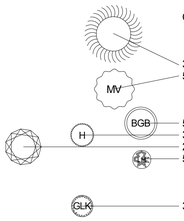
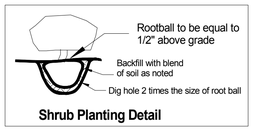
PLANT LIST



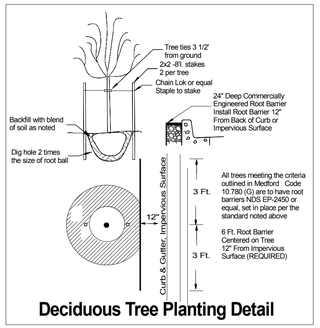
Quantity	Common Name	Botanical Name	Size
	Trees		
3	Hornbeam, Columnar, Frans Fontaine	Carpinus betulus Frans Fontaine	1 1/2"
5	Maple, Vine	Acer circinatum	4-5'
	Shrubs		
5	Boxwood, Green Beauty	Buxus microphylla japonica 'Green Beauty'	3g
30	Holly, Helleri	Ilex crenata 'Hellerii'	2g
27	Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	3g
55	Lavendar, Hidcote	Lavandula angustifolia 'Hidcote'	2g
	Ground Cover / Grasses		
34	Grass, Little Kitten	Miscanthus 'Little Kitten'	1g



Shrub Planting Detail

PLANTING

1. Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
2. No planting to proceed until irrigation system is fully functioning in the area to be planted.
3. All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micorrhizae supplement and 16-16-16 fertilizer as follows.
   1gal 1oz
   3-5gal 2oz
   larger 4oz
4. All trees meeting the criteria for root barriers as described in City of Medford Code 10.780(G) are to have root barriers installed per code. (See Detail)
5. Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
6. Loosen and remove twine binding and burlap from around top of each root ball. Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
7. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
8. When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
9. Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
   A. Replace plant material not surviving or in poor condition during guarantee period.
   B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
   C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.



Deciduous Tree Planting Detail

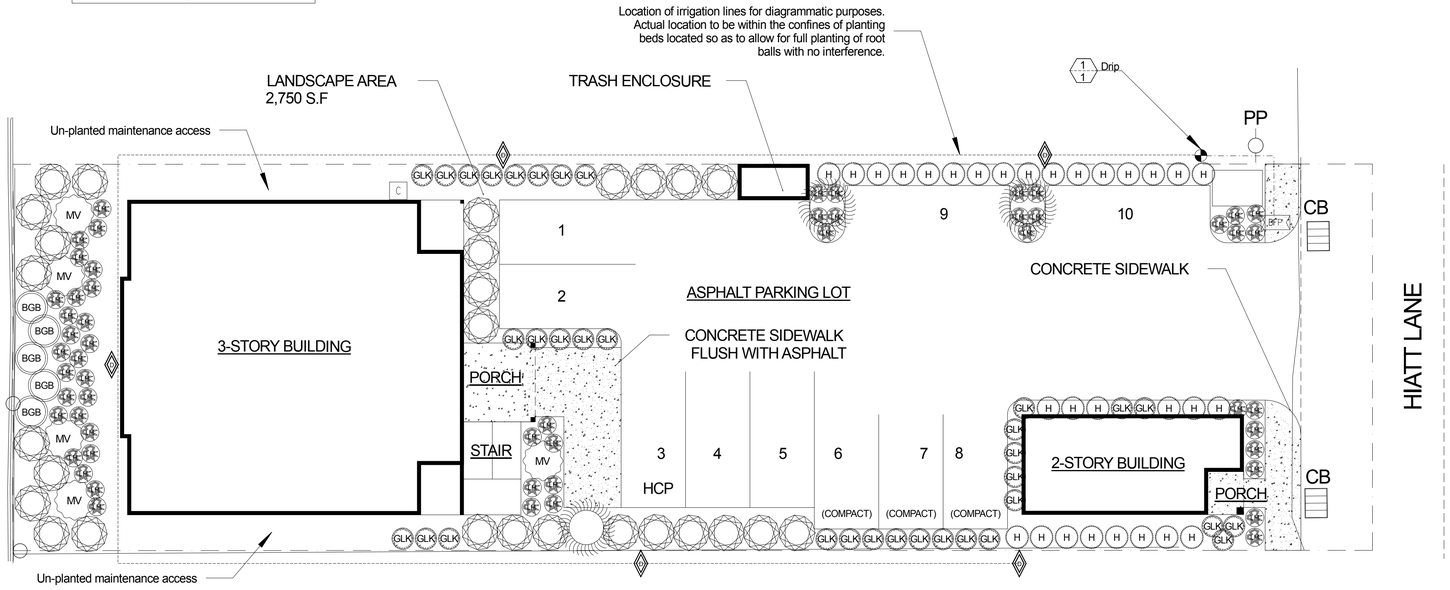
GENERAL CONSTRUCTION NOTES

1. General preparation of site to include:
   A. Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
   B. Removal, from site, of all existing surface rock and/or debris in planting beds.
2. All shrub beds to be finish raked to a smooth condition prior to mulching.
3. Medium dark mulch to be placed in all shrub beds to a depth of 3"
4. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
   B. Replace any material showing signs of stress.
   C. Monitor irrigation for correct timing.
   D. Provide owner with complete list of instructions for continued care.
5. Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.

