

GENERAL PLANTING NOTES:

NOTE: THESE NOTES ARE GENERAL AND NOT ALL ITEMS LISTED BELOW APPLY TO THIS SITE.

1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
2. IF THE SITE VARIES FROM THIS PLAN, NOTIFY THE OWNER'S AGENT BEFORE PROCEEDING.
3. THE PLANT LIST IS FOR REFERENCE ONLY. ALL QUANTITIES SHALL BE VERIFIED BY PLAN COUNT.
4. THE PLANT PITS ARE TO BE TWO TIMES THE WIDTH AND DEPTH OF THE ROOT BALL.
5. ALL NOXIOUS WEEDS SHALL BE REMOVE FROM THE ENTIRETY OF THE SITE PRIOR TO PLANTING. REFER TO CITY REQUIREMENTS FOR DISPOSAL.
6. ONCE THE FINISH GRADE HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN A SOILS AGRONOMY REPORT FROM A&L WESTERN LABORATORY (503) 968-9225 OR OTHER APPROVED SOILS LABORATORY. SOIL PREPARATION SHALL BE AS STATED BELOW UNLESS THE SOIL AGRONOMY REPORT SPECIFIES OTHERWISE.
7. ALL FLATTED GROUNDCOVER AND LAWN AREAS SHALL HAVE AMENDMENTS ROTOTILLED INTO THE SOIL. SOIL AMENDMENTS SPECIFIED BELOW SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6" MIN. APPLICATION RATE IS PER 1000 SQ. FT.

4 CU. YDS. NITROGEN STABILIZED REDWOOD, M FIR OR CEDAR SHAVINGS.
 25 LBS. SOIL SULFUR
 150 LBS. 5-3-1 GRO-POWER FERTILIZER
 25 LBS./CU. YD. AGRICULTURAL GYPSUM

THE ABOVE SOIL AMENDMENTS MAY BE CHANGED BASED ON THE RESULTS OF AN AGRICULTURAL ANALYSIS PERFORMED BY A SOILS TESTING FACILITY.

8. 50% COMPOST / 50% NATIVE SOIL SHALL BE USED FOR BACKFILL MIX FOR CONTAINER PLANTS. BACKFILL SHALL BE BLENDED UNIFORMLY WITH SOIL AMENDMENTS PRIOR TO PLANTING. IF SOILS TEST CONFIRMS UNSUITABLE SOILS, REMOVE NATIVE SOIL FROM PLANTING HOLE, AND REPLACE WITH APPROVED SOIL-COMPOST BLEND.
9. USE 20-10-15 TWO YEAR TIMED RELEASE FERTILIZER TABLETS AFTER PLANTING. (1/4 GAL; 2/5 GAL; 3/15 GAL; 8/24 GAL; 12/36" BOX)
10. TREAT ALL AREAS TO BE PLANTED WITH A PRE-EMERGENT HERBICIDE PER MANUFACTURERS INSTRUCTIONS.
11. BEFORE PLANTING, ALL BEDS SHALL BE GRADED TO A SMOOTH EVEN SURFACE, AND DEBRIS REMOVED. POSITIVE DRAINAGE SHALL BE MAINTAINED, AND NO LOW SPOTS WHERE WATER CAN COLLECT WILL BE ACCEPTED.
12. TREES PLANTED LESS THAN 5' FROM WALKS, CURBS OR WALL SHALL HAVE LINEAR ROOT BARRIERS INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. STAKE ALL TREES WITH TWO LODGE POLE STAKES OR GREEN METAL TEE POST STAKES. PLACE STAKES PERPENDICULAR TO THE WIND (NORTH AND SOUTH SIDES OF TRUNK) UNLESS OTHERWISE NOTED. DO NOT PIERCE THE ROOT BALL WITH THE STAKE. TIE WITH WIRE THROUGH A SECTION OF HOSE, OR OTHER APPROVED METHOD, TO PROTECT THE TRUNK. USE TWO TIES PER STAKE.
13. SHRUBS SHALL BE PLANTED AT LEAST 24-30" FROM SIDEWALKS AND DRIVEWAYS TO ALLOW FOR PLAN GROWTH AND NOT TO OVER GROW ONTO THE PAVED SURFACE.
14. BARK MULCH SHALL BE INSTALLED IN A 3" UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED AND TREATED WITH A PRE-EMERGENT HERBICIDE.
15. ROCK MULCH SHALL BE INSTALLED IN A 3" UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED AND TREATED WITH A PRE-EMERGENT HERBICIDE. USE WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 90 DAYS AFTER ACCEPTANCE BY OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THIS TIME WILL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
17. THE PLANTING SHALL BE MAINTAINED IN A HEALTHY CONDITION FOR 90 DAYS AFTER OCCUPANCY. ANY PLANTED AREAS SHALL BE WEED FREE AND WELL WATERED. REFER TO SPECIFICATION SECTION 32-0190 OPERATION & MAINTENANCE OF PLANTING FOR MAINTENANCE AND CLOSEOUT REQUIREMENTS.
18. ALL WORK SHALL CONFORM TO CITY OF FLORENCE SPECIFICATIONS AND REQUIREMENTS.

