

PLANT SCHEDULE - PRIVATE IMPROVEMENTS

TREES	BOTANICAL / COMMON NAME	SIZE	SPACING
	ABIES GRANDIS GRAND FIR LARGE TREE (150'H X 40'W)	10' HT. MIN. B&B	
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE MEDIUM TREE (50'H X 15'W)	2" CAL. B&B	
	ALNUS RUBRA RED ALDER LARGE TREE (60'H X 40'W)	2" CAL. B&B	
	CALOCEDRUS DECURRENS INCENSE CEDAR LARGE TREE (100'H X 30'W)	10' HT. MIN. B&B	
	CLADRSTIS KENTUKEA AMERICAN YELLOOWOOD LARGE TREE (75'H X 70'W)	2" CAL. B&B	
	CORNUS NUTTALLI X FLORIDA 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD MEDIUM TREE (40'H X 30'W)	2" CAL. B&B	
	FRAXINUS LATIFOLIA OREGON ASH LARGE TREE (60'H X 40'W)	2" CAL.	
	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' HALKA HONEY LOCUST MEDIUM TREE (40'H X 40'W)	2" CAL. B&B	
	PRUNUS SERRULATA 'AMANOCAWA' JAPANESE FLOWERING CHERRY MEDIUM TREE (40'H X 30'W)	2" CAL. B&B	
	SOPHORA JAPONICA JAPANESE PAGODA TREE MEDIUM TREE (50'H X 75'W)	2" CAL. B&B	
	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO SAWLEAF ZELKOVA MEDIUM TREE (45'H X 15'W)	2" CAL. B&B	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
	ACER CIRCINATUM VINE MAPLE LARGE SHRUB (9-12' HT)	5' HT. 48" o.c.	
	BERBERIS THUNBERGII 'MONOMB' TM CHERRY BOMB JAPANESE BARBERRY SMALL SHRUB (2-3' HT)	3 GAL 36" o.c.	
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL 24" o.c.	
	CISTUS X HYBRIDUS WHITE ROCKROSE LARGE SHRUB (4-5' H)	3 GAL 48" o.c.	
	CORNUS SERICEA RED TWIG DOGWOOD LARGE SHRUB (6' HT)	3 GAL 48" o.c.	
	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD SMALL SHRUB (1.5-2' HT)	3 GAL 24" o.c.	
	ILEX CRENATA 'COMPACTA' DWARF JAPANESE HOLLY LARGE SHRUB (5-6' HT)	3 GAL 48" o.c.	
	LONICERA PILEATA PRIVET HONEYSUCKLE SMALL SHRUB (3' HT)	3 GAL 48" o.c.	

	MAHONIA AQUIFOLIUM OREGON GRAPE LARGE SHRUB (5-8' FT)	3 GAL 48" o.c.	
	NANDINA DOMESTICA 'GULF STREAM' TM GULF STREAM HEAVENLY BAMBOO SMALL SHRUB (3-4' HT)	3 GAL 36" o.c.	
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL 24" o.c.	
	PHYSCARPUS CAPITATUS PACIFIC NINEBARK LARGE SHRUB (5-20' HT)	3 GAL 48" o.c.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL LARGE SHRUB (4-8' HT)	3 GAL 48" o.c.	
	RIBES SANGUINEUM RED FLOWERING CURRANT LARGE SHRUB (8-10' HT)	3 GAL 48" o.c.	
	ROSA NUTKANA NOOTKA ROSE LARGE SHRUB (5-6' HT)	3 GAL 48" o.c.	
	ROSA X 'MEIDOMONAC' TM BONICA SHRUB ROSE SMALL SHRUB (3' HT)	3 GAL 36" o.c.	
	SARCOCCOCA RUSCIFOLIA FRAGRANT SWEETBOX SMALL SHRUB (3-4' HT)	3 GAL 36" o.c.	
	SPIRAEA BETULIFOLIA BIRCHLEAF SPIREA SMALL SHRUB (2-3' HT)	3 GAL 36" o.c.	
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA SMALL SHRUB (2-3' HT)	3 GAL 36" o.c.	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	BERBERIS NERVOSA CASCADE BARBERRY	1 GAL 24" o.c.	
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL 24" o.c.	
	CAREX OBNUPTA SLOUGH SEDGE	1 GAL 12" o.c.	
	CAREX TESTACEA ORANGE SEDGE	1 GAL 12" o.c.	
	CEANOETHUS X 'BLUE CUSHION' BLUE CUSHION WILD LILAC	1 GAL 36" o.c.	
	EXISTING PLANT MATERIAL TO REMAIN	---	
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL 12" o.c.	
	ROCK MULCH	---	
	RUBUS CALYCINOIDES CREEPING BRAMBLE	1 GAL.	
	SEED MIX - TYPE A NW SUPREME LAWN MIX - SUNMARK SEEDS	8 LBS / 1000 SOFT	
	SEED MIX - TYPE B CWS LOW GROW SWALE PROTINE (PT 870)	5 LBS / 1000 SF	
	SEED MIX - TYPE C KNEE HIGH LOW PROFILE - SUNMARK SEEDS	5 LBS / 1000 SF	

PLANT SCHEDULE - PUBLIC IMPROVEMENTS

STREET TREE	BOTANICAL / COMMON NAME	SIZE
	CARPINUS BETULUS EUROPEAN HORNBEAM SMALL TREE (40'H X 25'W)	2" CAL., B&B
	LILIA TOMENTOSA 'STERLING' 'STERLING' SILVER LINDEY MEDIUM TREE (45'H X 35'W)	2" CAL., B&B
	ULMUS 'FRONTIER' 'FRONTIER' ELM SMALL TREE (40'H X 30'W)	2" CAL., B&B
	ULMUS X 'MORTON' TM ACCOLADE ELM LARGE TREE (60'H X 50'W)	2" CAL., B&B
GROUND COVERS	BOTANICAL / COMMON NAME	
	SEED MIX - TYPE A NW SUPREME LAWN MIX - SUNMARK SEEDS	
	SEED MIX - TYPE B CWS LOW GROW SWALE PROTINE (PT 870)	

SITE INFORMATION

JURISDICTION ZONE	CITY OF WOODBURN, OR
ABUTTING ZONE	SOUTHWEST INDUSTRIAL RESERVE NODAL SINGLE FAMILY RESIDENTIAL (RSN) COMMERCIAL GENERAL (CG)
SITE AREA	1,194,372 SF (27.42 AC)
LANDSCAPE AREA	190,960 SF
PARKING STALLS	440

PLANT UNIT (PU) CALCULATIONS

(WDO TABLE 3.06A PLANTING REQUIREMENTS)

<b>OFF-STREET PARKING AND LOADING</b>			
NEW PAVED PARKING AREA	466,061 SF		
LANDSCAPE AREA (10% OF PAVED AREA)	51,177 SF	(11%)	
TREES		(440 STALLS REQ)	
LARGE (1 PER 25 STALLS)	7 TREES	(175 STALLS)	
MEDIUM (1 PER 15 STALLS)	62 TREES	(930 STALLS)	
SHRUBS AND GROUNDCOVER		(2,375 PU REQ)	
LARGE SHRUB (2 PU)	246 SHRUBS	(492 PU)	
SMALL SHRUB (1 PU)	1,145 SHRUBS	(1,145 PU)	
GROUNDCOVER OR LAWN (1 PER 50 SF)	58,684 SF	(1,173 PU)	
<b>STREET SETBACK (1 PU PER 15 SF)</b>	19,939 SF	(1,330 PU REQ)	
TREES			
LARGE (10 PU)	1 TREE	(10 PU)	
MEDIUM (8 PU)	9 TREES	(72 PU)	
SHRUBS			
LARGE SHRUB (2 PU)	461 SHRUBS	(922 PU)	
SMALL SHRUB (1 PU)	720 SHRUBS	(720 PU)	
<b>BUFFER YARD (1 PU PER 20 SF)</b>	31,014 SF	(1,550 PU REQ)	
TREES			
LARGE (10 PU)	26 TREES	(260 PU)	
MEDIUM (8 PU)	47 TREES	(376 PU)	
SHRUBS			
LARGE SHRUB (2 PU)	678 SHRUBS	(1,356 PU)	
SMALL SHRUB (1 PU)	714 SHRUBS	(714 PU)	
GROUNDCOVER OR LAWN (1 PER 50 SF)	12,861 SF	(257 PU)	
<b>OTHER YARDS (1 PU PER 50 SF)</b>	88,840 SF	(1,776 PU REQ)	
TREES			
LARGE (10 PU)	2 TREES	(20 PU)	
MEDIUM (8 PU)	6 TREES	(48 PU)	
SHRUBS			
LARGE SHRUB (2 PU)	473 SHRUBS	(946 PU)	
SMALL SHRUB (1 PU)	626 SHRUBS	(626 PU)	
GROUNDCOVER OR LAWN (1 PER 50 SF)	65,409 SF	(1,308 PU)	

SHEET INDEX

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L5.11	IRRIGATION DETAILS

LANDSCAPE NOTES

GENERAL

- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

PLANTING

- ALL LANDSCAPING AND PLANTING LAYOUT TO CONFORM TO THE LATEST EDITION OF THE WOODBURN DEVELOPMENT ORDINANCE (WDO).
- THE REQUIRED NUMBER OF PLANT UNITS SHALL BE MET BY A COMBINATION OF PLANT MATERIALS LISTED IN TABLE 3.06A/B OF THE WDO. PLANTS MAY BE GROUPED BUT MUST BE DISTRIBUTED UNIFORMLY THROUGHOUT THE DEVELOPMENT. SCREENING BETWEEN USES SHALL COMPLY WITH TABLE 3.06D OF THE WDO.
- ALL SHRUBS AND GROUNDCOVER SHALL BE OF A SIZE UPON INSTALLATION SO AS TO ATTAIN 80% OF THE GROUND COVERAGE WITHIN 3 YEARS.
- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUNDCOVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 1 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.
- COORDINATE TIMING OF FACILITY INSTALLATION TO ALLOW FOR SEED TO ESTABLISH PRIOR TO FACILITY INFUNDATION. PROVIDE PUMP AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.

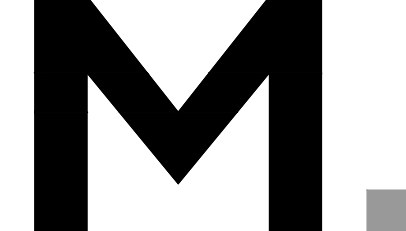
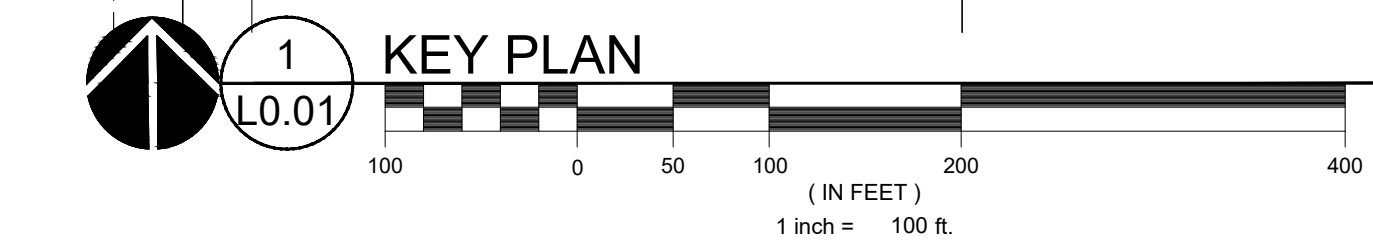
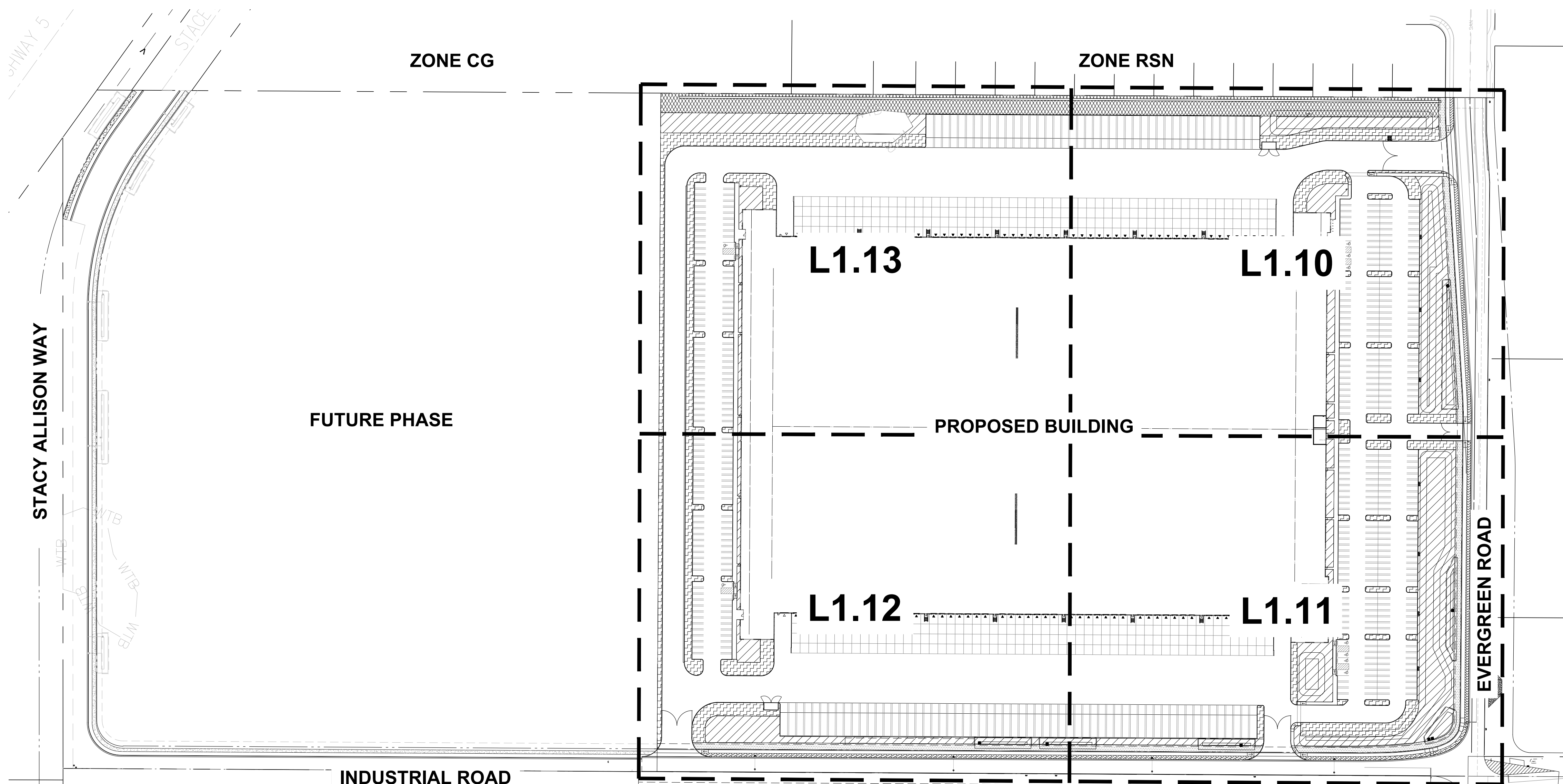
IRRIGATION

- UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVSERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- REFER TO CIVIL DETAILS AND DETAILS ON L5.11 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
- MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
- CONTROLLER TO BE MOUNTED WITHIN THE ELECTRICAL ROOM. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
- ZONE THE FOLLOWING AREAS SEPARATELY. TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
- QUICK COUPLERS TO BE PLACED EVERY 200 LINEAR FEET MAX.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

LANDSCAPE CODE LEGEND

(WDO TABLE 3.06A PLANTING REQUIREMENTS)

	OFF STREET PARKING AND LOADING AREAS
	SETBACKS ABUTTING STREET
	BUFFER YARD
	OTHER YARDS
	RIGHT OF WAY



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SHEET TITLE:

**LANDSCAPE  
GENERAL  
INFORMATION  
AND KEY PLAN**

DRAWN BY: ADS, LJM

CHECKED BY: NRF, SPT

SHEET

JOB NO. 2220085.00

L0.01

PLANNING COMMISSION DISTRIBUTION SET 12-20-2022





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SHEET TITLE:  
**PLANTING PLAN  
NORTHEAST**

