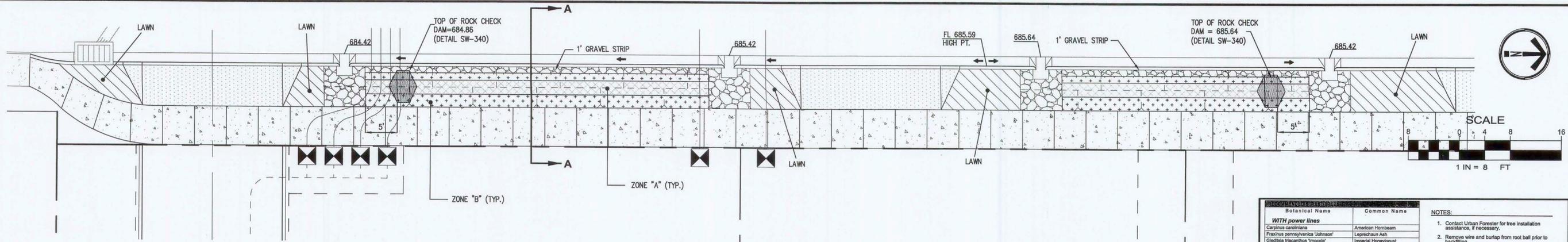
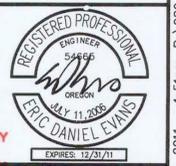


NO.	DATE	DESCRIPTION
0	07/23/08	1st SUBMITTAL
1	7-13-11	REV. PER CITY COMMENTS
2	7-28-11	REV. PER CITY COMMENTS

EMERIO  
Design  
6107 SW MURRAY BLVD., SUITE 147  
BEAVERTON, OREGON 97008  
PH: (503) 515-5828  
FAX: (503) 639-9592



**STREET SWALE PLANT LIST**

Street Swale Area = 507 SF

Plant Type	Common Name	Botanical Name	Size	Min. Spacing	Quantity	Zone
Herbaceous Plants	Dewey Sedge	<i>Carex deweyana</i>	1 Gal.	1' O.C.	221	A
	Tufted Hair Grass	<i>Deschampsia cespitosa</i>	1 Gal.	1' O.C.	221	A
Small Shrubs	Salal	<i>Gaultheria shallon</i>	1 Gal.	2' O.C.	18	B
	Common Snowberry	<i>Symphoricarpos alba</i>	1 Gal.	2' O.C.	18	B
Ground Cover	Kinnickinnick	<i>Arctostaphylos uva-ursi</i>	1 Gal.	1' O.C.	104	B
	Coastal Strawberry	<i>Fragaria chiloensis</i>	1 Gal.	1' O.C.	104	B

