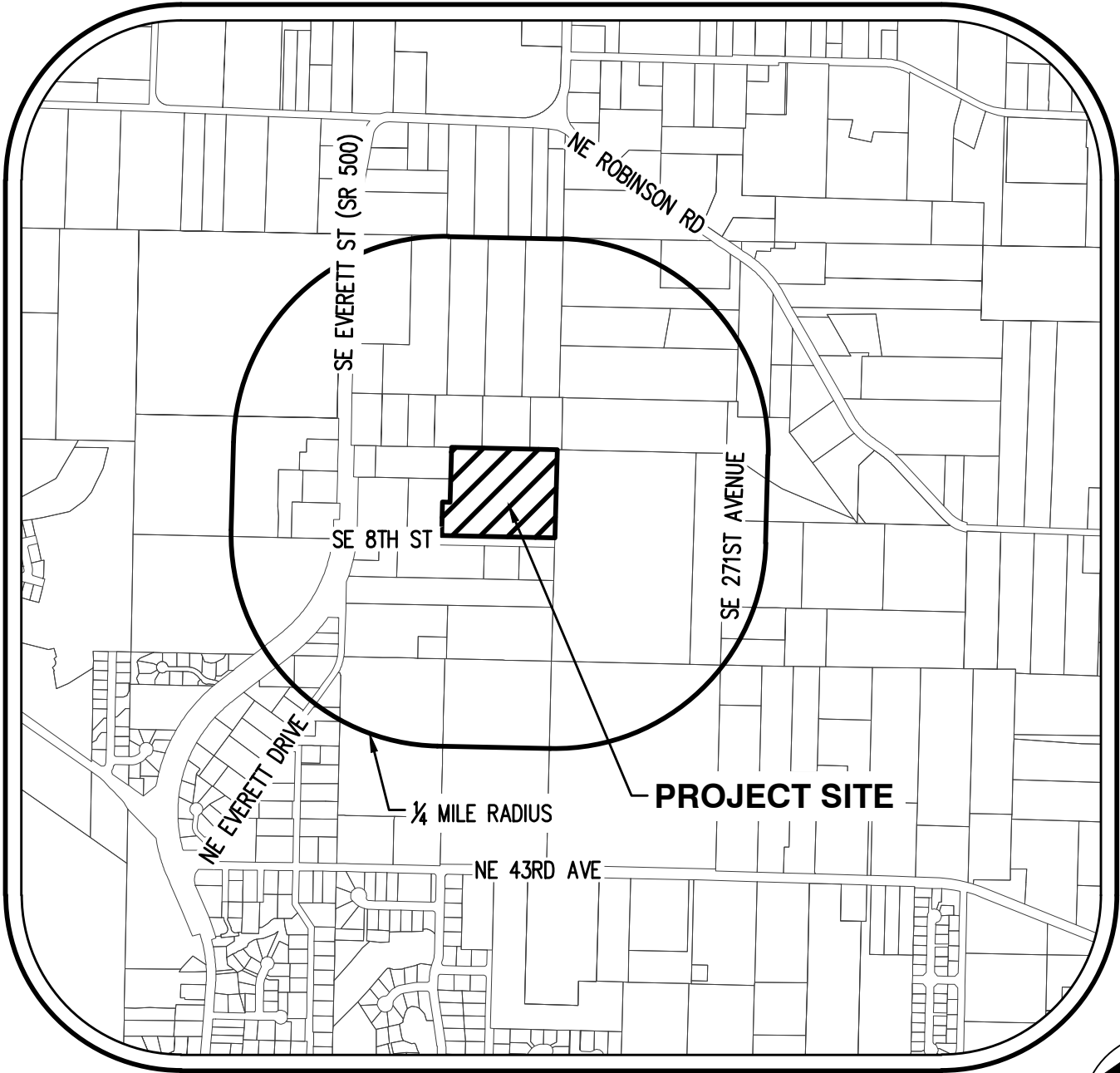


CAMAS WOODS II

PRELIMINARY ENGINEERING/SITE/SUBDIVISION PLANS

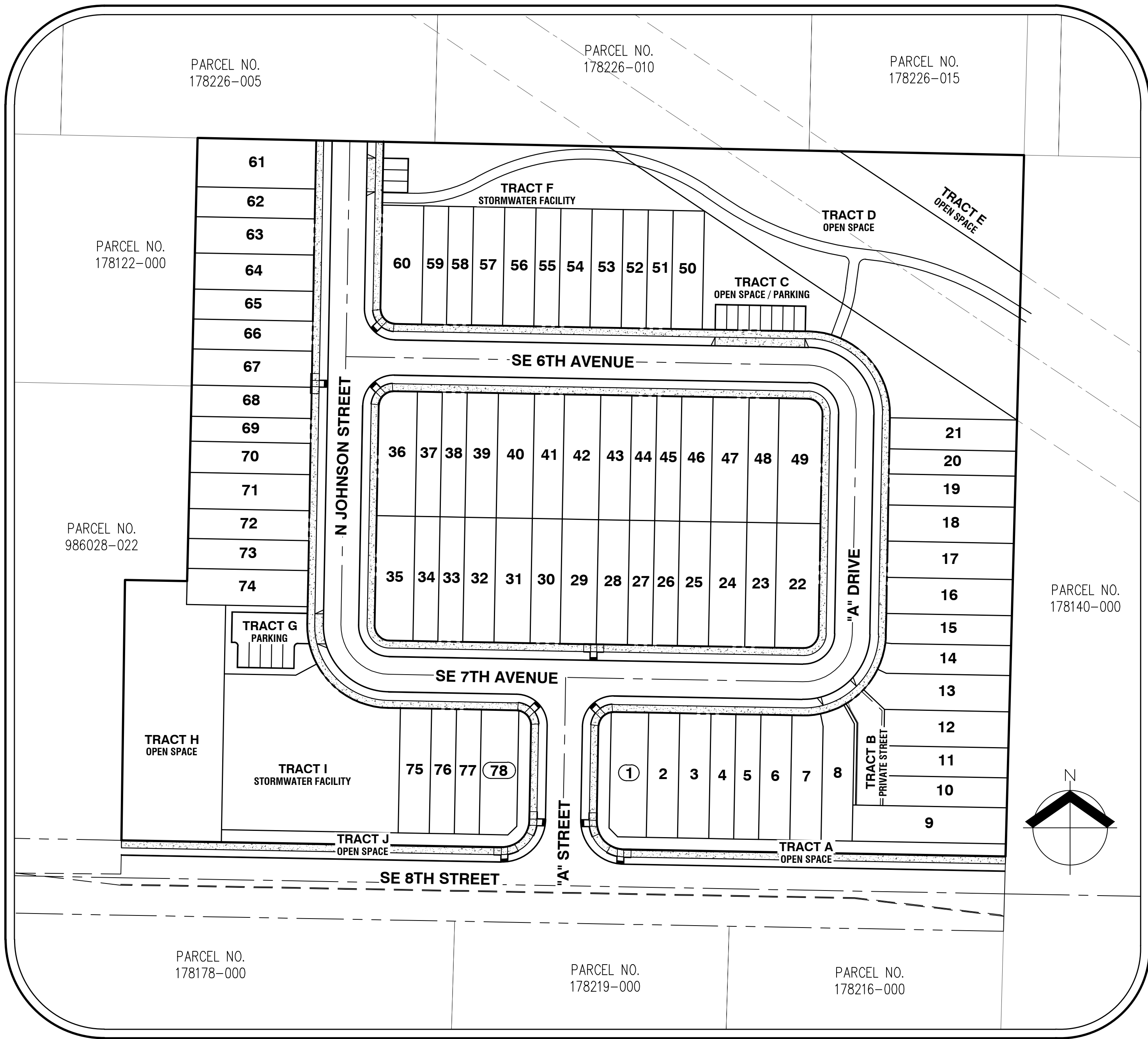


VICINITY MAP

N.T.S.

PROPERTY LOCATION

26514 SE 8TH STREET, CAMAS, WA 98607 &
26416 SE 8TH STREET, CAMAS, WA 98607



SITE MAP

N.T.S.

SHEET INDEX

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P5.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
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P8.1	PRELIMINARY STREET CROSS SECTIONS
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P11.0	PRELIMINARY LANDSCAPE PLAN
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APPLICANT

CAMAS WOODS 3, LLC
CONTACT: ANDY SWANSON
19120 SE 34TH STREET SUITE #103
VANCOUVER, WA 98683
PH: (503) 936-8514
EMAIL: ANDY@HSR-CAPITAL.COM

OWNERS

JOHNSTON LARRY K &
JOHNSTON MELINDA S
PARCEL NO 178109-000
5616 NE 399TH STREET
LA CENTER, WA 98629

WINDFALL HOLDINGS LLC
PARCEL NO 178209-000
5616 NE 399TH STREET
LA CENTER, WA 98629

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 NORTHEAST 1/4 OF
SECTION 35, TOWNSHIP 2 NORTH
RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLARK COUNTY, WASHINGTON.
PROPERTY SERIAL NO.'S 178109-000,
& 178209-000.

EXISTING LAND USE

2 RESIDENTIAL HOUSES, FORESTED
LAND ZONED HD-NS

PROJECT PURPOSE

78 LOT SUBDIVISION
SINGLE-FAMILY RESIDENTIAL ATTACHED
ROW HOMES, AND ASSOCIATED ROADS
AND OTHER SITE IMPROVEMENTS.

SITE AREA

8.79 AC (383,003 SF)

VERTICAL DATUM

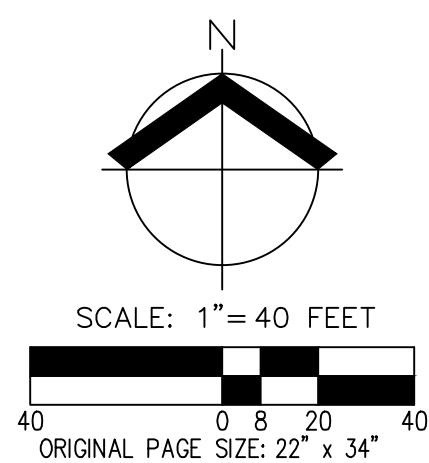
VERTICAL DATUM: ELEVATIONS ARE
BASED ON CLARK COUNTY BENCHMARK
NO. 240, LOCATED AT THE NE CORNER
OF STATE ROUTE 500 (EVERETT
STREET) AND 23RD AVENUE.
ELEVATION = 213.07 FEET (NGVD
29(47)).

COVER SHEET
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON



JOB NUMBER:	8397-01
DATE:	4/15/2025
DESIGNED BY:	MA
DRAWN BY:	SAG
CHECKED BY:	BDH

P1.0



1. THE SITE IS COMPRISED OF PARCELS NO. 178109-000 AND 178209-000. THE GROSS SITE AREA IS ±8.79 ACRES (383,003 SF).
2. A SINGLE FAMILY RESIDENCE EXISTS ON PARCELS NO. 178109-000 AND 178209-000.
3. ACCORDING TO CLARK COUNTY GIS, SEPTIC SYSTEMS EXIST ON-SITE ON PARCELS 178109-000 AND 178209-000. OFF-SITE SEPTIC SYSTEMS EXIST ON NEIGHBORING PARCELS 178226-005, 178226-010, 178226-015, 178216-000, 178219-000, 178178-000 AND 986028-022.
4. ACCORDING TO CLARK COUNTY GIS, THERE IS A SEPTIC SYSTEM ON BOTH PARCEL 178109-000 AND 178209-000.
5. ACCORDING TO CLARK COUNTY GIS, NO WELLS ARE KNOWN TO EXIST ON-SITE OR OFF-SITE ON NEIGHBORING PROPERTIES. HOWEVER, A WELL HEAD WAS LOCATED ON PARCEL 178109-000 AND WAS SHOWN ON THE SEPTIC ASBUILT PLAN FROM 1989 FOR THE ON-SITE SEPTIC SYSTEM.
6. ACCORDING TO CLARK COUNTY GIS AND CONFIRMED BY ELS, NO WETLANDS EXIST ON-SITE.
7. SE 8TH STREET IS CURRENTLY PAVED TO PARCEL 178209-000, PAVED WIDTH VARIES ±23 FEET. ACCESS TO PARCEL 178109-000 IS BY A GRAVEL DRIVEWAY EXTENDING OFF THE EXISTING EDGE OF PAVEMENT.
8. THERE ARE NO BIKE FACILITIES ON-SITE OR WITHIN 100' OF THE SITE.
9. NO SIDEWALKS EXIST ALONG THE SITE.
10. ACCORDING TO C-TRAN THERE ARE NO TRANSIT STOPS WITHIN A 1/4 MILE RADIUS OF THE SITE.
11. ACCORDING TO CLARK COUNTY GIS, SLOPES GREATER THAN 15% OR AREAS OF POTENTIAL SLOPE INSTABILITY DO NOT EXIST ON-SITE.
12. ACCORDING TO CLARK COUNTY GIS, THE ARCHAEOLOGICAL PROBABILITY RANGES FROM MODERATE TO HIGH.
13. ACCORDING TO CLARK COUNTY GIS, THE SITE IS INSIDE A CRITICAL AQUIFER RECHARGE AREA-CATEGORY 2 (CARA 2).

