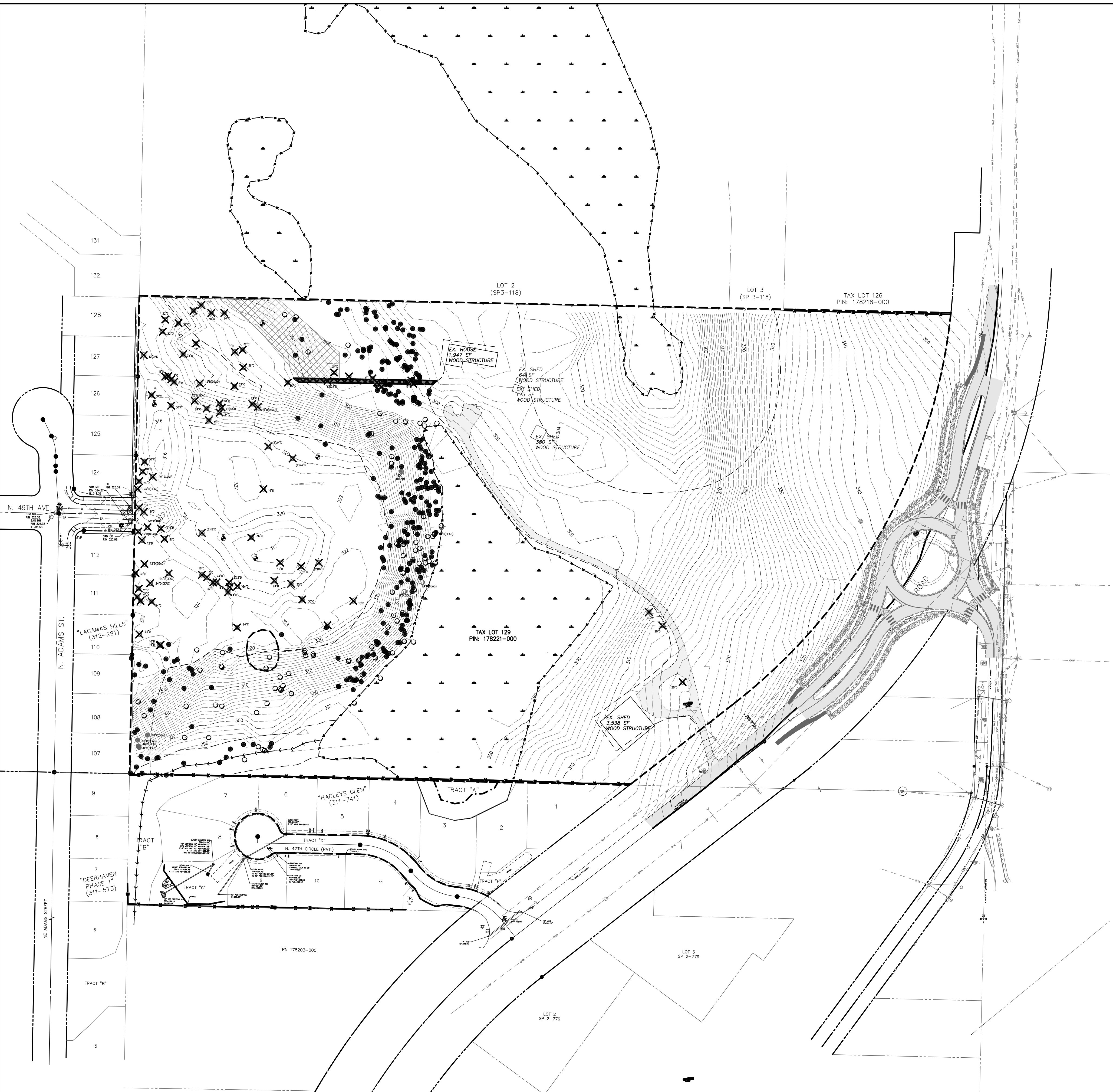


© SGA ENGINEERING PLLC - DATE PLOTTED: Sep. 10, 2025 - 10:12 AM SGA DRAWING FILE: W:\DWG\2452- OLIVER TERRACE (DRAWINGS)\2-PRELIM SHEET SET\PRE1.0 - EXISTING CONDITIONS.DWG



OLIVER TERRACE SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRE-APPLICATION
MARCH 2025

