

CONCEPT PLANT SCHEDULE

	<b>NEW STREET TREES</b> These trees are to be installed by the builder or homeowner after home construction and during landscape construction. Trees locations may be adjusted to accommodate driveways, street lights, water meters, fire hydrants, electrical transformers, and other utilities. Trees shall be a minimum of 2" caliper at time of planting. Tree spacing shall be 30 feet on center, but spacing may be reduced to address conflicts with utilities and driveways. Trees may be selected from the options listed below. Substitutions shall be approved by the developer and landscape architect. Acer campestre 'JFS Schichtel2' / Streetside® Hedge Maple Acer grandidentatum 'JFS-NuMex 3' / Mesa Glow® Bigtooth Maple Acer grandidentatum 'Schmidt' / Rocky Mountain Glow® Maple Acer griseum 'JFS KW8AGRI' / Fireburst® Paperbark Maple Acer rubrum 'Armstrong' / Armstrong Red Maple Acer rubrum 'Bowhall' / Bowhall Red Maple Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple Acer rubrum 'Red Rocket' / Red Rocket Maple Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple Acer saccharum 'Sugar Cone' / Sugar Cone Sugar Maple Acer x freemanii 'Scarsen' / Scarlet Sentinel® Red Maple Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam Carpinus caroliniana 'CCSQU' / Palisade® American Hornbeam Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry Cercidiphyllum japonicum 'Red Fox' / Red Fox Katsura Tree Chionanthus retusus 'Tokyo Tower' / Tokyo Tower Chinese Fringe Tree Cornus kousa 'Rutpink' / Scarlet Fire® Kousa Dogwood Cornus kousa 'Summer Fun' / Summer Fun Kousa Dogwood Cornus kousa 'Summer Gold' / Summer Gold Kousa Dogwood Eucommia ulmoides 'Empozam' / Emerald Pointe™ Hardy Rubber Tree Fagus sylvatica 'Dawcyk Purple' / Dawcyk Purple European Beech Fagus sylvatica 'Fastigiata' / Fastigiata European Beech Fagus sylvatica 'Red Obelisk' / Red Obelisk European Beech Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree Koeleruteria paniculata 'Fastigiata' / Columnar Goldenrain Tree Liriodendron tulipifera 'Fastigiata' / Columnar Tulip Poplar Magnolia x 'Galaxy' / Galaxy Magnolia Magnolia x 'NCMX1' / Mercury® Magnolia Malus x 'Adirondack' / Adirondack Crabapple Malus x 'JFS KW213MX' / Raspberry Spear® Crabapple Malus x 'JFS KW214MX' / Ivory Spear® Crabapple Malus x 'JFS-KW5' / Royal Raindrops® Crabapple Malus x 'Jarmir' / Marilee® Crabapple Malus x 'Red Barron' / Red Barron Crabapple Malus x 'Schmidtcutleaf' / Golden Raindrops™ Crabapple Nyssa sylvatica 'JFS-red' / Firestarter® Tupelo Parrotia persica 'Inge's Ruby Vase' / Ruby Vase Persian Parrotia Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia Parrotia persica 'Vanessa' / Vanessa Persian Parrotia Prunus sargentii 'JFS-KW58' / Pink Flair® Sargent Cherry Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry Prunus serrulata 'Royal Burgundy' / Royal Burgundy Cherry Prunus x 'JFS-KW14' / First Blush® Cherry Pyrus calleryana 'Capital' / Capital Callery Pear Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear Pyrus x 'NCPX1' / Javelin® Pear Quercus bicolor 'Bonnie and Mike' / Beacon® Oak Quercus robur 'Fastigiata' / Skyrocket® English Oak Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak Quercus x 'Crimschmidt' / Crimson Spire™ Oak Quercus x bimundorum 'JFS-KW1QX' / Streetspire® Oak Styrax japonicus 'Spring Showers' / Spring Showers Japanese Snowbell Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac Taxodium distichum 'Skyward' / Lindsey's Columnar Bald Cypress Tilia cordata 'Corzani' / Corinthian® Littleleaf Linden Zelkova serrata 'Musashino' / Musashino Japanese Zelkova	276
	<b>EXISTING OAK TREES TO REMAIN</b> Existing Oak Trees are to be protected in accordance with the City of La Center Tree Protection measures outlined in LMC 18.350.060 (3).	21
	<b>NEW LOT TREES</b> These trees are to be installed by the builder or homeowner after home construction and during landscape construction. Trees locations may be adjusted within the confines of the lot they are shown on. Trees shall be a minimum of 6 feet high at time of planting and are spaced as shown. Trees shall be selected from the options listed below. Substitutions shall be approved by the developer and landscape architect. Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Weeping Alaska Cedar	151
	<b>EXISTING DECIDUOUS TREES TO REMAIN</b> Existing Deciduous Trees are to be protected in accordance with the City of La Center Tree Protection measures outlined in LMC 18.350.060 (3).	128
	<b>EXISTING EVERGREEN TREES TO REMAIN</b> Existing Evergreen Trees are to be protected in accordance with the City of La Center Tree Protection measures outlined in LMC 18.350.060 (3).	70
	<b>OREGON WHITE OAK MITIGATION</b> Refer to the Critical Areas Report & Mitigation Plan for information regarding Oregon White Oak Mitigation. Oak trees are spaced 15' o.c. Quercus garryana / Oregon White Oak	25,139 sf 116
	<b>RIPARIAN NATIVE MITIGATION TREES</b> Refer to the Critical Areas Report & Mitigation Plan for information regarding Stream Mitigation. Alder are spaced 12' o.c. and Cedar are spaced 18' o.c. Alnus rubra / Red Alder Thuja plicata / Western Red Cedar	76,114 sf 220 147
	<b>UPLAND NATIVE MITIGATION TREES</b> Maple are spaced at 15' o.c., Fir are spaced at 15' o.c., and Cherry are spaced at 10' o.c. Acer macrophyllum / Big Leaf Maple Prunus emarginata / Bitter Cherry Pseudotsuga menziesii / Douglas Fir	19,541 sf 18 101 27
	<b>NATIVE DRY PRAIRIE MIX</b> PT 453 Native Dry Prairie Mix from Pro-time Lawn Seed https://ptlawnseed.com/collections/native-seeds/products/pt-453-native-dry-prairie-mix-1	126,909 sf



LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR: The Landscape Contractor must have a State Landscape Contractor's license and be bonded in the State.
- SCOPE: Furnish labor, materials, equipment and supervision necessary to complete all work shown on the Drawings and in the Specifications.
- GUARANTEE AND REPLACEMENT: Guarantee all new plant material after final acceptance for duration of one full growing season or one year, whichever is longer. Replace plant material not surviving or in poor condition; except only loss or damage due to freezing, vandalism or acts and neglects on the part of others.
- FERTILIZERS: Contractor shall apply fertilizer and lime at rates recommended in soils report. Soils report shall be provided prior to commencement of work.
- MULCH MATERIALS: Free from noxious weed seed and all foreign material harmful to plant life. Hemlock or fir, medium grind, -1.5 + 3/4" size in plant beds.
- SOIL PREPARATION AND PLANTING TREES, SHRUBS AND GROUND COVER: Till 2" garden compost to 6" depth for all planting areas.
- PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to plant and structures.
- All planting holes shall be excavated twice the size of the tree, shrub or groundcover root ball or root system.
- Loosen and remove twine binding and burlap from top of each ball.
- Cut off cleanly all broken or frayed roots.
- Place and compact backfill soil mixture carefully to avoid injury to roots, fill all voids.
- When hole is nearly filled, completely soak and allow water to soak away. Fill holes to finish grade and prepare for other work indicated. Initial watering-in of trees and shrubs by the irrigation system not permitted.
- PLANTING BED GRADES: Grade to 2 to 2 1/2 inches below bordering paving, curbs, walls, etc., before application of mulch.
- USE OF HERBICIDES: Applications of herbicides to all planting areas should be done prior to mulching, according to manufacturer's recommendations, for weed control.
- MULCHING OF PLANTING BEDS: Mulch shrub planting beds with 3 inch minimum layer of specified bark within 2 days after planting. Cover entire planting bed, apply evenly.
- PLANT LEGEND: All plant quantities in planting legend are provided as a courtesy only. Contractor responsible for providing all plant material shown on drawings. Report any discrepancies to Project Manager.
- SUBSTITUTIONS: Substitutions to plant species may be allowed based on availability or site conditions at time of planting.
- IRRIGATION: Property owner or HOA is responsible for irrigating and maintaining plants in a healthy condition.
  - Plantings in Tract B shall be irrigated by an automatic underground irrigation system that is installed "Design / Build" by the developer's Landscape Contractor that is connected to a dedicated irrigation meter.
  - No irrigation shall be permitted within the drip line of the oak tree in Tract B.
  - Street trees installed prior to final plat shall be irrigated by an automatic underground irrigation system that is installed "Design / Build" by the developer's Landscape Contractor that is connected to a dedicated irrigation meter.
  - Street trees installed prior to occupancy shall be irrigated by an automatic underground irrigation system that is installed "Design / Build" by the builder or homeowner's Landscape Contractor that is connected to the adjacent lot's water meter.
- RIGHT-OF-WAY PLANTINGS: Street trees shown in planter strips along the front yards of lots are located approximately. Tree locations may be adjusted as necessary to accommodate driveways and utilities. The developer is responsible for installing street trees and other plantings in areas where they are required prior to final plat approval. The builder or homeowner is responsible for installing street trees and other plantings where they are required prior to occupancy permit approval.
- TREE PRUNING: Trees will require ongoing annual maintenance to ensure that branches are not impacting pedestrians, vehicles, or sight distance. Tree branches overhanging sidewalks shall be pruned up to 7 feet above adjacent walkways. Achieving this standard will require annual pruning until trees are tall enough for this standard to be achieved and maintained. The canopies of trees shall be lifted each dormant season by removing lower branches at the trunk such that no more than 20% of the tree canopy is removed annually.
- LAWN EDGING: Permaloc® ProSlide commercial grade aluminum landscape edging (3/16"x4"), or approved equal, shall be installed between lawn areas and shrub beds in accordance with manufacturer's specifications and standards.