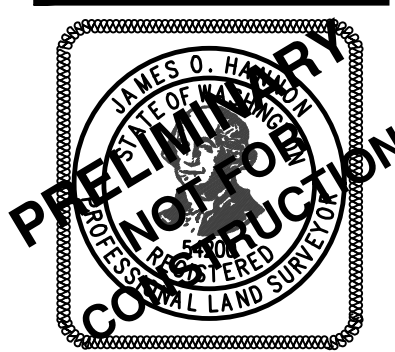
1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 23334122, 23334123, 2334124, 2334125, 2334128, 23423747, 2342379, 23423753, 23423774, 23427065, RECORD DRAWINGS PROVIDED BY OTHERS, AND ABOVE GROUND UTILITIES OBSERVED IN THE PROCESS OF THIS SURVEY. 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 AUGUST 21-DECEMBER 5, 2023, AND JANUARY 16-30, 2025.
3. BASIS OF BEARINGS / HORIZONTAL DATUM: COORDINATES ARE BASED ON WASHINGTON PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN). DISTANCES SHOWN ARE GROUND DISTANCES.
4. 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 = 21307 FEET (NGVD 29(47)).
5. CONTOUR INTERVAL IS 2-FOOT.
6. 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.
7. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIERS.
8. NOT ALL ON-SITE TREES WERE SURVEYED. ADDITIONAL TREES EXIST WITH THE SITE INTERIOR. SEE SHEETS P5.0 - P5.4 FOR MORE INFORMATION.

LEGEND

EXISTING GROUND CONTOUR (2 FT) ——— 352 ———

EXISTING GROUND CONTOUR (10 FT) ——— 350 ———

**EXISTING CONDITIONS
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON**



JOB NUMBER:	8397-01
DATE:	4/15/2025
DESIGNED BY:	MA
DRAWN BY:	SAG
CHECKED BY:	BDH

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

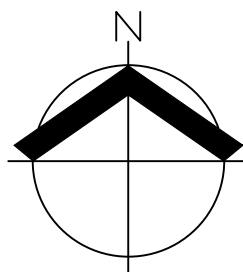
HD-NS DENSITY

GROSS SITE AREA:	383,003 SF (8.79 AC)
OPEN SPACE AREA:	70,495 SF (1.62 AC)
NET AREA:	312,508 SF (7.17 AC)
LANDSCAPE AREA:	165,092 SF (3.79 AC)
IMPERVIOUS AREA:	127,195 SF (2.92 AC)

DENSITY PER NORTH SHORE ZONING:	
MAXIMUM DENSITY (18 X 7.17):	129 UNITS
MINIMUM DENSITY (10 X 7.17):	72 UNITS
TOTAL PROPOSED ATTACHED UNITS:	78 UNITS

PARKING STATISTICS

REQUIRED OFF-STREET PARKING STALLS:	16 SPACES
PROPOSED OFF-STREET PARKING STALLS:	16 SPACES
TRACT C:	8 SPACES
TRACT F:	3 SPACES
TRACT G:	5 SPACES
TOTAL PROPOSED:	16 SPACES



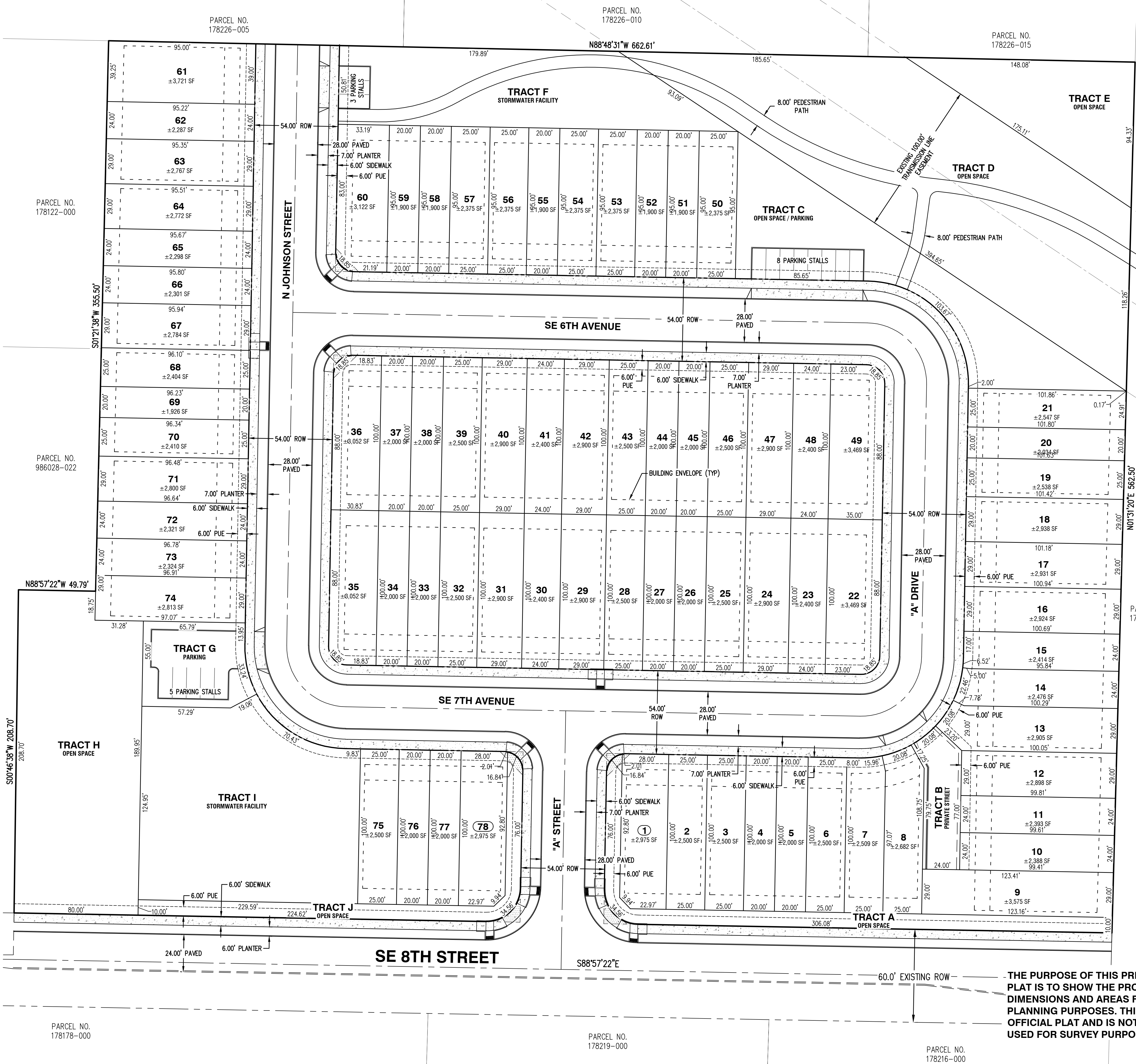
SCALE: 1" = 30 FEET
ORIGINAL PAGE SIZE: 24" x 36"

GENERAL SITE PLAN NOTES

- TRACT A & J TO BE OPEN SPACE LANDSCAPING TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- TRACT B TO BE PRIVATE ACCESS TO LOTS 9-12, PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- TRACT C TO BE OPEN SPACE AND PARKING TO BE OWNED AND MAINTAINED BY THE HOA. TREE RETENTION WHERE FEASIBLE TO MEET TREE ORDINANCE.
- TRACT D IS EXISTING BONNEVILLE POWER ADMINISTRATION (BPA) EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT E & H TO BE OPEN SPACE NATURAL AREA OWNED AND MAINTAINED BY THE HOA FOR TREE RETENTION WHERE FEASIBLE TO MEET TREE ORDINANCE.
- TRACT F TO BE PARKING AND STORMWATER FACILITIES. THE STORMWATER FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. AN INSPECTION AND ACCESS EASEMENT TO THE CITY OF CAMAS WILL BE PROVIDED WITH THE FINAL PLAT.
- TRACT G TO BE OFF-STREET PARKING, PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- TRACT I TO BE STORMWATER FACILITIES PRIVATELY OWNED AND MAINTAINED BY THE HOA. AN INSPECTION AND ACCESS EASEMENT TO THE CITY OF CAMAS WILL BE PROVIDED WITH THE FINAL PLAT.
- BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET.
- THERE ARE FIVE PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE LOCAL STREET RIGHT-OF-WAY SECTION. FRONTAGE IMPROVEMENTS INCLUDE EXTENDING AND WIDENING SE 8TH STREET WITH HALF STREET IMPROVEMENTS CONSTRUCTED TO THE COLLECTOR STREET RIGHT-OF-WAY SECTION. ALL ROADS TO BE PER THE NORTH SHORE SUB-AREA DESIGN MANUAL.
- WATER - ALL LOTS WILL BE SERVED WITH PUBLIC WATER (CITY OF CAMAS).
- SANITARY SEWER - ALL LOTS WILL BE SERVED WITH PRIVATELY OWNED AND MAINTAINED, GRINDER PUMPS THAT DISCHARGE TO A FORCE MAIN IN THE RIGHT-OF-WAY TO PUBLIC SANITARY SEWER (CITY OF CAMAS).
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- STORMWATER RUNOFF FROM PERVIOUS FRONT YARDS, IMPERVIOUS DRIVEWAYS, PARKING AREAS, AND ROADWAYS WILL BE COLLECTED VIA CATCH BASINS, TREATED WITH WATER QUALITY MECHANICAL FILTER UNITS, AND DISCHARGED INTO UNDERGROUND INFILTRATION GALLERIES LOCATED IN TRACTS F & I. EACH FACILITY WILL HAVE AN EMERGENCY OVERFLOW THAT WILL DISCHARGE IN ITS NATURAL FLOW PATH BASIN/DIRECTION.
- STORMWATER RUNOFF FROM IMPERVIOUS ROOF AREAS AND PERVIOUS REAR YARD AREAS WILL BE COLLECTED IN PRIVATE INDIVIDUAL LOT INFILTRATION DRYWELLS.
- THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
- THE SITE IS WITHIN THE NEHRP SITE CLASS B.
- FINAL ADDRESS MONUMENT LOCATION TO BE DETERMINED DURING FINAL ENGINEERING.
- SEE LIGHTING PLAN, P12.0, FOR SITE LIGHTING.

