

water quality pond notes:

1. water quality plantings were designed and calculated based on criteria outlined in the city of portland stormwater management manual.
2. contractor shall remove all existing plant material from pond facility area, including roots and seeds. exception: preserve all native ferns, oregon grape, and conifers (temporarily transplant during grading activity)
3. contractor shall line pond with jute mesh fabric or other approved organic matting in accordance with City of Portland Erosion Control Manual.
4. contractor shall install a temporary, automatic irrigation system to irrigate all mitigated plants in tract 1 and track 2, water quality pond, and any surrounding, newly seeded areas. Irrigation system is to be removed after two growing seasons. temporary irrigation system is to be coordinated with The Saunders Company, shop drawings are to be submitted for approval prior to installation.
5. trees, shrubs, and groundcovers shall be installed between the months of October and April. exception: plugs on pond bottom shall be installed during summer months to avoid inundation/wash out conditions.
6. contractor shall install 2" organic compost mulch layer to cover over entire pond facility upon planting completion.
7. these requirements are based on BES experience and/ or standard landscape industry methods for design and construction and are required to be covered by a 2 year warranty period.
8. see sheet L1.3 for plant lists.
9. contractor is to observe planting locations relative to contours of water quality pond.
10. 10" depth of good quality topsoil is to be used to fine grade the water quality pond. soil in water quality pond is to be amended/ tilled with 4 cy/ 1000 sf of organic compost. 6" depth of good quality topsoil is to be used to fine grade all seed areas prior to seeding.
11. at the end of the first year and again at the end of the 2-year warranty period, all plants that do not survive must be replaced. establishment procedures, such as control of invasive weeds, animal and vandal damage, mulching, re-staking, watering and mesh or tube protection/replacement, shall be implemented to the extent needed to ensure plant survival.

note:
match upland seeding along opposite side of coeur d' alene masonry/ iron fence and surrounding areas.

- pond outfall per civil
- pond conveyance per civil
- flow control manhole per civil
- pond outfall per civil
- pond swale centerline per civil
- pond limits per civil
- pond bottom per civil

note:
re-seed to limits of all construction impact (typical)

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a land design workshop
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REGISTERED
348
Jeffrey K. Simpson
JEFFREY K. SIMPSON
OREGON
03/31/12
LANDSCAPE ARCHITECT

J.T. SMITH
companies

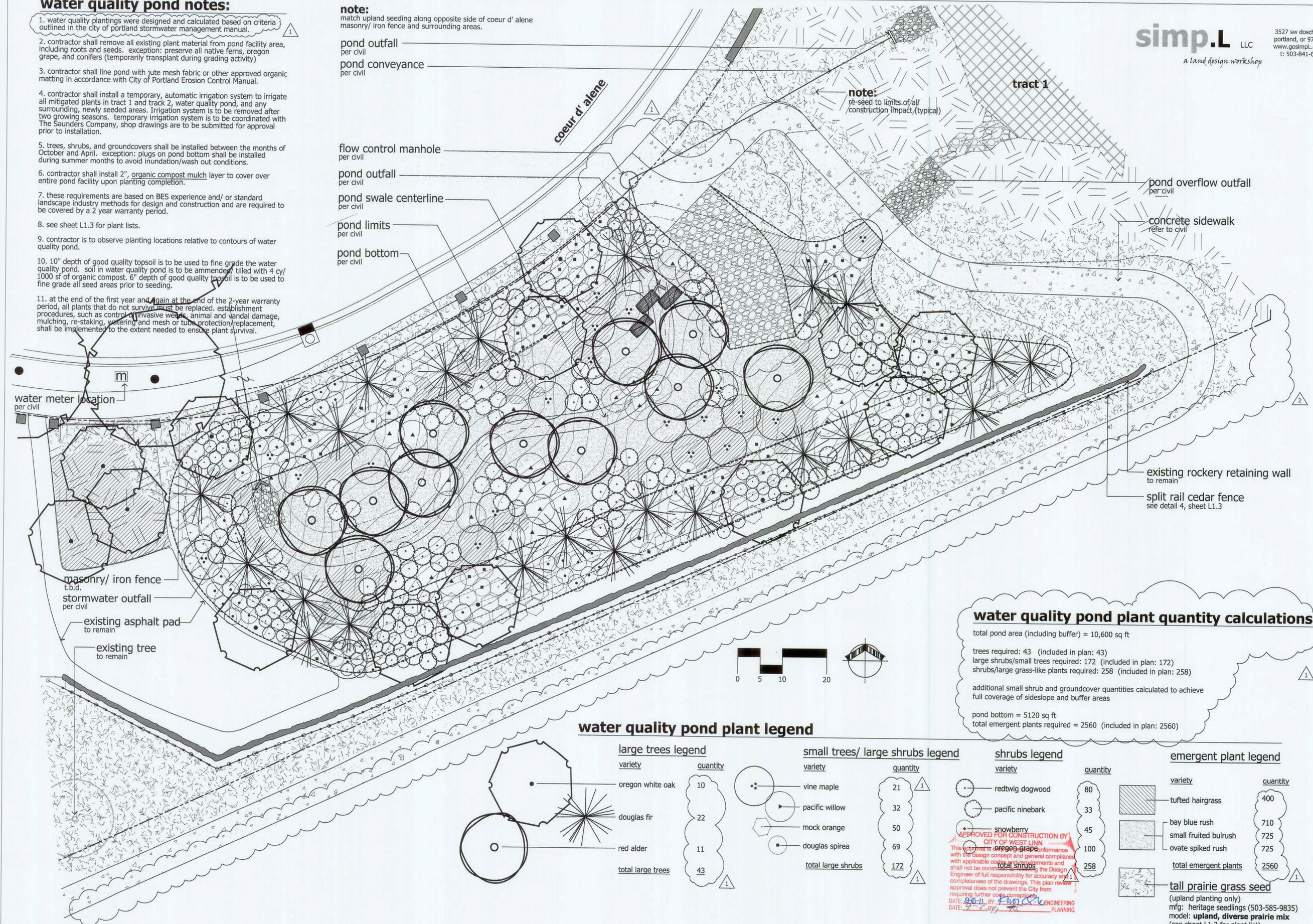
Teresa's Vineyard
Public Improvements
Sub-07-02/NDW-07-02/VAR-07-01
West linn, Oregon

