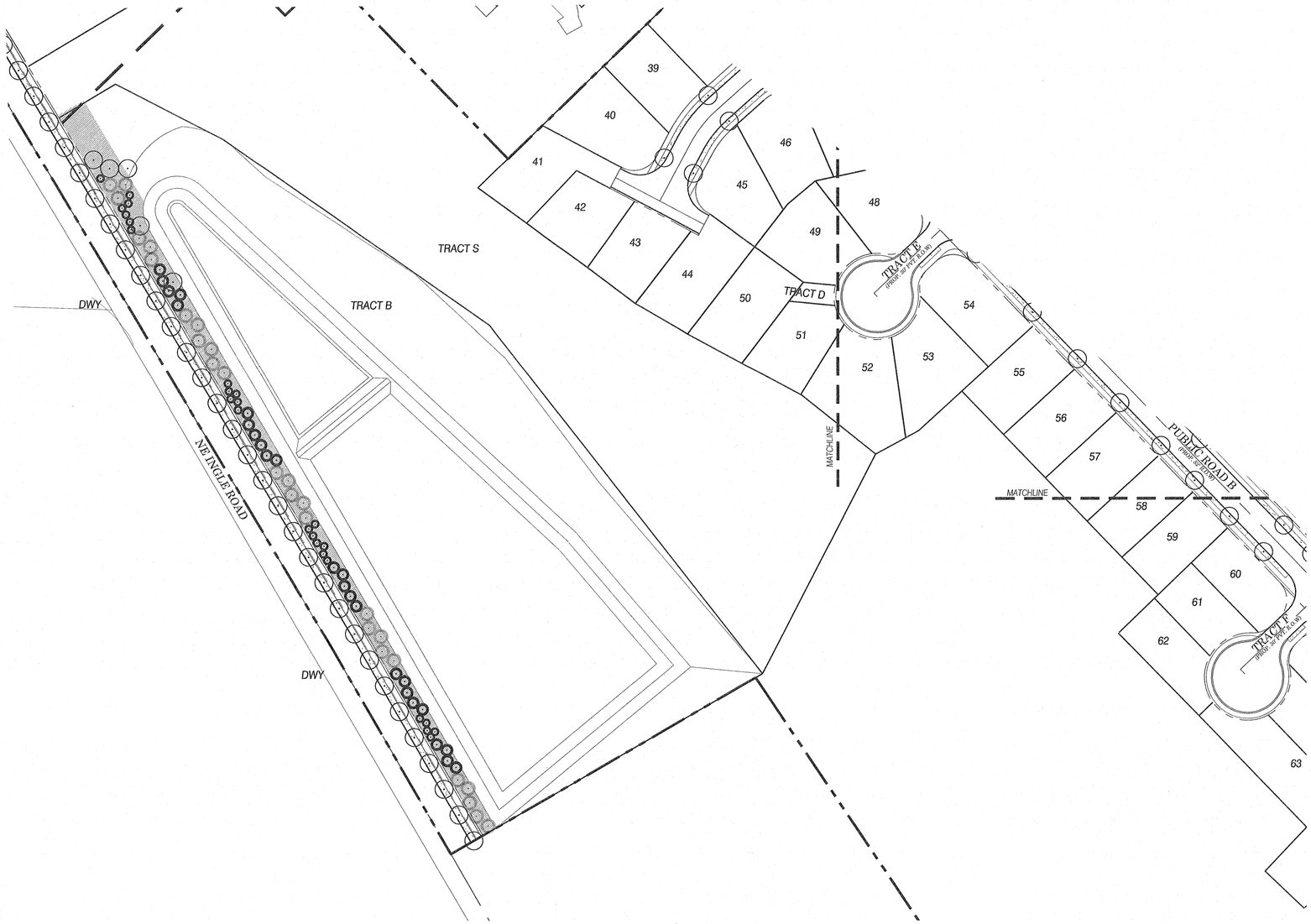
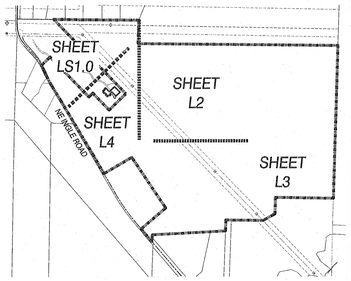
EXHIBIT 13





