

STAFFORD COTTAGES

COTTAGE CLUSTER DEVELOPMENT
CITY OF LAKE OSWEGO, OR

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REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA
LIVING

LANDSCAPE COVER
SHEET

PROJECT NO.:156001
TYPE:PLANNING
REVIEWED BY:JMH

L1.0

tree protection notes

- A. PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES.
- B. FENCING SHALL BE INSTALLED PER THE TREE PRESERVATION AND REMOVAL PLAN. FINAL LAYOUT SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST AND/OR LANDSCAPE ARCHITECT.
- C. FOR ADDITIONAL INFORMATION SEE DETAIL 3/L7.0
- D. FOR ADDITIONAL INFORMATION SEE SPEC SECTION 01 56 39.
- E. TREE PROTECTION FENCING FOR OFF-SITE TREES WITH CANOPIES AND ROOTZONES ENCROACHING INTO THE PROJECT SITE IS REPRESENTED DIAGRAMMATICALLY FOR GRAPHIC CLARITY. ACTUAL LAYOUT SHALL FOLLOW THE ROOT PROTECTION ZONE PER SPEC SECTION 01 56 39 AND PER DETAIL 3/L7.0
- F. ALL WORK WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE.
- G. EXCAVATE THE MINIMUM AMOUNT NECESSARY TO ACCOMPLISH PURPOSE FOR EXCAVATION. ROOTS OVER 4" DIAMETER SHALL BE CUT BY THE PROJECT ARBORIST.
- H. THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA:
- GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS)
 - STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES
- E. PROTECTIVE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS; AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
- F. SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- G. TREE PROTECTION ZONE SHALL REMAIN FREE OF ALL CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS.

Maintenance Notes For Existing Trees

- A. WASH OFF FOLIAGE WHICH BECOMES SOILED DURING CONSTRUCTION.
- B. WATER TREES AND OTHER VEGETATION WHICH ARE TO REMAIN AS NECESSARY TO MAINTAIN THEIR HEALTH DURING THE COURSE OF THE WORK. RATE AND FREQUENCY OF APPLICATION TO BE DETERMINED BY PROJECT ARBORIST.
- C. ALL PRUNING SHALL BE PERFORMED BY A CURRENT ARBORIST LICENSED WITHIN THE STATE/COUNTY/CITY WHERE THE WORK IS TO BE COMPLETED.

irrigation right-of-way notes

- A. ALL WORK IN RIGHT-OF-WAY SHALL CONFORM TO LOCAL BUREAU OF TRANSPORTATION RIGHT-OF-WAY REGULATIONS.
- B. ONLY NON-PRESSURIZED PVC LATERAL LINES AND SPRINKLER HEADS ARE PROPOSED IN THE RIGHT-OF-WAY. NO OTHER PART OF THE IRRIGATION SYSTEM, SUCH AS PRESSURIZED MAINLINES, CONTROL VALVES, AND/OR BACK-FLOW PREVENTERS, WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- C. ALL PARTS OF THE IRRIGATION SYSTEM WILL BE BURIED A MINIMUM OF 12" BELOW GRADE, EXCEPT FOR SPRINKLER HEADS. SPRINKLER HEADS WILL BE FLUSH WITH THE SURROUNDING SURFACE WHEN NOT IN USE, AND SHALL BE ORIENTED SO AS TO LIMIT THE DISTRIBUTION OF WATER TO THE LANDSCAPED AREAS. FEEDER LINES BENEATH THE SIDEWALK WILL BE INSTALLED PERPENDICULAR TO THE SIDEWALK. IRRIGATION SYSTEM WILL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH STREET TREES, UTILITIES, SIDEWALKS, OR OTHER PUBLIC INFRASTRUCTURE.
- D. IF ANY PORTION OF A DRIVEWAY APPROACH, SIDEWALK OR CURB IS DAMAGED OR REPLACED IN THE PROCESS OF INSTALLING THE IRRIGATION SYSTEM, A RIGHT-OF-WAY PERMIT WILL BE REQUIRED. ANY CONCRETE WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A STANDARD RIGHT-OF-WAY CONSTRUCTION PERMIT.
- E. SLEEVES AND PIPE TO MAINTAIN CODE REQUIRED 12" SEPARATION FROM ELECTRIC, STORM, POTABLE WATER AND GAS UTILITIES, TYPICAL. PROVIDE 36" SEPARATION FOR FIRE WATER LINE. REFER TO CIVIL, PLUMBING AND OTHER DRAWINGS.

irrigation notes

- A. ALL PLANTED AREAS TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- B. IRRIGATION ZONES SHALL BE BROKEN UP INTO HYDROZONES BASED ON VEGETATION TYPE, PLANTING AREA, AND MICROCLIMATE.
- C. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT.
- D. VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK.
- E. VERIFY THE ACTUAL LOCATION AND SIZE OF WATER METER AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POINT OF CONNECTION (P.O.C.) INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE P.O.C. INFORMATION AND NOTIFY THE ABOVE, ANY CHANGES REQUIRED BY LOW OR HIGH PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- F. IRRIGATION SYSTEM IS BASED ON THE MINIMUM OPERATING PRESSURE OF THE IRRIGATION EQUIPMENT AND THE MAXIMUM FLOW DEMAND FOR STATIONS PROPOSED. REFER TO DRAWINGS FOR FLOW DEMAND.
- G. P.O.C. AND EQUIPMENT LAYOUT INCLUDING, BUT NOT LIMITED TO, IRRIGATION METER, MASTER VALVE, FLOW SENSOR IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING. LOCATIONS MAY BE SHOWN WITHIN PAVING AND/OR ORIENTED IN A CERTAIN DIRECTION FOR CLARITY ONLY. PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C. CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT.
- H. PROVIDE SUBMITTAL FOR THE LOCATION OF THE P.O.C. INCLUDING ONSITE PSI TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- I. IRRIGATION IS DESIGNED FOR HEAD TO HEAD COVERAGE. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SYMBOL SIZES ARE SHOWN IS FOR DESIGN CLARITY ONLY. CONTRACTOR SHALL MEASURE ALL DISTANCES AND SPACING FROM CENTER OF SYMBOLS ON THE PLAN AND TRANSFER THOSE DISTANCES TO THE FIELD USING A PROPER MEASURING DEVICE SUCH AS A MEASURE TAPE OR WHEEL. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND HEAD TO HEAD COVERAGE WITH MINIMUM OVER SPRAY.
- Q. IRRIGATION LINES AND EQUIPMENT MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTING AREA.
- R. CONDITIONS IN THE FIELD MAY VARY, IF OBJECTS BLOCK OR PREVENT FREE AND CLEAR OPERATION OF THE IRRIGATION COMPONENTS CONTRACTOR SHALL MODIFY LAYOUT AS NECESSARY TO MAINTAIN COMPLETE COVERAGE. CONTRACTOR SHALL ALSO NOTIFY LANDSCAPE ARCHITECT.
- S. PLAN IS DIAGRAMMATIC. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB, OR PAVING.
- T. CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL P.O.C. SHALL BE CONFIRMED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
- U. ALL PIPE UNDER BUILDINGS, ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED, WHETHER SHOWN OR NOT. SLEEVES SHALL MINIMUM 4" DIAMETER, 4" MINIMUM FOR A MAINLINE OR AS INDICATED. SLEEVING MAY BE INCLUDED FOR FUTURE WORK.
- V. ALL PIPE OR EQUIPMENT SHOWN IN PAVING ADJACENT AND PARALLEL TO PLANTED AREAS IS INTENDED TO BE PLACED IN THAT AREA WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.
- W. PROVIDE GATE VALVES AT POINTS OF CONNECTION. GATE VALVES SHALL BE INSTALLED AT DEPTH OF MAINLINE, MINIMUM 24" DEPTH.
- X. UNLESS OTHERWISE NOTED, LATERAL LINE SHALL HAVE 18" OF COVER, AND MAIN LINES 24". 36" MAXIMUM COVER UNDER ROADWAYS.
- Y. SEE DETAILS AS REQUIRED.
- Z. SEE SPEC SECTION 32 84 00 FOR ADDITIONAL INFORMATION.

Maintenance Notes For New Vegetation

- A. WASH OFF FOLIAGE WHICH BECOMES SOILED DURING CONSTRUCTION.
- B. REMOVE TREE GUYS AND STAKES AFTER THE SECOND GROWING SEASON ONCE TREES ARE HEALTHY AND VIABLE WITHOUT TREE STABILIZATION AND BEFORE GUYS GIRDLING TREE TRUNKS.
- C. REMOVE TREE BRANCHES THAT ARE GROWING INWARD TOWARDS THE CENTRAL LEADER OF THE TREE.
- D. SHRUB PRUNING
- MINOR SHAPING SHALL BE DONE AFTER SHRUB HAS COMPLETED FLOWERING CYCLE.
 - MAJOR SHAPING SHALL BE DONE IN FALL AFTER LEAFS HAVE FALLEN.
 - EVERGREEN SHRUBS SHALL SHAPED IN SPRING.
- E. ORNAMENTAL GRASSES SHOULD BE CUT NO LOWER THAN 8-INCHES FROM TOP OF GRASS TO PLANTING SURFACE.
- F. ORNAMENTAL GRASSES SHOULD ONLY BE CUT ONCE OVERNIGHT TEMPS ARE ABOVE 40 DEGREES IN THE SPRING. FALL AND WINTER CUTTING IS NOT ADVISED.
- G. GRASS LIKE VEGETATION SUCH AS SEDGES SHALL BE RAKED OUT IN SPRING, CUTTING OF VEGETATION IS NOT ADVISED.
- H. PREVIOUS SEASON GROWTH ON HERBACEOUS PLANTS SHALL BE RAKED OR CUT AT THE BASE OF THE PLANT IN LATE WINTER PRIOR TO SPRING GROWTH.

General Site Notes

- A. ALL PLANTING AND LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT OF WAY SHALL MEET THE LOCAL JURISDICTION REQUIREMENTS, AND STANDARDS.
- B. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
- C. SEE CIVIL FOR SOIL PROTECTION AND LIMIT OF GRADING.
- D. NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLANS WHICH MAY REQUIRE ADJUSTMENT OF DESIGN.
- G. ALL LANDSCAPE AREAS TO BE REPAIRED AS NEEDED DUE TO CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO:
- SOIL COMPACTION FROM EQUIPMENT TRAFFIC OR MATERIAL STORAGE
 - REPAIR NECESSARY TO FEATHER IN NEW FINISHED GRADE WITH EXISTING GRADE. GRADE CHANGES OVER 3" WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES REQUIRE THE ADVICE OF THE PROJECT ARBORIST.
 - LIMIT OF WORK BOUNDARY AND/OR ROOT PROTECTION FENCING REMOVAL OR INSTALLATION.
 - GRUBBING AND REMOVAL OF NON-NATIVE PLANT SPECIES.
- H. ALL LANDSCAPE AREAS DAMAGED FROM CONSTRUCTION ACTIVITY SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- I. TEMPORARY IRRIGATION TO BE PROVIDED AT ALL AREAS WHERE EXISTING LANDSCAPING IS REPLACED DUE TO CONSTRUCTION ACTIVITIES. THIS IRRIGATION SHALL BE MAINTAINED UNTIL PLANTINGS ARE FULLY ESTABLISHED. ALL TEMPORARY SURFACE IRRIGATION SYSTEMS SHALL BE REMOVED AFTER LANDSCAPING HAS BEEN ESTABLISHED AND CAN SURVIVE WITHOUT IRRIGATION.

Planting Notes

- A. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- B. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO PAVING FINISH SURFACE ELEVATIONS, UTILITY COVERS AND CURBS. FINISHED ELEVATION OF LANDSCAPE AREAS AND SEEDED AREAS SHALL SET 1" BELOW ADJACENT GRADE. NOTIFY OWNER OF ANY DISCREPANCIES.
- C. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO DRAIN AWAY FROM BUILDING, 2% MINIMUM.
- D. QUANTITIES GIVEN FOR PLAN MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- E. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. STAGE ALL PLANT MATERIAL ONSITE PER PLAN, IN THE PLANT CONTAINERS. LARGER TREES MAY BE CENTER MARKED BY PAINTING, STAKING, OR FLAGGING. NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 48 HOURS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, AT NO ADDITIONAL COST TO THE OWNER PRIOR TO APPROVAL OF THE FINAL PLANTING LOCATION.
- F. PLANTING SHALL NOT BE PERFORMED PRIOR TO THE FOLLOWING APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE:
- OPERATIONAL IRRIGATION SYSTEM PROVIDING HEAD TO HEAD COVERAGE.
 - DECOMPACTION AND PRE-PLANTING SOIL AMENDMENTS ARE COMPLETE.
- G. PLANT MATERIAL, I.E. TREES, SHRUBS, VINES, ESPALIERS AND GROUNDCOVERS, MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVES APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
- H. ALL PLANT MATERIALS SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS AT TIME OF PLANTING:
- H.A. TREES (DECIDUOUS); MINIMUM 1.5-INCH CALIPER, MEASURED 6 INCHES ABOVE THE TOP OF THE ROOT BALL.
- H.B. TREES (EVERGREEN); MINIMUM 6-FOOT HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE TREE, EXCLUDING THE DOMINANT LEADER.
- H.C. SHRUBS: MINIMUM 1-GALLON CONTAINER SIZE OR EQUIVALENT BALL AND BURLAP; MINIMUM 12-INCH HEIGHT.
- H.D. GROUNDCOVERS; MINIMUM 4-INCH POT OR EQUIVALENT
- H.E. NOTE: THE PLANT SCHEDULE MAY INDICATE LARGER SIZES, WHICH SHALL TAKE PRECEDENCE WHEN SPECIFIED. HOWEVER, IN NO CASE SHALL PLANT SIZES BE SMALLER THAN THE MINIMUMS STATED ABOVE. CONTAINER SIZE IS NOT A SUBSTITUTE FOR MEETING SIZE REQUIREMENTS BY PHYSICAL MEASUREMENT.
- I. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- J. ALL EXPOSED SOIL TO RECEIVE A LANDSCAPE ARCHITECT APPROVED MULCH LAYER. MULCH SHALL BE 3-INCHES IN DEPTH.
- K. PROVIDE ROOT CONTROL BARRIERS FOR ALL TREES PLANTED WITHIN 5' OF A HARDSCAPE EDGE SUCH AS PAVING, WALLS, STEPS, ETC. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
- L. INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINATE VIEW OF PUBLIC.
- M. PROVIDE THE PROPER SETBACK BETWEEN UTILITIES AND TREES - CONTACT CITY INSPECTOR FOR REQUIRED SETBACKS IN THE CASE THAT THE DRAWINGS ARE NOT CLEAR.
- N. PROVIDE A 4 FT. DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS UNLESS NOTED OTHERWISE.
- O. PLANT SUBSTITUTIONS DUE TO AVAILABILITY, SHALL BE SUBMITTED IN WRITING TO LANDSCAPE ARCHITECT FOR APPROVAL.
- P. TREES TO BE PLANTED PER DETAIL 1/L7.0 2/L7.0
- Q. SHRUBS TO BE PLANTED PER DETAIL 4/L7.0
- R. GROUNDCOVERS TO BE PLANTED PER DETAIL 5/L7.0

Amended Planting Soil Notes

- A. SEE SOIL PREPARATION NOTES (THIS SHEET) FOR DECOMPACTION, AMENDMENT PROCEDURES, AND WEED CONTROL PRIOR TO PLACEMENT OF AMENDED PLANTING SOIL.
- B. GROUNDCOVER / ORNAMENTAL GRASS AREAS TO RECEIVE A MINIMUM OF 18-INCH DEPTH OF IMPORTED OR APPROVED STOCKPILED AMENDED TOPSOIL.
- C. SHRUB AREAS TO RECEIVE A MINIMUM OF 24-INCH DEPTH OF IMPORTED OR APPROVED STOCKPILED AMENDED TOPSOIL.
- D. TREES TO RECEIVE A DEPTH OF IMPORTED OR APPROVED STOCKPILED AMENDED TOPSOIL THAT IS EQUAL TO OR GREATER THAN 2X THE ROOTBALL WIDTH AND 1.5X THE ROOTBALL DEPTH MEASURED FROM THE CENTER OF THE TRUNK.
- E. ALL IMPORTED AMENDED TOPSOIL TO MEET THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- F. SOIL PREPARATION REQUIREMENTS IN THE RP DISTRICT DIFFER FROM GENERAL SITE AREAS. REFER TO THE RP ENHANCEMENT PLANTING NOTES ON L5.1 FOR RP-SPECIFIC SOIL PREPARATION REQUIREMENTS.

Stormwater Facility Soil Placement Notes

- A. VERIFY THAT ALL REQUIRED CITY/COUNTY STORMWATER FACILITY INSPECTIONS HAVE BEEN PERFORMED AND APPROVED PRIOR TO PLACEMENT OF THE APPROVED AMENDED TOPSOIL, IRRIGATION AND PLANTING ABOVE DRAIN ROCK AND PIPING.
- B. REFER TO CIVIL ENGINEERS PLANS FOR SOIL MEDIA FINISHED GRADE ELEVATION AND DEPTH PRIOR TO INSTALLING THE APPROVED AMENDED TOPSOIL, IRRIGATION AND PLANTING.
- C. VERIFY STORMWATER AMENDED TOPSOIL MEETS THE REQUIREMENTS OF THE LOCAL JURISDICTION.

Soil Preparation Notes

- DECOMPACTION
- A. DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO A MINIMUM DEPTH OF 6 - 8-INCHES MINIMUM AND/OR RECOMMENDED DEPTH OF 12-18-INCHES IN MULTIPLE PASSES AT VARYING ANGLES ACROSS THE AREA WHEN POSSIBLE.
- B. DE-COMPACTON OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL, ROCK AND GRAVEL TO A DEPTH OF 18 IN OR MORE AND THEN RE-INSTALLED LOOSELY WITH THE REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2 IN. SIZE OR LARGER FROM SOIL.

Amendments

- A. COLLECT AND SEND SOIL SAMPLES FOR EACH PLANTING AREA TYPE FOR ANALYSIS TO A&L WESTERN AGRICULTURAL LABORATORIES OR EQUAL THAT IS AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED BELOW AND THAT SPECIALIZES IN AGRONOMIC SOIL ANALYSIS.
- B. REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH WITH RECOMMENDED QUANTITIES OF NITROGEN PHOSPHORUS, POTASH NUTRIENTS AND SOIL AMENDMENTS (INCLUDING COMPOST) TO BE APPLIED TO PRODUCE SATISFACTORY TOPSOIL.
- C. FOR BIDDING PURPOSES, QUANTITIES AND TYPES OF SOIL AMENDMENTS SHALL BE BASED UPON THOSE LISTED BELOW. AMOUNT PER 1,000-SQUARE FEET AT 6-INCH MAXIMUM LIFTS.
- 25 LBS. GYPSUM (CALCIUM SULFATE)
 - 35 LBS. CALCIUM CARBONATE LESTONE 'CALPRIL'
 - 35 LBS. DOLOMITE LESTONE 'DOLPRIL'
 - 8 LBS. TREBLE SUPERPHOSPHATE (0-45-0)
 - 3 LBS. FUSN (26-0-0 WITH 14% SULFUR)
 - 4 OZS. ZINC SULFATE.
 - 8 OZS. MANGANESE SULFATE
 - 1 OZS. LAUNDRY BORAX
 - 6 CU-YDS. COMPOST
- D. TYPES OF AMENDMENTS REQUIRED AND QUANTITIES SHALL BE ADJUSTED AS NECESSARY BASED UPON ACTUAL RESULTS OF SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS AND RECOMMENDATIONS.
- E. AFTER INITIAL SOIL DE-COMPACTON PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING.
- F. BLEND RECOMMENDED AMENDMENTS THOROUGHLY WITH EXISTING SOIL AS PER SOIL TEST ANALYSIS RECOMMENDATIONS. AN ADDITIONAL SOIL TEST SHALL BE TAKEN AND PROVIDED TO OWNER'S REPRESENTATIVE TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
- G. NOTIFY THE OWNER'S REPRESENTATIVE IF AREAS OF THE SITE HAVE BEEN RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. PRIOR TO INSTALLING PLANT MATERIAL IN THESE AREAS, THE COMPACTION IS TO BE REDUCED TO 85% STANDARD PROCTOR USING PREVIOUSLY DESCRIBED METHODS.

Weed Control

- A. AFTER SOIL HAS BEEN AMENDED AND FINISH GRADES HAVE BEEN APPROVED, REMOVE ALL WEEDS AND CYCLE IRRIGATION OF ALL PROPOSED PLANTING AREAS. WAIT TEN DAYS MINIMUM AND INSPECT ALL PROPOSED PLANTING AREAS FOR THE PRESENCE WEEDS. IF WEEDS ARE PRESENT, APPLY AN APPLICATION OF APPROVED POST EMERGENT HERBICIDE TO AFFECTED AREAS AND REMOVE WEEDS. REPEAT CYCLE UNTIL NO ADDITIONAL WEEDS ARE PRESENT.
- B. DELAY PLANTING UNTIL ALL WEEDS ARE DEAD AND REMOVED.
- D. UPON COMPLETE INSTALLATION OF ALL NON-SEEDED PLANTING AREAS, APPLY A PRE-EMERGENT HERBICIDE DIRECTLY AT THE TOPSOIL LEVEL PRIOR TO THE INSTALLATION OF MULCH LAYER.
- E. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR HERBICIDE APPLICATION.



