CAMAS MEADOWS SUBDIVISION

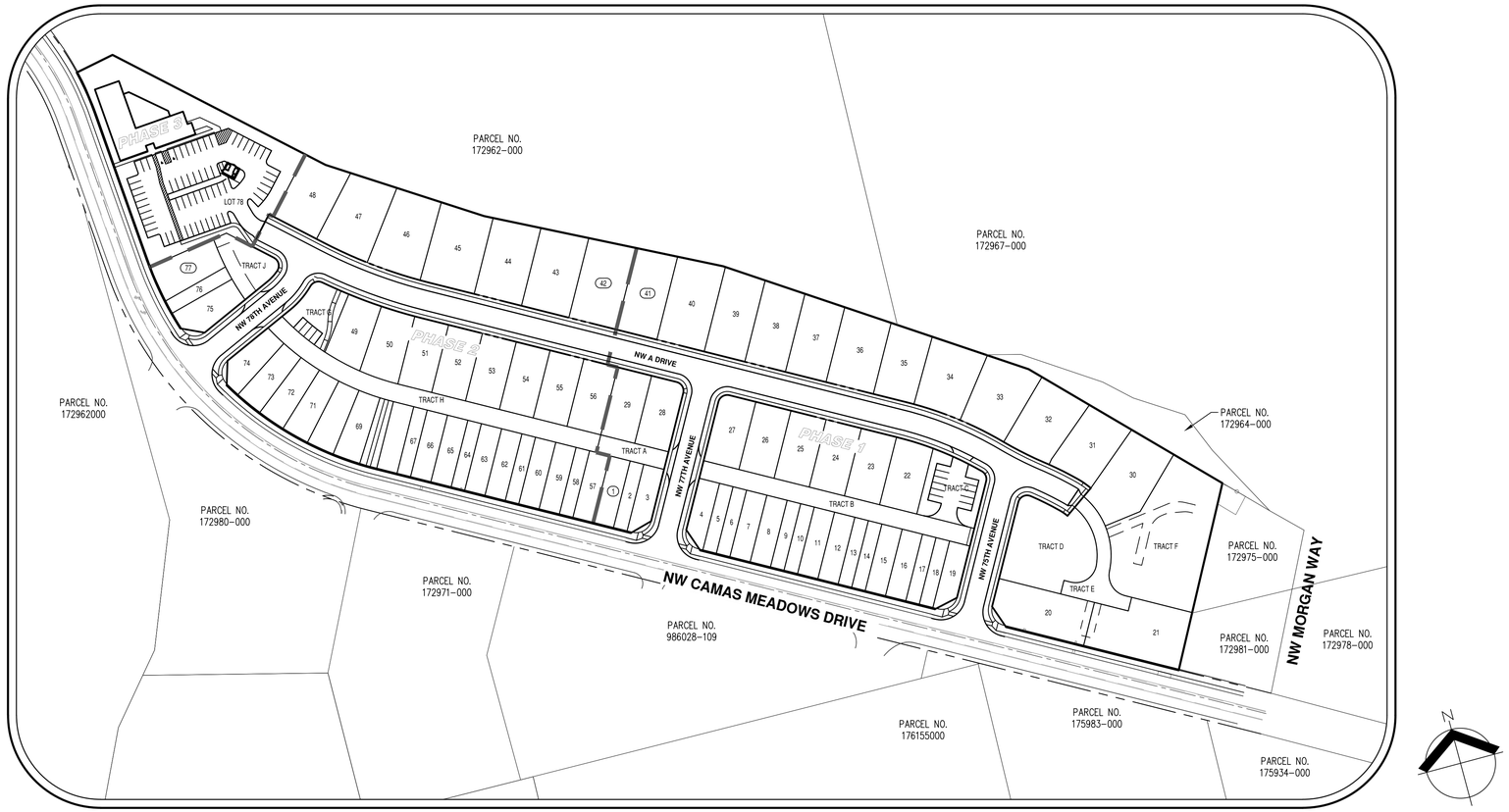
PRELIMINARY ENGINEERING/SITE/SUBDIVISION PLANS

VICINITY MAP
N.T.S.

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
			STORM DRAIN AREA DRAIN		
FIRE HYDRANT			STORM DRAIN MANHOLE		
WATER BLOWOFF			GAS METER		
WATER METER			GAS VALVE		
WATER VALVE			GUY WIRE ANCHOR		
DOUBLE CHECK VALVE			UTILITY POLE		
AIR RELEASE VALVE			POWER VAULT	P	P
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX		
SANITARY SEWER MANHOLE			POWER PEDESTAL		
SIGN			COMMUNICATIONS VAULT	C	C
STREET LIGHT			COMMUNICATIONS JUNCTION BOX		
MAILBOX	MB	MB	COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	CFO	CFO
GAS LINE	GAS	GAS
STORM DRAIN LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT



SITE MAP
N.T.S.

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

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

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

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

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

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

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

EXISTING LAND USE
UNDEVELOPED ZONED MIXED USE (MX)

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

SITE AREA
13.81 AC (601,725 SF)

SHEET INDEX

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9600 NE 126TH AVE, STE 2520
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ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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

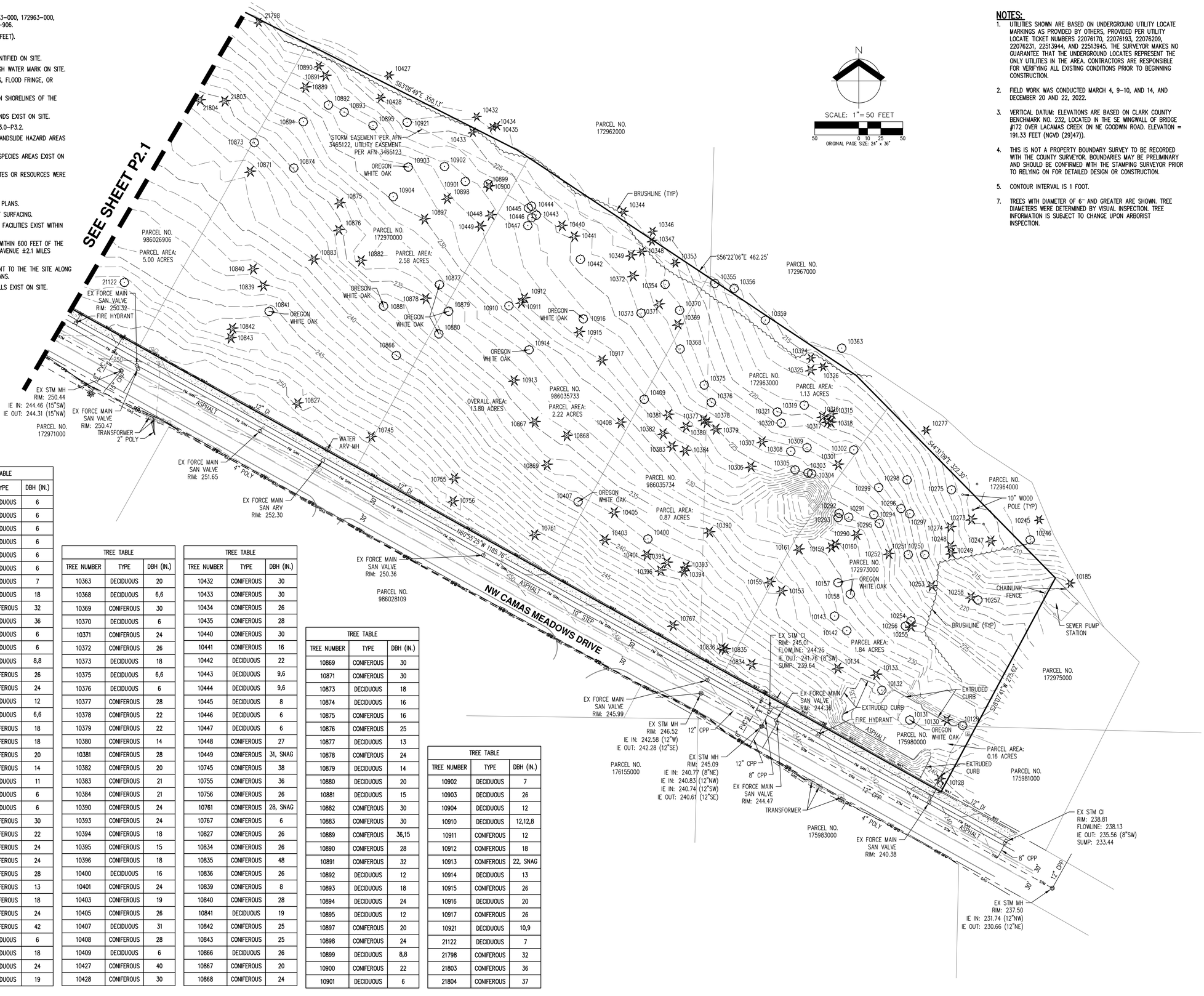
PRELIMINARY NOT FOR CONSTRUCTION

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

P1.0

EXISTING LAND USE NOTES:

1. THE SITE CONSISTS OF PARCELS 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.
1. TOTAL SITE AREA IS 13.81 ACRES (601,725 SQUARE FEET).
2. CONTOURS SHOWN ARE AT 1 FOOT INTERVALS.
3. PER CLARK COUNTY GIS NO WATERCOURSES ARE IDENTIFIED ON SITE.
4. PER CLARK COUNTY GIS THERE IS NOT ORDINARY HIGH WATER MARK ON SITE.
5. PER CLARK COUNTY GIS THERE ARE NO FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY ON SITE.
6. PER CLARK COUNTY GIS THE SITE DOES NOT CONTAIN SHORELINES OF THE STATE.
7. PER CLARK COUNTY GIS NO WATERBODIES OR WETLANDS EXIST ON SITE.
8. DEVELOPMENT ENVELOPES ARE SHOWN ON SHEETS P3.0–P3.2.
9. PER CLARK COUNTY GIS NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS EXIST ON SITE.
10. PER CLARK COUNTY GIS NO PRIORITY HABITAT AND SPECIES AREAS EXIST ON SITE.
11. PER CLARK COUNTY GIS NO SIGNIFICANT HISTORIC SITES OR RESOURCES WERE IDENTIFIED ON SITE.
12. NO STRUCTURES EXIST ON SITE.
13. EASEMENTS EXIST ON SITE AND ARE SHOWN ON THE PLANS.
14. NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
15. PER CLARK COUNTY GIS NO PEDESTRIAN OR BICYCLE FACILITIES EXIST WITHIN 100 FEET OF THE SITE.
16. PER CLARK COUNTY GIS NO TRANSIT ROUTES EXIST WITHIN 600 FEET OF THE SITE. THE NEAREST STOP IS LOCATED ON SE 193ZD AVENUE ±2.1 MILES SOUTHWEST OF THE SITE.
17. THE NEAREST FIRE HYDRANTS ARE LOCATED ADJACENT TO THE THE SITE ALONG NW CAMAS MEADOWS DRIVE AND SHOWN ON THE PLANS.
18. PER CLARK COUNTY GIS NO SEPTIC SYSTEMS OR WELLS EXIST ON SITE.



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

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

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

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10432	CONIFEROUS	30
10433	CONIFEROUS	30
10434	CONIFEROUS	26
10435	CONIFEROUS	28
10440	CONIFEROUS	30
10441	CONIFEROUS	16
10442	DECIDUOUS	22
10443	DECIDUOUS	9,6
10444	DECIDUOUS	9,6
10445	DECIDUOUS	8
10446	DECIDUOUS	6
10447	DECIDUOUS	6
10448	DECIDUOUS	27
10449	CONIFEROUS	31, SNAG
10745	CONIFEROUS	38
10755	CONIFEROUS	36
10756	CONIFEROUS	26
10761	CONIFEROUS	28, SNAG
10767	CONIFEROUS	6
10827	CONIFEROUS	26
10834	CONIFEROUS	26
10835	CONIFEROUS	48
10836	CONIFEROUS	26
10839	CONIFEROUS	8
10841	DECIDUOUS	19
10842	CONIFEROUS	25
10843	CONIFEROUS	25
10866	DECIDUOUS	26
10867	CONIFEROUS	20
10868	CONIFEROUS	24

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

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10902	DECIDUOUS	7
10903	DECIDUOUS	26
10904	DECIDUOUS	12
10910	DECIDUOUS	12,12,8
10911	CONIFEROUS	12
10912	CONIFEROUS	18
10913	CONIFEROUS	22, SNAG
10914	DECIDUOUS	13
10915	CONIFEROUS	26
10916	DECIDUOUS	20
10917	CONIFEROUS	26
10921	DECIDUOUS	10,9
21122	DECIDUOUS	7
21798	CONIFEROUS	32
21803	CONIFEROUS	36
21804	CONIFEROUS	37

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 22076170, 22076193, 22076209, 22076231, 22513944, AND 22513945. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED MARCH 4, 9–10, AND 14, AND DECEMBER 20 AND 22, 2022.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 232, LOCATED IN THE SE WINGWALL OF BRIDGE #172 OVER LACAMAS CREEK ON NE GOODWIN ROAD. ELEVATION = 191.33 FEET (NGVD (29)47)).
4. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. CONTOUR INTERVAL IS 1 FOOT.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

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EXISTING CONDITIONS PLAN
CAMAS MEADOWS SUBDIVISION
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AKS DRAWING FILE: 9030 P2.0 EX.COND.DWG | LAYOUT: P2.0

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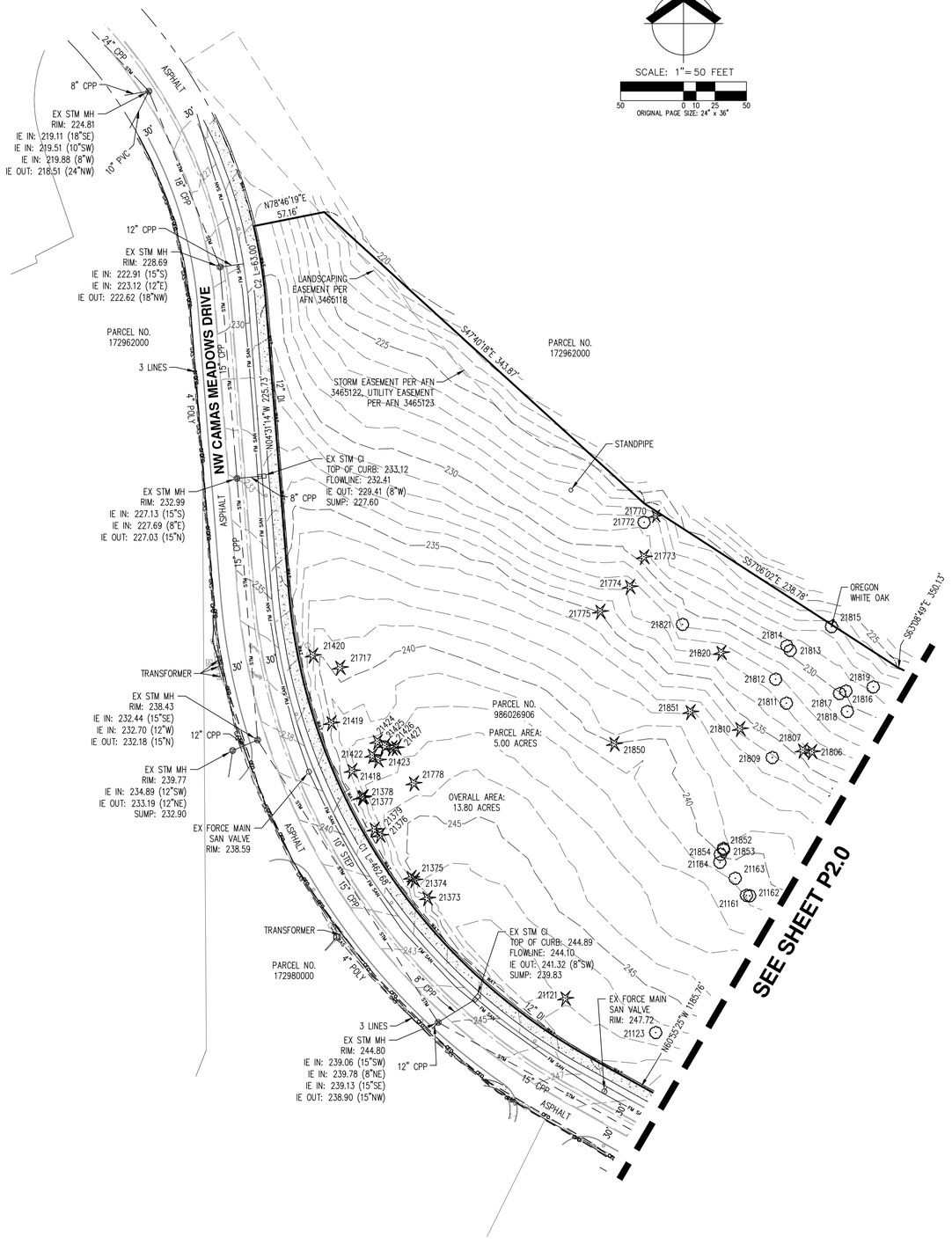
18. PER CLARK COUNTY GIS NO SEPTIC SYSTEMS OR WELLS EXIST ON SITE.