SEE SHEET LS1.0 FOR LANDSCAPE LEGEND

OWNER/APPLICANT:
GREEN MOUNTAIN LAND, LLC
333 S STATE STREET, SUITE 201
LAKE OSWEGO, OR 97034
(503) 597-7100
FAX UNAVAILABLE
john.schmidt@metlandgroup.com

CONTACT:
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VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
rebeccaw@olsonengr.com

N

GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

PLOT: consultant3.ctb
FILE: j:/data/8000/8900/8938/8938.01.02/Planning/8938.p.Master.Plan.North.dwg

STORMPOND LANDSCAPE PLAN FOR:

GREEN MOUNTAIN PHASE 3

(PART OF GREEN MOUNTAIN PRD #SUB14-02)

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

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

10/5/17

REBECCA J. WAHLSTROM
CERTIFICATE NO. 1141

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: BH/RJW

DRAWN: RJW

CHECKED: KFS/MRO

DATE: OCTOBER 2017

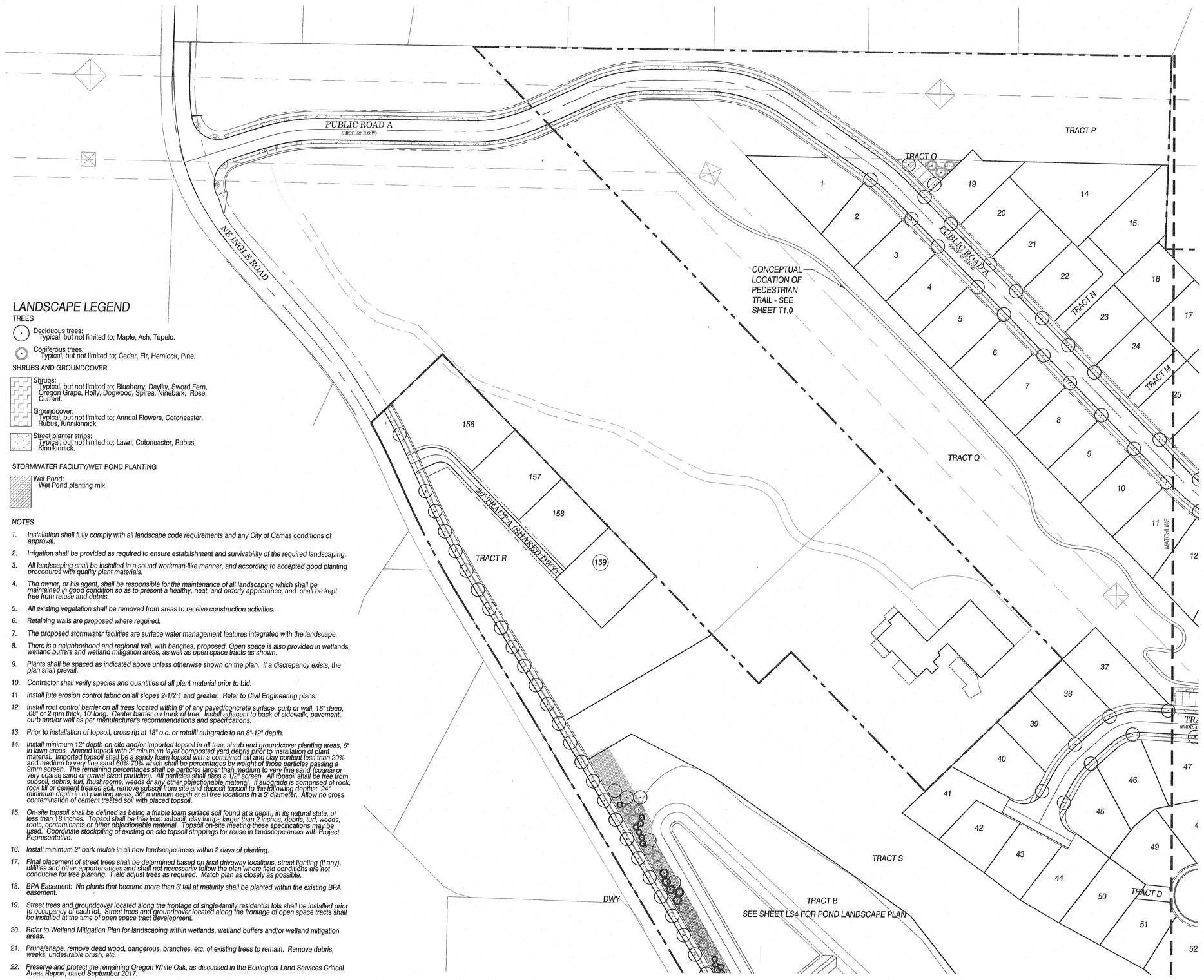
SCALE: H: 1" = 40'
V:

