

VICINITY MAP



SOURCE: CLARK COUNTY GIS
(ACCESSED 8/17/2021)

LOCATION

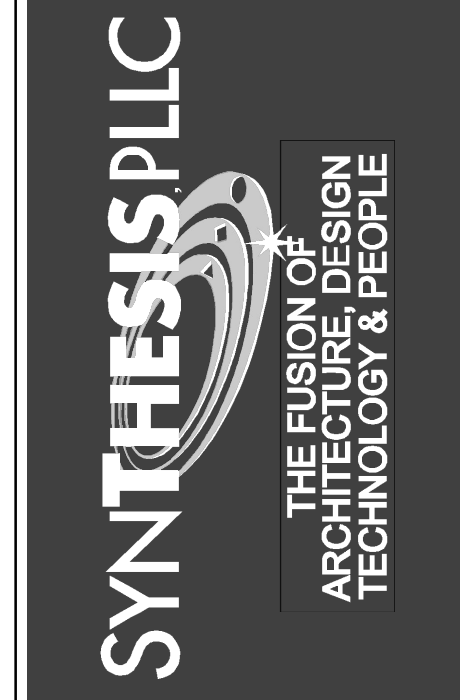
THE SE ¼ OF SECTION 29,
TOWNSHIP 02N, RANGE 03E, WM

APPLICANT/OWNER

PANATTONI DEVELOPMENT COMPANY, INC
1821 DOCK STREET, SUITE 100
TACOMA, WASHINGTON 98402
CONTACT: BJORN BRYNSTAD, DEVELOPMENT MGR.
PHONE: (206) 838-1730
PHONE: BJORN@PANATTONI.COM

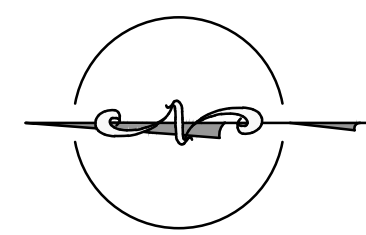
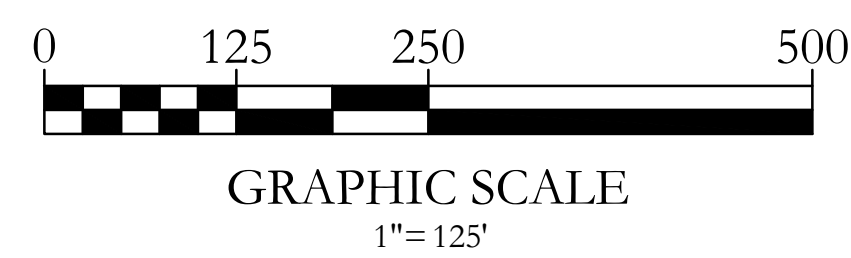
ENVIRONMENTAL CONSULTANT

SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WA 98355
(253) 514-8952



SOURCES:

Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions
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WWW.SOUNDVIEWCONSULTANTS.COM
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PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND BUFFER
- W-# WETLAND FLAG LOCATION
- DP-# DATA PLOT LOCATION
- EXISTING 1-FT CONTOURS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	EXISTING CONDITIONS
2	PROPOSED SITE PLAN, IMPACTS & MITIGATION
3	PLANTING PLAN OVERVIEW & PLANTING TYPICALS
4	PLANT SCHEDULE & DETAILS

