

**LANDSCAPING GENERAL NOTES:**

- DEVELOPER SHALL SUBMIT A LANDSCAPE PLAN SHOWING PLANT TYPE, LOCATION, AND QUANTITY OF PLANTS, THAT IS DESIGNED BY A QUALIFIED LANDSCAPE DESIGNER.
- SHOW THE LOCATION OF SIDEWALK, LIGHT POLES, MAIL BOXES, DRIVEWAYS, FIRE HYDRANTS, INTERSECTIONS, AND ANY OTHER APPURTENANCE THAT MAY INFLUENCE THE PLACEMENT OF PLANTS.
- LANDSCAPING SHALL BE SELECTED AND LOCATED TO DETER SOUND, FILTER AIR CONTAMINANTS, CURTAIL EROSION, MINIMIZE STORM WATER RUN-OFF, CONTRIBUTE TO LIVING PRIVACY, REDUCE THE VISUAL IMPACTS OF BUILDINGS/EQUIPMENT AND PAVED AREAS, SCREEN, REDUCE GLARE, AND EMPHASIZE OR SEPARATE OUTDOOR SPACES OF DIFFERENT USES OR CHARACTER.
- LANDSCAPING SHALL BE DESIGNED TO BE HARMONIOUS WITH THE LOCAL SETTING AND WITH NEIGHBORING DEVELOPMENTS.
- PLANTS AND TREES SHALL COMPLEMENT OR SUPPLEMENT SURROUNDING NATURAL VEGETATION.
- PLANTS AND TREES CHOSEN SHALL BE IN SCALE WITH THE STRUCTURES AND EQUIPMENT DEVELOPMENT, KEEPING IN MIND THE MATURE SIZE OF PLANTINGS.
- MINIMUM LANDSCAPING AS A PERCENT OF GROSS SITE AREA SHALL BE 15%.
- DEVELOPER SHALL PROVIDE AN IRRIGATION PLAN.
  - APPROPRIATE IRRIGATION SYSTEMS SHALL BE INSTALLED WHERE NEEDED TO ASSURE LANDSCAPING SUCCESS.
  - DESIGN OF LANDSCAPING THAT INCLUDES XERISCAPE PRINCIPLES IS ENCOURAGED TO REDUCE LONG-TERM MAINTENANCE DEMANDS AND TO CONSERVE WATER.
  - XERISCAPE IS DEFINED AS LANDSCAPE DESIGN, WHICH WOULD INCORPORATE PLANT MATERIALS THAT REQUIRE LITTLE OR NO IRRIGATION AND RELY ON NATURAL MOISTURE AND RAINFALL FOR SURVIVAL ONCE ESTABLISHED.
- LANDSCAPE SHALL BE DESIGNED WITH MAINTENANCE IN MIND:
  - DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN DESCRIBING FUNDING, RESPONSIBILITY, AND FREQUENCY OF MAINTENANCE.
  - PLANTS AND TREES THAT MINIMIZE UPKEEP AND MAINTENANCE SHALL BE SELECTED.
  - TREES, AS THEY GROW, SHALL BE PRUNED TO THEIR NATURAL FORM TO PROVIDE AT LEAST 10 FEET OF CLEARANCE ABOVE SIDEWALKS AND 12 FEET ABOVE STREET ROADWAY SURFACES.