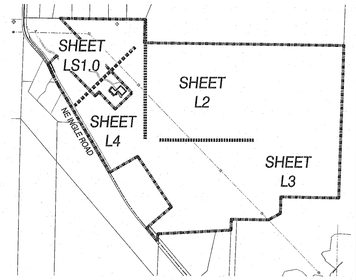
GREEN MOUNTAIN PH. 3

JOB NO. 8938.01.02

SHEET

LS1.4





LANDSCAPE LEGEND

TREES

Deciduous trees:
Typical, but not limited to; Maple, Ash, Tupelo.

Coniferous trees:
Typical, but not limited to; Cedar, Fir, Hemlock, Pine.

SHRUBS AND GROUNDCOVER

Shrubs:
Typical, but not limited to; Blueberry, Daylily, Sword Fern, Oregon Grape, Holly, Dogwood, Spirea, Ninebark, Rose, Currant.

Groundcover:
Typical, but not limited to; Annual Flowers, Cotoneaster, Rubus, Kinnikinnick.

Street planter strips:
Typical, but not limited to; Lawn, Cotoneaster, Rubus, Kinnikinnick.

STORMWATER FACILITY/WET POND PLANTING

Wet Pond:
Wet Pond planting mix

NOTES

1. Installation shall fully comply with all landscape code requirements and any City of Camas conditions of approval.
2. Irrigation shall be provided as required to ensure establishment and survivability of the required landscaping.
3. All landscaping shall be installed in a sound workman-like manner, and according to accepted good planting procedures with quality plant materials.
4. 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.
5. All existing vegetation shall be removed from areas to receive construction activities.
6. Retaining walls are proposed where required.
7. The proposed stormwater facilities are surface water management features integrated with the landscape.
8. There is a neighborhood and regional trail, with benches, proposed. Open space is also provided in wetlands, wetland buffers and wetland mitigation areas, as well as open space tracts as shown.
9. Plants shall be spaced as indicated above unless otherwise shown on the plan. If a discrepancy exists, the plan shall prevail.
10. Contractor shall verify species and quantities of all plant material prior to bid.
11. Install jute erosion control fabric on all slopes 2-1/2:1 and greater. Refer to Civil Engineering plans.
12. Install root control barrier on all trees located within 8' of any paved/concrete surface, curb or wall, 18" deep, .08" or 2 mm thick, 10' 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.
13. Prior to installation of topsoil, cross-rip at 18" o.c. or rototill subgrade to an 8"-12" depth.
14. Install minimum 12" depth on-site and/or imported topsoil in all tree, shrub and groundcover planting areas, 6" in lawn areas. Amend topsoil with 2" minimum layer composted yard debris prior to installation of plant material. Imported 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" 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" minimum depth in all planting areas, 36" minimum depth at all tree locations in a 5' diameter. Allow no cross contamination of cement treated soil with placed topsoil.
15. On-site topsoil shall be defined as being a friable loam surface soil found at a depth, in its natural state, of less than 18 inches. Topsoil shall be free from subsoil, clay lumps larger than 2 inches, debris, turf, weeds, roots, contaminants or other objectionable material. Topsoil on-site meeting these specifications may be used. Coordinate stockpiling of existing on-site topsoil strippings for reuse in landscape areas with Project Representative.
16. Install minimum 2" bark mulch in all new landscape areas within 2 days of planting.
17. Final placement of street trees shall be determined based on final driveway locations, street lighting (if any), 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.
18. BPA Easement: No plants that become more than 3' tall at maturity shall be planted within the existing BPA easement.
19. 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.
20. Refer to Wetland Mitigation Plan for landscaping within wetlands, wetland buffers and/or wetland mitigation areas.
21. Prune/shape, remove dead wood, dangerous, branches, etc. of existing trees to remain. Remove debris, weeks, undesirable brush, etc.
22. Preserve and protect the remaining Oregon White Oak, as discussed in the Ecological Land Services Critical Areas Report, dated September 2017.
23. Trail locations are shown in approximate locations. Trail design will be addressed during final engineering.

