

LANDSCAPE LEGEND

| SYMBOL | COMMON NAME | SIZE/COND. | SPACING |
|---------------------|--|------------|------------------------|
| TREES | | | |
| AGG | Autumn Gold Ginkgo Ginkgo biloba 'Autumn Gold' | 2" CAL. | AS SHOWN |
| FEM | Frontier Elm Ulmus 'Frontier' | 2" CAL. | 25' O.C. |
| HC | Hogan Cedar Thuja plicata 'Hogan' | 6" HEIGHT | 15' O.C. |
| IC | Incense Cedar Calocedrus decurrens | 6" HEIGHT | 15' O.C. |
| RBC | Royal Burgundy Cherry Prunus serrulata 'Royal Burgundy' | 2" CAL. | 15' O.C. & AS SHOWN |
| SSM | Scarlet Sentinel Maple Acer rubrum 'Scarsen' | 2" CAL. | 30' O.C. |
| SHRUBS | | | |
| COG | Compact Oregon Grape Mahonia aquifolium 'Compactum' | 3 GAL. | 3' O.C. |
| DF | Dwarf Fothergilla Fothergilla gardenii | 3 GAL. | 3' O.C. |
| DL | Daylily Hemerocallis 'Stella d'Oro' | 1 GAL. | 2' O.C. |
| DWE | Dwarf Winged Euonymus Euonymus alata 'Compacta' | 5 GAL. | 3' O.C. |
| FRG | Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster' | 1 GAL. | 3' O.C. |
| HB | Heavenly Bamboo Nandina domestica 'Gulf Stream' | 3 GAL. | 3' O.C. |
| JA | Japanese Andromeda Peris japonica 'Mt. Fire' | 5 GAL. | 4' O.C. |
| LB | Lydia Broom Genista lydia | 1 GAL. | 3' O.C. |
| MEG | Maiden Eulalia Grass Miscanthus sinensis 'Gracillimus' | 1 GAL. | 4' O.C. |
| MR | Meidiland Rose Rosa x Meidiland 'Scarlet' | 2 GAL. | 3' O.C. |
| MV | Mariesi Viburnum Viburnum plicatum tomentosum 'Mariesi' | 5 GAL. | 5' O.C. |
| NDE | Newport Dwarf Escallonia Escallonia 'Newport Dwarf' | 3 GAL. | 3' O.C. |
| NZR | Nova Zembla Rhododendron Rhododendron 'Nova Zembla' | 5 GAL. | 4' O.C. |
| OG | Oregon Grape Mahonia aquifolium | 3 GAL. | 3.5' O.C. |
| OLL | Otto Luyken Laurel Prunus laurocerasus 'Otto Luyken' | 5 GAL. | 3' O.C. |
| SF | Sword Fern Polystichum munitum | 1 GAL. | 3' O.C. |
| VC | Victoria Ceanothus Ceanothus 'Victoria' | 5 GAL. | 5' O.C. |
| VD | Variegated Dogwood Cornus alba 'Elegantissima' | 5 GAL. | 4' O.C. |
| GROUND COVER | | | |
| | Bearberry Cotoneaster Cotoneaster dammeri | 1 GAL. | 30' O.C. |
| | Emerald Carpet Rubus Rubus calycinoides 'Emerald Carpet' | 1 GAL. | 18' O.C. |