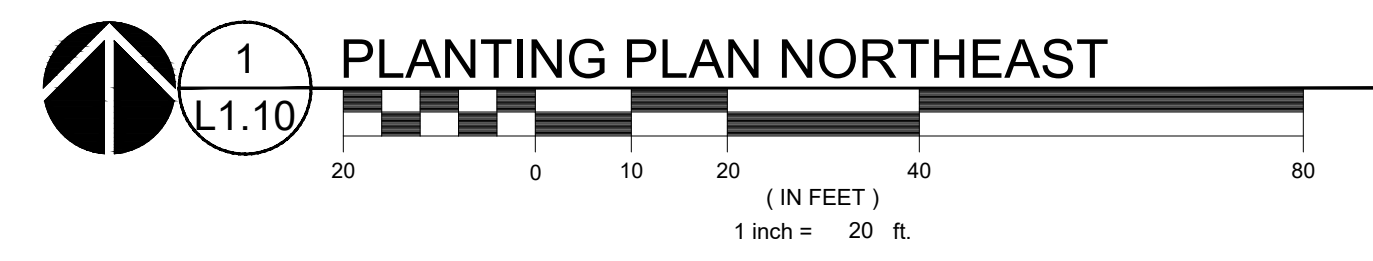
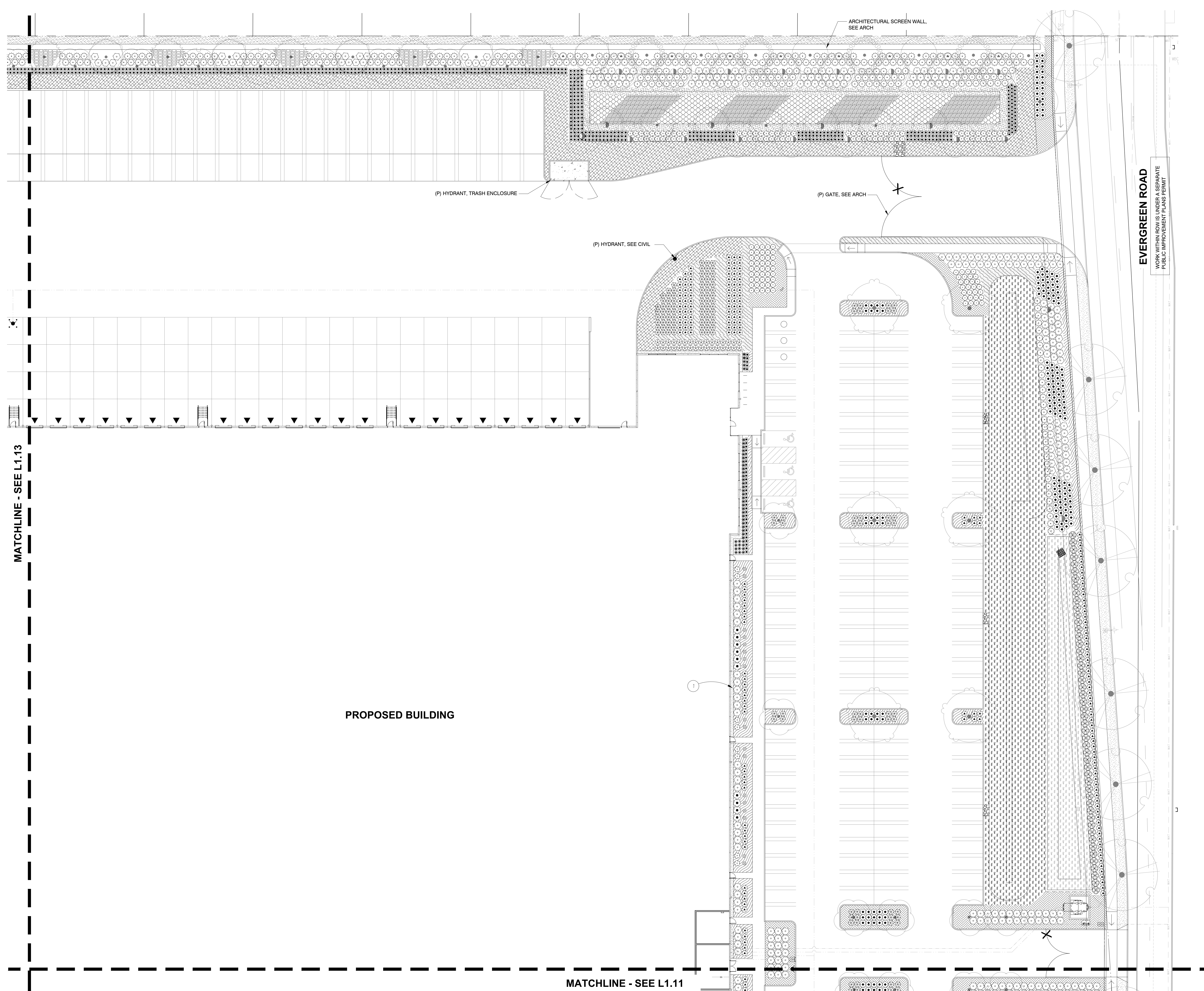
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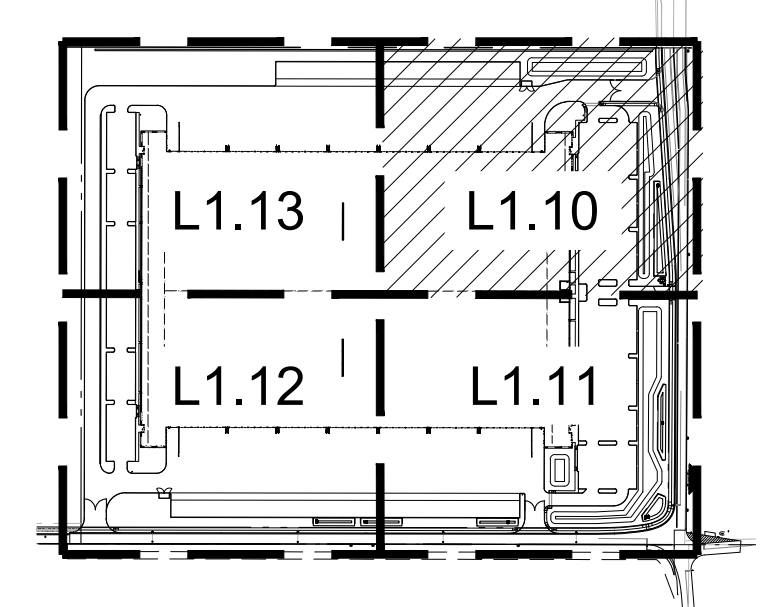
**L1.10**

JOB NO. **2220085.00**



**NOTES**  
1. SEE SHEET L0.01 FOR NOTES, PLANT SIZE, SPACING, AND PU UNIT QUANTITIES.

**KEY NOTES**  
1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10







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SHEET TITLE:  
**PLANTING PLAN  
 SOUTHEAST**

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SHEET

**L1.11**

JOB NO. **2220085.00**

MATCHLINE - SEE L1.10

PROPOSED BUILDING

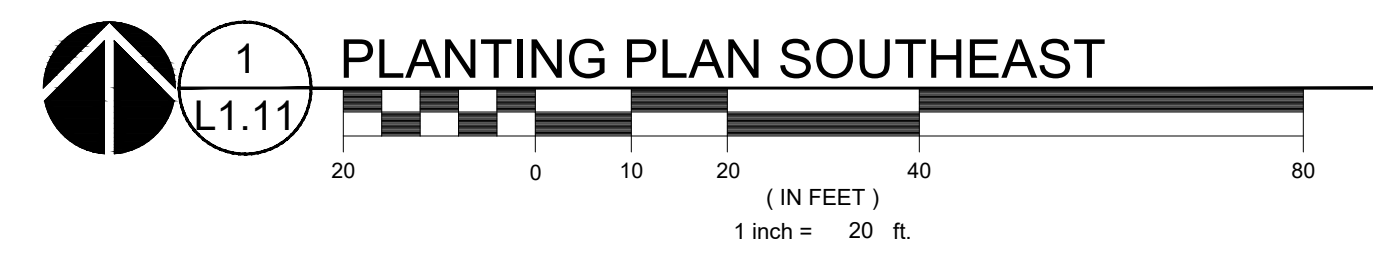
(P) HYDRANT, SEE CIVIL

EVERGREEN ROAD

INDUSTRIAL ROAD

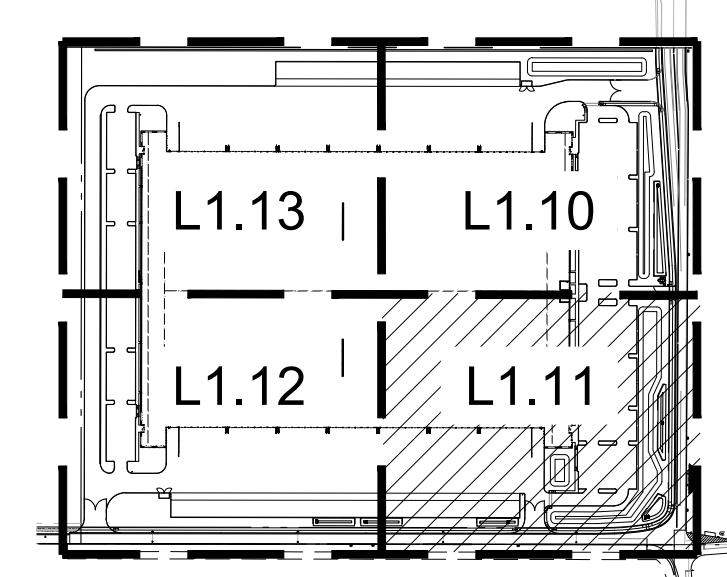
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MATCHLINE - SEE L1.12



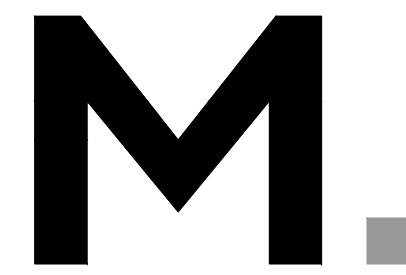
**NOTES**  
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**KEY NOTES**  
 1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10



**KEY MAP**  
 SCALE: NTS





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MATCHLINE - SEE L1.13

PROPOSED BUILDING

MATCHLINE - SEE L1.11

SEED TO LIMITS  
OF DISTURBANCE

(P) HYDRANT, SEE CIVIL

GATE, SEE ARCH

(P) TRASH ENCLOSURE

INDUSTRIAL ROAD

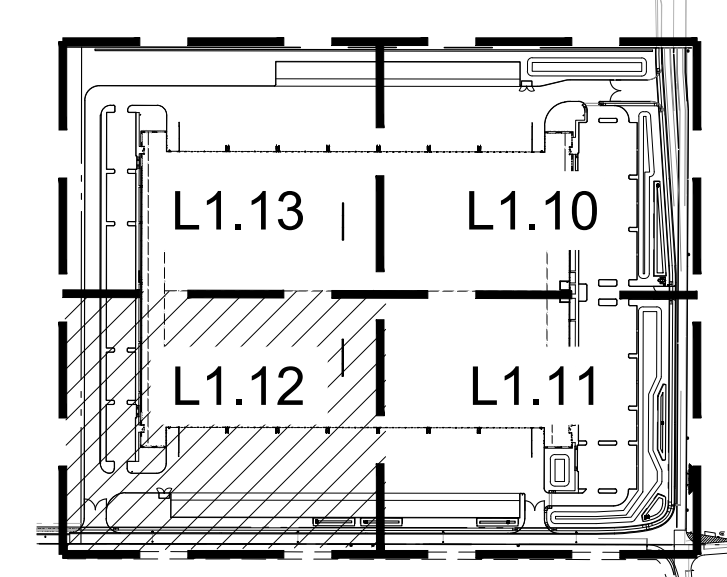
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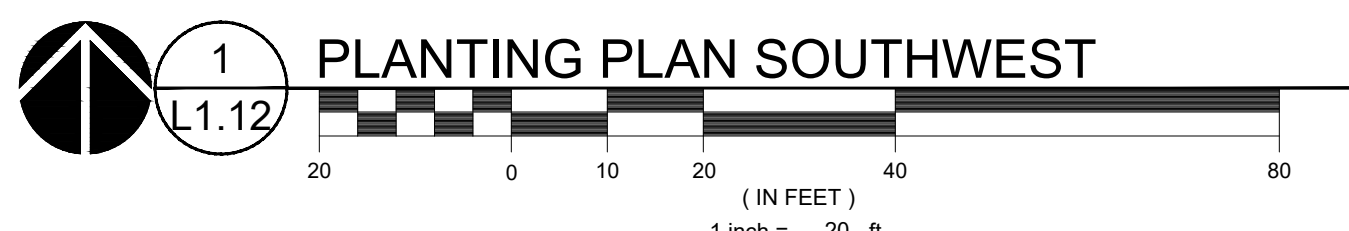
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**PLANTING PLAN  
SOUTHWEST**



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SHEET

**L1.12**

JOB NO. **2220085.00**



**NOTES**  
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**KEY NOTES**  
1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10





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SHEET TITLE:  
**PLANTING PLAN  
 NORTHWEST**

