



**Planning Department**  
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[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	L 25-23
Date Received	5/26/23
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Received by	AW

569-23-000259-PLNG

## Landscape Plan Review Application

### Applicant Information

**Applicant is:**    Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Mike Andrews, Principal Phone 503-318-5658 c

Contact Name \_\_\_\_\_ Phone 503-249-5658 o  
*(If different than above)*

Address 2826 NE Hamblet St

City, State, Zip Portland OR 97212

Contact Email mike@structurepdx.com

### Property Owner Information

Property Owner Name Housing Authority of Yamhill County Phone 503-833-4334  
*(If different than above)*

Contact Name Vickie Ybarguen Phone \_\_\_\_\_

Address 135 NE Dunn Pl.

City, State, Zip McMinnville, Oregon 97218

Contact Email vybarguen@hayc.org

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 235 SE Norton LN C, McMinnville, OR 97128

Assessor Map No. R4 - R4427 00400 Total Site Area 6.98 acres

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Commercial Zoning Designation C-3, PD

Please see application narrative for full contact list

**Landscaping Information**

- 1. Total Landscaped Area: 83,808 square feet (27.5%)
- 2. Percent Landscaped: 27%
- 3. Building Floor Area: See Site Plan for square footages  
New Structure: \_\_\_\_\_ Existing Structure: \_\_\_\_\_ Addition: \_\_\_\_\_
- 4. Architect Name Ankrom Moisan Architects Phone (503) 245-7100  
*(Landscape Architect, Engineer, or Other Designer)*  
Contact Name Michael Bonn, Robert Lecher, Tania Feliciano Phone (503) 245-7100  
Address 38 NW Davis St #300  
City, State, Zip Portland, OR 97209  
Contact Email MichaelB@ankrommoisan.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.* \*Affordable project: 50% fee reduction from \$1,050.50 to \$525.25

**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
Applicant's Signature

5/23/2023  
Date

  
Property Owner's Signature

5/23/23  
Date

the functionality and enjoyment of the garden. See Sheet L1.00, Materials Plan for details on the various site furnishings provided in conjunction with the community garden.

*D. Supplemental Elements, Consideration.*

*5. Modular Block Layouts.*

*a. An intermix of housing types is possible if blocks are platted with a lot width module that can be aggregated. If lots are increments of 25 to 30 feet wide and can be aggregated into lots that are 50 or 60 feet wide (or 75 or 90 feet wide), a wide variety of dwelling types can occupy the same block.*

*1. For example, narrow lot dwellings such as townhouses or tiny houses on 25 foot lots may sit next to larger lot dwellings such as courtyard apartments or cottage clusters on a 50- or 75-foot lot.*

*b. In a new planned development, the greatest flexibility for lot variety is provided by having an alley serve as parking and driveway to each lot (see Figure “Block with Alley”).*

*c. When parking is accessed via a driveway from the front of the lot, the lot width is governed by frontage requirements of Universal Design Standards – Street Frontage, and the minimum lot width will be 40 feet (see Figure “Block without Alley”).*

**APPLICANT RESPONSE:** These are supplemental elements for consideration and are not requirements. As described, the site’s area is existing.

**B. Other Zoning Requirements**

**Chapter 17.33 C-3, General Commercial Zone**

**APPLICANT RESPONSE:** This site’s base zoning is C-3, General Commercial, however, the Planned Development Ordinance #5095 provides the de-facto zoning for the site.

**Chapter 17.57 Landscaping**

**17.57.070 Area Determination—Planning factors.**

*A. Landscaping shall be accomplished within the following ranges:*

*1. Industrial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)*

*2. Commercial, at least seven percent of the gross area. This may be reduced to not less than five percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)*

**APPLICANT RESPONSE:** This project is not providing Industrial or Commercial development. This is not applicable to this project.

