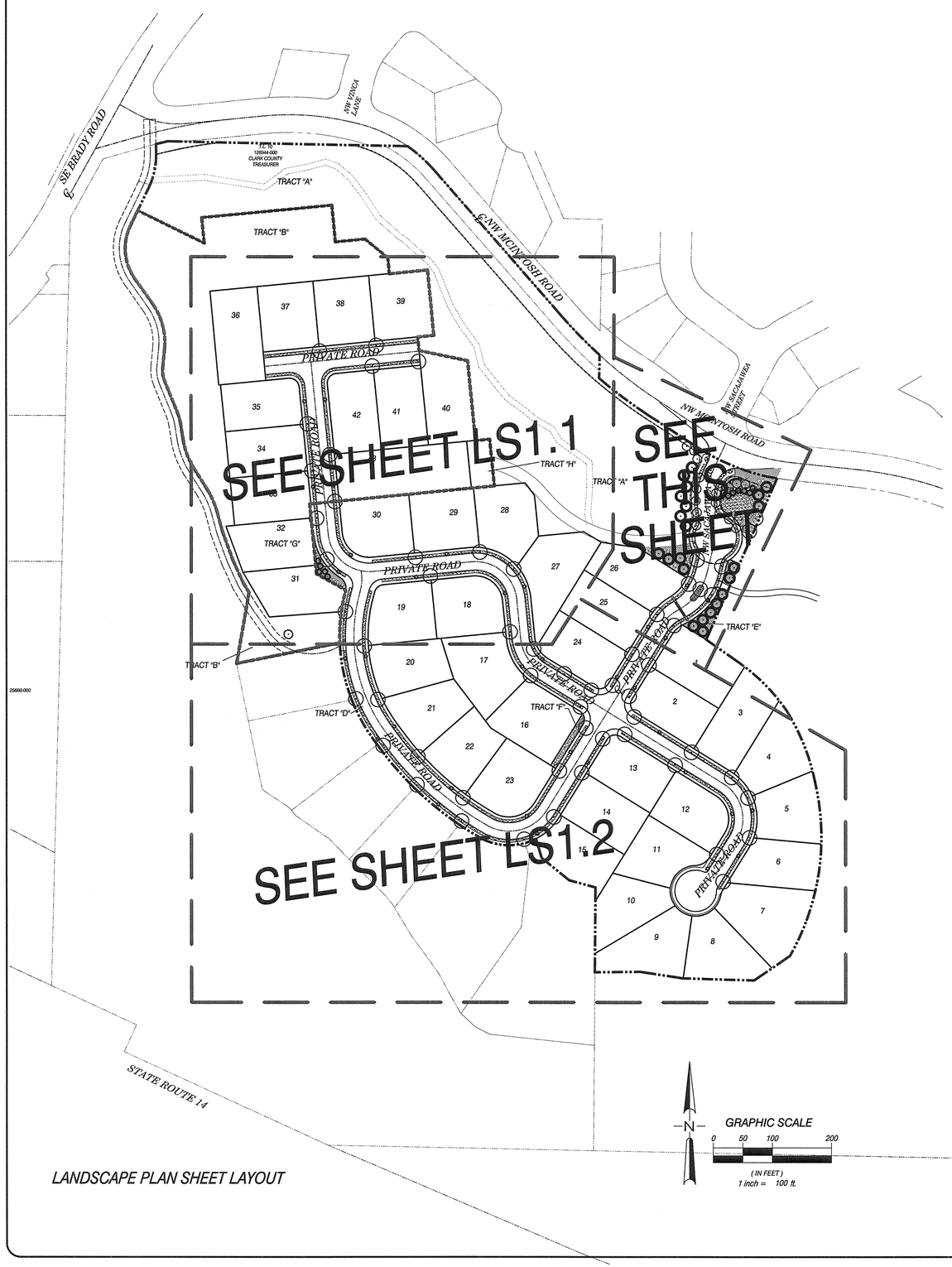


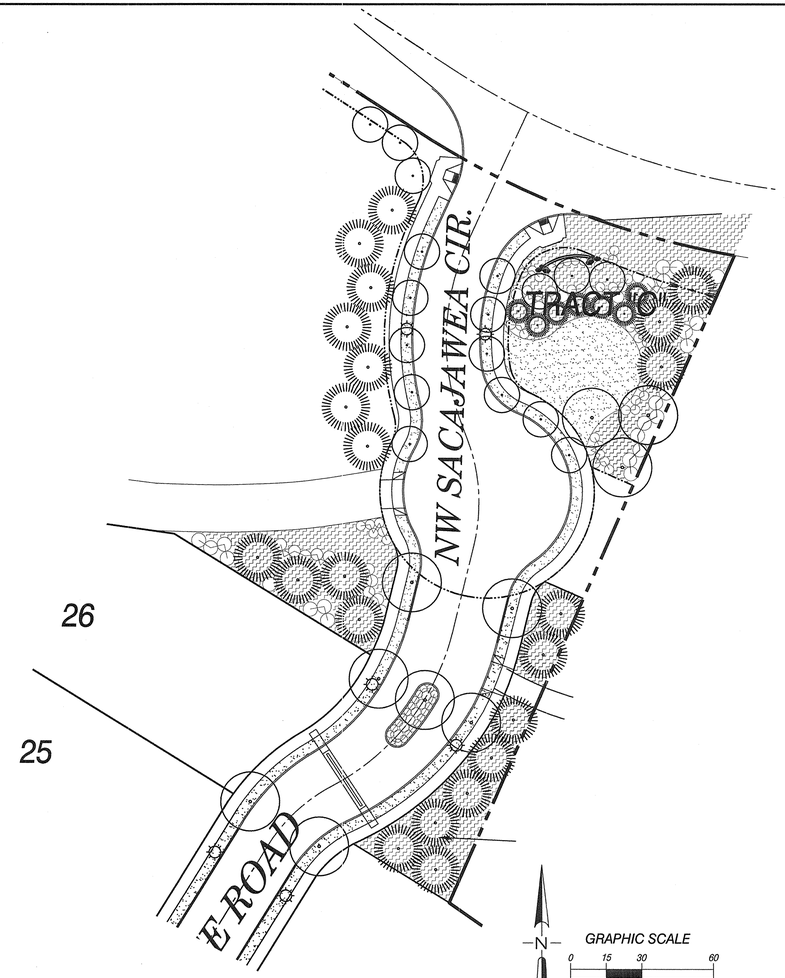
LANDSCAPE PLAN SHEET LAYOUT

N

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.



LANDSCAPE PLAN

1

N

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.
	Proposed Deciduous Trees - Typical of but not limited to: Ash, Birch, Flowering Cherry, Maple, Oak	2" caliper
	Proposed Conifer Trees - Typical of but not limited to: Cedar, Douglas Fir, Hemlock, Pine	6' height
	Proposed Shrubs - Typical of but not limited to: Abelia, Dogwood, Escallonia, Euonymus, Flowering Currant, Heavenly Bamboo Holly, Oregon Grape, Ornamental Grass, Pieris, Quince, Rhododendron, Rose, Serviceberry, Spirea,Viburnum	1-5 gallon, 24"-30" height
	Proposed Groundcover - Typical of but not limited to: Cotoneaster, Kinnikinnick, Pachysandra, Rubus	4" pot, 1 gallon
	Fine Seeded/Sod Lawn	
	Columnar Basalt Rocks	
	Entry Monument Sign	

NOTES

1. Installation shall fully comply with all landscape code requirements and any City of Camas conditions of approval.
2. Irrigation shall be provided as required to ensure establishment and survivability of the required landscaping.
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. Install root control barrier on all trees located within 8' of any paved/concrete surface, curb or wall, 18" deep, .08" or 2 mm thick, 12' long. Center barrier on trunk of tree. Install adjacent to back of sidewalk, pavement and/or curb as per manufacturer's recommendations and specifications.
7. Prior to installation of topsoil, cross-rip at 18" o.c. or rototill subgrade to an 8"-12" depth.
8. Install minimum 12" depth on-site and/or imported topsoil in all tree, shrub and groundcover planting areas, 6" in lawn areas. Amend topsoil with 2" minimum layer composted yard debris prior to installation of plant material. Imported 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" 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" minimum depth in all planting areas, 36" minimum depth at all tree locations in a 5' diameter. Allow no cross contamination of cement treated soil with placed topsoil.