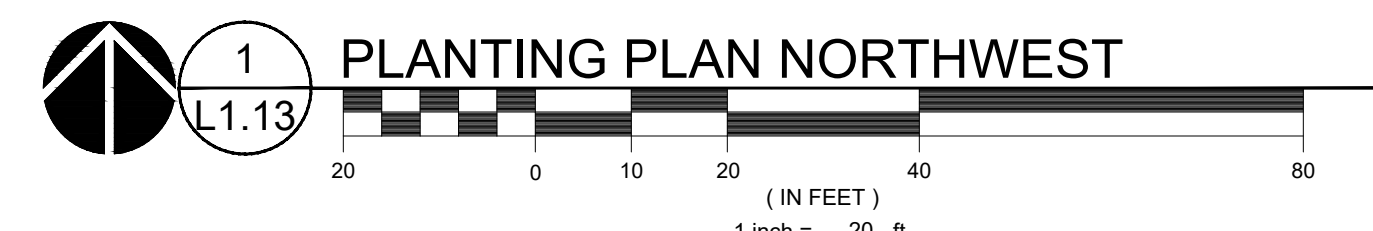
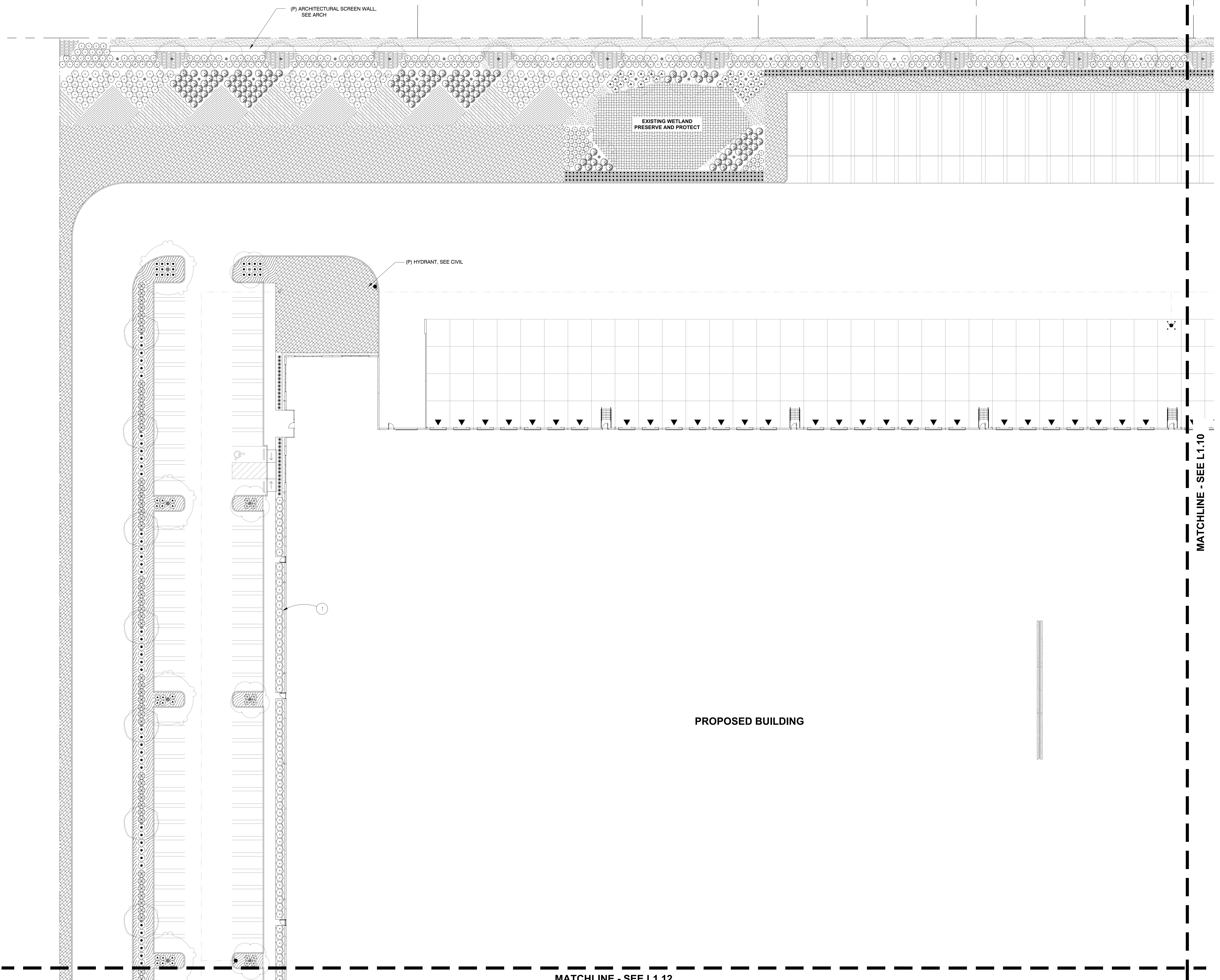
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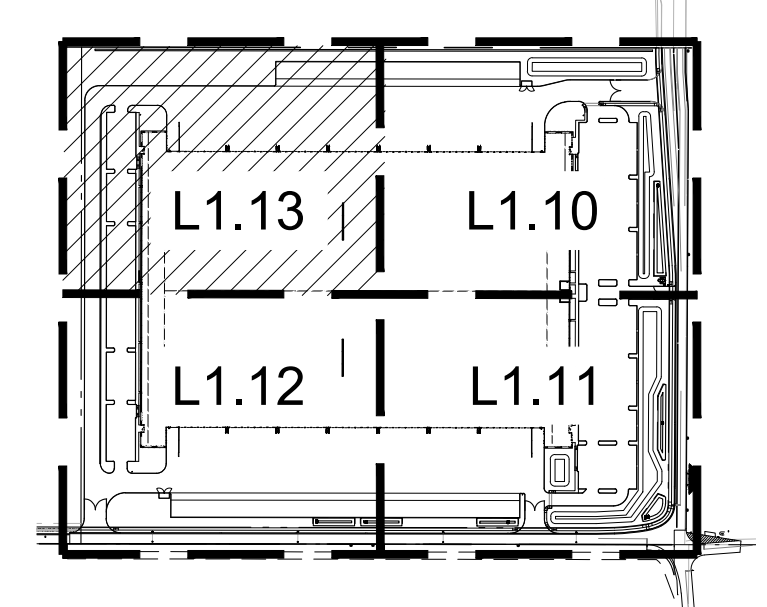
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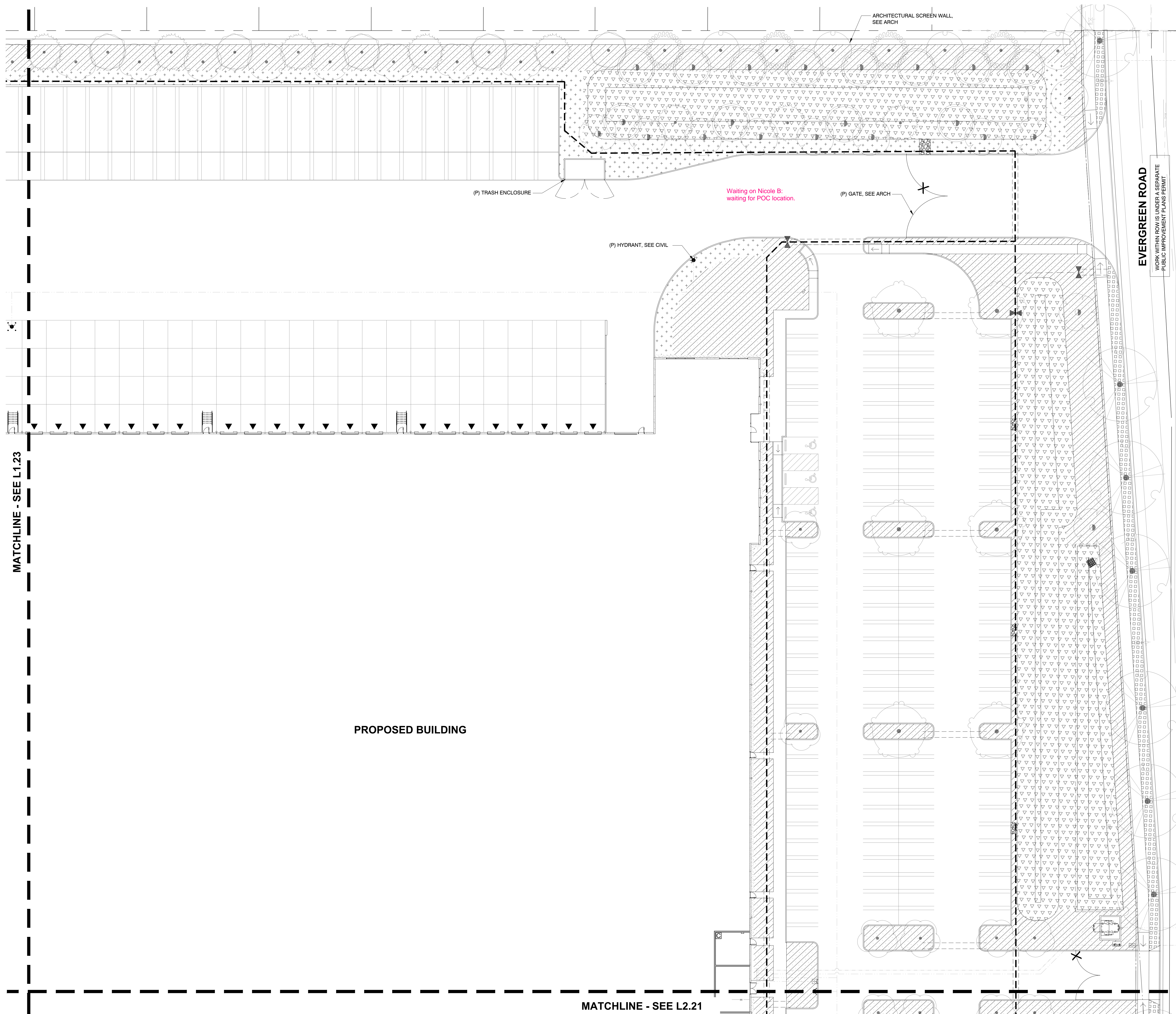


**NOTES**  
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**KEY NOTES**  
 1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10







- IRRIGATION LEGEND**
- POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
  - IRRIGATION CONTROLLER
  - GATE VALVE
  - QUICK COUPLER AT 150' (INTERVALS MAX)
  - MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
  - MAINLINE-SCHEDULE 40 PVC
  - SHRUB AND GROUNDCOVER DRIP AREA
  - SHRUB AND GROUNDCOVER SPRAY AREA
  - STORMWATER AREA - ZONE SEPARATELY
  - LAWN AREA - ZONE SEPARATELY
  - TEMPORARY IRRIGATED AREA - ZONE SEPARATELY
  - RIGHT-OF-WAY - ZONE SEPARATELY
  - MEADOW AREA - ZONE SEPARATELY

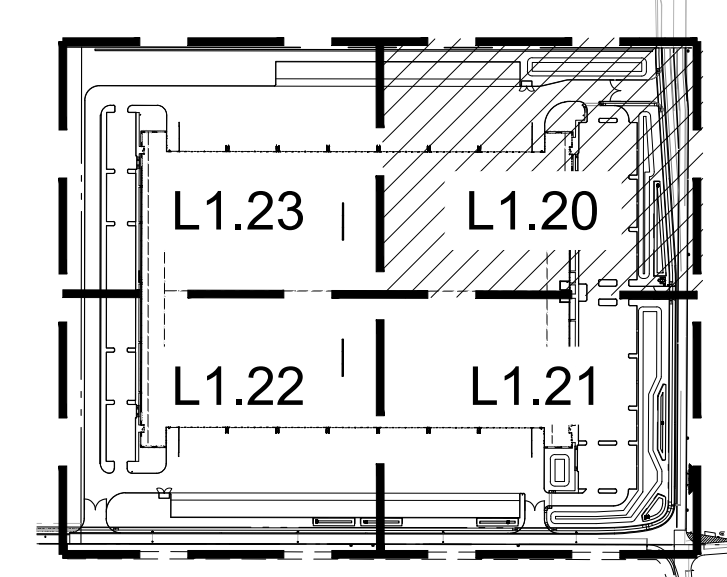


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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION PLAN NORTHEAST**



DRAWN BY: ADS/LJM  
 CHECKED BY: SPT/NRF  
 SHEET

**L1.20**

JOB NO. **2220085.00**

MATCHLINE - SEE L1.23

PROPOSED BUILDING

MATCHLINE - SEE L2.21







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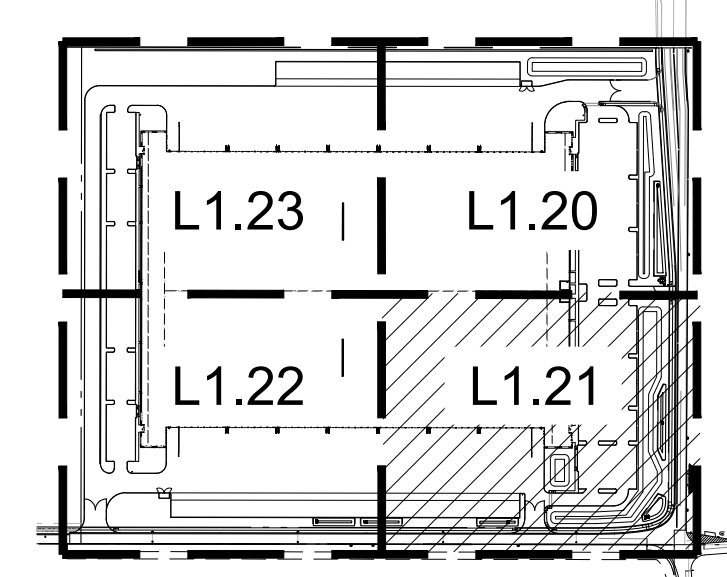
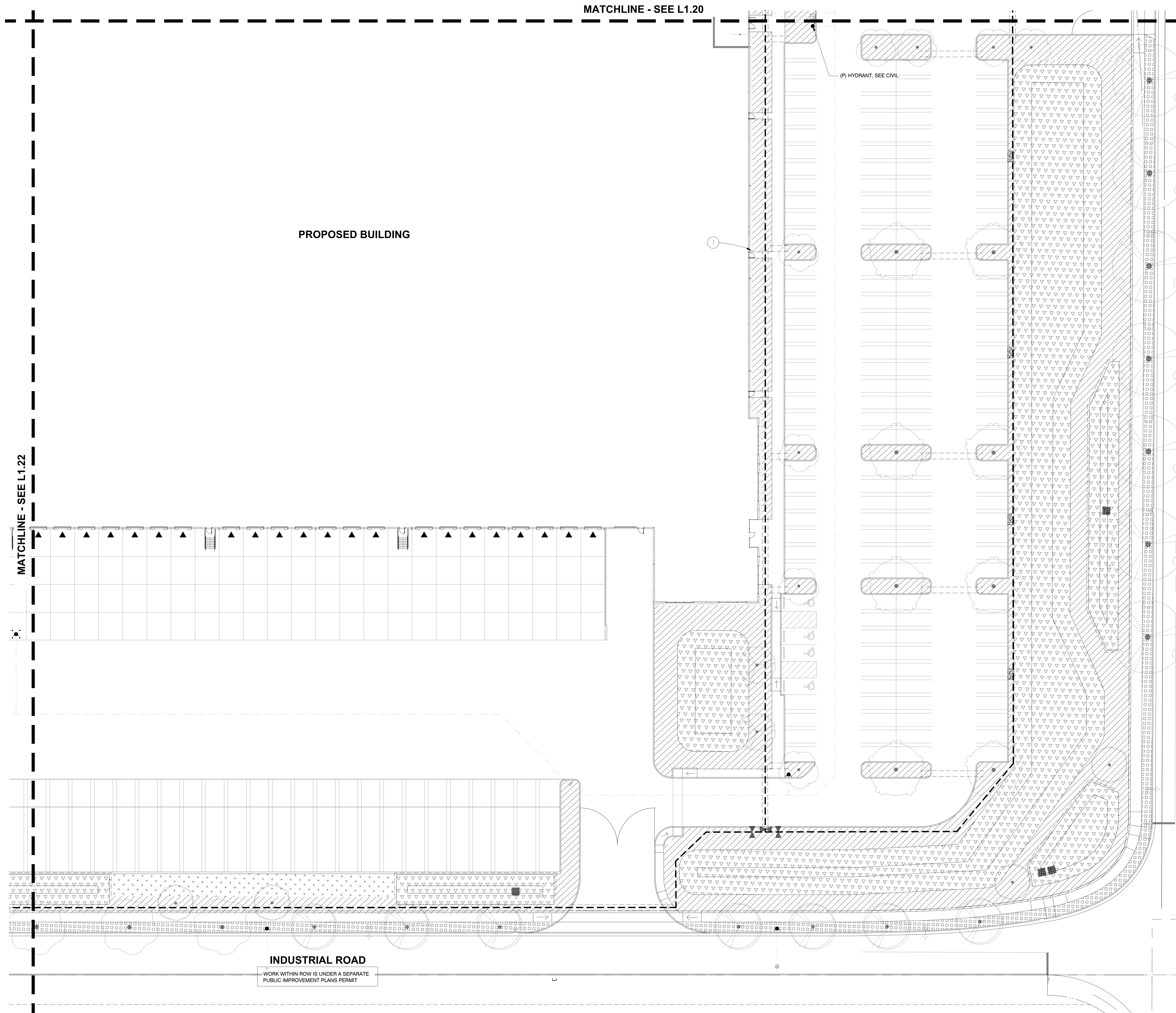
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION  
PLAN  
SOUTHEAST**

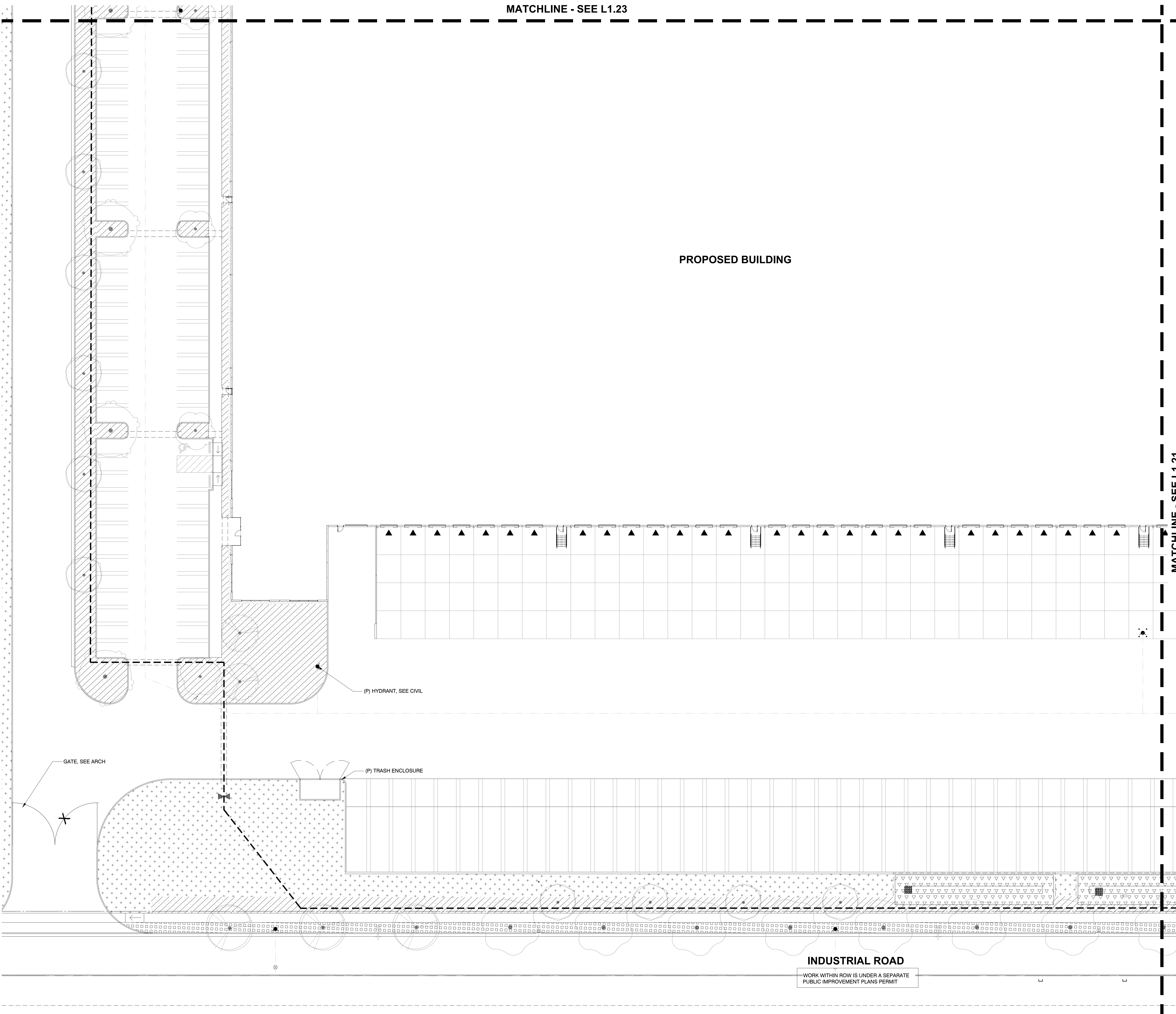
DRAWN BY: ADS/LJM  
CHECKED BY: SPT/NRF  
SHEET

