

# CAMAS MEADOWS SUBDIVISION

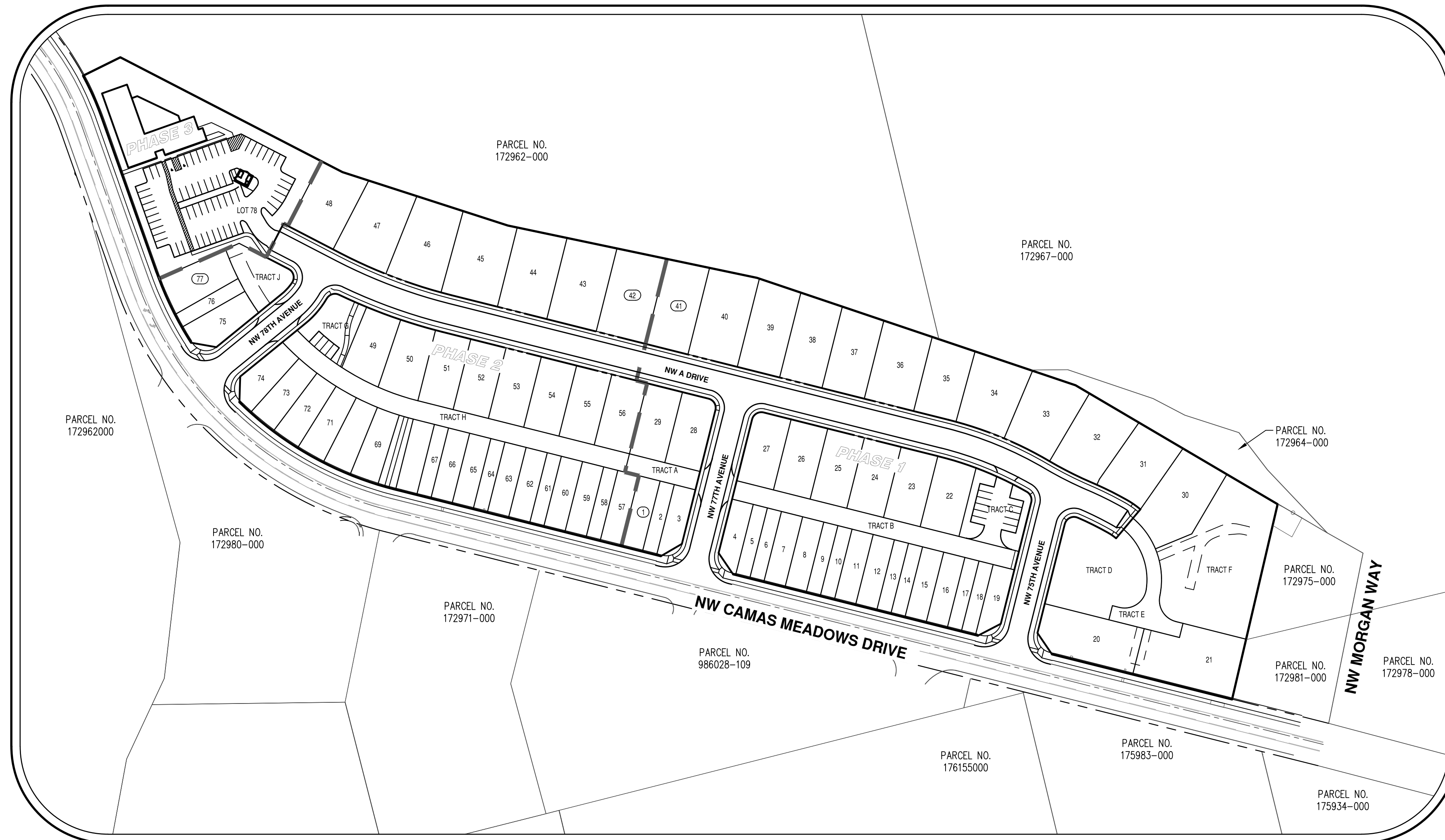
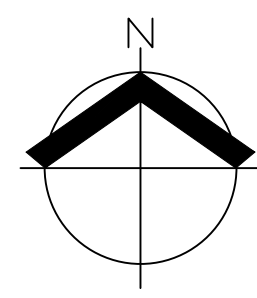
## PRELIMINARY ENGINEERING/SITE/SUBDIVISION PLANS

**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



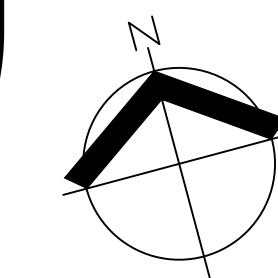
**VICINITY MAP**

N.T.S.



**SITE MAP**

N.T.S.



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

**APPLICANT/CONTACT**

ROMANO DEVELOPMENT, LLC  
 CONTACT: STACEY SHIELDS  
 4610 NE 77TH AVENUE, SUITE 102  
 VANCOUVER, WA 98682  
 PH: (360) 904-4759  
 EMAIL: STACEY@ROMANOFINANCIAL.COM

**OWNERS**

LOFTS AT CAMAS MEADOWS PHASE I LLC  
 2370 E 3RD LOOP SUITE 100  
 VANCOUVER, WA 98661

LOFTS AT CAMAS MEADOWS PHASE II LLC  
 2370 E 3RD LOOP SUITE 100  
 VANCOUVER, WA 98661

VANPORT MANUFACTURING INC & HERTRICH ADOLF  
 PO BOX 97  
 BORING OR, 97009

PEDWAR DEVELOPMENT GROUP LLC  
 4711 NW CAMAS MEADOWS DRIVE  
 CAMAS, WA 98607

**ENGINEER/PLANNER/ARBORIST/  
 SURVEYOR/LANDSCAPE  
 ARCHITECT/BIOLOGIST**

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 NORTHWEST AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.

**EXISTING LAND USE**

UNDEVELOPED ZONED MIXED USE (MX)

**PROJECT PURPOSE**

PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

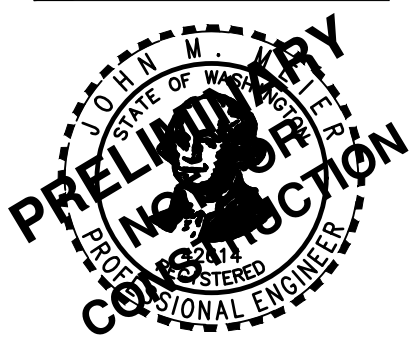
**SITE AREA**

13.81 AC (601,725 SF)

**SHEET INDEX**

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**COVER SHEET**  
**CAMAS MEADOWS SUBDIVISION**  
**ROMANO CAPITAL**  
**CITY OF CAMAS, WASHINGTON**



JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: DJL  
 DRAWN BY: DJL  
 CHECKED BY: JMM

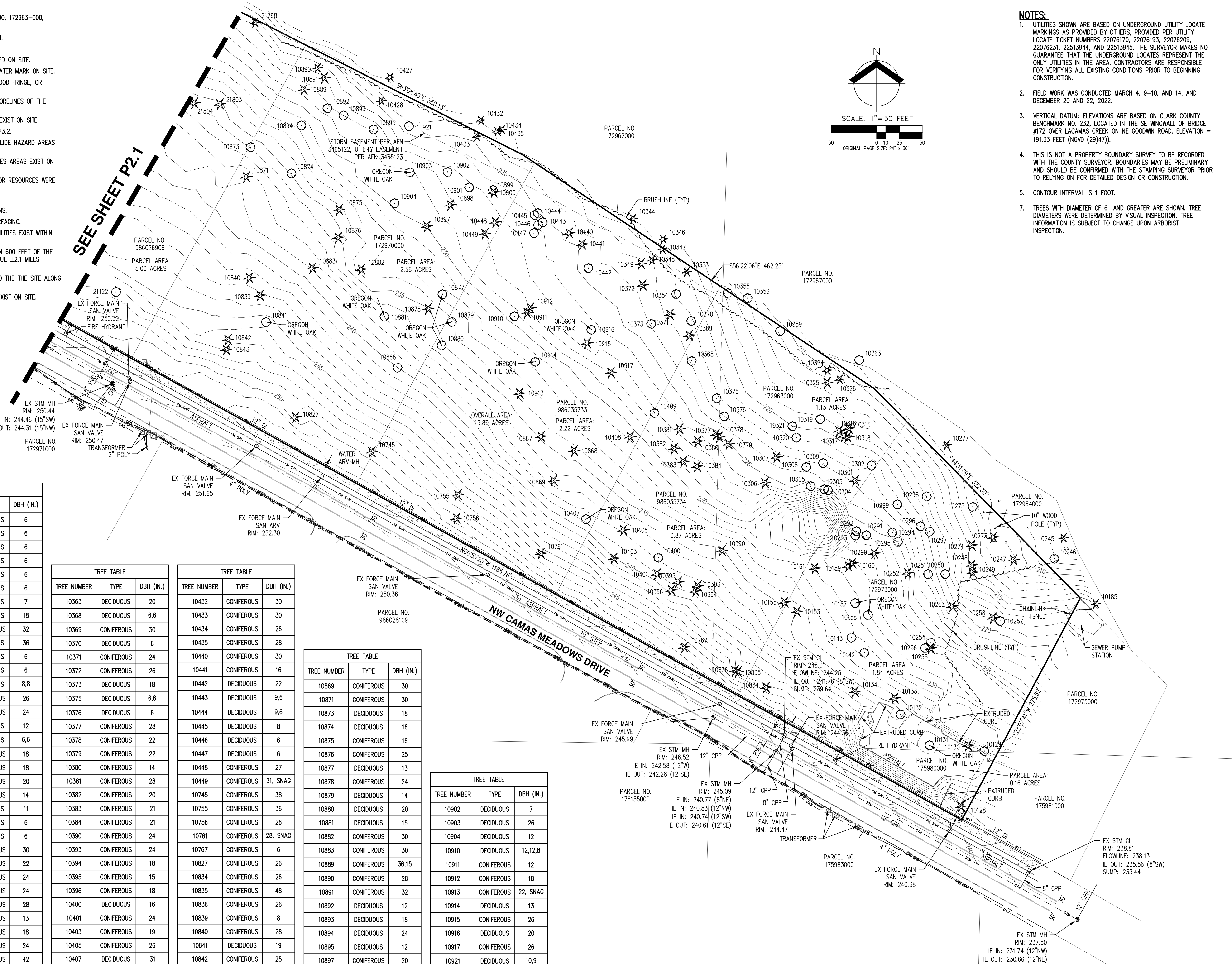
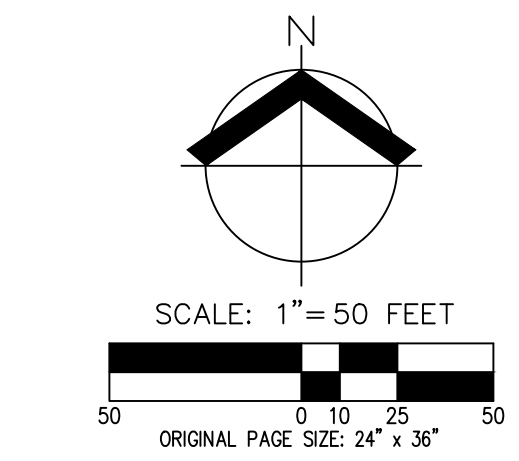


**EXISTING LAND USE NOTES:**

1. THE SITE CONSISTS OF PARCELS 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.
1. TOTAL SITE AREA IS 13.81 ACRES (601,725 SQUARE FEET).
2. CONTOURS SHOWN ARE AT 1 FOOT INTERVALS.
3. PER CLARK COUNTY GIS NO WATERCOURSES ARE IDENTIFIED ON SITE.
4. PER CLARK COUNTY GIS THERE IS NOT ORDINARY HIGH WATER MARK ON SITE.
5. PER CLARK COUNTY GIS THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
6. PER CLARK COUNTY GIS THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
7. PER CLARK COUNTY GIS NO WATERBODIES OR WETLANDS EXIST ON SITE.
8. DEVELOPMENT ENVELOPES ARE SHOWN ON SHEETS P3.0-P3.2.
9. PER CLARK COUNTY GIS NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS EXIST ON SITE.
10. PER CLARK COUNTY GIS NO PRIORITY HABITAT AND SPECIES AREAS EXIST ON SITE.
11. PER CLARK COUNTY GIS NO SIGNIFICANT HISTORIC SITES OR RESOURCES WERE IDENTIFIED ON SITE.
12. NO STRUCTURES EXIST ON SITE.
13. EASEMENTS EXIST ON SITE AND ARE SHOWN ON THE PLANS.
14. NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
15. PER CLARK COUNTY GIS NO PEDESTRIAN OR BICYCLE FACILITIES EXIST WITHIN 100 FEET OF THE SITE.
16. PER CLARK COUNTY GIS NO TRANSIT ROUTES EXIST WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON SE 1932D AVENUE ±2.1 MILES SOUTHWEST OF THE SITE.
17. THE NEAREST FIRE HYDRANTS ARE LOCATED ADJACENT TO THE THE SITE ALONG NW CAMAS MEADOWS DRIVE AND SHOWN ON THE PLANS.
18. PER CLARK COUNTY GIS NO SEPTIC SYSTEMS OR WELLS EXIST ON SITE.

**NOTES:**

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBERS 22076170, 22076193, 22076209, 22076231, 22513944, AND 22513945. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED MARCH 4, 9-10, AND 14, AND DECEMBER 20 AND 22, 2022.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 232, LOCATED IN THE SE WINGWALL OF BRIDGE #172 OVER LACAMAS CREEK ON NE GOODWIN ROAD. ELEVATION = 191.33 FEET (NGVD (2947)).
4. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. CONTOUR INTERVAL IS 1 FOOT.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.



TREE NUMBER	TYPE	DBH (IN.)
10128	CONIFEROUS	7
10129	DECIDUOUS	7
10130	CONIFEROUS	6
10131	DECIDUOUS	24,18
10132	DECIDUOUS	15,11
10133	CONIFEROUS	40
10134	CONIFEROUS	44
10142	DECIDUOUS	12,8
10143	DECIDUOUS	10
10153	CONIFEROUS	36, SNAG
10155	CONIFEROUS	32, SNAG
10157	DECIDUOUS	30
10158	DECIDUOUS	24
10159	CONIFEROUS	18
10160	CONIFEROUS	32
10161	CONIFEROUS	30
10185	CONIFEROUS	40
10245	CONIFEROUS	40
10246	DECIDUOUS	14
10247	CONIFEROUS	40
10248	CONIFEROUS	16
10249	CONIFEROUS	19
10250	DECIDUOUS	6,6,6,6,6
10251	DECIDUOUS	9,9
10252	CONIFEROUS	36
10253	CONIFEROUS	30
10254	DECIDUOUS	12,11,8
10255	CONIFEROUS	10
10256	DECIDUOUS	12
10257	DECIDUOUS	13
10258	CONIFEROUS	26
10273	CONIFEROUS	28
10274	CONIFEROUS	18
10275	DECIDUOUS	27
10277	CONIFEROUS	48
10290	CONIFEROUS	30
10291	DECIDUOUS	6

TREE NUMBER	TYPE	DBH (IN.)
10292	DECIDUOUS	6
10293	DECIDUOUS	6
10294	DECIDUOUS	6
10295	DECIDUOUS	6
10296	DECIDUOUS	6
10297	DECIDUOUS	6
10298	DECIDUOUS	7
10299	DECIDUOUS	18
10301	CONIFEROUS	32
10302	DECIDUOUS	36
10303	DECIDUOUS	6
10304	DECIDUOUS	6
10305	DECIDUOUS	8,8
10306	CONIFEROUS	26
10307	CONIFEROUS	24
10308	DECIDUOUS	12
10309	CONIFEROUS	6,6
10315	CONIFEROUS	18
10316	CONIFEROUS	18
10317	CONIFEROUS	20
10318	CONIFEROUS	14
10319	DECIDUOUS	11
10320	DECIDUOUS	6
10321	DECIDUOUS	6
10324	CONIFEROUS	30
10325	CONIFEROUS	22
10326	CONIFEROUS	24
10344	CONIFEROUS	24
10346	CONIFEROUS	28
10347	CONIFEROUS	13
10348	CONIFEROUS	18
10349	CONIFEROUS	24
10353	CONIFEROUS	42
10354	DECIDUOUS	6
10355	DECIDUOUS	18
10356	DECIDUOUS	24
10359	DECIDUOUS	19

TREE NUMBER	TYPE	DBH (IN.)
10363	DECIDUOUS	20
10368	DECIDUOUS	6,6
10369	CONIFEROUS	30
10370	DECIDUOUS	6
10371	CONIFEROUS	24
10372	CONIFEROUS	26
10373	DECIDUOUS	18
10375	DECIDUOUS	6,6
10376	DECIDUOUS	6
10377	CONIFEROUS	28
10378	CONIFEROUS	22
10379	CONIFEROUS	22
10380	CONIFEROUS	14
10381	CONIFEROUS	28
10382	CONIFEROUS	20
10383	CONIFEROUS	21
10384	CONIFEROUS	21
10390	CONIFEROUS	24
10393	CONIFEROUS	24
10394	CONIFEROUS	18
10395	CONIFEROUS	15
10396	CONIFEROUS	18
10400	DECIDUOUS	16
10401	CONIFEROUS	24
10403	CONIFEROUS	19
10405	CONIFEROUS	26
10407	DECIDUOUS	31
10408	CONIFEROUS	28
10409	DECIDUOUS	6
10427	CONIFEROUS	40
10428	CONIFEROUS	30

TREE NUMBER	TYPE	DBH (IN.)
10432	CONIFEROUS	30
10433	CONIFEROUS	30
10434	CONIFEROUS	26
10435	CONIFEROUS	28
10440	CONIFEROUS	30
10441	CONIFEROUS	16
10442	DECIDUOUS	22
10443	DECIDUOUS	9,6
10444	DECIDUOUS	9,6
10445	DECIDUOUS	8
10446	DECIDUOUS	6
10447	DECIDUOUS	6
10448	CONIFEROUS	31, SNAG
10745	CONIFEROUS	38
10755	CONIFEROUS	36
10756	CONIFEROUS	26
10761	CONIFEROUS	28, SNAG
10767	CONIFEROUS	6
10827	CONIFEROUS	26
10834	CONIFEROUS	26
10835	CONIFEROUS	48
10836	CONIFEROUS	26
10839	CONIFEROUS	8
10840	CONIFEROUS	28
10841	DECIDUOUS	19
10842	CONIFEROUS	25
10843	CONIFEROUS	25
10866	DECIDUOUS	26
10867	CONIFEROUS	20
10868	CONIFEROUS	24

TREE NUMBER	TYPE	DBH (IN.)
10869	CONIFEROUS	30
10871	CONIFEROUS	30
10873	DECIDUOUS	18
10874	DECIDUOUS	16
10875	CONIFEROUS	16
10876	CONIFEROUS	25
10877	DECIDUOUS	13
10878	CONIFEROUS	24
10879	DECIDUOUS	14
10880	DECIDUOUS	20
10881	DECIDUOUS	15
10882	CONIFEROUS	30
10883	CONIFEROUS	30
10889	CONIFEROUS	36,15
10890	CONIFEROUS	28
10891	CONIFEROUS	32
10892	DECIDUOUS	12
10893	DECIDUOUS	18
10894	DECIDUOUS	12
10895	DECIDUOUS	24
10897	CONIFEROUS	20
10898	CONIFEROUS	24
10899	DECIDUOUS	8,8
10900	CONIFEROUS	22
10901	DECIDUOUS	6

TREE NUMBER	TYPE	DBH (IN.)
10902	DECIDUOUS	7
10903	DECIDUOUS	26
10904	DECIDUOUS	12
10910	DECIDUOUS	12,12,8
10911	CONIFEROUS	12
10912	CONIFEROUS	18
10913	CONIFEROUS	22, SNAG
10914	DECIDUOUS	13
10915	CONIFEROUS	26
10916	DECIDUOUS	20
10917	CONIFEROUS	26
21122	DECIDUOUS	7
21798	CONIFEROUS	32
21803	CONIFEROUS	36
21804	CONIFEROUS	37

**EXISTING CONDITIONS PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON**

**PROFESSIONAL SURVEYOR**  
 STATE OF WASHINGTON  
 No. 10015  
 COMMERCIAL & RESIDENTIAL LAND SURVEYING

JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: D.J.L.  
 DRAWN BY: D.J.L.  
 CHECKED BY: J.M.M.

