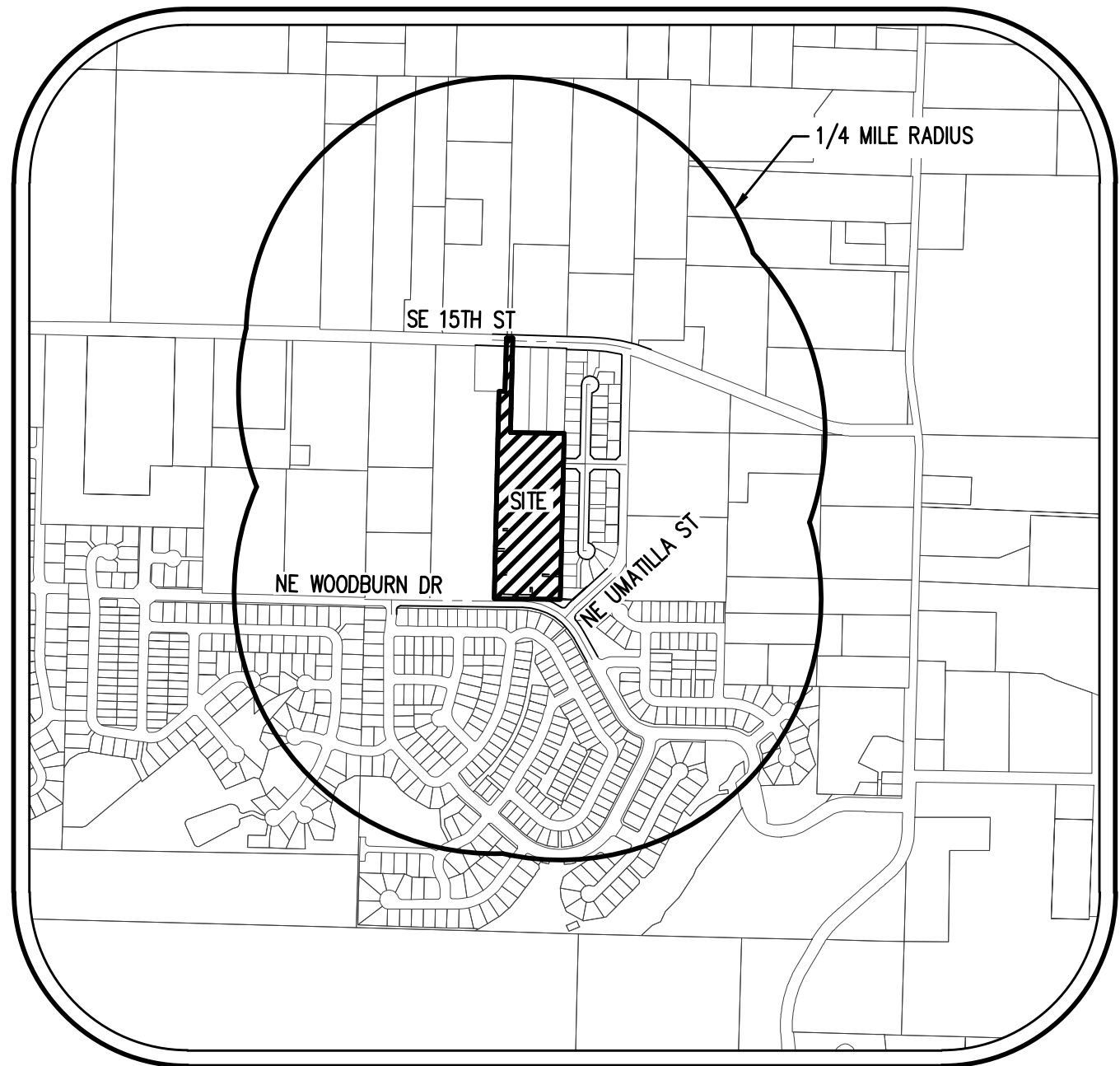




3. Preliminary Plans

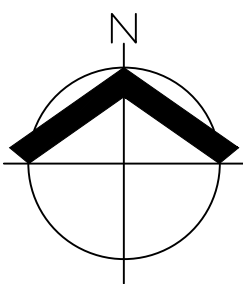
UHACZ SUBDIVISION

LAND USE PLANS



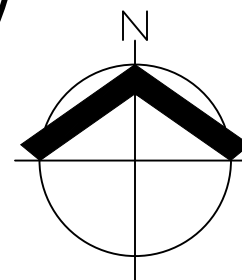
VICINITY MAP

N.T.S.



SITE MAP

1" = 120'



Know what's below.
Call before you dig.

SHEET INDEX

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS
- P2.1 EXISTING CONDITIONS
- P3.0 PRELIMINARY PLAT OVERVIEW
- P3.1 PRELIMINARY PLAT
- P3.2 PRELIMINARY PLAT
- P4.0 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P4.1 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P4.2 PRELIMINARY TREE INVENTORY
- P5.0 PRELIMINARY DEMOLITION PLAN
- P5.1 PRELIMINARY DEMOLITION PLAN
- P6.0 PRELIMINARY GRADING AND ESC PLAN
- P6.1 PRELIMINARY GRADING AND ESC PLAN
- P7.0 PRELIMINARY STREET PLAN
- P7.1 PRELIMINARY STREET DETAILS
- P8.0 PRELIMINARY COMPOSITE UTILITY PLAN
- P8.1 PRELIMINARY COMPOSITE UTILITY PLAN
- P9.0 PRELIMINARY STORMWATER PLAN
- P9.1 PRELIMINARY STORMWATER PLAN
- P10.0 PRELIMINARY LANDSCAPE PLAN
- P10.1 PRELIMINARY LANDSCAPE PLAN
- P11.0 PRELIMINARY CIRCULATION PLAN
- P12.0 PRELIMINARY STREET LIGHTING PLAN

LEGEND

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

APPLICANT/ CONTRACT PURCHASER

ROMANO CAPITAL, INC
CONTACT: STACEY SHIELDS
4660 NE 77TH AVE, SUITE 200
VANCOUVER, WA 98662
PH: (360) 904-4759
EMAIL: STACEY@ROMANOFINANCIAL.COM

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: MICHAEL ANDREOTTI
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
E-MAIL: ANDREOTTIM@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.
178413-000.

PROPERTY LOCATION

27429 SE 15TH ST, CAMAS, WA 98607

EXISTING LAND USE

EXISTING SINGLE FAMILY RESIDENCE, ZONED SINGLE FAMILY
RESIDENTIAL (R-6)

PROJECT PURPOSE

SUBDIVISION INCLUDING 32 SINGLE-FAMILY RESIDENTIAL
LOTS AND ASSOCIATED SITE IMPROVEMENTS.

SITE AREA

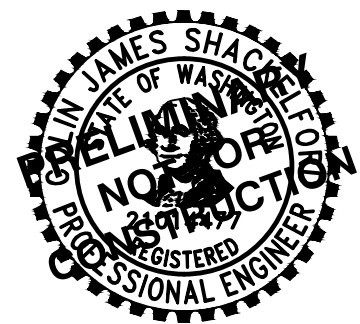
SITE AREA: ±6.98 AC (±303,955 SF)

VERTICAL DATUM

ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK
"LACAMAS-16", LOCATED AT THE NW QUADRANT OF THE
INTERSECTION OF 23RD AVENUE AND EVERETT. ELEVATION
= 213.07 FEET (NGVD29-47)

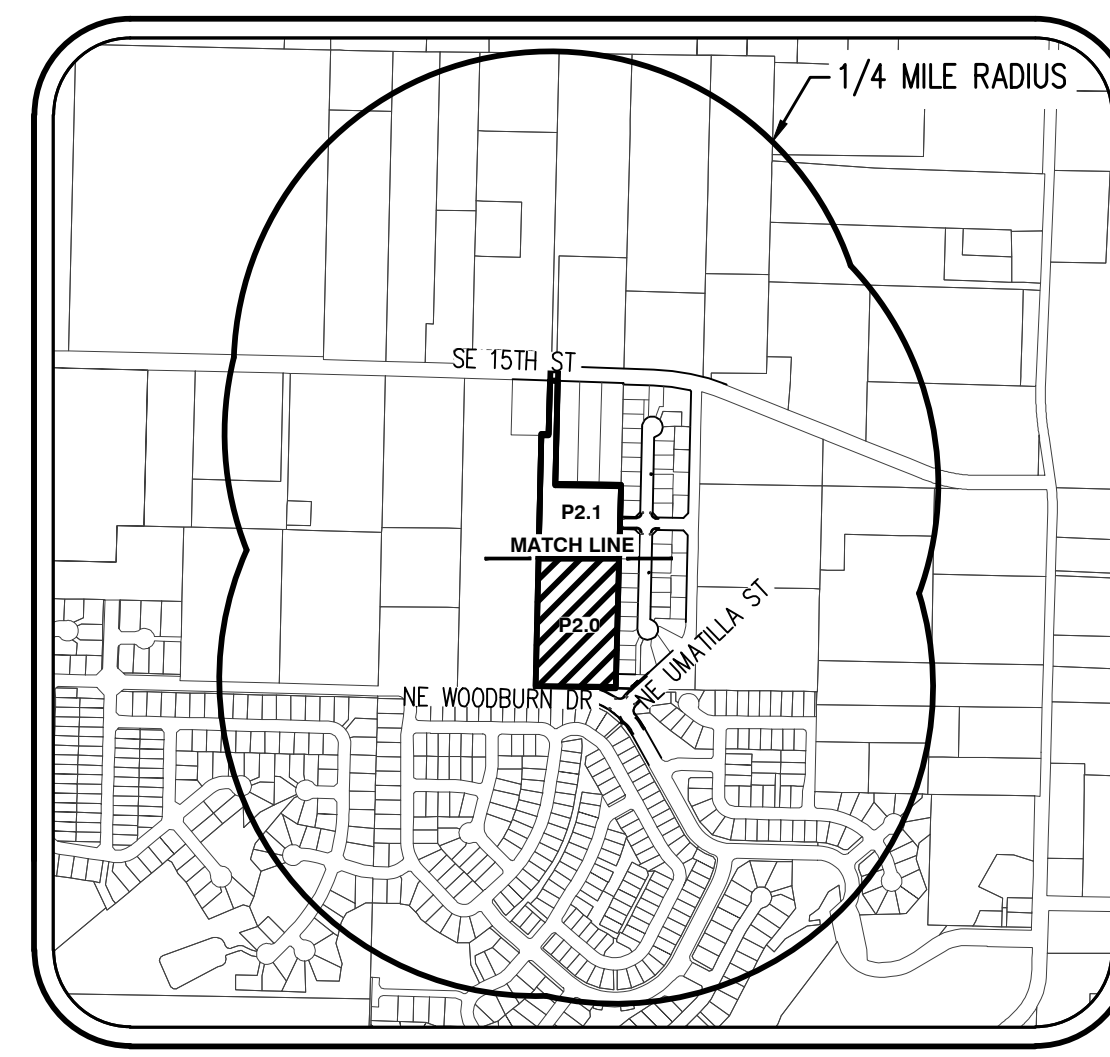
COVER SHEET

UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON

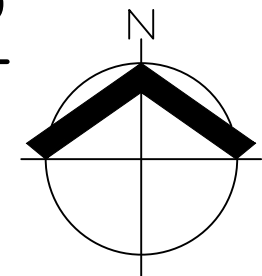


JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

P1.0



VICINITY MAP
N.T.S.



LEGEND

EXISTING GROUND CONTOUR (1 FT) --- 249 ---

EXISTING GROUND CONTOUR (5 FT) --- 250 ---

15. NO WATERBODIES OR WETLANDS EXIST ON SITE.
16. DEVELOPMENT ENVELOPES ARE SHOWN ON SHEETS P3.0 – P3.2.
17. NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS EXIST ON SITE.
18. NO PRIORITY HABITAT AND SPECIES AREAS EXIST ON SITE.
19. NO SIGNIFICANT HISTORIC SITES OR RESOURCES WERE IDENTIFIED ON SITE.
20. EXISTING STRUCTURES ARE SHOWN ON THE PLANS.
21. NO EASEMENTS EXIST ON SITE.
22. CENTERLINE AND RIGHT-OF-WAY RADIUS ARE SHOWN ON THE PLANS.
23. NE UMATILLA STREET, NE WOODBURN DRIVE, SE 15TH STREET, AND NE 41ST AVENUE ARE PUBLIC WITH ASPHALT SURFACING.
24. EXISTING DRIVEWAYS AND THE DISTANCE BETWEEN DRIVEWAYS ARE SHOWN ON SHEETS P7.0.
25. PEDESTRIAN AND BICYCLE FACILITIES ARE SHOWN ON THE PLANS.
26. NO TRANSIT ROUTES EXIST WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON NE 3RD AVENUE & SE CROWN ROAD ±2.0 MILES SOUTH OF THE SITE.
27. THE NEAREST FIRE HYDRANTS ARE LOCATED IN BOTH THE NORTHERN AND SOUTHERN PORTIONS OF NE TACOMA COURT. BOTH ARE ±330 FEET FROM THE SITE.
28. ACCORDING TO CLARK COUNTY GIS, NO WELLS EXIST ON SITE.
29. A SEPTIC SYSTEM EXISTS ON SITE, THE LOCATION IS SHOWN ON THE PLANS. ACCORDING TO CLARK COUNTY GIS, PARCELS 178417-000, 178407-000, 178427-000, 178426-000, AND 178425-000 HAVE EXISTING SEPTIC SYSTEMS.
30. SEE SHEET P4.0 – P4.2 FOR TREE PRESERVATION AND REMOVAL PLAN.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10001	CONIFEROUS	35
10702	DECIDUOUS	5
10703	DECIDUOUS	6
10704	DECIDUOUS	5
10705	DECIDUOUS	4
10912	CONIFEROUS	7, 9
10913	CONIFEROUS	8, 12
10914	CONIFEROUS	8, 8, 9, 9
10915	CONIFEROUS	14
10916	CONIFEROUS	12
10917	CONIFEROUS	14
10918	DECIDUOUS	9
10919	DECIDUOUS	6, 6, 6, 6, 6
10920	CONIFEROUS	14
10930	CONIFEROUS	14
10931	CONIFEROUS	6, 6, 8
10932	CONIFEROUS	6, 9, 10
10933	CONIFEROUS	6, 11
10934	CONIFEROUS	10
10935	CONIFEROUS	8, 10
10936	CONIFEROUS	12
10937	CONIFEROUS	10
10938	CONIFEROUS	6, 6, 6, 7
10939	CONIFEROUS	6, 8
10940	CONIFEROUS	6, 6, 8
10941	CONIFEROUS	6, 7, 14
10942	CONIFEROUS	7, 9
10943	CONIFEROUS	6, 8, 14
10944	CONIFEROUS	10
10945	CONIFEROUS	9, 9
10946	CONIFEROUS	6, 9

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10947	CONIFEROUS	11
10948	DECIDUOUS	6, 6, 7
10949	CONIFEROUS	33
10950	CONIFEROUS	29
10951	CONIFEROUS	13
10952	CONIFEROUS	29
10953	CONIFEROUS	27
10954	CONIFEROUS	28
10955	CONIFEROUS	18
10956	CONIFEROUS	8
10957	CONIFEROUS	18
10958	CONIFEROUS	32
10959	CONIFEROUS	21
10960	CONIFEROUS	25
10961	CONIFEROUS	28
10962	CONIFEROUS	30
10963	CONIFEROUS	14
10964	CONIFEROUS	14
10992	DECIDUOUS	6, 6
10993	DECIDUOUS	6, 7
10994	DECIDUOUS	7, 7, 8
10995	DECIDUOUS	6, 6
11057	DECIDUOUS	6, 8, 8
11058	CONIFEROUS	7
11059	CONIFEROUS	6
11238	DECIDUOUS	10, 10
11247	DECIDUOUS	10, 14
11249	DECIDUOUS	6, 8
11250	DECIDUOUS	10, 12, 18
11251	DECIDUOUS	6, 10, 12
11260	CONIFEROUS	20

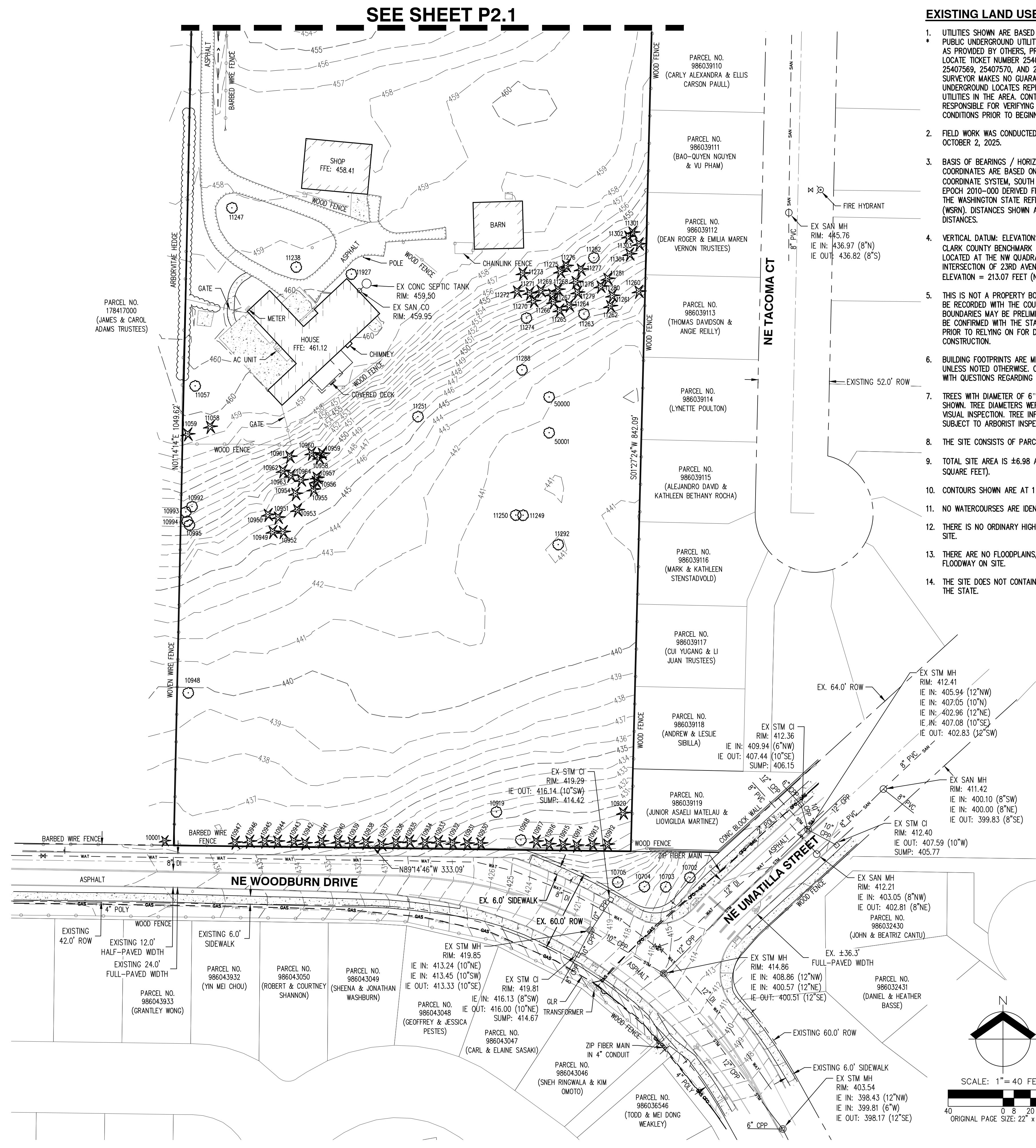
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11261	CONIFEROUS	21
11262	CONIFEROUS	22
11263	DECIDUOUS	8, 8, 10
11264	CONIFEROUS	21
11265	CONIFEROUS	26
11266	CONIFEROUS	8
11267	CONIFEROUS	18
11268	CONIFEROUS	16
11269	CONIFEROUS	24
11270	CONIFEROUS	18
11271	CONIFEROUS	18
11272	CONIFEROUS	38
11273	CONIFEROUS	24, 24
11274	DECIDUOUS	15
11275	CONIFEROUS	24
11276	CONIFEROUS	24
11277	CONIFEROUS	26
11278	CONIFEROUS	10
11279	CONIFEROUS	18
11280	CONIFEROUS	24
11281	CONIFEROUS	24
11282	DECIDUOUS	18
11288	DECIDUOUS	6, 8
11292	DECIDUOUS	10
11301	CONIFEROUS	40
11302	CONIFEROUS	11
11303	CONIFEROUS	26
11304	CONIFEROUS	11
11927	DECIDUOUS	6, 6