APPLICANT:
HSR CAPITAL, LLC
ATTN: BRUCE ANDREW SWANSON
PH: 503-936-8514
EM: ANDY@HSR-CAPITAL.COM

PROPERTY OWNER:
THOMAS OLIVER
40304 NE 44TH ST
WASHOUGAL, WA 98671

PARCEL # & PROPERTY ADDRESS: 178221-000
1004 SE EVERETT RD, CAMAS, WA 98607

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

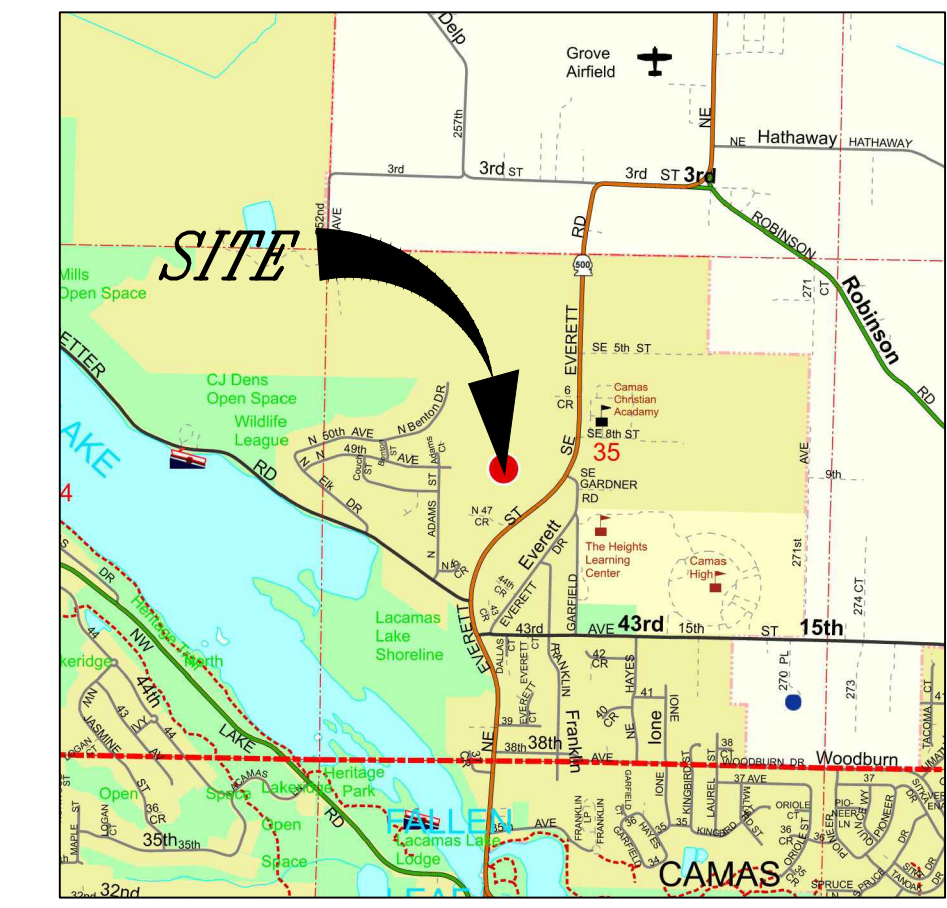
EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS	178221-000
CURRENT USE	ONE EXISTING SINGLE-FAMILY HOME WITH OUT BUILDINGS
ZONING DESIGNATION	LD-NS & MX-NS
GROSS SITE AREA	18.46 ACRES 804,224 S.F.
TRANSIT ROUTES	C-TRAN ROUTE DOES NOT RUN NEAR THE SITE.

EXISTING WATER AND SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CAMAS. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF CAMAS. NO SEPTIC SYSTEM IS KNOWN TO EXIST ON SITE. NO WELL IS KNOWN TO EXIST ON-SITE.