CAMAS BUSINESS CENTER
4707 & 4723 NW LAKE ROAD
CAMAS, WASHINGTON 98607

CLARK COUNTY
PARCEL NUMBER(S):
176155000 & 176170000

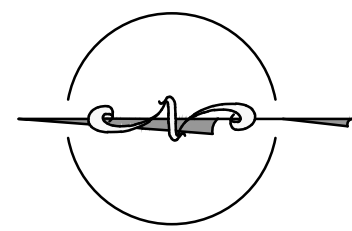
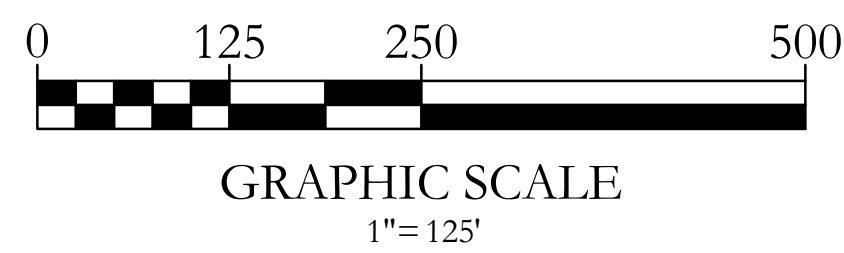
DATE: 4/26/2022

JOB: 1144.0027

BY: MW

SCALE: AS SHOWN

SHEET: 1

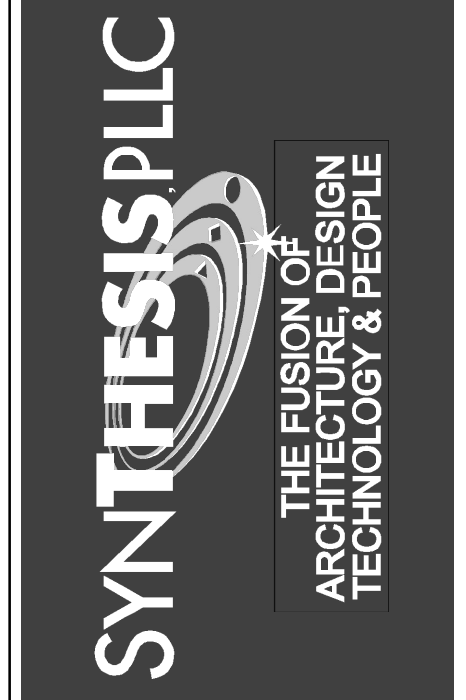


PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND BUFFER - REDUCED
- PROPOSED CLEARING & GRADING LIMITS

MITIGATION LEGEND

WETLAND & BUFFER IMPACTS	
	WETLAND C FILL 3,167 SF
	WETLAND BUFFER REDUCTION 2,080 SF
	TEMPORARY BUFFER GRADING IMPACTS 55,146 SF
WETLAND & BUFFER MITIGATION	
	WETLAND BUFFER ADDITION 9,770 SF
	RESTORATION OF TEMPORARY BUFFER GRADING IMPACTS 55,146 SF
	POST-CONSTRUCTION BUFFER / SPLIT RAIL FENCE
	CRITICAL AREA SIGN - 33 SIGNS



