

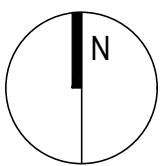
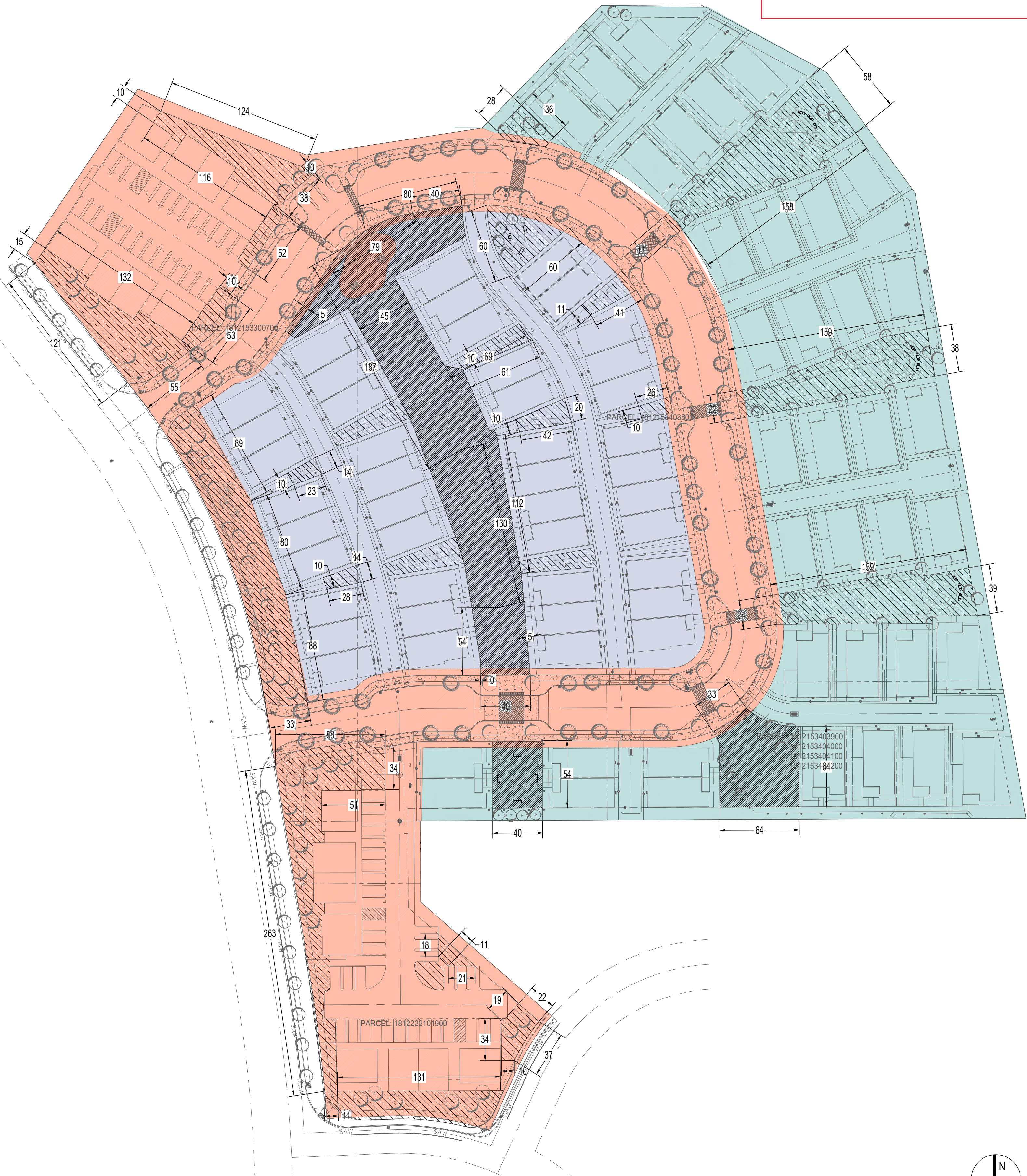
OPEN SPACE PLAN