REV	DATE	SUMMARY
1	8/5/11	Client/Agency Comments
2	8/30/11	Agency Comments

Project #: 9130 Drawn: dpc

WATER QUALITY POND PLANTING PLAN

Date: April 15, 2011



water quality pond plant quantity calculations

total pond area (including buffer) = 10,600 sq ft

trees required: 43 (included in plan: 43)
large shrubs/small trees required: 172 (included in plan: 172)
shrubs/large grass-like plants required: 258 (included in plan: 258)

additional small shrub and groundcover quantities calculated to achieve full coverage of sideslope and buffer areas

pond bottom = 5120 sq ft
total emergent plants required = 2560 (included in plan: 2560)

water quality pond plant legend

<p>large trees legend</p> <table border="0"> <tr><th>variety</th><th>quantity</th></tr> <tr><td>oregon white oak</td><td>10</td></tr> <tr><td>douglas fir</td><td>22</td></tr> <tr><td>red alder</td><td>11</td></tr> <tr><td>total large trees</td><td>43</td></tr> </table>	variety	quantity	oregon white oak	10	douglas fir	22	red alder	11	total large trees	43	<p>small trees/ large shrubs legend</p> <table border="0"> <tr><th>variety</th><th>quantity</th></tr> <tr><td>vine maple</td><td>21</td></tr> <tr><td>pacific willow</td><td>32</td></tr> <tr><td>mock orange</td><td>50</td></tr> <tr><td>douglas spirea</td><td>69</td></tr> <tr><td>total large shrubs</td><td>172</td></tr> </table>	variety	quantity	vine maple	21	pacific willow	32	mock orange	50	douglas spirea	69	total large shrubs	172	<p>shrubs legend</p> <table border="0"> <tr><th>variety</th><th>quantity</th></tr> <tr><td>redtwig dogwood</td><td>80</td></tr> <tr><td>pacific ninebark</td><td>33</td></tr> <tr><td>snowberry</td><td>45</td></tr> <tr><td>oregon grape</td><td>100</td></tr> <tr><td>total shrubs</td><td>258</td></tr> </table>	variety	quantity	redtwig dogwood	80	pacific ninebark	33	snowberry	45	oregon grape	100	total shrubs	258	<p>emergent plant legend</p> <table border="0"> <tr><th>variety</th><th>quantity</th></tr> <tr><td>tufted hairgrass</td><td>400</td></tr> <tr><td>bay blue rush</td><td>710</td></tr> <tr><td>small fruited bulrush</td><td>725</td></tr> <tr><td>ovate spiked rush</td><td>725</td></tr> <tr><td>total emergent plants</td><td>2560</td></tr> </table>	variety	quantity	tufted hairgrass	400	bay blue rush	710	small fruited bulrush	725	ovate spiked rush	725	total emergent plants	2560
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APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is in performance
with the design concept and general compliance
with applicable codes and regulations and
shall not be construed as a Design
Engineer of full responsibility for accuracy and
completeness of the drawings. This plan review
approval does not prevent the City from
requiring further code corrections.
DATE: 9-6-11 BY: J.L.D. ENGINEERING
DATE: 9-6-11 BY: J.L.D. PLANNING

tall prairie grass seed
(upland planting only)
mfg: heritage seedlings (503-585-9835)
model: upland, diverse prairie mix
(see sheet L1.3 for plant list)

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