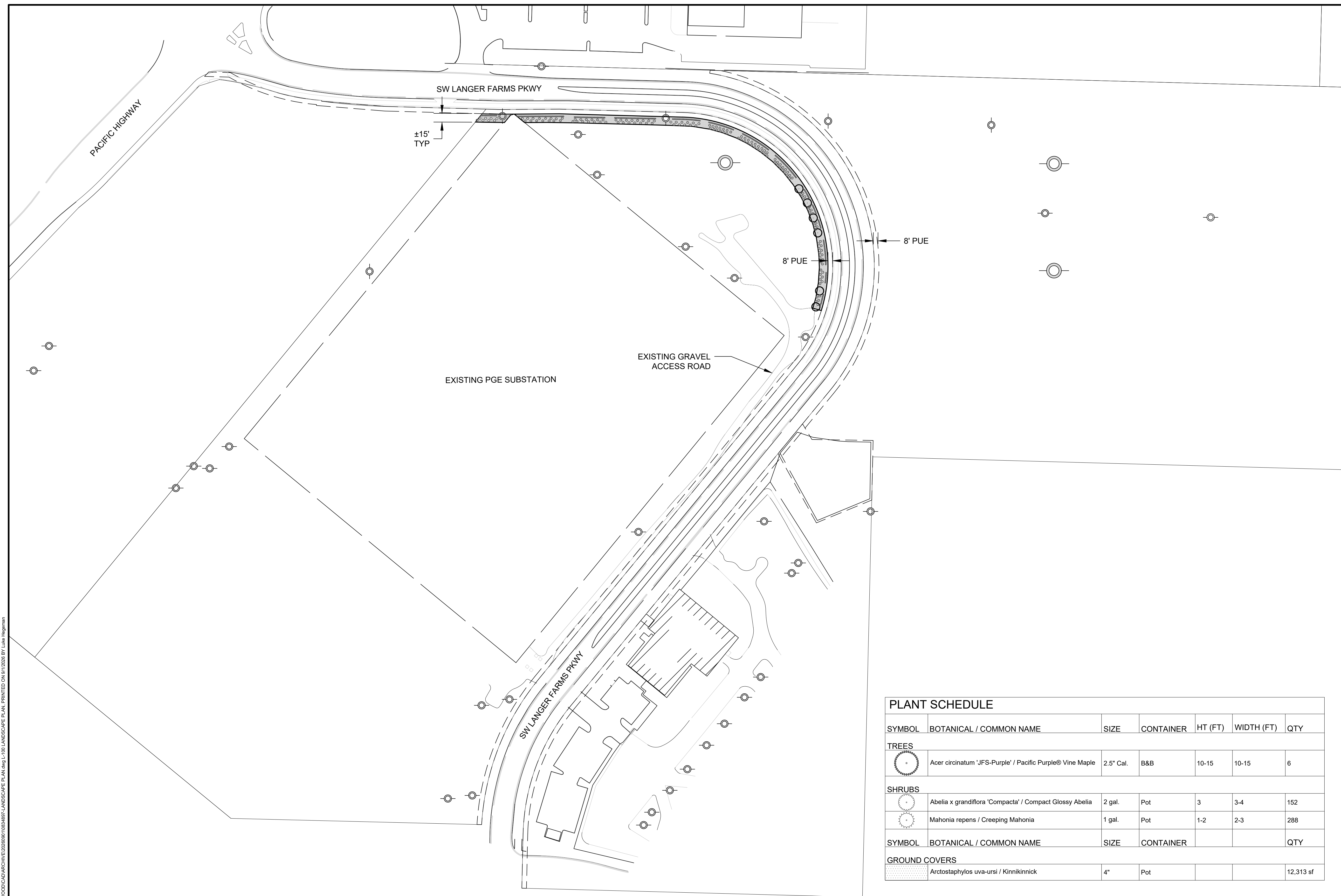


APPENDIX J PRELIMINARY LANDSCAPE PLAN



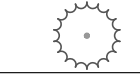
LEGEND

-  EXISTING PARCEL LINE
 LIMIT OF DISTURBANCE
 EXISTING TRANSMISSION POLE
 PROPOSED REPLACEMENT TRANSMISSION POLE
 EXISTING R.O.W.
 EXISTING IRRIGATION CONTROLLER

