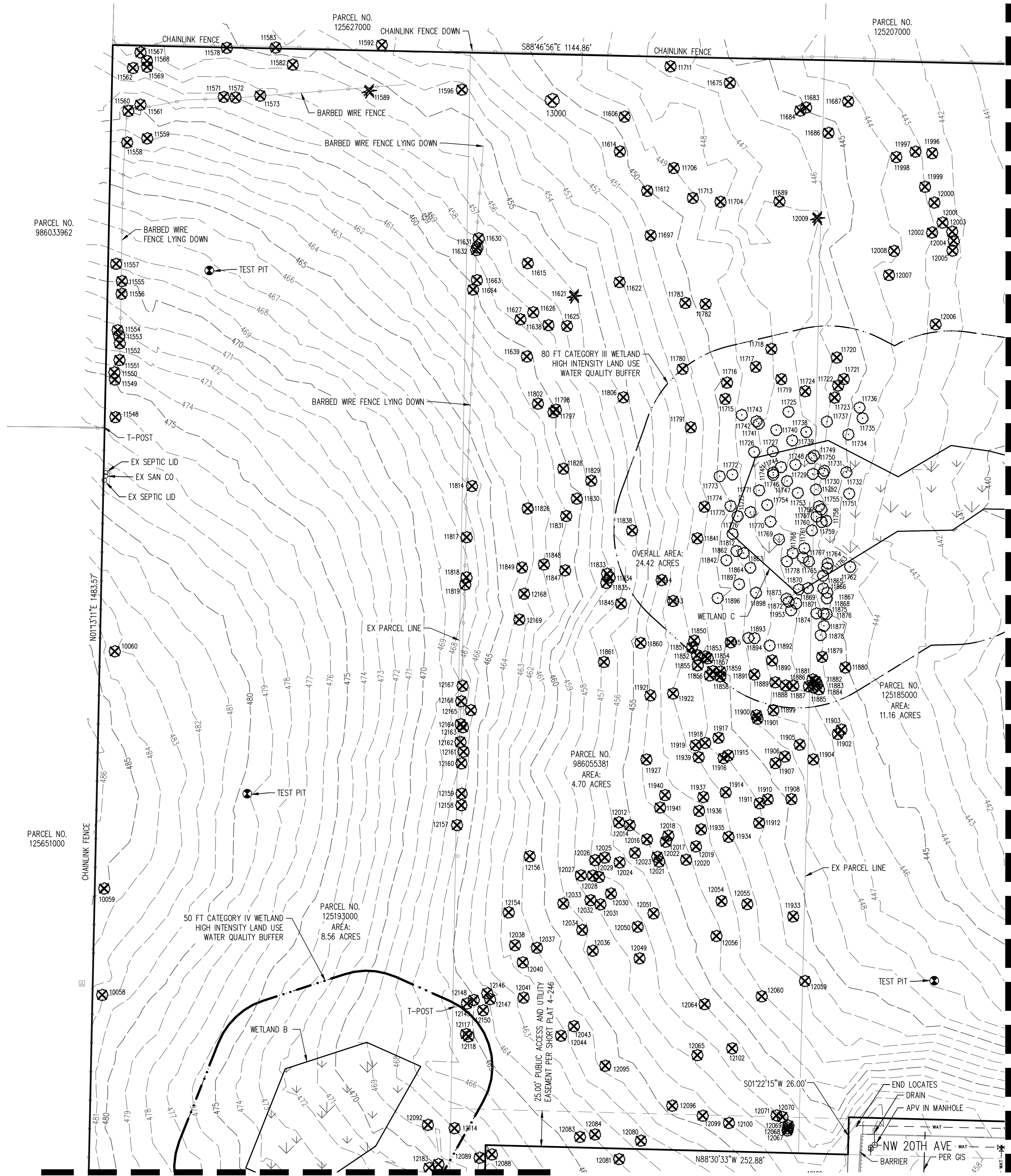


EXISTING LAND USE NOTES:

- UTILITIES SHOWN ARE BASED ON:
 - * PUBLIC UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 25180613, 25180614, 25180615, 25180616, 25180617, 25180618, 25180619, 25180620, 25180621, AND 25180622.
 - * 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 8 - JUNE 12, 2025.
- BASIS OF BEARINGS / HORIZONTAL DATUM: COORDINATES ARE BASED ON WASHINGTON PLANE COORDINATE SYSTEM, SOUTH ZONE. NAD83 (2011) EPOCH 2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN). DISTANCES SHOWN ARE GROUND DISTANCES.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 256. LOCATED ON THE SOUTH SIDE OF NW PACIFIC RIM BLVD, AT THE SUBSTATION IN POWER POLE FOOTING. ELEVATION = 325.55 FEET (NGVD (29)47)).
- CONTOUR INTERVAL IS 1.00 FOOT.
- 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.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION. SEE SHEETS P5.0 TO P5.3 FOR INFORMATION ON TREE PRESERVATION AND REMOVAL.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON MAY 15, 2025 AND WERE PROFESSIONALLY SURVEYED BY AKS ON JUNE 9-12, 2025.
- THE SITE CONSISTS OF PARCELS 125193-000, 986055-381, & 125185-000.
- TOTAL SITE AREA IS 24.41 ACRES (1,063,300 SQUARE FEET).
- CONTOURS SHOWN ARE AT 1 FOOT INTERVALS.
- NO WATERCOURSES ARE IDENTIFIED ON SITE.
- THERE IS NOT AN ORDINARY HIGH WATER MARK ON SITE.
- THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON SITE.
- THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
- WETLAND AND WETLAND BUFFERS ARE SHOWN ON SHEETS P2.1 AND P2.2.
- NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS EXIST ON SITE.
- NO PRIORITY HABITAT AND SPECIES AREAS EXIST ON SITE.
- NO SIGNIFICANT HISTORIC SITES OR RESOURCES WERE IDENTIFIED ON SITE.
- NO STRUCTURES EXIST ON SITE.
- ALL EXISTING EASEMENTS ARE SHOWN ON SHEETS P2.0 THROUGH P2.2.
- CENTERLINE AND RIGHT-OF-WAY RADIUS ARE SHOWN ON THE PLANS.
- NW 18TH AVENUE, NW 20TH AVENUE, AND NW BRADY ROAD ARE PUBLIC WITH ASPHALT SURFACING.
- THE NEAREST EXISTING DRIVEWAYS ARE LOCATED 5 FEET EAST OF THE SITE ON THE NORTH SIDE OF NW 18TH AVENUE.
- NO PEDESTRIAN OR BICYCLE FACILITIES EXIST WITHIN 100 FEET OF THE SITE.
- NO TRANSIT ROUTES EXIST WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON SE 192ND AVE & 41ST DR, ±2.3 MILES WEST OF THE SITE.
- THE NEAREST FIRE HYDRANTS ARE LOCATED ADJACENT TO THE SITE ALONG NW 18TH AVENUE AND NW BRADY ROAD AND ARE SHOWN ON SHEET P2.0 AND P2.2.
- ACCORDING TO CLARK COUNTY GIS, THE EXISTING SEPTIC SYSTEMS ARE SHOWN ON SHEET P2.0 & P2.1. PARCEL 125193000 HAS TWO EXISTING SEPTIC SYSTEMS SHOWN ALONG THE SOUTH EDGE OF THE PARCEL AND THE WEST EDGE OF THE PARCEL.

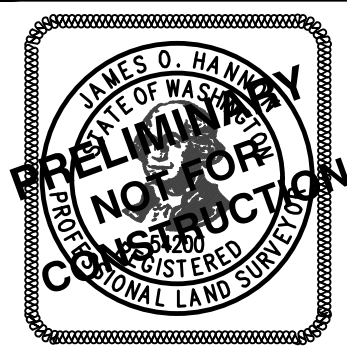


LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 524 ---
EXISTING GROUND CONTOUR (5 FT)	--- 525 ---

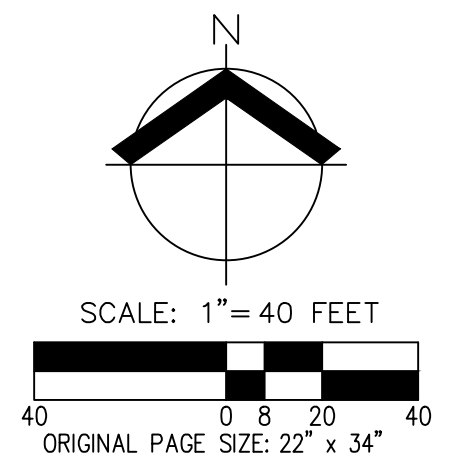
SEE SHEET P2.2

SEE SHEET P2.0

**EXISTING CONDITIONS PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON**



JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL



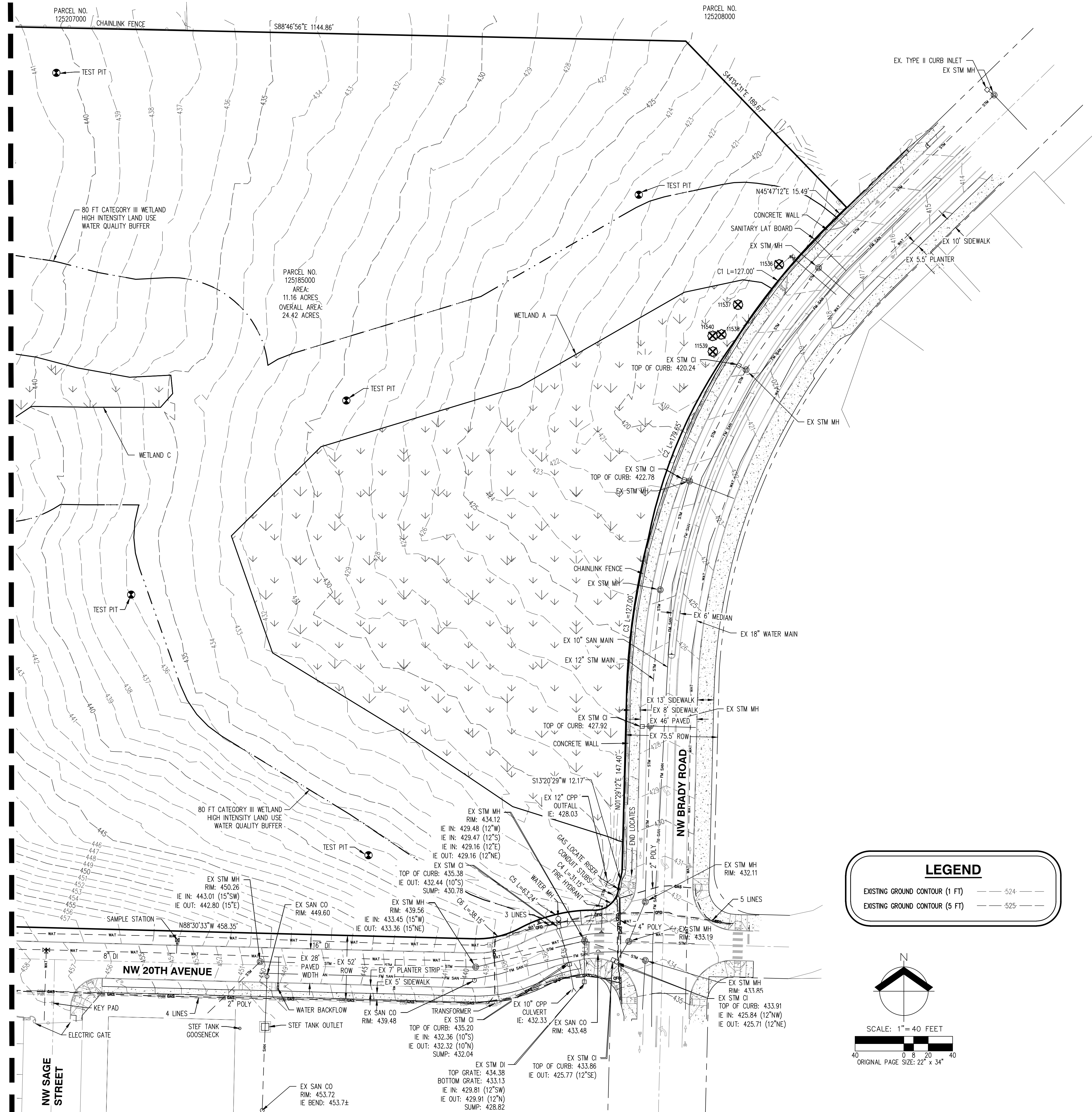
EXISTING LAND USE NOTES:

- UTILITIES SHOWN ARE BASED ON:
 - * PUBLIC UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 25180613, 25180614, 25180615, 25180616, 25180617, 25180618, 25180619, 25180620, 25180621, AND 25180622.
 - * 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 8 - JUNE 12, 2025.
- BASIS OF BEARINGS / HORIZONTAL DATUM: COORDINATES ARE BASED ON WASHINGTON PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN). DISTANCES SHOWN ARE GROUND DISTANCES.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 256. LOCATED ON THE SOUTH SIDE OF NW PACIFIC RIM BLVD., AT THE SUBSTATION IN POWER POLE FOOTING. ELEVATION = 325.55 FEET (NGVD (29)47).
- CONTOUR INTERVAL IS 1.00 FOOT.
- 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.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO ARBORIST INSPECTION. SEE SHEETS P5.0 TO P5.3 FOR INFORMATION ON TREE PRESERVATION AND REMOVAL.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON MAY 15, 2025 AND WERE PROFESSIONALLY SURVEYED BY AKS ON JUNE 9-12, 2025.
- THE SITE CONSISTS OF PARCELS 125193-000, 986055-381, & 125185-000.
- TOTAL SITE AREA IS 24.41 ACRES (1,063,300 SQUARE FEET).
- CONTOURS SHOWN ARE AT 1 FOOT INTERVALS.
- NO WATERCOURSES ARE IDENTIFIED ON SITE.
- THERE IS NOT AN ORDINARY HIGH WATER MARK ON SITE.
- THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON SITE.
- THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
- WETLAND AND WETLAND BUFFERS ARE SHOWN ON SHEETS P2.1 AND P2.2.
- NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS EXIST ON SITE.
- NO PRIORITY HABITAT AND SPECIES AREAS EXIST ON SITE.
- NO SIGNIFICANT HISTORIC SITES OR RESOURCES WERE IDENTIFIED ON SITE.
- NO STRUCTURES EXIST ON SITE.
- ALL EXISTING EASEMENTS ARE SHOWN ON SHEETS P2.0 THROUGH P2.2.
- CENTERLINE AND RIGHT-OF-WAY RADIUS ARE SHOWN ON THE PLANS.
- NW 18TH AVENUE, NW 20TH AVENUE, AND NW BRADY ROAD ARE PUBLIC WITH ASPHALT SURFACING.
- THE NEAREST EXISTING DRIVEWAYS ARE LOCATED 5 FEET EAST OF THE SITE ON THE NORTH SIDE OF NW 18TH AVENUE.
- NO PEDESTRIAN OR BICYCLE FACILITIES EXIST WITHIN 100 FEET OF THE SITE.
- NO TRANSIT ROUTES EXIST WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON SE 192ND AVE & 41ST DR, +2.3 MILES WEST OF THE SITE.
- THE NEAREST FIRE HYDRANTS ARE LOCATED ADJACENT TO THE THE SITE ALONG NW 18TH AVENUE AND NW BRADY ROAD AND ARE SHOWN ON SHEET P2.0 AND P2.2.
- ACCORDING TO CLARK COUNTY GIS, THE EXISTING SEPTIC SYSTEMS ARE SHOWN ON SHEET P2.0 & P2.1. PARCEL 125193000 HAS TWO EXISTING SEPTIC SYSTEMS ALONG THE SOUTH EDGE OF THE PARCEL AND THE WEST EDGE OF THE PARCEL.

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
11536	DECIDUOUS	26
11537	DECIDUOUS	29
11538	DECIDUOUS	26
11539	DECIDUOUS	8
11540	DECIDUOUS	9

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	560.00'	12°59'36"	127.00'	S39°17'23"W 126.72'
C2	411.97'	24°59'07"	179.65'	S23°38'12"W 178.23'
C3	560.00'	12°59'36"	127.00'	S7°59'00"W 126.72'
C4	20.00'	89°14'32"	31.15'	S46°05'04"W 28.10'
C5	126.00'	28°45'23"	63.24'	S76°19'38"W 62.58'
C6	74.00'	29°32'30"	38.15'	S76°43'12"W 37.73'

SEE SHEET P2.1



LEGEND

EXISTING GROUND CONTOUR (1 FT) --- 524 ---

EXISTING GROUND CONTOUR (5 FT) --- 525 ---

N

SCALE: 1" = 40 FEET

ORIGINAL PAGE SIZE: 22" x 34"

EXISTING CONDITIONS PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON

JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL

PROPOSED LAND USE NOTES

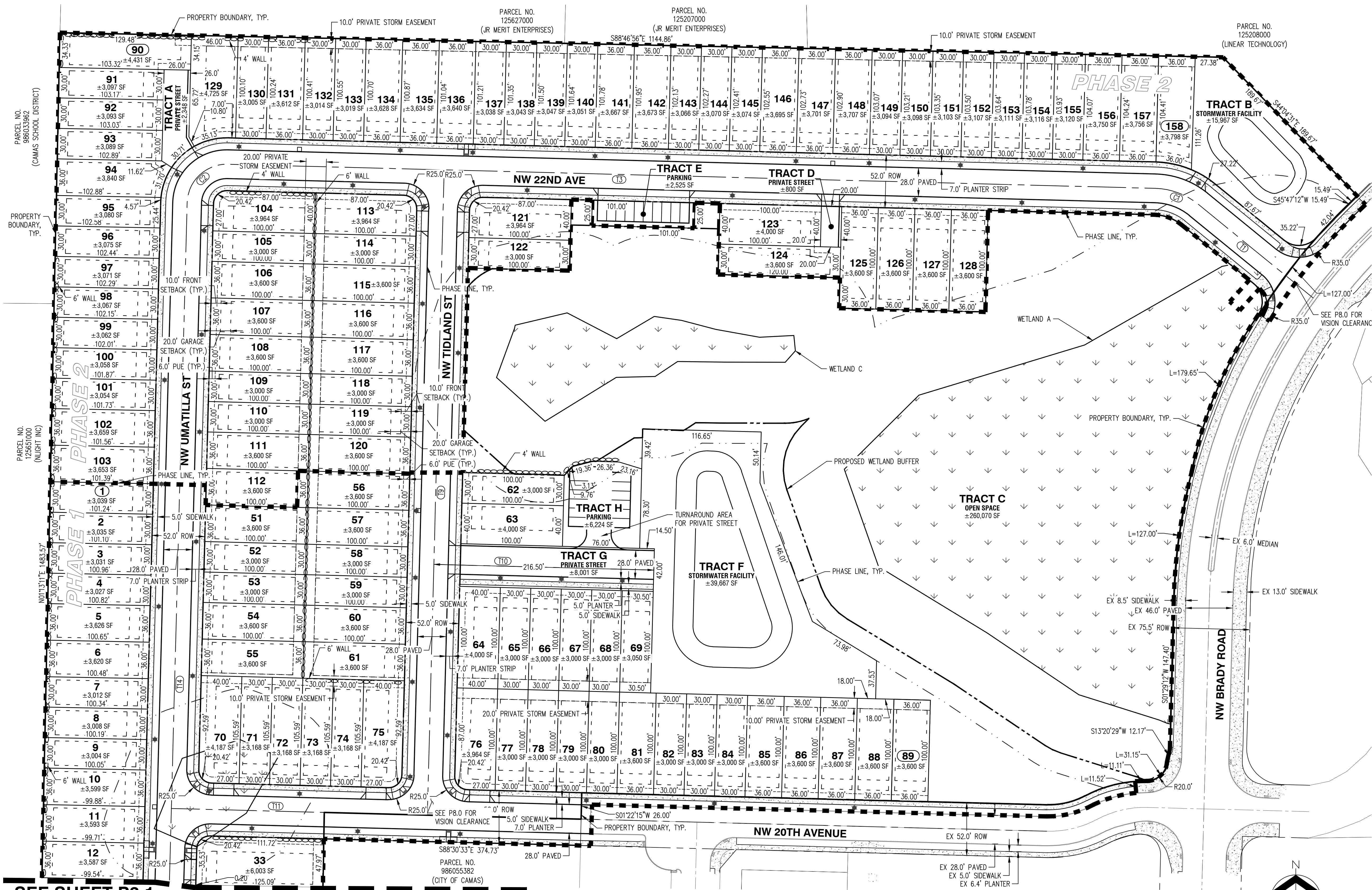
- TOTAL SITE AREA IS 24.41 ACRES (1,063,300 SQUARE FEET).
- WETLAND AND WETLAND BUFFER AREAS ARE SHOWN ON SHEETS P3.0 AND P3.1.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED. WETLANDS AND CRITICAL AREAS SHALL BE DONE OFF-SITE.
- PEDESTRIAN FACILITIES ARE SHOWN ON THE PLANS. NO TRANSIT FACILITIES ARE PROPOSED.
- NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- NW 22ND AVE, NW UMATILLA ST, AND NW TIDLAND ST ARE PUBLIC WITH ASPHALT SURFACING. STREET CROSS SECTIONS ARE SHOWN ON SHEET P8.0 AND P8.1.
- NO ROADS OR OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- ALL CORNER LOT DRIVEWAYS ARE SHOWN ON THE PLAN. ALL OTHER DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEETS P9.0 AND P9.1.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- SEE SHEETS P9.0 TO P9.1 FOR LANDSCAPE PLANS.
- OFF-STREET PARKING IS SHOWN ON THE PLANS. NO LOADING AREAS ARE REQUIRED.
- FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING.

CENTERLINE TANGENT TABLE

LINE #	LENGTH	DIRECTION
T1	145.86	N50° 46' 33.13"W
T3	913.00	N88° 30' 33.46"W
T8	564.34	S1° 08' 19.41"W
T9	635.59	S1° 29' 26.54"W
T10	216.50	S88° 30' 33.46"E
T11	861.70	S88° 30' 33.46"E
T14	671.12	S1° 29' 26.54"W

CENTERLINE CURVE TABLE

CURVE #	ARC LENGTH	DELTA	RADIUS
C1	46.10	37°44'00"	70.00
C2	61.26	90°00'00"	39.00
C3	51.93	14°52'35"	200.00
C4	50.70	14°31'28"	200.00



SEE SHEET P3.1

APPLICANT/CONTACT

ALLIED DEVELOPMENT, LLC
CONTACT: JOSEPH DEASER
16430 N SCOTTSDALE RD, STE 210
SCOTTSDALE, AZ 85254
PH: (602) 932-9590
EMAIL: JOSEPHD@ALLIEDDEV.COM

OWNER

DALEY DENNIS
PO BOX 757
RANCHO SANTA FE, CA 92067

PROJECT PURPOSE

PHASED SUBDIVISION WITH 158 SINGLE-FAMILY RESIDENTIAL LOTS WITH ASSOCIATED ROAD AND SITE IMPROVEMENTS.