  - SHRUBS SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF 42 INCHES FROM TOP OF CURB TO TOP OF PLANT. ENSURE THAT SHRUBS ARE TRIMMED BACK FROM FACE OF CURB.
  - WHERE THERE ARE OVERHEAD UTILITY LINES, TREE SPECIES THAT WILL NOT INTERFERE WITH THOSE LINES SHALL BE CHOSEN. DEVELOPER IS TO VERIFY WITH UTILITY ON SPECIES SELECTION.
  - TREES SHALL NOT BE PLANTED WITHIN 2 FEET OF ANY PERMANENT HARD SURFACE PAVING OR WALKWAY.
  - PARKING AND LOADING AREAS SHALL BE SCREENED FROM HORIZONTAL VIEW WITH THE USE OF DENSE LANDSCAPING, MOUNDS OR BERMS.
  - PERIMETER AND SECURITY FENCING SHALL BE CONSTRUCTED TO MINIMIZE VISUAL IMPACT. WALLS OR FENCES SEPARATING ADJOINING PARCELS MAY BE LOCATED AT THE PROPERTY LINE. SECURITY FENCING SHALL BLEND INTO AND BE COMPATIBLE WITH LANDSCAPING AND SURROUNDING ENVIRONMENT. FENCING SHALL HAVE EARTH TONE COLORS OF BROWN, TAN GRAY, OR GREEN. WALLS SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE BUILDING ARCHITECTURE, LANDSCAPING, AND SURROUNDING ENVIRONMENT.
  - SITE AND BUILDING LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE OR OBJECTIONABLE EFFECTS TO THE ADJACENT PROPERTIES. SITE LIGHTING POLES SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL DIRECT THE LIGHT DOWNWARD. LIGHTING SOURCES VIEWED FROM ABOVE OR BELOW ON ADJACENT PROPERTY SHALL BE SHIELDED. BUILDING LIGHTING IS TO BE CONCEALED AND INDIRECT. SITE LIGHTING IS TO BE DESIGNED TO PROVIDE UNIFORM DISTRIBUTION AND THE LIGHT LEVELS SHALL BE ADEQUATE FOR REASONABLE SECURITY AND SAFETY ON THE PREMISES.
  - EARTH BERMS MAY BE USED TO PROVIDE VARIATION IN THE GROUND PLANE AND FOR SCREENING INTERIOR PROTRUSIONS OF THE SITE. CARE MUST BE TAKEN IN THEIR DESIGN TO AVOID CREATING AN ARTIFICIAL APPEARING LANDSCAPE. THE BERMED AREAS SHALL BE AS LONG, AS GRADUAL, AND AS GRACEFUL AS SPACE WILL ALLOW, AND SHOULD HAVE A MINIMUM HEIGHT ABOVE SURROUNDING GRADE OF THREE FEET. MAXIMUM SLOPES FOR BERMED AREAS SHALL BE 3:1 FOR TURF AREAS AND 2:1 FOR GROUND COVER AREAS.