1ST SUBMITTAL: 06/03/2025

REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA LIVING

LANDSCAPE NOTES

PROJECT NO.:	156001
TYPE:	PLANNING
REVIEWED BY:	JMH

L1.1

GENERAL ZONING INFORMATION

CURRENT COMPREHENSIVE PLAN DESIGNATION: R-15
PERMITTED USE: RESIDENTIAL (COTTAGE CLUSTER)
APPLICABLE OVERLAY DISTRICTS: SENSITIVE LANDS OVERLAY DISTRICT (LOC 50.05.010)

SITE SETBACKS

APPLICABLE CODE SECTION 50.04.001 DIMENSIONAL STANDARDS

CODE STANDARD	REQUIRED	PROVIDED
50.04.001.1 YARD SETBACKS	8' WITH A PD OVERLAY	SEE L1.3 FOR DIMENSIONS FOR YARD SETBACKS

RESOURCE PROTECTION AREA

APPLICABLE CODE SECTION 50.05.010 SENSITIVE LANDS OVERLAY DISTRICTS

CODE STANDARD	REQUIRED	PROVIDED
50.05.010.4.d - CONSTRUCTION STANDARDS	6FT TALL CHAIN LINK PROTECTIVE FENCING	SEE L1.3 FOR LOCATION OF PROTECTIVE FENCING AT RP DISTRICT
50.05.010.6.c - CONSTRUCTION STANDARDS	10FT CONSTRUCTION SETBACKS FOR STRUCTURES, PARKING AREAS, ACTIVE USE RECREATION FACILITIES, HARD SURFACED PATHWAYS, STREETS AND DRIVEWAYS.	STANDARD IS NOT MET, ROAD ENCROACHES INTO 10' SETBACK AREA
	3FT CONSTRUCTION SETBACKS FOR ACCESSORY STRUCTURES, PATIOS, DECKS, AND SIMILARE OUTDOOR FACILITIES	STANDARD IS MET; SEE L1.3 FOR DIMENSIONS
	0FT SETBACK FOR PASSIVE USE RECREATION FACILITIES, SUCH AS SOFT SURFACE TRAILS AND PEDESTRIAN BRIDGES	STANDARD IS MET, SOFT SURFACE TRAIL AND BENCHES LOCATED WITHIN RP DISTRICT ONLY
	PERMANENT SIGNAGE IS REQUIRED TO IDENTIFY THE RP DISTRICT	STANDARD IS MET, SEE L1.3 AND SIGNAGE DETAIL ON L7.0

BASE ZONE LANDSCAPE REQUIREMENTS

APPLICABLE CODE SECTION 50.06.004 SITE DESIGN

CODE STANDARD	REQUIRED	PROVIDED
50.06.004.1 LANDSCAPING, SCREENING, AND BUFFERING	STREET TREES PROVIDED AT PROPER SPACING FOR THE SPECIES	STANDARD IS MET, TREE SPACING BASED ON MATURE CANOPY SPREAD.
	VEGETATED SCREENING AND BUFFERING - UTILITY AND STORAGE AREAS (6' TALL)	STANDARD IS MET, SEE CONCEPTUAL SCREENING ON L1.3
	VEGETATED SCREENING AND BUFFERING - PARKING LOTS (36" TALL)	STANDARD IS MET, SEE CONCEPTUAL SCREENING ON L1.3
	PLANT MATERIALS FOR USE IN PARKING LOTS AND STREETS SHALL HAVE A MATURE HEIGHT OF LESS THAN 25 FT. IN AREAS WHERE OVERHEAD UTILITIES ARE PRESENT	STANDARD IS MET, SEE TREE PLANTING ON L1.4 AND L1.5
	PLANT MATERIALS USED FOR SCREENING AND BUFFERING SHALL: - BE OF A SIZE TO PROVIDE AN EFFECTIVE SCREEN WITHIN TWO TO FIVE YEARS OF THE PLANTING DATE. - BE PLANTED IN A SINGLE ROW ON CENTERS EQUAL TO $\frac{1}{2}$ MATURE WIDTH OF THE PLANT MATERIAL OR STAGGERED IN MULTIPLE ROWS. - BE A MINIMUM OF 6' HIGH AT MATURITY	STANDARD IS MET, SEE CONCEPTUAL SCREENING ON L1.3
50.06.004.2 FENCES	GENERAL SITE FENCING SHALL NOT EXCEED 6' IN HEIGHT UNLESS: FENCING LOCATED WITHIN 10' OF A PROPERTY LINE ABUTTING A PUBLIC STREET OR AN ACCESS EASEMENT THAT SERVES MORE THAN TWO LOTS SHALL BE 4' TALL.	STANDARD IS MET, SEE FENCING REQUIREMENTS ON L1.3

PARK AND OPEN SPACE CONTRIBUTIONS

APPLICABLE CODE SECTION 50.06.005

CODE STANDARD	REQUIRED	PROVIDED
50.06.005 OPEN SPACE REQUIREMENT	20% OF THE NET DEVELOPABLE AREA TO BE OPEN SPACE, MIN.	SEE CIVIL DRAWINGS FOR

PLANTING WITHIN STORMWATER ZONES

APPLICABLE CODE SECTION 4.6.12 LAKE OSWEGO STORMWATER MANAGEMENT MANUAL (SWMM)

CODE STANDARD	REQUIRED	PROVIDED
SWMM SECTION 4.6.12	VEGETATION REQUIREMENTS: SEDGES AND RUSHES 10" DEEP CONTAINER, PLUG, DIVISION, RHIZOME, OR TUBER GRASSES AND FORBES 1 GAL OR EQUIVALENT; PLUG (231 CU.IN) SHRUBS: 1 GAL, BAREROOT, OR EQUIVALENT DECIDUOUS TREES: 3 GAL, BAREROOT OR EQUIVALENT, 1.5" CAL EVERGREEN TREES: 3 GAL, 6" HEIGHT	STANDARD IS MET, SEE L4.1 FOR STORMWATER PLANTING PLAN
	PLACE SMALLER PLANTS (1 GALLON CONTAINER OR SMALLER) IN ODD-NUMBERED CLUMPS (3, 5, 7, ETC.) OF THE SAME SPECIES THROUGHOUT THE PLANTING AREAS. AVOID PLANTING IN ROWS.	

COTTAGE CLUSTERS

APPLICABLE CODE SECTION 50.03.003.1.d COTTAGE CLUSTERS

CODE STANDARD	REQUIRED	PROVIDED
50.03.003.1.d.ii COMMON COURTYARD DESIGN STANDARDS	THE COMMON COURTYARD MUST BE A SINGLE, CONTIGUOUS PIECE ON ONE LOT	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	COTTAGES MUST ABUT THE COMMON COURTYARD ON AT LEAST TWO SIDES OF THE COMMON COURTYARD	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	COMMON COURTYARD MUST CONTAIN A MINIMUM OF 150 SQ.FT. PER COTTAGE	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	COMMON COURTYARD MUST BE A MIN. OF 15' WIDE AT IT'S NARROWEST DIMENSION	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	IMPERVIOUS ELEMENTS SHALL NOT EXCEED 75% OF THE TOTAL COMMON COURTYARD AREA	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	PEDESTRIAN PATHS MUST BE INCLUDED IN A COMMON COURTYARD	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
50.03.003.1.d.iii COTTAGE ORIENTATION	EACH COTTAGE WITHIN A CLUSTER MUST EITHER ABUT A COMMON COURTYARD OR MUST BE CONNECTED TO IT BY A PEDESTRIAN PATH. A MINIMUM OF 50% OF COTTAGES WITHIN A CLUSTER MUST BE ORIENTED TO THE COMMON COURYARD BY: - HAVING A PRIMARY ENTRANCE INTO THE LIVING AREA OF THE COTTAGE FACING THE COMMON COURTYARD -BEING WITHIN 10' FROM THE COMMON COURTYARD, MEASURED FROM THE WALL OR FRONT PORCH OF THE COTTAGE TO THE NEAREST EDGE OF THE COMMON COURTYARD; AND -BEING CONNECTED TO THE COMMON COURTYARD BY A PEDESTRIAN PATH.	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	COTTAGES WITHIN 20 FEET OF A PROPERTY LINE ABUTTING A PUBLIC STREET MUST HAVE A PRIMARY ENTRANCE INTO THE LIVING AREA OF THE COTTAGE FACING THE STREET, UNLESS: -THE STREET IS A UNIMPROVED OR UNOPENED RIGHT-OF-WAY; OR -THE COTTAGE IS REQUIRED TO FACE THE COURTYARD TO COMPLY WITH SUBSECTION 1.d.iii(2).	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
	COTTAGES NOT FACING THE COMMON COURTYARD OR THE STREET MUST HAVE THEIR PRIMARY ENTRANCE INTO THE LIVING AREA OF THE COTTAGE FACING A PEDESTRIAN PATH THAT IS CONNECTED TO THE COMMON COURTYARD.	SEE CIVIL DRAWINGS - SHEET 3 - CONCEPT SITE PLAN FOR COMPLIANCE
50.03.003.1.d.vi PARKING DESIGN	PARKING ALLOWED IN CLUSTERS UP TO 5 SPACES. CLUSTERS SEPARATED BY MINIMUM 4' OF LANDSCAPING.	SEE L1.3 FOR DIMENSIONS
	SCREENING REQUIRED BETWEEN CLUSTERED PARKING AREAS AND PUBLIC STREETS OR COMMON COURTYARDS.	SEE L1.3 FOR PARKING SCREENING EXTENTS
	LANDSCAPING SCREENING THAT CONSISTS OF A MINIMUM OF 50% EVERGREEN SHRUBS OR TREES THAT CAN OBTAIN A MINIMUM HEIGHT OF 3' WITHIN 2 YEARS OF PLANTING, FENCING, OR WALLS AT LEAST 3' TALL SHALL SEPARATE CLUSTERED PARKING AREAS AND DETACHED GARAGES FROM COMMON COURTYARDS AND PUBLIC STREETS.	SEE L1.3 FOR PARKING LOT SCREENING EXTENTS



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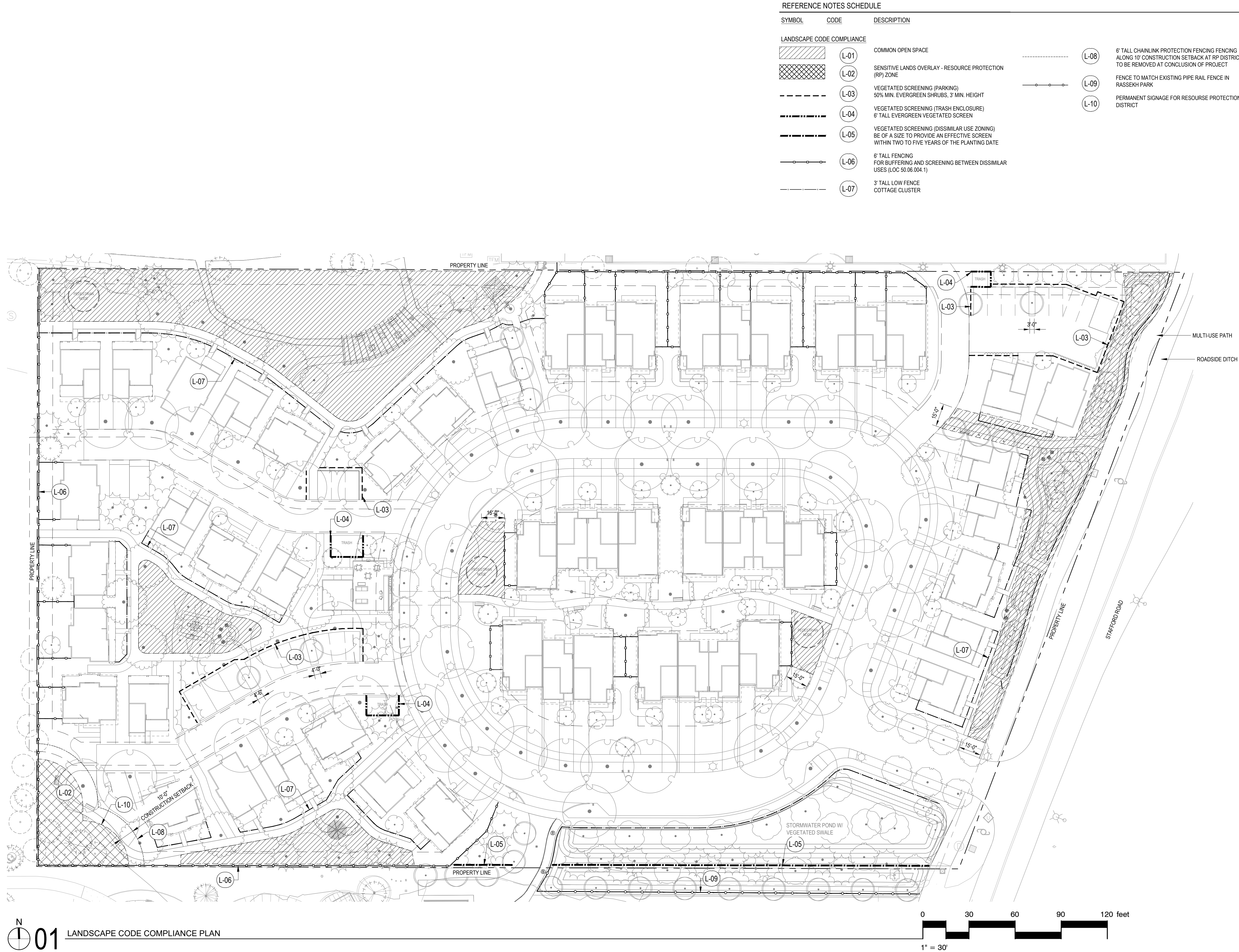
REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA
LIVING

LANDSCAPE CODE
ANALYSIS SHEET

PROJECT NO.:	156001
TYPE:	PLANNING
REVIEWED BY:	JMH

L1.2



1ST SUBMITTAL:		06/03/2025
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HAZELIA

LIVING

LANDSCAPE CODE

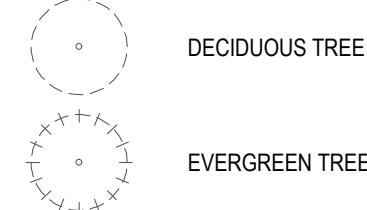
COMPLIANCE PLAN

PROJECT NO.:	156001
TYPE:	PLANNING
REVIEWED BY:	JMH

L1.3



EXISTING TREE LEGEND



CONCEPT PLANT SCHEDULE

	FLOWERING TREES		
	CORNUS NUTTALLII / PACIFIC DOGWOOD	23	B&B: 1.5' CAL B&B: 1.5' CAL
	MAGNOLIA KOBUS / KOBUS MAGNOLIA		
	SHADE TREES		
	35' DIA.	24	B&B: 1.5' CAL B&B: 1.5' CAL B&B: 1.5' CAL
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE		
	QUERCUS COCCINEA / SCARLET OAK		
	SMALL ORNAMENTAL TREES (15' DIA.)		
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	60	B&B: 1.5' CAL B&B: 1.5' CAL B&B: 1.5' CAL
	ACER PALMATUM / JAPANESE MAPLE		
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY		
	CERCIS CANADENSIS / EASTERN REDBUD		
	CORNUS KOUSA / KOUSA DOGWOOD		
	MAGNOLIA X ELIZABETH / ELIZABETH MAGNOLIA		
	MAULUS X 'PAIRIRIPIRE' / PAIRIRIPIRE CRABAPPLE		
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA		
	STYRAX JAPONICUS / JAPANESE SNOWBELL		
	STYRAX JAPONICUS / JAPANESE SNOWBELL		
	STYRAX JAPONICUS / JAPANESE SNOWBELL		
	STORMWATER TREES		
	27' DIA. NET ZONE	13	B&B: 1.5' CAL B&B: 1.5' CAL B&B: 1.5' CAL
	ACER CIRCINATUM / VINE MAPLE		
	CASCARA RHAMNUS PURSHANA / CASCARA - NOT ON LIST		
	STREET TREES		
	30' DIAMETER X 20' HEIGHT	13	B&B: 1.5' CAL B&B: 1.5' CAL
	RESOURCE AREA TREES		
	ACER CIRCINATUM / VINE MAPLE	1	B&B: 1.5' CAL B&B: 1.5' CAL B&B: 1.5' CAL
	ACER MACROPHYLLUM / BIG LEAF MAPLE		
	AMELANCHIER ALNIFOLIA / SERVICEBERRY		
	COLUMNAR TREE		
	15' DIA. X 35-45' HEIGHT (BRANCH TO GROUND)	27	B&B: 1.5' CAL B&B: 1.5' CAL B&B: 1.5' CAL
	EVERGREEN TREE - TYPE I		
	GREATER THAN 50' HEIGHT	43	B&B: 6' B&B: 6' B&B: 6'
	CAUCASUS B&B: 6'		
	CAUCASUS B&B: 6'		
	EVERGREEN TREE - TYPE II		
	LESS THAN 50' HEIGHT	24	B&B: 6' B&B: 6' B&B: 6'
	CHAMAECYPARIS OBUSA / HINOKI FALSE CYPRESS		
	PINUS CONTORTA / SHORE PINE		
	EVERGREEN - TYPE III (COLUMNAR)		
	LESS THAN 50' HEIGHT - 15' DIAMETER X 35 - 40' HEIGHT	10	B&B: 1.5' CAL B&B: 1.5' CAL B&B: 1.5' CAL
	MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / EDITH BOGUE SOUTHERN MAGNOLIA		
	PINUS STROBUS 'FASTIGIATA' / PYRAMIDAL WHITE PINE		



TREE MITIGATION			
	TREES TO BE REMOVED	MITIGATION REQUIREMENT	TOTAL MITIGATION TREES*
INVASIVE**	16	0	0
DEAD**	16	0	0
INVASIVE (IN RP DISTRICT)**	0	1	0
DEAD (IN RP DISTRICT)**	0	1	0
SIGNIFICANT*** (NATIVE)***	1 (0)	2:1	2 (0)
NON-SIGNIFICANT*** (NATIVE)***	51 (3)	1:1	51 (3)

* MINIMUM MITIGATION TREE SIZE: ONE-AND-ONE-HALF-INCH CALIPER DECIDUOUS TREES OR SIX-FOOT-TALL EVERGREEN TREE.
** SEPARATE TREE REMOVAL PERMIT
*** TYPE II TREE REMOVAL

TREE MITIGATION NOTES

- OPTIMAL PLANTING TIME: LATE FALL (AFTER LEAF DROP) THROUGH EARLY SPRING (BEFORE BUD BREAK).
- PLANTING SEASON IN NATURAL RESOURCE AREAS: STRICT PLANTING WINDOWS APPLY.
 - BARE ROOT TREES: INSTALL DEC 1 - FEB 28.
 - POTTED STOCK: INSTALL OCT 15 - APR 30.
- MULCH: APPLY 3 INCHES OF MULCH AROUND TREE PLANTINGS. FOLLOW GENERAL PLANTING NOTES FOR OTHER APPLICATION REQUIREMENTS.
- PLANTING SCHEDULE: COMPLETE ALL MITIGATION PLANTINGS WITHIN 60 DAYS OF PERMIT ISSUANCE, UNLESS OTHERWISE SPECIFIED. IF PLANTING DURING SUMMER MONTHS, COORDINATE WITH THE CITY TO DETERMINE APPROPRIATE TIMING.
- INSPECTION: AFTER PLANTING, CONTACT THE CITY'S PLANNING DIVISION AT 503-635-0290 TO SCHEDULE A SITE INSPECTION. MARK EACH MITIGATION TREE WITH A BRIGHT RIBBON FOR IDENTIFICATION.

1ST SUBMITTAL: 06/03/2025

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NO.	DATE	DESCRIPTION

HAZELIA
LIVING

OVERALL
LANDSCAPE PLAN

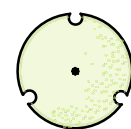
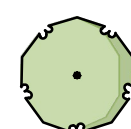
PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

L1.4

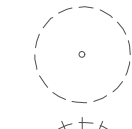

STREET TREE PLANTING NOTES

- A. TREE PLACEMENT: PLANT TREES IN LOCATIONS AND SPACING AS SHOWN ON THE PLANS. FIELD ADJUSTMENTS ONLY WITH APPROVAL FROM THE LANDSCAPE ARCHITECT OR CITY INSPECTOR.
- B. IRRIGATION: PROVIDE TEMPORARY IRRIGATION (E.G., WATER BAGS, HAND WATERING, OR DRIP IRRIGATION) DURING THE ESTABLISHMENT PERIOD. IRRIGATION METHOD AND RESPONSIBILITY SHALL BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION. TREES MUST BE WATERED FOR A MINIMUM OF THREE YEARS OR UNTIL ESTABLISHED.
- D. CLEARANCE REQUIREMENTS: WHERE LAKE OSWEGO STANDARDS ARE NOT SPECIFIED, APPLY MINIMUM CLEARANCES PER CITY OF PORTLAND GUIDELINES FOR A 6' WIDE PLANTING STRIP:
- 10' FROM FIRE HYDRANTS AND WATER METERS
 - 5' FROM UNDERGROUND UTILITIES, GAS LINES, STORMWATER FACILITIES, DRIVEWAYS, AND UTILITY POLES
 - 20' FROM STREET LIGHTS
 - 25' FROM STREET INTERSECTIONS
 - 2' FROM PROPERTY LINES
- C. MEASUREMENTS ARE FROM THE TREE TRUNK CENTER TO THE NEAREST EDGE OF THE FEATURE. CONFIRM WITH CITY STAFF AS NEEDED. WHERE MINIMUM CLEARANCES CANNOT BE MAINTAINED DUE TO UNFORSEEN CONDITIONS OR OTHER CONFLICTS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO TREE INSTALLATION FOR DIRECTION ON ADJUSTMENTS.
- E. VISION CLEARANCE REQUIREMENTS: ALL TREES PLANTED WITHIN VISION CLEARANCE AREAS (VISION TRIANGLES) SHALL MAINTAIN A CLEAR TRUNK HEIGHT BETWEEN 2.5' AND 8' ABOVE GROUND TO PRESERVE SIGHTLINES. NO BRANCHING OR FOLIAGE MAY OCCUR WITHIN THIS ZONE. TREE SELECTION AND PRUNING SHALL ENSURE ONGOING COMPLIANCE WITH CITY OF LAKE OSWEGO VISION CLEARANCE STANDARDS (LOC 50.06.011).
- F. PERMITS AND INSPECTIONS: OBTAIN NECESSARY PERMITS FOR THE CITY OF LAKE OSWEGO PRIOR TO PLANTING STREET TREES. ALL PLANTINGS ARE SUBJECT TO INSPECTION AND MUST COMPLY WITH CITY STANDARDS.
- G. INSPECTION PREPARATION: MARK ALL STREET TREES WITH BRIGHT RIBBON PRIOR TO CITY INSPECTION.

CONCEPT STREET TREE SCHEDULE

	STREET TREES (30" DIAMETER X 50' HEIGHT) QUERCUS COCCINEA / SCARLET OAK TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35	B&B, 1.5" CAL B&B, 1.5" CAL
	STREET TREES (FLOWERING) (20" DIAMETER X 25' HEIGHT) CORNUS KOUSA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	18	B&B, 1.5" CAL B&B, 1.5" CAL B&B, 1.5" CAL

EXISTING TREE LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE



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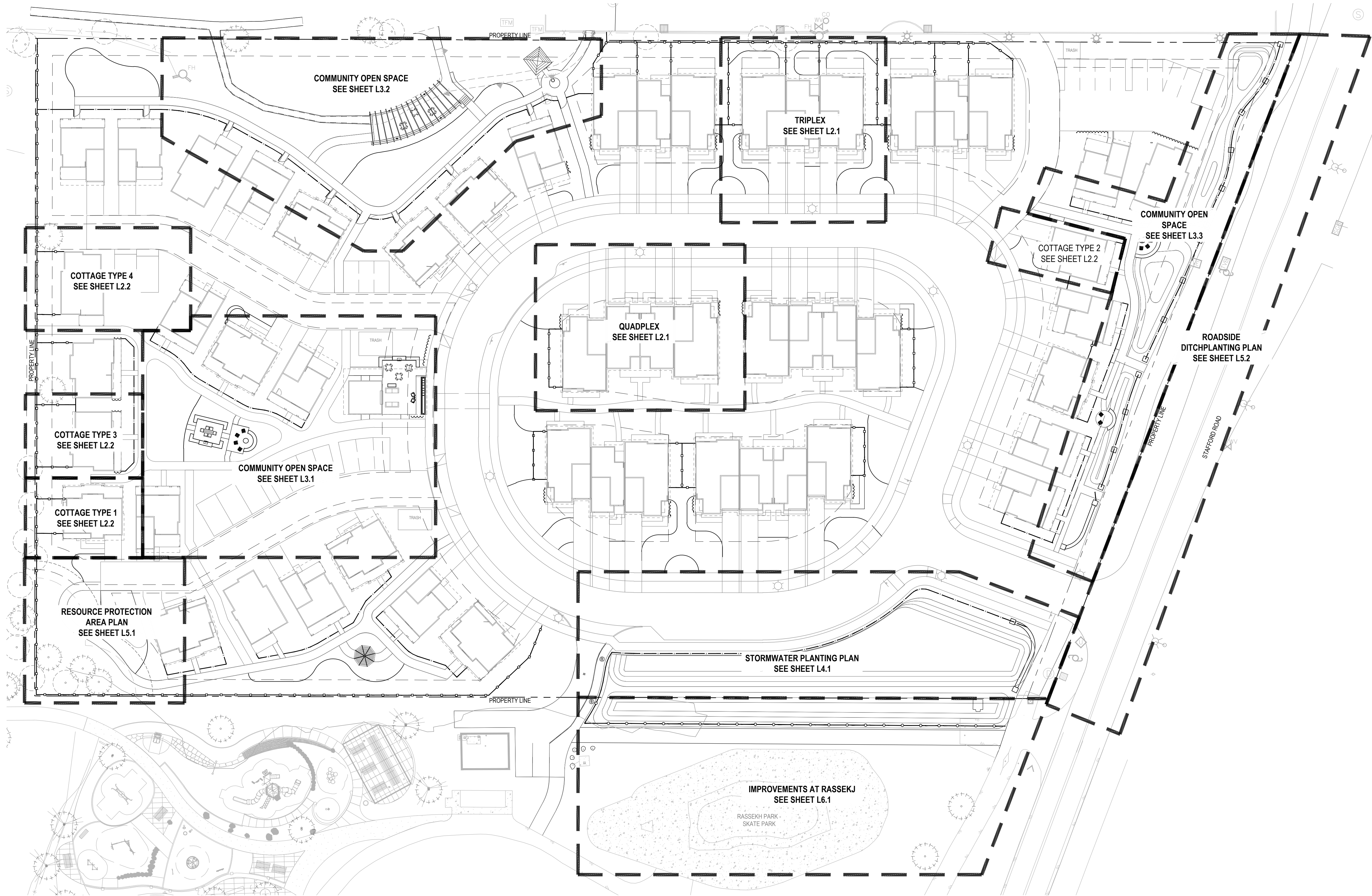
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NO.	DATE	DESCRIPTION

