

Water Efficient Landscape Permit

Design Templates for Right-of-Ways

March 07, 2024

Name: _____

By signing this plan, I agree to meet each requirement of BDC 3.2.4 and Chp.12 Standards and Specs for Street Trees, Landscape and Irrigation. I understand that irrigation requirements change based on the dimensions of my right of way and I have submitted the appropriate template based on my lot. I understand that the City may inspect my project, and that failure to install adequate measures may result in re-inspection fees, fines, or other enforcement actions including a delay in issuance of Certificate of Occupancy.

Irrg.template chosen:

- ⇒ >8ft ROW Width
- ⇒ <8ft ROW Width

Planting palette chosen:

- ⇒ Very Low water use
- ⇒ Low water use
- ⇒ Moderate water use

Tax Lot ID: _____ Site Address: _____

Signature: _____ Date: _____

Prepared for:

City of Bend

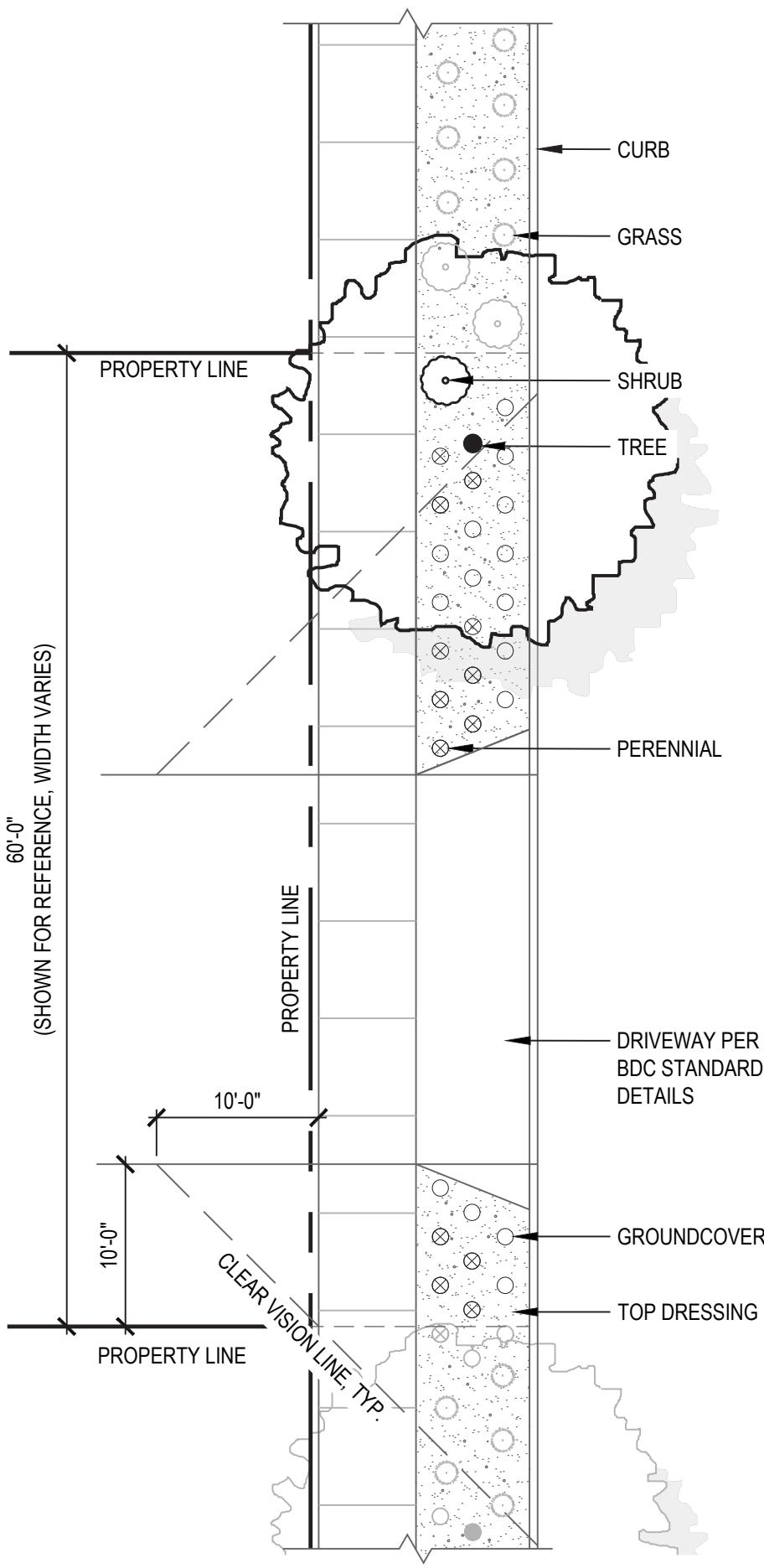
Prepared by:

SZABO LANDSCAPE
ARCHITECTURE
1000 nw wall st., suite 205 | bend, or 97703 | www.szabo-la.com



Narrow Planting Strip Templates

Right-of-Way Planting Strips
8' or Less in Width



TYPICAL PLANT LAYOUT FOR NARROW STRIPS

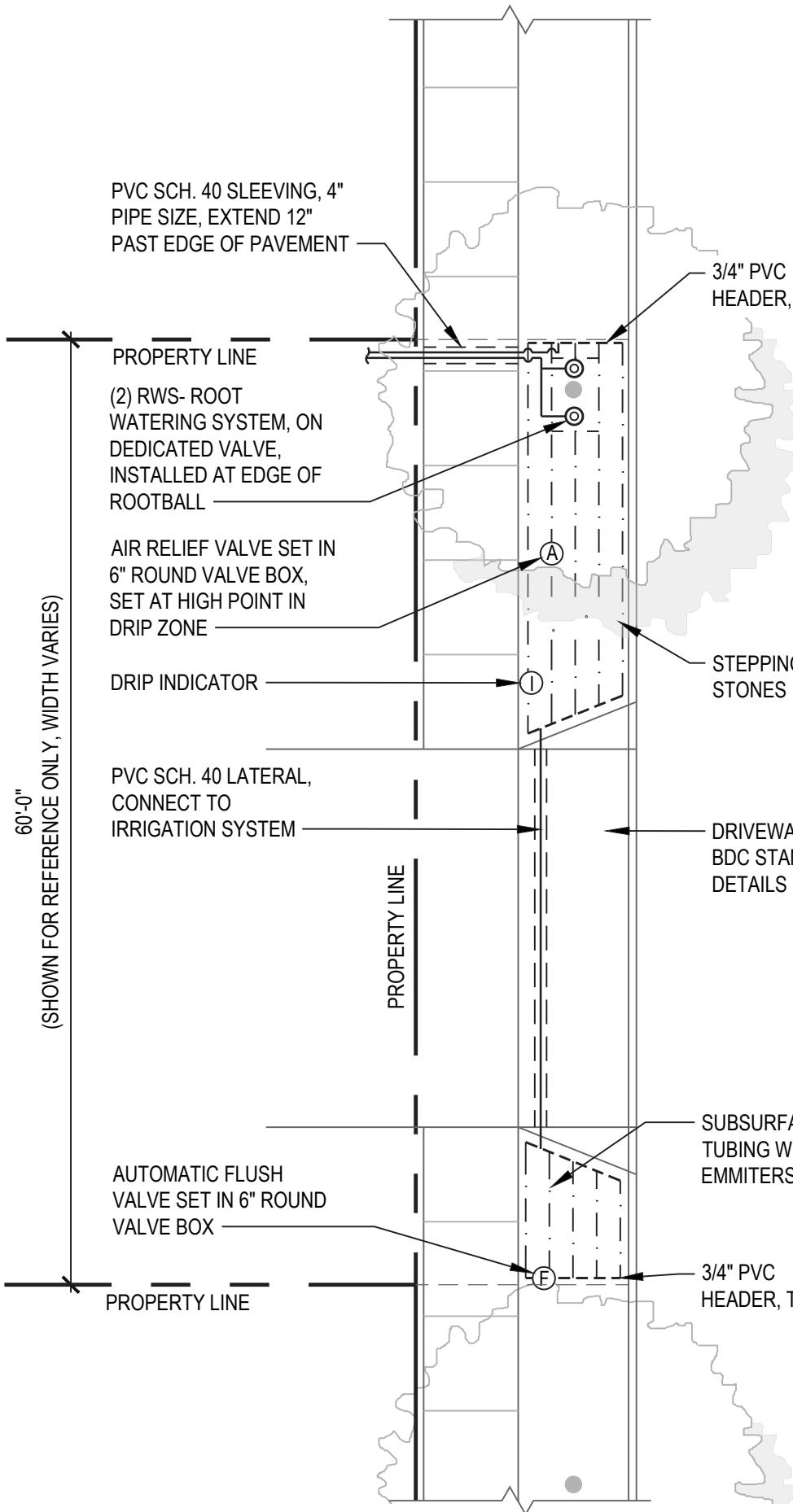
SCALE: 1" = 10'-0"