LANDSCAPE AREA = 12,313 SF

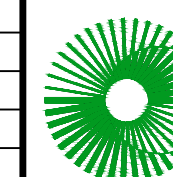
PRELIMINARY

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HT (FT)	WIDTH (FT)	QTY
TREES						
	Acer circinatum 'JFS-Purple' / Pacific Purple® Vine Maple	2.5" Cal.	B&B	10-15	10-15	6
SHRUBS						
	Abelia x grandiflora 'Compacta' / Compact Glossy Abelia	2 gal.	Pot	3	3-4	152
	Mahonia repens / Creeping Mahonia	1 gal.	Pot	1-2	2-3	288
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER			QTY
GROUND COVERS						
	Arctostaphylos uva-ursi / Kinnikinnick	4"	Pot			12,313



0 80 FT 160 FT
SCALE: 1" = 80'-0"

[illegible]

	LANDSCAPE PLAN NOT FOR CONSTRUCTION			DISCIPLINE NO. L -
	BRIGHTNIGHT SHERWOOD BESS 20655 SW LANGER FARMS PKWY SHERWOOD, OR 97140			REV. 00
	SCALE 1" = 80' DATE DRAWN SEPTEMBER 2026	DESIGNED BY LH DRAWN BY LH	PROJECT NUMBER 0834897	SHEET NO. 100
Environmental Resources Management, Inc.				

FILE PATH: C:\Users\luke.hegeman\OneDrive - ERM\0834897-BN-SHERWOOD\CAD\ARCHIVE\2026090\1\0834897-LANDSCAPE PLAN.dwg L-100 LANDSCAPE PLAN, PRINTED ON 9/1/2026 BY Luke Hegeman

- EXISTING PARCEL LINE
 LIMIT OF DISTURBANCE
 EXISTING TRANSMISSION POLE
 PROPOSED REPLACEMENT TRANSMISSION POLE
 EXISTING R.O.W.
 EXISTING IRRIGATION CONTROLLER

IRRIGATION EQUIPMENT LEGEND

TAG	DESCRIPTION	MANUFACTURER / MODEL
	Dripline, 0.9 GPH emitters @ 24" O.C.	Rain Bird XFS-09-24
	Root Watering System, one per tree	Rain Bird RWS
	Pressure-regulating filter, 30 psi outlet	Rain Bird PRF-030-RBY
	Zone valve, latching solenoid	Rain Bird DV Series
	Bluetooth Capable controller, valve-mounted	Rain Bird ESP-BAT-BT
	Mainline / lateral piping, poly, insert fittings	Poly pipe, insert fittings + clamps

(no solvent-welded PVC - system is temporary)

QUANTITY TAKEOFF (822 LF TOTAL CORRIDOR)

ITEM	QTY	NOTES
Dripeline tubing	2,800-3,200 LF	approx. 3.5-4 rows across 7' bed
Emitters (integral)	1,500-1,600	@ 30" O.C. along dripeline
Quick connect couplers	3	Install at 250' intervals
Trees @ 30" O.C.	6	1 RWS unit per tree
RWS units	1	1:1 with tree count
Zone valves (IR-4)	7	
Controllers (IR-5)	7	1 per zone valve
Pressure-regulating filters	7	1 per zone

ZONE SCHEDULE

ZONE	LENGTH	TREES	RWS UNITS	DESIGN FLOW (GPM)
1 - 7	768 LF	6	5	approx. 4.5 GPM
8	54 LF	0	0	approx. 2.5 GPM

NOTE: Zone count and boundaries shown are preliminary, based on a design ceiling of 5 GPM/zone at assumed 40 psi static pressure. Final zone layout to be field-confirmed - see General Note 18.