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

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

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
21425	CONIFEROUS	7
21426	CONIFEROUS	7
21427	CONIFEROUS	6,6
21717	CONIFEROUS	8
21770	CONIFEROUS	44
21771	CONIFEROUS	30
21772	DECIDUOUS	6
21773	CONIFEROUS	28
21774	CONIFEROUS	54
21775	CONIFEROUS	77
21778	CONIFEROUS	8
21806	CONIFEROUS	30
21807	CONIFEROUS	23
21809	CONIFEROUS	14
21810	CONIFEROUS	27
21811	DECIDUOUS	24
21812	DECIDUOUS	9
21813	DECIDUOUS	8
21814	DECIDUOUS	17
21815	DECIDUOUS	17

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



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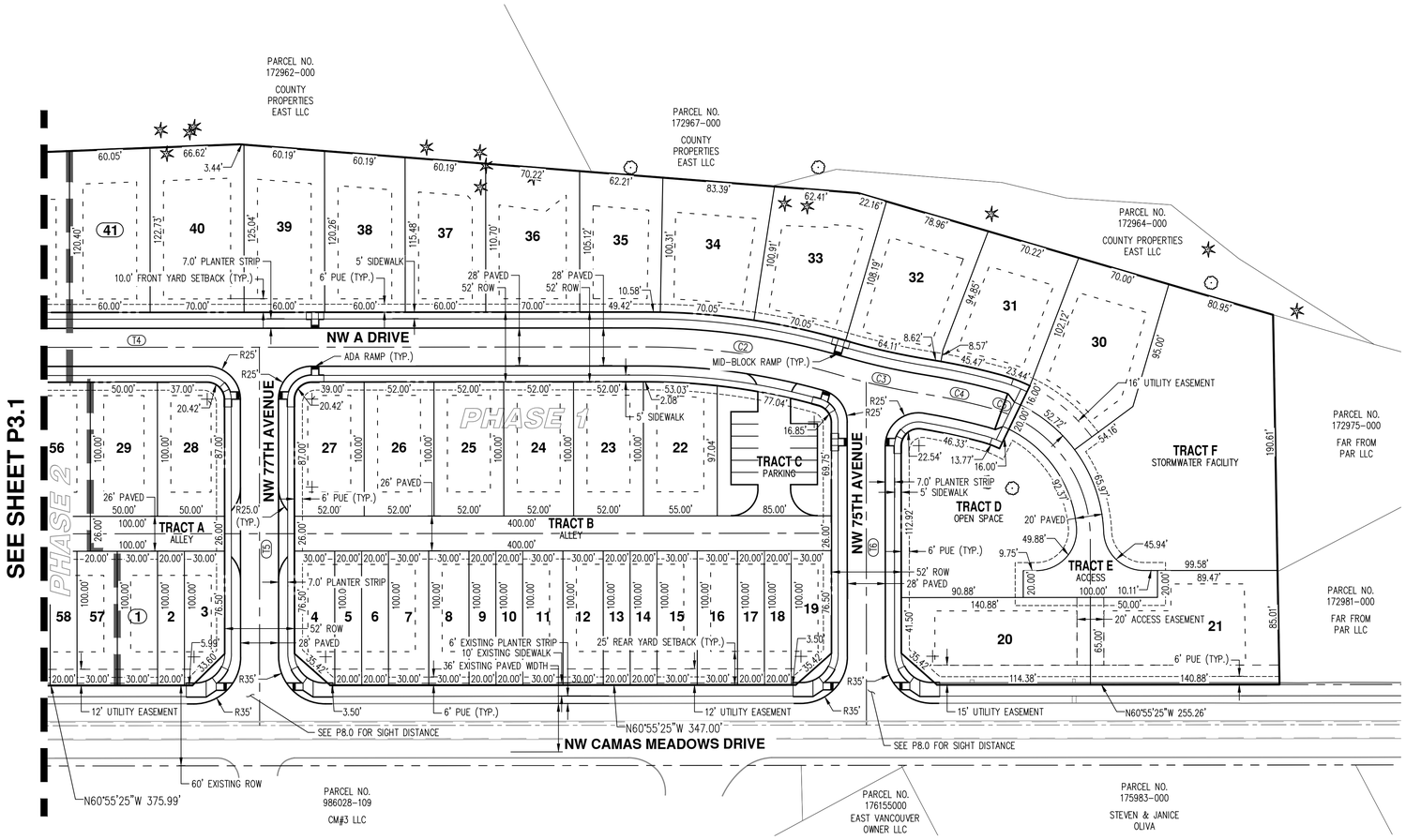

SCALE: 1"=50 FEET

ORIGINAL PAGE SIZE: 24" x 36"

GENERAL NOTES

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

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

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

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

SITE STATISTICS

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

LOT STATISTICS

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

DEVELOPMENT STANDARDS

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

RESIDENTIAL PARKING STATISTICS

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

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

APPLICANT/CONTACT

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

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

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PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: ANDREOTTIM@AKS-ENG.COM

PROPERTY DESCRIPTION

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

EXISTING LAND USE

UNDEVELOPED ZONED MIXED USE (MX)

PROJECT PURPOSE

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

SITE AREA

13.81 AC (601,725 SF)

CENTERLINE TANGENT TABLE		
LINE #	LENGTH	DIRECTION
T1	171.70	S65° 51' 46.18"W
T2	31.67	S42° 22' 23.73"W
T3	88.24	S47° 37' 36.27"E
T4	704.72	S60° 55' 25.29"E
T5	282.00	S29° 04' 34.71"W
T6	255.50	S29° 04' 34.71"W

CENTERLINE CURVE TABLE			
CURVE #	ARC LENGTH	DELTA	RADIUS
C1	169.42	13°17'49"	730.00
C2	143.24	16°24'49"	500.00
C3	67.45	7°20'49"	526.00
C4	51.28	6°11'53"	474.00
C5	130.44	74°44'07"	100.00
C6	41.00	23°29'22"	100.00

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.

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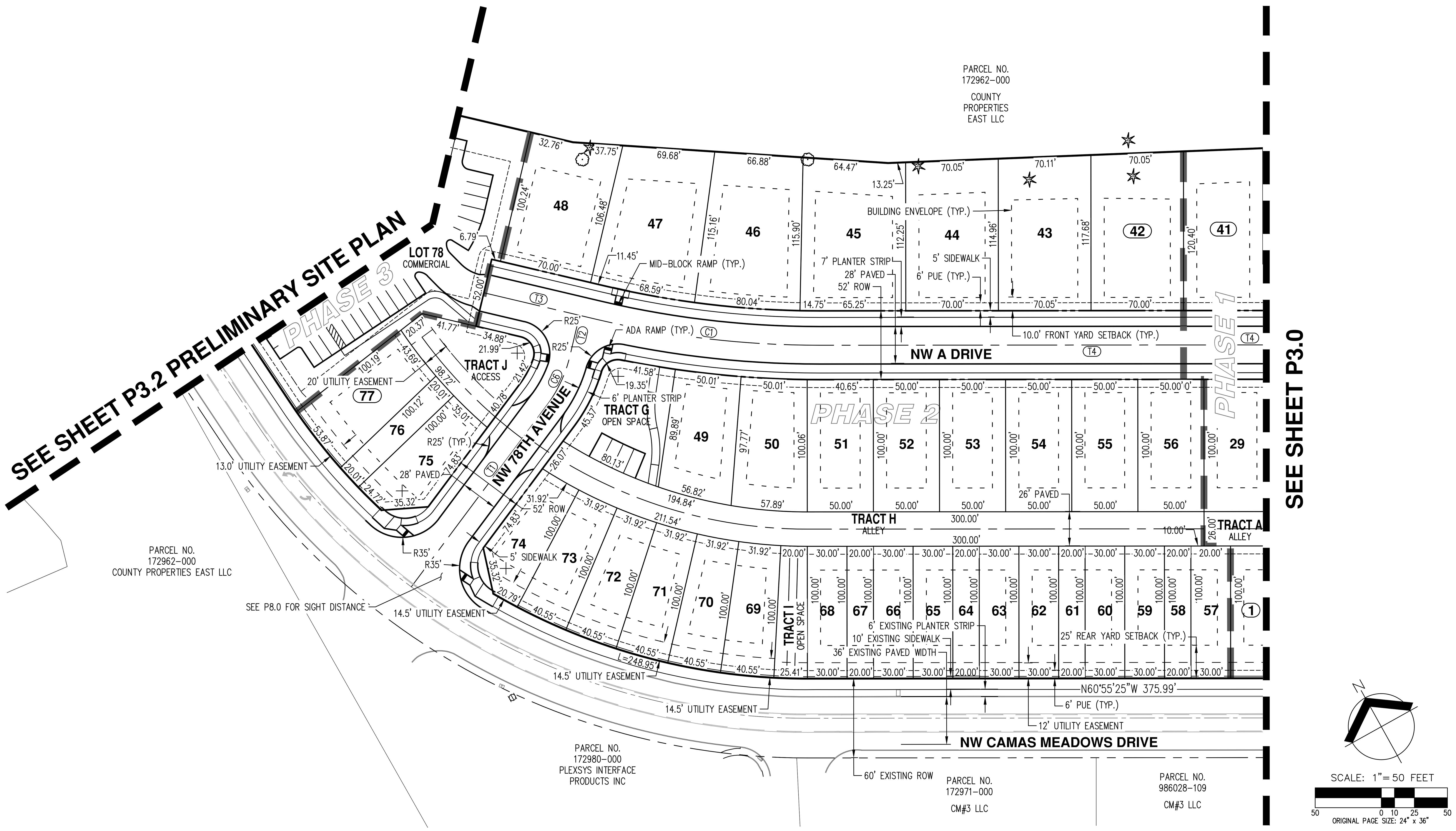
PRELIMINARY SUBDIVISION PLAT
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

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

P3.0



GENERAL NOTES

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

PARCEL AREA TABLE

PARCEL #	AREA (SF)
42	8,333
43	8,149
44	7,952
45	8,949
46	8,531
47	8,316
48	7,134
49	5,010
50	5,358
51	5,000
52	5,000
53	5,000
54	5,000
55	5,000
56	5,000
57	3,000
58	2,000
59	3,000

PARCEL AREA TABLE

PARCEL #	AREA (SF)
60	3,000
61	2,000
62	3,000
63	3,000
64	2,000
65	3,000
66	3,000
67	2,000
68	3,000
69	3,624
70	3,624
71	3,624
72	3,624
73	3,624
74	3,634
75	3,984
76	2,001
77	4,878

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MINIMUM FRONT YARD SETBACK:	10 FEET
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PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

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PRELIMINARY SUBDIVISION PLAT
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

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

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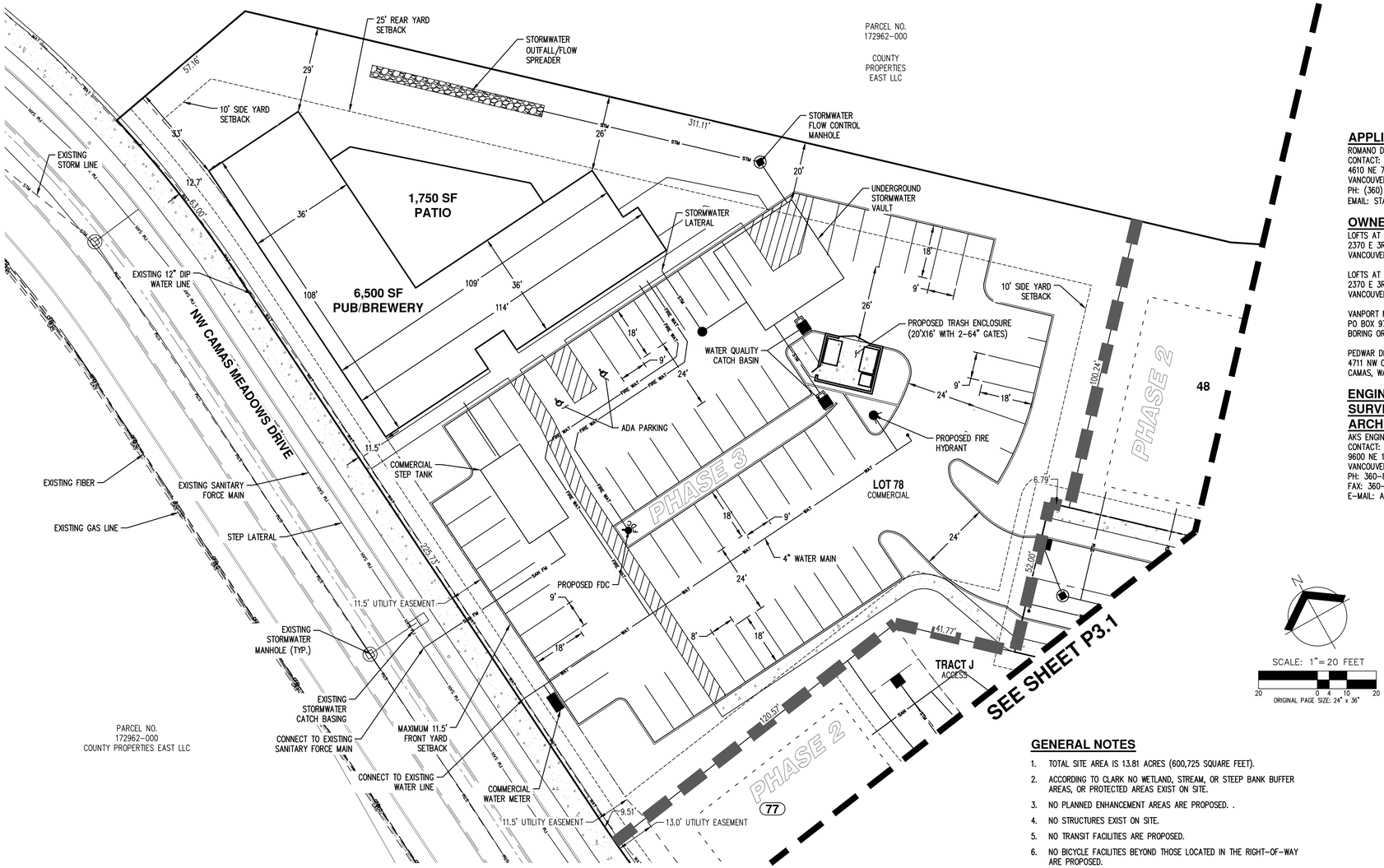