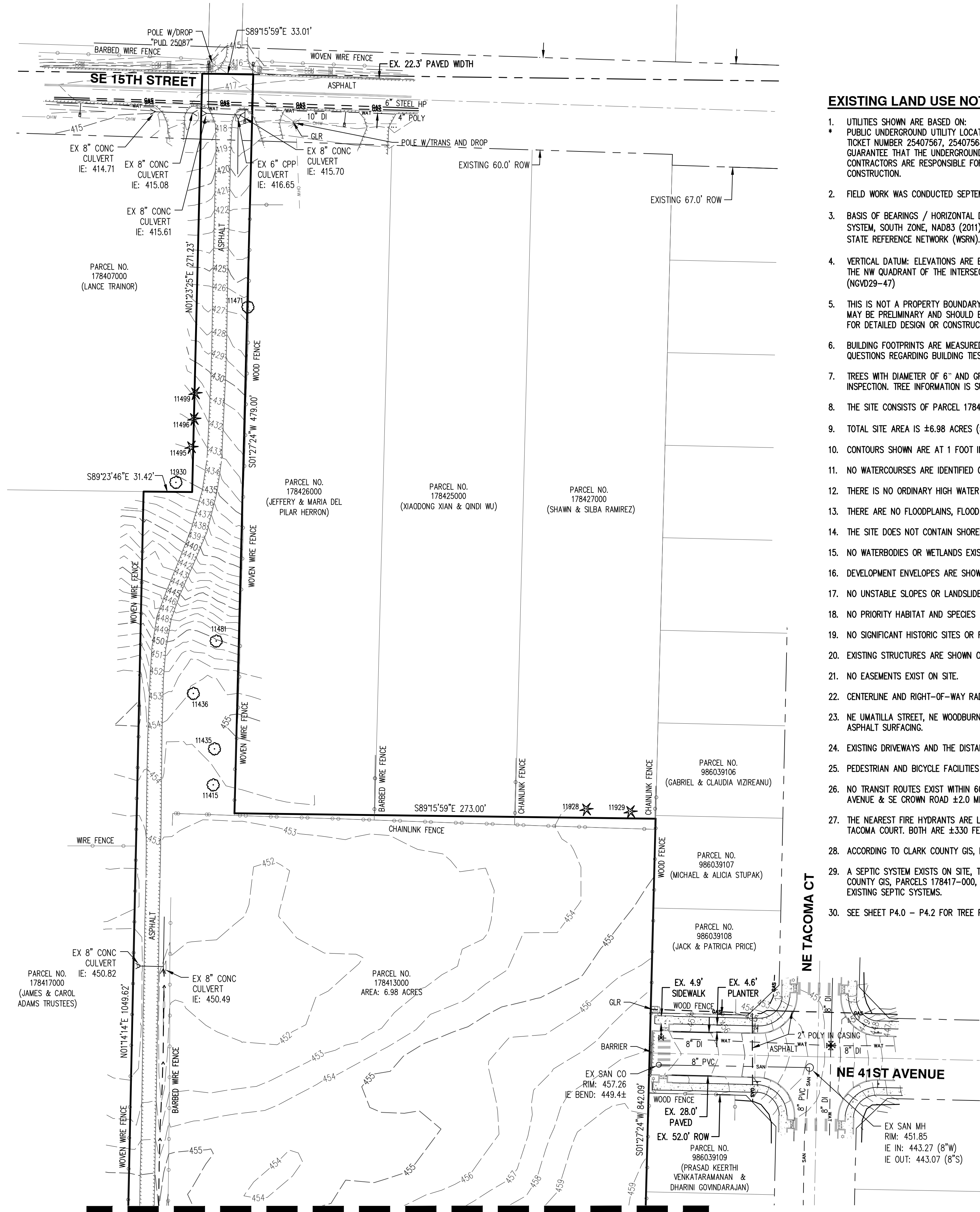
EXISTING LAND USE NOTES:

1. UTILITIES SHOWN ARE BASED ON:
* PUBLIC UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 25407567, 25407568, 25407569, 25407570, AND 25407571. 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 SEPTEMBER 22 – OCTOBER 2, 2025.
3. BASIS OF BEARINGS / HORIZONTAL DATUM: COORDINATES ARE BASED ON WASHINGTON 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 "LACAMAS-16", LOCATED AT THE NW QUADRANT OF THE INTERSECTION OF 23RD AVENUE AND EVERETT. ELEVATION = 213.07 FEET (NGVD29-47)
5. 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.
6. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION.
8. THE SITE CONSISTS OF PARCEL 178413-000.
9. TOTAL SITE AREA IS ±6.98 ACRES (±303,955 SQUARE FEET).
10. CONTOURS SHOWN ARE AT 1 FOOT INTERVALS.
11. NO WATERCOURSES ARE IDENTIFIED ON SITE.
12. THERE IS NO ORDINARY HIGH WATER MARK ON SITE.
13. THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
14. THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.

SCALE: 1"=40 FEET

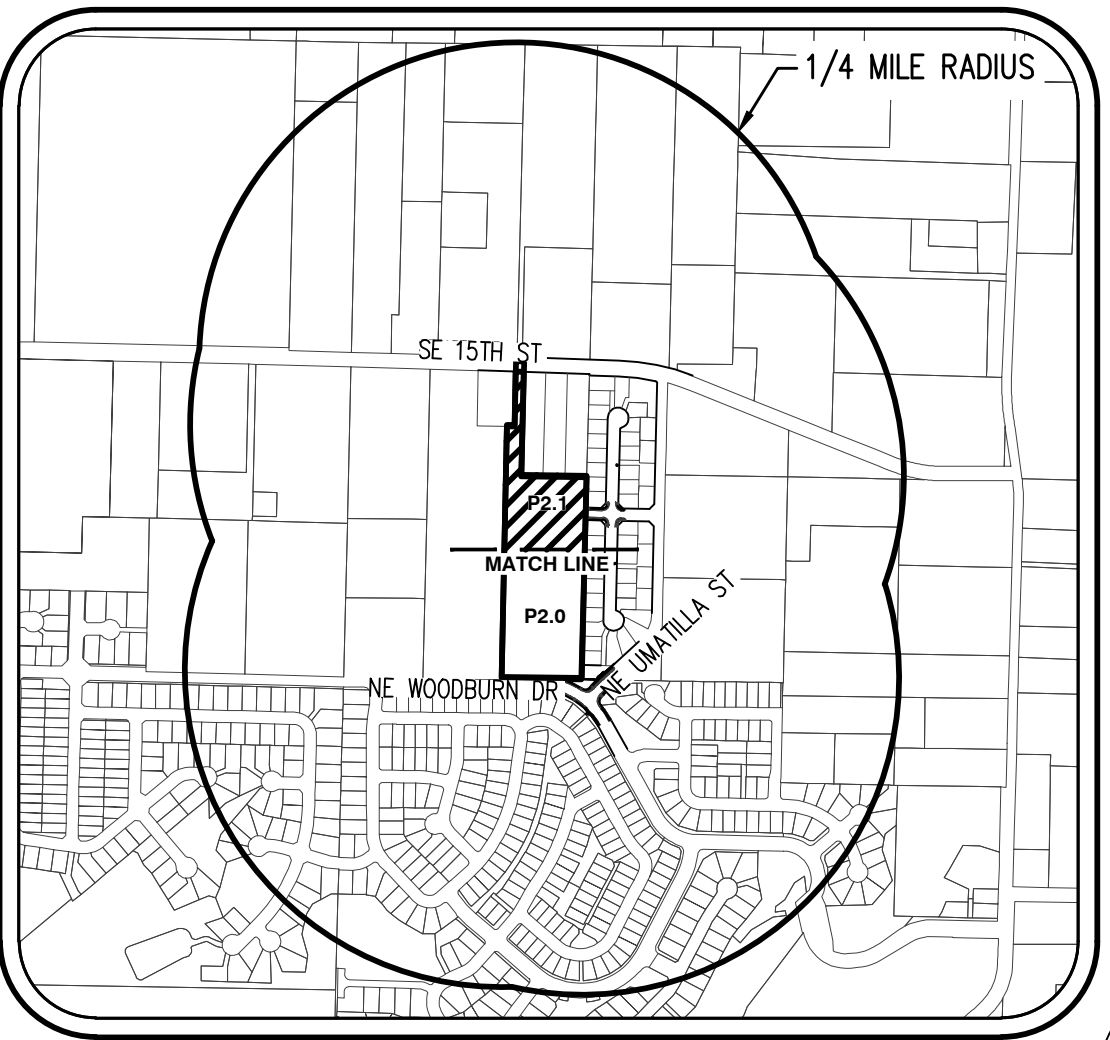
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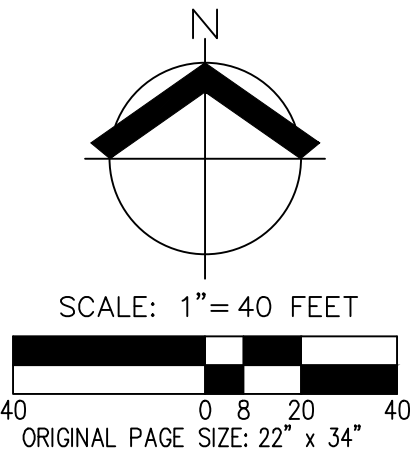
VICINITY MAP

N.T.S.

LEGEND

- EXISTING GROUND CONTOUR (1 FT) ——— 249 ———
EXISTING GROUND CONTOUR (5 FT) ——— 250 ———

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11415	DECIDUOUS	13
11435	DECIDUOUS	14
11436	DECIDUOUS	6
11471	DECIDUOUS	17
11481	DECIDUOUS	6, 6
11495	CONIFEROUS	9, 12
11496	CONIFEROUS	15
11499	CONIFEROUS	12
11927	DECIDUOUS	6, 6
11928	CONIFEROUS	16
11929	CONIFEROUS	17
11930	DECIDUOUS	18

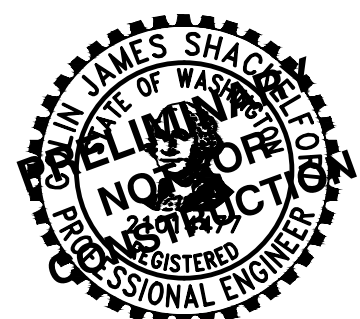


SEE SHEET P2.0

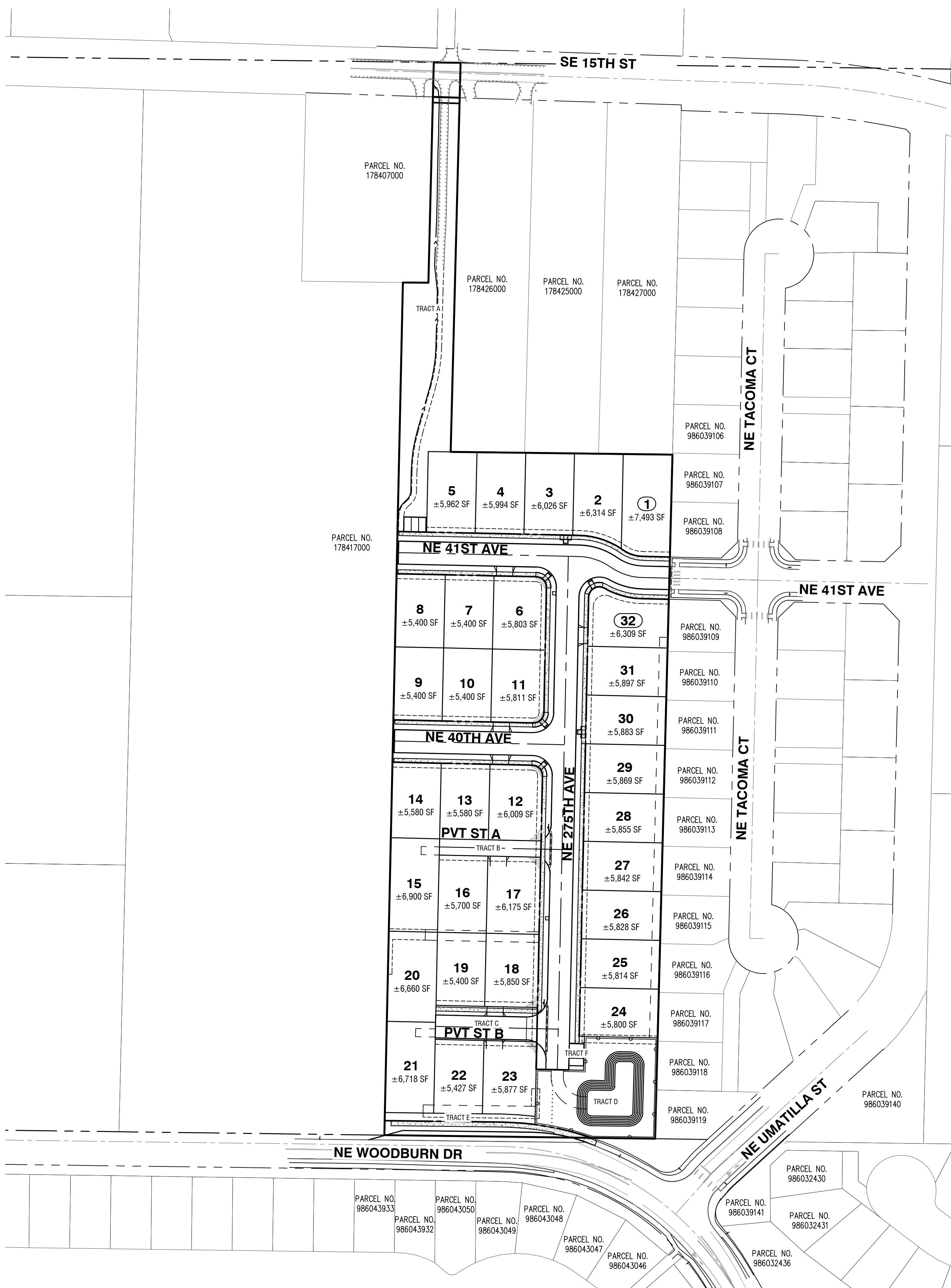
EXISTING CONDITIONS
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER: 12533
DATE: 3/13/2026
DESIGNED BY: JTG
DRAWN BY: JLV
CHECKED BY: CJS



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9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
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PROPERTY DESCRIPTION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO. 178413-000.

PROPERTY LOCATION

27429 SE 15TH ST, CAMAS, WA 98607

EXISTING LAND USE

EXISTING SINGLE FAMILY RESIDENCE, ZONED SINGLE FAMILY RESIDENTIAL (R-6)

PROJECT PURPOSE

SUBDIVISION INCLUDING 32 SINGLE-FAMILY RESIDENTIAL LOTS AND ASSOCIATED SITE IMPROVEMENTS.

SITE AREA

SITE AREA: ±6.98 AC (±303,955 SF)

VERTICAL DATUM

ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK "LACAMAS-16", LOCATED AT THE NW QUADRANT OF THE INTERSECTION OF 23RD AVENUE AND EVERETT. ELEVATION = 213.07 FEET (NGVD29-47)

RESIDENTIAL PARKING STATISTICS

REQUIRED PARKING:	6 SPACES (32 LOTS/5 LOTS/SPACE)
TRACT A:	3 SPACES
TRACT F:	3 SPACES
TOTAL PROPOSED:	6 SPACES

PROPOSED LAND USE NOTES:

- TOTAL SITE AREA IS ±6.98 ACRES (±303,955 SQUARE FEET).
- NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- NO EXISTING STRUCTURES ARE PROPOSED TO REMAIN ON SITE.
- PEDESTRIAN FACILITIES ARE SHOWN ON THE PLANS. NO TRANSIT FACILITIES ARE PROPOSED.
- NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- NE 41ST AVENUE, NE 40TH AVENUE, AND NE 275TH AVENUE ARE PUBLIC WITH ASPHALT SURFACING. PRIVATE STREETS IN TRACT B AND C ARE PRIVATE WITH ASPHALT SURFACING. STREET CROSS SECTIONS ARE SHOWN ON SHEET P7.1.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NE TACOMA COURT, NE UMATILLA STREET, NE WOODBURN DRIVE, SE 15TH STREET, AND NE 41ST AVENUE ARE PUBLIC WITH ASPHALT SURFACING.
- ALL CORNER LOT DRIVEWAYS ARE SHOWN ON THE PLAN. ALL OTHER DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON THE PLANS.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- SEE SHEETS P10.0 TO P10.1 FOR LANDSCAPE PLANS.
- OFF-STREET PARKING IS SHOWN ON PLANS.
- FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING. SEE SHEETS P6.0 TO P6.1 FOR APPROXIMATE WALL LOCATIONS.
- ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
- ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY THE CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM EXISTING LINES WITHIN NE WOODBURN DRIVE AND NE 41ST AVENUE.
- TRACT D TO BE COVERED IN ITS ENTIRETY BY A BLANKET SANITARY, WATER, AND STORMWATER EASEMENT & ACCESS TO THE CITY OF CAMAS.

TRACT	PURPOSE	AREA	OWNER
TRACT A	OPEN SPACE	24,046 SF	HOA
TRACT B	PRIVATE STREET	2,500 SF	HOA
TRACT C	PRIVATE STREET	5,250 SF	HOA
TRACT D	STORMWATER FACILITY	15,422 SF	HOA
TRACT E	OPEN SPACE	1,851 SF	HOA
TRACT F	OFF-STREET PARKING	668 SF	HOA
TOTAL		49,737 SF	

SITE STATISTICS

GROSS AREA:	303,955 SF (6.98 AC)
OPEN SPACE:	25,897 SF (0.60 AC)
NET AREA:	276,650 SF (6.35 AC)
EXISTING ROW:	1408 SF (0.03 AC)
TOTAL ROW DEDICATION:	62,826 SF (1.44 AC)
PROPOSED AVERAGE LOT AREA:	5,937 SF

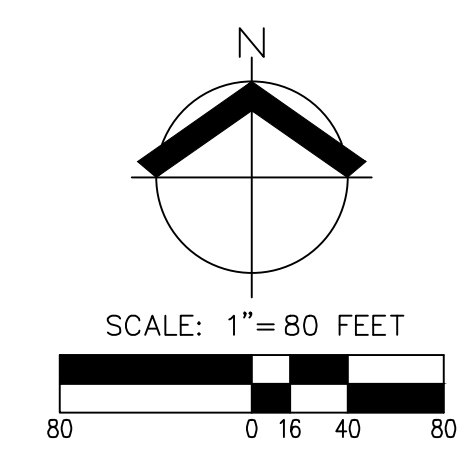
DENSITY CALCULATION

MIN DENSITY:	NOT APPLICABLE
MAX DENSITY (6.38 AC X 7.2 DU):	46 (45.94) UNITS
TOTAL PROPOSED:	32 UNITS

DEVELOPMENT STANDARDS (R-6)*

MINIMUM LOT SIZE	4,800 SF
MAXIMUM LOT SIZE	9,000 SF
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT DEPTH	80 FEET
MAXIMUM BUILDING LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD SETBACK	20 FEET
MINIMUM SIDE YARD	5 FEET
MINIMUM STREET SIDE YARD/CORNER LOT REAR	10 FEET
MINIMUM REAR YARD	25 FEET