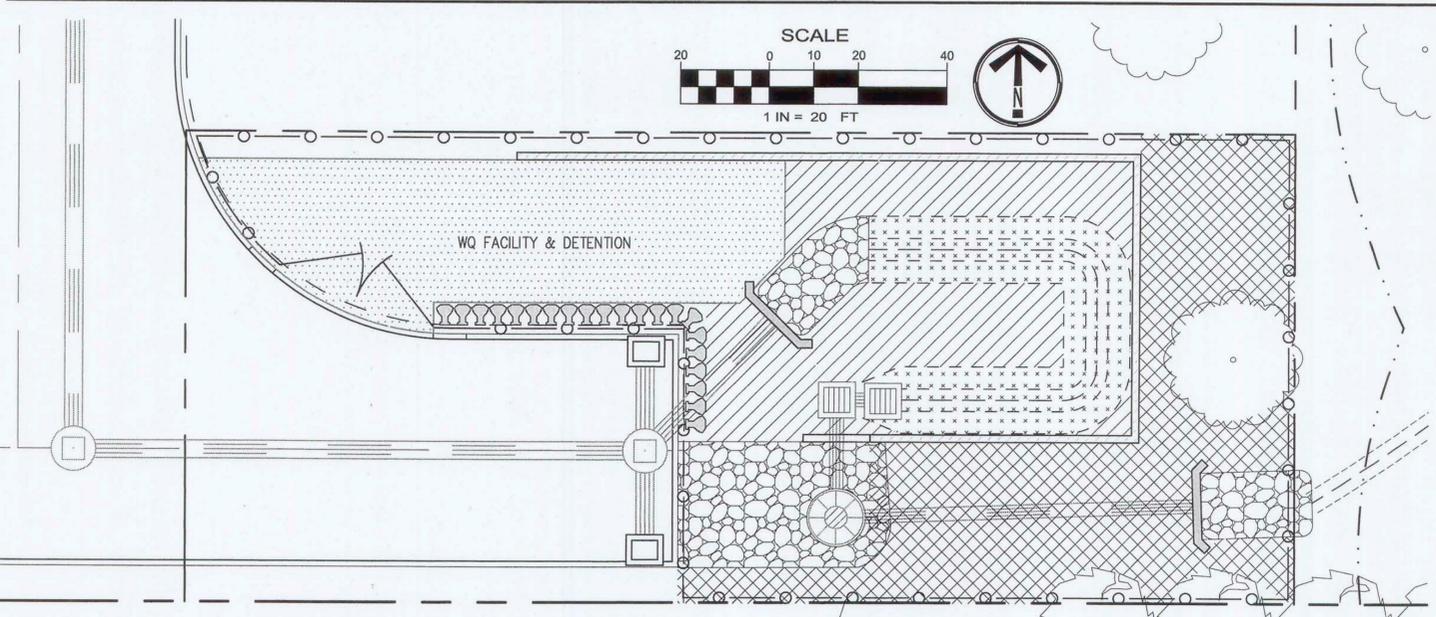
FORMULA FOR PLANTING:  
ZONE A - 115 Herbaceous Plants / 100 SF  
ZONE B - 12 Small Shrubs / 100 SF  
70 Groundcover / 100 SF

**PLANTING AREA LEGEND**

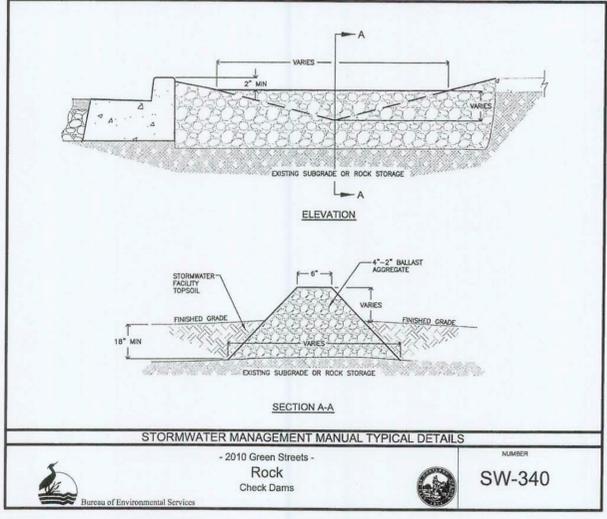
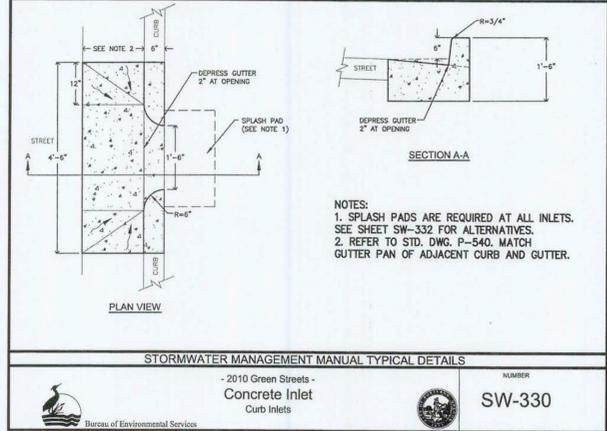
- ZONE A - Wet zone (210 SF)
- ZONE B - Side slopes above Wet zone (297 sf)