SITE AREA

24.41 AC (1,063,300 SF)

EXISTING LAND USE

UNDEVELOPED PROPERTY ZONED MULTIFAMILY RESIDENTIAL (MF-18)

CONTACT/ENGINEERING/PLANNING/ARCHITECT/SURVEYING/LANDSCAPE ARCHITECT/NATURAL RESOURCES

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MICHAEL ANDREOTTI
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: ANDREOTTI@AKS-ENG.COM

GEOTECHNICAL ENGINEER

COLUMBIA WEST ENGINEERING, INC.
CONTACT: DANIEL E. LEHTO, PE, CE
11917 NE 95TH STREET
VANCOUVER, WA 98682
PH: 360-823-2900

PROPERTY DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 125193-000, 986055-381, & 125185-000.

VERTICAL DATUM

CLARK COUNTY VERTICAL DATUM NGVD29(47); ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK "LACAMAS-50", LOCATED TO THE NE OF THE INTERSECTION OF NW 16TH AVE & NW BRADY RD; ELEVATION = 521.19 FEET (NAVD29(47)).

LOT STATISTICS

SINGLE FAMILY DETACHED: 158
TOTAL LOTS: 158

SITE STATISTICS

PARCEL ZONE: MULTI-FAMILY (MF-18)
GROSS AREA: ±24.41 AC (±1,063,300 SF)
OPEN SPACE: ±5.97 AC (±260,070 SF)
NET AREA: ±18.44 AC (±803,247 SF)
TOTAL ROW DEDICATION: ±3.99 AC (±173,800 SF)
PROPOSED AVERAGE LOT AREA: ±3,495 SF

RESIDENTIAL PARKING STATISTICS

REQUIRED PARKING: 32 SPACES (158 LOTS/5 LOTS/SPACE)
TRACT A: 10 SPACES
TRACT B: 12 SPACES
TRACT C: 10 SPACES
TRACT D: 10 SPACES
TRACT E: 10 SPACES
TRACT F: 10 SPACES
TRACT G: 10 SPACES
TRACT H: 10 SPACES
TRACT I: 10 SPACES
TOTAL PROPOSED: 32 SPACES

TRACT PURPOSE AREA

TRACT	PURPOSE	AREA
TRACT A	PRIVATE STREET	2,348 SF
TRACT B	STORMWATER FACILITY	15,967 SF
TRACT C	OPEN SPACE	260,070 SF
TRACT D	PRIVATE STREET	800 SF
TRACT E	PARKING	2,525 SF
TRACT F	STORMWATER FACILITY	39,667 SF
TRACT G	PRIVATE STREET	8,001 SF
TRACT H	PARKING	6,772 SF
TRACT I	PARKING	6,224 SF
TOTAL		±342,374 SF

*HOA TO OWN ALL TRACTS.

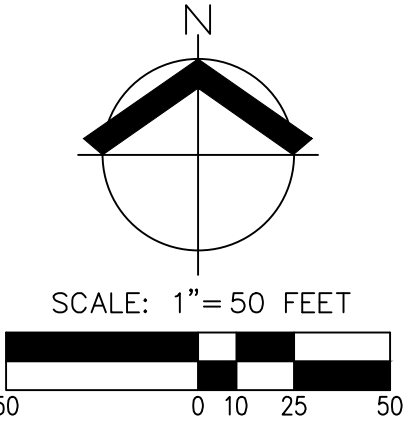
DEVELOPMENT STANDARDS (MF-18)

MINIMUM FRONT YARD SETBACK:	10 FEET
GARAGE SETBACK:	20 FEET
MINIMUM SIDE YARD:	3' FEET
MINIMUM STREET SIDE YARD:	15 FEET
MINIMUM REAR YARD:	10 FEET

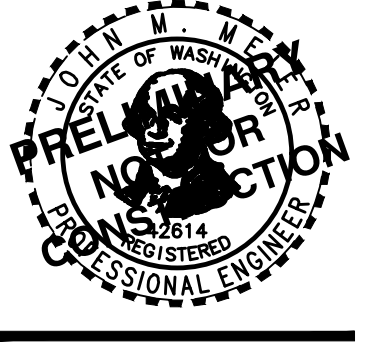
* THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO-LOT LINE IS ASSUMED.

DENSITY CALCULATIONS (MF-18)

MAXIMUM DENSITY (18 DU/AC X 18.44 AC):	332 UNITS
MINIMUM DENSITY (6 DU/AC X 18.44 AC):	111 UNITS
PROPOSED DENSITY (DU/AC):	158 UNITS
REQUIRED MINIMUM LOT AREA:	2,100 SF
REQUIRED MINIMUM LOT WIDTH:	26 FT
REQUIRED MINIMUM LOT DEPTH:	60 FT

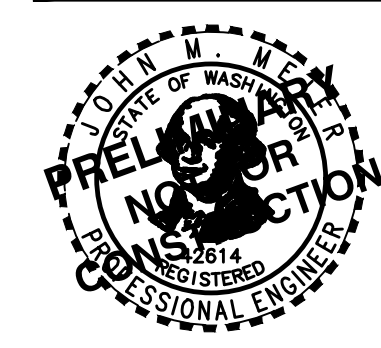


**PRELIMINARY SUBDIVISION PLAT AND PHASING PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON**

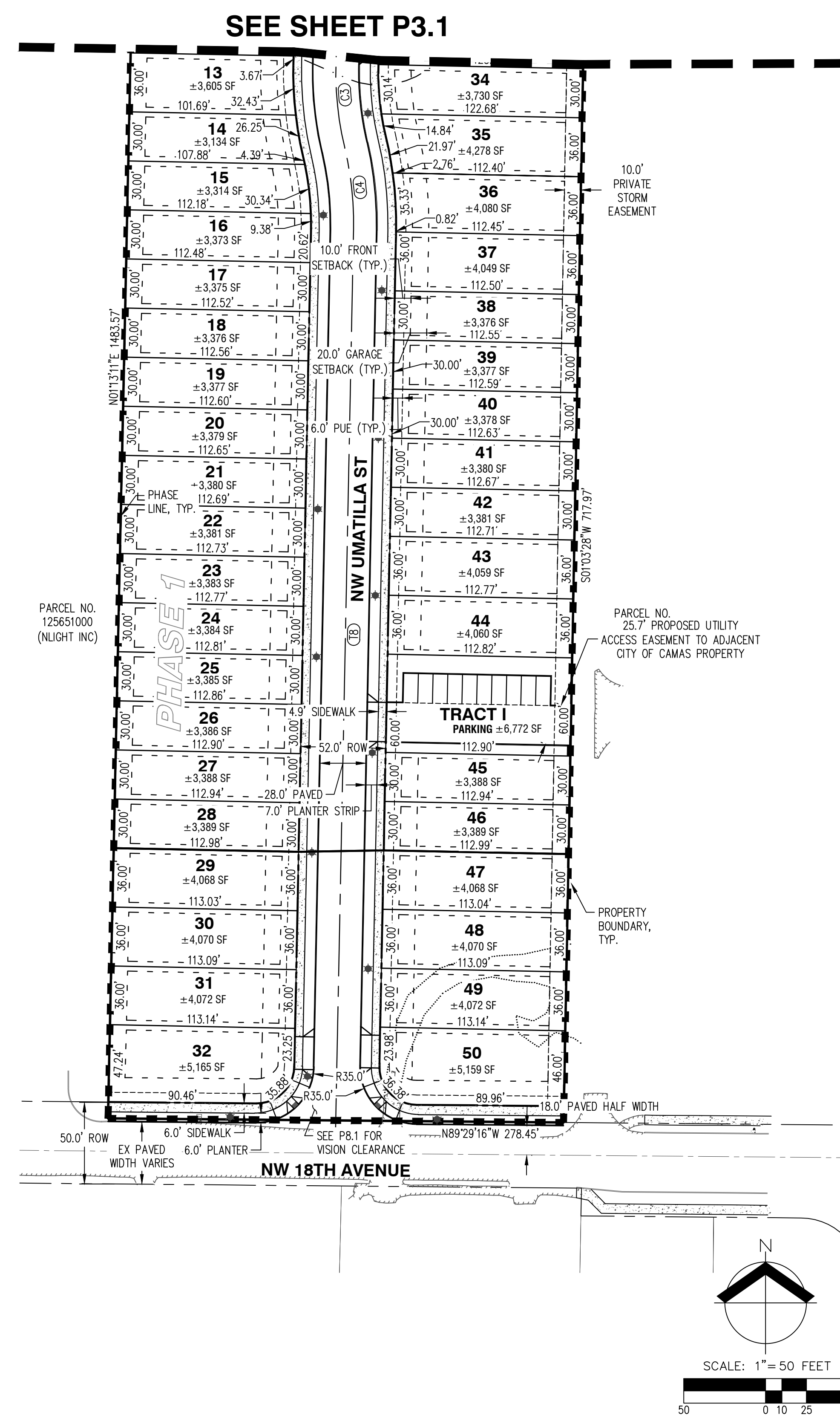


JOB NUMBER:	12107
DATE:	10/23/2025
DESIGNED BY:	NTL
DRAWN BY:	JCS
CHECKED BY:	NTL

**PRELIMINARY SUBDIVISION PLAT AND PHASING PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL



PROPOSED LAND USE NOTES

- TOTAL SITE AREA IS 24.41 ACRES (1,063,300 SQUARE FEET).
- WETLAND AND WETLAND BUFFER AREAS ARE SHOWN ON SHEETS P3.0 AND P3.1.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED. WETLANDS AND CRITICAL AREAS SHALL BE DONE OFF-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.
- NW 22ND AVE, NW UMATILLA ST, AND NW TIDLAND ST ARE PUBLIC WITH ASPHALT SURFACING. STREET CROSS SECTIONS ARE SHOWN ON SHEET P8.0 AND P8.1.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- ALL CORNER LOT DRIVEWAYS ARE SHOWN ON THE PLAN. ALL OTHER DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEETS P9.0 AND P9.1.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- SEE SHEETS P9.0 TO P9.1 FOR LANDSCAPE PLANS.
- OFF-STREET PARKING IS SHOWN ON THE PLANS. NO LOADING AREAS ARE REQUIRED.
- FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING.

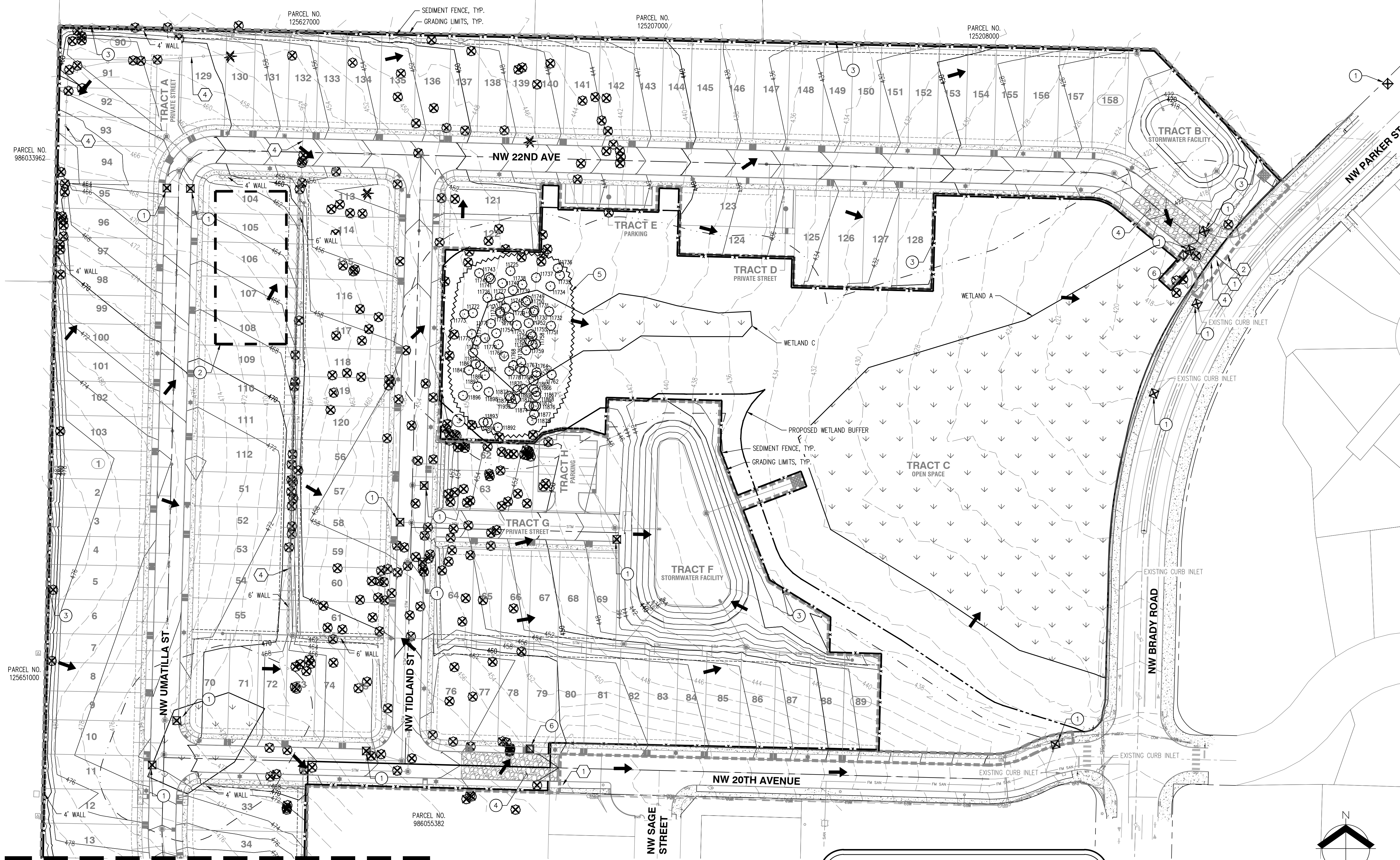
CENTERLINE TANGENT TABLE

LINE #	LENGTH	DIRECTION
T1	145.86	N50° 46' 33.13"W
T3	913.00	N88° 30' 33.46"W
T8	564.34	S1° 08' 19.41"W
T9	635.59	S1° 29' 26.54"W
T10	216.50	S88° 30' 33.46"E
T11	861.70	S88° 30' 33.46"E
T14	671.12	S1° 29' 26.54"W

CENTERLINE CURVE TABLE

CURVE #	ARC LENGTH	DELTA	RADIUS
C1	46.10	37°44'00"	70.00
C2	61.26	90°00'00"	39.00
C3	51.93	14°52'35"	200.00
C4	50.70	14°31'28"	200.00

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.



SEE SHEET P4.1

GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.3 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADI.
- ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
- APPROXIMATE ALIGNMENT AND HEIGHT OF RETAINING WALLS SHOWN. LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
- BOTH EXISTING GRADE AND FINISHED GRADE CONTOUR INTERVALS ARE AT 2' AND 10'. SEE LEGEND FOR MORE INFORMATION.
- FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING.

EROSION CONTROL KEYED NOTES

- INSTALL INLET PROTECTION (TYP).
- POTENTIAL STOCKPILE AREA.
- INSTALL SEDIMENT FENCE (TYP).
- CONSTRUCTION ENTRANCE.
- INSTALL TREE PROTECTION FENCE (TYP).
- INSTALL CONCRETE WASHOUT.

DEMOLITION KEYED NOTES

- SAWCUT & REMOVE ALL DAMAGED CURB AND SIDEWALK.
- REMOVE EXISTING CURB.
- REMOVE EXISTING DRIVEWAY.
- REMOVE EXISTING FENCE.
- REMOVE EXISTING STRIPING.

PRELIMINARY GRADING QUANTITIES

CUT: 21,400 C.Y.
 FILL: 59,000 C.Y.

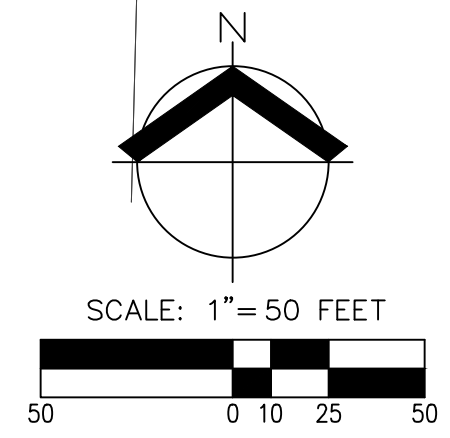
ASSUMPTIONS:
 BASED ON 16" STRIPPINGS DEPTH OVER SITE
 UTILITY TRENCHING NOT INCLUDED

VOLUMES ARE FOR THE PRELIMINARY 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.

CUT AND FILL QUANTITIES SHOWN ARE BASED OFF OF GENERAL SITE GRADING ESTABLISHED FROM THE STRIPPED EXISTING GRADE TO THE PROPOSED GRADE.
 THESE VOLUMES DO NOT 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.

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 ---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	--- ---
CURB INLET PROTECTION (TYP) PER COMBINATION DETAIL	⊗
CONCRETE WASHOUT AREA	⊠
DRAINAGE FLOW DIRECTION	→
GRAVEL CONSTRUCTION ENTRANCE	▨
DISTURBED LIMITS	--- ---
TREE PROTECTION/CONSTRUCTION FENCE	~ ~ ~
TREE REMOVAL	⊗



PRELIMINARY GRADING, DEMOLITION, & ESC PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON

PROFESSIONAL ENGINEER
 JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL

GENERAL NOTES

- SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0-P5.3 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADII.
- ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
- APPROXIMATE ALIGNMENT AND HEIGHT OF RETAINING WALLS SHOWN. LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.
- BOTH EXISTING GRADE AND FINISHED GRADE CONTOUR INTERVALS ARE AT 2' AND 10'. SEE LEGEND FOR MORE INFORMATION.
- FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING.

EROSION CONTROL KEYED NOTES

- INSTALL INLET PROTECTION (TYP).
- POTENTIAL STOCKPILE AREA.
- INSTALL SEDIMENT FENCE (TYP).
- CONSTRUCTION ENTRANCE.
- INSTALL TREE PROTECTION FENCE (TYP).
- INSTALL CONCRETE WASHOUT.

DEMOLITION KEYED NOTES

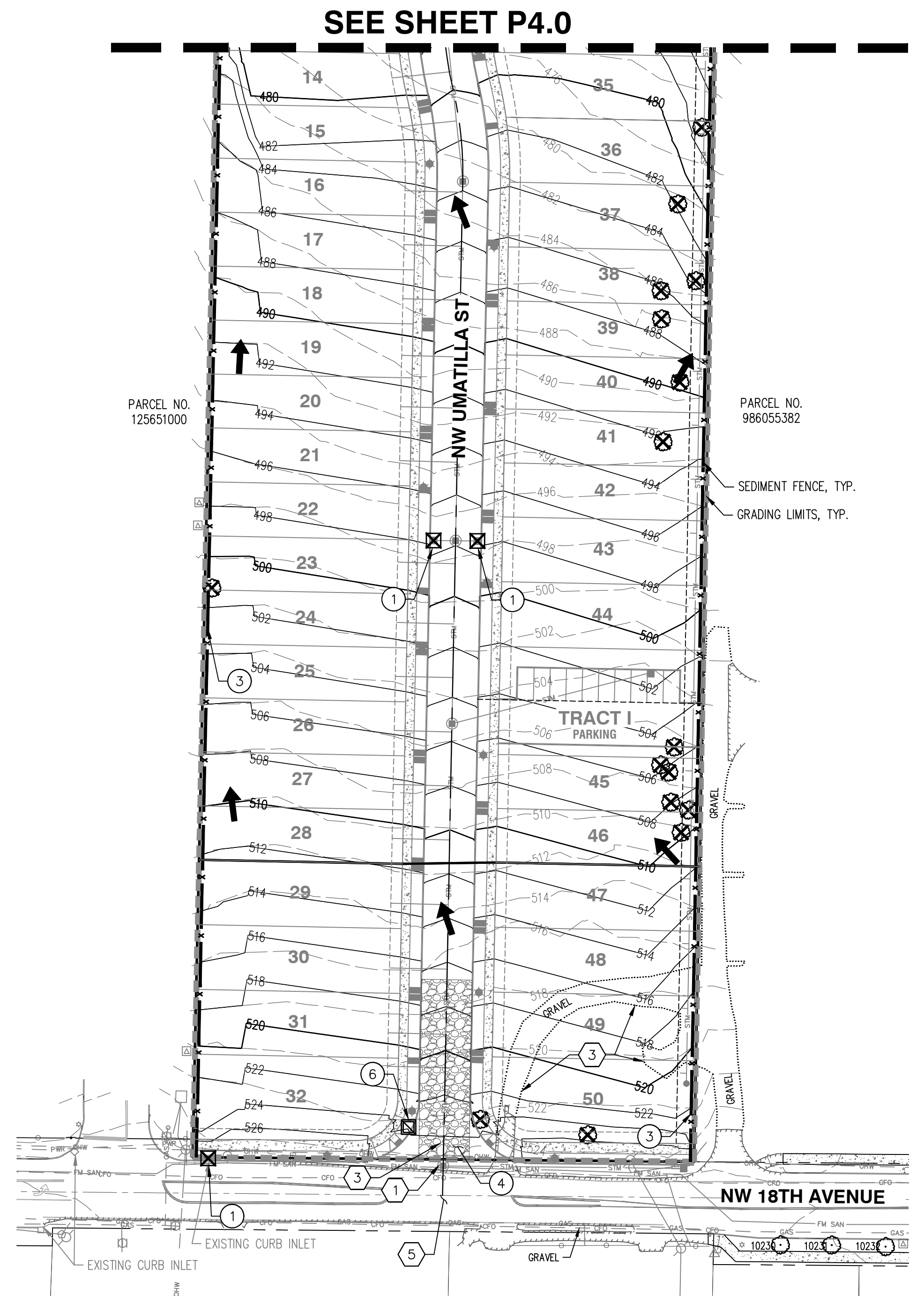
- SAWCUT & REMOVE ALL DAMAGED CURB AND SIDEWALK.
- REMOVE EXISTING CURB.
- REMOVE EXISTING DRIVEWAY.
- REMOVE EXISTING FENCE.
- REMOVE EXISTING STRIPING.

PRELIMINARY GRADING QUANTITIES

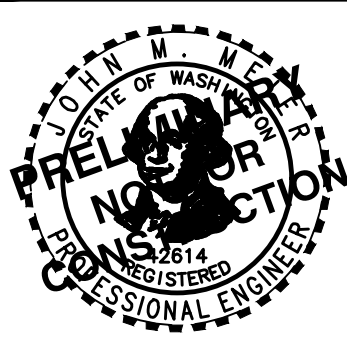
CUT: 42,500 C.Y.
 FILL: 42,500 C.Y.

