



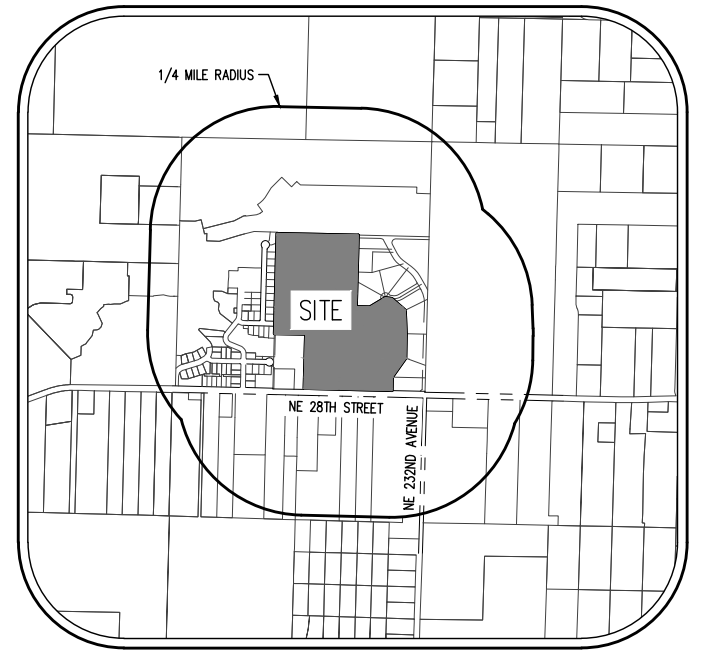
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## 4. Proposed Development Plans

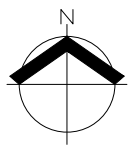
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# CAMAS HEIGHTS SUBDIVISION

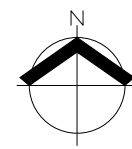
## PRELIMINARY SUBDIVISION PLANS



VICINITY MAP  
N.T.S.



SITE MAP  
1" = 150'



## SHEET INDEX

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS
- P3.0 PRELIMINARY PLAT OVERVIEW
- P3.1 PRELIMINARY PLAT
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- P4.1 PRELIMINARY GRADING AND EROSION CONTROL PLAN
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- P4.3 PRELIMINARY DEMOLITION PLAN
- P5.0 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.1 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.2 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P5.3 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
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- P9.1 PRELIMINARY LANDSCAPE AND LIGHTING PLAN
- P9.2 PRELIMINARY LANDSCAPE AND 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			
<b>EXISTING</b>		<b>PROPOSED</b>					
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							

**APPLICANT**  
LENNAR NORTHWEST, INC.  
CONTACT: RYAN SELBY  
11807 NE 99TH ST, SUITE 1170  
VANCOUVER, WA 98682  
PH: 360-258-7900  
E-MAIL: RYAN.SELBY@LENNAR.COM

**OWNER**  
HANG FUNG ENTERPRISES, LLC.  
PO BOX 872744  
VANCOUVER, WA 98687

**ENGINEERING/SURVEYING/  
PLANNING/LANDSCAPE ARCH.**  
AKS ENGINEERING & FORESTRY, LLC.  
CONTACT: MICHAEL ANDREOTTI  
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VANCOUVER, WA 98682  
PH: 360-882-0419  
FAX: 360-882-0426  
E-MAIL: ANDREOTTI@AKS-ENG.COM

**PROPERTY DESCRIPTION**  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE  
MERIDIAN, CLARK COUNTY, WASHINGTON.  
PROPERTY SERIAL # 173157-000.

**EXISTING LAND USE**  
RESIDENTIAL AND AGRICULTURAL, ZONED R-10.

**ARCHAEOLOGICAL NOTE**  
IF ANY CULTURAL RESOURCES AND/OR HUMAN  
REMAINS ARE DISCOVERED IN THE COURSE OF  
UNDERTAKING THE DEVELOPMENT ACTIVITY, THE  
DEPARTMENT OF ARCHAEOLOGY AND HISTORIC  
PRESERVATION IN OLYMPIA AND CLARK COUNTY  
COMMUNITY DEVELOPMENT SHALL BE NOTIFIED.  
FAILURE TO COMPLY WITH THESE STATE  
REQUIREMENTS MAY CONSTITUTE A CLASS C  
FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

**PROJECT PURPOSE**  
SUBDIVIDE 1 PARCEL INTO 121 SINGLE-FAMILY  
RESIDENTIAL LOTS WITH ASSOCIATED ROADS AND SITE  
IMPROVEMENTS.

**SITE AREA**  
37.27 AC (1,623,311 SF)

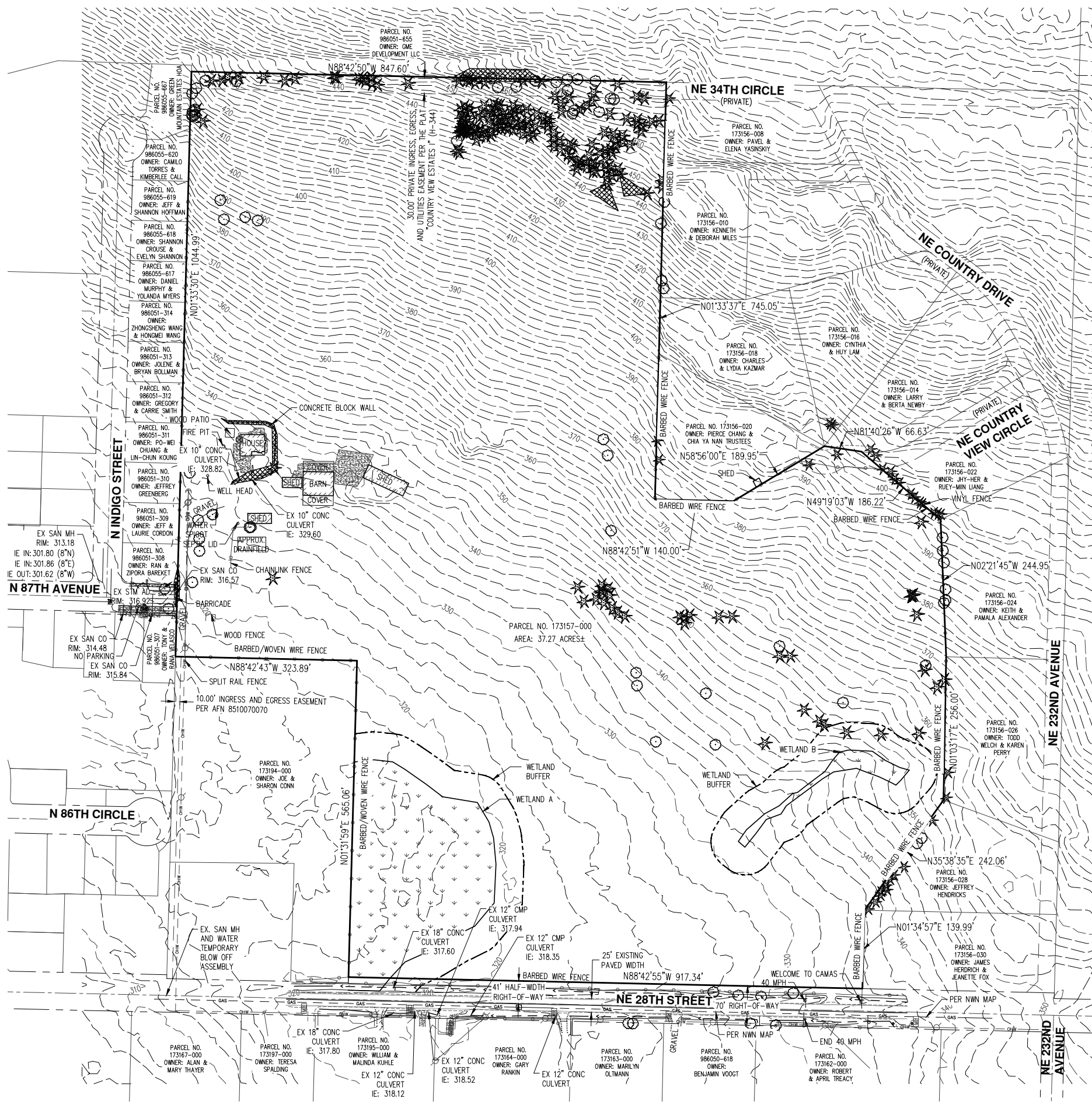
**DATUM**  
ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK  
NO. 234, LOCATED AT THE INTERSECTION OF NE 232ND  
AVENUE AND NE 28TH STREET. ELEVATION = 350.91  
FEET (NGVD29 (47)).

COVER SHEET  
CAMAS HEIGHTS SUBDIVISION  
LENNAR NORTHWEST, INC.  
CAMAS, WA



JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	RPM
DRAWN BY:	RPM
CHECKED BY:	JMM

AKS DRAWING FILE: B468 P1.0 COVER.DWG | LAYOUT: P1.0

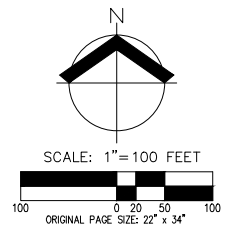


EXISTING		LEGEND		EXISTING	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT			
CONIFEROUS TREE		STORM DRAIN CATCH BASIN			
FIRE HYDRANT		STORM DRAIN AREA DRAIN			
WATER BLOWOFF		STORM DRAIN MANHOLE			
WATER METER		GAS METER			
WATER VALVE		GAS VALVE			
DOUBLE CHECK VALVE		GUY WIRE ANCHOR			
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SANITARY SEWER CLEAN OUT		POWER VAULT			
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STREET LIGHT		COMMUNICATIONS VAULT			
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<b>EXISTING</b>					
RIGHT-OF-WAY LINE					
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CURB					
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POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM DRAIN LINE					
SANITARY SEWER LINE					
WATER LINE					

HATCH LEGEND	
GEOLOGICALLY HAZARDOUS AREAS (SLOPES >40% & AREAS SUBJECT TO LANDSLIDES)	

**NOTES:**

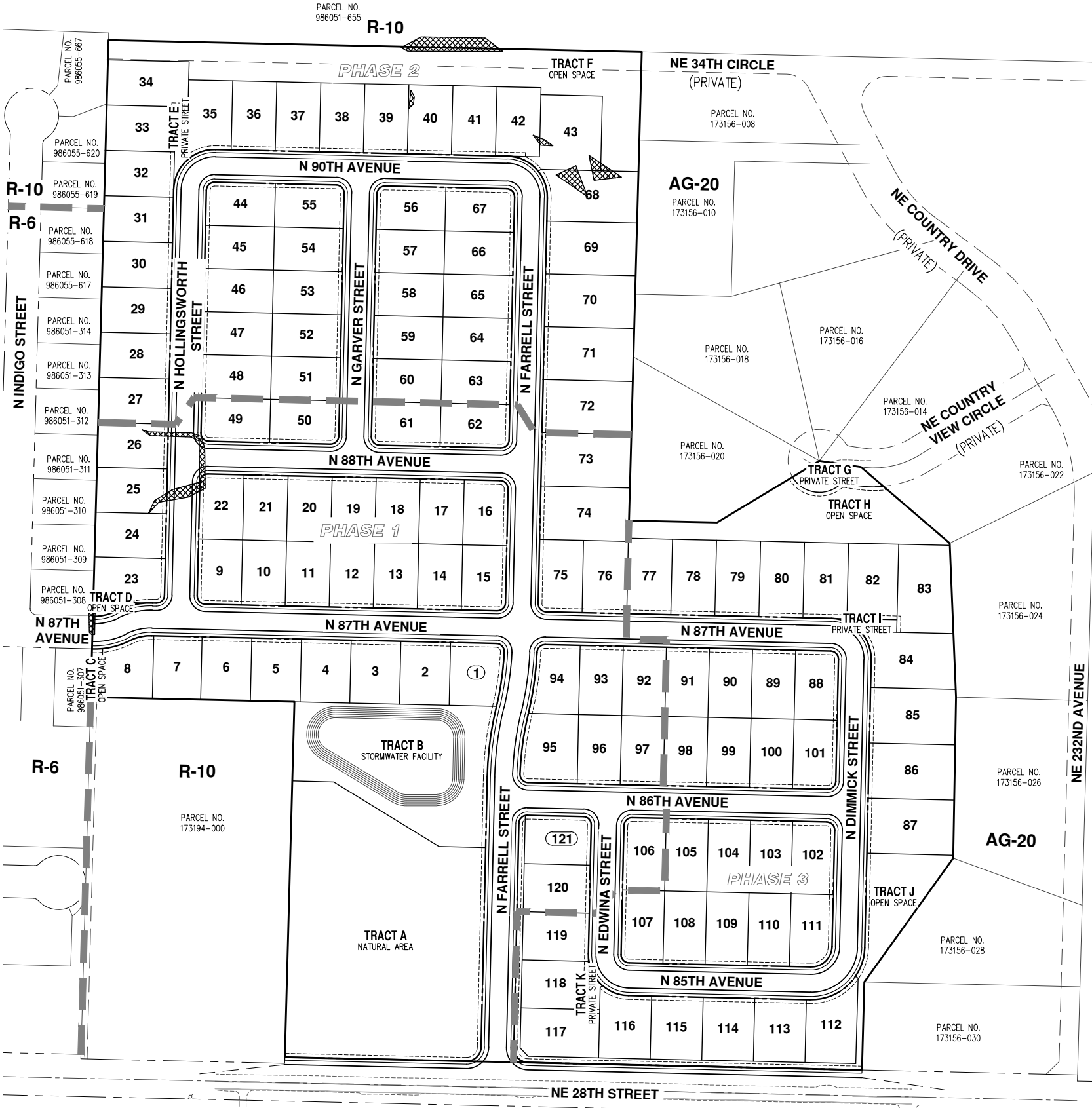
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 21206999, 21207008, 21207046, AND 21207064. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MAY 10 - JULY 22, 2021.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 234, LOCATED AT THE INTERSECTION OF NE 232ND AVENUE AND 28TH STREET. ELEVATION = 350.91 FEET (NGVD29(47)).
- 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.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 2 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON APRIL 15, 2021 AND WERE PROFESSIONALLY SURVEYED BY AKS ON MAY 10, 2021.
- ACCESS TO NE COUNTRY VIEW CIRCLE IS NOT ALLOWED PER COUNTRY VIEW ESTATES PHASE II PLAT.
- ALL EXISTING STRUCTURES WILL BE REMOVED WITH DEVELOPMENT.
- SEE SHEETS P5.0-P5.4 FOR DETAILED TREE PLAN.
- NO SIDEWALKS EXIST ON SITE OR ALONG THE SITE FRONTAGE.
- NO EXISTING FIRE HYDRANTS ARE LOCATED WITHIN 500' OF THE SITE.



