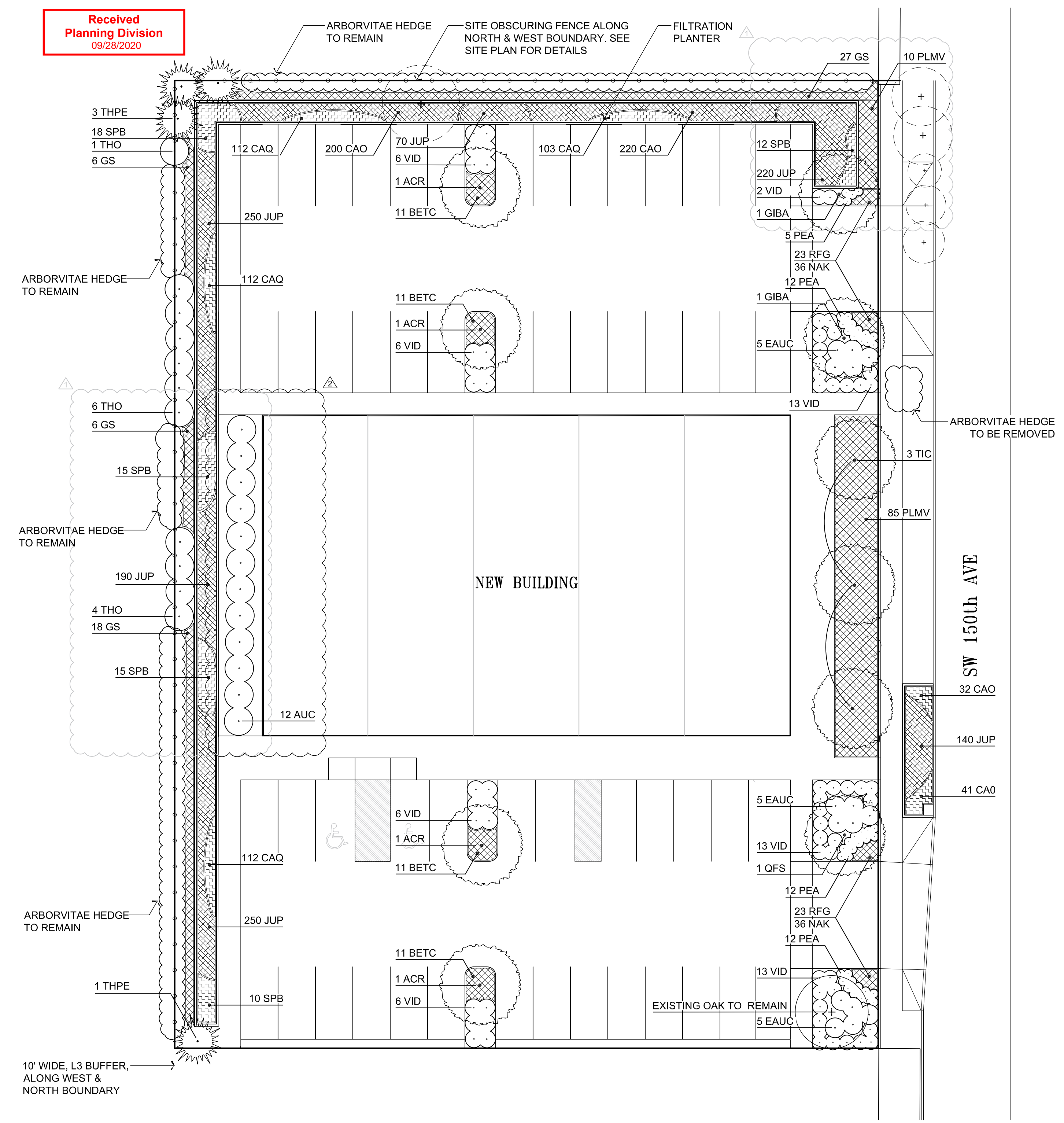
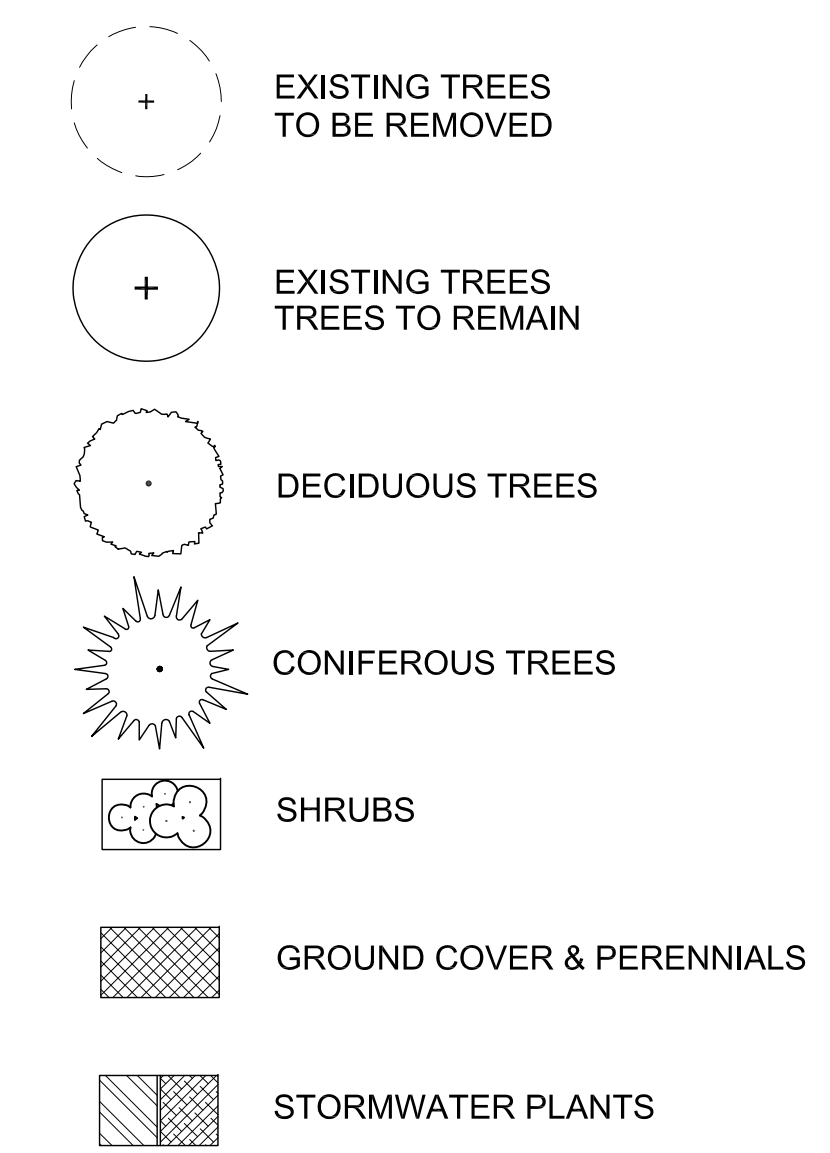


