



Client: **PANATTONI DEVELOPMENT COMPANY, LLC**
1821 DOCK STREET, SUITE 100 TACOMA, WA 98402

Project No. 2210713.40
Issue Set & Date: **SEPA AND SITE PLAN REVIEW**
1/14/2022



NOTICE: A REVIEW OF THE SEPA AND SITE PLAN REVIEW OF THIS PROJECT HAS BEEN COMPLETED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND THE WASHINGTON DEPARTMENT OF COMMUNITY DEVELOPMENT AND AFFAIRS. THE REVIEW HAS IDENTIFIED SEVERAL AREAS WHERE THE PROJECT DOES NOT FULLY COMPLY WITH THE SEPA ACT AND THE SEPA RULES.

| | |
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| Revisions | |
| Sheet Title | |

PLANTING PLAN

Designed by: MS Drawn by: MM Checked by: CS

Sheet No. **L1.0**

1 of 2 Sheets

CODE CALCULATIONS

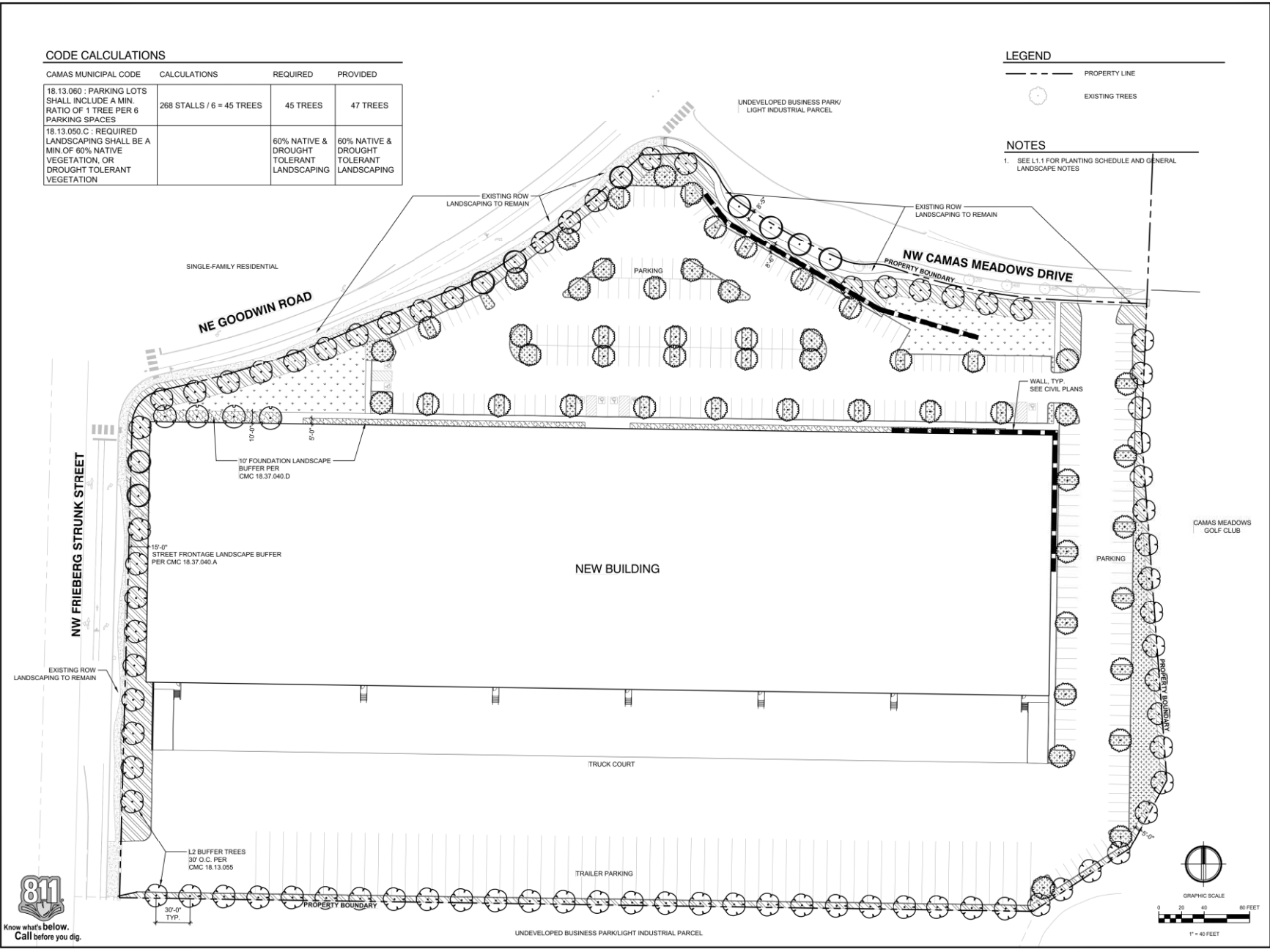
| CAMAS MUNICIPAL CODE | CALCULATIONS | REQUIRED | PROVIDED |
|--|---------------------------|---|---|
| 18.13.060 : PARKING LOTS SHALL INCLUDE A MIN. RATIO OF 1 TREE PER 6 PARKING SPACES | 268 STALLS / 6 = 45 TREES | 45 TREES | 47 TREES |
| 18.13.050.C : REQUIRED LANDSCAPING SHALL BE A MIN OF 60% NATIVE VEGETATION, OR DROUGHT TOLERANT VEGETATION | | 60% NATIVE & DROUGHT TOLERANT LANDSCAPING | 60% NATIVE & DROUGHT TOLERANT LANDSCAPING |

LEGEND

- PROPERTY LINE
- EXISTING TREES















NOTES

- SEE L1.1 FOR PLANTING SCHEDULE AND GENERAL LANDSCAPE NOTES



Know what's below.
Call before you dig.

PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | SIZE |
|---|------|--|--------------------------------|------------|
|  | AA | STREET TREES ACFR X FRFFMANNI JFFFRSRFFY TM | AUTUMN RU AZF FRFFMAN MAPI F | 2" CAL MIN |
| | QB2 | QUERCUS FRANETTO 'SCHMIDT' | FOREST GREEN OAK | 2" CAL MIN |
| | ZH2 | ZELKOVA SERRATA 'HALKA' | HALKA ZELKOVA | 2" CAL MIN |
|  | BC2 | BUFFER TREES BETULA NIGRA 'CULLY' TM | HERITAGE RIVER BIRCH | 2" CAL MIN |
| | SJ | SYTRAX JAPONICUS | JAPANESE SNOWBELL | 2" CAL MIN |
| | SI | SYRINGA RETICULATA 'IVORY SILK' | IVORY SILK JAPANESE TREE LILAC | 2" CAL MIN |
|  | AC | FOUNDATION TREES ACER CIRCINATUM | VINE MAPLE MULTI-TRUNK | 6" HT |
| | BN2 | BETULA NIGRA | RIVER BIRCH MULTI-TRUNK | 6" HT |
|  | BR | PARKING TREES BETULA NIGRA | RIVER BIRCH | 2" CAL MIN |
| | ZH3 | ZELKOVA SERRATA 'HALKA' | HALKA ZELKOVA | 2" CAL MIN |
| SHRUB AREAS | CODE | BOTANICAL NAME | COMMON NAME | CONT |
| | AU2 | BUFFER PLANTING ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 1 GAL |
|  | FC2 | FRAGARIA CHLONENSIS | BEACH STRAWBERRY | 1 GAL |
| | MC | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL |
|  | RM | RHAPHOLEPIS UMBELLATA 'MINOR' | DWARF YEDDA HAWTHORN | 5 GAL |
| | SA3 | SESLERIA AUTUMNALIS | AUTUMN MOOR GRASS | 5 GAL |
|  | VD2 | VIBURNUM DAVIDII | DAVID VIBURNUM | 5 GAL |
| | AU3 | FOUNDATION PLANTING ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 1 GAL |
|  | GB2 | GERANUM MACRORRHIZUM | SIGROOT GERANILUM | 1 GAL |
| | LB2 | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LILYTURF | 1 GAL |
|  | PM | PINUS MUJO | MUJO PINE | 5 GAL |
| | PL2 | PRUNUS LAUROCERASUS 'MOUNT VERNON' | MOUNT VERNON ENGLISH LAUREL | 3 GAL |
|  | RM2 | RHAPHOLEPIS UMBELLATA 'MINOR' | DWARF YEDDA HAWTHORN | 5 GAL |
| | RS | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GAL |
|  | SA2 | SESLERIA AUTUMNALIS | AUTUMN MOOR GRASS | 1 GAL |
| | ST2 | SPIRAEA BETULIFOLIA 'TOR' | TOR BIRCHLEAF SPIREA | 5 GAL |
|  | VD | VIBURNUM DAVIDII | DAVID VIBURNUM | 5 GAL |
| | AU | PARKING ISLANDS ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 1 GAL |
|  | FC | FRAGARIA CHLONENSIS | BEACH STRAWBERRY | 1 GAL |
| | PL | PRUNUS LAUROCERASUS 'MOUNT VERNON' | MOUNT VERNON ENGLISH LAUREL | 3 GAL |
|  | SA | SESLERIA AUTUMNALIS | AUTUMN MOOR GRASS | 1 GAL |
| | ST | SPIRAEA BETULIFOLIA 'TOR' | TOR BIRCHLEAF SPIREA | 5 GAL |
| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME | CONT |
| | TH | TURF HYDROSEED | DROUGHT TOLERANT FESCUE BLEND | HYDROSEED |

GENERAL LANDSCAPE NOTES

- SEE SPECIFICATIONS FOR PLANT MATERIAL, TOP SOIL AND PLANTING MIX TYPES AND DEPTH, MULCHING, SOIL AMENDMENTS, FERTILIZERS AND WARRANTIES.
- PLANTING SHALL CONFORM TO ALL CAMAS CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
- CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUND COVER QUANTITIES.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND CUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.



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Project Title:
CAMAS MEADOWS

Client:
PANATTONI DEVELOPMENT COMPANY, LLC
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SEPA AND SITE PLAN REVIEW

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PLANTING SCHEDULE

Designed by: MS Drawn by: MM Checked by: CS

Sheet No.

L1.1

2 of 2 Sheets



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