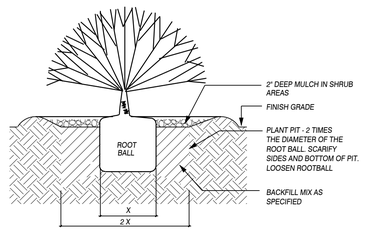
LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.	SPACING
TREES			
FEM	Frontier Elm Ulmus 'Frontier'	2" CAL.	AS SHOWN
PAH	Palisade American Hornbeam Carpinus caroliniana 'Palisade'	2" CAL.	28' O.C.
PBM	Paperbark Maple Acer griseum	2" CAL.	28' O.C.
RBC	Royal Burgundy Cherry Prunus serrulata 'Royal Burgundy'	2" CAL.	AS SHOWN
SA	Summit Ash Fraxinus pennsylvanica 'Summit'	2" CAL.	AS SHOWN
SSM	Scarlet Sentinel Maple Acer rubrum 'Scarsen'	2" CAL.	AS SHOWN
VC	Virescens Cedar Thuja plicata 'Virescens'	6" HEIGHT	10' O.C.
WAC	Weeping Alaskan Cedar Chamaecyparis nootkatensis	6' HEIGHT	8' 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.
DGN	Dart's Gold Ninebark Physocarpus opulifolius 'Dart's Gold'	5 GAL.	4' O.C.
DWE	Dwarf Winged Euonymus Euonymus alata 'Compacta'	5 GAL.	3' O.C.
EA	Emerald Arborvitae Thuja occidentalis 'Smaragd'	3'-4' HEIGHT	3' O.C.
FE	Frades Escallonia Escallonia x exoniensis 'Frades'	24"-30"	4' O.C.
GA	Glossy Abelia Abelia grandiflora 'Edward Goucher'	24"-30"	4' O.C.
IY	Irish Yew Taxus baccata 'Fastigiata'	3' HEIGHT	3' O.C.
JA	Japanese Andromeda Pieris japonica 'Mt. Fire'	5 GAL.	4' O.C.
LB	Lydia Broom Genista lydia	1 GAL.	3' O.C.
LAV	Lavender Lavender angustifolia 'Hidcote Blue'	1 GAL.	3' O.C.
MLM	Morning Light Miscanthus Miscanthus sinensis 'Morning Light'	1 GAL.	4' O.C.
MR	Meidiland Rose Rosa x Meidiland 'Scarlet'	2 GAL.	3' O.C.
MV	Mariesii Viburnum Viburnum plicatum tomentosum 'Mariesii'	5 GAL.	5' O.C.
NDE	Newport Dwarf Escallonia Escallonia 'Newport Dwarf'	3 GAL.	3' O.C.
OG	Oregon Grape Mahonia aquifolium	3 GAL.	3' O.C.
TC	Tuxedo Ceanothus Ceanothus 'Tuxedo'	5 GAL.	5' O.C.
VD	Variegated Dogwood Cornus alba 'Elegantissima'	5 GAL.	4' O.C.
GROUNDCOVER			
	Bearberry Cotoneaster Cotoneaster dammeri	1 GAL.	24" O.C.
	Emerald Carpet Rubus Rubus calycinoides 'Emerald Carpet'	1 GAL.	18" O.C.
	Lawn - Seeded/Sod/Hydroseeded Oregon Ryegrass Blend		