Received
Planning Division
09/29/2020



PLANTING LEGEND

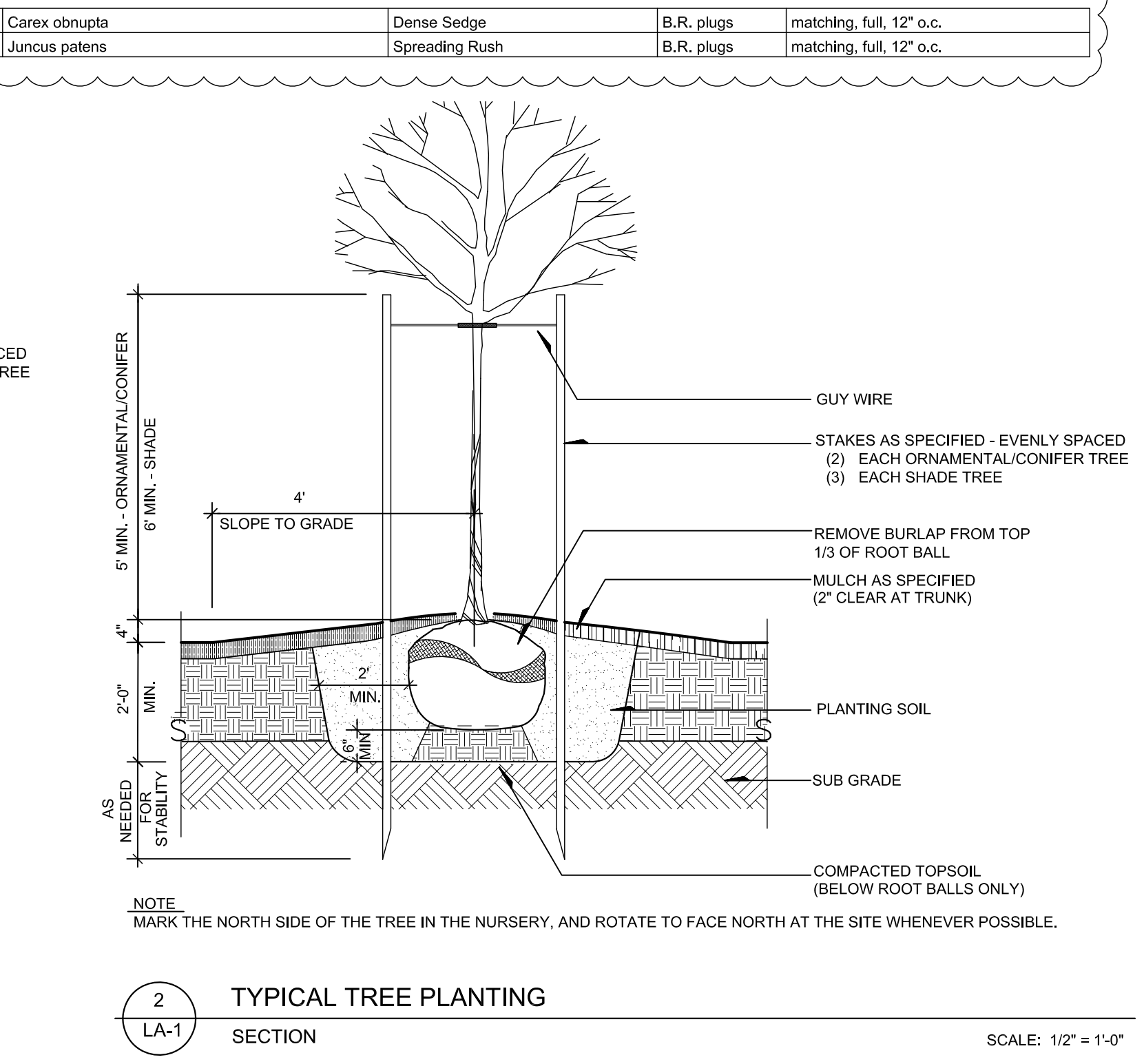
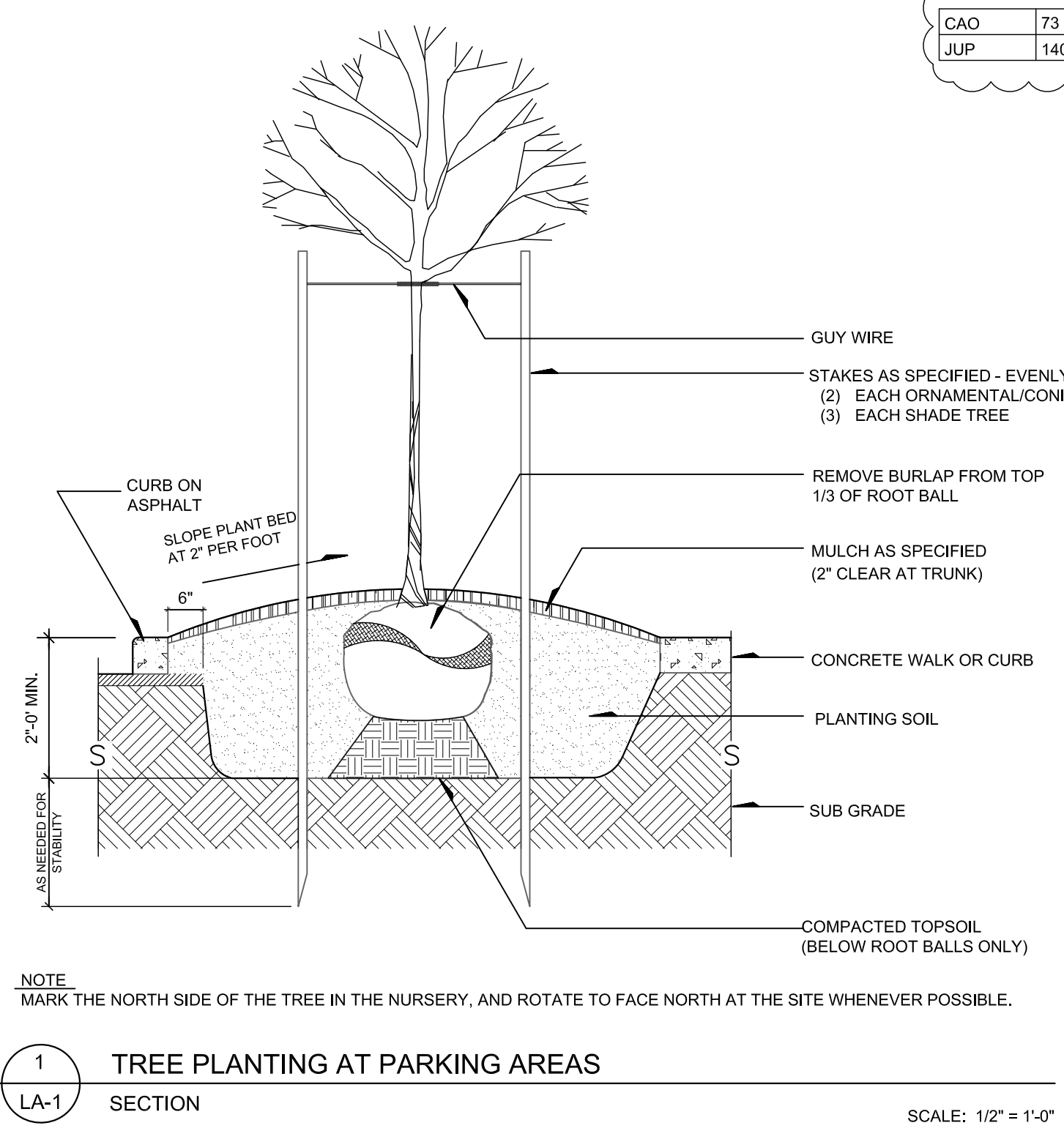


PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
ACR	4	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, limbed up to approx. 6 ft.
GIBA	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.	Matching, limbed up to approx. 6 ft.
QFS	1	Quercus frainetto 'Schmidt'	Forest Green Oak	2" cal.	Matching, limbed up to approx. 6 ft.
TIC	3	Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.	Matching, limbed up to approx. 6 ft.
THO*	11	Thuja occidentalis	American Arborvitae	6" hl.	matching, full
THPE	4	Thuja plicata var. Excelsa	Excelsa Western Red Cedar	6" hl.	Matching, full, B&B
THO - ADDITIONAL ARBORVITAE MAY BE REQUIRED TO MEET THE L3-BUFFER REQUIREMENTS. SEE NOTE UNDER CODE REQUIREMENTS FOR DETAILS.					
SHRUBS					
AUC	12	Arbutus unedo 'Compacta'	Strawberry Tree	5 gal.	matching, full
BETC	44	Berberis thunbergii 'Crimson Pygmy'	Dwarf Japanese Barberry	1 gal.	matching, full
EUAC	15	Euonymus alata 'Compacta'	Compact Burning Bush	5 gal.	matching, full
GS	57	Gaultheria shallon	Salal	1 gal.	matching, full
PLMV	95	Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laurel	3 gal.	matching, full
VID	65	Viburnum davidii	David Viburnum	3 gal.	matching, full
GROUNDCOVERS, GRASSES AND PERENNIALS					
PEA	41	Pennisetum alopecuroides 'Hammeln'	Hamel Fountain Grass	2 gal.	matching, full
RFG	46	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	15" o.c.
NAK	72	Nardissus 'King Alfred'	King Alfred Daffodil	bulb	matching, full

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
PRIVATE FILTRATION STORMWATER PLANTER - 1764 SQ FT					
SMALL SHRUBS - 71 REQUIRED					
SPB	71	Spiraea betulifolia	Shiny-leaf Spiraea	1 gal.	matching, full, 24" o.c.
HERBACEOUS PLANTS - 1764 REQUIRED					
CAO	420	Carex obnupta	Dense Sedge	B.R. plugs	matching, full, 12" o.c.
JUP	910	Juncus patens	Spreading Rush	B.R. plugs	matching, full, 12" o.c.
CAQ	439	Camassia quamash	Common Camas	B.R. plugs	6" o.c.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
PUBLIC FILTRATION STORMWATER PLANTER - 185 SQ FT					
HERBACEOUS PLANTS - 213 REQUIRED					
CAO	73	Carex obnupta	Dense Sedge	B.R. plugs	matching, full, 12" o.c.
JUP	140	Juncus patens	Spreading Rush	B.R. plugs	matching, full, 12" o.c.