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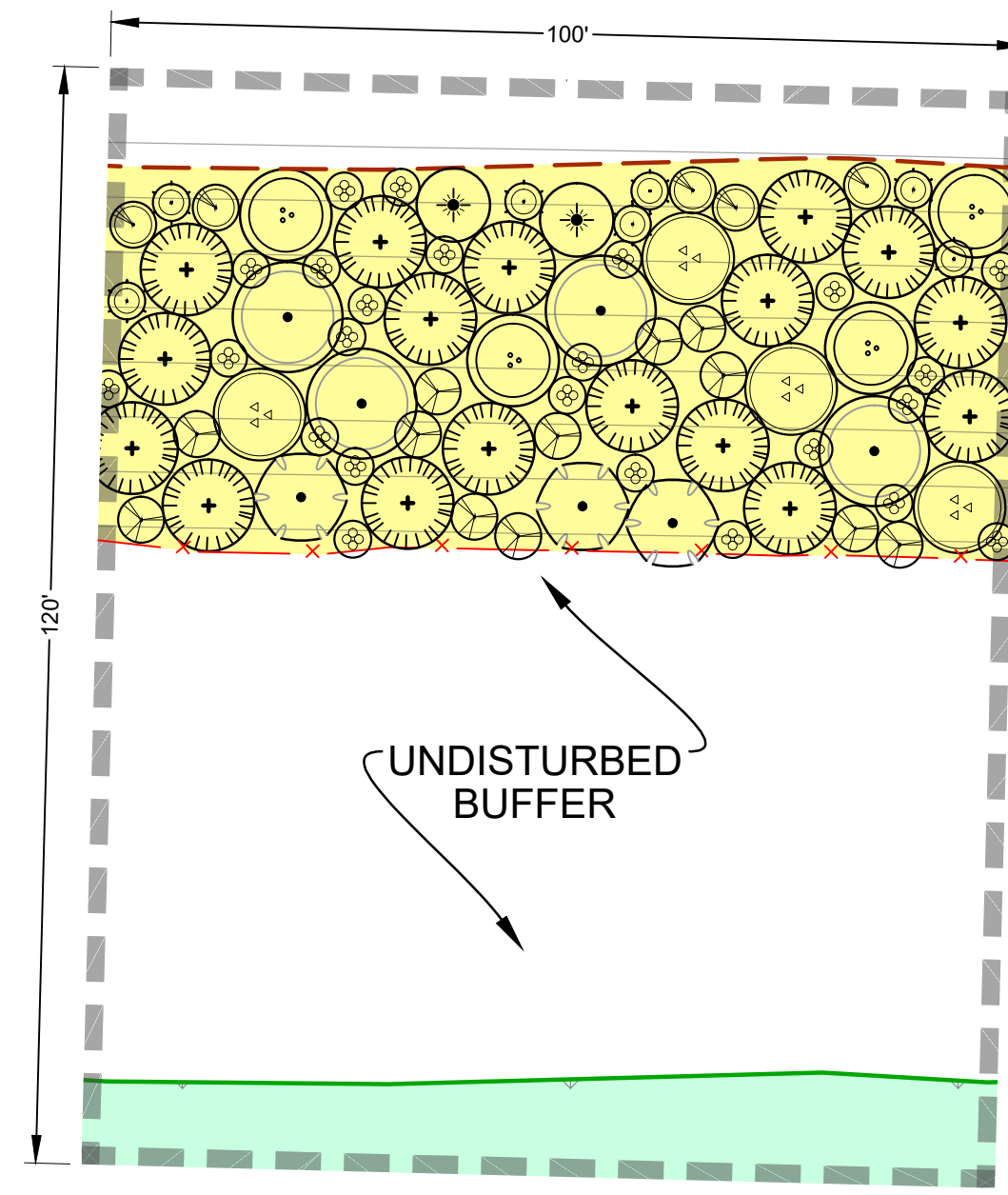
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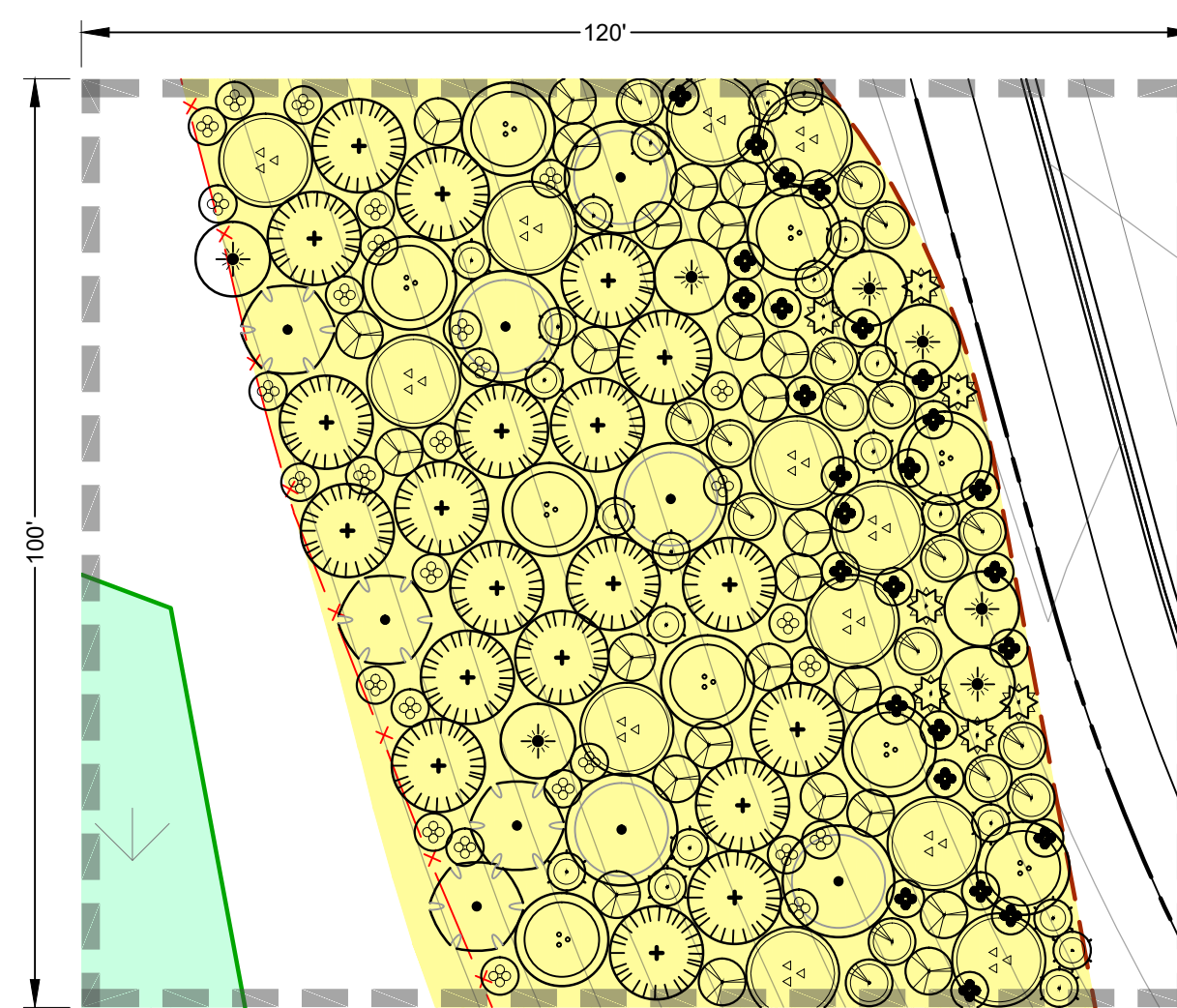
BY: MW

