10-34-3-7

S LIVING PLANT MATERIALS SHALL COVER A MINIMUM OF 70 PERCENT OF THE REQUIRED LANDSCAPE AREA WITHIN 5 YEARS OF PLANTING. 20' RMANENT UNDERGROUND IRRIGATION FOR ALL

10-34-3-6 PARKING LOT STANDARDS: 10 S.F. OF INTERIOR PARKING LOT LANDSCAPING FOR EACH PARKING STALL, 30 STALLS (10)= 300 S.F. PLANTERS SHALL BE 30 S.F. MIN. & 5 FT. MIN. WIDE

> BUFFERING AND SCREENING: PARKING/MANEUVERING AREAS ADJACENT TO STREETS AND DRIVES SHALL ESTABLISH A 3-4 FT. HIGH BERM, EVERGREEN HEDGE OR DECORATIVE WALL PARALLEL TO THE STREET.

PARKING/MANEUVERING AREAS ADJACENT TO A BUILDING WHERE A PARKING OR MANEUVERING AREA OR DRIVEWAY IS ADJACENT TO A BUILDING, THE AREA SHALL BE SEPARATED FROM THE BUILDING BY A CURB AND A RAISED WALKWAY, PLAZA, OR LANDSCAPED BUFFER NOT LESS THAN FIVE (5) FEET IN WIDTH. RAISED CURBS, BOLLARDS, WHEEL STOPS, OR OTHER DESIGN FEATURES SHALL BE USED TO PROTECT.

ABUTTING LAND USE BUFFERS: 15 FT. BUFFER ADJOINING EAST BOUNDARY RESIDENTIAL DISTRICT AND MAY INCLUDE PRESERVED PLANTING, LANDSCAPE PLANTINGS, AN EVERGREEN HEDGE, BERM AND A 6-8 FT. HIGH WOOD FENCE OR MASONRY

PROPOSED 18% (7838 S.F.)

5 TREES (RAIN GARDEN TREES)

29 SHRUBS

PLANT QUANTITIES AND SPACING WILL COVER A MINIMUM OF 70% OF THE REQUIRED LANDSCAPE AREA WITHIN 5 YRS. OF PLANTING. A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A BACKFLOW PREVENTER AND DESIGNED WITH **SMART** TECHNOLOGY WILL BE INSTALLED.

ALL LABELED PLANTERS HAVE A MIN. AREA OF 30 S.F. AND A MINIMUM WIDTH OF 5 FT.

3-4 FT. HIGH EVERGREEN HEDGE PROVIDED

THE SOUTH AND EAST SIDES OF THE BUILDING CONTAIN A 5 FT. WIDE LANDSCAPED BUFFER INCLUSIVE OF A 6" CURB.