STORMWATER PLANTERS

- GENERAL NOTES**
- GROWING MEDIUM TO BE (SAND/LOAM/COMPOST) 3 WAY MIX (18" MIN DEPTH) FORMULATED TO COMPLY WITH CITY STORMWATER SOIL STANDARDS. THE APPROVED SELECTED PRODUCT TO BE USED IS THE WATER QUALITY MIX FROM LANE FOREST OR APPROVED. PLEASE PROVIDE ONE QUART SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - THE BASE OF THE STORMWATER PLANTER SHALL INCLUDE A CONSTRUCTED MEDIUM COMPRISING A MIXTURE OF SAND, NATIVE SOIL, LOAM, AND COMPOST. THE FOC IN THE CONSTRUCTED MEDIUM MUST BE A MINIMUM OF 0.20 (I.E., 40-50%) ORGANIC MATTER. SEE ENGINEERS DRAWINGS FOR DETAILS.
 - THE STORMWATER PLANTERS SHALL BE FULLY VEGETATED WITH ALL VEGETATION SPECIES ESTABLISHED PRIOR TO ISSUANCE OF FINAL OCCUPANCY AND COMMENCEMENT OF OPERATIONS. ALTERNATIVELY, IF THIS CONDITION CANNOT BE MET, THE APPLICANT SHALL PROVIDE AND MAINTAIN ADDITIONAL INTERIM EROSION CONTROL/WATER QUALITY MEASURES ACCEPTABLE TO THE DEVELOPMENT & PUBLIC WORKS DEPARTMENT THAT WILL SUFFICE UNTIL TIME AS THE STORMWATER PLANTER VEGETATION BECOMES FULLY ESTABLISHED.
 - PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
 - PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - PLANT LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE GUIDELINES