OPEN SPACE SCHEDULE				
	AREA	AREA	PERCENTAGE	NOTES
TOTAL SQ FT		404,026 SF	100%	
TOTAL OPEN SPACE		82,529 SF	20.4%	ASSUMES 10 PERIMETER YARD AT ADJACENT PROPERTY & 5' PERIMETER YARD AT R.O.W.
ACTIVE RECREATION/UNSTRUCTURED ACTIVE RECREATION SPACE		27,781 SF	33.8%	PERCENT TAKEN FROM 82,529 SF OPEN SPACE

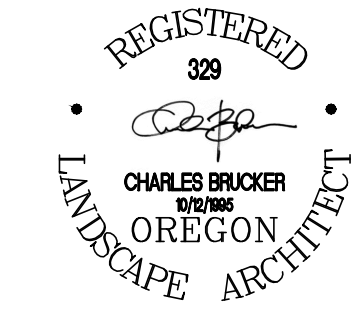
PHASING & OPEN SPACE					
	AREA PER PHASE	TOTAL OPEN SPACE (SF)	ACTIVE RECREATIONAL SPACE (SF)	PERCENTAGE TOTAL OPEN SPACE	UNIT COUNT
PHASE I	153,830 SF	31,317 SF	1,630 SF	20%	40 MF UNITS
PHASE II	111,658 SF	25,398 SF	19,511 SF	24%	49 SF ATTACHED UNITS
PHASE III	138,535 SF	24,117 SF	6,579 SF	17%	31 SF ATTACHED UNITS

AMENITIES AND RECREATIONAL ACTIVITY OPTIONS:

- GARDEN AREA OR PLANTING BEDS
- DOG PARK
- LAWN SPORTS AREA
- BOOCIE BALL COURT
- FRISBEE GOLF
- MULTI-USE OPEN SPACE AREA FOR UNSTRUCTURED ACTIVE RECREATION
- GAZEBO, PAVILION OR OTHER SMALL STRUCTURE
- PICNIC TABLES
- BENCHES
- CHILDREN'S PLAY AREA
- PICNIC GRILL
- FIRE PIT
- NATIVE PLANT GARDEN
- POLLINATOR GARDEN
- WALKING PATHS
- EXERCISE STATIONS
- YOGA DECK
- GAME TABLES
- NATURE PLANT AREA
- GOLF TEE



SCALE: 1" = 50'



PUBLISH DATE

12-10-2021

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REVISIONS



SITE PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



PROJECT INFORMATION

PROJECT # | 19023 PLACE
LAND USE # | TBD
TAX LOT(S) | 18S12W15 700 & 3800
DESIGNED BY | TH/EB
CHECKED BY | CB

SHEET NUMBER

L-1

MATERIALS PLAN

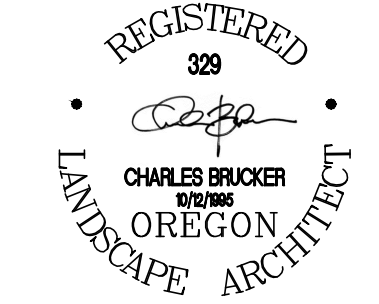
MATERIALS SCHEDULE

SITE FURNITURE & LIGHTING

- A1

PICNIC TABLE
- STANDARD REDWOOD TABLE W/ATTACHED BENCHES
- REDWOOD NORTHWEST.COM, 8 FT LENGTH
- B1

POLE LIGHT (SEE LIGHTING PLANS FOR POLE AND FIXTURE SPECIFICATIONS)