SCALE: AS SHOWN

SHEET: 2



PLANTING TYPICAL 1
SCALE: 1"=20'



PLANTING TYPICAL 2



PLANTING PLAN



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- - - APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- - - POST-CONSTRUCTION BUFFER / SPLIT RAIL FENCE
- x - x - PROPOSED CLEARING & GRADING LIMITS

PLANTING LEGEND

- SCRUB-SHRUB BUFFER RESTORATION 12,200 SF
- FORESTED/SCRUB-SHRUB BUFFER RESTORATION 51,498 SF
- TOTAL PLANTED AREA: 63,698 SF

Scientific Name	Common Name
TREES	
<i>Acer macrophyllum</i>	bigleaf maple
<i>Frangula purshiana</i>	cascara
<i>Pseudotsuga menziesii</i>	Douglas fir
SHRUBS	
<i>Acer circinatum</i>	vine maple
<i>Amelanchier alnifolia</i>	serviceberry
<i>Corylus cornuta var. californica</i>	western hazelnut
<i>Gaultheria shallon</i>	salal
<i>Holodiscus discolor</i>	oceanspray
<i>Mahonia aquifolium</i>	tall Oregon grape
<i>Mahonia nervosa</i>	low Oregon grape
<i>Oemleria cerasiformis</i>	Indian plum
<i>Polystichum munitum</i>	western swordfern
<i>Rosa gymnocarpa</i>	bald hip rose
<i>Symphoricarpos albus var. laevigatus</i>	common snowberry
<i>Symphoricarpos mollis</i>	trailing snowberry
SEED MIXES (www.riverrefugeseed.com)	
Native Upland Grass Mix #9	20 lbs/acre
<i>Elymus glaucus</i>	Blue wildrye
<i>Bromus carinatus</i>	California brome
<i>Hordeum brachyantherum</i>	Meadow barley
<i>Festuca roemerii</i>	Roemer's fescue
<i>Deschampsia elongata</i>	Slender hairgrass
<i>Agrostis exarata</i>	Spike bentgrass
<i>Deschampsia cespitosa</i>	Tufted hairgrass
<i>Festuca rubra var. rubra</i>	Red fescue