LANDSCAPE DRAWING INDEX:

- L0.0 GENERAL PLANTING NOTES
- L0.1 PLANT SCHEDULES
- L1.0 OVERALL LANDSCAPE PLAN
- L1.1 LANDSCAPE CONSERVATION PLAN

- IR-1 OVERALL IRRIGATION PLAN

LANDSCAPE REQUIREMENTS:

LANDSCAPE CONSERVATION 10-34-2:

- A) PRESERVATION AREA MINIMUM SETBACK - 5FT FROM NEW HARD-SURFACE & 10FT FROM NEW STRUCTURES
- B) PROTECT DURING CONSTRUCTION
- C) REMOVE ALL NOXIOUS WEEDS WITHIN PRESERVATION AREA

LANDSCAPE AREA AND PLANTING STANDARDS 10-34-3-3:

- A) PROVIDE (1) TREE PER 30 LIN.FT. ALONG ALL LOT LINES ADJACENT TO A STREET
- B) PROVIDE (6) SHRUBS PER 30 LIN. FT. ALONG ALL LOT LINES ADJACENT TO A STREET
- C) LIVING PLANT MATERIAL SHALL COVER MIN. 70% OF REQUIRED LANDSCAPE AREA WITHIN 5 YEARS
- D) REQUIRED PLANT MATERIAL SHALL BE LOCATED WITHIN 20 FT. OF ANY LOT LINE ABUTTING A STREET.
- E) REQUIRED TREES MAY BE LOCATED WITHIN RIGHT-OF-WAY



MICROTEL INN AND SUITES
 #56467
 LAND USE SUBMITTAL
 750 QUINCE ST
 FLORENCE, OR 97439

REVISION DATES:



L0.0
 ISSUE DATE: NOVEMBER 2024
 PROJECT NUMBER: 24.059



GENERAL LANDSCAPE NOTES

PLANT SCHEDULE

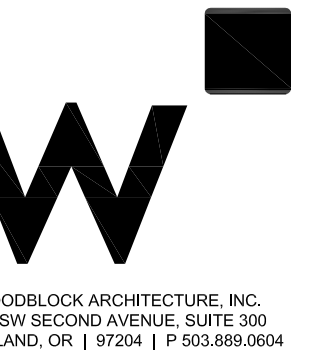
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	ACE FRA	Acer rubrum 'Franksred' / Red Sunset® Maple	---	4
	ACE AMS	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	---	16
	ACE ABZ	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	---	4
	ALN RUB	Alnus rubra / Red Alder	---	2
	COR RE5	Cornus sericea / Red Twig Dogwood	---	6
	COR BUD	Cornus sericea 'Budd's Yellow' / Budd's Yellow Twig Dogwood	---	6
	COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	---	3
	ILE JA2	Ilex crenata / Japanese Holly	---	2
	MYR CAL	Myrica californica / Pacific Wax Myrtle	---	1
	PIC SIT	Picea sitchensis / Sitka Spruce	---	3
	PIN SHO	Pinus contorta / Shore Pine	---	7
	PSE DOU	Pseudotsuga menziesii / Douglas Fir	---	20