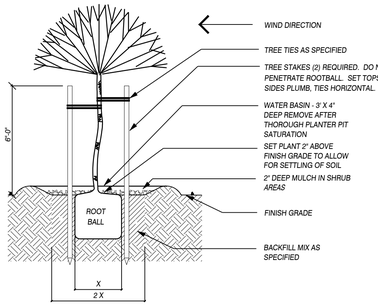
NOTES

1. Installation shall fully comply with all landscape code requirements and any City of Camas conditions of approval.
2. Irrigation shall be provided by a fully automatic underground system design/build by the landscape contractor.
3. All landscaping shall be installed in a sound workman-like manner, and according to accepted good planting procedures with quality plant materials.
4. 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.
5. All existing vegetation shall be removed from areas to receive construction activities.
6. There are no berms or fences proposed at this time. Retaining walls are proposed where required. Buffers are as shown on the plan.
7. There are no surface water management features integrated with the landscape.
8. There are no active or passive recreational features or open space areas proposed.
9. Plants shall be spaced as indicated above unless otherwise shown on the plan. If a discrepancy exists, the plan shall prevail.
10. Contractor shall verify species and quantities of all plant material prior to bid.
11. Install jute erosion control fabric with manufacturer's staples on all slopes 2-1/2:1 and greater. Refer to Civil Engineering plans.
12. 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 manufacturer's recommendations and specifications.
13. Prior to installation of topsoil in tree, shrub, groundcover and lawn 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.
14. Install minimum 12-inch depth on-site and/or imported topsoil in all tree, shrub and groundcover planting areas, 6 inches in lawn 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.
15. On-site topsoil shall be defined as being a friable loam surface soil found at a depth, in its natural state, of less than 18 inches. Topsoil shall be free from subsoil, clay lumps and rocks larger than 2 inches, debris, turf, weeds, roots, contaminants or other objectionable material. Topsoil on-site meeting these specifications may be used in landscape areas as indicated on the Landscape Plan. Coordinate stockpiling of existing on-site topsoil strippings for reuse in landscape areas with Project Representative.
16. Install minimum 2-inches bark mulch in all new landscape areas within 2 days of planting.
17. Final placement of street trees shall be determined based on final driveway locations, street lighting (if any), utilities and other appurtenances and shall not necessarily follow the plan where field conditions are not conducive for tree planting. Field adjust trees as required. Match plan as closely as possible.