TRACT AREA TABLE			
TRACT	AREA (SF)	DESCRIPTION	OWNERSHIP
TRACT A	4,171	OPEN SPACE	HOA
TRACT B	2,381	PRIVATE STREET	HOA
TRACT C	11,284	OPEN SPACE / PARKING	HOA
TRACT D	28,488	OPEN SPACE	HOA
TRACT E	6,984	OPEN SPACE	HOA
TRACT F	11,069	STORMWATER FACILITY	HOA
TRACT G	3,702	PARKING	HOA
TRACT H	16,212	OPEN SPACE	HOA
TRACT I	16,655	STORMWATER FACILITY	HOA
TRACT J	3,356	OPEN SPACE	HOA

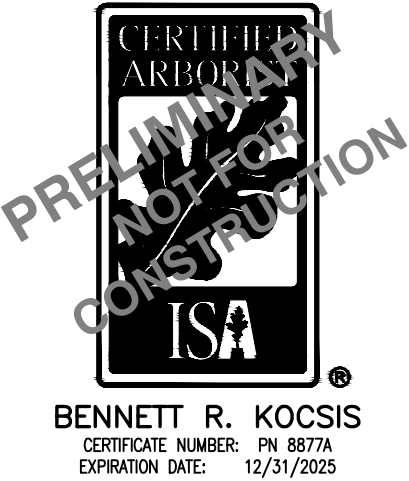
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



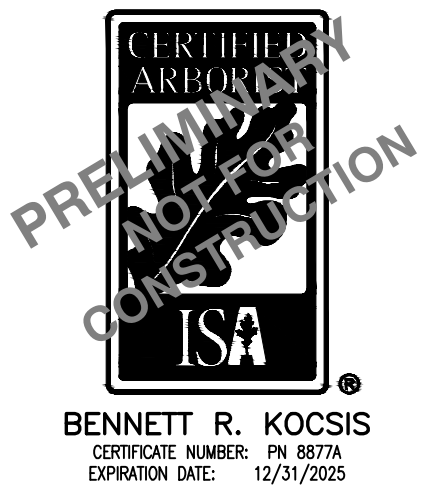
PRELIMINARY PLAT
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON



JOB NUMBER: 8397-01
DATE: 4/15/2025
DESIGNED BY: MA
DRAWN BY: SAG
CHECKED BY: BDH



Detailed Tree Inventory for Camas Woods II							
AKS Job No. 8297-01 - Evaluation Date: 01/28/2025 - Evaluated By: BRK							
Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
15948	8	Red Alder (Alnus rubra)	2	Good condition	C	Impacts from lot construction	0
15949	15	Red Alder (Alnus rubra)	0	OFFSITE; Good condition	C	Impacts from public road construction	0
15950	10	Red Alder (Alnus rubra)	0	OFFSITE; Broken at very top	B	Impacts from public road construction	0
15951	28	Western Hemlock (Tsuga heterophylla)	0	OFFSITE; Dead (~90')	A	Impacts from public road construction	0
15952	32	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Impacts from public road construction	0
15953	25,14,9	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; 1-sided canopy (S)	C	Impacts from public road construction	0
15956	10	Willow (Salix spp.)	0	OFFSITE; Broken limbs; Small cavities with decay	B	Impacts from public road construction	0
15957	38	Western Hemlock (Tsuga heterophylla)	0	OFFSITE; Codominant with included bark	B	Impacts from public road construction	0
15958	13	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Good condition	C	Impacts from public road construction	0
15959	22	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Growing horizontal (S)	B	Impacts from public road construction	0
15960	9	Willow (Salix spp.)	0	OFFSITE; Dead nad broken codominant stem with decay	B	Impacts from public road construction	0
15994	7	Red Alder (Alnus rubra)	2	Good condition	C	Impacts from public road construction	0
15996	25	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Impacts from public road construction	0
15997	20	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Impacts from public road construction	0
15998	20	Grand Fir (Abies grandis)	0	OFFSITE; Good condition	C	Impacts from public road construction	0
16020	17	Douglas-fir (Pseudotsuga menziesii)	5	LINE TREE; Good condition	C	Preserve	5
16021	14	Bigleaf Maple (Acer macrophyllum)	3	LINE TREE; Good condition	C	Preserve	3
16022	23,12,11,10,7	Bigleaf Maple (Acer macrophyllum)	12	LINE TREE; Good condition	C	Preserve	12
16023	10	Bigleaf Maple (Acer macrophyllum)	2	Good condition	C	Preserve	2
16024	12	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Good condition	C	Preserve	0
16025	12	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Good condition	C	Preserve	0
16026	12	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Preserve	0
16027	14	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Good condition	C	Preserve	0
16028	12	Willow (Salix spp.)	2	LINE TREE; Good condition	C	Impacts from lot construction	0
16029	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Impacts from lot construction	0
16030	8	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0
16031	22	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Preserve	0
16032	7	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Preserve	0
16034	9	Bigleaf Maple (Acer macrophyllum)	2	Good condition	C	Impacts from lot construction	0
16035	10	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Good condition	C	Preserve	0
16036	9,6	Douglas-fir (Pseudotsuga menziesii)	2	LINE TREE; Good condition	C	Preserve	2
16037	11	Black Cottonwood (Populus trichocarpa)	2	Broken at very top	B	Impacts from lot construction	0
16038	6	Black Cottonwood (Populus trichocarpa)	0	OFFSITE; Good condition	C	Preserve	0
16041	8	Black Cottonwood (Populus trichocarpa)	2	Good condition	C	Impacts from lot construction	0
16042	10	Black Cottonwood (Populus trichocarpa)	0	OFFSITE; Good condition	C	Preserve	0
16043	16	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0
16044	16	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0
16045	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0
16046	23	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Impacts from lot construction	0
16047	16	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0
30033	16	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Preserve	0
30034	16	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition; Asymmetrical canopy (W)	C	Preserve	0
30035	34	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition; Asymmetrical canopy (W)	C	Preserve	0
30036	35	Douglas-fir (Pseudotsuga menziesii)	14	Good condition	C	Preserve	14
30038	25	Douglas-fir (Pseudotsuga menziesii)	9	Good condition	C	Preserve	9
30039	33	Douglas-fir (Pseudotsuga menziesii)	13	Good condition	C	Preserve	13
30040	29	Douglas-fir (Pseudotsuga menziesii)	11	Good condition	C	Preserve	11
30041	23	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Preserve	8
30042	20	Grand Fir (Abies grandis)	6	Good condition	C	Potential Preservation	0
30047	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Preserve	5
30075	40	Douglas-fir (Pseudotsuga menziesii)	16	Good condition	C	Impacts from stormwater facility construction	0
30076	16	Grand Fir (Abies grandis)	4	Good condition	C	Potential Preservation	0
30077	18,16,10	Bigleaf Maple (Acer macrophyllum)	9	Broken tops; Epicormic leaders; Cavities with decay; Broken limbs	A	Potential Preservation	0
30078	14	Douglas-fir (Pseudotsuga menziesii)	3	Sweep (S); Some dead branches	B	Preserve	3
30079	37	Douglas-fir (Pseudotsuga menziesii)	15	Good condition	C	Potential Preservation	0
30080	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Potential Preservation	0
30081	23	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Potential Preservation	0
30082	22	Grand Fir (Abies grandis)	7	Good condition	C	Impacts from stormwater facility construction	0
30091	36	Douglas-fir (Pseudotsuga menziesii)	14	Good condition	C	Impacts from lot construction	0
30097	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from public road construction	0
30098	41	Douglas-fir (Pseudotsuga menziesii)	17	Good condition	C	Impacts from public road construction	0
30276	26	Douglas-fir (Pseudotsuga menziesii)	9	Good condition	C	Preserve	9
30277	23	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Preserve	0
30278	20,18,17,15,12	Bigleaf Maple (Acer macrophyllum)	0	OFFSITE; Dead codominant stem; Broken limbs; Asymmetrical canopy (W)	B	Preserve	0
30279	39	Douglas-fir (Pseudotsuga menziesii)	16	Codominant top with included bark	B	Preserve	16
30280	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Preserve	3
30281	27	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Preserve	10
30282	17	Douglas-fir (Pseudotsuga menziesii)	5	Dead (~80')	A	Preserve	5
30283	17,13	Douglas-fir (Pseudotsuga menziesii)	7	Codominant base; Epicormic sprouts; Sparse canopy	B	Preserve	7
30284	29	Douglas-fir (Pseudotsuga menziesii)	11	Good condition	C	Preserve	11
30285	34	Douglas-fir (Pseudotsuga menziesii)	13	Good condition	C	Impacts from storm line construction	0
30286	35	Douglas-fir (Pseudotsuga menziesii)	14	Good condition	C	Potential Preservation	0
30287	30	Douglas-fir (Pseudotsuga menziesii)	11	Good condition	C	Potential Preservation	0
30288	33	Grand Fir (Abies grandis)	13	Good condition	C	Potential Preservation	0
30289	28	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Impacts from storm line construction	0
30290	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Preserve	2
30291	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Preserve	8
30292	33	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition; Asymmetrical canopy (W)	C	Preserve	0
30293	38	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Good condition	C	Preserve	0
30294	50	Douglas-fir (Pseudotsuga menziesii)	21	Codominant base with included bark	B	Preserve	21
30295	27	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Preserve	10
30296	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Preserve	2
30297	25	Douglas-fir (Pseudotsuga menziesii)	9	Good condition	C	Preserve	9
30298	21	Douglas-fir (Pseudotsuga menziesii)	7	Good condition	C	Preserve	7
30299	28	Bigleaf Maple (Acer macrophyllum)	10	Large scar at base; Some dead limbs	B	Impacts from parking lot construction	0
30300	28	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Impacts from public road construction	0
30301	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from parking lot construction	0
30302	28	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Impacts from parking lot construction	0
30303	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Impacts from storm line construction	0
30304	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from storm line construction	0
30305	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Impacts from storm line construction	0
30306	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Preserve	3



Detailed Tree Inventory for Camas Woods II								
AKS Job No. 8397-01 - Evaluation Date: 01/28/2025 - Evaluated By: BRK								
Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained	
30650	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30651	7	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30652	8	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30653	6	Bigleaf Maple (Acer macrophyllum)	2	Good condition	C	Impacts from lot construction	0	
30654	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30655	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30656	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from lot construction	0	
30657	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30658	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30659	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30660	7	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30661	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30662	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30663	8	Douglas-fir (Pseudotsuga menziesii)	2	Dead	A	Impacts from stormwater facility construction	0	
30664	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30665	7	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30666	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from parking lot construction	0	
30667	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from parking lot construction	0	
30668	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30669	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30670	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from stormwater facility construction	0	
30671	8	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30672	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30673	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30674	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30676	6	Douglas-fir (Pseudotsuga menziesii)	2	Dead	A	Impacts from stormwater facility construction	0	
30677	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30678	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30679	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from stormwater facility construction	0	
30680	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30681	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30682	17	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Preserve	0	
30703	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30704	6	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30705	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30706	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30707	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0	
30708	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30709	26	Bigleaf Maple (Acer macrophyllum)	9	Several large cavities with decay	B	Impacts from lot construction	0	
30710	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30711	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30712	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30713	8	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30714	10	Douglas-fir (Pseudotsuga menziesii)	2	Low vigor; Some dead branches	B	Impacts from stormwater facility construction	0	
30715	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from stormwater facility construction	0	
30716	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30717	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30718	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30719	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30720	7	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30721	12	Douglas-fir (Pseudotsuga menziesii)	2	Codominant with included bark	B	Impacts from stormwater facility construction	0	
30722	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30723	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30724	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from stormwater facility construction	0	
30725	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30726	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30727	7	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30728	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30729	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30730	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30731	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30732	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30733	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30734	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30741	10	Douglas-fir (Pseudotsuga menziesii)	2	Sweep (W)	B	Impacts from lot construction	0	
30742	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30743	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from lot construction	0	
30744	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30745	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from lot construction	0	
30746	8	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30747	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30748	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0	
30749	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30750	13	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from lot construction	0	
30751	9	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30752	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from lot construction	0	
30753	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30754	10	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30755	6	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30756	16	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0	
30757	15	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from lot construction	0	
30758	20	Douglas-fir (Pseudotsuga menziesii)	6	Good condition	C	Impacts from lot construction	0	
30759	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from lot construction	0	
30761	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30762	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30763	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30764	8	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30765	16	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Impacts from stormwater facility construction	0	
30766	12	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from stormwater facility construction	0	
30767	13	Douglas-fir (Pseudotsuga menziesii)	3	Low vigor	B	Impacts from stormwater facility construction	0	
30768	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Impacts from stormwater facility construction	0	
30798	11	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Impacts from parking lot construction	0	

GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.4 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
- ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.

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.

