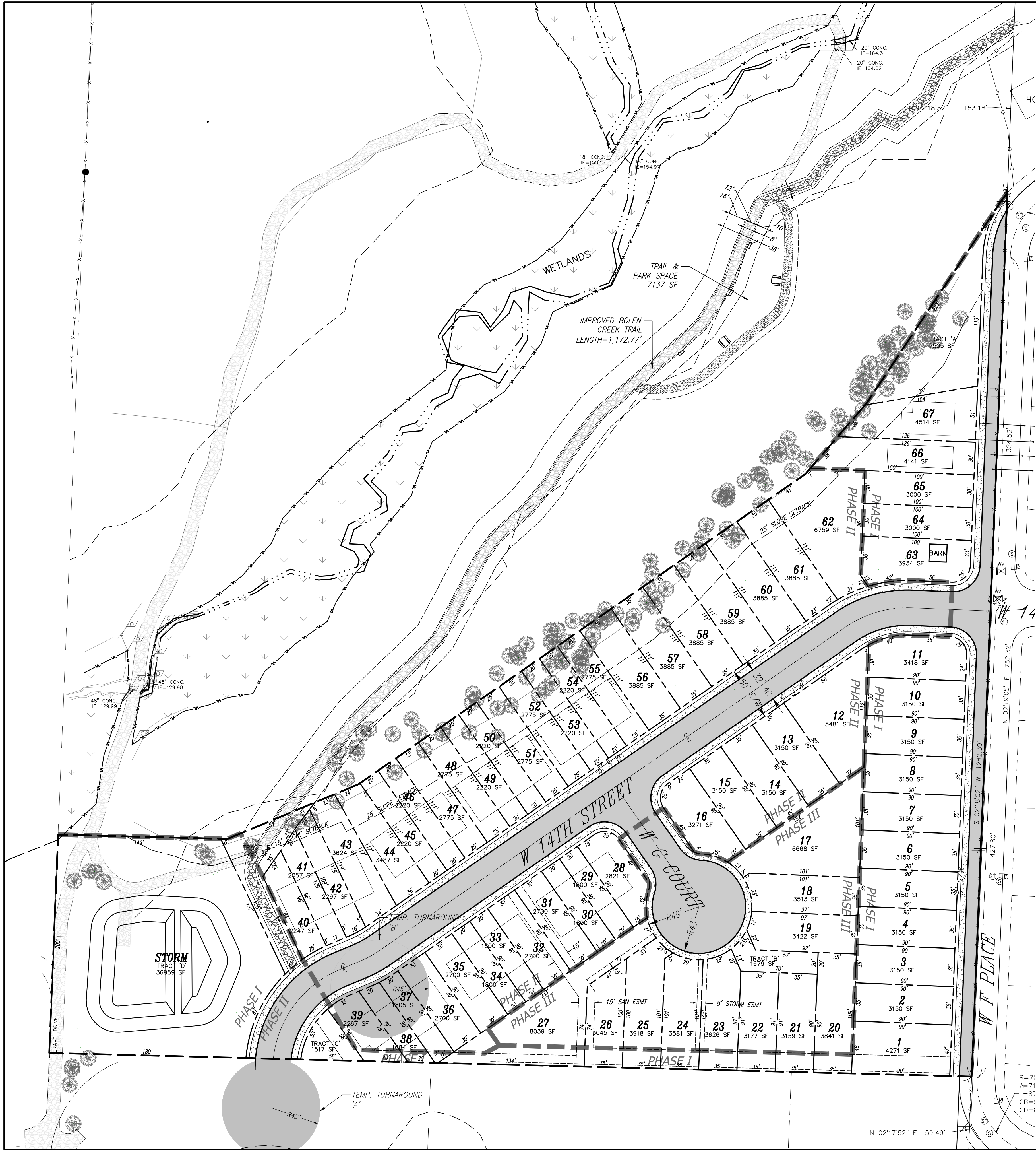
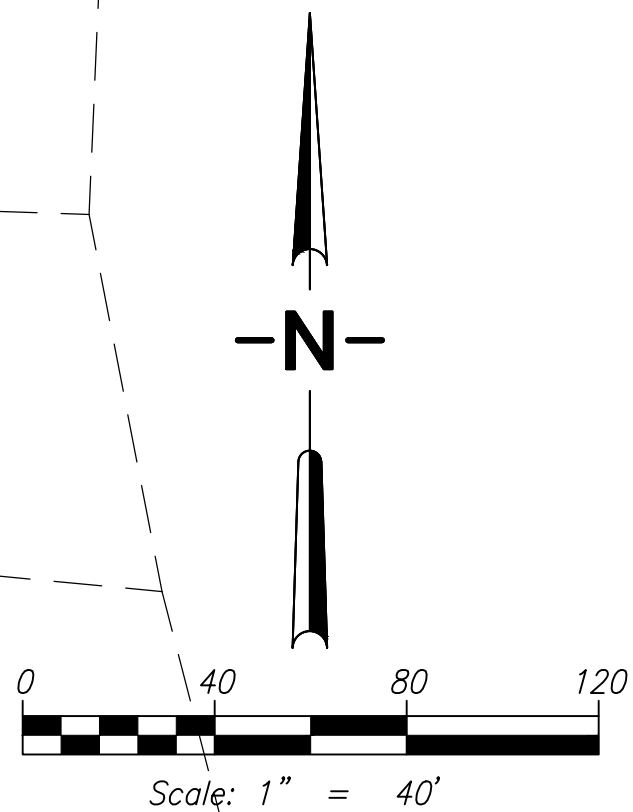