**EXISTING CONDITIONS**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



JOB NUMBER:	8468
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DRAWN BY:	RPM
CHECKED BY:	JMM



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**EXISTING LAND USE**  
RESIDENTIAL AND AGRICULTURAL, ZONED R-10.

**PROJECT PURPOSE**  
SUBDIVIDE 1 PARCEL INTO 121 SINGLE-FAMILY RESIDENTIAL LOTS WITH ASSOCIATED ROADS AND SITE IMPROVEMENTS.

**SITE AREA**  
37.27 AC (1,623,311 SF)

**DATUM**  
ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 234, LOCATED AT THE INTERSECTION OF NE 232ND AVENUE AND NE 28TH STREET. ELEVATION = 350.91 FEET (NGVD29 (47)).



**GENERAL NOTES**

- 1. OPEN SPACE TRACTS C, D, F, H, & J TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- 2. ACCESS TRACTS E, I, & K TO BE OWNED AND MAINTAINED BY THE HOA.
- 3. STORMWATER TRACT B TO BE OWNED BY THE HOA AND MAINTAINED BY HOA.
- 4. NATURAL AREA TRACT A TO BE OWNED BY THE HOA.
- 5. BUILDING ENVELOPES SHALL BE PER THE PROPOSED DEVELOPMENT STANDARDS TABLE SHOWN ON THIS SHEET AND SHEETS P3.1-P3.2.
- 6. THERE ARE TEN PROPOSED INTERNAL PUBLIC ROADS TO SERVE THE DEVELOPMENT. THE ROADS ARE PROPOSED TO BE CONSTRUCTED TO THE 2 LANE LOCAL/SPRINKLERED SECTION (CITY OF CAMAS STANDARD DETAIL ST3).
- 7. ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS.
- 8. SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- 9. STORMWATER WILL BE DETAINED, TREATED, AND DISCHARGED TO THE EXISTING WETLAND THROUGH TRACT B PER CITY OF CAMAS STANDARDS.
- 10. THERE ARE NO BICYCLE IMPROVEMENTS PROPOSED ON SITE.
- 11. HALF-WIDTH ROW IMPROVEMENTS ARE PROPOSED FOR FRONTAGE ALONG NE 28TH AVENUE.
- 12. 40' X 40' BUILDING FOOTPRINTS SHOWN PER CAMAS CODE 17.19.030.D.3. SEE SECTION ACTUAL BUILDING FOOT PRINTS WILL VARY AND BE DETERMINED AND REVIEWED WITH BUILDING PERMIT. SEE SHEETS P3.1-P3.2.
- 13. THE SITE IS WITHIN THE NEHRP SITE CLASS C.
- 14. REFERENCE PROJECT GEOTECHNICAL REPORTS FOR ADDITIONAL INFORMATION ON GEOLOGICALLY HAZARDOUS AREAS.
- 15. FINAL ADDRESS MONUMENT LOCATION TO BE DETERMINED DURING FINAL ENGINEERING.
- 16. SEE SHEETS P9.0-P9.2 FOR STREET LIGHTING.

**PROPOSED DEVELOPMENT STANDARDS**

AVERAGE LOT AREA	NONE*
MINIMUM LOT SIZE	7,000 SQUARE FEET
MAXIMUM LOT SIZE	12,000 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT DEPTH	90 FEET
MAXIMUM BUILDING LOT COVERAGE	50%**
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD SETBACK	15 FEET**
MINIMUM FRONT YARD - GARAGE	20 FEET**
MINIMUM SIDE YARD	5 FEET
MINIMUM STREET SIDE YARD	10 FEET
MINIMUM REAR YARD	15 FEET**
MINIMUM LOT FRONTAGE ON CUL-DE-SAC	30 FEET

\* THE PROPOSED DEVELOPED IS USING DENSITY TRANSFER STANDARDS. NO AVERAGE LOT AREA IS REQUIRED.  
\*\* MODIFICATION TO STANDARDS PROPOSED PER CMC 18.09.060

**STATISTICS**

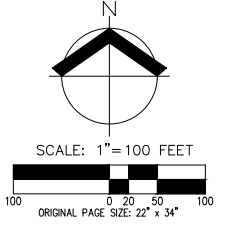
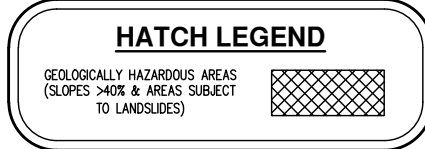
TOTAL GROSS AREA:	1,623,311 SF (37.27 AC)
NATURAL AREA TRACTS:	120,539 SF (2.77 AC)
OPEN SPACE TRACTS:	113,259 SF (2.60 AC)
STORMWATER TRACT:	55,139 SF (1.27 AC)
ACCESS TRACTS:	8,879 SF (0.20 AC)
RIGHT-OF-WAY AREA:	465,236 SF (10.68 AC)
AVERAGE LOT AREA:	8,226 SF

**DENSITY CALCULATIONS**

TOTAL GROSS AREA:	1,623,311 SF (37.27 AC)
NATURAL & OPEN SPACE AREAS:	233,798 SF (5.37 AC)
NET SITE AREA:	1,389,513 SF (31.90 AC)
MAXIMUM LOTS ALLOWED (31.90 AC X 4.3):	137 LOTS
PROPOSED LOTS:	121 LOTS
PROPOSED DENSITY (121 LOTS / 31.90 AC):	3.79 LOTS/NET ACRE

**TRACT AREA & PURPOSE**

TRACT A:	120,539 SF	NATURAL AREA
TRACT B:	55,139 SF	STORMWATER FACILITY
TRACT C:	1,309 SF	OPEN SPACE
TRACT D:	1,007 SF	OPEN SPACE
TRACT E:	1,998 SF	PRIVATE STREET
TRACT F:	56,082 SF	OPEN SPACE
TRACT G:	4,295 SF	PRIVATE STREET
TRACT H:	29,544 SF	OPEN SPACE
TRACT I:	1,453 SF	PRIVATE STREET
TRACT J:	25,317 SF	OPEN SPACE
TRACT K:	1,133 SF	PRIVATE STREET



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.

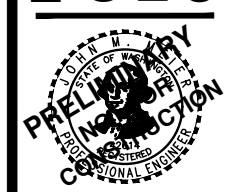
PRELIMINARY PLAT OVERVIEW  
CAMAS HEIGHTS SUBDIVISION  
LENNAR NORTHWEST, INC.  
CAMAS, WA



JOB NUMBER:	8468
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DRAWN BY:	RPM
CHECKED BY:	JMM

P3.0

**PRELIMINARY PLAT**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



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**GENERAL NOTES**

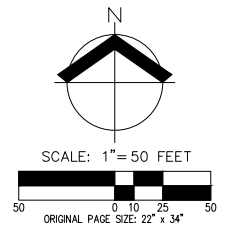
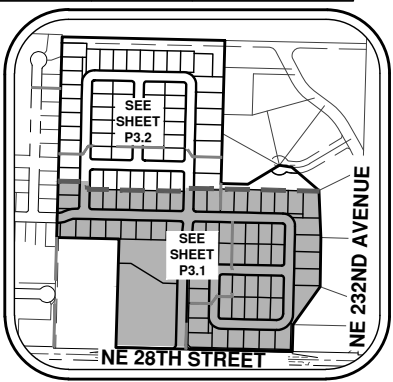
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**CENTERLINE TANGENT TABLE**

LINE #	LENGTH	DIRECTION
¢T1	493.56	N01° 17' 05"E
¢T2	78.70	N01° 25' 55"E
¢T3	644.96	N01° 17' 17"E
¢T6	1079.04	S88° 42' 43"E
¢T7	457.00	S01° 17' 05"W
¢T8	289.00	N88° 42' 55"W
¢T9	270.02	N01° 17' 05"E
¢T10	606.00	S88° 42' 43"E

**CENTERLINE CURVE TABLE**

CURVE #	LENGTH	DELTA	RADIUS
¢C1	107.05	12°16'02"	500.00
¢C2	92.55	10°36'19"	500.00
¢C5	49.28	28°14'01"	100.00
¢C6	48.81	27°57'48"	100.00
¢C7	61.26	89°59'48"	39.00
¢C8	92.68	90°00'00"	59.00
¢C9	61.26	90°00'00"	39.00

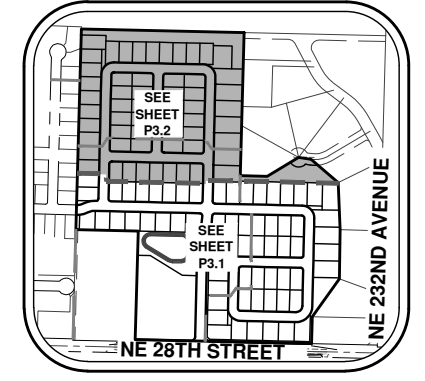


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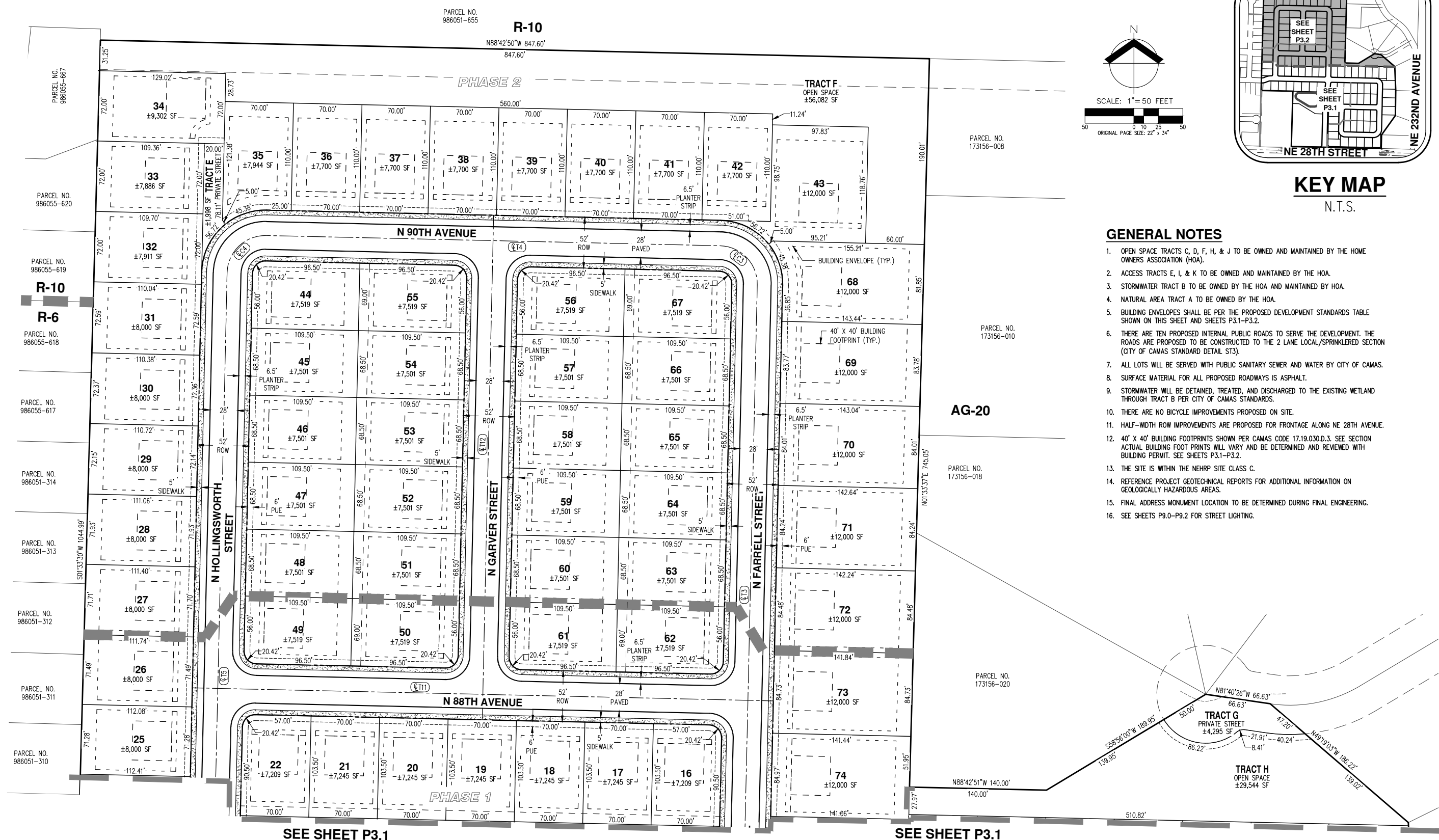
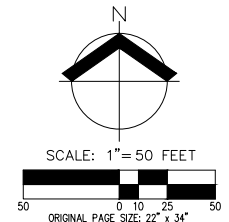


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 VANCOUVER, WA 98682  
 360.882.0419  
 WWW.AKS-ENG.COM

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



**KEY MAP**  
N.T.S.



**GENERAL NOTES**

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**CENTERLINE TANGENT TABLE**

LINE #	LENGTH	DIRECTION
©T12	516.01	N01° 17' 17"E
©T11	594.00	S88° 42' 43"E
©T3	644.96	N01° 17' 17"E
©T4	464.00	N88° 42' 43"W
©T5	710.00	S01° 17' 17"W

**CENTERLINE CURVE TABLE**

CURVE #	LENGTH	DELTA	RADIUS
©C3	61.26	90°00'00"	39.00
©C4	61.26	90°00'00"	39.00

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**PRELIMINARY PLAT**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



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**P3.2**

**PRELIMINARY GRADING AND EROSION CONTROL PLAN**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



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CHECKED BY: JMM



**GENERAL NOTES**

- 1. SEE SHEETS P5.0 THRU P5.4 FOR PRELIMINARY TREE PRESERVATION AND REMOVAL PLANS

**EROSION CONTROL KEYED NOTES**

- 1. INSTALL INLET PROTECTION (TYP)
- 2. POTENTIAL STOCKPILE AREA
- 3. INSTALL SEDIMENT FENCE (TYP)
- 4. DISTURBED LIMITS (TYP)
- 5. CONSTRUCTION ENTRANCE