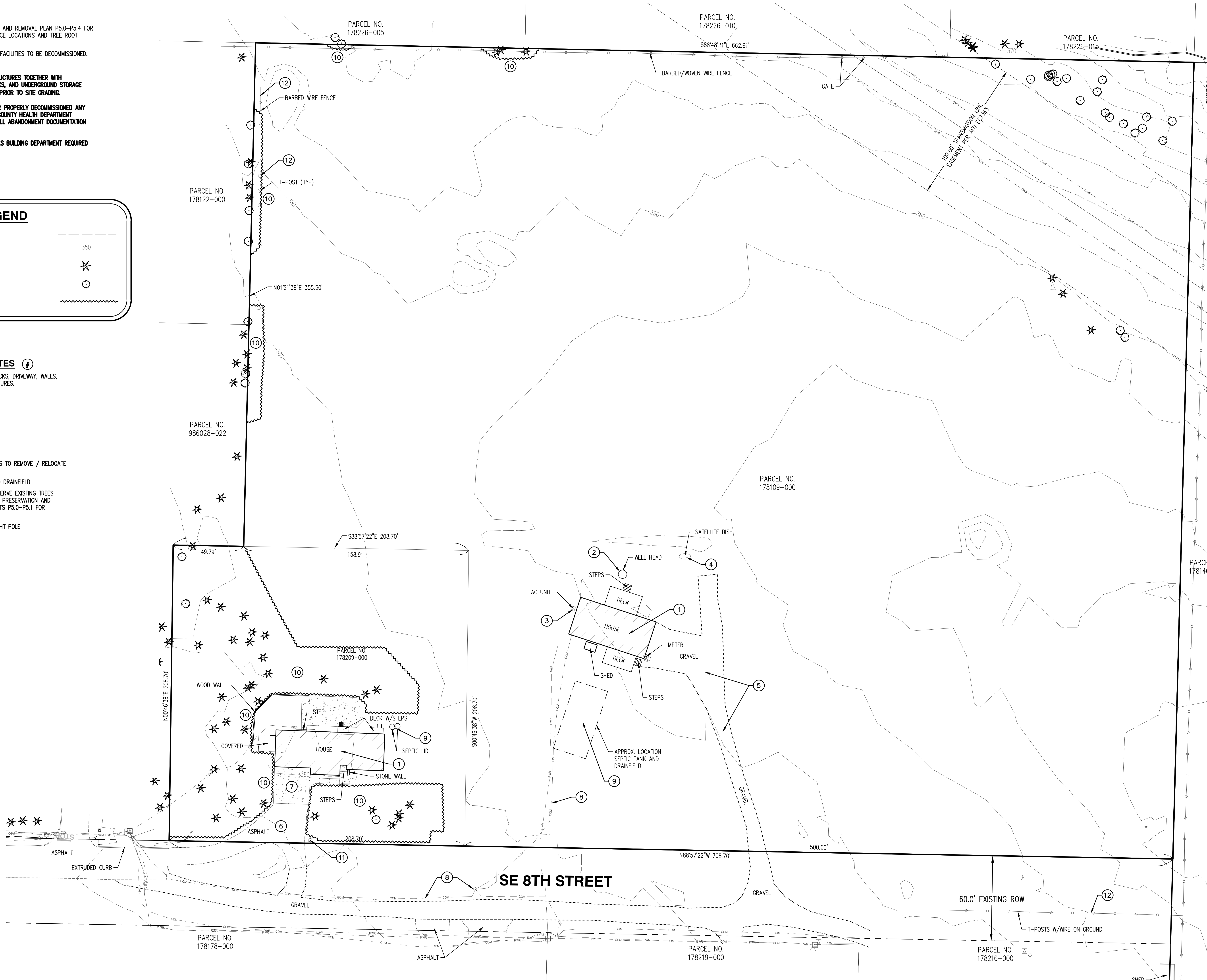
DEMOLITION PERMITS FROM THE CITY OF CAMAS BUILDING DEPARTMENT REQUIRED PRIOR TO REMOVING EXISTING STRUCTURES.

LEGEND

EXISTING GROUND CONTOUR (2 FT)	
EXISTING GROUND CONTOUR (10 FT)	
EXISTING CONIFEROUS TREE (TO REMAIN)	
EXISTING DECIDUOUS TREE (TO REMAIN)	
TREE PROTECTION/CONSTRUCTION FENCE	

DEMOLITION KEYED NOTES

- REMOVE EXISTING HOUSE, STEPS, DECKS, DRIVEWAY, WALLS, CONCRETE PADS, AND EXISTING FEATURES.
- REMOVE WELL AND WELL HEAD
- REMOVE EXISTING AC UNIT
- REMOVE EXISTING SATELLITE DISH
- REMOVE EXISTING GRAVEL DRIVEWAY
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- COORDINATE WITH UTILITY PURVEYORS TO REMOVE / RELOCATE AS NEEDED
- REMOVE EXISTING SEPTIC TANKS AND DRAINFIELD
- CONTRACTOR TO PROTECT AND PRESERVE EXISTING TREES DURING DEMOLITION WORK. SEE TREE PRESERVATION AND REMOVAL PLANS AND DETAILS, SHEETS P5.0-P5.1 FOR ADDITIONAL NOTES AND DETAILS.
- REMOVE EXISTING POWER/UTILITY LIGHT POLE
- REMOVE FENCE



PRELIMINARY DEMOLITION PLAN

CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON



JOB NUMBER: 8397-01
DATE: 4/15/2025
DESIGNED BY: MA
DRAWN BY: SAG
CHECKED BY: BDH

P6.0

GENERAL NOTES

1. SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.1 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 CONSTRUCTION GRADING.
3. ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.
4. SEE DEMOLITION PLAN P6.0 FOR DEMOLITION AND REMOVAL OF ALL STRUCTURES.

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

PRELIMINARY GRADING QUANTITIES

OUT: 2,500 C.Y. STRIPPINGS (ASSUME 12" DEPTH): 12,000 C.Y.
FILL: 4,700 C.Y.

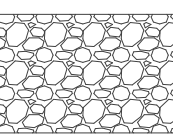
VOLUMES ARE FOR THE OVERALL DEVELOPMENT PLAN.
RETAIN STRIPPINGS ON SITE AND REDISTRIBUTE (6" DEPTH AVG.) OVER DISTURBED BUILDABLE LOT AREAS AFTER ALL GRADING ACTIVITIES ARE COMPLETED. ADDITIONAL STRIPPINGS MAY BE PLACED IN LANDSCAPE TRACT AREAS WHERE NO STRUCTURES WILL BE PLACED TO ACHIEVE FINISHED GRADE.

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

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

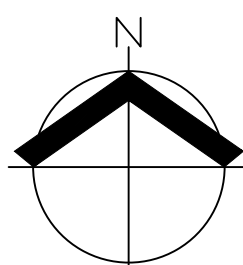
CUT AND FILL QUANTITIES SHOWN ARE BASED OFF OF GENERAL SITE GRADING ESTABLISHED FROM THE FINISHED STRIPPING GRADE TO THE FINISHED PROPOSED SUBGRADE. THESE VOLUMES ALSO INCLUDE APPROXIMATE OVER EXCAVATION FOR ROADWAY SUBGRADE. THESE VOLUMES DO NOT TAKE INTO ACCOUNT ANY UNKNOWN UNSUITABLE SOIL DEPOSITS OR OVER EXCAVATION OF NON-ORGANIC MATERIALS FOUND ON-SITE, 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 ON-SITE THROUGHOUT CONSTRUCTION.

LEGEND

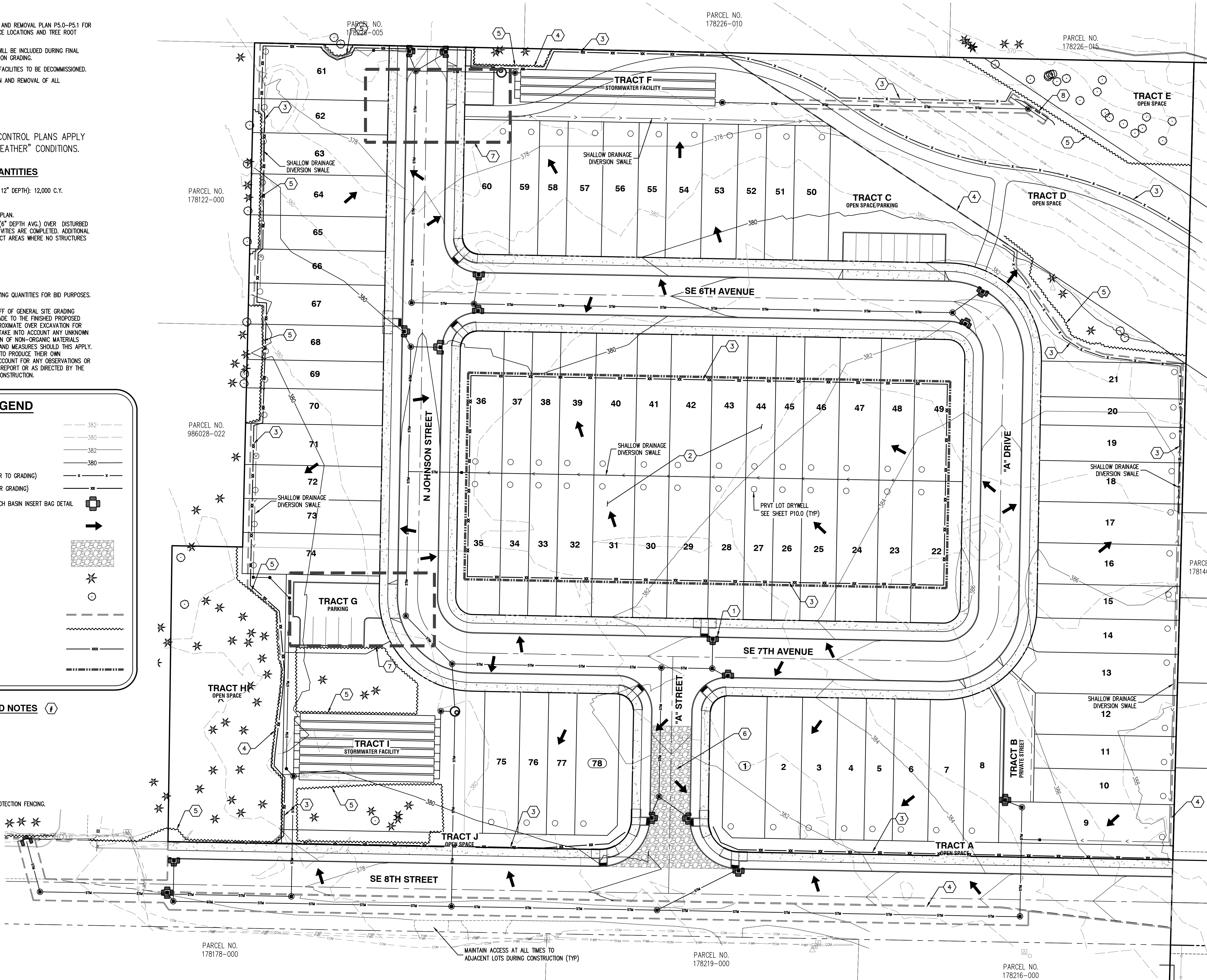
EXISTING GROUND CONTOUR (2 FT)	---
EXISTING GROUND CONTOUR (10 FT)	---
FINISHED GRADE CONTOUR (2 FT)	---
FINISHED GRADE CONTOUR (10 FT)	---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	-x-x-
SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING)	-x-x-
AREA DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL	
DRAINAGE FLOW DIRECTION	
GRAVEL CONSTRUCTION ENTRANCE	
EXISTING CONIFEROUS TREE (TO REMAIN)	
EXISTING DECIDUOUS TREE (TO REMAIN)	
GRADING LIMITS	---
TREE PROTECTION/CONSTRUCTION FENCE	---
STRAW WATTLES	---
POTENTIAL STOCKPILE AREA	---

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 FENCE (TYP).
6. CONSTRUCTION ENTRANCE.
7. INSTALL TEMPORARY SEDIMENT POND.
8. INSTALL STRAW WATTLES WITH TREE PROTECTION FENCING.