**L1.21**  
JOB NO. **2220085.00**

- IRRIGATION LEGEND**
- POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
  - IRRIGATION CONTROLLER
  - GATE VALVE
  - QUICK COUPLER AT 150' (INTERVALS MAX)
  - MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
  - MAINLINE-SCHEDULE 40 PVC
  - SHRUB AND GROUNDCOVER DRIP AREA
  - SHRUB AND GROUNDCOVER SPRAY AREA
  - STORMWATER AREA - ZONE SEPARATELY
  - LAWN AREA - ZONE SEPARATELY
  - TEMPORARY IRRIGATED AREA - ZONE SEPARATELY
  - RIGHT-OF-WAY - ZONE SEPARATELY
  - MEADOW AREA - ZONE SEPARATELY







- IRRIGATION LEGEND**
- POC POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
  - IRRI IRRIGATION CONTROLLER
  - GATE VALVE
  - QUICK COUPLER AT 150' (INTERVALS MAX)
  - MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
  - MAINLINE-SCHEDULE 40 PVC
  - SHRUB AND GROUNDCOVER DRIP AREA
  - SHRUB AND GROUNDCOVER SPRAY AREA
  - STORMWATER AREA - ZONE SEPARATELY
  - LAWN AREA - ZONE SEPARATELY
  - TEMPORARY IRRIGATED AREA - ZONE SEPARATELY
  - RIGHT-OF-WAY - ZONE SEPARATELY
  - MEADOW AREA - ZONE SEPARATELY

PROPOSED BUILDING

MATCHLINE - SEE L1.21

MATCHLINE - SEE L1.23

(P) HYDRANT, SEE CIVIL

(P) TRASH ENCLOSURE

GATE, SEE ARCH

INDUSTRIAL ROAD

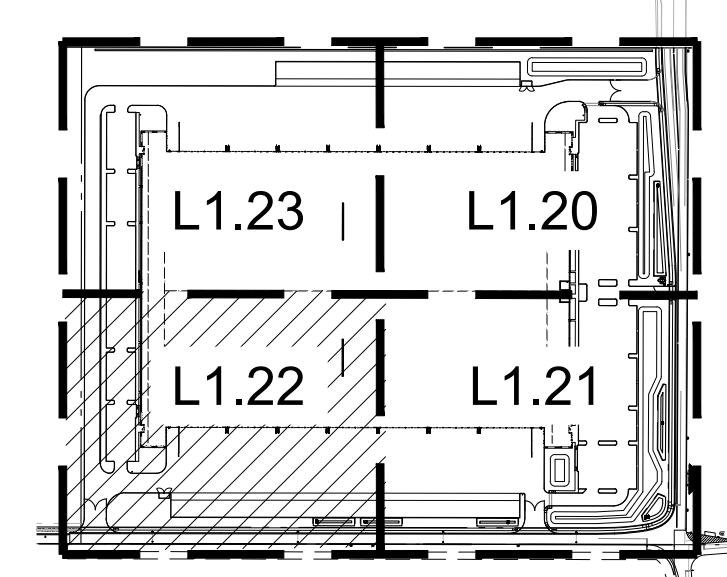
WORK WITHIN ROW IS UNDER A SEPARATE PUBLIC IMPROVEMENT PLANS PERMIT

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION  
 PLAN  
 SOUTHWEST**



**KEY MAP**  
 SCALE: NTS

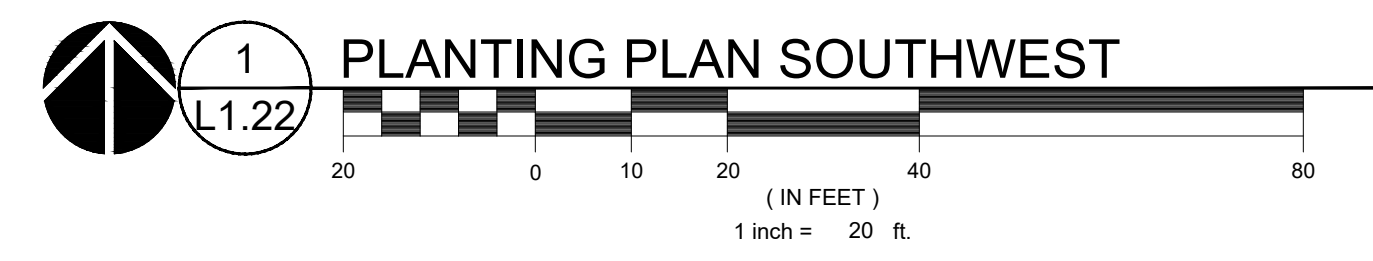
DRAWN BY: ADS/LJM

CHECKED BY: SPT/NRF

SHEET

**L1.22**

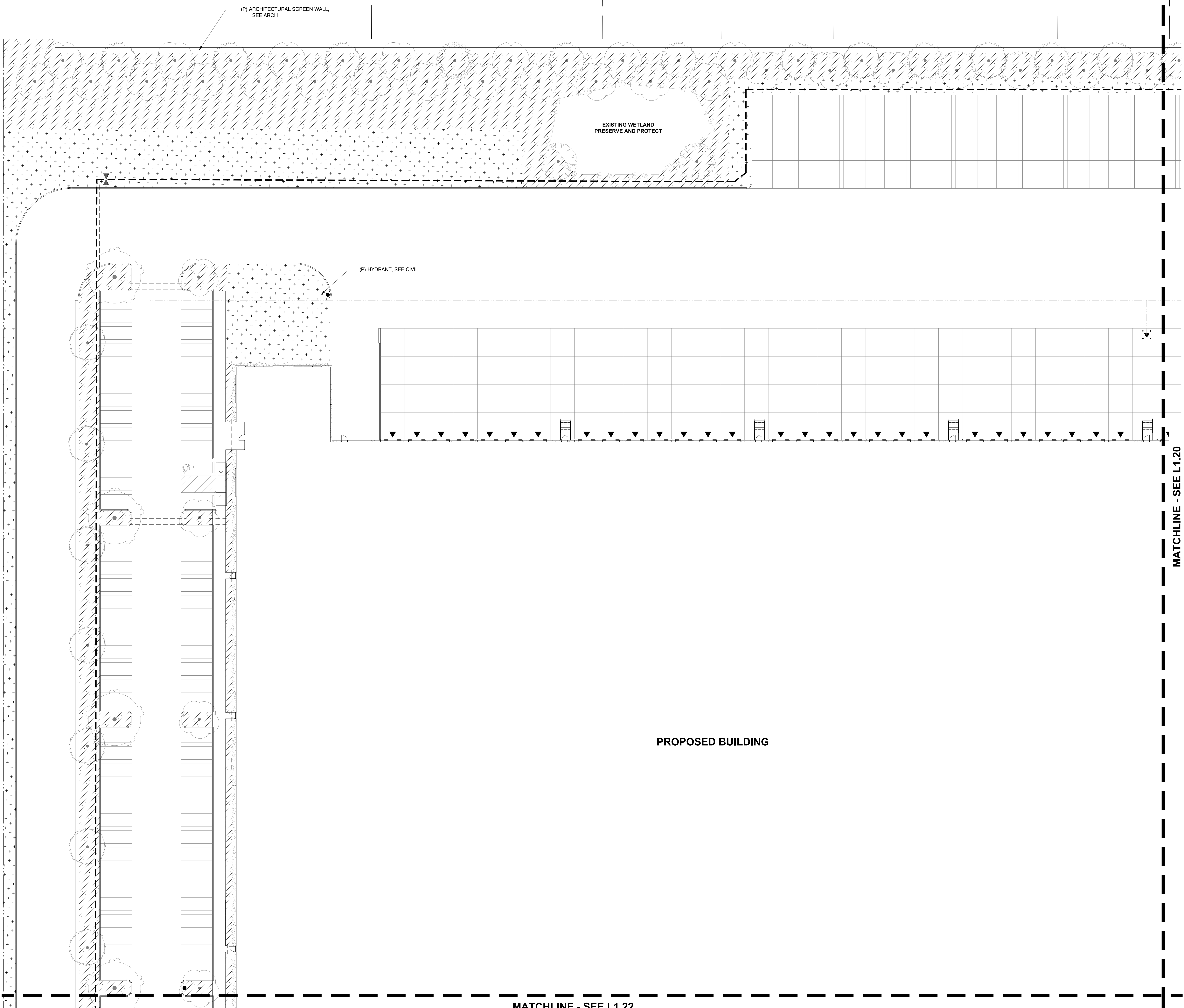
JOB NO. **2220085.00**







- IRRIGATION LEGEND**
- POC POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
  - IRRI IRRIGATION CONTROLLER
  - GV GATE VALVE
  - QC QUICK COUPLER AT 150' (INTERVALS MAX)
  - MSL MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
  - MS MAINLINE-SCHEDULE 40 PVC
  - SGD SHRUB AND GROUND COVER DRIP AREA
  - SGS SHRUB AND GROUND COVER SPRAY AREA
  - SWA STORMWATER AREA - ZONE SEPARATELY
  - LAWN LAWN AREA - ZONE SEPARATELY
  - TI TEMPORARY IRRIGATED AREA - ZONE SEPARATELY
  - ROW RIGHT-OF-WAY - ZONE SEPARATELY
  - MEAD MEADOW AREA - ZONE SEPARATELY



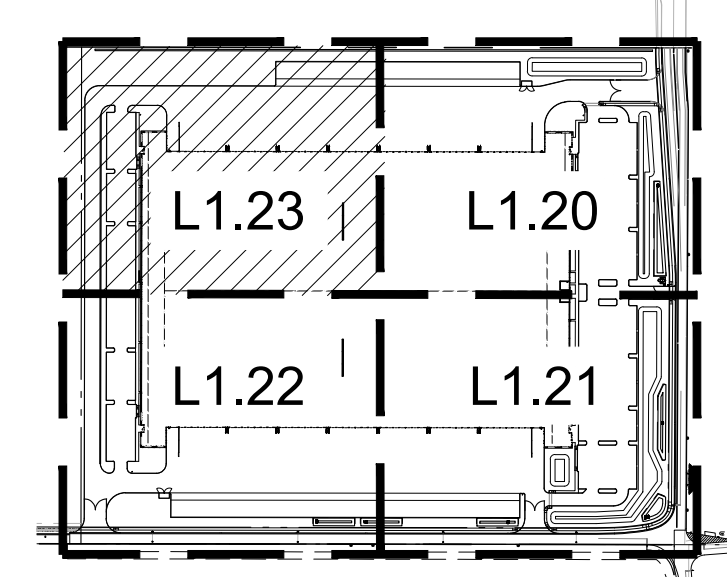
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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION  
 PLAN  
 NORTHWEST**



**KEY MAP**  
 SCALE: NTS

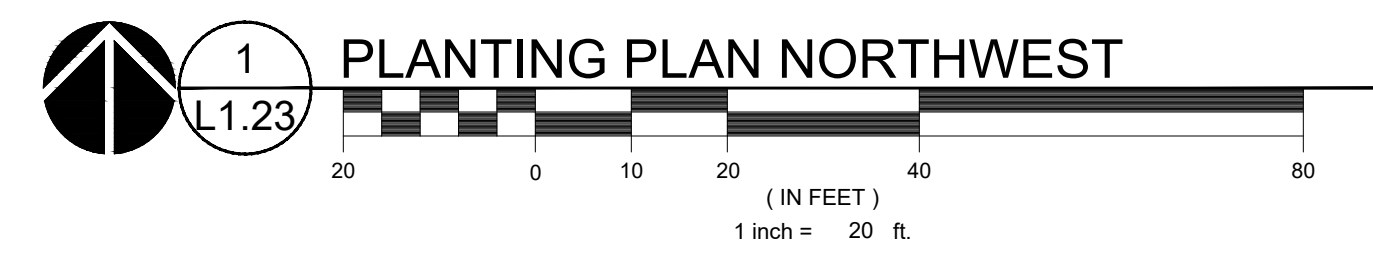
DRAWN BY: ADS/LJM

CHECKED BY: SPT/NRF

SHEET

**L1.23**

JOB NO. **2220085.00**







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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANTING  
DETAILS**

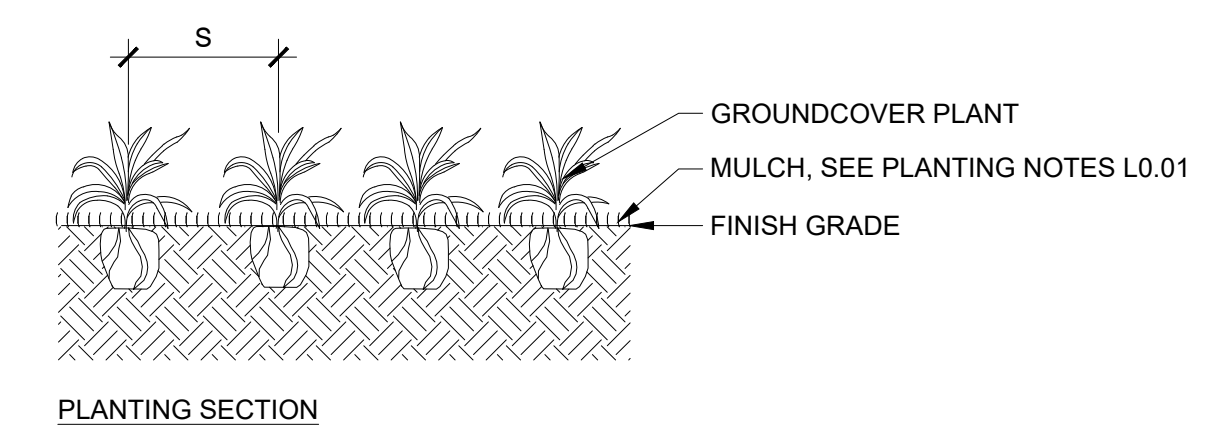
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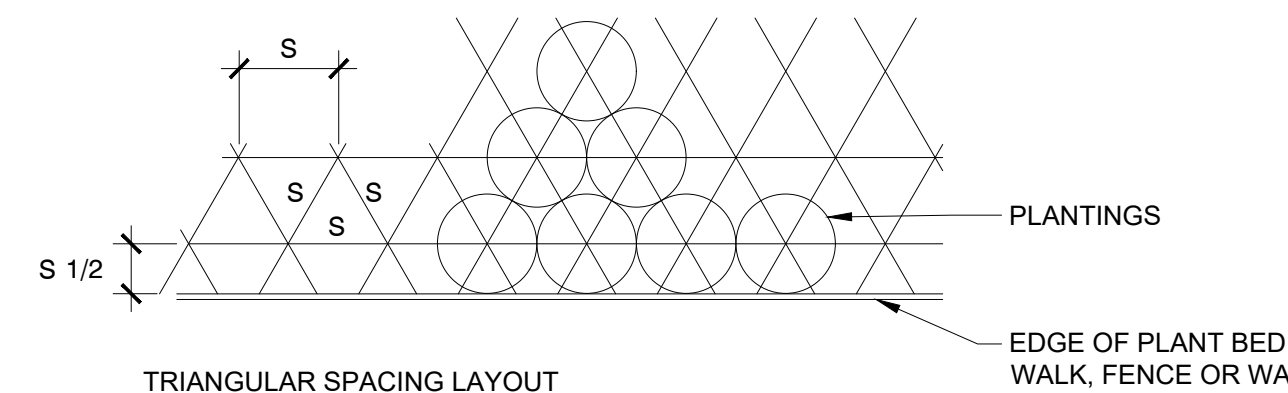
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**L5.10**