NOTES:

1. ALL PLANT MATERIAL IN CLEAR VISION AREA MUST STAY UNDER 24" HEIGHT
2. SOIL SHALL BE AMENDED PER C.O.B. STANDARD SPECIFICATIONS PART II, CHAPTER 12.2.4.2
3. TREE SPACING VARIES, REFER TO STANDARDS AND SPECIFICATIONS CHAPTER 12.2.3.5
4. ALL PLANTING & IRRIGATION SHALL BE INSTALLED PER C.O.B. STANDARDS & SPECIFICATIONS PART II, CHAPTER 12
5. PLANT QUANTITY DEPENDENT ON PARKWAY WIDTH AND DESIGN VARIATIONS. MINIMUM 50% COVERAGE AT MATURITY. APPROX. 10 PLANTS/ 100 SQFT.
6. ANY PLANT SUBSTITUTIONS SHALL BE SUBMITTED TO THE CITY OF BEND FOR APPROVAL. APPROVED PLANTS ARE AVAILABLE ON THE CITY OF BEND APPROVED PLANT LIST.
7. PLANT SPECIES MAY NOT EXCEED MORE THAN 25% ORNAMENTAL / BUNCH GRASS.
8. LAWN IS PROHIBITED WITHIN THE PUBLIC RIGHT-OF-WAY
9. PLANTING AREA SHALL BE TOP-DRESSED WITH MINIMUM 3" THICK LAYER OF SHREDDED BARK OR ROCK MULCH



CITY OF BEND
WATER CONSERVATION



NOTES:

1. DRILINE SHALL BE BURIED 2" BELOW FINISH SOILGRADE AND ANCHORED WITH LANDSCAPE STAPLES 5' ON CENTER, SEE DETAIL
2. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER C.O.B. STANDARDS & SPECIFICATIONS, PART II CHAPTER 12
3. ONLY DRIP IRRIGATION OR PC MSBN MULTI STREAM BUBBLER NOZZLE ON A POP UP MAY BE USED IN RIGHT OF WAYS OF 8FT OR LESS
4. TREES SHALL BE IRRIGATED ON SEPARATE VALVE/ZONE FROM UNDERSTORY PLANTING

TYPICAL DRIP IRRIGATION LAYOUT FOR NARROW STRIPS

SCALE: 1" = 10'-0"

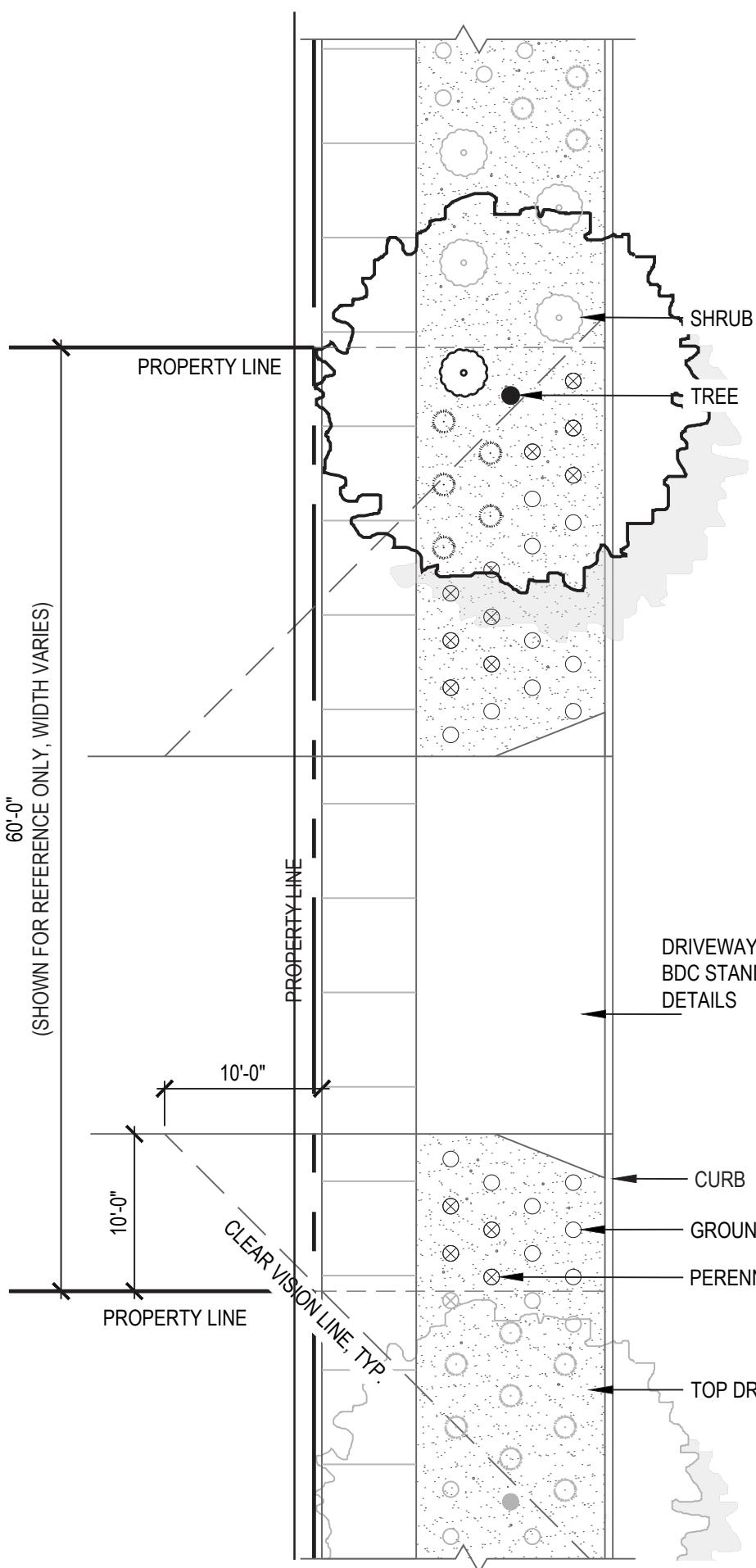


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WATER CONSERVATION



Wide Planting Strip Templates

Right-of-Way Planting Strips
Greater than 8' in Width



NOTES:

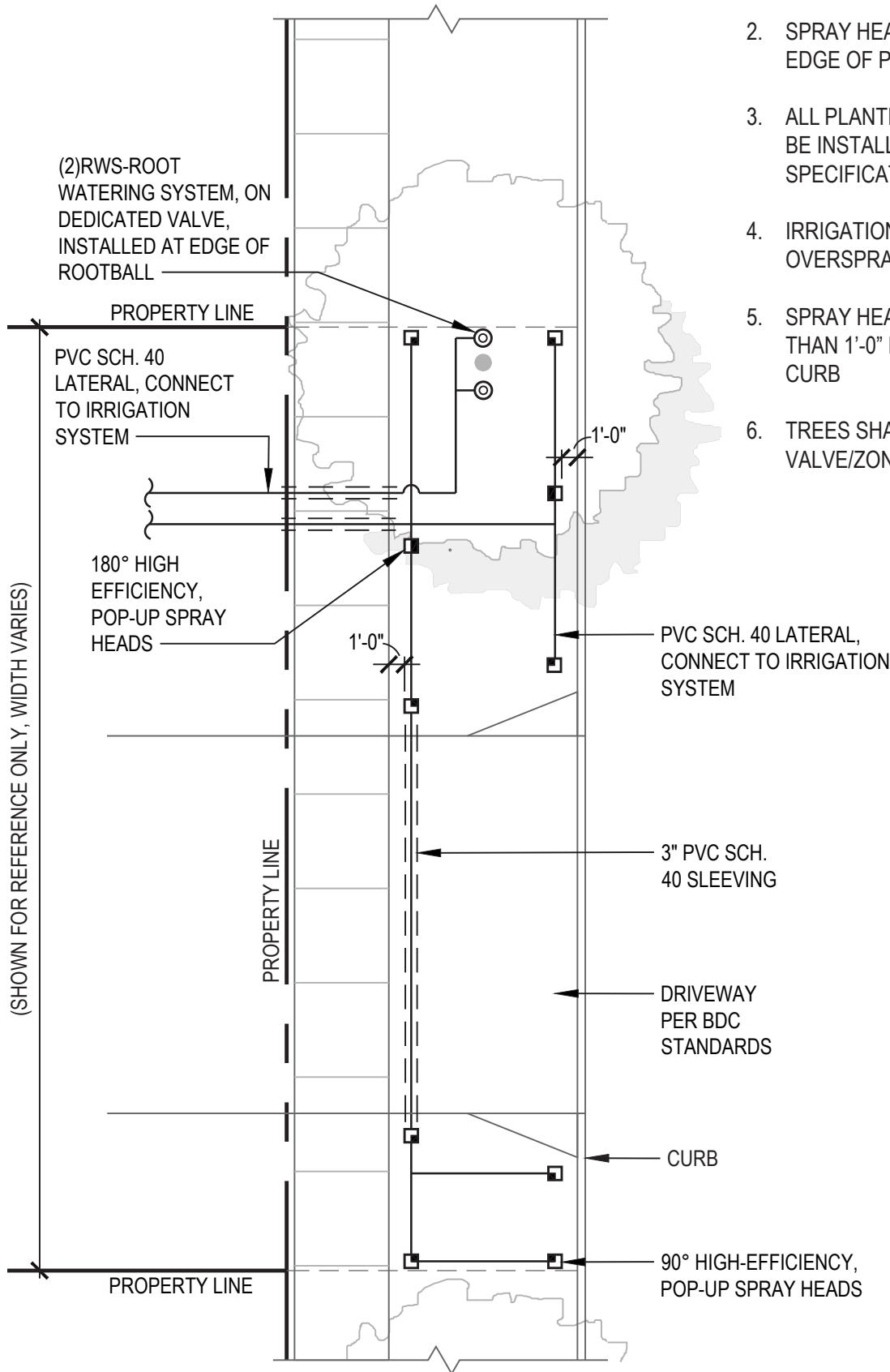
1. ALL PLANT MATERIAL IN CLEAR VISION AREA MUST STAY UNDER 24" HEIGHT
2. SOIL SHALL BE AMENDED PER C.O.B. STANDARD SPECIFICATIONS PART II CHAPTER 12.2.4.2
3. TREE SPACING VARIES, REFER TO STANDARDS AND SPECIFICATIONS CHAPTER 12.2.3.5
4. ALL PLANTING & IRRIGATION SHALL BE INSTALLED PER C.O.B. STANDARDS & SPECIFICATIONS PART II CHAPTER 12
5. PLANT QUANTITY DEPENDENT ON PARKWAY WIDTH AND DESIGN VARIATIONS. MINIMUM 50% PLANT COVERAGE AT MATURITY. APPROX. 10 PLANTS/100 SQ. FT
6. ANY PLAN SUBSTITUTIONS SHALL BE SUBMITTED TO THE CITY OF BEND FOR APPROVAL. APPROVED PLANTS ARE AVAILABLE ON THE CITY OF BEND APPROVED PLANT LIST.
7. PLANT SPECIES MAY NOT EXCEED MORE THAN 25% ORNAMENTAL / BUNCH GRASS.
8. LAWN IS PROHIBITED WITHIN THE PUBLIC RIGHT-OF-WAY
9. PLANTING AREA SHALL BE TOP-DRESSED WITH MINIMUM 3" THICK LAYER OF SHREDDED BARK OR ROCK MULCH



CITY OF BEND
WATER CONSERVATION

NOTES:

1. HIGH EFFICIENCY NOZZLES USED IN AREAS GREATER THAN 8FT IN SMALLEST DIMENSION
2. SPRAY HEADS SHALL BE OFFSET 12" FROM EDGE OF PAVEMENT
3. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER C.O.B. STANDARDS & SPECIFICATIONS PART II CHAPTER 12
4. IRRIGATION MAY NOT RESULT IN ANY OVERSPRAY OUTSIDE OF PLANTER AREA
5. SPRAY HEADS SHALL BE LOCATED NO CLOSER THAN 1'-0" FROM ADJACENT HARDCAPE OR CURB
6. TREES SHALL BE IRRIGATED ON SEPARATE VALVE/ZONE FROM UNDERSTORY PLANTING



TYPICAL SPRAY IRRIGATION LAYOUT FOR WIDE STRIPS

SCALE: 1" = 10'-0"



CITY OF BEND
WATER CONSERVATION



Plant Palettes

PRE-APPROVED VERY LOW WATER-USE PALETTE

WOODY SHRUBS



ARCTOSTAPHYLOS C. 'PANCHITO'
(PANCHITO MANZANITA)
HT: 1'-2' / W: 5'-6'



CHAMAEBATIARIA MILLEFOLIUM
(FERNBUSH)
HT: 3'-6' / W: 3'-6'



RIBES CEREUM
(WAX CURRENT)
HT: 4'-6' / W: 4'-6'



SALVIA DORII
(PURPLE SAGE)
HT: 2'-3' / W: 2'-3'

ORNAMENTAL GRASSES



ACHNATHERUM HYMENOIDES
(INDIAN RICEGRASS)
HT: 1'-2' / W: 1'-2'



PSEUDOROEGRNERIA SPICATA
(BLUEBUNCH WHEATGRASS)
HT: 1'-2' / W: 1'-2'



FESTUCA IDAHOENSIS
(IDAHO FESCUE)
HT: 2'-3' / W: 2'



KOELERIA MACRANTHA
(PRAIRIE JUNEGRASS)
HT: 1'-3' / W: 1'-3'

PERENNIALS



ACHILLEA MILLEFOLIUM
(YARROW)
HT: 2'-3' / W: 1'-2'



LINUM LEWISII
(BLUE FLAX)
HT: 1'-3' / W: 2'-3'



ARTEMESIA A. 'POWIS CASTLE'
(POWIS CASTLE SILVER SAGE)
HT: 2' / W: 1'-2'



PENSTEMON PINIFOLIUS
(PINELEAF PENSTEMON)
HT: 1' / W: 2'

GROUNDCOVERS



ANTENNARIA ROSEA
(ROSY PUSSYTOES)
HT: 1' / W: 1'



ERIOGONUM UMBELLATUM
(SULPHUR BUCKWHEAT)
HT: 1' / W: 1'



ERIOPHYLLUM LANATUM
(OREGON SUNSHINE)
HT: 1'-2' / W: 1'-2'



PENSTEMON DAVIDSONII
(DAVIDSON'S PENSTEMON)
HT: 1' / W: 1'-2'

NOTES:

1. DEVIATION FROM APPROVED PLANT LIST REQUIRES APPROVAL FROM THE CITY OF BEND CONSERVATION DEPARTMENT
2. TREES SHALL BE SELECTED FROM THE CITY OF BEND PRE-APPROVED STREET TREE LIST PER BEND DESIGN STANDARDS AND SPECIFICATIONS PART II, CHAPTER 12



CITY OF BEND
WATER CONSERVATION

VERY LOW WATER-USE RENDERINGS



NOTES:

1. TOP IMAGE DEPICTS A 7' WIDE PLANTING STRIP, BOTTOM IMAGES DEPICTS A 12' WIDE PLANTING STRIP.
2. RENDERINGS ARE SHOWN FOR REFERENCE ONLY TO CONVEY DESIGN AESTHETIC FOR DIFFERENT PLANT PALETTES.



CITY OF BEND
WATER CONSERVATION

PRE-APPROVED LOW WATER-USE PALETTE

WOODY SHRUBS



CARYOPTERIS X CLANODENSIS
(BLUEBEARD)
HT: 2'-3' / W: 2'-3'



PEROVSKIA ATRIPLICIFOLIA
(RUSSIAN SAGE)
HT: 2'-3' / W: 2'-3'



POTENTILLA FRUTICOSA
(CINQUEFOIL)
HT: 2'-4' / W: 3'-5'



RHUS AROMATICA 'GRO-LOW'
(GRO-LOW SUMAC)
HT: 2'-3' / W: 6'-8'

ORNAMENTAL GRASSES



CALAMAGROSTIS A. 'K. FOERSTER'
(K.F. FEATHER REED GRASS)
HT: 2'-3' / W: 3'-5'



PANICUM VIRGATUM
(SWITCHGRASS)
HT: 3'-6' / W: 3'-6'



FESTUCA OVINA GLAUCA
(BLUE FESCUE)
HT: 1'-2' / W: 1'-2'



SCHIZACHYRIUM SCOPARIUM
(LITTLE BLUESTEM)
HT: 1'-3' / W: 1'-2'

PERENNIALS



HEMEROCALLIS SPP.
(DAYLILY)
HT: 1'-2' / W: 1'-2'



LAVANDULA ANGUSTIFOLIA
(ENGLISH LAVENDER)
HT: 2'-3' / W: 2'-4'



NEPETA RACEMOSA
(CATMINT)
HT: 1'-2' / W: 1'-3'



PENSTEMON STRICTUS
(ROCKY MOUNTAIN PENSTEMON)
HT: 1'-2' / W: 1'-2'

GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI
(KINNIKINNICK)
HT: 1' W: 2'-4'



ARMERIA MARITIMA
(SEA THRIFT)
HT: 1' / W: 1'



PHLOX STOLONIFERA
(CREEPING PHLOX)
HT: 1' / W: 1'-2'



THYMUS SERPYLLUM
(CREEPING THYME)
HT: 6" / W: 1'

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CITY OF BEND
WATER CONSERVATION

LOW WATER-USE RENDERINGS



NOTES:

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2. RENDERINGS ARE SHOWN FOR REFERENCE ONLY TO CONVEY DESIGN AESTHETIC FOR DIFFERENT PLANT PALETTES.