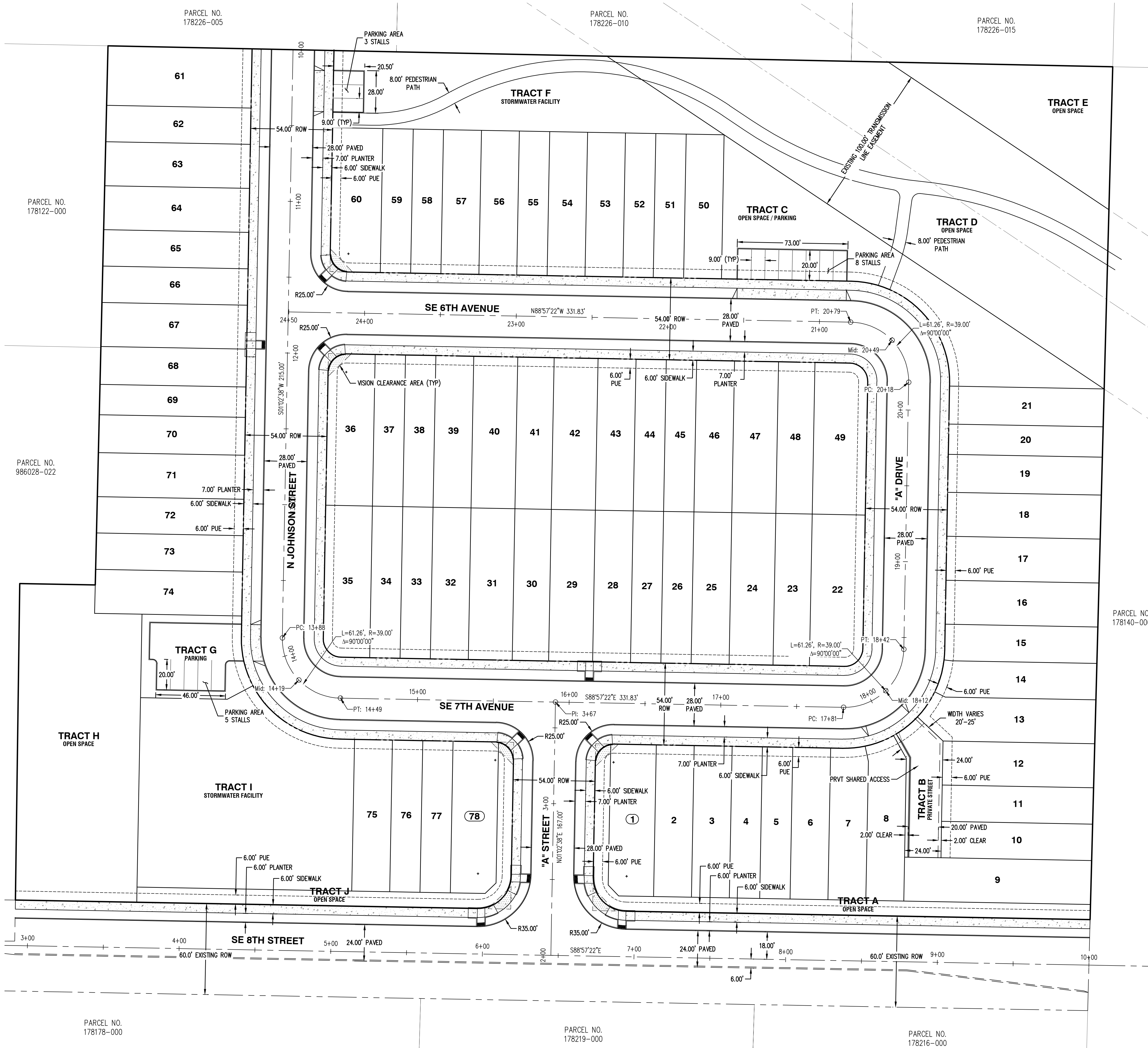
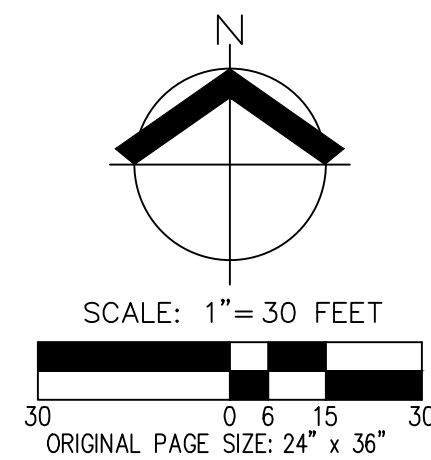


SCALE: 1" = 30 FEET
ORIGINAL PAGE SIZE: 24" x 36"



PRELIMINARY GRADING & EC PLAN
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON

PRELIMINARY
CONSTRUCTION
ENGINEERING
JOB NUMBER: 8397-01
DATE: 4/15/2025
DESIGNED BY: MA
DRAWN BY: SAG
CHECKED BY: BDH



GENERAL NOTES

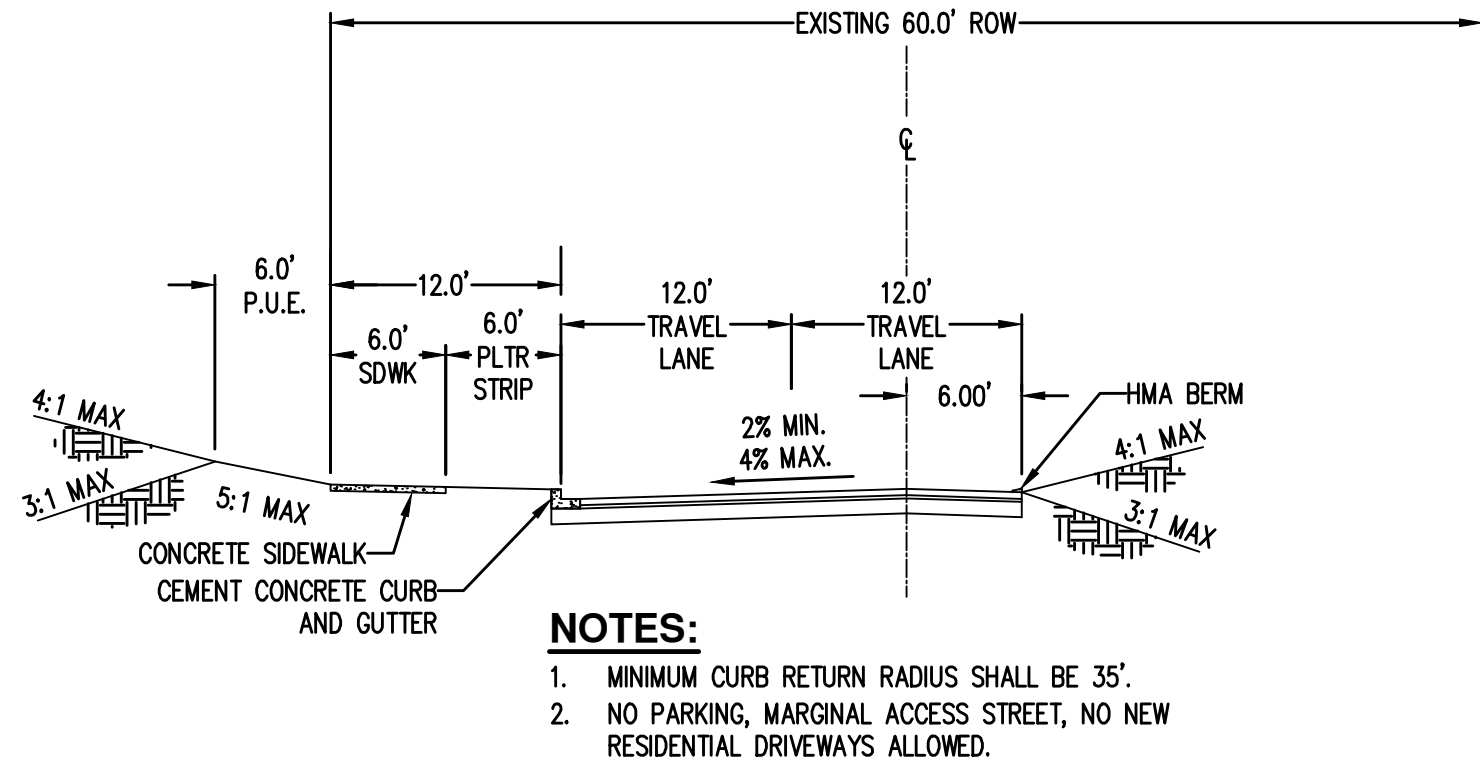
1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF SE 8TH STREET, WHICH IS CLASSIFIED AS A COLLECTOR STREET WITHIN THE NORTH SHORE SUBAREA.
2. SE 8TH STREET FRONTAGE IMPROVEMENTS WILL INCLUDE:
 - HALF STREET IMPROVEMENTS (NORTH SIDE)
 - INSTALLATION OF CURB AND GUTTER
 - INSTALLATION OF DETACHED SIDEWALK
 - RIGHT-OF-WAY IS EXISTING 60' WIDE

PRELIMINARY SITE & STREET PLAN CAMAS WOODS II CAMAS WOODS 3, LLC CAMAS, WASHINGTON



JOB NUMBER: 8397-01
DATE: 4/15/2025
DESIGNED BY: MA
DRAWN BY: SAG
CHECKED BY: BDH

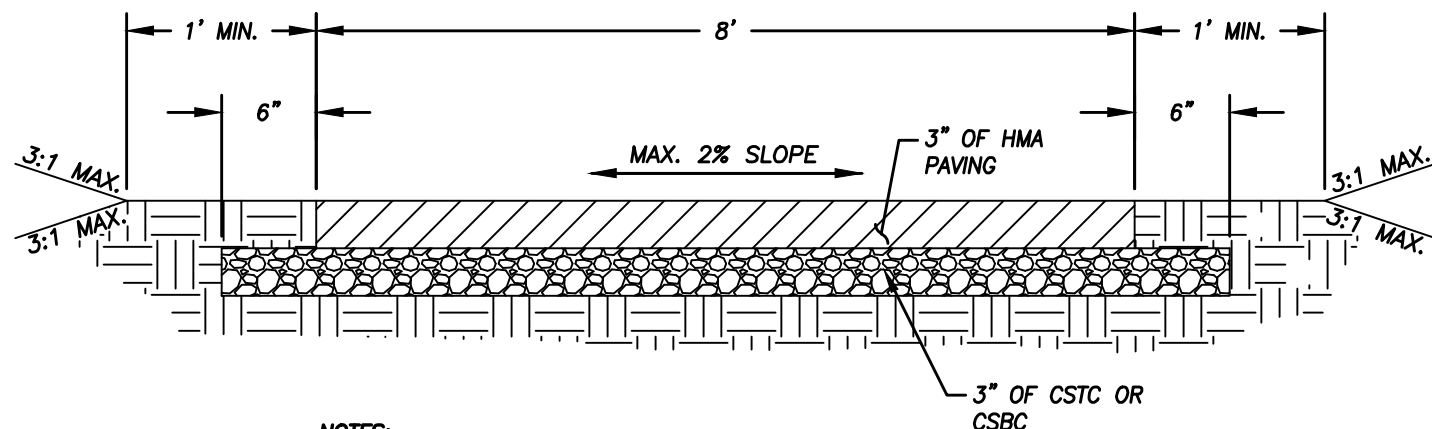
P8.0



NOTES:

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

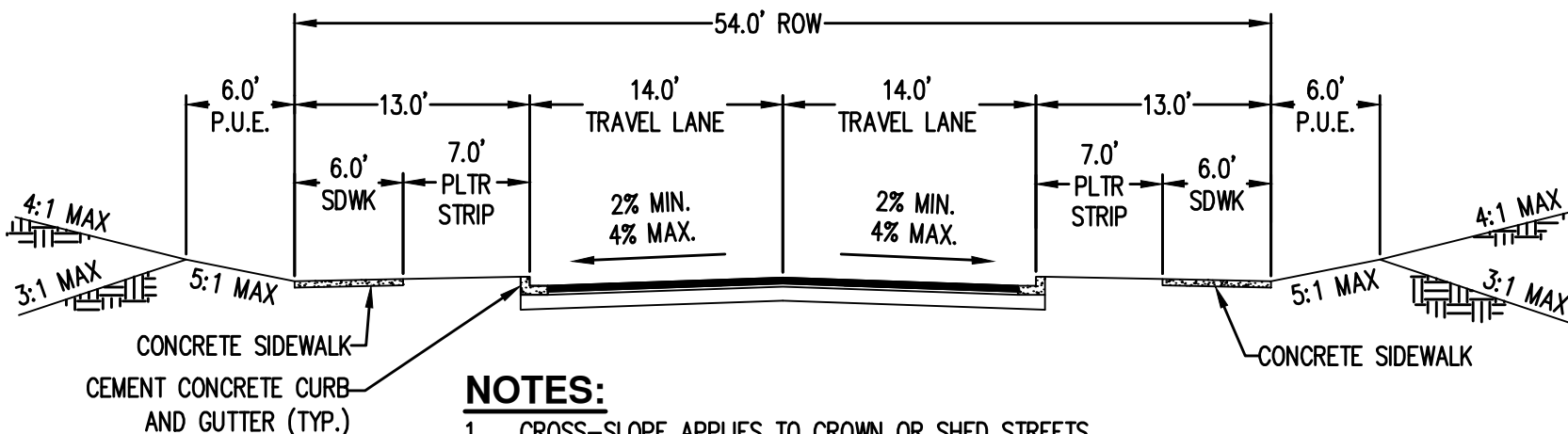
NORTH SHORE COLLECTOR HALF - STREET (60' ROW)
SE 8TH STREET



NOTES:

1. THE SUBGRADE AND CRUSHED SURFACING MATERIALS SHALL BE COMPACTED PER WSDOT STANDARDS.

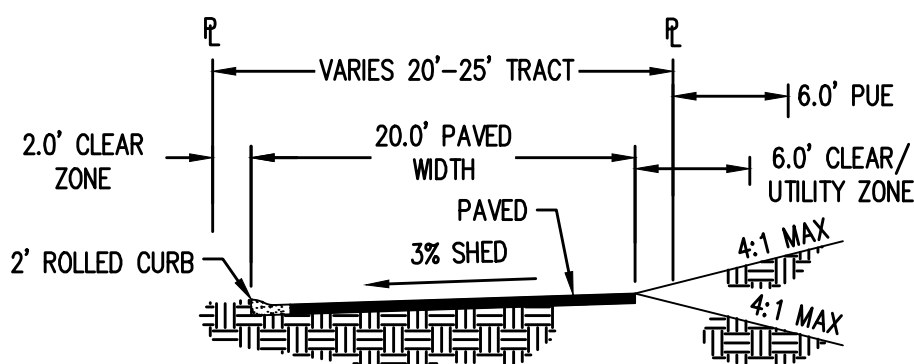
ASPHALT PATH/WALWAY
N.T.S.