*3. Multiple-dwelling, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may*

*only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)*

**APPLICANT RESPONSE:** This project is providing Multiple dwelling development. The project is providing landscaping in compliance with this standard. See Sheet G1.14 Site Area Calculations for area calculations associated with landscaping and open space.

#### **17.57.070.B Landscaping Criteria**

*1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.*

**APPLICANT RESPONSE:** The proposed landscape design provides planting to integrate the project with its context, both in terms of native and adapted plants, and in harmony with the Architectural intent and inspiration from the site's agricultural history and character. The neighboring properties are also being considered through landscape treatments at the parking lots: Screening for neighboring properties to the west and south, and integration with the shared parking to the east. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

*2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.*

**APPLICANT RESPONSE:** In addition to the parking screening, the West and South property edges will include a sight obscuring fence. At the north parking lot, a vegetated buffer engages with Stratus Ave. while the north-east corner completes the existing private road landscape with plantings trees and building articulation to create a streetscape harmonious with its context.

*3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.*

**APPLICANT RESPONSE:** There are no existing trees on site. The approach for site grading and site-work is to intend to respond to the existing grades and minimize earthwork mobilization and modifications of the existing drainage patterns. The excavation from the building pads may be used in the open space between Buildings #3 and #4 to create subtle mounding that will help articulate the space sequences and provide a sense of privacy to the patios facing the interior open space.

*4. The development and use of islands and plantings therein to break up parking areas.*

**APPLICANT RESPONSE:** The parking lot design considers planting islands with trees and plantings throughout, providing a rhythm of vegetation and legibility for circulation and wayfinding. See Sheet L5.00, Planting Plan Overall for details associated with the landscaping design.

5. *The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.*

**APPLICANT RESPONSE:** This project is not a subdivision or shopping center. However, this planting design incorporates native and adapted species. The plant choices have been chosen as particularly tried-and-true species for the parking lot and street trees to avoid issues with superficial roots. To reiterate, no species from the prohibited tree list will be used. See Sheet L5.00, Planting Plan Overall for tree species choices.

6. *Suitable watering facilities or irrigation systems must be included in or near all planted areas;*

**APPLICANT RESPONSE:** The landscape design will include an automated irrigation system, designed under best practices for water conservation and proper zoning for the plant material to establish and thrive. See Sheet L4.00, Design Build Irrigation Plan for information about the proposed irrigation system.

### **Chapter 17.60 Off Street Parking**

*Section 17.60.060.A. Spaces, Number required.  
Residential land use categories*

**APPLICANT RESPONSE:** The mix of units includes 1, 2 and 3 bedroom units and secondary office space. The parking calculation references affordable housing for the 2-bedroom or less units and the multifamily requirement for the three-bedroom units and office for the areas devoted to staff.

3. *One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.*

8. *Affordable Housing – Two - bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified.*

*0.5 spaces per dwelling unit for units 2 bedroom or less.*

*17. Professional office (non-medical or dental): 1 per 300 square feet.*

145 units \* 0.5 = 72.5 spaces (rounding up)

30 units \* 2 = 60 spaces

8 spaces for Office/Common Building

Based on these requirements, the total number of required spaces is 141 spaces. However, this project has been able to provide a total of 211 parking and loading spaces, plus an additional 41 parking spaces that are shared in an easement benefitting the adjacent land owner (medical

# Landscape Plan



- KEY
- A. Open Green / Commons
  - B. Nature Play Area
  - C. Community Gardens
  - D. Waste Collection Zone
  - E. Interior Walkways
  - F. The Meadow
  - G. Stratus Frontage
  - H. Parking Zones
  - I. Outdoor Fitness Areas

