

PLANT LIST

TREES

SYM	QUAN	BOTANICAL NAME/COMMON NAME	SIZE	COMMENT
(Symbol)	12	ACER BUERGERIANUM - TRIDENT MAPLE	1-1/2" CAL B&B	AS SHOWN
(Symbol)	8	CALOCEDRUS DECURRENS - INCENSE CEDAR	6' HT MIN.	REMOVE LOWEST BRANCHES
(Symbol)	1	QUERCUS FRAINETTO 'FOREST GREEN' FOREST GREEN OAK	2" CAL B&B	AS SHOWN
(Symbol)	5	RHAMNUS PURSHIANA	1-1/2" CAL B&B	AS SHOWN

SHRUBS

SYM	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
(Symbol)	18	EUONYMUS FORTUNEI 'EMERALD GAIEY'	EMERALD GAIEY EUONYMUS	2 GAL	SPACE AS SHOWN
(Symbol)	4	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3 GAL	SPACE 42" O.C.
(Symbol)	1	JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	48" HT.B&B	AS SHOWN
(Symbol)	51	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	FULLY BRANCHED
(Symbol)	1	NANDINA DOMESTICA 'WOODS DWARF'	WOOD'S DWARF HEAVENLY BAMBOO	2 GAL	SPACE AS SHOWN
(Symbol)	30	PHILADELPHUS LEWISII	MOCKORANGE	2 GAL	SPACE AS SHOWN
(Symbol)	38	ROSA GYMNOCARPA	BALDHIP ROSE	2 GAL	AS SHOWN
(Symbol)	20	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	2 GAL	AS SHOWN
(Symbol)	6	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND BUMALD SPIREA	2 GAL	AS SHOWN
(Symbol)	2	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL	AS SHOWN
(Symbol)	23	VIBURNUM TINUS	LAURUSTINUS	5 GAL	SPACE 48" O.C.
(Symbol)	37	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	AS SHOWN

GROUNDCOVER

(Symbol)	8	HELIOTRICHON SEMPERVIRENS - BLUE OAT GRASS	1 GAL - SPACE AS SHOWN	
(Symbol)	47	POLYSTICHUM MUNITUM - WESTERN SWORD FERN	1 GAL - SPACE AS SHOWN	
(Symbol)	74	ARCTOSTAPHYLOS UVA-URSI - KINNICKINICK	1 GAL - SPACE 2' O.C.	
(Symbol)	23	MAHONIA REPENS - CREPING MAHONIA	1 GAL - SPACE 30" O.C.	
(Symbol)	2340 SF	PT 301- WATER SMARTER TALL FESCUE BLEND TURFWAY TALL FESCUE - FESTUCA ARUNDINACEA 'TURFWAY' HOUNDG 8 TALL FESCUE - FESTUCA ARUNDINACEA 'HOUNDG 8' BLOODHOUND TALL FESCUE - FESTUCA ARUNDINACEA 'BLOODHOUND'		7 LBS / 1000 S.F.
(Symbol)	4635 SF	PT 702 - NATIVE URBAN MEADOW		4 OZ / 1000 S.F.

LEGEND

- (Symbol) EXISTING TREE TO REMAIN
- (Symbol) BENCH
- (Symbol) GRAVEL EDGING - SEE SHEET L2 FOR DETAILS
- (Symbol) 5' BLACK VINYL CLAD CHAIN LINK FENCING AROUND PLAY AREA

KEY NOTES

- (1) RECREATIONAL PLAY AREA - SPECIFIC PLAY EQUIPMENT TO BE DETERMINED LATER
- (2) PICNIC AREA - PICNIC TABLES

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL USE DRIP IRRIGATION AND WATER CONSERVATION ROTOR IRRIGATION HEADS. NATIVE PLANTING AREAS SHALL HAVE TEMPORARY IRRIGATION THAT WILL BE REDUCED EACH YEAR UNTIL PLANTS ARE FULLY ESTABLISHED.
2. QUANTITIES ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKEOFFS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS SHOWN AND REQUIRED BY THE PLANS.
3. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND COMPOST IN REQUIRED QUANTITIES TO CREATE THE PLANTING SOIL FOR PLANTED AND SEEDING AREAS IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UTILITIES PRIOR TO BEGINNING EXCAVATION.
5. IF PLANT MATERIAL CONFLICTS WITH NEW OR EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL ADJUST THE PLANTING LOCATIONS IN COORDINATION WITH THE OWNER'S REPRESENTATIVE.
6. PROVIDE 3" OF BARK MULCH AROUND PLANTING.
7. RESTORE PUBLIC RIGHT IF AREA DISTURBED BY UTILITY INSTALLATION AND SEED AREA WITH NATIVE URBAN MEADOW MIX.
8. SEE SHEET L2 FOR PLANTING DETAILS AND NOTES.

