

P060

Project: 2021004SP
 Date: 5/17/2022
 Drafted: NVS
 Designed: PCW
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Northwest Utilities
1-800-425-5555
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Revisions

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City of Camas
 Storm Facility
 AFN 3786989

Site Information

Address: No site address assigned
 Abbrev. Desc: #16 SEC 29 T2N R3EWM 3.95A
 S-T-R: SE 1/4 S29 T2N R3E W.M.
 Parcel: 176162000
 Area: 3.59 AC (156,287± SF)
 Zone: CC

Boundary & Topography

Property boundaries shown herein are taken from 2009 record of survey by Olson Engineering, Inc. filed in Book 60, Page 66, of Surveys. Adjacent property boundaries, where shown, are approximate only. Topographic survey performed by Engineering Northwest in 2022.

Landscape Notes

- Lot owners shall be responsible for damage to a street, curb, or sidewalk caused by landscaping.
- Landscaping and trees shall be selected and located to defer sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
- Street trees shall be compliant with the CDSM. Unless otherwise specified, trees must generally be spaced 30 feet apart. Substitute varieties are subject to approval by the City of Camas.
- Proposed vegetation cannot be an invasive species as listed with the most current edition of the Clark County Noxious Weed List (for example, English Ivy cultivars.)
- Appropriate measures shall be taken, such as installation of irrigation systems, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.
- Required trees, as they grow, shall be pruned in accordance with the international society of arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and fourteen feet above street roadway surfaces.
- Street trees and other required landscaping which dies or is removed must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the City's approved list, and may be in a different location, as specifically approved by the City.

Landscape Schedule

Symbol	Common Name	Species	Height x Width	Container	Qty
	Tree			B&B	73
	Shrub			5gal	176

Remaining landscaping area shall be groundcover grass mix.

Final species selection shall consist of min 60% native vegetation and min 50% evergreen. Deciduous trees shall have straight trunks, be fully branched, and have a min caliper of 2 inches with an equivalent 5-gallon container size and be adequately staked for planting. Evergreen trees shall be a min 5 ft height, fully branched, and adequately staked for planting.

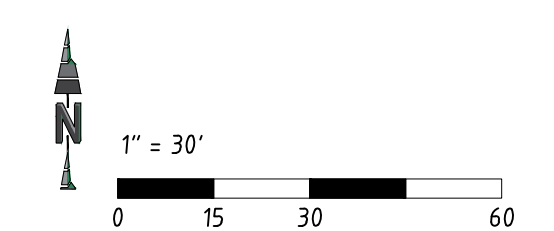
Tree Density

min 20 tree units per acre are required for new development.

Net acreage (excluding open space or critical areas and their buffers)
 3.59 ac

Required tree units
 3.59ac x 20u/ac = 72 units
 Retained tree units = 19 units (see P050)
 Proposed tree units = 73
 Total = 92

Tree density is met.



Preliminary Landscape Plan Oak Tree Station



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