LANDSCAPE SITE PLAN



**PLACE**

**NOT FOR CONSTRUCTION**



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**PLACE**

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(503) 334-2000

**STRATUS VILLAGE - SITE & UNITS**  
PROJECT ADDRESS

HOUSING AUTHORITY OF YAMHILL COUNTY

REVISION	DATE	REASON FOR ISSUE

**DESIGN-BUILD IRRIGATION PLAN**

LAND USE

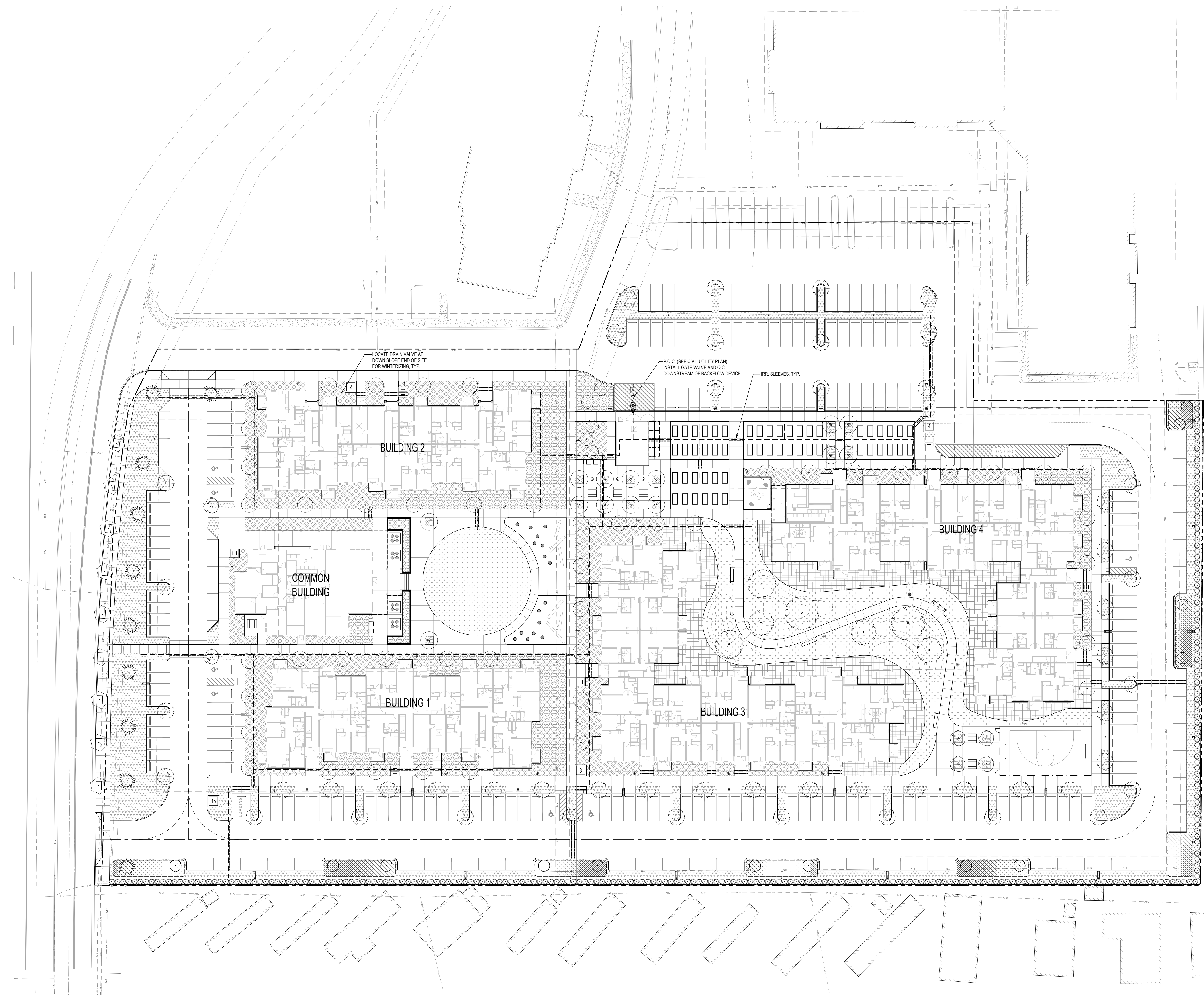
DATE 04/14/2023 PROJECT NUMBER 202780  
SHEET NUMBER

