



LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.	SPACING
TREES			
OA	Oregon Ash Acer rubrum 'Bowhall'	2" CAL.	30' O.C.
PBM	Paperbark Maple Acer griseum	2" CAL.	24' O.C.
SHRUBS			
OG	Oregon Grape Mahonia aquifolium	5 GAL.	4' O.C.
S	Salal Gaultheria shallon	5 GAL.	3' O.C.
GROUND COVER			
	Hydreseeded Meadow PT 454 Native Urban Meadow Mix as available from Pro Time Lawn Seed, 1712 SE Ankeny Street, Portland, OR 97214 (503) 239-7518 or accepted substitute.		

NOTES

- Installation shall fully comply with all landscape code requirements and any City of Camas conditions of approval.
- Irrigation shall be provided as required to endure establishment and survivability of the landscaping.
- 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. Protect existing trees to remain where indicated.
- There are no berms or retaining walls proposed at this time. Buffers and fences are as shown on the plan.
- There are no active or passive recreational features or open space areas 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 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.
- Prior to installation of topsoil in tree and shrub planting areas as indicated on the Landscape Plan, cross-tip 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 and shrub 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.
- Install minimum 2-inches bark mulch in all new shrub beds within 2 days of planting.
- 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.

LANDSCAPE AREA CALCULATION

Required Landscape Area	15% of net site area
Development Site Area	21,975 sq. ft.
Total Landscape Area	10,550 sq. ft. (48.0% of site area)

TREE DENSITY CALCULATIONS

0.50 acres x 20 tree units/acre = 10 total tree units required
Tree Unit Credits for Trees = 5 tree units
10 - 5 = 5 tree units required to be added
Proposed Interior Deciduous Trees - 12 trees @ 2" cal. (1 tree unit per) = 12 tree units
Total Tree Units Provided On Site - 12 proposed tree units + 5 existing tree units = 17 total tree units
17 - 10 = 7 tree units exceeded

INTERMEDIATE DESIGN
SUBMITTAL
NOT FOR CONSTRUCTION

DESIGNED
MRO
DRAWN
MRO
CHECKED
MRO
DATE
FEBRUARY 2025

Mackay + Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
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carollo

City of
Camas
WASHINGTON

CITY OF CAMAS
CAMAS PFAS EVALUATION & WELL 13 TREATMENT
LANDSCAPE PLAN

VERIFY SCALES
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

JOB NO.
203101
DRAWING NO.
LS1.0
SHEET NO.
OF 15

