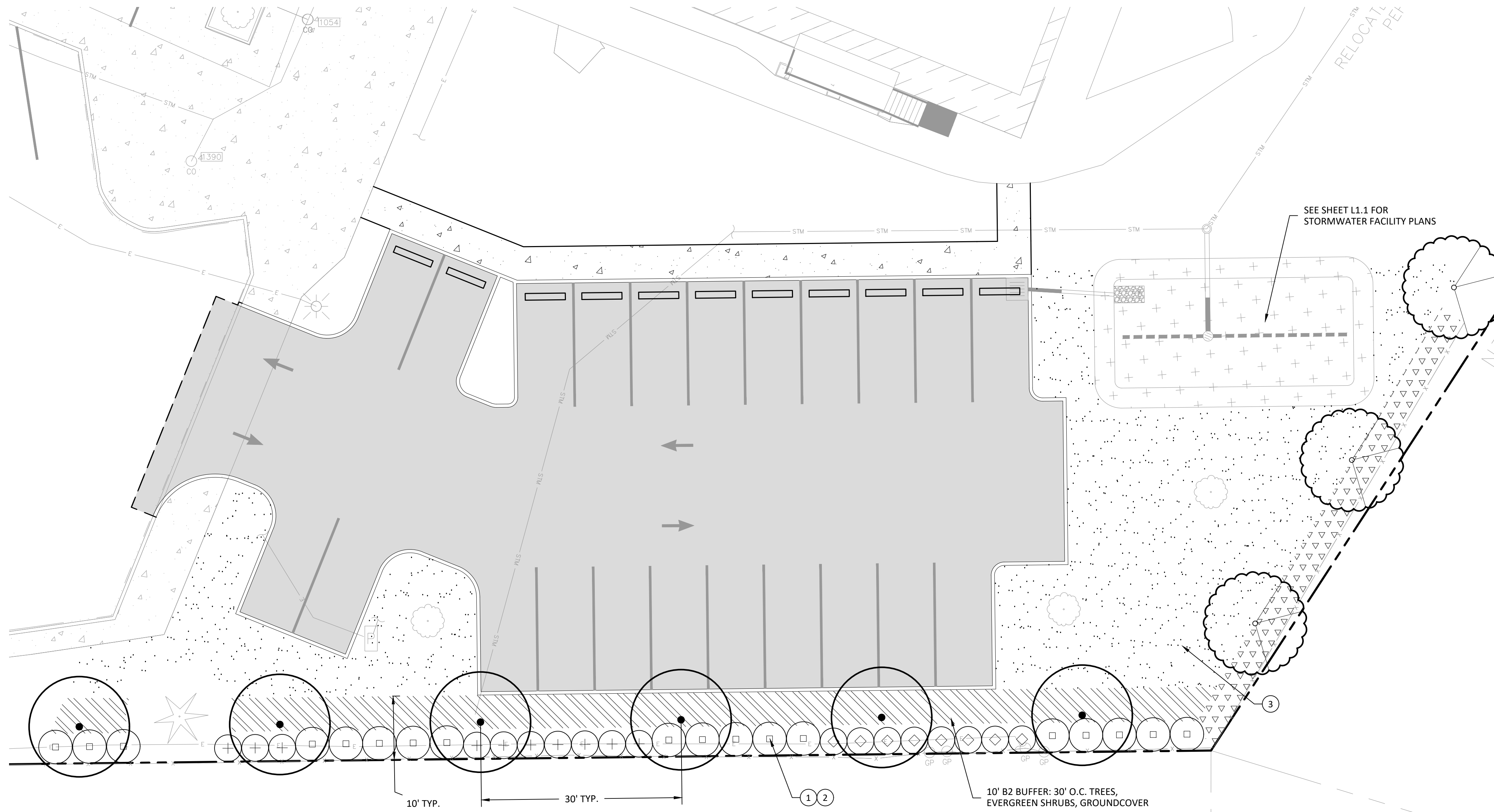


Received  
Planning Division  
05/31/2024

Exhibit 3.12

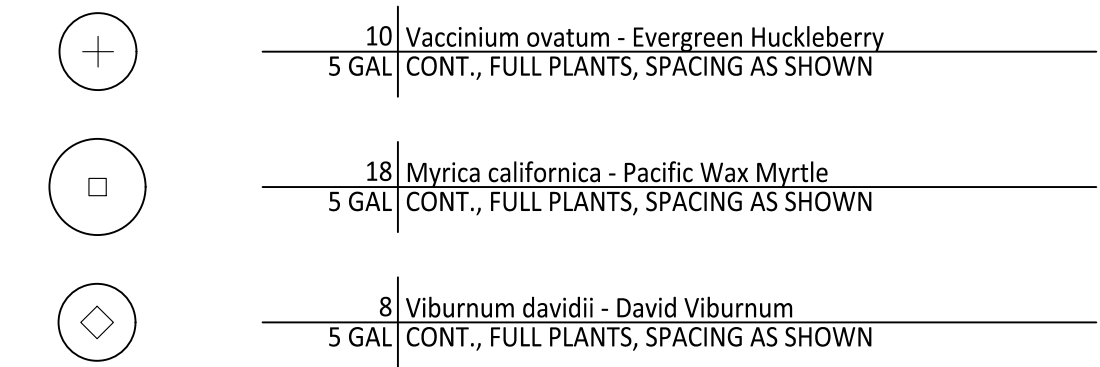


**PLANT SCHEDULE**

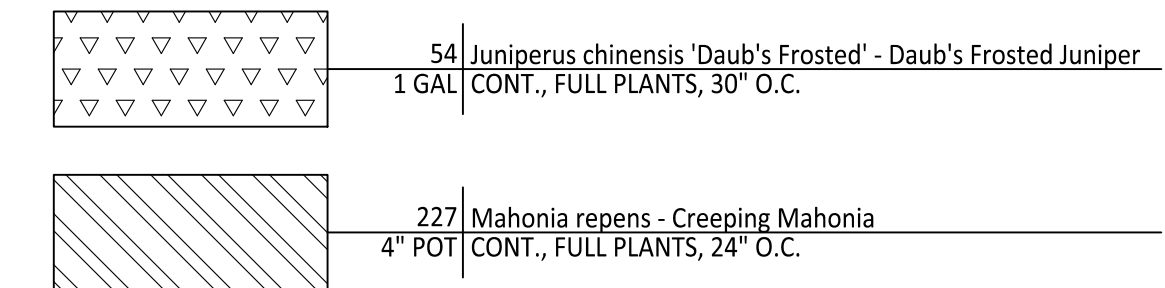
**TREES**



**SHRUBS**



**GROUNDCOVER**



**SEED MIXES**

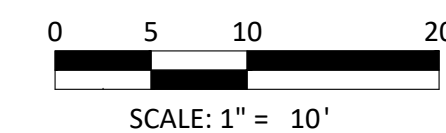
SEED MIX 1 (LAWN AREAS)	% PLS	LBS OF PLA/ 1000 SF
Festuca rubra 'Gibraltar'	10	0.364
Festuca rubra 'Silhouette'	10	0.364
Lolium perenne 'Delaware Dwarf'	40	5.563
Lolium perenne 'Amazing'	40	2.696
<b>TOTAL</b>		<b>8.987</b>

**CONSTRUCTION NOTES:**

- PLACE 12" AMENDED TOPSOIL IN SHRUB AREAS, TYP.
- PLACE 3" BARK MULCH IN SHRUBS AREAS, TYP.
- PLACE 6" AMENDED TOPSOIL IN SEEDED AREAS, TYP.