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SITE AREA

13.81 AC (601,725 SF)

GENERAL NOTES

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

SITE STATISTICS

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

DEVELOPMENT STANDARDS

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

COMMERCIAL PARKING STATISTICS

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

COMMERCIAL LOT STATISTICS

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

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

PRELIMINARY NOT FOR CONSTRUCTION

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DESIGNED BY:	DJL
DRAWN BY:	DJL
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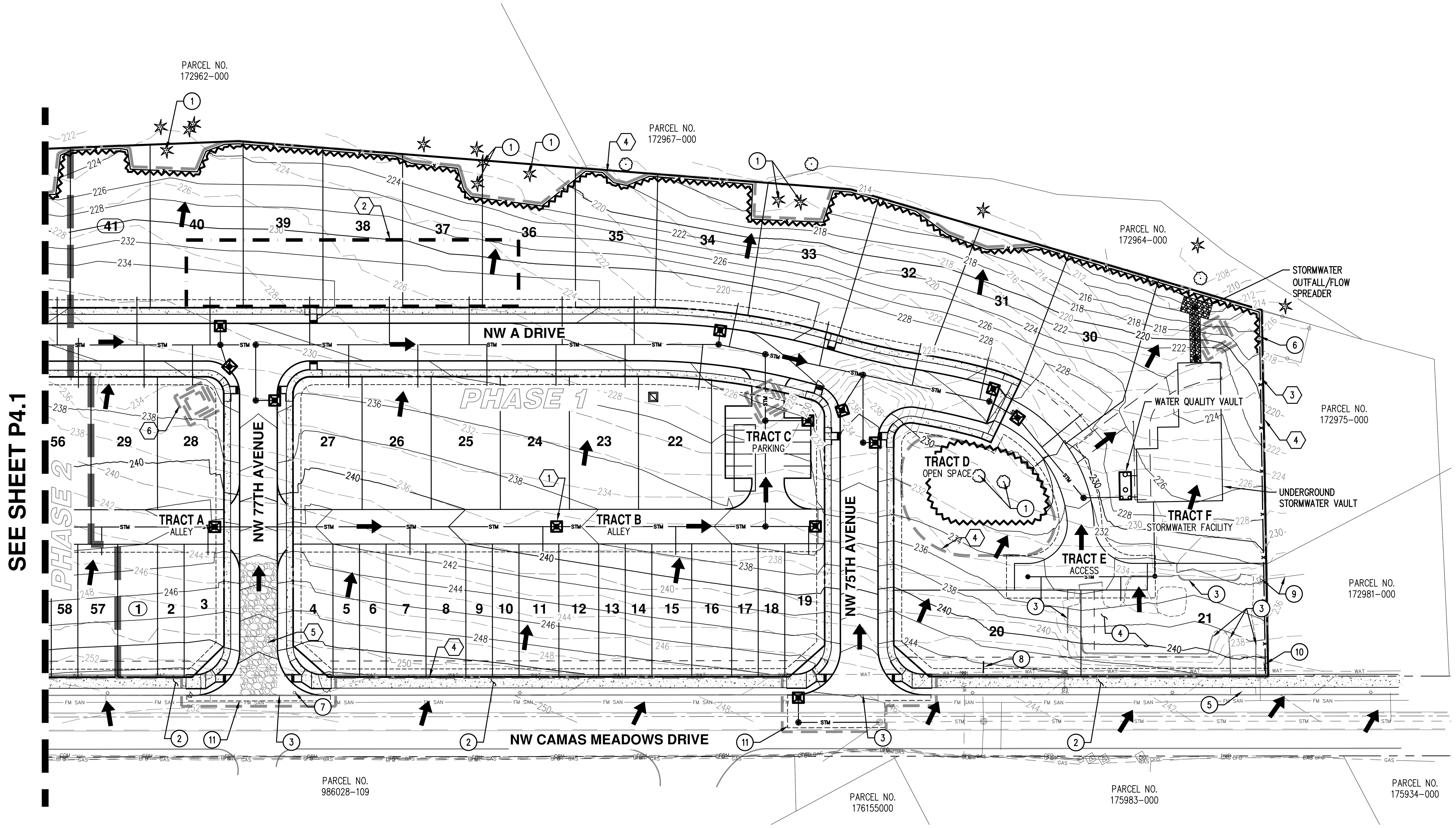
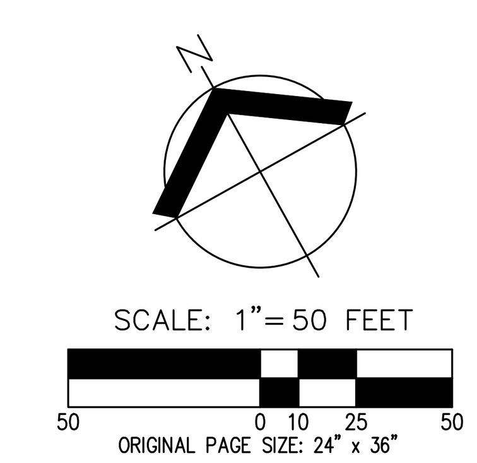
P3.2





LEGEND

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

GENERAL NOTES

1. SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
3. RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.

DEMOLITION KEYED NOTES (#)

1. EXISTING TREE TO REMAIN (TYP).
2. REPLACE ALL DAMAGED CURB AND SIDEWALK ALONG CAMAS MEADOWS FRONTAGE (TYP.).
3. REMOVE EXISTING CURB.
4. REMOVE EXISTING ASPHALT.
5. REMOVE EXISTING DRIVEWAY.
6. REMOVE EXISTING FENCE.
7. RELOCATE EXISTING STREET LIGHT.
8. REMOVE EXISTING SIGN.
9. REMOVE EXISTING TRANSFORMER AND ASSOCIATED WIRE.
10. REMOVE EXISTING WATER METER AND ASSOCIATED SERVICE LINE.
11. SAWCUT AND REMOVE EXISTING ASPHALT, AND GRIND AND INLAY NEW ASPHALT.

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.
6. INSTALL TEMPORARY SEDIMENT TRAP (TYP).

PRELIMINARY GRADING QUANTITIES

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

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PRELIMINARY GRADING, DEMOLITION, AND ESC PLAN

CAMAS MEADOWS SUBDIVISION

ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

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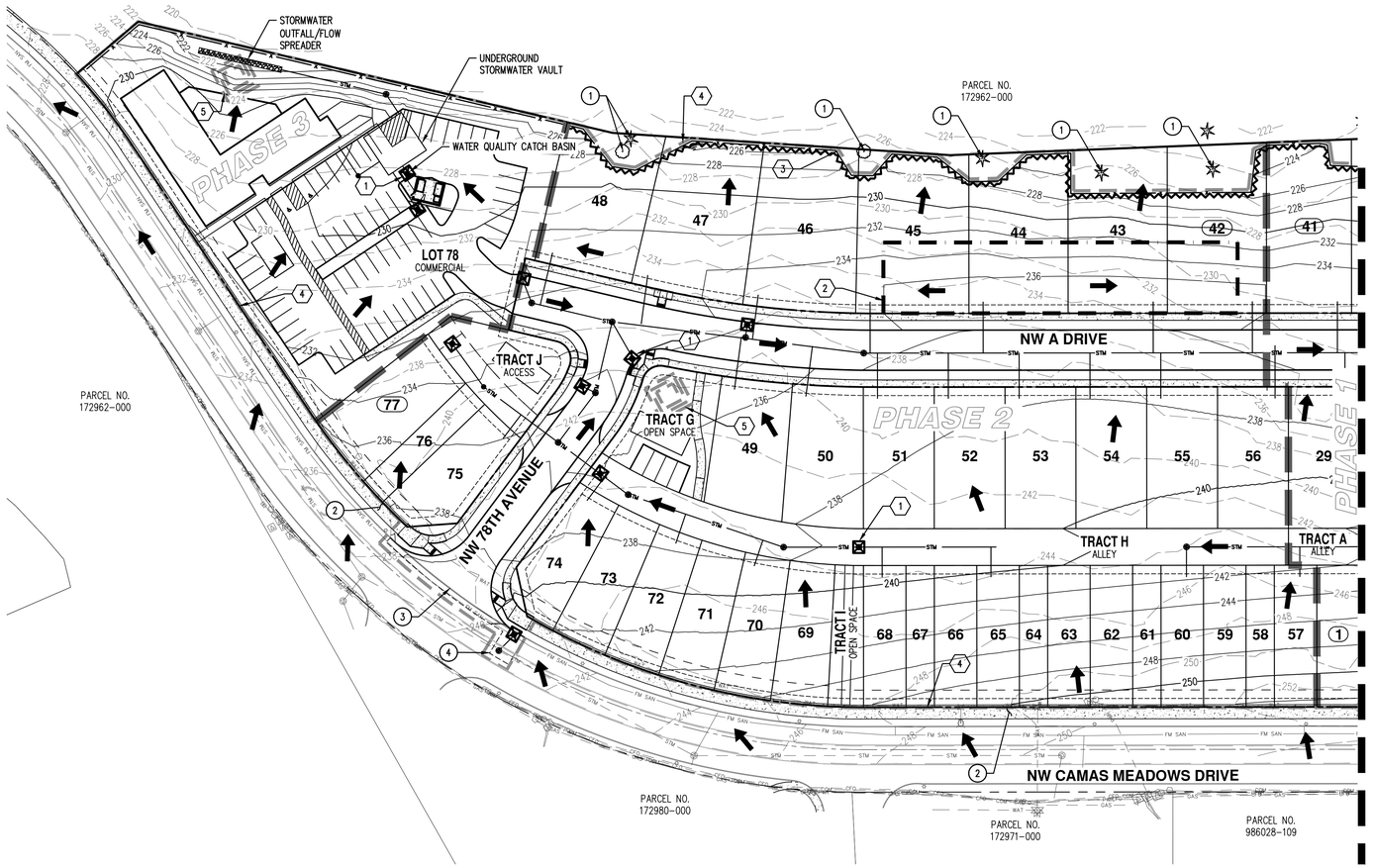

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- GRAVEL CONSTRUCTION ENTRANCE
- DISTURBED LIMITS
- TREE PROTECTION/CONSTRUCTION FENCE
- POTENTIAL STAGING/SOIL STOCKPILE AREA
- CONCRETE WASHOUT AREA

GENERAL NOTES

1. SEE THE PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN P5.0 FOR TREE PROTECTION AND CONSTRUCTION FENCE LOCATIONS AND TREE ROOT PROTECTION ZONE RADIUS ZONES.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE INCLUDED DURING FINAL ENGINEERING TO ACCOUNT FOR GRADING ON STEEP SLOPES AND CONSTRUCTION PHASING.
3. RETAINING WALLS MAY BE NECESSARY TO COMPLETE THIS PROJECT. WALL LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING IF NECESSARY.

DEMOLITION KEYED NOTES (#)

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

EROSION CONTROL KEYED NOTES (#)

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

PRELIMINARY GRADING QUANTITIES

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

SCALE: 1"=50 FEET
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ORIGINAL PAGE SIZE: 24" x 36"

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
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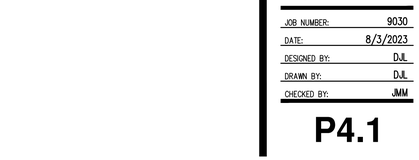
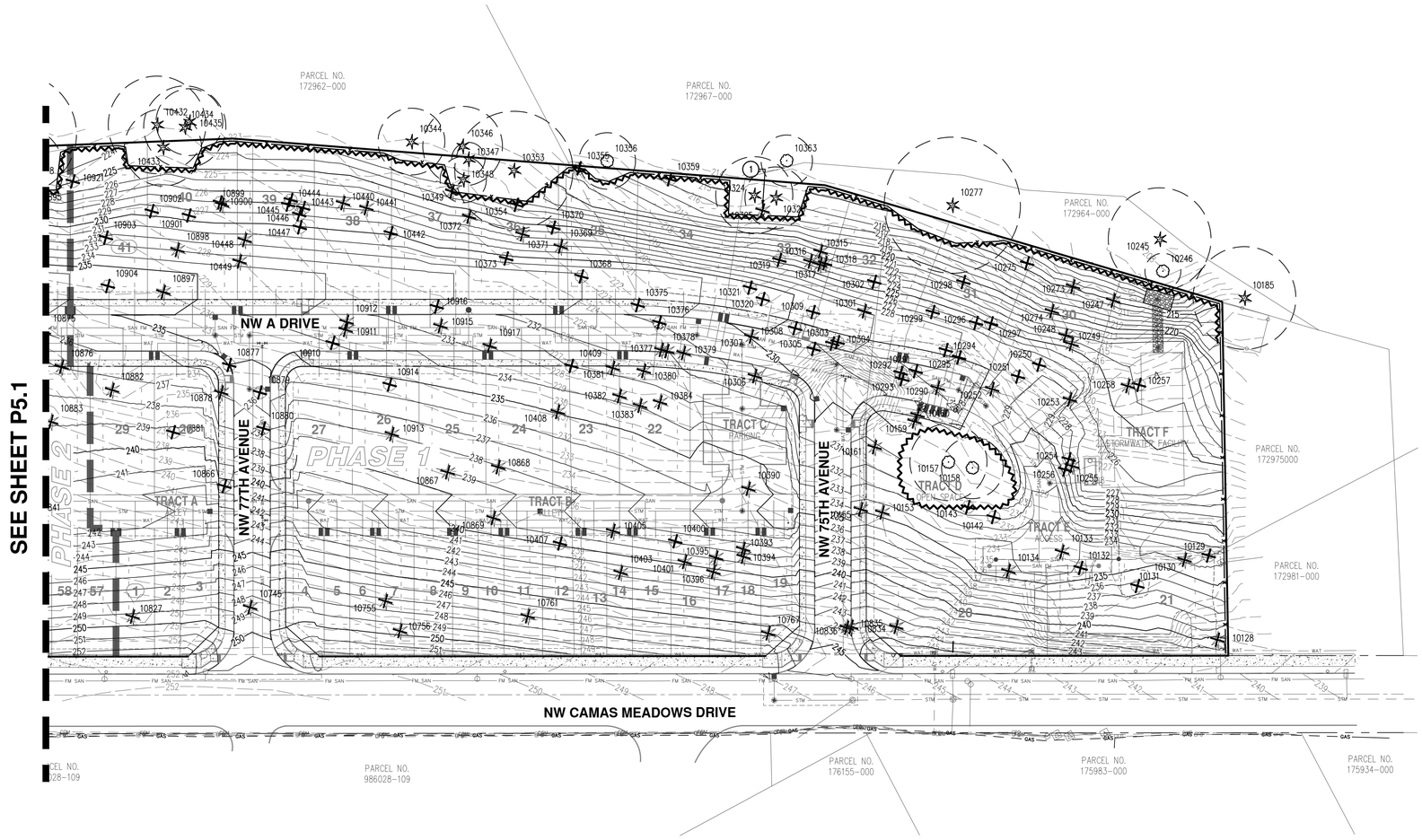
PRELIMINARY GRADING, DEMOLITION, AND ESC PLAN
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON



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

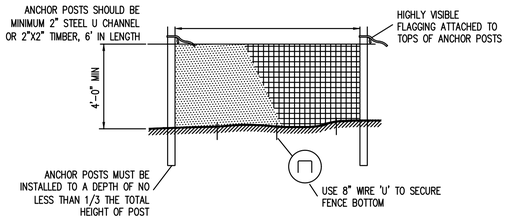
P4.1

AKS DRAWING FILE: 9030 P4.0.DWG | LAYOUT: P4.1



LEGEND

- EXISTING GROUND CONTOUR (1 FT) — 149
- EXISTING GROUND CONTOUR (5 FT) — 150
- FINISHED GRADE CONTOUR (1 FT) — 149
- FINISHED GRADE CONTOUR (5 FT) — 150
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- TREE PROTECTION FENCE (TREE PROTECTION AREA)
- ORANGE SEDIMENT FENCE
- ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)



TREE PROTECTION NOTES:

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

PLASTIC MESH TREE PROTECTION FENCE
NOT TO SCALE

GENERAL NOTES:

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

KEYED NOTE: (#)

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

TREE PLAN

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

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

CERTIFIED ARBORIST ISA
PRELIMINARY NOT FOR CONSTRUCTION
BRYCE D. HANSON
CERTIFICATE NUMBER: PN 7504A
EXPIRATION DATE: 08/30/25

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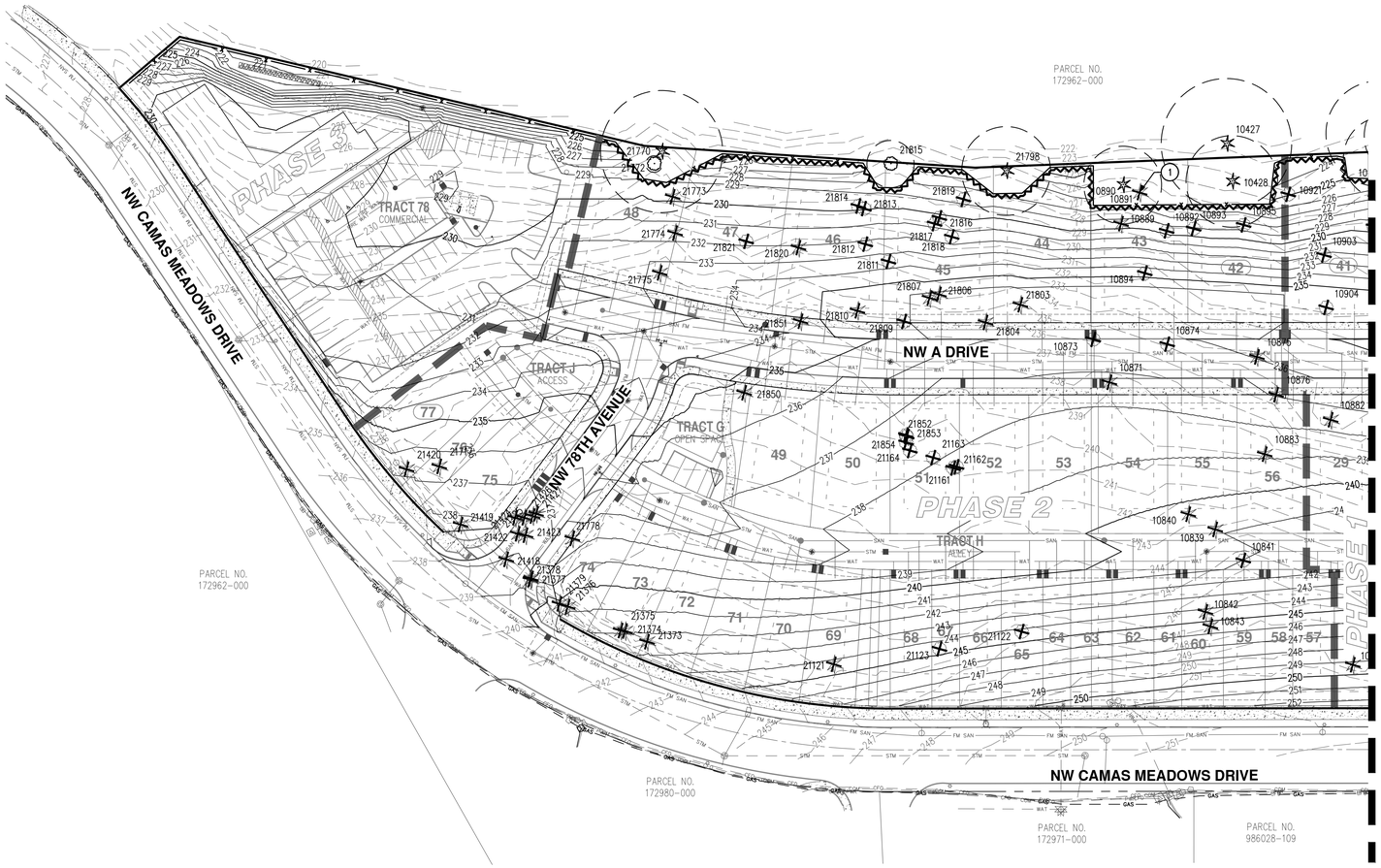
PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