**RETAINING WALL KEYED NOTES**

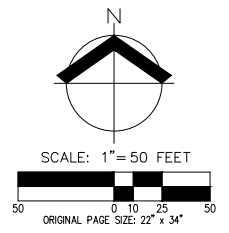
- 1. RETAINING WALL, 8' MAX HEIGHT
- 2. RETAINING WALL, 10' MAX HEIGHT
- 3. RETAINING WALL, 12' MAX HEIGHT

**PRELIMINARY GRADING QUANTITIES**

CUT: 185,000 CY  
FILL: 114,000 CY

**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)	XX
INLET PROTECTION (TYP) PER COMBINATION DETAIL	☒
PROPOSED DRAINAGE FLOW DIRECTION	➔
GRAVEL CONSTRUCTION ENTRANCE	
DISTURBED LIMITS	---
TREE PROTECTION/CONSTRUCTION FENCE	---
POTENTIAL STAGING/SOIL STOCKPILE AREA	---
RETAINING WALL - PROPOSED AND OPTIONAL (12' MAX. HEIGHT)	---





AKS ENGINEERING & FORESTRY, LLC  
9600 NE 126TH AVE, STE 2520  
VANCOUVER, WA 98682  
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FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**LEGEND**

- EXISTING GROUND CONTOUR (2 FT) ——— 342 ———
- EXISTING GROUND CONTOUR (10 FT) ——— 350 ———
- FINISHED GRADE CONTOUR (2 FT) ——— 342 ———
- FINISHED GRADE CONTOUR (10 FT) ——— 350 ———
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) — XX —
- INLET PROTECTION (TYP) PER COMBINATION DETAIL
- PROPOSED DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- DISTURBED LIMITS
- TREE PROTECTION/CONSTRUCTION FENCE
- POTENTIAL STAGING/SOIL STOCKPILE AREA
- RETAINING WALL - PROPOSED AND OPTIONAL (12' MAX. HEIGHT)

**GENERAL NOTES**

1. SEE P5.0 FOR PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

**EROSION CONTROL KEYED NOTES**

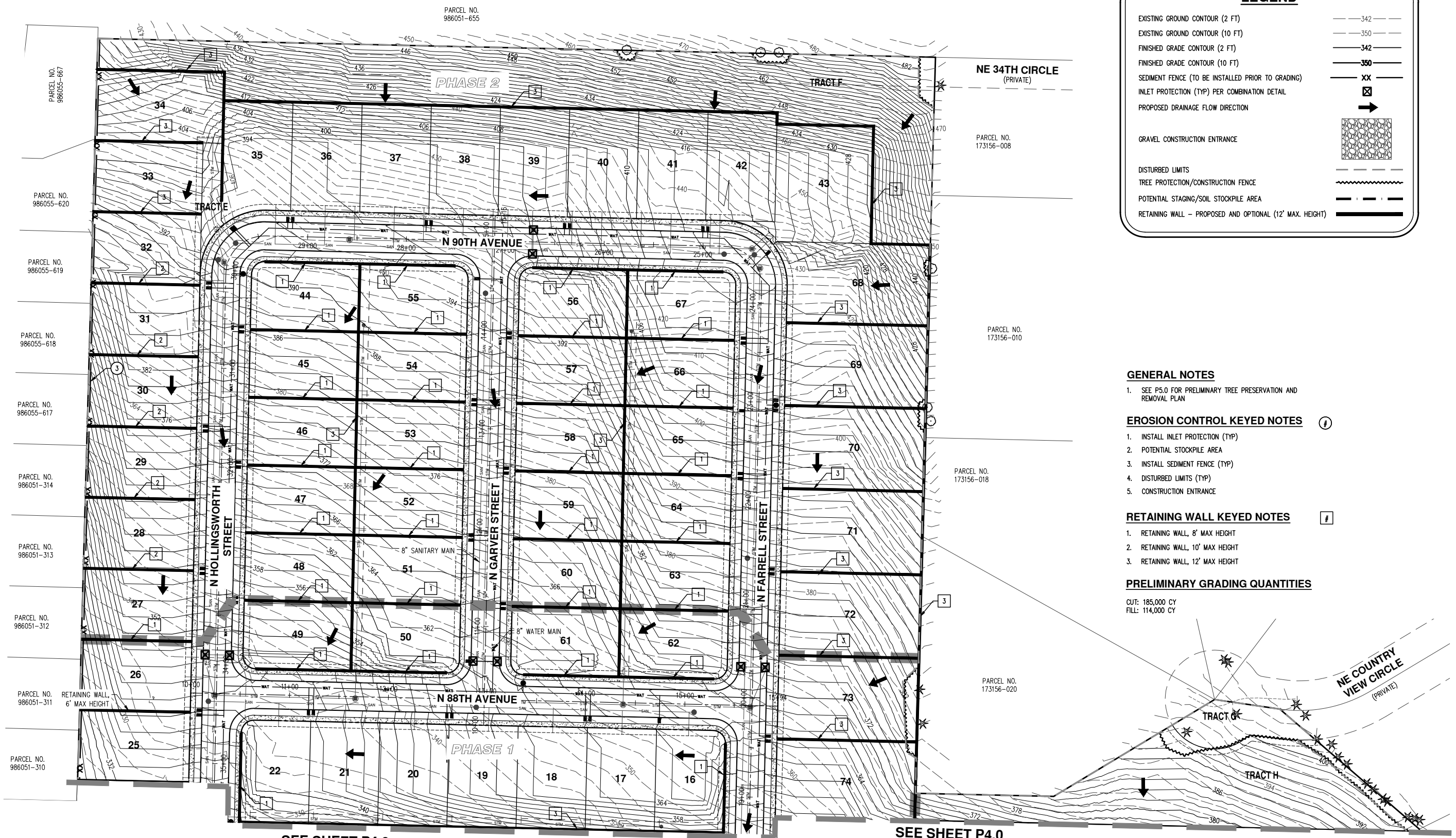
1. INSTALL INLET PROTECTION (TYP)
2. POTENTIAL STOCKPILE AREA
3. INSTALL SEDIMENT FENCE (TYP)
4. DISTURBED LIMITS (TYP)
5. CONSTRUCTION ENTRANCE

**RETAINING WALL KEYED NOTES**

1. RETAINING WALL, 8' MAX HEIGHT
2. RETAINING WALL, 10' MAX HEIGHT
3. RETAINING WALL, 12' MAX HEIGHT

**PRELIMINARY GRADING QUANTITIES**

CUT: 185,000 CY  
FILL: 114,000 CY



SEE SHEET P4.0

SEE SHEET P4.0

PRELIMINARY GRADING AND EROSION CONTROL PLAN

CAMAS HEIGHTS SUBDIVISION  
LENNAR NORTHWEST, INC.  
CAMAS, WA

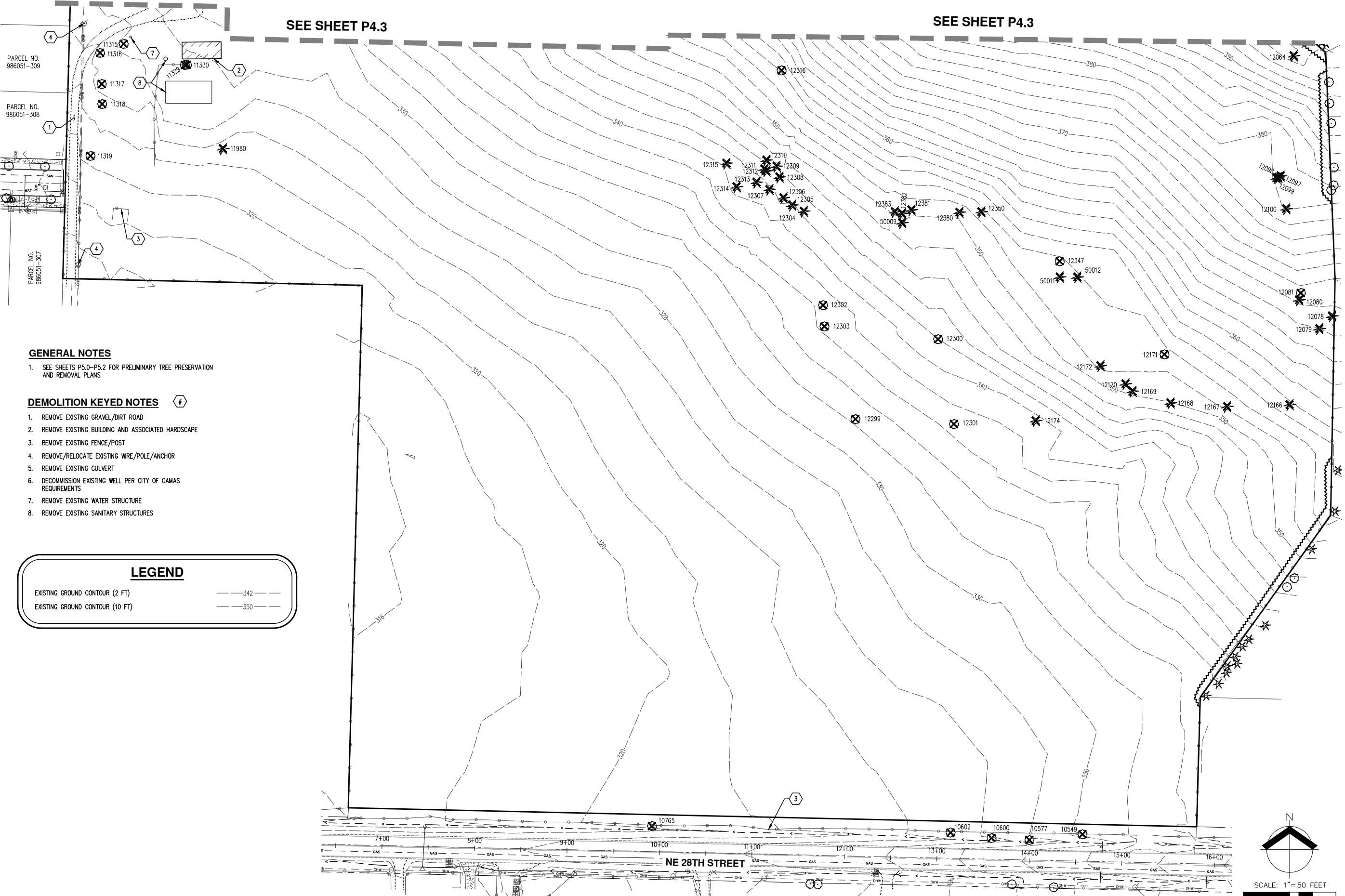


JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM



SEE SHEET P4.3

SEE SHEET P4.3



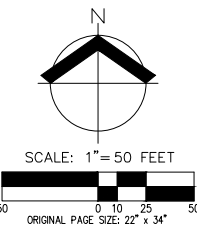
**GENERAL NOTES**

1. SEE SHEETS P5.0-P5.2 FOR PRELIMINARY TREE PRESERVATION AND REMOVAL PLANS

**DEMOLITION KEYED NOTES**

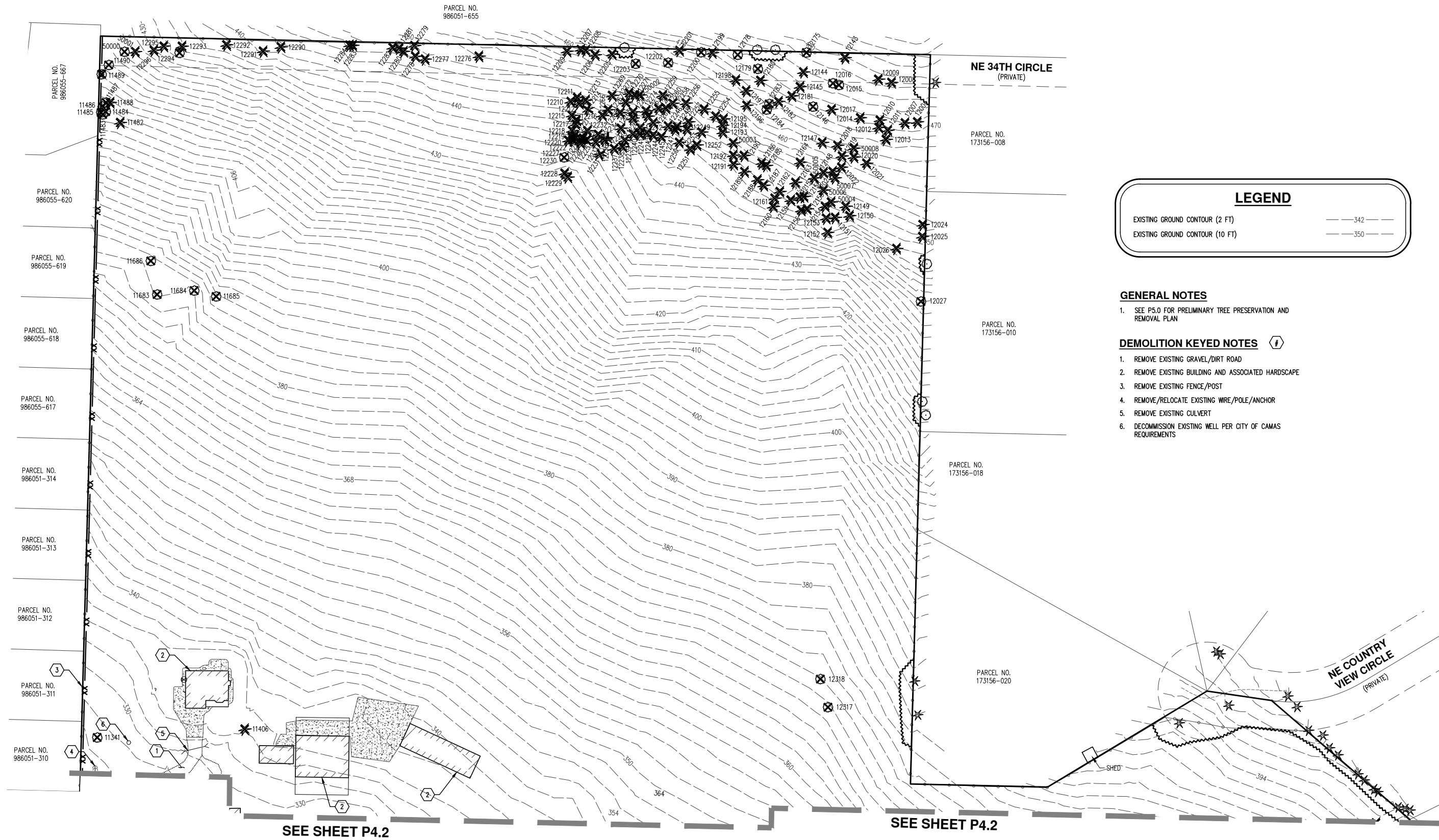
1. REMOVE EXISTING GRAVEL/DIRT ROAD
2. REMOVE EXISTING BUILDING AND ASSOCIATED HARDSCAPE
3. REMOVE EXISTING FENCE/POST
4. REMOVE/RELOCATE EXISTING WIRE/POLE/ANCHOR
5. REMOVE EXISTING CULVERT
6. DECOMMISSION EXISTING WELL PER CITY OF CAMAS REQUIREMENTS
7. REMOVE EXISTING WATER STRUCTURE
8. REMOVE EXISTING SANITARY STRUCTURES