CITY OF BEND
WATER CONSERVATION

PRE-APPROVED MODERATE WATER-USE PALETTE

WOODY SHRUBS



Buddleja x 'Blue Chip'
(BLUE CHIP BUTTERFLY BUSH)
HT: 2'-3' / W: 3'-4'



EUONYMUS ALATUS 'COMPACTUS'
(COMPACT BURNING BUSH)
HT: 5'-6' / W: 5'-6'



SPIREA JAPONICA VARIETIES
(SPIREA)
HT: 4'-6' / W: 4'-6'



VIBURNUM TINUS 'COMPACTUM'
(COMPACT CRANBERRY BUSH)
HT: 3'-6' / W: 3'-6'

ORNAMENTAL GRASSES



DESCHAMPSIA CESPITOSA
(TUFTED HAIR GRASS)
HT: 2'-3' / W: 2'-3'



PENSTEMON ALOPECURUS 'HAMELIN'
(HAMELIN FOUNTAIN GRASS)
HT: 2'-3' / W: 2'-3'



HELIOTRITCHON SEMPERVIRENS
(BLUE OAT GRASS)
HT: 2'-3' / W: 2'-3'



SESLERIA AUTUMNALIS
(AUTUMN MOORE GRASS)
HT: 1'-2' / W: 1'-2'

PERENNIALS



AGASTACHE 'BLUE FORTUNE'
(BLUE FORTUNE HYSSOP)
HT: 2'-3' / W: 2'-3'



IRIS SPP.
(BEARDED IRIS)
HT: 18" / W: 18"



LEUCANTHEMUM
(SHASTA DAISY)
HT: 1'-3' / W: 1'-2'



ECHINACEA SPP.
(CONEFLOWER)
HT: 2'-3' / W: 1'-2'

GROUNDCOVERS



GALIUM ODOURATUM
(SWEET WOODRUFF)
HT: 1' / W: 1'-2'



GERANIUM 'TINY MONSTER'
(HARDY GERANIUM)
HT: 1' / W: 1'-2'



IBERIS SEMPERVIRENS
(EVERGREEN CANDYTUFT)
HT: 6"-1' / W: 1'-2'



SYMPHYOTRICHUM 'WOOD'S BLUE'
(WOODS BLUE ASTER)
HT: 1' / W: 1'-2'

NOTES:

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2. TREES SHALL BE SELECTED FROM THE CITY OF BEND PRE-APPROVED STREET TREE LIST PER BEND DESIGN STANDARDS AND SPECIFICATIONS PART II, CHAPTER 12



CITY OF BEND
WATER CONSERVATION

MODERATE WATER-USE RENDERINGS



NOTES:

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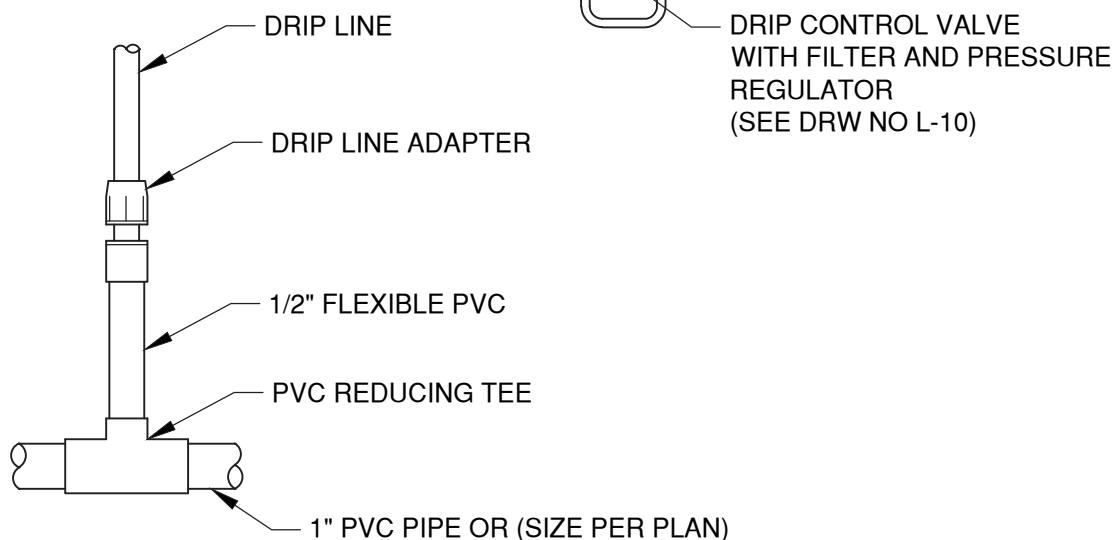
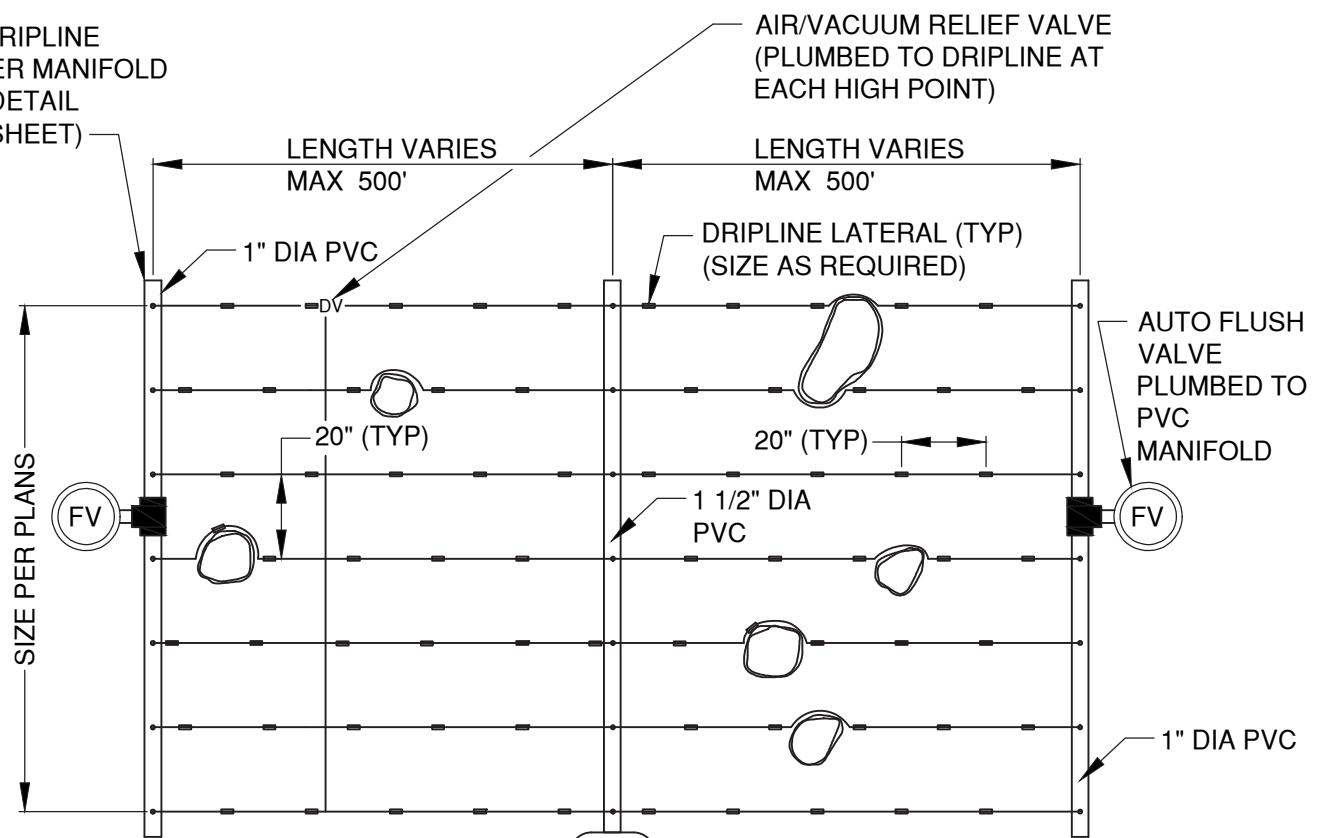


CITY OF BEND
WATER CONSERVATION



STANDARD DETAILS

PVC DRIPLINE
FEEDER MANIFOLD
(SEE DETAIL
THIS SHEET)