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	ARC WOO	Arctostaphylos uva-ursi 'Wood's Compact' / Wood's Compact Kinnikinnick	1 gal.	246
	COR KLS	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	1 gal.	197
	ESC RED	Escallonia x 'Red Elf' / Red Elf Escallonia	1 gal.	17
	ESC FRP	Escallonia x exoniensis 'Fradesii' / Pink Princess Escallonia	1 gal.	148
	EUO ALA	Euonymus alatus / Burning Bush	3 gal.	9
	RHO MAC	Rhododendron macrophyllum / Pacific Rhododendron	5 gal.	31
	VER FDP	Veronica pinguifolia 'Sutherlandii' / Sutherland Hebe	1 year	158
	VER ERN	Veronica x franciscana 'Blue Gem' / Blue Gem Hebe	1 gal.	24
GRASSES				
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	88
	CAR OBN	Carex obnupta / Slough Sedge	1 gal.	267
	DES TUF	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	13
	JUN PA3	Juncus effusus pacificus / Pacific Rush	1 gal.	160
	MIS GMN	Miscanthus sinensis 'Gracillimus Nana' / Dwarf Eulalia Grass	1 gal.	64
	PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	118
PERENNIALS				
	AGA CHL	Agapanthus africanus 'Charlotte' / Charlotte African Lily	1 gal.	189

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS					
	FRA WOO	Fragaria vesca / Woodland Strawberry	1 gal.	18" o.c.	10,659 sf