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- NOTES**
- Installation shall fully comply with all landscape code requirements and any City of Camas conditions of approval.
 - Irrigation shall be provided by a fully automatic underground system design/build by the landscape contractor.
 - All landscaping shall be installed in a sound workman-like manner, and according to accepted good planting procedures with quality plant materials.
 - The owner, or his agent, shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance, and shall be kept free from refuse and debris.
 - All existing vegetation shall be removed from areas to receive construction activities.
 - There are no berms or fences proposed at this time. The existing fence along NW Camas Meadows Drive will remain. Retaining walls are proposed as shown. Buffers are as shown on the plan.
 - There are no surface water management features integrated with the landscape.
 - There are no active or passive recreational features or open space proposed.
 - Plants shall be spaced as indicated above unless otherwise shown on the plan. If a discrepancy exists, the plan shall prevail.
 - Contractor shall verify species and quantities of all plant material prior to bid.
 - Install jute erosion control fabric on all slopes 2-1/2:1 and greater. Refer to Civil Engineering plans.
 - Install root control barrier on all trees located within 8' of any paved/concrete surface, curb or wall, 18"-inches deep, 08-inches or 2 mm thick, 10 feet long. Center barrier on trunk of tree. Install adjacent to back of sidewalk, pavement, curb and/or wall as per manufacturers recommendations and specifications.
 - Prior to installation of topsoil in tree, shrub and groundcover planting areas as indicated on the Landscape Plan, cross-rip at 18 inches on center or rototill subgrade to an 8-inch to 12-inch depth.
 - Install minimum 12-inch depth imported topsoil in all tree, shrub and groundcover planting areas as indicated on the Landscape Plan. Amend planting area topsoil with 2-inch minimum layer composted yard debris prior to installation of plant material. Imported planting area topsoil shall be a sandy loam topsoil with a combined silt and clay content less than 20% and medium to very fine sand 60%-70% which shall be percentages by weight of those particles passing a 2mm screen. The remaining percentages shall be particles larger than medium to very fine sand (coarse or very coarse sand or gravel sized particles). All particles shall pass a 1/2-inch screen. All topsoil shall be free from subsoil, debris, turf, mushrooms, weeds or any other objectionable material. If subgrade is comprised of rock, rock fill or cement treated soil, remove subsoil from site and deposit topsoil to the following depths: 24-inch minimum depth in all planting areas, 36-inch minimum depth at all tree locations in a 5 foot diameter. Allow no cross contamination of cement treated soil with placed topsoil.
 - Install minimum 2-inches bark mulch in all new landscape areas within 2 days of planting.