9. On-site topsoil shall be defined as being a friable loam surface soil found at a depth, in its natural state, of less than 16 inches. Topsoil shall be free from subsoil, clay lumps larger than 2 inches, debris, turf, weeds, roots, contaminants or other objectionable material. Topsoil on-site meeting these specifications may be used. Coordinate stockpiling of existing on-site topsoil strippings for reuse in landscape areas with Project Representative.
10. Install minimum 2" bark mulch in all new landscape areas within 2 days of planting.
11. Prune/shape, remove dead wood, dangerous, branches, etc. of existing trees to remain. Clean up perimeter of existing trees to remain to ten (10) feet inside perimeter. Remove debris, weeds, undesirable brush, etc.
12. Street trees and groundcover located along the frontage of single-family residential lots shall be installed at the time of lot development/home construction and shall be installed prior to occupancy for each individual lot. Street tree and groundcover along the frontage of open space tracts shall be installed at the time of open space tract development.
13. 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.

APPLICANT, OWNER AND PROJECT CONTACT:
MCINTOSH RIDGE PRD LLC
ATTN: MELANIE POE, MANAGER
16420 SE MCGILLIVRAY BLVD. SUITE 103-197
VANCOUVER, WA 98683
(360) 947-0347
melanie.apc@comcast.net

ENGINEERING/SURVEY CONTACT:
OLSON ENGINEERING, INC.
ATTN: GAYLE GERKE
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
gayleg@olsonengr.com

Exhibit 12
SUB17-02

CONCEPTUAL LANDSCAPE PLAN SHEET LAYOUT FOR:

DAWSON'S RIDGE SUBDIVISION

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

PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MICHAEL R. ODREN
CERTIFICATE NO. 891

5-18-17

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: MRO

DRAWN: MRO

CHECKED: MRO

DATE: MAY 2017

SCALE: H: AS SHOWN
V:

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DAWSON'S RIDGE PRD

JOB NO. 7972.00.01

SHEET

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PLOT: consultant3.ctb