LEGEND

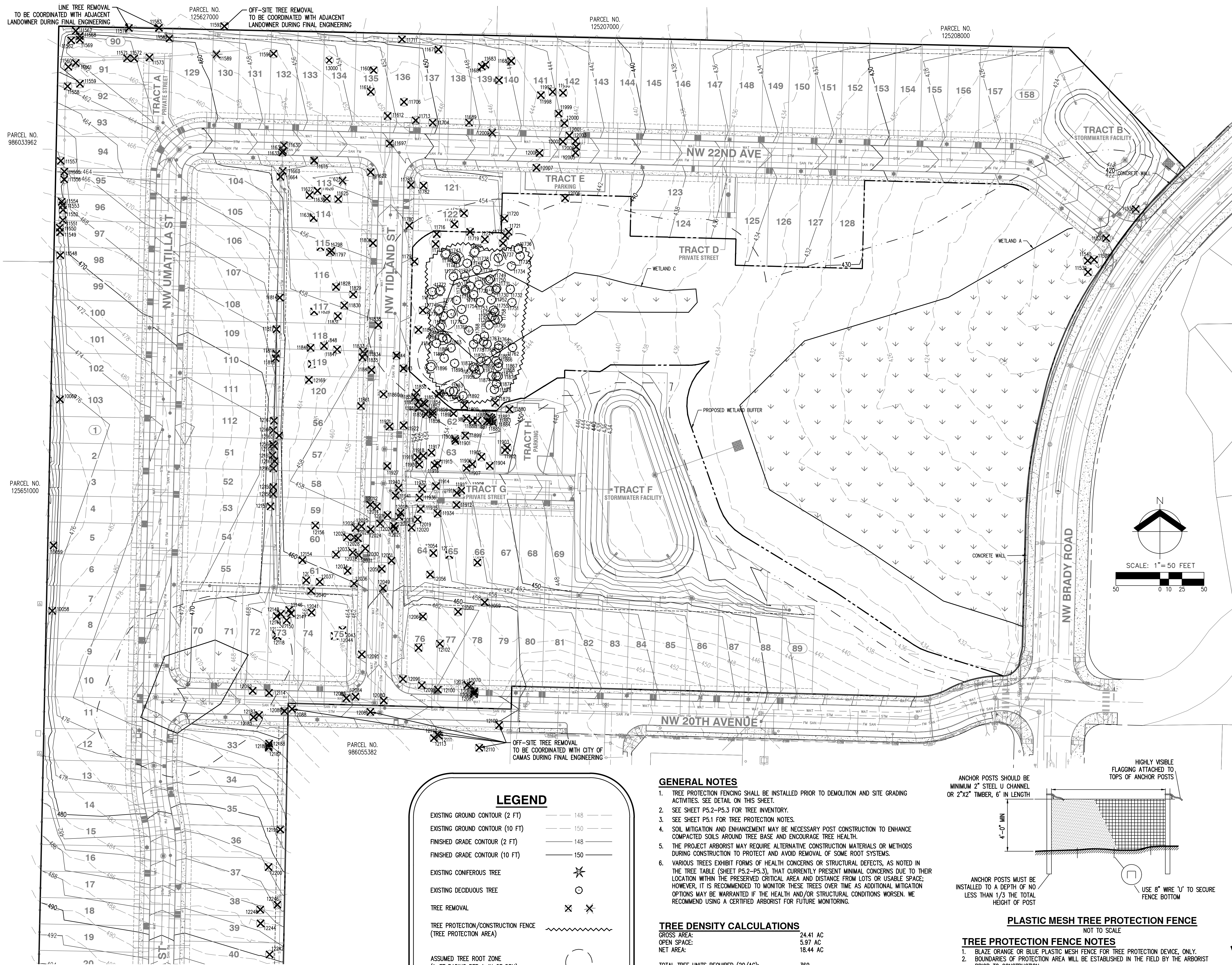
EXISTING GROUND CONTOUR (2 FT)	---
EXISTING GROUND CONTOUR (10 FT)	---
FINISHED GRADE CONTOUR (2 FT)	---
FINISHED GRADE CONTOUR (10 FT)	---
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	— x — x —
CURB INLET PROTECTION (TYP) PER COMBINATION DETAIL	☒
CONCRETE WASHOUT AREA	☐
DRAINAGE FLOW DIRECTION	→
GRAVEL CONSTRUCTION ENTRANCE	▨
DISTURBED LIMITS	---
TREE PROTECTION/CONSTRUCTION FENCE	— x — x —
TREE REMOVAL	✕



**PRELIMINARY GRADING, DEMOLITION, & ESC PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL



AKS DRAWING FILE: 12107 P5.0 PRELIMINARY TREE PRESERVATION & REMOVAL PLANNING LAYOUT: P5.0

LINE TREE REMOVAL TO BE COORDINATED WITH ADJACENT LANDOWNER DURING FINAL ENGINEERING

PARCEL NO. 125627000

OFF-SITE TREE REMOVAL TO BE COORDINATED WITH ADJACENT LANDOWNER DURING FINAL ENGINEERING

PARCEL NO. 125207000

PARCEL NO. 125208000

PARCEL NO. 986033962

PARCEL NO. 125651000

PARCEL NO. 986055382

OFF-SITE TREE REMOVAL TO BE COORDINATED WITH CITY OF CAMAS DURING FINAL ENGINEERING

SEE SHEET P5.1

LEGEND

EXISTING GROUND CONTOUR (2 FT)	---	148
EXISTING GROUND CONTOUR (10 FT)	---	150
FINISHED GRADE CONTOUR (2 FT)	---	148
FINISHED GRADE CONTOUR (10 FT)	---	150
EXISTING CONIFEROUS TREE	✱	
EXISTING DECIDUOUS TREE	○	
TREE REMOVAL	✱ ✱	
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~~~~~	
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	○	

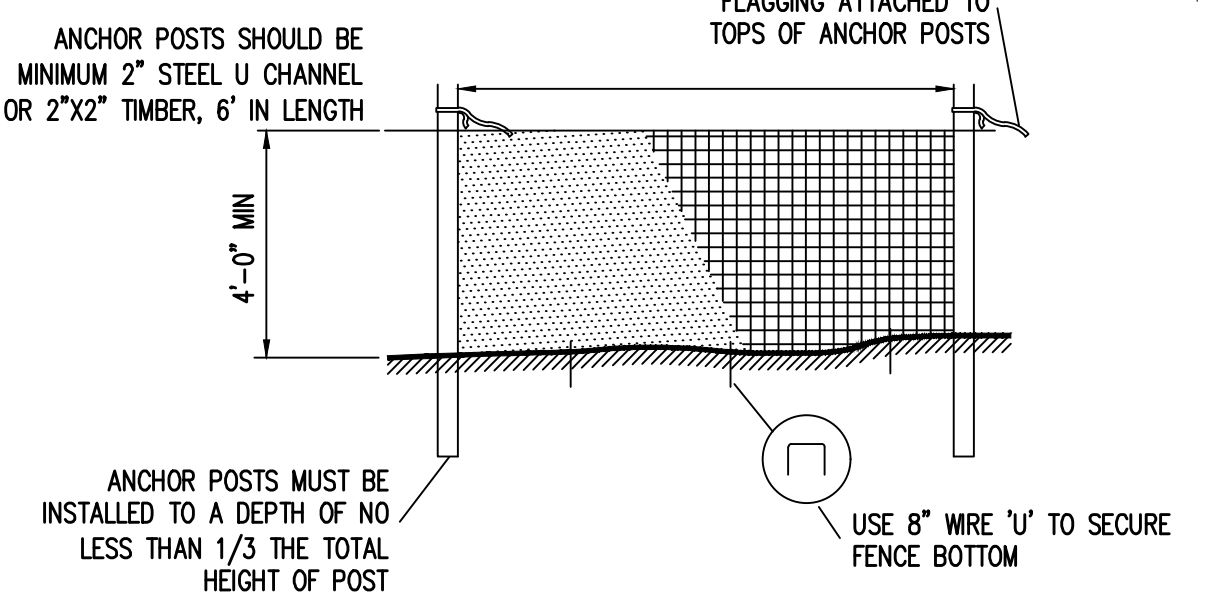
- GENERAL NOTES**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION AND SITE GRADING ACTIVITIES. SEE DETAIL ON THIS SHEET.
 - SEE SHEET P5.2-P5.3 FOR TREE INVENTORY.
 - SEE SHEET P5.1 FOR TREE PROTECTION NOTES.
 - SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE 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 P5.2-P5.3), THAT CURRENTLY PRESENT MINIMAL CONCERNS DUE TO THEIR LOCATION WITHIN THE PRESERVED CRITICAL AREA AND DISTANCE FROM LOTS OR USABLE SPACE; 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 DENSITY CALCULATIONS

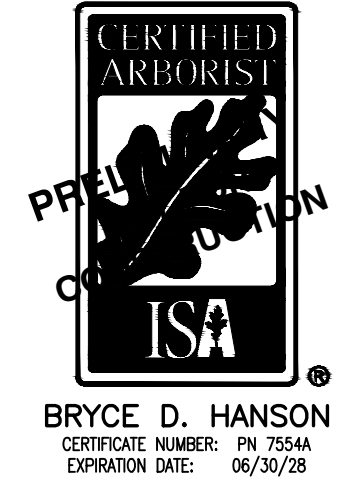
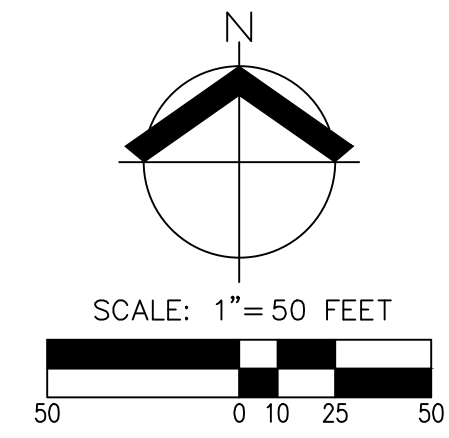
GROSS AREA:	24.41 AC
OPEN SPACE:	5.97 AC
NET AREA:	18.44 AC

TOTAL TREE UNITS REQUIRED (20/AC):	369
EXISTING TREES RETAINED/(TREE UNITS):	76/(193)
MINIMUM # OF TREES TO PLANT/(TREE UNITS):	176/(176)
PROPOSED # OF TREES TO PLANT:	176

NOTE: SEE LANDSCAPING PLAN FOR PROPOSED TREE PLANTING PLAN



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



PRELIMINARY TREE PRESERVATION & REMOVAL PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON

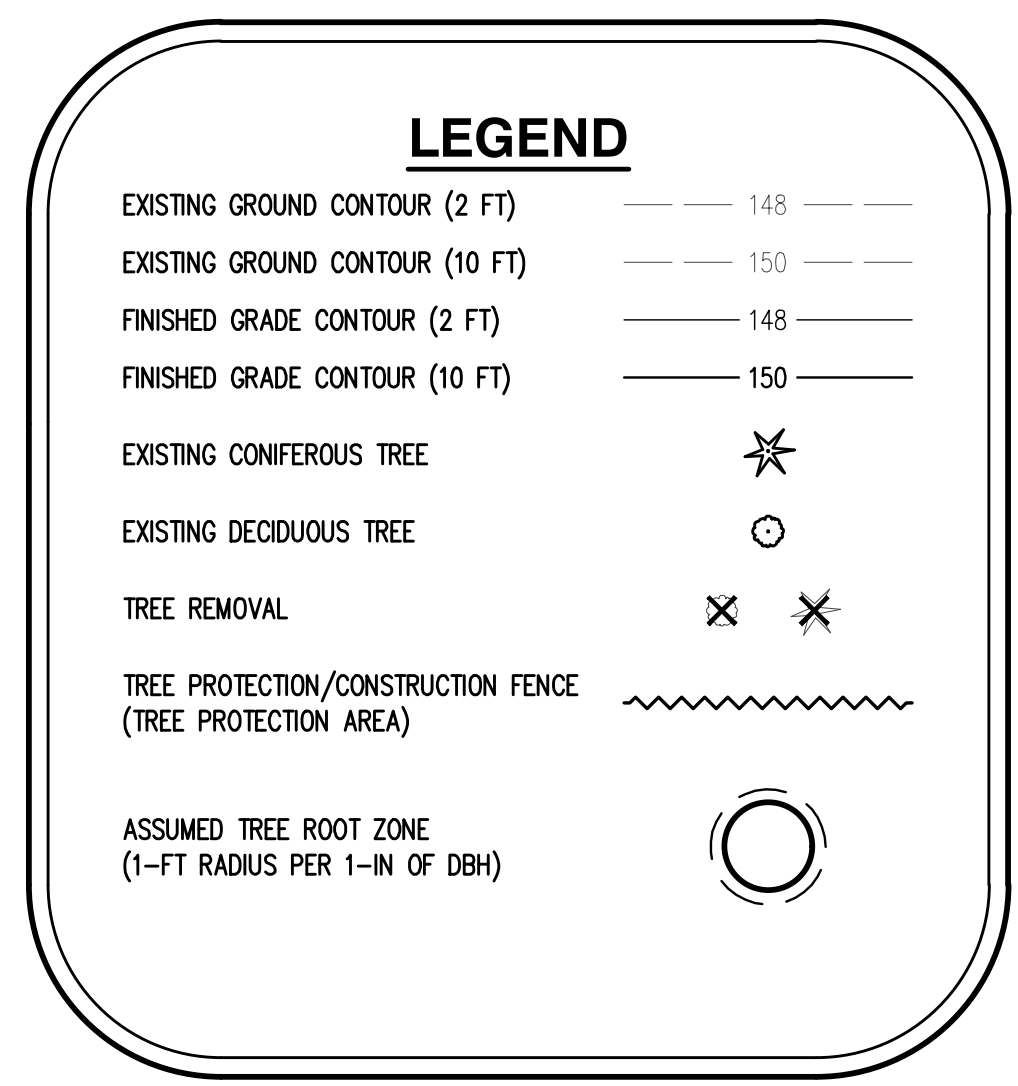
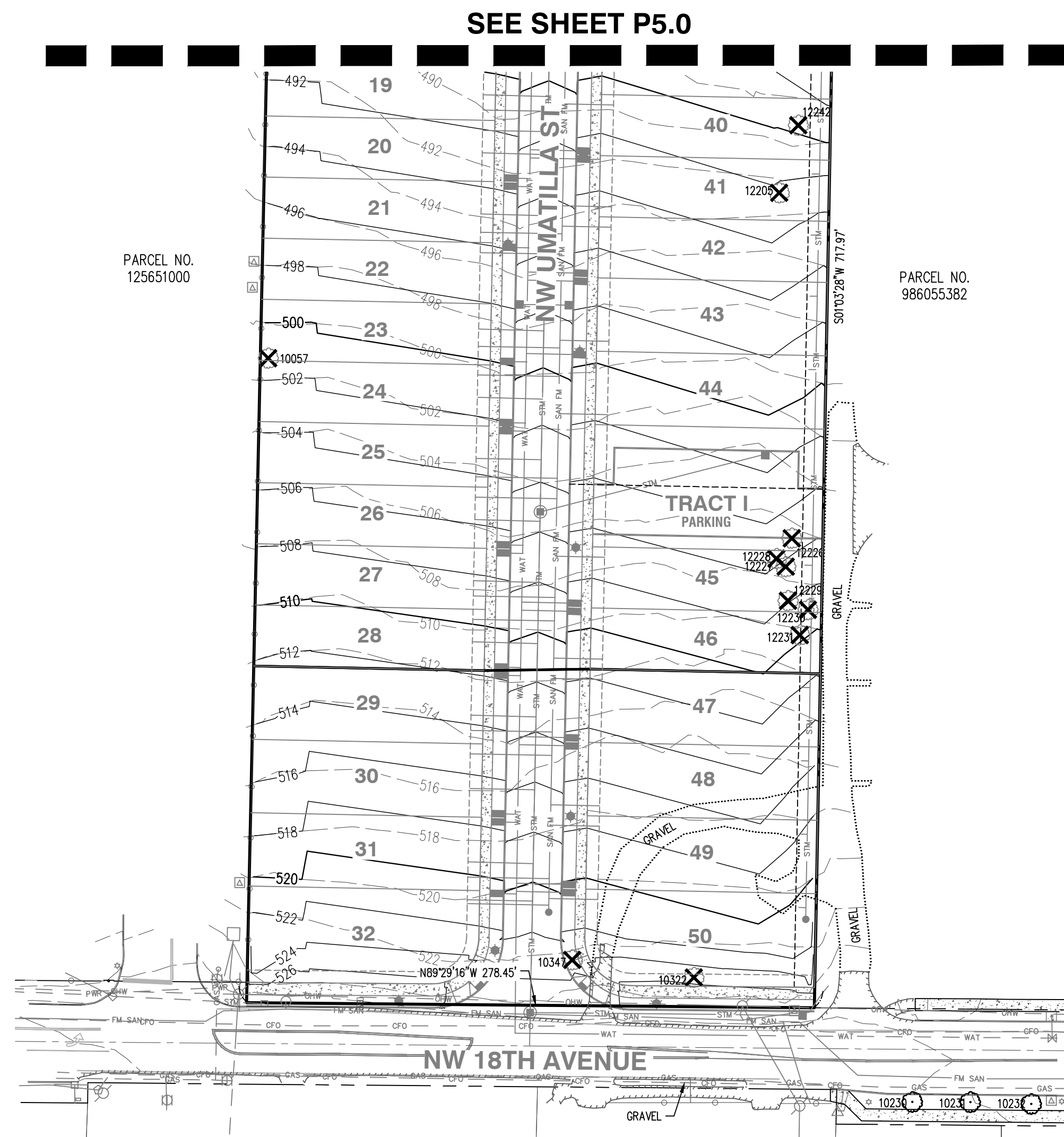
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	12107
DATE:	10/23/2025
DESIGNED BY:	NTL
DRAWN BY:	JCS
CHECKED BY:	NTL

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 INJURY 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 MEASURES PRACTICES SHALL BE IMPLEMENTED PURSUANT TO CITY OF CAMAS CODE OF ORDINANCES CHAPTERS 14.02 AND 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 ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.
- G.H. THE COMMUNITY DEVELOPMENT DIRECTOR 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 REPLENISHED 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.



GENERAL NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION AND SITE GRADING ACTIVITIES. SEE DETAIL ON THIS SHEET.
2. SEE SHEET P5.2-P5.3 FOR TREE INVENTORY.
3. SEE SHEET P5.1 FOR TREE PROTECTION NOTES.
4. SOIL MITIGATION AND ENHANCEMENT MAY BE NECESSARY POST CONSTRUCTION TO ENHANCE COMPACTED SOILS AROUND TREE BASE AND ENCOURAGE TREE HEALTH.
5. THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE CONSTRUCTION MATERIALS OR METHODS DURING CONSTRUCTION TO PROTECT AND AVOID REMOVAL OF SOME ROOT SYSTEMS.
6. VARIOUS TREES EXHIBIT FORMS OF HEALTH CONCERNS OR STRUCTURAL DEFECTS, AS NOTED IN THE TREE TABLE (SHEET P5.2-P5.3), THAT CURRENTLY PRESENT MINIMAL CONCERNS DUE TO THEIR LOCATION WITHIN THE PRESERVED CRITICAL AREA AND DISTANCE FROM LOTS OR USABLE SPACE; 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 DENSITY CALCULATIONS

GROSS AREA:	24.41 AC
OPEN SPACE:	5.97 AC
NET AREA:	18.44 AC
TOTAL TREE UNITS REQUIRED (20/AC):	369
EXISTING TREES RETAINED/(TREE UNITS):	76/(193)
MINIMUM # OF TREES TO PLANT/(TREE UNITS):	176/(176)
PROPOSED # OF TREES TO PLANT:	176

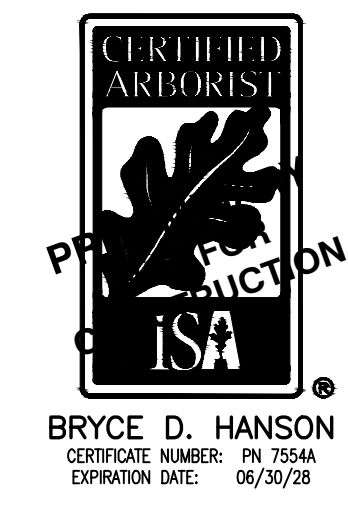
NOTE: SEE LANDSCAPING PLAN FOR PROPOSED TREE PLANTING PLAN

PRELIMINARY TREE PRESERVATION & REMOVAL PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	12107
DATE:	10/23/2025
DESIGNED BY:	NTL
DRAWN BY:	JCS
CHECKED BY:	NTL