LANDSCAPE AREA CALCULATION

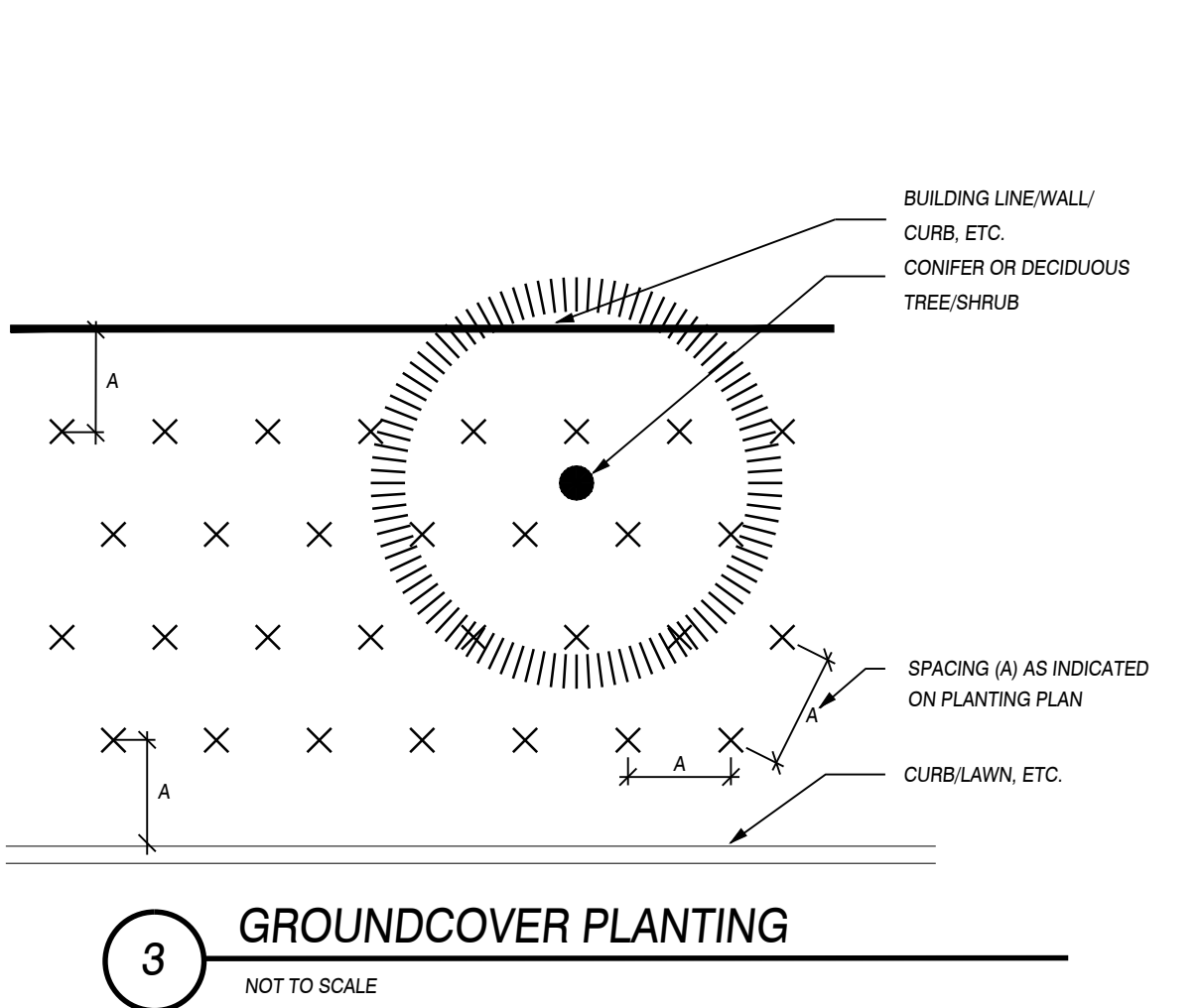
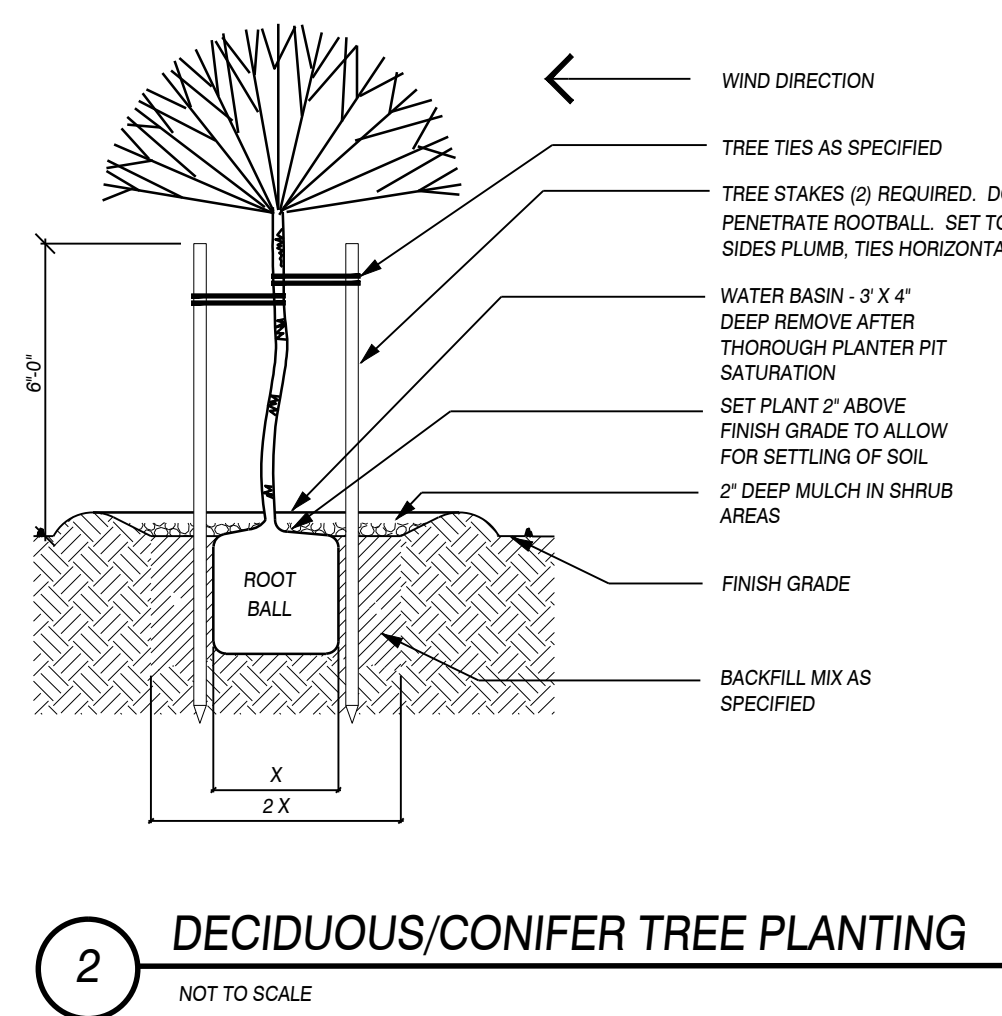