SITE DATA

TOTAL SITE AREA =	25,869 S.F.
REQUIRED LANDSCAPE AREA =	25% OF SITE AREA = 6,467.25 S.F.
TOTAL LANDSCAPE AREA PROVIDED =	32.98 % = 8,522.83 S.F.
RECREATION REQUIRED =	2000 S.F.
RECREATIONAL AREA PROVIDED	
PICNIC AREA =	651.8 S.F.
CHILDREN PLAY AREA =	2,054.1 S.F.
TOTAL RECREATION AREA =	2,705.9 S.F.

REVISIONS

No.	Description	Date

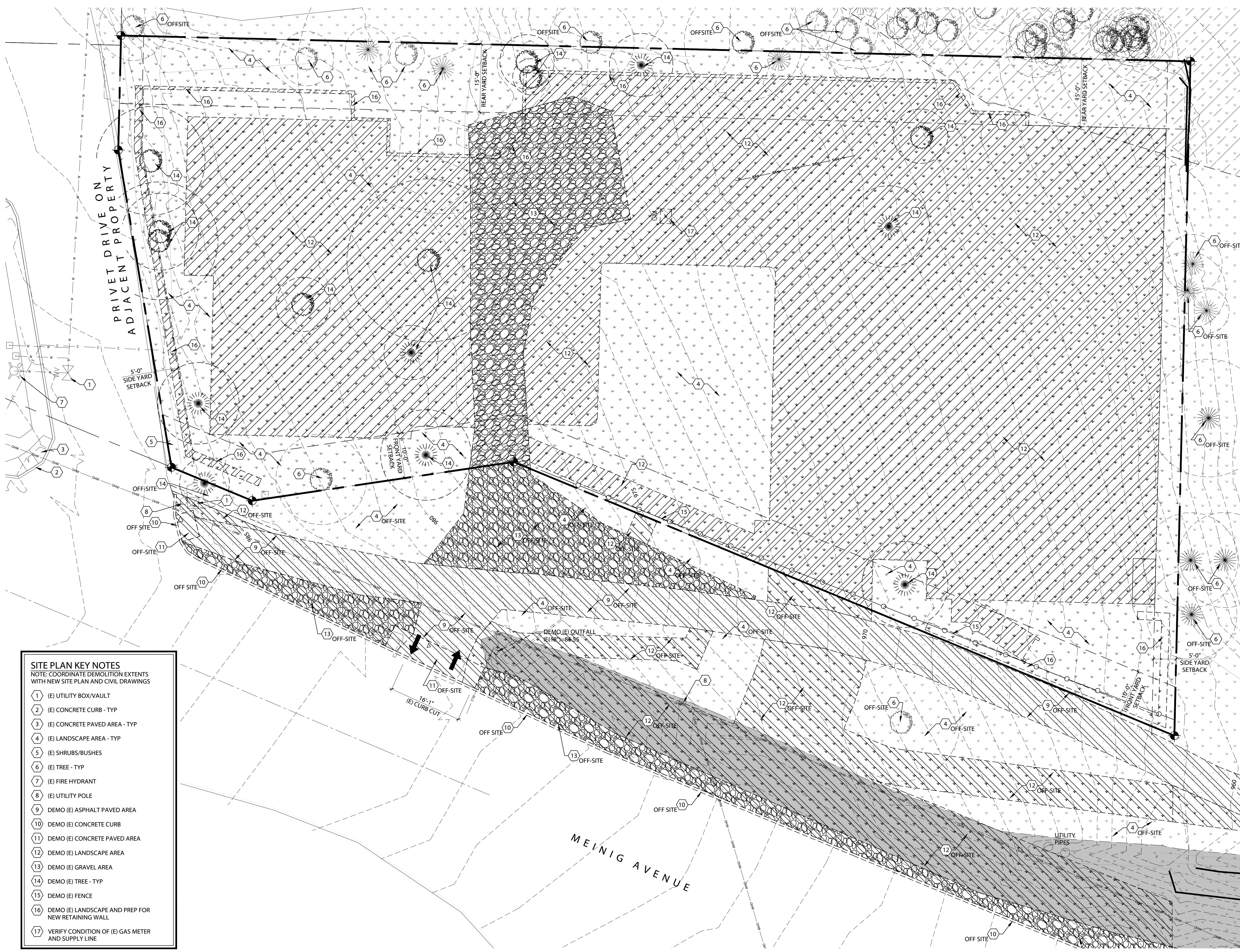
DRAWN BY: JJ
CHECKED BY: JJ
JOB NO: 20-004

DATE: 07/7/2021
ISSUED FOR: DESIGN REVIEW

SHEET TITLE
PLANTING PLAN

SHEET NO.