*GARAGE SETBACK IS FIVE FEET BEHIND THE FRONT OF THE DWELLING

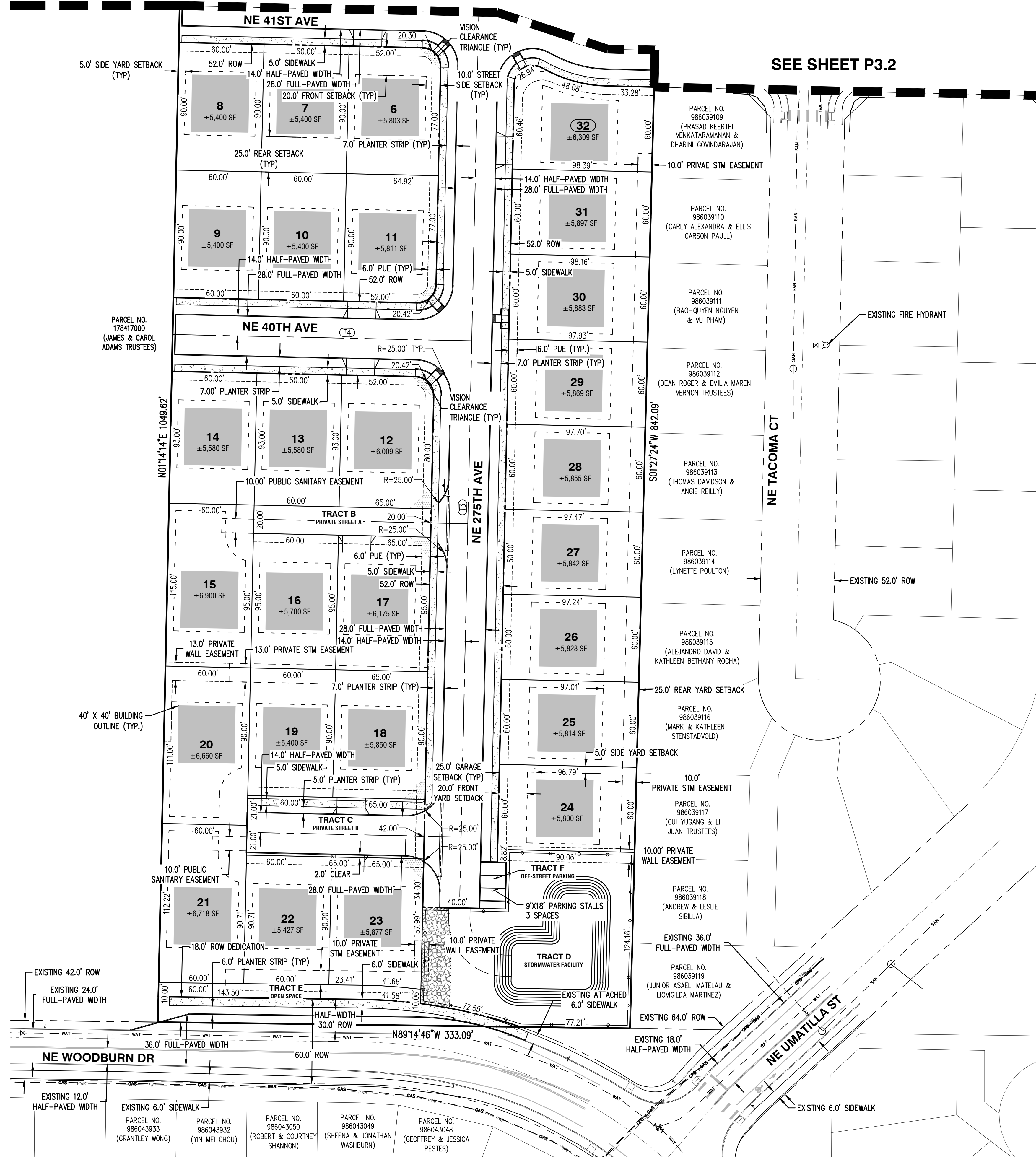


THE PURPOSE OF THIS
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THE PROPOSED LOT DIMENSIONS
AND AREAS FOR PLANNING
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SEE SHEET P3.2

SEE SHEET P3.2



PROPOSED LAND USE NOTES:

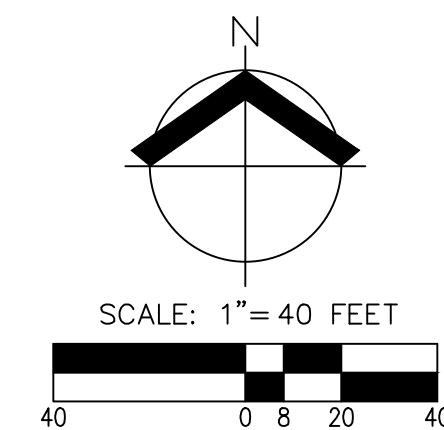
1. TOTAL SITE AREA IS ± 6.98 ACRES ($\pm 303,955$ SQUARE FEET).
2. NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
3. NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
4. NO EXISTING STRUCTURES ARE PROPOSED TO REMAIN ON SITE.
5. PEDESTRIAN FACILITIES ARE SHOWN ON THE PLANS. NO TRANSIT FACILITIES ARE PROPOSED.
6. NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
7. NE 41ST AVENUE, NE 40TH AVENUE, AND NE 275TH AVENUE ARE PUBLIC WITH ASPHALT SURFACING. PRIVATE STREETS IN TRACT B AND C ARE PRIVATE WITH ASPHALT SURFACING. STREET CROSS SECTIONS ARE SHOWN ON SHEET P7.1.
8. NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
9. NE UMATILLA STREET, NE WOODBURN DRIVE, SE 15TH STREET, AND NE 41ST AVENUE ARE PUBLIC WITH ASPHALT SURFACING.
10. ALL CORNER LOT DRIVEWAYS ARE SHOWN ON THE PLAN. ALL OTHER DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.
11. SIGHT DISTANCE TRIANGLES ARE SHOWN ON THE PLANS.
12. ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
13. SEE SHEETS P10.0 TO P10.1 FOR LANDSCAPE PLANS.
14. OFF-STREET PARKING IS SHOWN ON PLANS.
15. FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING. SEE SHEETS P6.0 TO P6.1 FOR APPROXIMATE WALL LOCATIONS.
16. ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
17. ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY THE CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM EXISTING LINES WITHIN NE WOODBURN DRIVE AND NE 41ST AVENUE.
18. TRACT D TO BE COVERED IN ITS ENTIRETY BY A BLANKET SANITARY, WATER, AND STORMWATER EASEMENT & ACCESS TO THE CITY OF CAMAS.

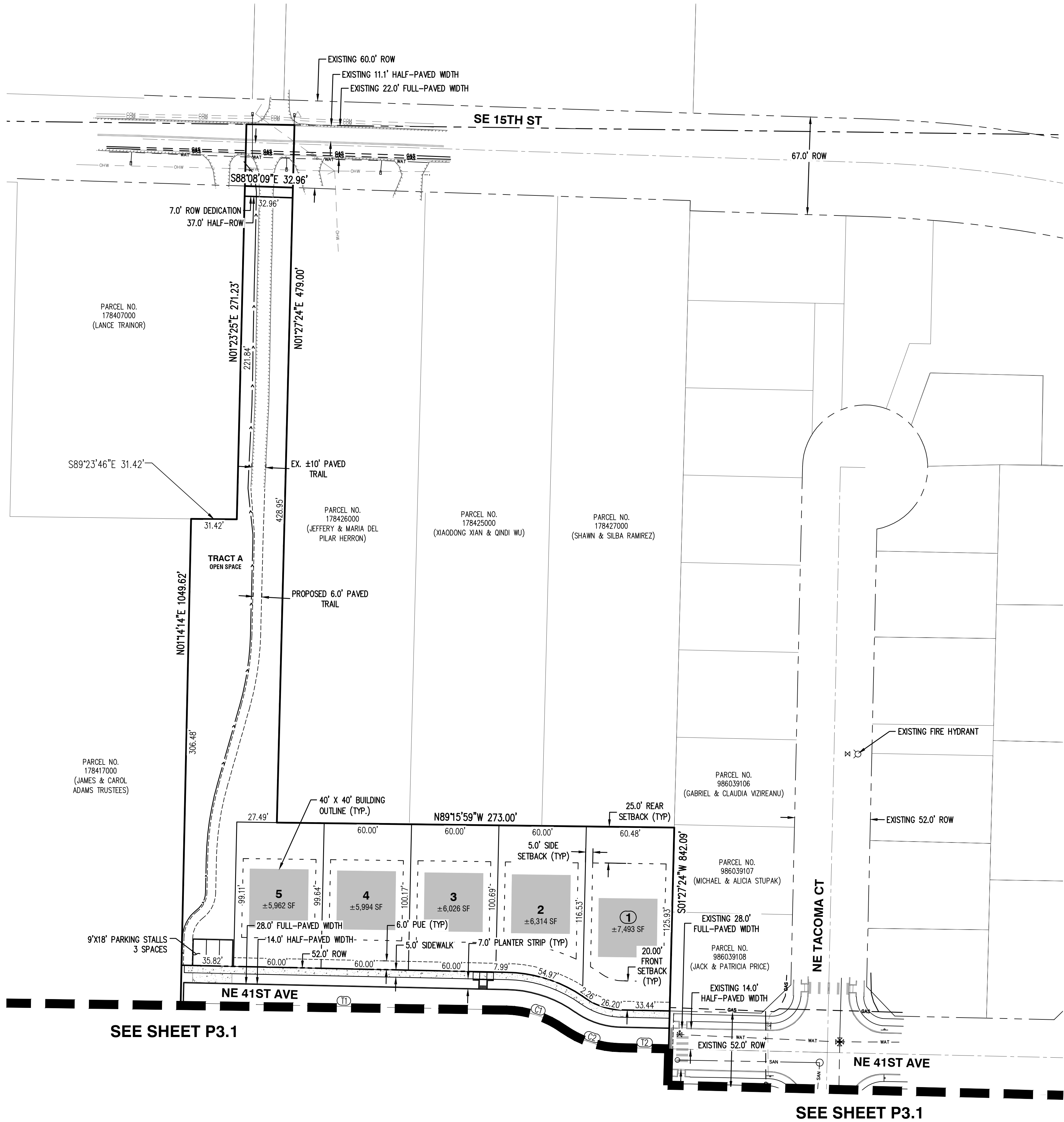
CENTERLINE TANGENT TABLE		
LINE	LENGTH	DIRECTION
T1	223.81	S88° 45' 46"E
T2	33.36	S88° 43' 01"E
T3	632.00	N01° 14' 14"E
T4	211.00	S88° 45' 46"E

CENTERLINE CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	70.00'	34°09'28"	41.73'	S71°41'02"E 41.12'
C2	70.00'	34°06'43"	41.68'	S71°39'39"E 41.06'

PARCEL AREA TABLE			
PARCEL	AREA (SF)	PURPOSE	OWNER
TRACT A	24,046	Open Space	HOA
TRACT B	2,500	Private Street	HOA
TRACT C	5,250	Private Street	HOA
TRACT D	15,422	Stormwater Facility	HOA
TRACT E	1,851	Open Space	HOA
TRACT F	668	Off-Street Parking	HOA

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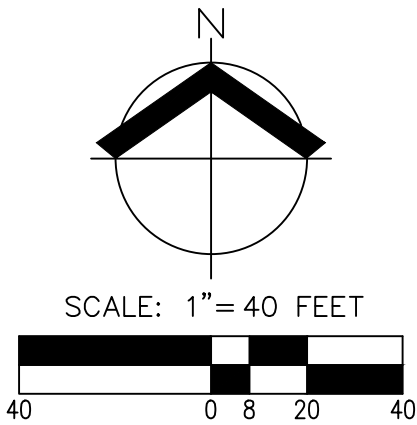
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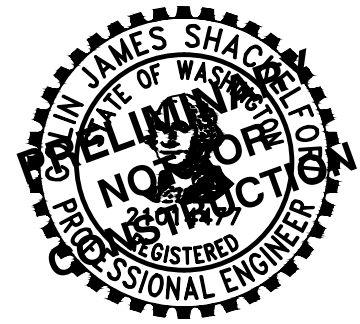
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PRELIMINARY PLAT
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

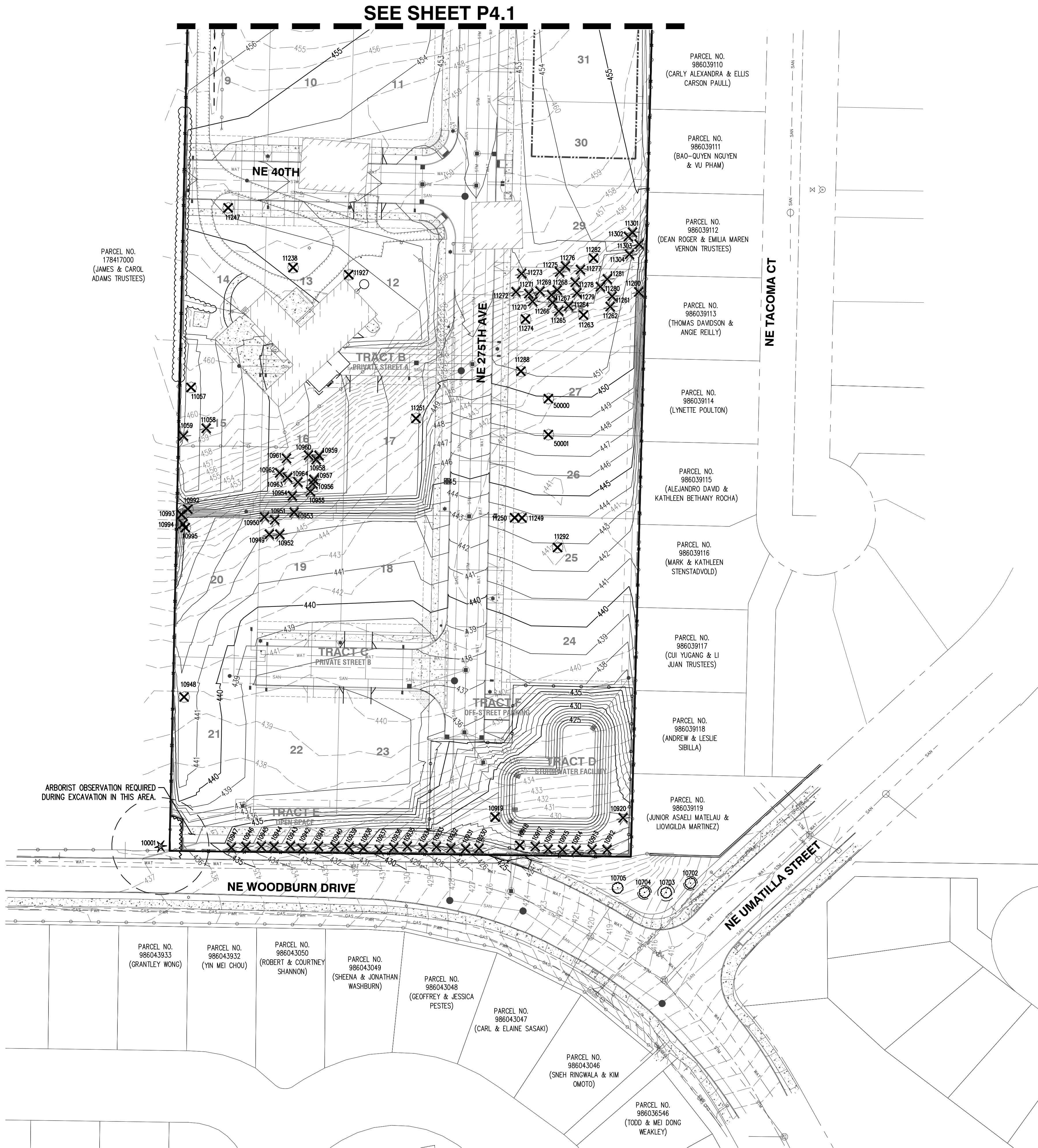


PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER: 12533
DATE: 3/13/2026
DESIGNED BY: JTG
DRAWN BY: JLV
CHECKED BY: CJS

P4.0



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/CONSTRUCTION FENCE (TREE PROTECTION AREA)
SEDIMENT FENCE — x — x —
STRAW WATTLE (TO BE USED IN LIEU OF SEDIMENT FENCE WITHIN ROOT ZONES OF TREES TO BE PRESERVED) — xxx — xxx —
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)

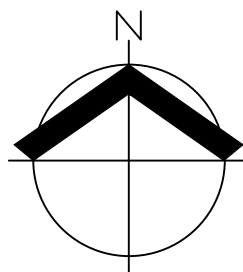
GENERAL NOTES

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- SEE SHEET 4.2 FOR TREE INVENTORY.
- SEE SHEET 4.1 FOR TREE PROTECTION NOTES.
- SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE COMPACTED SOILS AROUND TREE BASE AND ENCOURAGE TREE HEALTH.
- THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE CONSTRUCTION MATERIALS OR METHODS DURING CONSTRUCTION TO PROTECT AND AVOID REMOVAL OF SOME ROOT SYSTEMS.
- VARIOUS TREES EXHIBIT FORMS OF HEALTH CONCERNS OR STRUCTURAL DEFECTS, AS NOTED IN THE TREE TABLE (SHEET 4.2), THAT CURRENTLY PRESENT MINIMAL CONCERNS; HOWEVER, IT IS RECOMMENDED TO MONITOR THESE TREES OVER TIME AS ADDITIONAL MITIGATION OPTIONS MAY BE WARRANTED IF THE HEALTH AND/OR STRUCTURAL CONDITIONS WORSEN. WE RECOMMEND USING A CERTIFIED ARBORIST FOR FUTURE MONITORING.

TREE PLAN

SITE AREA: 6.98 AC
SITE AREA EXCLUDING OPEN SPACE: 6.35 AC
TOTAL TREE UNITS REQUIRED (6.35AC X 20): 127
EXISTING TREES RETAINED/(TREE UNITS): 3/(11)
PROPOSED SITE TREES/(TREE UNITS): 116/(116)
TOTAL TREE UNITS: 127
(RETAINED AND PROPOSED)

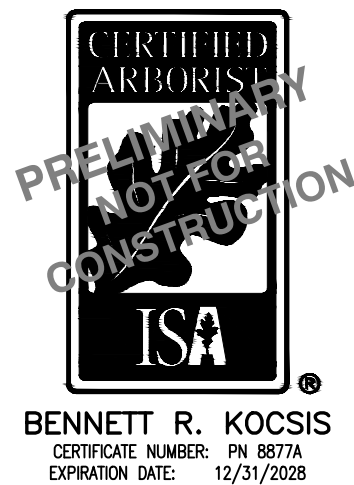
NOTE: SEE LANDSCAPING PLAN (P10.0-10.1) FOR PROPOSED TREE PLANTING PLAN



SCALE: 1"= 40 FEET
ORIGINAL PAGE SIZE: 22" x 34"



BENNETT R. KOCSIS
CERTIFICATE NUMBER: PN 0877A
EXPIRATION DATE: 12/31/2028



BENNETT R. KOCSIS
CERTIFICATE NUMBER: 191 8672A
EXPIRATION DATE: 12/31/2028

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. FENCES SHALL BE CONSTRUCTED PER THE DETAIL ON THIS SHEET.
- 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. ROOTS ONE (1) INCH DIAMETER OR GREATER SHALL BE CLEANLY CUT WITH A SAW OR PRUNERS.
- C.E. MAY BE REQUIRED TO HAVE CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY. MAY BE REQUIRED TO MAINTAIN TREES THROUGHOUT THE CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.
- 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. THE PROJECT ARBORIST MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
- 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. THE PROJECT ARBORIST MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
- D.D. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED. THE PROJECT ARBORIST MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PROJECT ARBORIST DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREE'S SURVIVAL.
- D.E. TREE AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL EROSION, SHRUBS, GROUND COVER, AND STUMPS SHALL BE MAINTAINED ON THE INDIVIDUAL LOTS, WHERE FEASIBLE. WHERE NOT FEASIBLE, APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED PURSUANT TO CMC CHAPTER 14.06.
- 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. WHEN THERE IS RESISTANCE, THE MAN WITH THE SHOVEL HAND DIGS AROUND THE ROOTS AND PRUNES THE ROOTS LARGER THAN 1 INCH DIAMETER.
- 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. CITY OFFICIAL 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. EACH SUCH CREW SHALL INCLUDE AN INDIVIDUAL WHO SHALL BE DESIGNATED AS THE CREW SUPERVISOR AND WHO SHALL BE RESPONSIBLE FOR THE CREW'S ACTIVITIES AND WHO SHALL RECEIVE INSTRUCTION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE AND DIRECT THE CREW TO ACCOMPLISH SUCH 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. ALL PRUNING AND TRIMMING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF ANSI A 300 "STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE".
- J.C. THE CONTRACTOR SHALL BE REQUIRED TO CUT TREES TO A HEIGHT OF APPROXIMATELY 12". THE STUMPS AND ROOTS SHALL BE GROUND DOWN A MINIMUM OF TWELVE (12) INCHES BELOW NORMAL GROUND LEVEL.
- J.D. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST GOVERNMENTAL SAFETY REGULATIONS. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ANSI Z133.1 "PRUNING, TRIMMING, REPAIRING, MAINTAINING AND REMOVING TREES AND CUTTING BRUSH-SAFETY REQUIREMENTS" WITH SPECIAL EMPHASIS GIVEN TO THE REQUIREMENT THAT ONLY QUALIFIED LINE-CLEARANCE TREE TRIMMERS BE ASSIGNED TO WORK WHERE A POTENTIAL ELECTRICAL HAZARD EXISTS.
- 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. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE OPERATING CONDITION OF ALL ACTIVE UTILITIES WITHIN THE AREA OF CONSTRUCTION AND THEY SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES.
- 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. SUCH TREES SHALL INCLUDE THOSE THAT ARE OVER MATURE, DISEASED, OR SHOWING SIGNS OF DECAY OR OTHER STRUCTURAL WEAKNESS.
- 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, TO THE OWNER'S SATISFACTION, AND ALL COSTS PAID BY THE CONTRACTOR.
- 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. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING IT ACROSS THE GROUND.
- 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. THE ROADBED MATERIAL SHALL BE REPLISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH.
- 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. ALL WORK TO BE DONE IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. REMOVE ANY LIMBS OF DOUBTFUL STRENGTH THAT COULD BE DANGEROUS TO PERSONS AND PROPERTY.