**P2.0**

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
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 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



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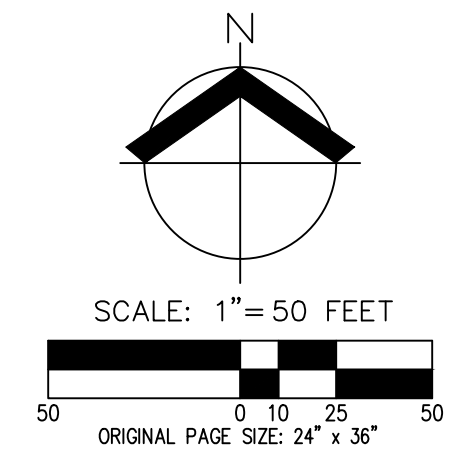
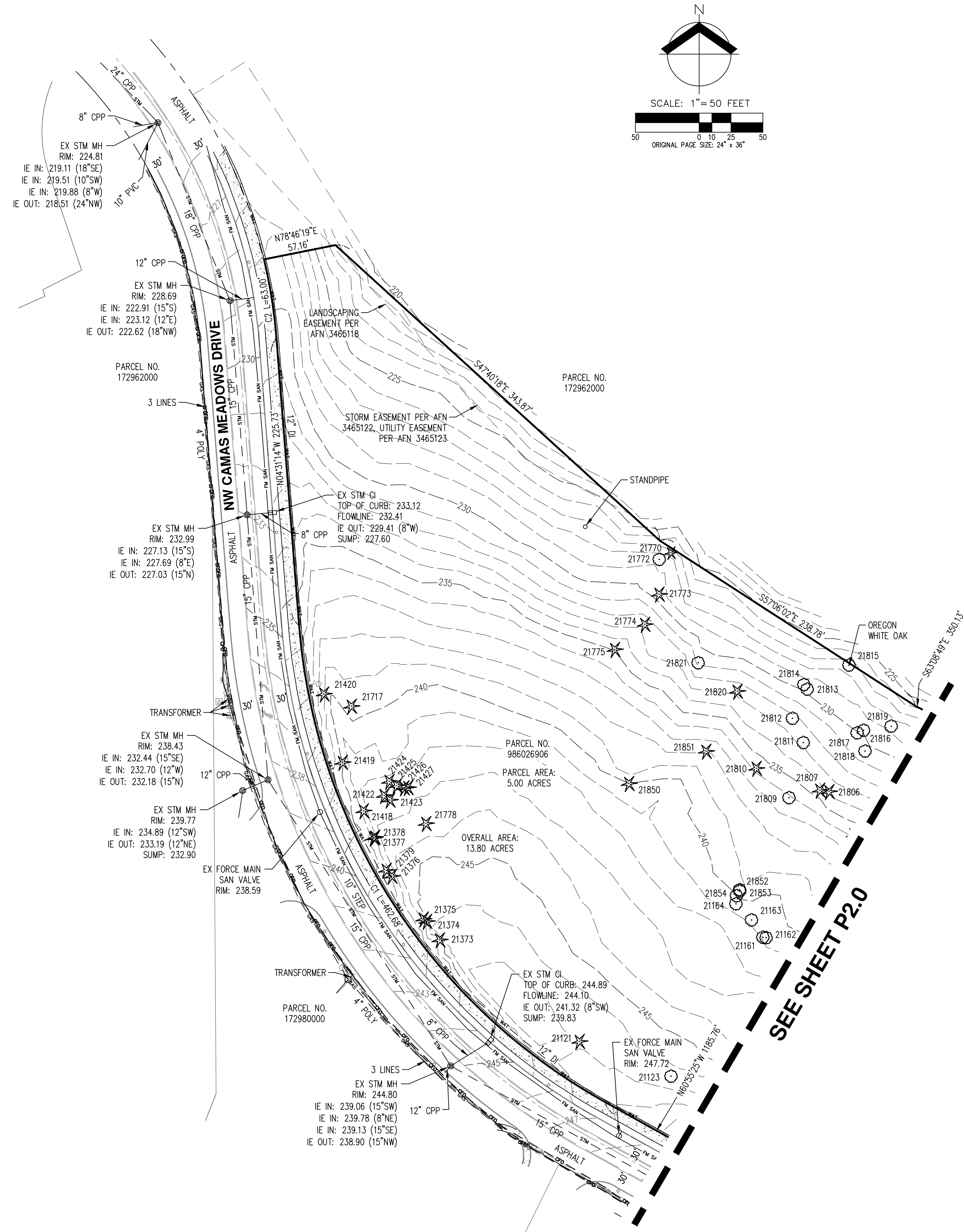
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19. PER CLARK COUNTY GIS NO SEPTIC SYSTEMS OR WELLS EXIST ON SITE.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	470.00'	56°24'11"	462.68'	N32°43'20"W 444.22'
C2	405.00'	8°54'45"	63.00'	N8°58'37"W 62.94'

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
21121	CONIFEROUS	6
21123	DECIDUOUS	7
21160	DECIDUOUS	6
21161	DECIDUOUS	6
21162	DECIDUOUS	6
21163	DECIDUOUS	6
21164	DECIDUOUS	8
21373	CONIFEROUS	8
21374	CONIFEROUS	6
21375	CONIFEROUS	6
21376	CONIFEROUS	6
21377	CONIFEROUS	7
21378	CONIFEROUS	6
21379	CONIFEROUS	6
21418	CONIFEROUS	6
21419	CONIFEROUS	6
21420	CONIFEROUS	7
21422	CONIFEROUS	6
21423	CONIFEROUS	6
21424	CONIFEROUS	6

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
21425	CONIFEROUS	7
21426	CONIFEROUS	7
21427	CONIFEROUS	6,6
21717	CONIFEROUS	8
21770	CONIFEROUS	44
21771	CONIFEROUS	30
21772	DECIDUOUS	6
21773	CONIFEROUS	28
21774	CONIFEROUS	54
21775	CONIFEROUS	77
21778	CONIFEROUS	8
21806	CONIFEROUS	30
21807	CONIFEROUS	23
21809	CONIFEROUS	14
21810	CONIFEROUS	27
21812	DECIDUOUS	9
21814	DECIDUOUS	8
21814	DECIDUOUS	17
21815	DECIDUOUS	17

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
21816	DECIDUOUS	16
21817	DECIDUOUS	12
21818	DECIDUOUS	15
21819	DECIDUOUS	8
21820	CONIFEROUS	36
21821	DECIDUOUS	6
21850	CONIFEROUS	7
21851	CONIFEROUS	7
21852	DECIDUOUS	6
21853	DECIDUOUS	6
21854	DECIDUOUS	6



**EXISTING CONDITIONS PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**



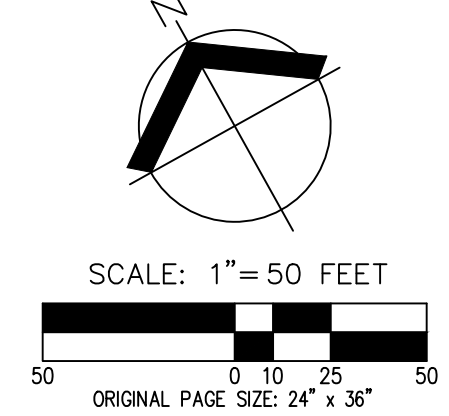
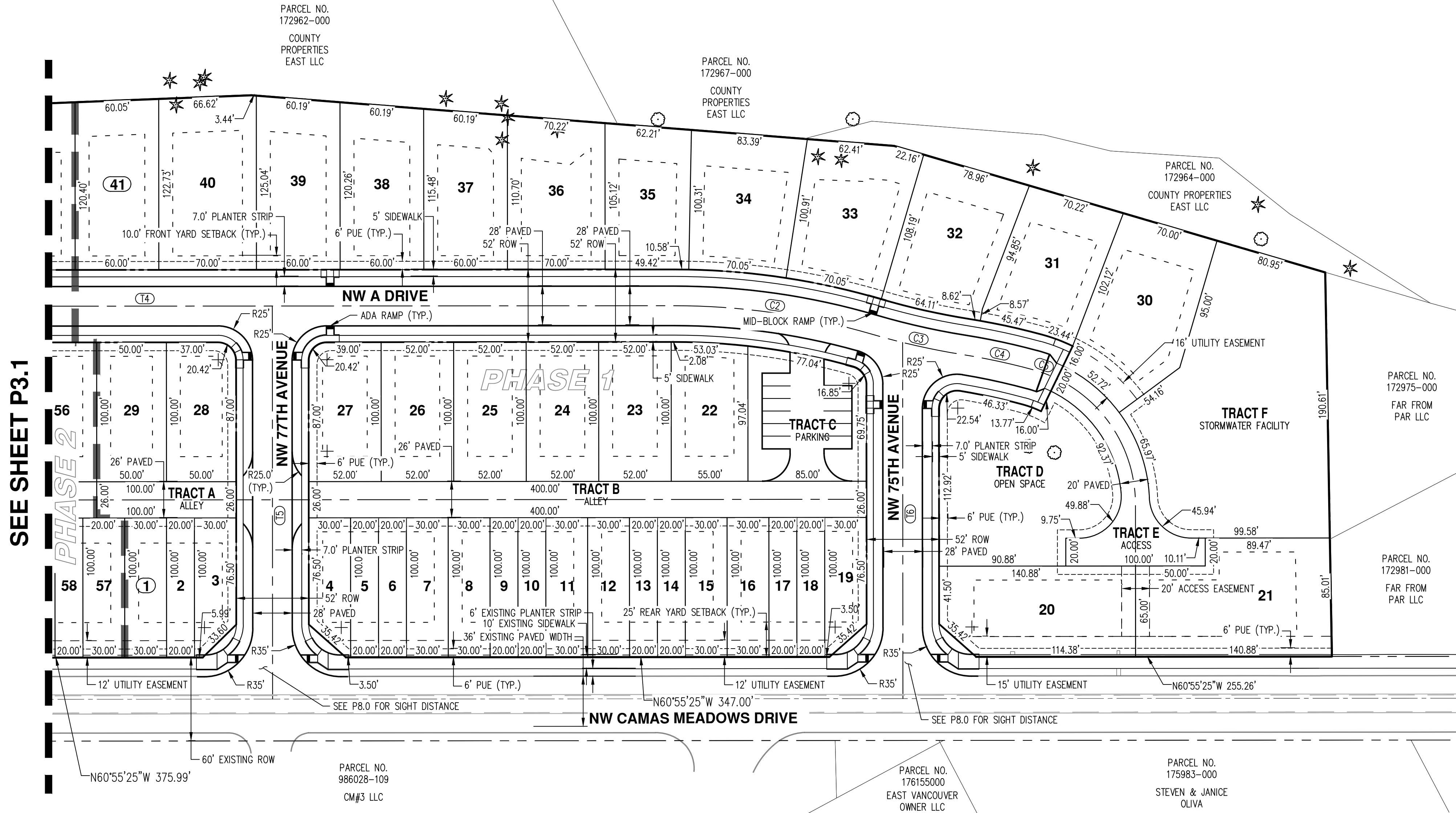
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 CHECKED BY: JMM



JOB NUMBER: 9030  
DATE: 8/3/2023  
DESIGNED BY: DJL  
DRAWN BY: DJL  
CHECKED BY: JMM

**GENERAL NOTES**

- TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- NO STRUCTURES EXIST ON SITE.
- NO TRANSIT FACILITIES ARE PROPOSED.
- NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEET P8.0.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- NO HARD LANDSCAPING FEATURES ARE PROPOSED.
- SEE SHEETS P9.0 AND 9.1 FOR LANDSCAPE PLANS.
- THE DEVELOPMENT PROPOSES TO SUBDIVIDE SEVEN PARCELS INTO 77 ATTACHED AND DETACHED SINGLE-FAMILY LOTS, AND ONE COMMERCIAL LOT.
- THE DEVELOPMENT WILL CONSTRUCT FOUR INTERNAL STREETS. PROPOSED STREETS TO INCLUDE A 52-FOOT RIGHT-OF-WAY, 28-FOOT PAVED WIDTH, 7-FOOT PLANTER STRIP, AND 5-FOOT DETACHED SIDEWALK PER CITY OF CAMAS STANDARD DETAIL ST3.
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
- ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM THE LINES IN NW CAMAS MEADOWS DRIVE INTO THE SITE.
- STORMWATER FROM SUBDIVISION WILL BE COLLECTED ON SITE AND CONVEYED TO A MECHANICAL FILTER VAULT AND UNDERGROUND DETENTION IN TRACT F PRIOR TO DISCHARGING AT THE NORTHEAST CORNER OF THE SITE. STORMWATER FROM COMMERCIAL LOT WILL BE COLLECTED ON SITE AND CONVEYED TO MECHANICAL FILTER CATCH BASINS AND UNDERGROUND DETENTION PRIOR TO DISCHARGING AT THE NORTH CORNER OF THE SITE. STORMWATER TO BE DESIGNED PER CITY OF CAMAS STANDARDS.
- OPEN SPACE/PARKING TRACTS C & G TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- ACCESS TRACTS A, B, E, & H TO BE OWNED AND MAINTAINED BY THE HOA.
- STORMWATER FACILITIES IN TRACT F TO BE OWNED AND MAINTAINED BY THE HOA. STORMWATER FACILITIES IN COMMERCIAL LOT TO PRIVATELY OWNED AND MAINTAINED.
- OPEN SPACE/ACCESS TRACT J TO BE OWNED AND MAINTAINED BY THE HOA.
- OPEN SPACE TRACTS D & I TO BE OWNED AND MAINTAINED BY THE HOA.
- BUILDING ENVELOPES SHALL BE PER DEVELOPMENT STANDARDS TABLE.
- LOTS 1-19 AND 57-77 WILL BE REAR LOADED ATTACHED TOWNHOMES.
- LOTS 20, 21, AND 30-48 WILL BE FRONT LOADED STANDARD DETACHED HOMES.
- LOTS 22-29 AND 49-56 WILL EITHER BE REAR LOADED OR FRONT LOADED STANDARD DETACHED HOMES, LOT ACCESS WILL BE BASED ON FINAL GRADING.
- NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK, GRIND AND INLAY AT NW 75TH AVENUE AND NW 77TH AVENUE.



SEE SHEET P3.1

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
1	3,000
2	2,000
3	2,718
4	2,689
5	2,000
6	2,000
7	3,000
8	3,000
9	2,000
10	2,000
11	3,000
12	3,000
13	2,000
14	2,000

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
15	3,000
16	3,000
17	2,000
18	2,000
19	2,689
20	8,846
21	10,915
22	5,448
23	5,200
24	5,200
25	5,200
26	5,200
27	5,164
28	4,964

**PARCEL AREA TABLE**

PARCEL #	AREA (SF)
29	5,000
30	9,138
31	7,089
32	7,974
33	8,115
34	7,645
35	6,266
36	7,554
37	6,786
38	7,072
39	7,359
40	8,686
41	7,294

**SITE STATISTICS**

PARCEL ZONE: MIXED USE (MX)  
GROSS AREA: 13.81 AC (601,725 SF)  
TOTAL ROW DEDICATION: 98,650 SF (2.27 AC)  
MINIMUM LOT AREA: 2,000 SF  
MAXIMUM LOT AREA: 10,915 SF  
PROPOSED AVERAGE LOT AREA: 4,696 SF

**LOT STATISTICS**

ATTACHED REAR LOAD: 40  
DETACHED FRONT LOAD: 37  
COMMERCIAL: 1  
TOTAL LOTS: 78

**DEVELOPMENT STANDARDS**

MINIMUM FRONT YARD SETBACK: 10 FEET  
GARAGE SETBACK: 5 FEET FROM FRONT OF DWELLING  
MINIMUM SIDE YARD: 10 FEET  
MINIMUM STREET SIDE YARD: 10 FEET  
MINIMUM REAR YARD: 25 FEET

**RESIDENTIAL PARKING STATISTICS**

REQUIRED PARKING: 1 SPACE/5 LOTS  
PROPOSED PARKING: 15 SPACES (77 LOTS/5 LOTS/SPACE)  
TRACT C: 11 SPACES  
TRACT G: 4 SPACES  
TOTAL PROPOSED: 15 SPACES

**TRACT PURPOSE AREA**

TRACT	PURPOSE	AREA
TRACT A	ALLEY	2,600 SF
TRACT B	ALLEY	10,400 SF
TRACT C	OPEN SPACE/PARKING	7,600 SF
TRACT D	OPEN SPACE	13,831 SF
TRACT E	ACCESS	5,117 SF
TRACT F	STORMWATER FACILITY	23,425 SF
TRACT G	OPEN SPACE/PARKING	5,138 SF
TRACT H	ALLEY	13,083 SF
TRACT I	OPEN SPACE	2,270 SF
TRACT J	OPEN SPACE/ACCESS	4,664 SF
TOTAL		88,128 SF

**APPLICANT/CONTACT**

ROMANO DEVELOPMENT, LLC  
CONTACT: STACEY SHIELDS  
4610 NE 77TH AVENUE, SUITE 102  
VANCOUVER, WA 98682  
PH: (360) 904-4759  
EMAIL: STACEY@ROMANOFINANCIAL.COM

**OWNERS**

LOFTS AT CAMAS MEADOWS PHASE I LLC  
2370 E 3RD LOOP SUITE 100  
VANCOUVER, WA 98661

VANPORT MANUFACTURING INC & HERTRICH ADOLF  
PO BOX 97  
BORING OR, 97009

PEDWAR DEVELOPMENT GROUP LLC  
4711 NW CAMAS MEADOWS DRIVE  
CAMAS, WA 98607

**ENGINEER/PLANNER/ARBORIST/SURVEY/LANDSCAPE ARCHITECT/BIOLOGIST**

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 NORTHWEST AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.