**THE PAD
TOWNHOME APARTMENTS**
17650 MEINIG AVE
SANDY, OR 97055



SITE STATISTICS - EXISTING (ON SITE)

TOTAL SITE AREA (AS SURVEYED):	25,869 SF	100%
(0.59 ACRES)		
IMPERVIOUS AREA:		
BUILDING FOOTPRINT (EXISTING):	0 SF	
HARDSCAPE (EXISTING):	0 SF	
EXISTING IMPERVIOUS AREA:	0 SF	0%
PERVIOUS AREA (GRAVEL):	1,620 SF	(6%)
PERVIOUS AREA (LANDSCAPE):	24,249 SF	(94%)
EXISTING PERVIOUS AREA:	25,869 SF	100%

EXISTING VEHICLE PARKING COUNTS:
SITE IS UNDEVELOPED AND NO VEHICLE PARKING EXISTS

EXISTING BICYCLE PARKING:
SITE IS UNDEVELOPED AND NO BICYCLE PARKING EXISTS

SITE STATISTICS - EXISTING (OFF SITE)

IMPERVIOUS AREA:		
EXISTING TOTAL PERVIOUS AREA:	2,156 SF	
ASPHALT (DEMO):	<1,882 SF>	
CONC. CURB RAMP (DEMO):	<134 SF>	
EXISTING IMPERVIOUS TO REMAIN:	0 SF	

PERVIOUS AREA:		
EXISTING TOTAL PERVIOUS AREA:	8,243 SF	
GRAVEL (DEMO):	<1,882 SF>	
LANDSCAPE (DEMO):	<2,690 SF>	
EXISTING LANDSCAPE TO REMAIN:	3,671 SF	

NOTE: TOTAL ADJACENT OFF-SITE AREA IS ALSO REDUCED DUE TO RELOCATION OF THE STREET CURB AS A RESULT OF WIDENING THE ROAD.

SITE PLAN LEGEND

	(E) CONCRETE
	(E) ASPHALT
	(E) LANDSCAPE
	(E) GRAVEL
	(E) FLOOD SLOPE HAZARD ZONE
	(E) DRAINAGE DITCH
	DEMO AREA
	(E) PROPERTY LINE
	(E) FENCE LINE
	(E) BUILDING FOOTPRINT
	(E) CONTOUR LINE - SEE CIVIL
	(E) SIGN
	(E) TREE - EVERGREEN
	(E) TREE - DECIDUOUS
	(E) SHRUBBERY
	(E) STORMWATER INLET
	(E) FIRE HYDRANT - OR - FDC
	(E) GAS METER
	VEHICLE CIRCULATION
	BUILDING ENTRY/EXIT

SITE PLAN KEY NOTES
NOTE: COORDINATE DEMOLITION EXTENTS WITH NEW SITE PLAN AND CIVIL DRAWINGS

1	(E) UTILITY BOX/VAULT
2	(E) CONCRETE CURB - TYP
3	(E) CONCRETE PAVED AREA - TYP
4	(E) LANDSCAPE AREA - TYP
5	(E) SHRUBS/BUSHES
6	(E) TREE - TYP
7	(E) FIRE HYDRANT
8	(E) UTILITY POLE
9	DEMO (E) ASPHALT PAVED AREA
10	DEMO (E) CONCRETE CURB
11	DEMO (E) CONCRETE PAVED AREA
12	DEMO (E) LANDSCAPE AREA
13	DEMO (E) GRAVEL AREA
14	DEMO (E) TREE - TYP
15	DEMO (E) FENCE
16	DEMO (E) LANDSCAPE AND PREP FOR NEW RETAINING WALL
17	VERIFY CONDITION OF (E) GAS METER AND SUPPLY LINE

REVISIONS

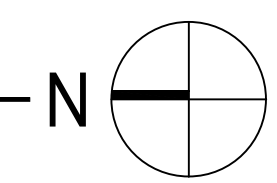
No.	Description	Date

DRAWN BY: SJM
CHECKED BY: DH
JOB NO: 20-004

DATE: 07/16/2021
ISSUED FOR: DESIGN REVIEW

SHEET TITLE
SITE PLAN - EXISTING / DEMO

SHEET NO.



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REVISIONS

No.	Description	Date

DRAWN BY: SJM
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JOB NO: 20-004
DATE: 07/16/2021
ISSUED FOR: DESIGN REVIEW
SHEET TITLE
SITE PLAN - PROPOSED
SHEET NO.