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/CONSTRUCTION FENCE (TREE PROTECTION AREA)		
SEDIMENT FENCE		
STRAW WATTLE (TO BE USED IN LIEU OF SEDIMENT FENCE WITHIN ROOT ZONES OF TREES TO BE PRESERVED)		
ASSUMED TREE ROOT ZONE (1-1 FT RADIUS PER 1-IN OF DBH)		

GENERAL NOTES

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- SEE SHEET 4.2 FOR TREE INVENTORY.
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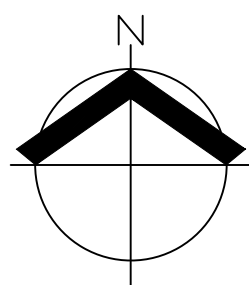
TREE PLAN

SITE AREA:	6.98 AC
SITE AREA EXCLUDING OPEN SPACE:	6.35 AC
TOTAL TREE UNITS REQUIRED (6.35AC X 20):	127
EXISTING TREES RETAINED/(TREE UNITS):	3/(11)
PROPOSED SITE TREES/(TREE UNITS):	116/(116)
TOTAL TREE UNITS:	127
(RETAINED AND PROPOSED)	

NOTE: SEE LANDSCAPING PLAN (P10.0-10.1) FOR PROPOSED TREE PLANTING PLAN

NE TACOMA CT

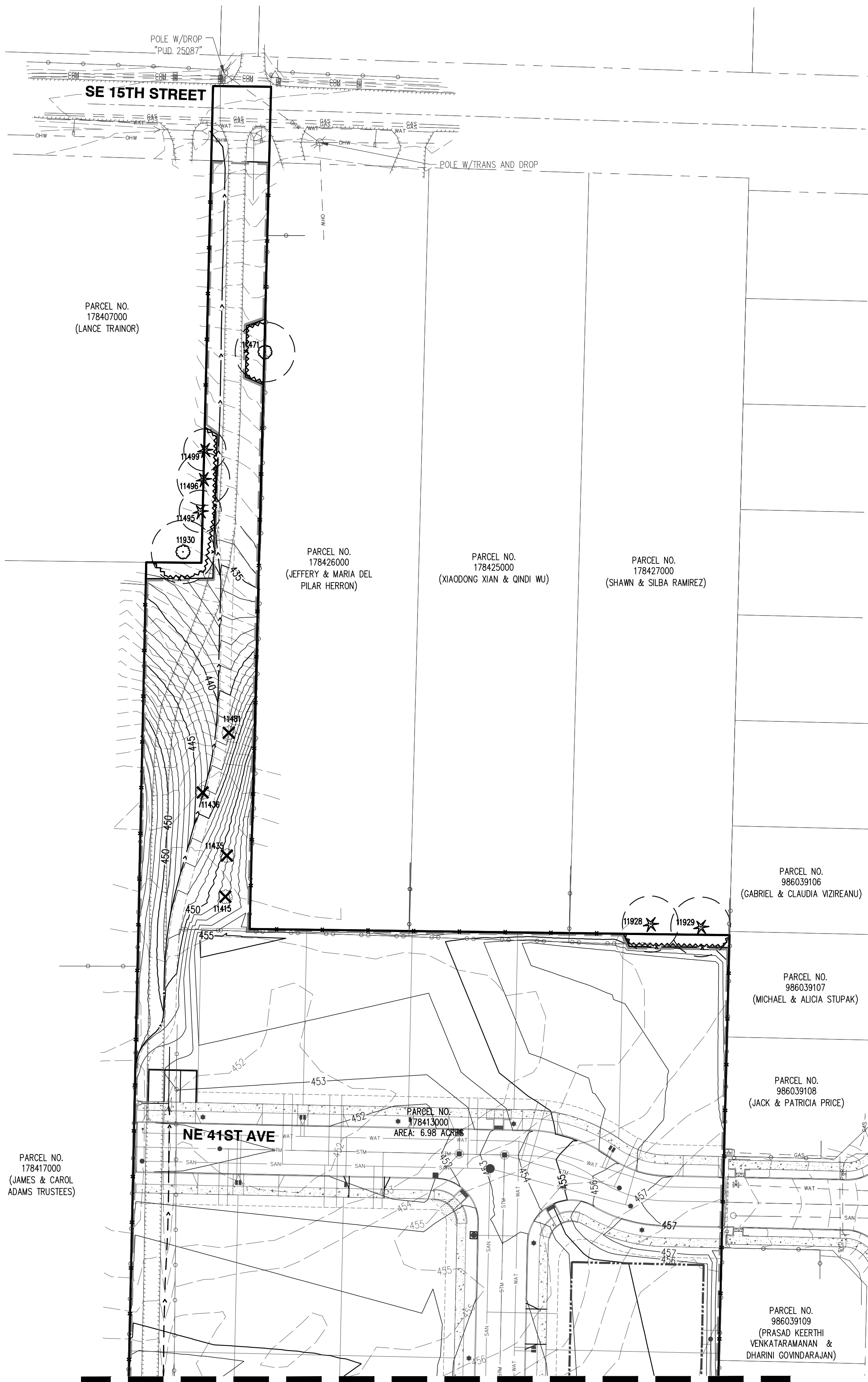
NE 41ST AVENUE



SCALE: 1"= 40 FEET



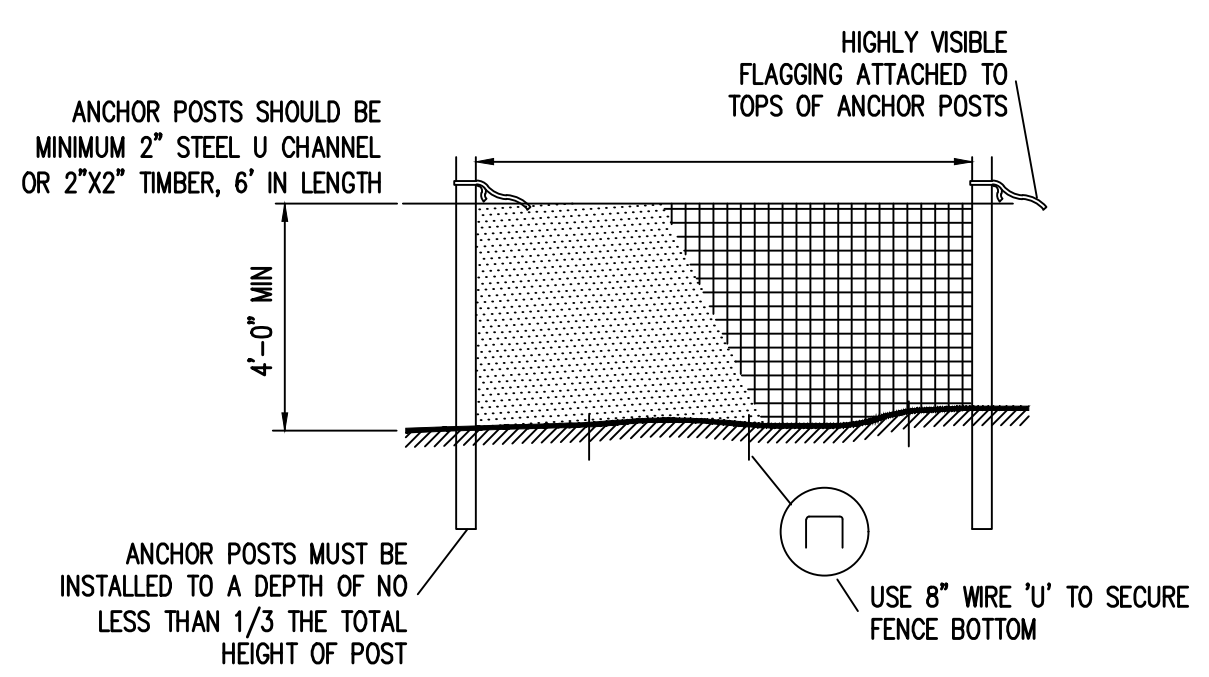
ORIGINAL PAGE SIZE: 22" x 34"



SEE SHEET P4.0

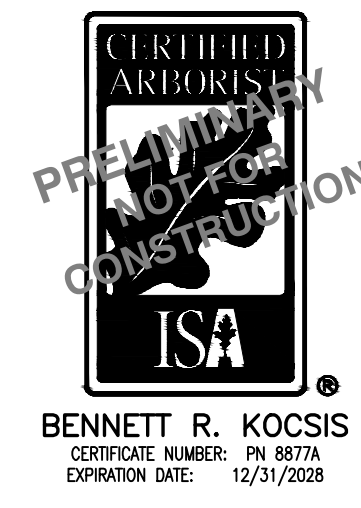
Detailed Tree Inventory for Uhacz Subdivision							
AKS Job No. 12533 - Evaluation Date: 2/11/2026 - Evaluated By: BRK							
Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
10001	35	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from behind a fence; Crooked bole; Some dieback; Low vigor	B	Preserve	0
10702	5	Cherry (Prunus spp.)	0	OFFSITE; Good condition	C	Preserve	0
10703	6	Cherry (Prunus spp.)	0	OFFSITE; Good condition	C	Preserve	0
10704	5	Cherry (Prunus spp.)	0	OFFSITE; Good condition	C	Preserve	0
10705	4	Cherry (Prunus spp.)	0	OFFSITE; Good condition	C	Preserve	0
10912	7, 9	Leyland Cypress (Cupressus × leylandii)	2	Codominant stems	B	Direct conflict with stormwater facility grading	0
10913	8, 12	Leyland Cypress (Cupressus × leylandii)	3	Codominant stems	B	Direct conflict with stormwater facility grading	0
10914	8, 8, 9, 9	Leyland Cypress (Cupressus × leylandii)	5	Codominant stems	B	Direct conflict with stormwater facility grading	0
10915	14	Leyland Cypress (Cupressus × leylandii)	3	Good condition	C	Direct conflict with stormwater facility grading	0
10916	12	Leyland Cypress (Cupressus × leylandii)	2	Good condition	C	Direct conflict with stormwater facility grading	0
10917	14	Leyland Cypress (Cupressus × leylandii)	3	Good condition	C	Direct conflict with stormwater facility grading	0
10918	9	Sweet Cherry (Prunus avium)	2	Codominant stems; Sparse canopy	B	Direct conflict with stormwater facility grading	0
10919	6, 6, 6, 6, 6	English Holly (Ilex aquifolium)	3	Codominant stems	B	Direct conflict with stormwater facility grading	0
10920	14	Douglas-fir (Pseudotsuga menziesii)	3	Good condition	C	Direct conflict with stormwater facility grading	0
10930	14	Leyland Cypress (Cupressus × leylandii)	3	Good condition	C	Direct conflict with R.O.W. improvements	0
10931	6, 6, 8	Leyland Cypress (Cupressus × leylandii)	2	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10932	6, 9, 10	Leyland Cypress (Cupressus × leylandii)	4	Good condition	C	Direct conflict with R.O.W. improvements	0
10933	6, 11	Leyland Cypress (Cupressus × leylandii)	3	Good condition	C	Direct conflict with R.O.W. improvements	0
10934	10	Leyland Cypress (Cupressus × leylandii)	2	Good condition	C	Direct conflict with R.O.W. improvements	0
10935	8, 10	Leyland Cypress (Cupressus × leylandii)	3	codominant stems	B	Direct conflict with R.O.W. improvements	0
10936	12	Leyland Cypress (Cupressus × leylandii)	2	Good condition	C	Direct conflict with R.O.W. improvements	0
10937	10	Leyland Cypress (Cupressus × leylandii)	2	Good condition	C	Direct conflict with R.O.W. improvements	0
10938	6, 6, 6, 7	Leyland Cypress (Cupressus × leylandii)	3	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10939	6, 8	Leyland Cypress (Cupressus × leylandii)	2	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10940	6, 6, 8	Leyland Cypress (Cupressus × leylandii)	2	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10941	6, 7, 14	Leyland Cypress (Cupressus × leylandii)	5	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10942	7, 9	Leyland Cypress (Cupressus × leylandii)	2	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10943	6, 8, 14	Leyland Cypress (Cupressus × leylandii)	5	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10944	10	Leyland Cypress (Cupressus × leylandii)	2	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10945	9, 9	Leyland Cypress (Cupressus × leylandii)	3	Codominant stems	B	Direct conflict with R.O.W. improvements	0
10946	6, 9	Leyland Cypress (Cupressus × leylandii)	2	Good condition	C	Direct conflict with R.O.W. improvements	0
10947	11	Leyland Cypress (Cupressus × leylandii)	2	Good condition	C	Direct conflict with R.O.W. improvements	0
10948	6, 6, 7	Willow (Salix spp.)	2	Dead and broken limbs	B	Within building setback	0
10949	33	Douglas-fir (Pseudotsuga menziesii)	13	Cavity; Epicormic sprouts; Asymmetrical canopy (W)	B	Direct conflict with site grading	0
10950	29	Douglas-fir (Pseudotsuga menziesii)	11	Some dieback; Asymmetrical canopy (W)	B	Direct conflict with site grading	0
10951	13	Douglas-fir (Pseudotsuga menziesii)	3	Suppressed	B	Direct conflict with site grading	0
10952	29	Douglas-fir (Pseudotsuga menziesii)	11	Slight lean (S); Asymmetrical canopy (S)	B	Direct conflict with site grading	0
10953	27	Douglas-fir (Pseudotsuga menziesii)	10	Dieback throughout canopy; Low vigor	B	Direct conflict with site grading	0
10954	28	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Direct conflict with site grading	0
10955	18	Douglas-fir (Pseudotsuga menziesii)	5	Sweep (S); Codominant top	B	Direct conflict with site grading	0
10956	8	Douglas-fir (Pseudotsuga menziesii)	2	Sweep (E)	B	Direct conflict with site grading	0
10957	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Direct conflict with site grading	0
10958	32	Douglas-fir (Pseudotsuga menziesii)	12	Good condition	C	Within building setback	0
10959	21	Douglas-fir (Pseudotsuga menziesii)	7	Good condition	C	Within building setback	0
10960	25	Douglas-fir (Pseudotsuga menziesii)	9	Good condition	C	Within building setback	0
10961	28	Douglas-fir (Pseudotsuga menziesii)	10	Good condition	C	Within building setback	0
10962	30	Douglas-fir (Pseudotsuga menziesii)	11	Good condition	C	Direct conflict with site grading	0
10963	14	Douglas-fir (Pseudotsuga menziesii)	3	Suppressed	B	Direct conflict with site grading	0
10964	14	Douglas-fir (Pseudotsuga menziesii)	3	Suppressed	B	Direct conflict with site grading	0
10992	6, 6	English Holly (Ilex aquifolium)	2	Codominant stems; Low vigor	B	Direct conflict with site grading	0
10993	6, 7	Willow (Salix spp.)	2	Lean (S); Dead branches; Codominant stems	B	Direct conflict with site grading	0
10994	7, 7, 8	Willow (Salix spp.)	3	Lean (S); Dead branches; Codominant stems	B	Direct conflict with site grading	0
10995	6, 6	Willow (Salix spp.)	2	Lean (S); Dead branches; Codominant stems	B	Direct conflict with site grading	0
11057	6, 8, 8	Cherry (Prunus spp.)	3	Dead branches; Codominant stems	B	Within building setback	0
11058	7	Douglas-fir (Pseudotsuga menziesii)	2	Good condition	C	Within building setback	0
11059	6	Arborvitae (Thuja occidentalis)	2	Good condition	C	Direct conflict with site grading	0
11238	10, 10	Apple (Malus domestica)	3	One codominant stem broken with decay; Cavities	B	Within building setback	0
11247	10, 14	European Mountain-ash (Sorbus aucuparia)	5	Some sapsucker bore holes; Good condition	C	Direct conflict with road construction	0
11249	6, 8	Oregon Ash (Fraxinus latifolia)	2	Good condition	C	Direct conflict with site grading	0
11250	19,17	Oregon Ash (Fraxinus latifolia)	9	Good condition	C	Direct conflict with site grading	0
11251	6, 10, 12	Sweet Cherry (Prunus avium)	5	Codominant base with included bark; Broken leader with decay	B	Within building setback	0
11260	20	Douglas-fir (Pseudotsuga menziesii)	6	Epicormic sprouting	B	Direct conflict with storm utilities	0
11261	21	Douglas-fir (Pseudotsuga menziesii)	7	Good condition	C	Within building setback	0
11262	22	Douglas-fir (Pseudotsuga menziesii)	7	Good condition	C	Within building setback	0
11263	8, 8, 10	Bigleaf Maple (Acer macrophyllum)	4	Stems growing from uprooted tree	A	Within building setback	0
11264	21	Douglas-fir (Pseudotsuga menziesii)	7	Good condition	C	Within building setback	0
11265	26	Douglas-fir (Pseudotsuga menziesii)	9	Good condition	C	Within building setback	0
11266	8	Douglas-fir (Pseudotsuga menziesii)	2	Suppressed	B	Within building setback	0
11267	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Within building setback	0
11268	16	Douglas-fir (Pseudotsuga menziesii)	4	Good condition	C	Within building setback	0
11269	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Within building setback	0
11270	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Direct conflict with site grading	0
11271	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Direct conflict with site grading	0
11272	38	Douglas-fir (Pseudotsuga menziesii)	15	Good condition	C	Direct conflict with site grading	0
11273	24, 24	Douglas-fir (Pseudotsuga menziesii)	13	Codominant base; Broken top on one stem; Low vigor	B	Direct conflict with site grading	0
11274	15	Oregon Ash (Fraxinus latifolia)	4	Lean (S); Broken leader	B	Direct conflict with site grading	0
11275	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Direct conflict with site grading	0
11276	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Direct conflict with site grading	0
11277	26	Douglas-fir (Pseudotsuga menziesii)	9	Good condition	C	Direct conflict with site grading	0
11278	10	Douglas-fir (Pseudotsuga menziesii)	2	Suppressed	B	Within building setback	0
11279	18	Douglas-fir (Pseudotsuga menziesii)	5	Good condition	C	Within building setback	0
11280	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Within building setback	0
11281	24	Douglas-fir (Pseudotsuga menziesii)	8	Good condition	C	Within building setback	0

Detailed Tree Inventory for Uhacz Subdivision							
AKS Job No. 12533 - Evaluation Date: 2/11/2026 - 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
11282	18	Bigleaf Maple (Acer macrophyllum)	5	Good condition	C	Within building setback	0
11288	6, 8	Cherry (Prunus spp.)	2	Good condition	C	Direct conflict with site grading	0
11292	10	Oregon Ash (Fraxinus latifolia)	2	Good condition	C	Within building setback	0
11301	40	Douglas-fir (Pseudotsuga menziesii)	16	Dieback; Epicormic sprouting; Sparse canopy	B	Direct conflict with site grading	0
11302	11	Douglas-fir (Pseudotsuga menziesii)	2	Suppressed	B	Direct conflict with site grading	0
11303	26	Douglas-fir (Pseudotsuga menziesii)	9	Dieback; Epicormic sprouting; Sparse canopy	B	Direct conflict with storm utilities	0
11304	11	Douglas-fir (Pseudotsuga menziesii)	2	Suppressed	B	Direct conflict with site grading	0
11415	13	English Walnut (Juglans regia)	3	Good condition	C	Direct conflict with path grading	0
11435	14	English Walnut (Juglans regia)	3	Good condition	C	Direct conflict with path grading	0
11436	6	Apple (Malus domestica)	2	Good condition	C	Direct conflict with path	0
11471	17	Bigleaf Maple (Acer macrophyllum)	5	LINE TREE; Sweep (W); Good condition	C	Preserve	5
11481	6, 6	English Hawthorn (Crataegus monogyna)	2	Codominant stems	B	Direct conflict with path grading	0
11495	9, 12	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Codominant base with included bark	B	Preserve	0
11496	15	Douglas-fir (Pseudotsuga menziesii)	4	LINE TREE; Good Condition	C	Preserve	4
11499	12	Douglas-fir (Pseudotsuga menziesii)	2	LINE TREE; Good Condition	C	Preserve	2
11927	6, 6	Flowering Dogwood (Cornus florida)	2	Lean (E)	B	Direct conflict with site grading	0
11928	16	White Spruce (Picea glauca)	0	OFFSITE; evaluated from behind a fence; Good condition	C	Preserve	0
11929	17	White Spruce (Picea glauca)	0	OFFSITE; evaluated from behind a fence; Good condition	C	Preserve	0
11930	18	Apple (Malus domestica)	0	OFFSITE; Broken leaders; Epicormic limbs; Decay	B	Preserve	0
50000	13,13	Oregon Ash (Fraxinus latifolia)	5	Codominant with included bark	B	Within building setback	0
50001	18,8	Oregon Ash (Fraxinus latifolia)	6	Good condition	C	Direct conflict with site grading	0
Total # of Existing Trees Inventoried = 104							
Net Site Area = 6.35							
Total # of Existing Onsite & Line Trees = 95				Total # of Existing Trees Removed = 92			
Total Onsite Existing Tree Units = 463				Total Existing Tree Units Removed = 452			
Total # of Onsite & Line Trees Retained = 3							
Total # of Tree Units Retained = 11							
Minimum Tree Units Required per City Code = 127							
(6.35 acres * 20 trees/acre)							
Minimum # Trees to Replant = 116							
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. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.							
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.							