**EXISTING LAND USE**

UNDEVELOPED ZONED MIXED USE (MX)

**PROJECT PURPOSE**

PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

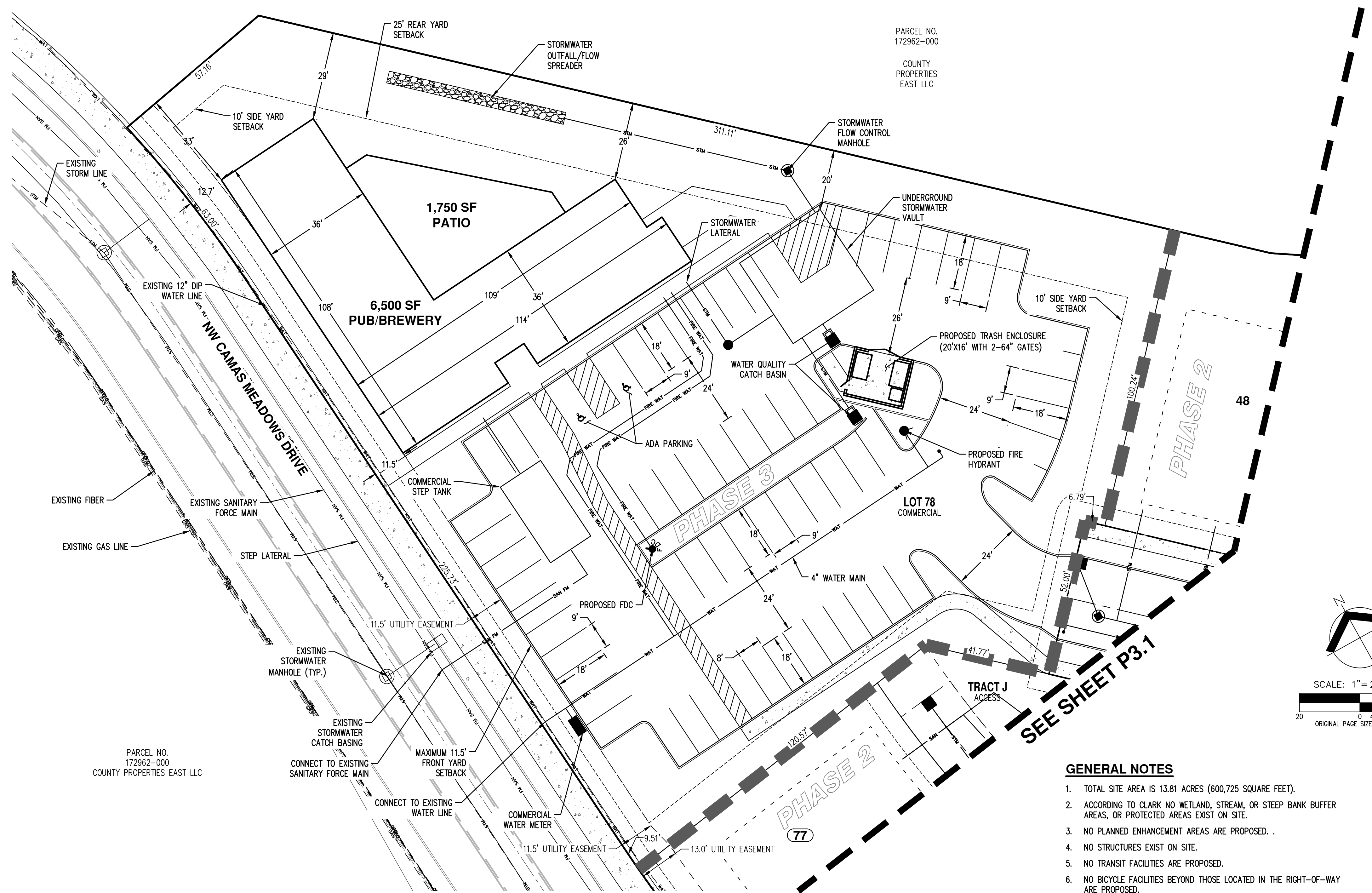
**SITE AREA**

13.81 AC (601,725 SF)

**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.**







PARCEL NO.  
172962-000  
COUNTY PROPERTIES  
EAST LLC

PARCEL NO.  
172962-000  
COUNTY PROPERTIES EAST LLC

**APPLICANT/CONTACT**  
ROMANO DEVELOPMENT, LLC  
CONTACT: STACEY SHIELDS  
4610 NE 77TH AVENUE, SUITE 102  
VANCOUVER, WA 98682  
PH: (360) 904-4759  
EMAIL: STACEY@ROMANOFINANCIAL.COM

**OWNERS**  
LOFTS AT CAMAS MEADOWS PHASE I LLC  
2370 E 3RD LOOP SUITE 100  
VANCOUVER, WA 98661  
LOFTS AT CAMAS MEADOWS PHASE II LLC  
2370 E 3RD LOOP SUITE 100  
VANCOUVER, WA 98661

VANPORT MANUFACTURING INC & HERTRICH ADOLF  
PO BOX 97  
BORING OR, 97009  
PEDWAR DEVELOPMENT GROUP LLC  
4711 NW CAMAS MEADOWS DRIVE  
CAMAS, WA 98607

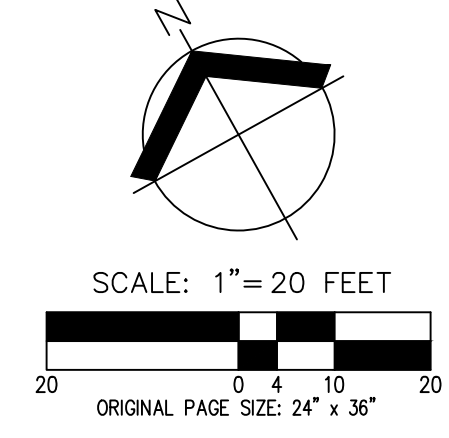
**ENGINEER/PLANNER/ARBORIST/  
SURVEY/LANDSCAPE  
ARCHITECT/BIOLOGIST**  
AKS ENGINEERING & FORESTRY, LLC.  
CONTACT: MICHAEL ANDREOTTI  
9600 NE 126TH AVENUE, SUITE 2520  
VANCOUVER, WA 98682  
PH: 360-882-0419  
FAX: 360-882-0426  
E-MAIL: ANDREOTTI@AKS-ENG.COM

**PROPERTY DESCRIPTION**  
LOCATED IN THE NORTHWEST AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.

**EXISTING LAND USE**  
UNDEVELOPED ZONED MIXED USE (MX)

**PROJECT PURPOSE**  
PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

**SITE AREA**  
13.81 AC (601,725 SF)



**GENERAL NOTES**

- 1. TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- 2. ACCORDING TO CLARK NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
- 3. NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- 4. NO STRUCTURES EXIST ON SITE.
- 5. NO TRANSIT FACILITIES ARE PROPOSED.
- 6. NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- 7. NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.
- 8. NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- 9. NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- 10. SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEET P8.0.
- 11. ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- 12. NO HARD LANDSCAPING FEATURES ARE PROPOSED.
- 13. SEE SHEETS P9.0 AND 9.1 FOR LANDSCAPE PLANS.
- 14. STRUCTURE SQUARE FEET IS NOTED/SHOWN ON THE PLAN.
- 15. SEE ARCHITECTURAL PLANS INCLUDED IN THE APPLICATION SUBMITTAL PACKAGE FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- 16. RECYCLABLE AND SOLID WASTE STORAGE IS SHOWN ON THE PLANS.
- 17. SEE SHEETS 10.0 AND 10.1 FOR OUTDOOR LIGHTING PLANS.
- 18. LOT 78, COMMERCIAL LOT, WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM THE LINES IN NW CAMAS MEADOWS DRIVE INTO THE SITE.
- 19. STORMWATER WILL BE COLLECTED ON SITE AND CONVEYED TO MECHANICAL FILTER CATCH BASINS AND UNDERGROUND DETENTION PRIOR TO DISCHARGING AT THE NORTH CORNER OF THE SITE. STORMWATER TO BE DESIGNED PER CITY OF CAMAS STANDARDS.
- 20. STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- 21. NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK.

**SITE STATISTICS**

PARCEL ZONE:	MIXED USE (MX)
GROSS AREA:	13.81 AC (601,725 SF)
TOTAL ROW DEDICATION:	98,650 SF (2.27 AC)
MINIMUM LOT AREA:	2,000 SF
MAXIMUM LOT AREA:	10,915 SF
PROPOSED AVERAGE LOT AREA:	4,696 SF

**DEVELOPMENT STANDARDS**

MINIMUM SIDE YARD:	10 FEET
MINIMUM STREET SIDE YARD:	11.5 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM FRONT YARD:	10 FEET

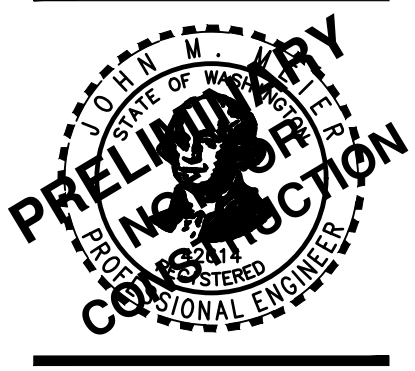
**COMMERCIAL PARKING STATISTICS**

REQUIRED PARKING STALLS (6,500/100):	65
PROPOSED STANDARD PARKING STALLS (9' X 18'):	52
PROPOSED COMPACT PARKING STALLS (8' X 18'):	11
PROPOSED ADA PARKING STALLS (9' X 18'):	2
TOTAL PROPOSED PARKING STALLS:	65

**COMMERCIAL LOT STATISTICS**

ZONE:	MIXED USE (MX)
GROSS SITE AREA:	52,960 SF (1.22 AC)
ROW DEDICATION:	N/A
NET PROJECT AREA:	52,960 SF (1.22 AC)
DISTURBED AREA:	52,960 SF (1.22 AC)
PROPOSED BUILDING AREA:	6,500 SF
LANDSCAPED AREA:	19,278 SF (36.4%)
IMPERVIOUS AREA:	33,682 SF (63.6%)

PRELIMINARY SITE PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON



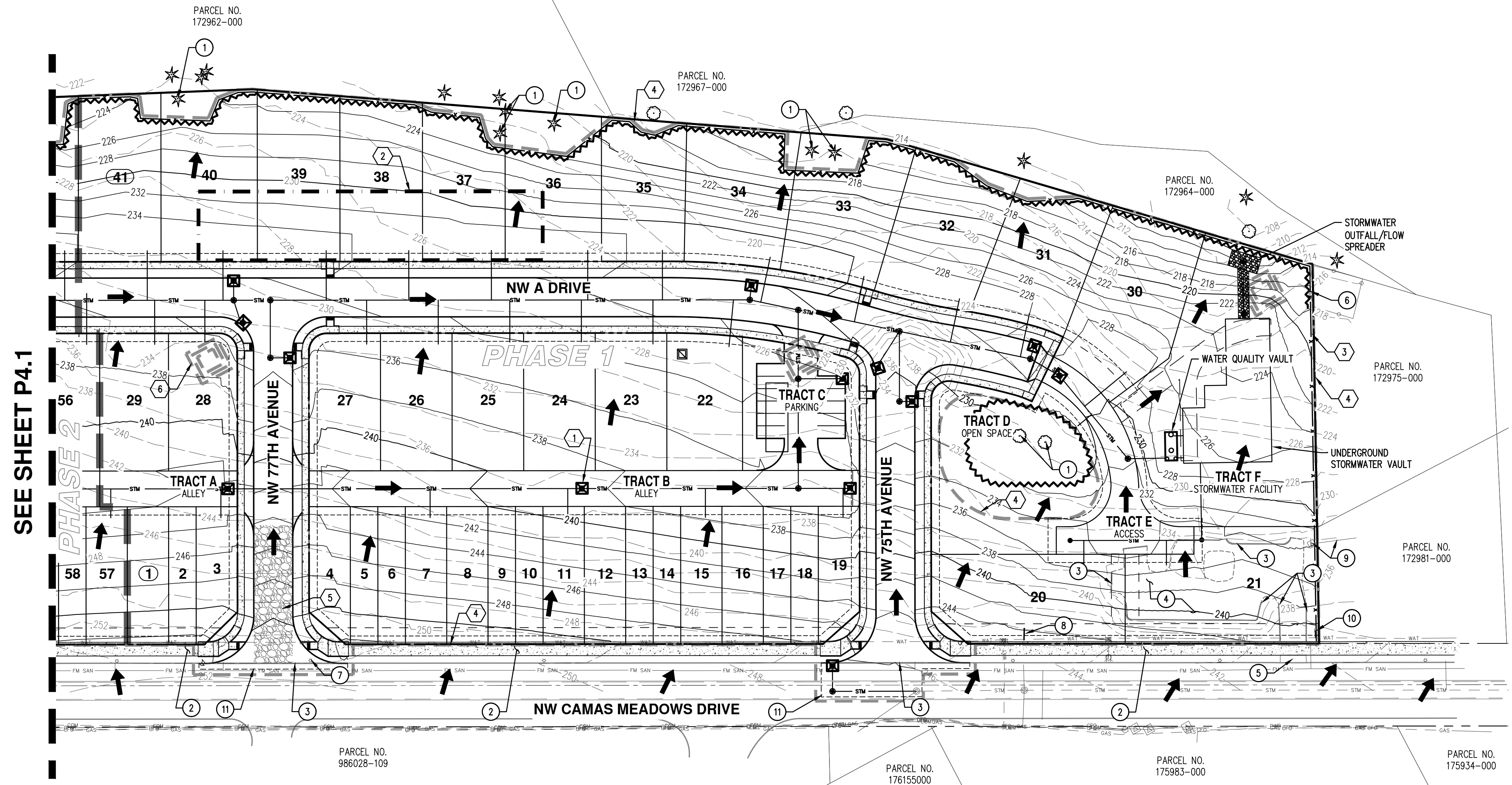
JOB NUMBER:	9030
DATE:	8/3/2023
DESIGNED BY:	D.J.
DRAWN BY:	D.J.
CHECKED BY:	J.M.





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



SEE SHEET P4.1

**LEGEND**

EXISTING GROUND CONTOUR (2 FT)	— 342 —
EXISTING GROUND CONTOUR (10 FT)	— 350 —
FINISHED GRADE CONTOUR (2 FT)	— 342 —
FINISHED GRADE CONTOUR (10 FT)	— 350 —
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	— X —
INLET PROTECTION (TYP) PER COMBINATION DETAIL	— [Symbol] —
PROPOSED DRAINAGE FLOW DIRECTION	— [Arrow] —
GRAVEL CONSTRUCTION ENTRANCE	[Symbol]
DISTURBED LIMITS	— [Symbol] —
TREE PROTECTION/CONSTRUCTION FENCE	— [Symbol] —
POTENTIAL STAGING/SOIL STOCKPILE AREA	— [Symbol] —
CONCRETE WASHOUT AREA	[Symbol]

**GENERAL NOTES**

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0 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. WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.

**DEMOLITION KEYED NOTES**

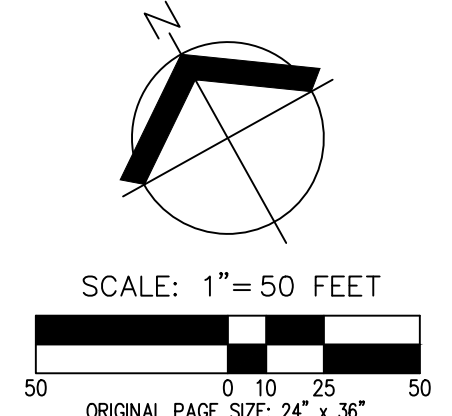
- EXISTING TREE TO REMAIN (TYP).
- REPLACE ALL DAMAGED CURB AND SIDEWALK ALONG CAMAS MEADOWS FRONTAGE (TYP).
- REMOVE EXISTING CURB.
- REMOVE EXISTING ASPHALT.
- REMOVE EXISTING DRIVEWAY.
- REMOVE EXISTING FENCE.
- RELOCATE EXISTING STREET LIGHT.
- REMOVE EXISTING SIGN.
- REMOVE EXISTING TRANSFORMER AND ASSOCIATED WIRE.
- REMOVE EXISTING WATER METER AND ASSOCIATED SERVICE LINE.
- SAWCUT AND REMOVE EXISTING ASPHALT, AND GRIND AND INLAY NEW ASPHALT.

**EROSION CONTROL KEYED NOTES**

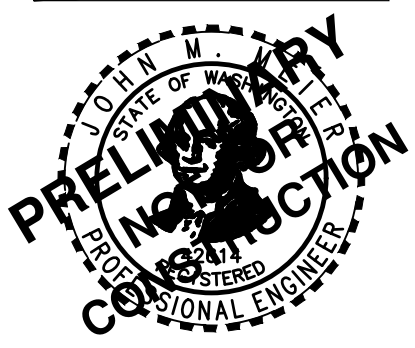
- INSTALL INLET PROTECTION (TYP).
- POTENTIAL STOCKPILE AREA.
- INSTALL SEDIMENT FENCE (TYP).
- DISTURBED LIMITS (TYP).
- CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT TRAP (TYP).

**PRELIMINARY GRADING QUANTITIES**

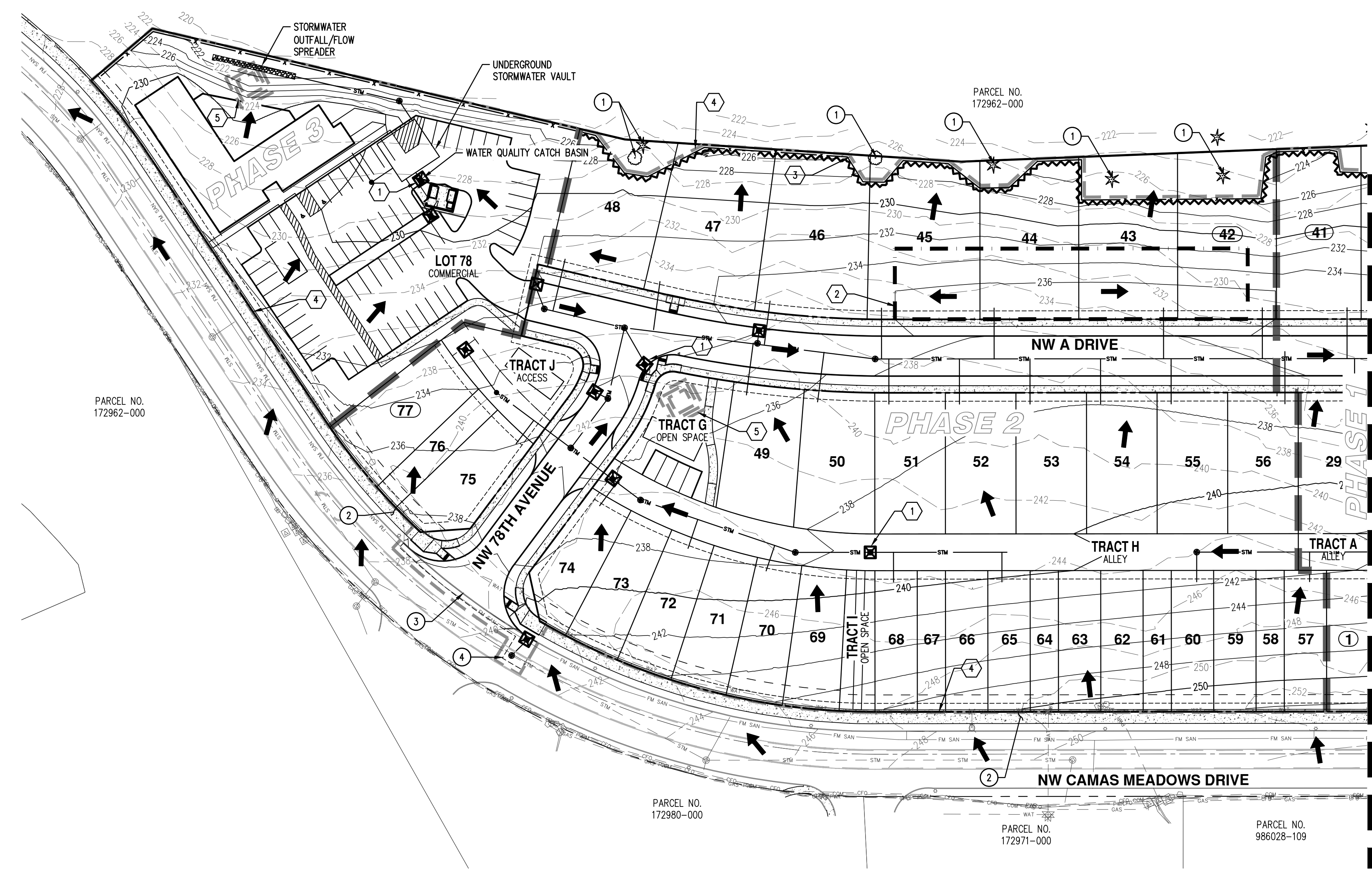
CUT: 30,000 C.Y.  
 FILL: 30,000 C.Y.