SITE STATISTICS - PROPOSED (ON SITE)

TOTAL SITE AREA (AS SURVEYED):	25,869 SF 100% (0.59 ACRES)
IMPERVIOUS AREA:	5,500 SF
BUILDING FOOTPRINT (NEW):	5,500 SF
10 @ 550 SF (LIVING AREA) + 38 SF (STORAGE)	
HARDSCAPE ASPHALT/CONC. (NEW):	11,760 SF
PROPOSED IMPERVIOUS AREA:	17,260 SF 67%
PERVIOUS LANDSCAPE AREA:	8,003 SF
EXISTING LANDSCAPE TO REMAIN	606 SF
NEW LANDSCAPE	8,609 SF 33%
PROPOSED PERVIOUS AREA	

NOTE: PROPOSED REQUIRED OUTDOOR RECREATION AREA IS APPROXIMATELY 2,430 SF OF THE PROPOSED LANDSCAPE AREA

PROPOSED VEHICLE PARKING COUNTS:
BASED ON 2 STALLS PER 2 BED UNIT
10 UNITS = 20 STALLS
21 STALLS PROVIDED INCLUDING ONE ACCESSIBLE

PERCENTAGE OF STREET FRONTAGE OCCUPIED BY PARKING
TOTAL FRONTAGE DIMENSION: 235'-0"
TOTAL FRONTAGE OCCUPIED BY PARKING AND MANEUVERING MINUS DRIVE ACCESS 58'-0" (25%)

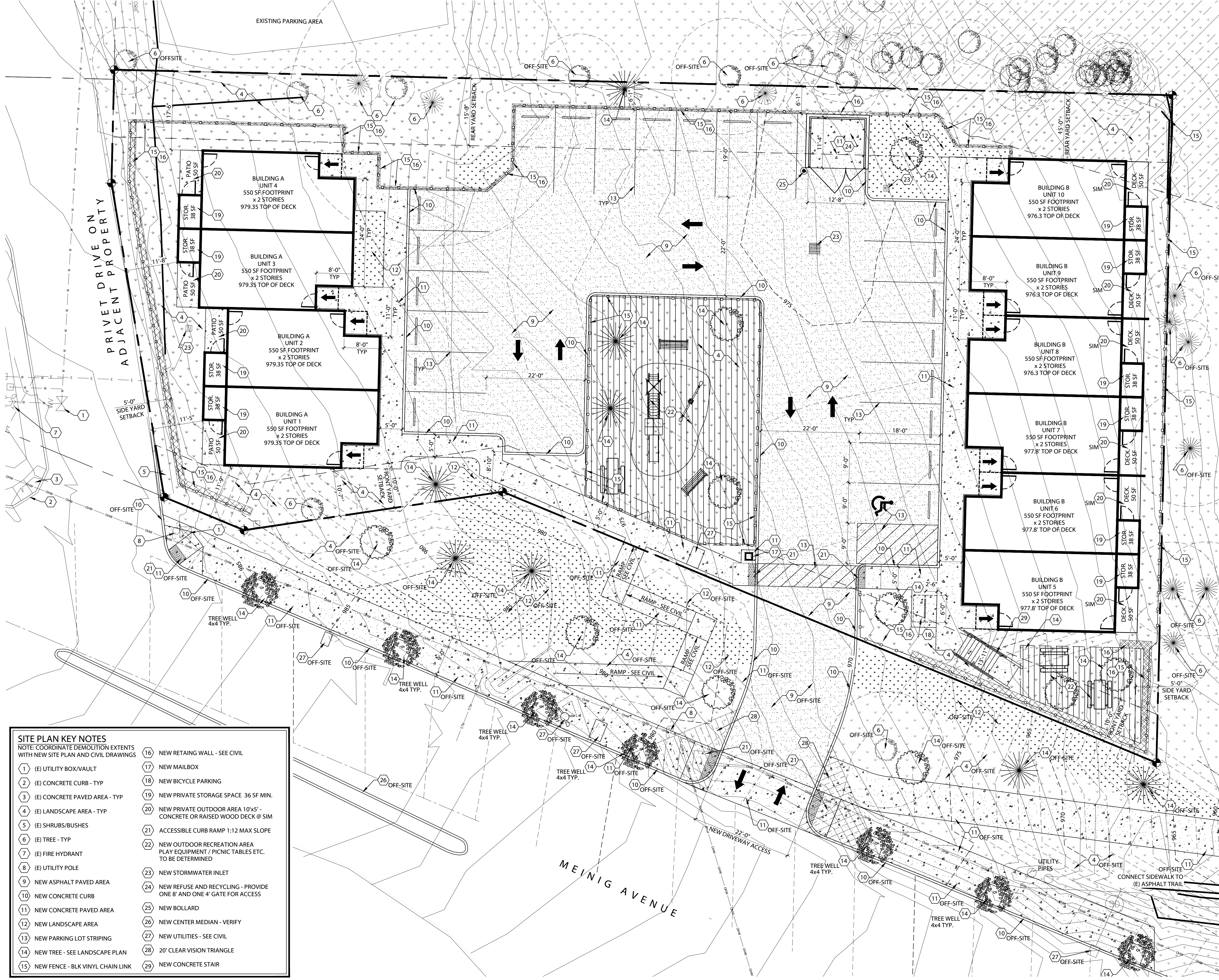
NEW BICYCLE PARKING:
1 STALL PER DWELLING UNIT REQUIRED. TENANT BICYCLE PARKING SPACE PROVIDED VIA HANGING RACK WITHIN INDIVIDUAL ATTACHED STORAGE SPACE.
2 PUBLIC STALLS MEASURING 2.5 FEET BY 6 FEET ARE PROVIDED ADJACENT TO THE SITE DRIVEWAY ACCESS.