JOB NO. **2220085.00**



PLANTING SECTION

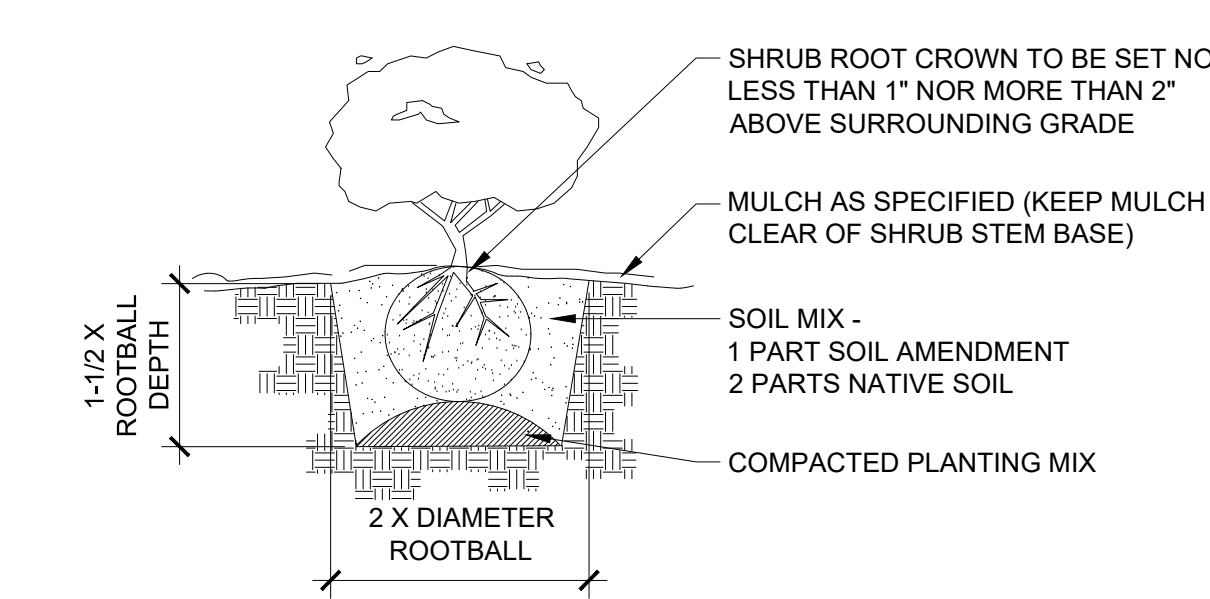


TRIANGULAR SPACING LAYOUT

**NOTES**

- TILL SOIL SO THAT THERE ARE NO CLODS OR CLUMPS LARGER THAN 1 1/2" DIAMETER

LS-DETL-GC01.DWG

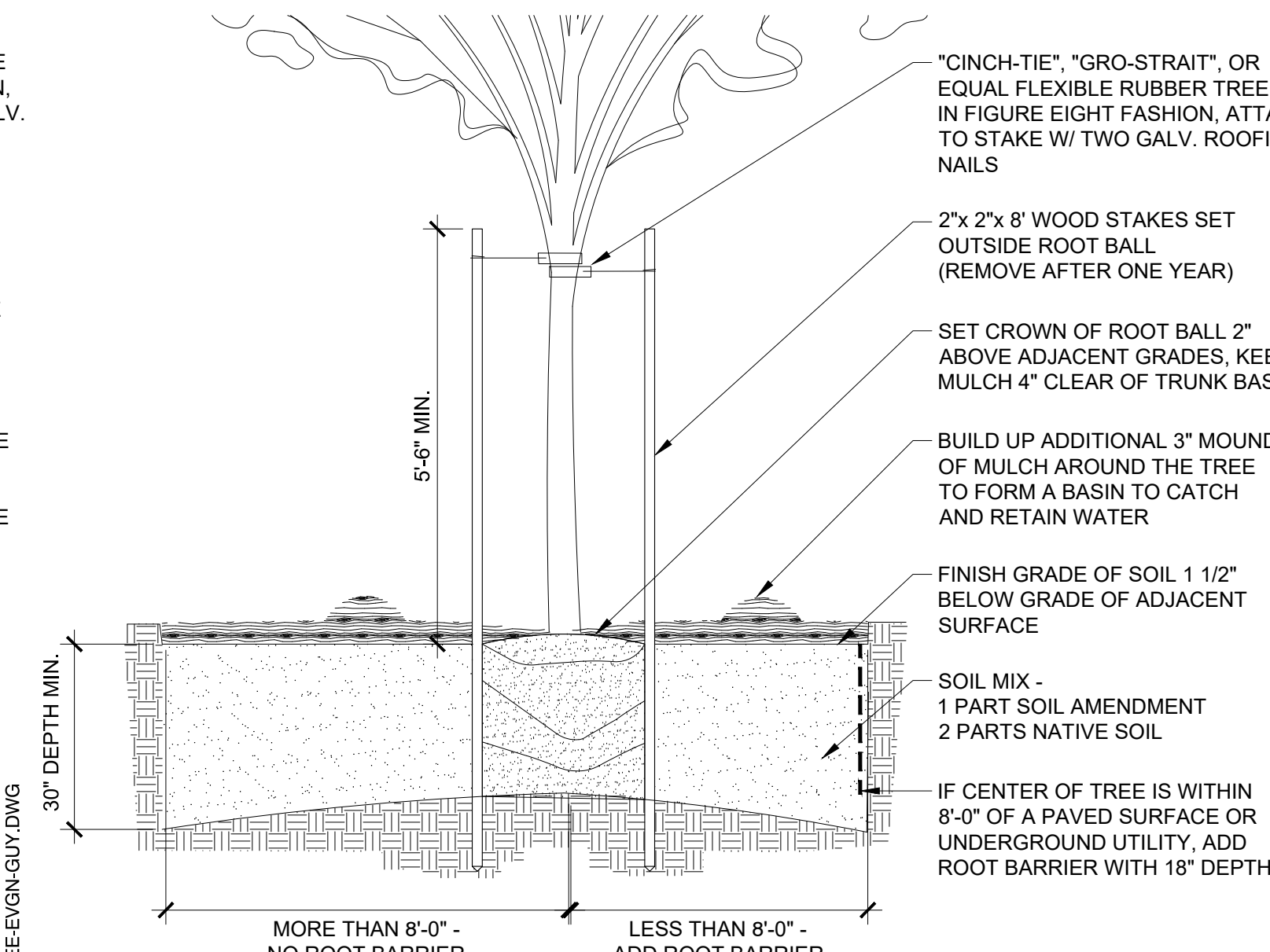


**3 SHRUB PLANTING**

SCALE: NTS

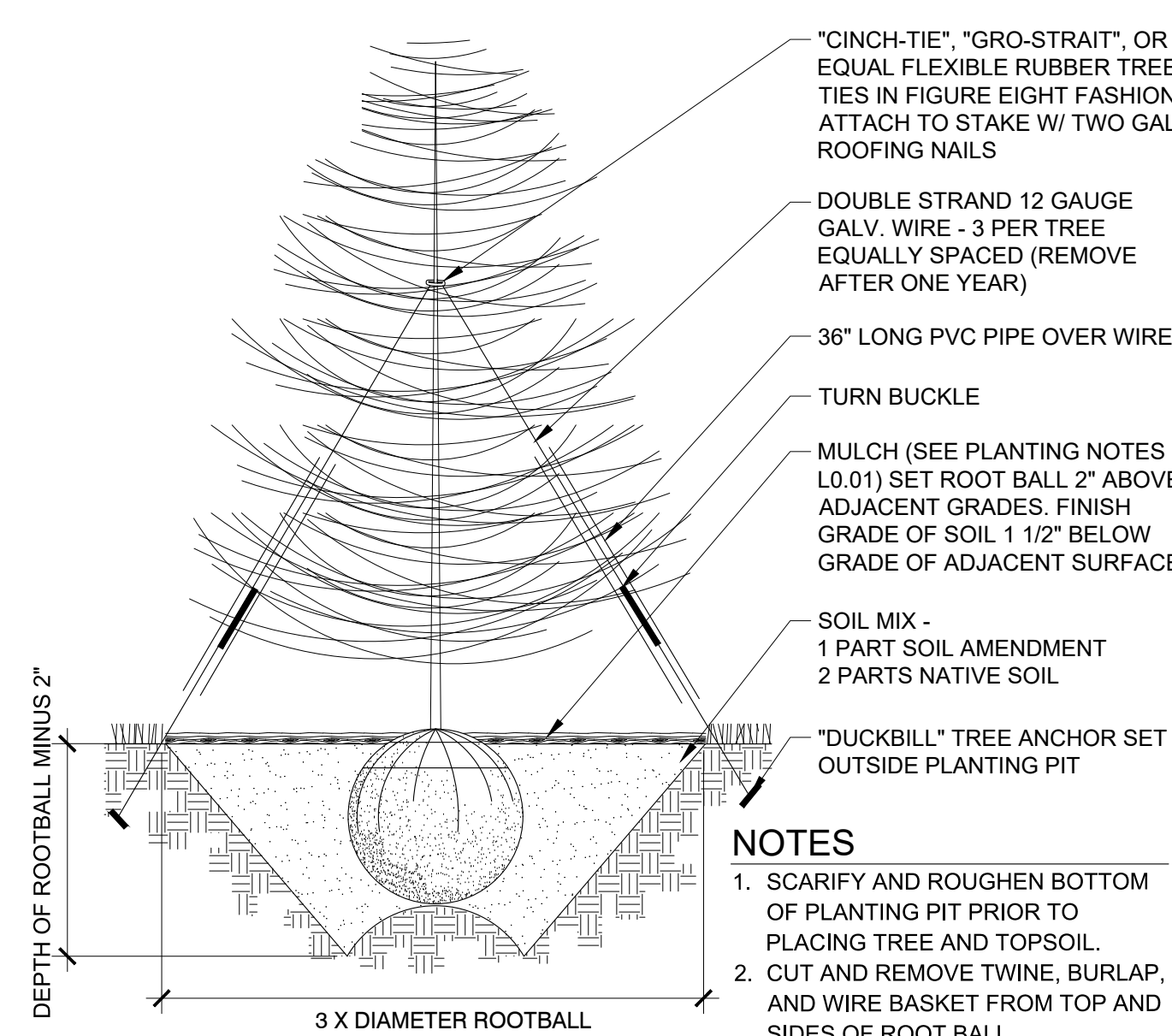
**NOTES**

- PLANT ALL TREES AT LEAST 32 INCHES FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
- ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
- SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL. SLOPE BOTTOM TO DRAIN TO SIDES.
- THE ENTIRE WIDTH OF THE PLANTING ISLAND SHALL CONTAIN ONLY SOIL/COMPOST PLANTING MIX AND BE FREE OF ALL DEBRIS INCLUDING GARBAGE, CONCRETE, GRAVEL OR OTHER FOREIGN MATERIALS.
- ALL TREES SHALL CONFORM TO MOST RECENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST LIMBS OF DECIDUOUS TREES IN PARKING LOTS AND ALONG STREETS AND SIDEWALKS SHALL BE 5 FEET ABOVE GROUND OR HIGHER.
- EXCAVATE HOLE INTO PREPARED SOIL TO ONE INCH LESS THAN HEIGHT OF ROOTBALL AND TWO TIMES THE WIDTH OF THE ROOTBALL. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT THE BOTTOM OF THE PIT NO LESS THAN THREE FEET WIDE IF NEEDED TO REINFORCE LATERAL SUPPORT.
- DO NOT DAMAGE THE ROOTBALL WHEN PLANTING. REMOVE ALL WIRE, STRING AND BURLAP FROM TOP AND SIDES OF ROOTBALL ONLY AFTER PLACING IN THE HOLE.
- SET TREE STRAIGHT ON TAMPED SOIL.
- BACKFILL HOLE WITH APPROVED PLANTING MEDIUM MIX TO HALF DEPTH. TAMP SOIL TO STABILIZE ROOTBALL. FINISH BACKFILLING AND TAMP AGAIN.
- STAKE TREES OUTSIDE OF ROOTBALL AND PARALLEL TO PLANTING ISLAND CURBS WITH TREE STAKES. USE ONE INCH HEAVY CHAINLOCK TREE TIES OR SIMILAR. REMOVE AFTER ONE YEAR.
- WATER IMMEDIATELY AND THOROUGHLY, TWICE PER WEEK DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE DRY SEASON. WATER A MINIMUM OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.
- ALL PLANTING BEDS CONTAINING TREES AND SHRUBS AND SURFACE DRAINAGE SHALL BE PREPARED SIMILAR TO THIS LANDSCAPE TREE PLANTING AND DRAINAGE DETAIL.