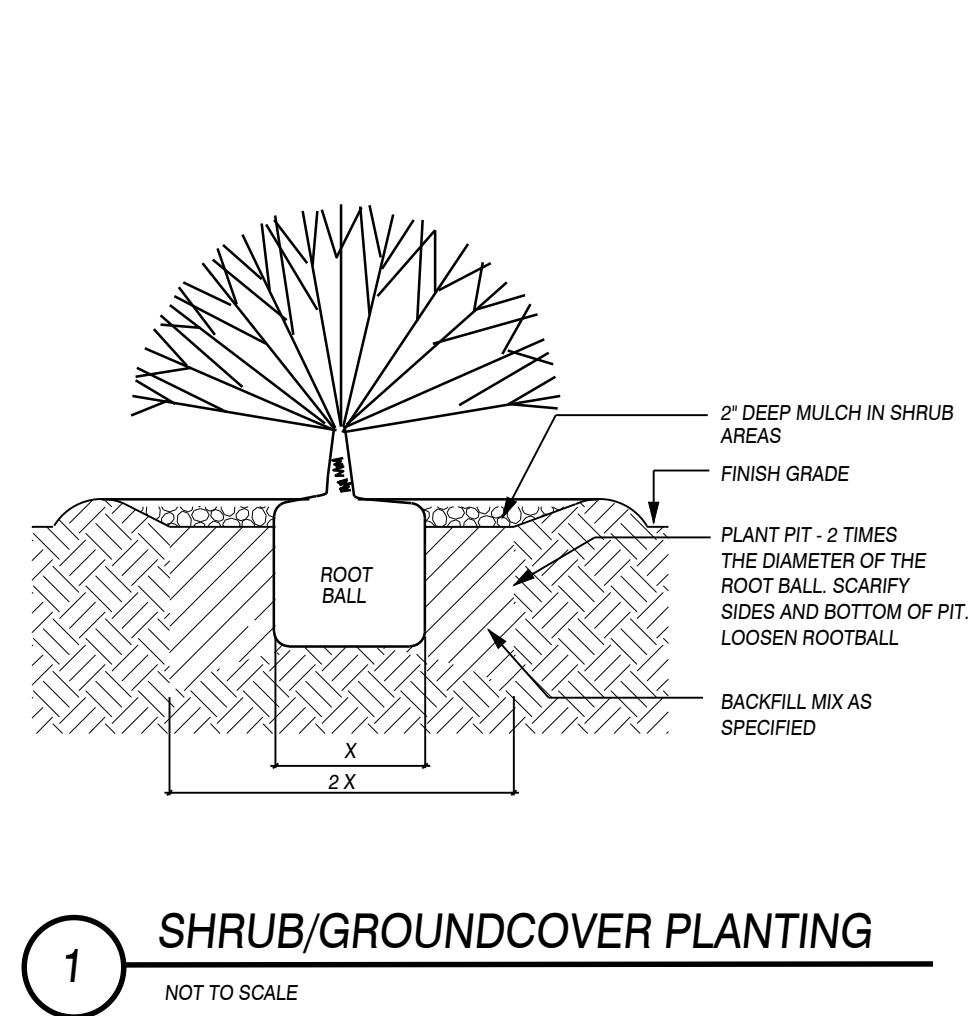
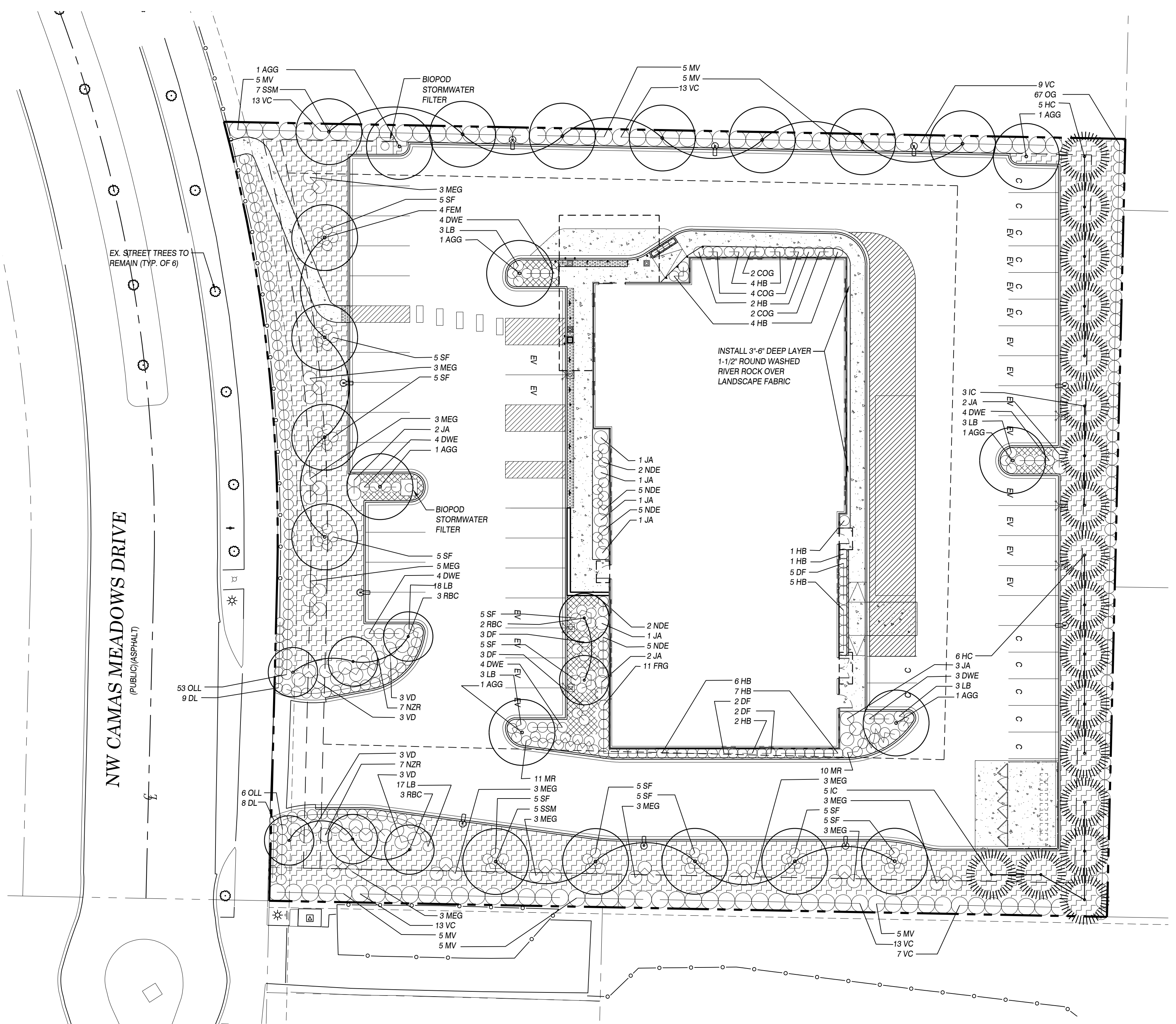
Required Landscape Area 15% of net site area
 Development Site Area 59,600 sq. ft.
 Total Landscape Area 17,101 sq. ft. (28.7% of site area)