P5.1



BRYCE D. HANSON
 CERTIFICATE NUMBER: PN 7554A
 EXPIRATION DATE: 06/30/28



AKS ENGINEERING & FORESTRY, LLC
 9800 NE 126TH AVE. STE. 2520
 VANCOUVER, WA 98682
 360.882.0419
 WWW.AKS-ENG.COM

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

PRELIMINARY TREE PRESERVATION & REMOVAL PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL



BRUCE D. HANSON
 CERTIFICATE NUMBER: PN 7554
 EXPIRATION DATE: 06/30/28

P5.2

Detailed Tree Inventory for 12107 Stella Ridge

AKS Job No. 12107 - Evaluation Date: 7/31/25-8/1/25 - Evaluated By: JTG

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
10057	6.11	Crabapple (Malus spp.)	3	Codominant at 4ft; epicormic growth; Moderate dieback in crown	B	Direct conflict with site improvements	0
10058	10	Oregon Ash (Fraxinus latifolia)	2	Some gaps in canopy	C	Direct conflict with site improvements	0
10059	12	Oregon Ash (Fraxinus latifolia)	2	Some gaps in canopy	C	Direct conflict with site improvements	0
10060	6,6,6,6,8,8,8	Western Serviceberry (Amelanchier alnifolia)	5	Codominant; Severe dieback in canopy; epicormic growth	A	Direct conflict with site improvements	0
10230	6	Deciduous	0	OFFSITE; Street Tree in planter strip to remain		Preserve	0
10231	4,5	Deciduous	0	OFFSITE; Street Tree in planter strip to remain		Preserve	0
10232	6	Deciduous	0	OFFSITE; Street Tree in planter strip to remain		Preserve	0
10322	30	Vine Maple (Acer circinatum)	11	Codominant at 4ft	C	Direct impact from public road construction	0
10347	9	Sweet Cherry (Prunus avium)	2	Minor dieback/gaps in canopy; low vigor	B	Direct impact from public road construction	0
11536	26	Oregon Ash (Fraxinus latifolia)	9	Severe dieback in canopy; multiple dead leaders	A	Direct impact from public road construction	0
11537	22	Oregon Ash (Fraxinus latifolia)	7	Moderate dieback in branches	B	Direct impact from public road construction	0
11538	20	Willow (Salix spp.)	6	Codominant at 4ft; Moderate dieback in main stem; major leader dead	B	Direct impact from public road construction	0
11539	8	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (S)	C	Direct impact from public road construction	0
11540	9	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (E); Minor dieback in branches	C	Direct impact from public road construction	0
11548	18	Red Alder (Alnus rubra)	5	Codominant; Moderate dieback in branches; Gaps in canopy	B	Direct conflict with site improvements	0
11549	17	Red Alder (Alnus rubra)	5	Moderate dieback in branches and main stem	B	Direct conflict with site improvements	0
11550	10	Red Alder (Alnus rubra)	2	Moderate dieback in branches, Asymmetrical/Lean (NW)	B	Direct conflict with site improvements	0
11551	5,5,5,8	Hawthorn (Crataegus spp.)	3	Codominant at 2ft with Included Bark	B	Direct conflict with site improvements	0
11552	6,6	Hawthorn (Crataegus spp.)	2	Codominant; Asymmetrical/Lean (N)	B	Direct conflict with site improvements	0
11553	6,6	Red Alder (Alnus rubra)	2	Low Vigor; Minor dieback in branches	B	Direct conflict with site improvements	0
11554	6,7	Red Alder (Alnus rubra)	2	Low Vigor; Minor dieback in branches	B	Direct conflict with site improvements	0
11555	14	Bigleaf Maple (Acer macrophyllum)	3	Okay	C	Direct conflict with site improvements	0
11556	6	Red Alder (Alnus rubra)	2	Low vigor; Severe dieback in branches; epicormic growth	A	Direct conflict with site improvements	0
11557	10	Red Alder (Alnus rubra)	2	Codominant at 6ft; Major dieback in branches; epicormic growth	C	Direct conflict with site improvements	0
11558	6,7	Red Alder (Alnus rubra)	2	Codominant at 3ft; Major dieback in branches; main stem dead	A	Direct conflict with site improvements	0
11559	9,12	Red Alder (Alnus rubra)	4	Codominant at 4ft; Major dieback in branches; main stem dead	A	Direct conflict with site improvements	0
11560	25	Bigleaf Maple (Acer macrophyllum)	9	Codominant at 8ft	C	Direct conflict with site improvements	0
11561	15	Bigleaf Maple (Acer macrophyllum)	4	Okay	C	Direct conflict with site improvements	0
11562	17	Bigleaf Maple (Acer macrophyllum)	5	Okay	C	Direct conflict with site improvements	0
11567	10	Bigleaf Maple (Acer macrophyllum)	2	Asymmetrical (N); Low vigor	B	Direct conflict with site improvements	0
11568	12	Bigleaf Maple (Acer macrophyllum)	2	Asymmetrical (N); Low vigor	B	Direct conflict with site improvements	0
11569	14	Bigleaf Maple (Acer macrophyllum)	3	Asymmetrical (S); 1 dead leader	B	Direct conflict with site improvements	0
11571	19	Bigleaf Maple (Acer macrophyllum)	6	Asymmetrical (S)	C	Direct conflict with site improvements	0
11572	19	Bigleaf Maple (Acer macrophyllum)	6	Asymmetrical (S)	C	Direct conflict with site improvements	0
11573	8,11,12	Bigleaf Maple (Acer macrophyllum)	5	Codominant; Severe dieback in canopy; Severe sweep in trunk	A	Direct conflict with site improvements	0
11578	12	Red Alder (Alnus rubra)	2	LINE TREE; gaps in canopy; Moderate dieback in branches	B	Direct conflict with site improvements	0
11582	16	Bigleaf Maple (Acer macrophyllum)	4	Asymmetrical (S)	C	Direct conflict with site improvements	0
11583	19	Bigleaf Maple (Acer macrophyllum)	6	LINE TREE; Asymmetrical (SW)	C	Direct conflict with site improvements	0
11589	48	Douglas-fir (Pseudotsuga menziesii)	20	Some gaps in canopy	C	Direct conflict with site improvements	0
11592	10	Red Alder (Alnus rubra)	0	OFFSITE; Low vigor; Some gaps in canopy	B	Direct impact from site improvements, risk rating	0
11596	48	Bigleaf Maple (Acer macrophyllum)	20	Broken top; cavity at base; epicormic growth	A	Direct conflict with site improvements	0
11606	39	Bigleaf Maple (Acer macrophyllum)	16	Codominant at 30ft with included bark; Severe lean in main stem; other stem dead and broken	A	Direct conflict with site improvements	0
11612	7	Willow (Salix spp.)	2	Damage and decay at base; Severe sweep and lean (W)	A	Direct impact from public road construction	0
11614	21	Bigleaf Maple (Acer macrophyllum)	7	Severely asymmetrical (SW); Crook at 30ft	B	Direct conflict with site improvements	0
11615	14,20,29,33	Bigleaf Maple (Acer macrophyllum)	21	Codominant at 6ft; 14' stem historically broke; bulging at base	C	Direct impact from public road construction	0
11621	35	Douglas-fir (Pseudotsuga menziesii)	14	Okay	C	Direct conflict with site improvements	0
11622	9	Willow (Salix spp.)	2	Significant dieback in canopy; epicormic growth	A	Direct impact from public road construction	0
11625	8	Willow (Salix spp.)	2	Codominant at 8ft	C	Direct conflict with site improvements	0
11626	11	Sweet Cherry (Prunus avium)	2	Severe fracture at 8ft; Lean on adjacent tree	A	Direct conflict with site improvements	0
11627	8,12	Sweet Cherry (Prunus avium)	3	Codominant at 5ft; Moderate dieback in canopy	B	Direct conflict with site improvements	0
11630	17	Bigleaf Maple (Acer macrophyllum)	5	Okay	C	Direct impact from public road construction	0
11631	12	Bigleaf Maple (Acer macrophyllum)	2	Corrected Sweep and asymmetrical (W)	C	Direct impact from public road construction	0
11632	15	Bigleaf Maple (Acer macrophyllum)	4	Corrected Sweep and asymmetrical (W)	C	Direct impact from public road construction	0
11638	9,13	Willow (Salix spp.)	4	Codominant at 5ft; Cavity at 4ft; Some dieback in branches	B	Direct conflict with site improvements	0
11639	12, 14	Willow (Salix spp.)	5	12' Stem dead; Severe dieback in canopy	A	Direct conflict with site improvements	0
11663	7,7	Willow (Salix spp.)	2	Severe dieback in canopy with several dead branches	A	Direct conflict with site improvements	0
11664	18	Bigleaf Maple (Acer macrophyllum)	5	Corrected lean (W) with asymmetry	C	Direct conflict with site improvements	0
11675	12	Willow (Salix spp.)	2	Severe decay throughout bole	A	Direct conflict with site improvements	0
11683	13	Willow (Salix spp.)	3	Cavity and decay at base; Moderate dieback in canopy	A	Direct conflict with site improvements	0
11684	13	Willow (Salix spp.)	3	Codominant; main stem failed; Cavity at 10ft; epicormic growth	A	Direct conflict with site improvements	0
11686	11	Crabapple (Malus spp.)	2	Conks; 7' Codominant Stem dead	A	Direct conflict with site improvements	0
11687	7,11	Crabapple (Malus spp.)	3	Codominant; failed leader	B	Direct conflict with site improvements	0
11689	18	Willow (Salix spp.)	5	Okay	C	Direct impact from public road construction	0
11697	6,6,7,10	Willow (Salix spp.)	4	Dead Stems; Decay in base; Epicormic growth	A	Direct impact from public road construction	0
11704	9,14	Willow (Salix spp.)	5	Growth from down log; Cavity and decay in base	A	Direct impact from public road construction	0
11706	30	Bigleaf Maple (Acer macrophyllum)	11	Bulging at base	C	Direct conflict with site improvements	0
11711	9,10	Willow (Salix spp.)	3	Growth from down log; codominant at 4ft; epicormic growth	A	Direct conflict with site improvements	0
11713	9	Willow (Salix spp.)	2	growth from decaying log; moderate dieback in canopy	A	Direct impact from public road construction	0
11715	13	Oregon Ash (Fraxinus latifolia)	3	Asymmetrical (E); Minor dieback in branches	C	Direct conflict with site improvements	0
11716	9,22	Oregon Ash (Fraxinus latifolia)	8	Codominant at 3ft; Historically broken leaders	C	Direct conflict with site improvements	0
11717	17	Oregon Ash (Fraxinus latifolia)	5	Gaps in canopy; historically broken leaders	B	Direct conflict with site improvements	0
11718	23	Oregon Ash (Fraxinus latifolia)	8	Okay	C	Direct conflict with site improvements	0
11719	9, 12, 15	Oregon Ash (Fraxinus latifolia)	7	Codominant at 4ft; Historically broken top	C	Direct conflict with site improvements	0
11720	23	Oregon Ash (Fraxinus latifolia)	8	Codominant at 20ft	C	Direct conflict with site improvements	0
11721	12	Oregon Ash (Fraxinus latifolia)	2	Broken at 30ft	A	Direct conflict with site improvements	0
11722	8	Oregon Ash (Fraxinus latifolia)	2	Low vigor; Moderate Lean/Asymmetrical (W)	B	Direct conflict with site improvements	0
11723	15	Oregon Ash (Fraxinus latifolia)	4	Moderate dieback and gaps in canopy	B	Direct conflict with site improvements	0
11724	22	Oregon Ash (Fraxinus latifolia)	7	Large cavity with decay from base to 10'	A	Direct conflict with site improvements	0
11725	6,6,6	Oregon Ash (Fraxinus latifolia)	2	Codominant	C	Preserve	2
11726	8,9	Oregon Ash (Fraxinus latifolia)	2	Codominant; Asymmetrical (W); Some dieback in branches	B	Preserve	2
11727	9	Oregon Ash (Fraxinus latifolia)	2	Corrected Sweep (E)	C	Preserve	2
11729	8	Oregon Ash (Fraxinus latifolia)	2	Low vigor; Gaps and dieback in canopy	B	Preserve	2
11730	10	Oregon Ash (Fraxinus latifolia)	2	Minor dieback in tips of branches	C	Preserve	2
11731	10	Oregon Ash (Fraxinus latifolia)	2	Minor dieback in tips of branches	C	Preserve	2
11732	12, 15	Oregon Ash (Fraxinus latifolia)	6	Codominant	C	Preserve	6
11734	13	Oregon Ash (Fraxinus latifolia)	3	Asymmetrical (W)	C	Preserve	3
11735	8	Oregon Ash (Fraxinus latifolia)	2	Codominant with dead 4' stem, Severe Asymmetry (W)	A	Preserve	2
11736	18	Oregon Ash (Fraxinus latifolia)	5	Asymmetrical (W)	C	Preserve	5
11737	9	Oregon Ash (Fraxinus latifolia)	2	Codominant at 20ft; Low vigor; Gaps in canopy	B	Preserve	2
11738	16	Oregon Ash (Fraxinus latifolia)	4	Codominant at 20ft; Cavity at base	C	Preserve	4
11739	10	Oregon Ash (Fraxinus latifolia)	2	Codominant at 30ft	C	Preserve	2
11740	9	Oregon Ash (Fraxinus latifolia)	2	Codominant at 20ft; Minor dieback in tips of branches	C	Preserve	2
11741	9	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (W)	C	Preserve	2

Detailed Tree Inventory for 12107 Stella Ridge

AKS Job No. 12107 - Evaluation Date: 7/31/25-8/1/25 - Evaluated By: JTG

11742	6	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (E)	C	Preserve	2
11743	6	Willow (Salix spp.)	2	Moderate dieback in branches; Severe epicormic growth	B	Preserve	2
11744	6	Oregon Ash (Fraxinus latifolia)	2	Low vigor; Severe gaps in canopy	A	Preserve	2
11745	9	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (W)	C	Preserve	2
11746	9	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (W)	C	Preserve	2
11747	8	Oregon Ash (Fraxinus latifolia)	2	Codominant with dead stem at 20ft; severe dieback in canopy	A	Preserve	2
11748	11	Oregon Ash (Fraxinus latifolia)	2	Minor dieback in tips of branches	C	Preserve	2
11749	9	Oregon Ash (Fraxinus latifolia)	2	Codominant at 30ft; 1 dead leader; low vigor	B	Preserve	2
11750	7	Oregon Ash (Fraxinus latifolia)	2	Broken at 10ft; Epicormic growth	A	Preserve	2
11751	10	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (W)	C	Preserve	2
11752	6,10	Oregon Ash (Fraxinus latifolia)	2	Codominant; 6' Stem Severe dieback and low vigor	B	Preserve	2
11753	6,10	Oregon Ash (Fraxinus latifolia)	2	Codominant at 4ft; 6' stem dead; Moderate dieback in canopy	B	Preserve	2
11754	9	Oregon Ash (Fraxinus latifolia)	2	Broken at 20ft; epicormic shoots	A	Preserve	2
11755	10	Oregon Ash (Fraxinus latifolia)	2	Broken at 20ft	A	Preserve	2
11756	10	Oregon Ash (Fraxinus latifolia)	2	Codominant with dead stem at 30ft	B	Preserve	2
11757	6	Oregon Ash (Fraxinus latifolia)	2	Broken at 10ft	A	Preserve	2
11758	13	Oregon Ash (Fraxinus latifolia)	3	Asymmetrical (W); Gaps in crown; dieback in branches	B	Preserve	3
11759	12	Oregon Ash (Fraxinus latifolia)	2	Minor dieback in tips of branches	C	Preserve	2
11760	6,10	Oregon Ash (Fraxinus latifolia)	2	Codominant at 4ft; Broken top in main stem	A	Preserve	2
11761	8	Oregon Ash (Fraxinus latifolia)	2	Epicormic Growth	C	Preserve	2
11762	16	Oregon Ash (Fraxinus latifolia)	4	Asymmetrical (E)	C	Preserve	4
11763	10	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Preserve	2
11764	9	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Preserve	2
11765	10	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (E)	C	Preserve	2
11767	9	Oregon Ash (Fraxinus latifolia)	2	Epicormic Growth	C	Preserve	2
11768	9	Oregon Ash (Fraxinus latifolia)	2	Epicormic Growth; Low vigor	B	Preserve	2
11769	8,9,15	Oregon Ash (Fraxinus latifolia)	6	Codominant; decay in 8' stem; Epicormic growth	A	Preserve	6
11770	6	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Preserve	2
11771	12,12	Oregon Ash (Fraxinus latifolia)	5	Codominant with Included Bark	A	Preserve	5
11772	6	Oregon Ash (Fraxinus latifolia)	2	Corrected Sweep (E)	C	Preserve	2
11773	8	Oregon Ash (Fraxinus latifolia)	2	Minor dieback in tips of branches	C	Preserve	2
11774	35	Oregon Ash (Fraxinus latifolia)	14	Codominant at 8ft	C	Direct conflict with site improvements	0
11775	6	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Preserve	2
11776	7	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Preserve	2
11777	12,16	Oregon Ash (Fraxinus latifolia)	6	Codominant at 4ft	C	Preserve	6
11778	12	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical and lean (SW)	B	Preserve	2
11780	7	Willow (Salix spp.)	2	Moderate lean and asymmetry (W)	B	Direct impact from public road construction	0
11782	8,8,10,12	Willow (Salix spp.)	6	Growth from down log; epicormic growth	C	Direct conflict with site improvements	0
11783	8,8,8	Willow (Salix spp.)	3	Growth from down log; epicormic growth	C	Direct impact from public road construction	0
11791	14,24,30	Bigleaf Maple (Acer macrophyllum)	17	Codominant; Cavities in 24' stem; exposed roots	B	Direct impact from public road construction	0
11797	17	Bigleaf Maple (Acer macrophyllum)	5	Asymmetrical (SW)	C	Direct conflict with site improvements	0
11798	14	Bigleaf Maple (Acer macrophyllum)	3	Asymmetrical (NE); Codominant at 10ft	C	Direct conflict with site improvements	0
11802	12	Willow (Salix spp.)	2	Codominant at 10ft; Asymmetrical (W); Epicormic Growth	B	Direct conflict with site improvements	0
11806	10, 15	Bigleaf Maple (Acer macrophyllum)	5	Codominant	C	Direct impact from public road construction	0
11812	9	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (W); Minor dieback in branches	C	Preserve	2
11814	18	Bigleaf Maple (Acer macrophyllum)	5	Okay	C	Direct conflict with site improvements	0
11817	22	Bigleaf Maple (Acer macrophyllum)	7	Okay	C	Direct conflict with site improvements	0
11818	12	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct conflict with site improvements	0
11819	19	Bigleaf Maple (Acer macrophyllum)	6	Minor cavity at 20ft	C	Direct conflict with site improvements	0
11826	13	Sweet Cherry (Prunus avium)	3	Asymmetrical and lean (W); Moderate dieback in branches	B	Direct conflict with site improvements	0
11828	27	Bigleaf Maple (Acer macrophyllum)	10	Bulges at base; Historically broken top; exposed roots (N)	B	Direct conflict with site improvements	0
11829	22	Oregon Ash (Fraxinus latifolia)	7	Asymmetrical (N)	C	Direct conflict with site improvements	0
11830	24,25	Bigleaf Maple (Acer macrophyllum)	14	Codominant; bulging at base	C	Direct conflict with site improvements	0
11831	29	Bigleaf Maple (Acer macrophyllum)	11	Bulging at base	C	Direct conflict with site improvements	0
11833	23	Bigleaf Maple (Acer macrophyllum)	8	Historically broken top; lean (S)	C	Direct impact from public road construction	0



Detailed Tree Inventory for 12107 Stella Ridge

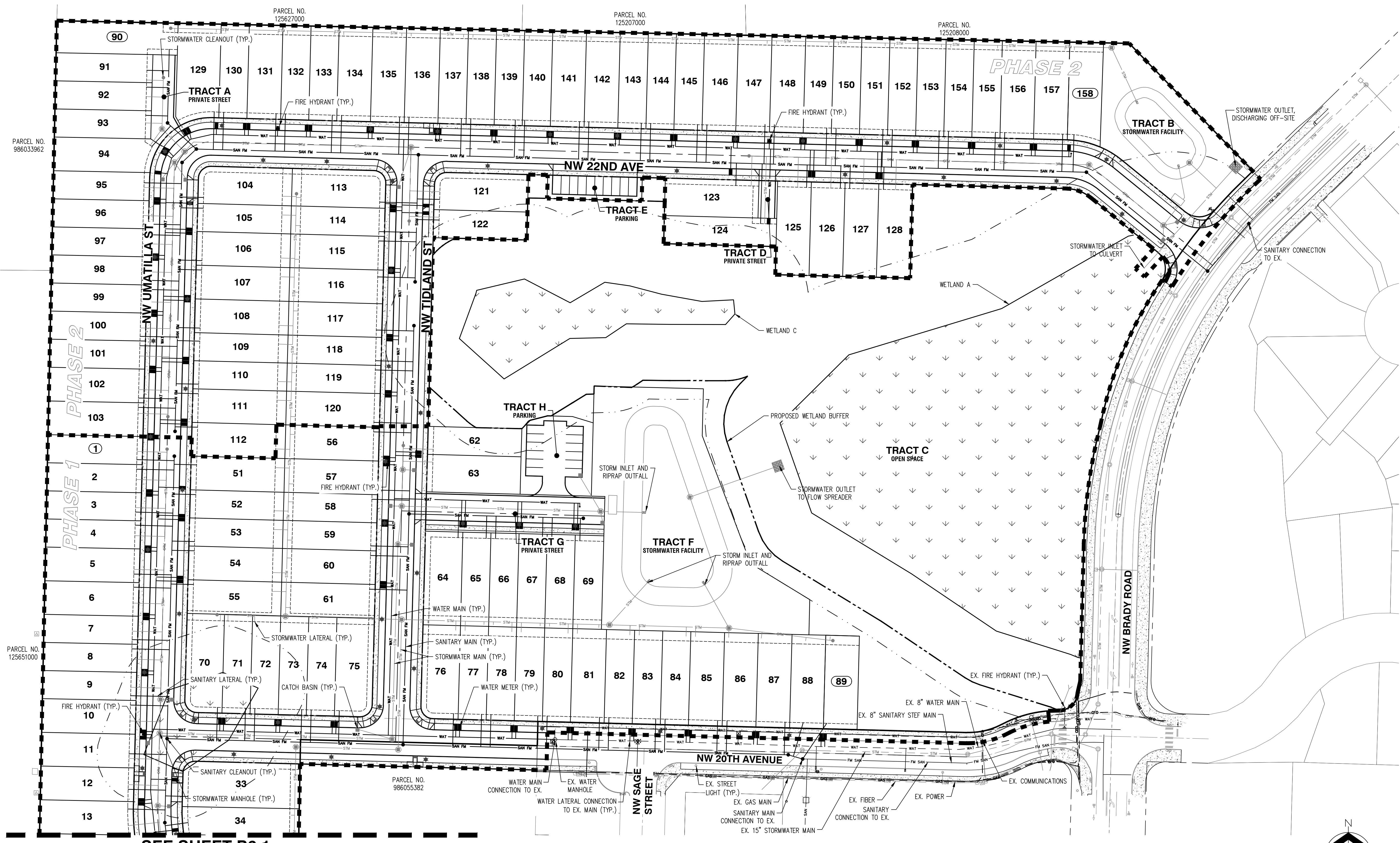
AKS Job No. 12107 - Evaluation Date: 7/31/25-8/1/25 - Evaluated By: JTG