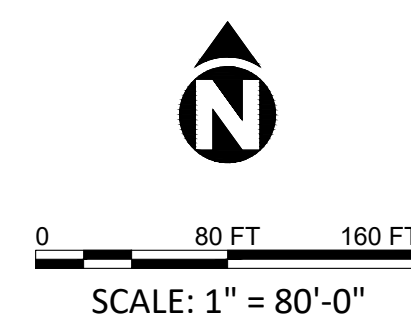
IRRIGATION RUN-TIME SCHEDULE

PERIOD	FREQUENCY	DURATION
Year 1, Apr - Oct	3x per week	45 min
Year 1, Nov - Mar	1x per week	20 min
Year 2, Apr - Oct	2x per week	30 min
Year 2, Nov - Mar	as needed	--
Year 3	system removed - see General Note 23	

NOTE:

1. IRRIGATION SYSTEM DESIGN IS BASED ON ASSUMED STATIC PRESSURE OF 40 PSI AND A MAXIMUM ZONE DEMAND OF 5 GPM AT THE POINT OF CONNECTION. ACTUAL SITE WATER SOURCE, STATIC PRESSURE AND FLOW CAPABILITY HAVE NOT BEEN FIELD VERIFIED AS OF THIS SUBMITTAL. SEE GENERAL NOTE 18 REGARDING POINT OF CONNECTION. CONTRACTOR SHALL FIELD-VERIFY POINT OF CONNECTION, STATIC PRESSURE, AND AVAILABLE FLOW PRIOR TO INSTALLATION AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF RECORD IF FIELD CONDITIONS VARY SUBSTANTIALLY FROM DESIGN ASSUMPTIONS, OR ADJUSTMENT OF ZONE COUNT, EMITTER COUNT, OR VALVE SIZING AS NEEDED.

PRELIMINARY

[illegible]

TEMPORARY IRRIGATION PLAN NOT FOR CONSTRUCTION			DISCIPLINE NO. L -
BRIGHTNIGHT SHERWOOD BESS 20655 SW LARSEN FARMS PKWY SHERWOOD, OR 97140			REV. 00
SCALE 1" = 80'	DESIGNED BY LH	PROJECT NUMBER 0834897	SHEET NO. 101
DATE DRAWN SEPTEMBER 2026			
Environmental Resources Management, Inc.			

GENERAL

1. ALL LANDSCAPE WORK SHALL CONFORM TO CITY OF SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE CHAPTER 16.92 (LANDSCAPING) AND THE ADAMS AVENUE NORTH CONCEPT PLAN.
2. LANDSCAPING IS INTENDED TO ESTABLISH AN IMPROVED VISUAL CORRIDOR AND IS NOT INTENDED AS VISUAL SCREENING OF THE SUBSTATION OR GEN-TIE FACILITIES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT OF RECORD OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS BEFORE PROCEEDING.
4. ALL WORK SHALL COMPLY WITH APPLICABLE PGE RIGHT-OF-WAY ACCESS REQUIREMENTS AND EASEMENT CONDITIONS. PGE RETAINS THE RIGHT TO REMOVE OR REQUIRE RELOCATION OF ANY VEGETATION, AT ANY TIME, TO ACCESS, INSPECT, OPERATE, OR MAINTAIN ELECTRICAL EQUIPMENT.