PLASTIC MESH TREE PROTECTION FENCE
NOT TO SCALE

- TREE PROTECTION FENCE 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.



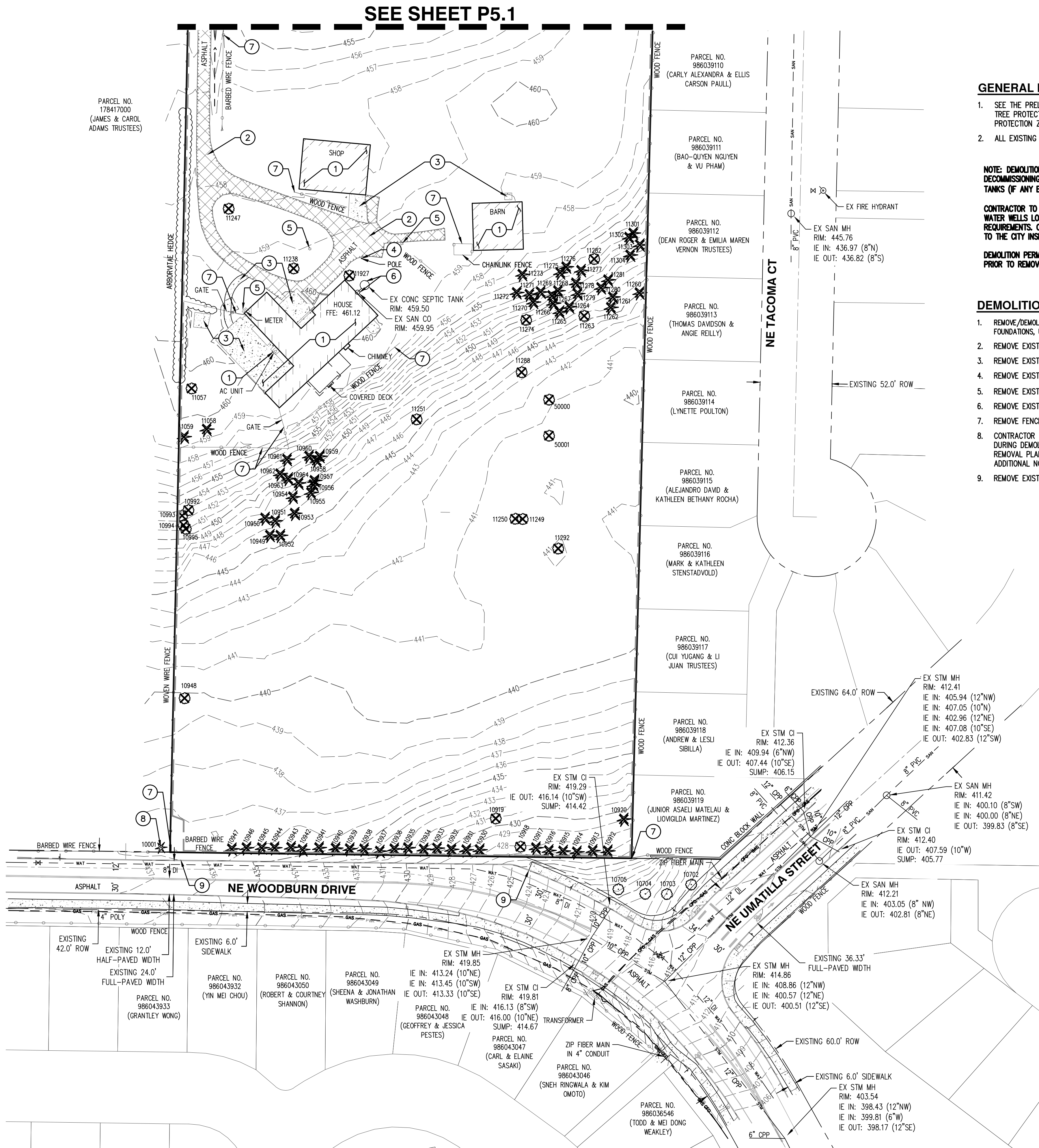


PRELIMINARY DEMOLITION PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

P5.0



GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P4.0-P4.2 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.

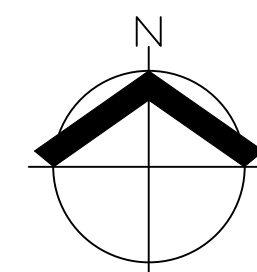
DEMOLITION PERMITS FROM THE CITY OF CAMAS BUILDING DEPARTMENT REQUIRED PRIOR TO REMOVING EXISTING STRUCTURES.

DEMOLITION KEYED NOTES

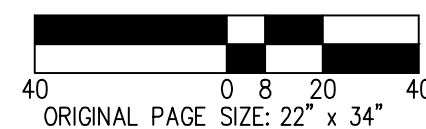
- REMOVE/DEMOLISH ALL EXISTING BUILDINGS AND ASSOCIATED FOUNDATIONS, UTILITIES, AND RELATED FEATURES
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING POLE
- REMOVE EXISTING POWER/UTILITY LIGHT POLE
- REMOVE EXISTING SEPTIC TANK AND CLEANOUT
- REMOVE FENCE
- CONTRACTOR TO PROTECT AND PRESERVE EXISTING TREES DURING DEMOLITION WORK. SEE TREE PRESERVATION AND REMOVAL PLANS AND DETAILS, SHEETS P4.0-P4.2 FOR ADDITIONAL NOTES AND DETAILS.
- REMOVE EXISTING CURB

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
GRADING LIMITS	---
DECIDUOUS TREES TO BE REMOVED	⊗
CONIFEROUS TREES TO BE REMOVED	✱
DECIDUOUS TREES TO REMAIN	⊙
CONIFEROUS TREES TO REMAIN	✱
EXISTING AC PAVEMENT TO BE DEMOLISHED	▨



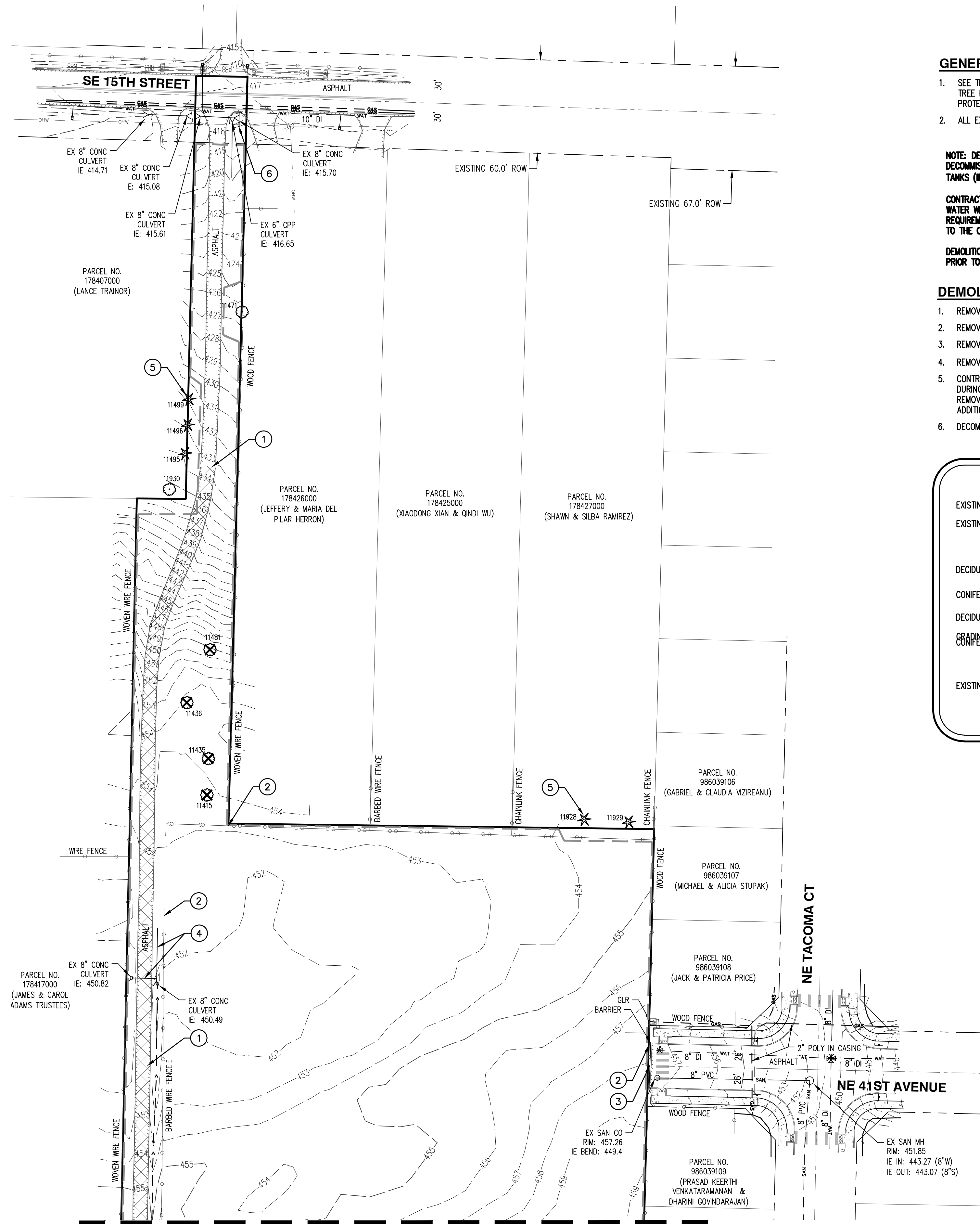
SCALE: 1"= 40 FEET



PRELIMINARY DEMOLITION PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS



GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P4.0-P4.2 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.

DEMOLITION KEYED NOTES

- REMOVE EXISTING ASPHALT
- REMOVE FENCE
- REMOVE EXISTING ROAD BARRIER
- REMOVE EXISTING 8" CONCRETE CULVERTS
- CONTRACTOR TO PROTECT AND PRESERVE EXISTING TREES DURING DEMOLITION WORK. SEE TREE PRESERVATION AND REMOVAL PLANS AND DETAILS, SHEETS P4.0-P4.2 FOR ADDITIONAL NOTES AND DETAILS.
- DECOMMISSION EXISTING WATER SERVICE

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
DECIDUOUS TREES TO BE REMOVED	⊗
CONIFEROUS TREES TO BE REMOVED	✱
DECIDUOUS TREES TO REMAIN	⊙
CONIFEROUS TREES TO REMAIN	✱
EXISTING AC PAVEMENT TO BE DEMOLISHED	[Hatched Box]



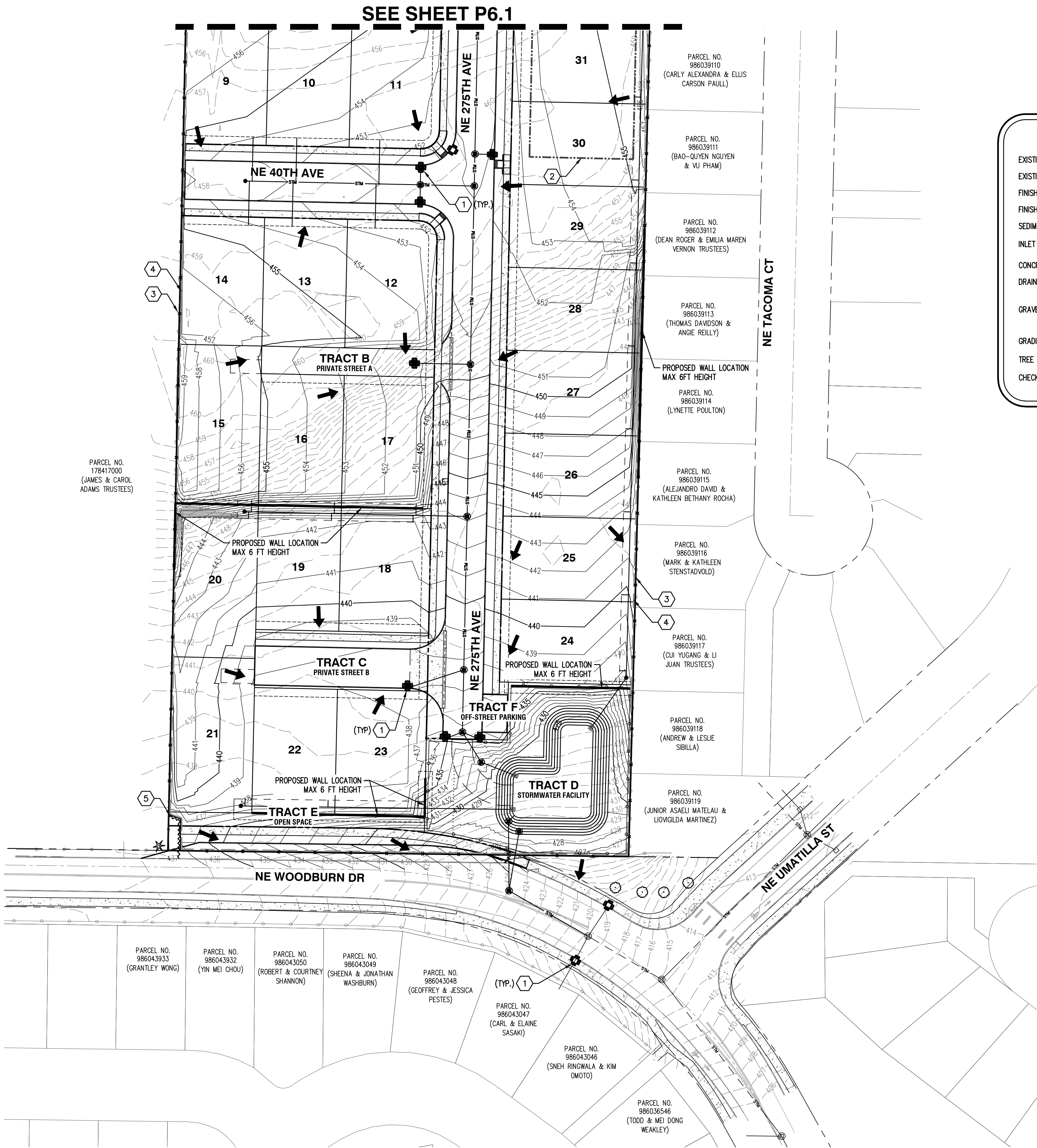
PRELIMINARY GRADING AND ESC PLAN

UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

P6.0



LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	x x
INLET PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL	
CONCRETE WASHOUT AREA	
DRAINAGE FLOW DIRECTION	
GRAVEL CONSTRUCTION ENTRANCE	
GRADING LIMITS	---
TREE PROTECTION/CONSTRUCTION FENCE	---
CHECK DAM BIOFILTER BAG	

GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P4.0-P4.2 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 CONSTRUCTION GRADING.
- ALL EXISTING ON-SITE WELLS AND SEPTIC FACILITIES TO BE DECOMMISSIONED.
- SEE DEMOLITION PLAN P5.0 FOR DEMOLITION AND REMOVAL OF ALL STRUCTURES.
- NO CONSTRUCTION VEHICLES TO ACCESS OFF SE 15TH STREET.

EROSION CONTROL KEYED NOTES

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

PRELIMINARY GRADING QUANTITIES

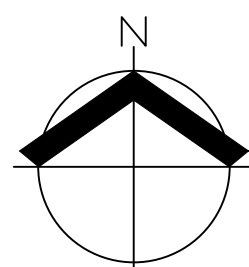
CUT: **23,000** C.Y. STRIPPINGS (ASSUME 10" DEPTH): **12,000** C.Y.
FILL: **10,000** C.Y.

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.

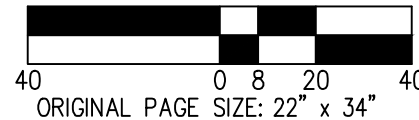
ASSUMPTIONS:
BASED ON 10" STRIPPINGS DEPTH OVER SITE
UTILITY TRENCHING NOT INCLUDED

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.



SCALE: 1"= 40 FEET





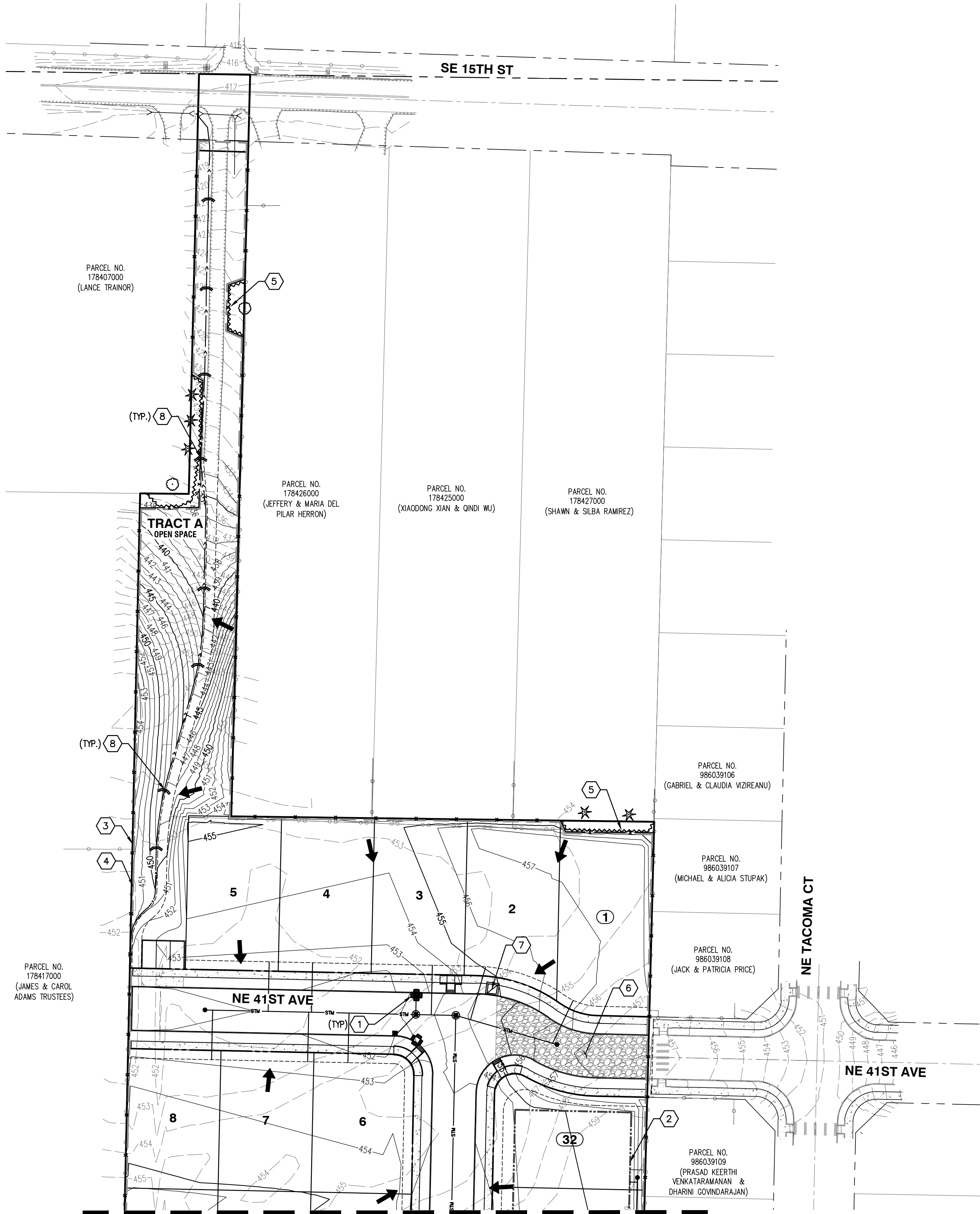
PRELIMINARY GRADING AND ESC PLAN

UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

P6.1



SEE SHEET P6.0

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	x x
INLET DRAIN PROTECTION (TYP) PER CATCH BASIN INSERT BAG DETAIL	
CONCRETE WASHOUT AREA	
DRAINAGE FLOW DIRECTION	
GRAVEL CONSTRUCTION ENTRANCE	
GRADING LIMITS	---
TREE PROTECTION/CONSTRUCTION FENCE	---
CHECK DAM BIOFILTER BAG	

GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P4.0-P4.2 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 CONSTRUCTION GRADING.
- ALL EXISTING ON-SITE SEPTIC FACILITIES TO BE DECOMMISSIONED.
- SEE DEMOLITION PLAN P5.0 FOR DEMOLITION AND REMOVAL OF ALL STRUCTURES.
- NO CONSTRUCTION VEHICLES TO ACCESS OFF SE 15TH STREET.