NOTE: SALAL, SWORD FERN & LOW OREGON GRAPE TO BE PLANTED THROUGHOUT BUFFER RESTORATION AREAS, IN GROUPINGS OF 3 TO 5



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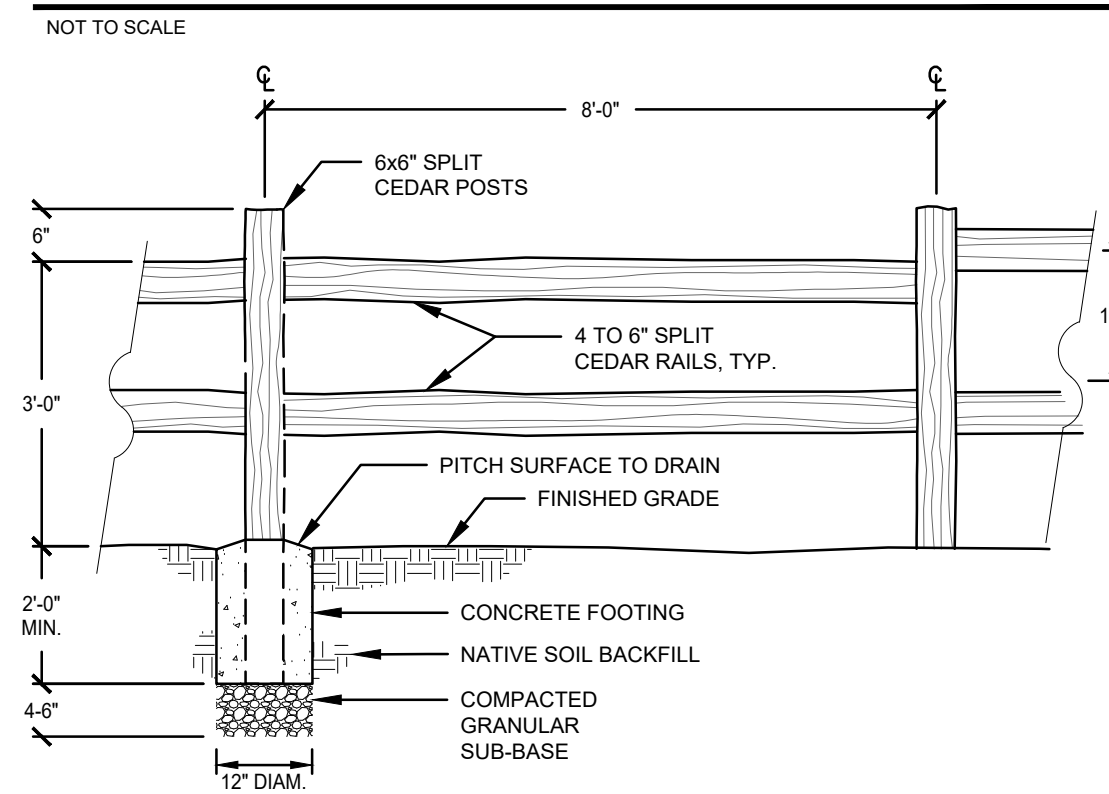
DATE: 4/26/2022
JOB: 1144.0027
BY: MW
SCALE: AS SHOWN
SHEET: 3

