

© SGA ENGINEERING PLLC - DATE PLOTTED: Feb. 06, 2026 - 12:40 PM SGA DRAWING FILE: W:\VNC\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**

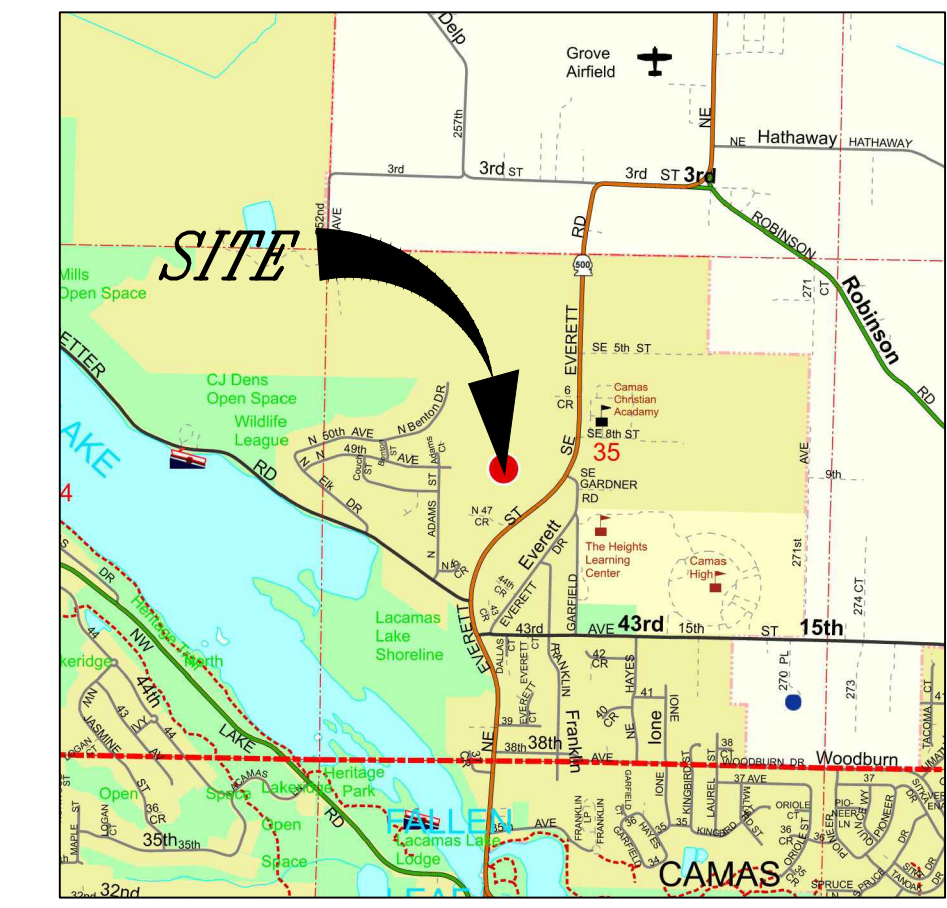
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CAMAS. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF CAMAS. NO SEPTIC SYSTEM IS KNOWN TO EXIST ON SITE. NO WELL IS KNOWN TO EXIST ON-SITE.