**GENERAL PLANTING NOTES**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF BEAVERTON STANDARDS AND OREGON BUILDING AND SPECIALITY CODES.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF BEAVERTON STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.
- CONTRACTOR SHALL REMOVE ALL WEEDS AND INVASIVE SPECIES PRIOR TO PLANTING OR SEEDING.
- ALL AREAS DISTURBED BY STAGING AND CONSTRUCTION ACTIVITIES SHALL BE SEEDED AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO PLANTING, CONTRACTOR SHALL TEST ON-SITE SOILS FOR SOIL FERTILITY BY CERTIFIED TESTING LAB. IF NECESSARY, BACKFILL SOILS FOR TREE PITS, SHRUB AND GROUNDCOVER AREAS SHALL BE AMENDED AS RECOMMENDED BY SOIL ANALYSIS REPORT.
- ALL SEEDED AREAS SHALL BE STRIPPED OF VEGETATION, SCARIFIED AND RECEIVE 6" OF TOPSOIL PRIOR TO APPLICATION OF SEED.
- ALL PLANTER BEDS SHALL BE SCARIFIED 12" BELOW FINISHED GRADE AND HAVE 12" OF TOPSOIL ADDED TO BRING BACK TO FINISHED GRADE PRIOR TO PLANTING.
- ALL STORM WATER FACILITIES RECEIVE 18" OF WATER QUALITY MEDIA ADDED TO BRING BACK TO FINISHED GRADE PRIOR TO PLANTING.
- CONTRACTOR TO INSTALL 3" LAYER OF COMPOST MULCH AT ALL TREE, SHRUB AND GROUNDCOVER AREAS.
- LANDSCAPE INSTALLATION SHALL INCLUDE PROVISION OF AN AUTOMATIC CONTRACTOR DESIGN/BUILD IRRIGATION SYSTEM TO SUSTAIN LANDSCAPE PLANTINGS, MEETING LOCAL AND STATE BUILDING CODES.
- PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.
- QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY CONTRACTOR IN ACCORDANCE WITH SPECIFIED SPACING OR LOCATION ON PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE RESPONSIBILITY OF CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS FOR DURATION OF 1 YEAR WARRANTY PERIOD AFTER INSTALLATION AND GUARANTEE ALL PLANTINGS TO BE IN SATISFACTORY HEALTH. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DAMAGED, DEAD, OR DYING PLANTS COVERED BY WARRANTY WITHIN 30 DAYS OF INITIAL IDENTIFICATION OF CONDITION.



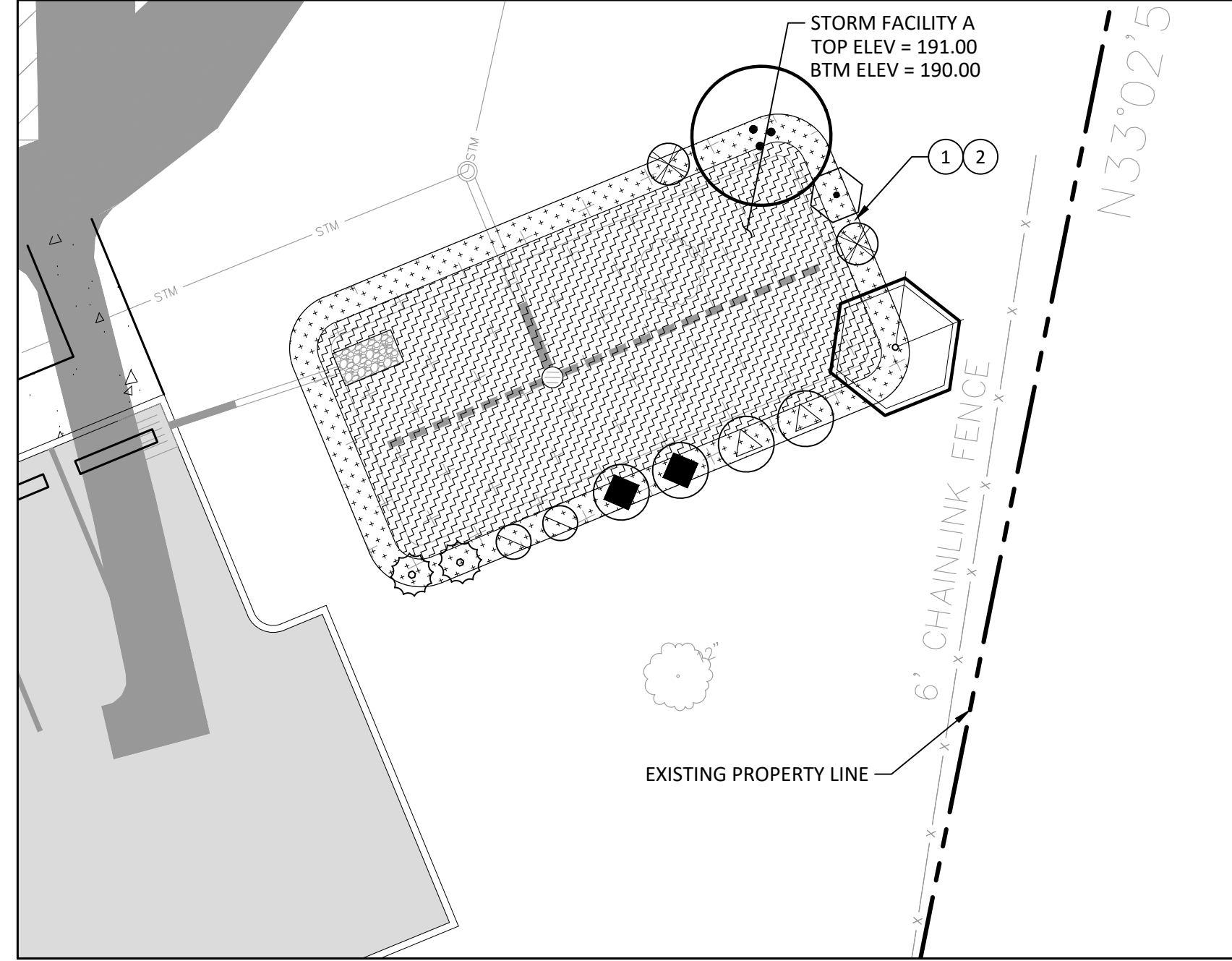
PLANTING PLAN  
**GREENWAY PORTABLES**  
BEAVERTON, OREGON