**PRELIMINARY GRADING, DEMOLITION, AND ESC PLAN**  
**CAMAS MEADOWS SUBDIVISION**  
**ROMANO CAPITAL**  
**CITY OF CAMAS, WASHINGTON**



JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: D.J.L.  
 DRAWN BY: D.J.L.  
 CHECKED BY: JMM



SEE SHEET P4.0

**LEGEND**

EXISTING GROUND CONTOUR (2 FT)	---342---
EXISTING GROUND CONTOUR (10 FT)	---350---
FINISHED GRADE CONTOUR (2 FT)	---342---
FINISHED GRADE CONTOUR (10 FT)	---350---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	---X---
INLET PROTECTION (TYP) PER COMBINATION DETAIL	---X---
PROPOSED DRAINAGE FLOW DIRECTION	→
GRAVEL CONSTRUCTION ENTRANCE	[Gravel Pattern]
DISTURBED LIMITS	--- ---
TREE PROTECTION/CONSTRUCTION FENCE	--- ---
POTENTIAL STAGING/SOIL STOCKPILE AREA	--- ---
CONCRETE WASHOUT AREA	--- ---

**GENERAL NOTES**

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0 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. WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.

**DEMOLITION KEYED NOTES**

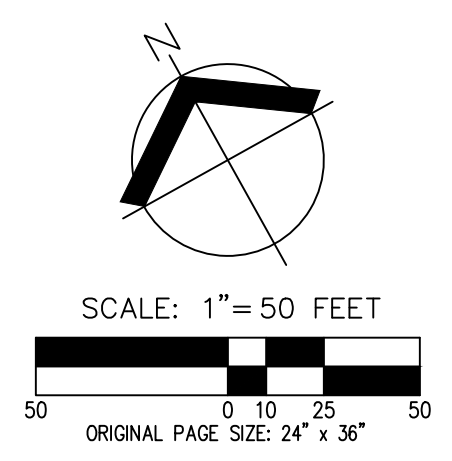
- EXISTING TREE TO REMAIN (TYP).
- REPLACE ALL DAMAGED CURB AND SIDEWALK ALONG CAMAS MEADOWS FRONTAGE (TYP).
- REMOVE EXISTING CURB.
- SAWCUT AND REMOVE EXISTING ASPHALT, AND GRIND AND INLAY NEW ASPHALT.

**EROSION CONTROL KEYED NOTES**

- INSTALL INLET PROTECTION (TYP).
- POTENTIAL STOCKPILE AREA.
- INSTALL SEDIMENT FENCE (TYP).
- DISTURBED LIMITS (TYP).
- INSTALL TEMPORARY SEDIMENT TRAP (TYP).

**PRELIMINARY GRADING QUANTITIES**

CUT: 30,000 C.Y.  
 FILL: 30,000 C.Y.

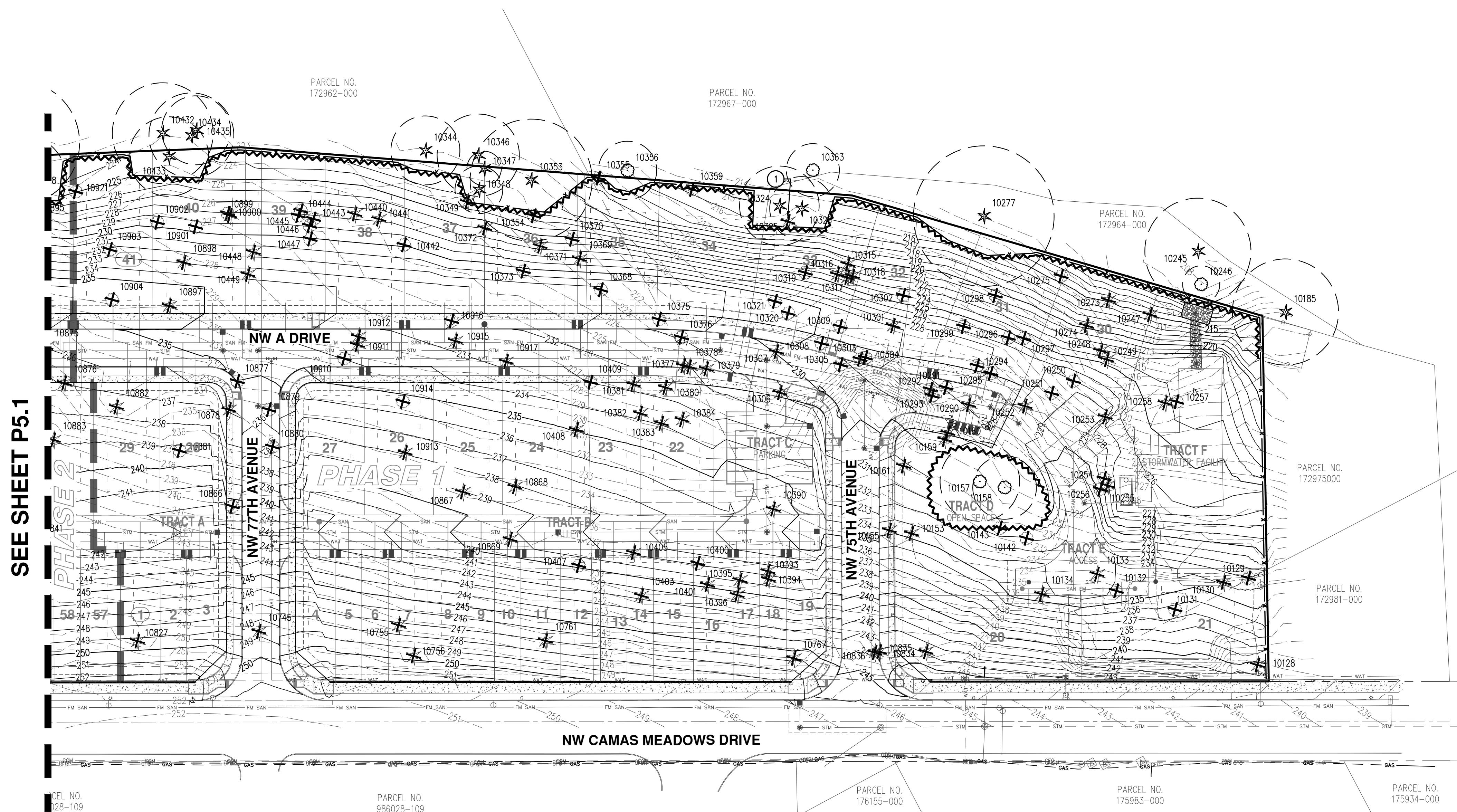


**PRELIMINARY GRADING, DEMOLITION, AND ESC PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

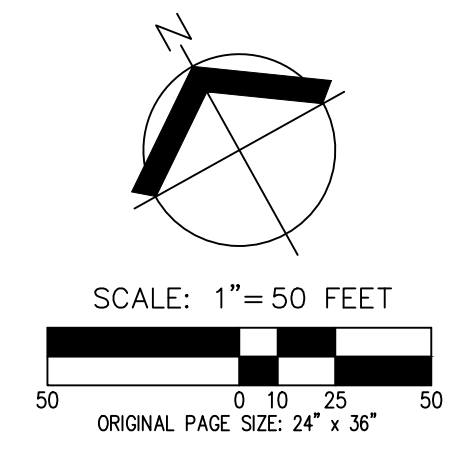
**PROFESSIONAL ENGINEER**

JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: D.J.  
 DRAWN BY: D.J.  
 CHECKED BY: J.M.

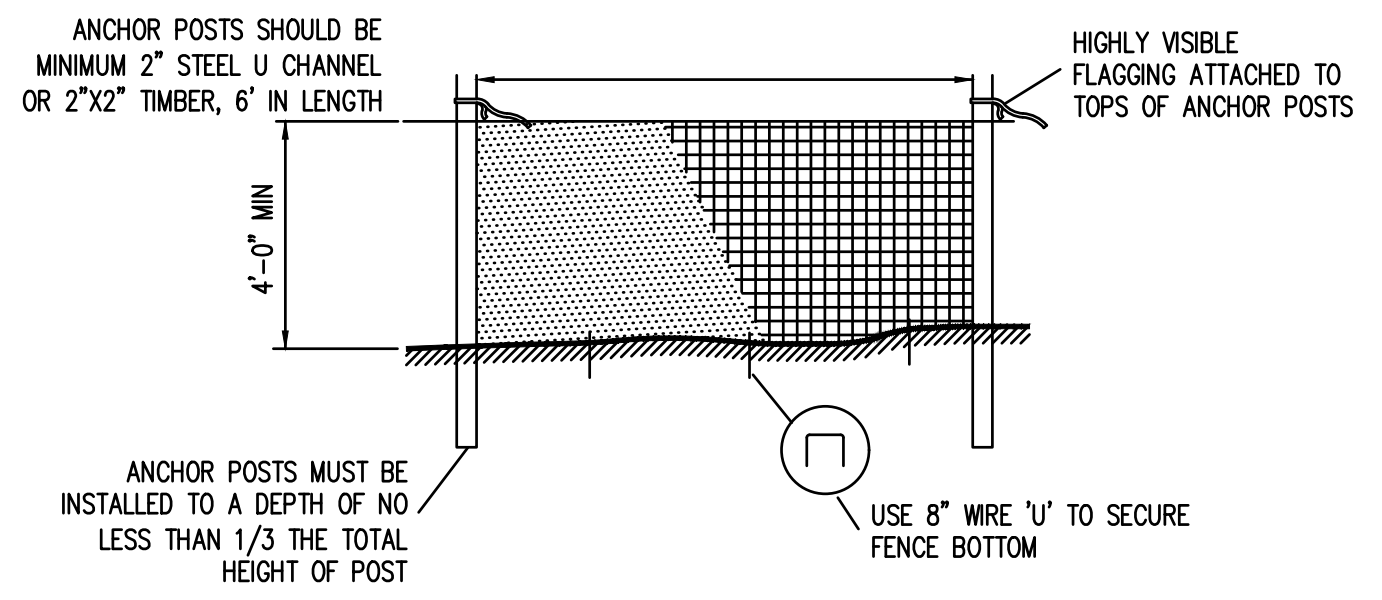




SEE SHEET P5.1



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 FENCE (TREE PROTECTION AREA)	~~~~~
ORANGE SEDIMENT FENCE	- x - x -
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	⊙



- TREE PROTECTION 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.

**PLASTIC MESH TREE PROTECTION FENCE**  
 NOT TO SCALE

**GENERAL NOTES:**

1. A CERTIFIED ARBORIST SHALL BE PRESENT DURING EXCAVATION ACTIVITIES WITHIN TREE PROTECTION ZONE OF PRESERVED TREES. SEE TREE PROTECTION NOTES ON THIS SHEET FOR MORE INFORMATION.
2. A CERTIFIED ARBORIST SHALL BE PRESENT DURING ALL TREE REMOVAL ACTIVITIES BEHIND THE TREE PROTECTION FENCE.
3. SEE SHEET P5.3 FOR TREE PROTECTION NOTES.
4. SEE SHEET P5.2-P5.3 FOR DETAILED INVENTORY TABLE.
5. TREE PROTECTION MEASURES SHALL BE INSTITUTED PRIOR TO ANY DEVELOPMENT ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK, AND SHALL BE REMOVED ONLY AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITY, INCLUDING LANDSCAPING AND IRRIGATION INSTALLATION. SEE TREE PROTECTION DETAIL ON THIS SHEET.
6. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS OR PARKED VEHICLES OR EQUIPMENT.
8. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITIES SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON-SITE AND APPROVED BY THE CITY.
9. FOLLOWING CLEARING AND GRADING ACTIVITIES, A CERTIFIED ARBORIST SHALL INSPECT RETAINED TREES FOR POTENTIALLY HAZARDOUS TREE CONDITIONS. COORDINATION WITH THE CITY SHALL OCCUR PRIOR TO ANY ADDITIONAL TREE REMOVALS FOR HAZARD ABATEMENT.

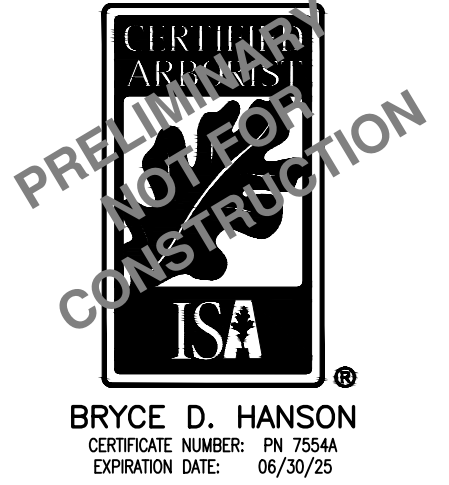
**KEYED NOTE: #**

1. ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL WITHIN THE TREE PROTECTION AREA.

**TREE PLAN**

SITE AREA:	13.81 AC
TOTAL TREE UNITS REQUIRED (13.81AC X 20):	276
EXISTING TREES RETAINED/(TREE UNITS):	14/(140.5)
PROPOSED SITE TREES/(TREE UNITS):	159/(159)
TOTAL TREE UNITS:	299.5
	(RETAINED AND PROPOSED)

NOTE: SEE LANDSCAPING PLAN (P9.0-P9.1) FOR PROPOSED TREE PLANTING PLAN

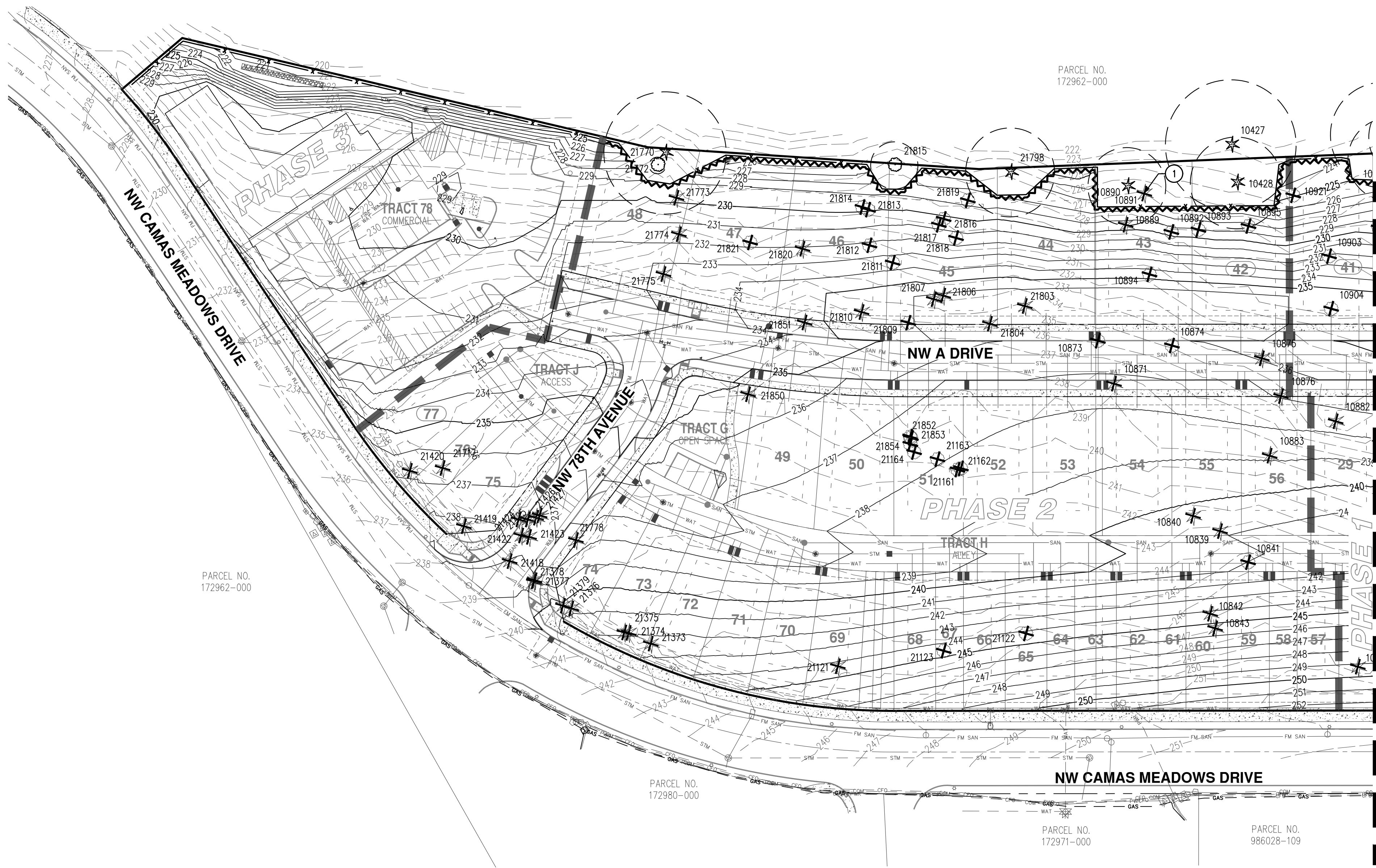


**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

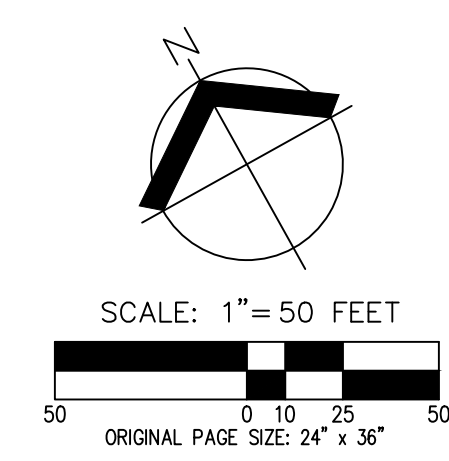
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER:	9030
DATE:	8/3/2023
DESIGNED BY:	D.J.
DRAWN BY:	BRK
CHECKED BY:	BDH

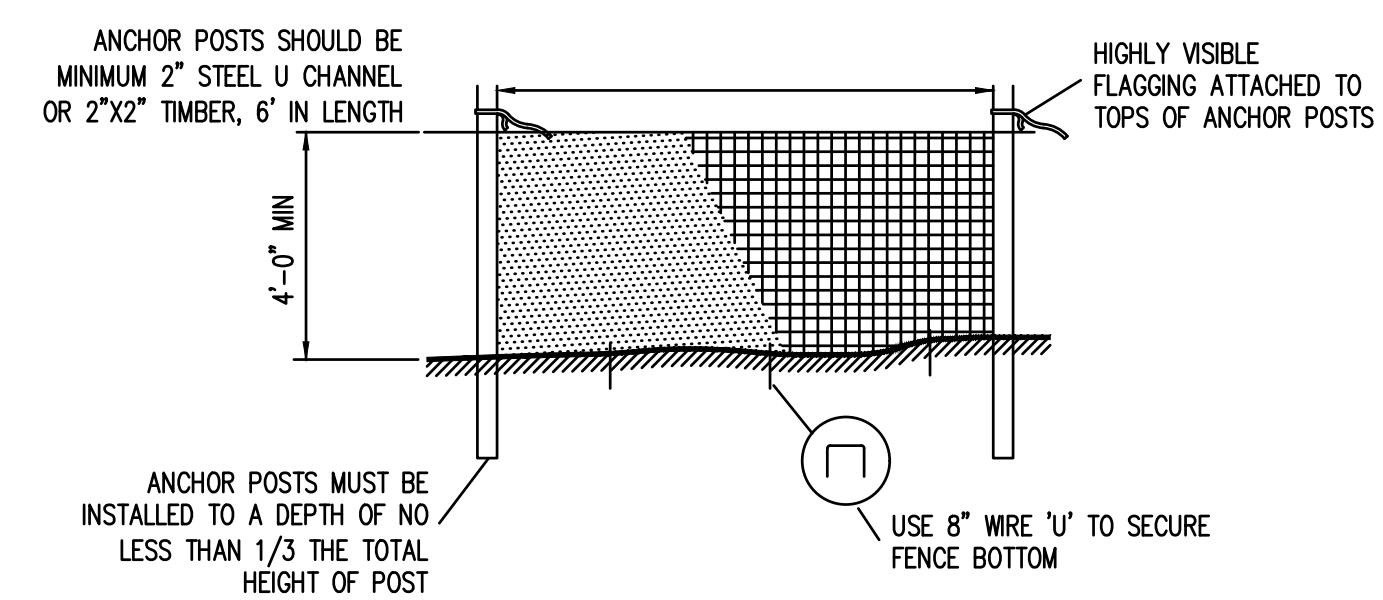




SEE SHEET P5.0



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 FENCE (TREE PROTECTION AREA)	~~~~~
ORANGE SEDIMENT FENCE	- x - x -
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	○



- TREE PROTECTION 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.