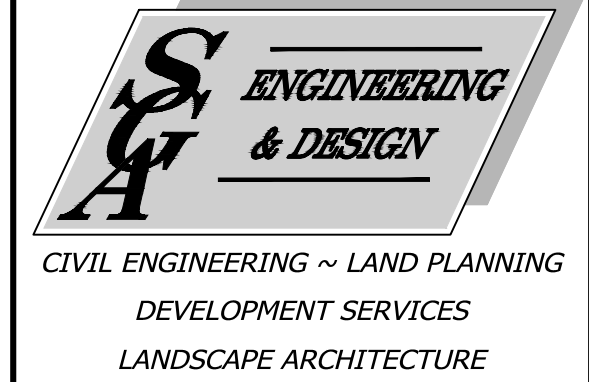
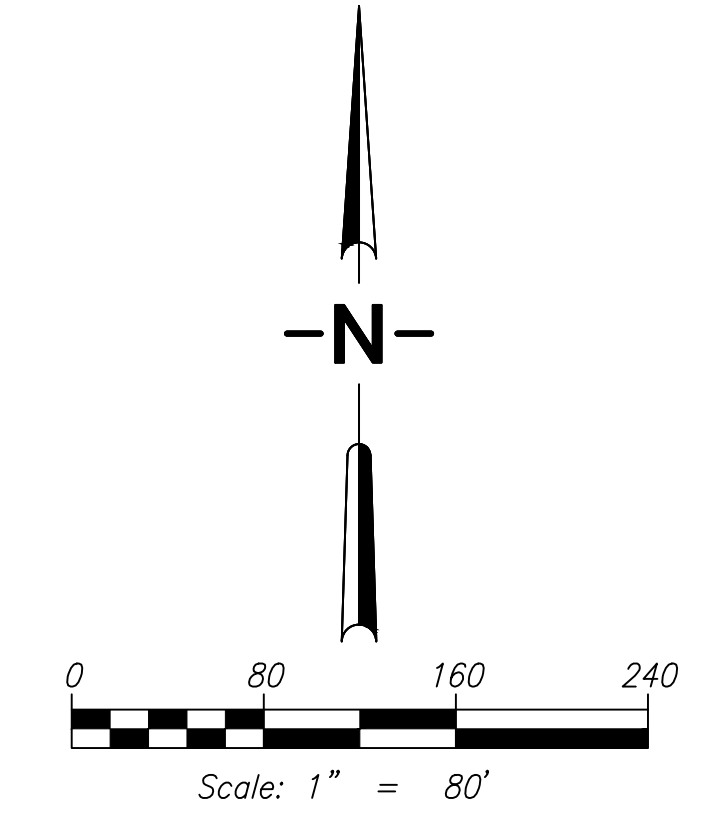
ENVIRONMENTAL CONDITIONS
THE SITE IS KNOWN TO CONTAIN SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY PUBLIC RESOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

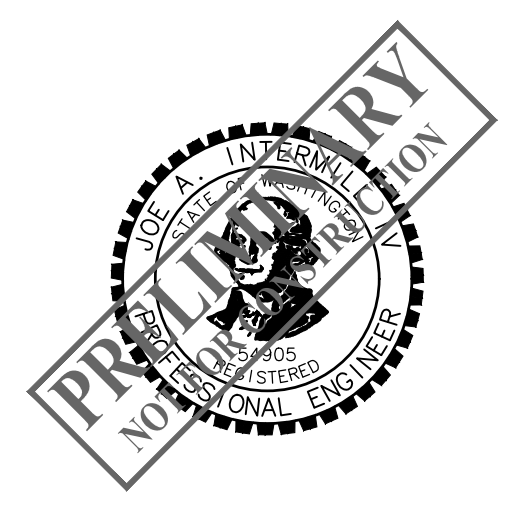


VICINITY MAP
NTS

X - TREES TO BE REMOVED (68 TREES)