Harper  
Houf Peterson  
Righellis Inc.  
ENGINEERS \* PLANNERS  
LANDSCAPE ARCHITECTS \* SURVEYORS  
206 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

REGISTERED ARCHITECT  
JEFFERY P. CREEL  
OREGON 08/19/11  
EXPIRES: 05/31/24

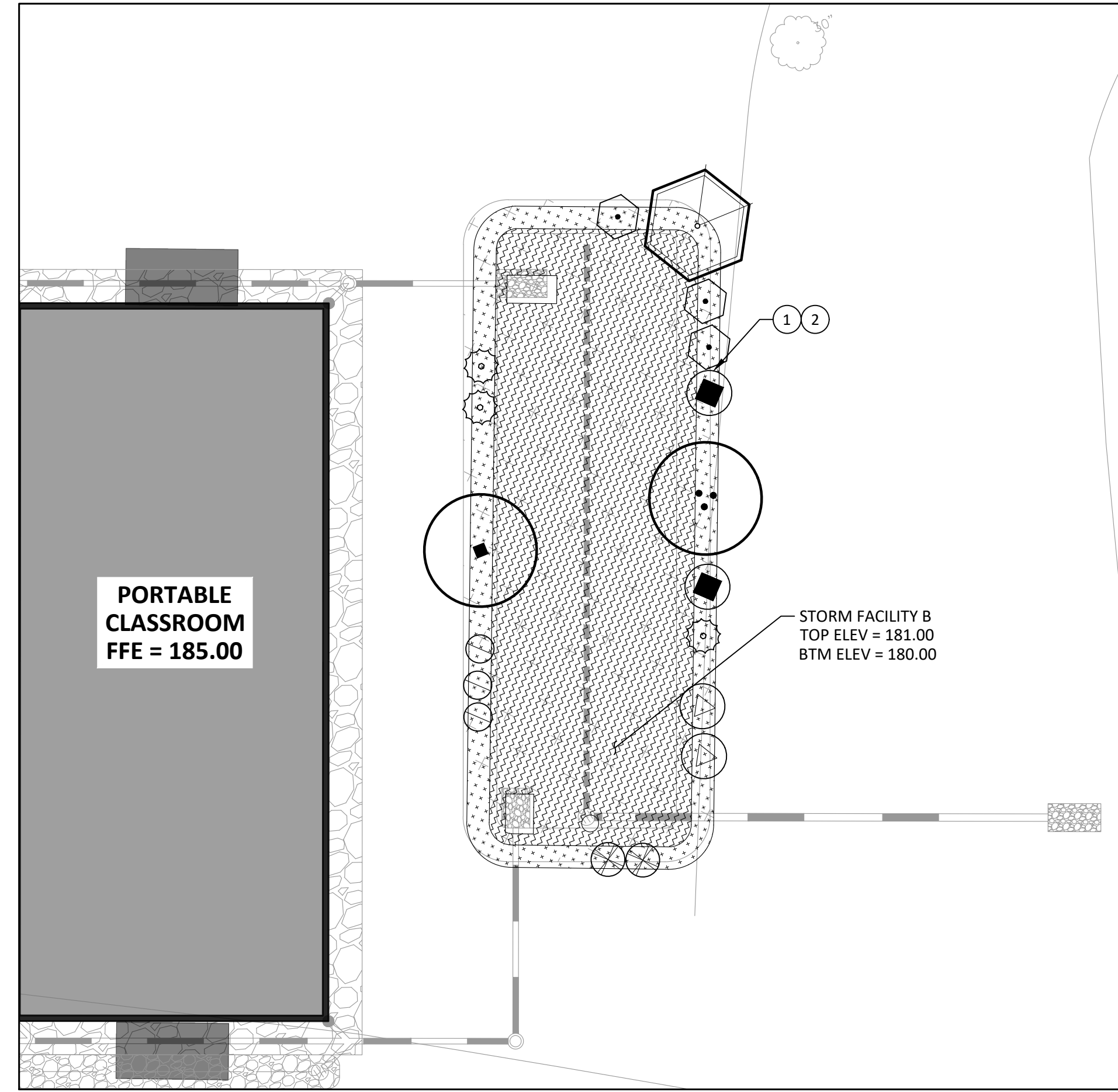
DESIGNED:	HHPR	HHPR	BDJ	DATE:	05/28/2024						
DRAWN:	HHPR	HHPR	BDJ	DATE:	05/28/2024						
CHECKED:	HHPR	HHPR	BDJ	DATE:	05/28/2024						
DATE	NO.	DESCRIPTION	R	E	V	I	S	I	O	N	S

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**L1.0**  
JOB NO.  
BSD-122



**2 STORM FACILITY A**  
PLAN

Scale: 1"=10'-0"