PLANT SCHEDULE

		Area (sf):	12,200	51,498	63,698				
		Cov'g (%):	100	100					
		Trees (%):	0	50					
		Shrubs (%):	100	50					
Scientific Name	Common Name	WL Status	Scrub-Shrub Buffer Restoration	Forested/Scrub-Shrub Buffer Restoration	TOTAL	Spacing (min.)	Height (min.)	Size (min.)	Planting Area
TREES									
<i>Acer macrophyllum</i>	bigleaf maple	FACU	-	51	51	10 ft	3 ft	2 gal	Dry
<i>Frangula purshiana</i>	cascara	FAC	-	36	36	10 ft	3 ft	1 gal	Dry
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU	-	210	210	10 ft	3 ft	2 gal	Dry
		Total:	0	297	297				
SHRUBS									
<i>Acer circinatum</i>	vine maple	FAC	25	50	75	10 ft	4 ft	2 gal	Dry/Moist
<i>Amelanchier alnifolia</i>	serviceberry	FACU	20	25	45	8 ft	3 ft	2 gal	Dry
<i>Corylus cornuta var. californica</i>	western hazelnut	FACU	40	50	90	10 ft	2 ft	2 gal	Moist
<i>Gaultheria shallon</i>	salal	FACU	-	175	175	4 ft	1 ft	1 gal	Dry
<i>Holodiscus discolor</i>	oceanspray	FACU	50	55	105	5 ft	2 ft	1 gal	Dry
<i>Mahonia aquifolium</i>	tall Oregon grape	FACU	30	-	30	4 ft	2 ft	1 gal	Dry
<i>Mahonia nervosa</i>	low Oregon grape	FACU	50	175	225	4 ft	1 ft	1 gal	Dry/Moist
<i>Oemleria cerasiformis</i>	Indian plum	FACU	100	150	250	5 ft	2 ft	2 gal	Dry
<i>Polystichum munitum</i>	western swordfern	FACU	75	130	205	4 - 5 ft	1 ft	1 gal	Dry/Moist
<i>Rosa gymnocarpa</i>	bald hip rose	FACU	50	90	140	4 ft	2 ft	1 gal	Dry/Moist
<i>Symphoricarpos albus var. laevigatus</i>	common snowberry	FACU	-	290	290	4 ft	2 ft	1 gal	Dry
<i>Symphoricarpos mollis</i>	trailing snowberry	FACU	125	-	125	4 ft	2 ft	1 gal	Dry
		Total:	565	1190	1755				
SEED MIXES (www.riverrefugeeseed.com)		WL Status			TOTAL				
Native Upland Grass Mix #9									
20 lbs/acre									
<i>Elymus glaucus</i>	Blue wildrye	30%							
<i>Bromus carinatus</i>	California brome	25%							
<i>Hordeum brachyantherum</i>	Meadow barley	10%							
<i>Festuca roemerii</i>	Roemer's fescue	10%							
<i>Deschampsia elongata</i>	Slender hairgrass	10%							
<i>Agrostis exarata</i>	Spike bentgrass	5%							
<i>Deschampsia cespitosa</i>	Tufted hairgrass	5%							
<i>Festuca rubra var. rubra</i>	Red fescue	5%							
		Total (lbs):	6	24	30				