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

P5.0

AKS DRAWING FILE: 9030 P5.0.DWG | LAYOUT: P5.0



SCALE: 1"=50 FEET

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ORIGINAL PAGE SIZE: 24" x 36"

LEGEND

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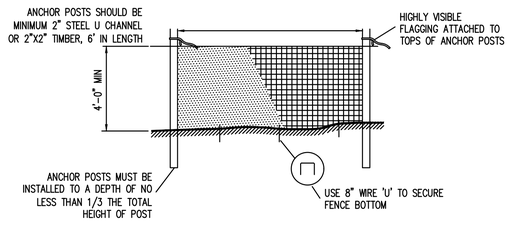

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CERTIFIED ARBORIST ISA

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BRYCE D. HANSON
CERTIFICATE NUMBER: PN 7554A
EXPIRATION DATE: 06/30/25

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

PRELIMINARY NOT FOR CONSTRUCTION

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

P5.1

Detailed Tree Inventory for Camas Meadows Subdivsion

AKS Job No. 9030 - Evaluation Date: 3/22/2022 & 1/11/2023 - Evaluated By: BRK

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
10128	7	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
10129	7	Black Cottonwood (Populus trichocarpa)	2	Good Condition	C	Impacts from Lot Grading	0
10130	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
10131	24,18	Oregon White Oak (Quercus garryana)	11	Sparse canopy; Historic root removal; Large cavities with decay; Some large dead limbs	A	Impacts from Lot Grading	0
10132	15,11	Red Alder (Alnus rubra)	6	15" stem dead; 11" Broken top; In decline	A	Impacts from Lot Grading	0
10133	40	Douglas-fir (Pseudotsuga menziesii)	16	Slightly crooked bole	C	Impacts from Alley Construction	0
10134	44	Douglas-fir (Pseudotsuga menziesii)	18	Slightly crooked bole	C	Impacts from Lot Grading	0
10142	12,8	Sweet Cherry (Prunus avium)	3	8" stem dead; 12" dead top; In decline	A	Impacts from Lot Grading	0
10143	10,6	Willow (Salix sp.)	2	Dead with some epicormic stems	A	Impacts from Lot Grading	0
10153	36	Western Hemlock (Tsuga heterophylla)	14	Dead (~30')	A	Impacts from Lot Grading	0
10155	32	Western Hemlock (Tsuga heterophylla)	12	Dead (~80')	A	Impacts from Public Road Construction	0
10157	30	Oregon White Oak (Quercus garryana)	11	1-sided canopy (SW)	C	Preserve	11
10158	24	Oregon White Oak (Quercus garryana)	8	1-sided canopy (SE)	C	Preserve	8
10159	18	Douglas-fir (Pseudotsuga menziesii)	5	1-sided canopy (S)	C	Impacts from Public Road Construction	0
10160	37	Douglas-fir (Pseudotsuga menziesii)	15	Good Condition	C	Impacts from Public Road Construction	0
10161	30	Western Hemlock (Tsuga heterophylla)	11	Dead (~80')	A	Impacts from Lot Grading	0
10185	40	Western Hemlock (Tsuga heterophylla)	0	OFFSITE; Evaluated from property line; Dead branches; Dead foliage; Sparse canopy	B	Preserve	0
10245	40	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10246	14	Red Alder (Alnus rubra)	0	OFFSITE; Evaluated from property line; Dead (~40'); Some remaining epicormic limbs	A	Preserve	0
10247	45	Douglas-fir (Pseudotsuga menziesii)	19	Good Condition	C	Impacts from Stormwater Facility Construction	0
10248	16	Douglas-fir (Pseudotsuga menziesii)	4	Good Condition	C	Impacts from Lot Grading	0
10249	20	Douglas-fir (Pseudotsuga menziesii)	6	Good Condition	C	Impacts from Stormwater Facility Construction	0
10250	6,6,6,6,6	Willow (Salix sp.)	3	Good Condition	C	Impacts from Public Road Construction	0
10251	9,9	Willow (Salix sp.)	3	Dead Codominant stem; Broken branches; Dead limbs; In decline	A	Impacts from Public Road Construction	0
10252	40	Douglas-fir (Pseudotsuga menziesii)	16	Good Condition	C	Impacts from Public Road Construction	0
10253	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Impacts from Public Road Construction	0
10254	12,11,8	Sweet Cherry (Prunus avium)	5	Sparse canopy; Lean (SE)	B	Impacts from Public Road Construction	0
10255	10	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
10256	12	Sweet Cherry (Prunus avium)	2	Sparse canopy; Dead limbs; Lean (SE)	B	Impacts from Public Road Construction	0
10257	13	Sweet Cherry (Prunus avium)	3	Good Condition	C	Impacts from Stormwater Facility Construction	0
10258	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Stormwater Facility Construction	0
10273	28	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Lot Grading	0
10274	18	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Impacts from Lot Grading	0
10275	27	Bigleaf Maple (Acer macrophyllum)	10	Good Condition	C	Impacts from Lot Grading	0
10277	53	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10290	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Impacts from Public Road Construction	0
10291	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10292	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10293	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10294	6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10295	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10296	6,6,6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10297	6,5	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10298	7,6,6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10299	18	Sweet Cherry (Prunus avium)	5	Some broken limbs; Some dead limbs	B	Impacts from Lot Grading	0
10301	35	Western Hemlock (Tsuga heterophylla)	14	Good Condition	C	Impacts from Lot Grading	0
10302	39	Bigleaf Maple (Acer macrophyllum)	16	Some large broken limbs; Dead codominant stem in canopy	B	Impacts from Lot Grading	0
10303	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10304	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10305	8,8	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10306	26	Western Hemlock (Tsuga heterophylla)	9	Broken top @ 50'; Dead branches; Sparse canopy; Decay	A	Impacts from Public Road Construction	0
10307	27	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Public Road Construction	0
10308	12	Black Cottonwood (Populus trichocarpa)	2	Good Condition	C	Impacts from Public Road Construction	0
10309	6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10315	18	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Impacts from Lot Grading	0
10316	18	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Impacts from Lot Grading	0
10317	20	Douglas-fir (Pseudotsuga menziesii)	6	Good Condition	C	Impacts from Lot Grading	0
10318	14	Douglas-fir (Pseudotsuga menziesii)	3	Lean (E)	B	Impacts from Lot Grading	0
10319	11	Black Cottonwood (Populus trichocarpa)	2	Good Condition	C	Impacts from Lot Grading	0
10320	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10321	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10324	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Preserve	11
10325	22	Douglas-fir (Pseudotsuga menziesii)	7	Good Condition	C	Impacts from Lot Grading	0
10326	24	Douglas-fir (Pseudotsuga menziesii)	8	Good Condition	C	Preserve	8
10344	26	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line; Sparse canopy	B	Preserve	0
10346	31	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10347	13	Douglas-fir (Pseudotsuga menziesii)	3	Suppressed	B	Preserve	3
10348	18	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Preserve	5
10349	24	Douglas-fir (Pseudotsuga menziesii)	8	Good Condition	C	Impacts from Lot Grading	0
10353	46	Douglas-fir (Pseudotsuga menziesii)	19	Good Condition	C	Preserve	19
10354	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10355	19	Bigleaf Maple (Acer macrophyllum)	6	Dead and broken top; Epicormic stems; Broken limbs	A	Impacts from Lot Grading	0
10356	22	Red Alder (Alnus rubra)	0	OFFSITE; Evaluated from property line; Dead top; In decline	A	Preserve	0
10359	22	Red Alder (Alnus rubra)	7	Sluffing bark; Several cavities with decay; Dead top	A	Impacts from Lot Grading	0
10363	20	Oregon White Oak (Quercus garryana)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10368	6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10369	36	Western Hemlock (Tsuga heterophylla)	14	Dead; Broken @ 20'	A	Impacts from Lot Grading	0
10370	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10371	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10372	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10373	18	Willow (Salix sp.)	5	Broken limbs; Dead branches; Small cavity with decay	B	Impacts from Lot Grading	0
10375	6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10376	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10377	28	Western Hemlock (Tsuga heterophylla)	10	Dead (~80')	A	Impacts from Public Road Construction	0
10378	22	Western Hemlock (Tsuga heterophylla)	7	Dead (~80')	A	Impacts from Public Road Construction	0
10379	22	Douglas-fir (Pseudotsuga menziesii)	7	Good Condition	C	Impacts from Public Road Construction	0
10380	17	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Impacts from Lot Grading	0
10381	28	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Lot Grading	0
10382	22	Douglas-fir (Pseudotsuga menziesii)	7	Good Condition	C	Impacts from Lot Grading	0
10383	22	Douglas-fir (Pseudotsuga menziesii)	7	Good Condition	C	Impacts from Lot Grading	0
10384	22	Douglas-fir (Pseudotsuga menziesii)	7	Good Condition	C	Impacts from Lot Grading	0
10390	24	Douglas-fir (Pseudotsuga menziesii)	8	Good Condition	C	Impacts from Parking Lot Construction	0

Detailed Tree Inventory for Camas Meadows Subdivsion

AKS Job No. 9030 - Evaluation Date: 3/22/2022 & 1/11/2023 - Evaluated By: BRK

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
10393	25	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10394	20	Douglas-fir (Pseudotsuga menziesii)	6	Good Condition	C	Impacts from Lot Grading	0
10395	15	Douglas-fir (Pseudotsuga menziesii)	4	Good Condition	C	Impacts from Lot Grading	0
10396	18	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Impacts from Lot Grading	0
10400	16	Red Alder (Alnus rubra)	4	Dead top half; In decline	A	Impacts from Lot Grading	0
10401	24	Douglas-fir (Pseudotsuga menziesii)	8	Some dead branches	C	Impacts from Lot Grading	0
10403	19	Douglas-fir (Pseudotsuga menziesii)	6	Good Condition	C	Impacts from Lot Grading	0
10405	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10407	31	Oregon White Oak (Quercus garryana)	12	Good Condition	C	Impacts from Lot Grading	0
10408	28	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Lot Grading	0
10409	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Public Road Construction	0
10427	47	Western Hemlock (Tsuga heterophylla)	0	OFFSITE; Evaluated from property line; Large bore holes; Small cavities in base with decay; Many dead branches; In decline	A	Preserve	0
10428	33	Douglas-fir (Pseudotsuga menziesii)	13	Good Condition	C	Preserve	13
10432	38	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10433	30	Douglas-fir (Pseudotsuga menziesii)	11	Codominant leader; 1-sided canopy (S)	B	Preserve	11
10434	26	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10435	32	Douglas-fir (Pseudotsuga menziesii)	0	OFFSITE; Evaluated from property line	C	Preserve	0
10440	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Impacts from Lot Grading	0
10441	16	Douglas-fir (Pseudotsuga menziesii)	4	Good Condition	C	Impacts from Lot Grading	0
10442	22	Willow (Salix sp.)	7	Broken top; Significant decay; Conks	A	Impacts from Lot Grading	0
10443	9,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10444	9,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10445	8	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10446	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10447	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10448	35	Douglas-fir (Pseudotsuga menziesii)	14	Good Condition	C	Impacts from Lot Grading	0
10449	31	Western Hemlock (Tsuga heterophylla)	12	Dead (~60)	A	Impacts from Lot Grading	0
10745	38	Douglas-fir (Pseudotsuga menziesii)	15	Good Condition	C	Impacts from Public Road Construction	0
10755	36	Douglas-fir (Pseudotsuga menziesii)	14	Good Condition	C	Impacts from Lot Grading	0
10756	28	Douglas-fir (Pseudotsuga menziesii)	10	Dead branches	B	Impacts from Lot Grading	0
10761	28	Western Hemlock (Tsuga heterophylla)	10	Dead (~100')	A	Impacts from Lot Grading	0
10767	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
10827	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10834	29	Douglas-fir (Pseudotsuga menziesii)	11	Slightly crooked bole	C	Impacts from Lot Grading	0
10835	50	Western Redcedar (Thuja plicata)	21	Dead top; Sparse canopy; In decline	A	Impacts from Public Road Construction	0
10836	26	Douglas-fir (Pseudotsuga menziesii)	9	Sweep (S)	B	Impacts from Public Road Construction	0
10839	8	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Alley Construction	0
10840	28	Douglas-fir (Pseudotsuga menziesii)	10	Dead (~120')	A	Impacts from Lot Grading	0
10841	19	Oregon White Oak (Quercus garryana)	6	Good Condition	C	Impacts from Alley Construction	0
10842	25	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10843	25	Douglas-fir (Pseudotsuga menziesii)	9	Dead at very top	B	Impacts from Lot Grading	0
10866	26	Willow (Salix sp.)	9	Broken top; Decay; Epicormic limbs; In decline	A	Impacts from Public Road Construction	0
10867	20	Douglas-fir (Pseudotsuga menziesii)	6	Good Condition	C	Impacts from Lot Grading	0
10868	27	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Lot Grading	0
10869	35	Douglas-fir (Pseudotsuga menziesii)	14	Good Condition	C	Impacts from Alley Construction	0
10871	30	Douglas-fir (Pseudotsuga menziesii)	11	Codominant; Crooked bole	B	Impacts from Public Road Construction	0
10873	18	Oregon White Oak (Quercus garryana)	5	Good Condition	C	Impacts from Public Road Construction	0
10874	16	Red Alder (Alnus rubra)	4	Dead with some epicormic stems remaining	A	Impacts from Public Road Construction	0
10875	16	Douglas-fir (Pseudotsuga menziesii)	4	Large cavity with decay up bole; Conks; Slight lean (N)	A	Impacts from Public Road Construction	0
10876	25	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Public Road Construction	0
10877	15	Oregon White Oak (Quercus garryana)	4	Good Condition	C	Impacts from Public Road Construction	0
10878	24	Douglas-fir (Pseudotsuga menziesii)	8	Good Condition	C	Impacts from Public Road Construction	0
10879	16	Oregon White Oak (Quercus garryana)	4	Good Condition	C	Impacts from Public Road Construction	0
10880	21	Oregon White Oak (Quercus garryana)	7	Good Condition	C	Impacts from Public Road Construction	0
10881	15	Oregon White Oak (Quercus garryana)	4	Good Condition	C	Impacts from Lot Grading	0
10882	30	Douglas-fir (Pseudotsuga menziesii)	11	Some dead branches	C	Impacts from Lot Grading	0
10883	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Impacts from Lot Grading	0
10889	36,15	Douglas-fir (Pseudotsuga menziesii)	16	Codominant base	C	Impacts from Lot Grading	0
10890	28	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Preserve	10
10891	32	Douglas-fir (Pseudotsuga menziesii)	12	Dead (~100')	A	Impacts from Lot Grading	0
10892	12	Sweet Cherry (Prunus avium)	2	Dead (~70'); Lean (W)	A	Impacts from Lot Grading	0
10893	20	Oregon Ash (Fraxinus latifolia)	6	Good Condition	C	Impacts from Lot Grading	0
10894	24	Bigleaf Maple (Acer macrophyllum)	8	Some large broken limbs; Decay	B	Impacts from Lot Grading	0
10895	14	Sweet Cherry (Prunus avium)	3	Dead top; In decline	A	Impacts from Lot Grading	0
10897	20	Western Hemlock (Tsuga heterophylla)	6	Some dead branches	C	Impacts from Lot Grading	0
10898	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10899	8,8	Bigleaf Maple (Acer macrophyllum)	2	Good Condition	C	Impacts from Lot Grading	0
10900	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Lot Grading	0
10901	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10902	7	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
10903	26	Oregon White Oak (Quercus garryana)	9	One broken limbs	C	Impacts from Lot Grading	0
10904	15	Sweet Cherry (Prunus avium)	4	Dead top with few epicormic limbs; In decline	A	Impacts from Lot Grading	0
10910	14,12,8	Oregon Ash (Fraxinus latifolia)	6	Codominant base	C	Impacts from Public Road Construction	0
10911	12	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
10912	18	Douglas-fir (Pseudotsuga menziesii)	5	Good Condition	C	Impacts from Public Road Construction	0
10913	22	Douglas-fir (Pseudotsuga menziesii)	7	Dead (~80')	A	Impacts from Lot Grading	0
10914	13	Oregon White Oak (Quercus garryana)	3	Good Condition	C	Impacts from Lot Grading	0
10915	26	Douglas-fir (Pseudotsuga menziesii)	9	Good Condition	C	Impacts from Public Road Construction	0
10916	20	Oregon White Oak (Quercus garryana)	6	Slight lean (N)	C	Impacts from Public Road Construction	0
10917	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Impacts from Public Road Construction	0
10921	10,9	Sweet Cherry (Prunus avium)	3	Dead top on 10" stem; Broken limbs	B	Impacts from Lot Grading	0
21121	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21122	7	Sweet Cherry (Prunus avium)	2	Good Condition	C	Impacts from Lot Grading	0
21123	7	Bigleaf Maple (Acer macrophyllum)	2	Good Condition	C	Impacts from Lot Grading	0
21161	6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
21162	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
21163	6,6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
21164	8	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
21373	8	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21374	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21375	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21376	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21378	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0