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE



WASHINGTON

EXISTING CONDITIONS

OLIVER TERRACE SUBDIVISION

CITY OF CAMAS

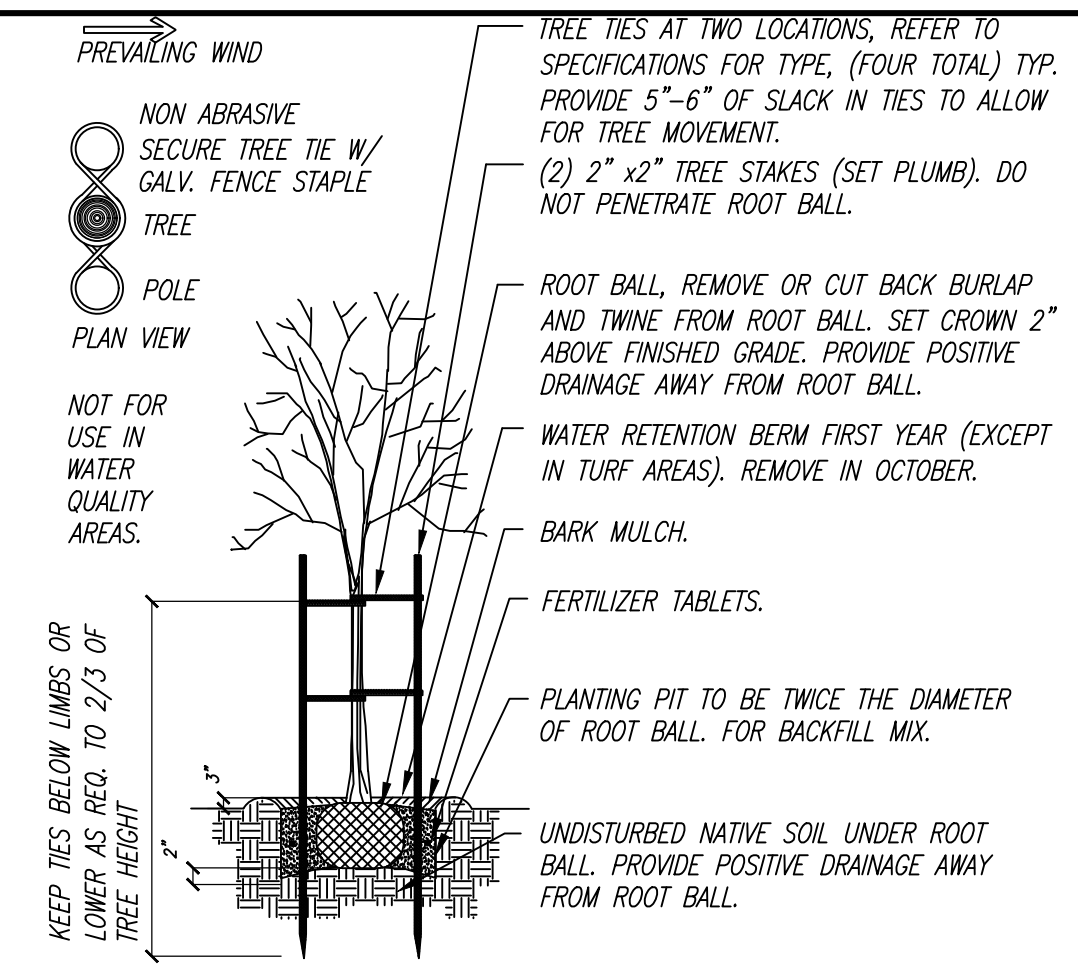
PRELIMINARY

REVISIONS

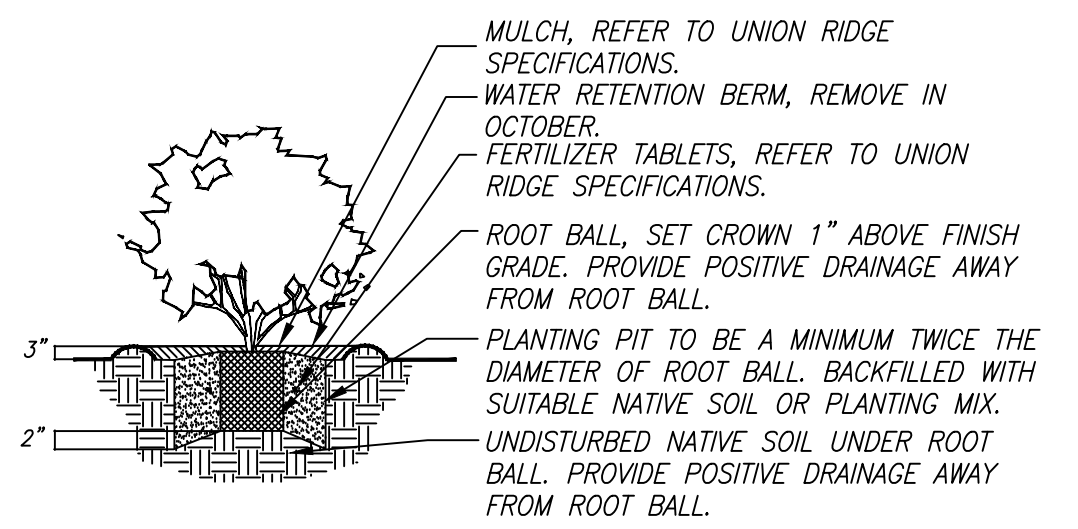
DESIGNED BY: NDM
DRAWN BY: NDM
CHECKED BY: JAI
SCALE: 1" = 80'

