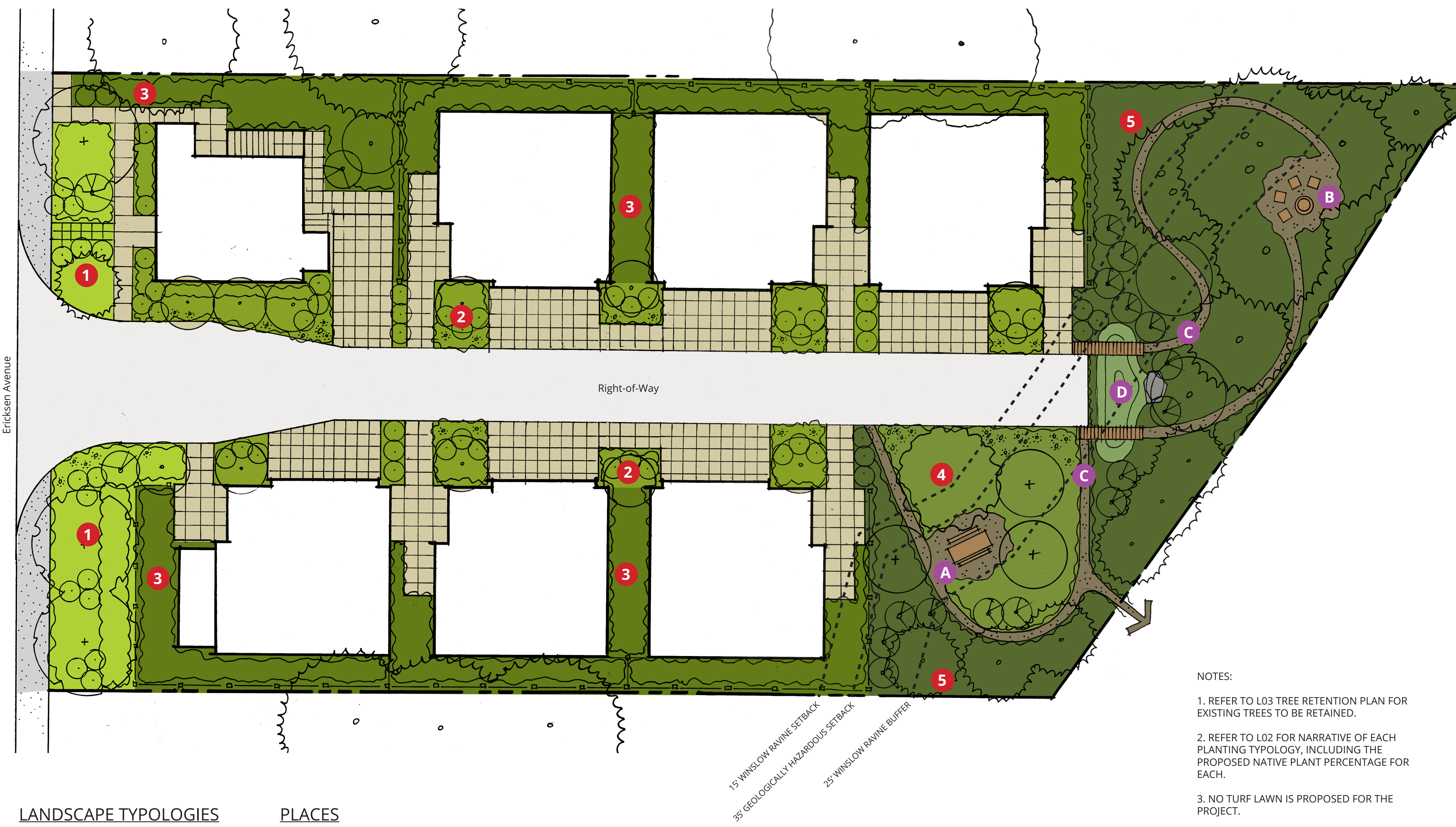


Ericksen Avenue



- NOTES:
- 1. REFER TO L03 TREE RETENTION PLAN FOR EXISTING TREES TO BE RETAINED.
 - 2. REFER TO L02 FOR NARRATIVE OF EACH PLANTING TYPOLOGY, INCLUDING THE PROPOSED NATIVE PLANT PERCENTAGE FOR EACH.
 - 3. NO TURF LAWN IS PROPOSED FOR THE PROJECT.
 - 4. OVERALL, THE PROJECT WILL ACHIEVE A GREATER THAN 60% NATIVE VEGETATION AMOUNT TO MEET HDDP REQUIREMENTS.

LANDSCAPE TYPOLOGIES

- 1 STREETSCAPE
- 2 LANESCAPE
- 3 PRIVATE YARDS
- 4 NATIVE ORCHARD
- 5 FOREST EDGE (NATIVES)

PLACES

- A OUTDOOR DINING IN ORCHARD
- B CAMP FIRE IN FOREST
- C SOFT SURFACE (WOOD CHIPS) TRAIL LOOPS
- D RAIN GARDEN - Refer to Civil

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LANDSCAPE CONCEPT PLAN

L01

LANDSCAPE TYPES

1 STREETScape

30% Native Species
70% Other Species

The landscape design will satisfy COBI code section 18.15.010.A.2.e. for the Ericksen Overlay District. The streetscape will present a cohesive, inviting edge and interface with the larger neighborhood. Large deciduous canopy trees will line Ericksen Ave., providing structure and separation between homes and the road. A beautiful existing Plumose Japanese Cedar in the right of way will be retained if possible.