**LANDSCAPING W/IN R.O.W. NOTES:**

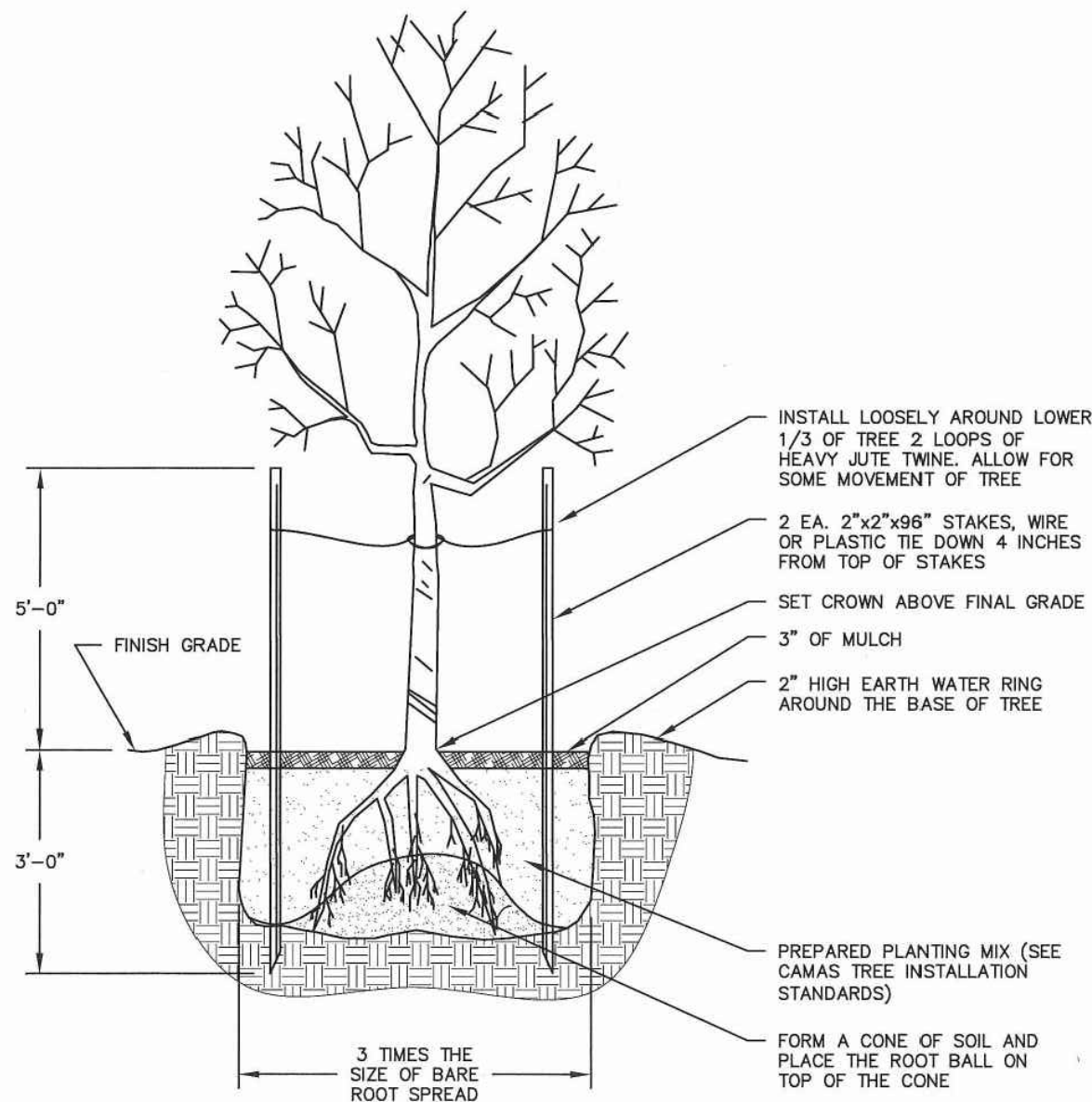
- TREES SHALL NOT BE PLANTED CLOSER THAN 25 FEET FROM THE CURB LINE OF THE INTERSECTIONS OF STREETS OR ALLEYS, AND NOT CLOSER THAN 10 FEET FROM DRIVEWAYS, FIRE HYDRANTS, OR UTILITY POLES.
- STREET TREES SHALL NOT BE PLANTED CLOSER THAN 20 FEET TO LIGHT STANDARDS, EXCEPT FOR PUBLIC SAFETY, NO NEW LIGHT STANDARD SHOULD BE POSITIONED CLOSER THAN 10 FEET TO ANY EXISTING STREET TREE, AND PREFERABLY SUCH LOCATIONS WILL BE AT LEAST 20 FEET DISTANCE.
- TREES SHALL NOT BE PLANTED CLOSER THAN 2-1/2 FEET FROM THE FACE OF THE CURB EXCEPT AT INTERSECTIONS, WHERE IT SHOULD BE 25 FEET FROM THE CURB IN A CURB RETURN AREA.
- EXISTING TREES MAY BE USED AS STREET TREES IF THERE WILL BE NO DAMAGE FROM THE DEVELOPMENT WHICH WILL KILL OR WEAKEN THE TREE.
- VISION CLEARANCE HAZARDS SHALL BE AVOIDED AND VISION CLEARANCE STANDARDS SHALL BE ADHERED TO.