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

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFIED ARBORIST
ISA
BRYCE D. HANSON
CERTIFICATE NUMBER: PN 7554A
EXPIRATION DATE: 08/30/25

PRELIMINARY NOT FOR CONSTRUCTION

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

P5.2

AKS DRAWING FILE: 9030 P5.0LDWG | LAYOUT: P5.2

Detailed Tree Inventory for Camas Meadows Subdivsion

AKS Job No. 9030 - Evaluation Date: 3/22/2022 & 1/11/2023 - Evaluated By: BRK

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Tree Units Initial	Condition/Comments	Windthrow Rating	Reason for Removal	Tree Units Retained
21379	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21418	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21419	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21420	7	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21422	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21423	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21424	6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21425	7	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21426	7	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21427	6,6	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21717	8	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21770	44,30	Douglas-fir (Pseudotsuga menziesii)	22.5	Good Condition	C	Preserve	22.5
21772	6	Willow (Salix sp.)	2	Lean (W)	B	Preserve	2
21773	28	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Lot Grading	0
21774	54	Douglas-fir (Pseudotsuga menziesii)	23	Good Condition	C	Impacts from Lot Grading	0
21775	77	Douglas-fir (Pseudotsuga menziesii)	31	codominant Top; Dead at very top	B	Impacts from Lot Grading	0
21778	8	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21798	32	Douglas-fir (Pseudotsuga menziesii)	12	Good Condition	C	Preserve	12
21803	36	Douglas-fir (Pseudotsuga menziesii)	14	Some abnormal dead limbs at the top	B	Impacts from Lot Grading	0
21804	37	Douglas-fir (Pseudotsuga menziesii)	15	Good Condition	C	Impacts from Public Road Construction	0
21806	30	Douglas-fir (Pseudotsuga menziesii)	11	Good Condition	C	Impacts from Lot Grading	0
21807	23	Douglas-fir (Pseudotsuga menziesii)	8	Lean (W)	B	Impacts from Lot Grading	0
21809	14	Willow (Salix sp.)	3	Dead top; Broken limbs; In decline	A	Impacts from Public Road Construction	0
21810	27	Douglas-fir (Pseudotsuga menziesii)	10	Good Condition	C	Impacts from Lot Grading	0
21811	24	Willow (Salix sp.)	8	Failed leader with decay and bore holes; Large crack up bole	A	Impacts from Lot Grading	0
21812	9	Bigleaf Maple (Acer macrophyllum)	2	Good Condition	C	Impacts from Lot Grading	0
21813	8	Willow (Salix sp.)	2	Broken primary stem; Epicormic leaders; Significant decay	A	Impacts from Lot Grading	0
21814	17	Willow (Salix sp.)	5	Broken primary stem; Epicormic leaders; Significant decay	A	Impacts from Lot Grading	0
21815	17	Oregon White Oak (Quercus garryana)	5	Good Condition	C	Preserve	5
21816	16	Sweet Cherry (Prunus avium)	4	Broken top; Significant decay; In decline	A	Impacts from Lot Grading	0
21817	12	Sweet Cherry (Prunus avium)	2	Broken at 5' with epicormic leaders; Significant decay	A	Impacts from Lot Grading	0
21818	15	Sweet Cherry (Prunus avium)	4	Broken top; Dead codominant stem; In decline	A	Impacts from Lot Grading	0
21819	8	Willow (Salix sp.)	2	Dead primary stem with epicormic leaders; In decline	A	Impacts from Lot Grading	0
21820	36	Douglas-fir (Pseudotsuga menziesii)	14	Good Condition	C	Impacts from Lot Grading	0
21821	6	Bigleaf Maple (Acer macrophyllum)	2	Good Condition	C	Impacts from Lot Grading	0
21850	7	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Lot Grading	0
21851	7	Douglas-fir (Pseudotsuga menziesii)	2	Good Condition	C	Impacts from Public Road Construction	0
21852	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
21853	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0
21854	6	Red Alder (Alnus rubra)	2	Good Condition	C	Impacts from Lot Grading	0

Total # of Existing Trees Inventoried = 225

Total # of Existing Onsite Trees = 213

Total Onsite Existing Tree Units = 1387.5

Total # of Onsite Trees Retained = 14

Total # of Tree Units Retained = 140.5

Minimum Tree Units Required per City Code = 276

*(13.81 acres * 20 trees/acre)*

Minimum # Trees to Replant = 135.5

Total # of Existing Trees Removed = 199

Total Existing Tree Units Removed = 1247

Site Area = 13.81 Acres

Windthrow Rating

A=Least windthrow resistant

B=Moderate windthrow resistant

C=Most windthrow resistant

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. 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.

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 ARBORISTS'S AUTHORIZATION. THE PROJECT ARBORIST MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.

D.B. IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREES CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.

D.C. THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE TO BE RETAINED WITHOUT THE AUTHORIZATION OF THE PROJECT ARBORIST. THE PROJECT ARBORIST MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.

D.D. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE RETAINED. THE PROJECT ARBORIST MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PROJECT ARBORIST DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREE'S SURVIVAL.

D.E. TREE AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL EROSION, SHRUBS, GROUND COVER, AND STUMPS SHALL BE MAINTAINED ON THE INDIVIDUAL LOTS, WHERE FEASIBLE. WHERE NOT FEASIBLE, APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED PURSUANT TO CAMAS MUNICIPAL CODE CHAPTER 14.06.

E. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.

F. ADDITIONAL REQUIREMENTS – THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES WHICH ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY PRACTICES.

G. ENCROACHMENT INTO THE ROOT PROTECTION ZONE IS ALLOWED WITH PROJECT ARBORIST APPROVAL AS DESCRIBED IN THE FOLLOWING NOTES:

G.A. EXCAVATION IN THE TOP 24 INCHES OF THE SOIL IN THE CRITICAL ROOT ZONE AREA SHOULD BEGIN AT THE EXCAVATION LINE THAT IS CLOSEST TO THE TREE.

G.B. THE EXCAVATION SHOULD BE DONE BY HAND/SHOVEL OR WITH A BACKHOE AND A MAN WITH A SHOVEL, PRUNING SHEARS, AND A PRUNING SAW.

G.C. IF DONE BY HAND, ALL ROOTS 1 INCH OR LARGER SHOULD BE PRUNED AT THE EXCAVATION LINE.

G.D. IF DONE WITH BACKHOE (MOST LIKELY SCENARIO), THEN THE OPERATOR SHALL START THE CUT AT THE EXCAVATION LINE AND CAREFULLY "FEEL" FOR ROOT/RESISTANCE. WHEN THERE IS RESISTANCE, THE MAN WITH THE SHOVEL HAND DIGS AROUND THE ROOTS AND PRUNES THE ROOTS LARGER THAN 1 INCH DIAMETER.

G.E. THE BACKHOE IS TO REMAIN OFF OF THE TREE ROOTS TO BE PRESERVED AT ALL TIMES.

G.F. ALL ROOTS SHALL BE CUT CLEANLY WITH PRUNING SHEARS OR A PRUNING SAW.

G.G. PROJECT ARBORIST MUST BE ONSITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.

G.H. 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 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.

CERTIFIED ARBORIST ISA

PRELIMINARY NOT FOR CONSTRUCTION

BRYCE D. HANSON
CERTIFICATE NUMBER: PN 7554A
EXPIRATION DATE: 08/30/25

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PRELIMINARY TREE PRSERVATION AND REMOVAL TABLE

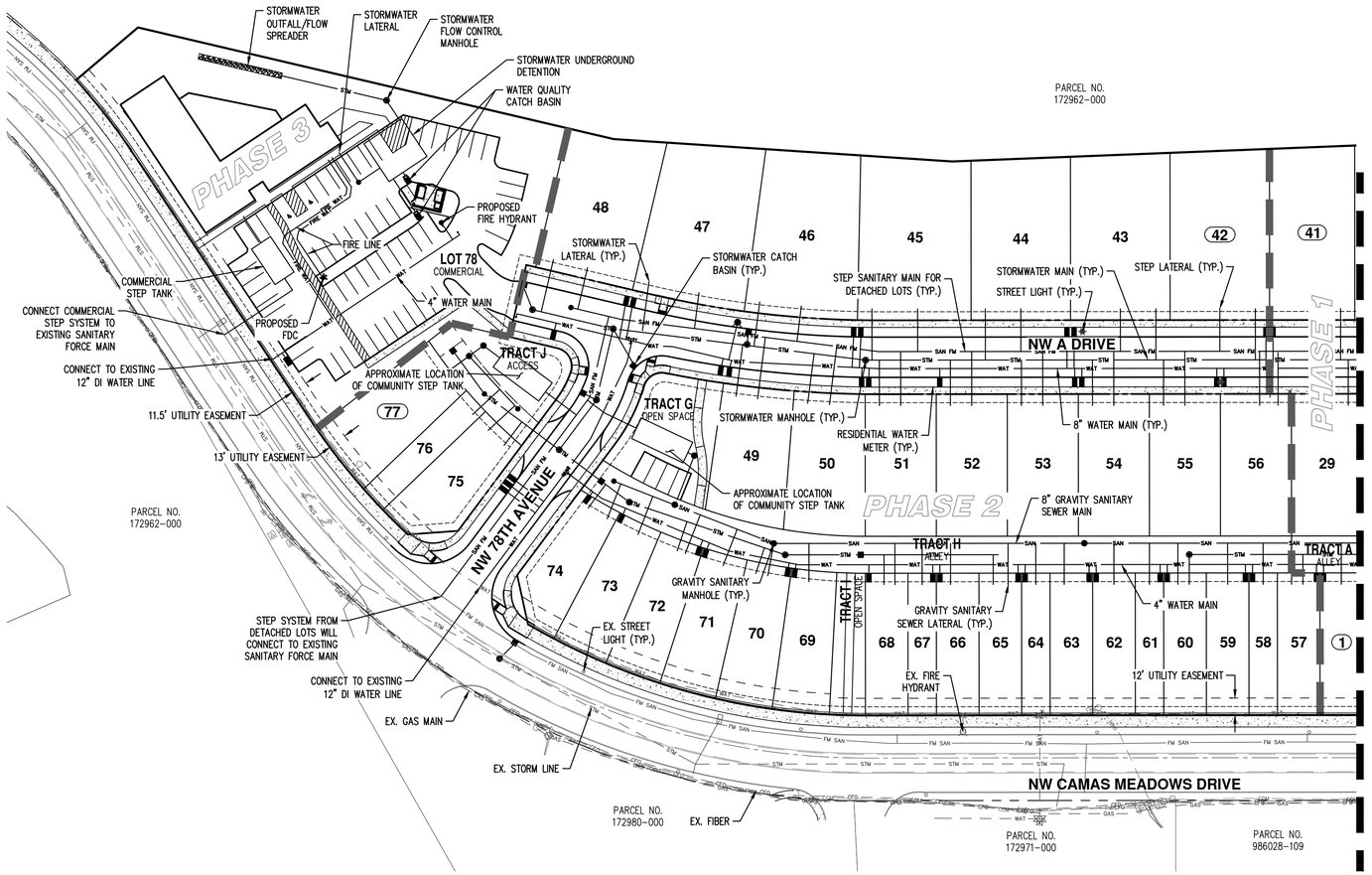
CAMAS MEADOWS SUBDIVISION

ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

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

P5.3



SEE SHEET P6.1

GENERAL NOTES

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

SCALE: 1"=50 FEET

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ORIGINAL PAGE SIZE: 24" x 36"

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

PRELIMINARY NOT FOR CONSTRUCTION

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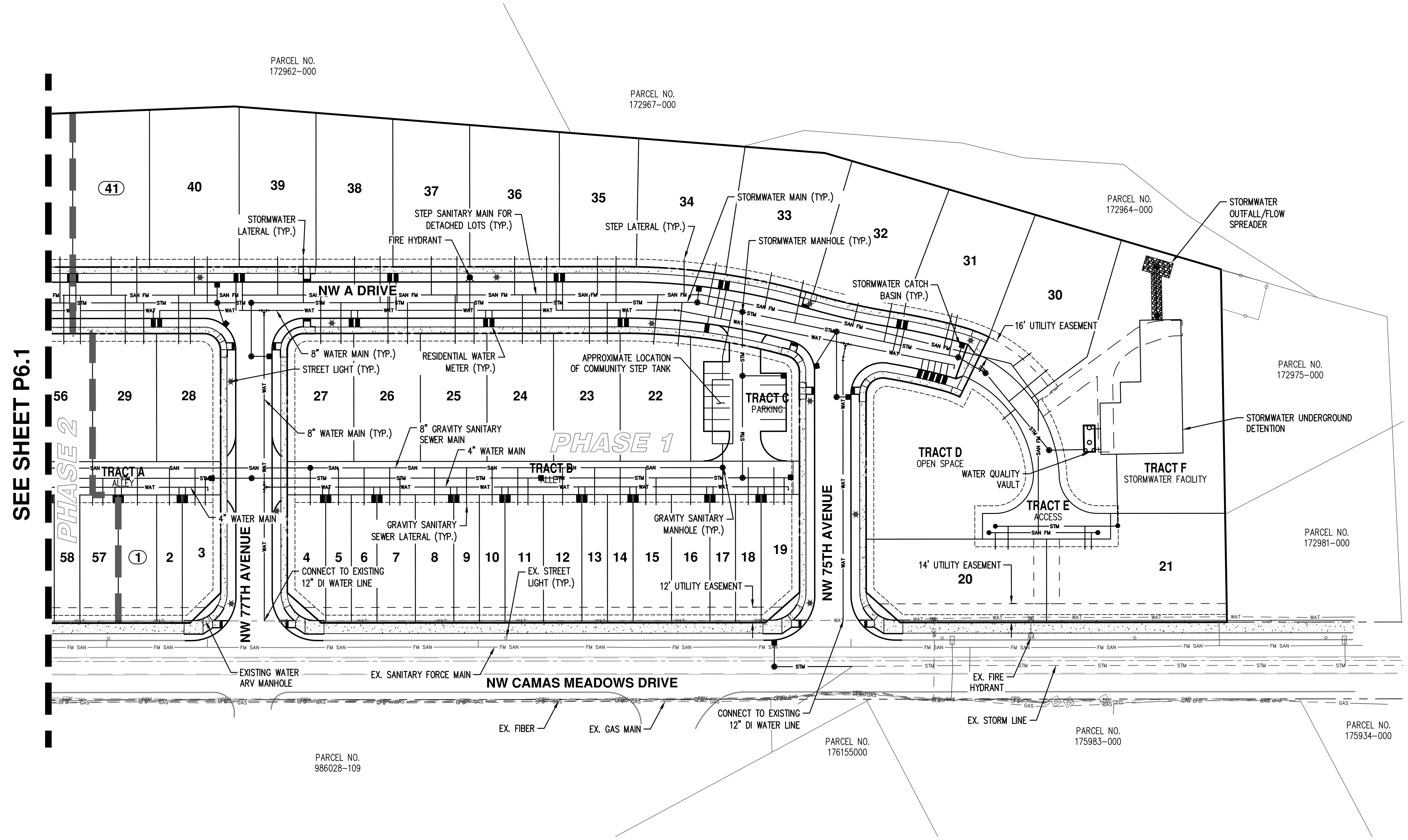