HAZELIA
LIVING

RIGHT OF WAY
PLANTING PLAN

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

L1.5



HAZELIA LIVING

OVERALL PLANTING KEY PLAN

CONCEPT PLANT SCHEDULE PLANTING PALETTE

- LARGE SHRUB (DECIDUOUS)

CONTAINER SIZE: 3 GAL
SPACING: 8' O.C.
- MEDIUM SHRUB (DECIDUOUS)

CONTAINER SIZE: 2 GAL
SPACING: 5' O.C.
- SMALL SHRUB (DECIDUOUS)

CONTAINER SIZE: 1 GAL
SPACING: 3' O.C.
- LARGE SHRUB (EVERGREEN)

CONTAINER SIZE: 3 GAL
SPACING: 8' O.C.
- MEDIUM SHRUB (EVERGREEN)

CONTAINER SIZE: 2 GAL
SPACING: 5' O.C.
- SMALL SHRUB (EVERGREEN)

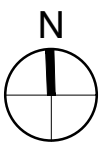
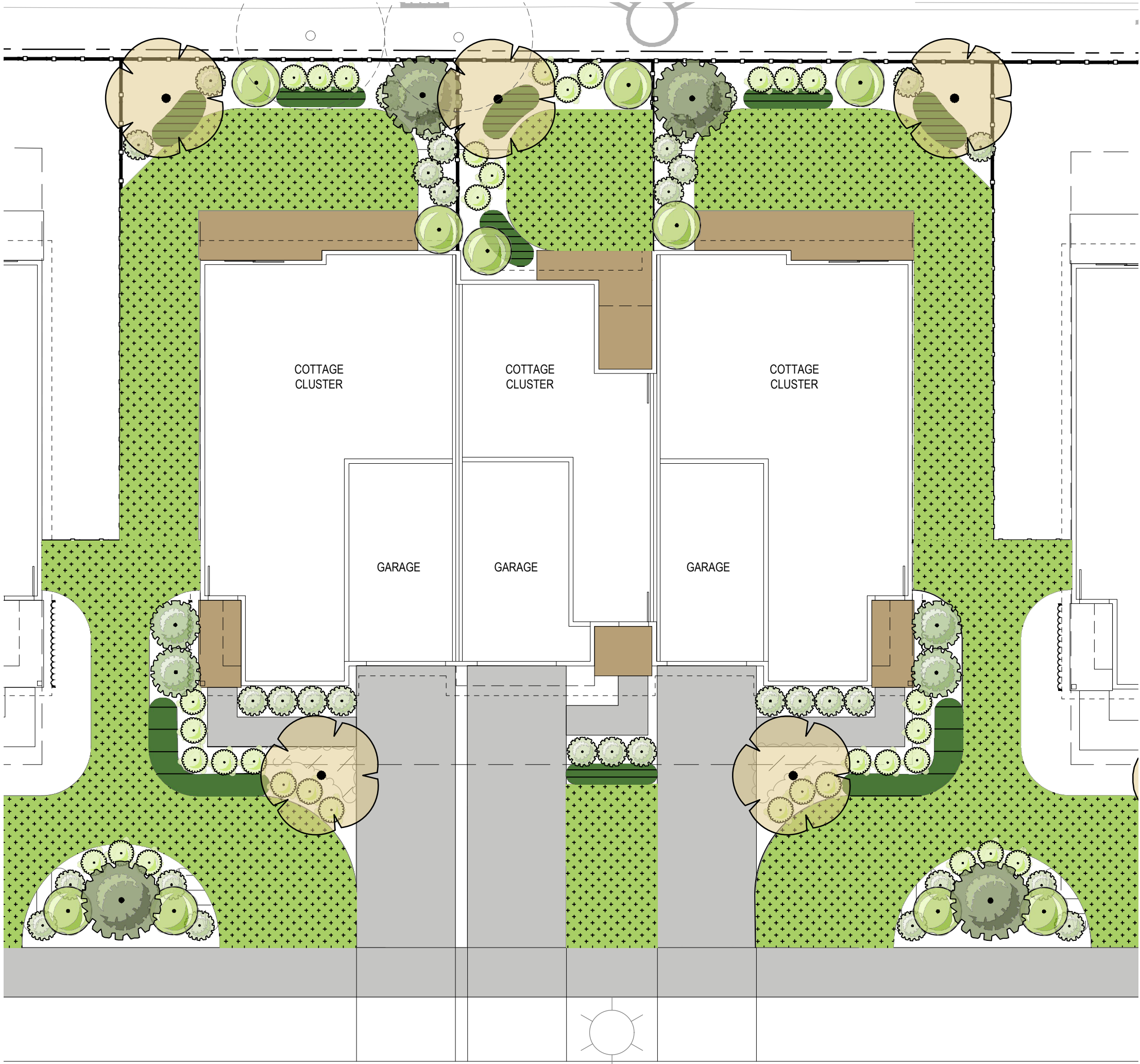
CONTAINER SIZE: 1 GAL
SPACING: 3' O.C.
- VINE (FLOWERING)

CONTAINER SIZE: 3 GAL
SPACING: 3' O.C.
- SCREENING SHRUB

CONTAINER SIZE: 3 GAL
HEIGHT AT MATURITY: 36" HEIGHT AT PARKING LOTS; 6' HEIGHT AT SCREENING OR BUFFER.
SPACING: TO BE PLANTED IN A SINGLE ROW ON CENTERS EQUAL TO 1/2 MATURE WIDTH OF THE PLANT MATERIAL OR STAGGERED IN MULTIPLE ROWS.
- PERENNIAL AND GROUNDCOVER MIX

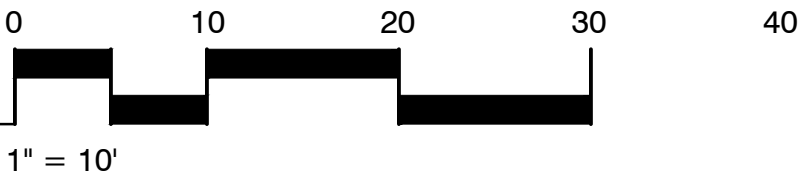
CONTAINER SIZE: 1 GAL
SPACING: 12' TO 36" O.C.
- LAWN

SUNMARK SEEDS NORTHWEST SUPREME MIX 8LB PER 1,000SF



02

ENLARGED CONCEPTUAL PLANTING PLAN -TRIPLEX



1ST SUBMITTAL: 06/03/2025

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HAZELIA
LIVING

PLANTING PLAN
ENLARGEMENTS

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

L2.1

REVISIONS

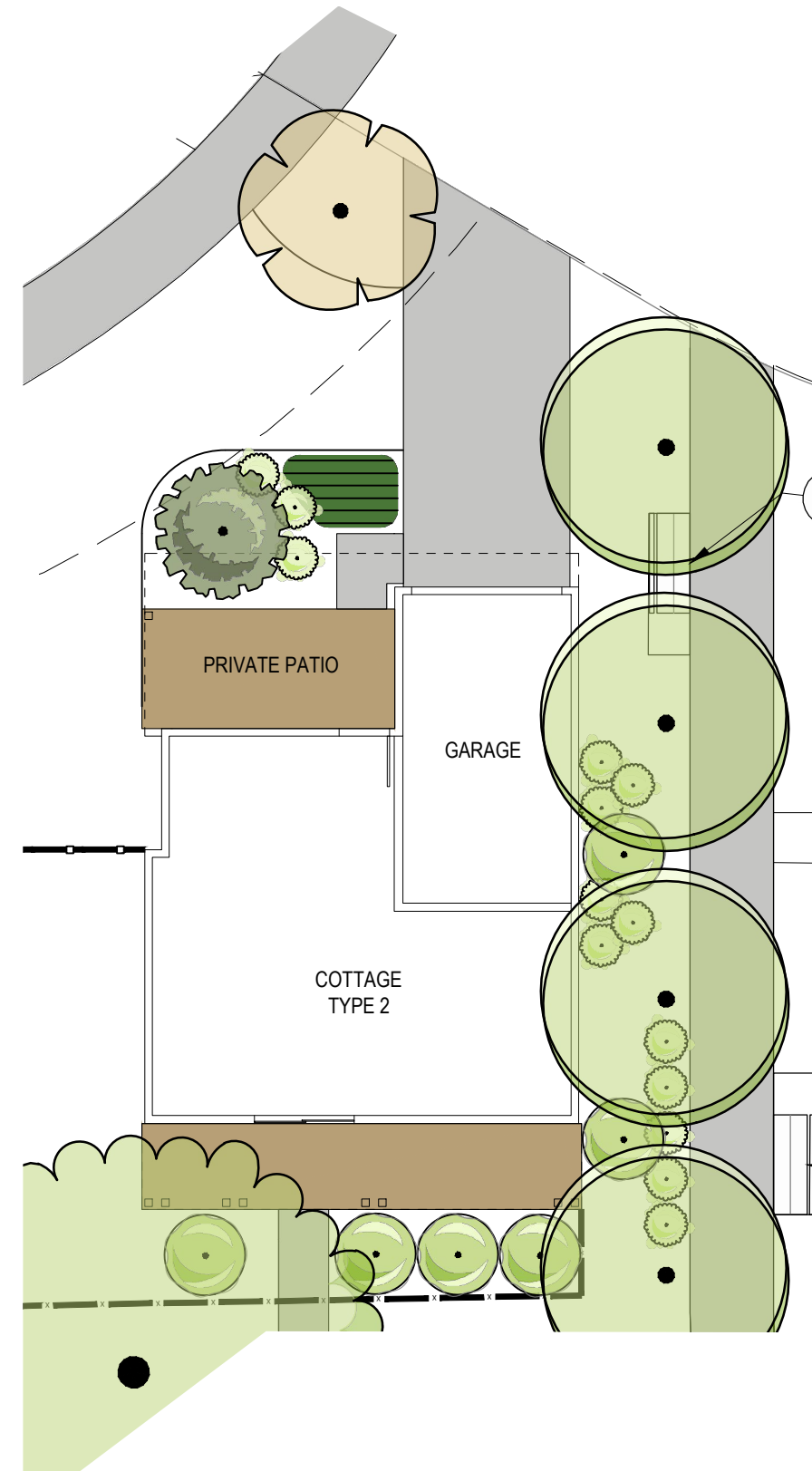
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HAZELIA
LIVING

PLANTING PLAN
ENLARGEMENTS

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

L2.2



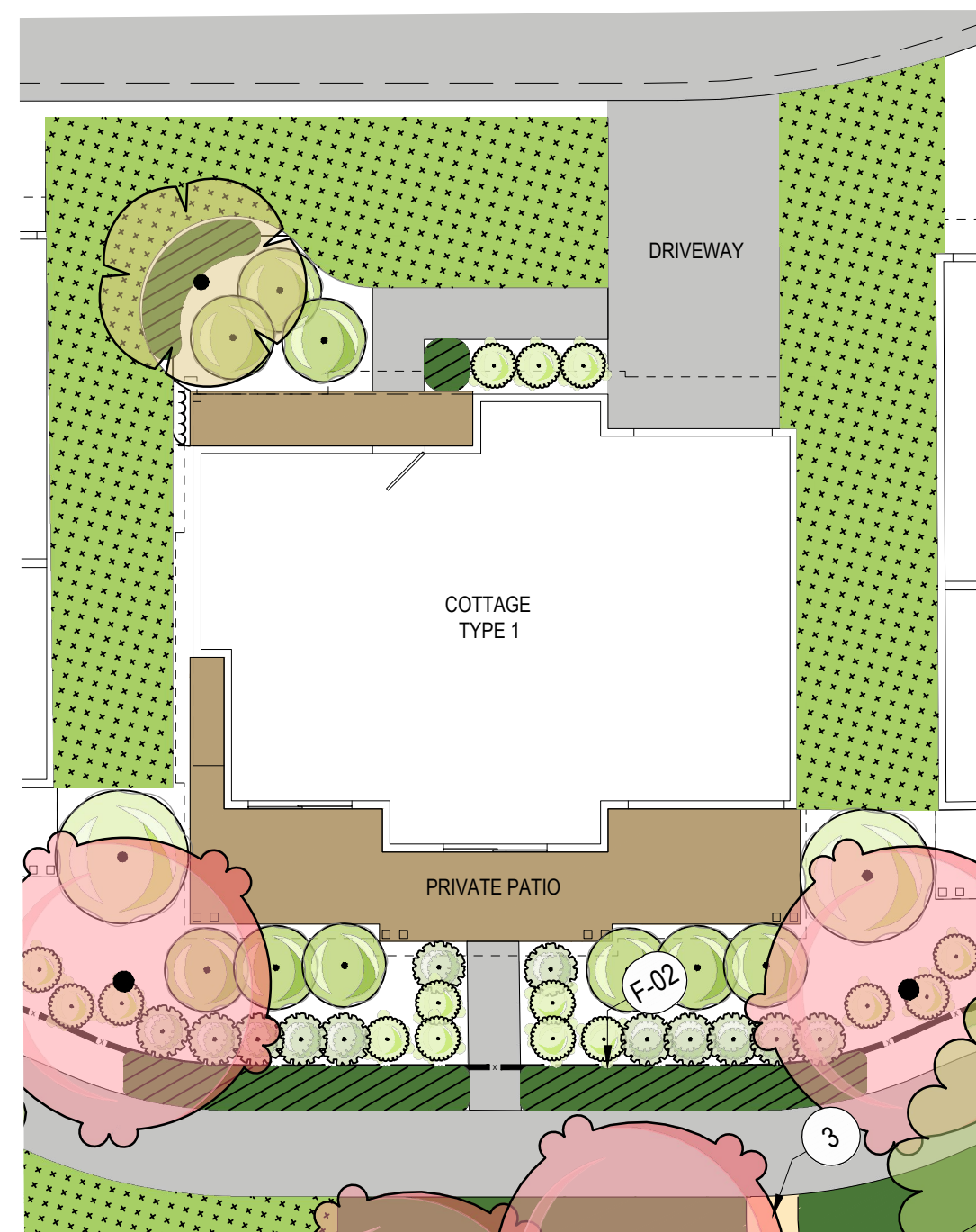
02 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 2
1" = 10'



04 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 4
1" = 10'

CONCEPT PLANT SCHEDULE PLANTING PALETTE

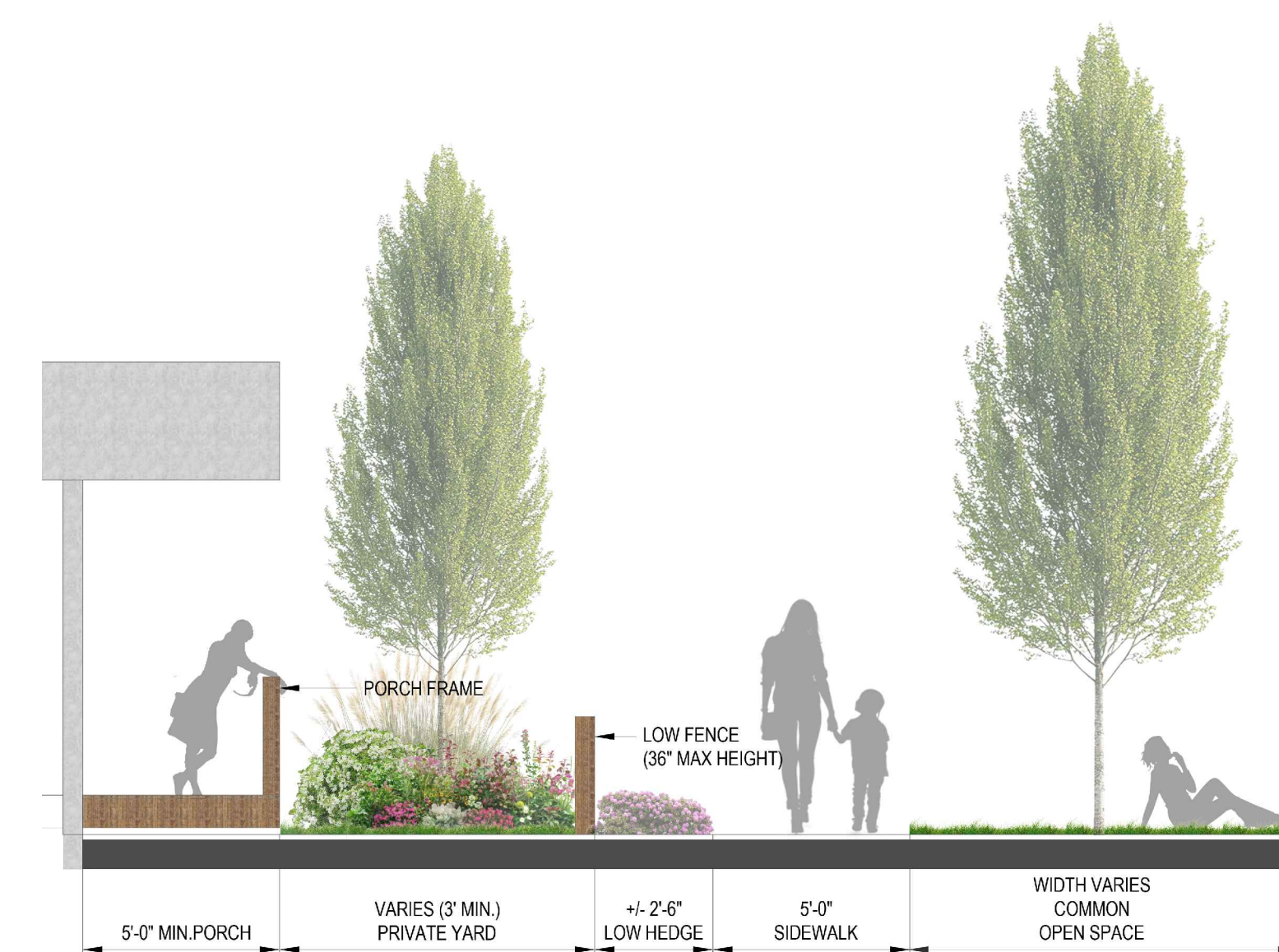
LARGE SHRUB (DECIDUOUS) CONTAINER SIZE: 3 GAL SPACING: 8' O.C.	VINE (FLOWERING) CONTAINER SIZE: 3 GAL SPACING: 3' O.C.
MEDIUM SHRUB (DECIDUOUS) CONTAINER SIZE: 2 GAL SPACING: 5' O.C.	SCREENING SHRUB CONTAINER SIZE: 3 GAL HEIGHT AT MATURITY: 36" HEIGHT AT PARKING LOTS; 6' HEIGHT AT SCREENING OR BUFFER. SPACING: TO BE PLANTED IN A SINGLE ROW ON CENTERS EQUAL TO 1/2 MATURE WIDTH OF THE PLANT CENTERS EQUAL TO 1/2 MATURE WIDTH OF THE PLANT MATERIAL OR STAGGERED IN MULTIPLE ROWS.
SMALL SHRUB (DECIDUOUS) CONTAINER SIZE: 1 GAL SPACING: 3' O.C.	PERENNIAL AND GROUNDCOVER MIX CONTAINER SIZE: 1 GAL SPACING: 12" TO 36" O.C.
LARGE SHRUB (EVERGREEN) CONTAINER SIZE: 3 GAL SPACING: 8' O.C.	LAWN SUNMARK SEEDS NORTHWEST SUPREME MIX 8LB PER 1,000SF
MEDIUM SHRUB (EVERGREEN) CONTAINER SIZE: 2 GAL SPACING: 5' O.C.	
SMALL SHRUB (EVERGREEN) CONTAINER SIZE: 1 GAL SPACING: 3' O.C.	



01 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 1
1" = 10'



03 ENLARGED CONCEPTUAL PLANTING PLAN - COTTAGE TYPE 3
1" = 10'

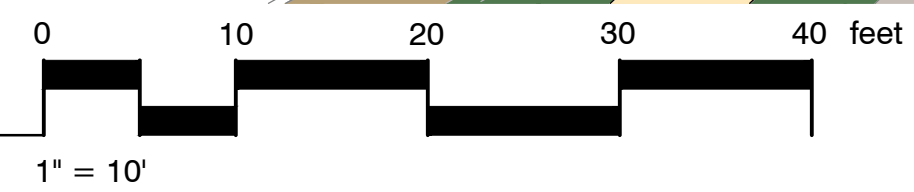


05 SECTION - 5 LAYERS OF PERSONAL SPACE
1" = 10'



REFERENCE NOTES SCHEDULE COMMON OPEN SPACE		
SYMBOL	CODE	DESCRIPTION
	1	LANDSCAPE AREA
	2	LAWN AREA
	3	GRAVEL PATHWAY
	4	PAVING
	5	STONE VENEER WALL
	6	FIRE TABLE
	7	BENCH
	8	BBQ STATION
FENCING		
	F-02	FENCE TYPE II - 36" DECORATIVE FENCE (WELDED WIRE PANEL WITH CLIMBING VEGETATION)
	F-04	PRIVACY SCREEN - 6' WELDED WIRE PANEL WITH VEGETATION)

01 ENLARGED COMMON OPEN SPACE PLAN - AREA 5



REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA
LIVING

PEDESTRIAN NODE
ENLARGEMENTS

PROJECT NO.:	156001
TYPE:	PLANNING
REVIEWED BY:	JMH

L3.1

REVISIONS

NO.	DATE	DESCRIPTION
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LIVING

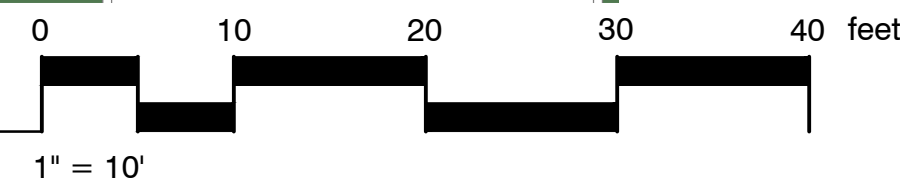
PEDESTRIAN NODE
ENLARGEMENTS

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

L3.2

02

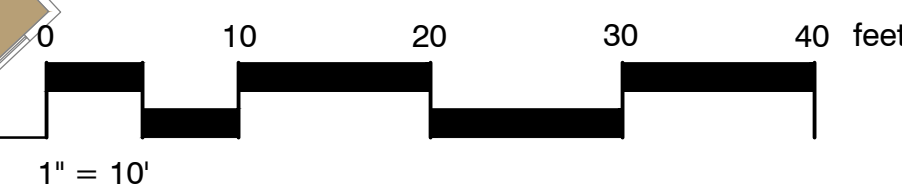
ENLARGED COMMON OPEN SPACE PLAN - AREA 4B



1" = 10'