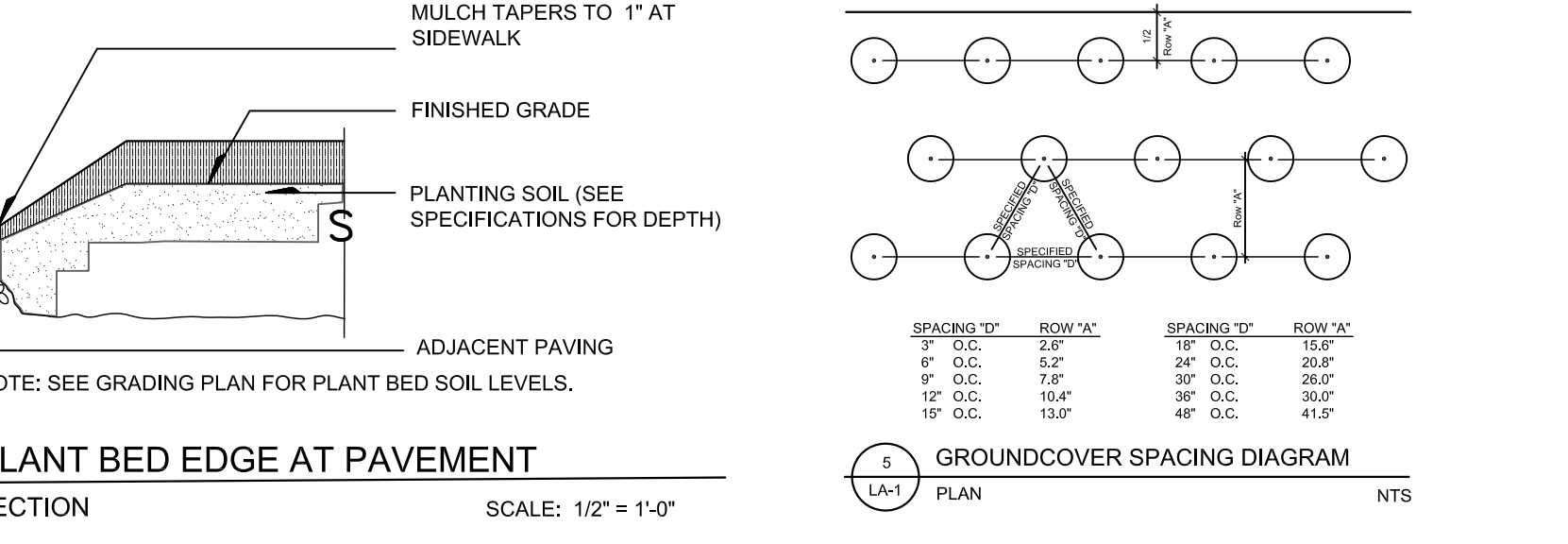
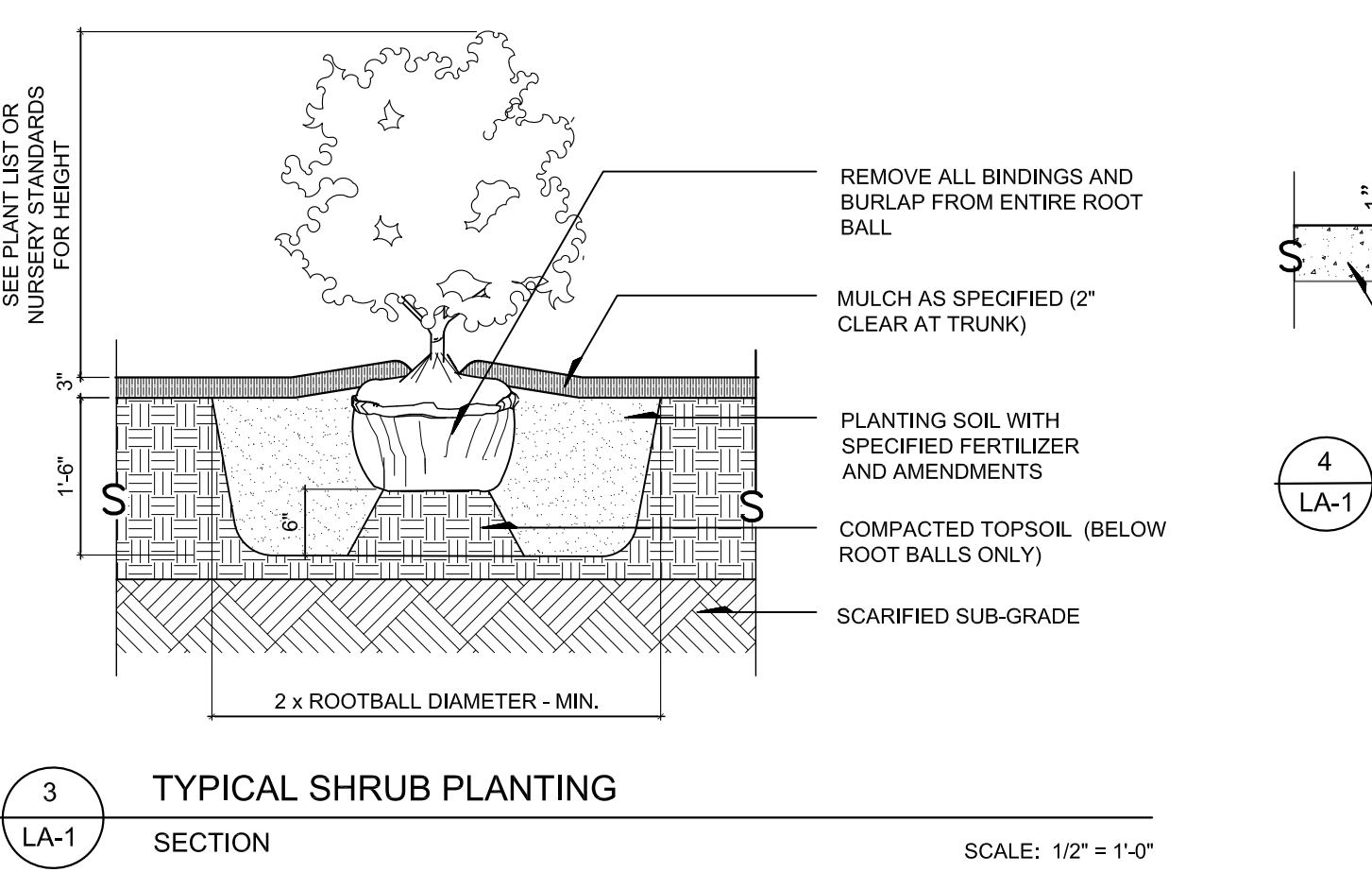
- SOIL PREPERATION**
- PLANT BEDS
 - FINISHED ELEVATION OF SUB-BASE TO BE 18" MINIMUM BELOW FINISHED GRADE.
 - TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 - PLACE 18" MINIMUM OF TOPSOIL OVER TILLED SUBGRADE, ADD 4" OF ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8" MINIMUM.
 - PROVIDE 3" OF SHREDED FIR BARK MULCH OVER ALL PLANT BEDS.
- PLANT MATERIAL**
- PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
 - PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - PLANT LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- TREE PROTECTION**
- PROTECT ROOT ZONE OF EXISTING TREES TO REMAIN.
 - CUT NO ROOT LARGER THAN 2" WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
 - PROVIDE PROTECTIVE FENCING AT EDGE OF CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN.