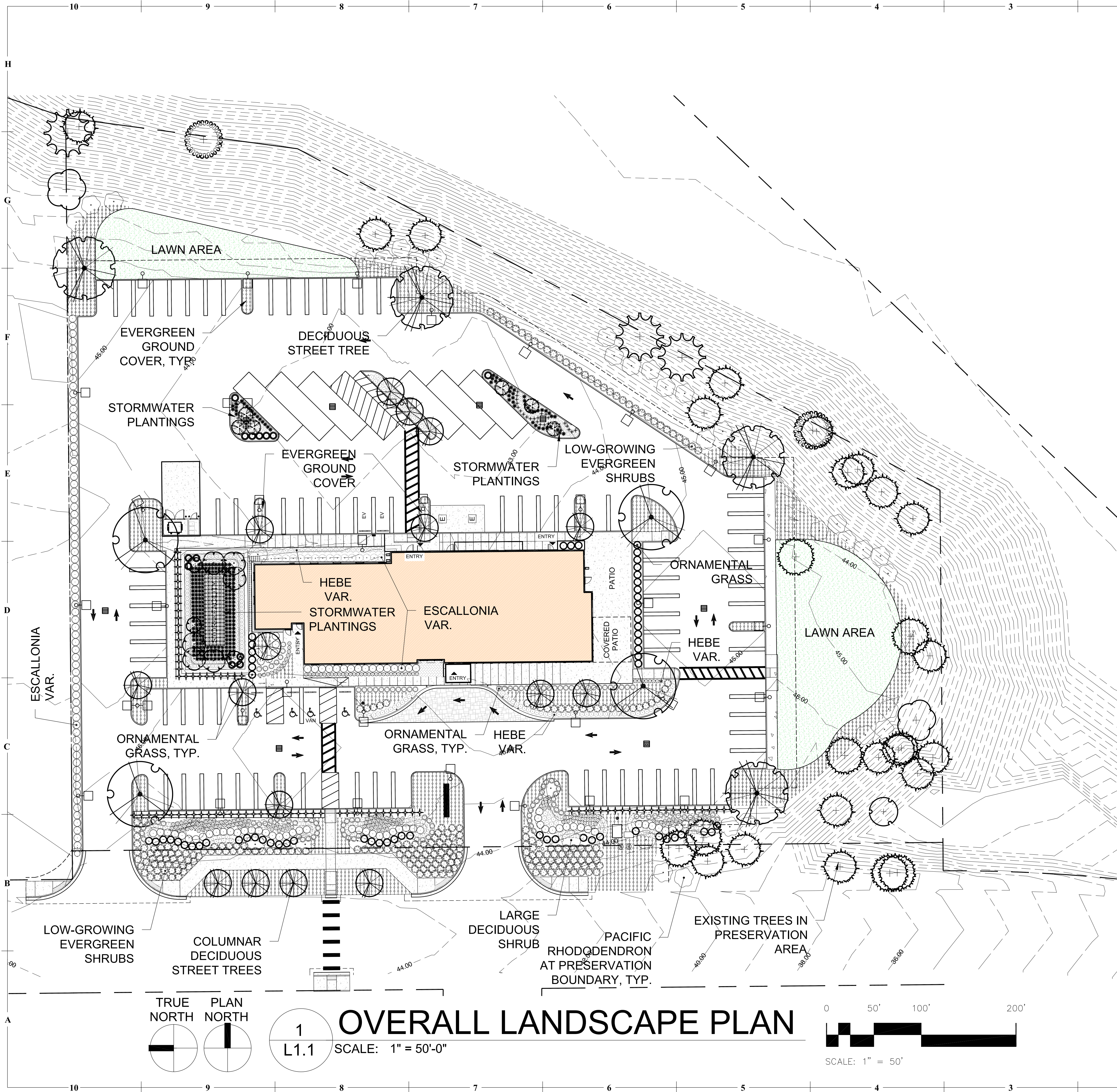


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OVERALL PLANT SCHEDULE



POST-DEVELOPMENT SITE COVERAGE TOTALS:

TOTAL SITE AREA: 139,896 SF = 3.21 ACRES

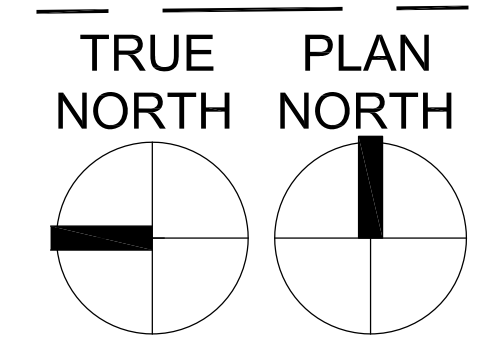
IMPERVIOUS TOTAL: 82,485 SF = 1.87 ACRES = 58.96%

- AC PAVING: 61,445 SF
- CONCRETE WALKS, PATIOS: 8,177 SF
- CONCRETE CURBS & MISC.: 3,252 SF
- BUILDING FOOTPRINT: 9,341 SF

PERVIOUS TOTAL: 57,411 SF = 1.32 ACRES = 41.04%

NOTES:

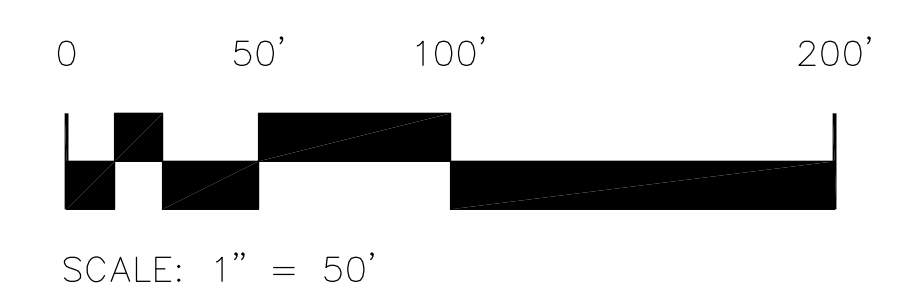
1. REFER TO PLANT SCHEDULE FOR SPECIFIC PLANTS, QUANTITIES, SIZE, SPACING, ETC. EXACT PLACEMENT TO BE IN THE FIELD WITH FINAL LAYOUT APPROVAL BY LANDSCAPE ARCHITECT.
2. PROVIDE LANDSCAPE EDGING AT ALL MULCH AND/OR GROUND COVER TRANSITIONS.
3. INSTALL 3/8" - 0", WASHED ROUND ROCK MULCH AT BUILDING FOUNDATION WITH LANDSCAPE EDGING BORDER, TYP.
4. PROVIDE BARK NUGGET MULCH AT ALL PLANTER LOCATIONS, UNLESS SPECIFIED OTHERWISE.
5. ALL PLANTING AREAS TO RECEIVE POP-UP SPRAY IRRIGATION, UNLESS SPECIFIED OTHERWISE. IRRIGATION TO BE MULTI-ZONE, WATER-WISE SYSTEM WITH RAIN SENSOR SHUT-OFF
6. NO IRRIGATION AT EXISTING PRESERVATION AREA



1
L1.1

OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



SCALE: 1" = 50'

