



**LANDSCAPE LEGEND**

SYMBOL	COMMON NAME	SIZE/COND.	SPACING
<b>TREES</b>			
CSZ	City Sprite Zelkova Zelkova serrata 'City Sprite'	2" CAL.	AS SHOWN
GDA	Golden Desert Ash Fraxinus excelsior	2 CAL.	AS SHOWN
HC	Hogan Cedar Thuja plicata 'Hogan'	5 HT.	AS SHOWN
FT	Firestarter Tupelo Nyssa sylvatica 'JFS-red'	2" CAL.	AS SHOWN
KC	Kwanzan Cherry Prunus serrulata 'Kwanzan'	2" CAL.	AS SHOWN
OA	Oregon Ash Fraxinus latifolia	2" CAL.	AS SHOWN
PBM	Paperbark Maple Acer griseum	2" CAL.	AS SHOWN
WRC	Western Red Cedar Thuja plicata	5 HT.	AS SHOWN

**GROUND COVER**

- Lawn - Seeded/Sod/Hydroseeded Oregon Ryegrass Blend
- A mix of shrubs and groundcover from the City of Camas Plant List to be determined at Final Engineering

**NOTES**

- Installation shall fully comply with all landscape code requirements and any City of Camas conditions of approval.
- Irrigation shall be provided by a fully automatic underground system utilizing conventional spray irrigation for the following:
  - Tracts A and D;
  - Along the road frontages of Tracts A, B and D;
  - Along NW Hood Street;
  - Along NW 16th Avenue;
  - Along the south side of NW 17th Avenue between Tract A and Tract C.
 Irrigation shall be provided by a fully automatic underground system utilizing drip irrigation for the trees within the following:
  - Along the pedestrian access easement on Lot 1;
  - Tracts C, F and G;
 Irrigation for trees along the frontages of single-family lots shall be provided from each lot.
- 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.
- There are no berms or fences proposed at this time. Retaining walls are proposed where required.
- The proposed stormwater facilities are below-ground water management.
- There are no active or passive recreational features proposed.
- Contractor shall verify species and quantities of all plant material prior to bid.
- Install jute erosion control fabric on all slopes 2-1/2:1 and greater. Refer to Civil Engineering plans.
- 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, 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.
- Install minimum 12-inch depth on-site and/or imported topsoil in all tree and groundcover planting 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.
- On-site topsoil shall be defined as being a friable loam surface soil found at a depth, in its natural state, of less than 12 inches. Topsoil shall be free from subsoil, clay lump or 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.
- Install minimum 2-inches bark mulch in all new landscape areas within 2 days of planting.
- Final placement of street trees shall be determined based on final driveway locations, street lighting, 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.
- Street trees and groundcover located along the frontage of single-family residential lots shall be installed prior to occupancy of each lot. Street trees and groundcover located along the frontage of open space tracts shall be installed at the time of open space tract development and prior to final plat recording.

**TREE DENSITY CALCULATIONS**

8.08 gross acres - (.83 ac. [Tract G] + .03 ac. [Tract D]) = 5.52 net acres x 20 tree units/acre = 110 total tree units required  
 Tree Unit Credits for Existing Trees = 0 tree units  
 110 - 0 = 110 tree units required to be added

Proposed Street Trees - 16 trees @ 2" cal. (1 tree units per) = 16 tree units  
 Proposed Interior Deciduous Trees - 62 trees @ 2" cal. (1 tree unit per) = 62 tree units  
 Proposed Interior Conifer Trees - 32 trees @ 5-6" (1 tree units per) = 32 tree units Total  
 Proposed Tree Units - 16 + 62 + 32 = 110 tree units

Total Tree Units Provided On Site - 110 proposed tree units + 0 existing tree units = 110 total tree units  
 110 - 0 = 0 tree units exceeded



PRELIMINARY LANDSCAPE PLAN FOR:  
**HOOD ST. SUBDIVISION**

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

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

CHANGES / REVISIONS	
DESCRIPTION:	DATE:
REVS FOR NET SITE AREA	06/17/22

DESIGNED: JWC, MRO  
 DRAWN: JWC  
 CHECKED: MRO  
 DATE: FEBRUARY 2022  
 SCALE: H: 1" = 30'  
 V:

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 HOOD ST. SUBDIVISION  
 JOB NO. A10123.01.01  
**SHEET**  
**LS1.0**

APPLICANT/OWNER:  
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