01

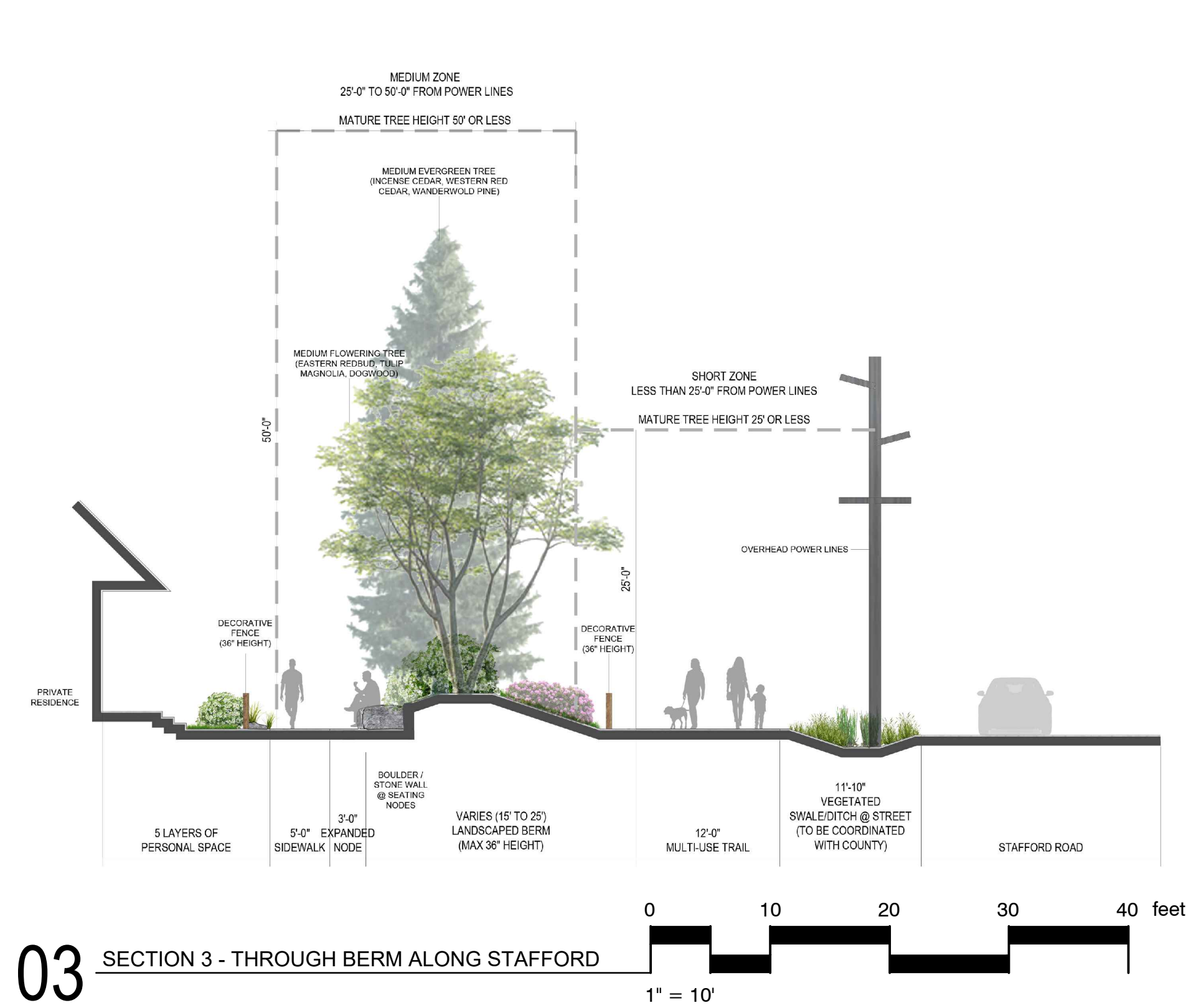
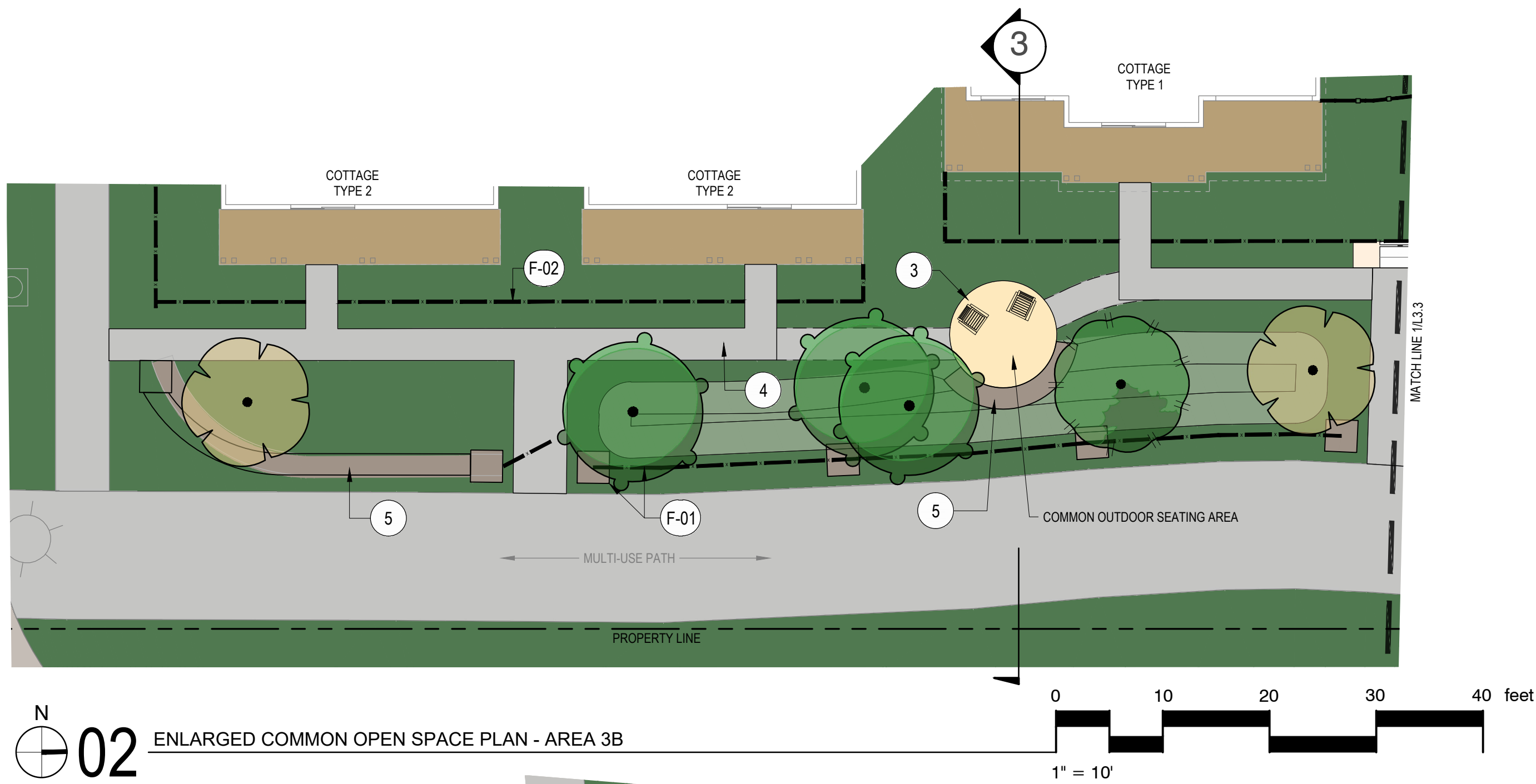
ENLARGED COMMON OPEN SPACE PLAN - AREA 4A



1" = 10'

REFERENCE NOTES SCHEDULE STAFFORD RETIREMENT OPEN SPACE

SYMBOL	CODE	DESCRIPTION
	1	LANDSCAPE AREA
	2	LAWN AREA
	4	PAVING
	5	STONE VENEER WALL
	7	BENCH
	9	SHELTER FOR STAFF BREAKS
	10	OVERHEAD TRELLIS
	12	REPLACEMENT RAILING FOR STAFFORD RETIREMENT HOME PATHWAYS
	13	WATER FEATURE
	14	STAFFORD FENCE
	15	GATE (TYP)



REFERENCE NOTES SCHEDULE STAFFORD ROAD		
SYMBOL	CODE	DESCRIPTION
	1	LANDSCAPE AREA
	3	GRAVEL PATHWAY
	4	PAVING
	5	STONE VENEER WALL
	6	FIRE TABLE
	7	BENCH
FENCING		
	F-01	FENCE TYPE I - 36" DECORATIVE FENCE (STONE AND WOOD)
	F-02	FENCE TYPE II - 36" DECORATIVE FENCE (WELDED WIRE PANEL WITH VEGETATION)

HAZELIA LIVING

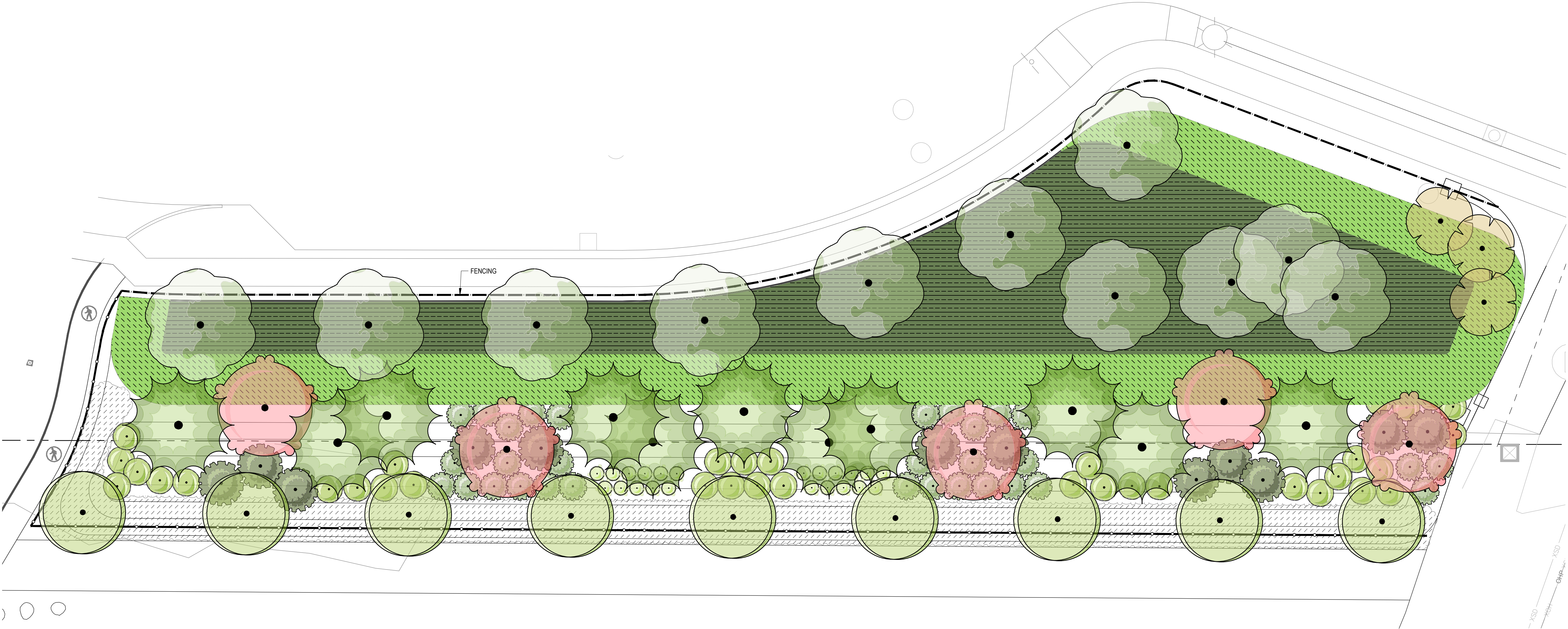
PEDESTRIAN NODE ENLARGEMENTS

CONCEPT PLANT SCHEDULE STORMWATER

STORMWATER TREES			
20" DIA. WET ZONE			
ACER CIRCINATUM / VINE MAPLE	3 GAL, 1.5" CAL		
CASCARA RHAMNUS PURSHIANA / CASCARA	3 GAL, 1.5" CAL		
FRAXINUS LATIFOLIA / OREGON ASH	3 GAL, 1.5" CAL		
POPULUS TREMULOIDES* / QUAKING ASPEN*	3 GAL, 1.5" CAL		
STORMWATER SIDE SLOPES			
AQUILEGIA FORMOSA / WESTERN COLUMBINE	1 GAL	5% @ 12" o.c.	
ASTER SUBSPICATUS / DOUGLAS ASTER	1 GAL	5% @ 12" o.c.	
CORNUS SERICEA / RED TWIG DOGWOOD	3 GAL	5% @ 48" o.c.	
IRIS TENAX / OREGON IRIS	BULB	5% @ 12" o.c.	
LUPINUS POLYPHYLLUS / LARGE-LEAVED LUPINE	1 GAL	5% @ 12" o.c.	
RIBES SANGUINEUM / RED FLOWERING CURRANT	3 GAL	5% @ 48" o.c.	
SPIRAEA BETULIFOLIA / BIRCHLEAF SPIREA	3 GAL	10% @ 36" o.c.	
SPIRAEA DOUGLASII / WESTERN SPIREA	3 GAL	15% @ 36" o.c.	
CAREX DENSEA / DENSE SEDGE	1" PLUG	15% @ 12" o.c.	
CAREX OBNUPTA / SLOUGH SEDGE	1" PLUG	15% @ 12" o.c.	
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	15% @ 18" o.c.	
STORMWATER BASIN			
CAREX DENSEA / DENSE SEDGE	1" PLUG	20% @ 12" o.c.	
CAREX OBNUPTA / SLOUGH SEDGE	1" PLUG	20% @ 12" o.c.	
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL	20% @ 18" o.c.	
JUNCUS ACUMINATUS / TAPERED RUSH	1" PLUG	20% @ 12" o.c.	
JUNCUS EFFUSUS PACIFICUS / QUARTZ CREEK / QUARTZ CREEK PACIFIC RUSH	1" PLUG	20% @ 12" o.c.	

STORMWATER FACILITY PLANTING REQUIREMENTS (PER LAKE OSWEGO STORMWATER MANAGEMENT MANUAL (2020))

- GROWING MEDIUM: SEE CIVIL DRAWINGS FOR SOIL INFORMATION IN STORMWATER FACILITIES.
- MULCH: FINE HEMLOCK BARK AROUND THE BASE OF PLANTINGS IN AREAS ALONG THE TOPS OF BANKS AND SIDE SLOPES ABOVE THE HIGH WATER MARK. KEEP MULCH MATERIAL OUT OF THE STORMWATER FLOW PATH TO AVOID CLOGGING INLETS OR OUTLETS. MULCH SHALL BE WEED-FREE AND APPLIED 2 TO 3 INCHES THICK TO COVER ALL SOIL BETWEEN PLANTS.
- PLANT SELECTION AND DIVERSITY: SELECT A MINIMUM OF NINE SPECIES FOR THE TREATMENT AREA. PONDS SHALL BE DESIGNED SO THAT THEY DO NOT REQUIRE MOWING.
- VEGETATION SIZING:
 - SEDGES AND RUSHES: 10" DEEP CONTAINER, PLUG, DIVISION, RHIZONE, OR TUBER.
 - GRASSES AND FORBS: 1 GALLON OR EQUIVALENT; PLUG.
 - SHRUBS: 3 GALLON; BAREROOT, OR EQUIVALENT.
 - DECIDUOUS TREE: 3 GALLON CONTAINER; BAREROOT OR EQUIVALENT, MINIMUM CALIPER SHALL BE 1.5 INCHES AT 6 INCHES ABOVE BASE.
 - EVERGREEN TREES: 3 GALLON CONTAINER OR EQUIVALENT; MINIMUM HEIGHT 6 FEET, UNLESS APPROVED BY CITY.
 - ALL PLANTS SHALL MEET THE MOST RECENT STANDARDS AS DEFINED BY THE AMERICAN STANDARD FOR NURSERY STOCK.
- GROUPING PLANT SPECIES: PLACE SMALLER PLANTS (1 GALLON CONTAINER OR SMALLER) IN ODD-NUMBERED CLUMPS (3, 5, 7, ETC.) OF THE SAME SPECIES THROUGHOUT THE PLANTING AREAS. AVOID PLANTING IN ROWS.
- PLANTING DEPTH: ALL PLANTS SHALL BE BURIED AS DEEP AS THEY WERE GROWN IN THE NURSERY. PLANT BARE-ROOTED PLANTS IN A HOLE WIDE AND DEEP ENOUGH SO THAT ROOTS ARE NOT BENT, CROWDED, OR EXPOSED TO AIR. BAREROOT TREES SHALL BE PLANTED SO THAT THEIR ROOT FLARE IS EVEN WITH THE SOIL SURFACE.
- WOODY VEGETATION: USE WOODY VEGETATION TO PROVIDE SHADE OVER STANDING WATER AND TO PROVIDE STRUCTURAL DIVERSITY SURROUNDING THE POND. SHRUBS AND TREES SHALL BE SITED TO PROMOTE LONG-TERM HEALTH AND SURVIVAL. MINIMIZE MAINTENANCE, AND PROTECT LINES OF SIGHT. LOCATE SHRUBS AND TREES TO ALLOW FOR MAINTENANCE ACCESS TO THE TREATMENT AREA. MAINTAIN A 20 FOOT MINIMUM DISTANCE BETWEEN WATER-SEEKING TREE AND SHRUB SPECIES AND INLETS OR OUTLETS TO PREVENT ROOTS OR STEMS FROM BLOCKING STRUCTURES OR OBSTRUCTING MAINTENANCE EFFORTS.



1ST SUBMITTAL: 06/03/2025

REVISIONS		
NO.	DATE	DESCRIPTION



HAZELIA
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STORMWATER
FACILITY PLANTING
PLAN

PROJECT NO.: 156001
TYPE: PLANNING
REVIEWED BY: JMH

L4.1




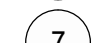

CONCEPT PLANT SCHEDULE RP AREA*

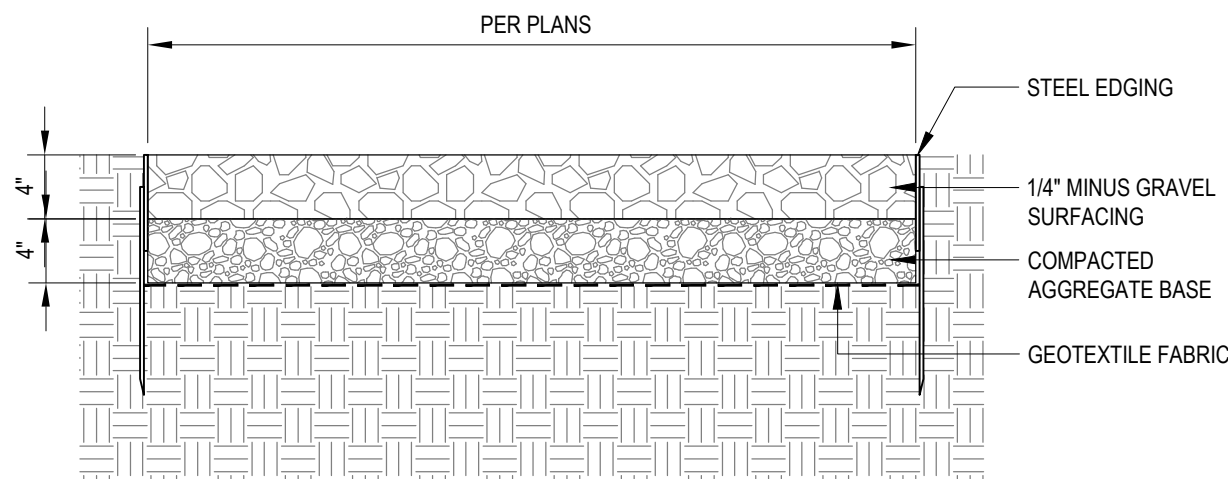
	RESOURCE AREA TREES	
	ACER CIRCINATUM / VINE MAPLE	3 GAL, 1.5" CAL
	ACER MACROPHYLLUM / BIG LEAF MAPLE	8&B, 1.5" CAL
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	8&B, 1.5" CAL
	QUERCUS GARRYANA / OREGON WHITE OAK	8&B, 1.5" CAL

	RESOURCE PROTECTION SHRUBS	
	HOLODISCUS DISCOLOR / OCEANSPRAY	1 GAL
	PHILADELPHUS X 'BELLE ETOILE' / MOCK ORANGE	1 GAL
	ROSA PISOCARPA / CLUSTERED WILD ROSE	1 GAL

RESOURCE AREA GRASSES AND SEDGES
APPLY NATIVE SEED MIX TO ALL BARE SPOTS

REFERENCE NOTES SCHEDULE RP ZONE

SYMBOL	CODE	DESCRIPTION
	2	LAWN AREA
	3	GRAVEL PATHWAY
	4	PAVING
	7	BENCH
	11	INTERPRETIVE SIGNAGE



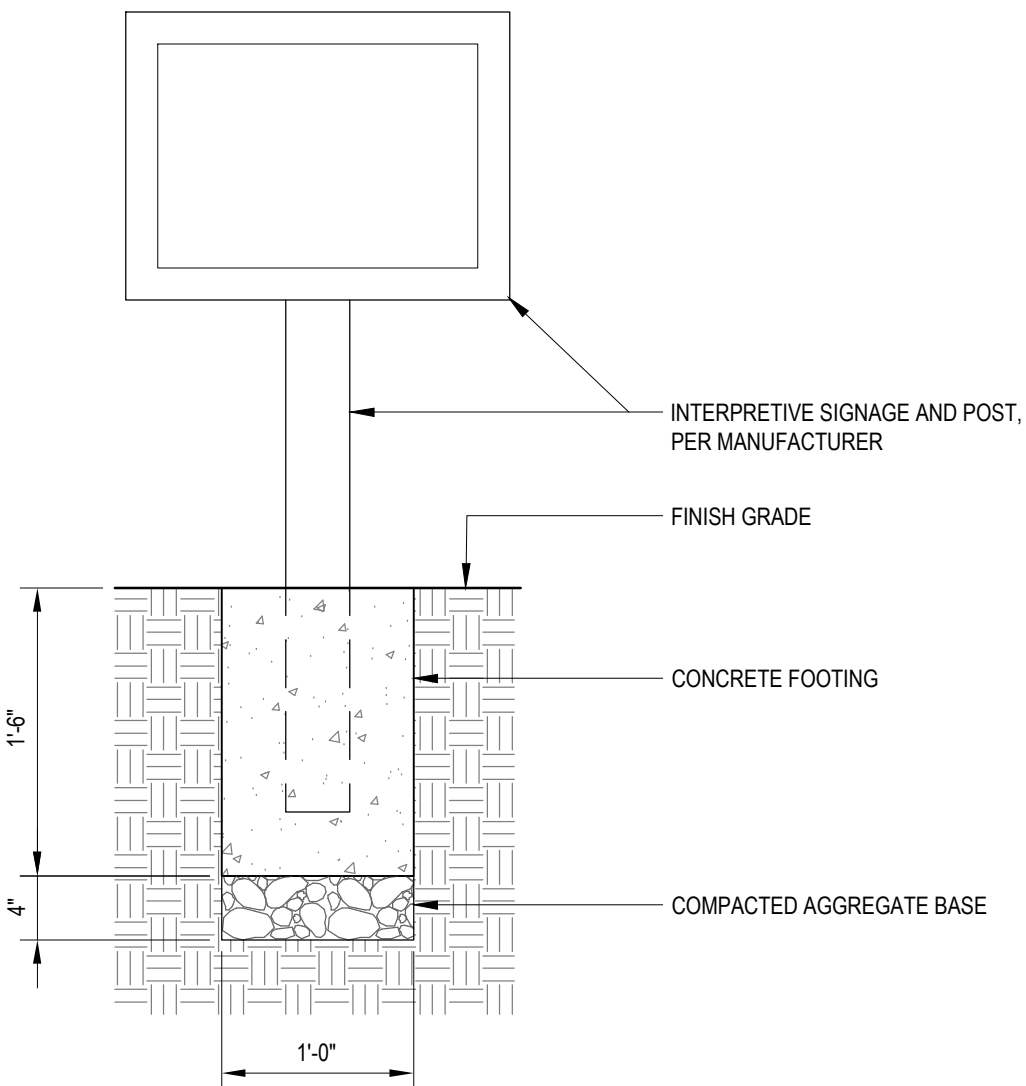
* REFER TO THE RESOURCE PROTECTION (RP) ENHANCEMENT PLANTING NOTES FOR REQUIREMENTS RELATED TO ENHANCEMENT ACTIVITIES WITHIN THE RP DISTRICT, INCLUDING PLANTING STANDARDS, CONSTRUCTION SETBACKS, SITE PREPARATION, AND ALLOWABLE IMPROVEMENTS. THE NOTES ALSO OUTLINE PROCEDURES FOR SIGNAGE, MONITORING, AND MAINTENANCE TO ENSURE COMPLIANCE WITH APPLICABLE CITY OF LAKE OSWEGO CODES. ALL WORK MUST BE IMPLEMENTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES DESCRIBED.