NOTES:

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

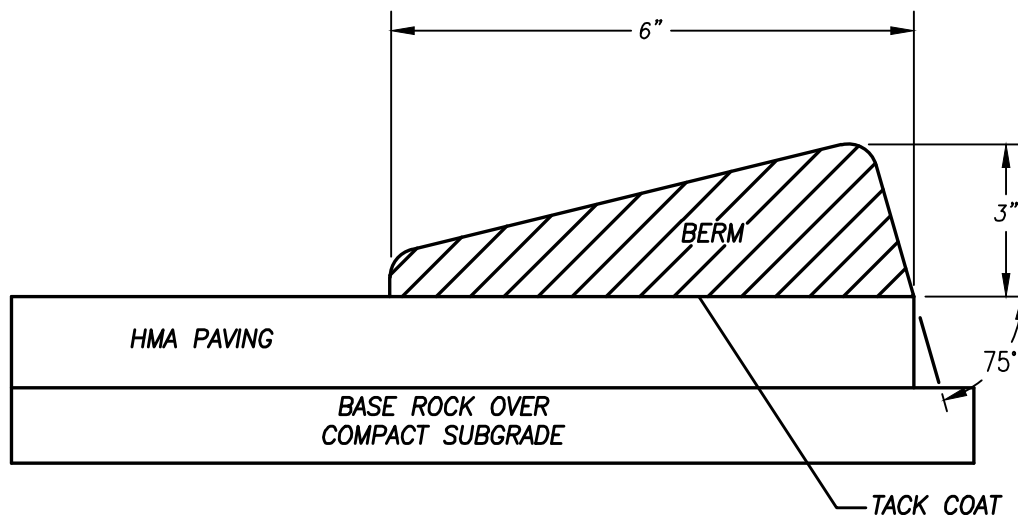
NORTH SHORE LOCAL STREET (54' ROW)
N JOHNSON STREET (STATION 10+00 TO 14+19)
SE 7TH AVENUE (STATION 14+19 TO 18+12)
A DRIVE (STATION 18+12 TO 20+49)
SE 6TH AVENUE (STATION 20+49 TO 24+50)
A STREET (STATION 2+00 TO 3+67)



NOTES:

1. ACCESS TO FOUR OR LESS DWELLING UNITS.

PRIVATE STREET - (24' TRACT WIDTH)
TRACT B



NOTES:

1. HEIGHT OF BERM SHALL BE FINISH GRADE OF HMA TO TOP OF BERM, MINIMUM OF 3".
2. TACK COAT PRIOR TO BERM PLACEMENT WSDOT STANDARD SPEC. 5-04.3(5)A.

HMA BERM
N.T.S.

GENERAL NOTES

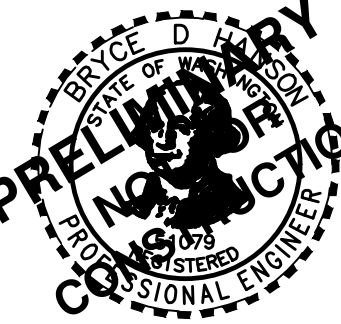
1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF SE 8TH STREET, WHICH IS CLASSIFIED AS A COLLECTOR STREET WITHIN THE NORTH SHORE SUBAREA.
2. SE 8TH STREET FRONTAGE IMPROVEMENTS WILL INCLUDE:
 - HALF STREET IMPROVEMENTS (NORTH SIDE)
 - INSTALLATION OF CURB AND GUTTER
 - INSTALLATION OF DETACHED SIDEWALK
 - RIGHT-OF-WAY IS EXISTING 60' WIDE

PRELIMINARY STREET CROSS SECTIONS
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON



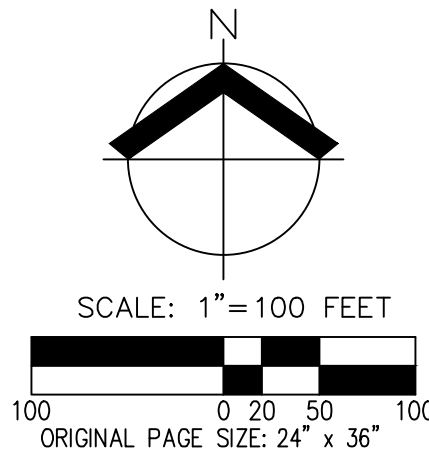
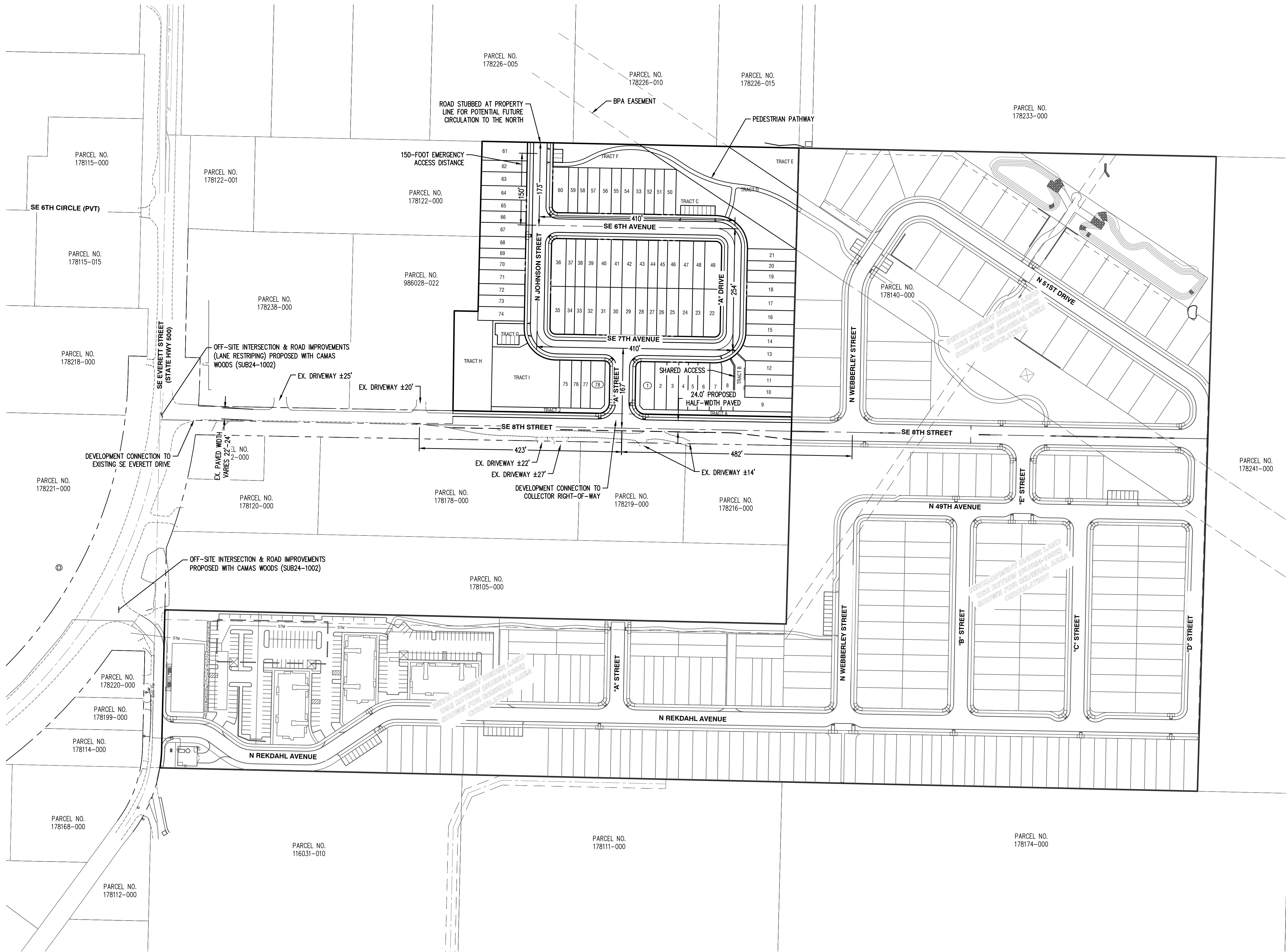
JOB NUMBER:	8397-01
DATE:	4/15/2025
DESIGNED BY:	MA
DRAWN BY:	SAG
CHECKED BY:	BDH

**PRELIMINARY CIRCULATION PLAN
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON**



JOB NUMBER:	8397-01
DATE:	4/15/2025
DESIGNED BY:	MA
DRAWN BY:	SAG
CHECKED BY:	BDH

P8.5



GENERAL NOTES

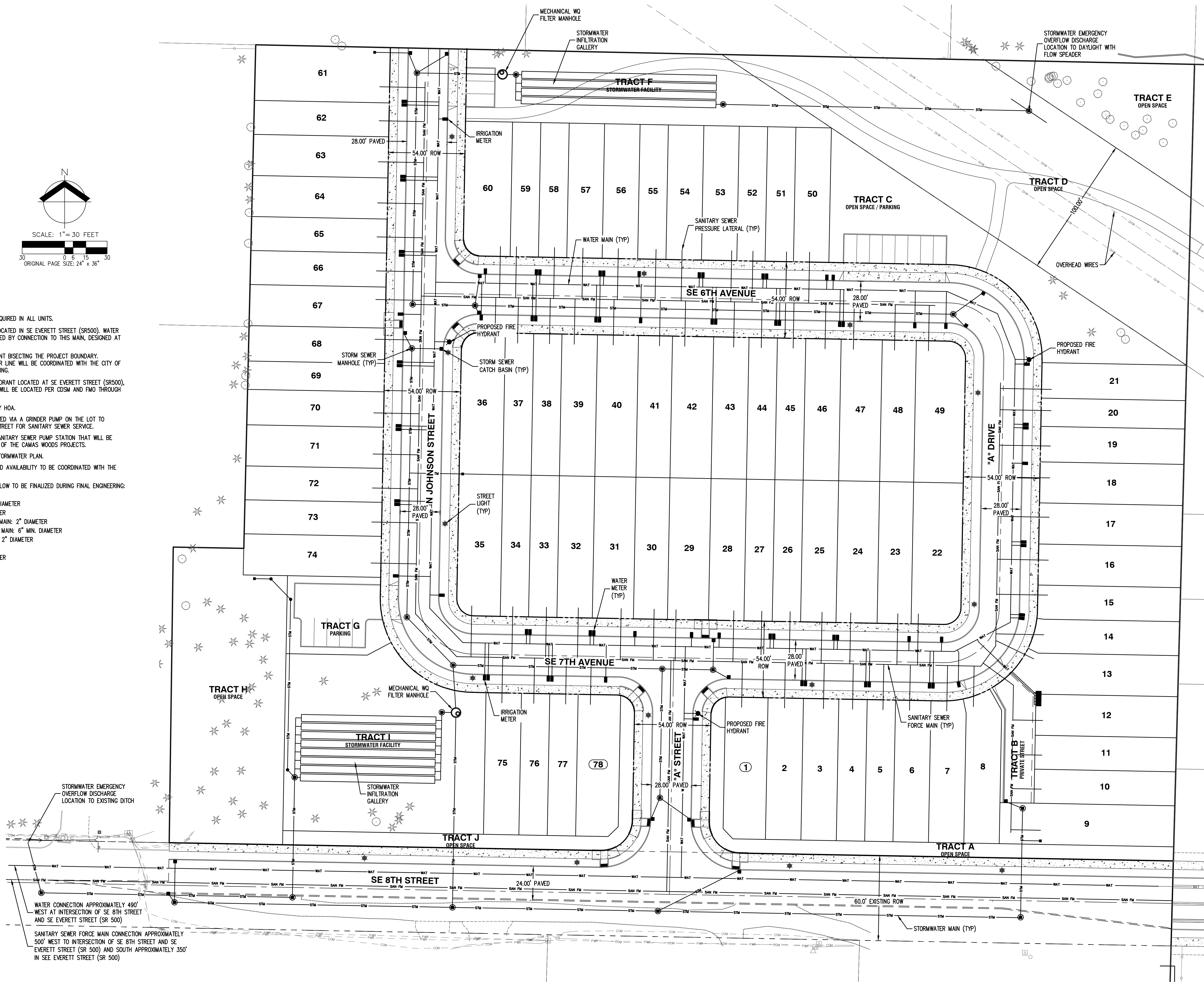
- SEE SHEET P8.0 FOR PROPOSED ROADWAY WIDTHS, TURNING RADII, AND PARKING.