REPRESENTATIVE SPECIES

<u>Trees</u> Fraxinus americana ‘Junginger’ Cercidiphyllum japonicum Ginkgo biloba ‘Autumn Gold’	Autumn Purple Ash Katsura Tree Autumn Gold Ginkgo
<u>Shrubs/Grasses/Perennials</u> Gaultheria shallon Vaccinium ovatum Rhododendron x ‘Teddy Bear’ Pennisetum orientale ‘Karley Rose’	Salal Evergreen Huckleberry Teddy Bear Rhododendron Karley Rose Fountain Grass
<u>Ground Covers</u> Baccharis magellanica Rubus calycinoides ‘Emerald Carpet’ Fragaria x ‘Lipstick’	Christmas Bush Emerald Carpet Raspberry Lipstick Strawberry

2 LANEScape

50% Native Species
50% Other Species

Columnar trees will reflect the reduction in scale of the lanescape from the streetscape while allowing for a view to the forest edge beyond. A mixture of native shrubs, ferns, grasses and bulbs will provide an aesthetic transition from the streetscape of Ericksen, through this small community of seven condominiums, to the forest edge to the east.

REPRESENTATIVE SPECIES

<u>Trees</u> Acer circinatum Carpinus betulus ‘Franz Fontaine’ Liriodendron tulipifera ‘Fastigiatum’ Quercus bicolor ‘Bonnie and Mike’	Vine Maple Columnar Hornbeam Columnar Tulip Tree Columnar Oak
<u>Shrubs/Grasses/Ferns</u> Gaultheria shallon Blechnum spicant Deschampsia cespitosa Vaccinium ovatum	Salal Deer Fern Tufted Hairgrass Evergreen Huckleberry
<u>Ground Covers</u> Baccharis magellanica Rubus calycinoides ‘Emerald Carpet’ Fragaria x ‘Lipstick’	Christmas Bush Emerald Carpet Raspberry Lipstick Strawberry

3 PRIVATE YARDS

60% Native Species minimum
40% Other Species maximum

Small, narrow spaces between and behind condos will be a mix of shade loving native and ornamental shrubs and groundcovers. No turf is proposed for these spaces. Stepping stone paths will provide access through these gardens.

REPRESENTATIVE SPECIES

<u>Shrubs/Grasses/Ferns</u> Gaultheria shallon Blechnum spicant Vaccinium ovatum Polystichum munitum	Salal Deer Fern Evergreen Huckleberry Western Sword Fern
<u>Ground Covers</u> Asarum caudatum Tiarella trifoliata Vancouveria hexandra	Wild Ginger Foamflower Inside-out Flower

4 ORCHARD

25% Native Species
75% Other Species

Additional and existing fruit trees, along with blueberries, currants, strawberries and thyme will create a semi-productive garden. A simple place for people to gather and share meals will be created amongst the garden.

REPRESENTATIVE SPECIES

<u>Trees</u> Malus domestica ‘Honeycrisp’ Pyrus communis ‘Red Bartlett’	Honeycrisp Apple Red Bartlett Pear
<u>Shrubs</u> Ribes rubrum ‘Red Lake’ Vaccinium x ‘Bluecrop’	Red Lake Currant Bluecrop Blueberry
<u>Ground Covers</u> Fragaria x ananassa ‘Quinault’ Thymus praecox ‘Coccineus’ Thymus x citriodorus ‘Variegata’	Quinault Strawberry Red Creeping Thyme Variegated Lemon Thyme