**L4.00**

**IRRIGATION NOTES**

THE DESIGN-BUILD IRRIGATION SHALL MEET THE FOLLOWING REQUIREMENTS:

- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. DESIGN AND INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM. SUBMIT APPROPRIATELY SCALED IRRIGATION DESIGN DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- COORDINATE POINT OF CONNECTION, MAINLINE ROUTING, LOCATION OF AUTOMATIC SYSTEM CONTROLS, AND VERIFY AVAILABLE PRESSURE AND FLOW PRIOR TO BEGINNING WORK.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF THE SYSTEM INCLUDING BUT NOT LIMITED TO, WATER SERVICE, WATER METER, BACKFLOW DEVICES, CONTROLLER LOCATION, CONTROLLER ELECTRICAL SERVICE, AND WIRE CONDUITS FOR CONTROLLER.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT CONDITIONS ARE SUITABLE TO PROVIDE A COMPLETE WORKING SYSTEM. DO NOT PROCEED IF CONDITIONS ARE PRESENT THAT ARE DETRIMENTAL TO THE EQUIPMENT OR WILL NOT SUPPORT A HEALTHY GROWING ENVIRONMENT FOR PLANTS.
- PROVIDE HIGH EFFICIENT LOW FLOW MULTI STREAM ROTARY NOZZLE SPRAY HEADS WITH MAXIMUM 10' RADIUS IN SHRUB BEDS. STRIP HEADS TO BE MAXIMUM 12' SPACING. BASIS OF DESIGN: HUNTER MP-PRS.
- PROVIDE 12" POP-UP BODIES IN SHRUB AND GROUND COVER AREAS, TYP., 6" BODIES WHERE DIRECTLY ADJACENT HEAD-IN PARKING, AND 4" POP-UP BODIES IN LAWN/TURF AREAS.
- PROVIDE CLASS 200 PVC LATERAL LINES, MAXIMUM 1.5" DIAMETER. SIZE PIPE TO ENSURE THAT MAXIMUM WATER VELOCITY DOES NOT EXCEED 5 FT./SEC.
- ZONES TO BE MAXIMUM 35 GPM.
- NEW TREES IN TREE PIT NOT WITHIN A PLANTING AREA SHALL BE IRRIGATED ON SEPARATE ZONE WITH SUBSURFACE ROOT WATERING BUBBLER SYSTEM.
- PLACE ALL VALVE BOXES IN PLANTING BEDS WHERE POSSIBLE, AND LOCATE TO ALLOW EASE OF ACCESS FOR MAINTENANCE, CONSIDERING PLANT MATERIAL AND OBSTRUCTIONS. ALL BOXES TO BE COLOR BLACK AND SIZED TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING WIRE, ISOLATION VALVES, AND UNIONS. SET VALVE BOXES IN A UNIFORM MANNER, SQUARE TO ADJACENT PAVING. ALIGN AND EVENLY SPACE GROUPS OF BOXES IN A UNIFORM AND ORDERLY FASHION. ONLY ONE VALVE PER BOX. BOX LOCATIONS SHALL BE STAKED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- INSTALL ALL IRRIGATION PIPE AND WIRE IN CLASS-200 PVC SLEEVES BELOW ALL PAVED SURFACES OR STRUCTURES SUCH AS WALLS, STAIRS, AND OTHER IMPROVEMENTS. SIZE OF SLEEVES SHALL BE MINIMUM TWICE (2X) THE COMBINED DIAMETER OF PIPE TO BE PLACED IN SLEEVE. MINIMUM SIZE 4" WITH 24" COVER, MINIMUM. COORDINATE PLACEMENT OF SLEEVES WITH OTHER TRADES.
- ADJUST THE ENTIRE SYSTEM TO PROVIDE UNIFORM EVEN COVERAGE. ELIMINATE ALL FOGGING, AND OVERSPRAY ON TO PAVING, STRUCTURES, OR NON-PLANTED AREAS. PROVIDE A COMPLETE WORKING SYSTEM.