PRELIMINARY COMPOSITE UTILITY PLAN
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON



JOB NUMBER: 8397-01
DATE: 4/15/2025
DESIGNED BY: MA
DRAWN BY: SAG
CHECKED BY: BDH

P9.0



GENERAL NOTES

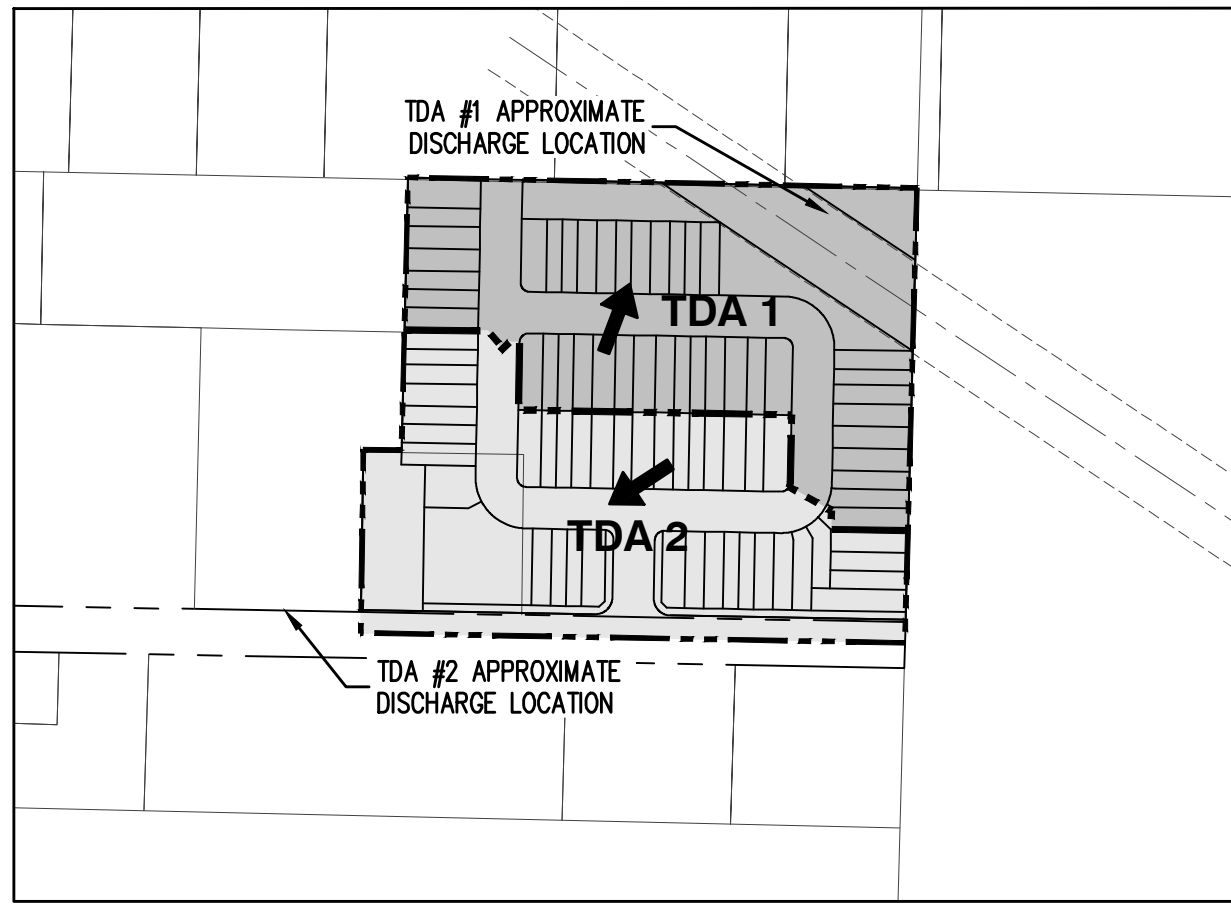
1. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN ALL UNITS.
2. AN EXISTING 10" DI WATER MAIN IS LOCATED IN SE EVERETT STREET (SR500). WATER TO THE DEVELOPMENT WILL BE SUPPLIED BY CONNECTION TO THIS MAIN, DESIGNED AT THE TIME OF FINAL ENGINEERING.
3. THERE IS AN EXISTING WATER EASEMENT BISECTING THE PROJECT 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 HYDRANT LOCATED AT SE EVERETT STREET (SR500), PROPOSED FIRE HYDRANT LOCATIONS WILL BE LOCATED PER CDSM AND FMO THROUGH THE PROPOSED DEVELOPMENT.
5. IRRIGATION METERS WILL BE OWNED BY HOA.
6. ALL LOTS ARE PROPOSED TO BE SERVED VIA 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 CAMAS WOODS PROJECTS.
8. SEE SHEET P10.0 FOR PRELIMINARY STORMWATER PLAN.
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
FIRE HYDRANT LEADS: 6" MIN. DIAMETER
ON-SITE SANITARY SEWER PRESSURE MAIN: 2" DIAMETER
OFF-SITE SANITARY SEWER PRESSURE MAIN: 6" MIN. DIAMETER
SANITARY SEWER PRESSURE LATERAL: 2" DIAMETER
STORM MAIN: 12" MIN. DIAMETER
CATCH BASIN LEADS: 10" MIN. DIAMETER

GENERAL NOTES

1. CONTOUR INTERVAL IS 2 FEET.
2. TREES ARE NOT SHOWN.
3. STORMWATER TREATMENT AND RETENTION/INFILTRATION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
4. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
5. THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
6. ACCORDING TO CLARK GIS, NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ON-SITE.
7. EXISTING DRAINAGE FLOW ROUTES ARE SOUTHWEST TOWARD INTO THE EXISTING DITCHES ALONG NE 8TH STREET AND NORTHEAST TOWARD TRACT E, WITH THE SITE BEING SPLIT DIAGONALLY AT APPROXIMATELY THE CENTER BY A RIDGE. THE SITE IS TWO THRESHOLD DISCHARGE AREAS (TDAs).
8. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO EXTENT POSSIBLE, WITH STORMWATER OVERFLOW DISCHARGED FROM STORMWATER INFILTRATION FACILITIES INTO EXISTING DITCH ALONG NE 8TH STREET AND NORTHEAST TOWARDS TRACT E.
9. ROOF AREAS FOR ALL LOTS DRAIN TO A PRIVATE STORMWATER DOWNSPOUT DRYWELL TO BE INSTALLED DURING HOME BUILD CONSTRUCTION.
10. SEE OVERALL THRESHOLD DISCHARGE AREA (TDA) VICINITY MAP ON THIS SHEET, P10.0.
11. PRELIMINARY STORM SIZING LISTED BELOW TO BE FINALIZED DURING FINAL ENGINEERING:
STORM MAIN: 12" MIN. DIAMETER
CATCH BASIN LEADS: 10" MIN. DIAMETER

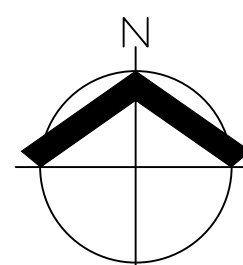
LEGEND

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	---
DRAINAGE SWALE	>

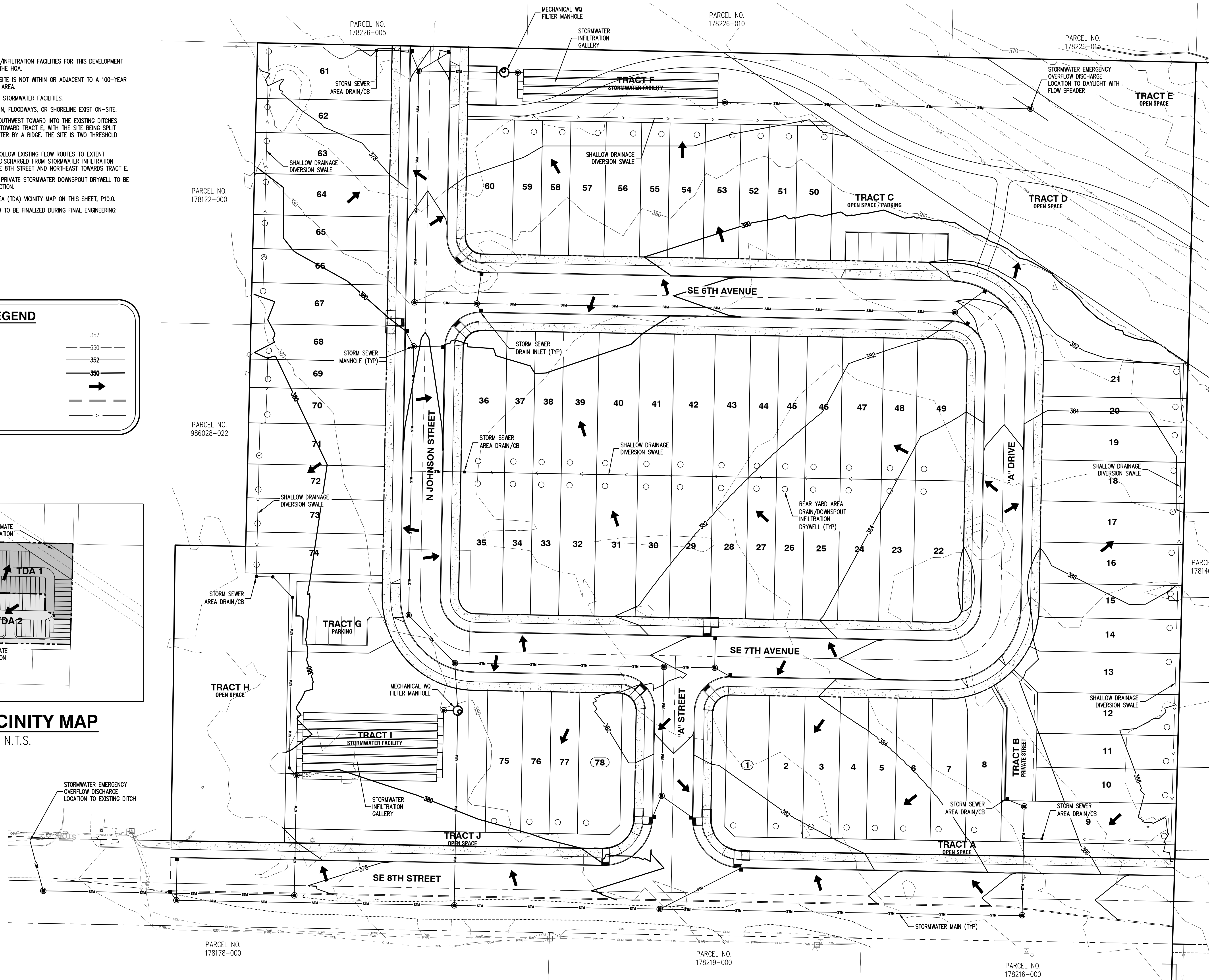


TDA VICINITY MAP

N.T.S.