LEGEND	
EXISTING GROUND CONTOUR (2 FT)	---
EXISTING GROUND CONTOUR (10 FT)	---



**PRELIMINARY DEMOLITION PLAN  
 CAMAS HEIGHTS SUBDIVISION  
 LENNAR NORTHWEST, INC.  
 CAMAS, WA**

JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM



**LEGEND**

EXISTING GROUND CONTOUR (2 FT)	---
EXISTING GROUND CONTOUR (10 FT)	----

- GENERAL NOTES**
- 1. SEE P5.0 FOR PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

- DEMOLITION KEYED NOTES**
- 1. REMOVE EXISTING GRAVEL/DIRT ROAD
  - 2. REMOVE EXISTING BUILDING AND ASSOCIATED HARDSCAPE
  - 3. REMOVE EXISTING FENCE/POST
  - 4. REMOVE/RELOCATE EXISTING WIRE/POLE/ANCHOR
  - 5. REMOVE EXISTING CULVERT
  - 6. DECOMMISSION EXISTING WELL PER CITY OF CAMAS REQUIREMENTS

AKS DRAWING FILE: 8468 P4.0 GRD.DWG | LAYOUT: P4.3

SEE SHEET P4.2

**PRELIMINARY DEMOLITION PLAN**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	RPM
DRAWN BY:	BRK
CHECKED BY:	BH

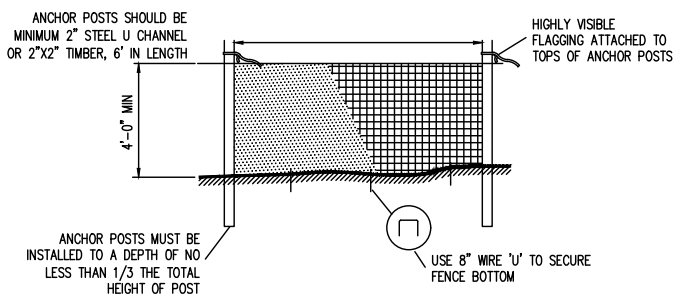
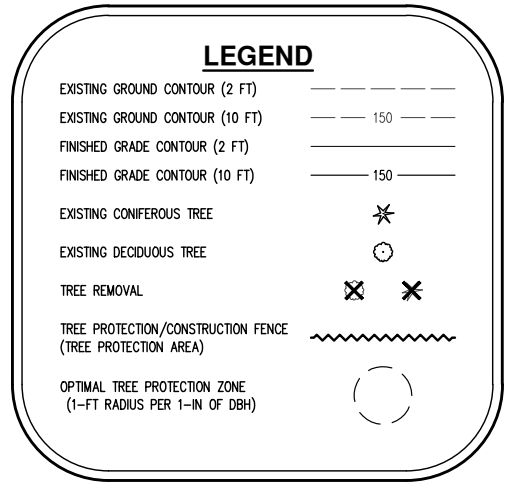
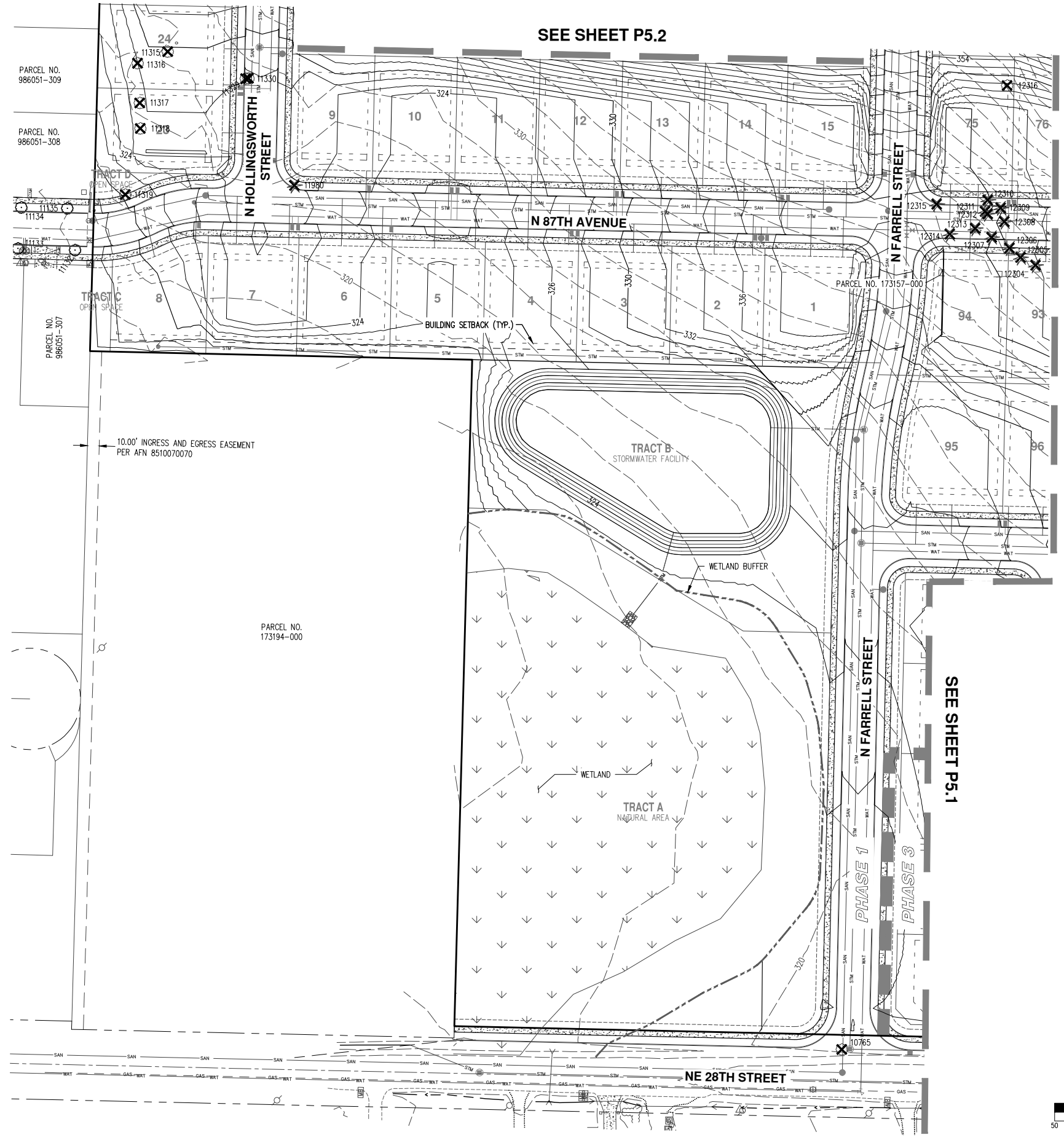
**GENERAL NOTES**

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

**TREE PLAN**

GROSS AREA:	37.27 AC
SITE AREA EXCLUDING TRACT A:	34.5 AC
TOTAL TREE UNITS REQUIRED (34.5 X 20):	690
EXISTING TREES RETAINED/(TREE UNITS):	2/(27)
PROPOSED SITE TREES/(TREE UNITS):	663/(663)

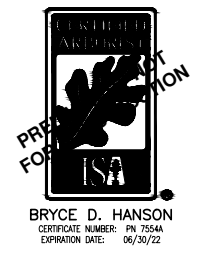
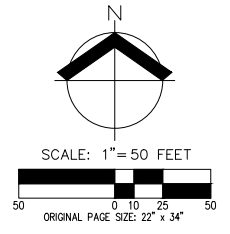
NOTE: SEE LANDSCAPING PLAN (P9.0) FOR PROPOSED TREE PLANTING PLAN



**TREE PROTECTION NOTES:**

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

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



**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 IMPAIR 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 TREE'S 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 CAMAS MUNICIPAL CODE CHAPTER 14.06.
- E. DIRECTIONAL FELLING OF TREES SHALL BE 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. THE CITY PLANNER MUST BE CONTACTED 24 HOURS PRIOR TO WORKING WITHIN THE TREE ROOT PROTECTION ZONE.
- H. TREE PROTECTION ZONE IS DEFINED AS ALL AREAS BOUND AND PROTECTING THE OPTIMAL TREE PROTECTION ZONE.
- I. TIMELINE FOR CLEARING, GRADING, AND INSTALLATION OF TREE PROTECTION MEASURES: WORK WILL BEGIN IMMEDIATELY FOLLOWING FINAL APPROVAL BY THE CITY. TREE PROTECTION MEASURES WILL BE DONE DURING CLEARING AND ANY GRADING WILL FOLLOW.
- J. PRUNING/TREE REMOVAL NOTES: THE WORK TO BE COMPLETED UNDER THIS PROJECT SHALL CONSIST OF TREE REMOVAL AND TREE TRIMMING AS LISTED.
  - J.A. THE CONTRACTOR SHALL PROVIDE ADEQUATE CREW OF MEN, EQUIPMENT AND MATERIALS TO SAFELY AND EFFICIENTLY COMPLETE THE ASSIGNED WORK. 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.

**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 FAIL 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.

AT THE COMPLETION OF CONSTRUCTION, ALL TREES MUST ONCE AGAIN BE REVIEWED TO EVALUATE THEIR HAZARD RATING. LAND CLEARING AND REMOVAL OF ADJACENT TREES CAN EXPOSE PREVIOUSLY UNSEEN DEFECTS AND OTHERWISE HEALTHY TREES CAN BE DAMAGED DURING CONSTRUCTION.

TREE INFORMATION GATHERED UNDER THE SUPERVISION OF BRYCE HANSON, CERTIFIED ARBORIST, WITH AKS ENGINEERING AND FORESTRY, LLC.

TREES SHOWN TO BE SAVED WILL BE EVALUATED BY THE PROJECT ARBORIST PRIOR TO, DURING, AND AFTER CONSTRUCTION. TREES ADVERSELY AFFECTED BY CONSTRUCTION AND/OR DETERMINED TO BE A SAFETY HAZARD WILL BE REMOVED.

**LEGEND**

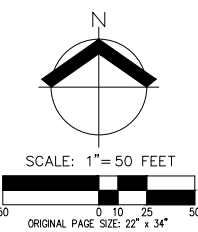
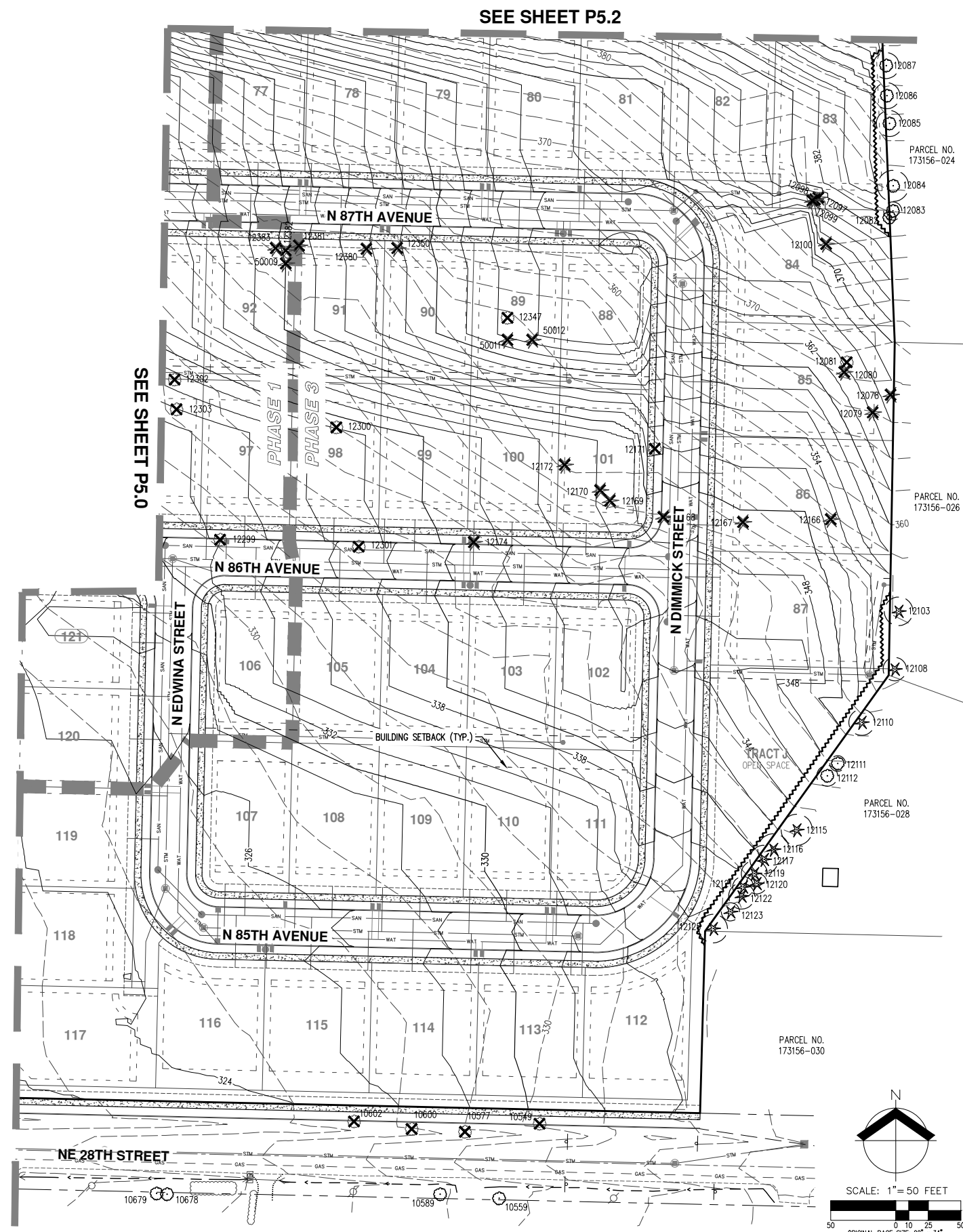
- EXISTING GROUND CONTOUR (2 FT) ————
- EXISTING GROUND CONTOUR (10 FT) ———— 150
- FINISHED GRADE CONTOUR (2 FT) ————
- FINISHED GRADE CONTOUR (10 FT) ———— 150
- EXISTING CONIFEROUS TREE \*
- EXISTING DECIDUOUS TREE ○
- TREE REMOVAL ✕ ✕
- TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA) ~~~~~~
- OPTIMAL TREE PROTECTION ZONE (1-FT RADIUS PER 1-IN OF DBH) ○