City of Camas WASHINGTON  
 LANDSCAPE DETAIL NOT TO SCALE  
 LANDSCAPING NOTES  
 DETAIL NO. LS1  
 DATE: 5/17/2019

**PLANTING NOTES:**

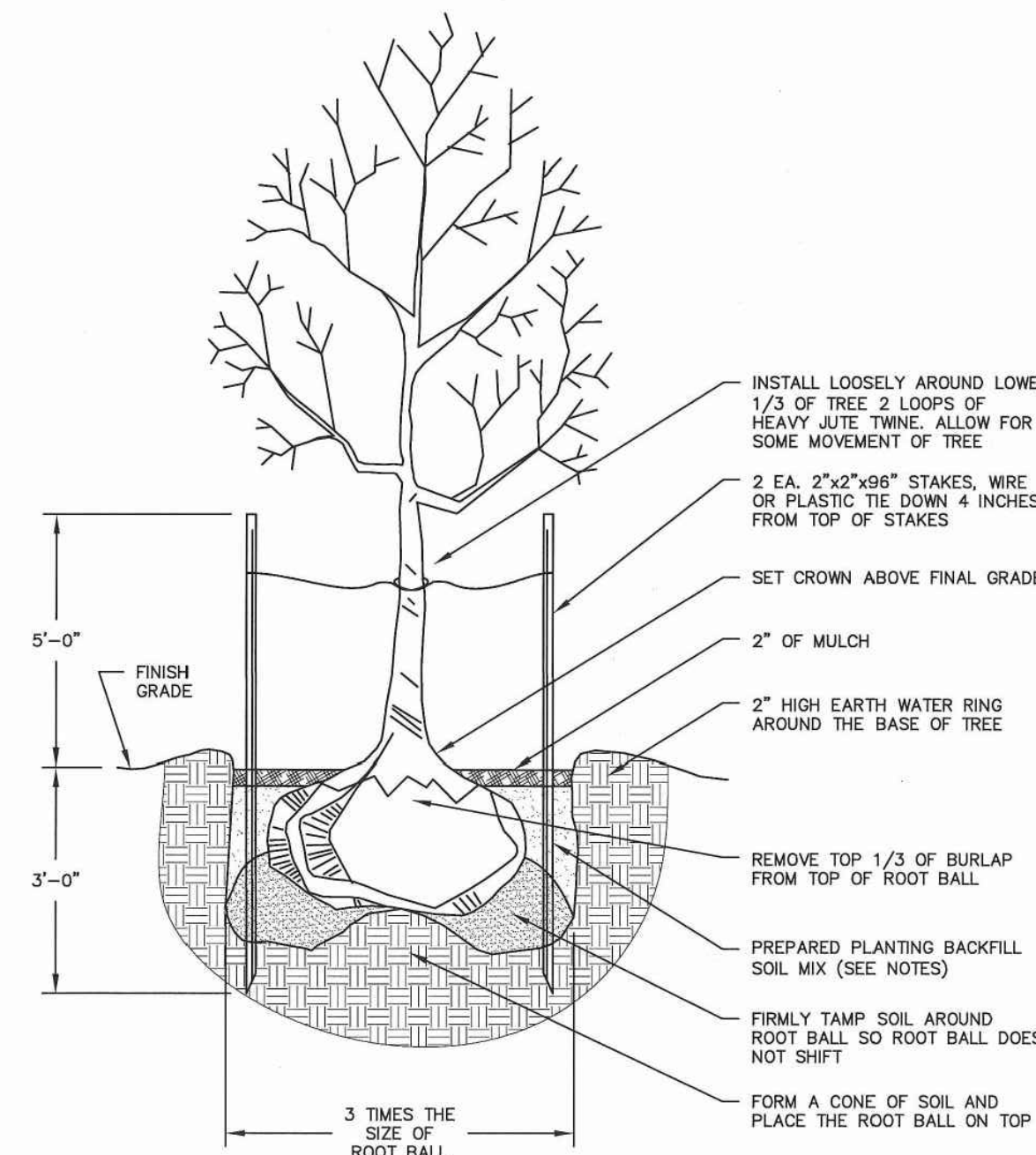
- ALL PLANTING TO BE OF NURSERY STOCK GRADE NO. 1 OR BETTER AND MUST BE APPROVED PRIOR TO PLANTING.
- ALL PLANTING HOLES SHALL BE EXCAVATED THREE TIMES THE DIAMETER OF THE TREE ROOT BALL OR ROOT SYSTEM.
- DECIDUOUS TREES SHALL HAVE STRAIGHT TRUNKS, BE FULL BRANCHED, HAVE A MINIMUM CALIPER OF 2 INCHES AND BE ADEQUATELY STAKED FOR PLANTING. CALIPER OF TREES SHALL BE LARGER WHEN REQUIRED BY OTHER CITY STANDARDS OR PLANS.
- EVERGREEN TREES SHALL BE A MINIMUM OF THREE FEET IN HEIGHT, FULLY BRANCHED AND ADEQUATELY STAKED FOR PLANTING.
- DECIDUOUS TREES SHALL BE A MINIMUM 2" CALIPER UNLESS APPROVED BY THE CITY.
- POTTED OR B&B PLANTS SHALL BE A MINIMUM SIZE OF 3 GALLONS UNLESS APPROVED BY THE CITY.
- SHRUBS SHALL BE PLANTED ACCORDING TO RECOGNIZED LANDSCAPE STANDARD PRACTICE FOR MAINTENANCE, APPEARANCE, HEALTH OF THE PLANTS, AND OVERALL AESTHETICS.
- PLANT UPRIGHT AND FACE TO GIVE BEST APPEARANCE OR RELATIONSHIP TO OTHER PLANTS AND STRUCTURES.
  - LOOSEN AND REMOVE TWINE BINDING AND BURLAP FROM AROUND THE TOP OF EACH ROOT BALL.
  - SET TREES AN INCH ABOVE FINISH GRADE.
  - STAKE OR GUY TREES IMMEDIATELY AFTER PLANTING (SEE DETAIL PL3, PL4, & PL5)
  - REMOVE STAKES OR GUY WIRES ONE YEAR AFTER INSTALLATION.
- PLACE AND COMPACT BACKFILL SOIL MIXTURE CAREFULLY TO AVOID INJURY TO ROOTS, AND TO FILL ALL VOIDS. BACKFILL MIX SHALL CONSIST OF 1/4 APPROVED HUMUS MATERIAL TO 3/4 TOPSOIL, PLUS SOIL AMENDMENTS/FERTILIZERS AS PER SOIL ANALYSIS (TO BE PERFORMED PRIOR TO PLANTING TREES).
