

GENERAL LANDSCAPE NOTES:

General:

1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
5. Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not to interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly light Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
2. Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimelawnseed.com
3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
4. Grading shall be performed during optimal weather conditions.
5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards
6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.
6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cover plants well established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.

7. Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
8. Plant sizes and grading shall conform to the latest edition of American Standard for Nurserymen Inc. (AAN)
9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced wit new vegetation at the beginning of the next growing season.

Planting:

1. Planting shall be installed between March 1st to April 30th or between October 1st to November 30th. If planting is installed outside these times frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
4. Provide the following clearance for planting of trees where applicable:
Maintain 30 feet vision triangles at all intersections and corners
5 feet from all street/parking lot light standards
10 feet from fire hydrants
5 feet from all utility vaults, meter boxes, etc.
5. No trees or shrubs shall be planted on existing or proposed utility lines.
6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
7. Excavate plant pits for shrubs and trees as follows:
Container stock: width = 2 times the container diameter, depth = container depth.
Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
B & B: width = 2 times ball diameter, depth = ball depth.
Scarily sides and bottom of plant pits to roughen surfaces.
8. Place plants plumb in the pit, Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Hydro-Seeding Water Quality Facility:

1. All areas shown on the plan shall be seeded from March 1st, to April 15th or from September 1st to October 15th.
2. Scarily soil surface to a depth of 3 inches, to ensure adequate seed contact with soil.
3. Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
4. Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of tower work
5. If, at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.
6. Pro-Time address is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimelawnseed.com

Ground temperature has to be above 55 degrees for seed to germinate

Pro-Time 499 Clean Water Services Native Wet Areas Mix Includes:

- | | |
|-----------------------|----------------------|
| Slough Sedge | Carex obnupta |
| Small Fruited Bulrush | Scirpus microcarpus |
| Dense Sedge | Carex densa |
| Creeping Spikerush | Eleocharis palustris |
| Spreading Rush | Juncus patens |
- Application Rate: 1 lbs. per 1000 sq. ft.

Poly Jute Netting:

1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Bio Swales/Detention Ponds/Vegetated Swales:

1. Bark Mulch shall not be applied to Bio Swales/Detention Ponds/ Rain Gardens or Vegetated Swales.

Weed Control Agents:

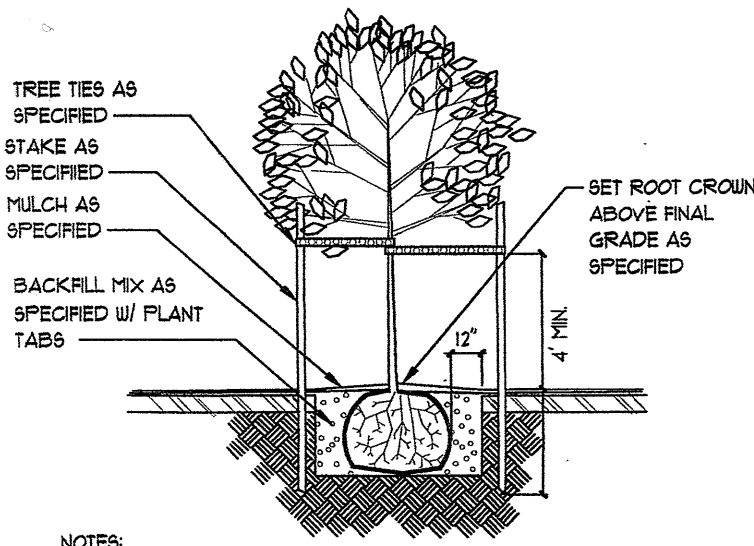
1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

Non-Native Plant Species:

1. All non-native, invasive plant species shall be removed from the site.

Growing Medium for Stormwater Bio Swales/Vegetated Swales/Rain/Gardens/Planter Boxes:

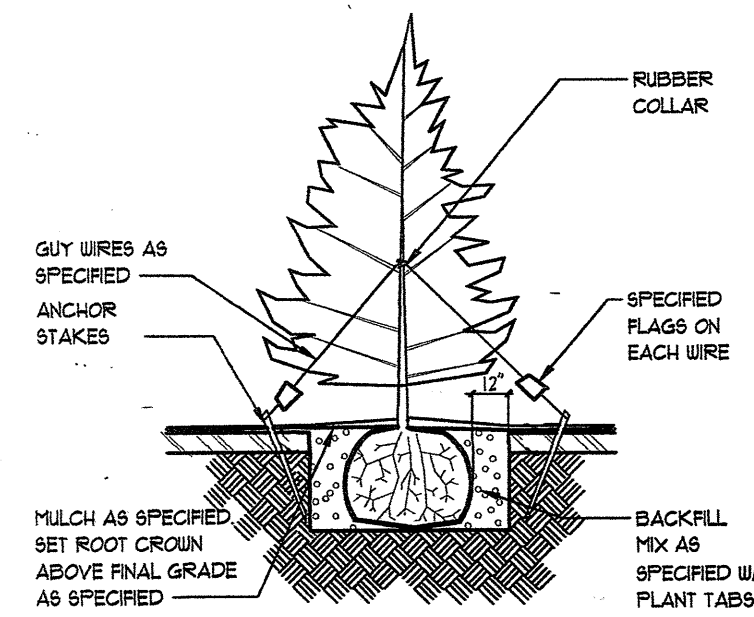
1. Growing Medium shall comply with City of Salem Department of Public Works Administrative Rules, Chapter 9, and Division 004 Appendix G-Key Material Specifications for Storm Water Quality Facilities.



- NOTES:
1. CUT AND REMOVE ALL BINDINGS FROM THE TOP AND SIDES OF THE ROOT BALL PRIOR TO BACKFILLING
 2. REMOVE STAKES AND TIES ONE YEAR AFTER PLANTING

DECIDUOUS TREE PLANTING DETAIL

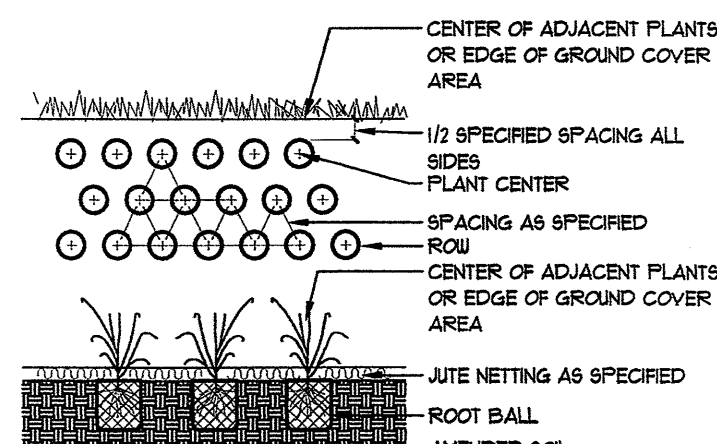
NOT TO SCALE



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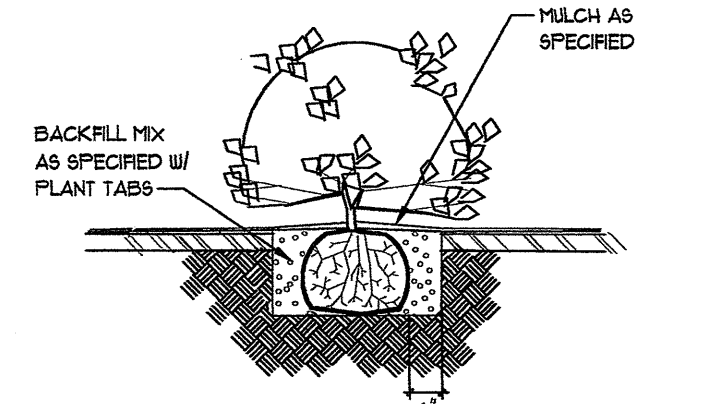
CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



PLANTING PLUGS AND 4" POTS

NOT TO SCALE



- NOTES:
1. CUT AND REMOVE ALL BINDINGS FROM THE TOP AND SIDES OF THE ROOT BALL PRIOR TO BACKFILLING
 2. REMOVE STAKES AND TIES ONE YEAR AFTER PLANTING