**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.

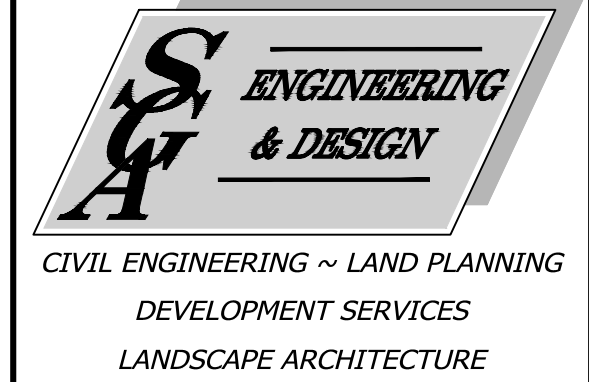
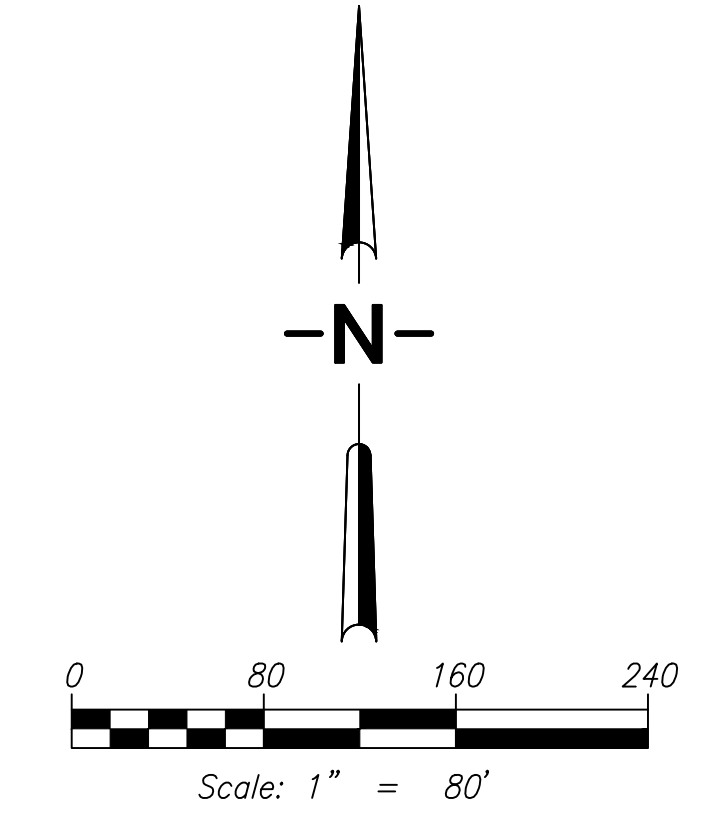
**EXISTING CONDITIONS DISCLAIMER**

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)