- WHEN HOLE IS NEARLY FILLED, COMPLETELY SOAK AND ALLOW WATER TO DRAIN AWAY. FILL HOLE TO FINISH GRADE. PROVIDE 2 INCH HIGH BERM WATER RING AT THE BASE OF EACH TREE. REMOVE BERM AT THE END OF CONTRACT MAINTENANCE PERIOD.
- GROUND COVER, SHALL BE PLANTED ACCORDING TO RECOGNIZED LANDSCAPE STANDARD PRACTICE FOR MAINTENANCE, APPEARANCE, OVERALL AESTHETICS, AND HEALTH OF THE PLANTS.
- TREES, AS THEY GROW, SHALL BE PRUNED TO THEIR NATURAL FORM TO PROVIDE AT LEAST 10 FEET OF CLEARANCE ABOVE SIDEWALKS AND 14 FEET ABOVE STREET ROADWAY SURFACES.
- TREE MAINTENANCE IN ORDER TO INSURE ESTABLISHMENT, SURVIVAL AND GROWTH, TREES SHALL BE MULCHED WITH 4" DEEP COMPOST AND WATERED AS NECESSARY DURING THE FIRST TWO GROWING SEASONS, PRUNING TO BE AS FOLLOWS:
  - YEAR 1 - ONLY DEAD, BROKEN, OR CROSSING BRANCHES SHALL BE PRUNED.
  - YEAR 2 - A CLASS 1 PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED. THE PURPOSE OF THIS PRUNING IS TO ESTABLISH PROPER SCAFFOLD BRANCHING, RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE, AND REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
  - YEAR 3 - A CLASS 1 PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED. THE PURPOSE OF THIS PRUNING IS TO CONTINUE TO ESTABLISH THE PROPER SCAFFOLD BRANCHING, CONTINUE TO RAISE THE CROSSING FOR ROAD/SIDEWALK CLEARANCE, AND TO REMOVE ANY DEAD, DYING, OR CROSSING BRANCHES.
- DEFINITIONS:
  - BALLED AND BURLAPPED (B&B) - TREES AND SHRUBS WITH A LARGE BALL OF SOIL AROUND THE ROOTS WRAPPED IN BURLAP.
  - BARE-ROOT - OFFERED BY NURSERIES IN WINTER AND EARLY SPRING WITH ALL THE SOIL REMOVED FROM THEIR ROOTS.
  - CALIPER - THE DIAMETER OF THE TRUNK MEASURED AT 4- FEET FROM THE GROUND.
  - GROUND COVER - LIVING MATERIAL THAT DOES NOT INCLUDE BARK CHIPS OR OTHER MULCH.