UNDERGROUND SERVICE ALERT

 call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

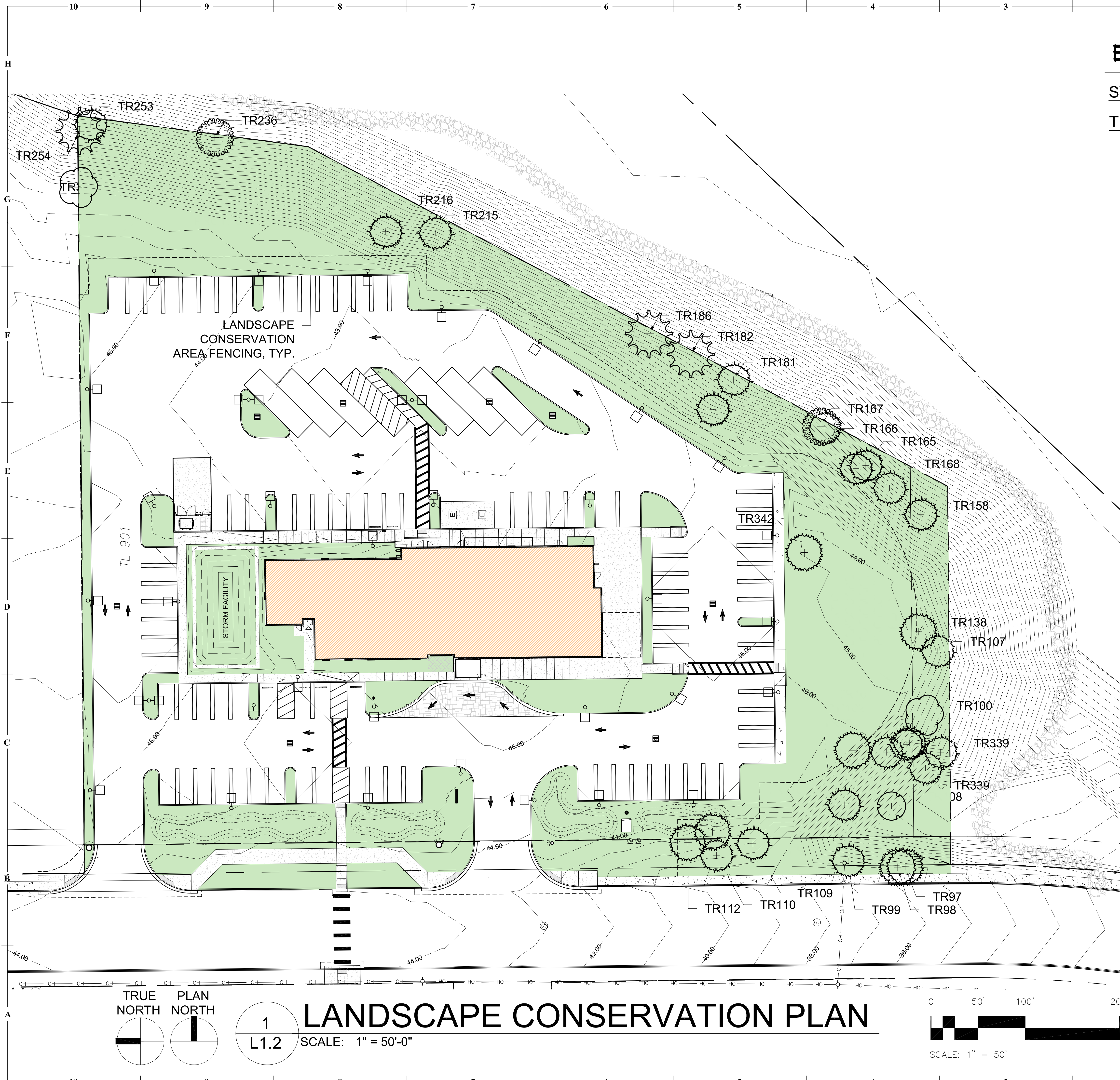


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OVERALL LANDSCAPE PLAN



EXISTING TREES

SYMBOL	BOTANICAL / COMMON NAME	QTY
	<i>Alnus rubra</i> / Red Alder	2
	<i>Ilex crenata</i> / Japanese Holly	2
	<i>Myrica californica</i> / Pacific Wax Myrtle	1
	<i>Picea sitchensis</i> / Sitka Spruce	3
	<i>Pinus contorta</i> / Shore Pine	7
	<i>Pseudotsuga menziesii</i> / Douglas Fir	21

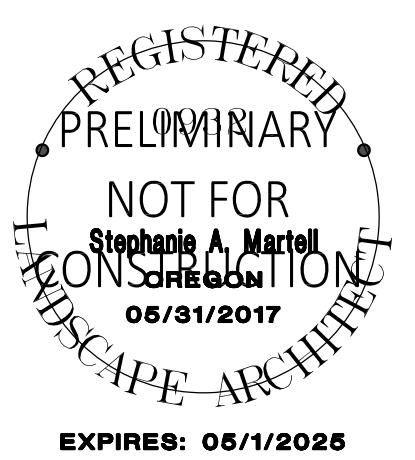
NOTES:

1. CONTRACTOR TO REMOVE ALL DEAD, DISEASED, SPLIT, LEANING OR UNSTABLE TREES WITHIN THE LANDSCAPE PRESERVATION AREA/ PROPERTY LINE BOUNDARY
2. ALL MATURE TREES SHALL BE TRIMMED AND PRUNED AS APPROPRIATE TO MAINTAIN HEALTHY GROWTH AND PUBLIC SAFETY.
3. DO NOT DISTURB ANY VEGETATION OR MATURE TREES OUTSIDE PROPERTY LINE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. CONTRACTOR TO REMOVE ALL NOXIOUS WEEDS WITHIN PRESERVATION AREA / PROPERTY LINE AND FOLLOW CITY / STATE GUIDELINES FOR DISPOSAL.