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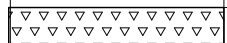
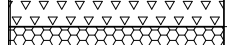
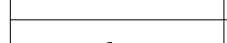
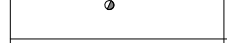
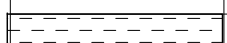
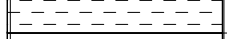
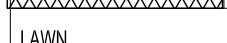
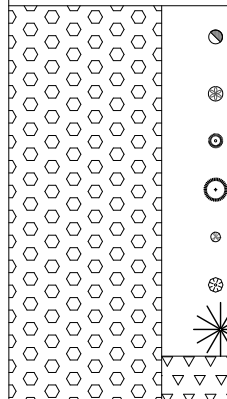
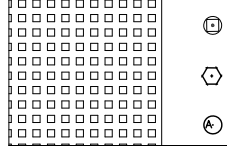
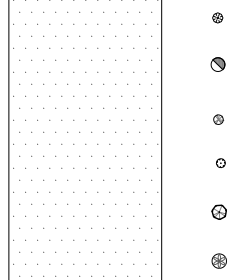
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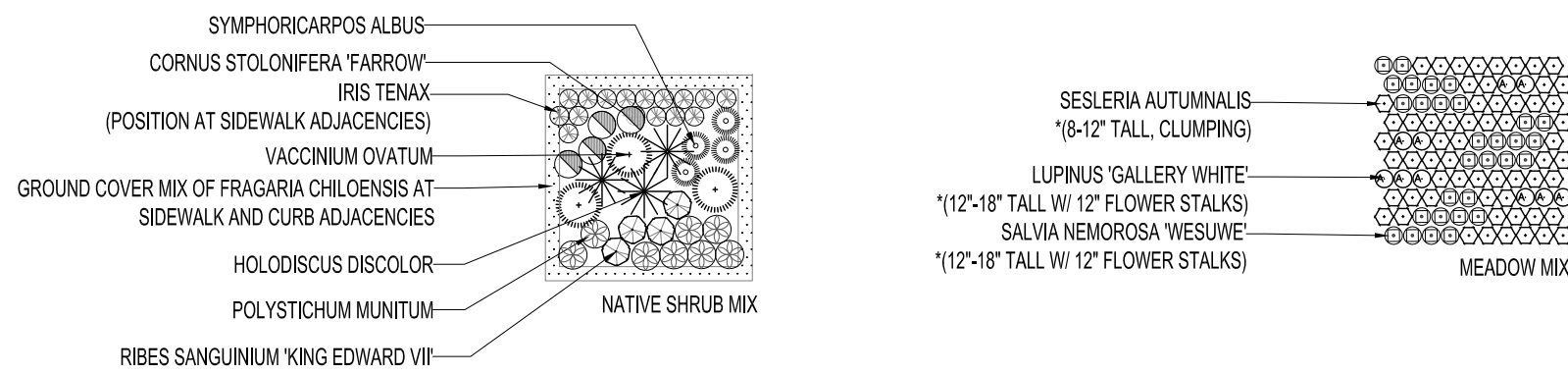
SHEET NUMBER

L-2

TREE SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM	2" CAL.	AS SHOWN	25	14-16 HT., 24" MIN. ROOT BALL DIAMETER, 14.5" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	2.5" CAL.	AS SHOWN	50	14-16 HT., 24" MIN. ROOT BALL DIAMETER, 14.5" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	MYRTIA CALIFORNICA	PACIFIC WAX MYRTLE	#7 CONTAINER	AS SHOWN	6	
	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	2" CAL.	AS SHOWN	6	14-16 HT., 24" MIN. ROOT BALL DIAMETER, 14.5" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLE LEAF PLUM	2" CAL.	AS SHOWN	32	14-16 HT., 24" MIN. ROOT BALL DIAMETER, 14.5" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	SALIX HOOKERIANA	DUNE WILLOW	#7 CONTAINER	AS SHOWN	12	