SYMBOL	DESCRIPTION	MODEL
M	METER	SEE CIVIL
C	CONTROLLER	HUNTER I2C-800-SS w/ E2-DM WALL MOUNTED IN S.S. ENCLOSURE. PROVIDE 120V POWER.
Z	BACKFLOW PREVENTER	POC: (POINT OF CONNECTION) - 2" WILKINS DCVA W/ CARSON 1730-24 BLACK HDPE VALVE BOX, OR APPROVED EQUAL.
⊙	BRONZE GATE VALVE (LINE SIZE)	SEE SPECIFICATIONS
▲	QUICK COUPLER VALVE WITH KEY	SEE SPECIFICATIONS - (1) PER 100-150FT OF MAINLINE AND (1) PER GARDEN AREA
---	SCHEDULE 40 PVC MAINLINE, SIZE PER PLAN AND PIPE SCHEDULE	DRAWN DIAGRAMATICALLY IN PLAN. ROUTE AS NEEDED TO PROVIDE EFFICIENT BALANCED SYSTEM.
----	CLASS-200 PVC SLEEVES, 2X CARRIER PIPE, MINIMUM 4" DIA.	

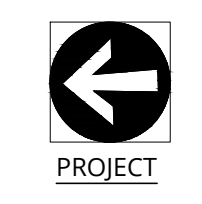
GPM	PIPE SIZE
0-10	3/4"
11-16	1"
17-35	1.5"
36-55	2"

GPM	PIPE SIZE
0-12	1"
13-30	1.5"
31-50	2"
51-70	2.5"

**IRRIGATION LEGEND**

- SHRUB, MEADOW, AND LAWN AREAS SHALL BE ON SEPARATE ZONES. SHRUB ZONES SHALL GROUP PLANTS OF SIMILAR WATER REQUIREMENTS AND EXPOSURE. SEE IRRIGATION PLAN FOR DIAGRAMMATIC ZONE GROUPINGS, FOR REFERENCE ONLY. VERIFY ALL PLANTINGS WITH PLANTING PLANS.

- IRRIGATED LAWN
- MEADOW AND ORNAMENTAL GRASSES
- SHRUBS (N/E EXPOSURE)
- SHRUBS (S/W EXPOSURE)
- GROUND COVER
- STORM PLANTER PLANTING