JOB NUMBER: 2452 SHEET: PRE1.0

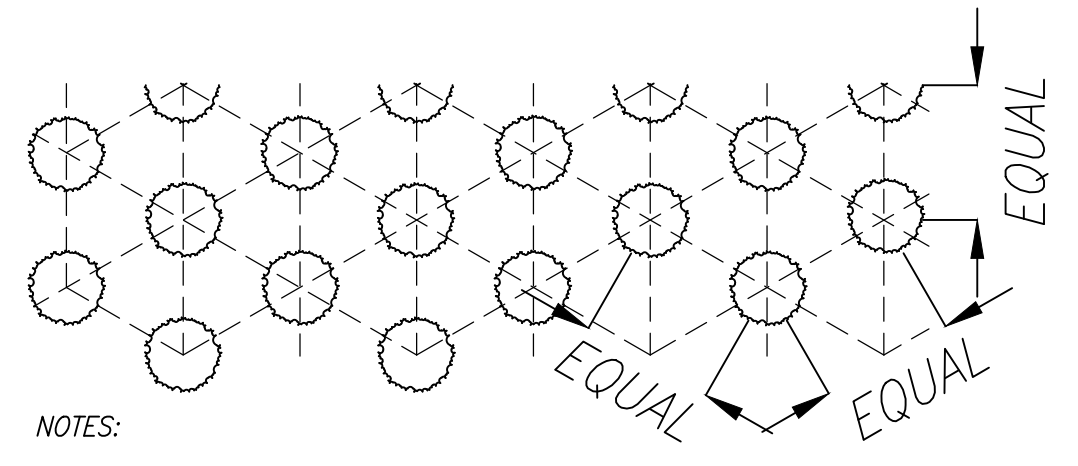
© SCA ENGINEERING PLLC - DATE PLOTTED: Sep. 10, 2025 - 10:12 AM SCA DRAWING FILE: W:\DWG\2452- OLIVER TERRACE (DRAWINGS)\2-PRELIM SHEET SET\PRE5.0 - PRELIMINARY LANDSCAPE PLANNING



B&B Deciduous Tree Planting Details
NO SCALE



Shrub Planting Details
NO SCALE



NOTES:
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND. GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED. SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS. REFER TO ALL PRIOR TO BIDDING AND CONSTRUCTION.

TIMELINE & NARRATIVE

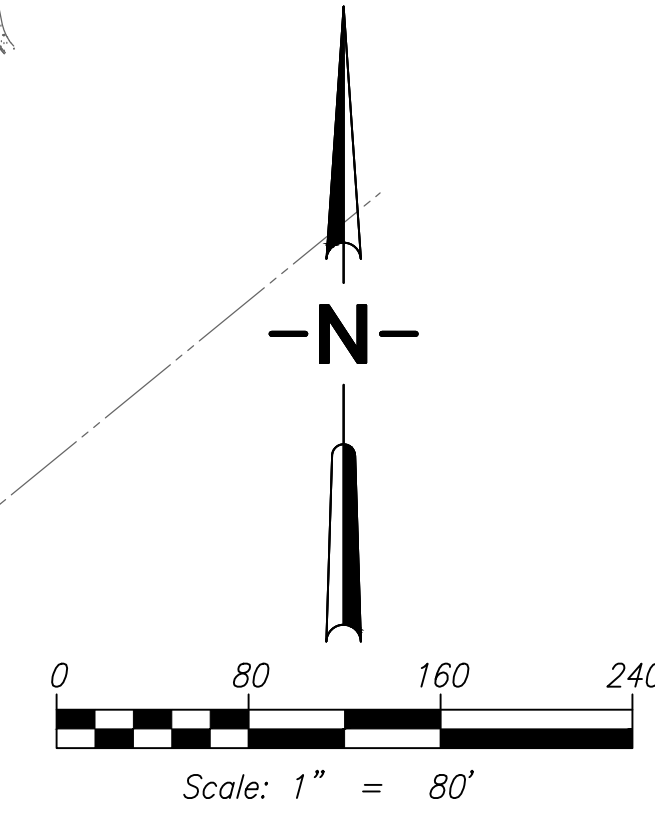
TREES IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR LOT ADJACENT TO RIGHT OF WAY IN QUESTION.
TREES ON INDIVIDUAL LOTS SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR SAID LOT. TREES ARE EASILY DAMAGED DURING CONSTRUCTION AND SHOULD NOT BE INSTALLED UNTIL AFTER ALL DRIVEWAYS, SIDEWALKS AND HEAVY CONSTRUCTION ACTIVITIES ARE COMPLETED.
TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED BY INDIVIDUAL HOMEOWNERS OR THE HOMEOWNER'S ASSOCIATION.