2005 BROADWAY  
VANCOUVER, WA 98663  
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EXISTING CONDITIONS

# OLIVER TERRACE SUBDIVISION

WASHINGTON

CITY OF CAMAS

PRELIMINARY

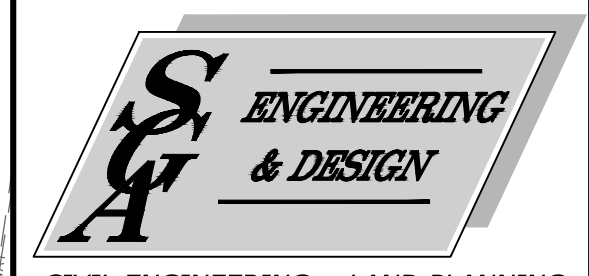
REVISIONS

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

JOB NUMBER: 2452 SHEET: PRE1.0







CIVIL ENGINEERING ~ LAND PLANNING  
DEVELOPMENT SERVICES  
LANDSCAPE ARCHITECTURE

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



PRELIMINARY SANITARY AND WATER PLAN

# OLIVER TERRACE SUBDIVISION

WASHINGTON

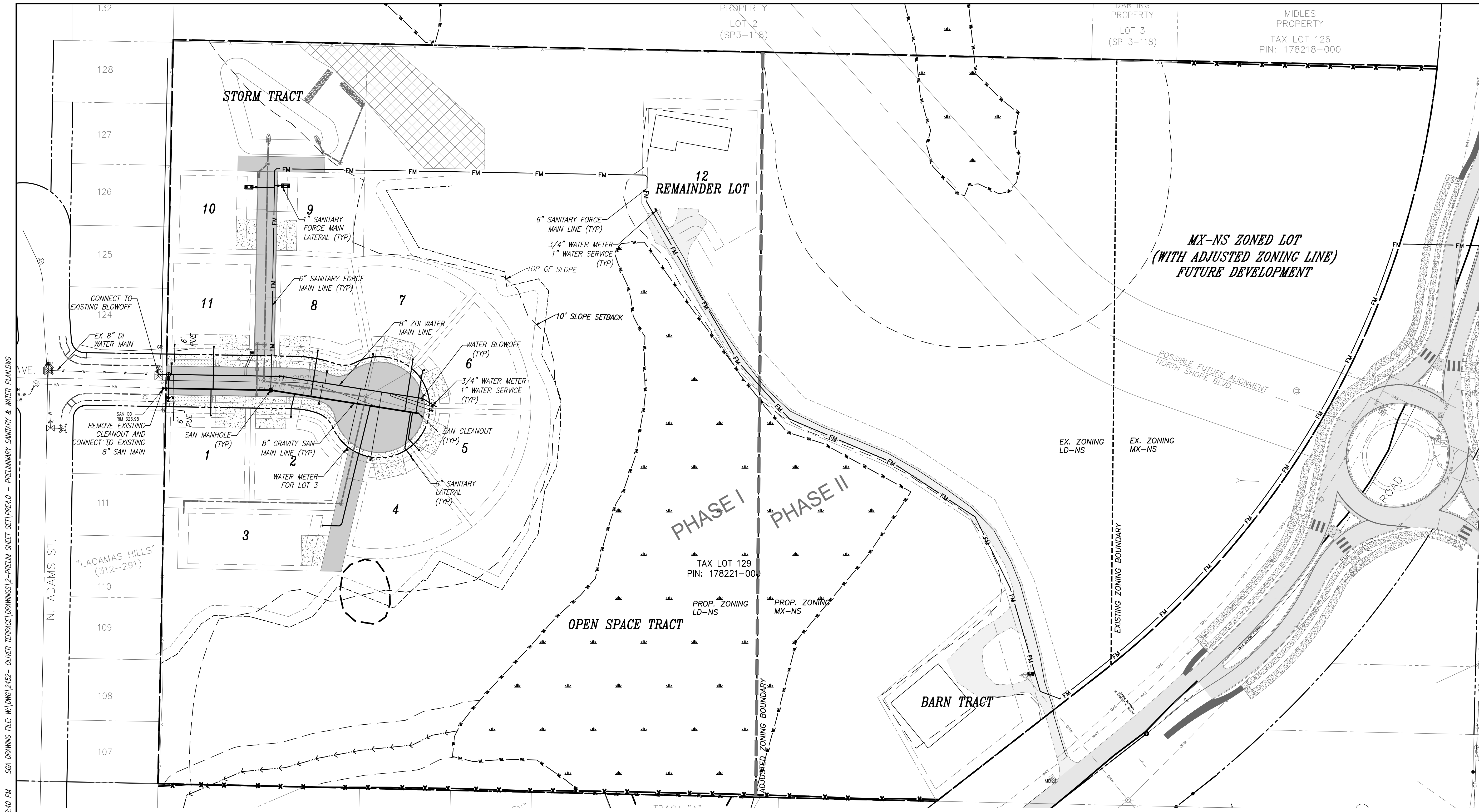
CITY OF CAMAS

PRELIMINARY

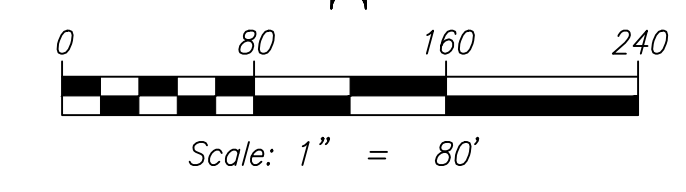
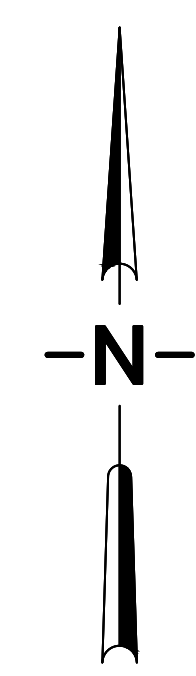
REVISIONS

DESIGNED BY: NDM  
DRAWN BY: NDM  
CHECKED BY: JAI  
SCALE: 1" = 50'