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PLACE

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STRATUS VILLAGE - SITE & UNITS  
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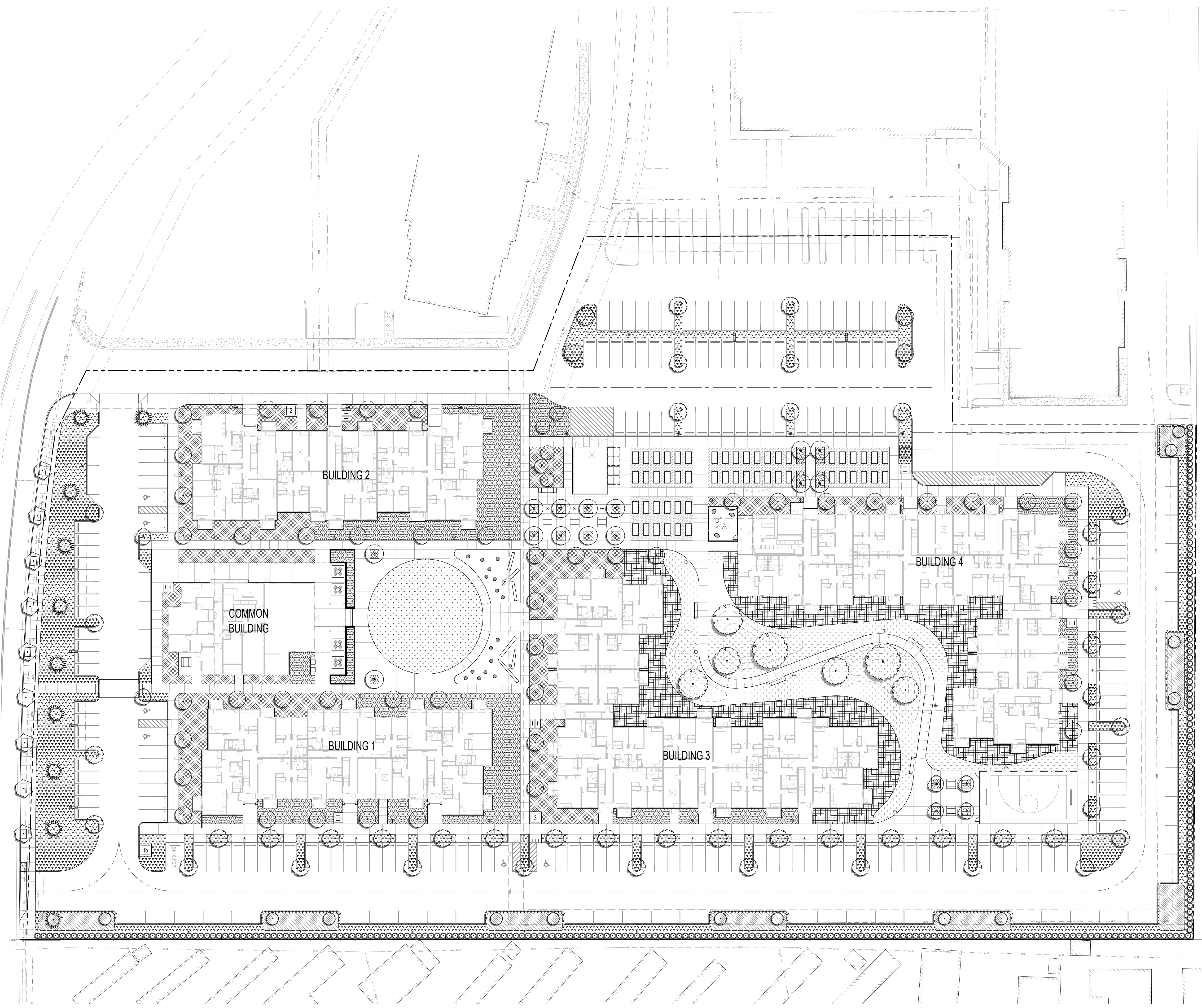
PLANTING PLAN OVERALL

LAND USE

DATE 04/14/2023	PROJECT NUMBER 202780
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SHEET NUMBER

L5.00



PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
- UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUND COVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSES. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

LAWN, GRASSES, GROUND COVER & VINES

LAWN	SOODED
SEEDED MEADOW MIX	SEE SPEC.
CEDAR BARK MULCH	SEE SPEC.

PARKING LOT PLANTING

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
[Symbol]	40	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZINITA		#2	36" O.C.	
[Symbol]	40	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
[Symbol]	40	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF HEAVENLY BAMBOO		#3	36" O.C.	
[Symbol]	40	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15' SPRD.	#2	36" O.C.	
[Symbol]	20	CEANOTHUS THYRSIFLORUS var. 'GRISEUS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15' SPRD.	#3	36" O.C.	

TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QTY.	NOTES
<b>STREET TREES AND PARKING TREES</b>							
[Symbol]	TICO	TILLIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	2" CAL.; 8'-10' HT.	30' O.C.		PER STREET TREE PLANTING STDS.
[Symbol]	PIPO	PINUS PONDEROSA	PONDEROSA PINE	8'-10' HT.	30' O.C.		PER STREET TREE PLANTING STDS.
[Symbol]	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
<b>BUILDING PERIMETER TREES</b>							
[Symbol]	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CAL.; 8' HT.	AS SHOWN		8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
[Symbol]	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
[Symbol]	PAPE	PARROTIA PERSICA 'VANESSA'	VANESSA IRONWOOD	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
[Symbol]	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	1.5" CAL.; 14-16' HT.	AS SHOWN		14-16' HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
[Symbol]	ZEMU	ZELKOVA SERRATA 'MUSHASHINO'	MUSHASHINO JAPANESE ZELKOVA	2.5" CAL.; 12-14' HT.	AS SHOWN		12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
<b>ACCENT TREES</b>							
[Symbol]	COEW	CORNUS EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL.; 10-12' HT.	AS SHOWN		10-12' HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN 2 STEMS
[Symbol]	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.; 10-12' HT.	AS SHOWN		10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
[Symbol]	CHOB	CHAMAECYPARIS OBTUSA	HINKO CYPRESS	5'-6' HT.; 2'-3' SPRD.	AS SHOWN		13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
[Symbol]	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	6'-8' HT.; 4'-5' SPRD.	AS SHOWN		14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
<b>HEDGE</b>							
[Symbol]	THPL	THUJA PLICATA 'GREEN GIANT'	'GREEN GIANT' ARBORVITAE	8' HT.	8' O.C.		PRIVACY HEDGE AT PERIMETER

SHADE PLANT SCHEDULE

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
[Symbol]	40	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
[Symbol]	40	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
[Symbol]	30	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
[Symbol]	30	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	PNW NATIVE, POLLINATOR; HIGH SCREEN SHRUB
[Symbol]	30	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
[Symbol]	30	SPIRAEA JAPONICA	JAPANESE SPIREA	15" HT. 4 CANES	#2, #3	36" O.C.	
[Symbol]	30	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#2, #3	36" O.C.	

SUN PLANT SCHEDULE

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
[Symbol]	20	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
[Symbol]	10	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
[Symbol]	30	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
[Symbol]	20	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
[Symbol]	20	ROSMARINUS OFFICINALIS 'MAJORCA PINK'	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	

MEADOW WALK PLANT SCHEDULE

SYMBOL	%	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
[Symbol]	30	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		#1	18" O.C.	ROOTED TO EDGE OF CONTAINER
[Symbol]	30	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
[Symbol]	30	FRAGARIA CHILOENSIS	BEACH STRAWBERRY		#1	24" O.C.	
[Symbol]	30	IRIS DOUGLASSIANA	DOUGLAS IRIS		#2	24" O.C.	
[Symbol]	30	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
[Symbol]	40	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
[Symbol]	40	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
[Symbol]	40	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#3	AS SHOWN	PNW NATIVE, POLLINATOR; HIGH SCREEN SHRUB
[Symbol]	40	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	

STORMWATER

SYMBOL	CAOB	CAREX OBNUTA	SLOUGH SEDGE	OG #1	12" O.C.	
[Symbol]	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. OR SPRD.; 4 CANES	OG #2	24" O.C.
[Symbol]	DECE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		OG #1	18" O.C.
[Symbol]	SAPU	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	OG #2	36" O.C.
[Symbol]	SPBE	SPIRAEA BETULIFOLIA	BIRCH-LEAF SPIREA	18" HT. OR SPREAD, 4 CANES	OG #2	36" O.C.
[Symbol]	SPDO	SPIRAEA DOUGLASSII	DOUGLAS SPIREA	18" HT. OR SPREAD, 4 CANES	OG #2	AS SHOWN
[Symbol]	SPGO	SPIRAEA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	15" HT. OR SPREAD, 4 CANES	OG #2	36" O.C.