1 AGGREGATE SURFACING

1" = 1'-0"

P-HS-24031-10



2 INTERPRETIVE SIGNAGE

1" = 1'-0"

P-HS-24031-09

RESOURCE PROTECTION (RP) ENHANCEMENT PLANTING NOTES

GENERAL REQUIREMENTS

- ALL ENHANCEMENT WORK WITHIN THE RP DISTRICT SHALL COMPLY WITH LOC 50.05.010, INCLUDING PLANTING STANDARDS, CONSTRUCTION PRACTICES, AND ALLOWABLE ACTIVITIES.
- ENHANCEMENT SHALL CONSIST OF INVASIVE SPECIES REMOVAL, NATIVE UNDERSTORY PLANTINGS, AND REESTABLISHMENT OF BARE OR DISTURBED AREAS WITH NATIVE GROUNDCOVERS, SHRUBS, AND TREES PER PLANTING PLAN. A SOFT SURFACE PATH, SEATING AND SIGNAGE WILL ALSO BE ADDED.
- ALL SPECIES SHALL BE NATIVE PLANTS AS DEFINED BY THE PLANT LIST, SELECTED FROM THE CITY OF LAKE OSWEGO NATIVE PLANT LIST AND ECOLOGICALLY APPROPRIATE TO THE SITE'S EXISTING OR PROPOSED HABITAT TYPE.
- THIS ENHANCEMENT PLAN REFLECTS THE CORRECTED RP DISTRICT BOUNDARY AS APPROVED UNDER CITY OF LAKE OSWEGO LAND USE FILE LU 24-0052 (RP DISTRICT MAP CORRECTION). ALL PLANTING AND PROTECTION MEASURES ARE LOCATED WITHIN THE REVISED RP BOUNDARY AS CONFIRMED BY THAT DECISION.

CONSTRUCTION SETBACKS

- A MINIMUM 10-FOOT CONSTRUCTION SETBACK SHALL BE MAINTAINED FROM THE RP BOUNDARY FOR BUILDINGS, PAVEMENT, DRIVEWAYS, AND OTHER ACTIVE-USE STRUCTURES.
- A 3-FOOT SETBACK IS REQUIRED FOR ACCESSORY STRUCTURES, DECKS, AND PATIOS.
- PASSIVE USE FACILITIES (E.G., SOFT SURFACE TRAILS) ARE PERMITTED WITHIN THE RP DISTRICT BUT MUST RESTORE ANY DISTURBED AREA USING NATIVE VEGETATION.

SITE PREPARATION

- THE RP DISTRICT BOUNDARY SHALL BE LOCATED AND STAKED BY A QUALIFIED PROFESSIONAL PRIOR TO ANY SITE WORK.
- A MINIMUM 4-FOOT TALL CHAIN LINK FENCE WITH 4-FOOT STEEL POSTS (OR OTHER CITY-APPROVED METHOD) SHALL BE INSTALLED AROUND THE RP DISTRICT PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL COMPLETION. TEMPORARY SIGNS SHALL BE POSTED ON THE FENCE CLEARLY IDENTIFYING THE RP BOUNDARY AND CITING PENALTIES FOR VIOLATION.
- IT IS CRITICAL TO ADEQUATELY PROTECT THE RETAINED TREES DURING SITE CLEARING AND CONSTRUCTION ACTIVITIES TO MINIMIZE ROOT IMPACTS SO THEY REMAIN STRUCTURALLY SOUND. SEE EROSION CONTROL PLAN AND TREE PROTECTION PLAN FOR TREE PROTECTION MEASURES. RETAINED TREES TO BE INSPECTED BY A TREE RISK ASSESSMENT QUALIFIED ARBORIST FOLLOWING SITE CLEARING AND REGULARLY DURING CONSTRUCTION TO IDENTIFY RISKS AND APPROPRIATELY MITIGATION MEASURES IN A TIMELY MANNER.
- NO CONSTRUCTION, DEMOLITION, GRADING, OR SITE CLEARING SHALL BEGIN UNTIL PROTECTIVE MEASURES, SIGNS, AND EROSION CONTROL MEASURES ARE IN PLACE AND INSPECTED BY THE CITY MANAGER AND ALL APPLICABLE PERMITS ARE ISSUED.
- PRIOR TO ENHANCEMENT WORK, THE SITE SHALL BE INSPECTED FOR HAZARDOUS, NOXIOUS, OR NON-NATIVE DEBRIS OR MATERIALS. ALL SUCH MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- WITHIN RP DISTRICT, NON-NATIVE SPECIES (OTHER THAN NON-NATIVE GRASS SPECIES THAT ARE NOT CONSIDERED INVASIVE) AND INVASIVE SPECIES WILL BE REMOVED BY A COMBINATION MOWING AND HERBICIDE APPLICATION (AS NEEDED); TO REMOVE BLACKBERRIES, USE A COMBINATION OF CUTTING/MOWING/WEED-WHACKING/PULLING. GROUND DISTURBANCE SHOULD BE MINIMIZED. HERBICIDES WOULD ONLY BE APPLIED IF INVASIVE SPECIES RECUR ON SITE AFTER INITIAL REMOVAL. HERBICIDES SHOULD BE APPLIED BY A LICENSED APPLICATOR AND ONLY DURING WINDLESS CONDITIONS TO MINIMIZE OVERSPRAY AND PROTECT ADJACENT VEGETATION. NATIVE VEGETATION WILL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- PRIOR TO PLANTING NATIVE SPECIES, THE SITE WILL BE PREPARED TO IMPROVE PLANTING EFFECTIVENESS. PREPARATION WILL INCLUDE SOIL DECOMPACTION AND TOPSOIL APPLICATION. SOIL WILL BE PREPARED WITH AT LEAST 12 INCHES OF CLEAN COMPOST-AMENDED TOPSOIL, ADDED TO THE DISTURBED AREA OR IN THE PLANTING HOLES (DEPENDING ON SIZE OF ENHANCEMENT AREA). THE TOPSOIL WILL HAVE A TEXTURE THAT PASSES THROUGH A ONE-INCH SCREEN AND IT WILL HAVE 35% ORGANIC MATTER. DISTURBANCE IN GROUND COVER AREAS SHOULD BE MINIMIZED PRIOR TO INSTALLING NATIVE TREES AND SHRUBS. WHERE GROUND COVER AREAS GREATER THAN 25 SQUARE FEET ARE DISTURBED DUE TO REMOVAL OF INVASIVE SPECIES, THESE AREAS SHOULD BE SEEDED WITH A NATIVE SEED MIX.
- NO STOCKPILING OF FILL MATERIALS, PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT SHALL BE ALLOWED WITHIN A RESOURCE DISTRICT.
- ANY APPROVED IMPROVEMENTS (UTILITIES, PATHWAYS, STRUCTURES) WITHIN THE RP DISTRICT SHALL BE CONSTRUCTED USING METHODS THAT MINIMIZE EXCAVATION AND AVOID PERMANENT DRAINING OR FILLING OF THE STREAM OR WETLAND.
- SURFACE RUNOFF AND OTHER WATER SOURCES SUPPLYING HYDROLOGY TO AN RP DISTRICT SHALL BE DESIGNED AND MAINTAINED SO AS NOT TO ADVERSELY IMPACT THE FUNCTIONS AND VALUES OF THE RESOURCE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO INVASIVE REMOVAL OR PLANTING ACTIVITY.

PLANTING STANDARDS

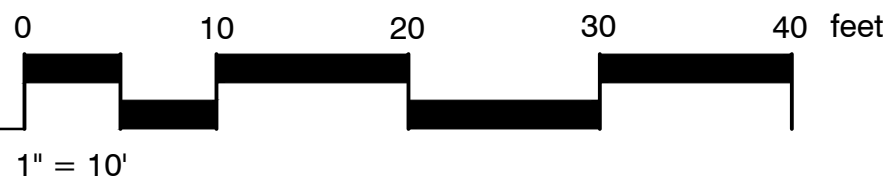
- ALL TREES, SHRUBS AND GROUND COVER SHALL BE NATIVE PLANTS AS DEFINED BY THE PLANT SCHEDULE.
- ALL PLANT MATERIALS SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS AT TIME OF PLANTING:
 - TREES (DECIDUOUS): MINIMUM 1.5-INCH CALIPER, MEASURED 6 INCHES ABOVE THE TOP OF THE ROOT BALL
 - TREES (EVERGREEN): MINIMUM 6-FOOT HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE TREE, EXCLUDING THE DOMINANT LEADER
 - SHRUBS: MINIMUM 1-GALLON CONTAINER SIZE OR EQUIVALENT BALL AND BURLAP; MINIMUM 12-INCH HEIGHT
 - GROUNDCOVERS: MINIMUM 4-INCH POT OR EQUIVALENT
 - NOTE: THE PLANT SCHEDULE MAY INDICATE LARGER SIZES, WHICH SHALL TAKE PRECEDENCE WHEN SPECIFIED. HOWEVER, IN NO CASE SHALL PLANT SIZES BE SMALLER THAN THE MINIMUMS STATED ABOVE. CONTAINER SIZE IS NOT A SUBSTITUTE FOR MEETING SIZE REQUIREMENTS BY PHYSICAL MEASUREMENT.
- PLANT SPACING:
 - TREES SHALL BE PLANTED BETWEEN 8 AND 12 FEET ON CENTER.
 - SHRUBS SHALL BE PLANTED BETWEEN 4 AND 5 FEET ON CENTER, OR CLUSTERED IN SINGLE SPECIES GROUPS OF NO MORE THAN 4 PLANTS, WITH EACH CLUSTER PLANTED BETWEEN 8 AND 10 FEET ON CENTER. WHEN PLANTING OCCURS NEAR EXISTING TREES, CARE SHALL BE TAKEN TO AVOID DAMAGING MAJOR ROOTS. FOR TREES AND LARGE SHRUB GROUPINGS, SPACING SHOULD GENERALLY BEGIN AT OR BEYOND THE DRIPLINE. GROUNDCOVERS AND SMALL SHRUBS MAY BE PLANTED WITHIN THE DRIPLINE IF DONE WITH MINIMAL ROOT DISTURBANCE.
- PLANT DIVERSITY:
 - SHRUBS PLANTINGS SHALL INCLUDE AT LEAST TWO DIFFERENT SPECIES.
 - IF TEN OR MORE TREES ARE PLANTED, NO MORE THAN 50% OF THE TREES MAY BE OF THE SAME GENUS.
- MULCHING:
 - APPLY A MINIMUM OF 3 INCHES OF MULCH AROUND ALL NEWLY INSTALLED TREES AND SHRUBS.
 - FOR TREES, MAINTAIN AN 18-INCH RADIUS MULCH RING AND 2-INCH CLEARANCE FROM STEMS AND TRUNKS.
 - FOR SHRUBS AND GROUNDCOVER: MAINTAIN CLEAR SPACE BETWEEN MULCH AND STEMS.
 - APPLY MULCH AROUND EXISTING TREES WHERE SOIL IS EXPOSED AND INVASIVE VEGETATION HAS BEEN REMOVED. MAINTAIN A MINIMUM 2-INCH CLEARANCE AROUND TRUNKS. MULCH DEPTH SHALL BE 2-3 INCHES.
- TIMING OF PLANTINGS: EXCEPT AS APPROVED BY THE CITY MANAGER, BARE ROOT TREES SHALL BE PLANTED BETWEEN DECEMBER 1 AND FEBRUARY 28, AND POTTED PLANTS BETWEEN OCTOBER 15 AND APRIL 30. THE CITY MANAGER MAY APPROVE A DIFFERENT PLANTING SCHEDULE WHERE THE APPLICANT HAS DEMONSTRATED THAT IT WILL PROVIDE FOR THE SAME OR GREATER SURVIVAL RATE OF TREE AND VEGETATION PLANTINGS.
- WATERING: PROVIDE 1 INCH OF WATER PER WEEK FROM JUNE 15 TO OCTOBER 15 DURING THE MONITORING AND MAINTENANCE PERIOD.

SIGNAGE

- PERMANENT SIGNAGE IDENTIFYING THE RP DISTRICT BOUNDARY SHALL BE INSTALLED IN ACCORDANCE WITH LOC CHAPTER 47 WHERE REQUIRED BY CONDITIONS OF APPROVAL.
- SIGNAGE SHALL BE REVIEWED AND APPROVED DURING DEVELOPMENT REVIEW AND INSTALLED PRIOR TO OCCUPANCY.

SITE MONITORING AND MAINTENANCE

- SITE MONITORING AND MAINTENANCE PERIOD: 2-YEARS AFTER PLANTING IS COMPLETED.
- MONITORING AND MAINTENANCE TO OCCUR DURING THE SPRING AND SUMMER MONTHS.
- REMOVE OR CONTROL INVASIVE OR NOXIOUS VEGETATION BY A COMBINATION OF SPECIES DEPENDENT METHODS (E.G., TILLING, CUTTING, PULLING, AND HERBICIDE APPLICATIONS).
- REPLANTING SHALL OCCUR AS NEEDED TO ACHIEVE AT LEAST 80% SURVIVAL OF PLANTINGS BY THE END OF THE ESTABLISHMENT PERIOD. PLANTINGS THAT FAIL WILL BE REPLACED ANNUALLY; THE CAUSE OF LOSS WILL BE DOCUMENTED WITH A DESCRIPTION OF THE CORRECTIVE ACTIONS TAKEN.
- BARE GROUND WILL BE RESEED AS NEEDED.
- PLANTINGS SHALL BE INSPECTED AND SUBJECT TO REVIEW AND APPROVAL BY THE CITY MANAGER ACCORDING TO THE SCHEDULE APPROVED WITH THE APPROVED PLANS.
- MONITORING AND MAINTENANCE CONTRACTOR TO BE: _____



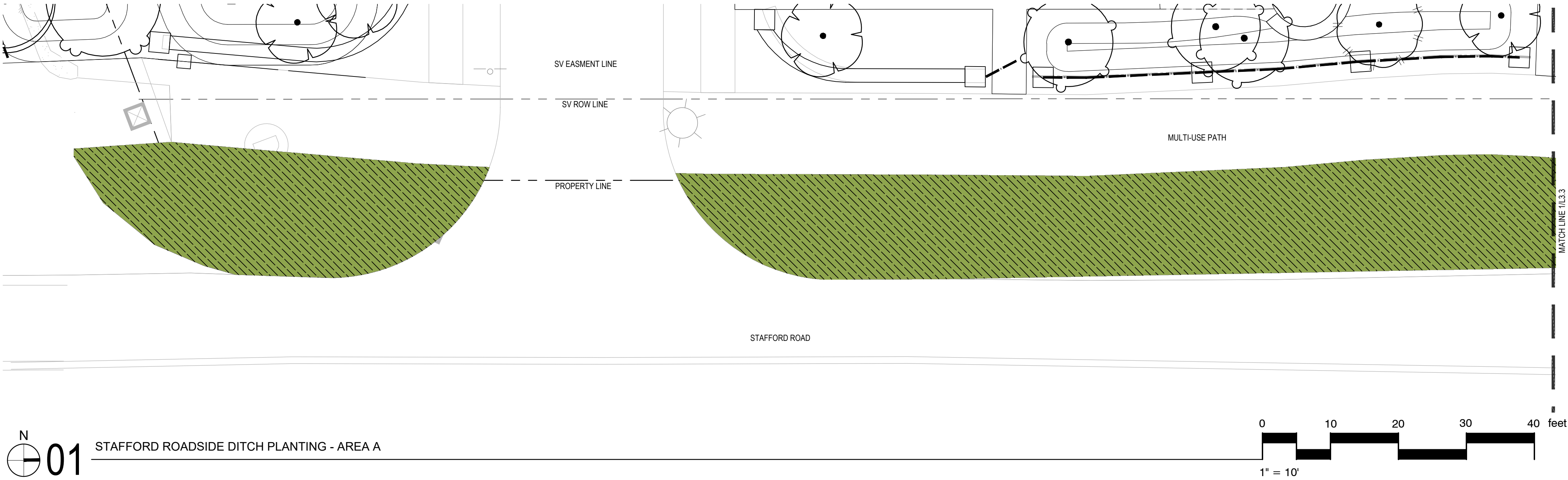
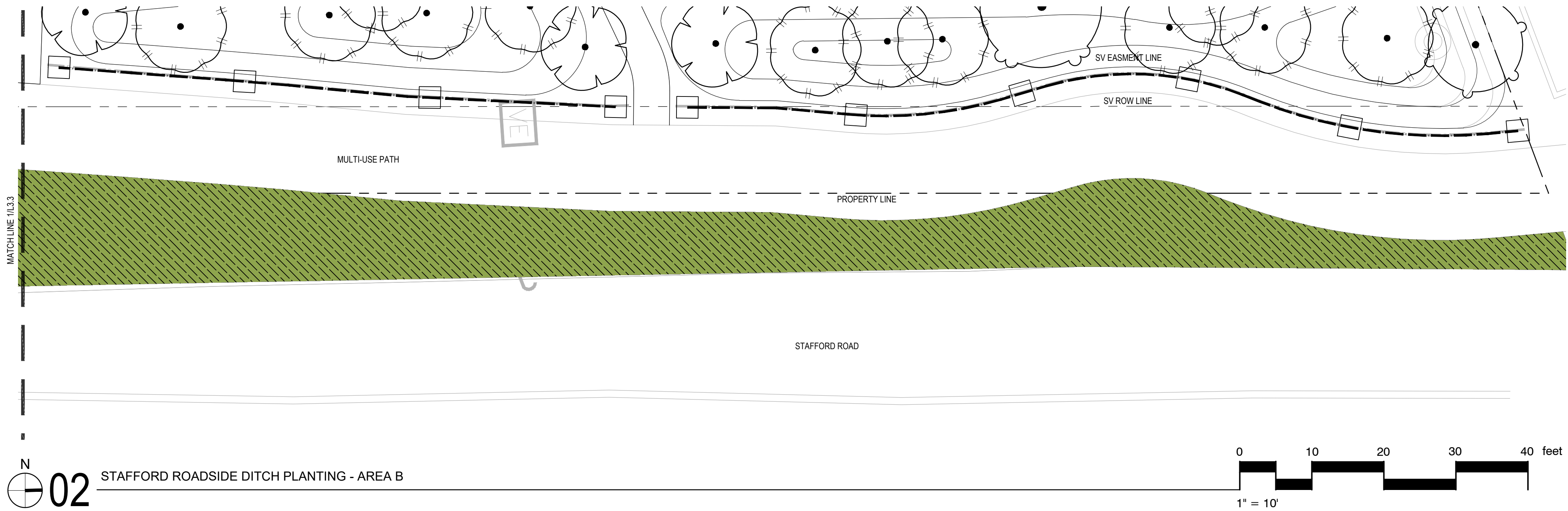
REVISIONS		
NO.	DATE	DESCRIPTION

EXISTING DITCH CLEANUP AND PLANTING - STAFFORD ROAD (COUNTY-MAINTAINED RIGHT-OF-WAY)

1. THE EXISTING ROADSIDE DITCH ALONG STAFFORD ROAD SHALL BE CLEANED OUT AND RESTORED IN COORDINATION WITH CLACKAMAS COUNTY AS THE RESPONSIBLE MAINTENANCE AUTHORITY.
2. ALL INVASIVE VEGETATION (E.G. HIMALAYAN BLACKBERRY) SHALL BE REMOVED FROM THE DITCH, INCLUDING ROOTS WHERE FEASIBLE, TO PREVENT REGROWTH.
3. ALL DEBRIS, TRASH, AND ACCUMULATED SEDIMENT OBSTRUCTING WATER FLOW SHALL BE REMOVED.
4. SOIL DISTURBANCE SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY FOLLOWING CLEANUP.
5. THE ENTIRE DITCH AREA SHALL BE REPLANTED WITH ECOLOGICALLY APPROPRIATE NATIVE PLANTINGS TO SUPPORT STORMWATER FUNCTION AND REDUCE EROSION. FINAL PLANTING PALETTE SHALL BE CONSISTENT WITH THE CITY OF LAKE OSWEGO'S NATIVE PLANT LIST AND REVIEWED AS PART OF FINAL LANDSCAPE APPROVAL.
6. PLANT SPACING AND SPECIES SELECTION SHALL ACCOUNT FOR VISIBILITY, STORMWATER CONVEYANCE, AND LONG-TERM MAINTENANCE NEEDS.
7. MULCH ALL NEWLY PLANTED AREAS WITH A MINIMUM OF 2-3 INCHES OF MULCH, AVOIDING DIRECT CONTACT WITH STEMS OR TRUNKS.
8. MAINTAIN ALL NEW PLANTINGS THROUGH A 2-YEAR ESTABLISHMENT PERIOD, INCLUDING WATERING, WEED CONTROL, AND REPLANTING AS NEEDED TO ACHIEVE MINIMUM 80% SURVIVAL.

ROADSIDE DITCH PLANT SCHEDULE

STAFFORD ROADSIDE DITCH
SEE SHEET NOTES FOR REMOVAL
OF INVASIVE SPECIES. DITCH TO
BE REPLANCED WITH NATIVE
SHRUBS AND HERBACEOUS
PLANTS.