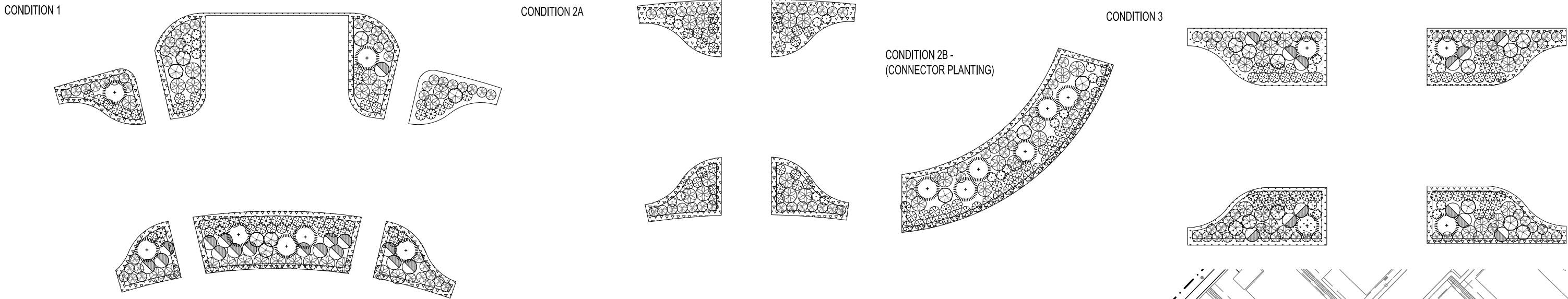
PLANT SCHEDULE					
	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY		6" O.C.	
	CEANOTHUS GLORIOSUS 'POINT REYES'	SPREADING CALIFORNIA LILAC		3' O.C.	
STORMWATER					
	CORNUS SERICEA 'KELSEYII'	KELSEY RED TWIG DOGWOOD	5 GAL	2' O.C.	
	LEDUM GLANDULOSUM	WESTERN LABRADOR TEA	5 GAL	3' O.C.	
	SPIREA DOUGLASII	DOUGLAS SPIREA	5 GAL	2' O.C.	
	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL	12" O.C.	
	JUNCUS EFFUSUS VAR. PACIFICUS	SOFT RUSH	1 GAL	12" O.C.	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	24" O.C.	
LAWN					
	SEEDED GRASS				
MULCH AT PICNIC TABLES					
	WOOD CHIP MULCH - SEE DETAILS FOR DEPTH AND CONSISTENCY				
NATIVE SHRUB MIX (SEE MATRIX FOR PLANT CONFIGURATION)					
		CORNUS STOLONIFERA 'FARROW'	FARROW RED TWIG DOGWOOD	#5	3' O.C.
		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#5	3' O.C.
		SYMPHORICARPOS ALBUS	SNOWBERRY	#1	3' O.C.
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#5	3' O.C.
		IRIS TENAX	OREGON IRIS	#1	2' O.C.
		GAULTHERIA SHALLON	SALAL	#1	2' O.C.
		HOLODISCUS DUMOSUS	DESERT OCEANSPRAY	#5	4' O.C.
		FRAGARIA CHILOENSIS	BEACH STRAWBERRY	SP-4	12" O.C.
MEADOW MIX (SEE MATRIX FOR PLANT CONFIGURATION)					
		SALVIA NEMOROSA 'WESUWE'	WESUWE WOODLAND SAGE	#1"	18" O.C.
		SELSERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1"	18" O.C.
		LUPINUS ALBUS	WHITE LUPINE	#1"	18" O.C.
LOOP ROAD SHRUB MIX (SEE CONDITIONS 1, 2A, 2B & 3 FOR PLANT CONFIGURATIONS)					
		MAHONIA REPENS	SPREADING OREGON GRAPE	1 GAL	3' O.C.
		CORNUS STOLONIFERA 'FARROW'	RED TWIG DOGWOOD	5 GAL	3' O.C.
		IRIS TENAX	TOUGH LEAF IRIS	1 GAL	18" O.C.
		HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE	1 GAL	2' O.C.
		RIBES SANGUINEUM 'EDWARD VII'	RED FLOWERING CURRANT 'EDWARD VII'	5 GAL	3' O.C.
		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1	3' O.C.