**PLASTIC MESH TREE PROTECTION FENCE**  
 NOT TO SCALE

**GENERAL NOTES:**

1. A CERTIFIED ARBORIST SHALL BE PRESENT DURING EXCAVATION ACTIVITIES WITHIN TREE PROTECTION ZONE OF PRESERVED TREES. SEE TREE PROTECTION NOTES ON THIS SHEET FOR MORE INFORMATION.
2. A CERTIFIED ARBORIST SHALL BE PRESENT DURING ALL TREE REMOVAL ACTIVITIES BEHIND THE TREE PROTECTION FENCE.
3. SEE SHEET P5.3 FOR TREE PROTECTION NOTES.
4. SEE SHEET P5.2-P5.3 FOR DETAILED INVENTORY TABLE.
5. TREE PROTECTION MEASURES SHALL BE INSTITUTED PRIOR TO ANY DEVELOPMENT ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK, AND SHALL BE REMOVED ONLY AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITY, INCLUDING LANDSCAPING AND IRRIGATION INSTALLATION. SEE TREE PROTECTION DETAIL ON THIS SHEET.
6. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS OR PARKED VEHICLES OR EQUIPMENT.
8. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITIES SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON-SITE AND APPROVED BY THE CITY.
9. FOLLOWING CLEARING AND GRADING ACTIVITIES, A CERTIFIED ARBORIST SHALL INSPECT RETAINED TREES FOR POTENTIALLY HAZARDOUS TREE CONDITIONS. COORDINATION WITH THE CITY SHALL OCCUR PRIOR TO ANY ADDITIONAL TREE REMOVALS FOR HAZARD ABATEMENT.

**KEYED NOTE: (f)**

1. ARBORIST OBSERVATION REQUIRED DURING TREE REMOVAL WITHIN THE TREE PROTECTION AREA.

**TREE PLAN**

SITE AREA:	13.81 AC
TOTAL TREE UNITS REQUIRED (13.81AC X 20):	276
EXISTING TREES RETAINED/(TREE UNITS):	14/(140.5)
PROPOSED SITE TREES/(TREE UNITS):	159/(159)
TOTAL TREE UNITS:	299.5
(RETAINED AND PROPOSED)	

NOTE: SEE LANDSCAPING PLAN (P9.0-P9.1) FOR PROPOSED TREE PLANTING PLAN



BRYCE D. HANSON  
 CERTIFICATE NUMBER: PN 75544  
 EXPIRATION DATE: 06/30/25

**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER:	9030
DATE:	8/3/2023
DESIGNED BY:	D.J.
DRAWN BY:	BRK
CHECKED BY:	BDH



Detailed Tree Inventory for Camas Meadows Subdivision

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Rows include various tree species like Douglas-fir, Red Alder, and Western Hemlock.

Detailed Tree Inventory for Camas Meadows Subdivision

Table with columns: Tree #, DBH (in.), Tree Species, Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Rows include various tree species like Douglas-fir, Red Alder, and Western Hemlock.



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

PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON



PRELIMINARY NOT FOR CONSTRUCTION
JOB NUMBER: 9030
DATE: 8/3/2023
DESIGNED BY: DJL
DRAWN BY: BRK
CHECKED BY: BDH



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

Detailed Tree Inventory for Camas Meadows Subdivision

Table with columns: Tree #, DBH (in.), Tree Species Common Name (Scientific name), Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Lists 45 individual trees with their respective details.

Total # of Existing Trees inventoried = 225

Total # of Existing Onsite Trees = 213 Total # of Existing Trees Removed = 199

Total Onsite Existing Tree Units = 1387.5 Total Existing Tree Units Removed = 1247

Total # of Onsite Trees Retained = 14

Total # of Tree Units Retained = 140.5

Minimum Tree Units Required per City Code = 276 (13.81 acres \* 20 trees/acre)

Minimum # Trees to Replant = 135.5

Site Area = 13.81 Acres

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.

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.

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.
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.
C.E. MAY BE REQUIRED TO HAVE CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.
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.
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.
D.D. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED.
D.E. TREE AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
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.
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 CITY PLANNER 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.
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.
J.C. THE CONTRACTOR SHALL BE REQUIRED TO CUT TREES TO A HEIGHT OF APPROXIMATELY 12".
J.D. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST GOVERNMENTAL SAFETY REGULATIONS.
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.
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.
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.
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.
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.
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.

PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

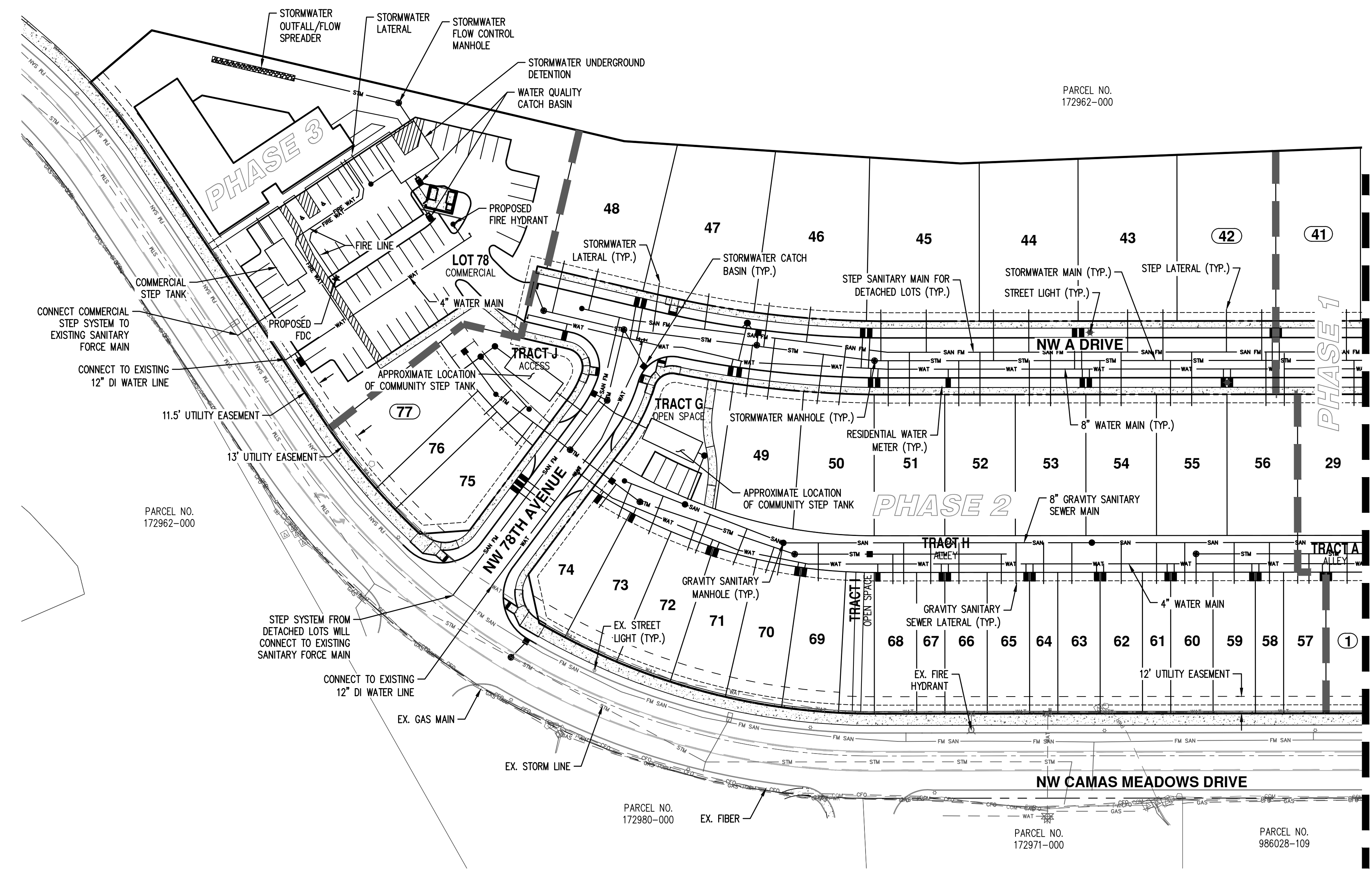


BRYCE D. HANSON
CERTIFICATE NUMBER: PN 75544
EXPIRATION DATE: 06/30/25

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER: 9030
DATE: 8/3/2023
DESIGNED BY: D.J.
DRAWN BY: BRK
CHECKED BY: BDH

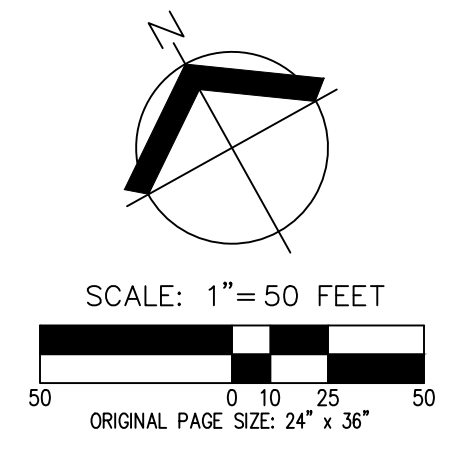




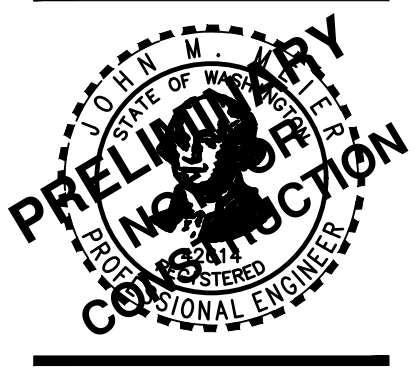
SEE SHEET P6.1

**GENERAL NOTES**

1. RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL NEW DWELLINGS.
2. LOTS 20-56 TO INCLUDE INDIVIDUAL STEP TANKS INSTALLED AT TIME OF HOME CONSTRUCTION.
3. LOTS 1-19 AND 57-77 TO BE CONNECTED TO A SANITARY SEWER LATERAL FROM GRAVITY SANITARY SEWER MAIN AND CONVEYED TO A COMMUNITY STEP TANK IN TRACT F.
4. COMMERCIAL LOT (TRACT K) TO INCLUDE A STEP TANK INSTALLED AT TIME OF CONSTRUCTION.



**PRELIMINARY COMPOSITE UTILITY PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

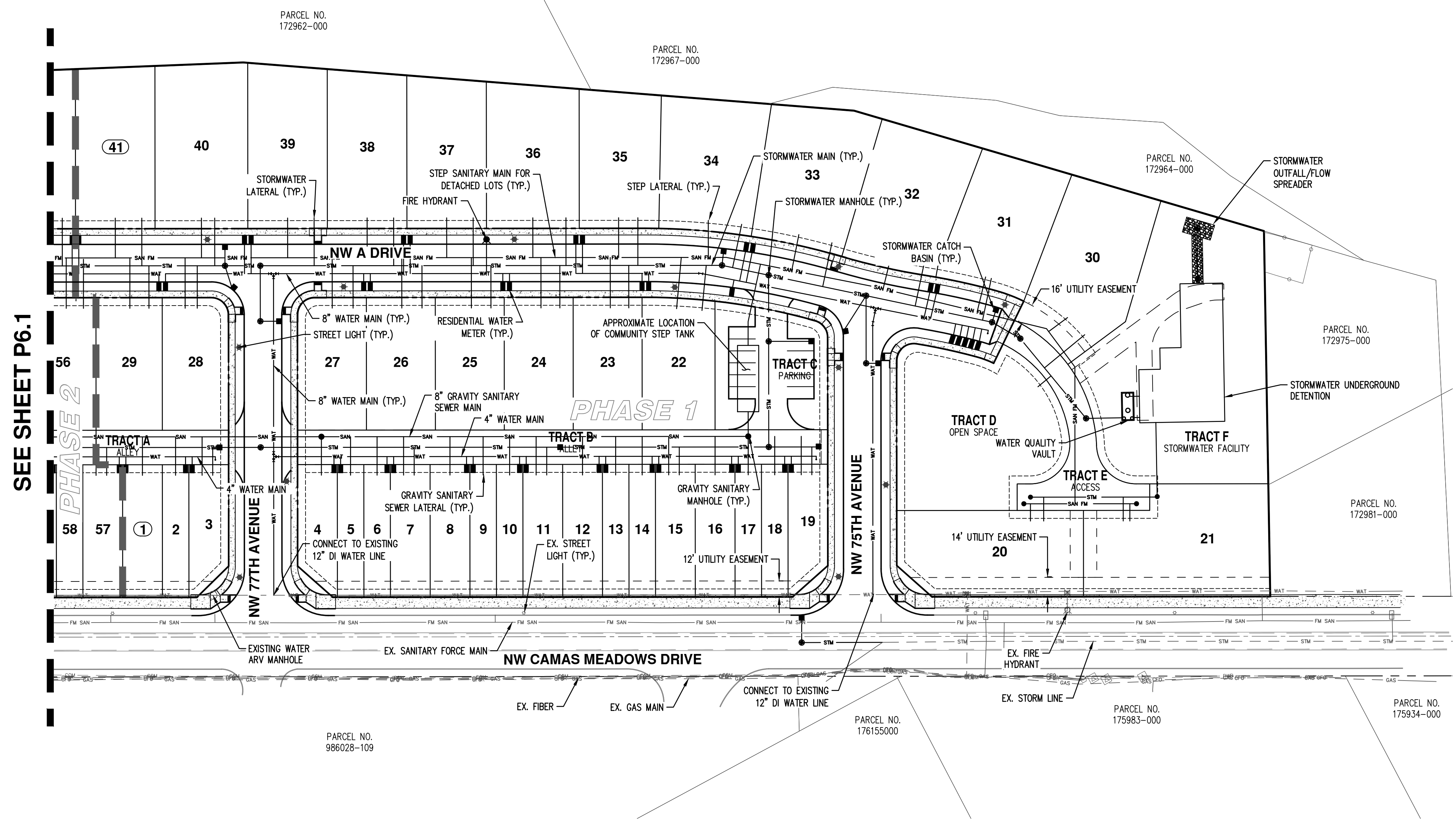


JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: D.J.L.  
 DRAWN BY: D.J.L.  
 CHECKED BY: JMM



AKS ENGINEERING & FORESTRY, LLC  
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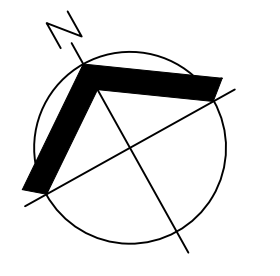
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FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



SEE SHEET P6.1

**GENERAL NOTES**

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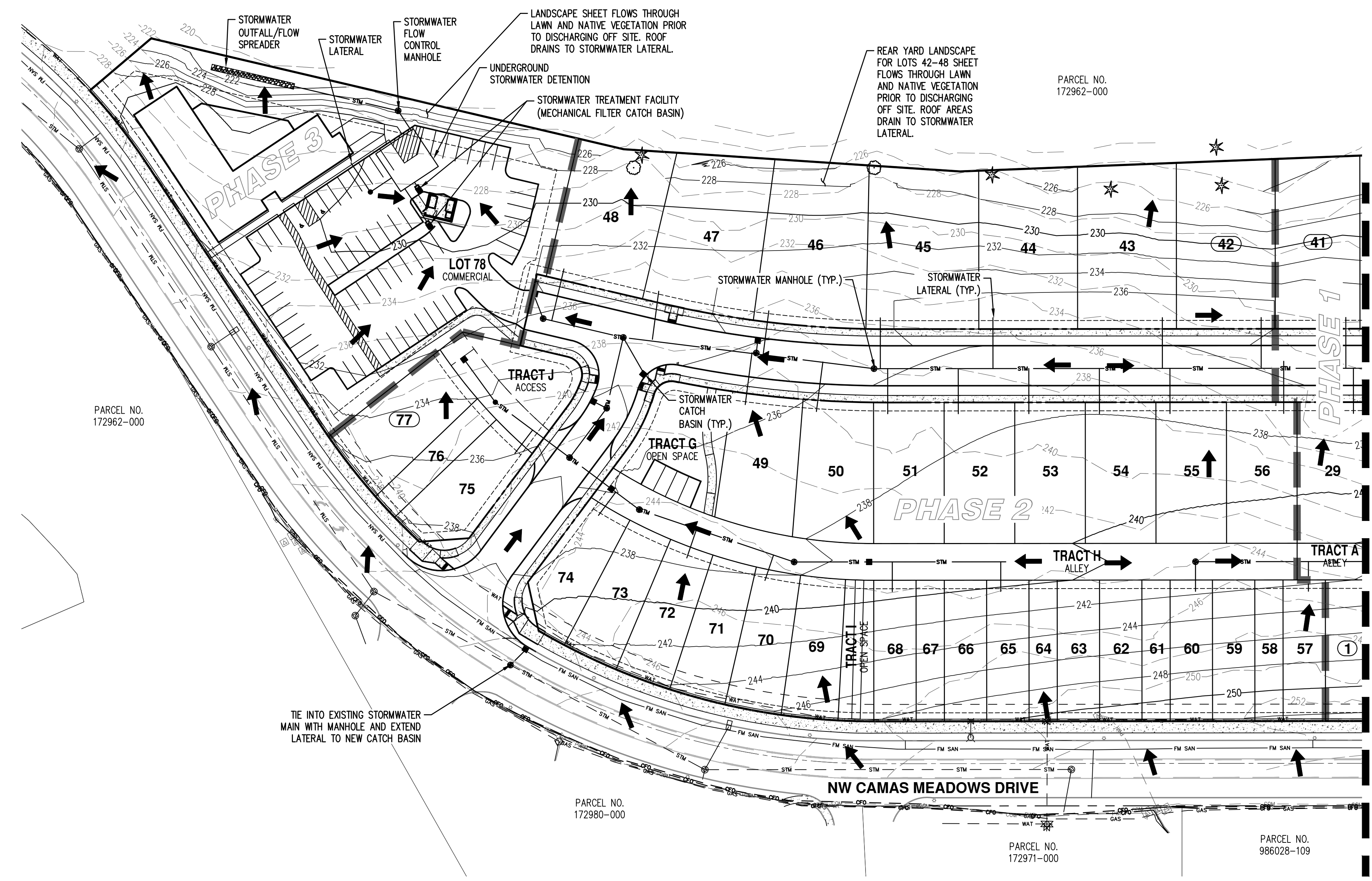
**PRELIMINARY COMPOSITE UTILITY PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON**