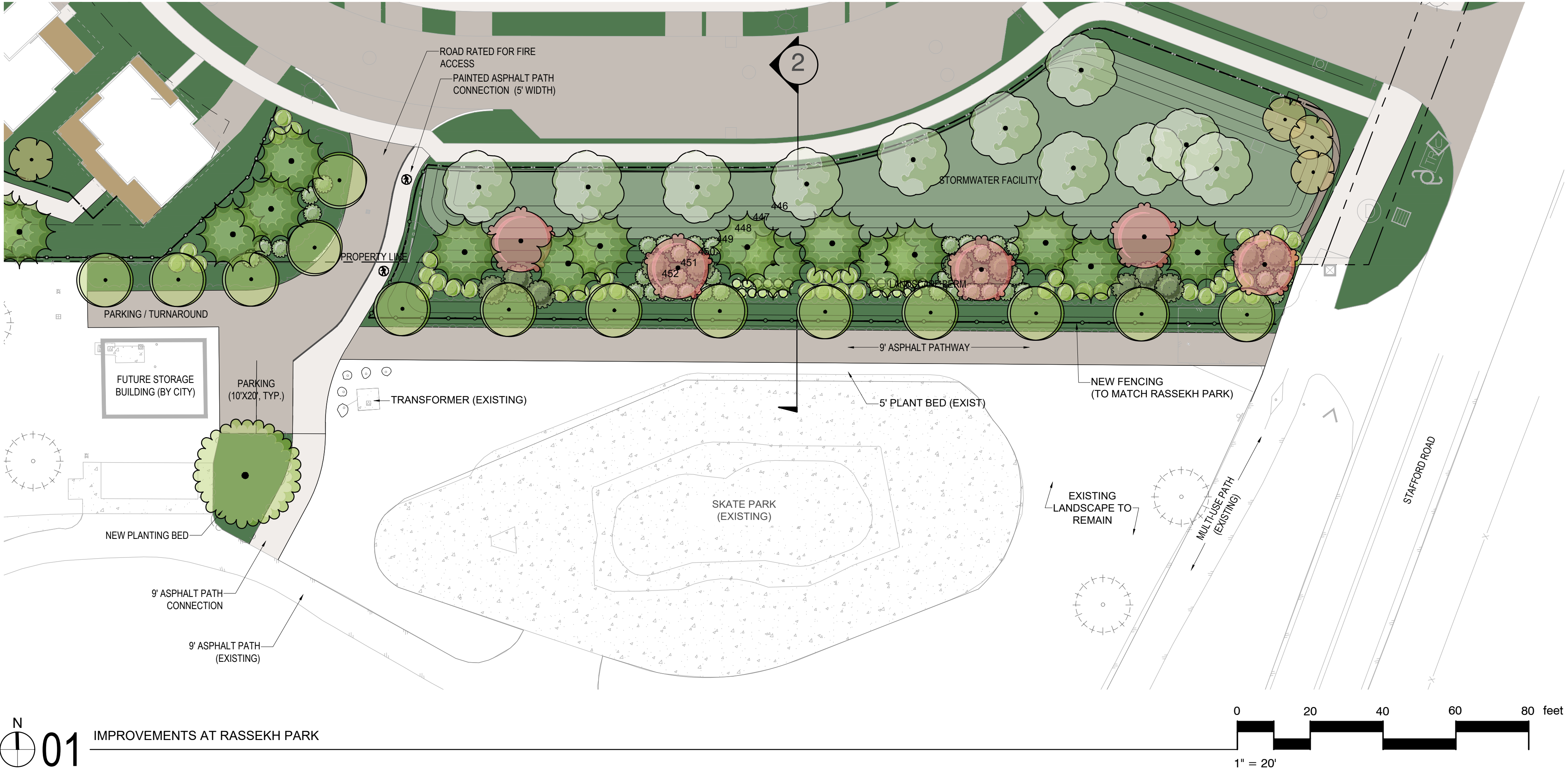
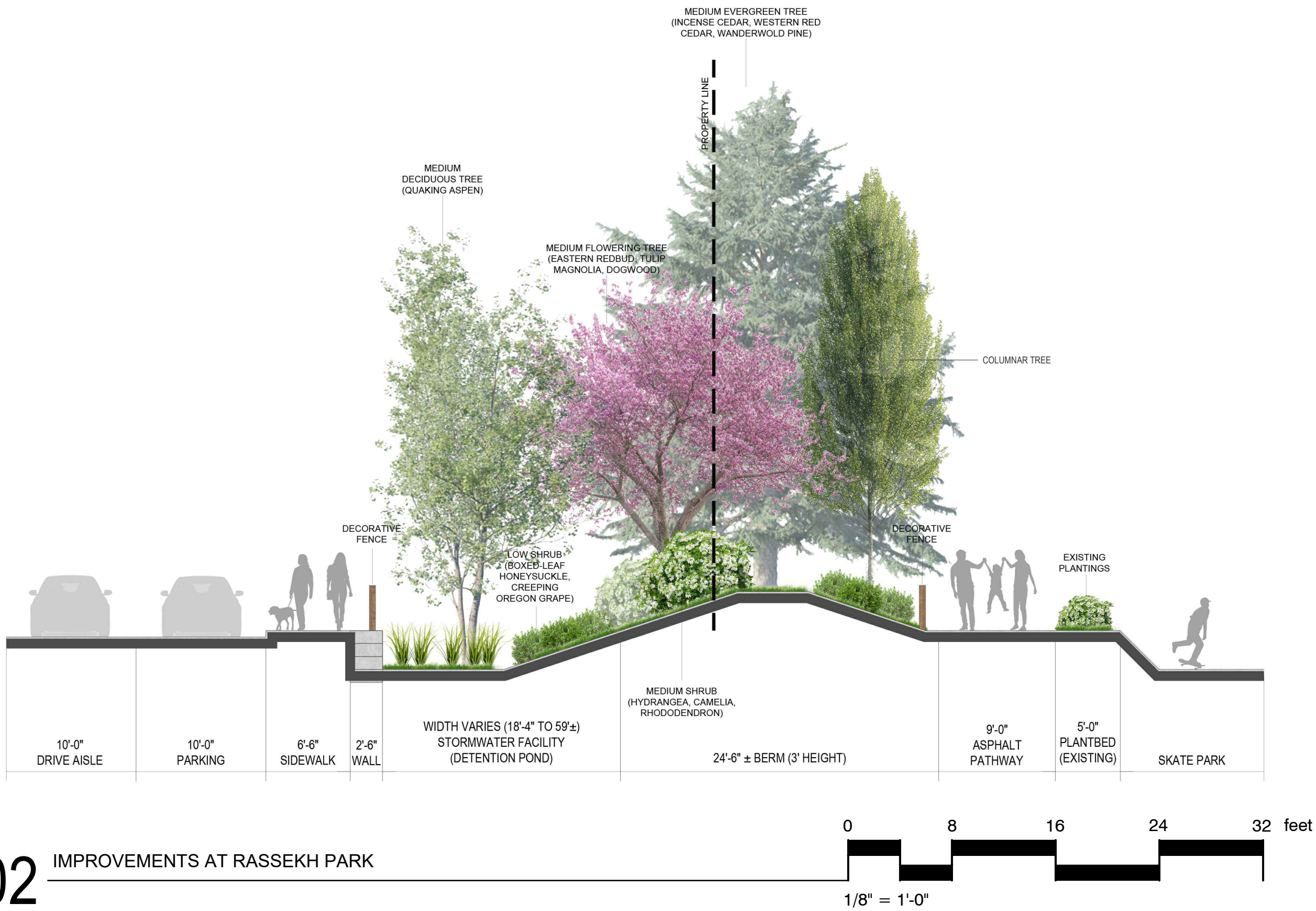
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NO.	DATE	DESCRIPTION

HAZELIA
LIVING

STAFFORD ROADSIDE
DITCH PLANTING

PROJECT NO.:	156001
TYPE:	PLANNING
REVIEWED BY:	JMH

L5.2



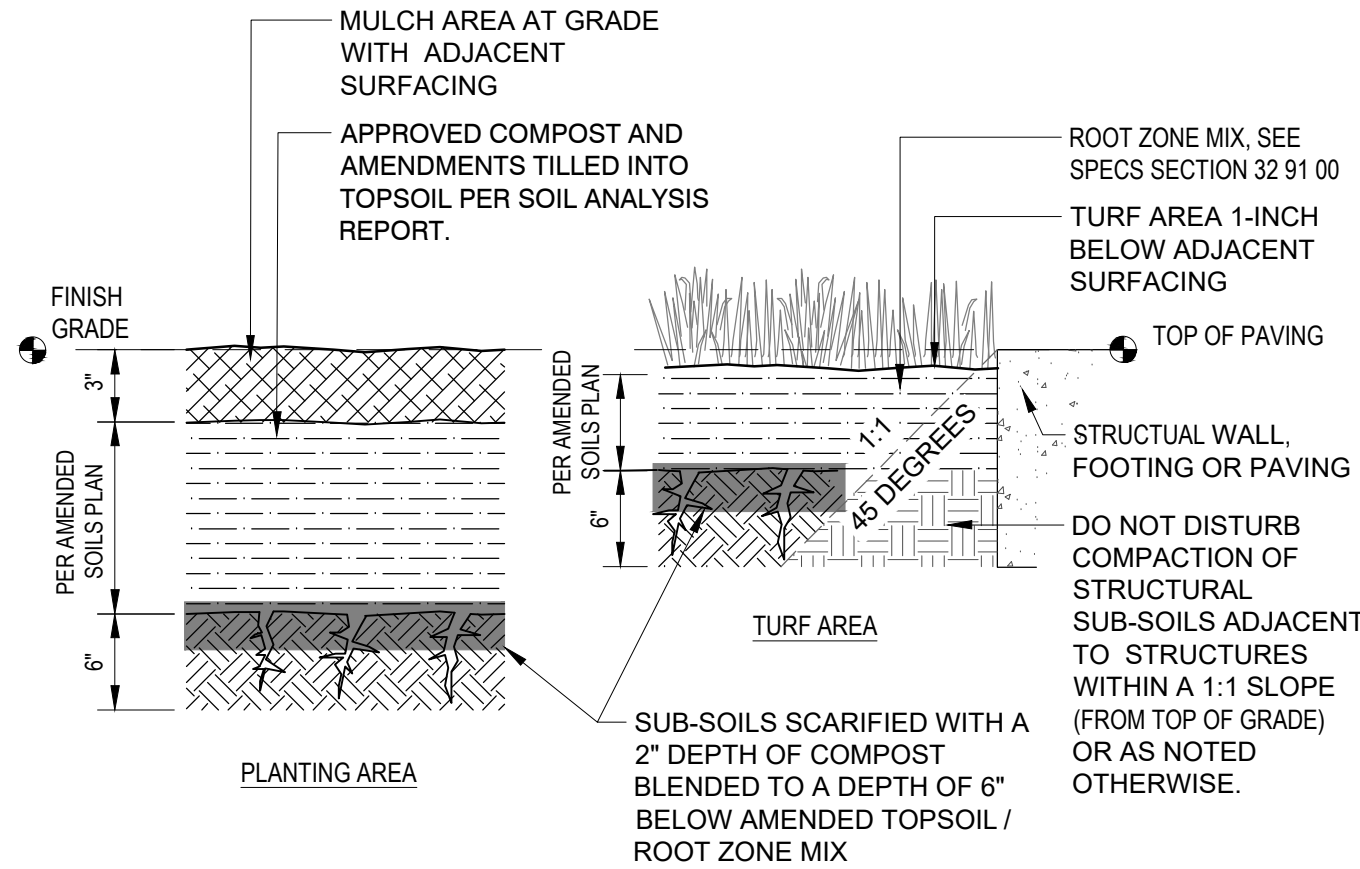
REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA LIVING

IMPROVEMENTS AT RASSEKH PARK

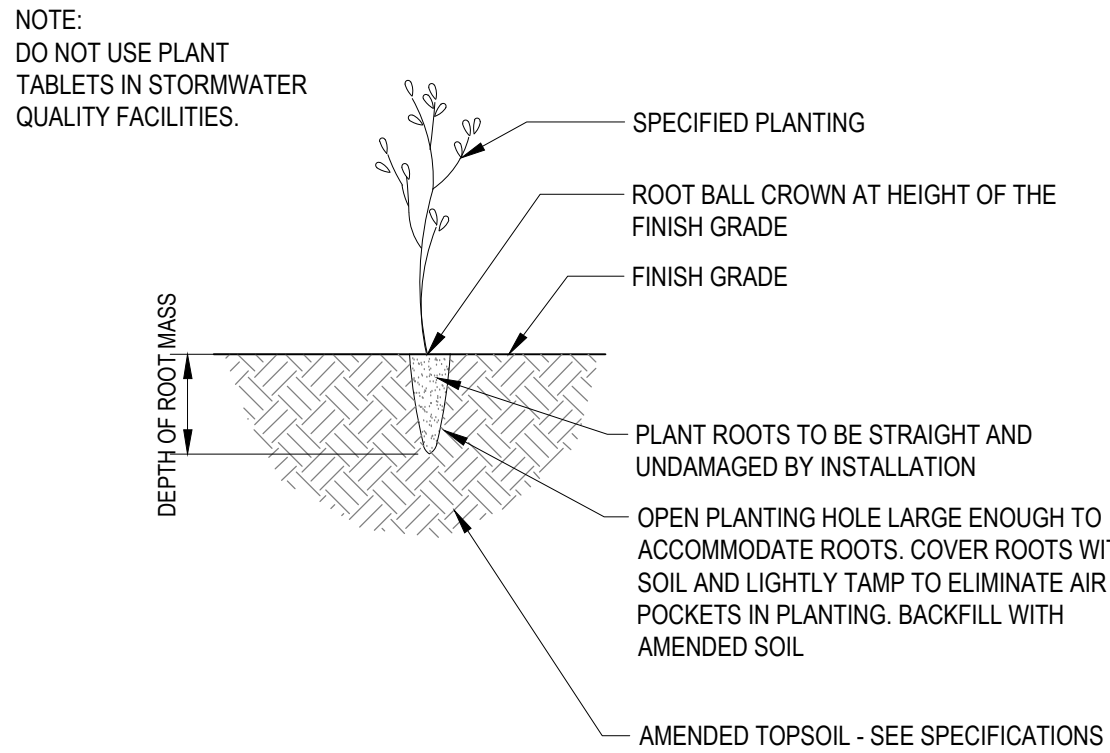
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TYPE:	PLANNING
REVIEWED BY:	JMH

L6.1

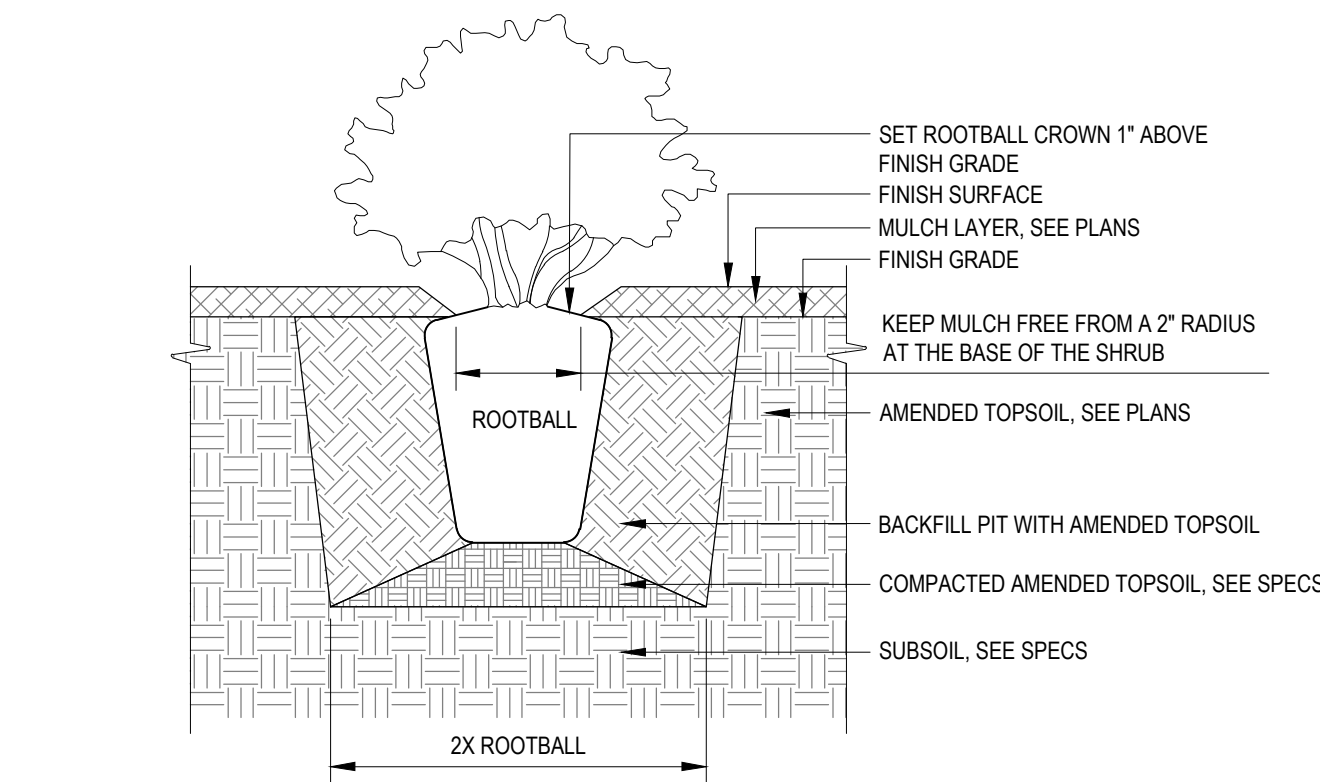


PLANTING AND LAWN AREA NOTES:
 1. SOILS DISTURBED OR COMPACTED DURING CONSTRUCTION SHALL BE AMENDED AS DESCRIBED PER SOIL ANALYSIS REPORT.
 2. COMPACTED SUBSOILS SHALL BE SCARIFIED (TILLED) EXCEPT WHERE DAMAGE TO TREE ROOTS, STRUCTURES OR AS DETERMINED BY LANDSCAPE ARCHITECT OR ARBORIST.