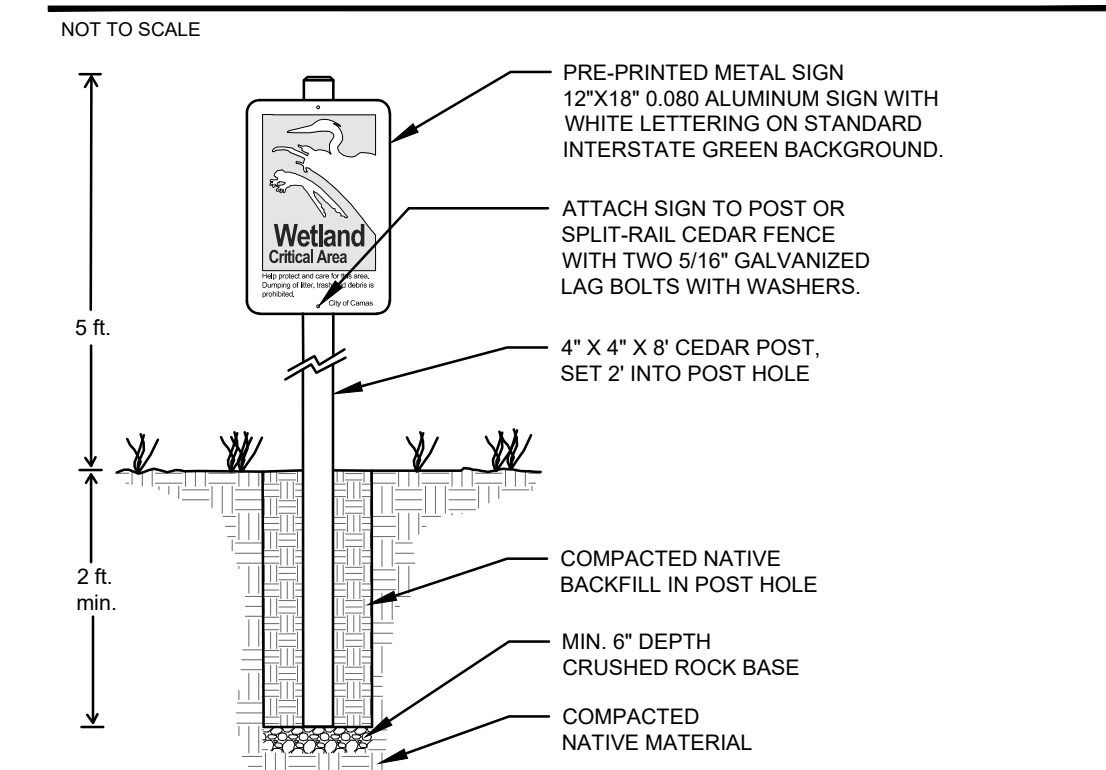
1 - Scientific names and species identification taken from *Flora of the Pacific Northwest, 2nd Edition (Hitchcock and Cronquist, Ed. by Glibin, Ledger, Zika, and Olmstead, 2018)*.
 2 - Over-sized container plants are suitable for replacement pending Wetland Scientist approval.
 3 - Native plant species may be substituted or added with Wetland Scientist approval.
 4 - All disturbed and bare soil areas in the buffer to be seeded with a native grass seed mix.
 5 - Tree calculations based upon 10-ft average spacing.
 6 - Shrub calculations based upon 5-ft average spacing.

SPLIT RAIL FENCE DETAIL



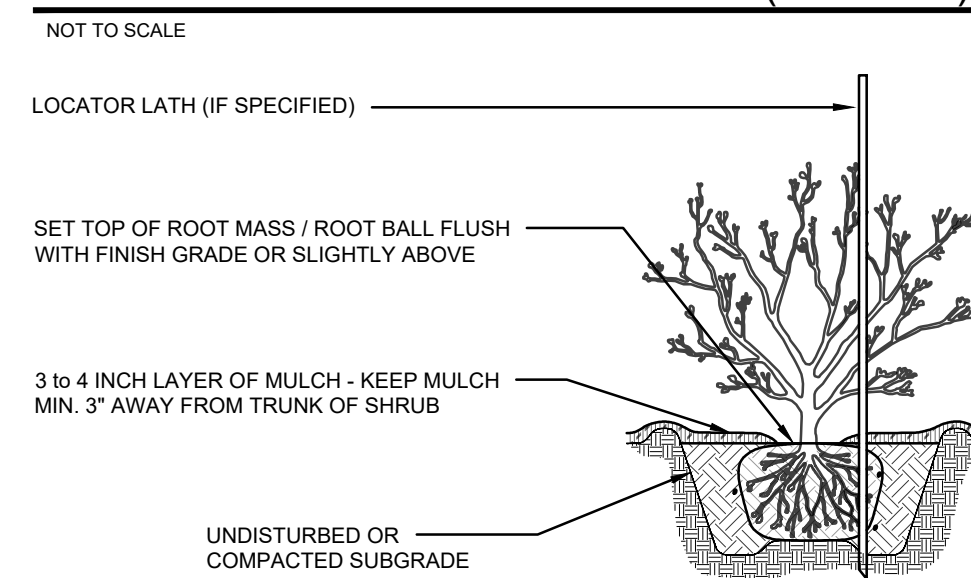
- NOTES:**
- POSTS AND RAILINGS PRE-CUT FOR ASSEMBLY.
 - 3-RAIL DESIGNS ARE PERMITTED.
 - FENCE SHALL BE PLACED AT APPROVED BUFFER EDGE.