*SEE MEADOW MIX MATRIX FOR SIZING REQUIREMENTS



PLANTING PLAN

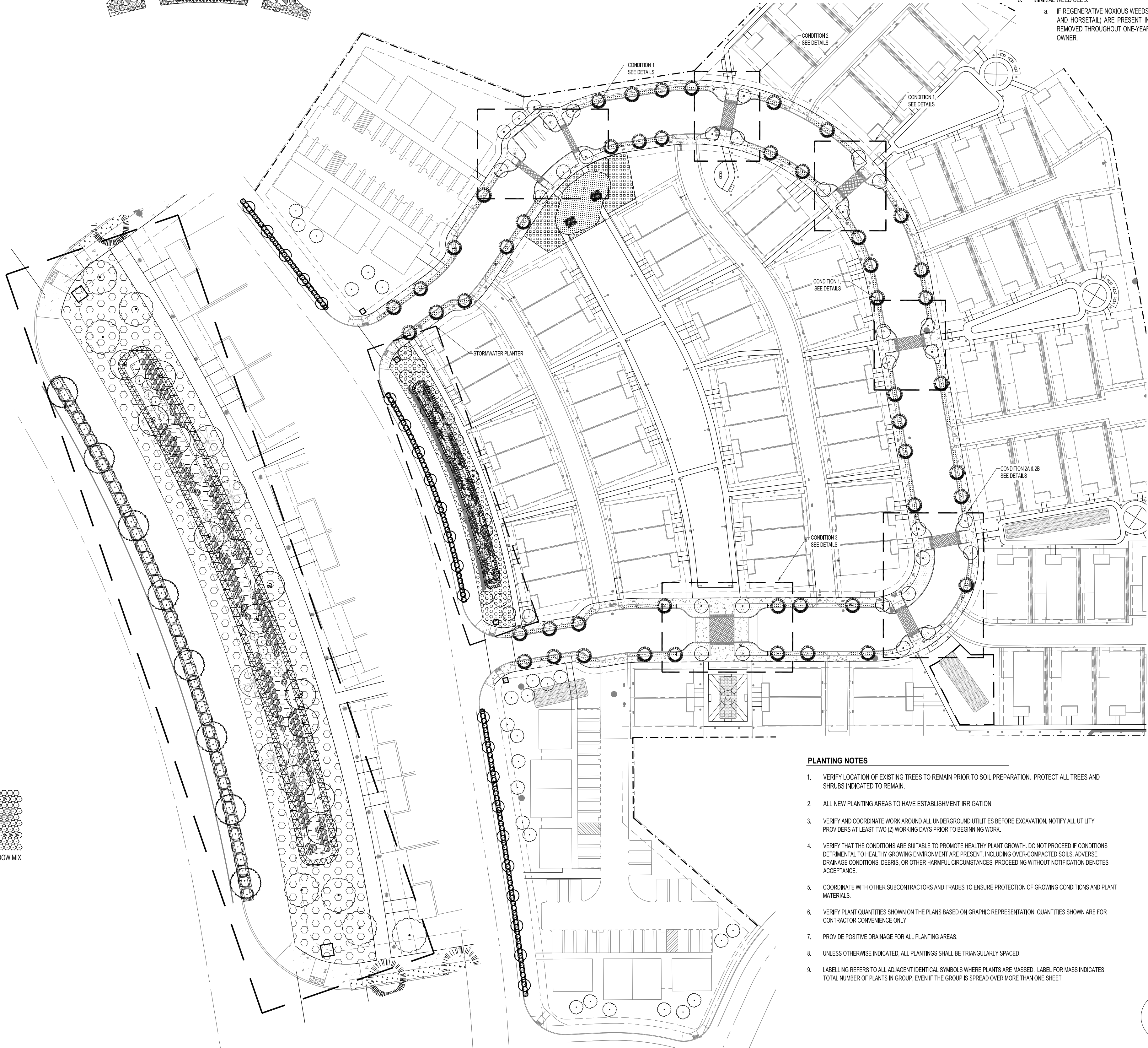
PLANTING AREAS AT PEDESTRIAN CROSSINGS - TYPICAL CONDITIONS (FROM NORTH TO SOUTH)