City of Camas WASHINGTON  
 LANDSCAPE DETAIL NOT TO SCALE  
 PLANTING NOTES  
 DETAIL NO. LS2  
 DATE: 5/17/2019



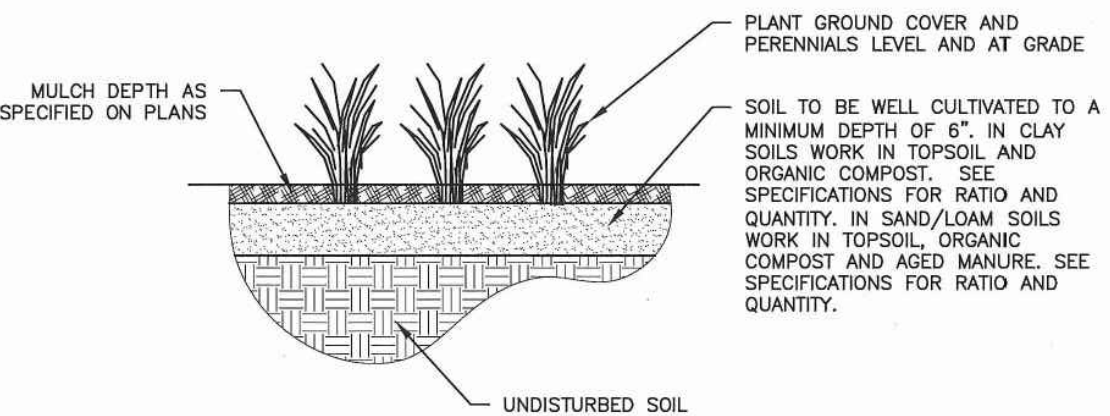
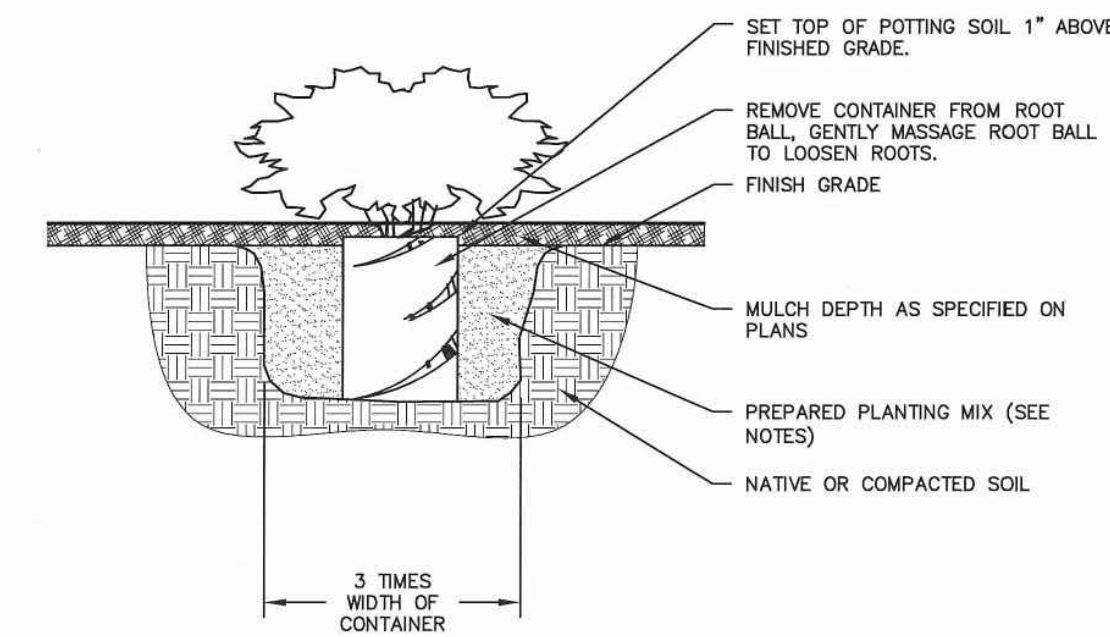
- NOTES:**
- A ROOT BARRIER SHOULD BE INSTALLED AT THE EDGE OF PAVEMENT OR 4 FEET WIDE AND 6 FEET LONG RECTANGLE AROUND THE TREE. SEE DETAILS PL7, PL8 & PL9
  - BACKFILL MIX SHALL CONSIST OF THE FOLLOWING: 0.75 PART TOPSOIL, 0.25 PART APPROVED HUMUS MATERIAL, SOIL AMENDMENTS/FERTILIZERS AS PER SOIL ANALYSIS (TO BE PERFORMED BEFORE PLANTING TREES).