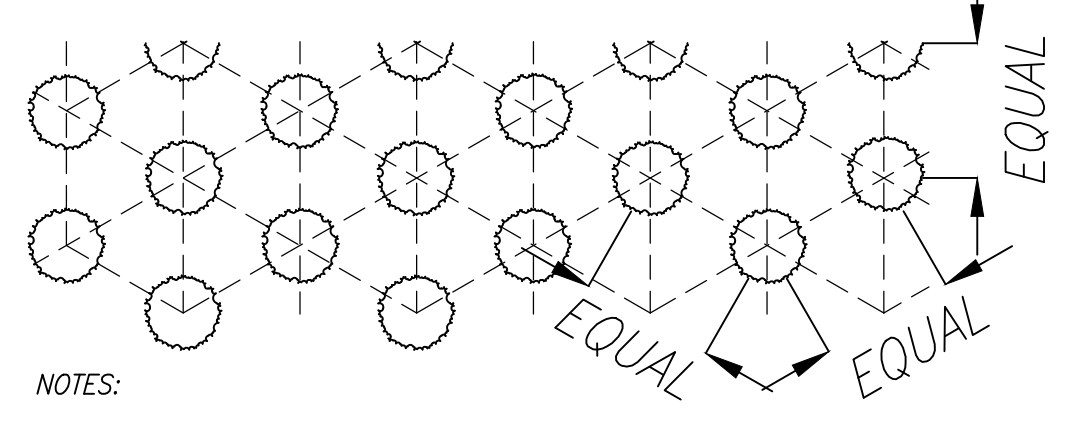
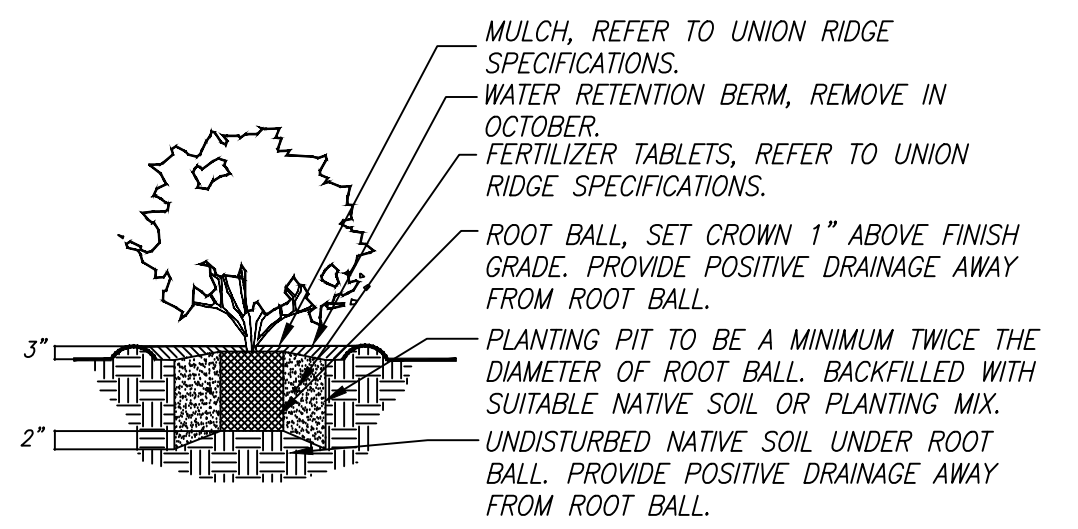