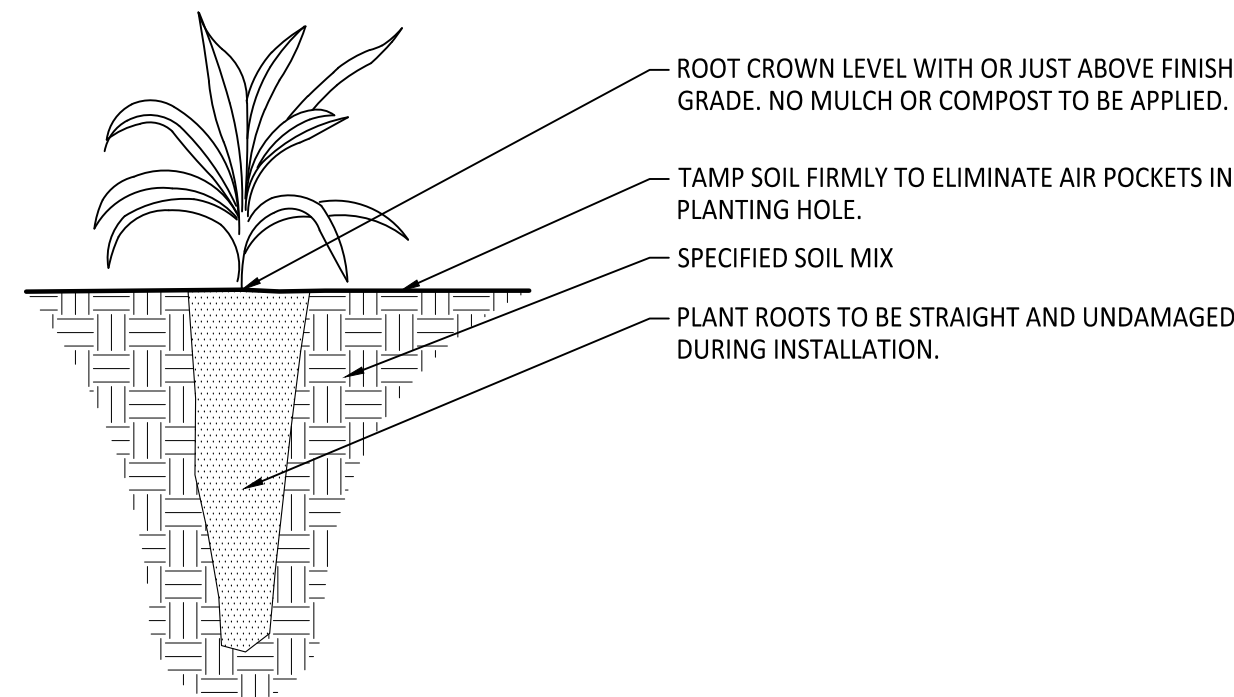


**1 STORM FACILITY B**  
PLAN

Scale: 1"=10'-0"

**CONSTRUCTION NOTES:**

- ① PLACE 12" STORMWATER FACILITY BLENDED SOIL IN FACILITIES PER CWS DETAIL #798.
- ② PLACE 3" BARK MULCH IN ZONE B, TYP. NO MULCH IN ZONE A.



NOTE:  
CREATE PLANTING HOLE BY DRIVING A STEEL SPIKE OR DIBBLE INTO THE GROUND AND WORKING BACK AND FORTH.

**3 PLUG PLANTING**  
Section

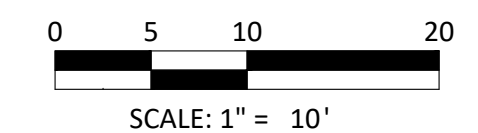
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**CWS STORM WATER BASINS**

FACILITY NUMBER	SW FACILITY SF	ZONE A SF	ZONE B SF	ZONE A PLUGS (6 / SF)	ZONE B SHRUBS	ZONE B TREES
A	915	686	229	4116	11	2
B	1284	986	298	5916	15	3
TOTAL	2199	1672	527	10032	26	5

**STORMWATER TREATMENT - PRIVATE**

- |                              |   |
|------------------------------|---|
| <b>ZONE A (WET)</b>          |   |
| 2,508                        | Carex obnupta - Slough Sedge              |
| 2,508                        | Carex densa - Dense Sedge                 |
| 2,508                        | Juncus patens - Spreading Rush            |
| 2,508                        | Deschampsia cespitosa - Tufted Hair Grass |
| 1"x6" PLUG   6 PLUGS PER SF  |   |
| <b>ZONE B (SEMI-WET/DRY)</b> |   |
| 2                            | Crataegus douglasii - Douglas Hawthorne   |
| 2 GAL.                       | WELL BRANCHED, 2' MIN. HEIGHT             |
| 2                            | Rhamnus purshiana - Cascara               |
| 2 GAL.                       | WELL BRANCHED, 2' MIN. HEIGHT             |
| 1                            | Acer circinatum - Vine Maple              |
| 2 GAL.                       | WELL BRANCHED, 2' MIN. HEIGHT             |
| 141                          | Salix purpureana 'Nana' - Purple Willow   |
| 1 GAL.                       | CONT., FULL PLANTS, SPACING AS SHOWN      |
| 137                          | Cornus serica 'Kelsey' - Kelsey Dogwood   |
| 1 GAL.                       | CONT., FULL PLANTS, SPACING AS SHOWN      |
| 127                          | Spiraea douglasii - Douglas Spirea        |
| 1 GAL.                       | CONT., FULL PLANTS, SPACING AS SHOWN      |
| 70                           | Rosa nutkana - Nootka Rose                |
| 1 GAL.                       | CONT., FULL PLANTS, SPACING AS SHOWN      |
| 145                          | Mahonia nervosa - Cascade Oregon Grape    |
| 1 GAL.                       | CONT., FULL PLANTS, 4" MIN. HEIGHT        |
| 21                           | Symphoricarpos albus - Snowberry          |
| 1 GAL.                       | CONT., FULL PLANTS, 1.5' MIN. HEIGHT      |
| 1644                         | Arctostaphylos uva-ursi - Kinnikinnick    |
| #5P4                         | CONT., FULL PLANTS, 36" O.C.              |



**STORM FACILITY PLANTING PLAN**  
**GREENWAY PORTABLES**  
BEAVERTON, OREGON

**Harper Houf Peterson Righellis Inc.**  
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DESIGNED: HHPR  
DRAWN: HHPR  
CHECKED: BDJ  
DATE: 05/28/2024


SHEET NO. **L1.1**

JOB NO. BSD-122



**PLANTING NOTES:**

PLANTING METHODS, QUANTITIES AND PLACEMENT

- DEEP ROOTING TREES AND SHRUBS SHALL NOT BE PLANTED ON TOP OF CONCRETE PIPES OR WITHIN 10 FEET OF RETAINING WALLS, INLET/OUTLET STRUCTURES OR OTHER CULVERTS.
- LARGE TREES OR SHRUBS SHALL NOT BE PLANTED ON BERMS OVER 4 FEET TALL THAT IMPOUND WATER. SMALL TREES OR SHRUBS WITH FIBROUS ROOT SYSTEMS MAY BE INSTALLED ON BERMS THAT IMPOUND WATER AND ARE LESS THAN 4 FEET TALL.
- CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. IF PLANTING OUTSIDE OF THESE TIMES IS PROPOSED, CONTRACTOR SHALL SUBMIT PROCEDURES OF ADDITIONAL MEASURES TO BE IMPLEMENTED TO ENSURE SURVIVAL.