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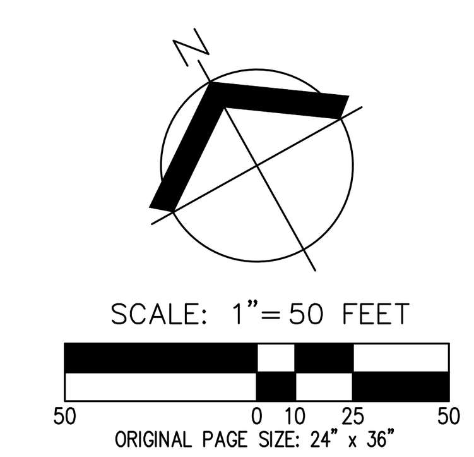

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PRELIMINARY COMPOSITE UTILITY PLAN
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

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P6.1

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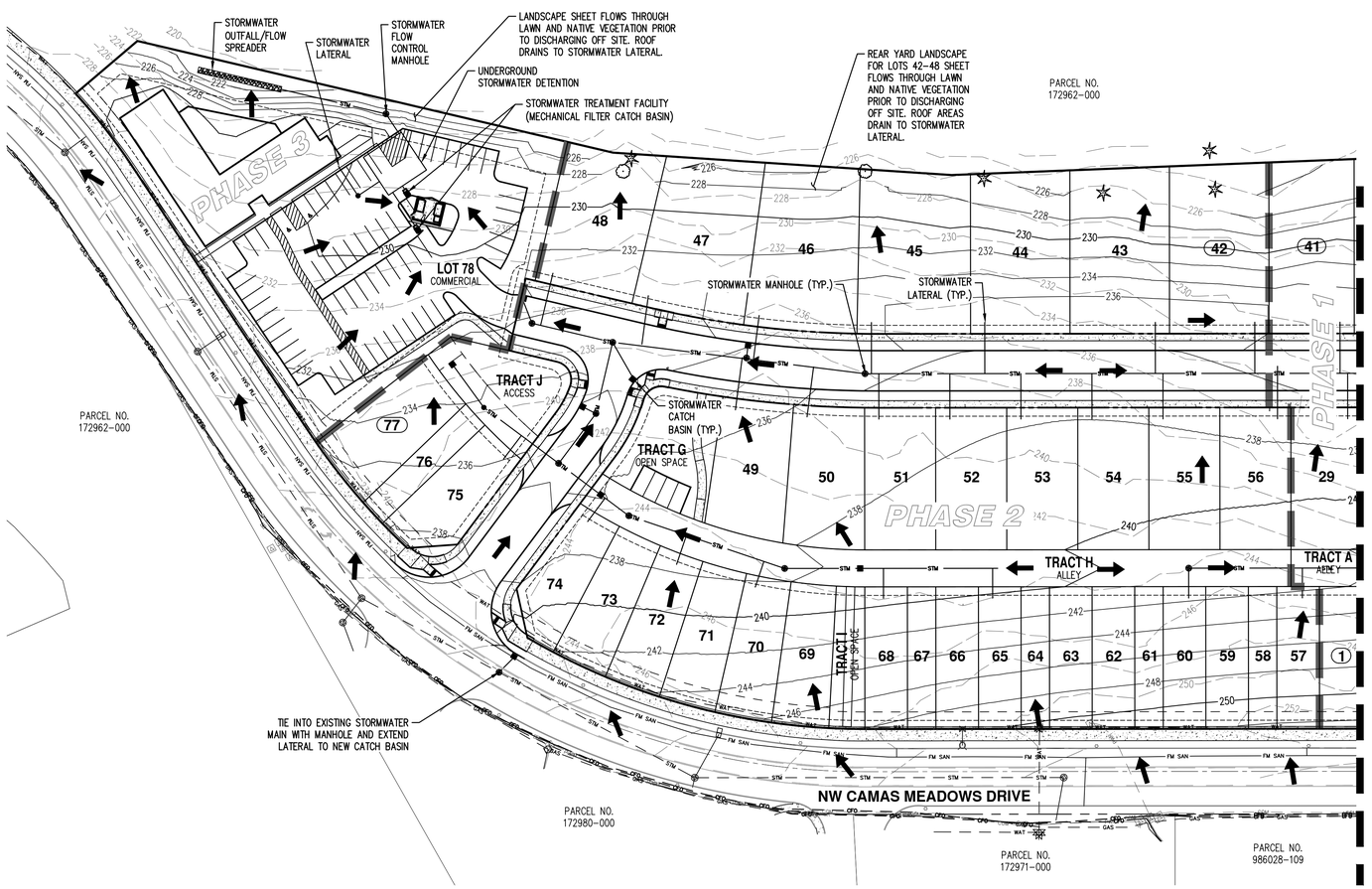

GENERAL NOTES

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

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

PRELIMINARY NOT FOR CONSTRUCTION

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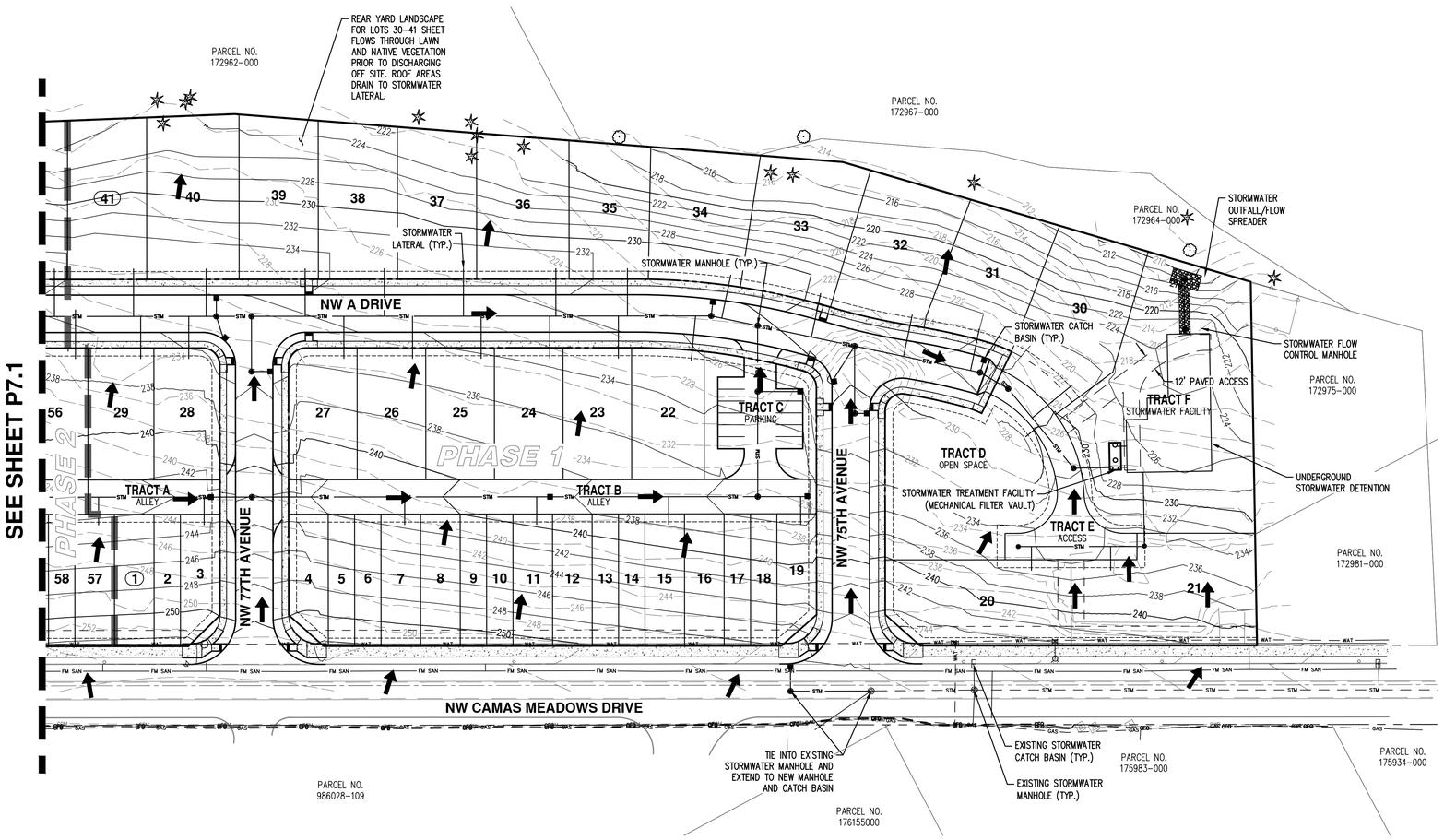

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PRELIMINARY STORMWATER PLAN
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY NOT FOR CONSTRUCTION

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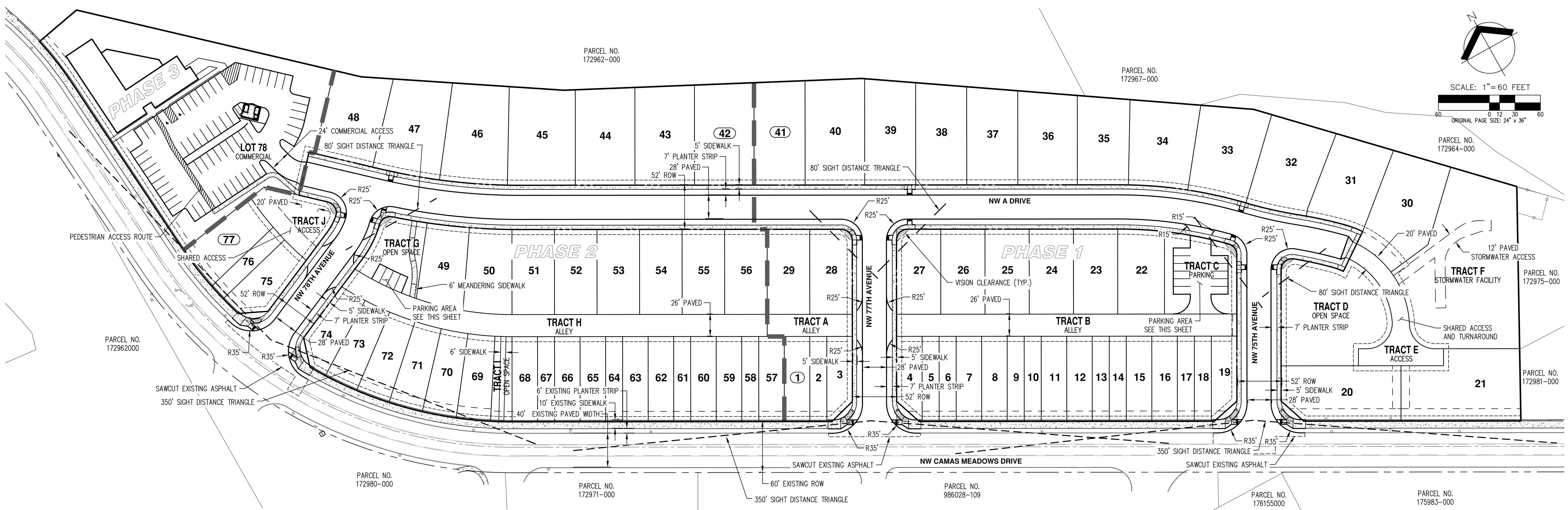
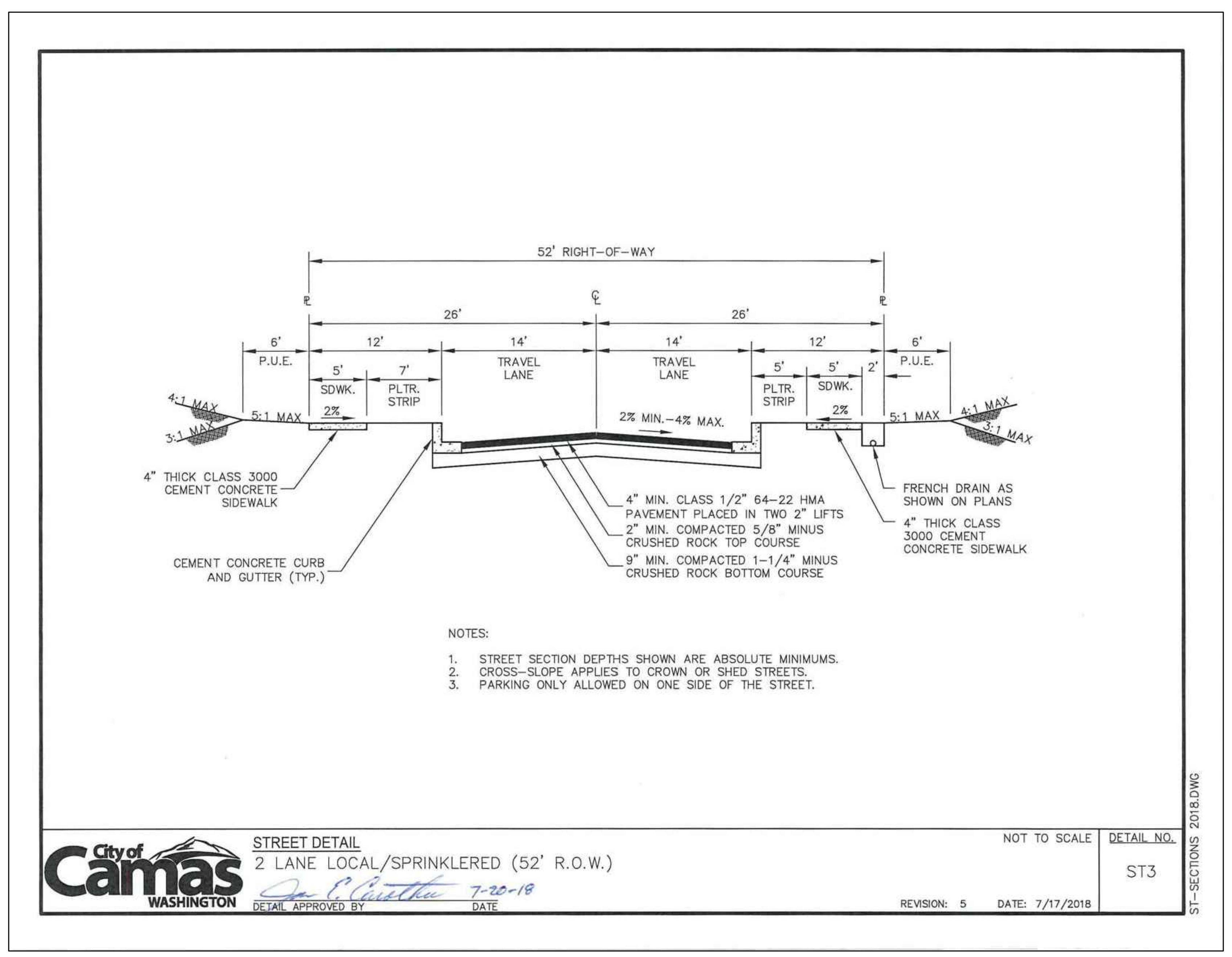
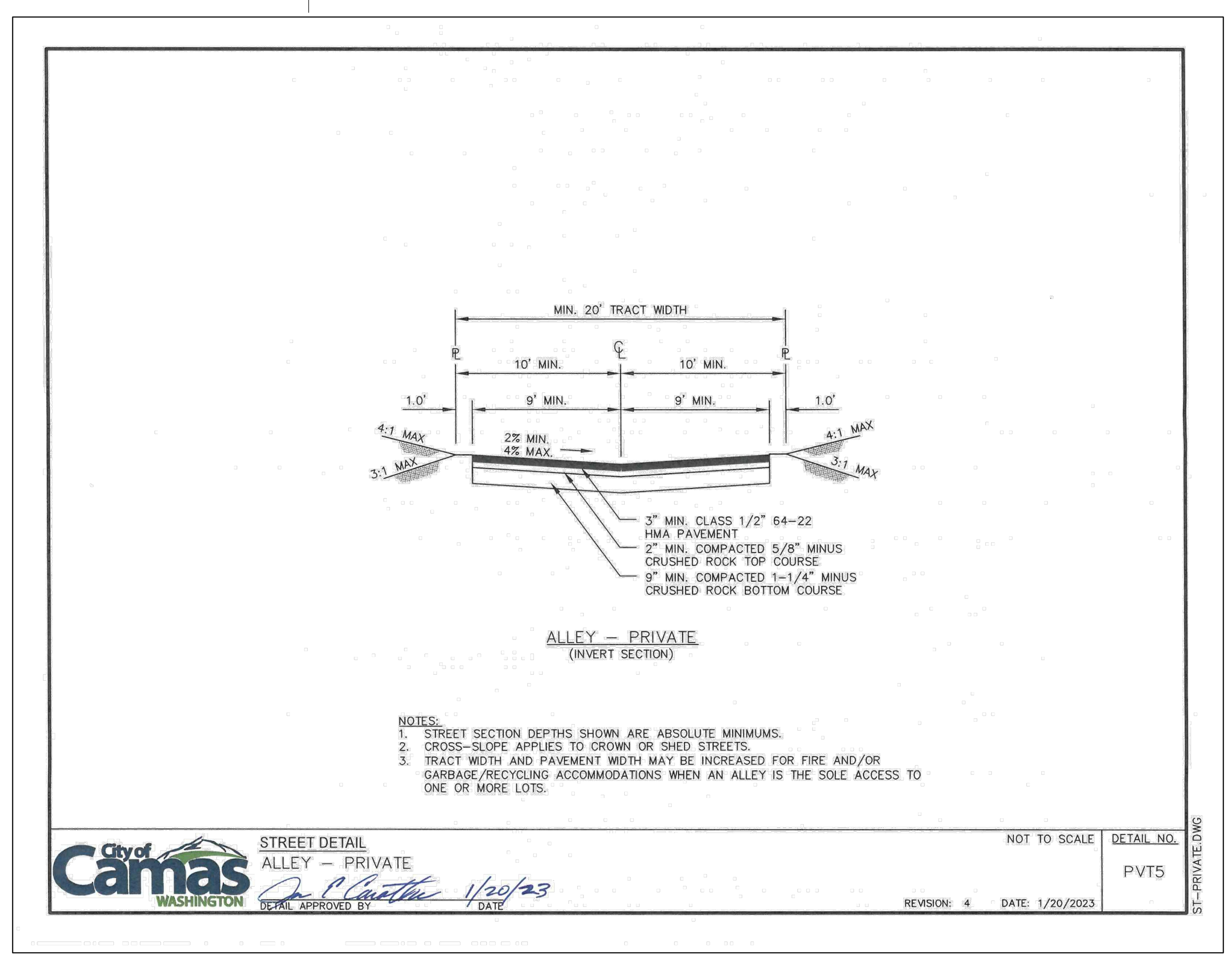