BRYCE D. HANSON  
 CERTIFICATE NUMBER: PN 7554A  
 EXPIRATION DATE: 06/30/22

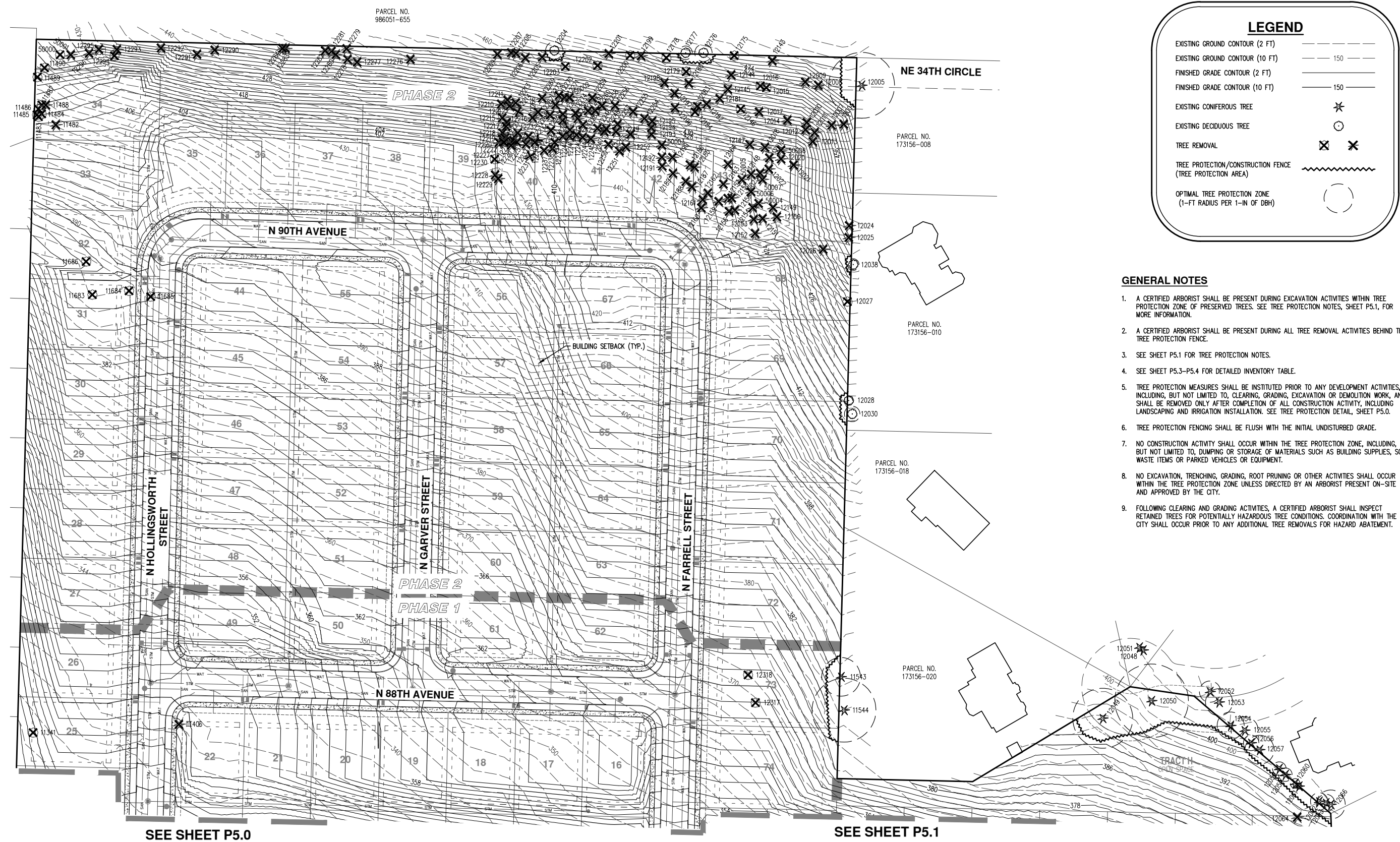
**GENERAL NOTES**

1. A CERTIFIED ARBORIST SHALL BE PRESENT DURING EXCAVATION ACTIVITIES WITHIN TREE PROTECTION ZONE OF PRESERVED TREES. SEE TREE PROTECTION NOTES, THIS SHEET, FOR MORE INFORMATION.
2. A CERTIFIED ARBORIST SHALL BE PRESENT DURING ALL TREE REMOVAL ACTIVITIES BEHIND THE TREE PROTECTION FENCE.
3. SEE THIS SHEET FOR TREE PROTECTION NOTES.
4. SEE SHEET P5.3-P5.4 FOR DETAILED INVENTORY TABLE.
5. TREE PROTECTION MEASURES SHALL BE INSTITUTED PRIOR TO ANY DEVELOPMENT ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK, AND SHALL BE REMOVED ONLY AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITY, INCLUDING LANDSCAPING AND IRRIGATION INSTALLATION. SEE TREE PROTECTION DETAIL, SHEET P5.0.
6. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS OR PARKED VEHICLES OR EQUIPMENT.
8. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITIES SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON-SITE AND APPROVED BY THE CITY.
9. FOLLOWING CLEARING AND GRADING ACTIVITIES, A CERTIFIED ARBORIST SHALL INSPECT RETAINED TREES FOR POTENTIALLY HAZARDOUS TREE CONDITIONS. COORDINATION WITH THE CITY SHALL OCCUR PRIOR TO ANY ADDITIONAL TREE REMOVALS FOR HAZARD ABATEMENT.



SEE SHEET P5.2

SEE SHEET P5.0



**LEGEND**

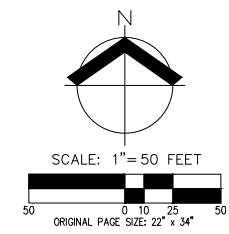
EXISTING GROUND CONTOUR (2 FT)	---
EXISTING GROUND CONTOUR (10 FT)	---
FINISHED GRADE CONTOUR (2 FT)	---
FINISHED GRADE CONTOUR (10 FT)	---
EXISTING CONIFEROUS TREE	★
EXISTING DECIDUOUS TREE	○
TREE REMOVAL	✕ ✕
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~~~~~
OPTIMAL TREE PROTECTION ZONE (1-FT RADIUS PER 1-IN OF DBH)	○

**GENERAL NOTES**

1. A CERTIFIED ARBORIST SHALL BE PRESENT DURING EXCAVATION ACTIVITIES WITHIN TREE PROTECTION ZONE OF PRESERVED TREES. SEE TREE PROTECTION NOTES, SHEET P5.1, FOR MORE INFORMATION.
2. A CERTIFIED ARBORIST SHALL BE PRESENT DURING ALL TREE REMOVAL ACTIVITIES BEHIND THE TREE PROTECTION FENCE.
3. SEE SHEET P5.1 FOR TREE PROTECTION NOTES.
4. SEE SHEET P5.3-P5.4 FOR DETAILED INVENTORY TABLE.
5. TREE PROTECTION MEASURES SHALL BE INSTITUTED PRIOR TO ANY DEVELOPMENT ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, EXCAVATION OR DEMOLITION WORK, AND SHALL BE REMOVED ONLY AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITY, INCLUDING LANDSCAPING AND IRRIGATION INSTALLATION. SEE TREE PROTECTION DETAIL, SHEET P5.0.
6. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO, DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS OR PARKED VEHICLES OR EQUIPMENT.
8. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITIES SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON-SITE AND APPROVED BY THE CITY.
9. FOLLOWING CLEARING AND GRADING ACTIVITIES, A CERTIFIED ARBORIST SHALL INSPECT RETAINED TREES FOR POTENTIALLY HAZARDOUS TREE CONDITIONS. COORDINATION WITH THE CITY SHALL OCCUR PRIOR TO ANY ADDITIONAL TREE REMOVALS FOR HAZARD ABATEMENT.

SEE SHEET P5.0

SEE SHEET P5.1



BRYCE D. HANSON  
CERTIFICATE NUMBER: PN 75544  
EXPIRATION DATE: 06/30/22

**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	RPM
DRAWN BY:	BRK
CHECKED BY:	BDH

**P5.2**

Detailed Tree Inventory for Camas Heights Subdivision

Table with columns: Tree #, DBH (in.), Tree Species (Common Name (Scientific name)), Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Rows include trees like Bigleaf Maple, Apple, Douglas-fir, etc.

Detailed Tree Inventory for Camas Heights Subdivision

Table with columns: Tree #, DBH (in.), Tree Species (Common Name (Scientific name)), Tree Units Initial, Condition/Comments, Windthrow Rating, Reason for Removal, Tree Units Retained. Rows include trees like Ponderosa Pine, Douglas-fir, Oregon White Oak, etc.



PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
CAMAS HEIGHTS SUBDIVISION
LENNAR NORTHWEST, INC.
CAMAS, WA

PRELIMINARY
NOT FOR
CONSTRUCTION



JOB NUMBER: 8468
DATE: 10/29/2021
DESIGNED BY: RPM
DRAWN BY: BRK
CHECKED BY: BDH

BRUCE D. HANSON
CERTIFICATE NUMBER: PN 75504
EXPIRATION DATE: 06/30/22



**PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	RPM
DRAWN BY:	BRK
CHECKED BY:	BH



BRYCE D. HANSON  
 CERTIFICATE NUMBER: PN 7554A  
 EXPIRATION DATE: 06/30/22

**Detailed Tree Inventory for Camas Heights Subdivision**

Tree #	DBH (in.)	Tree Species (Common Name (Scientific name))	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
12255	32	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12		C	Impacts from lot grading	0
12256	36	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	14	Some bore holes	C	Impacts from site grading	0
12257	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from lot grading	0
12258	29	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	11		C	Impacts from site grading	0
12259	33	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	13		C	Impacts from site grading	0
12260	24	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	8	Some epicormic sprouts	C	Impacts from lot grading	0
12261	7	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	2		C	Impacts from lot grading	0
12262	27	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	10		C	Impacts from lot grading	0
12263	19	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	6		C	Impacts from lot grading	0
12264	21	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	7		C	Impacts from lot grading	0
12265	32	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12		C	Impacts from lot grading	0
12266	26	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	9	Sparse canopy	B	Impacts from lot grading	0
12267	34	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	13		C	Impacts from lot grading	0
12268	17	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	5	Sparse canopy; Poor live crown ratio	B	Impacts from lot grading	0
12269	27	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	10		C	Impacts from site grading	0
12270	31	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12		C	Impacts from site grading	0
12271	32	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12		C	Impacts from site grading	0
12272	26	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	9	Sparse canopy; Dead branches	B	Impacts from site grading	0
12273	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from lot grading	0
12274	12	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	2		C	Impacts from lot grading	0
12276	66	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	29	Codominant with included bark	B	Impacts from site grading	0
12277	38	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	15	Codominant with included bark	B	Impacts from site grading	0
12278	13	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from site grading	0
12279	13	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from site grading	0
12280	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3	Codominant top with 3 leaders; Weak stems	B	Impacts from site grading	0
12281	18	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	5		C	Impacts from site grading	0
12282	39	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	16	Codominant top with included bark	B	Impacts from site grading	0
12283	17	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	5		C	Impacts from site grading	0
12284	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from site grading	0
12290	40	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	16		C	Impacts from site grading	0
12291	45	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	19	Codominant with included bark	B	Impacts from site grading	0
12292	13	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from site grading	0
12293	36	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	14		C	Impacts from site grading	0
12294	19	Bigleaf Maple ( <i>Acer macrophyllum</i> )	6		C	Impacts from site grading	0
12295	11	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	2		C	Impacts from site grading	0
12296	26	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	9		C	Impacts from site grading	0
12299	5 x 7, 11	Black Hawthorn ( <i>Crataegus douglasii</i> )	6		C	Impacts from public road construction	0
12300	43, 18	Oregon White Oak ( <i>Quercus garryana</i> )	19		C	Impacts from lot grading	0
12301	34	Oregon White Oak ( <i>Quercus garryana</i> )	13		C	Impacts from public road construction	0
12302	38	Oregon White Oak ( <i>Quercus garryana</i> )	15		C	Impacts from lot grading	0
12303	33	Oregon White Oak ( <i>Quercus garryana</i> )	13	1-sided canopy (S)	B	Impacts from lot grading	0
12304	37	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	15		C	Impacts from lot grading	0
12305	34	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	13		C	Impacts from lot grading	0
12306	34	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	13		C	Impacts from public road construction	0
12307	32	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12	Dead branches; Sparse canopy	B	Impacts from public road construction	0
12308	20	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	6		C	Impacts from public road construction	0
12309	13	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from public road construction	0
12310	24	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	8		C	Impacts from public road construction	0
12311	24	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	8		C	Impacts from public road construction	0
12312	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from public road construction	0
12313	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from public road construction	0
12314	37	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	15	Dead limbs; Sparse canopy	B	Impacts from public road construction	0
12315	46	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	19		C	Impacts from public road construction	0
12316	24	Bigleaf Maple ( <i>Acer macrophyllum</i> )	8	Dead primary stem with epicormic stems	A	Impacts from lot grading	0
12317	30	Oregon White Oak ( <i>Quercus garryana</i> )	11		C	Impacts from lot grading	0
12318	34	Oregon White Oak ( <i>Quercus garryana</i> )	13		C	Impacts from lot grading	0
12347	27	Oregon White Oak ( <i>Quercus garryana</i> )	10		C	Impacts from lot grading	0
12350	30	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	11	Codominant top	B	Impacts from lot grading	0
12380	32	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12	Codominant top	B	Impacts from lot grading	0
12381	35	Grand Fir ( <i>Abies grandis</i> )	14	In decline	A	Impacts from lot grading	0
12382	33	Grand Fir ( <i>Abies grandis</i> )	13	Dead	A	Impacts from lot grading	0
12383	33	Grand Fir ( <i>Abies grandis</i> )	13	In decline	A	Impacts from lot grading	0
50000	6, 6	Apple ( <i>Prunus sp.</i> )	2	Dead top; In decline	A	Impacts from site grading	0
50001	10	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	2		C	Impacts from site grading	0
50002	6	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	2		C	Impacts from site grading	0
50003	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	3		C	Impacts from lot grading	0
50004	19	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	6		C	Impacts from lot grading	0
50005	22	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	7		C	Impacts from lot grading	0
50006	21	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	7		C	Impacts from lot grading	0
50007	31	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	12	1-sided canopy (S)	B	Impacts from lot grading	0
50008	7	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	2		C	Impacts from lot grading	0
50009	10	Grand Fir ( <i>Abies grandis</i> )	2		C	Impacts from lot grading	0
50011	30	Grand Fir ( <i>Abies grandis</i> )	11	Dead	A	Impacts from lot grading	0
50012	40	Grand Fir ( <i>Abies grandis</i> )	16		C	Impacts from lot grading	0