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**P6.1**

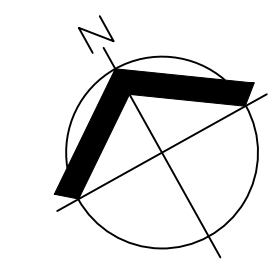




SEE SHEET P7.0

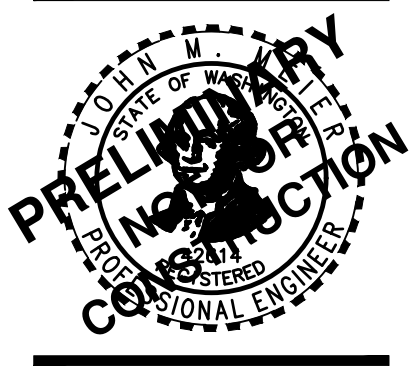
**GENERAL NOTES**

- LOT 78, COMMERCIAL LOT, INCLUDES UNDERGROUND DETENTION UNDER PARKING AREA AND WATER QUALITY CATCH BASINS FOR STORMWATER FLOW AND TREATMENT OF RUNOFF FROM COMMERCIAL LOT.  
PRELIMINARY SIZE OF REQUIRED DETENTION FACILITY: 32'W X 32'L X 4'H  
PRELIMINARY WATER QUALITY FEATURES INCLUDE:  
2 MECHANICAL FILTER CATCH BASINS  
CARTRIDGE COUNT AND SIZE PER CATCH BASIN: 1 - 18"  
OFF-LINE FLOW RATE PROVIDED: 0.080 CFS (0.040 CFS PER CATCH BASIN)  
OFF-LINE FLOW RATE REQUIRED: 0.078 CFS
- TRACT F INCLUDES UNDERGROUND DETENTION AND A WATER QUALITY VAULT FOR STORMWATER FLOW AND TREATMENT OF RUNOFF FROM SUBDIVISION.  
PRELIMINARY SIZE OF REQUIRED DETENTION FACILITY: 64'W X 64'L X 9'H  
PRELIMINARY WATER QUALITY FEATURES INCLUDE:  
9'X16' MECHANICAL FILTER VAULT  
CARTRIDGE COUNT AND SIZE: 31-12"+18" STACKED  
OFF-LINE FLOW RATE PROVIDED: 1.175 CFS  
OFF-LINE FLOW RATE REQUIRED: 1.142 CFS
- 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 ON-SITE STORMWATER FACILITIES.
- STORMWATER INFRASTRUCTURE EXISTS IN NW CAMAS MEADOWS DRIVE. STORMWATER FROM CAMAS MEADOWS DRIVE DOES NOT CONTRIBUTE TO ON-SITE FLOWS.
- ACCORDING TO CLARK GIS, NO WELLS, AGRICULTURAL DRAIN TILES, POTENTIAL SLOPE INSTABILITY, STRUCTURES, UTILITIES, SEPTIC TANKS, OR DRAIN FIELDS EXIST ONSITE.
- ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ONSITE.
- ACCORDING TO CLARK GIS, NO WETLANDS EXIST ON THE SITE.
- EXISTING DRAINAGE FLOW ROUTES ARE GENERALLY NORTH TO NORTHEAST FOR THE THRESHOLD DISCHARGE AREA (TDA). EXISTING STORMWATER FROM THE SITE DISCHARGES NORTH TO NORTHEAST THROUGH NEIGHBORING PROPERTY (GOLF COURSE).
- PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES CONVEYED TO EXISTING LOW POINTS IN THE NORTH AND NORTHEAST CORNERS OF THE SITE.
- RUNOFF FROM LANDSCAPE AREAS LOWER THAN STORMWATER FACILITIES, REAR YARDS FOR LOTS 30-48 AND COMMERCIAL LOT, DISPERSE THROUGH LAWN AND NATIVE VEGETATION PRIOR TO DISCHARGING TO NORTHERN BOUNDARY AND NEIGHBORING PROPERTY (GOLF COURSE) FOLLOWING EXISTING FLOW ROUTE.
- ROOF AREAS FOR ALL LOTS, RESIDENTIAL AND COMMERCIAL, DRAIN TO A STORMWATER LATERAL.

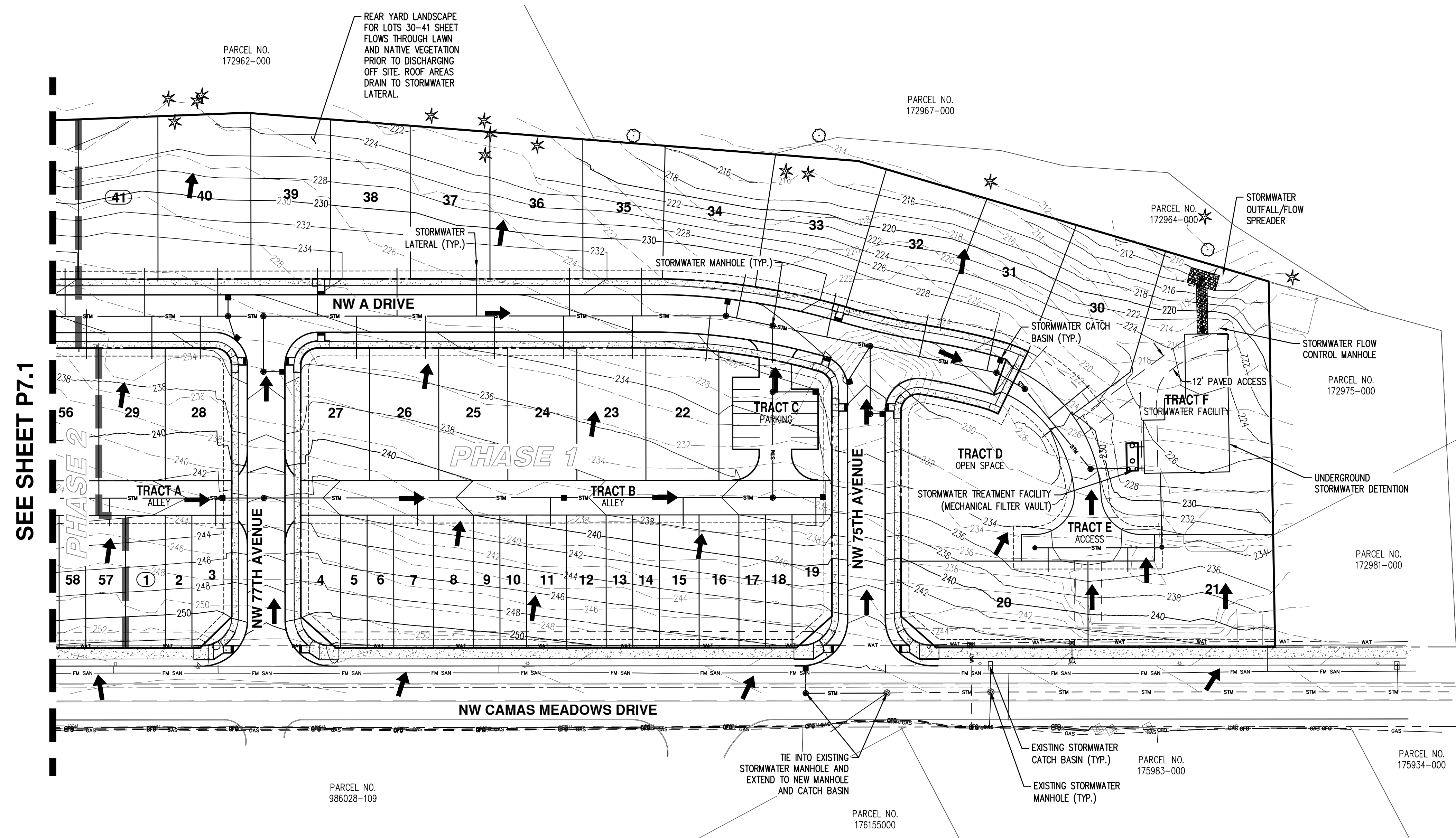


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**PRELIMINARY STORMWATER PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON**

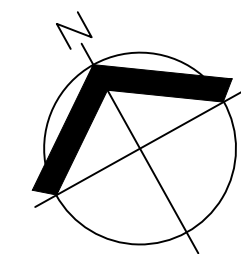


JOB NUMBER: 9030  
DATE: 8/3/2023  
DESIGNED BY: D.J.L.  
DRAWN BY: D.J.L.  
CHECKED BY: J.M.M.



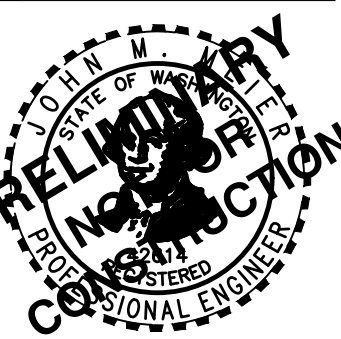
GENERAL NOTES

- 1. LOT 78, COMMERCIAL LOT, INCLUDES UNDERGROUND DETENTION UNDER PARKING AREA AND WATER QUALITY CATCH BASINS FOR STORMWATER FLOW AND TREATMENT OF RUNOFF FROM COMMERCIAL LOT. PRELIMINARY SIZE OF REQUIRED DETENTION FACILITY: 32'W X 32'L X 4'H. PRELIMINARY WATER QUALITY FEATURES INCLUDE: 2 MECHANICAL FILTER CATCH BASINS. CARTRIDGE COUNT AND SIZE PER CATCH BASIN: 1 - 18". OFF-LINE FLOW RATE PROVIDED: 0.080 CFS (0.040 CFS PER CATCH BASIN). OFF-LINE FLOW RATE REQUIRED: 0.078 CFS.
2. TRACT F INCLUDES UNDERGROUND DETENTION AND A WATER QUALITY VAULT FOR STORMWATER FLOW AND TREATMENT OF RUNOFF FROM SUBDIVISION. PRELIMINARY SIZE OF REQUIRED DETENTION FACILITY: 64'W X 64'L X 9'H. PRELIMINARY WATER QUALITY FEATURES INCLUDE: 9'X16' MECHANICAL FILTER VAULT. CARTRIDGE COUNT AND SIZE: 31-12"+18" STACKED. OFF-LINE FLOW RATE PROVIDED: 1.175 CFS. OFF-LINE FLOW RATE REQUIRED: 1.142 CFS.
3. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
4. THERE ARE NO KNOWN ON-SITE STORMWATER FACILITIES.
5. STORMWATER INFRASTRUCTURE EXISTS IN NW CAMAS MEADOWS DRIVE. STORMWATER FROM CAMAS MEADOWS DRIVE DOES NOT CONTRIBUTE TO ON-SITE FLOWS.
6. ACCORDING TO CLARK GIS, NO WELLS, AGRICULTURAL DRAIN TILES, POTENTIAL SLOPE INSTABILITY, STRUCTURES, UTILITIES, SEPTIC TANKS, OR DRAIN FIELDS EXIST ONSITE.
7. ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ONSITE.
8. ACCORDING TO CLARK GIS, NO WETLANDS EXIST ON THE SITE.
9. EXISTING DRAINAGE FLOW ROUTES ARE GENERALLY NORTH TO NORTHEAST FOR THE THRESHOLD DISCHARGE AREA (TDA). EXISTING STORMWATER FROM THE SITE DISCHARGES NORTH TO NORTHEAST THROUGH NEIGHBORING PROPERTY (GOLF COURSE).
10. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES WITH STORMWATER DISCHARGED FROM STORMWATER FACILITIES CONVEYED TO EXISTING LOW POINTS IN THE NORTH AND NORTHEAST CORNERS OF THE SITE.
11. RUNOFF FROM LANDSCAPE AREAS LOWER THAN STORMWATER FACILITIES, REAR YARDS FOR LOTS 30-48 AND COMMERCIAL LOT, DISPERSE THROUGH LAWN AND NATIVE VEGETATION PRIOR TO DISCHARGING TO NORTHERN BOUNDARY AND NEIGHBORING PROPERTY (GOLF COURSE) FOLLOWING EXISTING FLOW ROUTE.
12. ROOF AREAS FOR ALL LOTS, RESIDENTIAL AND COMMERCIAL, DRAIN TO A STORMWATER LATERAL.



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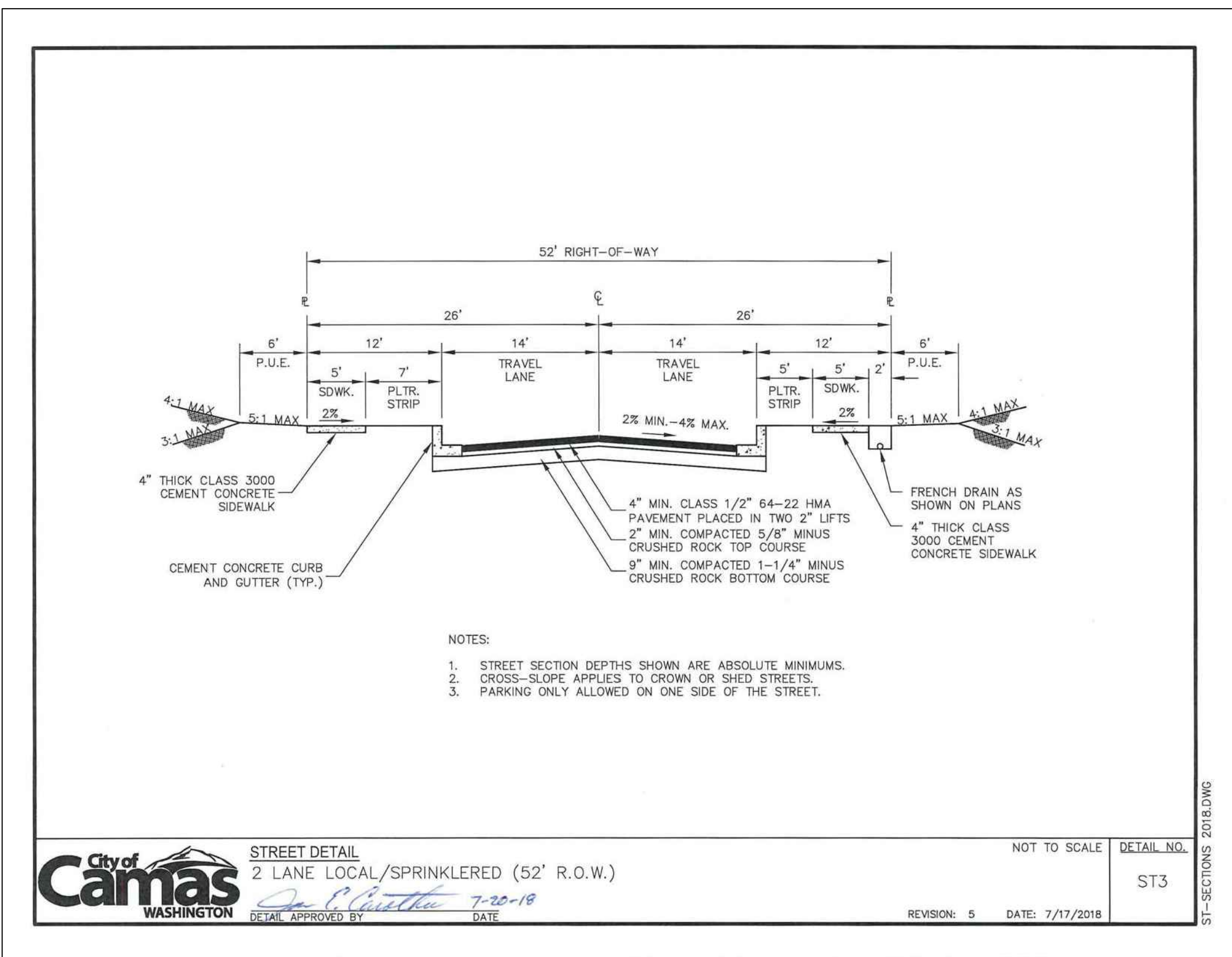
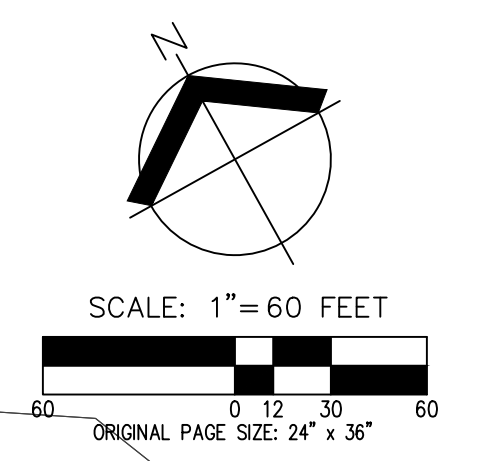
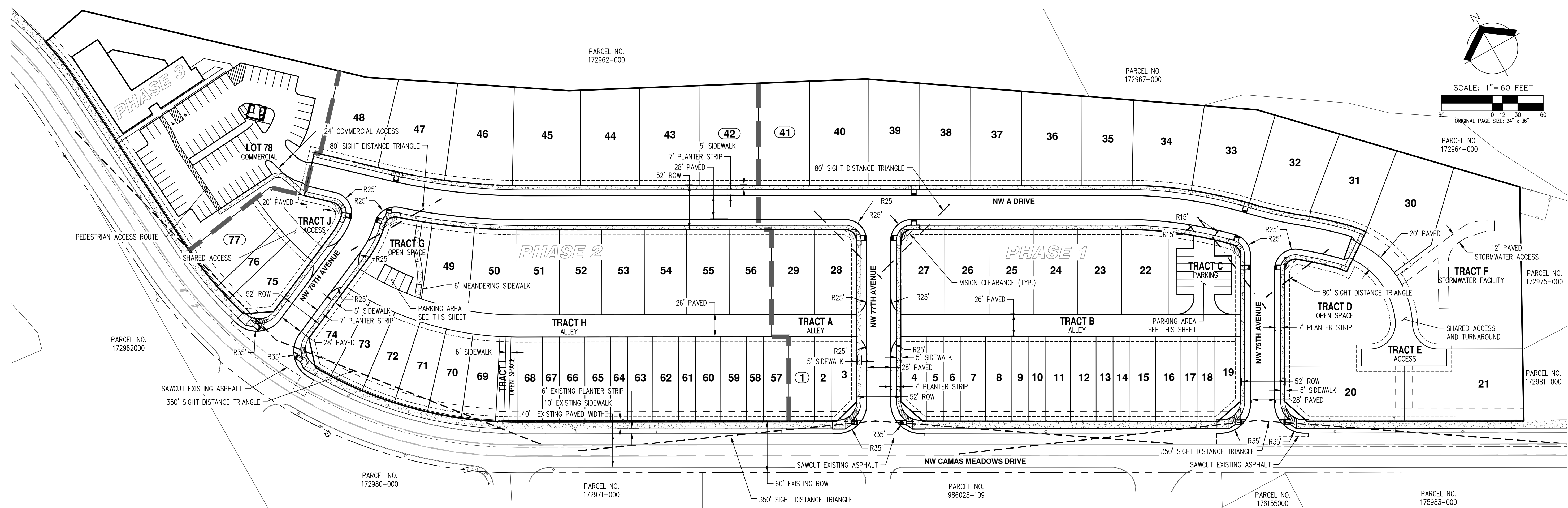
PRELIMINARY STORMWATER PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON



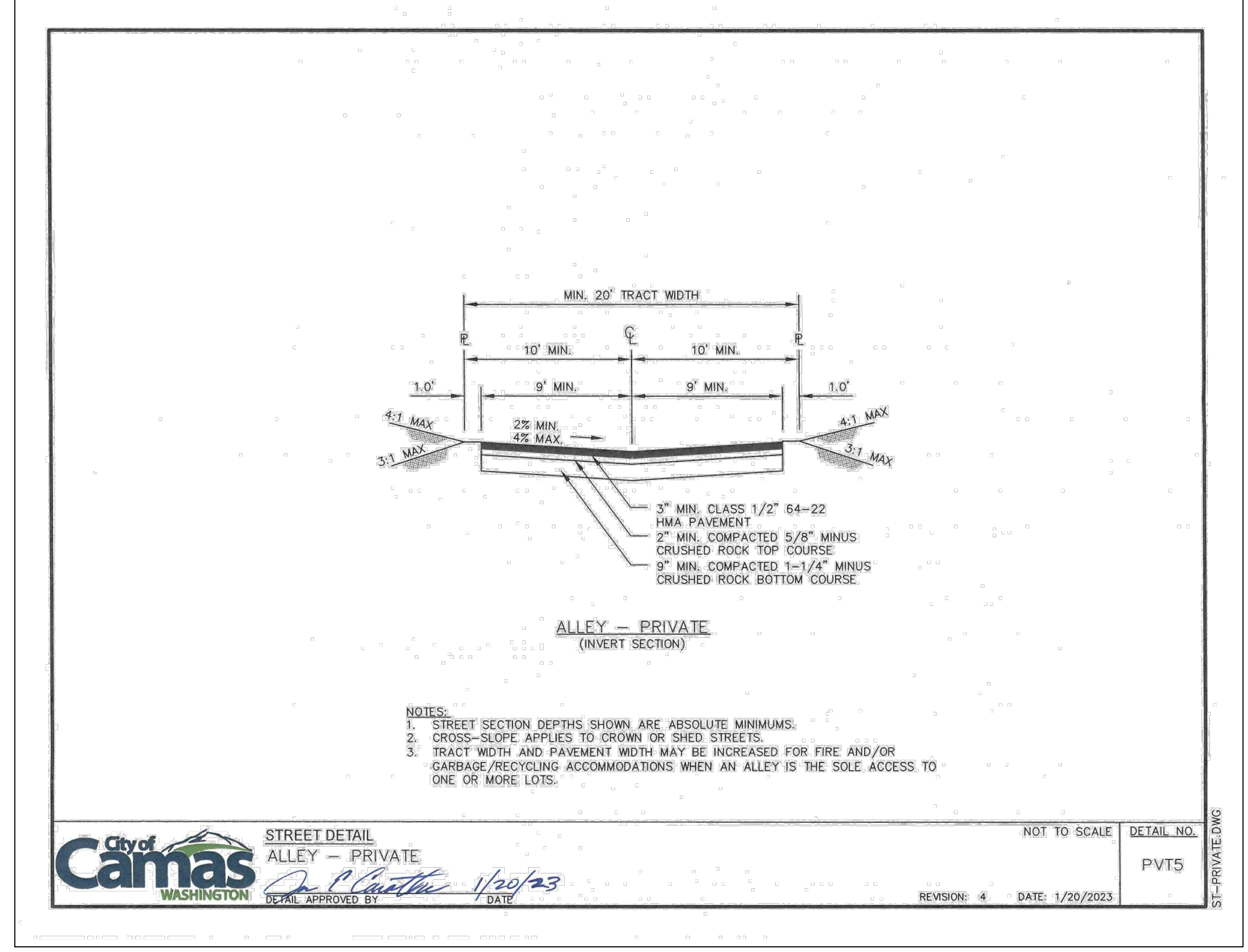
JOB NUMBER: 9030  
DATE: 8/3/2023  
DESIGNED BY: D.J.L.  
DRAWN BY: D.J.L.  
CHECKED BY: J.M.M.