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PRELIMINARY WATER & SANITARY PLAN

JUNIPER RIDGE SUBDIVISION

CITY OF LA CENTER

WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY: NDM/JAI
DRAWN BY: NDM
CHECKED BY: JAI
SCALE: 1" = 40'

JOB NUMBER
2406

SHEET
PRE4.0

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PLANTING LEGEND

	SIZE	SPACING	QUANTITY
CORNUS KOUSA x FLORIDA 'STELLAR PINK DOGWOOD' 2" CAL. or approved equal.	2" CAL.	30' O.C.	72
ACER RUBRUM 'OCTOBER GLORY MAPLE' or approved equal.	2" CAL.	30' O.C.	63
CHAMACYPARIS NOOTKATENSIS 'GREEN ARROW' or approved equal.	6' TALL	AS SHOWN	31
GINKGO BILOBA 'GOLDEN' or approved equal.	2" CAL.	AS SHOWN	14

TIMELINE & NARRATIVE

TREES IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR LOT ADJACENT TO RIGHT OF WAY IN QUESTION.

TREES ON INDIVIDUAL LOTS SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR SAID LOT. TREES ARE EASILY DAMAGED DURING CONSTRUCTION AND SHOULD NOT BE INSTALLED UNTIL AFTER ALL DRIVEWAYS, SIDEWALKS AND HEAVY CONSTRUCTION ACTIVITIES ARE COMPLETED.

TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED BY INDIVIDUAL HOMEOWNERS OR THE HOMEOWNER'S ASSOCIATION.

NOTES:

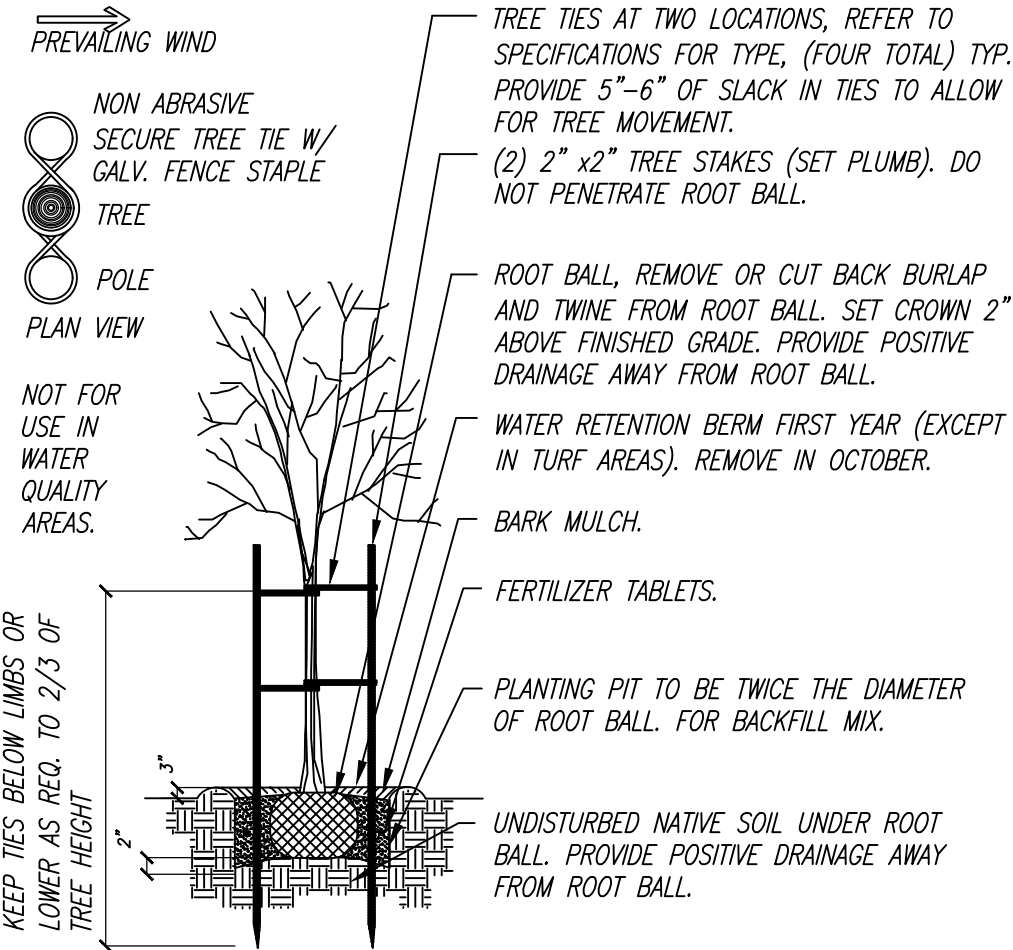
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND. GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED. SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS. REFER TO ALL PRIOR TO BIDDING AND CONSTRUCTION.