Total # of Existing Trees Inventoried = 294

Total # of Existing Onsite Trees = 237  
 Total Onsite Existing Tree Units = 2049.5  
 Total # of Onsite Trees Retained = 2  
 Total # of Tree Units Retained = 27  
 Minimum Tree Units Required per City Code = 690  
 (37.27 acres \* 20 trees/acre)  
 Minimum # Trees to Replant = 663

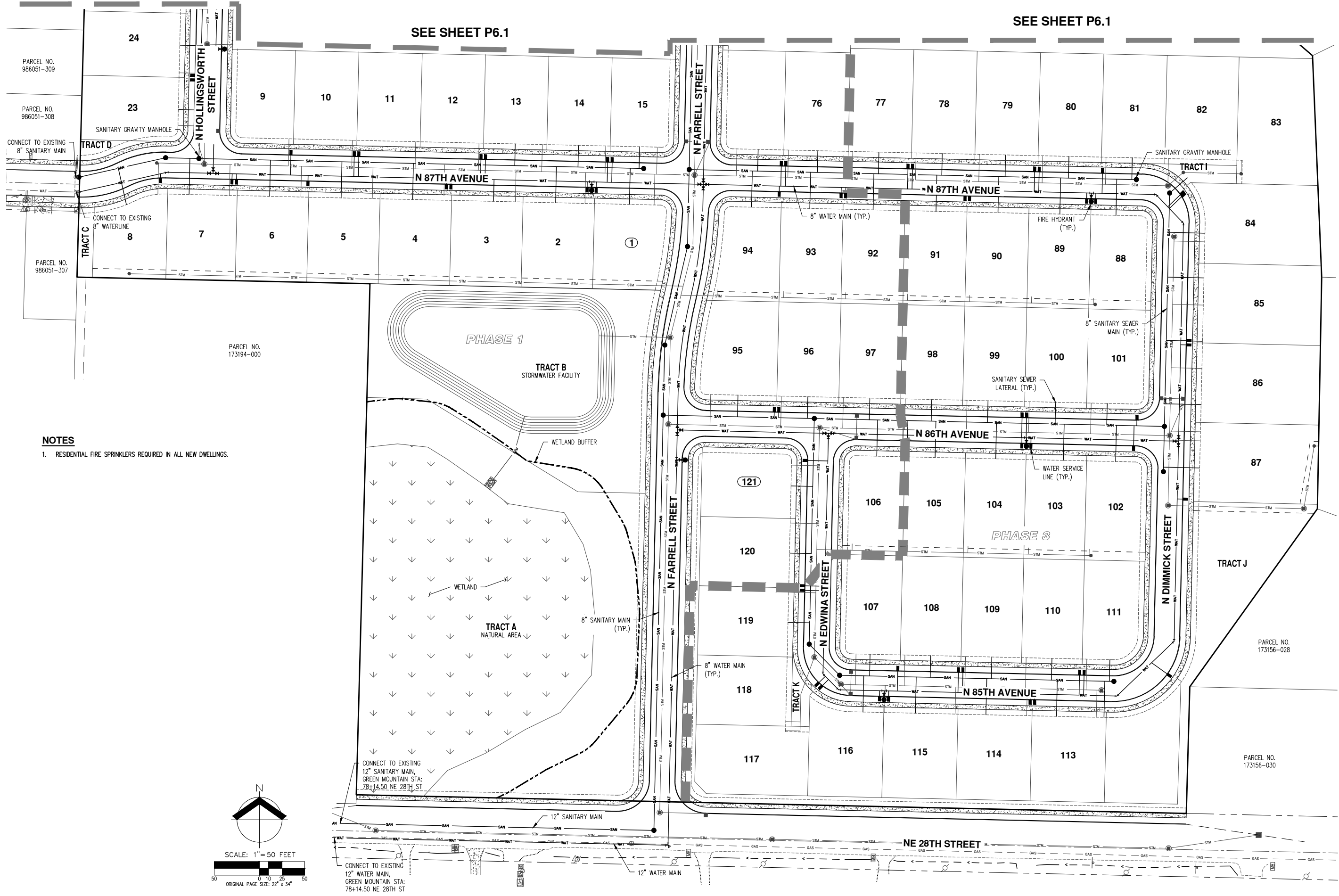
Total # of Existing Trees Removed = 235  
 Total Existing Tree Units Removed = 2022.5

Site Area (Excluding Tract A) = 34.5

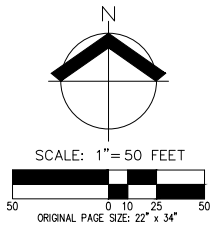
**Windthrow Rating**  
 A=Least windthrow resistant  
 B=Moderate windthrow resistant  
 C=Most windthrow resistant

**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 fail 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.



**NOTES**  
1. RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL NEW DWELLINGS.



CONNECT TO EXISTING  
12\"/>

**PRELIMINARY COMPOSITE UTILITY PLAN (SOUTH)**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	RPM
DRAWN BY:	RPM
CHECKED BY:	JMM

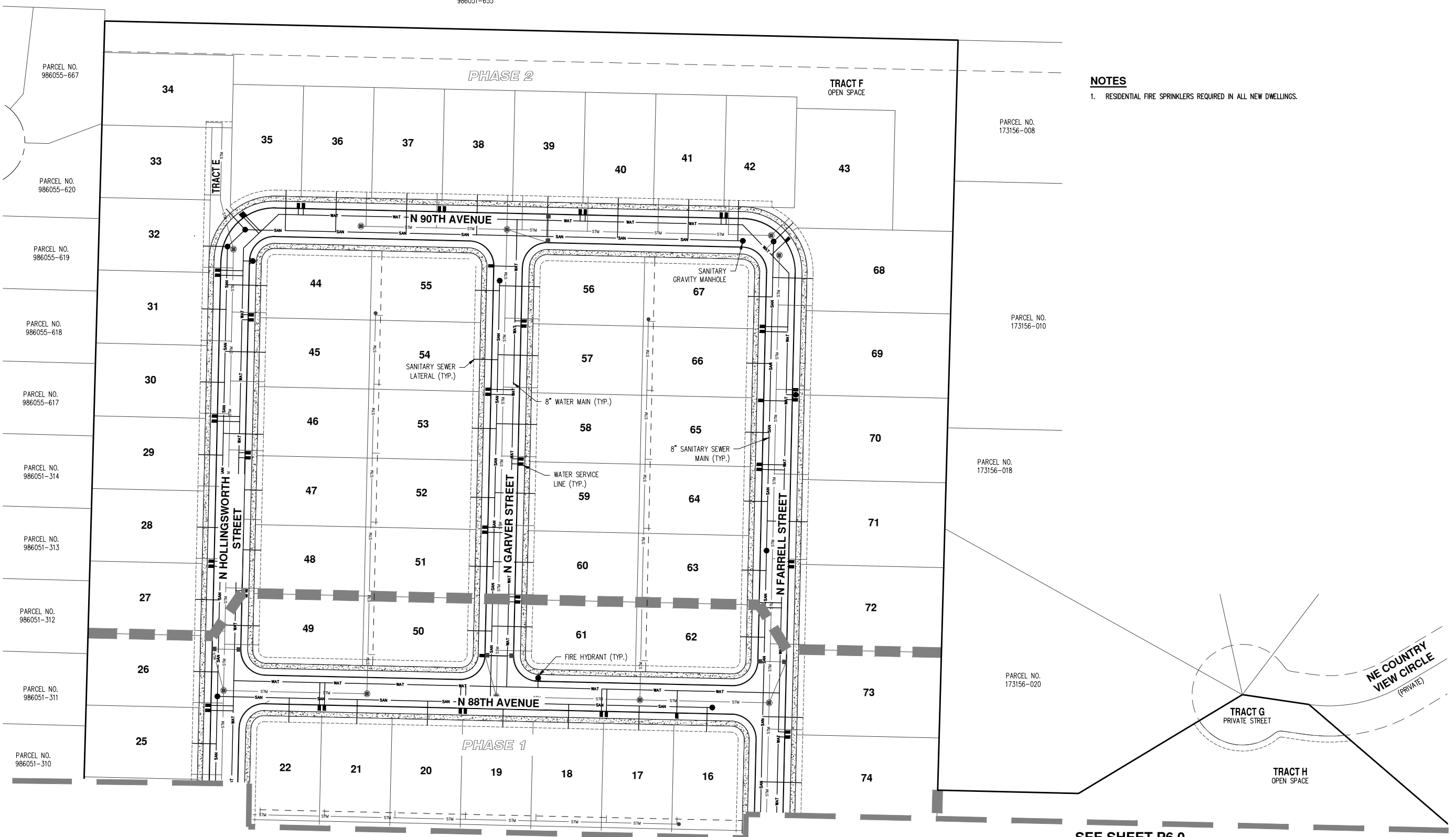


**PRELIMINARY COMPOSITE UTILITY PLAN (NORTH)**  
**CAMAS HEIGHTS SUBDIVISION**  
**LENNAR NORTHWEST, INC.**  
**CAMAS, WA**



JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM

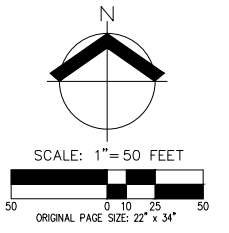
PARCEL NO.  
986051-655



**NOTES**  
 1. RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL NEW DWELLINGS.

SEE SHEET P6.0

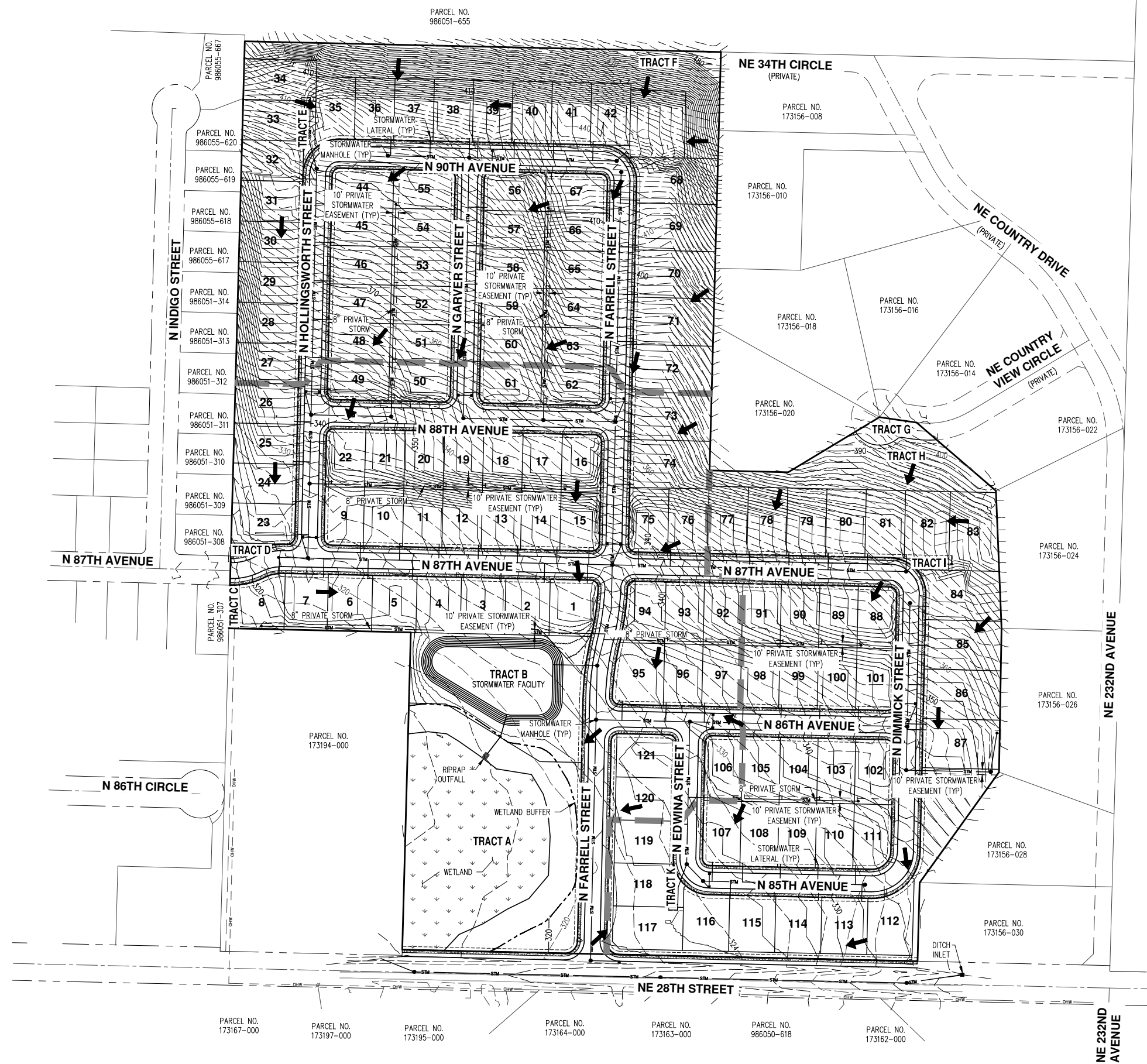
SEE SHEET P6.0





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

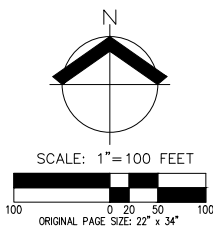
ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