5. PLANT MATERIAL SHALL BE SELECTED FROM THE CITY'S "SUGGESTED PLANT LISTS FOR REQUIRED LANDSCAPING MANUAL", AND/OR VERIFIED AS SUITABLE FOR THE PACIFIC NORTHWEST CLIMATE BY THE LANDSCAPE ARCHITECT OF RECORD, AND APPROVED BY PGE LANDSCAPE SUPERVISOR IN WRITING.
6. NO PLANT SPECIES LISTED ON THE CITY'S NUISANCE PLANTS LIST SHALL BE USED.
7. NO TREE OR SHRUB WITHIN THE LANDSCAPE CORRIDOR SHALL EXCEED FIFTEEN (15) FEET IN HEIGHT AT MATURITY, AND NO WOODY PLANT MATERIAL SHALL BE PLACED WITHIN THIRTY (30) FEET OF ANY TRANSMISSION TOWER, POLE, OR GROUND-BASED STRUCTURE, PER PGE VEGETATION CLEARANCE STANDARDS.
8. TREES: MINIMUM 2" CALIPER, MINIMUM 6' HEIGHT AT PLANTING, FULLY BRANCHED, PER SZDC 16.92.020.A.3.
9. SHRUBS: MINIMUM 1-GALLON CONTAINER SIZE, SIZED TO REACH FULL GROWTH WITHIN THREE (3) YEARS, PER SZDC 16.92.020.A.2.
10. GROUND COVER: MINIMUM 4" POT SIZE, SPACED TO ACHIEVE FULL COVERAGE WITHIN THREE (3) YEARS, PER SZDC 16.92.020.A.1. MULCH IS NOT A SUBSTITUTE FOR GROUND COVER.
11. ARTIFICIAL PLANT MATERIAL IS PROHIBITED IN ALL REQUIRED LANDSCAPE AREAS PER SZDC 16.92.020.D.3.
12. NO TREE MAY BE PLANTED WITHIN 20 FT OF ANY UTILITY VAULT, PAD MOUNT TRANSFORMER, HYDRANT, LAMP POST OR SIMILAR ON GROUND EQUIPMENT.
13. NO SHRUB WILL BE PLANTED WITHIN 10 FT OF ANY UTILITY VAULT, PAD MOUNT TRANSFORMER, HYDRANT, LAMP POST OR SIMILAR ON GROUND EQUIPMENT.
14. NO GROUND COVER WILL BE PLANTED WITHIN 3FT OF ANY UTILITY VAULT, PAD MOUNT TRANSFORMER, HYDRANT, SIMILAR ON GROUND EQUIPMENT. 2 FT MINIMUM DISTANCE FROM GROUND COVER TO SIDEWALK.

15. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN-GROUND, TO CURRENT NURSERY INDUSTRY STANDARDS.
16. ALL TREES SHALL BE STAKED/GUYED AS NEEDED FOR SUPPORT; STAKING DEVICES SHALL NOT INTERFERE WITH PEDESTRIAN OR VEHICULAR MOVEMENT AND SHALL BE REMOVED AFTER ESTABLISHMENT (TYPICALLY 1-2 GROWING SEASONS).
17. TOPSOIL AND SUBSOIL SHALL BE PREPARED PER PLANTING DETAILS PRIOR TO INSTALLATION; AMEND ON-SITE SOILS AS NEEDED PER SOIL TEST RECOMMENDATIONS.
18. PROVIDE MINIMUM 3" DEPTH BARK MULCH IN ALL PLANTING BEDS, KEEPING MULCH CLEAR OF PLANT CROWNS/ROOT FLARES.
19. CALL 811 MINIMUM TWO (2) BUSINESS DAYS PRIOR TO ANY EXCAVATION OR DIGGING TO LOCATE UNDERGROUND UTILITIES.