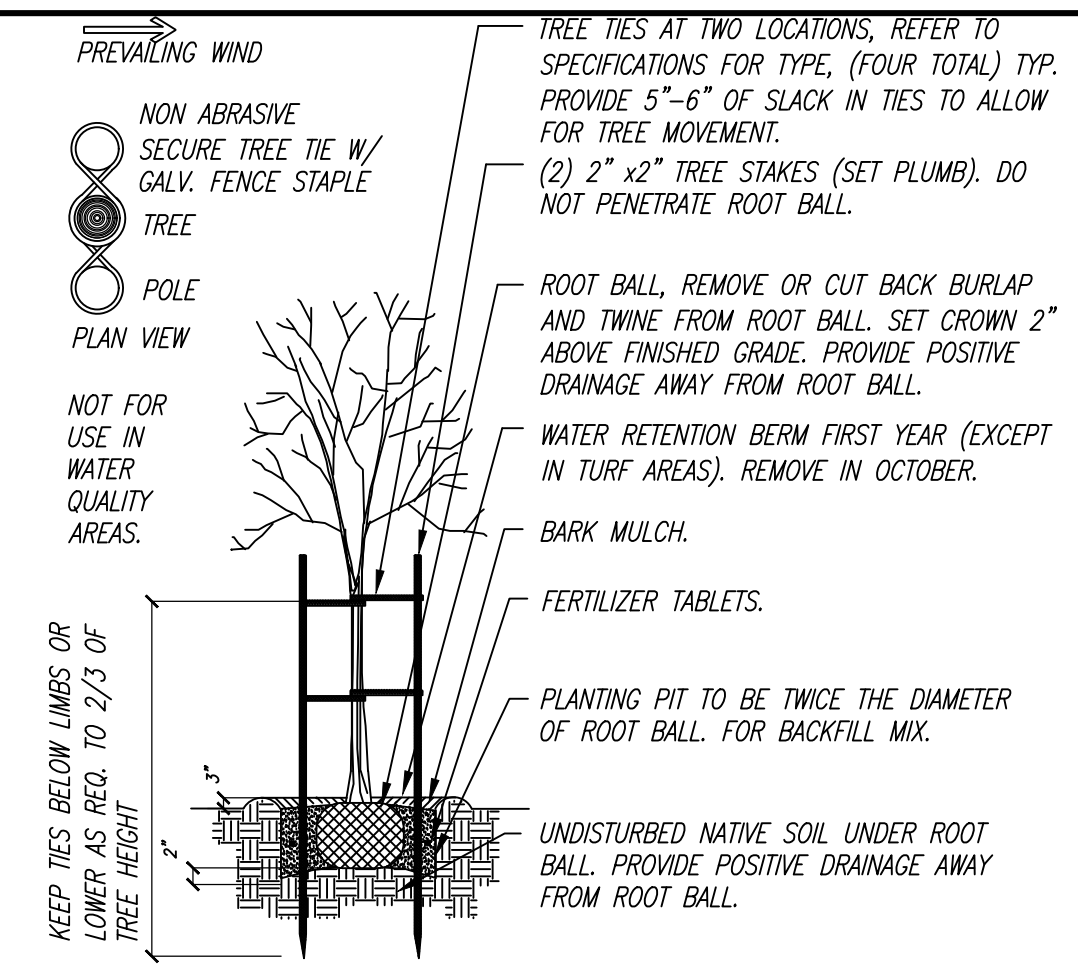
JOB NUMBER: 2452 SHEET: PRE4.0