SCALE: 1" = 20 FEET
0 4 10 20
ORIGINAL PAGE SIZE: 24" x 36"



PRELIMINARY STORMWATER PLAN

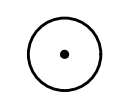
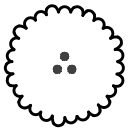
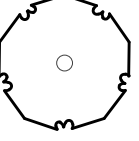
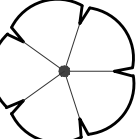
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON

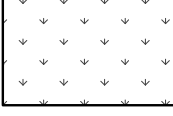
PRELIMINARY
SEAL OF THE STATE OF WASHINGTON
Professional Engineer
No. 17817-000
Camas Woods II
Camas Woods 3, LLC
Camas, Washington

JOB NUMBER: 8397-01
DATE: 4/15/2025
DESIGNED BY: MA
DRAWN BY: SAG
CHECKED BY: BDH

P10.0

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	3	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2" CAL MIN./B&B	AS SHOWN
STREET TREES					
	33	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL MIN./B&B	AS SHOWN
	18	CARPINUS BETULUS	EUROPEAN HORNBEE	2" CAL MIN./B&B	AS SHOWN
	20	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	2" CAL MIN./B&B	AS SHOWN
	7	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL MIN./B&B	AS SHOWN
SHRUBS					
	32	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL. CONT.	48" o.c.
	22	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL. CONT.	60" o.c.

GROUND COVERS					
	59,877 SF ±	LAWN: NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) DASHER 3 PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. DASHER 3) 35%, CUTLER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. CUTLER 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.			

PRELIMINARY LANDSCAPE NOTES

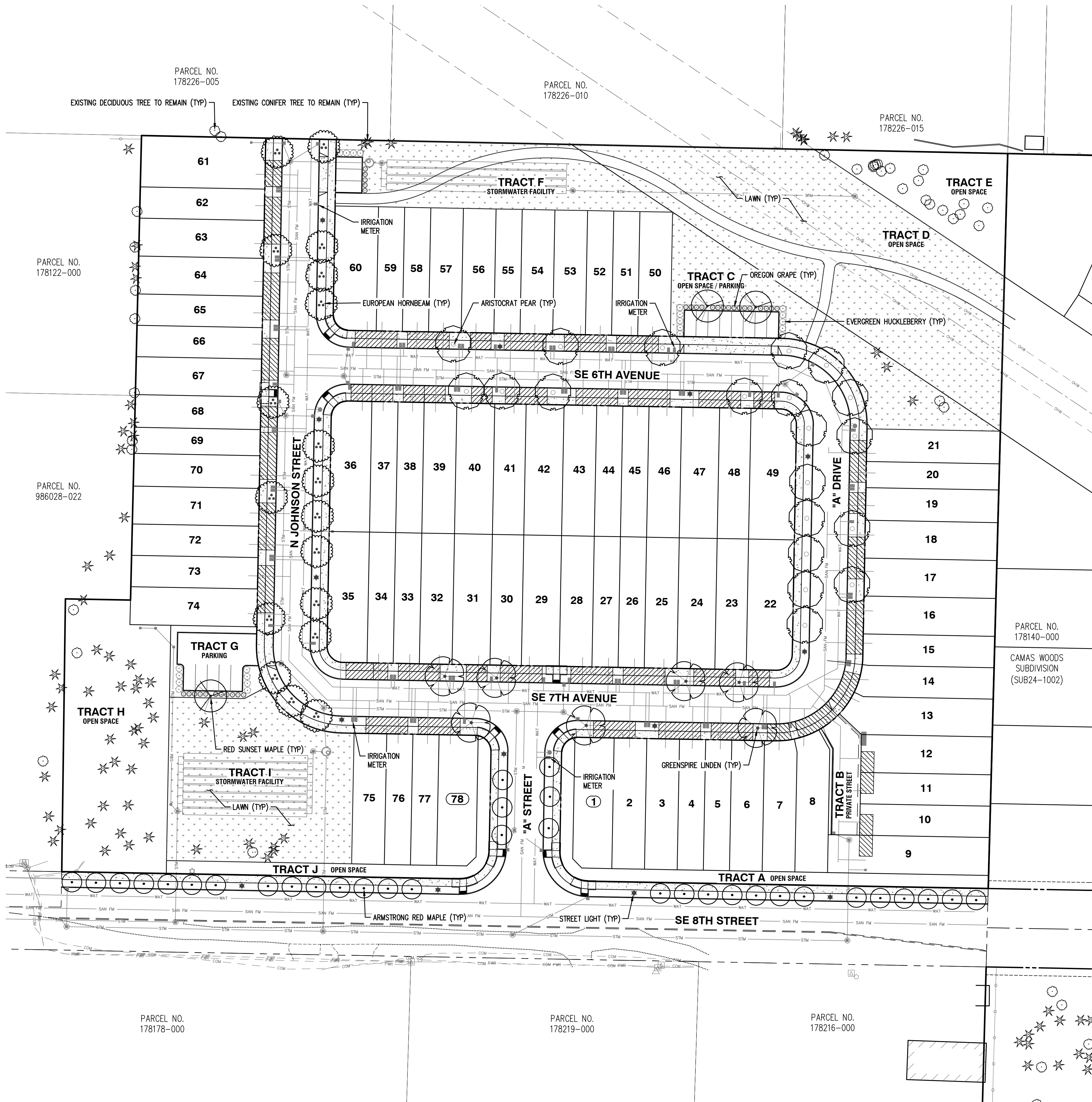
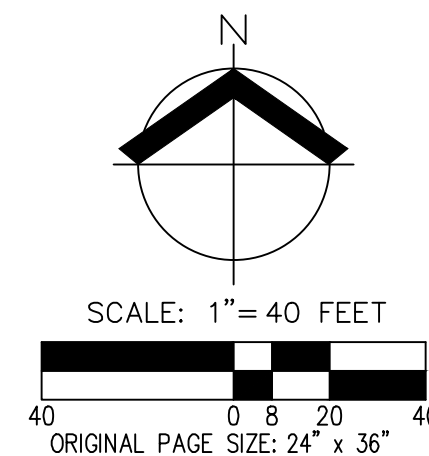
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1. PLANT IN ACCORDANCE WITH BEST PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WESTERN WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WWLP).
- 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. AVOID COVERING FOLIAGE OR ROOT CROWN 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 EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. SOIL PLACEMENT AND PLANTING SHALL OCCUR IN CONDITIONS THAT DO NOT RESULT IN OVER-COMPACTION 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.

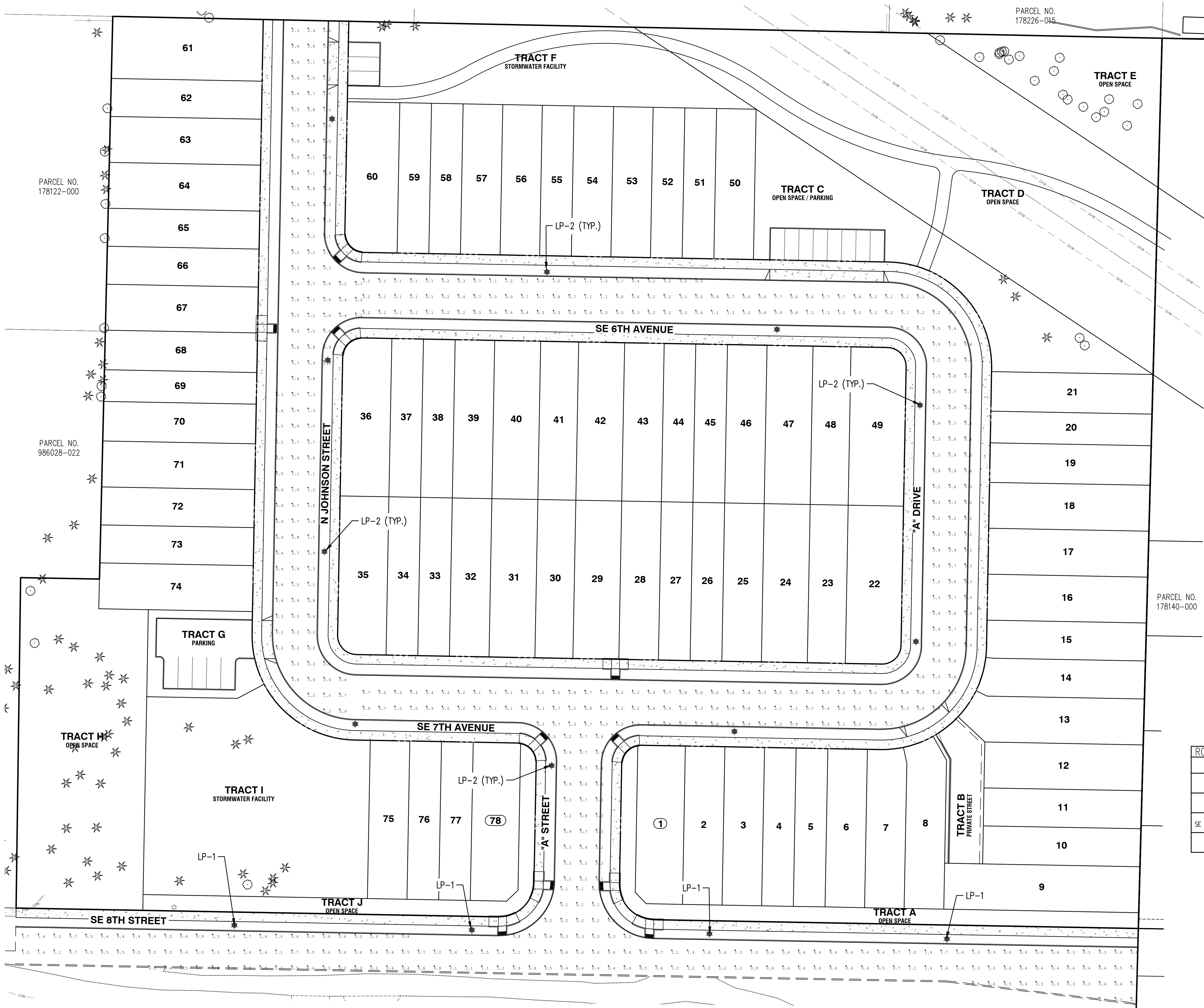
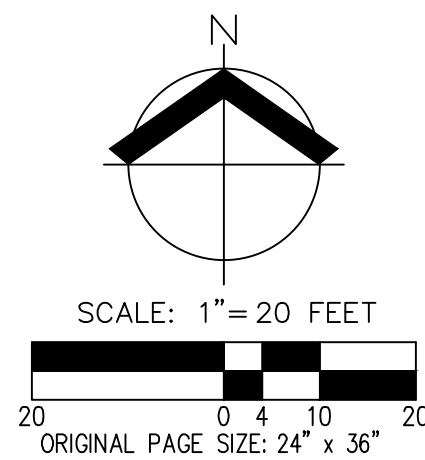
TREE PLAN

GROSS SITE AREA:	383,003 SF (8.79 AC)
NET SITE AREA:	312,508 SF (7.11 AC)
TOTAL TREE UNITS REQUIRED (7.17 AC X 30):	215
EXISTING TREES RETAINED/(TREE UNITS):	373
PROPOSED SITE TREES/(TREE UNITS):	81/(81)
TOTAL TREE UNITS:	454
(RETAINED AND PROPOSED)	

* NET AREA EXCLUDES OPEN SPACE AND CRITICAL AREA

STREET TREES REQUIRED:	78
STREET TREES PROPOSED:	78





ROADWAY LIGHT LEVEL SUMMARY – CITY OF CAMAS				
ROADWAY	UNITS	AVERAGE	MAX	MIN
SE 8TH STREET	Fc	0.67	1.7	0.1
"A" STREET	Fc	0.54	1.3	0.1
SE 6TH & 7TH AVENUE, "A" DRIVE	Fc	0.54	1.3	0.1
N JOHNSON STREET	Fc	0.64	1.3	0.1

LUMINAIRE SCHEDULE				
SYMBOL / LABEL	QUANTITY	STYLE	LUMINAIRE TYPE	POLE TYPE
★ (LP-1)	4	PROPOSED	LEOTEK – LED COBRA HEAD – GCJ1-20H-MV-WW-2R-GY-700-BBL-PCR7-WL	N/A
★ (LP-2)	11	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
				25.0' HT.
				14.5' HT.

PRELIMINARY LIGHTING PLAN
CAMAS WOODS II
CAMAS WOODS 3, LLC
CAMAS, WASHINGTON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	8397-01
DATE:	4/15/2025
DESIGNED BY:	MA
DRAWN BY:	SAG
CHECKED BY:	BDH