

LANDSCAPING GENERAL NOTES:

1. DEVELOPER SHALL SUBMIT A LANDSCAPE PLAN SHOWING PLANT TYPE, LOCATION, AND QUANTITY OF PLANTS, THAT IS DESIGNED BY A QUALIFIED LANDSCAPE DESIGNER.
2. SHOW THE LOCATION OF SIDEWALK, LIGHT POLES, MAIL BOXES, DRIVEWAYS, FIRE HYDRANTS, INTERSECTIONS, AND ANY OTHER APPURTENANCES THAT MAY INFLUENCE THE PLACEMENT OF PLANTS.
3. LANDSCAPING SHALL BE SELECTED AND LOCATED TO DETOUR SOUND, FILTER AIR CONTAMINANTS, CURTAIL EROSION, MINIMIZE STORM WATER RUN-OFF, CONTRIBUTE TO URBAN PRACTICE, REDUCE THE VISUAL IMPACTS OF BUILDINGS/EQUIPMENT AND PAVED AREAS, SCREEN, REDUCE GLARE, AND EMPHASIZE OR SEPARATE OUTDOOR SPACES OF BUILDINGS.
4. LANDSCAPING SHALL BE DESIGNED TO BE HARMONIOUS WITH THE LOCAL SETTING AND WITH NEIGHBORING DEVELOPMENTS.
5. PLANTS AND TREES SHALL COMPLEMENT OR SUPPLEMENT SURROUNDING NATURAL VEGETATION.
6. PLANTS AND TREES SHALL BE IN SCALE WITH THE STRUCTURES AND EQUIPMENT DEVELOPMENT, KEEPING IN MIND THE MATURE SIZE OF PLANTING.
7. MINIMUM LANDSCAPING AS A PERCENT OF GROSS SITE AREA SHALL BE 15%.
8. DEVELOPER SHALL PROVIDE AN IRRIGATION PLAN.
 - a.1. APPROPRIATE IRRIGATION SYSTEMS SHALL BE INSTALLED WHERE NEEDED TO ASSURE LANDSCAPING SUCCESS.
 - a.2. DESIGN OF LANDSCAPING THAT INCLUDES XERISCAPE PRINCIPLES IS ENCOURAGED TO REDUCE LONG-TERM MAINTENANCE DEMANDS AND TO CONSERVE WATER.
 - a.3. 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.
 - a.4. LANDSCAPE SHALL BE DESIGNED WITH MAINTENANCE IN MIND.
 - a.5. DEVELOPER SHALL PROVIDE A MAINTENANCE PLAN DESCRIBING FUNDING, RESPONSIBILITY, AND FREQUENCY OF MAINTENANCE.
 - a.6. PLANTS AND TREES THAT MINIMIZE UPEAKE AND MAINTENANCE SHALL BE SELECTED.
 - a.7. 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.
 - a.8. SHRUBS SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF 45 INCHES FROM TOP OF CURB TO TOP OF PLANT. ENSURE THAT SHRUBS ARE TRIMMED BACK FROM FACE OF CURB.
 - a.9. WHERE THERE ARE OVERHANGING TREE BRANCHES THAT WILL NOT INTERFERE WITH THOSE LINES SHALL BE CHISEN. DEVELOPER IS TO VERIFY WITH UTILITY ON SPACES SELECTION.
 - a.10. TREES SHALL NOT BE PLANTED WITHIN 2 FEET OF ANY PERMANENT HARD SURFACE PAVING OR WALKWAY.
 - a.11. PERIMETER AND SECURITY FENCING SHALL BE CONSTRUCTED TO MINIMIZE VISUAL IMPACT WALLS OR FENCES SEPARATING ADJACENT 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.
9. SITE AND BUILDING LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE OR OBSCURABLE 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 ADJACENT OR BELOW ON ADJACENT PROPERTY SHALL BE SHIELDED. BUILDING LIGHTING IS TO BE CONCEALED AND INDIRECT. SITE LIGHTING IS TO BE DESIGNED TO PROVIDE EVENLY DISTRIBUTED AND LIGHT LEVELS SHALL BE ADEQUATE FOR REASONABLE SECURITY AND SAFETY ON THE PREMISES.
10. EARTH BERMS MAY BE USED TO PROVIDE VARIATION IN THE GROUND PLANE AND FOR SCREENING INTERIOR PROVISIONS 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 GRAZING, AND AS BRACEFUL 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 GROUNDCOVER AREAS.