SEE SHEET P7.1

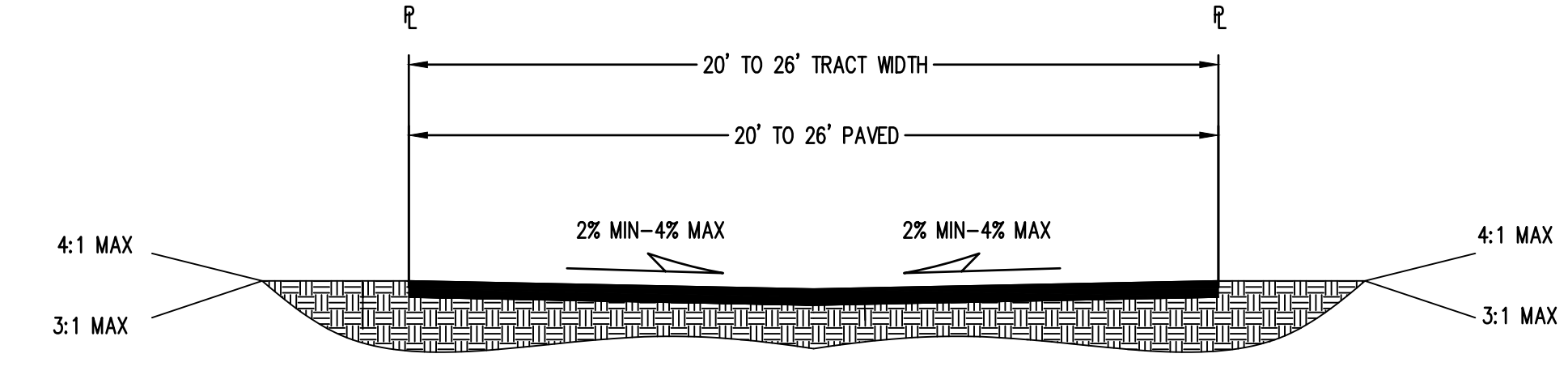




NW 75TH AVENUE - NW 77TH AVENUE - NW 78TH AVENUE - NW A DRIVE

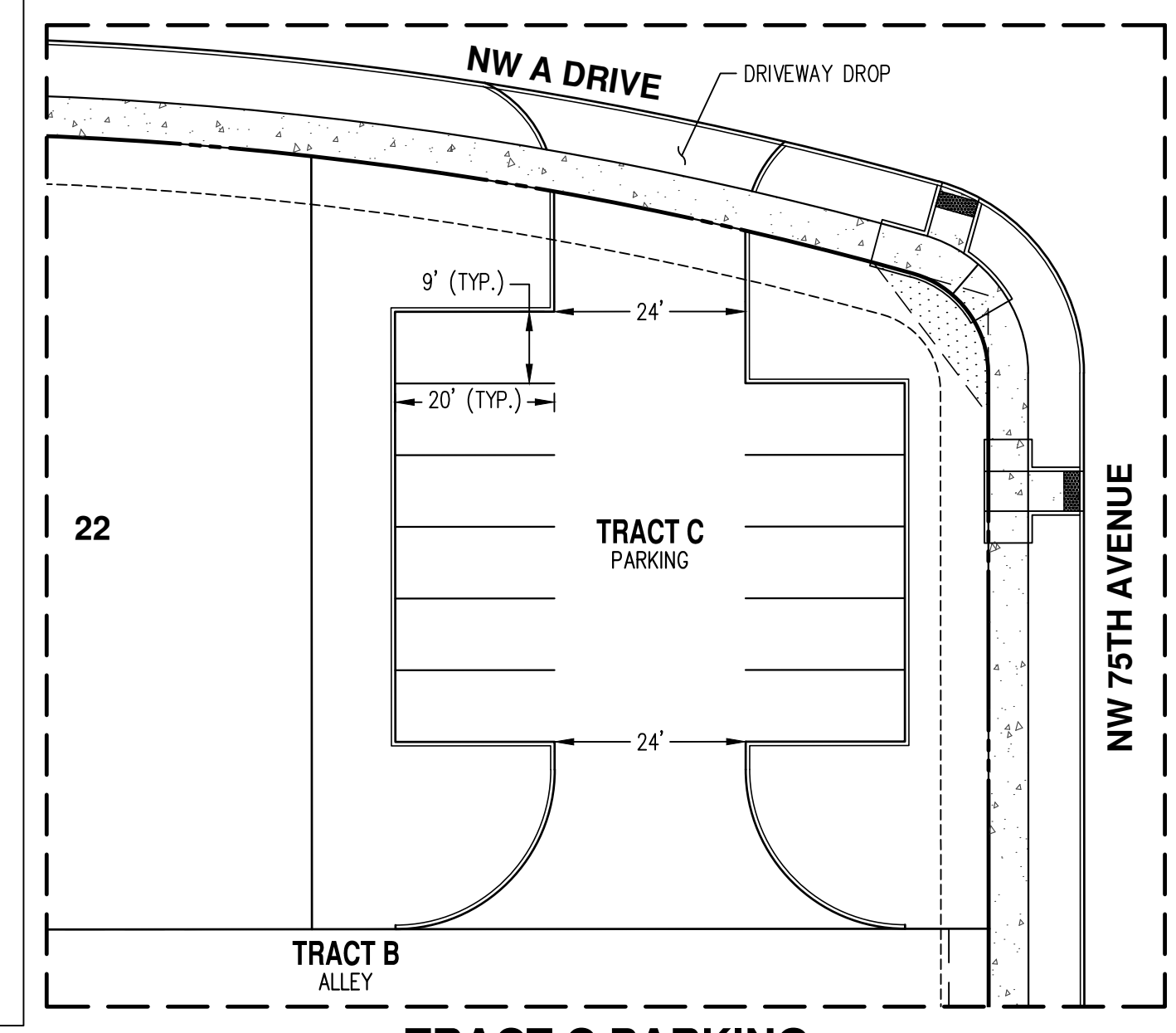


ALLEY TRACT A, B, & H

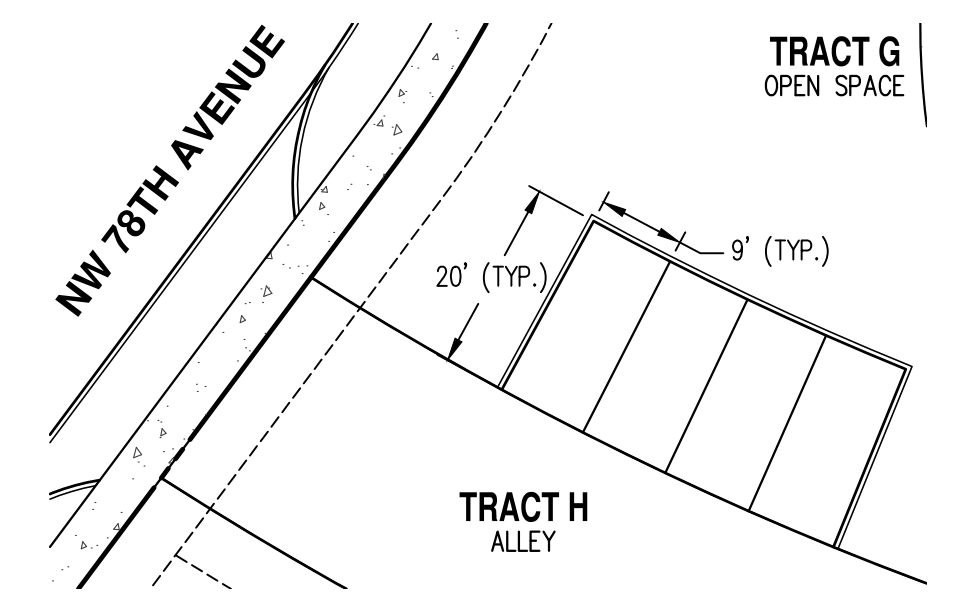


PRIVATE ACCESS TRACT A, B, E, H, & J

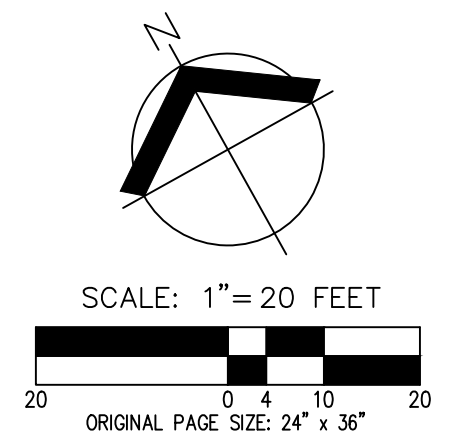
- GENERAL NOTES**
1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE CAMAS MEADOWS DRIVE WHICH IS CLASSIFIED AS AN EXISTING 3-LANE ARTERIAL WITH CURB AND GUTTER, SIDEWALK, AND PLANTER STRIPS ON BOTH SIDES.
  2. NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK GRIND AND INLAY AT NW 75TH AVENUE, NW 77TH AVENUE, AND NW 78TH AVENUE, IF NECESSARY.



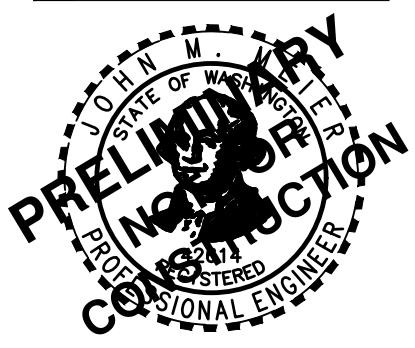
TRACT C PARKING



TRACT G PARKING

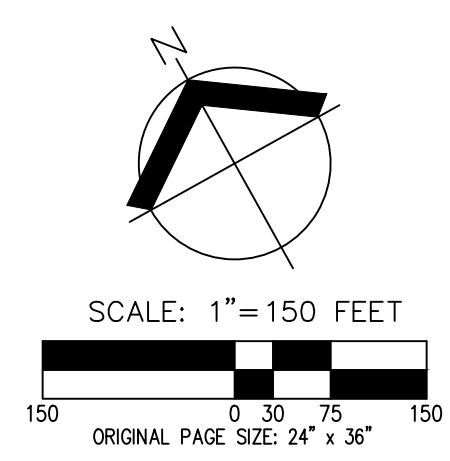
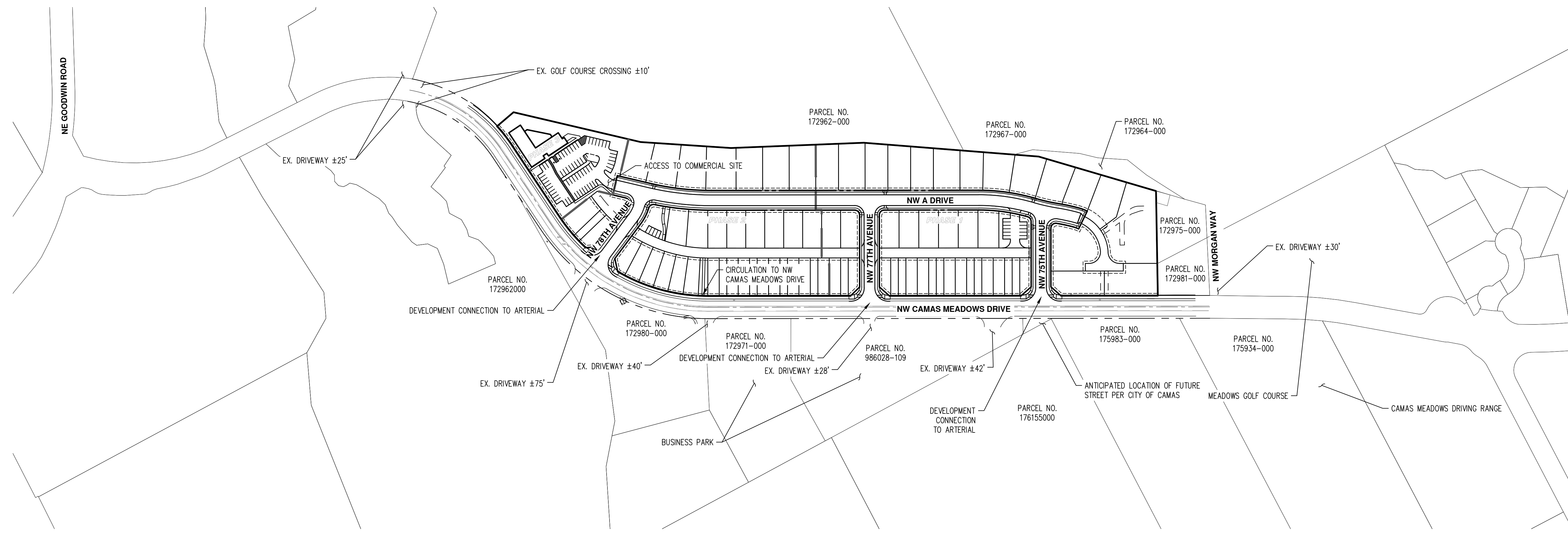


**PRELIMINARY STREET PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**



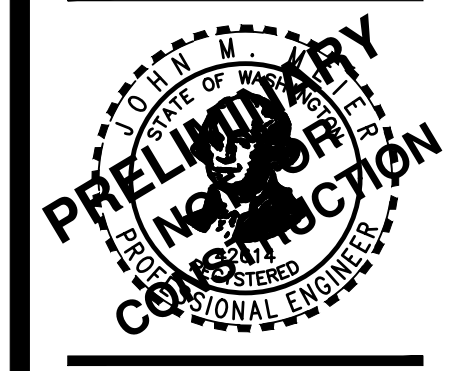
JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: D.J.L.  
 DRAWN BY: D.J.L.  
 CHECKED BY: JMM





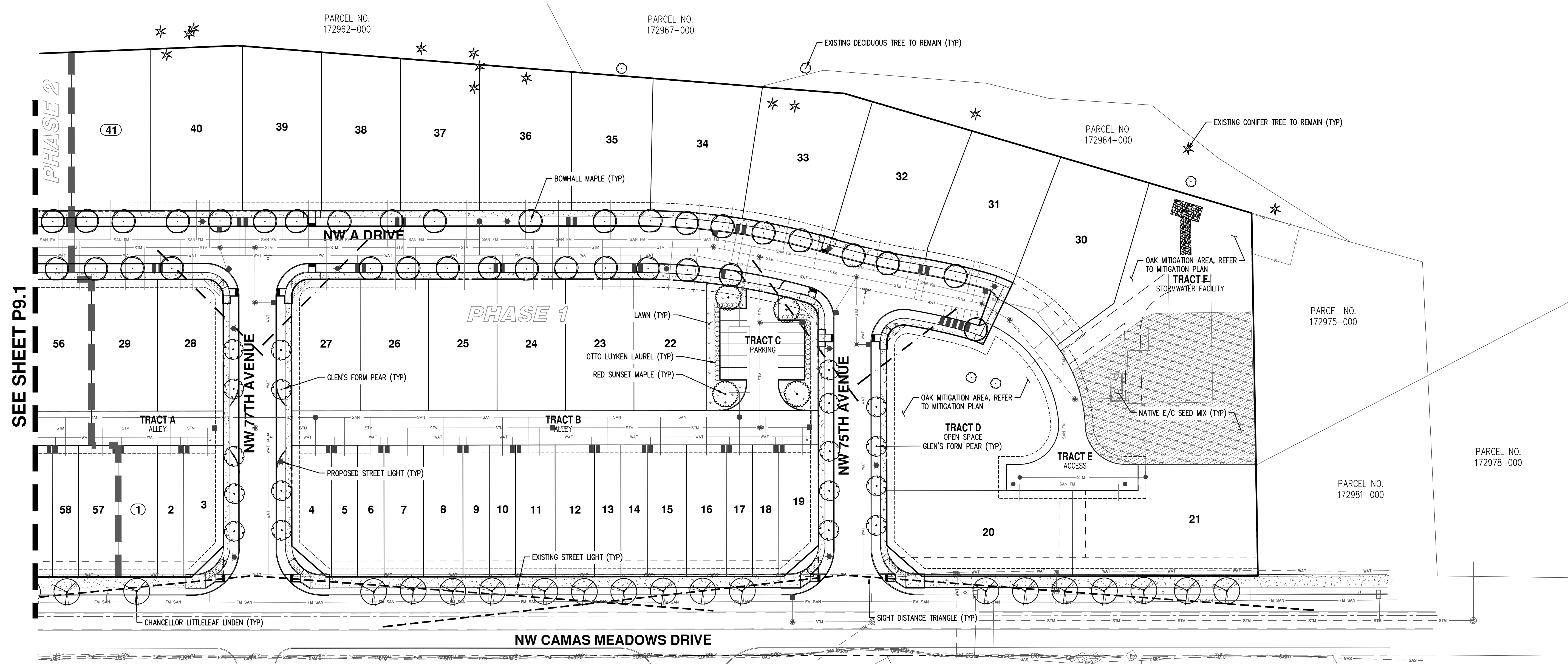
**GENERAL NOTE**  
 SEE SHEET P8.0 FOR PROPOSED ROADWAY WIDTHS, TURNING RADII, AND PARKING AREA LAYOUT.