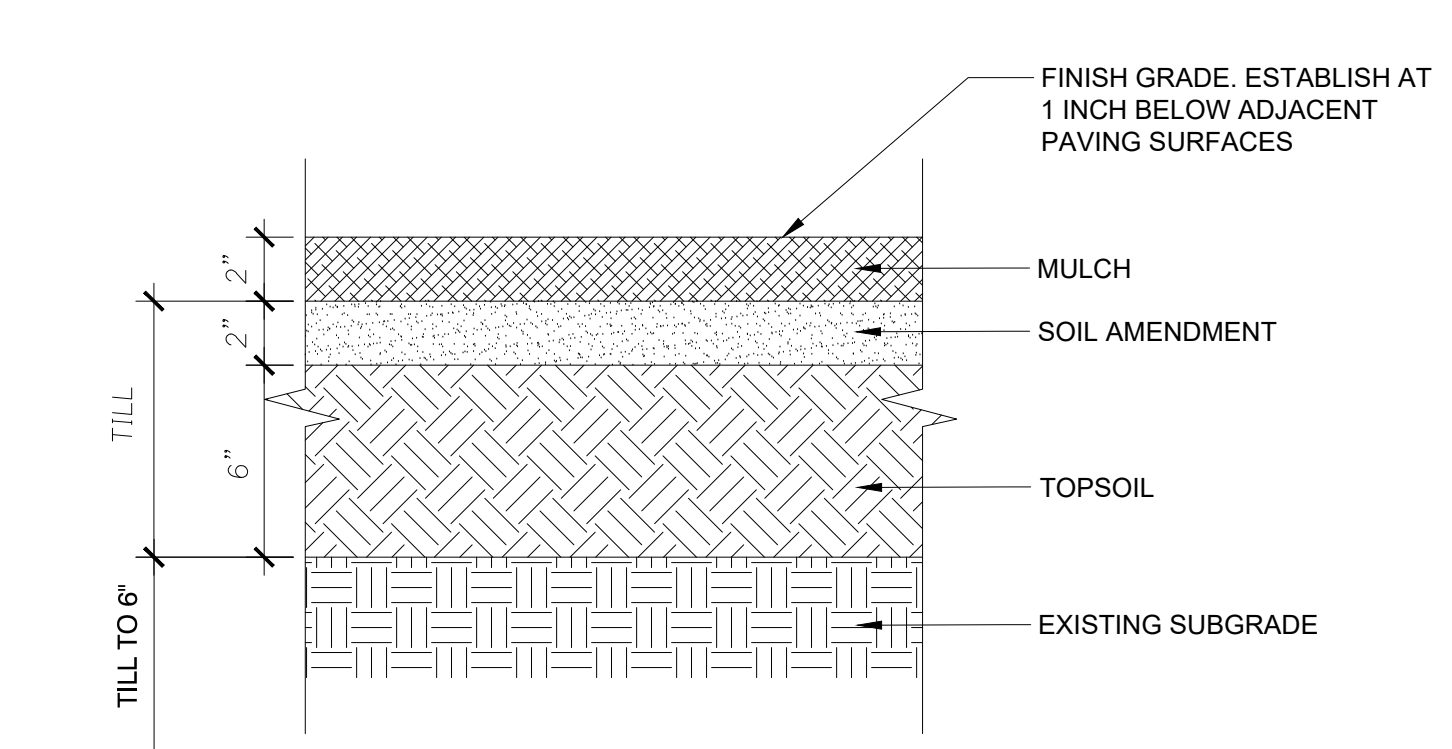
**2 DECIDUOUS TREE PLANTING DETAIL**

SCALE: NTS



**1 EVERGREEN TREE PLANTING DETAIL**

SCALE: NTS

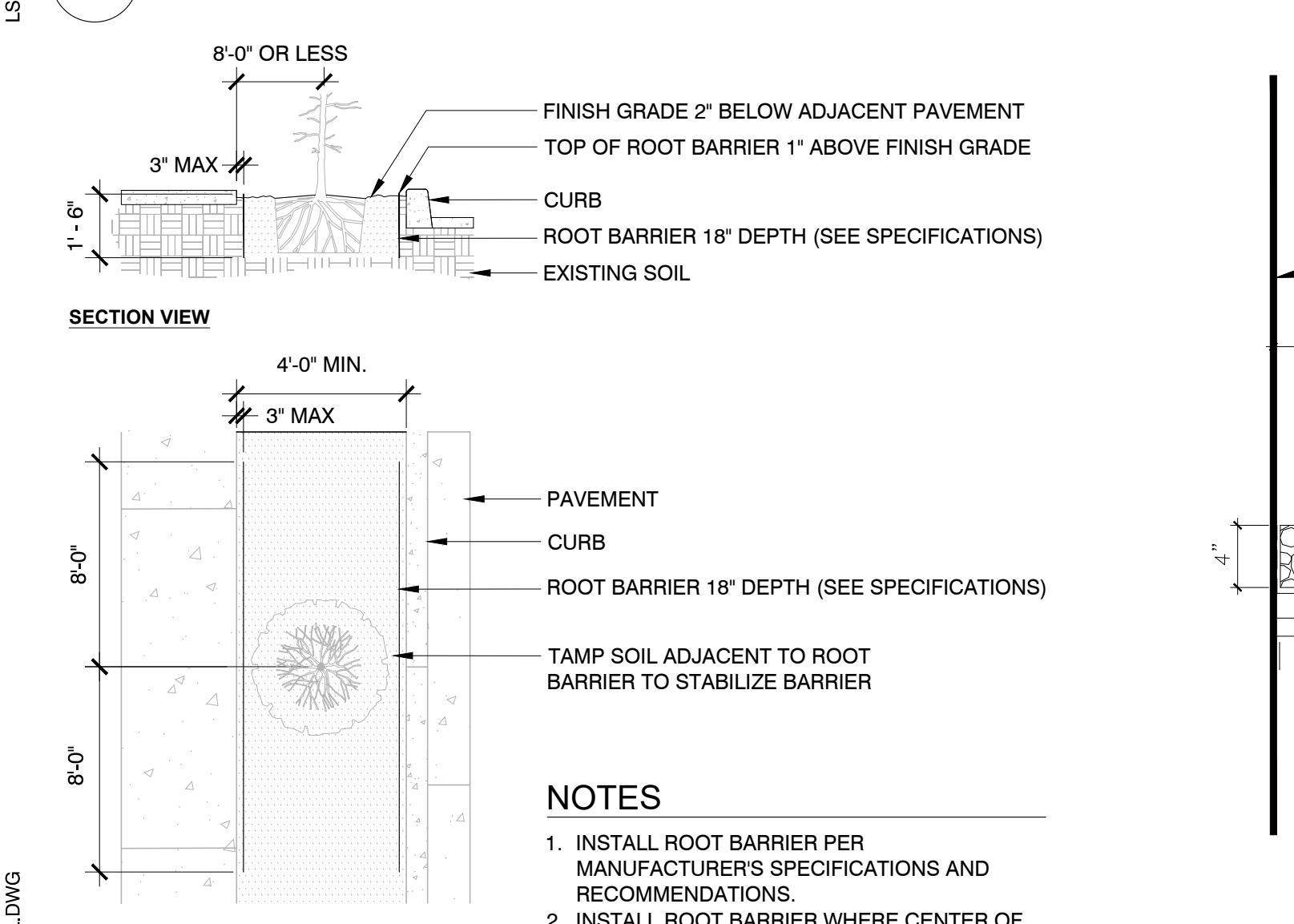


**NOTES**

- REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL.
- RIP AND TILL SUBGRADE TO 6" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
- TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 12" DEPTH.
- SUBMIT SAMPLE OF MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.

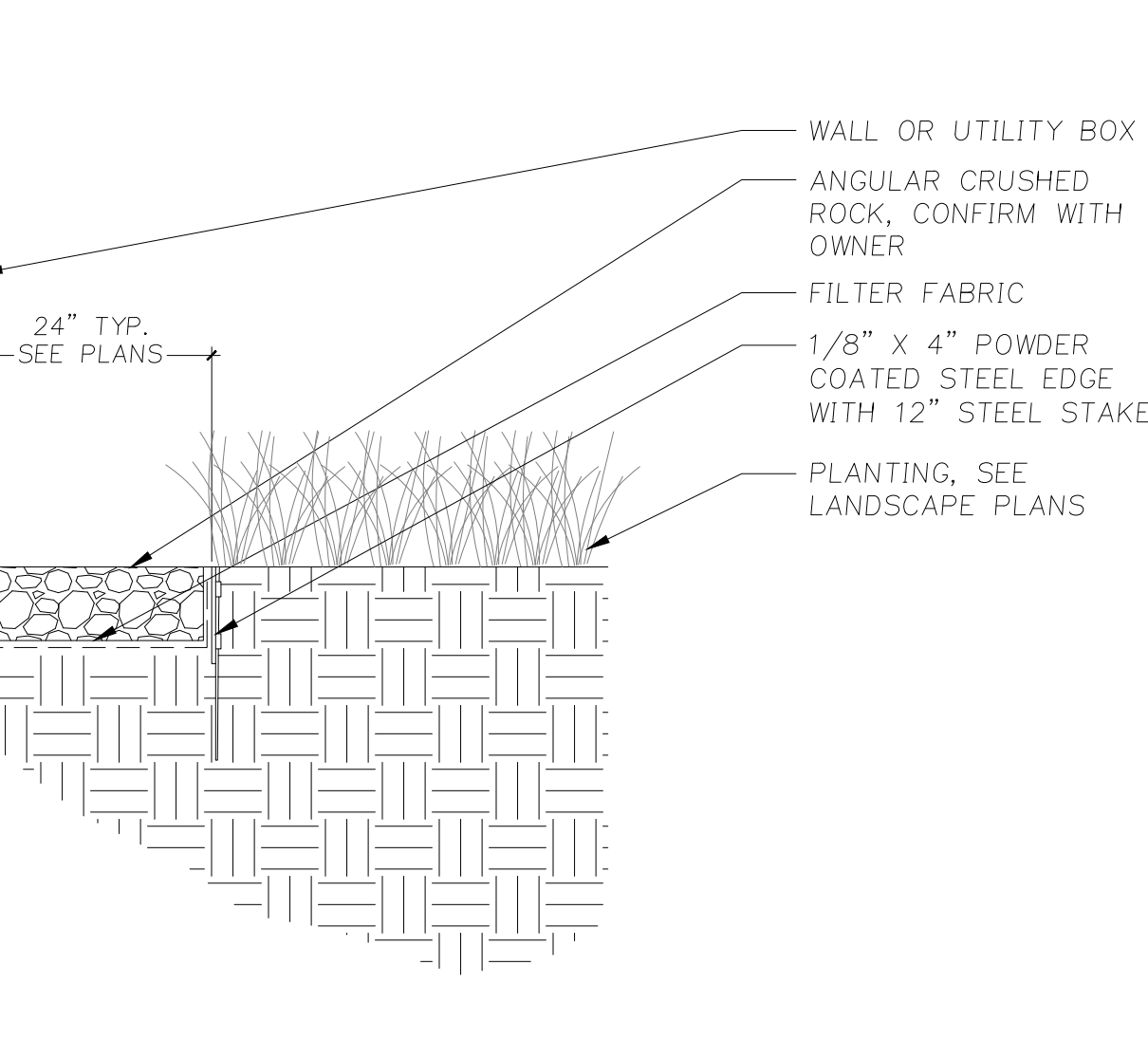
**5 SOIL PREPARATION**

SCALE: NTS



**6 ROOT BARRIER DETAIL**

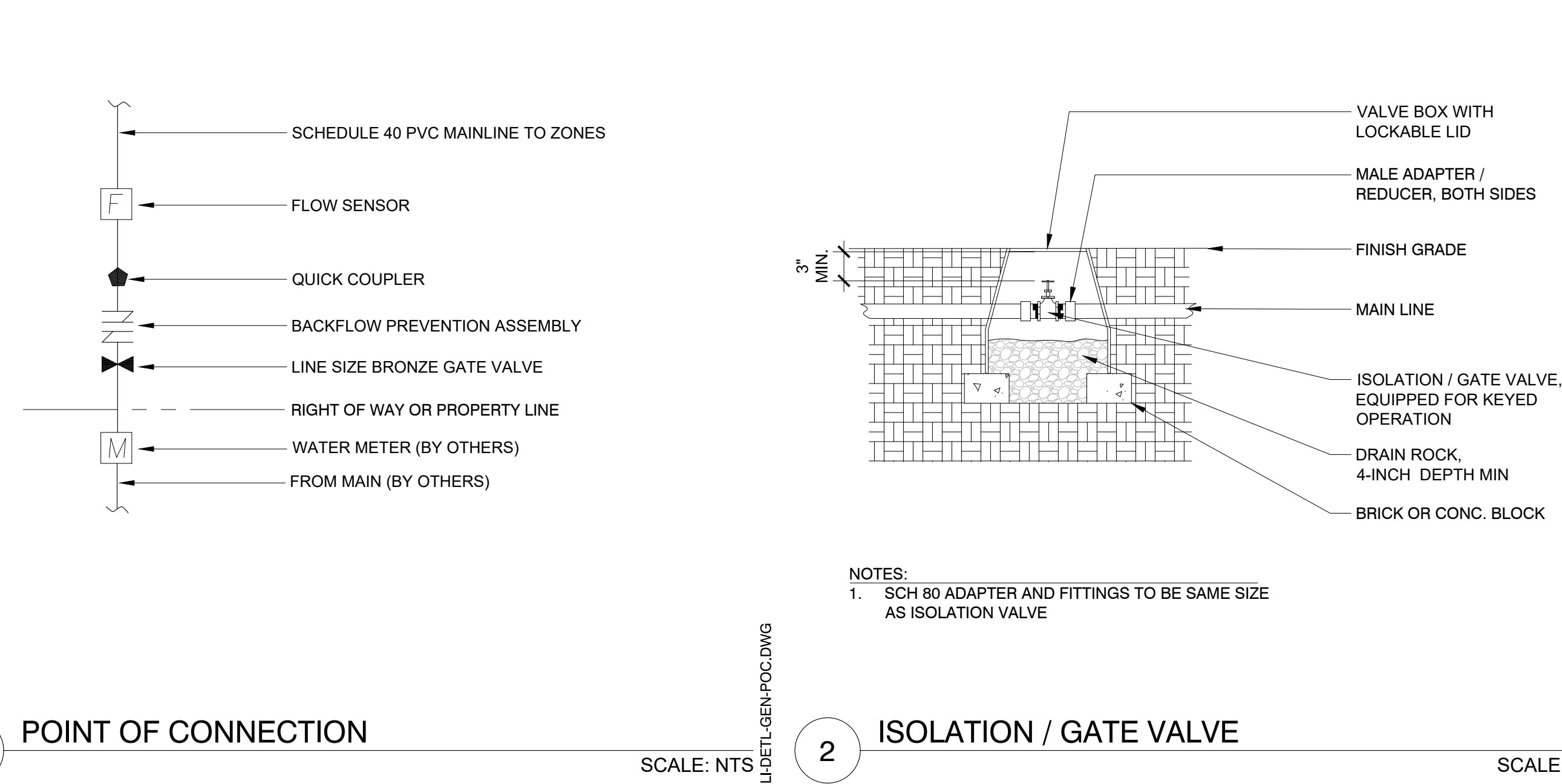
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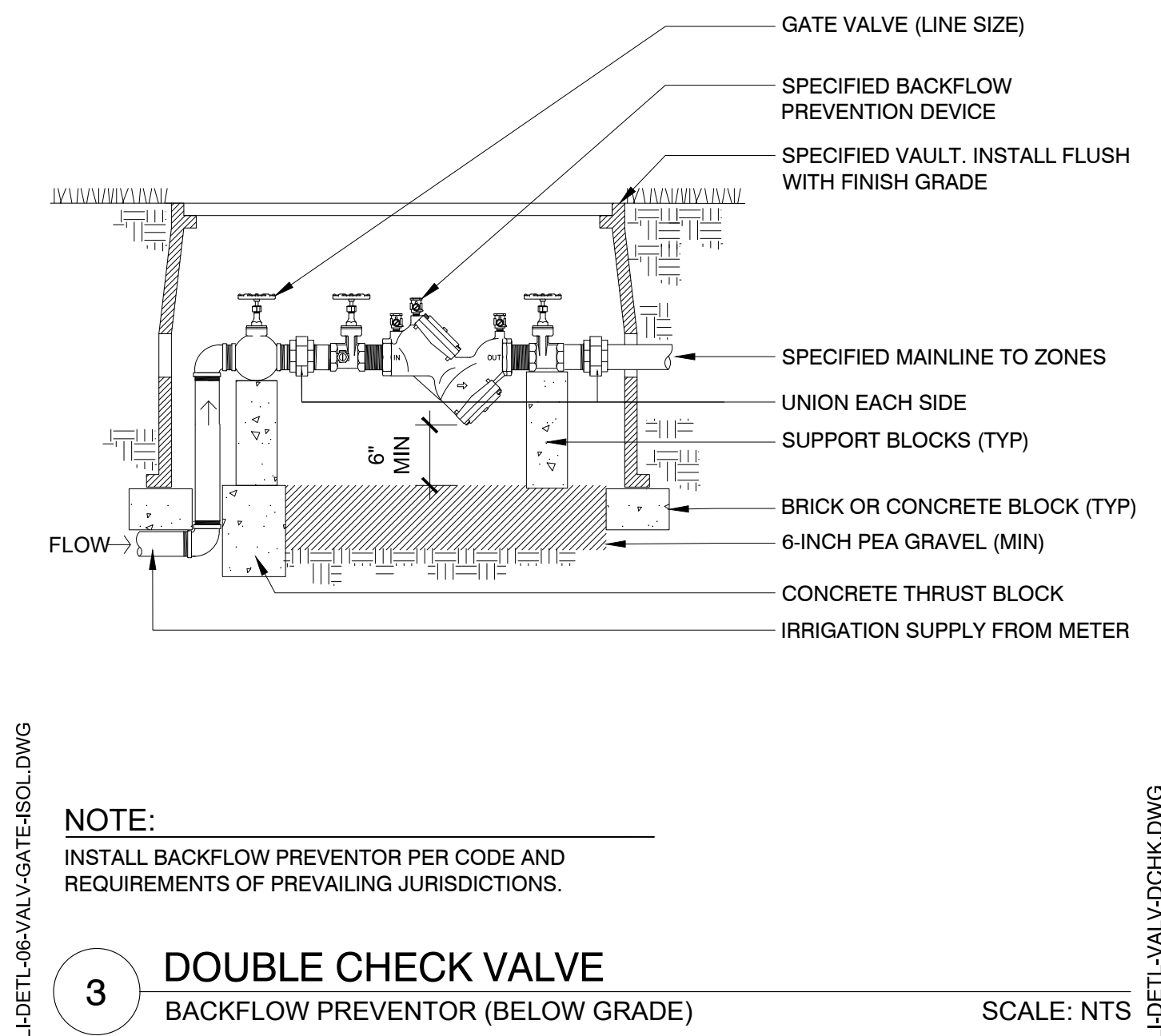
**7 ROCK MULCH MAINTENANCE BAND**