**PLANTING & SEEDING NOTES**

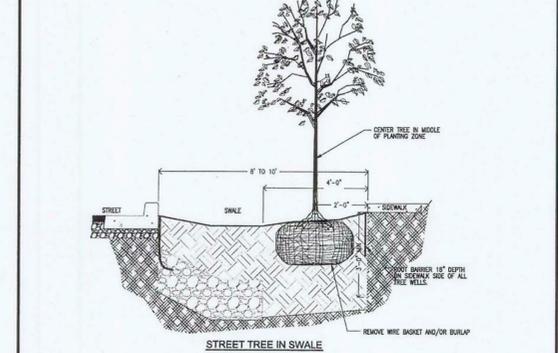
- ALL VEGETATION SHALL BE PLANTED BY A LICENSED LANDSCAPE CONTRACTOR. PLANTINGS SHALL BE INSTALLED AT THE SPACING SHOWN ON THIS SHEET AND GROUPED ACCORDING TO CURRENT INDUSTRY STANDARDS. THE ENTIRE SWALE SHALL BE COVERED AND LANDSCAPED.
- NURSERY STOCK SHALL BE HEALTHY, WELL BRANCHED AND ROOTED, FORMED TRUE TO VARIETY AND SPECIES FULL FOLLAGED, FREE OF DISEASE, INJURY, DEFECTS, INSECTS, WEEDS, AND WEED ROOTS. TREES SHALL HAVE STRAIGHT TRUNKS, SYMMETRICAL TIPS, AND HAVE AN INTACT SINGLE LEADER.
- THE APPARENT SILENCE OF THE SPECIFICATIONS, PLAN AND SPECIAL PROVISIONS AS TO ANY DETAIL OR THE APPARENT OMISSION FROM THEM OF A DETAILED DESCRIPTION CONCERNING ANY POINT SHALL BE REGARDED AS MEANING THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIAL AND WORKMANSHIP OF FIRST QUALITY ARE TO BE USED. ALL INTERPRETATIONS OF THESE SPECIFICATIONS SHALL BE MADE UPON THE BASIS ABOVE STATED.
- SUBSTITUTIONS SHALL ONLY BE MADE AFTER APPROVAL BY THE CITY OF WEST LINN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FROM FINAL ACCEPTANCE FOR TWO FULL GROWING SEASONS OR TWO YEARS, WHICHEVER IS LONGER. DURING THIS PERIOD THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL THAT IS NOT IN GOOD CONDITION AND PRODUCING NEW GROWTH.
- THE CONTRACTOR SHALL NOTIFY B.E.S. 48 HOURS IN ADVANCE OF INSTALLATION OF THE PLANTS.
- THE CONTRACTOR SHALL LAY OUT ALL PLANT LOCATIONS AND EXCAVATE ALL SOILS FROM PLANTING HOLES TO 2-1/2 TIMES THE ROOT BALL OR ROOT SYSTEM WIDTH. LOOSEN SOIL INSIDE BOTTOM OF PLANT HOLE. DISPOSE OF ANY "SUB-SOIL" OR DEBRIS FROM EXCAVATION. CHECK DRAINAGE OF PLANTING HOLE WITH WATER, AND ADJUST ANY AREA SHOWING DRAINAGE PROBLEMS.
- DO NOT USE FERTILIZER IN SWALE AREAS.
- STAKE OR GUY ALL TREES. STAKES SHALL BE 2"x2" (NOM) QUALITY TREE STAKES WITH POINT. STAKES SHALL BE DOUGLAS FIR, CLEAR AND STURDY. TREE TIES FOR DECIDUOUS TREES SHALL BE "CHAIN LOCK" OR AS APPROVED. TREE TIES FOR EVERGREEN TREES SHALL BE "GLO-STRAIT" OR AS APPROVED WITH GUY WIRES OF A MIN. 2 STRAND TWISTED 12 GA. WIRE.
- FOLLOWING CONSTRUCTION AND PRIOR TO PLANTING, TOPSOIL OR PLANTING MEDIUM SHALL BE TILLED TO A MIN. DEPTH OF 18". PROJECT PLANTING AREA SHALL NOT BE DRIVEN ON AFTER TILLING OF SOIL.
- TOPSOIL SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 207.2.04A AND BE AMENDED WITH A SOIL CONDITIONER PER 207.2.06.
- CONTRACTOR TO PLACE EROSION CONTROL MATTING OVER SWALE UNTIL SEED ESTABLISHES ITSELF. MATTING SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN 207.2.12 SUCH AS: GEOTEXTILE MATTING WITH 50% MAXIMUM ALLOWABLE OPENING, STAPLED PER MANUFACTURERS RECOMMENDATIONS.
- SWALE CONSTRUCTION TO BE INSPECTED BY WEST LINN CONSTRUCTION INSPECTOR.



