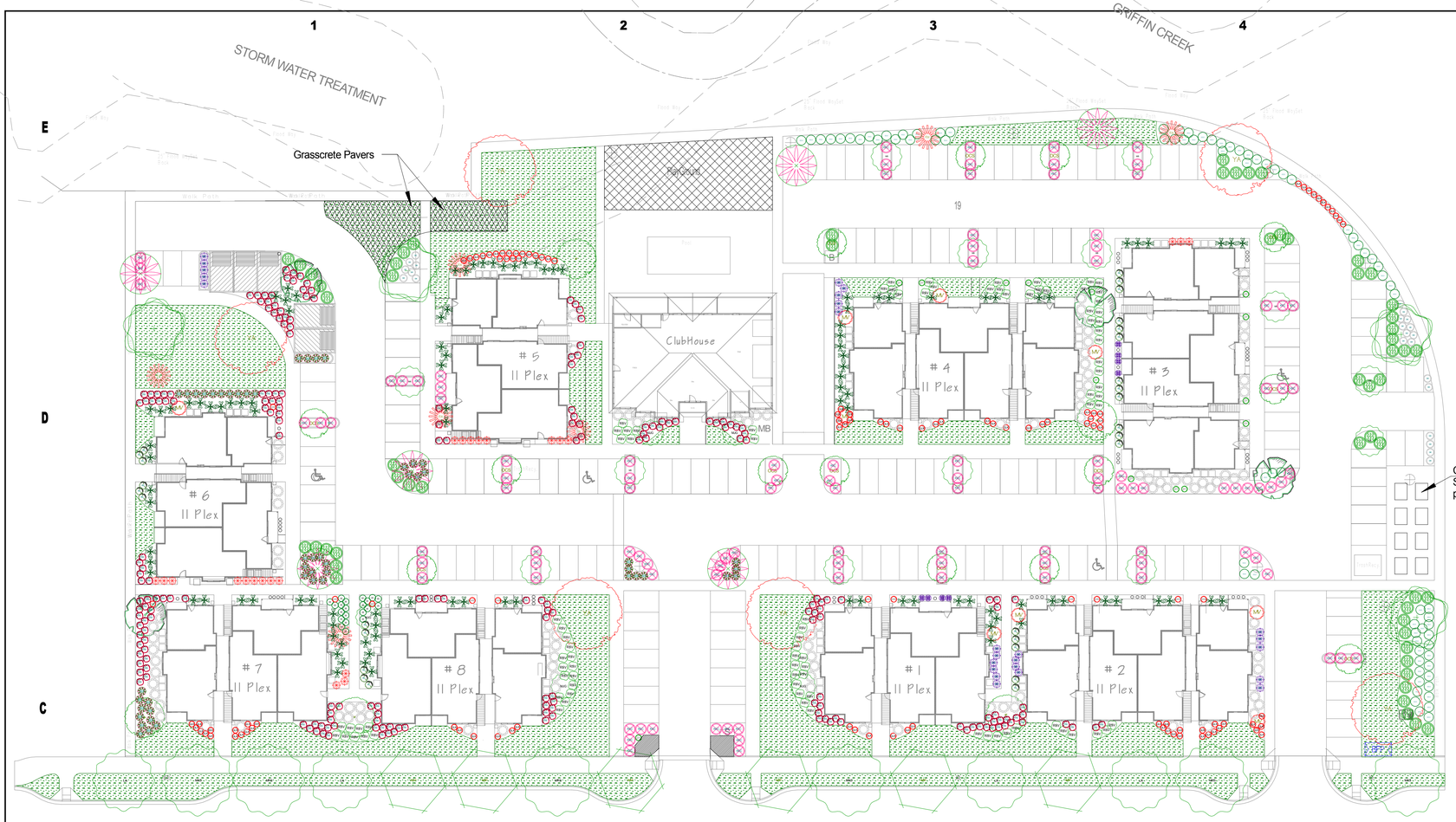
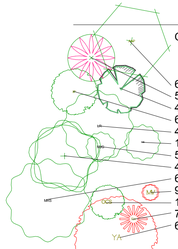
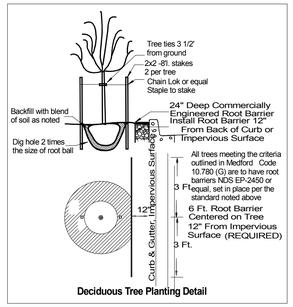