**LEGEND**

- EXISTING GROUND CONTOUR (2 FT) [Symbol]
- EXISTING GROUND CONTOUR (10 FT) [Symbol]
- FINISHED GRADE CONTOUR (2 FT) [Symbol]
- FINISHED GRADE CONTOUR (10 FT) [Symbol]
- PHASE BOUNDARY [Symbol]
- STORMWATER FLOW ARROWS [Symbol]

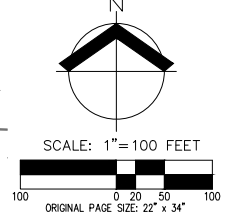
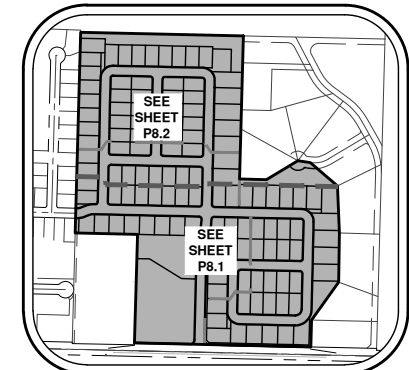
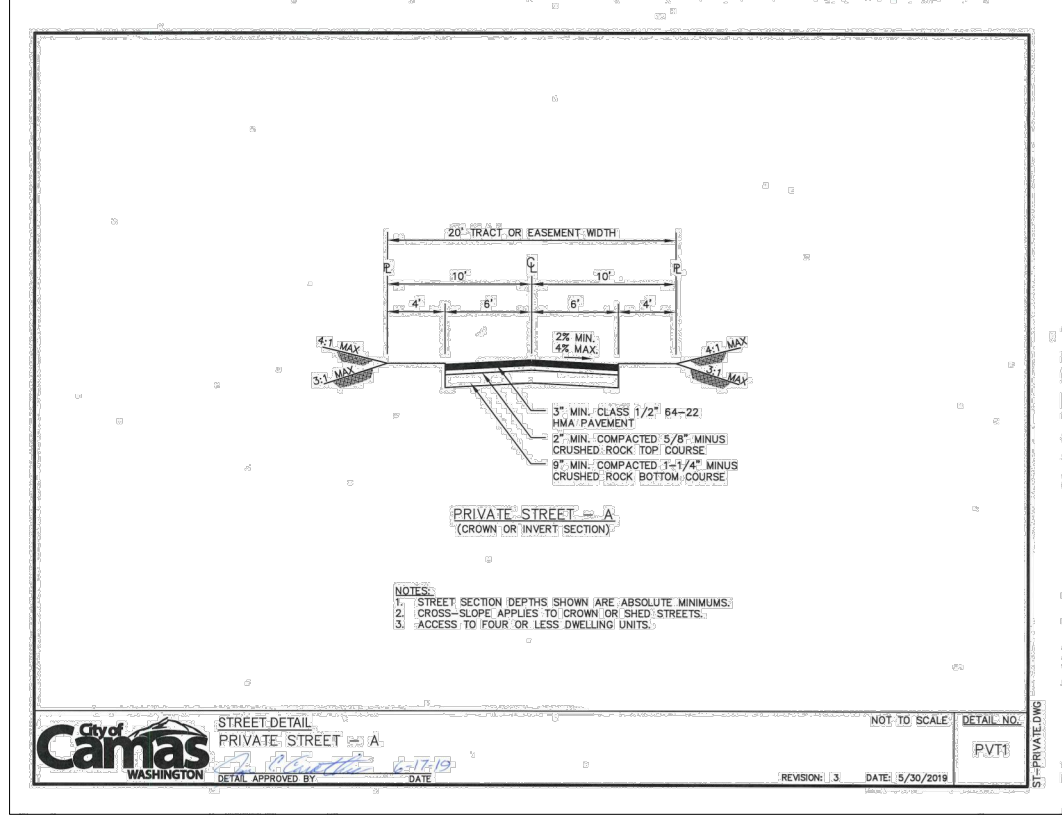
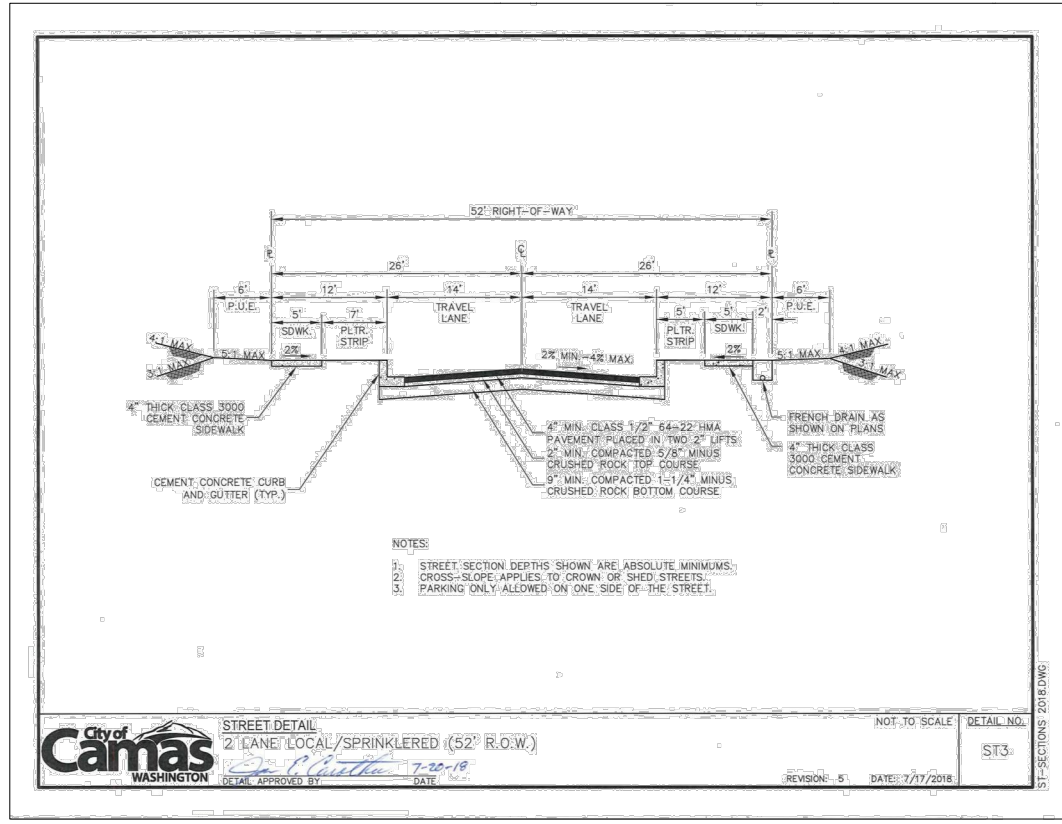
- GENERAL NOTES**
1. CONTOUR INTERVAL IS 2 FOOT.
  2. TREES ARE NOT SHOWN.
  3. STORMWATER DETENTION POND ON TRACT B TO BE OWNED AND MAINTAINED BY THE HOA.
  4. ACCORDING TO CLARK COUNTY GIS, THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN.
  5. THERE ARE NO KNOWN EXISTING ON-SITE STORMWATER FACILITIES.
  6. NATIVE VEGETATION WITHIN TRACT A WILL BE RETAINED AS MUCH AS POSSIBLE AND ENHANCED, AS NEEDED, PER THE WETLAND MITIGATION PLAN.
  7. SOME OFF-SITE FLOW OCCURS FROM ADJACENT PARCELS. ANALYSIS OF OFF-SITE FLOW WAS PERFORMED.



**PRELIMINARY STORMWATER PLAN  
CAMAS HEIGHTS SUBDIVISION  
LENNAR NORTHWEST, INC.  
CAMAS, WA**



JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	RPM
DRAWN BY:	RPM
CHECKED BY:	JMM



PRELIMINARY STREET PLAN  
**CAMAS HEIGHTS SUBDIVISION**  
 LENNAR NORTHWEST, INC.  
 CAMAS, WA



JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM



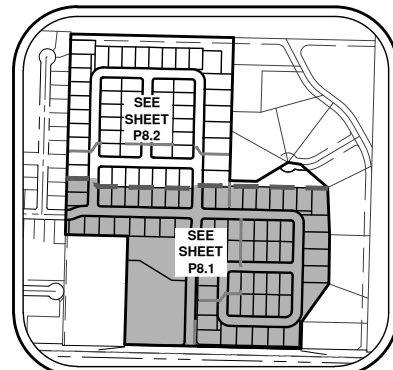
**GENERAL NOTES**  
 1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE 28TH STREET WHICH IS CLASSIFIED AS AN EXISTING 2-LANE LOCAL ROAD WITHOUT SIDEWALKS OR CURB AND GUTTER. SIDEWALK, PLANTER SPACE, AND CURB & GUTTER IMPROVEMENTS ARE PROPOSED.

**CENTERLINE TANGENT TABLE**

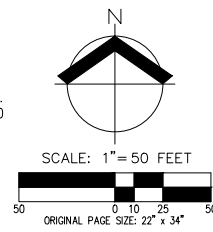
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Q11	493.56	N01° 17' 05"E
Q12	78.70	N01° 25' 55"E
Q13	644.96	N01° 17' 17"E
Q16	1079.04	S88° 42' 43"E
Q17	457.00	S01° 17' 05"W
Q18	289.00	N88° 42' 55"W
Q19	270.02	N01° 17' 05"E
Q110	606.00	S88° 42' 43"E

**CENTERLINE CURVE TABLE**

CURVE #	LENGTH	DELTA	RADIUS
C5	49.28	28°14'01"	100.00
C6	48.81	27°57'48"	100.00
C7	61.26	89°59'48"	39.00
C8	92.68	90°00'00"	59.00
C9	61.26	90°00'00"	39.00
C1	107.05	12°16'02"	500.00
C2	92.55	10°36'19"	500.00



**KEY MAP**  
 N.T.S.

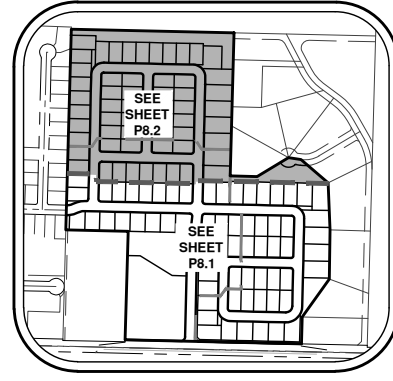


**PRELIMINARY STREET PLAN  
 CAMAS HEIGHTS SUBDIVISION  
 LENNAR NORTHWEST, INC.  
 CAMAS, WA**



JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM

AKS DRAWING FILE: 8468 P8.0 STR.DWG | LAYOUT: P8.1



**KEY MAP**  
 N.T.S.

**GENERAL NOTES**

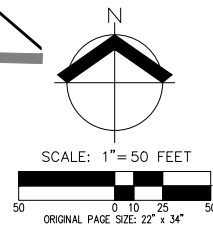
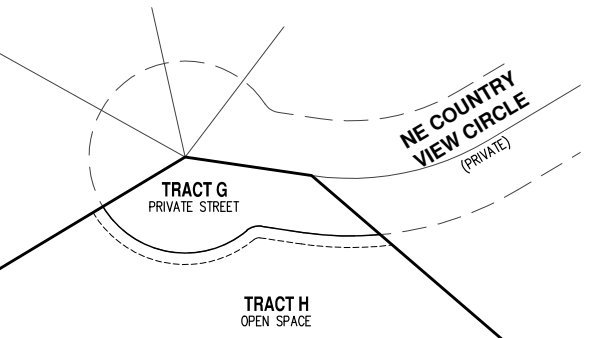
1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE 28TH STREET WHICH IS CLASSIFIED AS AN EXISTING 2-LANE LOCAL ROAD WITHOUT SIDEWALKS OR CURB AND GUTTER. SIDEWALK, PLANTER SPACE, AND CURB & GUTTER IMPROVEMENTS ARE PROPOSED.

CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
Q3	644.96	N01° 17' 17"E
Q4	464.00	N88° 42' 43"W
Q5	710.00	S01° 17' 17"W
Q11	594.00	S88° 42' 43"E
Q12	516.01	N01° 17' 17"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	DELTA	RADIUS
C3	61.26	90°00'00"	39.00
C4	61.26	90°00'00"	39.00



SEE SHEET P8.1



**PRELIMINARY STREET PLAN  
 CAMAS HEIGHTS SUBDIVISION  
 LENNAR NORTHWEST, INC.  
 CAMAS, WA**



JOB NUMBER: 8468  
 DATE: 10/29/2021  
 DESIGNED BY: RPM  
 DRAWN BY: RPM  
 CHECKED BY: JMM



AKS ENGINEERING & FORESTRY, LLC  
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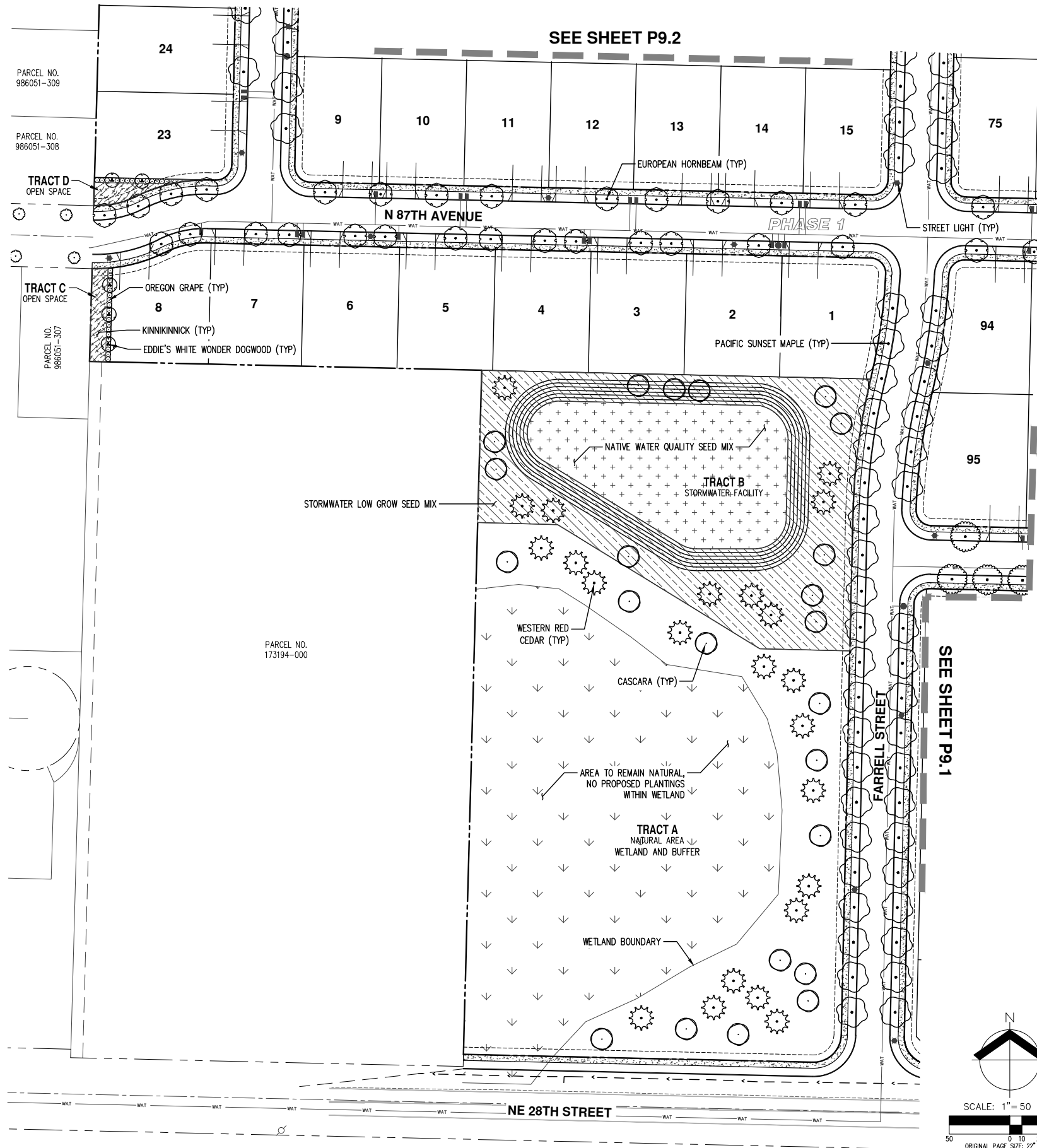
PRELIMINARY LANDSCAPE AND LIGHTING PLAN

CAMAS HEIGHTS SUBDIVISION

LENNAR NORTHWEST, INC.  
 CAMAS, WA



JOB NUMBER:	8468
DATE:	10/29/2021
DESIGNED BY:	ZTN
DRAWN BY:	ZTN
CHECKED BY:	TEB



PRELIMINARY PLANT SCHEDULE

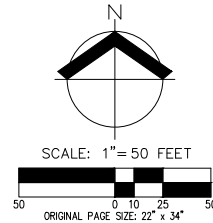
OPEN SPACE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	21	CALOCEDRUS DECURRENS	INCENSE CEDAR	6' HT. B&B	AS SHOWN
	5	CORNUS NUTTALLII X FLORIDA 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1 1/2" CAL. B&B	AS SHOWN
	46	RHAMNUS PURSHIANA	CASCARA	1 1/2" CAL. B&B	AS SHOWN
	45	THUJA PLICATA	WESTERN RED CEDAR	6' HT. B&B	AS SHOWN
	24	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6' HT. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	126	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	83	CARPINUS BETULUS	EUROPEAN HORNBEAM	2" CAL. B&B	AS SHOWN
	40	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT CALLERY PEAR	2" CAL. B&B	AS SHOWN
	31	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	29	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL. CONT.	48" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	116	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT.	48" o.c.
	±29,542 SF	NATIVE E/C SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) MEADOW BARLEY 40%, CALIFORNIA BROME 35%, NATIVE RED FESCUE 20%, TUFTED HAIRGRASS 3%, SPIKE BENTGRASS 2%			APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.
	±19,929 SF	NATIVE WATER QUALITY SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) BLUE WILDRYE 46%, NATIVE RED FESCUE 38%, TUFTED HAIRGRASS 12%, NORTHWESTERN MANNAGRASS 2%, AMERICAN SLOUGHGRASS 2%			APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.
	±35,188 SF	STORMWATER "LOW GROW" SEED MIX DWARF TALL FESCUE 40%, DWARF PERENNIAL RYE "BARCLAY" 30%, RED FESCUE 25%, COLONIAL BENTGRASS 5%			APPLY AT A RATE OF 2.5 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.

PRELIMINARY LANDSCAPE NOTES

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS, INCLUDING CHANGES TO PLANT LOCATION, QUANTITIES, TYPES, AND SIZES MAY BE NECESSARY PRIOR TO FINAL APPROVAL BASED ON PLANT AVAILABILITY, SITE CONDITIONS, UTILITY CONFLICTS, ETC. ALL SUBSTITUTIONS SHALL CONFORM TO CITY OF CAMAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI 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, 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 FOULAGE 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.
- TWO TREES SHALL BE PLANTED ON EACH LOT AT TIME OF HOME CONSTRUCTION.

TREE DATA

GROSS AREA:	37.27 AC
SITE AREA EXCLUDING TRACT A:	34.5 AC
TOTAL TREE UNITS REQUIRED (34.5 X 20):	690
OPEN SPACE TREES:	141
STREET TREES:	280
2 TREES PER LOT PLANTED DURING HOME CONSTRUCTION:	242
EXISTING TREES RETAINED/(TREE UNITS):	2/(27)
PROPOSED SITE TREES/(TREE UNITS):	663/(663)



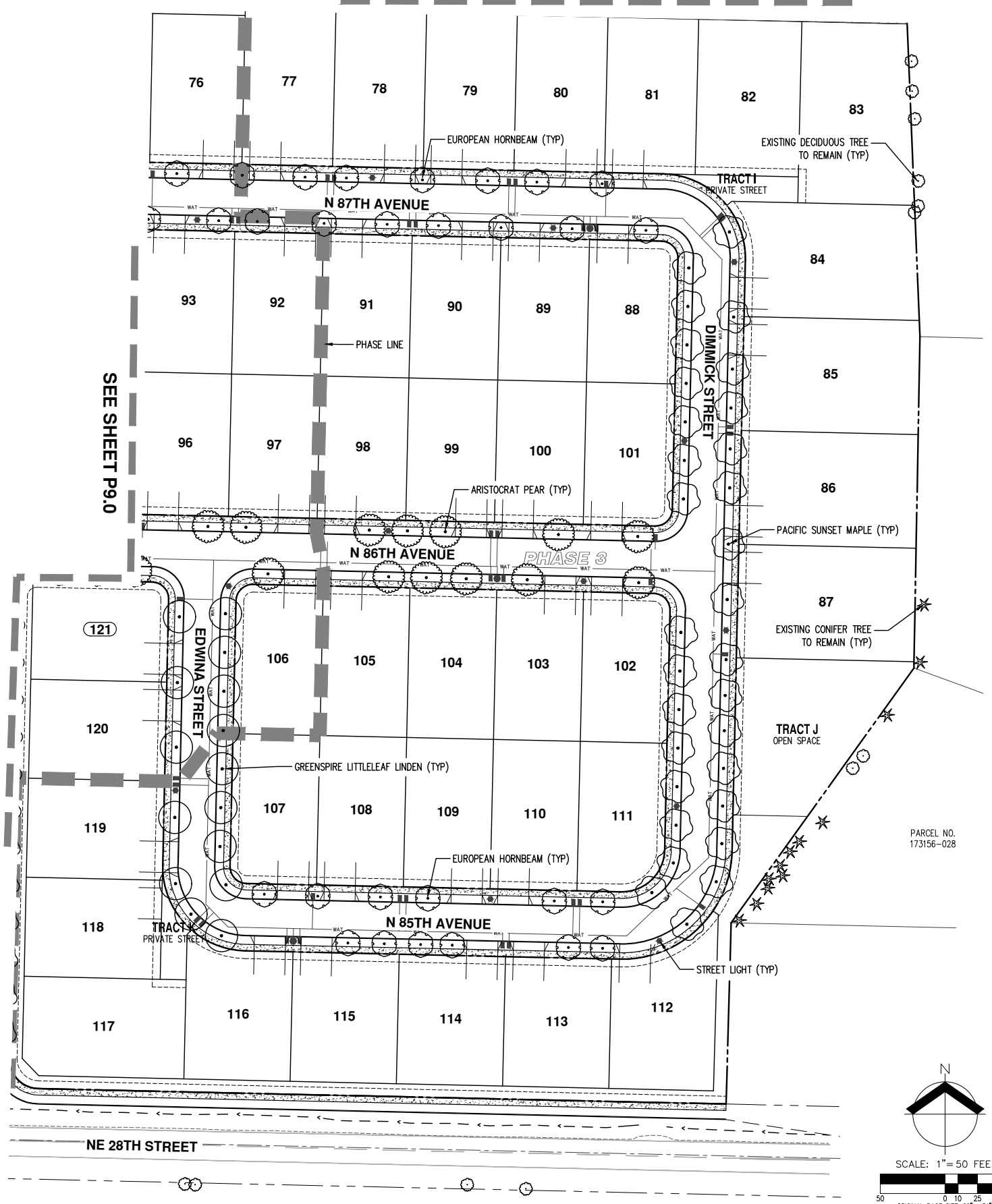
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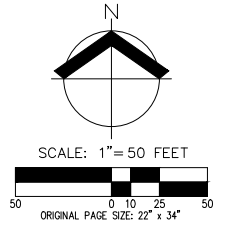
SEE SHEET P9.2

SEE SHEET P9.0



**GENERAL NOTE**

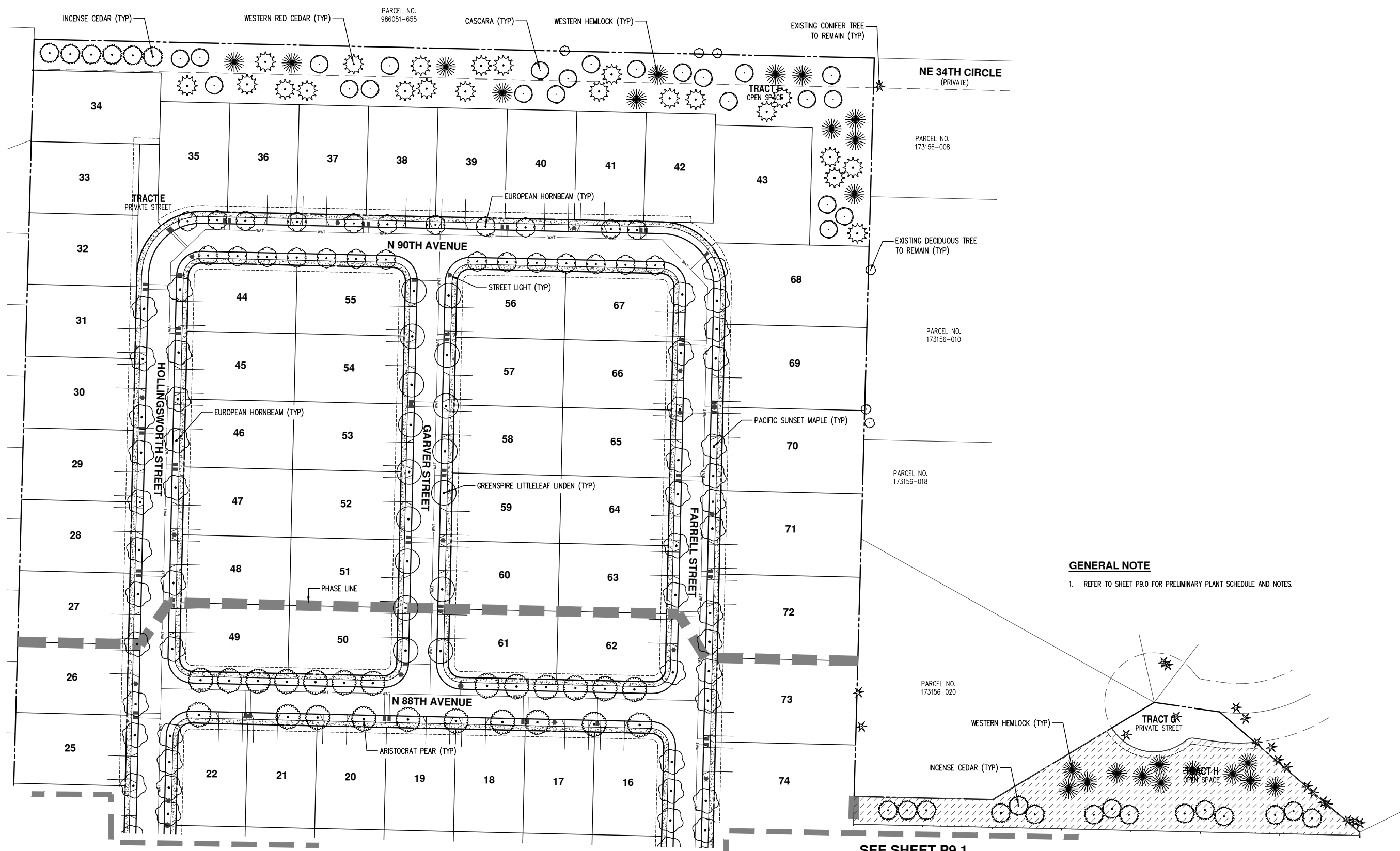
- 1. REFER TO SHEET P9.0 FOR PRELIMINARY PLANT SCHEDULE AND NOTES.



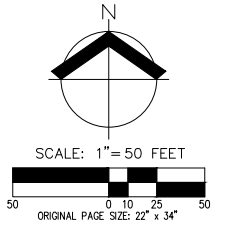
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AKS DRAWING FILE: 8468 P9.0 LANDSCAPE.DWG | LAYOUT: P9.2