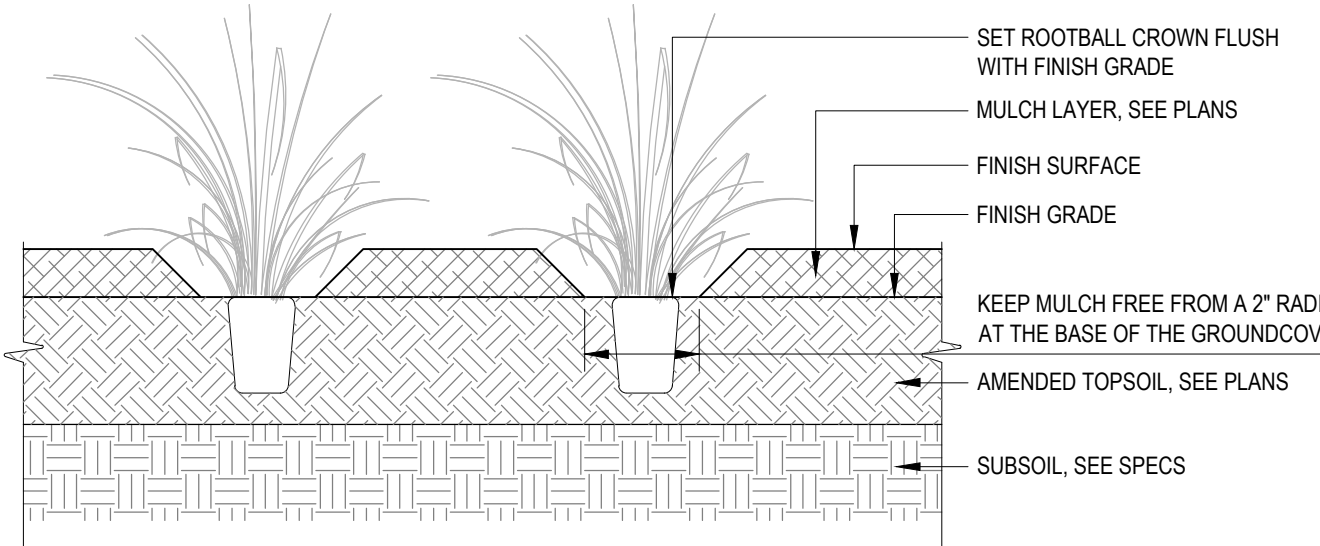
7 LAWN AND SHRUB BED SOIL PREPARATION



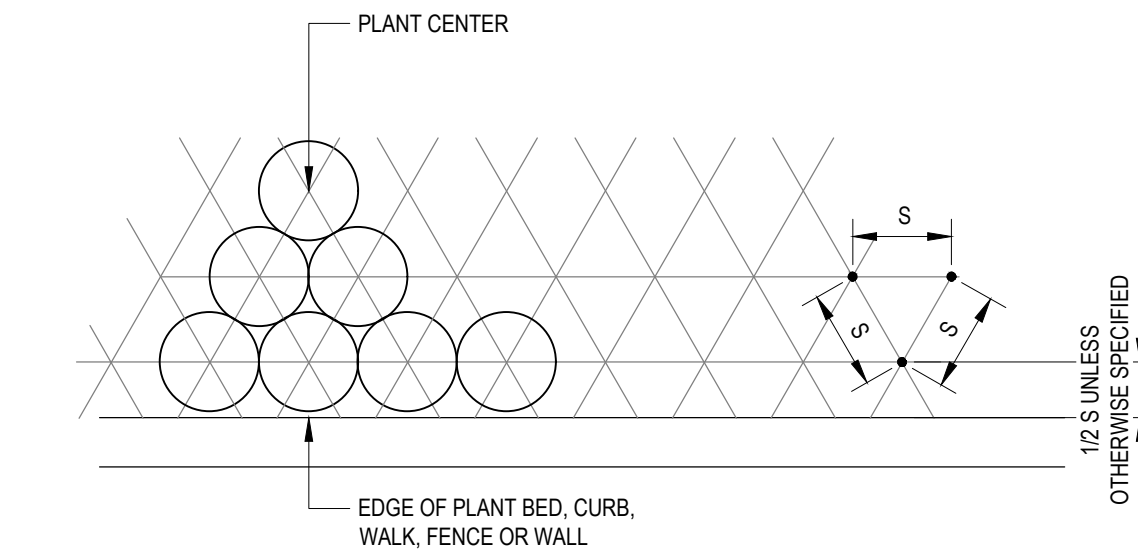
8 PLUG PLANTING



4 SHRUB PLANTING

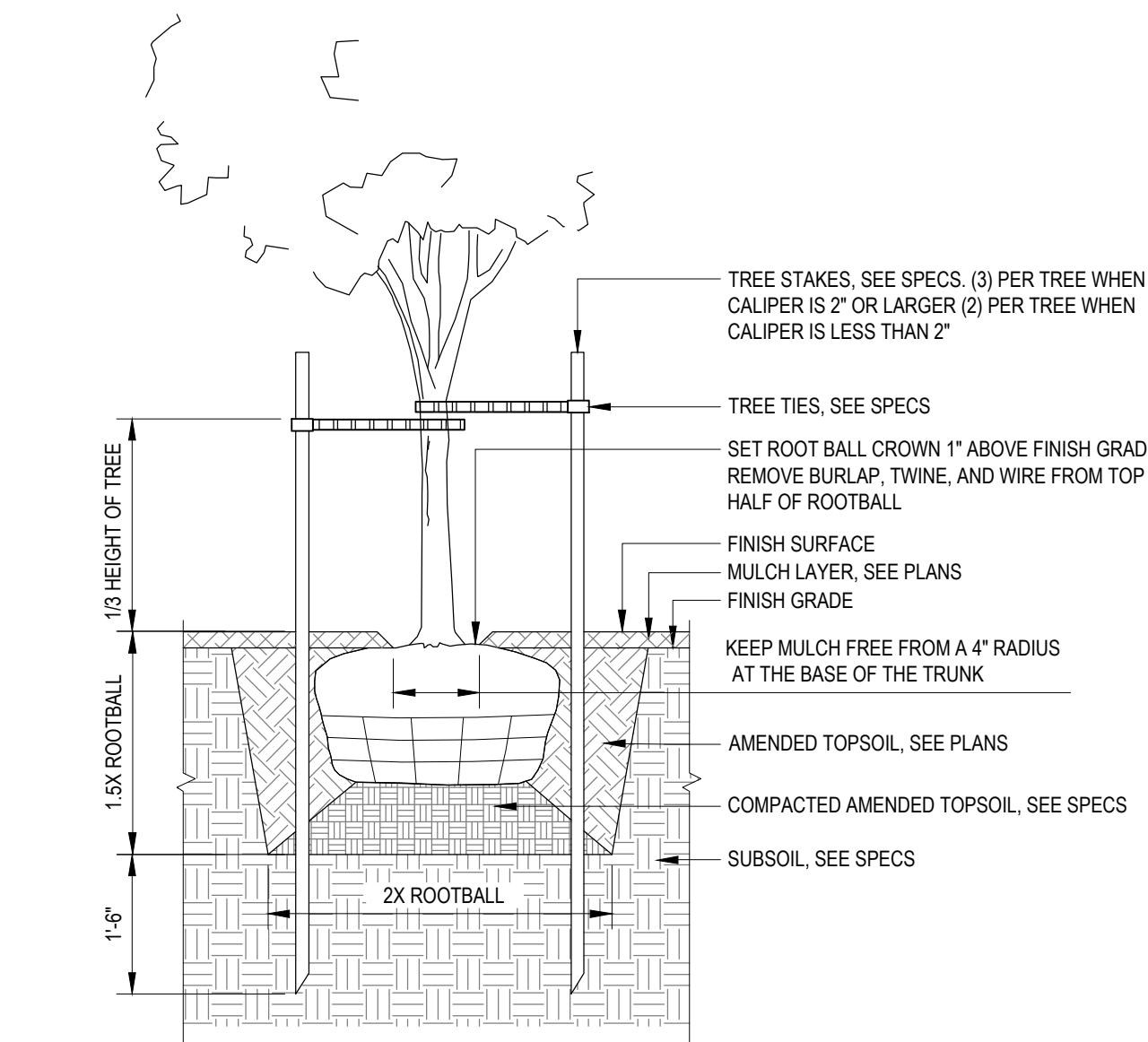


5 GROUNDCOVER PLANTING - SECTION

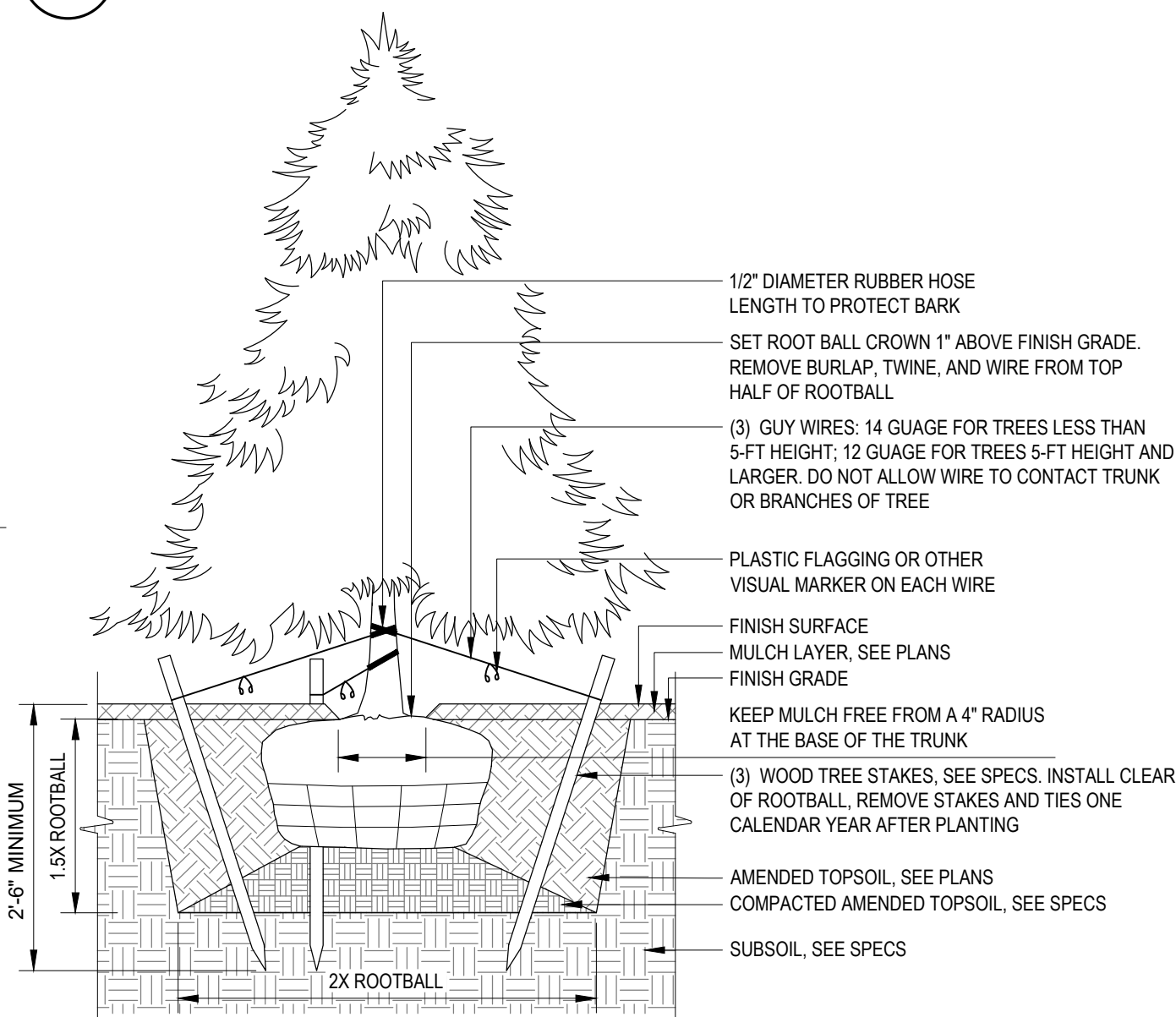


NOTES:
 1. S = SPACING ON CENTER (O.C.) AS SHOWN ON PLANS
 2. PROVIDE EQUIDISTANT TRIANGULATED SPACING AS SHOWN

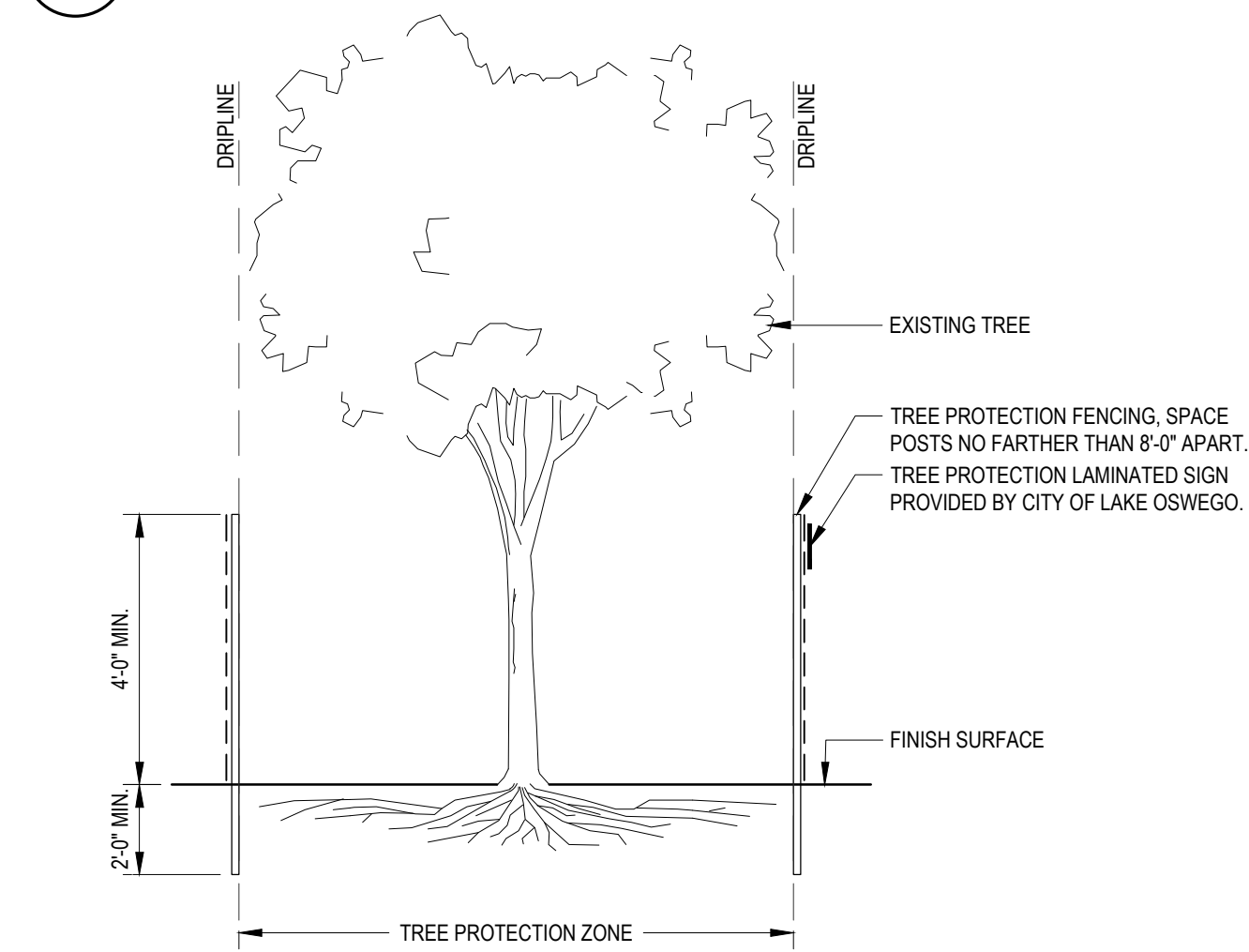
6 GROUNDCOVER PLANTING - SPACING



1 DECIDUOUS TREE PLANTING



2 EVERGREEN TREE PLANTING



NOTE:
 1. TREE PROTECTION ZONE (TPZ): TPZ SHALL BE ESTABLISHED AT THE DRIPLINE OF THE TREE OR A 1-FOOT RADIUS FROM THE CENTER OF THE TRUNK PER INCH OF TREE CALIPER DIAMETER, WHICHEVER IS GREATER. DISTURBANCE WITHIN THIS ZONE TO BE APPROVED BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT
 2. EXCEPTION: THE AREA OF THE TREE PROTECTION ZONE MAY BE ALTERED BY THE CITY MANAGER, BASED ON DOCUMENTED TREE PROTECTION MEASURES RECOMMENDED BY A CERTIFIED ARBORIST THAT WILL REASONABLY PROTECT THE TREE AGAINST CONSTRUCTION ACTIVITIES CAUSING THE HEALTH OF THE TREE TO DECLINE OR DIE.

3 TREE PROTECTION

1ST SUBMITTAL: 06/03/2025

REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA LIVING

LANDSCAPE DETAILS

PROJECT NO.: 156001
 TYPE: PLANNING
 REVIEWED BY: JMH

L7.0



PORCH FRAME



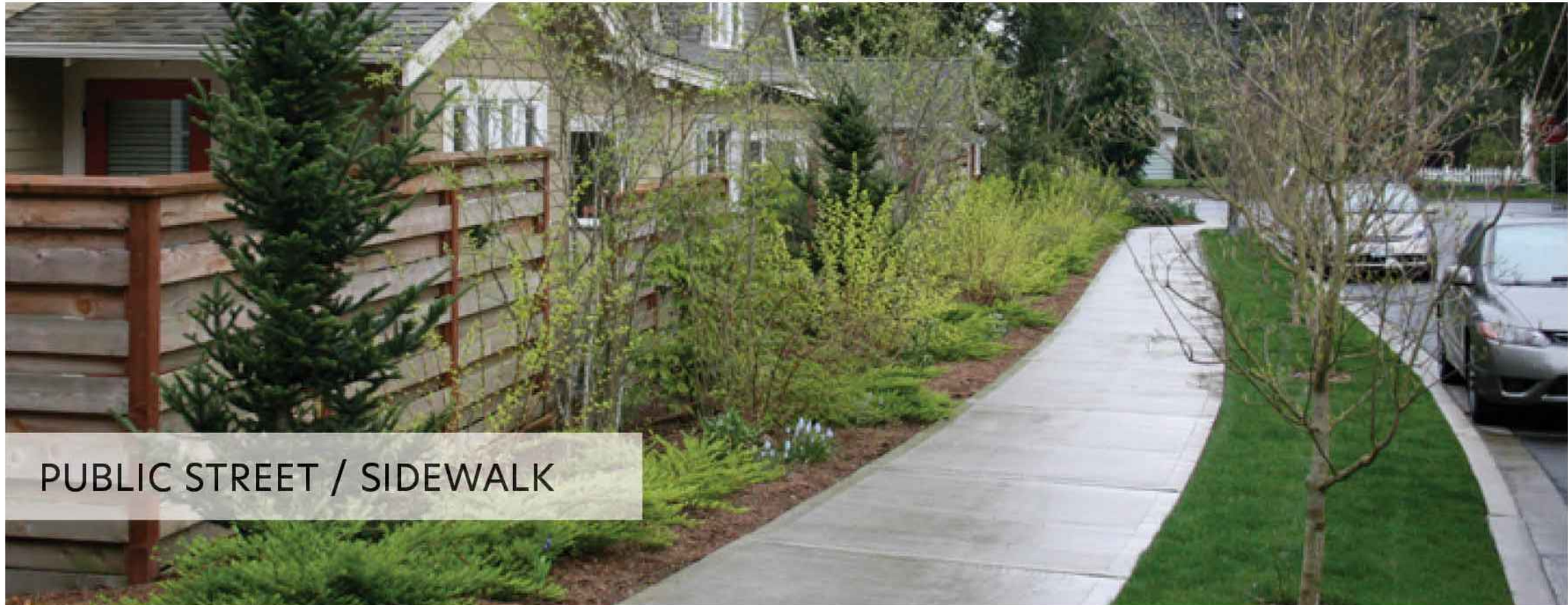
SEMI-PUBLIC / SEMI-PRIVATE SPACE



SEMI-PUBLIC / SEMI-PRIVATE SPACE



RAILING PLANTERS



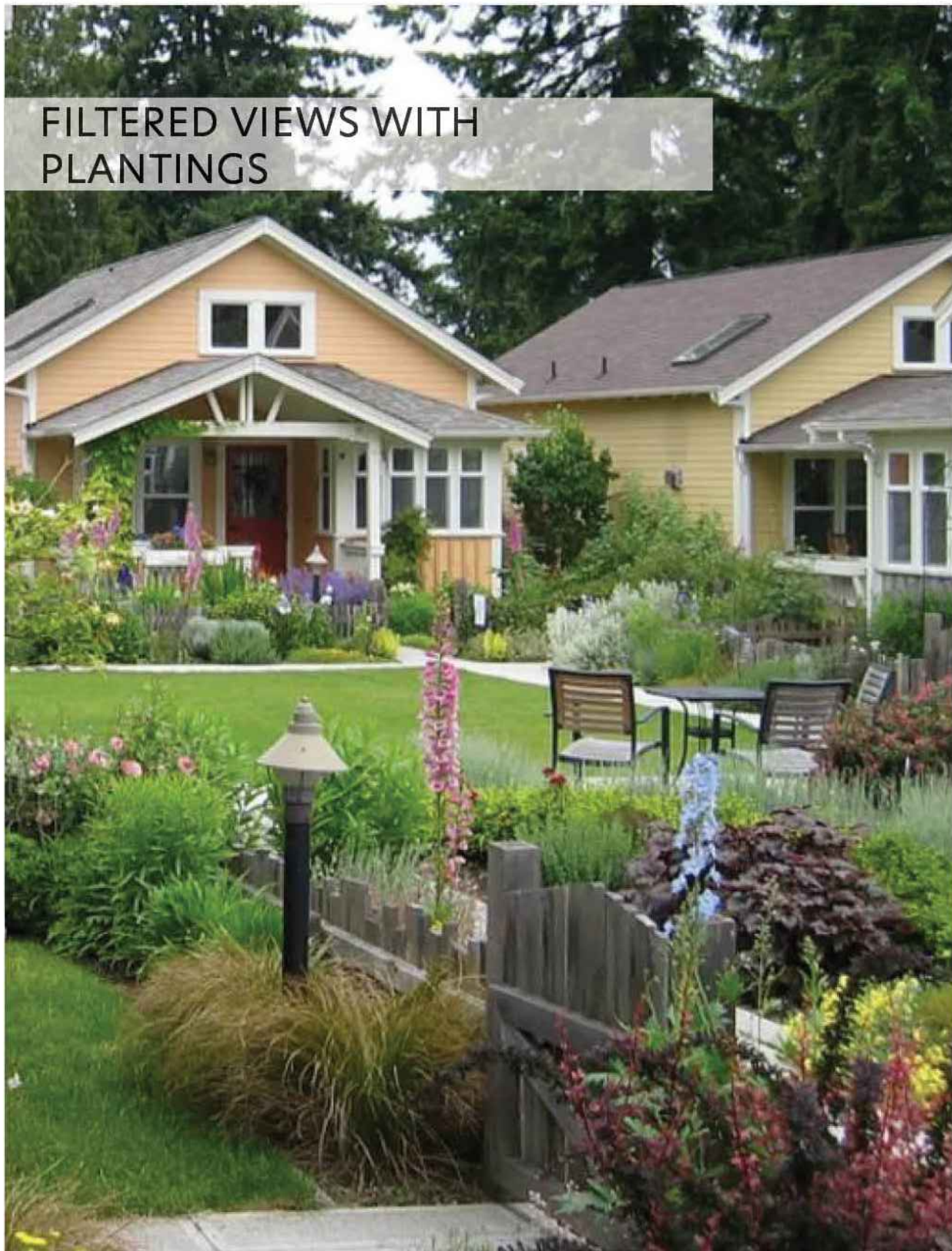
PUBLIC STREET / SIDEWALK



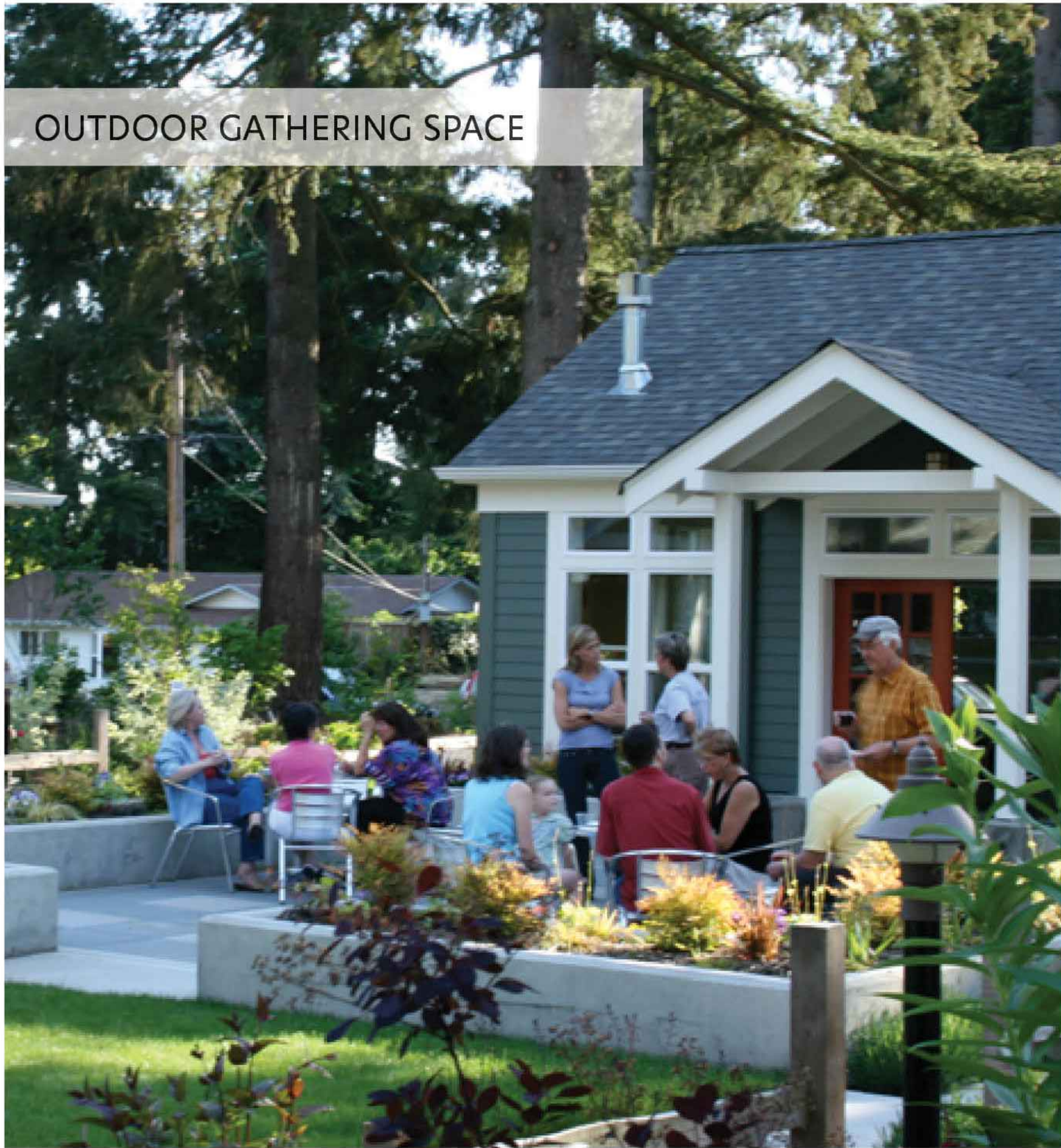
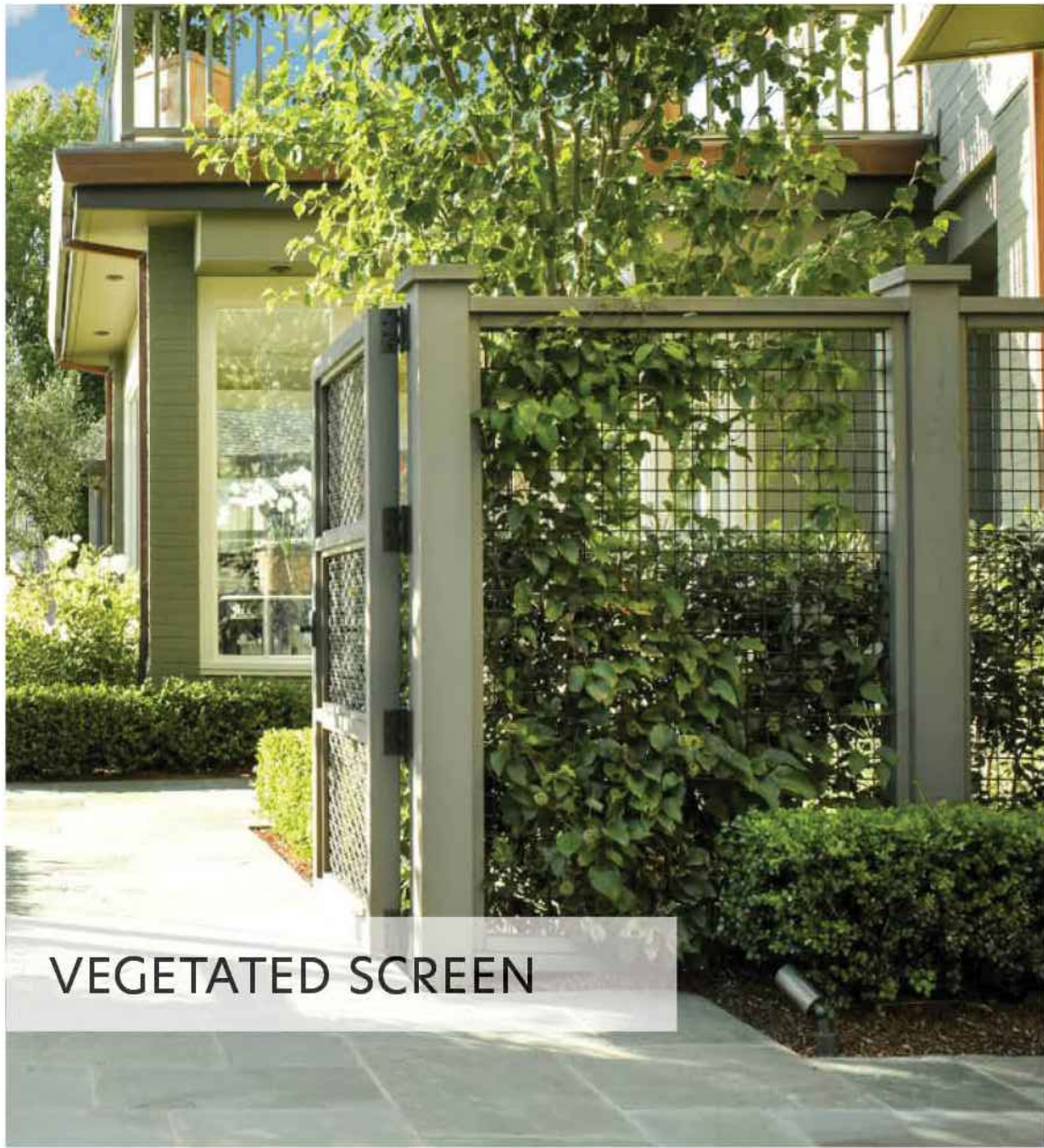
5 LAYERS OF PERSONAL SPACE