TREE NOTES:

- Total trees to be removed with a diameter of 10" or greater = 1,059.
- Oregon White Oak trees to be retained = 21.
- Existing Deciduous Trees to Remain = 128.
- Existing Evergreen Trees to Remain = 70.
- New street trees proposed = 279.
- New trees proposed on individual lots = 151.
- New Oregon White Oak trees proposed = 116.
- Riparian native mitigation trees = 367.
- Upland native mitigation trees = 146.
- Total new replacement trees = 1,059.
- Refer to Tree Removal / Retention Plan prepared by Wolfe Project Management for additional details about tree retention and removal.
- Refer to the Critical Areas Report and Mitigation Plan prepared by Cascadia Ecological Services for additional details regarding the planting of Oregon White Oaks and Stream Mitigation Trees.

PARK NOTES:

- This project is proposing 84 lots; therefore, 0.525 acres of land is required for a park. This project is proposing 5.36 acres of parks and open space. This far exceeds the minimum requirements.
- Tract C (shown to the left) is a 0.81 acre community park located in the center of the subdivision. Most of the amenities are located in this park area. It abuts the public street, NE James Avenue. This park contains 9 existing Oregon White Oak. Additional Oregon White Oak are proposed on the slopes of the park as part of a mitigation plan. In accordance with LCMC 18.147.030 (1) (b) (viii), the following amenities are proposed:
  - Two pickle ball courts. These are proposed in lieu of a play structure in accordance with LCMC 18.147.030 (1) (b) (xv).
  - Four sitting benches.
  - Two trash receptacles.
  - Bicycle racks to accommodate 12 bicycles.
  - Two picnic tables.
  - One four-foot wide asphalt path.
- Tract B contains 3.64 acres and features a wood chip walking path. Tract D is 0.92 acres and also features a wood chip walking path. These open space tracts provide nearly 0.5 miles of wood chip pathways.
- Where park and open space tracts abut residential lots, six-foot fences will be provided by the builder or lot owner.
- A six-foot chain-link fence will be provided between the pickle ball courts and the public street.
- All open space tracts contain a significant amount of tree mitigation (780 trees to be planted) to address both mitigation required by the critical areas ordinance and mitigation required by the tree protection ordinance.

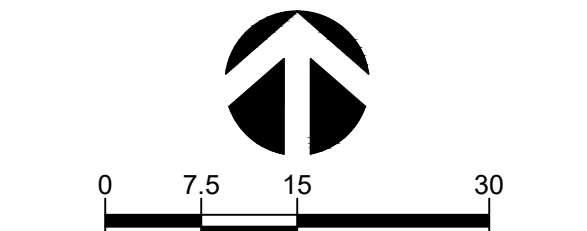
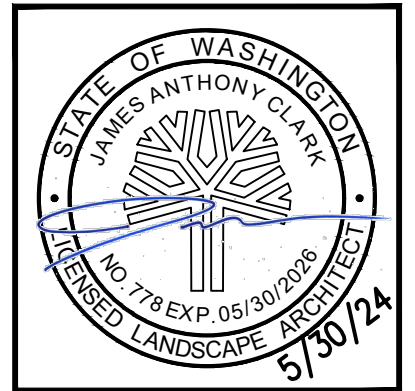


Exhibit 13



Clark Land Design, PLLC  
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Landscape Architecture  
Development Consulting

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Know what's below.  
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**SHEET TITLE**  
PARK PLAN, PLANT SCHEDULE, AND NOTES

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DATE	ISSUE
03/21/2024	FINAL
REVISION	
DRAWN BY	JAC
CHECKED BY	JAC

JOB #: 1.23.035

**SHEET NUMBER**  
L2