CRITICAL AREA SIGN DETAIL

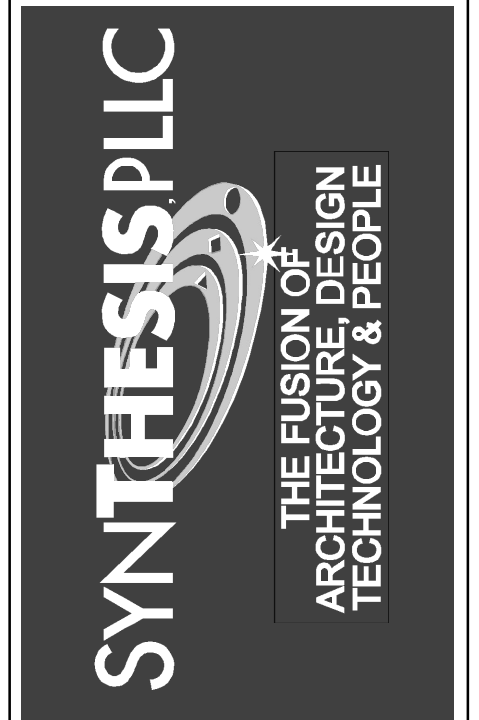


- CRITICAL AREA BOUNDARY SIGN NOTES:**
- THE APPLICANT INSTALL PERMANENT SIGNS ALONG THE BOUNDARY OF A CRITICAL AREA OR MANAGEMENT ZONE TO CITY STANDARDS.
 - ONE SIGN SHALL BE POSTED PER RESIDENTIAL LOT AND ONE SIGN PER 100 FEET FOR ALL PUBLIC RIGHTS-OF-WAY, TRAILS, PARKING AREAS, PLAYGROUNDS, AND ALL OTHER USES LOCATED ADJACENT TO WETLANDS AND ASSOCIATED BUFFERS.
 - PRE-PRINTED METAL SIGN AVAILABLE THROUGH SIGN, AVAILABLE THROUGH:
 ZUMAR INDUSTRIES
 PHONE: 1-800-426-7967
 WEBSITE: WWW.ZUMAR.COM

TREE & SHRUB PLANTING DETAIL (TYPICAL)



- NOTES:**
- PLANT SHRUBS OF THE SAME SPECIES IN GROUPS OF 3 TO 9 AS APPROPRIATE, OR AS SHOWN ON PLAN. AVOID INSTALLING PLANTS IN STRAIGHT LINES TO ACHIEVE A NATURAL-LOOKING LAYOUT.
 - EXCAVATE PIT TO FULL DEPTH OF ROOT MASS AND 2 X ROOT MASS DIAMETER. SPREAD ROOTS TO FULL WIDTH OF CANOPY. SCARIFY SIDES OF PIT.
 - MIDWAY THROUGH PLANTING ADD AGROFORM TABLET AND WATER THOROUGHLY.
 - BACKFILL TO BE COMPACTED USING WATER ONLY.
 - WATER IMMEDIATELY AFTER INSTALLATION.



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