TYPICAL PVC DRIPLINE MANIFOLD CONNECTION

NOTES:

1. RELOCATE DRIP LINES AROUND OBSTACLES AS NEEDED

DRAWN	LJC
DIV	LNDSCP
REV	DATE

BEND
CITY OF BEND

CITY OF BEND

STANDARD DRAWING

710 NW WALL ST., BEND, OREGON 97701

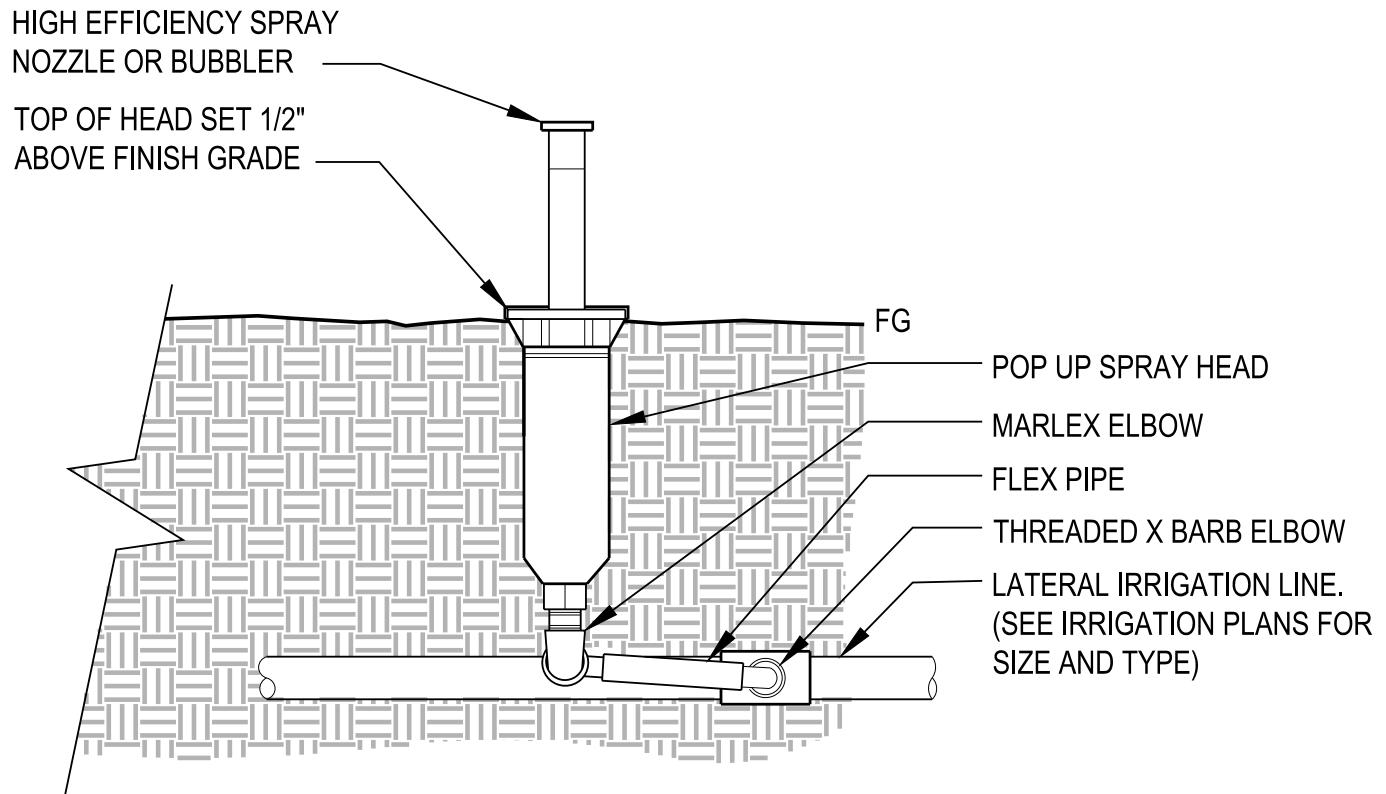
PLANTING OR TURF BED DRIP LAYOUT

SCALE NTS

DATE 12/1/17

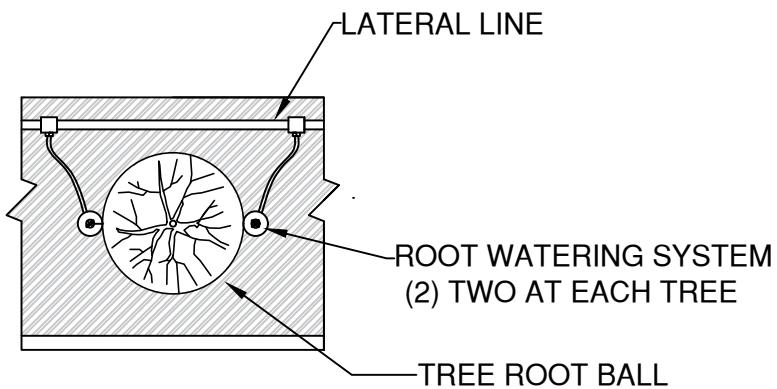
APPR

STD DWG L-1

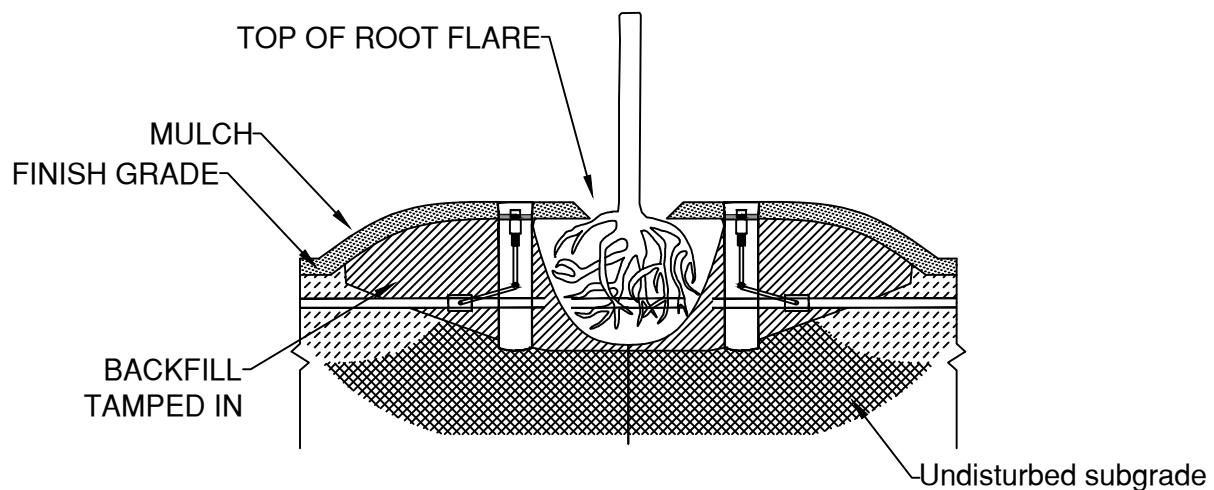


NOTES:

1. CONTRACTOR SHALL SETTLE SOIL AROUND SPRAY HEAD AFTER INSTALLATION.
2. ALL SPRAY HEADS SHALL HAVE CHECK VALVES.
3. ALL SCH. 40 TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.