**ACCESS, MONITORING AND MAINTENANCE**

- STORMWATER FACILITIES ACCESS SHALL MEET REQUIREMENTS PER CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 4, SECTION 4.02.4.
- CONTRACTOR SHALL PROVIDE MONITORING AND MAINTENANCE FOR A PERIOD OF 2 YEARS FOLLOWING SUBSTANTIAL COMPLETION AND ACCEPTANCE FROM DISTRICT.
- CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE, INCLUDING RESPONSIBLE PARTY, CONTACT INFORMATION, DATES OF INSPECTION (MINIMUM 3 PER GROWING SEASON, AND ONE PRIOR TO ONSET OF GROWING SEASON) AND ESTIMATED MAINTENANCE SCHEDULE THROUGHOUT THE 2-YEAR MONITORING PERIOD.
- CONTRACTOR SHALL INSPECT THE SITE WITH PROJECT ENGINEER OR OWNER'S REPRESENTATIVE DURING SCHEDULED SITE VISITS. PLANTINGS SHALL BE EVALUATED AND REPLACED AS NECESSARY TO ENSURE A MINIMUM 80% SURVIVAL RATE OF THE INSTALLATION AND 90% AERIAL COVERAGE.
- NON-NATIVE, INVASIVE PLANT SPECIES SHALL BE REMOVED WHEN OCCUPYING GREATER THAN 20% OF THE SITE.
- STORMWATER FACILITY SHALL BE RE-EXCAVATED AND PLANTED IF SILTATION GREATER THAN 3 INCHES IN DEPTH OCCURS WITHIN THE 2-YEAR MAINTENANCE PERIOD.

**MULCHING AND IRRIGATION**

- TREES, SHRUBS AND GROUNDCOVERS PLANTED IN UPLAND AREAS SHALL BE MULCHED A MINIMUM 3" DEPTH AND 18" DIAMETER. APPROPRIATE MULCHES SHALL BE DERIVED FROM COMPOSTED BARK OR LEAVES THAT HAVE NOT BEEN CHEMICALLY TREATED. ORGANIC MULCH SHALL NOT BE USED IN FREQUENTLY INUNDATED AREAS (SWALE TREATMENT AREA).
- CONTRACTOR SHALL SUBMIT SUPPLEMENTAL WATERING PLAN FOR APPROVAL BY DISTRICT/CITY. CONTRACTOR SHALL HAND WATER FOR A MINIMUM 2-YEAR PLANT ESTABLISHMENT PERIOD. WATERING SHALL BE A MINIMUM RATE OF 1 INCH PER WEEK FROM JUNE 15 THROUGH OCTOBER 15.

**EROSION CONTROL**

- INSTALL AND/OR MAINTAIN EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CLEAN WATER SERVICES STANDARDS

- PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS.
  - SITE DISTURBANCE SHALL BE MINIMIZED AND DESIRABLE NATIVE VEGETATION RETAINED WHERE POSSIBLE.
  - BIODEGRADABLE FABRICS SUCH AS BURLAP MAY BE USED TO SECURE PLANT PLUGS IN PLACE AND TO DISCOURAGE FLOATING UPON INUNDATION.
  - PLASTIC MESH THAT CAN ENTANGLE WILDLIFE IS NOT PERMITTED.

**WATER QUALITY PLANTING GENERAL NOTES**

- ALL INVASIVE, NON-NATIVE OR NOXIOUS PLANT MATERIAL IS TO BE REMOVED. METHODS FOR REMOVAL AND CONTROL OF INVASIVE/NON-NATIVE AND/OR NOXIOUS PLANTS ARE TO FOLLOW STRATEGIES AS OUTLINED WITHIN THE CWS IVAM GUIDANCE MANUAL. THE SUBJECT SITE IS TO EMPLOY MANUAL/MECHANICAL MANAGEMENT STRATEGIES AND PESTICIDE MANAGEMENT STRATEGIES THROUGHOUT MAINTENANCE PERIOD OR UNTIL HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED.
- PRESERVE SITE'S EXISTING NATIVE VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE. EVERY EFFORT SHALL BE MADE TO PROTECT A SITE'S EXISTING NATIVE VEGETATION. NATIVE VEGETATION ALONG SENSITIVE AREAS AND VEGETATED CORRIDORS SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- REPLANTING/ENHANCEMENT AS FOLLOWS:
  - REFER TO PLANT TABLE AND PLAN FOR PLANT SPECIES, LOCATION, DISTRIBUTION, QUANTITIES, SIZE, CONDITION AND REQUIREMENTS.
  - A NATIVE SEED MIX HAS BEEN SPECIFIED FOR THE BUFFER AREA ONLY. ALL PLANTS TO BE PIT PLANTED WITH ADDITIONAL ORGANIC MATTER IF REQUIRED BUT NO TRADITIONAL FERTILIZER IS NECESSARY. PLANT PLACEMENT SHALL BE CONSISTENT WITH THE FORM OF THE NATURALLY OCCURRING PLANT COMMUNITY. SHRUBS SHALL BE PLACED IN SINGLES OR CLUSTERS OF THE SAME SPECIES TO PROVIDE A NATURAL PLANTING SCHEME.
- PLANT INSTALLATION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE PLANTING AS SPECIFIED. ALL TREES AND SHRUBS PLANTED IN THE UPLAND AREA ARE TO BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER. APPROPRIATE MULCHES INCLUDE THOSE MADE FROM COMPOSTED LEAVES OR BARK THAT HAVE NOT BEEN CHEMICALLY TREATED. TEMPORARY IRRIGATION WILL BE PROVIDED AND USED DURING THE TWO YEAR MAINTENANCE PERIOD.
- MONITORING AND MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING THE SITE. ALL NEW PLANT MATERIAL IS TO BE TAGGED. THE REMOVAL OF NON-NATIVE, INVASIVE WEEDS IS NECESSARY THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD, OR UNTIL A HEALTHY STAND OF DESIRABLE VEGETATION IS ESTABLISHED. THE SITE IS TO BE MONITORED A MIN. OF 4 TIMES PER YEAR, OR 3 TIMES PER GROWING SEASON. IF AT ANY TIME THE LANDSCAPING FALLS BELOW THE 80% SURVIVAL LEVEL, THE CONTRACTOR SHALL

REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE OPPORTUNITY AND THE TWO YEAR MAINTENANCE PERIOD SHALL BEGIN AGAIN FROM THE DATE OF THE REPLANTING.

6. PLANT TIMING. CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15. PLANTINGS OUTSIDE THESE TIMES MAY REQUIRE ADDITIONAL MEASURES TO ENSURE SURVIVAL WHICH SHALL BE SPECIFIED ON THE PLANS.