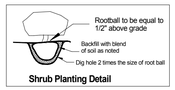
PLANT LIST



Quantity	Common Name	Botanical Name	Size
	Trees		
6	Ash, Autumn Purple	Fraxinus americana	1 1/2"
5	Cherry, Kwanzan Flowering	Prunus serrullata 'Kwanzan'	1 1/2"
4	Chinese Pistache	Pistacia chinensis	1 1/2"
6	Ironwood, Persian	Parrotia persica	1 1/2"
4	Linden, Redmond	Tilia americana 'Redmond'	1 1/2"
13	Maple, Bowhall	Acer rubrum 'Bowhall'	1 1/2"
5	Maple, Japanese Green	Acer palmatum	25g
4	Maple, October Glory	Acer rubrum 'October Glory'	1 1/2"
6	Maple, Red Sunset Summer	Acer rubrum 'Red Sunset'	1 1/2"
9	Maple, Vine	Acer circinatum	4-5'
14	Oak, Crimson Spire	Quercus robur 'Crimschmidt'	1 1/2"
7	Redbud, Western	Cercis occidentalis	1 1/2"
6	Yellowwood, American	Cladrastis kentukea	1 1/2"
	Shrubs		
43	Abelia, Kaleidoscope	Abelia 'Kaleicoscope	2g
8	Boxleaf Hebe, Patty's Purple	Hebe buxifolia 'Patty's Purple'	2g
26	Dogwood, Kelseyi	Cornus sericea 'Kelseyi'	2g
77	Euonymous, Emerald n Gold	Euonymus fortunei 'Emerald n Gold'	2g
23	Heavenly Bamboo, Dwarf Purple	Nandina domestica 'Dwarf Purple'	2g
20	Heavenly Bamboo, Moyers Red	Nandina domestica 'Moyers Red'	2g
21	Holly, Japanese Helleri	Ilex crenata 'Helleri'	2g
105	Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	2g
186	Rhaphiolepis, Ballerina	Phaphiolepis indica 'Ballerina'	2g
28	Rhododendron, Chionoides	Rhododendron 'Chionoides'	3g
138	Viburnum, David	Viburnum davidii	2g
	Ground Cover / Grasses		
12	Grass, Hameln Dwarf	Pennisetum alopecuroides 'Hameln'	1g
102	Grass, Little Kitten	Miscanthus sinensis 'Little Kitten'	1g
14	Grass, Yakushima	Miscanthus sinensis 'Yakushima'	1g
74	Juniper, Shore	Juniperus conferta	2g
104	Kinnikinnick, Emerald Carpet	Arctostaphylos uva-ursi 'Emerald Carpet'	2g
91	Rose, Solero Vigorosa	Rosa 'Solero Vigorosa'	2g



Deciduous Tree Planting Detail



Shrub Planting Detail

Annual Color Planting

Turf Areas install sod with Perennial Ryegrass blend

18" Round Concrete Stepping Stones set level on 3" of 3/4" compacted gravel

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. 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.
5. 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.
6. Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
7. 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.
8. 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.

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 Tom White Trucking topsoil or equal. 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 DIRECTION
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.
9. Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.

GENERAL CONSTRUCTION NOTES

1. SITE OBSERVATION VISITS
   A. The Landscape Architect shall be notified by the Landscape Contractor 48 hours in advance of all site observation visits required by this document or requested by the Landscape Contractor.
   B. The Landscape Contractor shall be present at each site observation visit.
   C. All work that is to be viewed by the Landscape Architect shall be ready and in place. The Landscape Architect has the right to have changes made to any or all of the work.
   D. Site observation visits by the Landscape Architect are required for:
      1. Pre-construction site meeting
      2. Sub grading
      3. Preliminary irrigation layout, trench locations, P.O.C and vault sizes.
      5. Finish grading and soil preparation
      6. Placement of plant materials prior to planting
      7. Final installation checklist
      8. Periodic review of completed job during maintenance period.
      9. Final checklist.
   E. Landscape Architect may comment and report on any other work being performed as part of any visit.
   F. Additional site observation visits may be required by the Landscape Architect at any time. If more than one site observation visit is required for a particular portion of work because of excessive deficiencies (as determined by Landscape Architect), the Landscape Contractor shall be charged for additional observations including during the maintenance period.
2. 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.
3. All shrub beds to be finish raked to a smooth condition prior to mulching.
4. Medium dark mulch to be placed in all shrub beds to a depth of 3"
5. Sod lawn to be Perennial Ryegrass Blend or equal as determined by Landscape Architect.
6. Sod lawn preparation:
   A. Bring areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause puddling.
   B. Install as per growers recommendations.
7. INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
   A. Mow lawns weekly to manufactures recommended height. Fertilize to manufactures recommendation.
   B. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
   C. Replace any material showing signs of stress.
   D. Monitor irrigation for correct timing.
   E. Provide owner with complete list of instructions for continued care.
8. 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

IRRIGATION DETAILS

1. An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 35 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source..
2. All materials are to be new and in original condition.
3. No zone shall exceed 35gpm.
4. Place manual drain valves as needed at low points in mainline
5. Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
6. Hunter PROS-06 series heads in lawn areas. Install Toro Precision Series Spray nozzles in narrow areas, less than 15', and Hunter MP rotators in larger areas. Use the appropriate radius for the area being watered and separate zones by nozzle type. Heads are to be located 2-3" from any concrete, hard surface or transitional area between lawns and shrubs. Heads are to be 8-10" from any building or structure. ALL SPRAY SPRINKLERS HEADS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING INTO THE MIDDLE. ******NO EXCEPTIONS******
7. All drip zones to use PVC laterals to locate a point of connection in each individual planting bed terminating in a Drip Riser.
8. 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 200 mesh filter and 30psi pressure regulator
9. 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.
10. Mainline of 2"" SC40 PVC
11. All lateral pipe shall be PVC SC40 and 1" minimum.
12. Electronic control clock located outside structure at the direction of owner.
13. Control wires are to be a minimum of 14ga and spliced with water proof connections only. Place all wiring below piping in trenches.
14. Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
15. 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.
16. Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
17. Provide owner with preliminary watering schedule for the established landscape.
18. Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
19. Walk owner through the entire system describing the operating instructions.

BFP — Backflow device Wilkins 350
Double check valve assembly
Size as Required

LANDSCAPE PLAN

Scale 1" = 30'

0 15 30 60 90

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
05/09/03

Madara Design Inc
Landscape Architecture, Design & Consultation
2994 Wells Fargo Rd
Central Point, Or 97502
541-664-7055
madaradesign@yahoo.com

SMITH CROSSING AT TWIN CREEKS PHS 1
NORTH HASKELL STREET
Central Point, Or

MARKER	DATE	DESCRIPTION

DRAWN BY: TM
CHECKED BY: TM
PROJECT DATE: 04/20/2017

PROJECT OWNER:

SHEET TITLE: LANDSCAPE PLAN

SHEET NO.: L-1