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GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

PLOT: consultant3.ctb
FILE: j:/data/8000/8900/8938/8938.01.02/Planning/8938.p.Master.Plan.North.dwg

CONCEPTUAL LANDSCAPE PLAN FOR:

GREEN MOUNTAIN PHASE 3

(PART OF GREEN MOUNTAIN PRD #SUB14-02)

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
REBECCA J. WAHLSTROM
CERTIFICATE NO. 1141
10/5/17

CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: BH/RJW

DRAWN: RJW

CHECKED: KFS/MRO

DATE: OCTOBER 2017

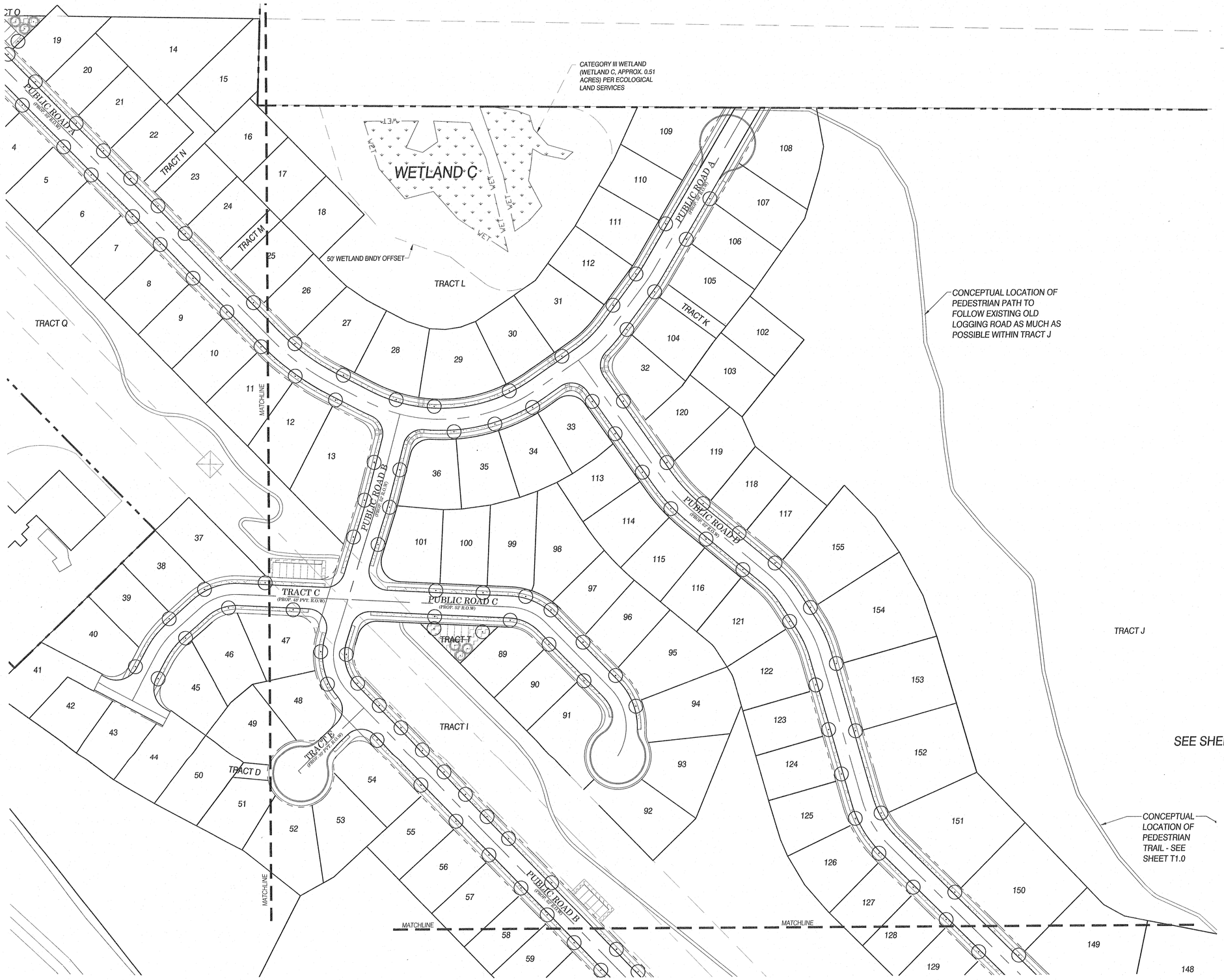
SCALE: H: 1" = 200'
V:

GREEN MOUNTAIN PH. 3

JOB NO. 8938.01.02

SHEET

LS1.0



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CONCEPTUAL LANDSCAPE PLAN FOR:

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
REBECCA J. WAHLSTROM
CERTIFICATE NO.1141
10/5/17

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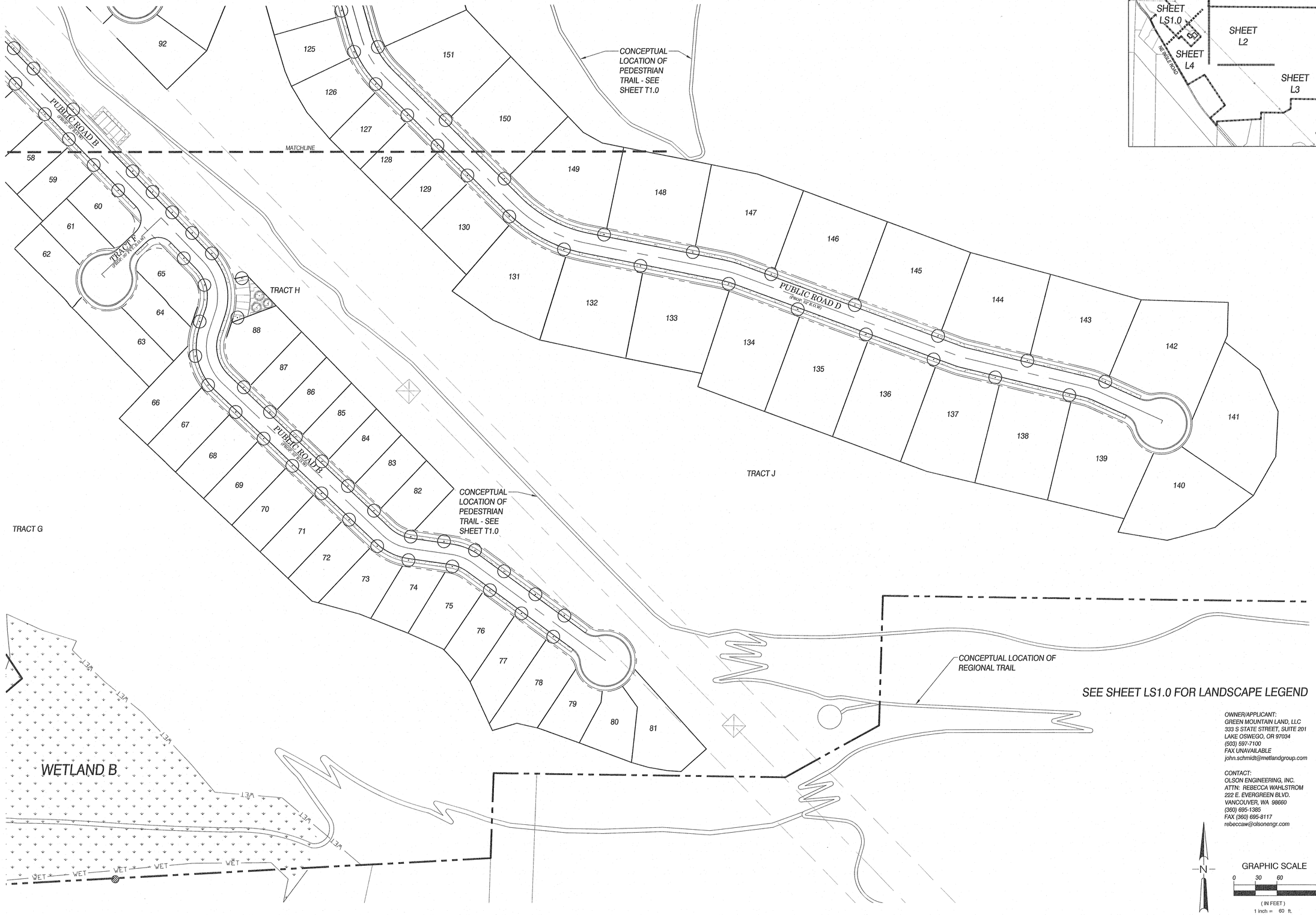
SCALE: H: 1" = 60' V:

GREEN MOUNTAIN PH. 3
JOB NO. 8938.01.02

SHEET
LS1.2



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LS1.3