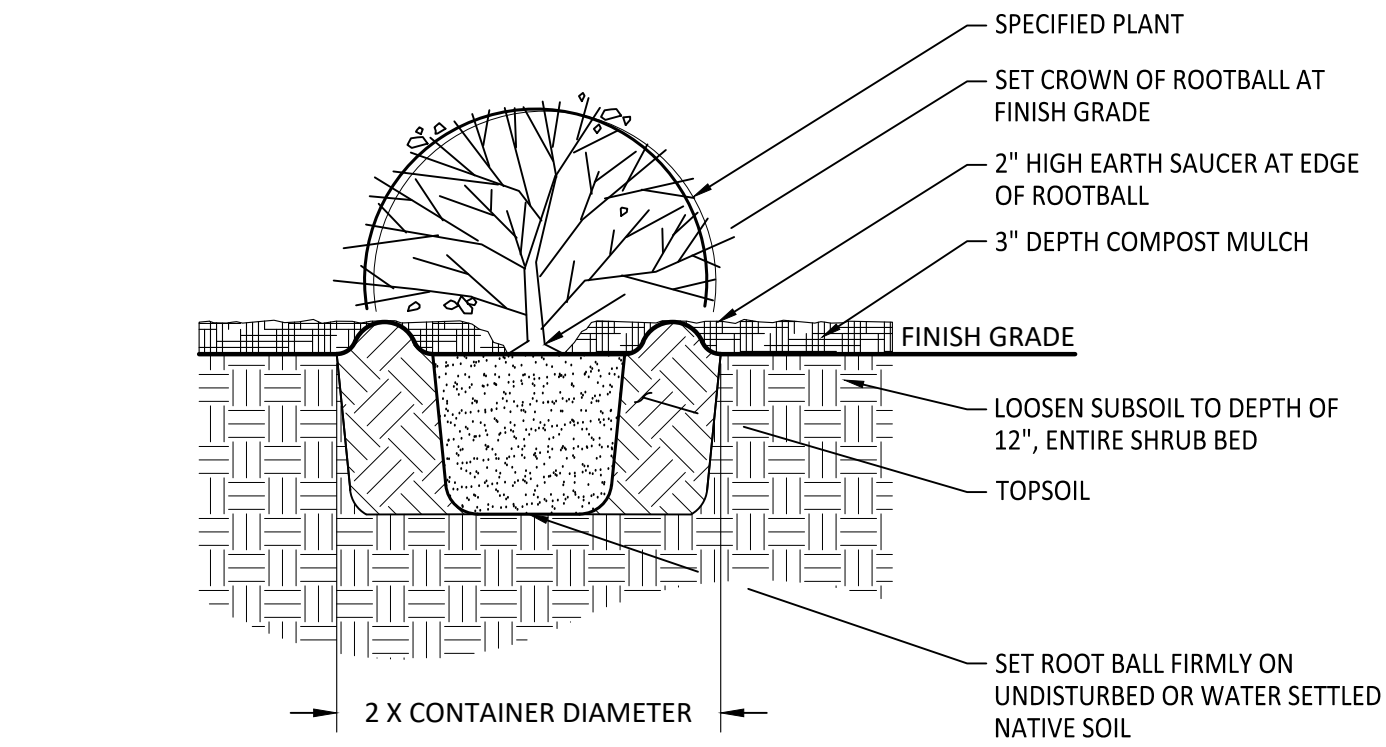
**SITE PREPARATION**

- CONTRACTOR SHALL REMOVE ALL WEEDS AND INVASIVE SPECIES PRIOR TO PLANTING. ALL SEEDED AREAS SHALL BE STRIPPED OF VEGETATION, SCARIFIED AND RECEIVE 4" OF TOPSOIL PRIOR TO APPLICATION OF SEED.
- FOR UPLAND SITES WITH AT LEAST ONE FOOT OF NATIVE TOPSOIL, BUT CONTAINING A NON-NATIVE, INVASIVE SEED BANK OR PLANTS, REMOVE THE UNDESIRABLE PLANTS, ROOTS, AND SEEDS PRIOR TO PLANTING.
- ALL PLANTING ISLANDS, BUFFER PLANTINGS AND GROUND COVER BEDS SHALL BE SCARIFIED 12" BELOW FINISHED GRADE AND HAVE 12" OF TOPSOIL ADDED TO BRING BACK TO FINISHED GRADE PRIOR TO PLANTING.
- FOR UPLAND SITES WITH EITHER DISTURBED AND COMPACTED SOILS OR LESS THAN ONE FOOT OF TOPSOIL AND INVASIVE, NON-NATIVE SEED BANK OR PLANTS THAT HAVE BECOME ESTABLISHED:
  - REMOVE UNDESIRABLE PLANTS, ROOTS, AND SEEDS PRIOR TO ADDING TOPSOIL.
  - TILL SUB-GRADE IN THESE AREAS TO DEPTH OF AT LEAST FOUR INCHES AND ADD 12" MINIMUM CLEAN COMPOST-AMENDED TOPSOIL. COMPOST AMENDED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:
    - TEXTURE: MATERIAL PASSES THROUGH 1-INCH SCREEN
    - FERTILITY: 35% ORGANIC MATTER
  - IN THE EVENT OF FLOODPLAIN GRADING, OVER-EXCAVATE SUB-GRADE TO ENSURE 12 INCHES OF TOPSOIL CAN BE APPLIED WITHOUT IMPACTING SURFACE WATER ELEVATIONS.
- WHERE APPROPRIATE AND NECESSARY FOR EROSION CONTROL OR TO ENHANCE ORGANIC MATTER, LEAF COMPOST MAY BE PLACED UNIFORMLY ON TOPSOIL (REFER TO CHAPTER 6, CLEAN WATER SERVICE DESIGN AND CONSTRUCTION STANDARDS). OTHER AMENDMENTS, CONDITIONERS, AND BIO-AMENDMENTS MAY BE ADDED AS NEEDED TO SUPPORT SPECIFIED PLANTS OR ADJUST SOIL PH. CONVENTIONAL FERTILIZERS (N-P-K) SHALL NOT BE USED FOR NATIVE PLANTINGS.