TREE DENSITY CALCULATIONS

1.37 acres x 20 tree units/acre = 27 total tree units required
 Tree Unit Credits for Existing Street Trees = 6 tree units
 27 - 6 = 21 tree units required to be added

Proposed Interior Deciduous Trees - 31 trees @ 2" cal. (1 tree unit per) = 31 tree units
 Proposed Interior Conifer Trees - 18 trees @ 6" (1 tree unit per) = 18 tree units
 Total Proposed Tree Units - 31 + 18 = 49 tree units

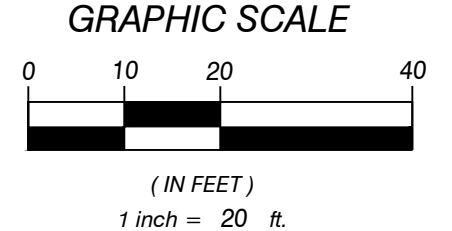
Total Tree Units Provided On Site - 49 proposed tree units + 6 existing tree units = 55 total tree units
 55 - 27 = 28 tree units exceeded



APPLICANT:
 CAMAS RENTAL CONSTRUCTION, LLC
 12655 N. CENTRAL EXPRESSWAY, SUITE 200
 DALLAS, TX 75248
 (214) 535-2930
 FAX UNAVAILABLE
 arodriguez@healthdev.com

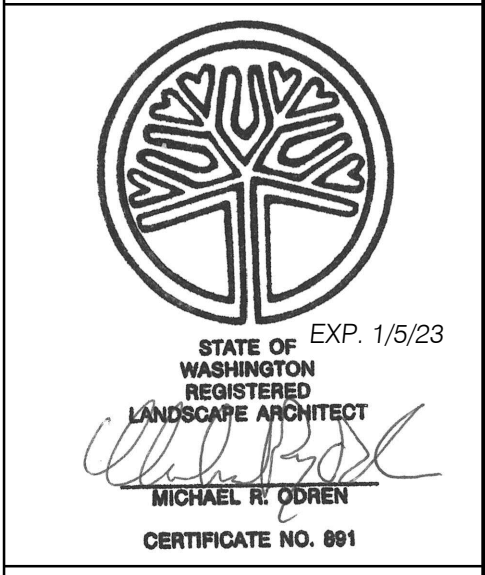
OWNER:
 WESTCAPITAL FUND II, LLC
 315 GRAND BLVD., SUITE 200
 VANCOUVER, WA 98661

CONTACT:
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 VANCOUVER, WA 98660
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PRELIMINARY LANDSCAPE PLAN FOR:
FRESENIUS KIDNEY CARE CAMAS

OLSON LAND SURVEYORS
 ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



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| 11/14/22 | |
| CHANGES / REVISIONS | |
| DESCRIPTION: | DATE: |
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| | |
| DESIGNED: MRO | |
| DRAWN: MRO | |
| CHECKED: MRO | |
| DATE: OCTOBER 2022 | |
| SCALE: H: 1" = 20' | |
| V: | |
| COPYRIGHT 2022, OLSON ENGINEERING, INC. | |
| FRESENIUS KIDNEY CARE | |
| JOB NO. A10326.01.01 | |
| SHEET | |
| LS1.0 | |