EROSION CONTROL KEYED NOTES #

- INSTALL INLET PROTECTION (TYP.).
- POTENTIAL STOCKPILE AREA.
- INSTALL SEDIMENT FENCE (TYP.).
- DISTURBED LIMITS (TYP.).
- INSTALL TREE PROTECTION FENCE (TYP.).
- CONSTRUCTION ENTRANCE.
- POTENTIAL CONCRETE WASHOUT LOCATION.
- INSTALL CHECK DAMS IN DITCH (TYP.).

PRELIMINARY GRADING QUANTITIES

CUT: **23,000** C.Y. STRIPPINGS (ASSUME 10" DEPTH): **12,000** C.Y.
FILL: **10,000** 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 10" STRIPPINGS DEPTH OVER SITE
UTILITY TRENCHING NOT INCLUDED

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

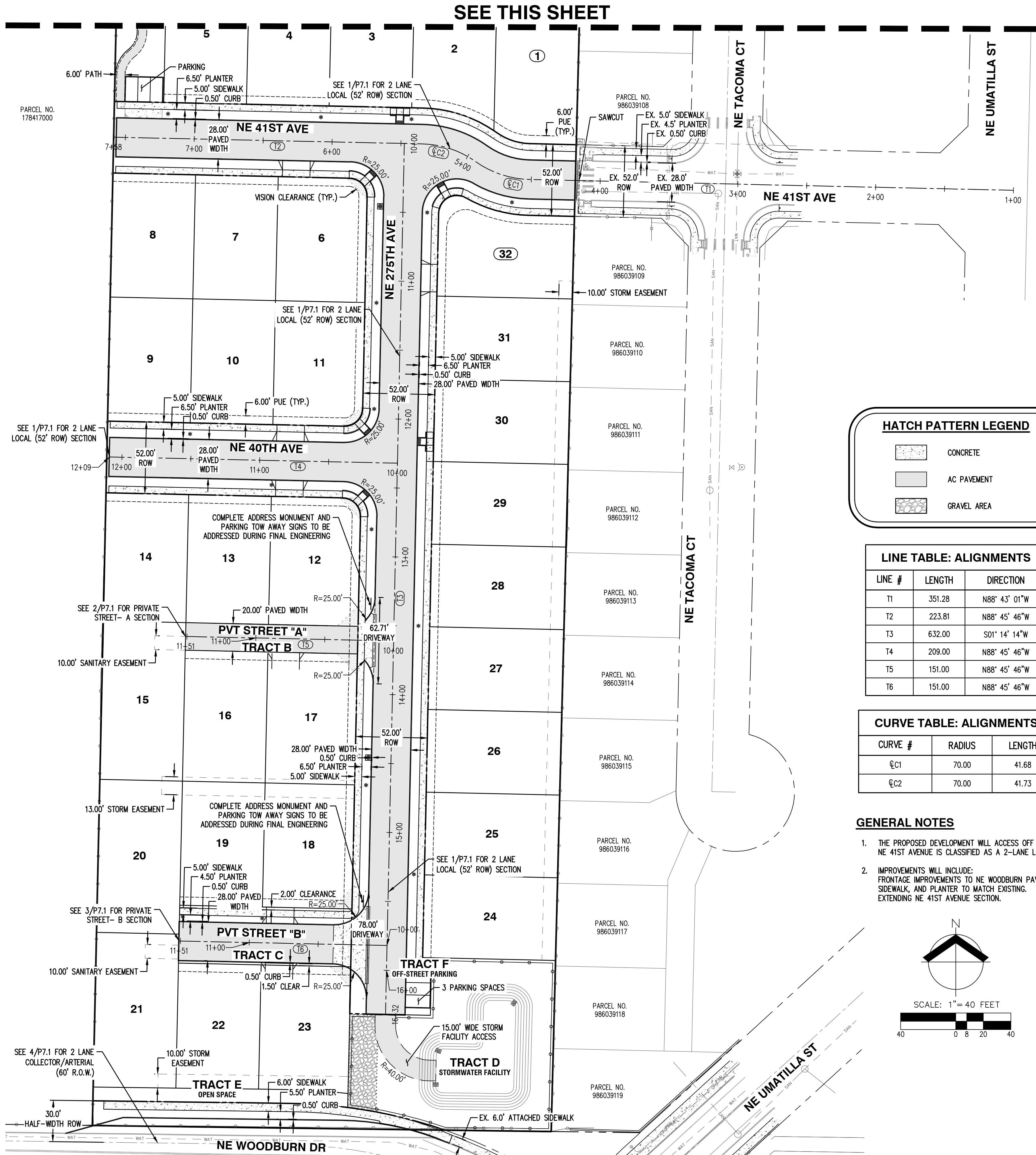
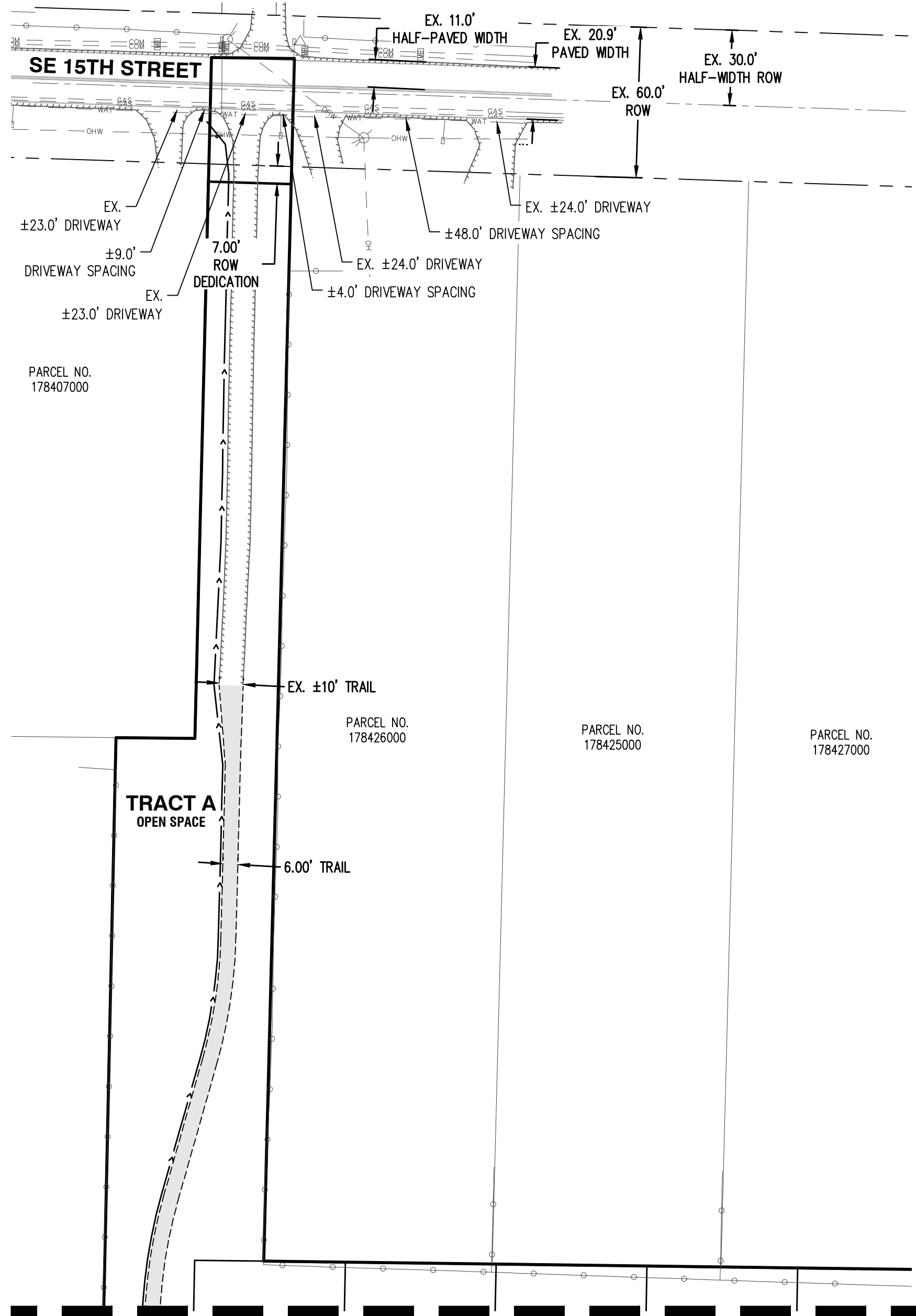
CUT AND FILL QUANTITIES SHOWN ARE BASED OFF OF GENERAL SITE GRADING ESTABLISHED FROM THE FINISHED STRIPPING GRADE TO THE FINISHED PROPOSED SUBGRADE. THESE VOLUMES ALSO INCLUDE APPROXIMATE OVER EXCAVATION FOR ROADWAY SUBGRADE. THESE VOLUMES DO NOT TAKE INTO ACCOUNT ANY UNKNOWN UNSUITABLE SOIL DEPOSITS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

PRELIMINARY STREET PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON

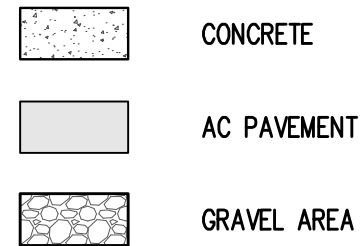


JOB NUMBER: 12533
DATE: 3/13/2026
DESIGNED BY: JTG
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CHECKED BY: CJS

P7.0



HATCH PATTERN LEGEND



LINE TABLE: ALIGNMENTS

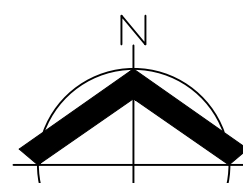
LINE #	LENGTH	DIRECTION
T1	351.28	N88° 43' 01"W
T2	223.81	N88° 45' 46"W
T3	632.00	S01° 14' 14"W
T4	209.00	N88° 45' 46"W
T5	151.00	N88° 45' 46"W
T6	151.00	N88° 45' 46"W

CURVE TABLE: ALIGNMENTS

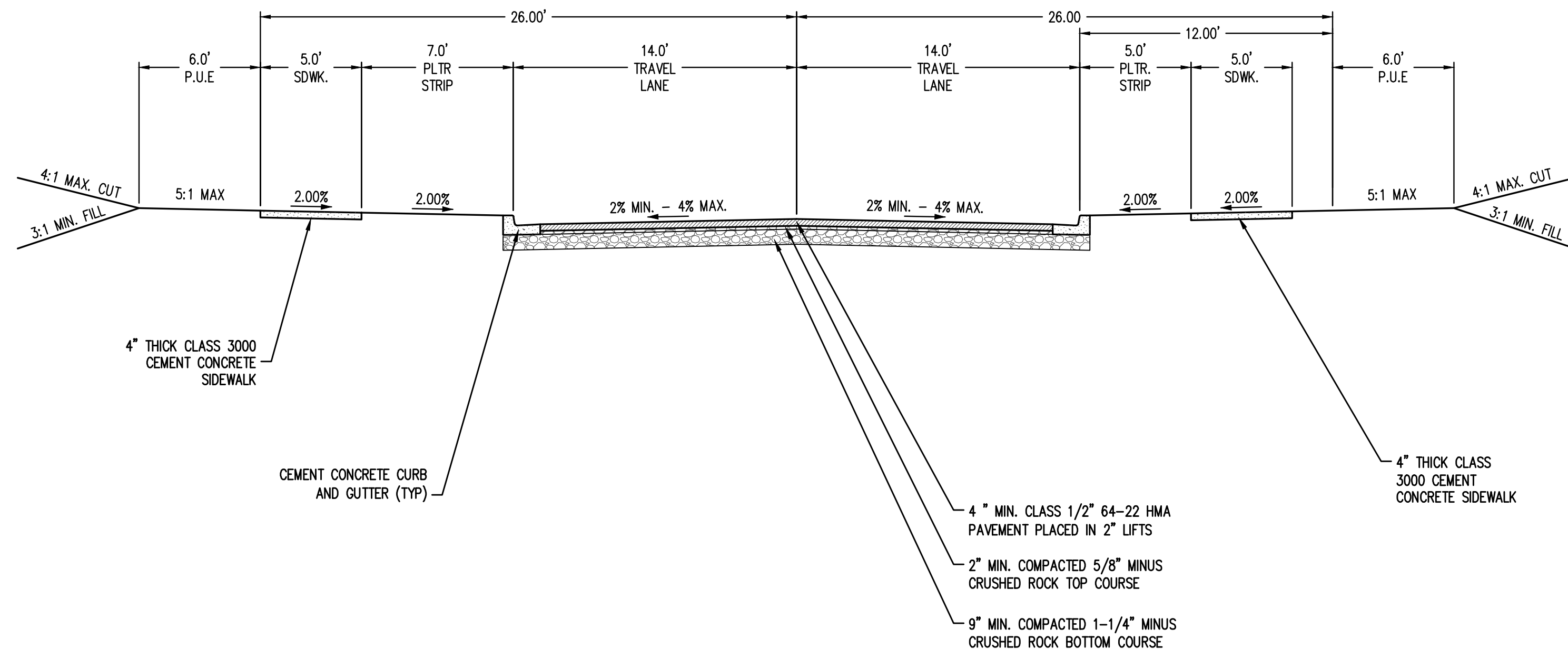
CURVE #	RADIUS	LENGTH
QC1	70.00	41.68
QC2	70.00	41.73

GENERAL NOTES

- THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE 41ST AVENUE. NE 41ST AVENUE IS CLASSIFIED AS A 2-LANE LOCAL STREET.
- IMPROVEMENTS WILL INCLUDE: FRONTAGE IMPROVEMENTS TO NE WOODBURN PAVED WIDTH, CURB, SIDEWALK, AND PLANTER TO MATCH EXISTING. EXTENDING NE 41ST AVENUE SECTION.



SCALE: 1" = 40 FEET
40 0 8 20 40

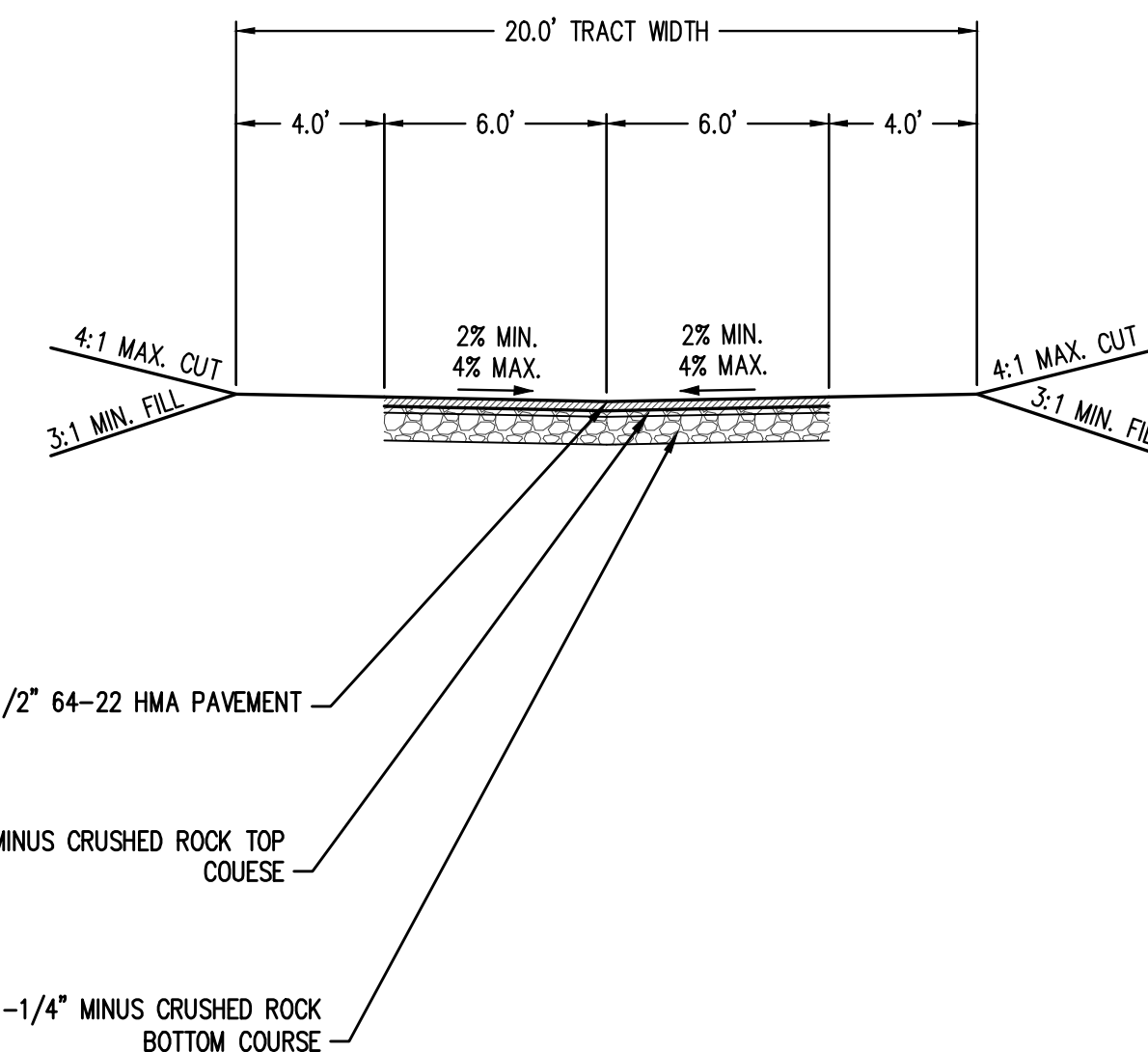


- NOTES:
1. STREET SECTION DEPTHS SHOWN ARE ABSOLUTE MINIMUMS.
 2. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 3. PARKING ONLY ALLOWED ON ONE SIDE OF THE STREET.

1 2 LANE LOCAL (52' R.O.W)

NE 41ST AVENUE: STA 4+15.10 – STA 7+56.50
NE 40TH AVENUE: STA 10+00.00 – STA 12+09.00
NE 275TH AVENUE: STA 10+00.00 – STA 16+32.00

Scale: 1" = 5'

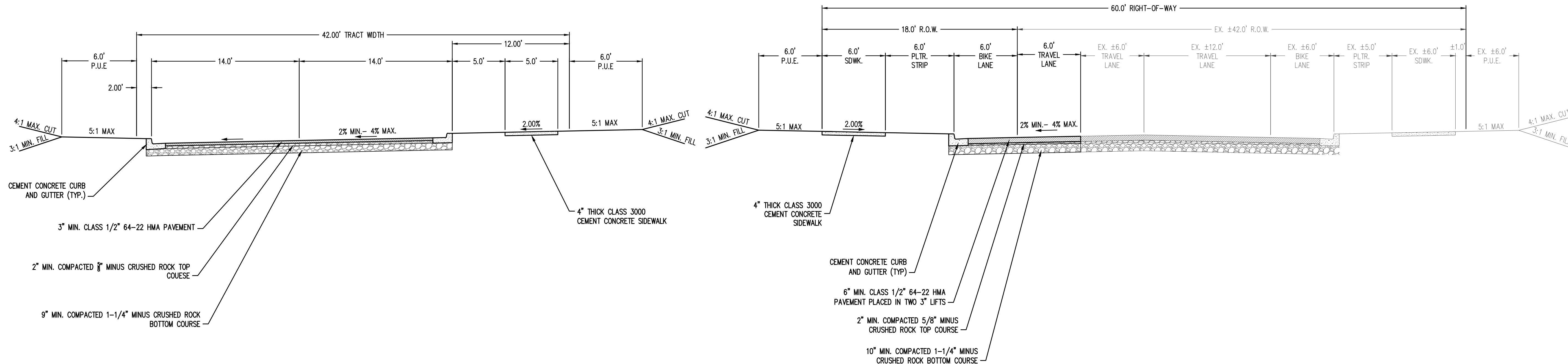


- NOTES:
1. STREET SECTION DEPTHS SHOWN ARE ABSOLUTE MINIMUMS.
 2. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 3. ACCESS TO FOUR OR LESS DWELLING UNITS.
 4. TRACT WIDTH AND PAVEMENT WIDTH MAY BE INCREASED FOR FIRE AND/OR GARBAGE/RECYCLING ACCOMMODATIONS WHEN THIS IS THE SOLE ACCESS TO ONE OR MORE LOTS.