\*PARTITION PLAT NO. 2007-046\*



Botanical Name	Common Name
<b>WITH power lines</b>	
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Fraxinus pennsylvanica</i>	Lignocactus Ash
<i>Clethra bicolor</i>	Wetland Honeylocust
<i>Koeleria paniculata</i>	Goldenrain Tree
<i>Prunus virginiana</i>	Canada Red Chokecherry
<b>WITHOUT power lines</b>	
<i>Nyssa sylvatica</i>	Black Tupelo
<i>Celtis occidentalis</i>	Hickory
<i>Quercus shumardii</i>	Shumard Oak
<i>Betula jacquemontii</i>	Jacquemontii Birch
<i>Acer campestre</i>	Queen Elizabeth Hedge Maple
<i>Gleditsia triacanthos</i>	Skyline Honeylocust



**SECTION "A-A" (STREET SWALE) - TYPICAL SECTION**  
N.T.S.

**PLANTING AREA LEGEND**

- Grassy Swale Area (329 sf)
- Wet zone - side slopes from 1' - 3' (490 sf)
- Dry zone - side slopes above 3' and upland (1,198 sf)
- Gravel Pond Access

**WATER QUALITY / DETENTION FACILITY PLANT LIST**

Plant Type	Common Name	Botanical Name	Size	Min. Spacing	Quantity	Zone
Ground Cover	Douglas' Aster	<i>Aster suspicatus</i>	1 Gal.	1' O.C.	343	Wet
	Alaska Brome	<i>Bromus sitchensis</i>	1 Gal.	1' O.C.	839	Dry
Medium/Small Shrubs	Red-Twig Dogwood	<i>Halodiscus discolor</i>	1 Gal.	4' O.C.	30	Wet
	Oregon Grape	<i>Mahonia aquifolium</i>	1 Gal.	3' O.C.	72	Dry
Large Shrubs/Small Trees	Salmonberry	<i>Rubus spectabilis</i>	3 Gal.	4' O.C.	20	Wet
	Wild Mock Orange	<i>Philadelphu lewisii</i>	3 Gal.	4' O.C.	48	Dry
Deciduous Tree	Hooker's Willow	<i>Salix hookeriana</i>	1-1/2" Cal.	-	-	Wet
	Western Flowering Dogwood	<i>Cornus nuttallii</i>	1-1/2" Cal.	-	-	Dry

Plant Type	Common Name	Botanical Name	Size	Min. Spacing	Quantity	Zone
Deciduous Tree	Vine Maple	<i>Acer Circunatum</i>	1-1/2" Cal.	-	-	Wet
Swale Seed Mix	Native or Swale Mix	-	-	-	-	Wet