SCALE: NTS

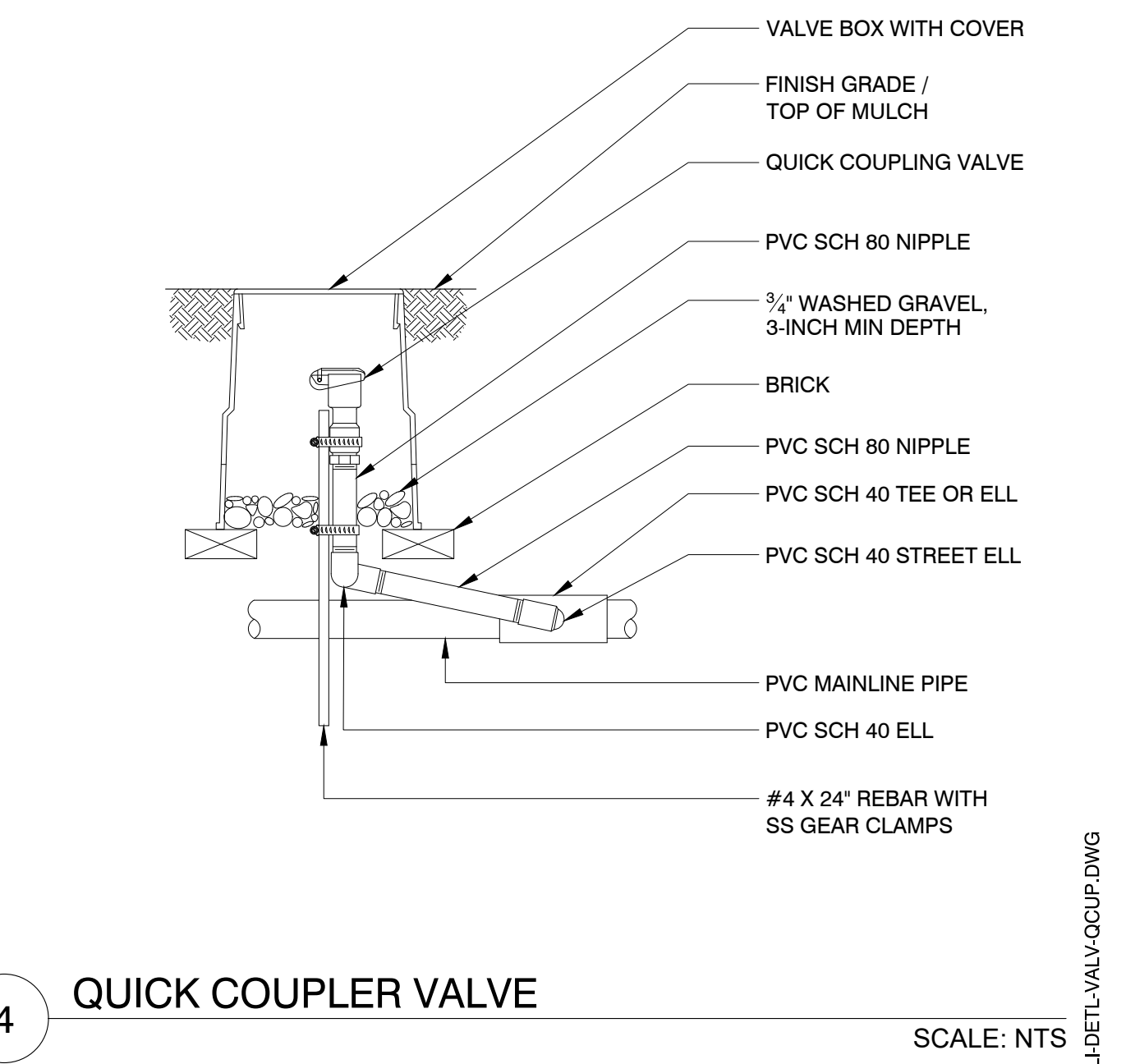




**1 POINT OF CONNECTION**  
SCALE: NTS



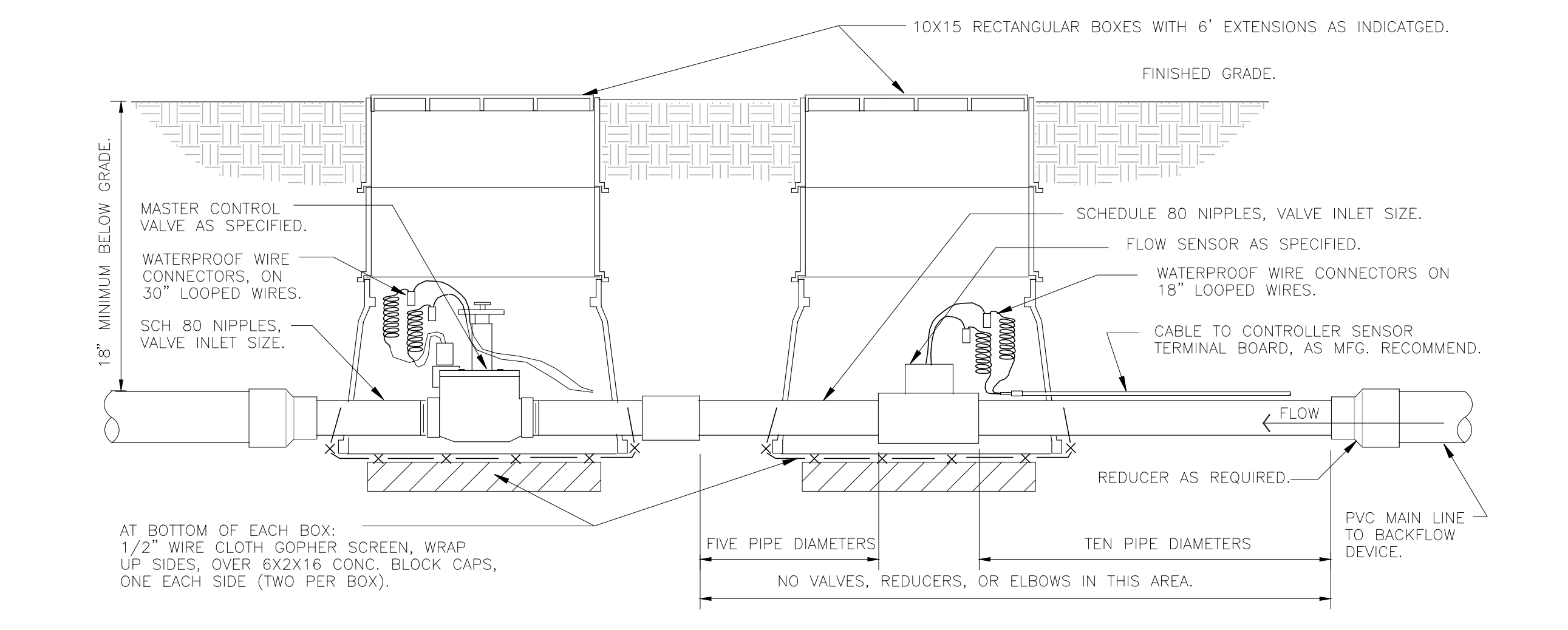
**2 ISOLATION / GATE VALVE**  
SCALE: NTS



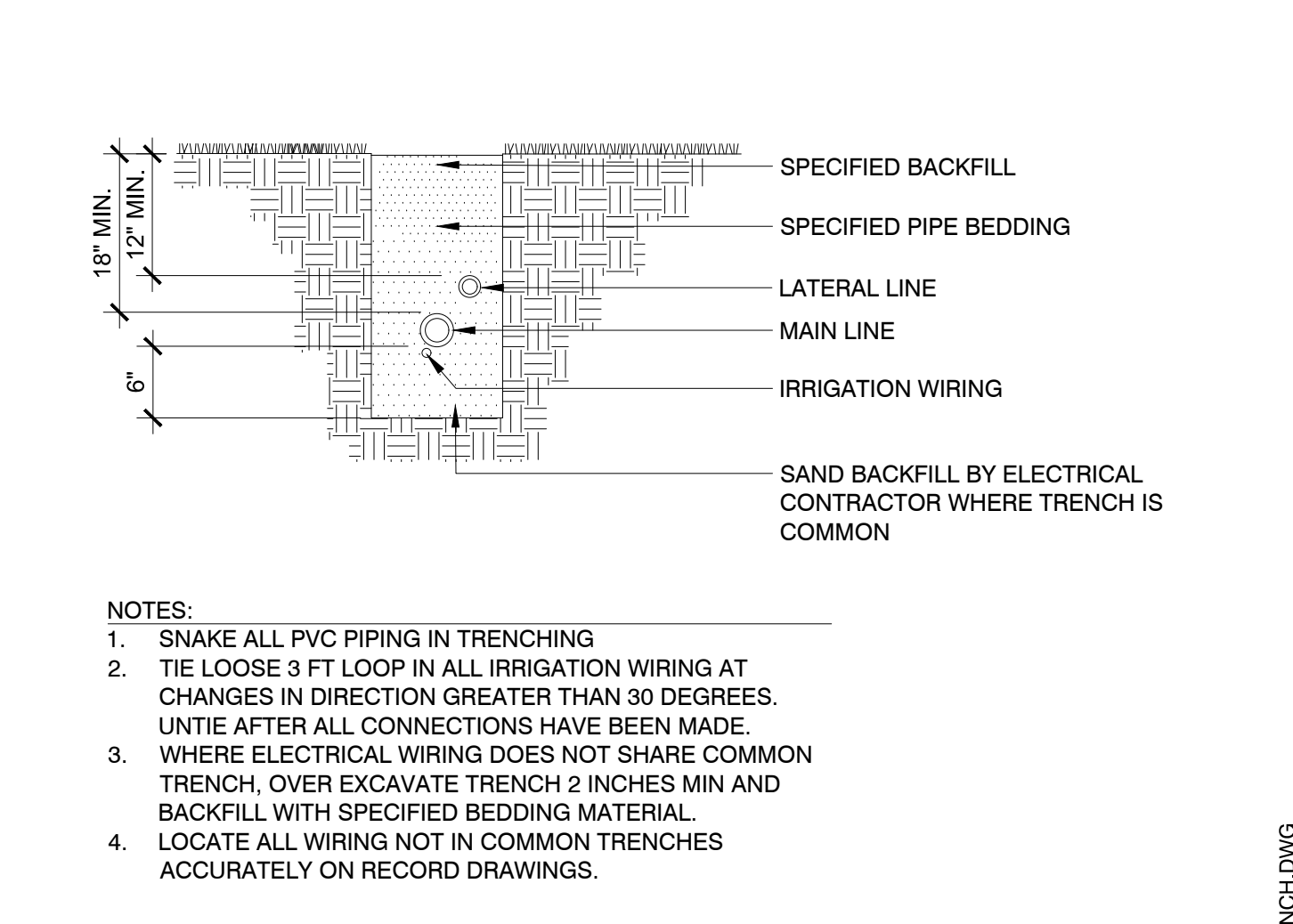
**3 DOUBLE CHECK VALVE  
BACKFLOW PREVENTOR (BELOW GRADE)**  
SCALE: NTS



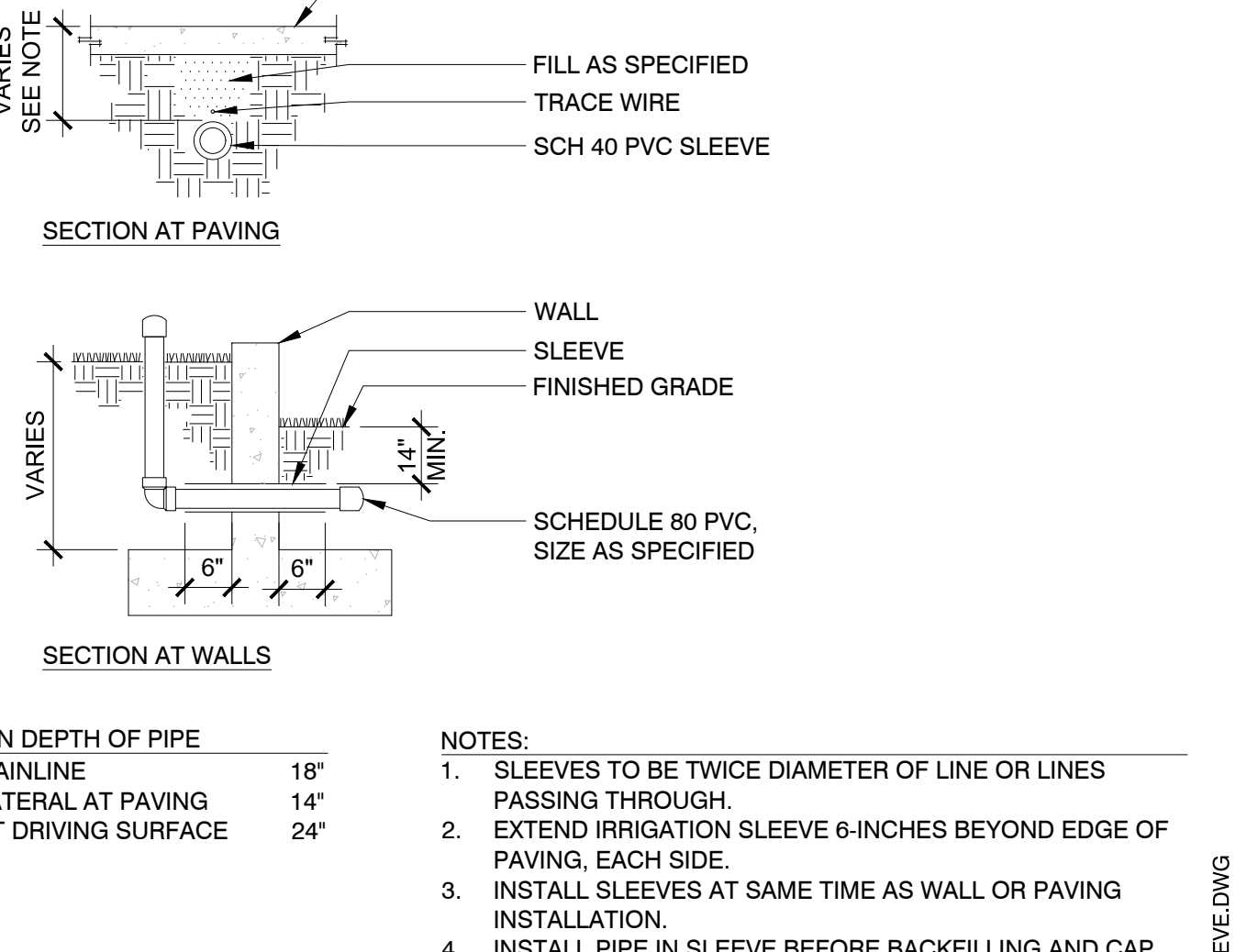
**4 QUICK COUPLER VALVE**  
SCALE: NTS



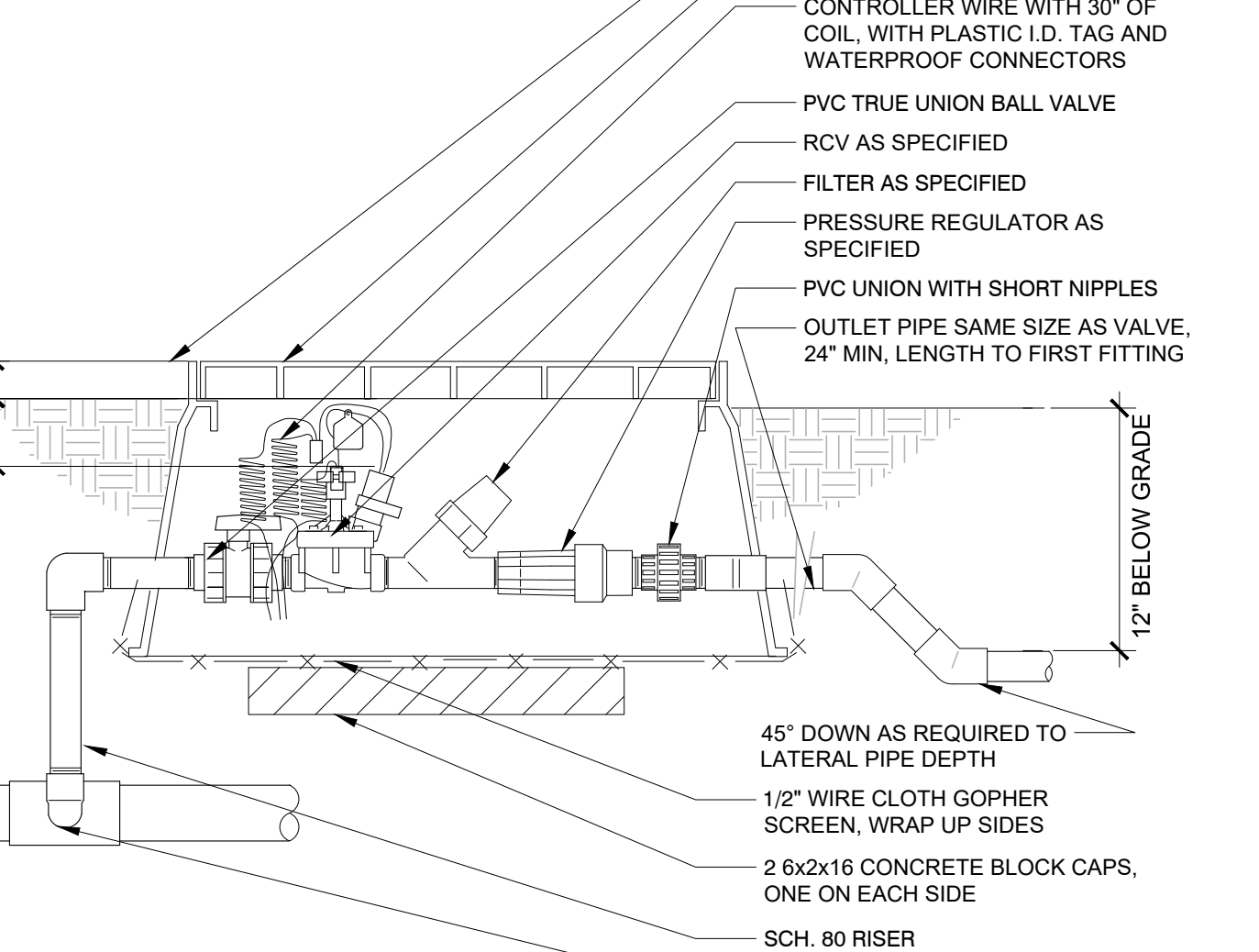
**5 MASTER VALVE/FLOW SENSOR ASSEMBLY**  
SCALE: NTS