② PRIVATE STREET - A

(INVERT SECTION)
TRACT B: STA 10+00.00 - STA 11+51.00

Scale: 1" = 5'



- NOTES:
1. STREET SECTION DEPTHS SHOWN ARE ABSOLUTE MINIMUMS.
 2. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 3. ACCESS TO FIVE OR MORE DWELLING UNITS, GREATER THAN 100', AND NOT OVER 300' IN LENGTH.

PRIVATE STREET - B

(SHED SECTION)
TRACT C: STA 10+00.00 - STA 11+51.00

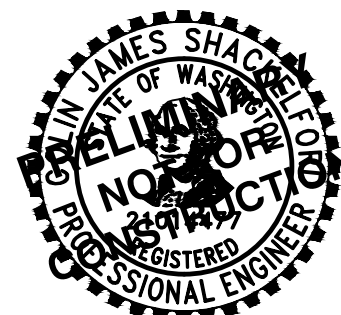
Scale: 1" = 5'

- NOTES:
1. STREET SECTION DEPTHS SHOWN ARE ABSOLUTE MINIMUMS. ALL STREET SECTION DIMENSIONS TO BE CALCULATED BASED ON THE SITE SOIL CONDITION BY A LICENSED STATE OF WASHINGTON ENGINEER.
 2. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 3. LEFT TURN LANES ARE REQUIRED AT INTERSECTIONS.
 4. MINIMUM CURB RETURN RADIUS SHALL BE 35'.
 5. NO PARKING, MARGINAL ACCESS STREET, NO NEW RESIDENTIAL DRIVEWAYS ALLOWED.

④ 2 LANE COLLECTOR (60' R.O.W)

NE WOODBURN DRIVE

Scale: 1" = 5'

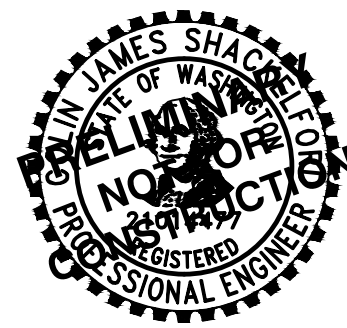


JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS



PRELIMINARY COMPOSITE UTILITY PLAN

UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON

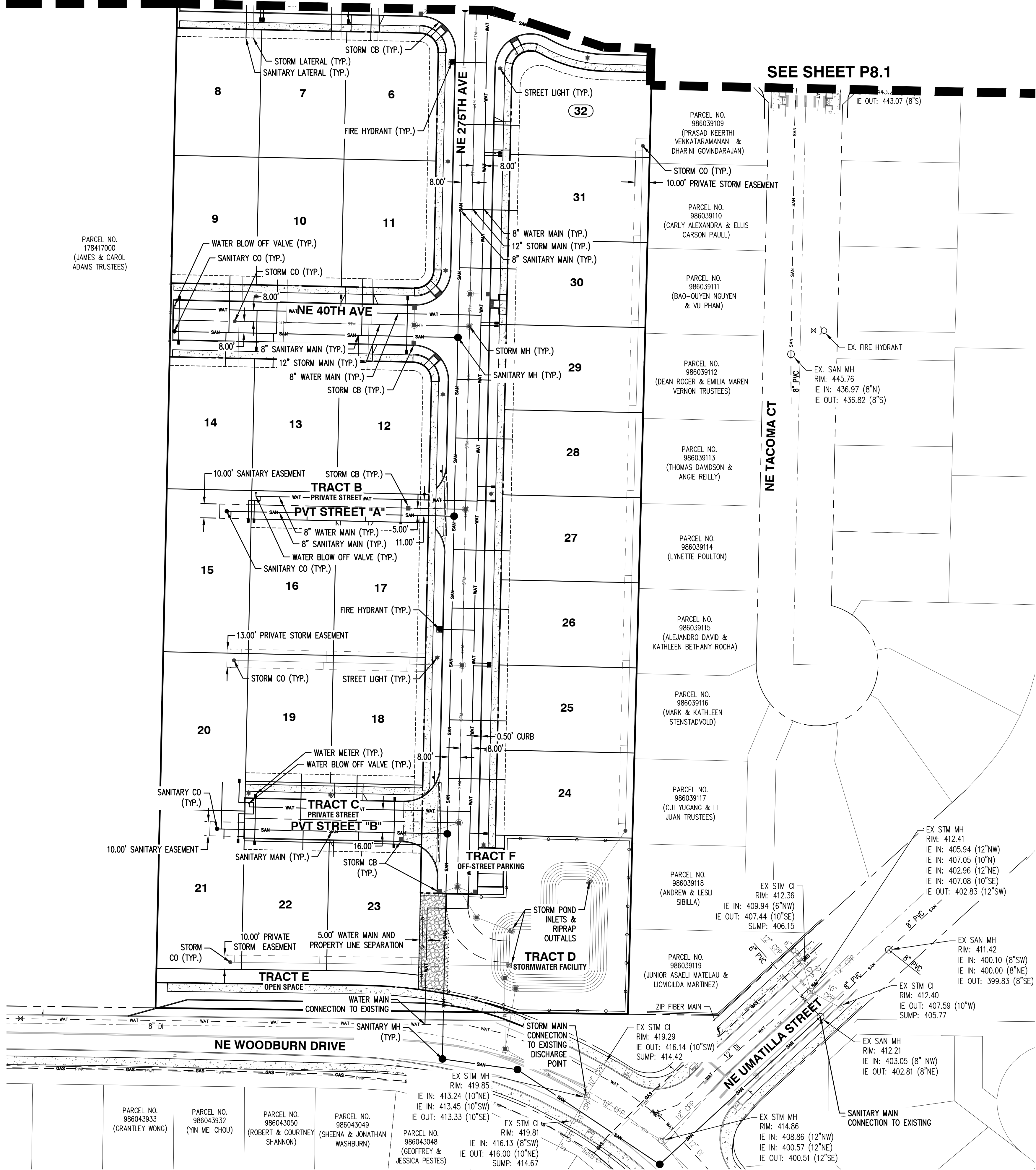


JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

P8.0

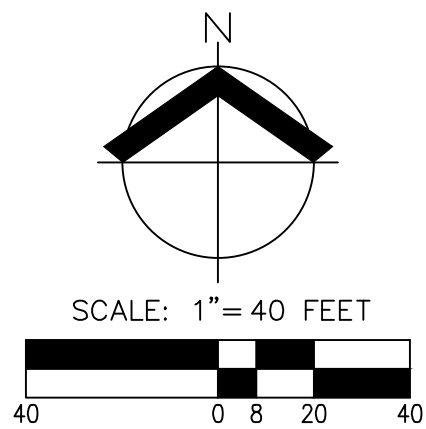
SEE SHEET P8.1

SEE SHEET P8.1

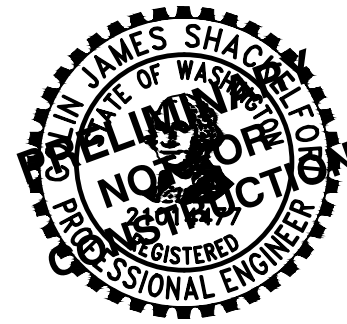


GENERAL NOTES

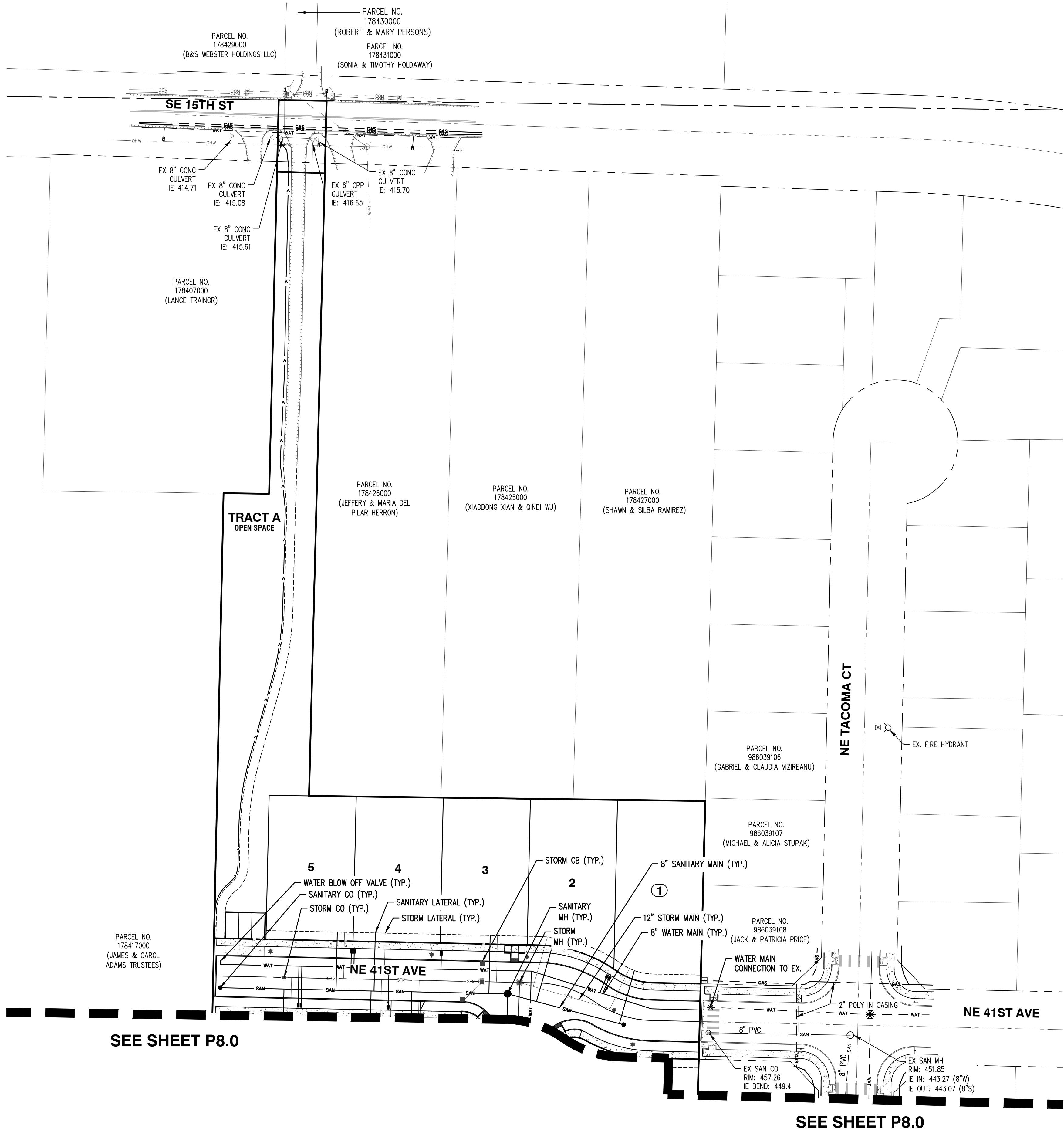
- ALL LOTS TO RECEIVE INDIVIDUAL SERVICE CONNECTIONS.
- SANITARY MAINLINE TO CONNECT TO EXISTING PUBLIC SANITARY LINE ON NE UMATILLA STREET.
- WATER MAINLINE TO CONNECT TO EXISTING 8" PUBLIC WATER LINE IN NE WOODBURN DRIVE AND NE 41ST AVENUE.
- SANITARY AND WATER DESIGNED AT THE TIME OF FINAL ENGINEERING.
- SEE SHEETS P9.0 - P9.1 FOR PRELIMINARY STORMWATER PLAN.
- NO SEPTIC SYSTEMS ARE PROPOSED ON SITE.
- NFPA 13D RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL DWELLINGS. ALL GARAGES WITH SIDEWALL COVERAGE ON THE WARM WALLS UTILIZING DRY-HEADS AND OR DRY-HEADS IN THE CEILING IF WARM LIVING SPACE EXISTS ABOVE THE GARAGE. ALL ROOMS ACCESSED FROM INSIDE THE GARAGE, ALL BATHROOMS, ALL CLOSETS, AND ALL OUTDOOR COVERED LIVING/KITCHEN AREAS.
- TRACT D TO BE COVERED IN ITS ENTIRETY BY A BLANKET SANITARY, WATER, AND STORMWATER EASEMENT & ACCESS TO THE CITY OF CAMAS.



PRELIMINARY COMPOSITE UTILITY PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON

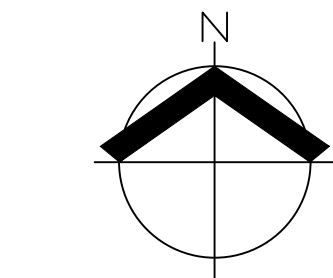


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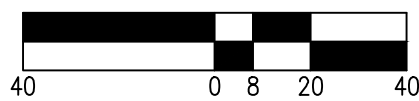


GENERAL NOTES

1. ALL LOTS TO RECEIVE INDIVIDUAL SERVICE CONNECTIONS.
2. SANITARY MAINLINE TO CONNECT TO EXISTING PUBLIC SANITARY LINE ON NE UMATILLA STREET.
3. WATER MAINLINE TO CONNECT TO EXISTING 8" PUBLIC WATER LINE IN NE WOODBURN DRIVE AND NE 41ST AVENUE.
4. SANITARY AND WATER DESIGNED AT THE TIME OF FINAL ENGINEERING.
5. SEE SHEETS P9.0 – P9.1 FOR PRELIMINARY STORMWATER PLAN.
6. NO SEPTIC SYSTEMS ARE PROPOSED ON SITE.
7. NFPA 13D RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL DWELLINGS. ALL GARAGES WITH SIDEWALL COVERAGE ON THE WARM WALLS UTILIZING DRY-HEADS AND OR DRY-HEADS IN THE CEILING IF WARM LIVING SPACE EXISTS ABOVE THE GARAGE, ALL ROOMS ACCESSED FROM INSIDE THE GARAGE, ALL BATHROOMS, ALL CLOSETS, AND ALL OUTDOOR COVERED LIVING/KITCHEN AREAS.
8. TRACT D TO BE COVERED IN ITS ENTIRETY BY A BLANKET SANITARY, WATER, AND STORMWATER EASEMENT & ACCESS TO THE CITY OF CAMAS.

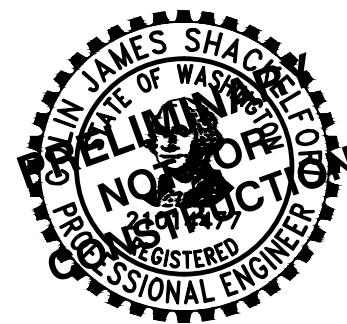


SCALE: 1"= 40 FEET





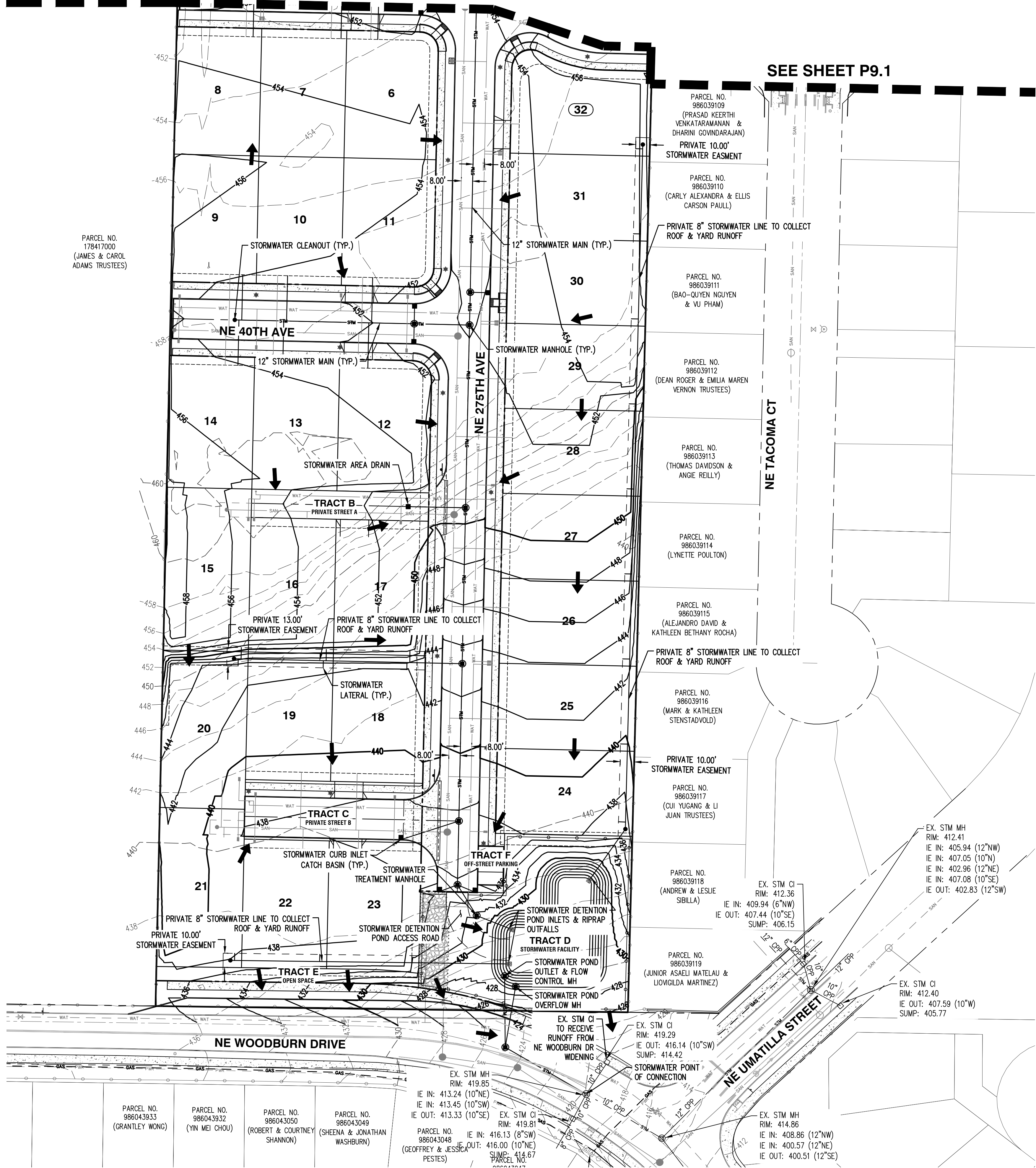
PRELIMINARY STORMWATER PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