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 LANDSCAPE CONSERVATION PLAN

UNDERGROUND SERVICE ALERT

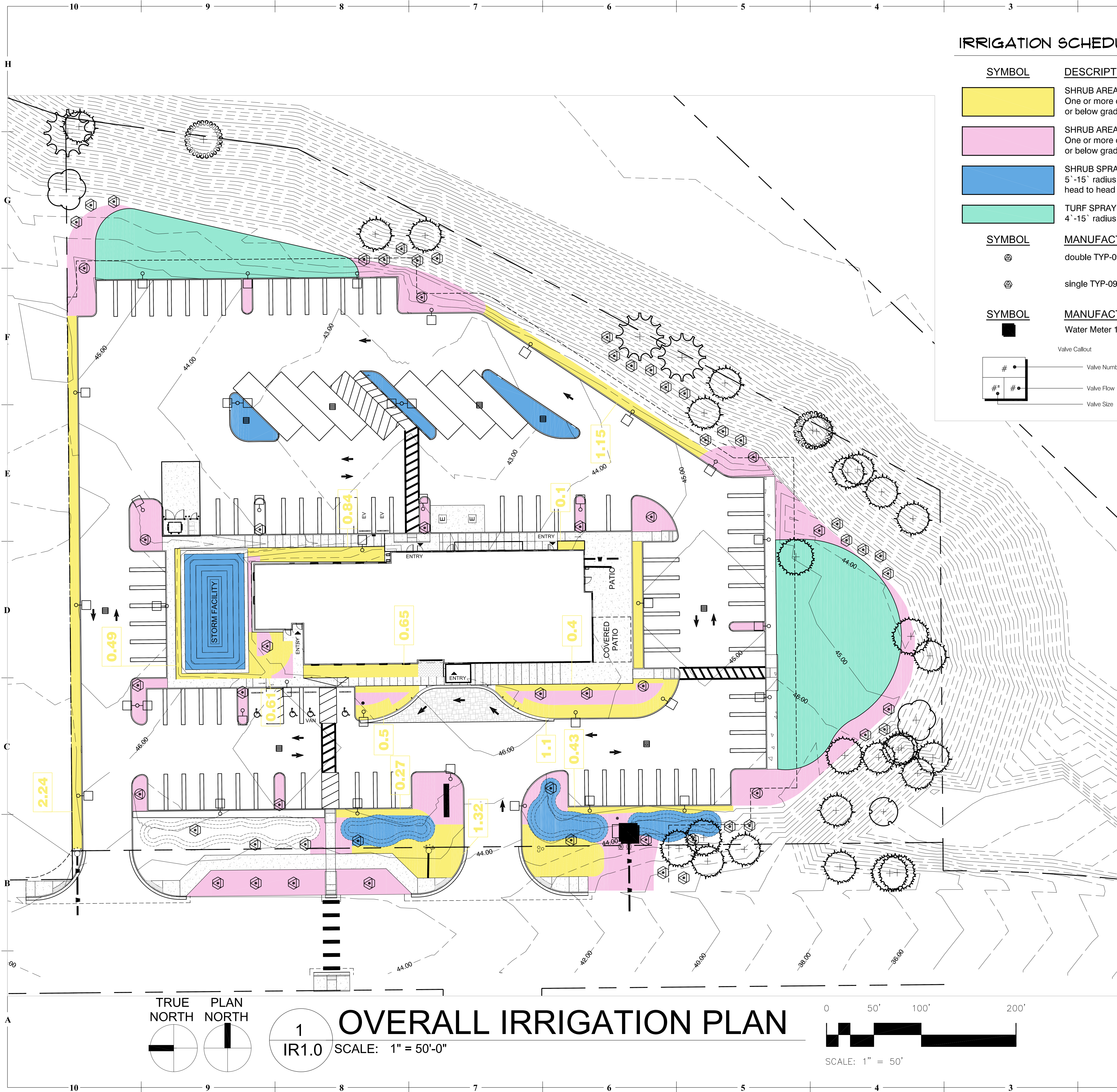
 call: TOLL FREE
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TRUE NORTH PLAN NORTH