City of Camas WASHINGTON  
 LANDSCAPE DETAIL NOT TO SCALE  
 BARE ROOT PLANTING  
 DETAIL NO. LS3  
 DATE: 5/17/2019



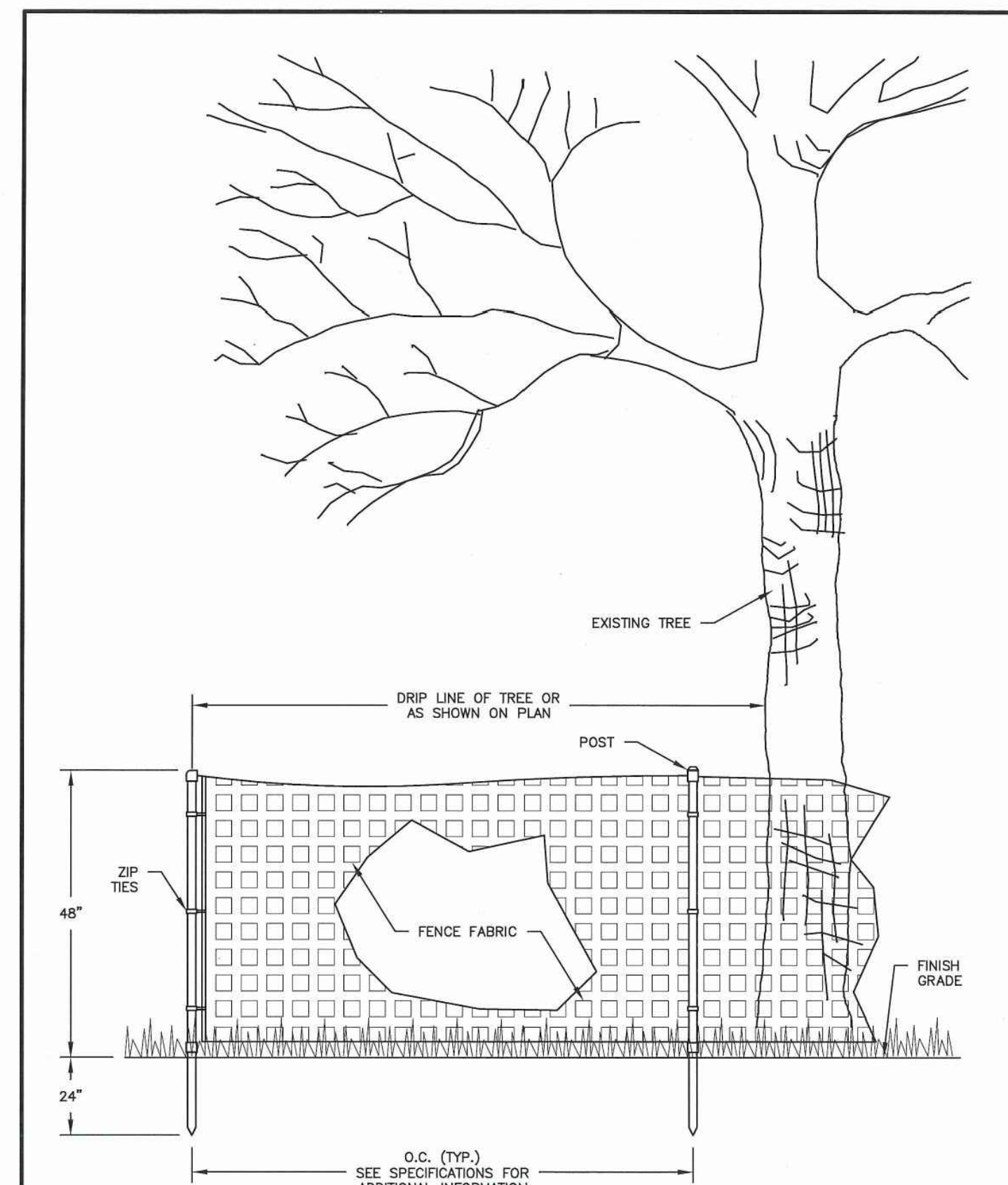
- NOTES:**
- A ROOT BARRIER SHOULD BE INSTALLED AT THE EDGE OF PAVEMENT OR 4 FEET WIDE AND 6 FEET WIDE RECTANGLE AROUND THE TREE. SEE DETAILS PL7, PL8 & PL9
  - BACKFILL MIX SHALL CONSIST OF THE FOLLOWING: 0.75 PART TOPSOIL, 0.25 PART APPROVED HUMUS MATERIAL, SOIL AMENDMENTS/FERTILIZERS AS PER SOIL ANALYSIS (TO BE PERFORMED BEFORE PLANTING TREES).