SEE SHEET P9.1

SEE SHEET P9.1

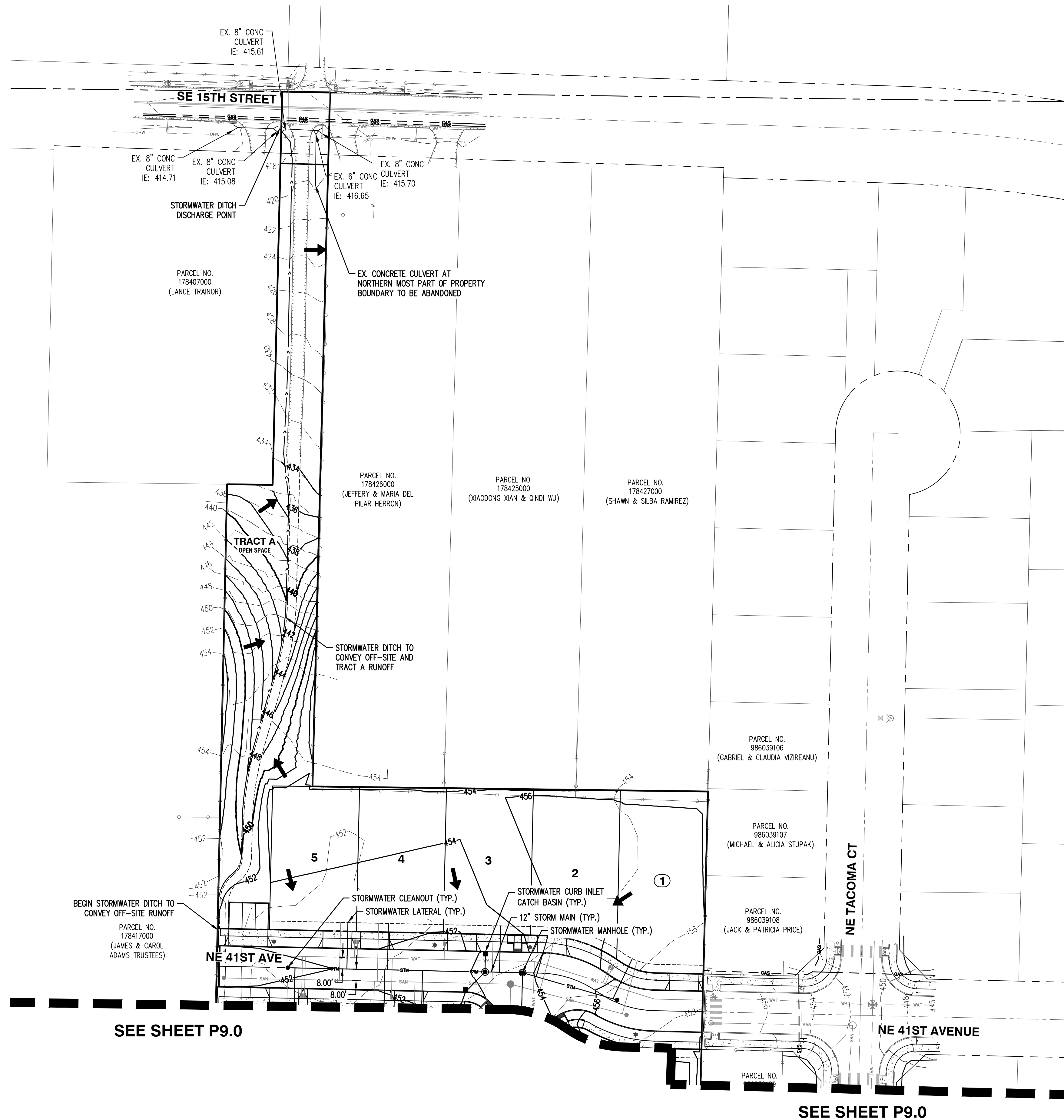




PRELIMINARY STORMWATER PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
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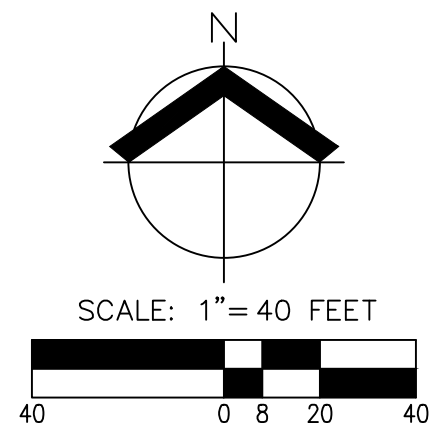


LEGEND

EXISTING GROUND CONTOUR (2 FT)	--- 348 ---
EXISTING GROUND CONTOUR (10 FT)	--- 350 ---
FINISHED GRADE CONTOUR (2 FT)	--- 348 ---
FINISHED GRADE CONTOUR (10 FT)	--- 350 ---

GENERAL NOTES

1. STORMWATER TREATMENT AND DETENTION FACILITIES FOR THE DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
2. THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
3. AN EXISTING STORMWATER CONVEYANCE DITCH EXISTS ON SITE BUT WILL BE FILLED DURING GRADING OF THE SITE.
4. STORMWATER INFRASTRUCTURE EXISTS IN SE 15 STREET AND UNDER EXISTING CONDITIONS RECEIVES RUNOFF FROM THE ON SITE TRAIL. A DITCH WILL BE CONSTRUCTED ALONG THE PEDESTRIAN PATH IN TRACT A TO CONTINUE TO CONVEY RUNOFF INTO CULVERTS IN SE 15TH STREET.
5. STORMWATER INFRASTRUCTURE EXISTS IN NE WOODBURN DRIVE AND AN EXISTING CURB INLET SHALL RECEIVE RUNOFF FROM THE NE WOODBURN DRIVE FRONTAGE IMPROVEMENTS.
6. RUNOFF FROM SE 15TH STREET & NE WOODBURN DRIVE DOES NOT CONTRIBUTE TO ON-SITE FLOWS.
7. NO WELLS, AGRICULTURAL DRAIN TILES, POTENTIAL SLOPE INSTABILITY, OR DRAIN FIELDS EXIST ON SITE.
8. NO FLOODPLAIN, FLOODWAYS, WETLANDS OR SHORELINE EXIST ON-SITE.
9. RUNOFF FROM ROOF AREAS FOR ALL LOTS TO DRAIN TO A STORMWATER LATERAL.
10. TRACT D TO BE COVERED IN ITS ENTIRETY BY A BLANKET SANITARY, WATER, AND STORMWATER EASEMENT & ACCESS TO THE CITY OF CAMAS.



SEE SHEET P9.0

SEE SHEET P9.0

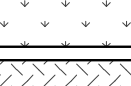
SEE SHEET P10.1

SEE SHEET P10.1

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	12	CALOCEDRUS DECURRENS	INCENSE CEDAR	6' HT. B&B	AS SHOWN
	23	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	2" CAL. B&B	AS SHOWN
	33	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL. B&B	AS SHOWN
	4	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT. B&B	AS SHOWN
	27	PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE CALLERY PEAR	2" CAL. B&B	AS SHOWN
	15	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	AS SHOWN
	2	THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR	6' HT. B&B	AS SHOWN

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
SHRUBS					
	6	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. CONT.	48" o.c.
	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL. CONT.	60" o.c.

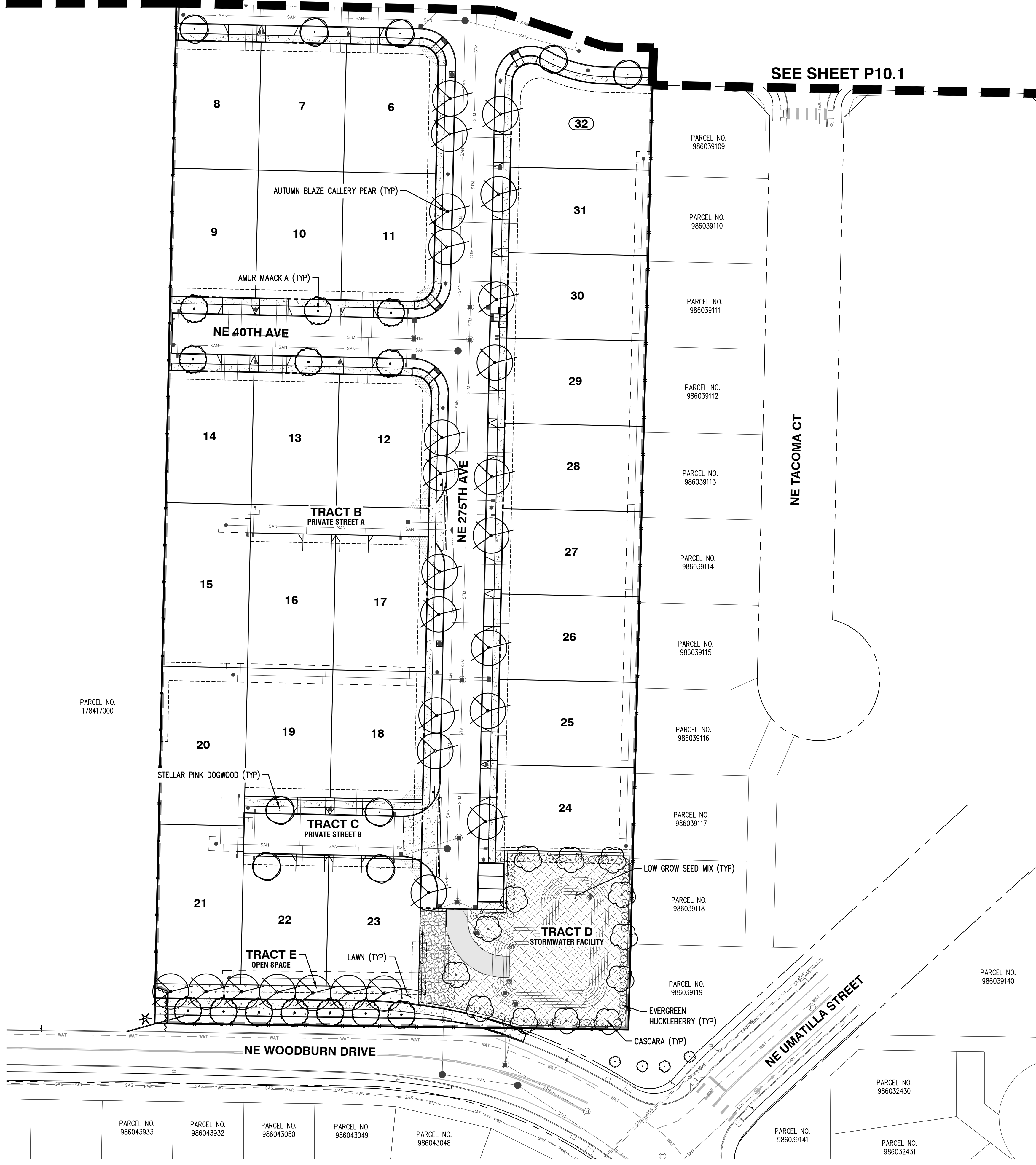
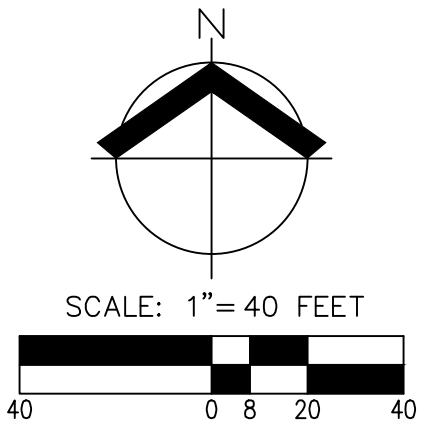
GROUND COVERS	
	26,461 SF± LAWN
	12,542 SF± LOW GROW SEED MIX

TREE DENSITY CALCULATIONS

GROSS AREA:	6.98 AC
OPEN SPACE:	0.59 AC
EXCLUDED ROW AREA:	0.03 AC
NET AREA:	6.35 AC
TOTAL TREE UNITS REQUIRED (20/AC):	127
EXISTING TREES RETAINED/(TREE UNITS):	3/(11)
MINIMUM # OF TREES TO PLANT/(TREE UNITS):	116/(116)
PROPOSED # OF TREES TO PLANT:	116

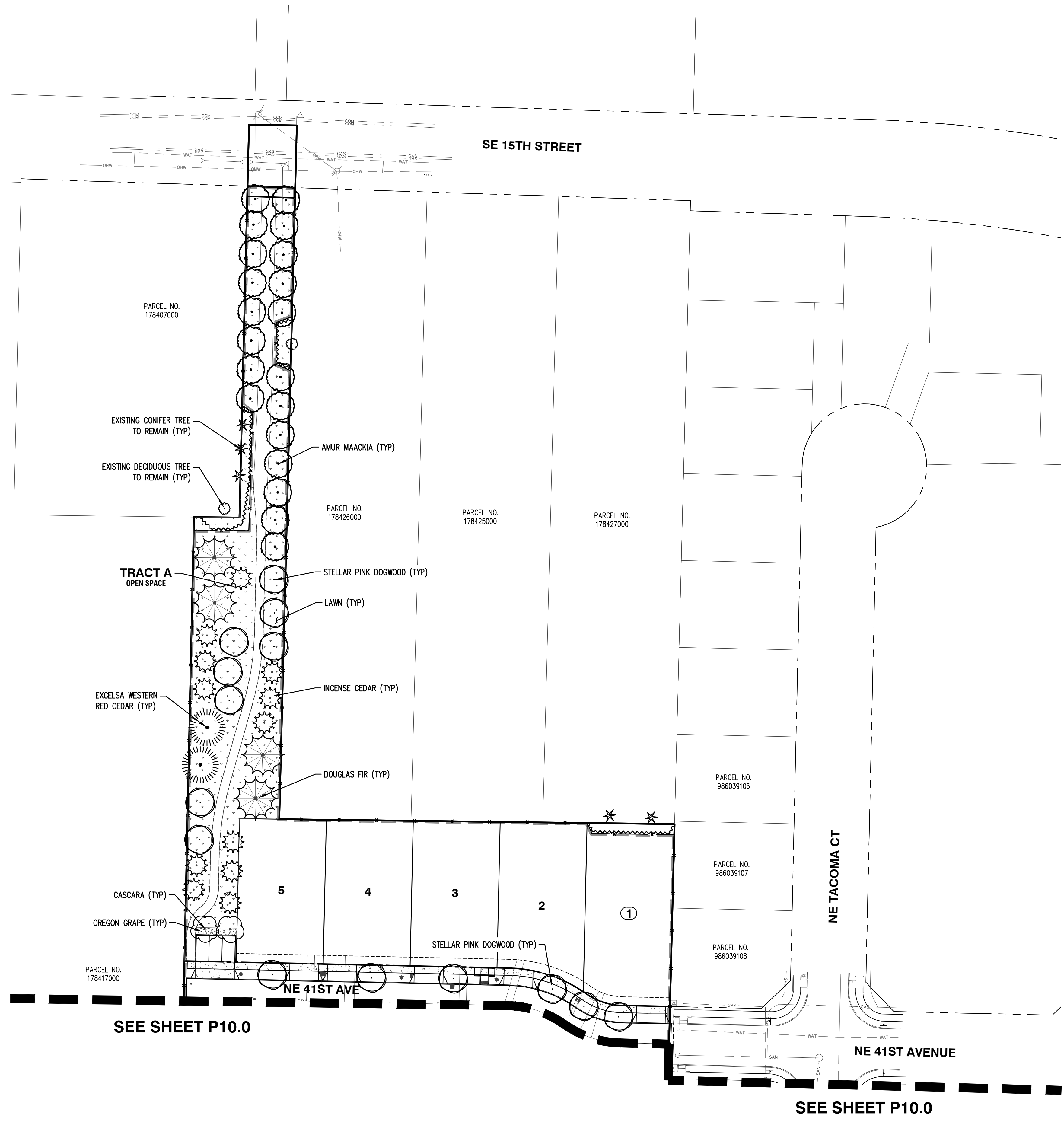
GENERAL NOTE

REFER TO SHEET P10.1 FOR GENERAL LANDSCAPE NOTES.





JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	BNF
DRAWN BY:	BNF
CHECKED BY:	TEB

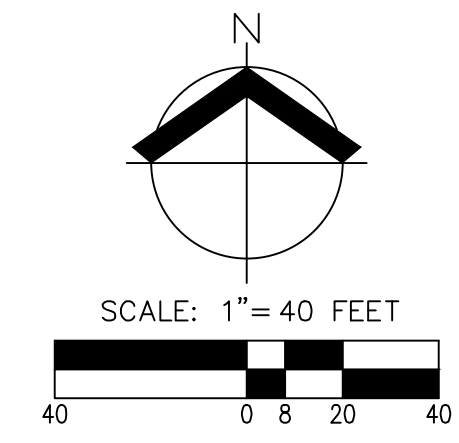


PRELIMINARY PLANT KEY

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	CALOCEDRUS DECURRENS INCENSE CEDAR
	CORNUS X 'RUTGAN' STELLAR PINK DOGWOOD
	MAACKIA AMURENSIS AMUR MAACKIA
	PSEUDOTSUGA MENZIESII DOUGLAS FIR
	PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE CALLERY PEAR
	RHAMNUS PURSHIANA CASCARA
	THUJA PLICATA 'EXCELSA' EXCELSA WESTERN RED CEDAR
SHRUBS	
	MAHONIA AQUIFOLIUM OREGON GRAPE
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
GROUND COVERS	
	LAWN
	LOW GROW SEED MIX

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 Z60.1. 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 GROUNDCOVER 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, DRIVEWAYS, 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.

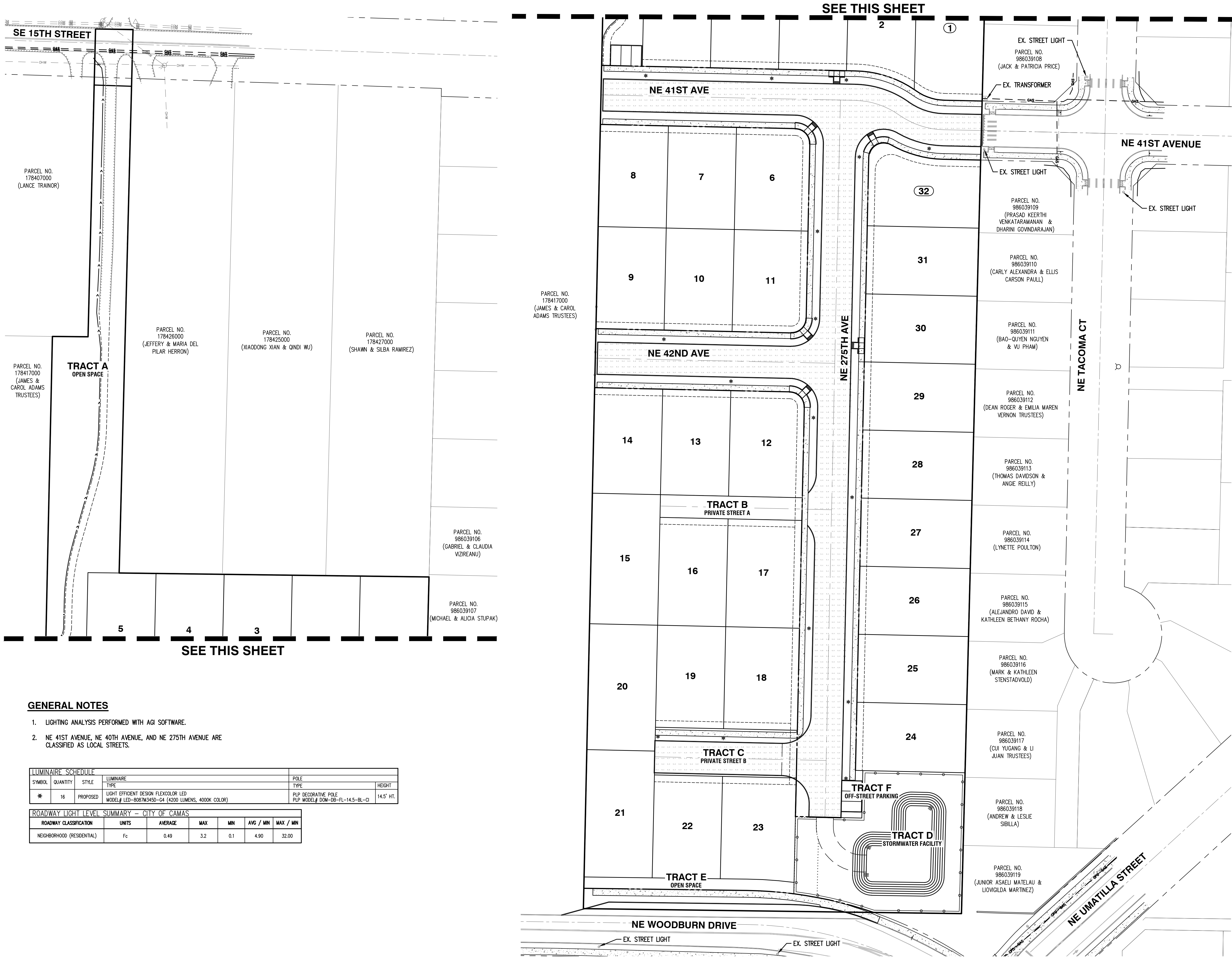


PRELIMINARY STREET LIGHTING PLAN
UHACZ SUBDIVISION
ROMANO CAPITAL, INC
CAMAS, WASHINGTON



JOB NUMBER:	12533
DATE:	3/13/2026
DESIGNED BY:	JTG
DRAWN BY:	JLV
CHECKED BY:	CJS

P12.0



GENERAL NOTES

1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.
2. NE 41ST AVENUE, NE 40TH AVENUE, AND NE 275TH AVENUE ARE CLASSIFIED AS LOCAL STREETS.

LUMINAIRE SCHEDULE				POLE	
SYMBOL	QUANTITY	STYLE	LUMINAIRE TYPE	TYPE	HEIGHT
*	16	PROPOSED	LIGHT EFFICIENT DESIGN FLEXCOLOR LED MODEL# LED-8087M345D-G4 (4200 LUMENS, 4000K COLOR)	PLP DECORATIVE POLE PLP MODEL# DOM-DB-FL-14.5-BL-CI	14.5' HT.

ROADWAY LIGHT LEVEL SUMMARY - CITY OF CAMAS						
ROADWAY CLASSIFICATION	UNITS	AVERAGE	MAX	MIN	AVG / MIN	MAX / MIN
NEIGHBORHOOD (RESIDENTIAL)	Fc	0.49	3.2	0.1	4.90	32.00