11879	10	Oregon Ash (Fraxinus latifolia)	2	Broke at 30ft; epicormic growth	A	Direct conflict with site improvements	0
11880	13	Oregon Ash (Fraxinus latifolia)	3	Asymmetrical (E) - Some dieback in canopy	C	Direct conflict with site improvements	0
11881	6	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical and lean (N)	C	Direct conflict with site improvements	0
11882	7	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical and lean (NW); low vigor	B	Direct conflict with site improvements	0
11883	17	Oregon Ash (Fraxinus latifolia)	5	Broken top; Codominant; epicormic growth	A	Direct conflict with site improvements	0
11884	13	Oregon Ash (Fraxinus latifolia)	3	Asymmetrical (SW) ; Moderate dieback in canopy	B	Direct conflict with site improvements	0
11885	8	Oregon Ash (Fraxinus latifolia)	2	Broken at 10ft	A	Direct conflict with site improvements	0
11886	6,14	Oregon Ash (Fraxinus latifolia)	4	Codominant at 5ft; epicormic growth	B	Direct conflict with site improvements	0
11887	8	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical and lean (S); low vigor	B	Direct conflict with site improvements	0
11888	14	Oregon Ash (Fraxinus latifolia)	3	Lean (W); low vigor	B	Direct conflict with site improvements	0
11889	10	Oregon Ash (Fraxinus latifolia)	2	Broken at 30ft; epicormic growth	A	Direct conflict with site improvements	0
11890	8,10	Oregon Ash (Fraxinus latifolia)	3	Codominant; epicormic growth; dead tops	A	Direct conflict with site improvements	0
11891	8	Oregon Ash (Fraxinus latifolia)	2	Low vigor; epicormic growth; moderate dieback in branches	A	Direct conflict with site improvements	0
11892	8	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical and lean (W); Moderate dieback in branches	B	Preserve	2
11893	13	Oregon Ash (Fraxinus latifolia)	3	Okay	C	Preserve	3
11894	11	Oregon Ash (Fraxinus latifolia)	2	Broken top; Epicormic growth	A	Preserve	2
11895	6	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct conflict with site improvements	0
11896	7	Bigleaf Maple (Acer macrophyllum)	2	Moderate dieback in branches; epicormic growth	B	Preserve	2
11897	30	Oregon Ash (Fraxinus latifolia)	11	Codominant with included bark; cavities at base; epicormic growth	A	Preserve	11
11898	14	Oregon Ash (Fraxinus latifolia)	3	Minor dieback in tips of branches	C	Preserve	3
11899	20	Oregon Ash (Fraxinus latifolia)	6	Codominant at 5ft; 1 stem broken at 20ft; asymmetrical (E)	A	Direct conflict with site improvements	0
11900	6	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (S); Lean (N); Broken top	A	Direct conflict with site improvements	0
11901	14	Oregon Ash (Fraxinus latifolia)	3	Cavity at base; Moderate dieback in branches	B	Direct conflict with site improvements	0
11902	15	Bigleaf Maple (Acer macrophyllum)	4	Asymmetrical (SE)	C	Direct conflict with site improvements	0
11903	22	Bigleaf Maple (Acer macrophyllum)	7	Asymmetrical (E)	C	Direct conflict with site improvements	0
11904	24	Oregon Ash (Fraxinus latifolia)	8	Codominant at 7ft; 1 broken stem at 30ft	B	Direct conflict with site improvements	0
11905	8,8,10,14	Oregon Ash (Fraxinus latifolia)	7	Codominant at 3ft; 1 broken stem	C	Direct conflict with site improvements	0
11906	11,14,15,17	Oregon Ash (Fraxinus latifolia)	11	Codominant at 3ft; 1 broken stem; epicormic growth	B	Direct conflict with site improvements	0
11907	6	Willow (Salix spp.)	2	Low vigor	B	Direct conflict with site improvements	0
11908	29	Willow (Salix spp.)	11	Codominant at 7ft with included bark and separation	A	Direct impact from public road construction	0
11910	13	Oregon Ash (Fraxinus latifolia)	3	Broken at 30ft	A	Direct impact from public road construction	0
11911	11	Oregon Ash (Fraxinus latifolia)	2	Broken at 20ft	A	Direct impact from public road construction	0
11912	10,11,12,14,15,17	Oregon Ash (Fraxinus latifolia)	13	Codominant; Several major broken leaders	A	Direct impact from public road construction	0
11914	10	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct impact from public road construction	0
11915	19	Oregon Ash (Fraxinus latifolia)	6	Codominant at 30ft; 1 broken stem	C	Direct conflict with site improvements	0
11916	8	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct conflict with site improvements	0
11917	6,17,17	Oregon Ash (Fraxinus latifolia)	9	17" stem broken at 30ft; epicormic growth	A	Direct conflict with site improvements	0
11918	7	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct conflict with site improvements	0
11919	26	Oregon Ash (Fraxinus latifolia)	9	Codominant at 6ft; Asymmetrical and lean (NW)	C	Direct conflict with site improvements	0
11921	22	Bigleaf Maple (Acer macrophyllum)	7	Some exposed roots	C	Direct impact from public road construction	0
11922	14	Oregon Ash (Fraxinus latifolia)	3	Lean (W); Severe epicormic growth; codominant at 20ft	B	Direct impact from public road construction	0
11927	7	Red Alder (Alnus rubra)	2	Okay	C	Direct impact from public road construction	0
11933	30	Bigleaf Maple (Acer macrophyllum)	11	Severe cavity and decay in base	A	Direct conflict with site improvements	0
11934	8,14,15	Oregon Ash (Fraxinus latifolia)	7	Codominant with included bark; dead and broken leaders	A	Direct conflict with site improvements	0
11935	8,15	Oregon Ash (Fraxinus latifolia)	5	Codominant	C	Direct impact from public road construction	0
11936	12,23	Oregon Ash (Fraxinus latifolia)	9	Codominant at 4ft; 23" stem codominant at 6ft with included bark; epicormic growth	A	Direct impact from public road construction	0
11937	6	Bigleaf Maple (Acer macrophyllum)	2	Okay	C	Direct impact from public road construction	0
11939	19,25	Oregon Ash (Fraxinus latifolia)	12	Codominant	C	Direct conflict with site improvements	0
11940	7,8	Oregon Ash (Fraxinus latifolia)	2	Codominant; Decay at base; low vigor	A	Direct impact from public road construction	0
11941	13	Oregon Ash (Fraxinus latifolia)	3	Lean (W)	C	Direct impact from public road construction	0
11953	13	Oregon Ash (Fraxinus latifolia)	3	Codominant at 10ft; 1 stem dead	B	Preserve	3
11996	6	Red Alder (Alnus rubra)	2	Codominant with dead 8" stem	A	Direct conflict with site improvements	0
11997	12	Red Alder (Alnus rubra)	2	Codominant with dead 8" stem	A	Direct conflict with site improvements	0
11998	12	Red Alder (Alnus rubra)	2	Severe dieback in main stem	A	Direct conflict with site improvements	0
11999	8	Red Alder (Alnus rubra)	2	Severe dieback in canopy; main stem dead; epicormic growth	A	Direct conflict with site improvements	0
12000	6,8	Red Alder (Alnus rubra)	2	Severe dieback in canopy; severe lean (E)	A	Direct impact from public road construction	0
12001	6,7,9	Red Alder (Alnus rubra)	3	Severe dieback in canopy; very low vigor	A	Direct impact from public road construction	0
12002	9	Red Alder (Alnus rubra)	2	Low vigor; dead codominant stem	A	Direct impact from public road construction	0
12003	6	Red Alder (Alnus rubra)	2	Low vigor; dead codominant stems	A	Direct impact from public road construction	0
12004	9	Red Alder (Alnus rubra)	2	Dead main stem; Epicormic growth	A	Direct impact from public road construction	0
12005	6,8	Red Alder (Alnus rubra)	2	Codominant with dead stem	A	Direct impact from public road construction	0
12006	10	Red Alder (Alnus rubra)	2	Broken top	A	Direct conflict with site improvements	0
12007	7	Red Alder (Alnus rubra)	2	Broken top	A	Direct impact from public road construction	0
12008	7	Red Alder (Alnus rubra)	2	Low vigor; Severe epicormic growth	A	Direct impact from public road construction	0
12009	31	Douglas-fir (Pseudotsuga menziesii)	12	Broken top; lean (W); Exposed structural roots (E)	A	Direct impact from public road construction	0
12012	16	Oregon Ash (Fraxinus latifolia)	4	Codominant with dead leaders; decay in base	A	Direct impact from public road construction	0
12014	9,11	Oregon Ash (Fraxinus latifolia)	3	Codominant with included bark; major dead leaders	A	Direct impact from public road construction	0
12016	7	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct impact from public road construction	0
12017	6,8	Oregon Ash (Fraxinus latifolia)	2	Codominant	C	Direct impact from public road construction	0
12018	10	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (NW)	C	Direct impact from public road construction	0
12019	9,11,15	Oregon Ash (Fraxinus latifolia)	7	Codominant with included bark; 11" stem broken at 20"	A	Direct conflict with site improvements	0
12020	7,8,9	Oregon Ash (Fraxinus latifolia)	3	Codominant with dead stems; lean (S)	B	Direct conflict with site improvements	0
12021	8,9	Oregon Ash (Fraxinus latifolia)	2	Codominant	C	Direct impact from public road construction	0
12022	6,8	Oregon Ash (Fraxinus latifolia)	2	Codominant with included bark; epicormic growth	B	Direct impact from public road construction	0
12023	10	Oregon Ash (Fraxinus latifolia)	2	Moderate dieback in branches	B	Direct impact from public road construction	0
12024	9,9	Oregon Ash (Fraxinus latifolia)	3	Codominant with major separation	A	Direct impact from public road construction	0
12025	8,9	Oregon Ash (Fraxinus latifolia)	2	Codominant; Decay at base; low vigor	A	Direct impact from public road construction	0
12026	9	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (W); Moderate dieback in branches	B	Direct impact from public road construction	0
12027	6,11,13	Oregon Ash (Fraxinus latifolia)	5	Codominant at 4ft with included bark; 6" stem dead	A	Direct conflict with site improvements	0
12028	6,9	Oregon Ash (Fraxinus latifolia)	2	Codominant; decay in base	A	Direct conflict with site improvements	0
12029	8	Oregon Ash (Fraxinus latifolia)	2	Cavity and decay in base; epicormic growth	A	Direct impact from public road construction	0
12030	8,9,12	Oregon Ash (Fraxinus latifolia)	5	Codominant; minor cavity in base; dead 6" stem	A	Direct impact from public road construction	0
12031	6,7,10,11	Oregon Ash (Fraxinus latifolia)	5	6" stem dead; Codominant; Major separation with 7" stem	A	Direct impact from public road construction	0
12032	7,11	Bigleaf Maple (Acer macrophyllum)	3	Codominant; Cavity in base	B	Direct conflict with site improvements	0
12033	7,9,15	Oregon Ash (Fraxinus latifolia)	6	Large cavity and decay in base	A	Direct conflict with site improvements	0
12034	9,10,11	Oregon Ash (Fraxinus latifolia)	5	Codominant with separation	B	Direct conflict with site improvements	0
12036	10,11,24	Oregon Ash (Fraxinus latifolia)	10	Codominant at 6ft; major cavity with decay in base	A	Direct conflict with site improvements	0
12037	11,13	Oregon Ash (Fraxinus latifolia)	5	Codominant with included bark; 11" stem broken at 30"	A	Direct conflict with site improvements	0
12038	10,12	Oregon Ash (Fraxinus latifolia)	4	Codominant; Cavity and decay in base	A	Direct conflict with site improvements	0
12040	9,10	Oregon Ash (Fraxinus latifolia)	3	Codominant; Cavity and decay in base	A	Direct conflict with site improvements	0
12041	32	Oregon Ash (Fraxinus latifolia)	12	Codominant at 20ft	C	Direct conflict with site improvements	0
12043	8,9	Willow (Salix spp.)	2	Growth from down tree; some dead minor stems	B	Direct conflict with site improvements	0
12044	12	Willow (Salix spp.)	2	Codominant with dead stem	B	Direct conflict with site improvements	0
12049	37	Oregon Ash (Fraxinus latifolia)	15	Codominant at 10ft; Minor dieback in branches	C	Direct impact from public road construction	0
12050	6,8,10,10,11	Willow (Salix spp.)	7	Codominant; decay in base; epicormic growth	A	Direct impact from public road construction	0
12051	10,13,13	Oregon Ash (Fraxinus latifolia)	7	Codominant with included bark; epicormic growth; severe lean (W)	A	Direct conflict with site improvements	0

Detailed Tree Inventory for 12107 Stella Ridge

AKS Job No. 12107 - Evaluation Date: 7/31/25-8/1/25 - Evaluated By: JTG

12054	18	Bigleaf Maple (Acer macrophyllum)	5	Corrected lean (W)	C	Direct conflict with site improvements	0
12055	19	Oregon Ash (Fraxinus latifolia)	6	Dead minor stem at 20ft; epicormic growth	B	Direct conflict with site improvements	0
12056	8,22	Oregon Ash (Fraxinus latifolia)	8	Codominant; epicormic growth	C	Direct conflict with site improvements	0
12059	22,28	Bigleaf Maple (Acer macrophyllum)	14	Codominant with included bark; major dead stems in canopy	A	Direct conflict with site improvements	0
12060	9	Red Alder (Alnus rubra)	2	Scar at base	B	Direct conflict with site improvements	0
12064	11,23	Oregon Ash (Fraxinus latifolia)	9	Codominant at 4ft	C	Direct conflict with site improvements	0
12065	9,9,30	Willow (Salix spp.)	13	Growth from down tree	C	Direct conflict with site improvements	0
12067	9	Red Alder (Alnus rubra)	2	Asymmetrical (E); several failed leaders	B	Direct impact from public road construction	0
12068	9	Red Alder (Alnus rubra)	2	Asymmetrical (E); Moderate dieback in branches	B	Direct impact from public road construction	0
12069	9	Red Alder (Alnus rubra)	2	Asymmetrical (E); Moderate dieback in branches	B	Direct impact from public road construction	0
12070	7	Red Alder (Alnus rubra)	2	Mechanical damage to base; asymmetrical and lean (NE)	B	Direct impact from public road construction	0
12071	8,12	Red Alder (Alnus rubra)	3	Codominant with included bark; 8" Stem has severe lean (NE)	A	Direct impact from public road construction	0
12080	10	Willow (Salix spp.)	2	Cavity at base; epicormic growth; Moderate dieback in branches	A	Direct impact from public road construction	0
12081	6,12	Willow (Salix spp.)	0	OFFSITE; Codominant; 6" stem dead	B	Direct impact from public road construction	0
12083	24	Red Alder (Alnus rubra)	8	Severe dieback in main stem; bark loss	A	Direct impact from public road construction	0
12084	23	Red Alder (Alnus rubra)	8	Severe dieback in main stem; epicormic growth	A	Direct impact from public road construction	0
12088	13	Red Alder (Alnus rubra)	0	OFFSITE; okay	C	Direct impact from public road construction	0
12089	7	Red Alder (Alnus rubra)	2	Asymmetrical and Lean (SW)	C	Direct impact from public road construction	0
12092	6	Red Alder (Alnus rubra)	2	Okay	C	Direct impact from public road construction	0
12095	25	Willow (Salix spp.)	9	Main Stem Dead; Severe lean (S)	A	Direct impact from public road construction	0
12096	24	Oregon Ash (Fraxinus latifolia)	8	Okay	C	Direct impact from public road construction	0
12099	8	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical and lean (S); several dead minor stems	A	Direct impact from public road construction	0
12100	20	Red Alder (Alnus rubra)	6	Severe dieback in main stem	B	Direct impact from public road construction	0
12102	6,6,6	Willow (Salix spp.)	2	Cluster	C	Direct conflict with site improvements	0
12109	8,15	Oregon Ash (Fraxinus latifolia)	0	OFFSITE; okay	C	Direct impact from public road construction	0
12110	24	Oregon Ash (Fraxinus latifolia)	0	OFFSITE; okay	C	Direct conflict with site improvements	0
12111	8	Oregon Ash (Fraxinus latifolia)	0	OFFSITE; okay	C	Direct conflict with site improvements	0
12112	16	Oregon Ash (Fraxinus latifolia)	0	OFFSITE; okay	C	Direct conflict with site improvements	0
12113	18	Oregon Ash (Fraxinus latifolia)	0	OFFSITE; okay	C	Direct conflict with site improvements	0
12114	6	Willow (Salix spp.)	2	Cluster; dead stems; low vigor	B	Direct impact from public road construction	0
12117	8,16	Oregon Ash (Fraxinus latifolia)	5	Codominant with included bark; cavity with decay at base	A	Direct conflict with site improvements	0
12118	15,17	Oregon Ash (Fraxinus latifolia)	8	Codominant at 6ft with included bark; epicormic growth	B	Direct conflict with site improvements	0
12146	17	Oregon Ash (Fraxinus latifolia)	5	Cavity at base; Old leader dead; epicormic growth	B	Direct conflict with site improvements	0
12147	12	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (E)	C	Direct conflict with site improvements	0
12148	14,19	Oregon Ash (Fraxinus latifolia)	8	Codominant; Cavity at base where old codominant stem failed	B	Direct conflict with site improvements	0
12149	6,23	Oregon Ash (Fraxinus latifolia)	8	Codominant at 10ft	C	Direct conflict with site improvements	0
12150	14,20	Oregon Ash (Fraxinus latifolia)	8	Codominant at 3ft	C	Direct conflict with site improvements	0
12154	10,10	Hawthorn (Crataegus spp.)	3	Codominant; lean/asymmetrical (SW)	C	Direct conflict with site improvements	0
12156	14,24	Oregon Ash (Fraxinus latifolia)	10	Codominant	C	Direct conflict with site improvements	0
12157	17	Oregon Ash (Fraxinus latifolia)	5	Codominant at 10ft; Corrected lean	C	Direct conflict with site improvements	0
12158	15	Oregon Ash (Fraxinus latifolia)	4	Okay	C	Direct conflict with site improvements	0
12159	18	Red Alder (Alnus rubra)	5	Corrected sweep in base	C	Direct conflict with site improvements	0
12160	11,15	Oregon Ash (Fraxinus latifolia)	6	Codominant	C	Direct conflict with site improvements	0
12161	12	Oregon Ash (Fraxinus latifolia)	2	Codominant with cluster	B	Direct conflict with site improvements	0
12162	7,11	Oregon Ash (Fraxinus latifolia)	3	Okay	C	Direct conflict with site improvements	0
12163	7	Oregon Ash (Fraxinus latifolia)	2	Asymmetrical (E)	C	Direct conflict with site improvements	0
12164	8,11,19	Crabapple (Malus spp.)	8	Codominant; Asymmetrical (W); Some dieback in branches	B	Direct conflict with site improvements	0
12165	7	Red Alder (Alnus rubra)	2	Asymmetrical (E); Severe lean (E)	B	Direct conflict with site improvements	0
12166	12	Oregon Ash (Fraxinus latifolia)	2	Okay	C	Direct conflict with site improvements	0
12167	21	Bigleaf Maple (Acer macrophyllum)	7	Codominant at 10ft	C	Direct conflict with site improvements	0
12168	13	Oregon Ash (Fraxinus latifolia)	3	Codominant at 10ft; Severe Sweep in base	B	Direct conflict with site improvements	

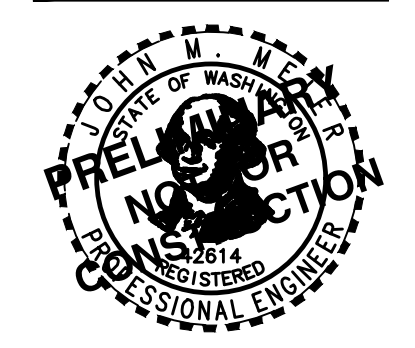


SEE SHEET P6.1

GENERAL NOTES

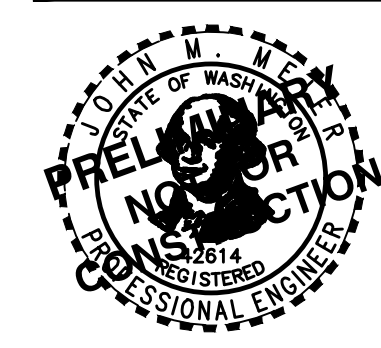
1. ALL LOTS TO RECEIVE INDIVIDUAL SERVICE CONNECTIONS.
2. SANITARY MAINLINE TO CONNECT TO EXISTING PUBLIC SANITARY LINE ON NW 20TH AVENUE AND NW BRADY ROAD. WATER MAINLINE TO CONNECT TO EXISTING PUBLIC WATER LINE ON NW 20TH AVENUE.
3. SANITARY AND WATER DESIGNED AT THE TIME OF FINAL ENGINEERING.
4. ALL LOTS TO BE SERVED BY INDIVIDUAL LOT SANITARY STEP TANKS, 1500 GALLONS EACH, INSTALLED AT DEVELOPMENT BY HOMEOWNER.
5. SEE SHEET P7.0 AND P7.1 FOR PRELIMINARY STORMWATER PLAN.
6. NO SEPTIC SYSTEMS ARE PROPOSED ON SITE.
7. RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL UNITS.
8. DIAMETER OF PROPOSED DIP WATER MAIN IS 8 INCHES & LATERALS ARE 1 INCH.
9. DIAMETER OF PROPOSED PVC SANITARY MAIN IS 8 INCHES & LATERALS ARE 4 INCHES.
10. DIAMETER OF PROPOSED PVC STORM MAIN IS 12 INCHES & LATERALS ARE 6 INCHES.