PLAN

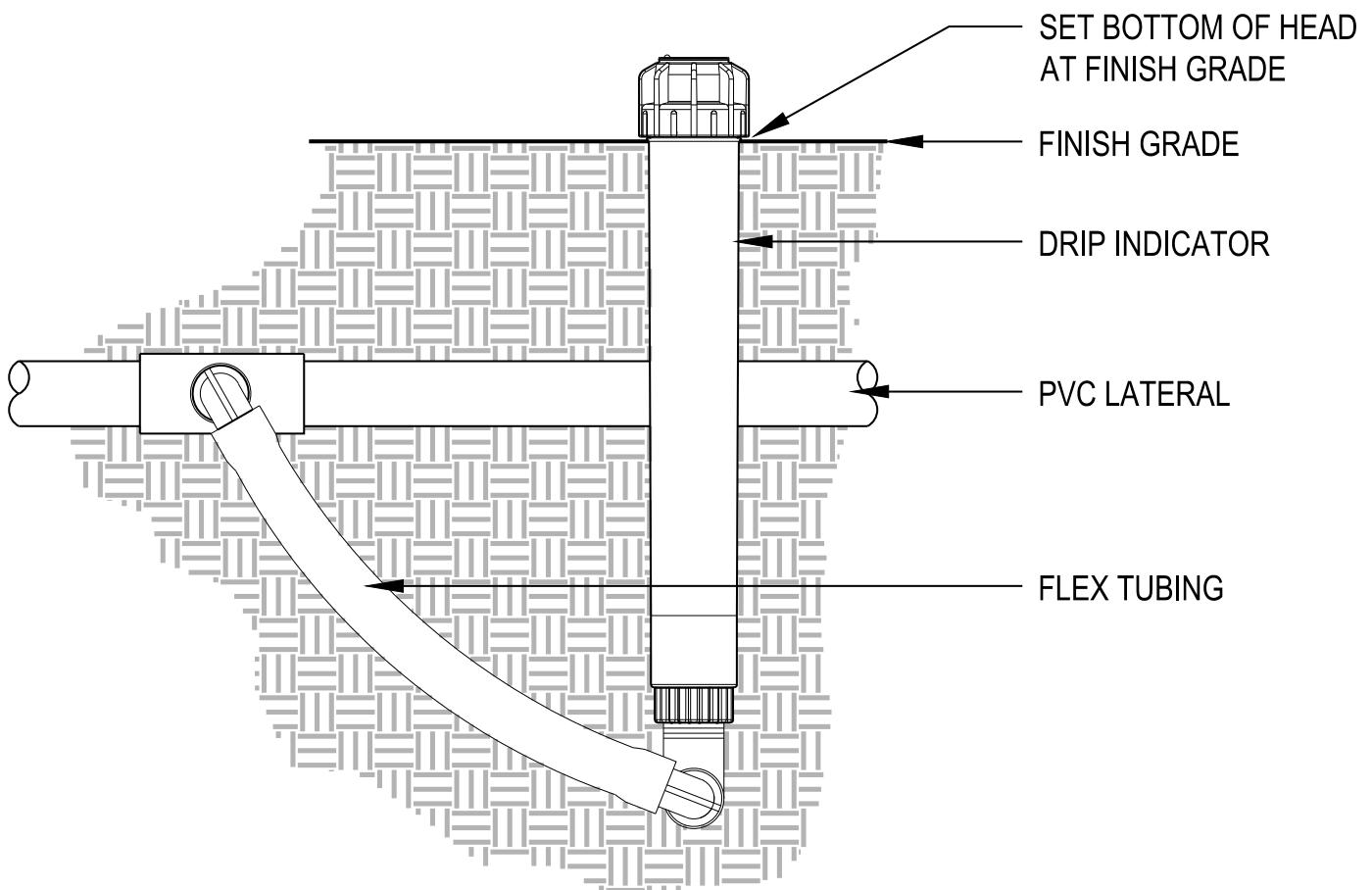


SECTION

NOTES:

1. POSITION UNITS SPACE AROUND ROOT BALL OF TREE
2. INSTALL UNITS SO TOP OF RWS (RAIN BIRD RWS-BCG) IS EVEN WITH GROUND SURFACE. LIMIT RWS TO NO DEEPER THAN BOTTOM OF ROOT BALL

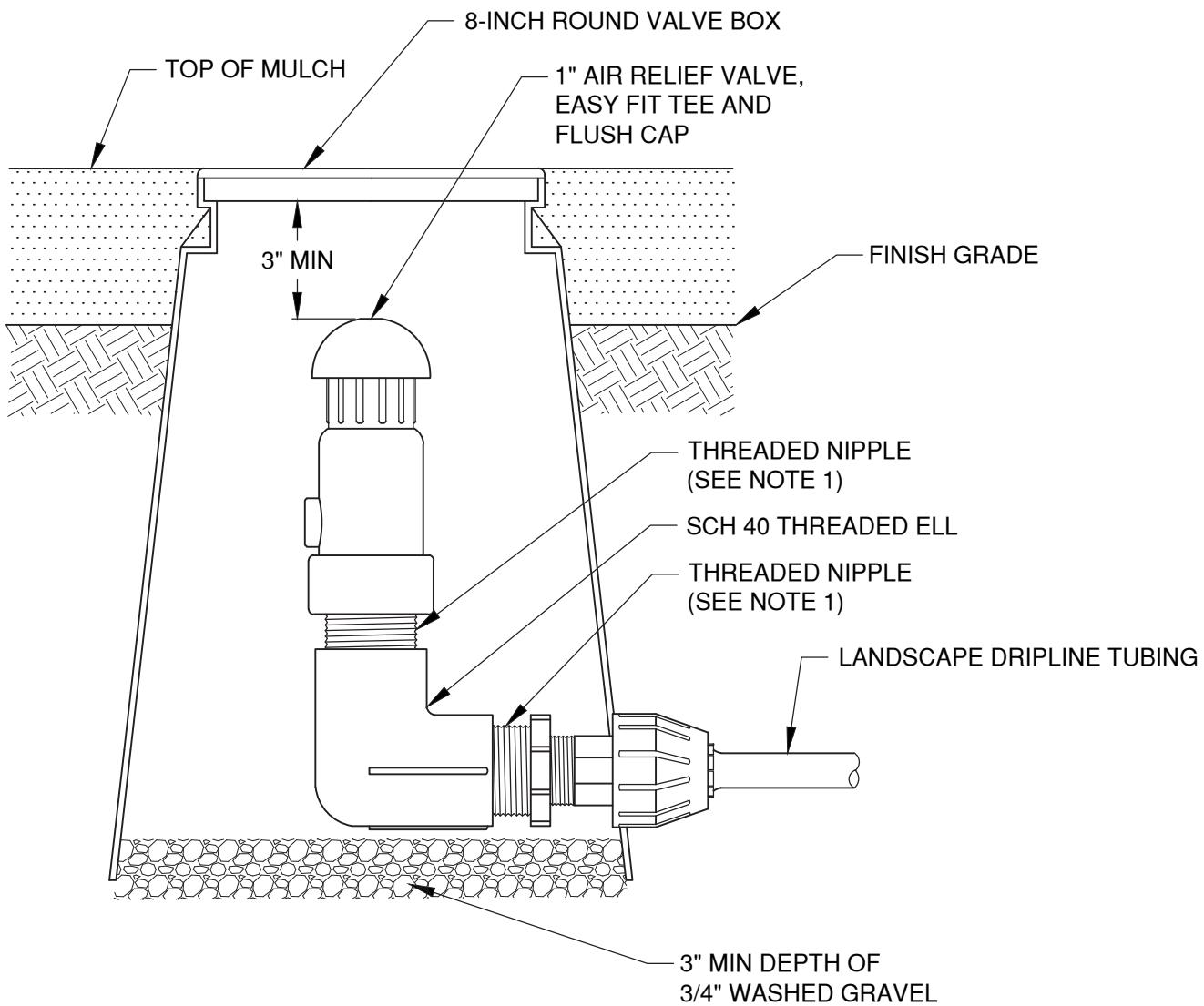
DRAWN	AJD	 CITY OF BEND	CITY OF BEND STANDARD DRAWING 710 NW WALL ST., BEND, OREGON 97701 TREE ROOT WATERING SYSTEM DETAIL	SCALE NTS
DIV	LNDSCP			DATE 01/31/2022
REV	DATE			APPR
				STD DWG L-18