SOIL NOTES

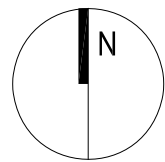
TOPSOIL: IMPORTED MATERIAL CONFORMING TO ASTM D 5288. SHALL BE A NATURAL OR CULTIVATED SURFACE SOIL LAYER CONTAINING ORGANIC MATTER AND SAND, SILT, AND CLAY PARTICLES, CONFORMING TO USDA CLASSIFICATION FOR LOAM (ONLY IF SAND CONTENT $\geq 35\%$) OR SANDY LOAM OR LOAMY SAND; FRIABLE, PERVIOUS, AND BLACK OR A DARKER SHADE OF BROWN, OR GRAY-BROWN, THAN UNDERLYING SUBSOIL; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 1 INCH IN DIAMETER; ANY DIMENSION; AND FREE OF WEEDS, ROOTS, AND OTHER DELETERIOUS MATERIALS HARMFUL TO PLANT GROWTH, WITH THE FOLLOWING PHYSICAL PROPERTIES:

- ORGANIC MATTER: 5 PERCENT MINIMUM BY WEIGHT.
 - SODIUM ADSORPTION RATIO (SAR): LESS THAN 6.0.
 - SATURATION EXTRACT CONCENTRATION FOR BORON: LESS THAN 1.0.
 - PH RANGE OF FROM 5.7 TO 7.5 (PLUS 0, MINUS 0.5).
 - SATURATION EXTRACT CONDUCTIVITY: LESS THAN 4.0 DSM @ 25 DEGREES CELSIUS AS DETERMINED IN A SATURATION EXTRACT.
 - NON-SOIL COMPONENTS: LESS THAN 1 PERCENT BY VOLUME.
 - HEAVY METAL CONCENTRATIONS: BELOW THE USDA PER YEAR LOAD LIMIT.
 - MINIMAL WEED SEED.
- a. IF REGENERATIVE NOXIOUS WEEDS (INCLUDING, BUT NOT LIMITED TO, QUACK GRASS, NUTSEDGE GRASS, AND HORSETAIL) ARE PRESENT IN THE SOIL, ALL RESULTANT GROWTH INCLUDING ROOTS SHALL BE REMOVED THROUGHOUT ONE-YEAR PERIOD AFTER ACCEPTANCE OF WORK AT NO ADDITIONAL COST TO OWNER.



PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
- ALL NEW PLANTING AREAS TO HAVE ESTABLISHMENT IRRIGATION.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
- UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELLING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.



SCALE: 1" = 50'