**MAINTENANCE**

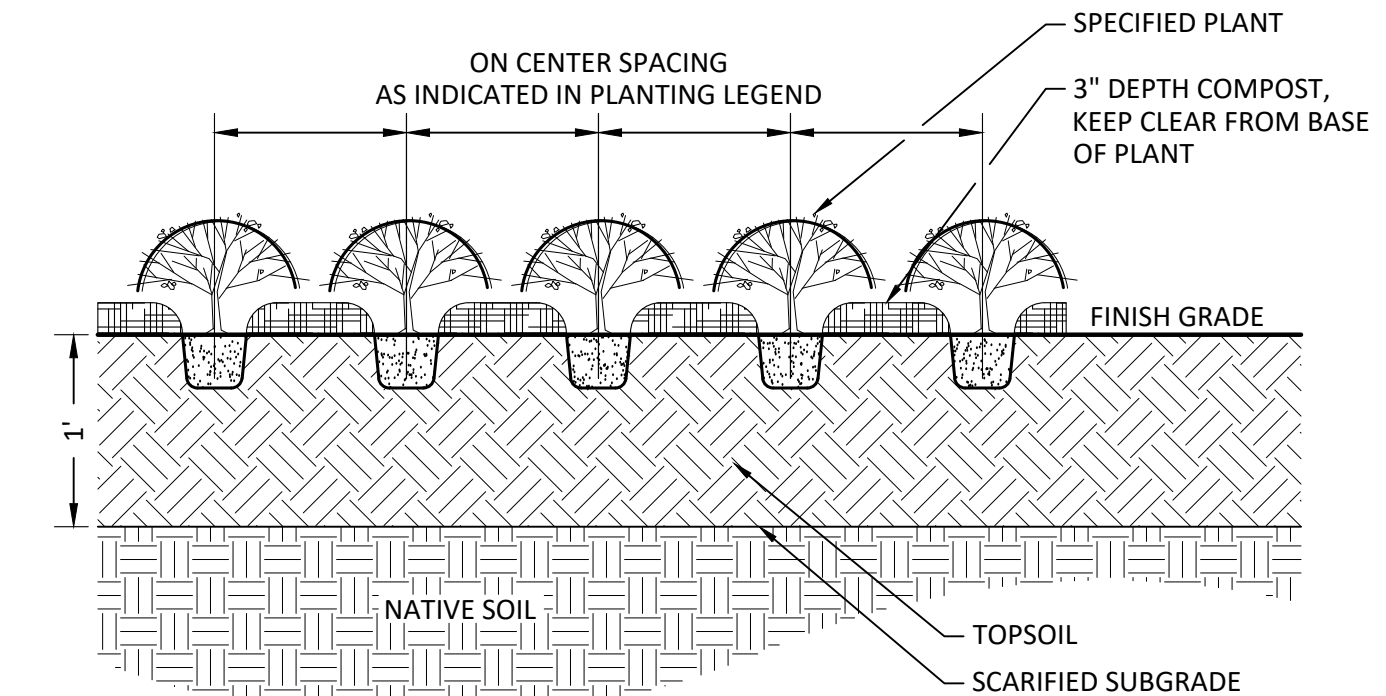
- CONTRACTOR SHALL PROVIDE MONITORING AND MAINTENANCE OF MITIGATION PLANTINGS AND VEGETATED CORRIDOR FOR A PERIOD OF 2 YEARS FOLLOWING SUBSTANTIAL COMPLETION AND ACCEPTANCE.

NOTE: PROVIDE 36" DIAMETER MULCH OR COMPOST RING, AS SPECIFIED.



**3 SHRUB PLANTING**

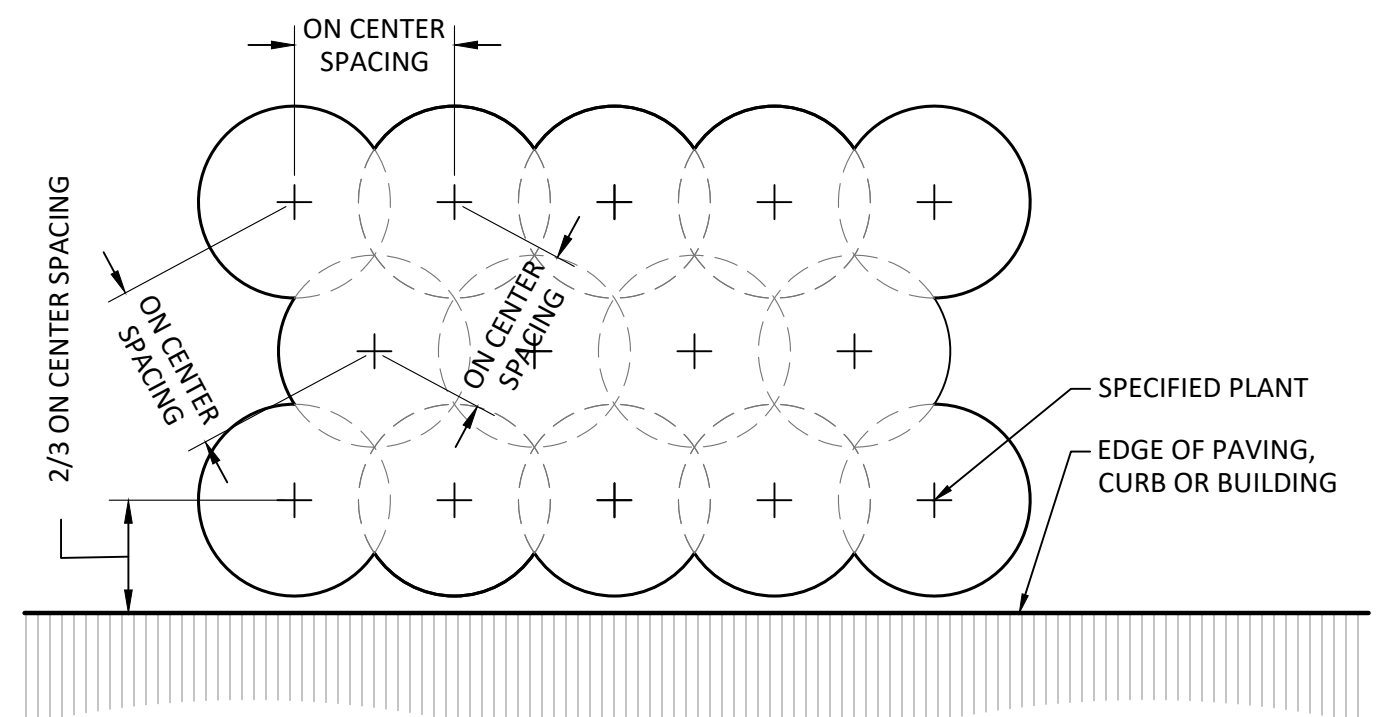
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**4 GROUNDCOVER PLANTING**