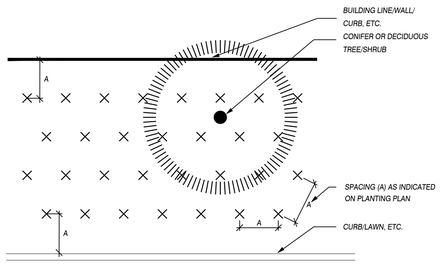
1 SHRUB/GROUNDCOVER PLANTING

NOT TO SCALE



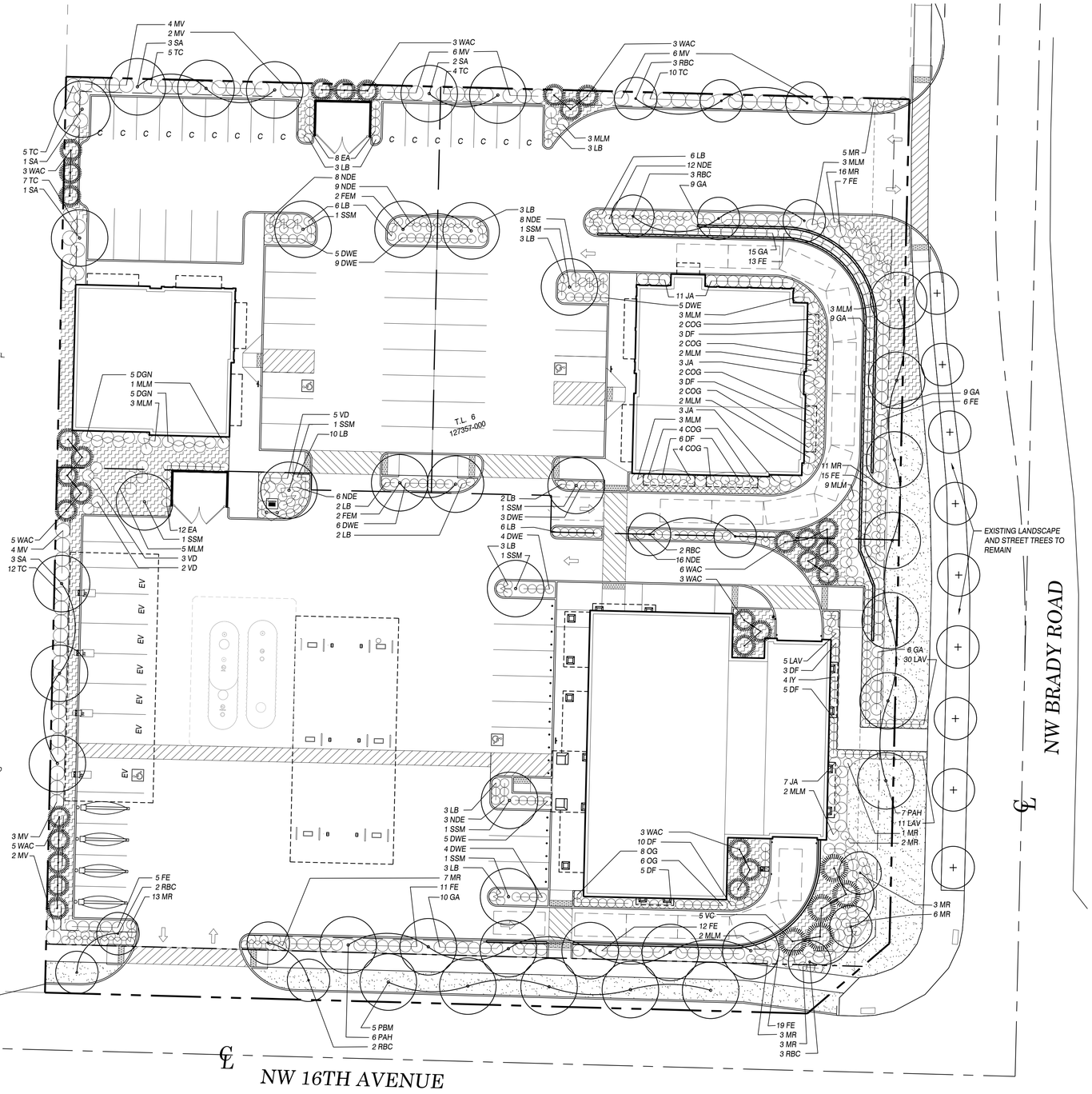
2 DECIDUOUS/CONIFER TREE PLANTING

NOT TO SCALE



3 GROUNDCOVER PLANTING

NOT TO SCALE



LANDSCAPE AREA CALCULATION

Required Landscape Area	15% of net site area
Development Site Area	89,393 sq. ft.
Total Landscape Area	15,993 sq. ft. (17.9% of site area)

TREE DENSITY CALCULATIONS

2.05 acres x 20 tree units/acre = 41 total tree units required
Tree Unit Credits for Existing Street Trees = 9 tree units
41 - 9 = 32 tree units required to be added

Proposed Street Trees - 7 trees @ 2" cal. = 7 tree units
Proposed Interior Deciduous Trees - 55 trees @ 2" cal. (1 tree unit per) = 55 tree units
Proposed Interior Conifer Trees - 36 trees @ 6' (1 tree units per) = 36 tree units
Total Proposed Tree Units - 7+55+36 = 98 tree units

Total Tree Units Provided On Site - 98 proposed tree units + 9 existing tree units = 107 total tree units
107 - 41 = 66 tree units exceeded

SITE PLAN BASE LAYOUT PROVIDED BY SCHMIDT ARCHITECTS, P.C.

APPLICANT:
MAJ PASCO, LLC
300 W. 15TH STREET, SUITE 200
VANCOUVER, WA 98660
(360) 823-5125
FAX UNAVAILABLE
mikej@majdevelopment.com
brandi@majdevelopment.com

OWNER:
LEONA DEWITT
P.O. BOX 674
CAMAS, WA 98607
PHONE UNAVAILABLE
FAX UNAVAILABLE
EMAIL UNAVAILABLE

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 40 20 10
(IN FEET)
1 inch = 20 ft.

PLOT: consultant3.ctb
FILE: J:\data\A10000\A10300\A10320\A10320\Planning\A10320_p.siteplan.prelim.dwg

PRELIMINARY LANDSCAPE PLAN FOR:
CAMAS STATION

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-639-9696

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MICHAEL R. ODREN
CERTIFICATE NO. 891
EXP. 1/5/23

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: MRO
DRAWN: MRO
CHECKED: MRO
DATE: FEBRUARY 2022
SCALE: H: 1" = 20'
V:

COPYRIGHT 2022, OLSON ENGINEERING, INC.

CAMAS STATION
JOB NO. A10320.01.01

SHEET
LS1.0