SHRUB PLANTING DETAIL

NOT TO SCALE

APARTMENTS
PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
14	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 1/2"- 2" cal.	B & B	6' Standard
14	T-2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	1 1/2"- 2" cal.	B & B	6' Standard
7	T-3	Acer rubrum 'Bowhall'	Bowhall Red Maple	1 1/2"- 2" cal.	B & B	6' Standard
24	T-4	Chamaecyparis obtuse 'Gracilis'	Slender Hinoki Cypress	5'-8' Tall	B & B	Full/Natural
16	T-5	Magnolia Grandiflora 'Little Gem'	Little Gem Magnolia	1 1/2"- 2" cal.	B & B	3' Standard
3	T-6	Pyrus calleryana 'Capital'	Capital Flowering Pear	1 1/2"- 2" cal.	B & B	6' Standard
3	T-7	Cercis occidentalis	Western Redbud	1 1/2"- 2" cal.	B & B	6' Standard
7	T-8	Ginkgo biloba 'Goldspire'	Maidenhair Ginkgo	1 1/2"- 2" cal.	B & B	6' Standard
SHRUBS						
S-1		Abelia grandiflora 'Ed Goucher'	Edward Goucher Abelia	3 gal.	cont.	Full
S-2		Cornus stolonifera 'Emerald Gaiety'	Emerald Gaiety Dogwood	3 gal.	cont.	Full
S-3		Festuca glauca 'Elijah Blue'	Elijah Blue Festuca Grass	1 gal.	cont.	Planted 3' o/c
S-4		Euonymus japonicus 'Green Spire'	Green Spire Euonymus	3 gal.	cont.	Full
S-5		Euonymus japonica Golden	Golden Euonymus	3 gal.	cont.	Full
S-6		Mahonia repens	Creeping Mahonia	1 gal.	cont.	Planted 3' o/c
S-7		Deschampsia cespitosa Northern Lights	Northern Lights Tufted Hair Grass	3 gal.	cont.	Full
S-8		Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	4'-5' Tall	cont.	Planted 24" o/c
S-9		Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	3 gal.	cont.	Full
S-10		Ligustrum japonicum 'Texarum'	Texas Wax-Leaf Privet	5 gal.	cont.	Full
S-11		Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	3 gal.	cont.	Full
S-12		Pennisetum setaceum 'Purpureum'	Purple Fountain Grass	3 gal.	cont.	Full
S-13		Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal.	cont.	Full
S-14		Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laurel	3 gal.	cont.	Full
S-15		Rhododendron 'Unique'	Unique Rhododendron	3 gal.	w/ buds	Full
S-16		Rosa 'Radikka' 'Double Knockout Rose'	Double Knockout Rose	3 gal.	cont.	Full
S-17		Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	3 gal.	cont.	Full
S-18		Spiraea japonica 'Double Pink'	Double Pink Spiraea	3 gal.	cont.	Full

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC
AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.

DRY DENTENTION BASIN
PLANT PALETTE

Symbol	Botanical Name COMMON NAME	E/D	O.C.	QTY.	HT.	CONT.
ZONE 1 Bottom 4,550-sq. ft.						
	Spiraea douglasii DOUGLAS SPIRAEA (Small Shrub)	D	4'	28	6'	3 Gallon. Tri-Space
	Physocarpus capitatus PACIFIC NINEBARK (Small Shrub)	D	6'	28	12'	3 Gallon. Tri-Space
	Cornus sericea REDTWIN DOGWOOD (Small Shrub)	D	12'	28	14'	5 Gallon.
	Rubus spectabilis SALMONBERRY (Small Shrub)	D	6'	28	10'	3 Gallon. Tri-Space
○	Fraxinus latifolia OREGON ASH (Deciduous Tree)	D	30'	3	80'	1-1/2" caliper

NOTE:

For installing of plant materials for Zone 1, group 40 to 50 plants of each species and plant together and very the planting species until the area is filled. For Zone2, group 9 to 11 plants of each species and plant together and very the planting species until the area is filled. For Zone 3, group 5 to 9 plants of each species and plant together and very the planting species until the area is filled. Installing plants materials shall be on a triangular grid

NOTE:

Growing Medium shall comply with City of Salem Department of Public Works Administrative Rules, Chapter 9, and Division 004 Appendix G-Key Material Specifications for Storm Water Quality Facilities.

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: JAN. 2020
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
OREGON
JAN 4, 1978
MARK D. GAVIN

EXPIRES 06-30-2021

JOB # 6727

L1.2

LANDSCAPE & IRRIGATION DESIGN BY:

LANDSCAPE DESIGN

&
CONSULTANTS LLC

Doing business since 1985

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