**PRELIMINARY CIRCULATION PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**



JOB NUMBER: 9030  
 DATE: 8/3/2023  
 DESIGNED BY: DJL  
 DRAWN BY: DJL  
 CHECKED BY: JMM





SEE SHEET P9.1

**PRELIMINARY PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	ACER RUBRUM 'FRANKSRED'™	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN		147	RUBUS CALYCOINOIDES	CREeping BRAMBLE	1 GAL. CONT.	24" o.c.
	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL. B&B	AS SHOWN		±1,910 SF	RIVER ROCK			
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	61	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	30' o.c.		±16,282 SF	LAWN - NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL)			
	40	PYRUS CALLERYANA 'GLEN'S FORM'™	GLEN'S FORM PEAR	2" CAL. B&B	30' o.c.			- LOLIUM PERENNE VAR DASHER 3 (DASHER 3 PERENNIAL RYEGRASS) 35%			
	44	TILIA CORDATA 'CHANCOLE'™	CHANCELLOR LITTLELEAF LINDEN	2" CAL. B&B	30' o.c.			- LOLIUM PERENNE VAR CUTLER II (CUTLER II PERENNIAL RYEGRASS) 35%			
								- FESTUCA RUBRA VAR GARNET (GARNET CREeping RED FESCUE) 15%			
								- FESTUCA RUBRA SPP FALLAX VAR WINDWARD (WINDWARDS CHEWINGS FESCUE) 15%			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL. CONT.	48" o.c.		±22,482 SF	NATIVE E/C SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL)			
	41	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.			- HORDEUM BRACHYANTHERUM (MEADOW BARLEY) 40%			
	146	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL. CONT.	48" o.c.			- BROMUS CARINATUS (CALIFORNIA BROME) 35%			
	45	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	2 GAL. CONT.	36" o.c.			- FESTUCA RUBRA RUBRA (NATIVE RED FESCUE) 20%			
	10	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5'-6" HT. CONT.	30" o.c.			- DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS) 3%			
	68	VIBURNUM DAVIDI	DAVID VIBURNUM	2 GAL. CONT.	36" o.c.			- AGROSTIS EXERATA (SPIKE BENTGRASS) 2%			

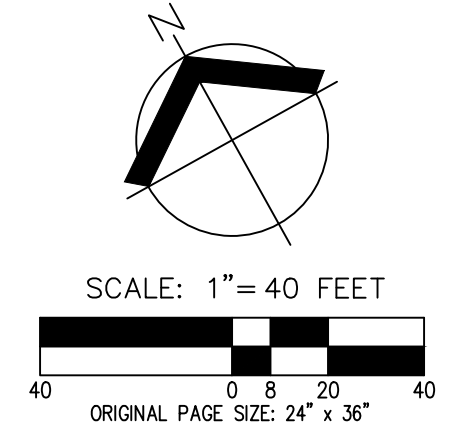
APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER

**PRELIMINARY LANDSCAPE NOTES**

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS, INCLUDING CHANGES TO PLANT LOCATION, QUANTITIES, TYPES, AND SIZES MAY BE NECESSARY PRIOR TO FINAL APPROVAL BASED ON PLANT AVAILABILITY, SITE CONDITIONS, UTILITY CONFLICTS, ETC. ALL SUBSTITUTIONS SHALL CONFORM TO CITY OF CAMAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z601. PLANT IN ACCORDANCE WITH ACCEPTED BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
- CENTER TREES IN PLANTER STRIPS AND LANDSCAPE PLANTING BEDS WHERE POSSIBLE. KEEP OTHER TREE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING OR CENTERED IN PLANTING ISLAND. KEEP SHRUBS AND GROUND COVER A MINIMUM OF 24" O.C. FROM PAVING AND 3' O.C. FROM TREES. ADJUST PLANTINGS AS NECESSARY ON SITE TO AVOID CONFLICT 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 LEGEND FOR FULL COVERAGE.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES AND SHRUBS IN PLANTER STRIP AREAS NOT INCLUDED AS STORMWATER FACILITIES OR LAWN. WHERE TREES ARE IN LAWN AREAS, A MINIMUM 3" DIAMETER MULCH RING SHALL BE USED AROUND THE TREE TO PROTECT THE TRUNK FROM MOWER DAMAGE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. PLANTS SHALL BE PLANTED AT A DEPTH TO ACCOMMODATE BARK MULCH APPLICATION.
- IRRIGATION FOR HEALTHY PLANT ESTABLISHMENT AND SURVIVAL IS RECOMMENDED AND SHALL BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.
- REFER TO SHEET P9.0 FOR PRELIMINARY TREE PLAN.

**TREE PLAN**

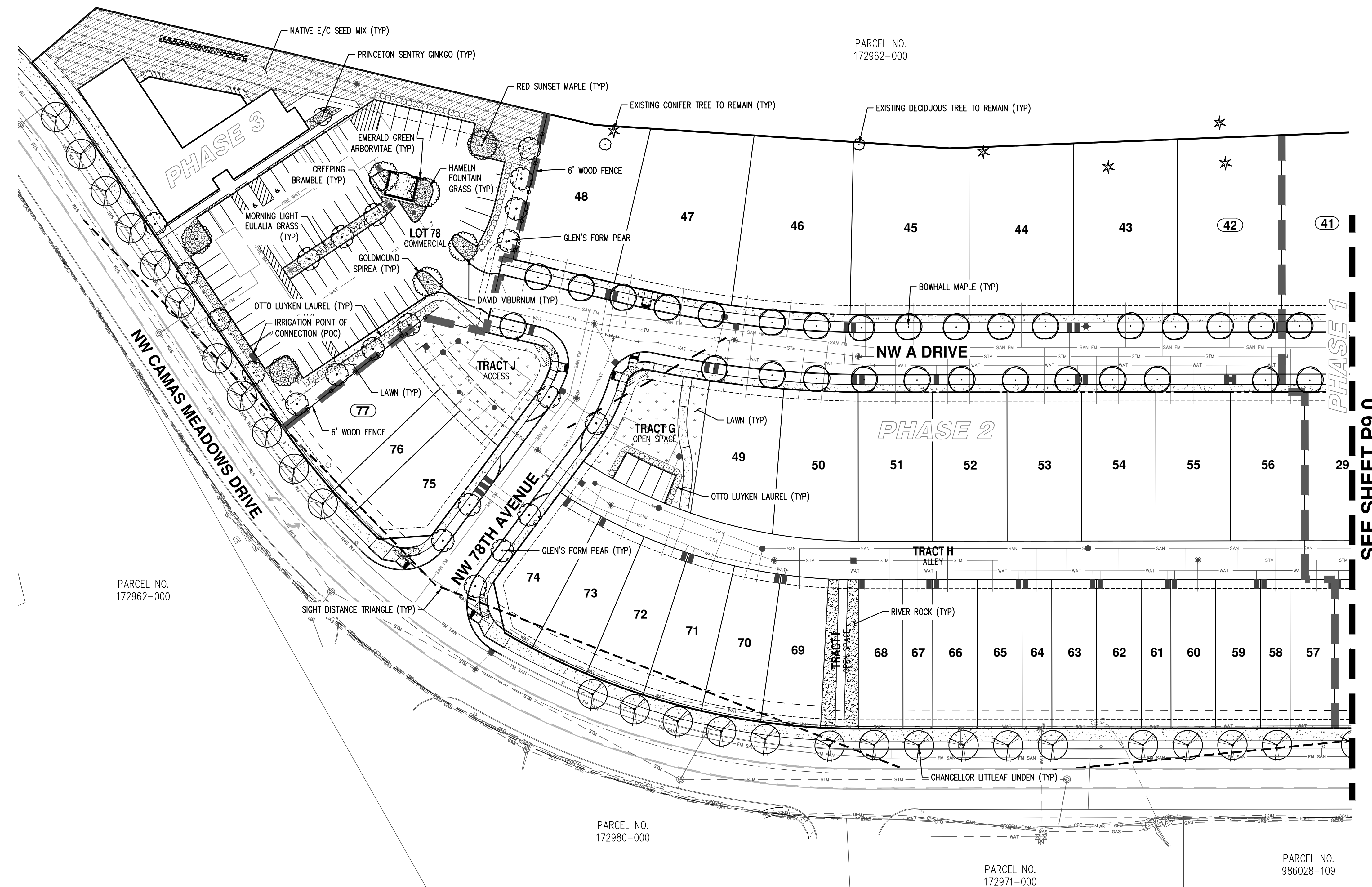
SITE AREA:	13.81 AC
TOTAL TREE UNITS REQUIRED (13.81 AC X 20):	276
EXISTING TREES RETAINED/(TREE UNITS):	14/(140.5)
PROPOSED SITE TREES/(TREE UNITS):	157
TOTAL TREE UNITS:	297.5
(RETAINED AND PRESERVED)	



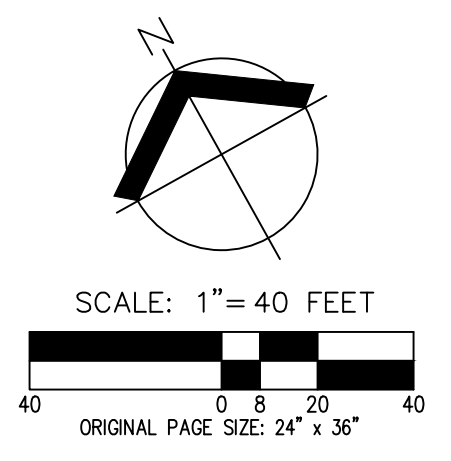
**PRELIMINARY LANDSCAPE PLAN  
CAMAS MEADOWS SUBDIVISION  
ROMANO CAPITAL  
CITY OF CAMAS, WASHINGTON**



JOB NUMBER:	9030
DATE:	8/3/2023
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	MPA



SEE SHEET P9.0



**GENERAL NOTE**

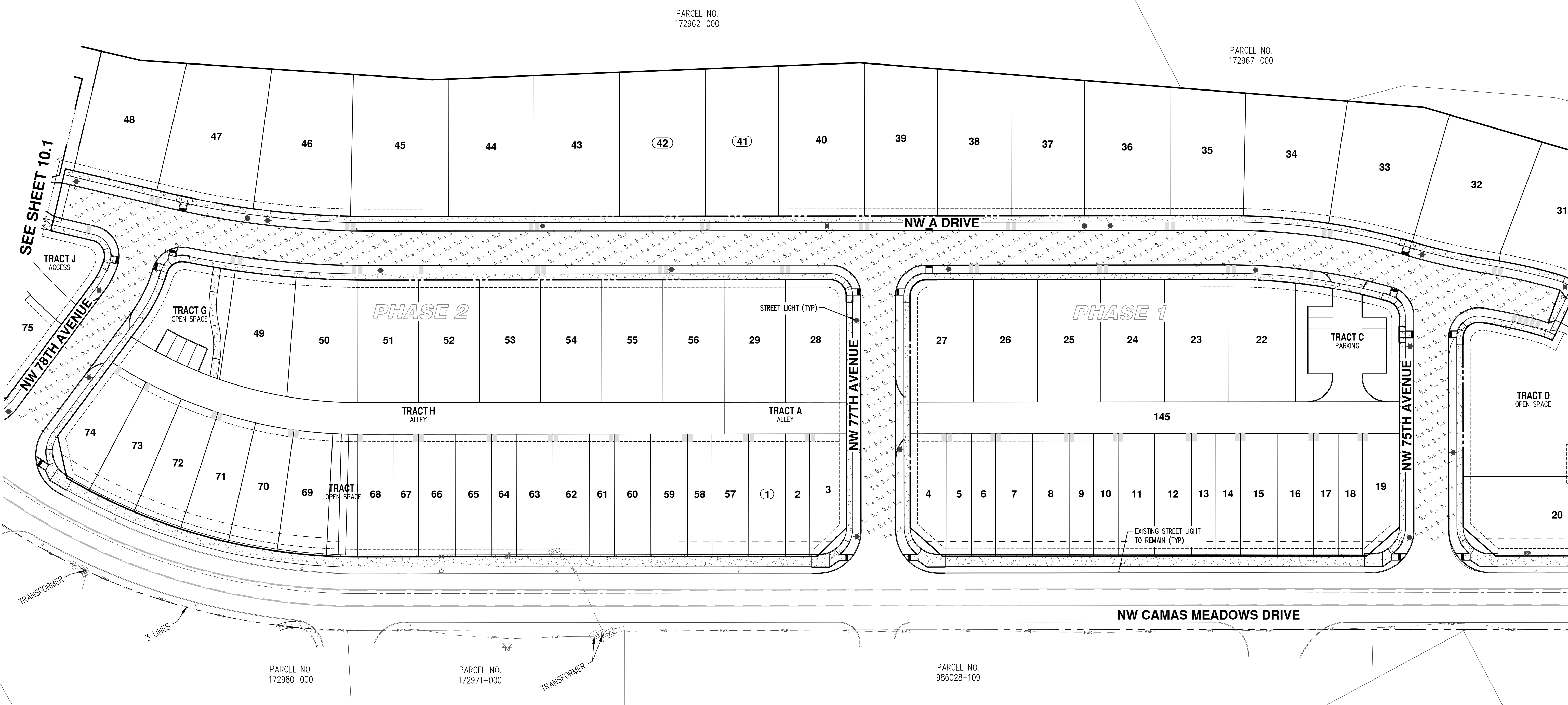
1. REFER TO SHEET P9.0 FOR PRELIMINARY PLANT SCHEDULE AND NOTES.

**PRELIMINARY LANDSCAPE PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**



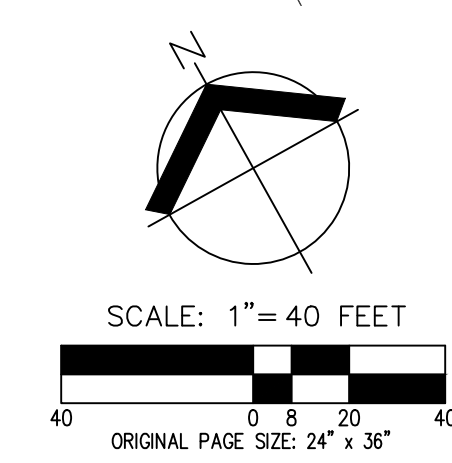
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DRAWN BY:	TEB
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LUMINAIRE SCHEDULE				
SYMBOL	QUANTITY	STYLE	LUMINAIRE TYPE	POLE TYPE
★	20	PROPOSED	HOLOPHANE AWDE3-P20-30K-MVOLT-MS-AL3-BK-ST-TBK-AO-PR7-L1H-TB-NL1X1-UA-GVDHSS90	PLP DECORATIVE POLE SPECIFICATIONS PLP MODEL# DOM-DB-FL-14.5-BL-CI
				HEIGHT
				14.5' HT.

ROADWAY LIGHT LEVEL SUMMARY - CITY OF CAMAS						
ROADWAY CLASSIFICATION	UNITS	AVERAGE	MAX	MIN	AVG / MIN	MAX / MIN
NEIGHBORHOOD (RESIDENTIAL)	Fc	0.43	0.8	0.1	4.30	8.00



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

**PRELIMINARY STREET LIGHTING PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

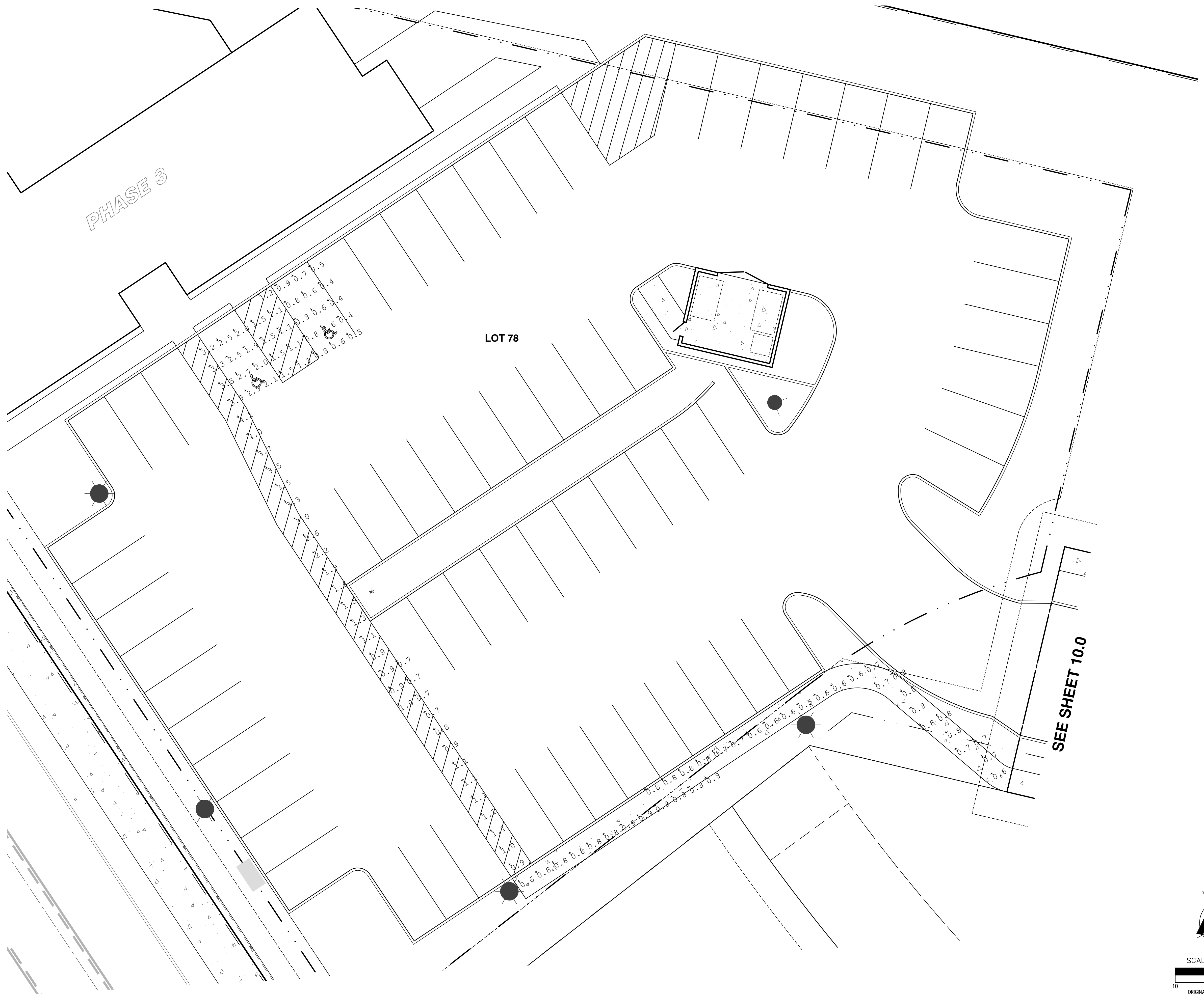
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER:	9030
DATE:	8/3/2023
DESIGNED BY:	JTG
DRAWN BY:	JTG
CHECKED BY:	MPA



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

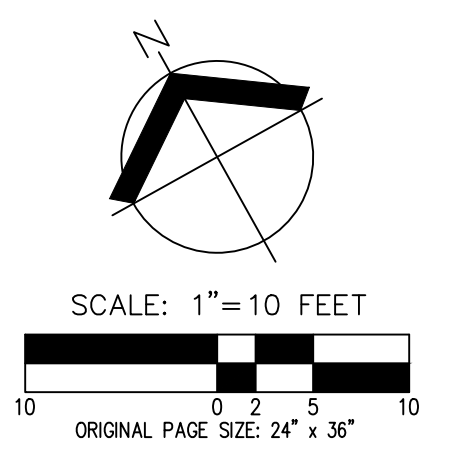
ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



PHASE 3

LOT 78

SEE SHEET 10.0



ADA/PEDESTRIAN LEVEL SUMMARY – CITY OF CAMAS

UNITS	AVERAGE	MAX	MIN	AVG / MIN	MAX / MIN
Fc	1.28	4.1	0.4	3.20	10.25

LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	STYLE	LUMINAIRE TYPE	POLE TYPE	HEIGHT
★	4	PROPOSED	HUBBELL LIGHTING – AIRO SERIES – ASL-24L-N-T3	N/A	20.0' HT.

**GENERAL NOTE:**

1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.

**PRELIMINARY ADA AND PEDESTRIAN LIGHTING PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NUMBER:	9030
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DESIGNED BY:	JTG
DRAWN BY:	JTG
CHECKED BY:	MPA

**P10.1**