20. A TEMPORARY DRIP IRRIGATION SYSTEM, DESIGNED AND CERTIFIED BY THE LANDSCAPE ARCHITECT OF RECORD, SHALL BE PROVIDED TO ENSURE PLANT ESTABLISHMENT, PER SZDC 16.92.040.C, OPTION 2. THE SYSTEM IS NOT REQUIRED TO BE PERMANENT, AS THE SPECIFIED PLANT PALETTE IS DROUGHT-TOLERANT AND SELF-SUSTAINING ONCE ESTABLISHED.
21. IRRIGATION POINT OF CONNECTION HAS NOT BEEN CONFIRMED AT TIME OF THIS SUBMITTAL. EXISTING IRRIGATION CONTROL VALVES (ICV) SHOWN ON THE BASE SURVEY MAY SERVE AS A TIE-IN POINT, PENDING CONFIRMATION OF SOURCE AND CAPACITY WITH THE PROJECT CIVIL ENGINEER. A TEMPORARY ABOVE-GROUND TANK WITH SOLAR-POWERED PUMP SHALL BE PROVIDED AS A FALLBACK IF NO SUITABLE EXISTING SOURCE IS AVAILABLE.
22. PROVIDE BACKFLOW PREVENTION ASSEMBLY AT POINT OF CONNECTION WHERE TIED TO A POTABLE WATER SOURCE. NOT APPLICABLE IF TEMPORARY TANK/PUMP SOURCE IS USED.
23. PROVIDE COMBINATION PRESSURE-REGULATING FILTER (RAIN BIRD PRF-030-RBY OR APPROVED EQUAL) AT EACH ZONE, REGULATING TO 30 PSI.
24. IRRIGATION ZONES ARE DIVIDED BY LINEAR FOOTAGE AND DESIGN FLOW CAPACITY (APPROXIMATELY 150 LF PER ZONE, MAXIMUM 5 GPM PER ZONE), NOT BY PLANT TYPE, TO ACCOMMODATE THE ASSUMED WATER SOURCE CAPACITY. SEE IRRIGATION SCHEDULE, L-101.
25. CONTROLLER: RAIN BIRD TBOS-II BATTERY-OPERATED, VALVE-MOUNTED CONTROLLERS, ONE PER ZONE VALVE, PROGRAMMED VIA MANUFACTURER'S HANDHELD/BLUETOOTH PROGRAMMING TOOL.
26. SYSTEM SHALL REMAIN IN PLACE FOR A MINIMUM OF TWO (2) GROWING SEASONS, OR UNTIL PLANT ESTABLISHMENT IS CONFIRMED, AFTER WHICH THE SYSTEM SHALL BE DECOMMISSIONED. DRIPLINE, MAINLINE/LATERAL PIPING, VALVES, AND CONTROLLERS SHALL BE REMOVED AT THAT TIME. ROOT WATERING UNITS (RWS), BEING INERT ONCE DISCONNECTED FROM THE WATER SUPPLY, MAY REMAIN IN PLACE AT OWNER'S DISCRETION. MAINLINE AND LATERAL PIPING SHALL BE POLYETHYLENE WITH INSERT FITTINGS TO ALLOW FULL REMOVAL; SOLVENT-WELDED PVC SHALL NOT BE USED.
27. IRRIGATION SCHEDULE: SEE IRRIGATION SCHEDULE TABLE, L-101.

28. ALL LANDSCAPING SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH THE INTENT OF THIS APPROVED LANDSCAPE PLAN.
29. ANY REQUIRED LANDSCAPE TREE THAT DIES OR IS REMOVED SHALL BE REPLACED IN-KIND BY THE PROPERTY OWNER. THIS OBLIGATION IS CONTINUOUS FOR THE LIFE OF THE DEVELOPMENT CONSISTENT WITH THIS PLAN AND SZDC 16.142. (IF A CITY LANDSCAPE MAINTENANCE BOND IS REQUIRED, IT SHALL BE HELD BY THE CITY OF SHERWOOD FOR A PERIOD OF TWO YEARS FOLLOWING TOTAL INSTALLATION APPROVAL).
30. IF LANDSCAPING IS NOT INSTALLED PRIOR TO FINAL APPROVAL, A FINANCIAL SECURITY EQUAL TO 125% OF THE ESTIMATED INSTALLATION COST SHALL BE POSTED WITH THE CITY OF SHERWOOD PER SZDC 16.92.040.D. THE FORM OF SECURITY SHALL BE A PERFORMANCE BOND, CASH, OR CERTIFIED CHECK PAYABLE SOLELY TO THE CITY OF SHERWOOD.

31. ALL LANDSCAPE WORK SHALL BE COORDINATED WITH PGE AND THE PROJECT'S PGE PROJECT MANAGER AND PGE LANDSCAPE SUPERVISOR OR DELEGATE REGARDING TOWER/POLE LOCATIONS, ACCESS ROAD CLEARANCES, AND ANY ADDITIONAL UTILITY-SPECIFIC VEGETATION RESTRICTIONS BEYOND THOSE NOTED ABOVE.
32. LANDSCAPE CORRIDOR WIDTH VARIES DUE TO EXISTING ACCESS ROAD ALONG THE EAST PERIMETER; FINAL PLANTING LAYOUT SHALL AVOID CONFLICTS WITH ACCESS ROAD CLEARANCE AND GEN-TIE STRUCTURES.



LANDSCAPE NOTES NOT FOR CONSTRUCTION		DISCIPLINE NO. L -
BRIGHTNIGHT SHERWOOD BESS 20655 SW LANGER FARMS PKWY SHERWOOD, OR 97140		REV. 00
SCALE N.T.S.	DESIGNED BY LH	SHEET NO. 102
DATE DRAWN SEPTEMBER 2026	DRAWN BY LH	
Environmental Resources Management, Inc.		