Scales of Sociability

Common Spaces



Community Space/Building



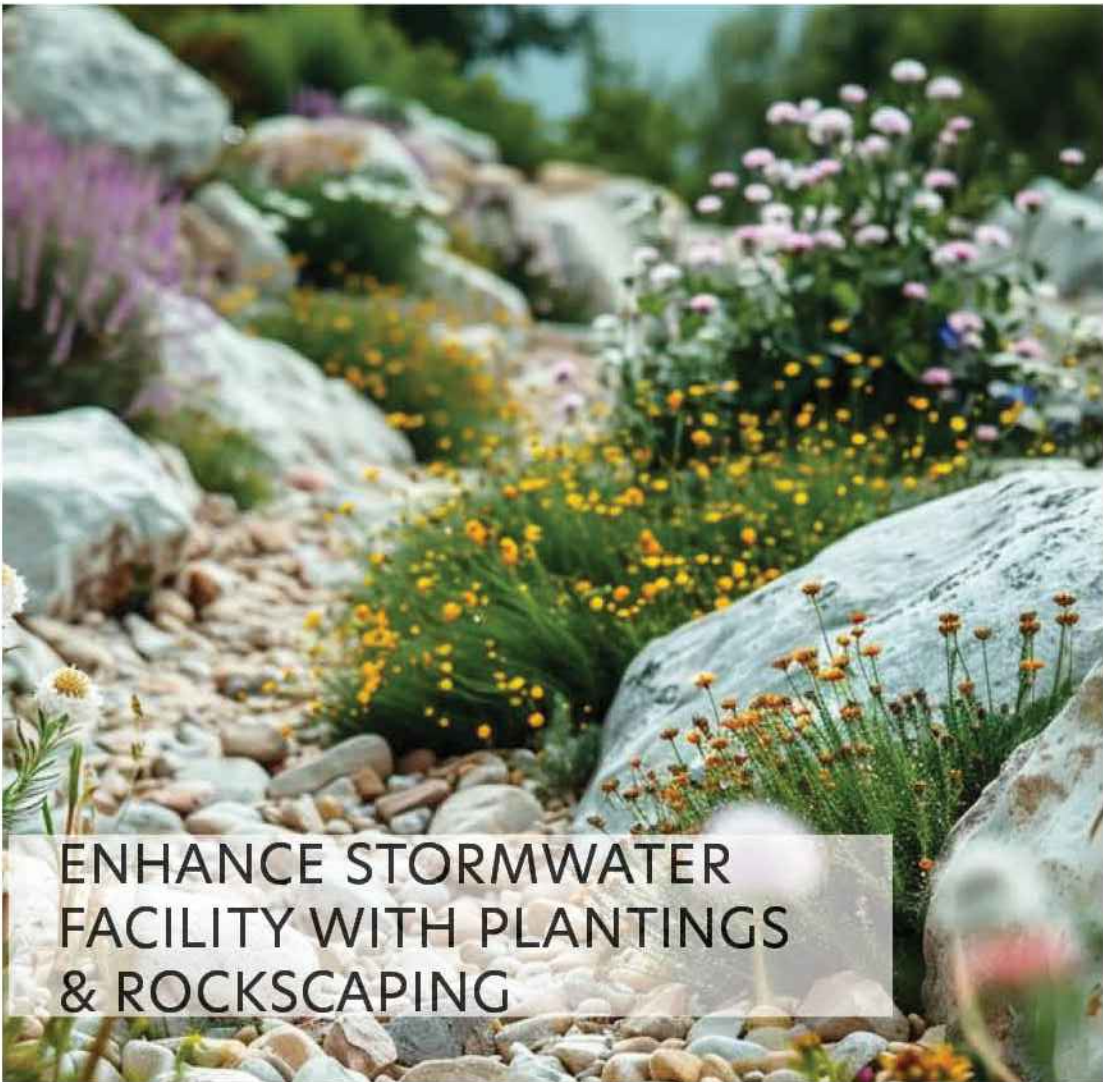
REVISIONS		
NO.	DATE	DESCRIPTION

HAZELIA LIVING

CONCEPT IMAGERY



VIEW OF NEW TERRACE LOCATION

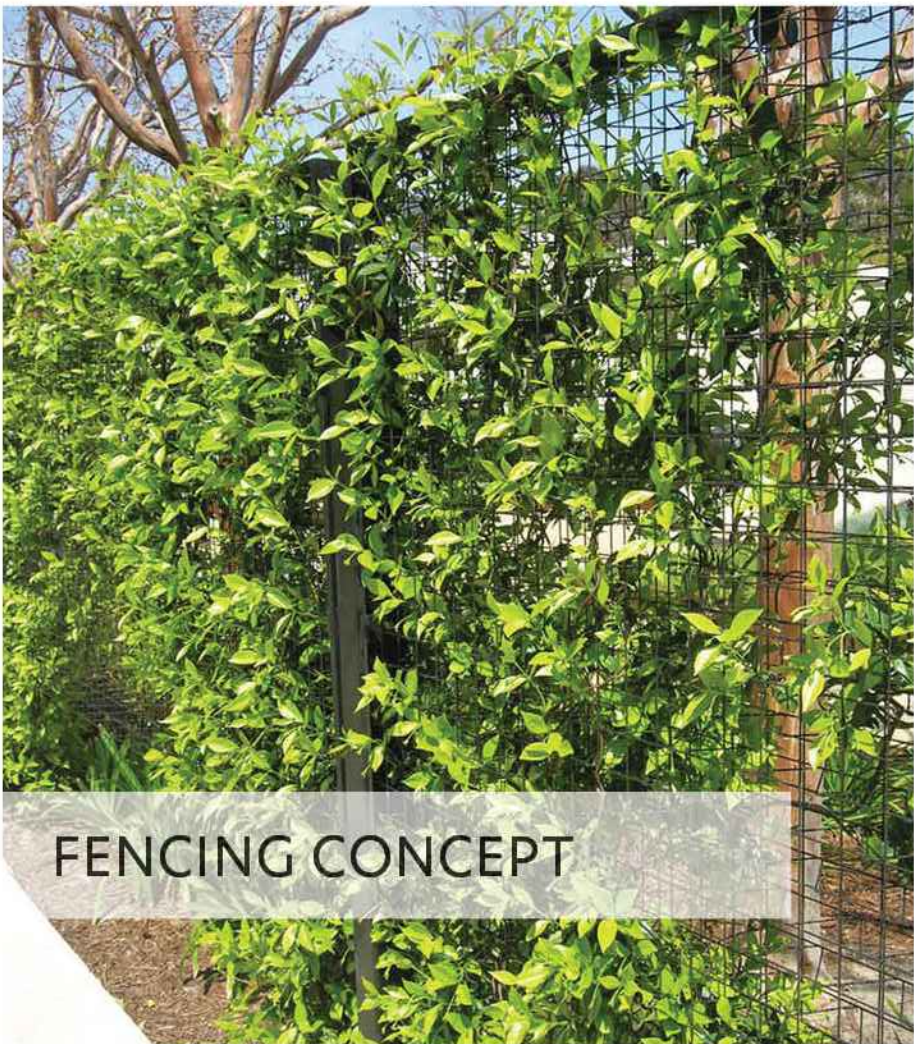


ENHANCE STORMWATER FACILITY WITH PLANTINGS & ROCKSCAPING

Stafford Retirement Common Space



FENCING CONCEPT



FENCING CONCEPT



EXISTING RAMP RAILING TO BE REPLACED



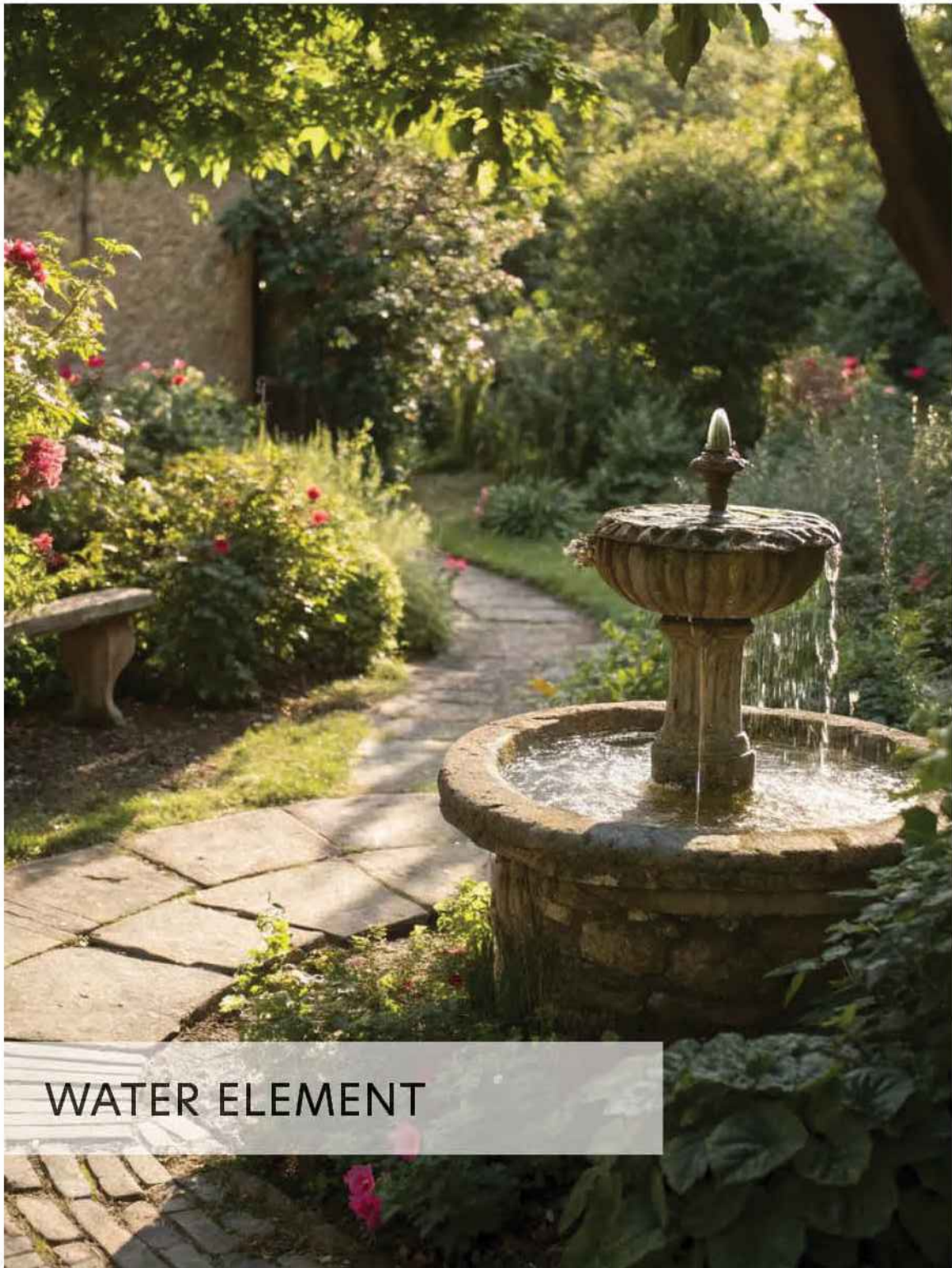
TERRACE CONCEPT



EXISTING STORMWATER FACILITY



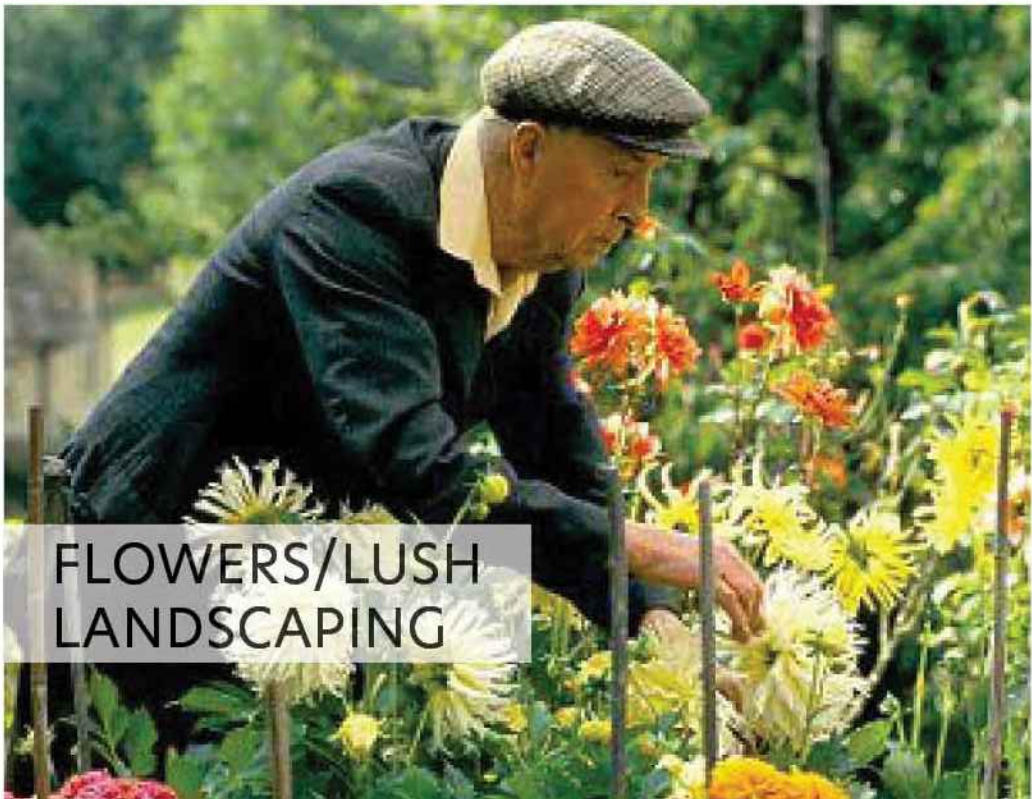
STONE WALL



WATER ELEMENT



STAFF SHELTER

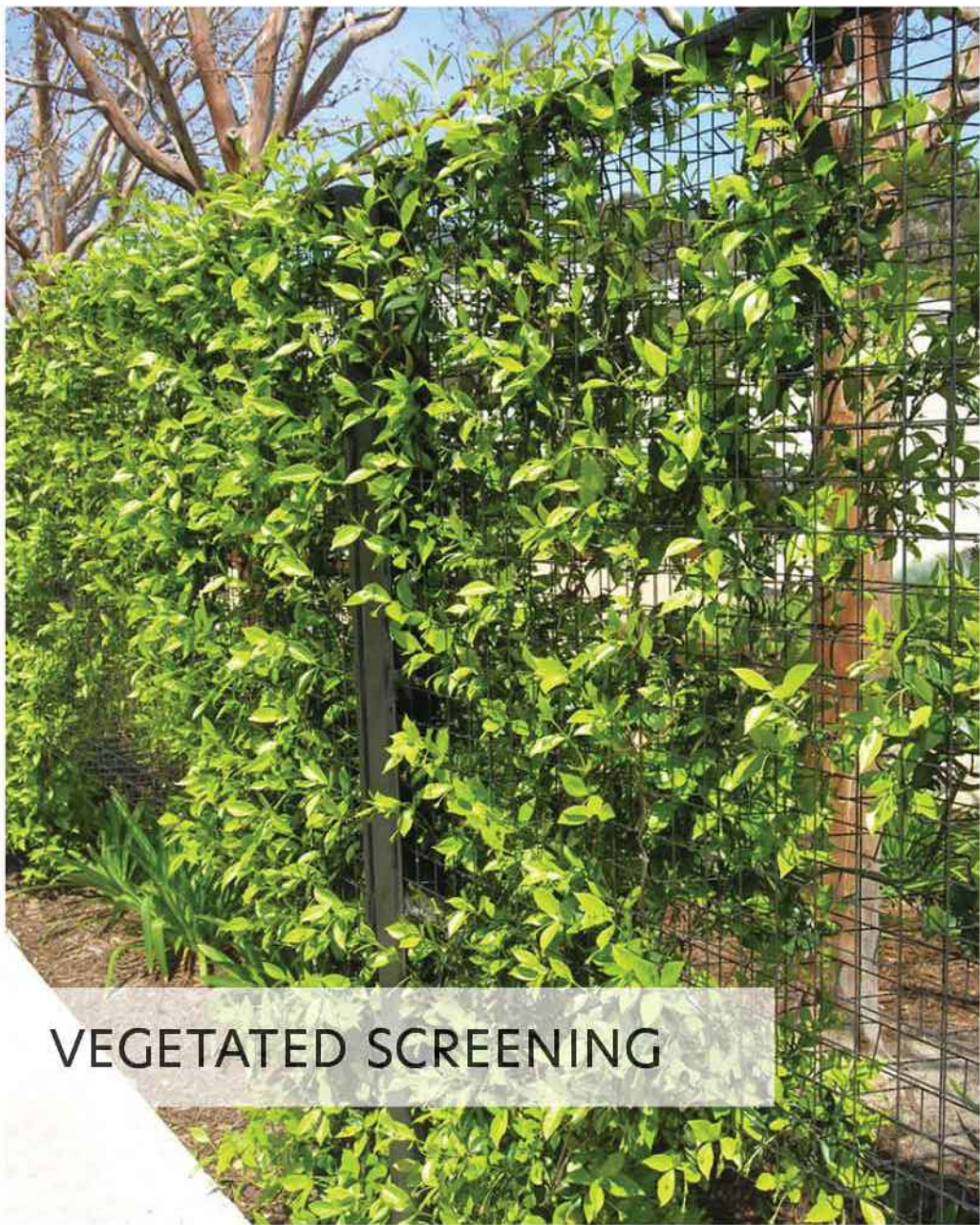


FLOWERS/LUSH LANDSCAPING

Plantings



FILTERED VIEWS BETWEEN
PUBLIC/PRIVATE SPACE



VEGETATED SCREENING



VIBRANT BLOOMS



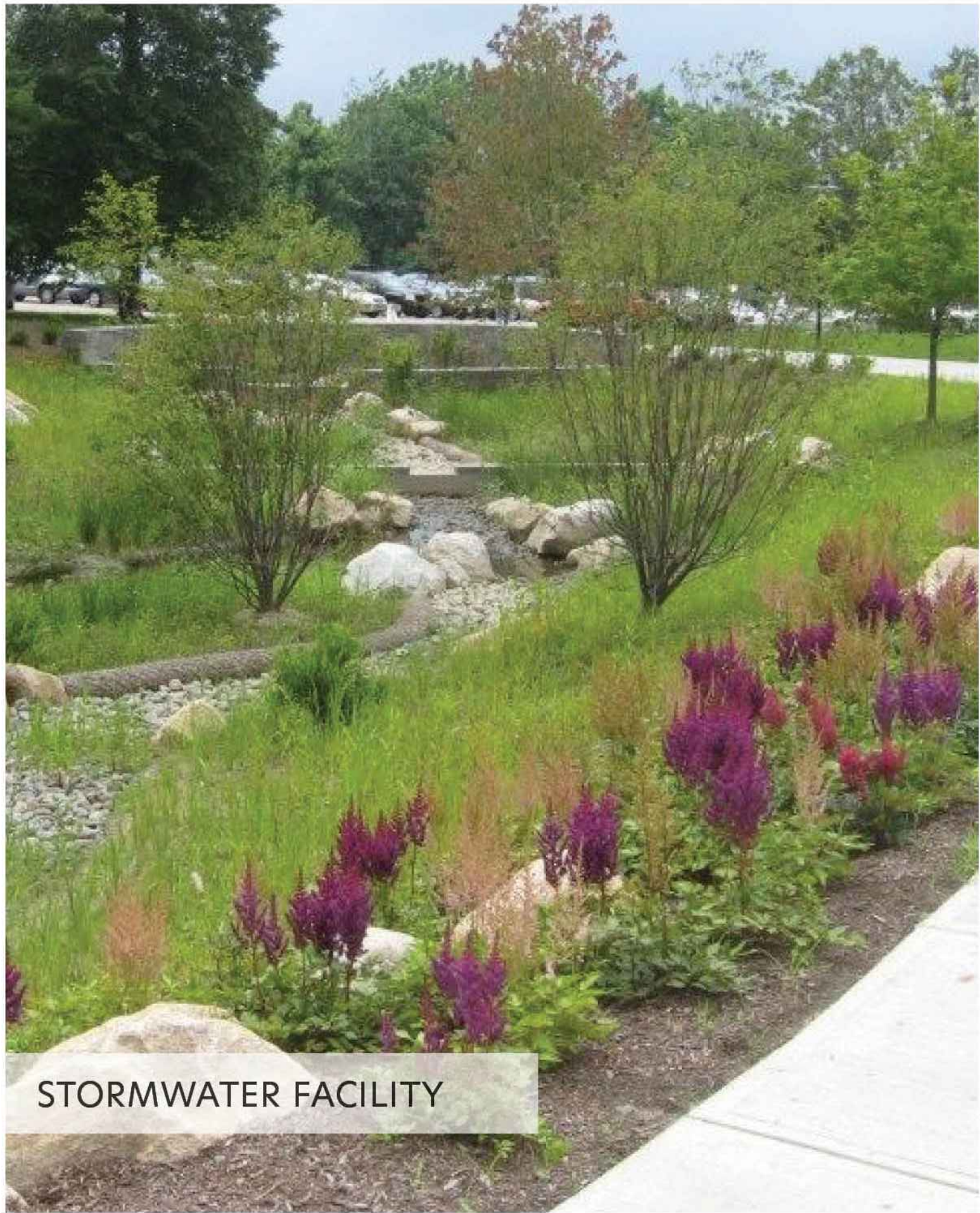
FLEXIBLE GREENSPACE



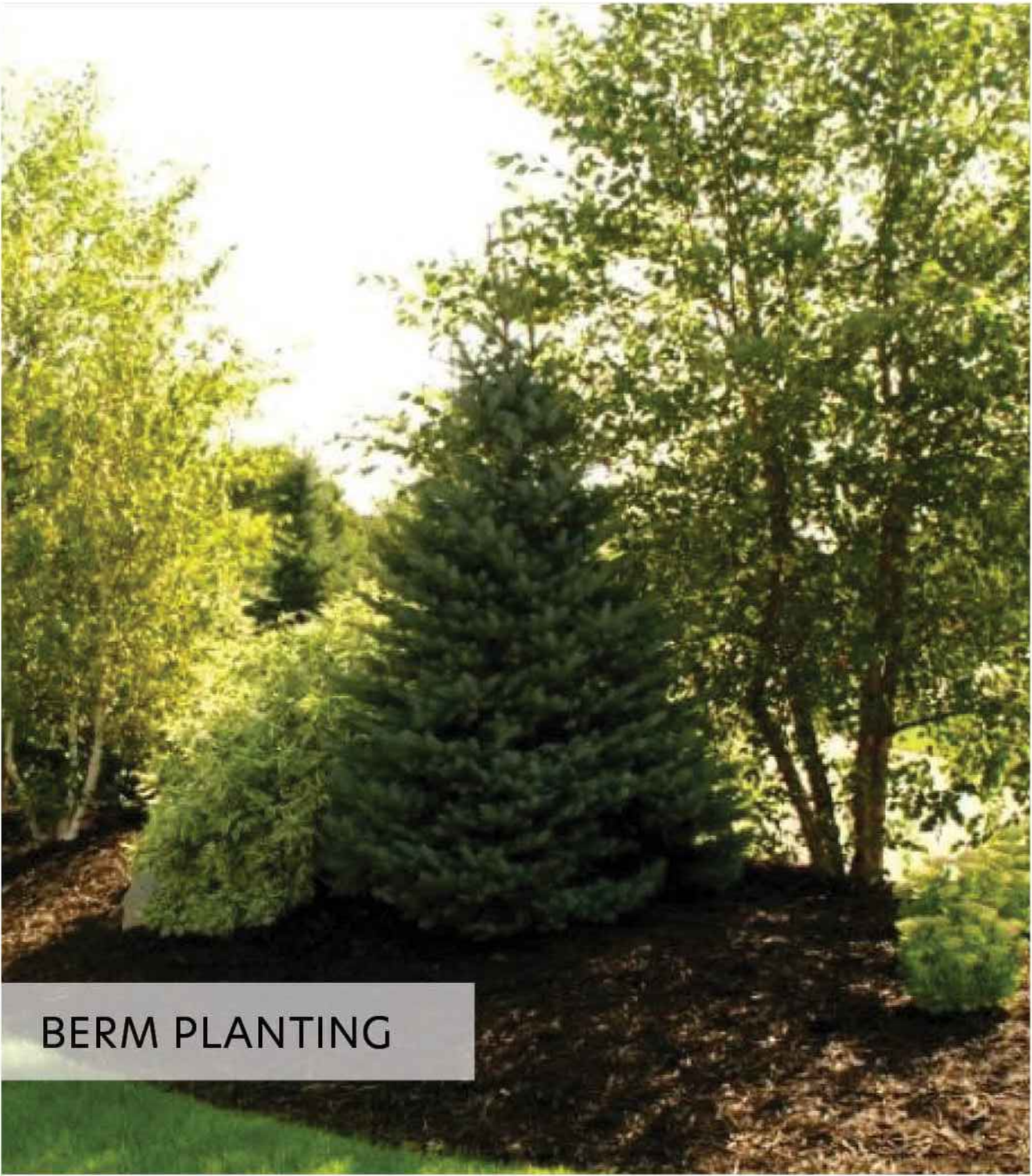
LAYERED LANDSCAPING TO
PRIVATE SPACE



MIXTURE OF SHRUBS
AND PERENNIALS



STORMWATER FACILITY



BERM PLANTING

Riparian Area, Berming & Stormwater Facility



RIPARIAN DISTRICT ENHANCEMENT PLANTING CONCEPT



INTERPRETATION



FENCING @ RASSEKH PARK



STONE WALL



ROADSIDE DITCH ENHANCEMENTS