LANDSCAPE NOTES
LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

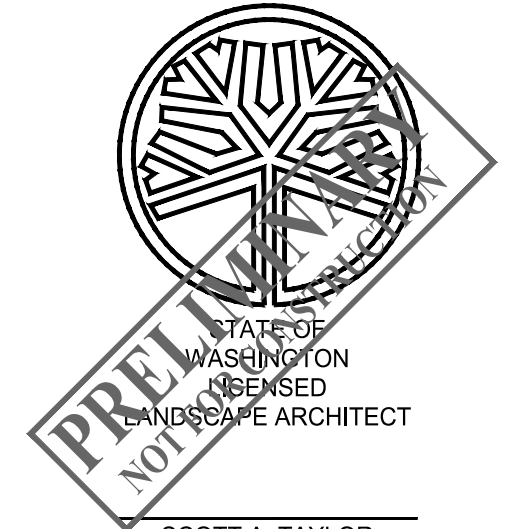
APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

PLANT LEGEND					
SYMBOL	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	SPACING	QUANTITY
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	2' cal.	30' o.c. or as shown	12
MISCELLANEOUS					
	LANDSCAPE AREA: WOOD MULCH, ROCK, TURF GRASS				1,432 SF



ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912



SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON [blank]

PRELIMINARY LANDSCAPE PLAN

**OLIVER TERRACE
SUBDIVISION**

WASHINGTON

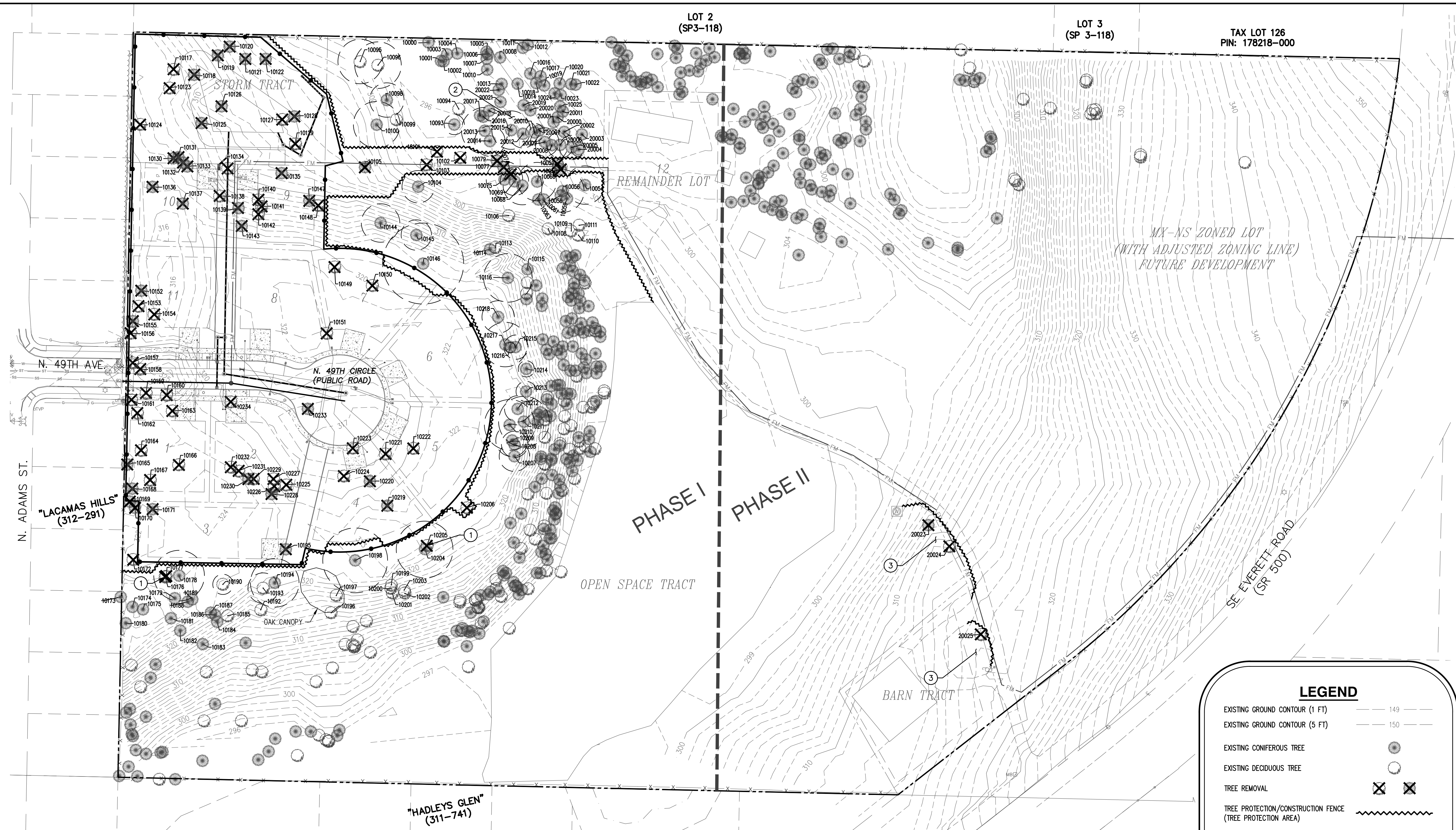
CITY OF CAMAS

PRELIMINARY

REVISIONS

DESIGNED BY: NDM
DRAWN BY: NDM
CHECKED BY: JAI
SCALE: #####

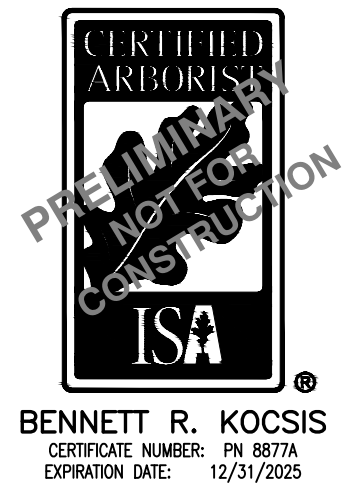
JOB NUMBER: 2452
SHEET: PRE5.0



LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
EXISTING CONIFEROUS TREE	●	
EXISTING DECIDUOUS TREE	○	
TREE REMOVAL	⊗	
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~~~~~	
SEDIMENT FENCE	—●—	
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	○	

- TREE PROTECTION KEYED NOTES:**
- ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL BEHIND TREE PROTECTION FENCE.
 - SOME DEAD TREES IN THIS AREA NOT SHOWN ON THE SURVEY. ADDITIONAL ARBORIST REVIEW IS RECOMMENDED DURING FINAL ENGINEERING DESIGN.
 - ARBORIST OBSERVATION RECOMMENDED DURING UTILITY TRENCHING IN THIS AREA. TREE PRESERVATION OR REMOVAL TO BE DETERMINED BY THE PROJECT ARBORIST BASED ON ROOT IMPACTS OBSERVED DURING CONSTRUCTION. TREE REMOVAL IS LIKELY BASED ON PROPOSED DESIGN.