6 FT. HIGH WOOD FENCE WITH AN EVERGREEN HEDGE AND LANDSCAPING PROVIDED

	WEST RAIN GARDEN PLANTING SCHEDULE (677.S.F.)									
	ZONE A (198 S.F.) Required planting rates / 100 s.f.: 115 Herbaceous plants or 100 Herbaceous plants and 4 small shrubs where 1.98 x 115= 228 Herbaceous plants required									
	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS			
		66	Carex densa	Dense Sedge	Plug	12" o.c.	Plant in groups			
		66	Eleocharis palustris	Creeping Spike Rush	Plug	12" o.c.	Plant in groups			
	* * * * * * * * * * * * * * * * * * * *	30	Iris douglasiana	Douglas Iris	1 gal.	12" o.c.	Plant in groups			
		66	Juncus effusus var. pacificus	Soft Rush	Plug	12" o.c.	Plant in groups			
-11 -	ZONE B (479 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large shrubs/small trees and 4 small shrubs where 4.79 x 1= 5 trees, 4.79 x 3= 14 lg. shrubs, 4.79 x 4= 19 sm. shrubs required									
WIII	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS			
· · ·	•	2	Malus fusca	Oregon Crab Apple	1.50" cal.	B&B/Contain.	Tree			
	•	3	Pinus contorta var. contorta	Shore Pine	6/7 ft.	B&B	Tree			
	•	14	Spiraea douglasii	Douglas Spiraea	2 gal.	Container	Large Shrub			
//////·	•	5	Cornus sericea	Red-twig Dogwood	1 gal.	Container	Small Shrub			
	•	14	Mahonia nervosa	Dull Oregon Grape	1 gal.	Container	Small Shrub			
	EAST RAIN	I GARDEN PI	ANTING SCHEDULE (1186 S.F.)							
	ZONE A (613 S.F.) Required planting rates / 100 s.f.: 115 Herbaceous plants or 100 Herbaceous plants and 4 small shrubs where 6.13 x 115= 705 Herbaceous plants required									
	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS			
	[-:-:-:-]	200	Carex densa	Dense Sedge	Plug	12" o.c.	Plant in groups			
		200	Eleocharis palustris	Creeping Spike Rush	Plug	12" o.c.	Plant in groups			
	* * * * * * * * *	50	Iris douglasiana	Douglas Iris	1 gal.	12" o.c.	Plant in groups			
		200	Juncus effusus var. pacificus	Soft Rush	Plug	12" o.c.	Plant in groups			
		55	Ranunculus occidentalis	Western Buttercup	Plug	12" o.c.	Plant in groups			
ا الـ	ZONE B (5	73 S.F.) Requ	uired planting rates / 100 s.f.: 1 tree, 3 larg	e shrubs/small trees and 4 small sh	rubs where 5	.73 x 1= 6 trees	s, 5.73 x 3= 17 lg. shrubs, 5.73 x 4= 23 sm. shrubs required			
WIII	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS			
•	•	2	Malus fusca	Oregon Crab Apple	1.50" cal.	B&B/Contain.	Tree			
• = 1	•	4	Pinus contorta var. contorta	Shore Pine	6/7 ft.	B&B	Tree			
	•	17	Spiraea douglasii	Douglas Spiraea	2 gal.	Container	Large Shrub			
""""	•	8	Cornus sericea	Red-twig Dogwood	1 gal.	Container	Small Shrub			
<u> </u>	•	15	Mahonia nervosa	Dull Oregon Grape	1 gal.	Container	Small Shrub			

MOTES	·
1.	Provide river pebble or river rock at pipe-inlet locations to prevent erosion
	Install coconut coir erosion control mesh to 3:1 slope areas of facilities.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
TREES				•		
•	3	Cercis occidentalis	Western Redbud	5/6 ft.	B&B/Contain.	Natural form- multi-stem/low branchin
SHRUBS						
	17	Arbutus unedo 'Compacta'	Compact Strawberry Tree	5 gal.	Container	Tall screening shrub
•	22	Arctostaphylos x 'John Dourley'	Low-Growing Manzanita	2 gal.	Container	Low spreading shrub
	26	Cistus purpureus	Orchid Rockrose	3 gal.	Container	Medium accent shrub
	23	Erica x darleyensis 'Furzey'	Furzey Heath	1 gal.	Container	Low spreading shrub
——●	36	Hebe 'Western Hills'	Western Hills Hebe	2 gal.	Container	Medium accent shrub
——●	8	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5 gal.	Container	Tall accent shrub
	114	Mahonia repens	Creeping Mahonia	1 gal.	Container	Low spreading shrub
	9	Rosa rugosa 'Alba'	White Ramanas Rose	2 gal.	Container	Medium accent shrub
•	15	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	3 gal.	Container	Medium accent shrub
•	18	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Container	Medium accent shrub
— ●	16	Vaccinium ovatum	Evergreen Huckleberry	3 gal.	Container	Tall screening shrub
GRASSES	/ PERENNIAL	LS / GROUND COVERS				
•	80	Fragaria Chiloensis	Beach Strawberry	4" pot	Container	-
——●	15	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	1 gal.	Container	-
•	58	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	1 gal.	Container	-
	59	Ophiopogon japonicus	Mondo Grass	1 gal.	Container	_

Note: All planting areas to receive a 3" minimum layer of fresh, course fir bark mulch.

PRELIMINARY

MARKET and 101 US st.

T ANDSCAPE

xx/xx/xxxx REVISED DATE

SHEET

DATE: 07/18/2024 1/16" = 1'-0"