SITE STATISTICS - PROPOSED (OFF SITE)

IMPERVIOUS AREA:	1,004 SF
ASPHALT ACCESS DRIVE (NEW):	1,004 SF
CONC SIDEWALK (NEW):	11,760 SF
PROPOSED NEW IMPERVIOUS AREA:	12,764 SF
PERVIOUS LANDSCAPE AREA:	3,671 SF
EXISTING LANDSCAPE TO REMAIN	2,238 SF
NEW LANDSCAPE	80 SF
NEW STREET TREE WELLS 85 @ 16 SF:	1,360 SF
PROPOSED PERVIOUS AREA	5,989 SF

SITE PLAN LEGEND

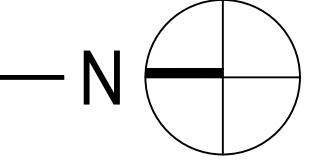
	(E) CONCRETE
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	(E) FLOOD SLOPE HAZARD ZONE
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	(N) CONTOUR LINE - SEE CIVIL
	NEW RETAINING WALL
	(E) OR NEW SITE LIGHTING
	(E) OR NEW SIGN
	(E) OR NEW TREE - EVERGREEN
	(E) OR NEW TREE - DECIDUOUS
	(E) OR NEW SHRUBBERY
	(E) OR NEW STORMWATER INLET
	(E) OR NEW FIRE HYDRANT / FDC
	(E) OR NEW GAS METER
	VEHICLE CIRCULATION
	BUILDING ENTRY/EXIT



SITE PLAN KEY NOTES
NOTE: COORDINATE DEMOLITION EXTENTS WITH NEW SITE PLAN AND CIVIL DRAWINGS

1 (E) UTILITY BOX/VAULT	16 NEW RETAINING WALL - SEE CIVIL
2 (E) CONCRETE CURB - TYP	17 NEW MAILBOX
3 (E) CONCRETE PAVED AREA - TYP	18 NEW BICYCLE PARKING
4 (E) LANDSCAPE AREA - TYP	19 NEW PRIVATE STORAGE SPACE 36 SF MIN.
5 (E) SHRUBS/BUSHES	20 NEW PRIVATE OUTDOOR AREA 10'x5' - CONCRETE OR RAISED WOOD DECK @ SIM
6 (E) TREE - TYP	21 ACCESSIBLE CURB RAMP 1:12 MAX SLOPE
7 (E) FIRE HYDRANT	22 NEW OUTDOOR RECREATION AREA PLAY EQUIPMENT / PICNIC TABLES ETC. TO BE DETERMINED
8 (E) UTILITY POLE	23 NEW STORMWATER INLET
9 NEW ASPHALT PAVED AREA	24 NEW REFUSE AND RECYCLING - PROVIDE ONE 8' AND ONE 4' GATE FOR ACCESS
10 NEW CONCRETE CURB	25 NEW BOLLARD
11 NEW CONCRETE PAVED AREA	26 NEW CENTER MEDIAN - VERIFY
12 NEW LANDSCAPE AREA	27 NEW UTILITIES - SEE CIVIL
13 NEW PARKING LOT STRIPING	28 20' CLEAR VISION TRIANGLE
14 NEW TREE - SEE LANDSCAPE PLAN	29 NEW CONCRETE STAIR
15 NEW FENCE - BLK VINYL CHAIN LINK	

1 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"



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