LANDSCAPE NOTES

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

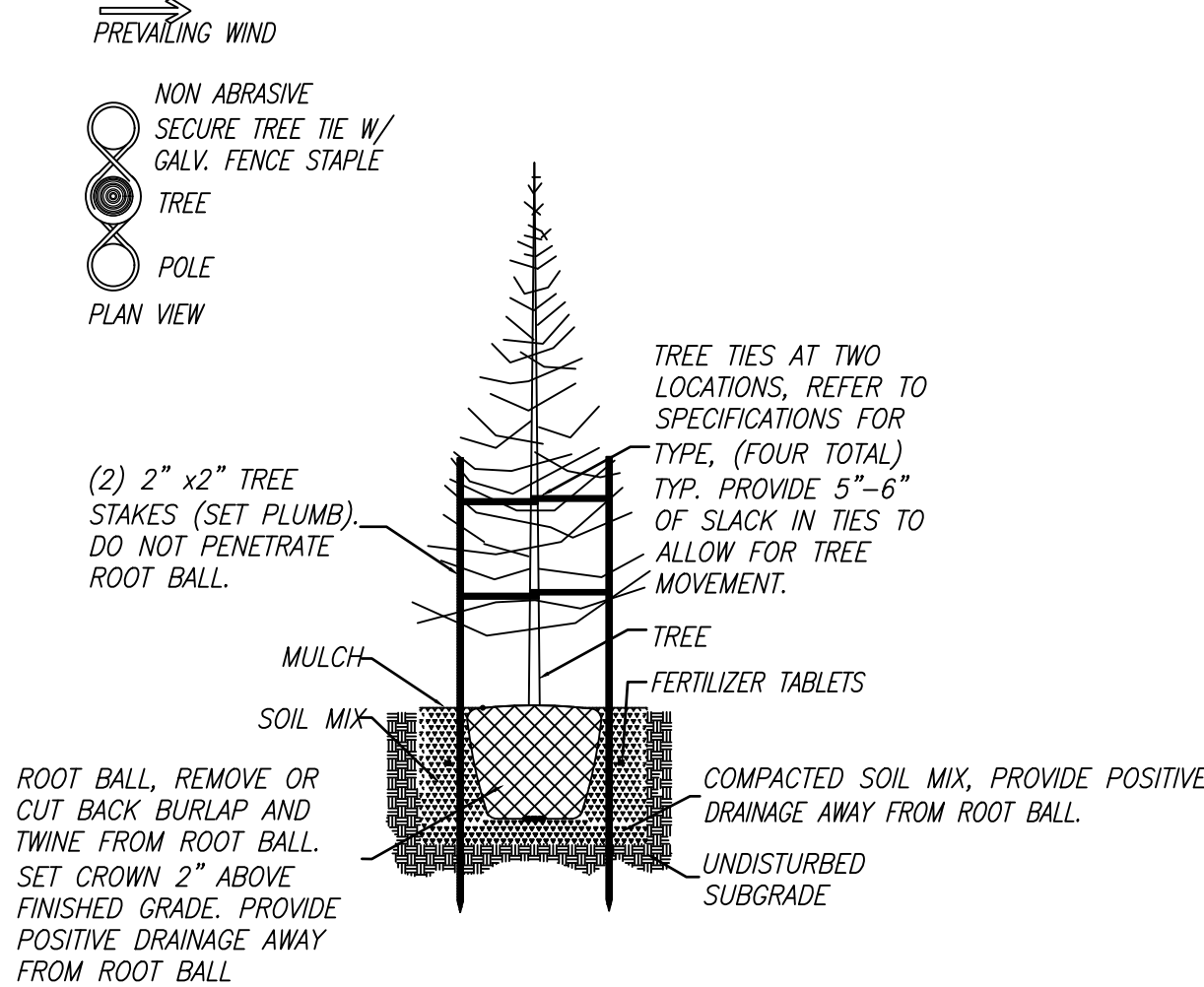
TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.