GENERAL NOTES

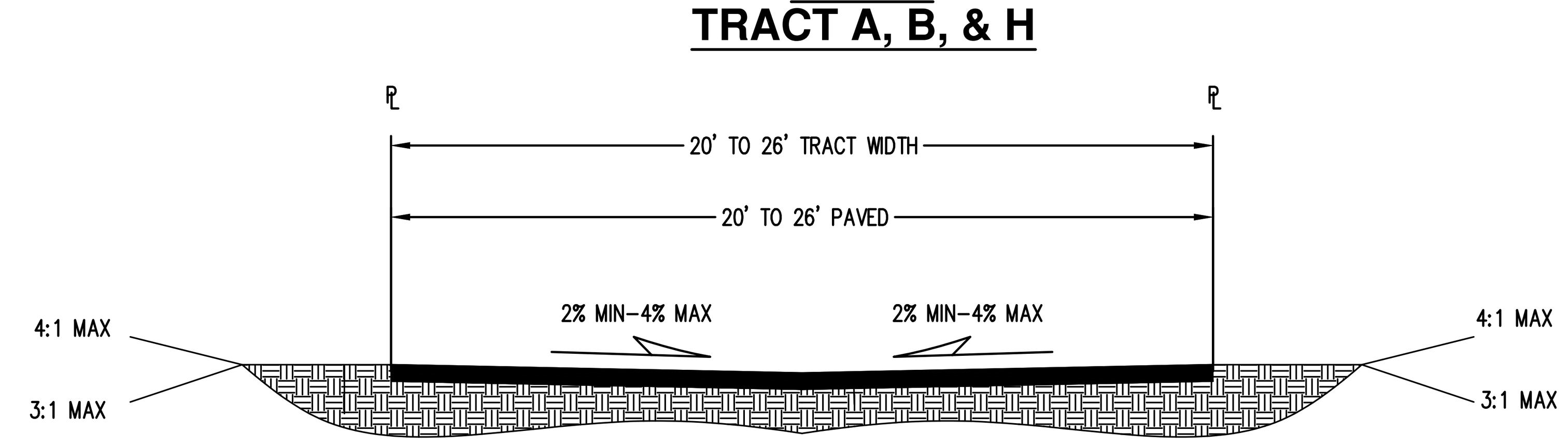
1. THE PROPOSED DEVELOPMENT WILL ACCESS OFF NE CAMAS MEADOWS DRIVE WHICH IS CLASSIFIED AS AN EXISTING 3-LANE ARTERIAL WITH CURB AND GUTTER, SIDEWALK, AND PLANTER STRIPS ON BOTH SIDES.
2. NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK. GRIND AND INLAY AT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



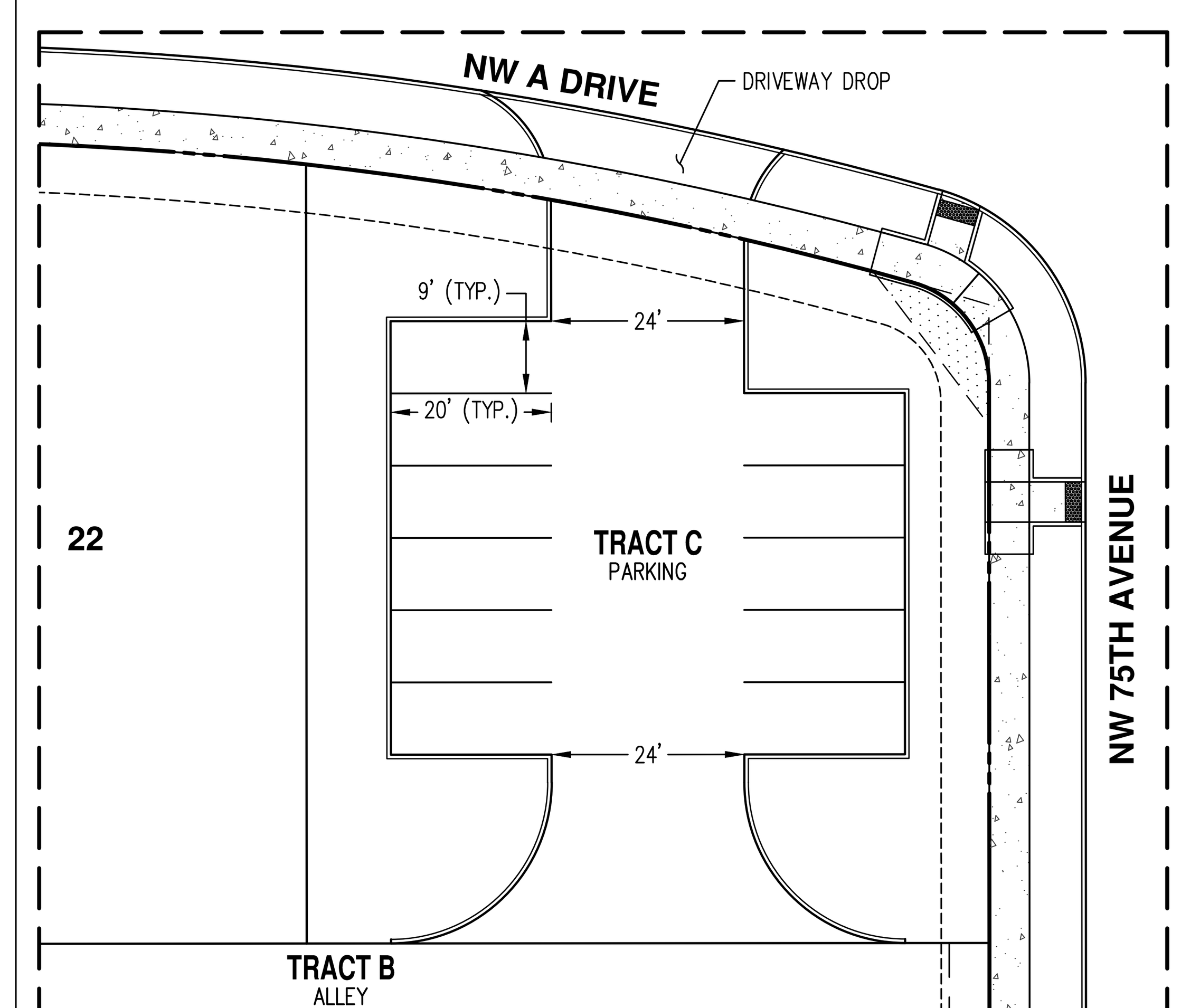
NW 75TH AVENUE - NW 77TH AVENUE - NW 78TH AVENUE - NW A DRIVE



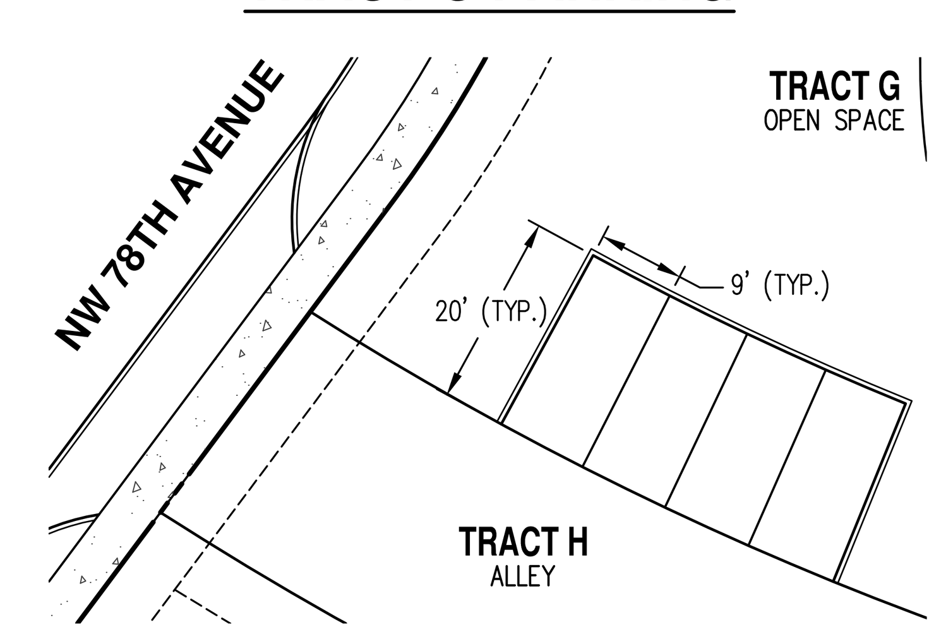
ALLEY
TRACT A, B, & H



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



TRACT C PARKING



TRACT G PARKING

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

PRELIMINARY NOT FOR CONSTRUCTION

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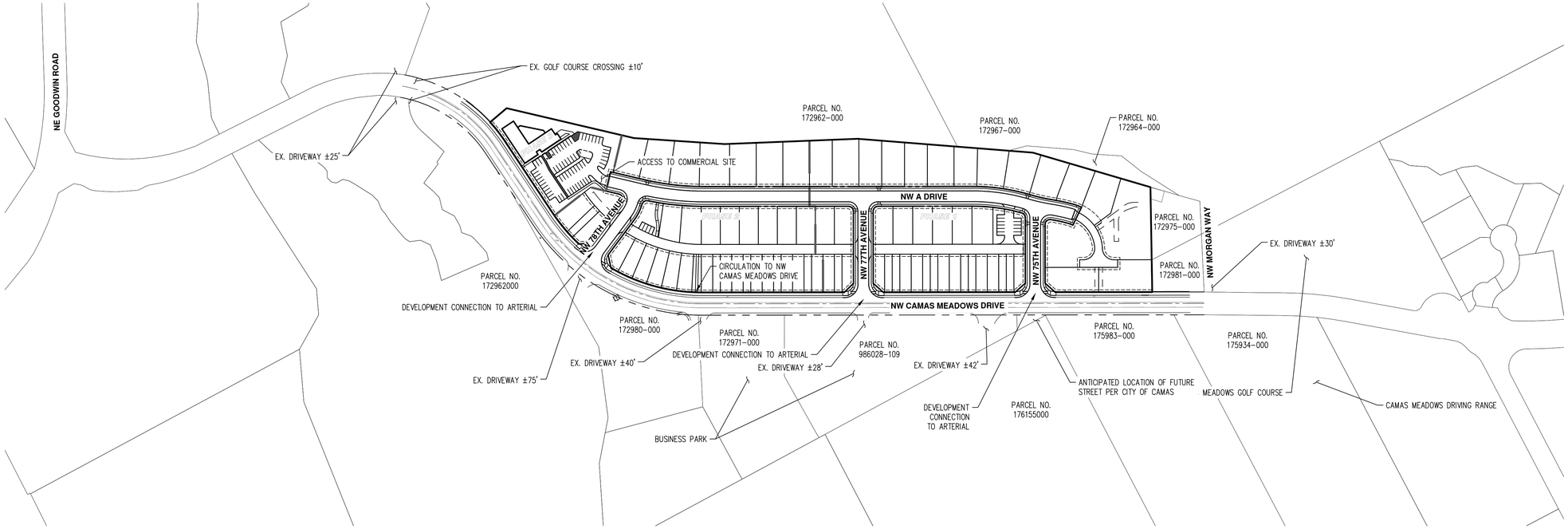

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GENERAL NOTE

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

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

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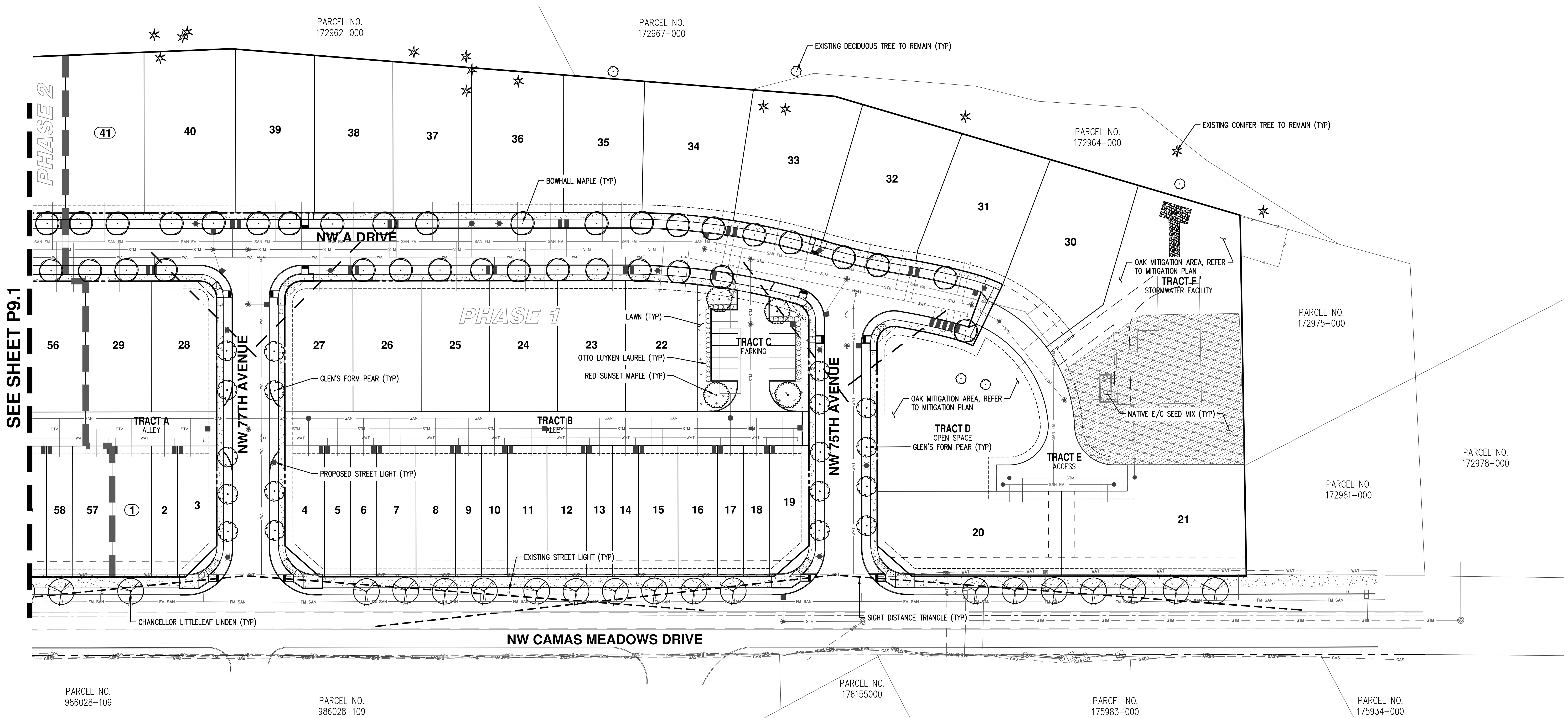