**PRELIMINARY COMPOSITE UTILITY PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**

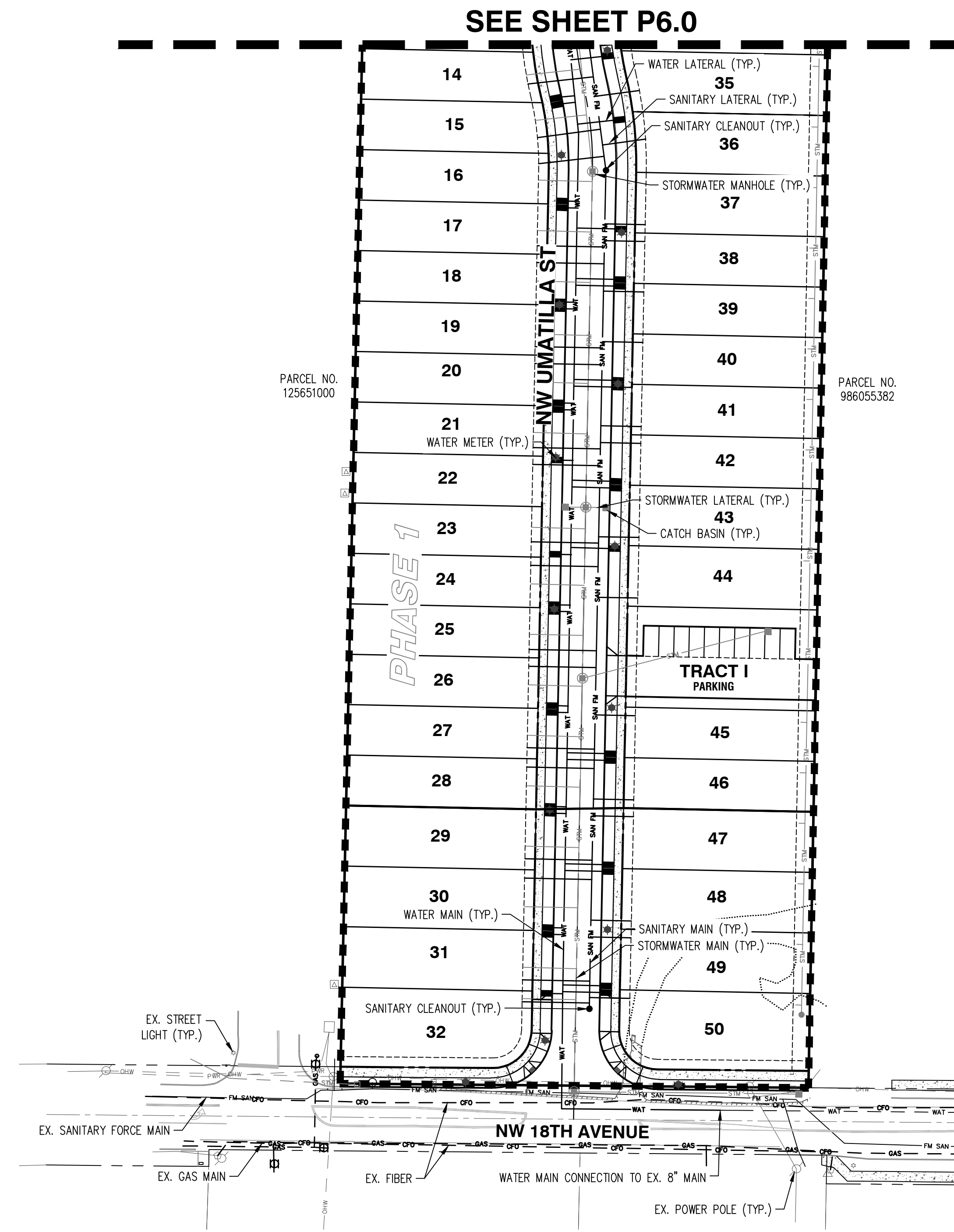


JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL

**PRELIMINARY COMPOSITE UTILITY PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON**

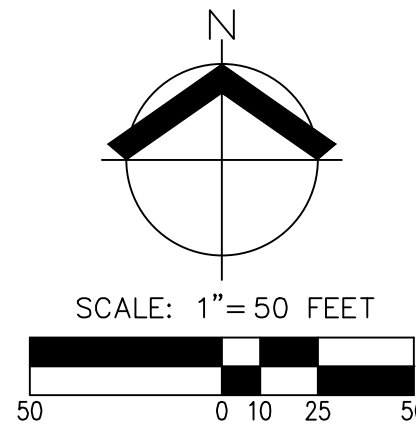


JOB NUMBER: 12107
DATE: 10/23/2025
DESIGNED BY: NTL
DRAWN BY: JCS
CHECKED BY: NTL

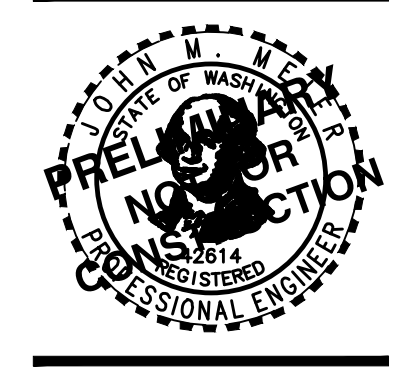


GENERAL NOTES

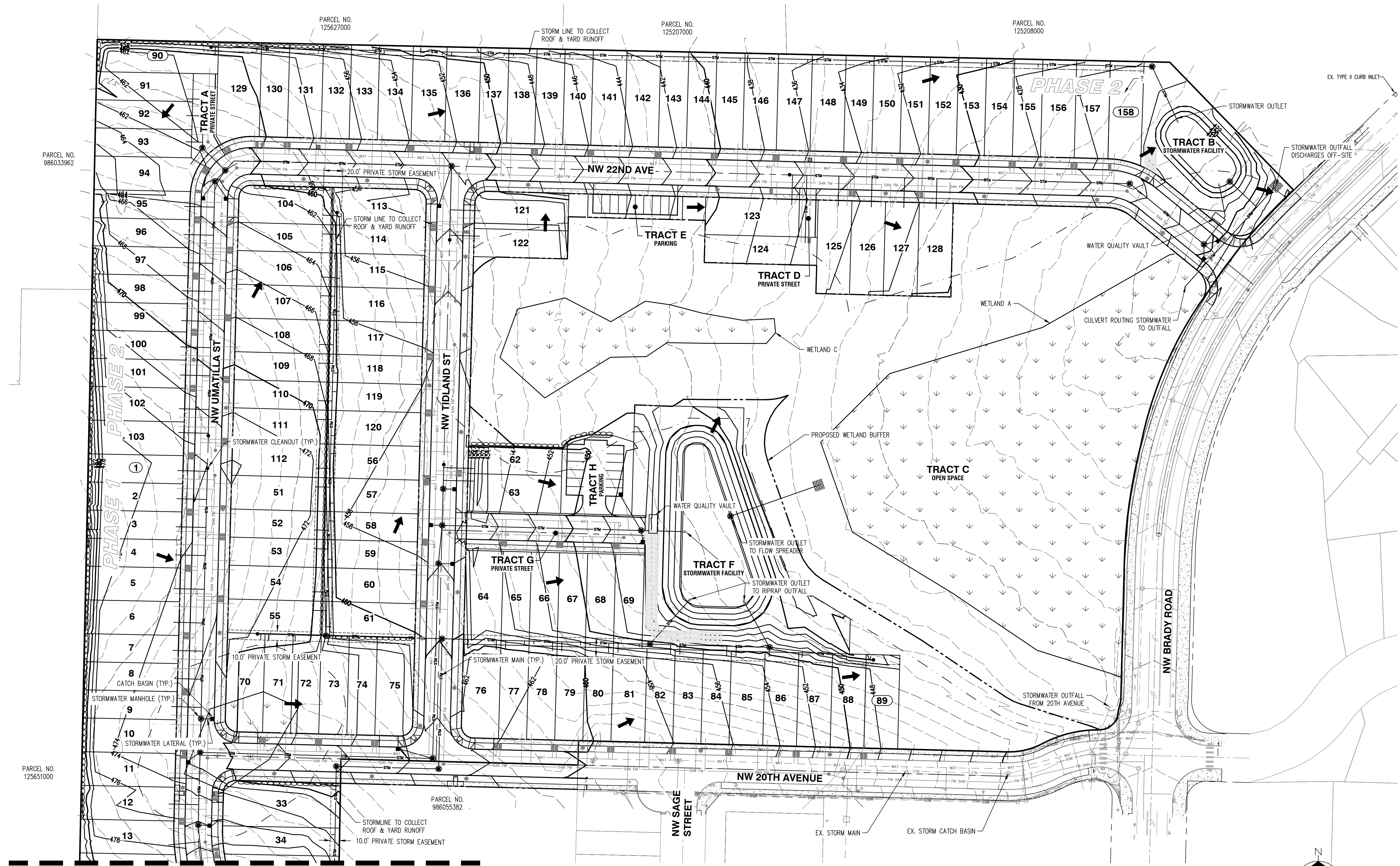
1. ALL LOTS TO RECEIVE INDIVIDUAL SERVICE CONNECTIONS.
2. SANITARY MAINLINE TO CONNECT TO EXISTING PUBLIC SANITARY LINE ON NW 20TH AVENUE AND NW BRADY AVENUE. WATER MAINLINE TO CONNECT TO EXISTING PUBLIC WATER LINE ON NW 20TH AVENUE.
3. SANITARY AND WATER DESIGNED AT THE TIME OF FINAL ENGINEERING.
4. ALL LOTS TO BE SERVED BY INDIVIDUAL LOT SANITARY STEP TANKS, 1500 GALLONS EACH, INSTALLED AT DEVELOPMENT BY HOMEOWNER.
5. SEE SHEET P7.0 AND P7.1 FOR PRELIMINARY STORMWATER PLAN.
6. NO SEPTIC SYSTEMS ARE PROPOSED ON SITE.
7. RESIDENTIAL FIRE SPRINKLERS REQUIRED IN ALL UNITS.
8. DIAMETER OF PROPOSED DIP WATER MAIN IS 8 INCHES & LATERALS ARE 1 INCH.
9. DIAMETER OF PROPOSED PVC SANITARY MAIN IS 8 INCHES & LATERALS ARE 4 INCHES.
10. DIAMETER OF PROPOSED PVC STORM MAIN IS 12 INCHES & LATERALS ARE 6 INCHES.



**PRELIMINARY STORMWATER PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON**



JOB NUMBER: 12107
DATE: 10/23/2025
DESIGNED BY: NTL
DRAWN BY: JCS
CHECKED BY: NTL

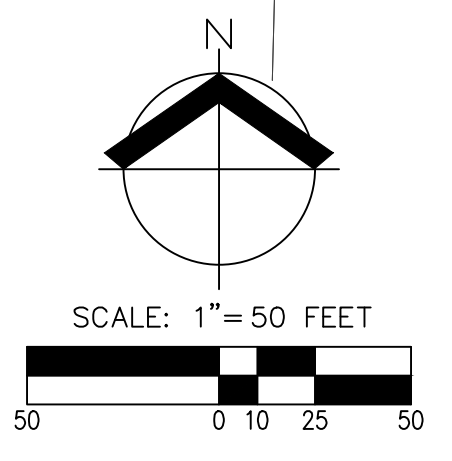


SEE SHEET P7.1

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

GENERAL NOTES

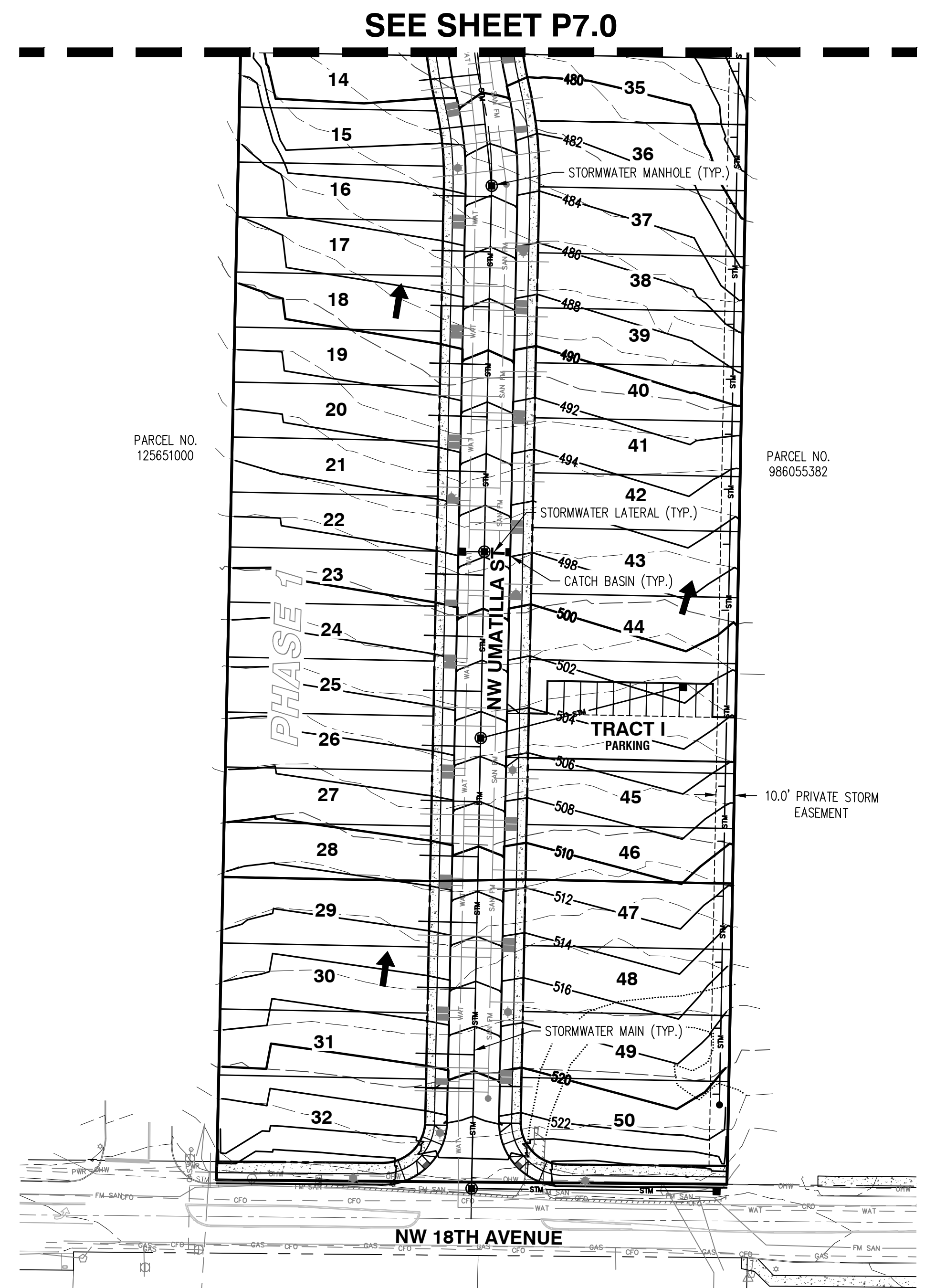
1. STORMWATER TREATMENT AND RETENTION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
2. THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
3. THERE ARE EXISTING ON-SITE STORMWATER FACILITIES.
4. STORMWATER INFRASTRUCTURE EXISTS IN NW 20TH AVENUE & NW BRADY ROAD. STORMWATER FROM THESE STREETS DOES NOT CONTRIBUTE TO ON-SITE FLOWS.
5. NO WELLS, AGRICULTURAL DRAIN TILES, POTENTIAL SLOPE INSTABILITY, STRUCTURES, UTILITIES, SEPTIC TANKS, OR DRAIN FIELDS EXIST ONSITE.
6. NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ONSITE.
7. WETLANDS EXIST ON THE SITE.
8. EXISTING DRAINAGE FLOW ROUTES ARE GENERALLY NORTHEAST FOR THE THRESHOLD DISCHARGE AREA (TDA). EXISTING STORMWATER FROM THE SITE DISCHARGES THROUGH NW BRADY ROAD TO THE NORTHEAST.
9. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO THE NORTHEAST AFTER BEING DISCHARGED FROM STORMWATER FACILITIES.
10. RUNOFF FROM ROOF AREAS FOR LOTS 47-75, 92-135, 139-156 DRAIN TO A STORMWATER LATERAL.



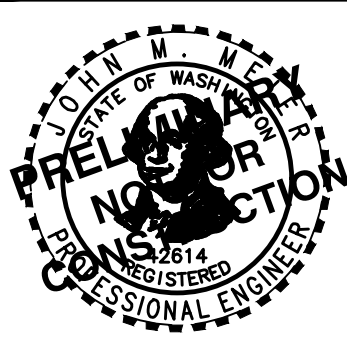
LEGEND	
EXISTING GROUND CONTOUR (2 FT)	-----
EXISTING GROUND CONTOUR (10 FT)	-----350-----
FINISHED GRADE CONTOUR (2 FT)	-----
FINISHED GRADE CONTOUR (10 FT)	-----350-----

GENERAL NOTES

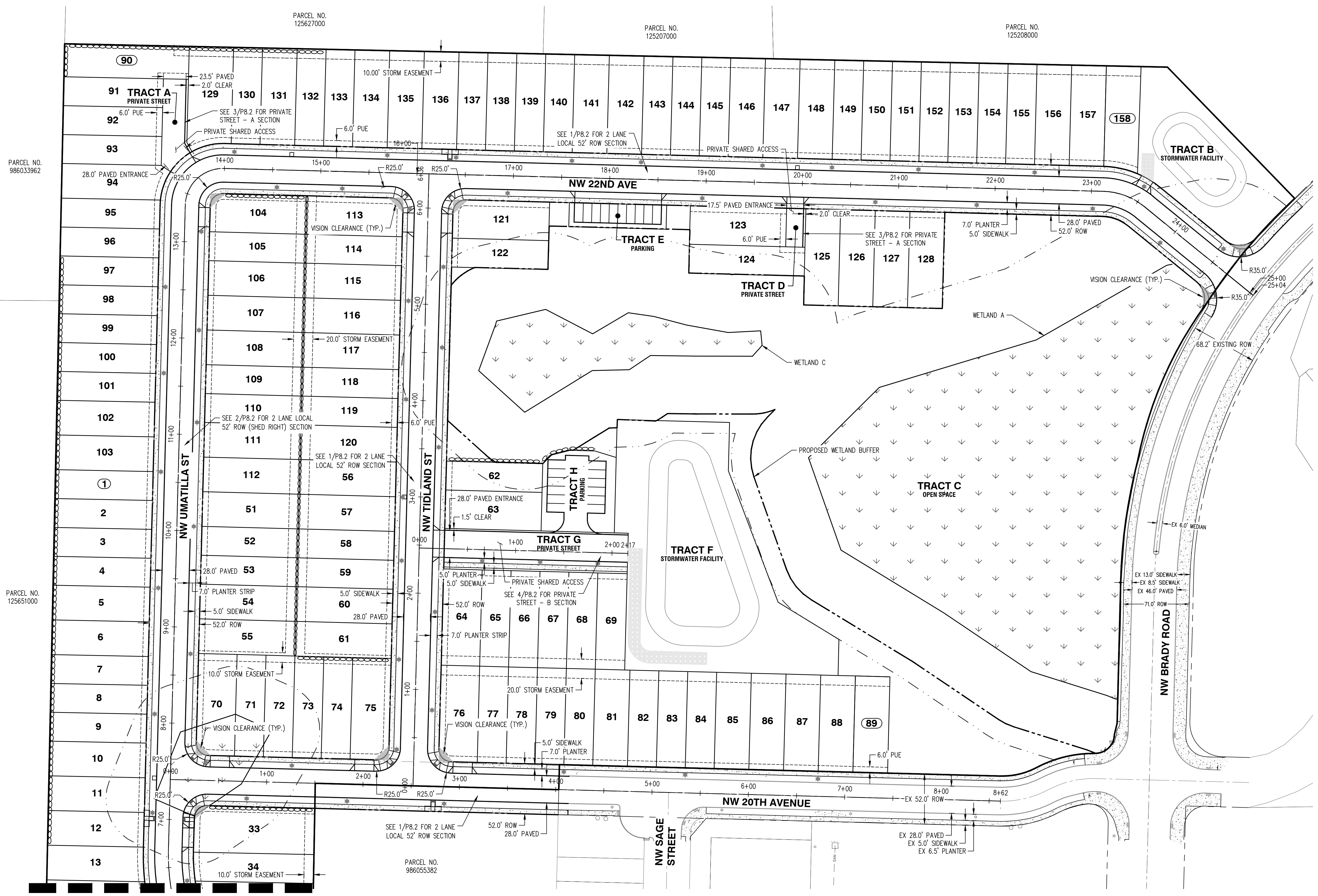
1. STORMWATER TREATMENT AND RETENTION FACILITIES FOR THIS DEVELOPMENT ARE TO BE OWNED AND MAINTAINED BY THE HOA.
2. THE SITE IS NOT WITHIN OR ADJACENT TO A 100-YEAR FLOODPLAIN OR SHORELINE MANAGEMENT AREA.
3. THERE ARE EXISTING ON-SITE STORMWATER FACILITIES.
4. STORMWATER INFRASTRUCTURE EXISTS IN NW 20TH AVENUE & NW BRADY ROAD. STORMWATER FROM THESE STREETS DOES NOT CONTRIBUTE TO ON-SITE FLOWS.
5. NO WELLS, AGRICULTURAL DRAIN TILES, POTENTIAL SLOPE INSTABILITY, STRUCTURES, UTILITIES, SEPTIC TANKS, OR DRAIN FIELDS EXIST ONSITE.
6. NO FLOODPLAIN, FLOODWAYS, OR SHORELINE EXIST ONSITE.
7. WETLANDS EXIST ON THE SITE.
8. EXISTING DRAINAGE FLOW ROUTES ARE GENERALLY NORTHEAST FOR THE THRESHOLD DISCHARGE AREA (TDA). EXISTING STORMWATER FROM THE SITE DISCHARGES THROUGH NW BRADY ROAD TO THE NORTHEAST.
9. PROPOSED DRAINAGE FLOW ROUTES TO FOLLOW EXISTING FLOW ROUTES TO THE NORTHEAST AFTER BEING DISCHARGED FROM STORMWATER FACILITIES.
10. RUNOFF FROM ROOF AREAS FOR LOTS 47-75, 92-135, 139-156 DRAIN TO A STORMWATER LATERAL.



**PRELIMINARY STORMWATER PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



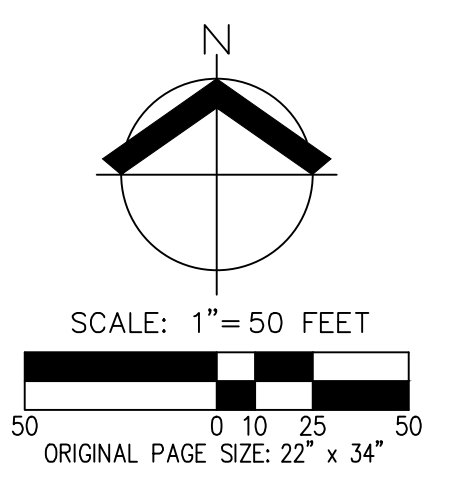
JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL



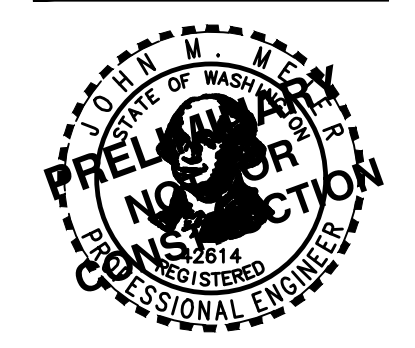
SEE SHEET P8.1

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NW 18TH AVENUE, NW 20TH AVENUE, & NW BRADY ROAD. NW BRADY AVE IS CLASSIFIED AS A 2-LANE URBAN MINOR ARTERIAL, NW 20TH AVENUE IS CLASSIFIED AS AN EXISTING 2-LANE NON-ARTERIAL ROAD WITH CURB & GUTTER ON BOTH SIDES. NW BRADY ROAD IS CLASSIFIED AS AN EXISTING 2-LANE MINOR ARTERIAL.
2. FRONTAGE IMPROVEMENTS WILL INCLUDE:
FULL HALF-WIDTH FRONTAGE IMPROVEMENTS FOR NW 18TH AVENUE.
SIDEWALK CONSTRUCTION FOR THE EXISTING PORTION OF NW 20TH AVENUE.
INTERSECTION IMPROVEMENT FOR NW BRADY RD.