IRRIGATION DESCRIPTION

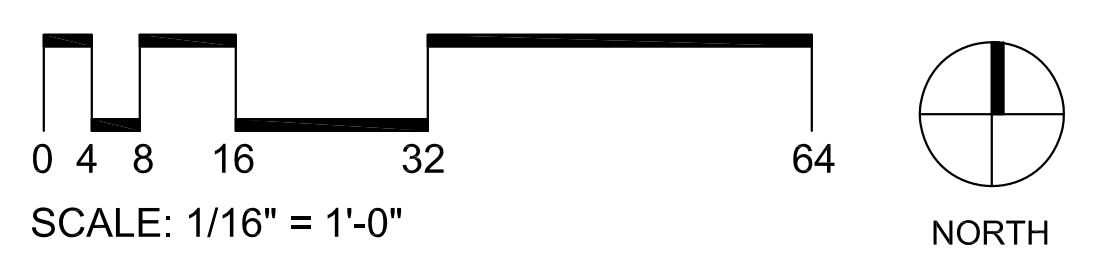
- IRRIGATION DISTRIBUTION TO BE DRIP LINE.
- SYSTEM WILL PROVIDE FULL COVERAGE.
- SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
- MAIN LINE WILL HAVE MANUAL DRAIN VALVES.
- SYSTEM WILL BE OPERATED AUTOMATICALLY.

CODE REQUIRMENTS

- THE EXISTING ARBORVITAE HEDGE TO THE WEST AND NORTH OF THE SITE WILL REMAIN AND ADDITIONAL ARBORVITAE WILL BE PLANTED TO MEET THE BUFFER REQUIREMENTS OF ONE TREE PER 30 LINEAR FEET, AND AN EVERGREEN SHRUBS THAT WILL FORM A 4 TO 6 FOOT HEDGE. THE EXISTING ARBORVITAE HEDGES WILL BE EVALUATED AND ANY THAT ARE IN POOR CONDITION OR DO NOT MEET THE BUFFER REQUIREMENTS WILL BE REMOVED AND REPLACED.
- NORTH PROPERTY EDGE - REQUIRED NO OF TREES - 5 TREES
- WEST PROPERTY EDGE - REQUIRED NO OF TREES - 7 TREES
- LANDSCAPE ARCHITECT.
- IN ADDITION TO THIS, THERE IS A 6-FOOT HIGH FULLY SIGHT-OBSCURING FENCE. SEE SITE PLAN FOR LOCATION.



LANDSCAPE PLAN



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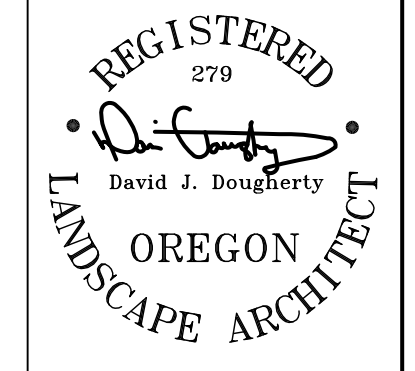


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PORTAL BEAVERTON
595 SW 150th AVE, BEAVERTON, OR

Date: 02.13.2020
Drawn By: LS
Checked By: DJD
Submission: SITE REVIEW

- Revisions**
- REVISD PER 03.25.20 DEVELOPMENT REVIEW
 - REVISD PER 07.125.20 DEVELOPMENT REVIEW

LA-1
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