

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.	SPACING
TREES			
AFM	Autumn Flame Maple Acer rubrum 'Autumn Flame'	2" CAL.	AS SHOWN
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
VC	Virescens Cedar Thuja plicata 'Plicata'	5' HT.	AS SHOWN

GROUND COVER	
[Symbol]	Lawn - Seeded/Sod/Hydroseeded Oregon Ryegrass Blend
[Symbol]	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, B (PERIMETER ONLY), C and F;
- Along NW Hood Street;
- Along NW 18th Avenue
- 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, as well as landscaping within openspace tracts shall be installed at the time of open space tract development and prior to final plat recording.

TREE DENSITY CALCULATIONS

9.13 acres x 20 tree units/acre = 183 total tree units required
 Tree Unit Credits for Existing Trees = 0 tree units
 183 - 0 = 183 tree units required to be added

Proposed Street Trees - 112 trees @ 2" cal. (1 tree units per) = 112 tree units
 Proposed Interior Deciduous Trees - 0 trees @ 2" cal. (1 tree unit per) = 0 tree units
 Proposed Interior Conifer Trees - 71 trees @ 5-6" (1 tree units per) = 71 tree units Total
 Proposed Tree Units - 112+0+71 = 183 tree units

Total Tree Units Provided On Site - 183 proposed tree units + 0 existing tree units = 183 total tree units
 183 - 0 = 0 tree units exceeded

AMENDMENT TO COLUMBIA SUMMIT ESTATES 2-1
 PARCEL# 90264-216
 R-12 ZONING
 FAUNA & BAXTER WOOLFE

PARCEL# 90264-252
 R-12 ZONING
 BERNICE ENGLUND TRUSTEE

PARCEL# 90264-254
 R-12 ZONING
 PHILIP & SHIRLEY ELROD TRUST

PARCEL# 124982-000
 R-12 ZONING
 LATTER DAY SAINTS CHURCH



PROPOSED HOOD STREET SUBDIVISION SUB22-01

PARCEL# 127415-000
 R-7.5 ZONING
 MODERN DWELLINGS, LLC

NO DOCUMENTATION OF EXIST. ROW AVAILABLE

PARCEL# 127364-000
 R-7.5 ZONING
 BENJAMIN & DELIA FISCU

KAREN HILLS LOT 1 (G-390)

PARCEL# 92233-002
 R-7.5 ZONING
 MICHAEL SMITH

R-7.5 ZONING
 KAREN HILLS LOT 2 (G-390)

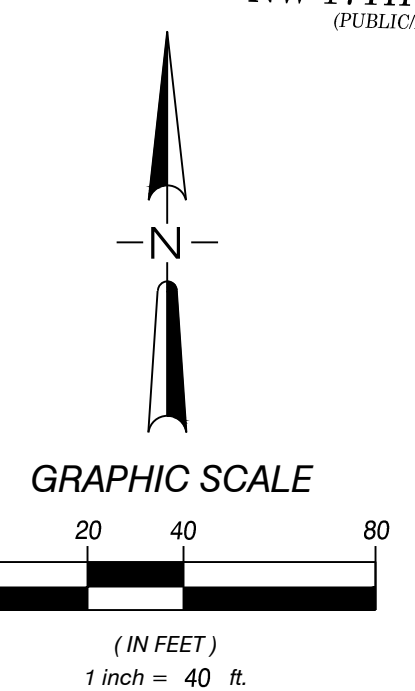
PARCEL# 92233-004
 R-7.5 ZONING
 WEN-FENG CHANG & JUCHI YANG

PARCEL# 127429-000
 R-7.5 ZONING
 THE KADAMBI FAMILY REVOCABLE TRUST

LOT 6
 PARCEL# 986058-224
 DI WU & JING LU

APPLICANT/OWNER:
 MODERN NW, INC.
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 PORTLAND, OR 97213
 (971)322-3318
 FAX UNAVAILABLE
 sergey@modernnw.com

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 222 E. EVERGREEN BLVD.
 VANCOUVER, WA 98660
 (360) 695-1385
 FAX (360) 695-8117
 andyn@olsonengr.com



PRELIMINARY LANDSCAPE PLAN FOR: 18TH AVENUE SUBDIVISION

PRELIMINARY LANDSCAPE PLAN FOR:

LAND SURVEYORS
Olson
 ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
 360.695.1385
 509.299.9808



CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: JAN
 DRAWN: JAN
 CHECKED: MRO
 DATE: APRIL 2022
 SCALE: H: 1" = 40'
 V:
 COPYRIGHT 2022, OLSON ENGINEERING, INC.

18TH AVENUE SUBDIVISION
 JOB NO. A10212.01.01
SHEET
LS1.0