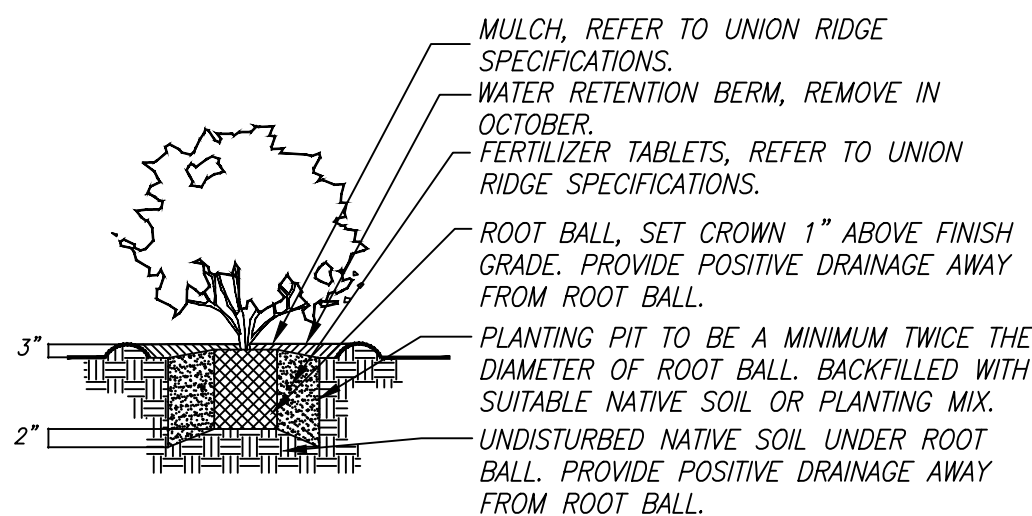
B&B Deciduous Tree Planting Details

NO SCALE



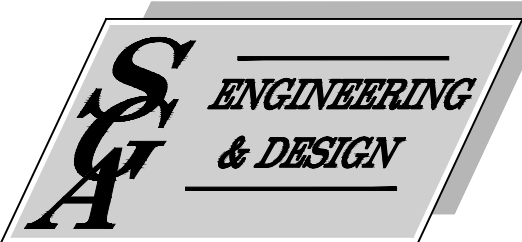
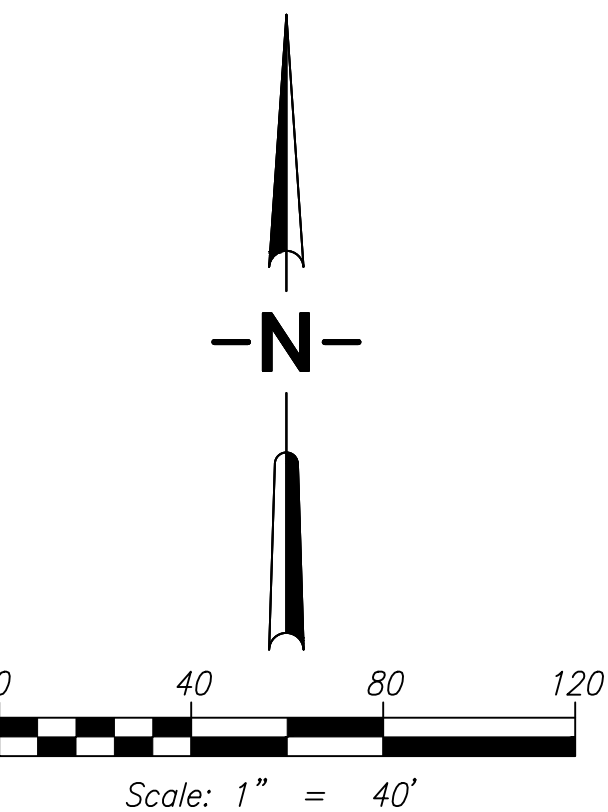
Evergreen Tree Planting Details

NO SCALE



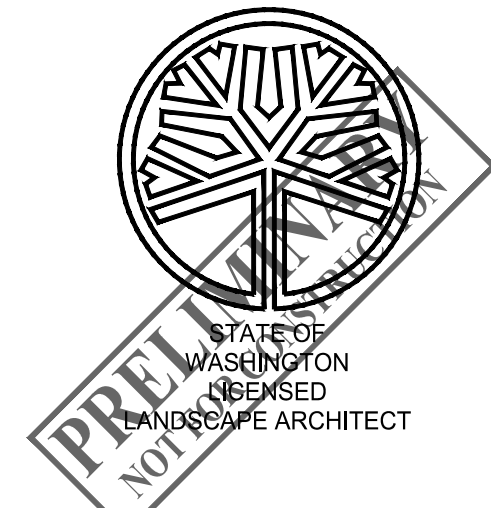
Shrub Planting Details

NO SCALE



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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SCOTT A. TAYLOR
LICENSE NO. 1247
EXPIRES ON

PRELIMINARY LANDSCAPE PLAN

JUNIPER RIDGE
SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT
CHECKED BY: SAT
SCALE: #####

JOB NUMBER
2406

SHEET
PRE5.0