City of Camas WASHINGTON  
 LANDSCAPE DETAIL NOT TO SCALE  
 DECIDUOUS BALLED/BURLAP TREE PLANTING  
 DETAIL NO. LS4  
 DATE: 5/17/2019

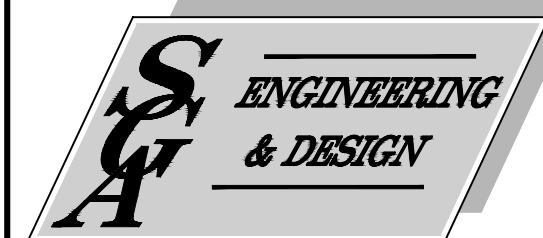


- NOTES:**
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - BACKFILL MIX SHALL CONSIST OF THE FOLLOWING: 0.75 PART TOPSOIL, 0.25 PART APPROVED HUMUS MATERIAL, SOIL AMENDMENTS/FERTILIZERS AS PER SOIL ANALYSIS (TO BE PERFORMED BEFORE PLANTING).

City of Camas WASHINGTON  
 LANDSCAPE DETAIL NOT TO SCALE  
 SHRUB CONTAINER PLANTING  
 DETAIL NO. LS5  
 DATE: 5/17/2019

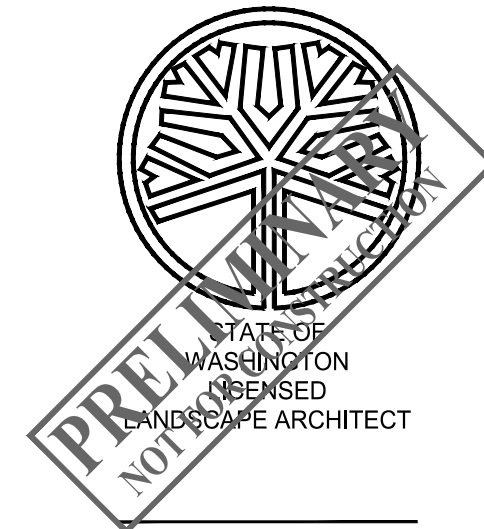


City of Camas WASHINGTON  
 LANDSCAPE DETAIL NOT TO SCALE  
 TREE PROTECTION FENCE DETAIL  
 DETAIL NO. LS6  
 DATE: 5/17/2019



CIVIL ENGINEERING ~ LAND PLANNING  
 DEVELOPMENT SERVICES  
 LANDSCAPE ARCHITECTURE

2005 BROADWAY  
 VANCOUVER, WA 98663  
 PHONE (360)993-0911  
 FAX (360)993-0912



SCOTT A. TAYLOR  
 LICENSE NO. 1247  
 EXPIRES ON

LANDSCAPE DETAILS  
**LACAMAS COUNSELING CENTER**  
 CITY OF CAMAS

PRELIMINARY

REVISIONS

DESIGNED BY: SAT,SEM  
 DRAWN BY: SAT,SEM  
 CHECKED BY: KRS  
 SCALE: #####

JOB NUMBER 5023 SHEET PRE6.1