SEE CIVIL ENGINEERS DRAWINGS FOR GRADES

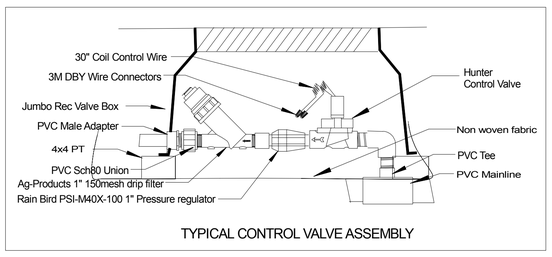
GRADING

1. All planting beds to be excavated to a minimum depth of 12" or deeper as determined by surrounding concrete and hardscapes. Excavation to continue until contacting native soil. Non-native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 18" below surrounding hardscapes.
2. Fill planters with available reserved top soil harvested from site that is determined to be satisfactory for superior plant growth by testing done at Soil & Plant Laboratory Inc of Anaheim, Ca. If available backfill material does not meet specifications fill all planters spaces with approved topsoil. Fill with sufficient excess to allow for 25% compaction. Fill planters so as to achieve a final grade within 3" of the top of the nearest hard surface or Concrete.
3. Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
4. Sub-grading and final grade to consist of to a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
5. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING INFORMATION.
6. All sub-grades to be adequately firm without being overly compacted.
7. Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft. and then rip to blend with top soil to a depth of 8"
8. Finish grade in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.

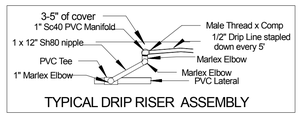


IRRIGATION DETAILS

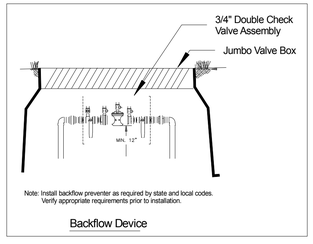
1. An automatic irrigation system to be provided for all plant materials areas following the specifications outlined on these plans and in accordance with industry standards. System is intended to perform at 10 gpm and 50 psi. Confirm on-site before proceeding.
2. All materials are to be new and in original condition.
3. All drip zones to use PVC Sc40 laterals to locate a point of connection in each individual planting bed.
4. Shrub areas to be irrigated by drip irrigation
   A. All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to buried a minimum of 3-5" and held down every 5' with J-stakes.
   B. Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
      1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
      3-5g. plants 3- 1GPH emitters placed on opposite sides of root ball
      Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
   C. All Drip zones to include a 150 mesh filter and 30psi pressure regulator
5. All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
6. All lateral and mainline pipe shall be PVC sc40 and 1" minimum.
7. Control clock to be mounted on structure as directed. Power wiring to be installed by a Certified Electrician.
8. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
9. Contractor responsible for any and all safety, security of materials and damage caused by the contactor to existing facilities during the course of installation.
10. Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility after completion and acceptance of installation.
11. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
12. Use provided irrigation schedule as a base-line and adjust only as needed for varying weather conditions staying within the general scheme provided. See schedule provided elsewhere.
13. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
14. Walk owner through the entire system describing the operating instructions.



TYPICAL CONTROL VALVE ASSEMBLY



TYPICAL DRIP RISER ASSEMBLY



Backflow Device

IRRIGATION PARTS

- Valve number
- GPM / Drip
- Valve size in inches
- Hunter PGV100G automatic control valve Size as noted
- BFP — Backflow device 3/4" Wilkins 950-XLT Double check valve assembly.
- C — Hunter XC-400 Control Clock
- Mainline PVC Pipe Sc 40 all pipe 1" in size Except as noted buried 12"
- Laterals PVC Pipe Sc40 all pipe not noted 1" Buried 12"

SPRINKLER LEGEND

- Drip Riser to connect drip line to PVC lateral

LANDSCAPE PLAN

0 5 10 20 30 40

Scale 1" = 10'

NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.

STAMP: REGISTERED LANDSCAPE ARCHITECT 528 Thomas A Madara OREGON 05/09/02

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NEW RESIDENTIAL DEVELOPMENT
249 HIATT LANE
CENTRAL POINT, OREGON 97502

MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 08-03-2016

PROJECT: RESIDENTIAL DEVELOPMENT
OWNER: GARY WEST LIVING TRUST

SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: L.1