**PRELIMINARY STREET PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON**

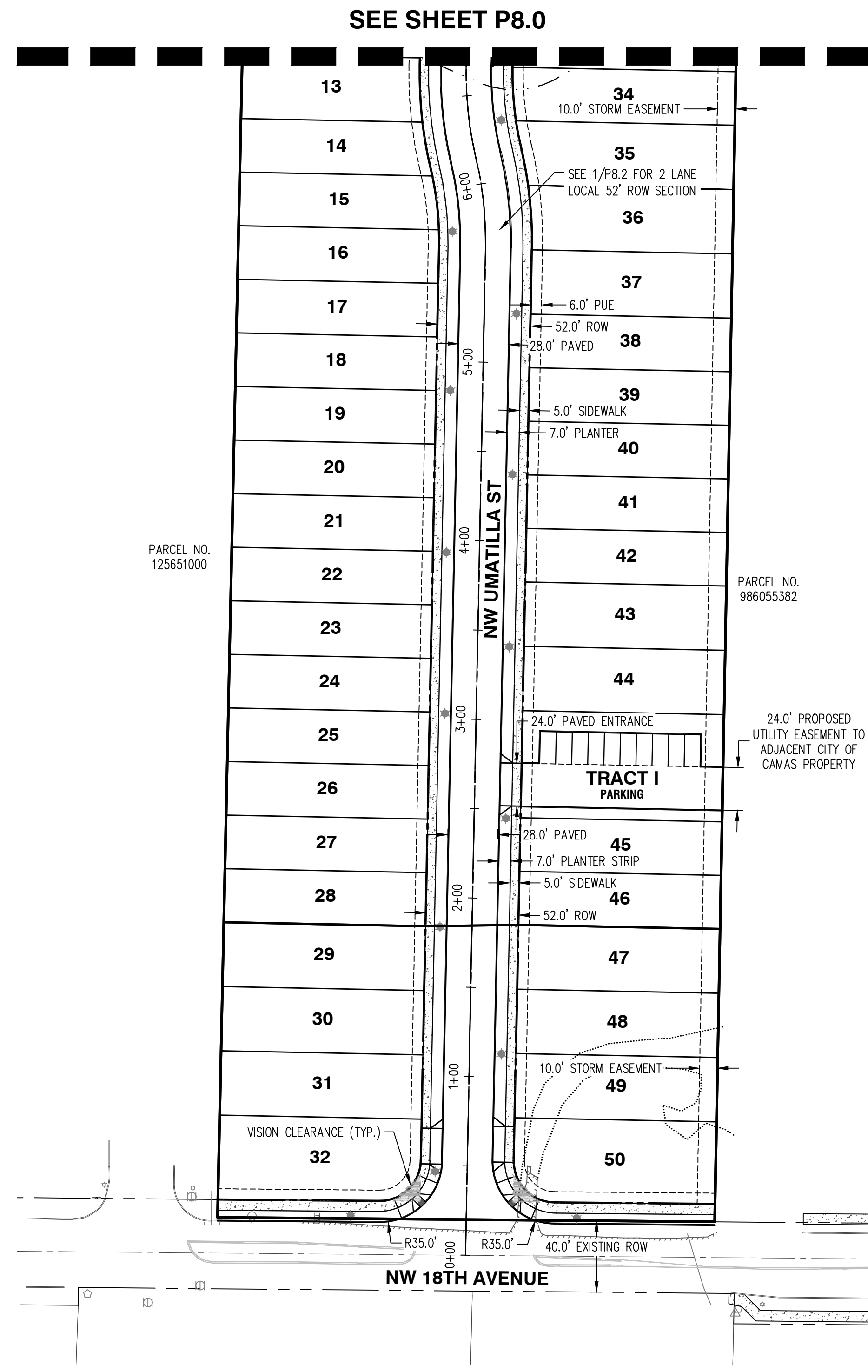


JOB NUMBER: 12107
DATE: 10/23/2025
DESIGNED BY: NTL
DRAWN BY: JCS
CHECKED BY: NTL

**PRELIMINARY STREET PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**

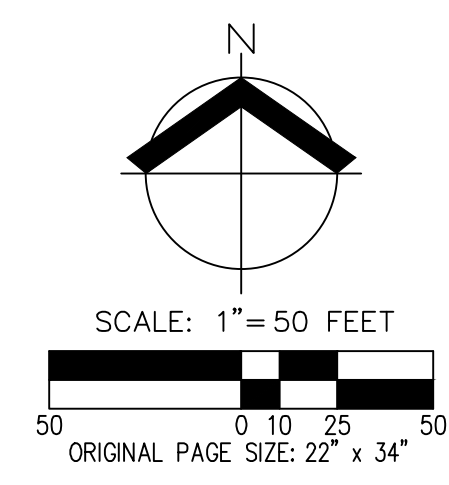


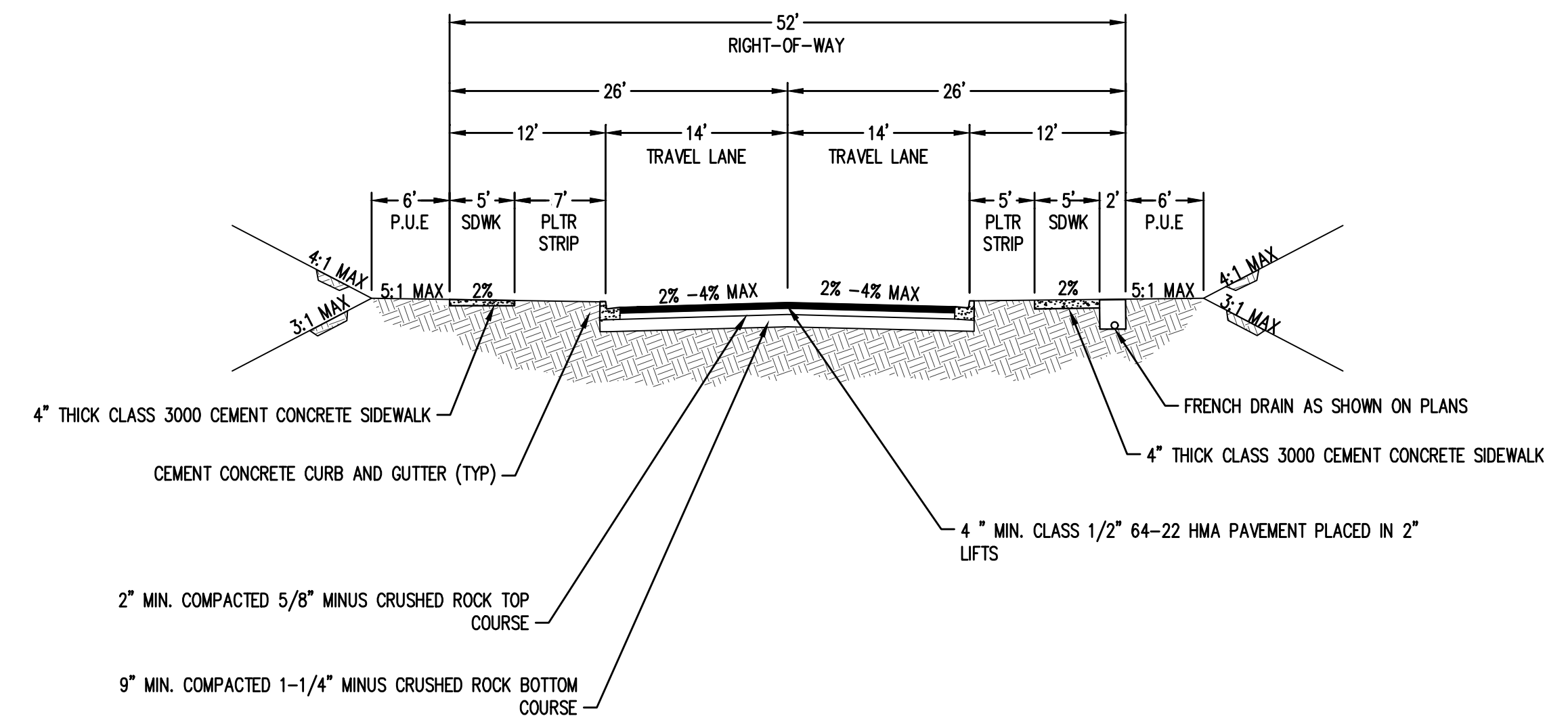
JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL



GENERAL NOTES

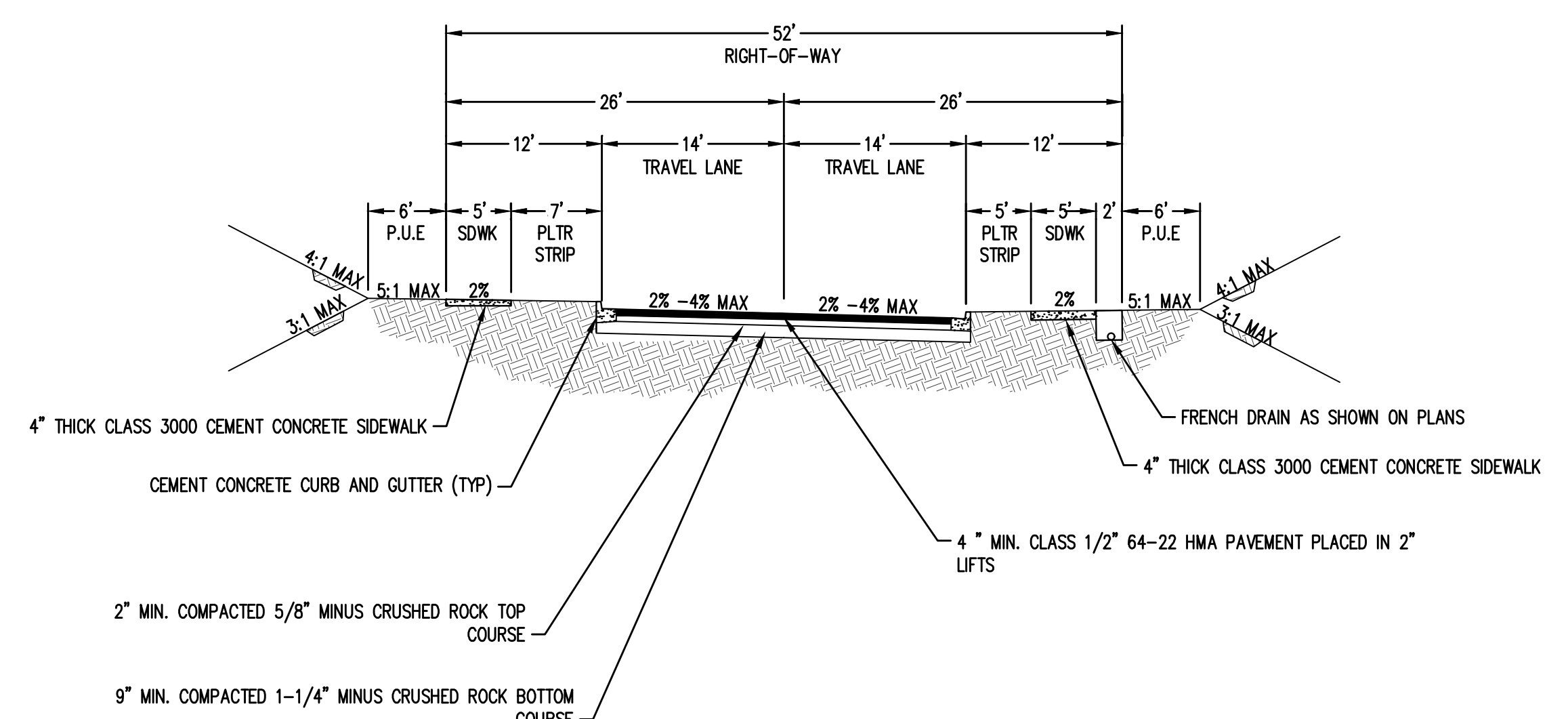
1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NW 18TH AVENUE, NW 20TH AVENUE, & NW BRADY ROAD. NW BRADY AVE IS CLASSIFIED AS A 2-LANE URBAN MINOR ARTERIAL. NW 20TH AVENUE IS CLASSIFIED AS AN EXISTING 2-LANE NON-ARTERIAL ROAD WITH CURB & GUTTER ON BOTH SIDES. NW BRADY ROAD IS CLASSIFIED AS AN EXISTING 2-LANE MINOR ARTERIAL.
2. FRONTAGE IMPROVEMENTS WILL INCLUDE:
 FULL HALF-WIDTH FRONTAGE IMPROVEMENTS FOR NW 18TH AVENUE.
 SIDEWALK CONSTRUCTION FOR THE EXISTING PORTION OF NW 20TH AVENUE.
 INTERSECTION IMPROVEMENT FOR NW BRADY RD.





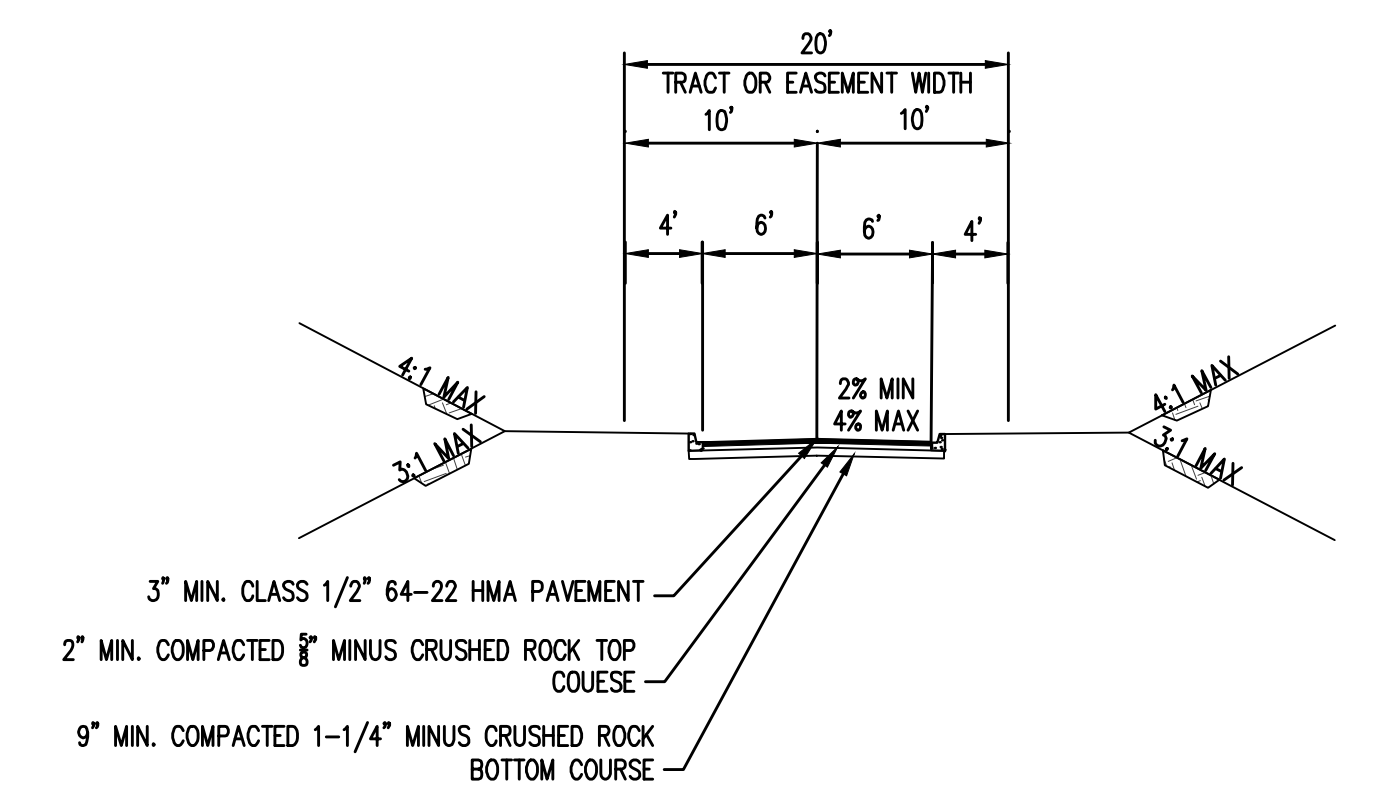
- NOTES:
 1. STREET SECTION DEPTHS SHOWN ARE ABSOLUTE MINIMUMS.
 2. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 3. PARKING ONLY ALLOWED ON ONE SIDE OF THE STREET.

1 2 LANE LOCAL 52' ROW
 WHITMAN ST - STA 0+00.00 TO STA 7+41.50 Scale: 1" = 10'
 NW TIDLAND ST
 NW 21ST AVE
 NW 20TH AVE



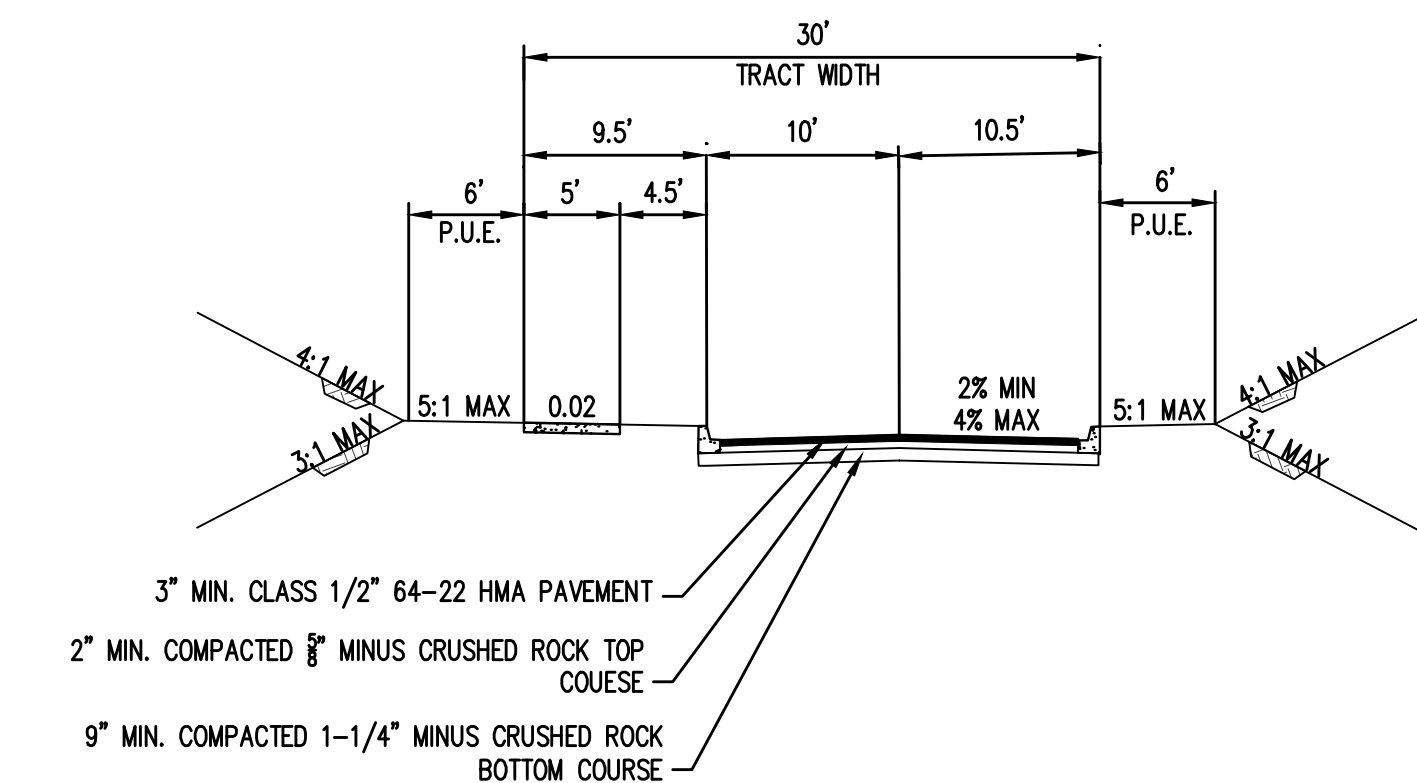
- NOTES:
 1. STREET SECTION DEPTHS SHOWN ARE ABSOLUTE MINIMUMS.
 2. CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
 3. PARKING ONLY ALLOWED ON ONE SIDE OF THE STREET.

2 2 LANE LOCAL 52' ROW (SHED RIGHT)
 WHITMAN ST - STA 7+41.50 TO STA 13+88.72 Scale: 1" = 10'



- 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.

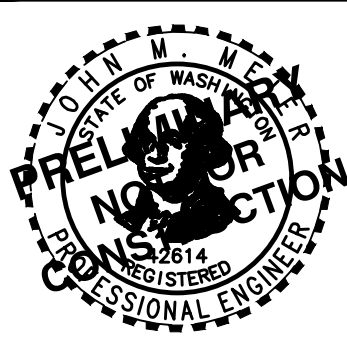
3 PRIVATE STREET - A
 TRACT A
 TRACT D Scale: 1" = 5'



- 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, LESS THAN OR EQUAL TO 100' IN LENGTH.

4 PRIVATE STREET - B
 TRACT G Scale: 1" = 10'

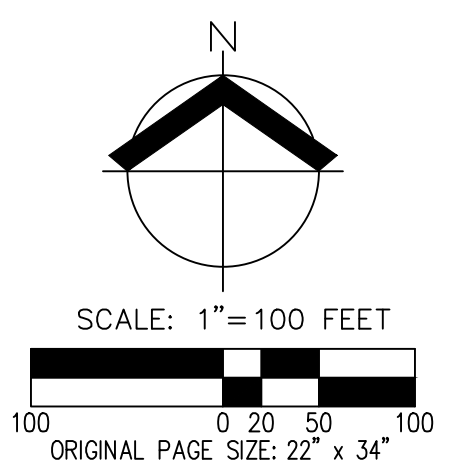
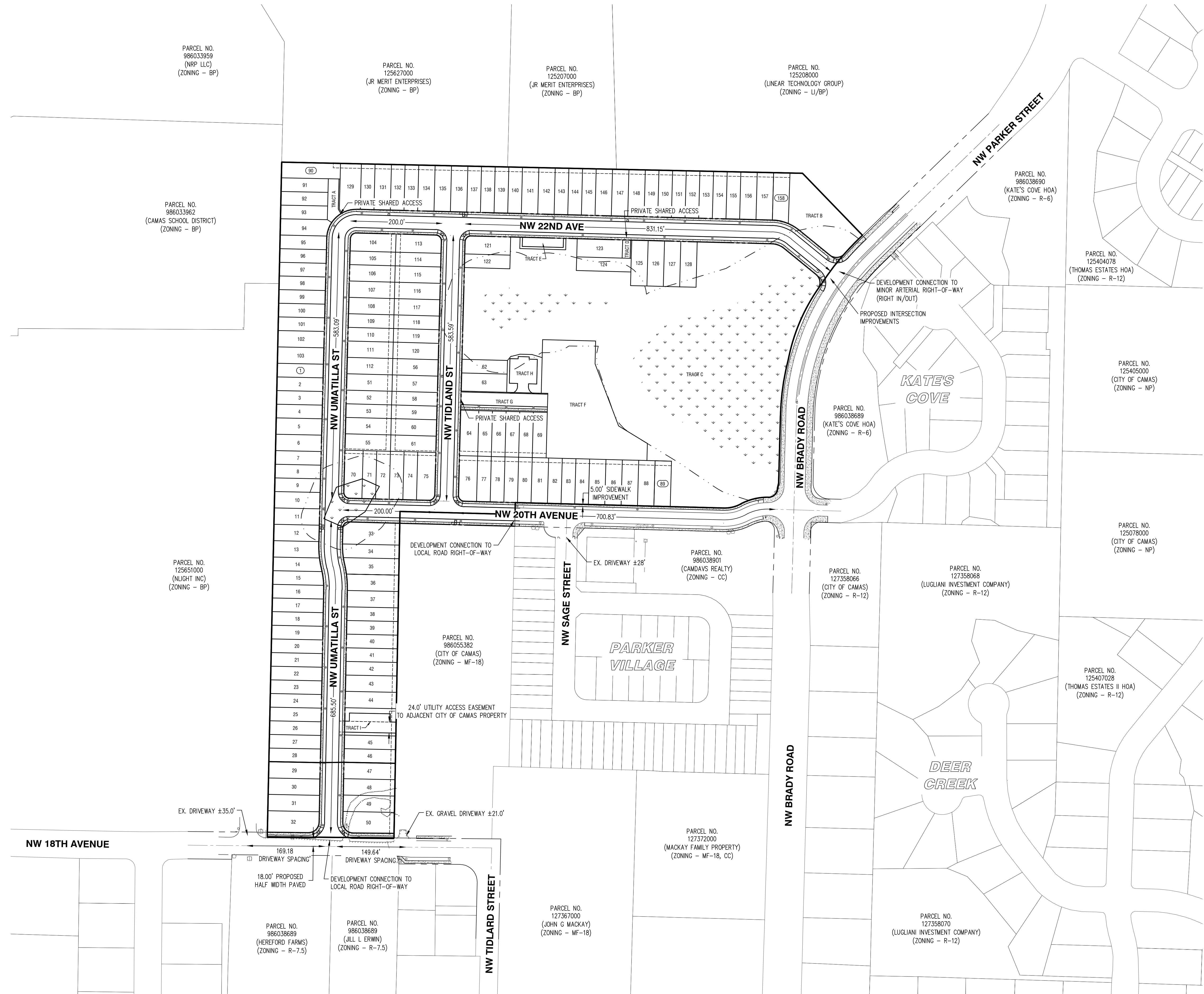
PRELIMINARY STREET DETAILS
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON



JOB NUMBER:	12107
DATE:	10/23/2025
DESIGNED BY:	NTL
DRAWN BY:	JCS
CHECKED BY:	NTL

GENERAL NOTES

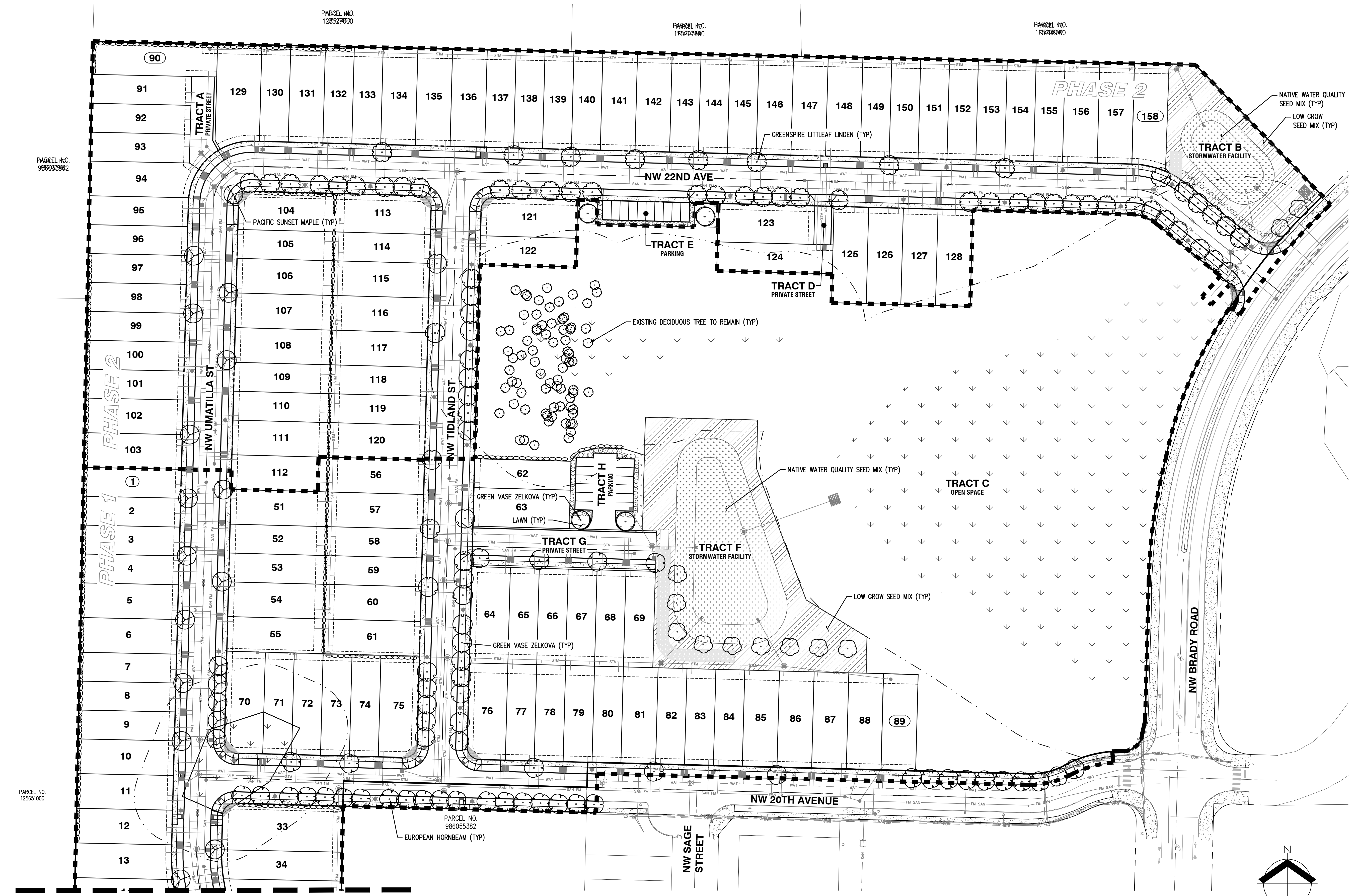
- SEE SHEET P8.0 TO P8.2 FOR PROPOSED ROADWAY DIMENSIONS AND TURNING RADII.



**PRELIMINARY CIRCULATION PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON**



JOB NUMBER: 12107
DATE: 10/23/2025
DESIGNED BY: NTL
DRAWN BY: JCS
CHECKED BY: NTL

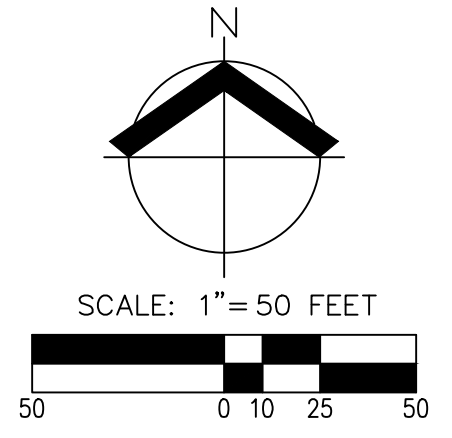


SEE SHEET P9.1

GENERAL NOTE
 REFER TO SHEET P9.1 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.

TREE DENSITY CALCULATIONS

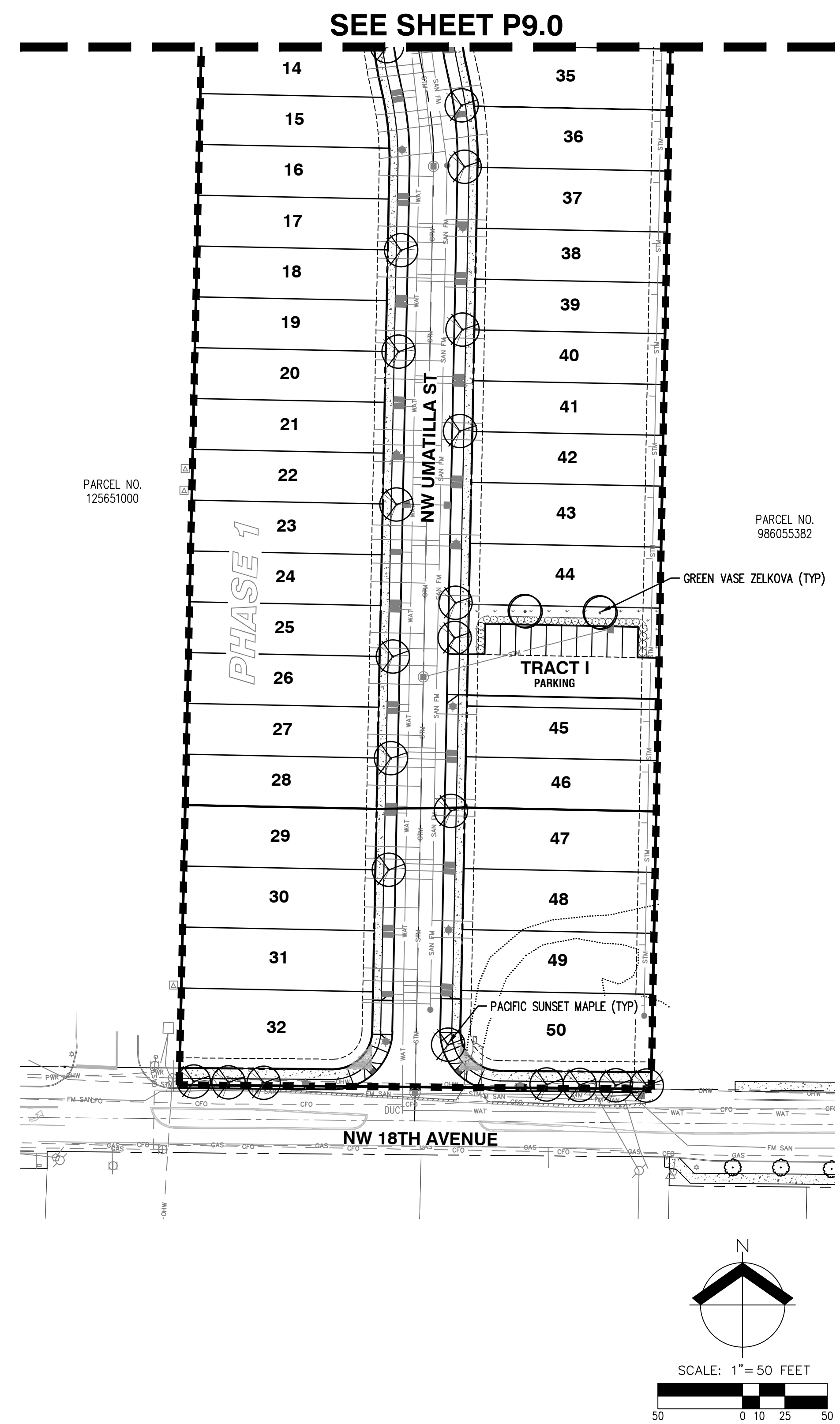
GROSS AREA:	24.41 AC
OPEN SPACE:	5.97 AC
NET AREA:	18.44 AC
TOTAL TREE UNITS REQUIRED (20/AC):	369
EXISTING TREES RETAINED/(TREE UNITS):	76/(193)
MINIMUM # OF TREES TO PLANT/(TREE UNITS):	176/(176)
PROPOSED # OF TREES TO PLANT:	176



**PRELIMINARY LANDSCAPE PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



JOB NUMBER:	12107
DATE:	10/23/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	NTL



PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
TREES					
	11	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	AS SHOWN
	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL. B&B	AS SHOWN
STREET TREES					
	41	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	38	CARPINUS BETULUS	EUROPEAN HORNBEAM	2" CAL. B&B	AS SHOWN
	50	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	AS SHOWN
	30	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL. B&B	AS SHOWN
SHRUBS					
	120	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL. CONT.	48" o.c.
	41	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL. CONT.	60" o.c.
GROUND COVERS					
	34,535 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.			
	24,950 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.			
	34,535 SF±	LAWN - NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL). DASHER 3 PERENNIAL RYEGRASS 35%; CUTTIE II PERENNIAL RYEGRASS 35%; GARNET CREEPING RED FESCUE 15%; WINDWARD CHEWINGS FESCUE 15%. APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.			

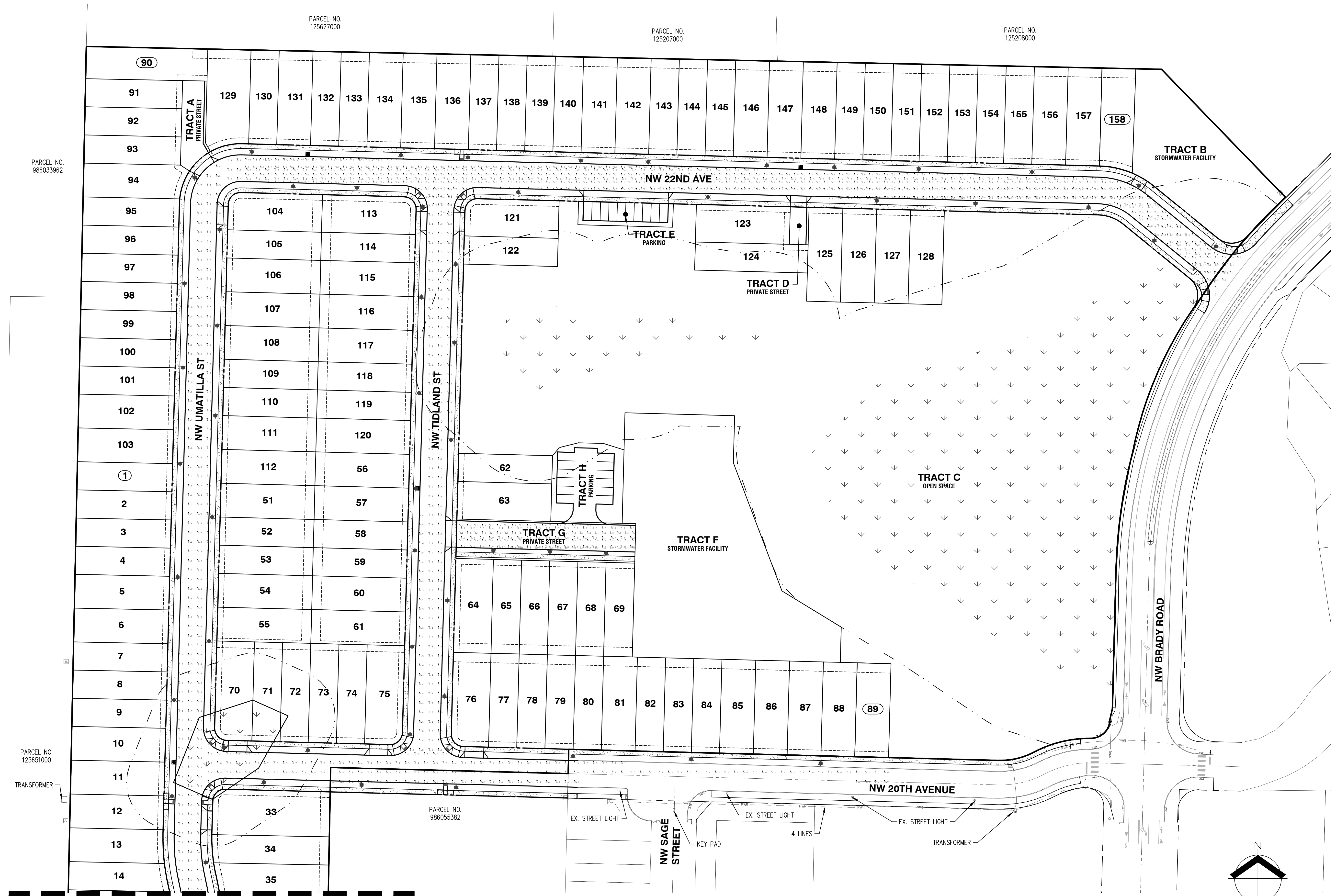
PRELIMINARY LANDSCAPE NOTES

- LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS, INCLUDING CHANGES TO PLANT LOCATION, QUANTITIES, TYPES, AND SIZES MAY BE NECESSARY PRIOR TO FINAL APPROVAL BASED ON PLANT AVAILABILITY, SITE CONDITIONS, UTILITY CONFLICTS, ETC. ALL SUBSTITUTIONS SHALL CONFORM TO CITY OF CAMAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI 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, DRIVE WAYS, 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 LANDSCAPE PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



JOB NUMBER:	12107
DATE:	10/23/2025
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	NTL

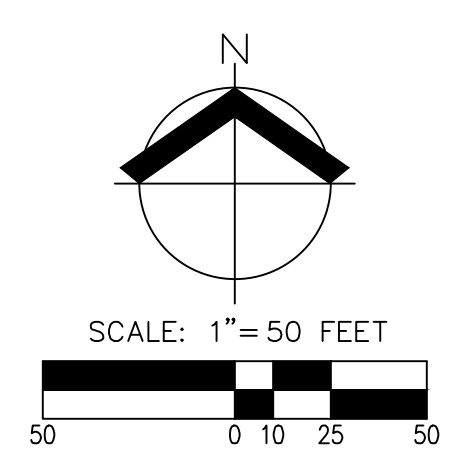


SEE SHEET P10.1

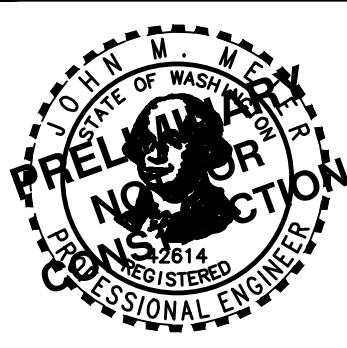
GENERAL NOTE:
 1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.
 2. NW 18TH AVENUE, NW 20TH AVENUE, NW UMATILLA ST, AND NW 22ND AVE ARE CLASSIFIED AS LOCAL ROADS. NW BRADY RD IS CLASSIFIED AS A MINOR ARTERIAL.

SYMBOL	QUANTITY	STYLE	LUMINAIRE TYPE	POLE TYPE	HEIGHT
*	68	PROPOSED	LIGHT EFFICIENT DESIGN FLEXCOLOR LED MODEL# LED-8087M345D-G4 (4200 LUMENS, 4000K COLOR)	PLP DECORATIVE POLE-FL 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	0.57	1.8	0.1	3.04	8.83



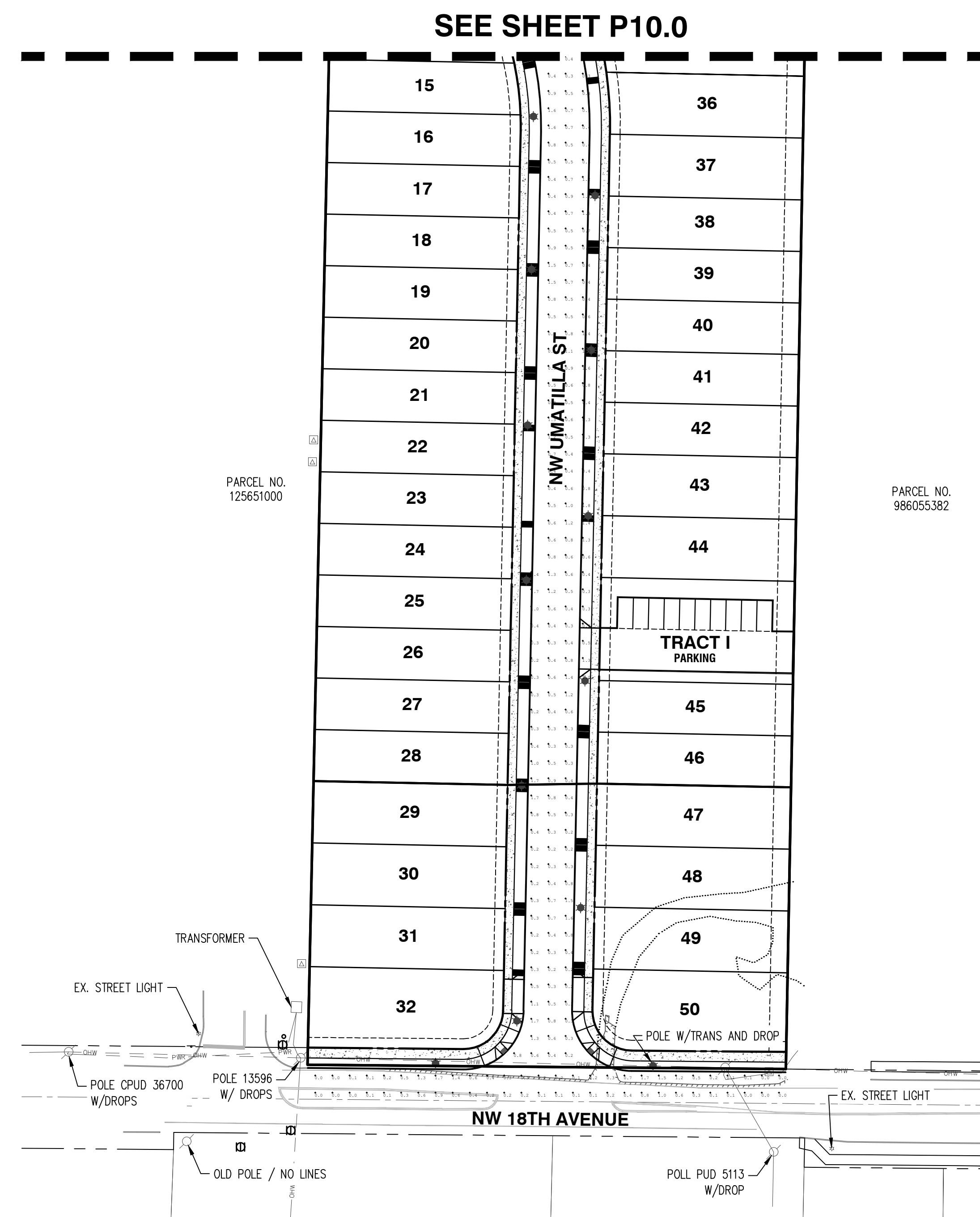
**PRELIMINARY STREET LIGHTING PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



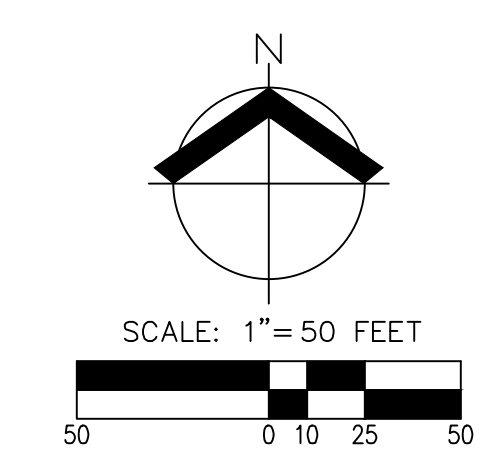
JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL

LUMINAIRE SCHEDULE				POLE	
SYMBOL	QUANTITY	STYLE	LUMINAIRE TYPE	TYPE	HEIGHT
★	68	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.

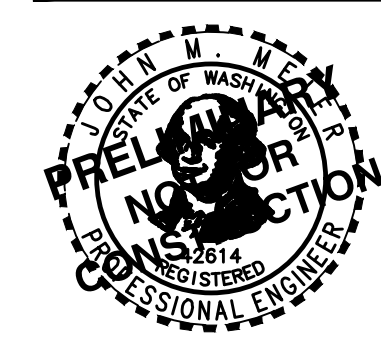
ROADWAY LIGHT LEVEL SUMMARY - CITY OF CAMAS						
ROADWAY CLASSIFICATION	UNITS	AVERAGE	MAX	MIN	AVG / MIN	MAX / MIN
NEIGHBORHOOD (RESIDENTIAL)	Fc	0.57	1.8	0.1	3.04	8.83



GENERAL NOTE:
 1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.
 2. NW 18TH AVENUE, NW 20TH AVENUE, NW UMATILLA ST, AND NW 22ND AVE ARE CLASSIFIED AS LOCAL ROADS. NW BRADY RD IS CLASSIFIED AS A MINOR ARTERIAL.



**PRELIMINARY STREET LIGHTING PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
 CAMAS, WASHINGTON**



JOB NUMBER: 12107
 DATE: 10/23/2025
 DESIGNED BY: NTL
 DRAWN BY: JCS
 CHECKED BY: NTL