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

1. 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.
2. STREET TREES SHALL NOT BE PLANTED CLOSER THAN 20 FEET TO LIGHT STANDARDS, EXCEPT FOR PUBLIC SAFETY. NO NEW LIGHT STANDARDS CLOSER THAN 10 FEET TO ANY EXISTING STREET TREE, AND PREFERABLY SUCH LOCATIONS WILL BE AT LEAST 20 FEET DISTANCE.
3. TREES SHALL NOT BE PLANTED CLOSER THAN 3'-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.
4. EXISTING TREES MAY BE USED AS STREET TREES IF THERE WILL BE NO DAMAGE FROM THE DEVELOPMENT WHICH WILL BE OR HEREON.
5. VISION CLEARANCE HAZARDS SHALL BE AVOIDED AND VISION CLEARANCE STANDARDS SHALL BE ADHERED TO.

City of Camas LANDSCAPE DETAIL LANDSCAPING NOTES NOT TO SCALE DETAIL NO. L51
 WASHINGTON DATE APPROVED BY DATE REVISION: 3 DATE: 5/17/2019

PLANTING NOTES:

1. ALL PLANTING TO BE OF NURSERY STOCK GRADE NO. 1 OR BETTER AND MUST BE APPROVED PRIOR TO PLANTING.
2. 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.
3. EVERGREEN TREES SHALL BE A MINIMUM OF THREE FEET IN HEIGHT, FULLY BRANCHED AND ADEQUATELY STAKED FOR PLANTING.
4. DECIDUOUS TREES SHALL BE A MINIMUM OF 3 GALLONS UNLESS APPROVED BY THE CITY.
5. POTTED OR B&B PLANTS SHALL BE A MINIMUM SIZE OF 3 GALLONS UNLESS APPROVED BY THE CITY.
6. SHRUBS SHALL BE PLANTED ACCORDING TO RECOGNIZED LANDSCAPE STANDARD PRACTICES FOR MAINTENANCE, APPEARANCE, HEALTH OF THE PLANTS, AND OVERALL AESTHETICS.
7. PLANT UPRIGHT AND FACE TO THE BEST APPEARANCE OR RELATIONSHIP TO OTHER PLANTS AND STRUCTURES.
8. LOOSEN AND REMOVE THREE BRINGS AND BURLEAP FROM AROUND THE TOP OF EACH ROOT BALL.
- 8.1. SET TREES AN INCH ABOVE FINISH GRADE.
- 8.2. REMOVE STAKES OR GUY WIRES ONE YEAR AFTER INSTALLATION.
- 8.3. STAKE OR GUY TREES IMMEDIATELY AFTER PLANTING (SEE DETAIL PL7, PL8 & PL9).
- 8.4. 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.
9. 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.
10. GROUND COVER SHALL BE PLANTED ACCORDING TO RECOGNIZED LANDSCAPE STANDARD PRACTICE FOR MAINTENANCE, APPEARANCE, OVERALL AESTHETICS, AND HEALTH OF THE PLANTS.
11. 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.
12. 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:
 - a.1. YEAR 1 - ONLY DEAD, BROKEN, OR CROSSING BRANCHES SHALL BE PRUNED.
 - a.2. YEAR 2 - A CLASS 1 PRUNE, SUBSIDIANT TO NATIONAL ARBOREST 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.
 - a.3. YEAR 3 - A CLASS 1 PRUNE, SUBSIDIANT TO NATIONAL ARBOREST ASSOCIATION STANDARDS, SHALL BE PERFORMED. THE PURPOSE OF THIS PRUNING IS TO CONTINUE TO ESTABLISH THE PROPER SCAFFOLD BRANCHING, CONTINUE TO RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE, AND TO REMOVE ANY DEAD, DYING, OR CROSSING BRANCHES.
13. DEFINITIONS:
 - a.1. BALLED AND BURLAPPED (B&B) - TREES AND SHRUBS WITH A LARGE BALL OF SOIL AROUND THE ROOTS WRAPPED IN BURLAP.
 - a.2. CALIPER - THE DIAMETER OF THE TRUNK MEASURED AT 4-FEET FROM THE GROUND.
 - a.3. GROUND COVER - LIVING MATERIAL THAT DOES NOT INCLUDE BARK CHIPS OR OTHER MULCH.

City of Camas LANDSCAPE DETAIL DECIDUOUS BALLED/BURLAP TREE PLANTING NOT TO SCALE DETAIL NO. L54
 WASHINGTON DATE APPROVED BY DATE REVISION: 2 DATE: 5/17/2019

City of Camas LANDSCAPE DETAIL SHRUB CONTAINER PLANTING NOT TO SCALE DETAIL NO. L55
 WASHINGTON DATE APPROVED BY DATE REVISION: 2 DATE: 5/17/2019

GROUNDCOVER PLANTING DETAIL

1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING OR ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.
2. LOCATE GROUNDCOVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

City of Camas LANDSCAPE DETAIL GROUNDCOVER PLANTING DETAIL NOT TO SCALE DETAIL NO. L57
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