DRIP INDICATOR

NOT TO SCALE

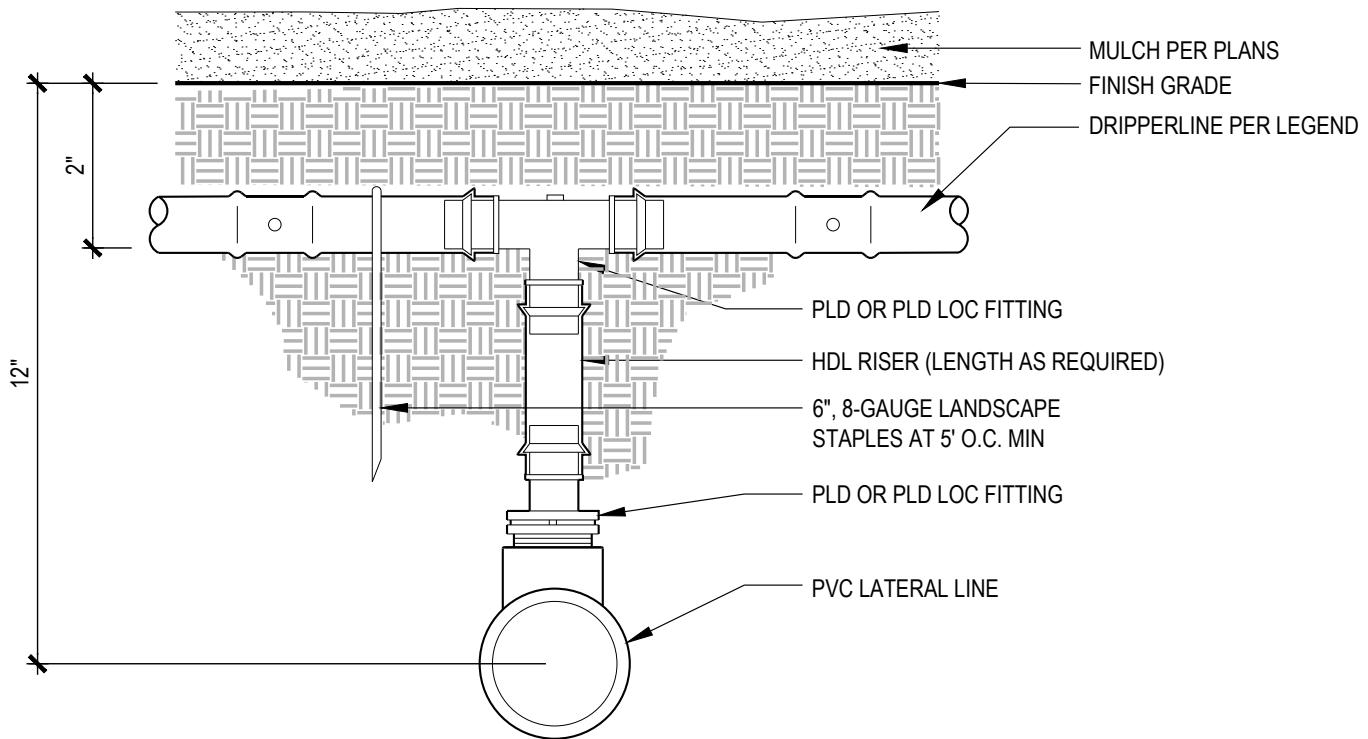
DETAIL COURTESY OF SZABO LANDSCAPE
ARCHITECTURE, ALL RIGHTS RESERVED



NOTES:

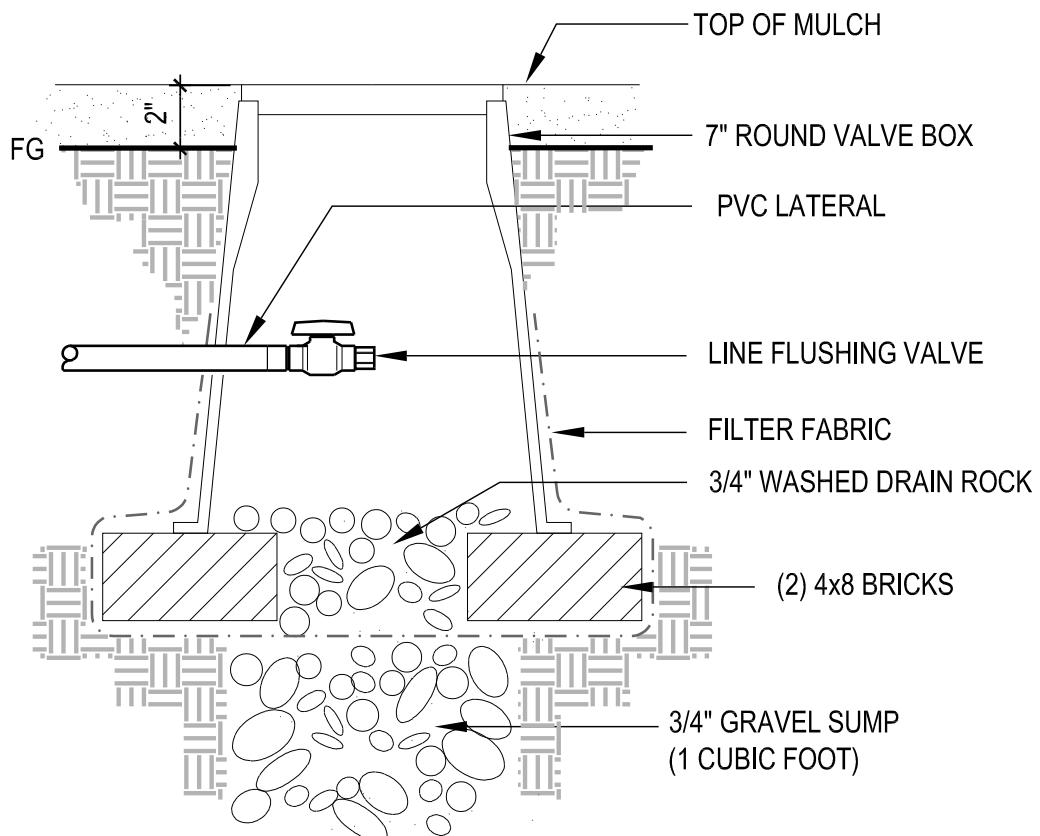
1. PROVIDE ALL THREADED CONNECTIONS WITH A NON-HARDENING, JOINT COMPOUND, COMPATIBLE WITH MANUFACTURERS RECOMMENDATIONS

DRAWN	LJC	 CITY OF BEND	CITY OF BEND STANDARD DRAWING 710 NW WALL ST., BEND, OREGON 97701 AIR RELIEF VALVE IN KIT - AR VALVE KIT	SCALE	NTS
DIV	LNDSCP			DATE	12/1/17
REV	DATE			APPR	
				STD DWG	L-13