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL. B&B	AS SHOWN
STREET TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE/CONTAINER**	**SPACING**
	61	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	30' o.c.
	40	PYRUS CALLERYANA 'GLEN'S FORM' TM	GLEN'S FORM PEAR	2" CAL. B&B	30' o.c.
	44	TILIA CORDATA 'CHANCOLE' TM	CHANCELLOR LITTLELEAF LINDEN	2" CAL. B&B	30' o.c.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE/CONTAINER**	**SPACING**
	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL CONT.	48" o.c.
	41	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL CONT.	30" o.c.
	146	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL CONT.	48" o.c.
	45	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	2 GAL CONT.	36" o.c.
	10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6' HT. CONT.	30" o.c.
	68	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL CONT.	36" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	147	RUBUS CALYCINOIDES	CREEPING BRAMBLE	1 GAL CONT.	24" o.c.
	±1,910 SF	RIVER ROCK			
	±16,282 SF	LAWN – NORTHWEST SUPREME LAWN SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL) – LOLIUM PERENNE VAR DASHER 3 (DASHER 3 PERENNIAL RYEGRASS) 35% – LOLIUM PERENNE VAR CUTTER II (CUTTER II PERENNIAL RYEGRASS) 35% – FESTUCA RUBRA VAR GARNET (GARNET CREEPING RED FESCUE) 15% – FESTUCA RUBRA SPP FALLAX VAR WINDWARD (WINDWARDS CHEWINGS FESCUE) 15% APPLY AT A ARTE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER			
	±22,482 SF	NATIVE E/C SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL) – HORDEUM BRACHYANTHERUM (MEADOW BARLEY) 40% – BROMUS CARINATUS (CALIFORNIA BROME) 35% – FESTUCA RUBRA RUBRA (NATIVE RED FESCUE) 20% – DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS) 3% – AGROSTIS EXERATA (SPIKE BENTGRASS) 2% – APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER ECOLIVE ORGANICS SHALL BE ADDED TO SEED MIX AT A RATE OF 1.5 LBS. PER 1,000 SF			

PRELIMINARY LANDSCAPE NOTES

1. 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.
2. 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).
3. 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..
4. 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.
5. 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.
6. IRRIGATION FOR HEALTHY PLANT ESTABLISHMENT AND SURVIVAL IS RECOMMENDED AND SHALL BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.
7. REFER TO SHEET P5.0 FOR PRELIMINARY TREE PLAN.

TREE PLAN

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

N

SCALE: 1"= 40 FEET

0 8 20 40

ORIGINAL PAGE SIZE: 24" x 36"

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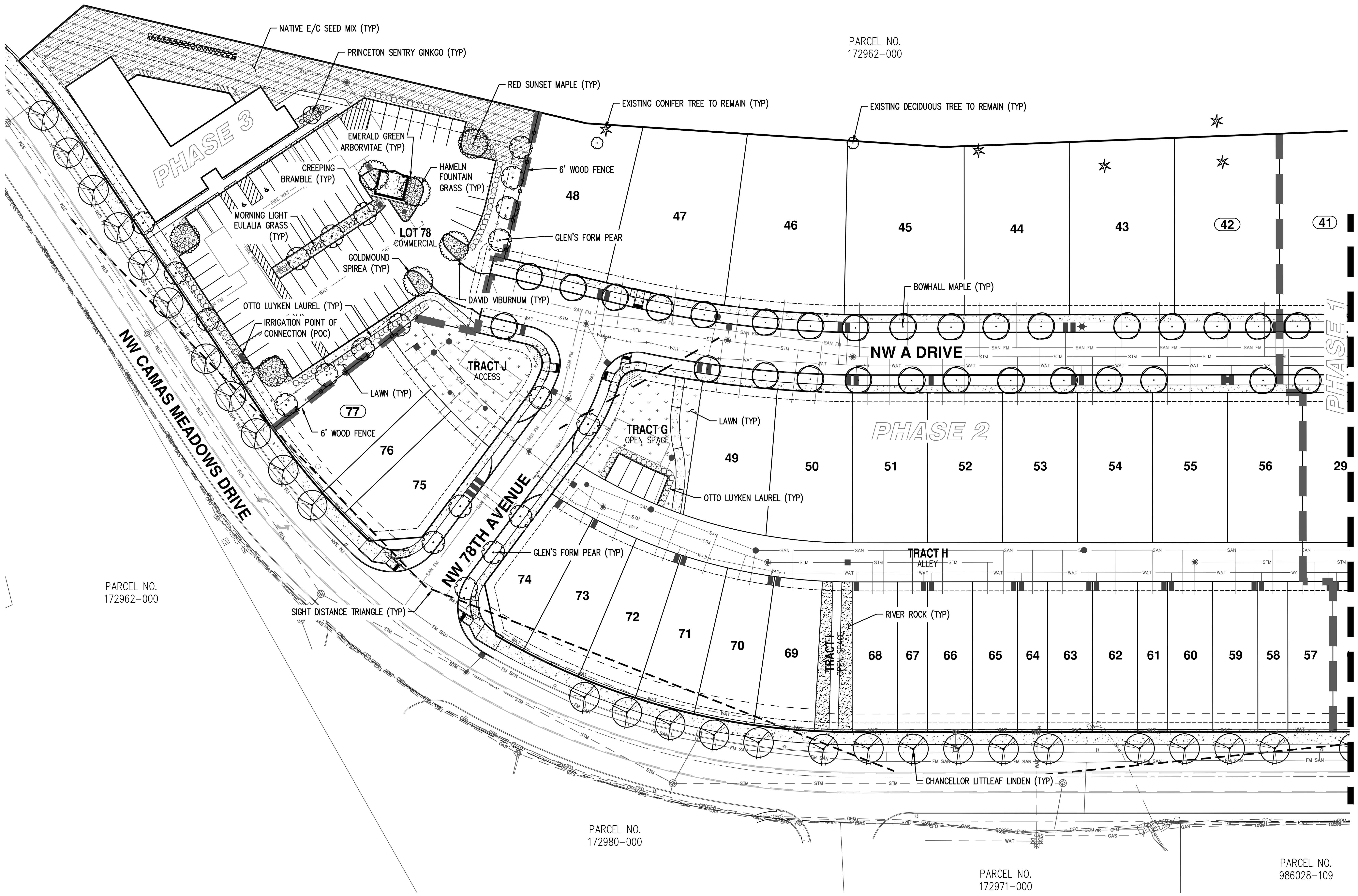
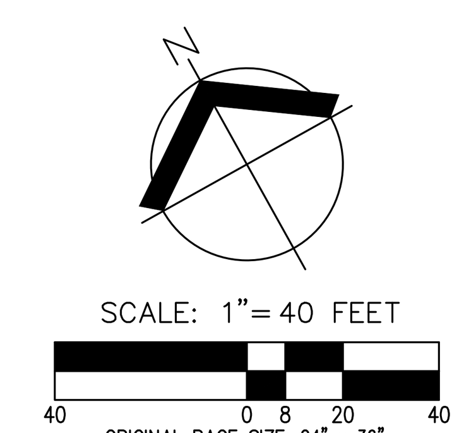
PRELIMINARY LANDSCAPE PLAN
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

STATE OF WASHINGTON
TIMOTHY E. B...
EXP. 12/21/2024
LICENSED LANDSCAPE ARCHITECT
PRELIMINARY
NOT FOR CONSTRUCTION

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

P9.0





GENERAL NOTE

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

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

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	9030
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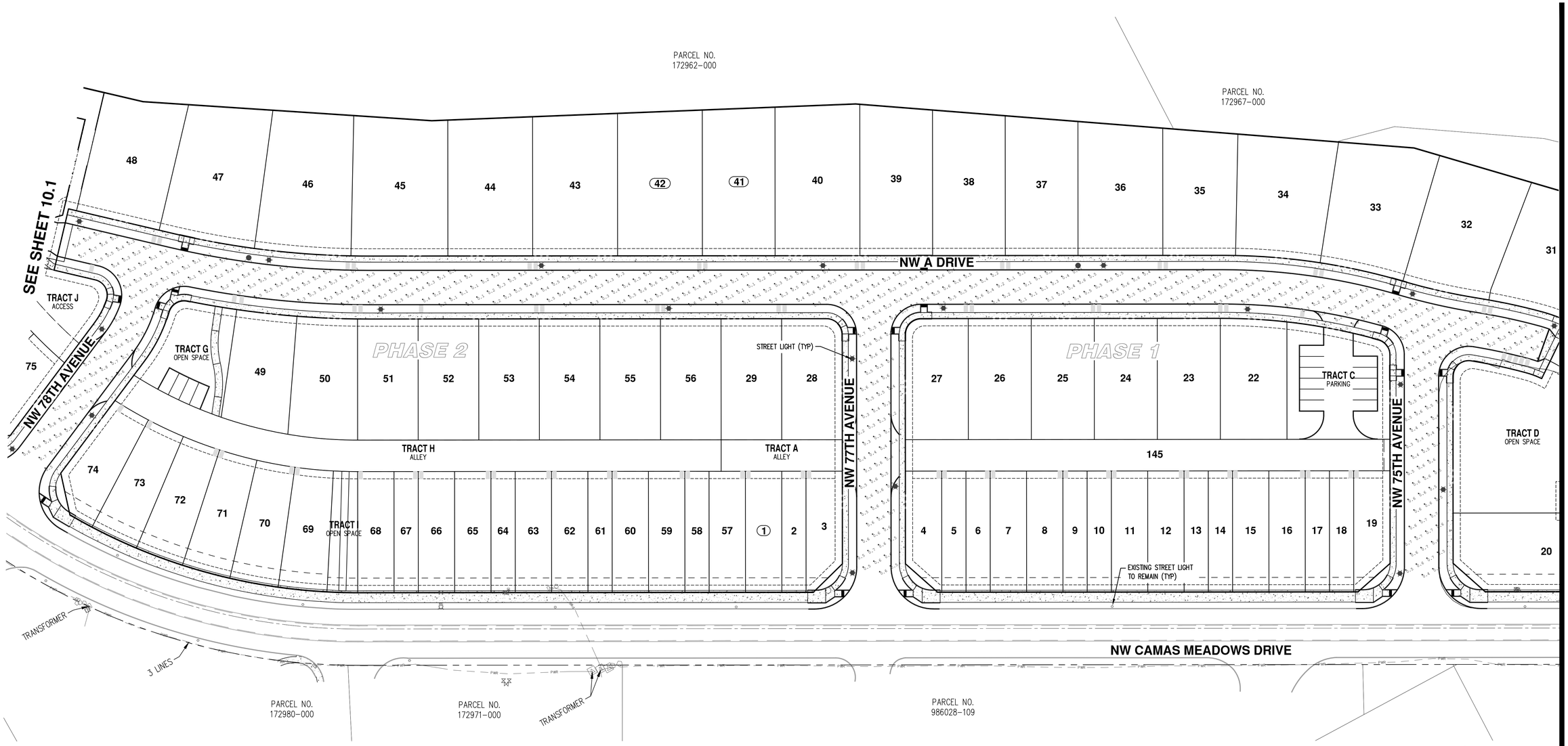
P9.1



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

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

SCALE: 1" = 40 FEET

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ORIGINAL PAGE SIZE: 24" x 36"

GENERAL NOTE:

1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.

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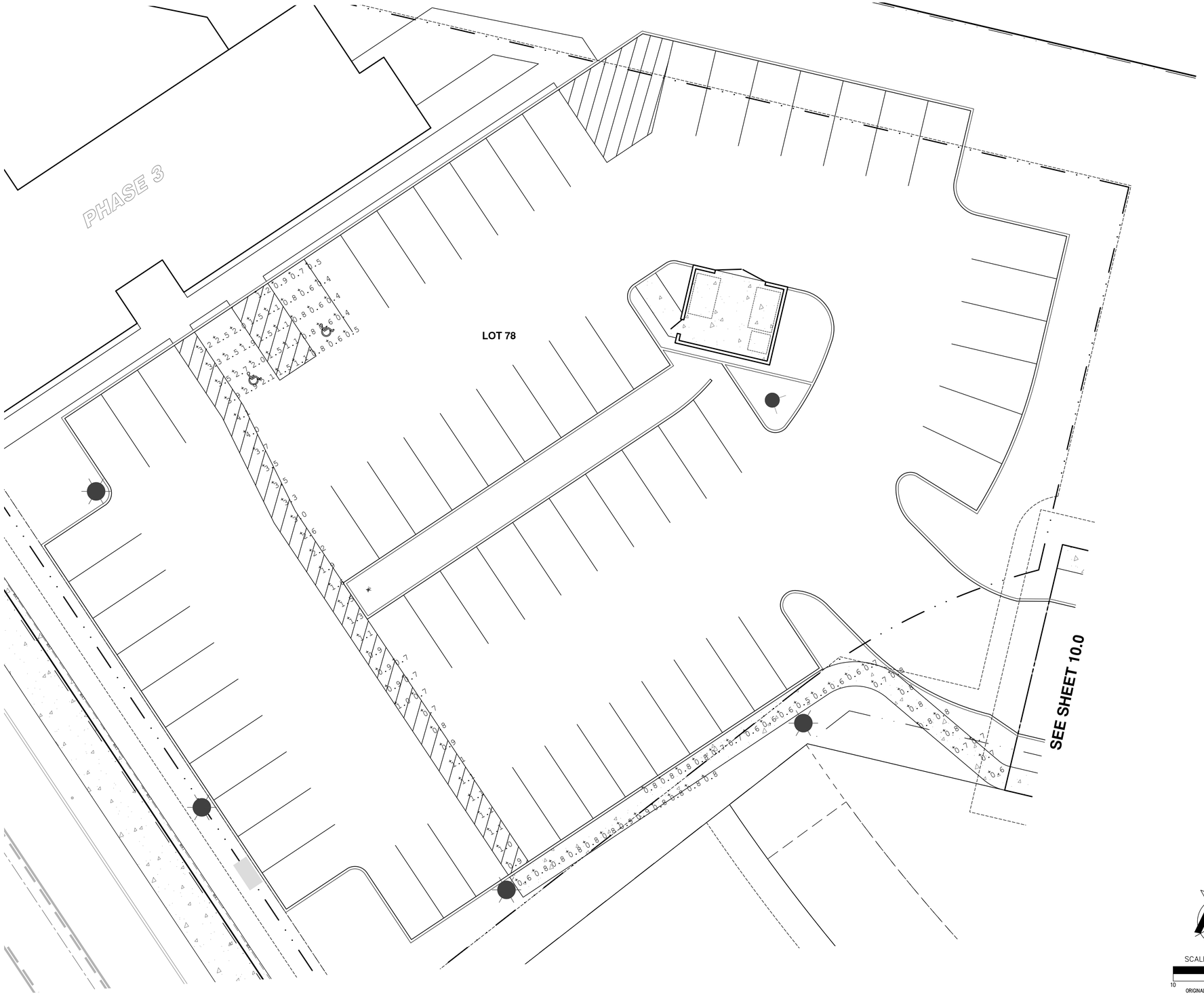
PRELIMINARY STREET LIGHTING PLAN
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON

PRELIMINARY
NOT FOR CONSTRUCTION

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

P10.0



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

ADA/PEDESTRIAN LEVEL SUMMARY – CITY OF CAMAS					
UNITS	AVERAGE	MAX	MIN	AVG / MIN	MAX / MIN
Fc	1.28	4.1	0.4	3.20	10.25

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

GENERAL NOTE:

1. LIGHTING ANALYSIS PERFORMED WITH AGI SOFTWARE.

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

PRELIMINARY NOT FOR CONSTRUCTION

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

P10.1

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