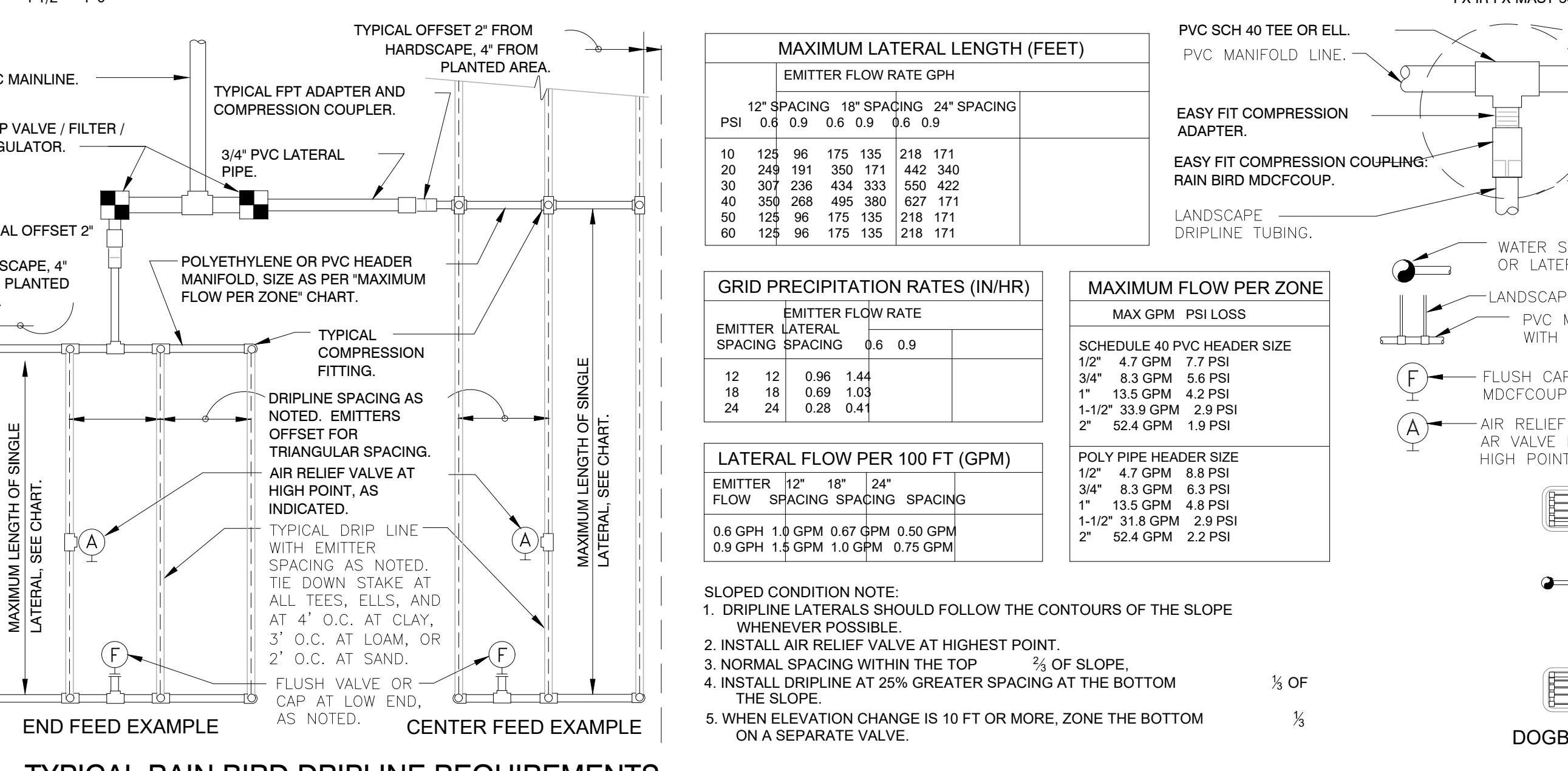
**6 IRRIGATION TRENCHING (TYP)**  
SCALE: NTS



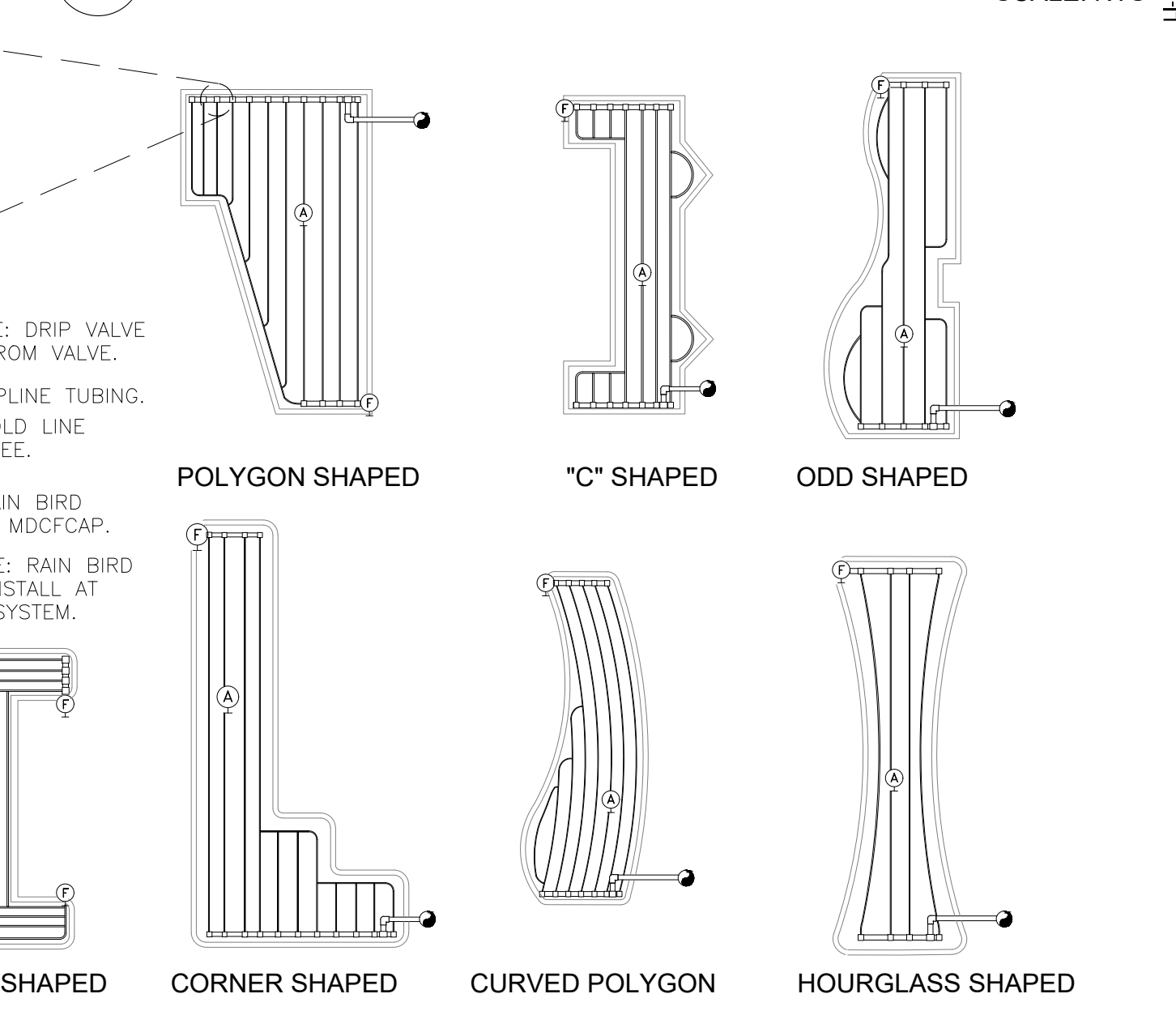
**7 IRRIGATION SLEEVES**  
SCALE: NTS



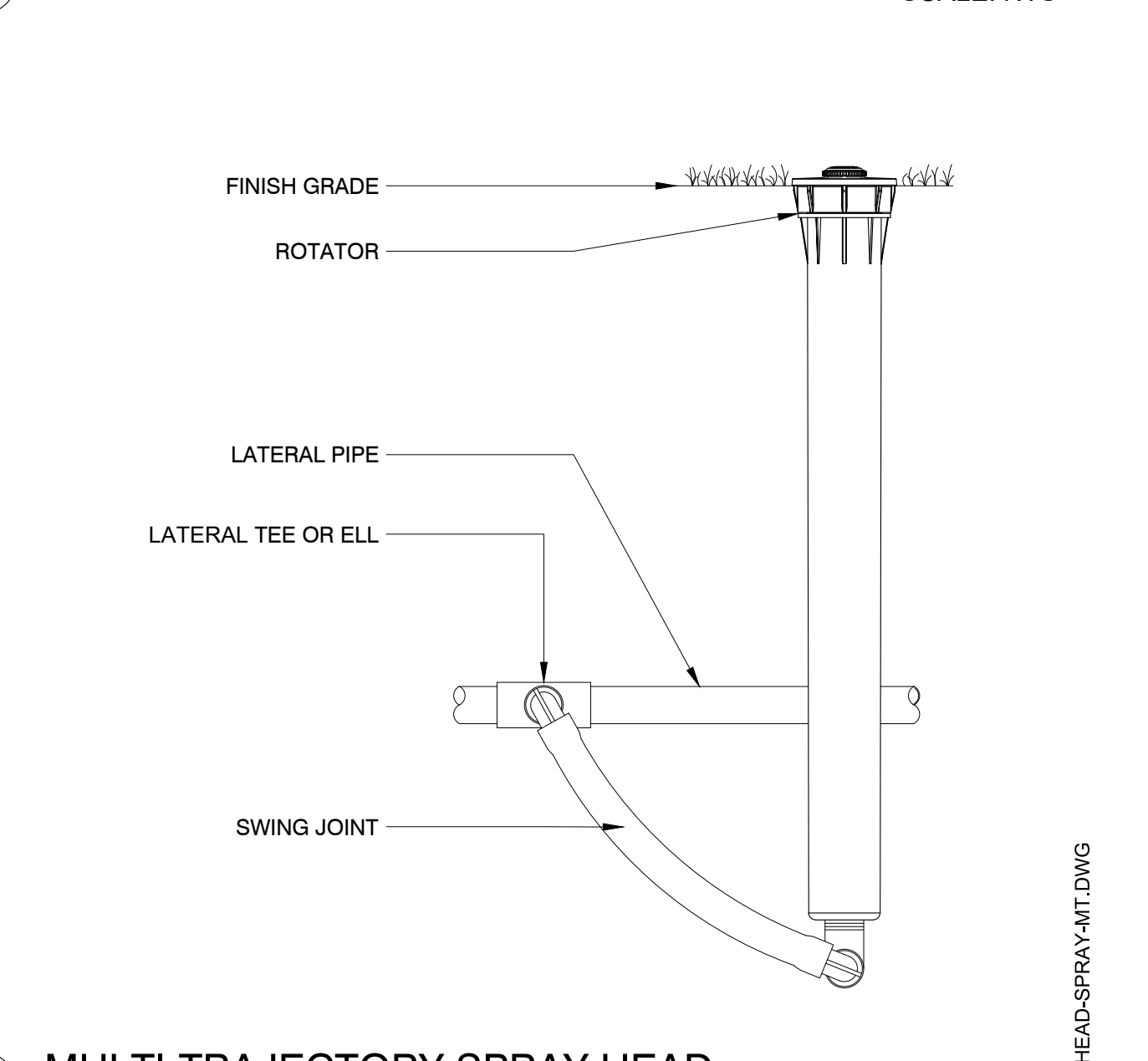
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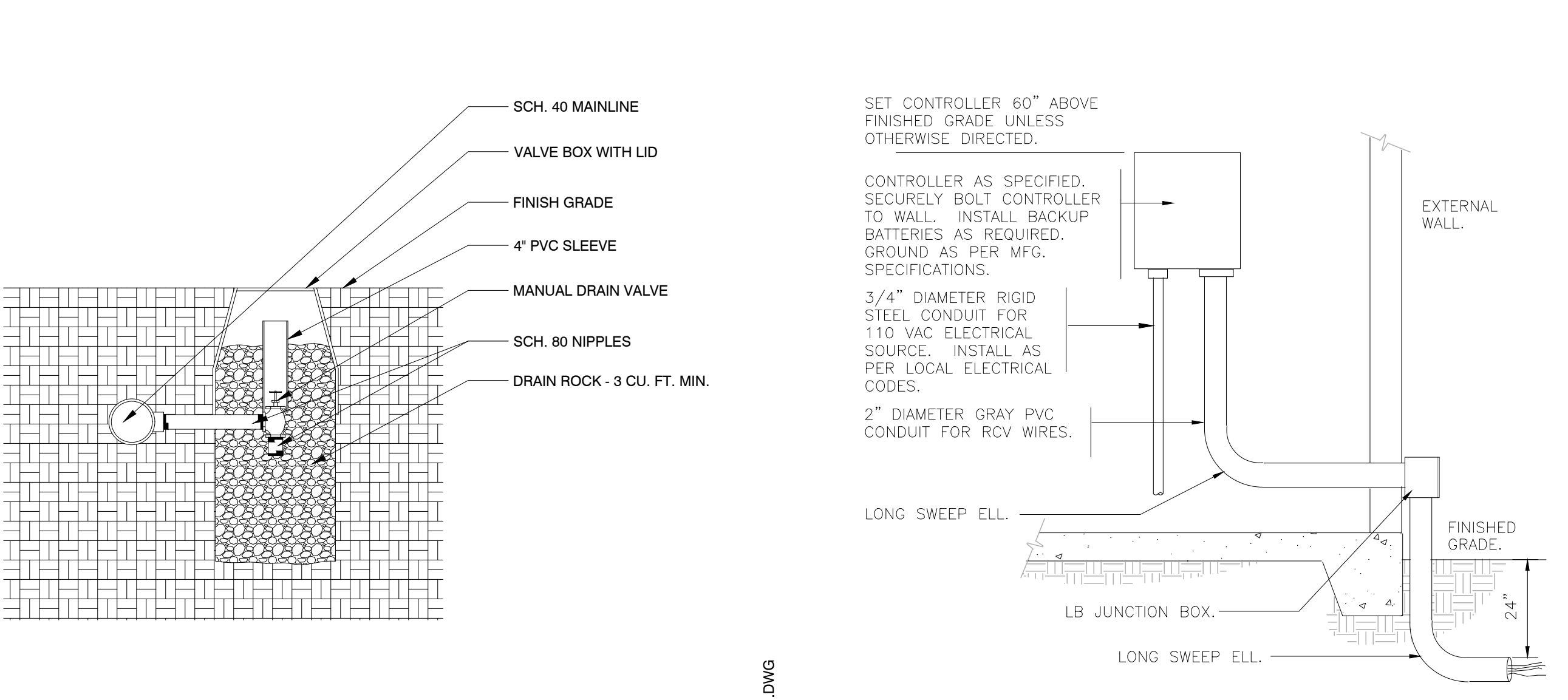
**9 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS**  
SCALE: NTS



**10 A-RWS-S TREE INSTALLATION**  
SCALE: NTS



**11 MULTI-TRAJECTORY SPRAY HEAD**  
SCALE: NTS



**12 MANUAL DRAIN VALVE**  
SCALE: NTS



**13 INTERIOR WALL MOUNT CONTROLLER**  
SCALE: NTS

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION  
DETAILS**

DRAWN BY: NRF  
CHECKED BY:  
SHEET

**L5.11**

JOB NO. **2220085.00**