BENNETT R. KOCIS
 CERTIFICATE NUMBER: PN 8877A
 EXPIRATION DATE: 12/31/2025

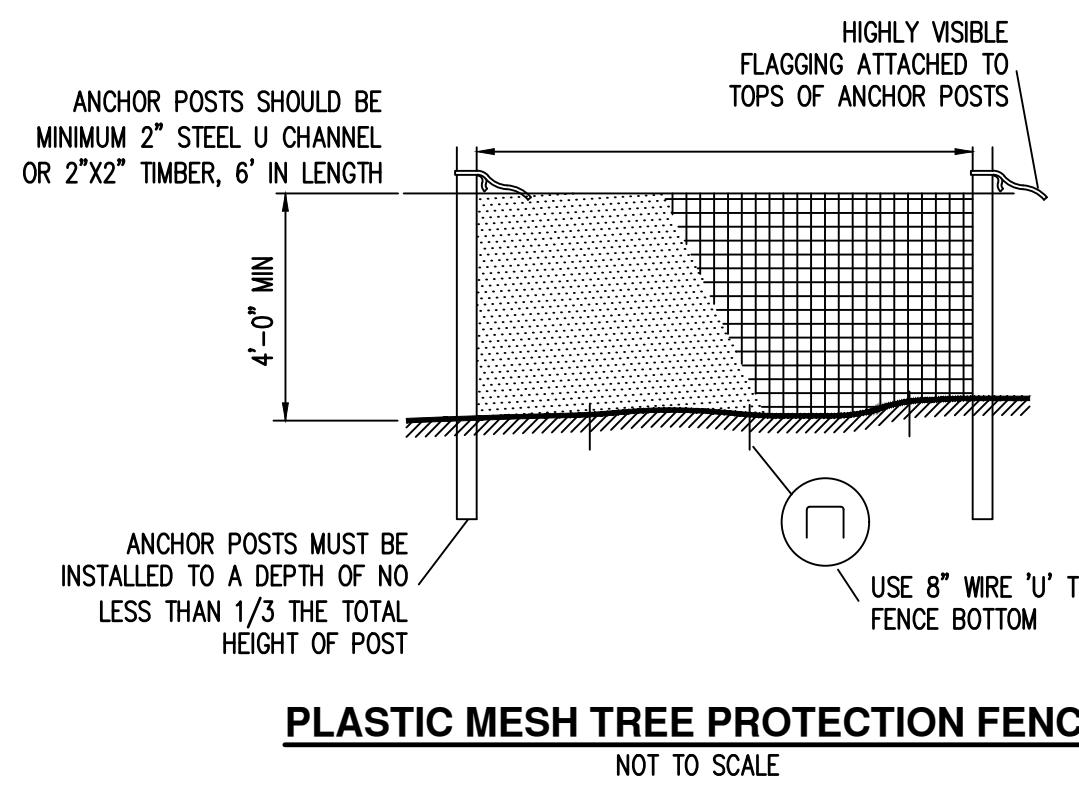
- GENERAL NOTES**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION AND SITE GRADING ACTIVITIES. SEE DETAIL ON THIS SHEET.
 - SEE PROJECT SUPPLEMENTAL ARBORIST REPORT FOR THE DETAILED TREE INVENTORY (DATED AUGUST 2025).
 - SEE SHEET TP2 FOR TREE PROTECTION NOTES.
 - ONLY TREES WITH ASSIGNED NUMBERS WERE EVALUATED AND USED FOR TREE UNIT CALCULATIONS.
 - SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE COMPACTED SOILS AROUND TREE BASE AND ENCOURAGE TREE HEALTH.
 - THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE CONSTRUCTION MATERIALS OR METHODS DURING CONSTRUCTION TO PROTECT AND AVOID REMOVAL OF SOME ROOT SYSTEMS.
 - VARIOUS TREES EXHIBIT FORMS OF HEALTH CONCERNS OR STRUCTURAL DEFECTS, AS NOTED IN THE TREE TABLE (SEE SUPPLEMENTAL ARBORIST REPORT), 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.
 - SURVEYED TREE LOCATIONS AND PROJECT DEVELOPMENT PROVIDED BY OTHERS. AKS ARBORISTS PROVIDED VISUAL INSPECTION TO VERIFY APPROXIMATE LOCATION OF ON-SITE TREES.

TREE PLAN

SITE AREA:	9.93 AC
SITE AREA EXCLUDING OPEN SPACE:	3.77 AC
TOTAL TREE UNITS REQUIRED (3.77AC X 30):	113
EXISTING TREES RETAINED/(TREE UNITS):	117/(592)
PROPOSED SITE TREES/(TREE UNITS):	12/(12)
TOTAL TREE UNITS:	604
(RETAINED AND PROPOSED)	

NOTE: SEE LANDSCAPING PLAN (PRES.0) FOR PROPOSED TREE PLANTING PLAN

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



PLASTIC MESH TREE PROTECTION FENCE
 NOT TO SCALE