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**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**

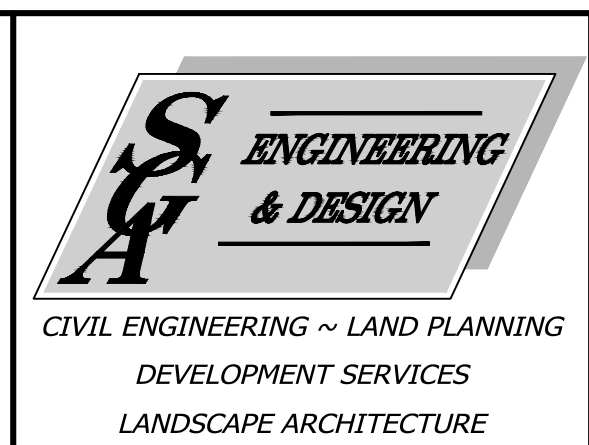
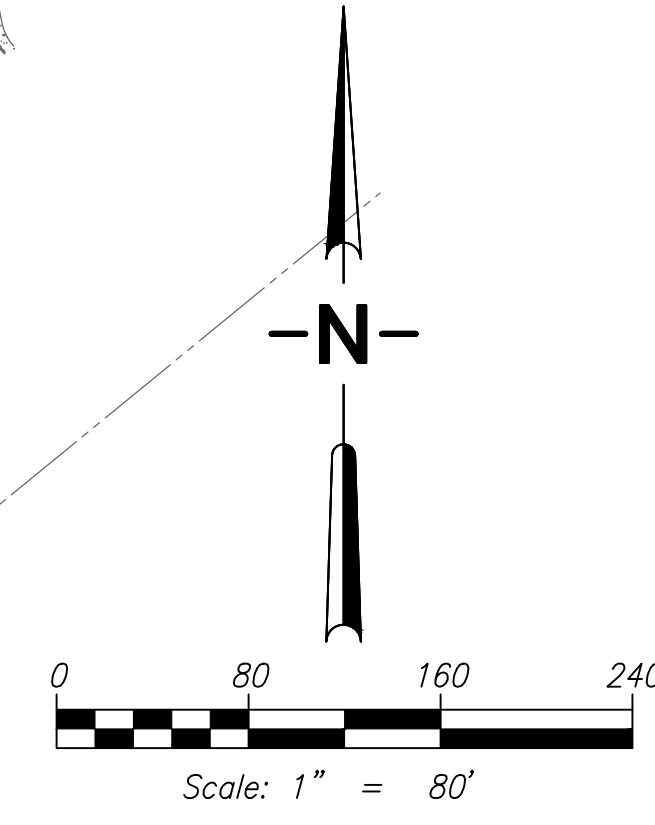
LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

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

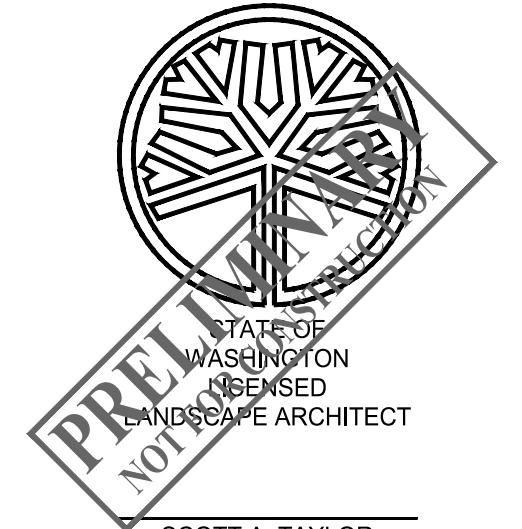
APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

**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
	LANDSCAPE AREA: WOOD MULCH, ROCK, TURF GRASS				1,432 SF



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PRELIMINARY LANDSCAPE PLAN  
**OLIVER TERRACE  
SUBDIVISION**  
WASHINGTON  
CITY OF CAMAS