DRIP LINE INSTALLATION

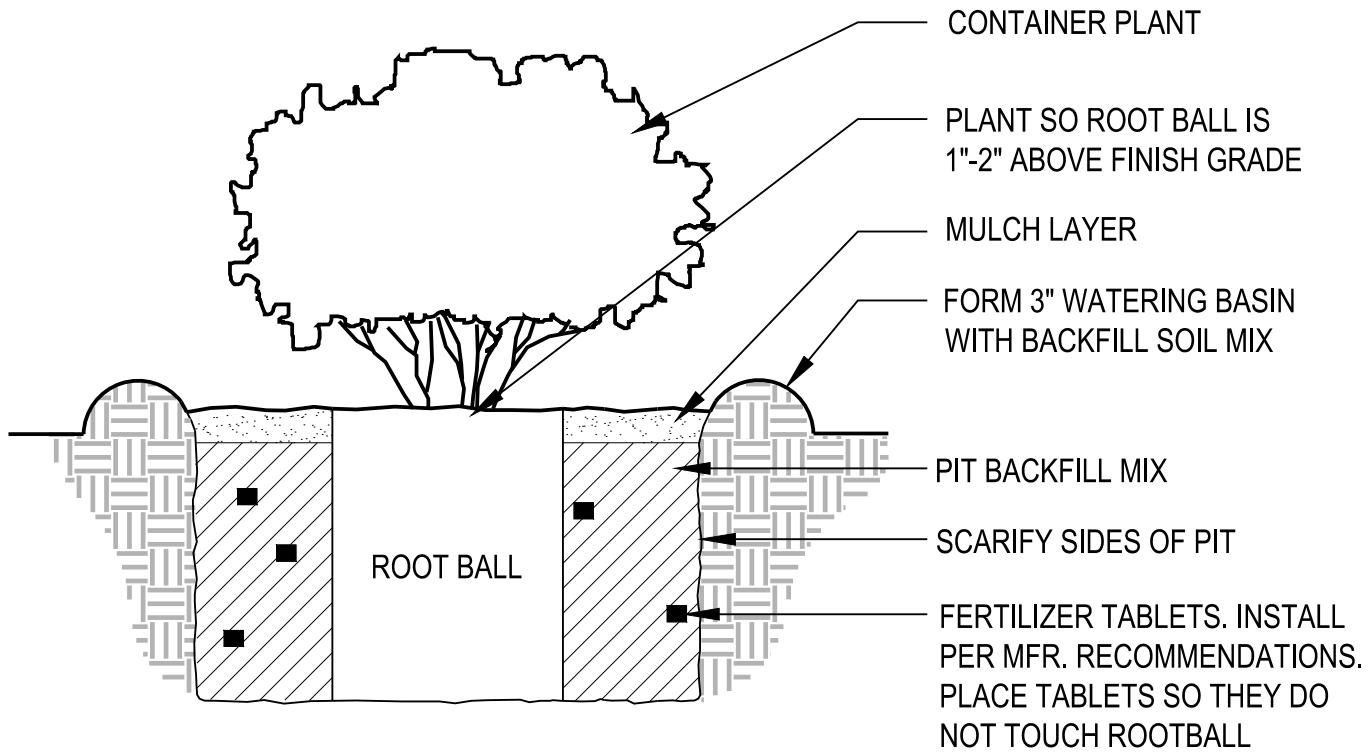
NOT TO SCALE



LINE FLUSHING VALVE

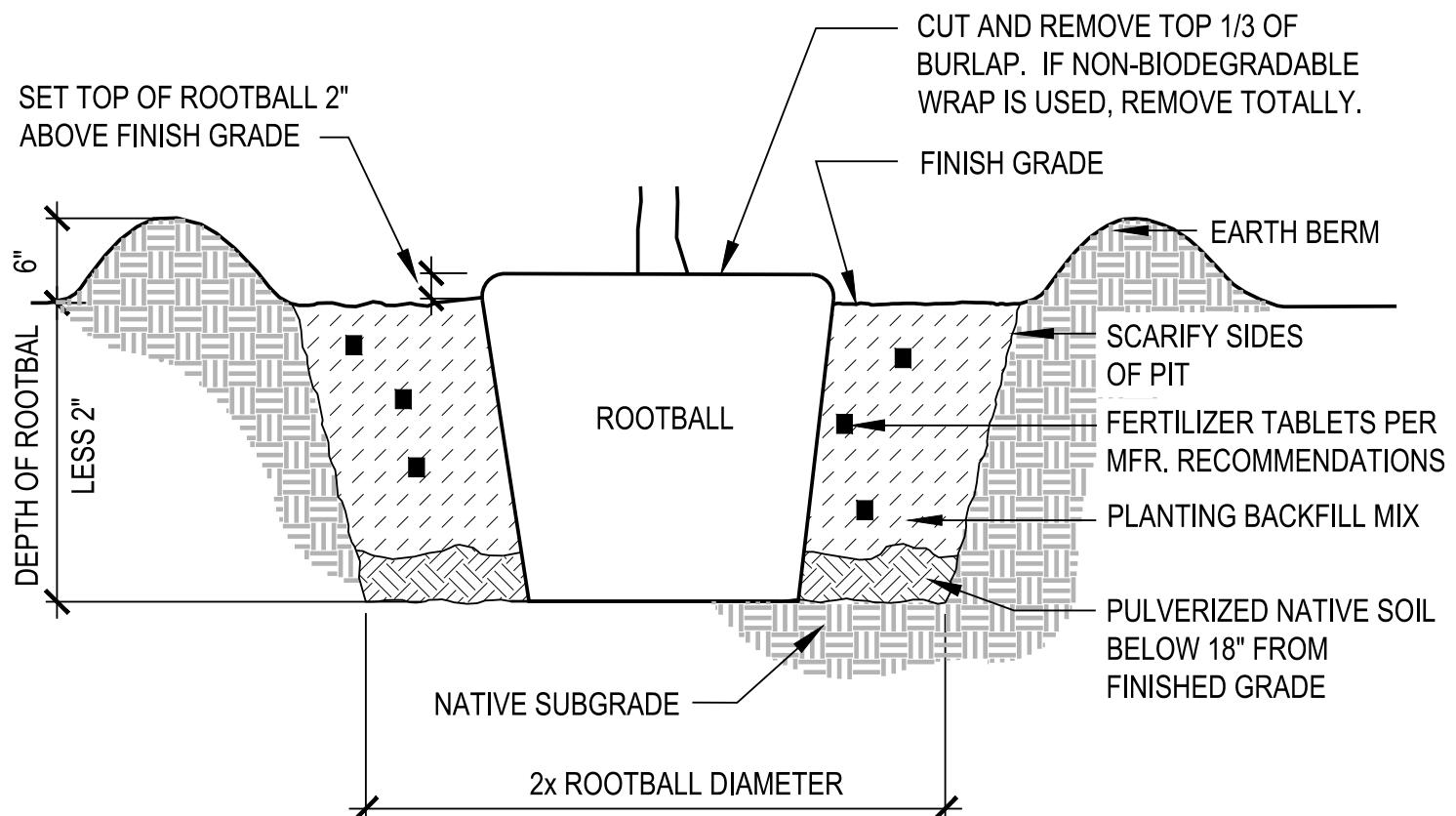
NOT TO SCALE

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TYPICAL SHRUB PLANTING

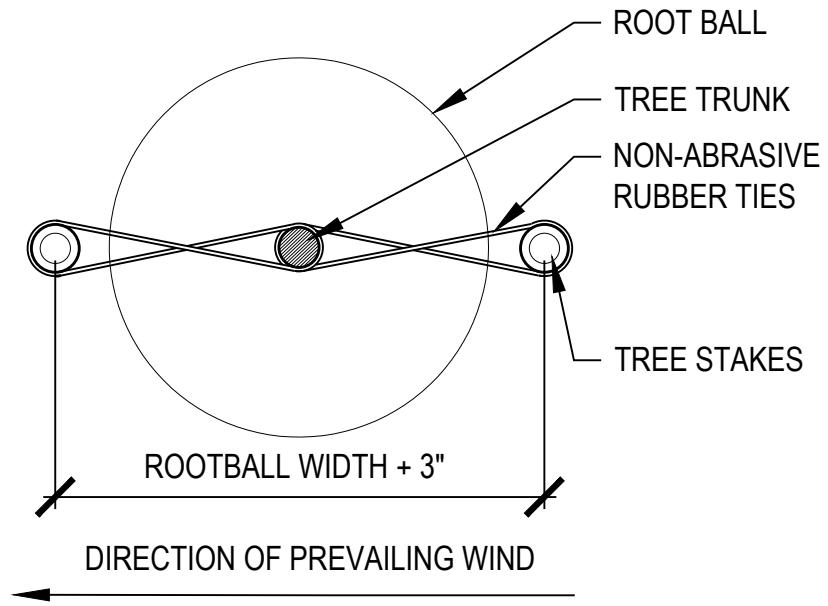
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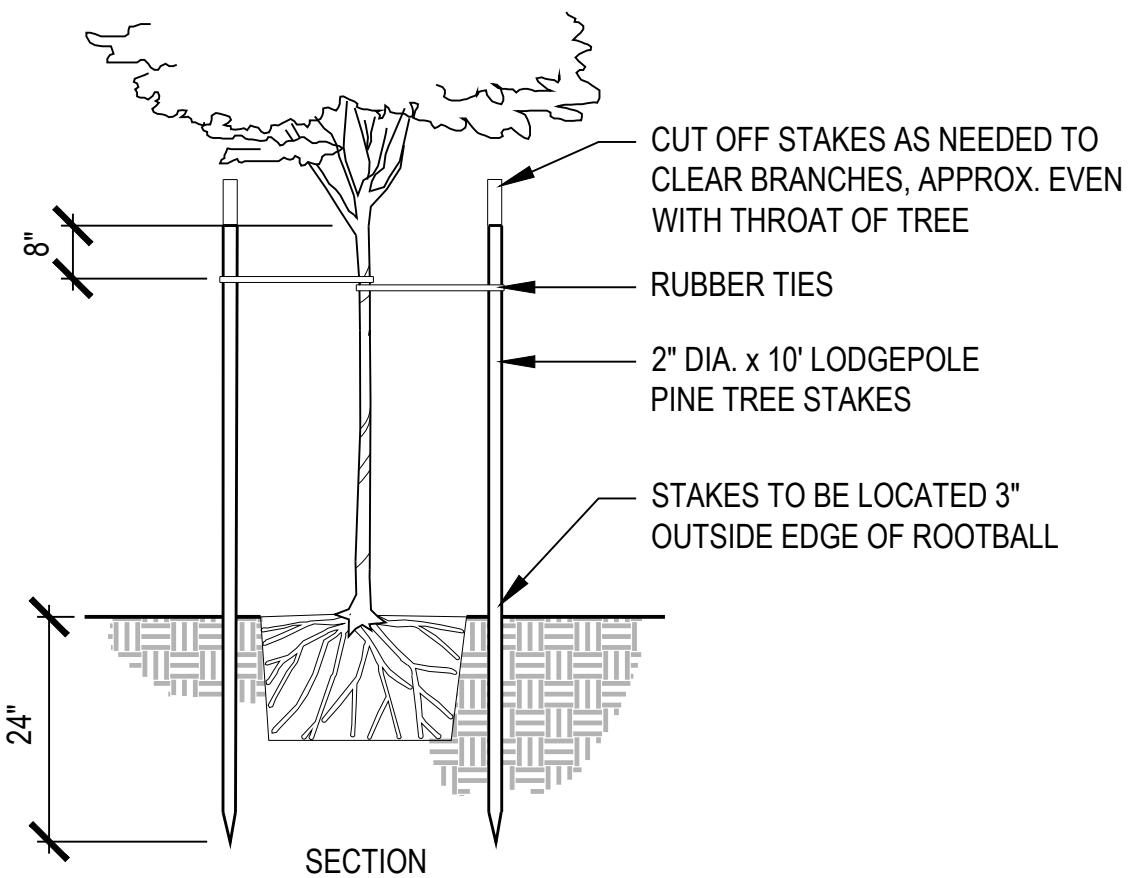
TYPICAL TREE PLANTING

NOT TO SCALE

DETAILS COURTESY OF SZABO LANDSCAPE
ARCHITECTURE, ALL RIGHTS RESERVED



PLAN



TYPICAL TREE STAKING

NOT TO SCALE

DETAIL COURTESY OF SZABO LANDSCAPE ARCHITECTURE, ALL RIGHTS RESERVED