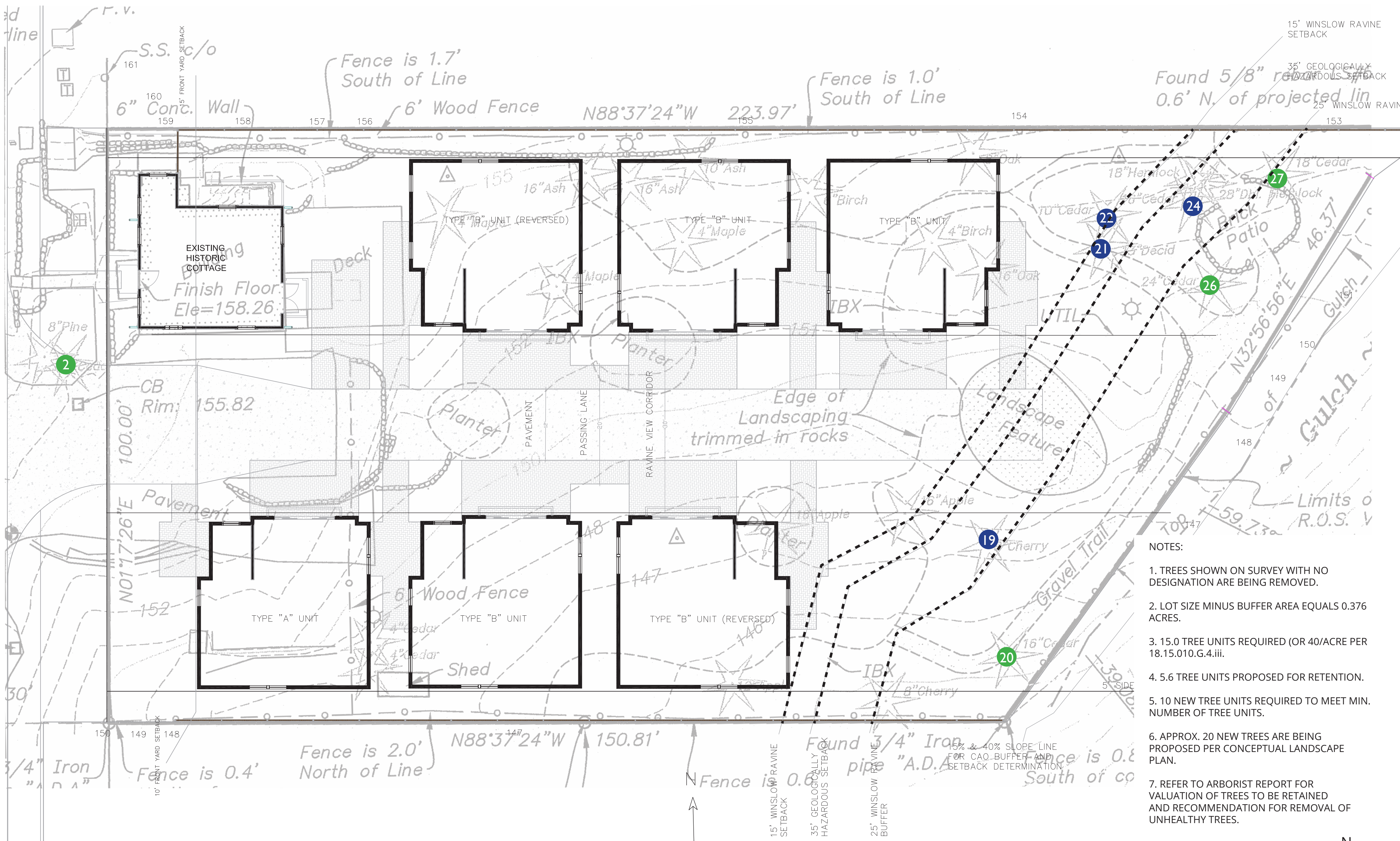
5 FOREST EDGE (NATIVES)

100% Native Species

Native plants will supplement the adjoining buffer and ravine, enhancing wildlife habitat and a sense of place among the greater Pacific Northwest. A wood chip trail will connect people to a campfire gathering space. This forest edge will contain shrubs and small trees that will be aesthetically pleasing against a backdrop of dark green mature conifer trees.

REPRESENTATIVE SPECIES

<u>Trees</u> Acer circinatum Thuja plicata Cornus nuttallii	Vine Maple Western Red Cedar Pacific Dogwood
<u>Shrubs</u> Mahonia aquifolium Physocarpus capitatus Gaultheria shallon Vaccinium ovatum Ribes sanguineum Rhododendron macrophyllum Rosa gymnocarpa	Tall Oregon Grape Pacific Ninebark Salal Evergreen Huckleberry Red Flowering Currant Pacific Rhododendron Bald Hip Rose
<u>Ground Covers</u> Blechnum spicant Fragaria chiloensis Iris tenax Asarum caudatum Tellima grandiflora Polystichum munitum	Deer Fern Beach Strawberry Oregon Iris Wid Ginger Fringecup Western Sword Fern



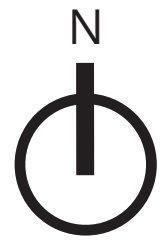
- NOTES:
1. TREES SHOWN ON SURVEY WITH NO DESIGNATION ARE BEING REMOVED.
 2. LOT SIZE MINUS BUFFER AREA EQUALS 0.376 ACRES.
 3. 15.0 TREE UNITS REQUIRED (OR 40/TREE PER 18.15.010.G.4.iii).
 4. 5.6 TREE UNITS PROPOSED FOR RETENTION.
 5. 10 NEW TREE UNITS REQUIRED TO MEET MIN. NUMBER OF TREE UNITS.
 6. APPROX. 20 NEW TREES ARE BEING PROPOSED PER CONCEPTUAL LANDSCAPE PLAN.
 7. REFER TO ARBORIST REPORT FOR VALUATION OF TREES TO BE RETAINED AND RECOMMENDATION FOR REMOVAL OF UNHEALTHY TREES.

- TREES RETAINED IN CRITICAL AREA BUFFER & ROW
- TREES RETAINED

Scale

1" = 10' on a 22" x 34" sheet

1" = 20' on a 11" x 17" sheet



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PRELIMINARY TREE RETENTION

L03