PRELIMINARY	
DESIGNED BY:	NDM
DRAWN BY:	NDM
CHECKED BY:	JAI
SCALE:	#####
JOB NUMBER	SHEET
2452	PRE5.0



PRELIMINARY GRADING & EROSION CONTROL PLAN

# OLIVER TERRACE SUBDIVISION

WASHINGTON

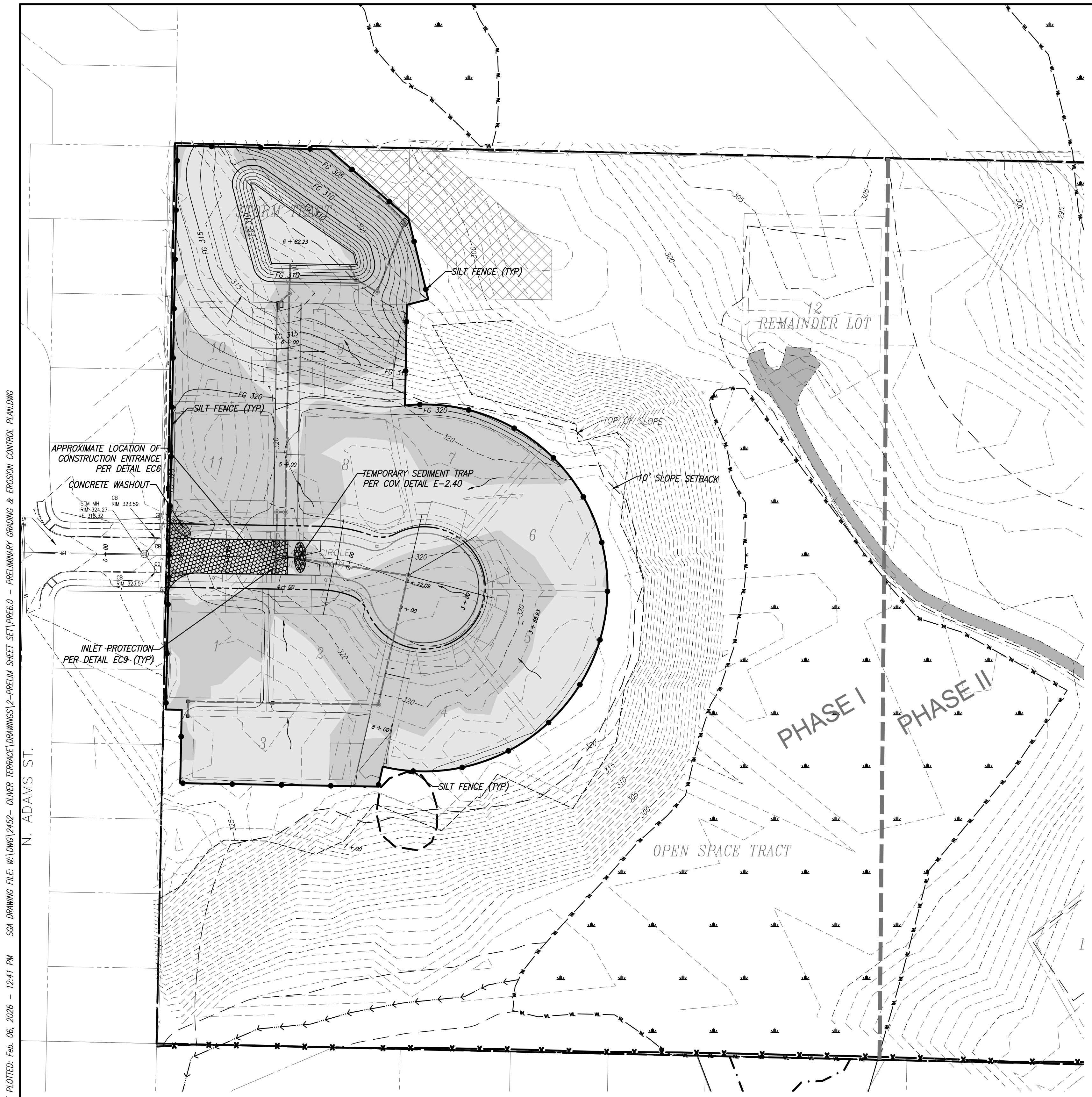
CITY OF CAMAS

PRELIMINARY

REVISIONS

DESIGNED BY: NDM  
DRAWN BY: NDM  
CHECKED BY: JAI  
SCALE: 1" = 50'