1
L1.2 SCALE: 1" = 50'-0"

0 50' 100' 200'

 SCALE: 1" = 50'



IRRIGATION SCHEDULE

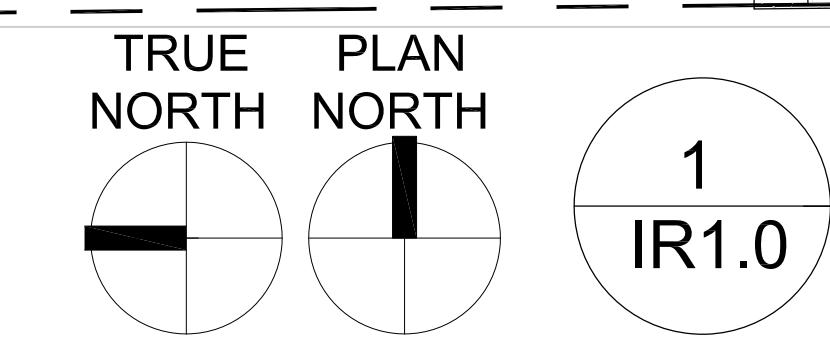
SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
[Yellow Box]	SHRUB AREA FOR DRIP EMITTERS - LOW DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 60% or less foliage coverage of the planted area.	7,648 s.f.	0.15 in/h	25	12
[Pink Box]	SHRUB AREA FOR DRIP EMITTERS - MEDIUM DENSITY One or more drip emitters per plant, with drip tubing either above or below grade. 90% or less foliage coverage of the planted area.	10,622 s.f.	0.25 in/h	25	28
[Blue Box]	SHRUB SPRAY - PRECISION 5' -15' radius, Toro Precision Spray Series, triangular spaced, head to head coverage.	5,140 s.f.	1.2 in/h	30	64
[Green Box]	TURF SPRAY AREA 4' -15' radius, triangular spaced, head to head coverage.	9,491 s.f.	1.9 in/h	30	187

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊗	double TYP-09-12 Drip Ring	8
⊙	single TYP-09-12 Drip Ring	51

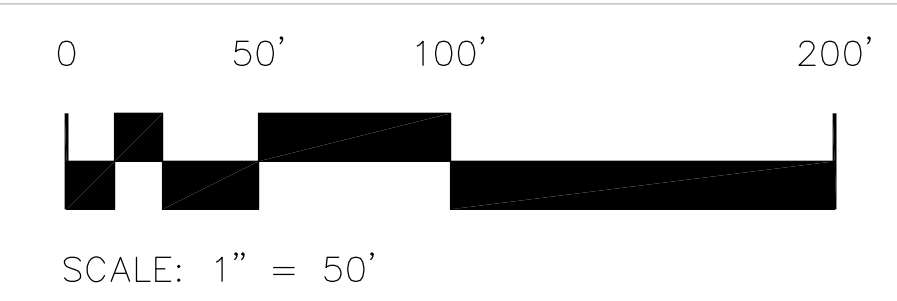
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Water Meter 1"	1

Valve Callout

SYMBOL	DESCRIPTION
#	Valve Number
#"	Valve Flow
#"	Valve Size



OVERALL IRRIGATION PLAN



UNDERGROUND SERVICE ALERT

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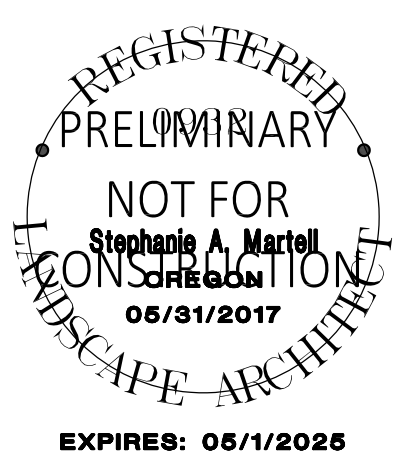
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