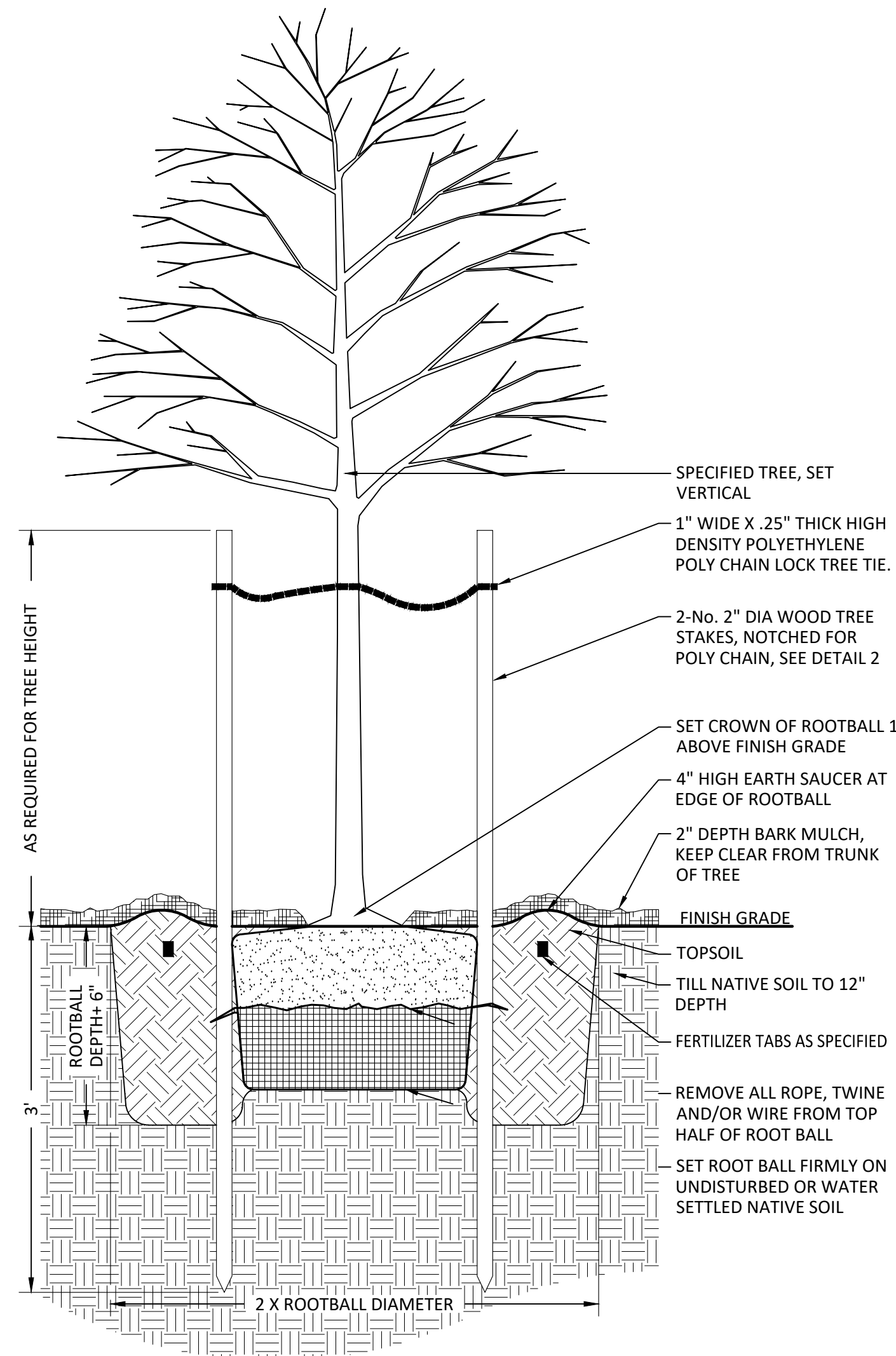
Section NOT TO SCALE

NOTE: ON CENTER SPACING SHALL BE AS INDICATED IN PLANTING LEGEND.



**5 TRIANGULAR SPACING**

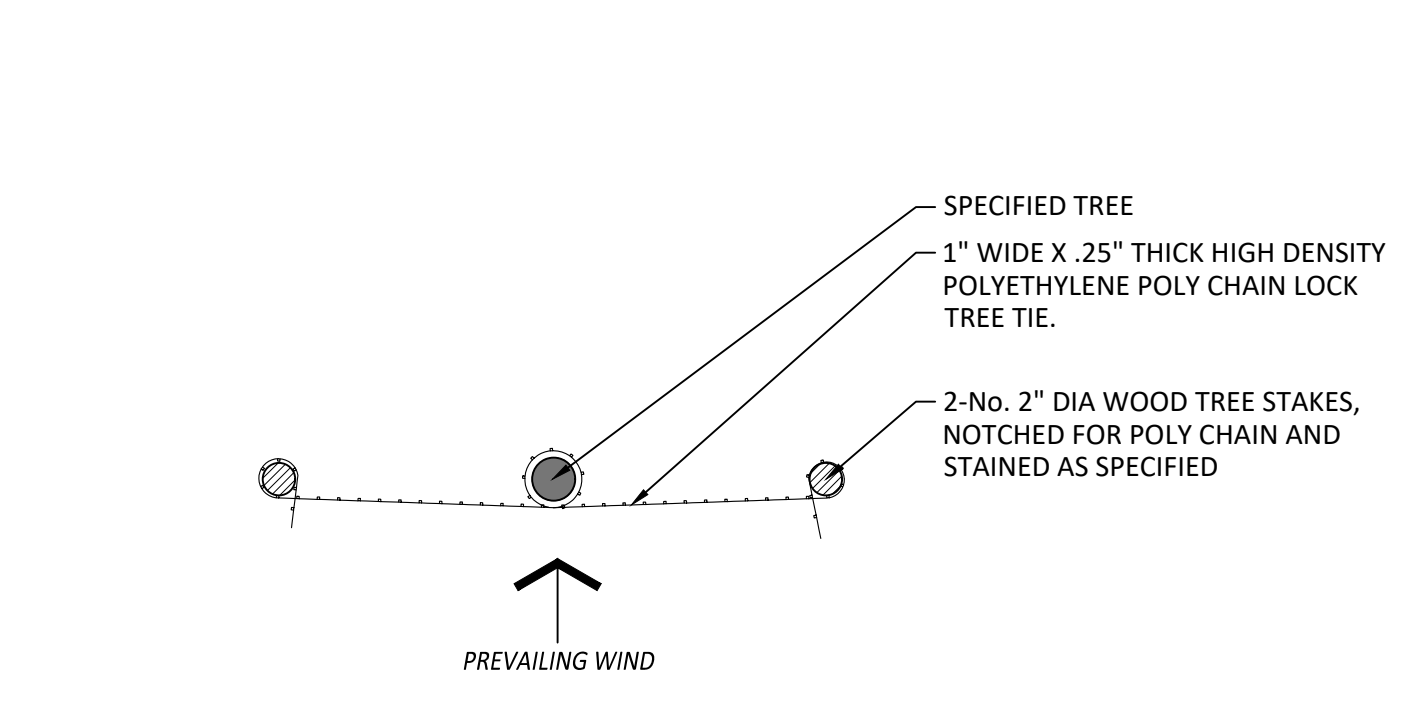
Plan NOT TO SCALE



**1 DECIDUOUS TREE PLANTING**

Section NOT TO SCALE

NOTE: WRAP POLY CHAIN AROUND NOTCHED STAKE AND LOCK TO SECURE. WRAP CENTER OF POLY CHAIN AROUND TREE TRUNK TO MOVE 3" IN ALL DIRECTIONS.



**2 TREE STAKING**

Plan NOT TO SCALE

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DESIGNED:	HHPR	DRAWN:	HHPR	CHECKED:	BDJ	DATE:	05/28/2024
DATE:		NO.:		DESCRIPTION:		R	E
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