JOB NUMBER: 2452  
SHEET: PRE6.0



**LEGEND**

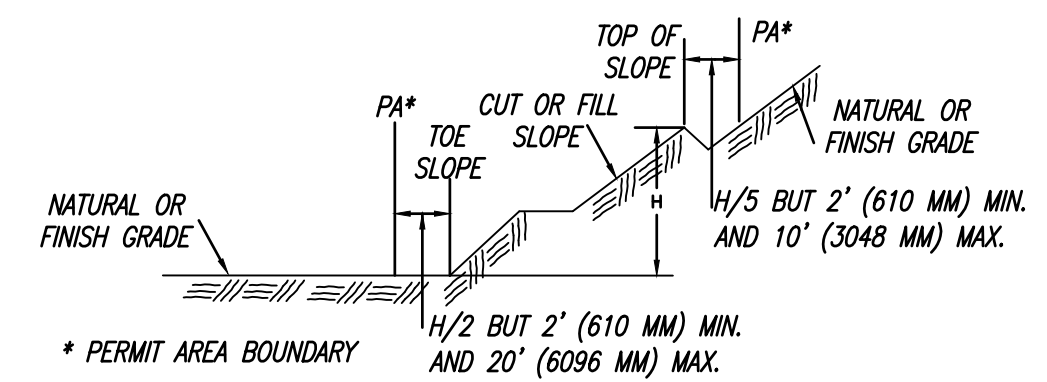
- FILL AREA
- CUT AREA
- FG 100 — FINISHED GRADE CONTOURS
- 100 — EXISTING MAJOR CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE (PER DETAIL EC6)
- TEMPORARY SEDIMENTATION TRAP (PER DETAIL E22)
- TEMPORARY SILT FENCE (PER DETAIL EC12)
- TEMPORARY STRAW WADDLES (PER DETAIL EC14)
- FLOW ARROW
- WHEEL WASH (PER DETAIL EC7)
- TEMPORARY STORM INLET PROTECTION (PER DETAIL EC9)

**DIRT QUANTITIES (CY)**

ITEM	CUT	FILL
SITE GRADING	1,750	3,680
TRENCH SPOILS	TBD	---
IMPORT	1,930	---
TOTAL	3,680	3,680

1. ASSUMED 1.00" FOR SITE STRIPPINGS PER GEOTECH RECOMMENDATIONS ACTUAL CONDITIONS MAY VARY AND WILL EFFECT THE STRIPPING VOLUME.
2. EXCESS TRENCH SPOILS WILL BE STOCKPILED PRIOR TO BEING HAULED OFF SITE OR MAY BE USED AS STRUCTURAL FILL.
3. STRIPPINGS WILL BE STOCKPILED PRIOR TO BEING HAULED OFF SITE OR MAY BE USED NON-STRUCTURAL FILL.

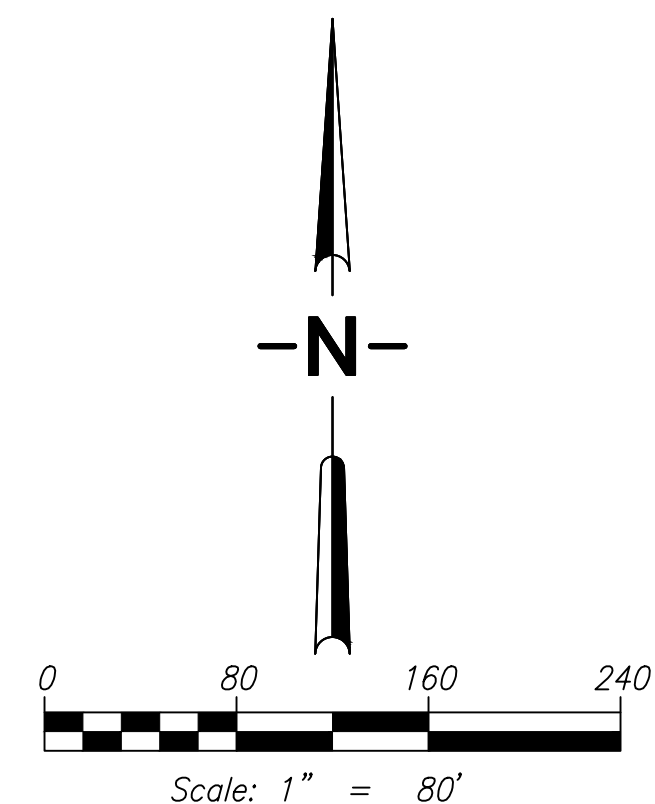
QUANTITIES DO NOT ACCOUNT FOR SHRINK AND SWELL FACTORS. ACTUAL MATERIAL QUANTITIES MAY VARY PER SOIL TYPE, SOIL CONDITIONS, & CONSTRUCTION PRACTICES.



NOTE: GRADING ACTIVITIES MUST BE AT LEAST TWO (2) FEET AWAY FROM PROPERTY BOUNDARIES

**IBC APPENDIX J GRADING DETAIL**

NO SCALE



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N. ADAMS ST.