0 50 100 FT



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SITE PLAN

RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



PROJECT INFORMATION

PROJECT # | 19023 PLACE
LAND USE # | TBD
TAX LOT(S) | 18S12W15 700 & 3800
DESIGNED BY | TH/EB
CHECKED BY | CB

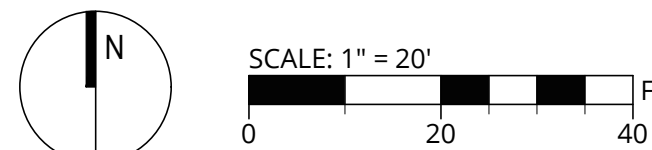
SHEET NUMBER

L-3



IRRIGATION PLAN - NORTH

IRRIGATION KEY							
SYMBOL	SPRINKLER BODY	NOZZLE	COLOR	GPM	PSI	RADIUS	DETAIL/SHEET
	HUNTER PROS-12-PRS40	HUNTER MPCORNER	TURQUOISE	.45	40	10.5' - 14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP800SR-360*	LIME GREEN AND GRAY	.78	30-40*	6'-10'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP800SR-180*	ORANGE AND GRAY	.42	30-40*	6'-10'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP800SR-90*	ORANGE AND GRAY	.23	30-40*	6'-10'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-360	OLIVE	.75	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-270	LT. BLUE	.57	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-210	LT. BLUE	.43	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-180	MAROON	.37	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-90	MAROON	.19	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-360	RED	1.47	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-270	GREEN	1.10	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-210	GREEN	.86	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-180	BLACK	.74	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-90	BLACK	.40	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-360	OLIVE	3.64	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-270	LT. BLUE	2.73	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP300-210	LT. BLUE	2.12	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-180	MAROON	1.82	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-90	MAROON	.86	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MPSS530	BROWN	.44	40	5' X 30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MPRC515	COPPER	.22	40	5' X 15'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MPLC515	IVORY	.22	40	5' X 15'	X/LXXX
	HUNTER PROS-6-PRS40	RAINBIRD 5-CST-B	N/A	.50	40	BUBBLER	X/LXXX



REGISTERED
329
Charles Brucker
CHARLES BRUCKER
10/2/1985
OREGON
LANDSCAPE ARCHITECT

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FLORENCE, OR

ARCHITECTS
PLACE

3J CONSULTING

PROJECT INFORMATION

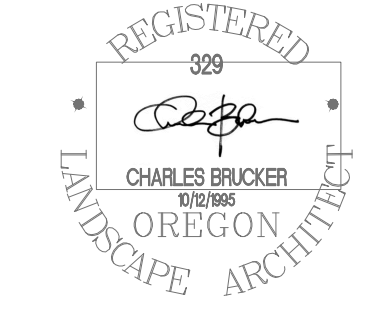
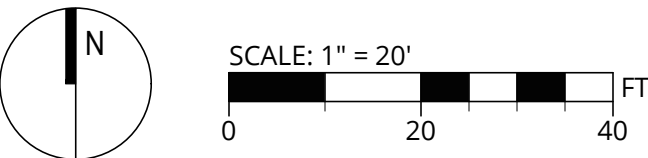
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DESIGNED BY | TH/EB
CHECKED BY | CB

SHEET NUMBER
L-4

IRRIGATION PLAN - SOUTH



IRRIGATION KEY							
SYMBOL	SPRINKLER BODY	NOZZLE	COLOR	GPM	PSI	RADIUS	DETAIL/SHEET
	HUNTER PROS-12-PRS40	HUNTER MPCORNER	TURQUOISE	.45	40	10.5' - 14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP800SR-360°	LIME GREEN AND GRAY	.78	30-40*	6'-10'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP800SR-180°	ORANGE AND GRAY	.42	30-40*	6'-10'	X/LXXX
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	HUNTER PROS-12-PRS40	HUNTER MP1000-360	OLIVE	.75	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-270	LT. BLUE	.57	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-210	LT. BLUE	.43	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-180	MAROON	.37	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP1000-90	MAROON	.19	40	10.5'-14'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-360	RED	1.47	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-270	GREEN	1.10	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-210	GREEN	.86	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-180	BLACK	.74	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP2000-90	BLACK	.40	40	14.5'-20'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-360	OLIVE	3.64	40	23'-30'	X/LXXX
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	HUNTER PROS-12-PRS40	HUNTER MP300-210	LT. BLUE	2.12	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-180	MAROON	1.82	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MP3000-90	MAROON	.86	40	23'-30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MPSS530	BROWN	.44	40	5' X 30'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MPRC515	COPPER	.22	40	5' X 15'	X/LXXX
	HUNTER PROS-12-PRS40	HUNTER MPLC515	IVORY	.22	40	5' X 15'	X/LXXX
	HUNTER PROS-6-PRS40	RAINBIRD 5-CST-B	N/A	.50	40	BUBBLER	X/LXXX



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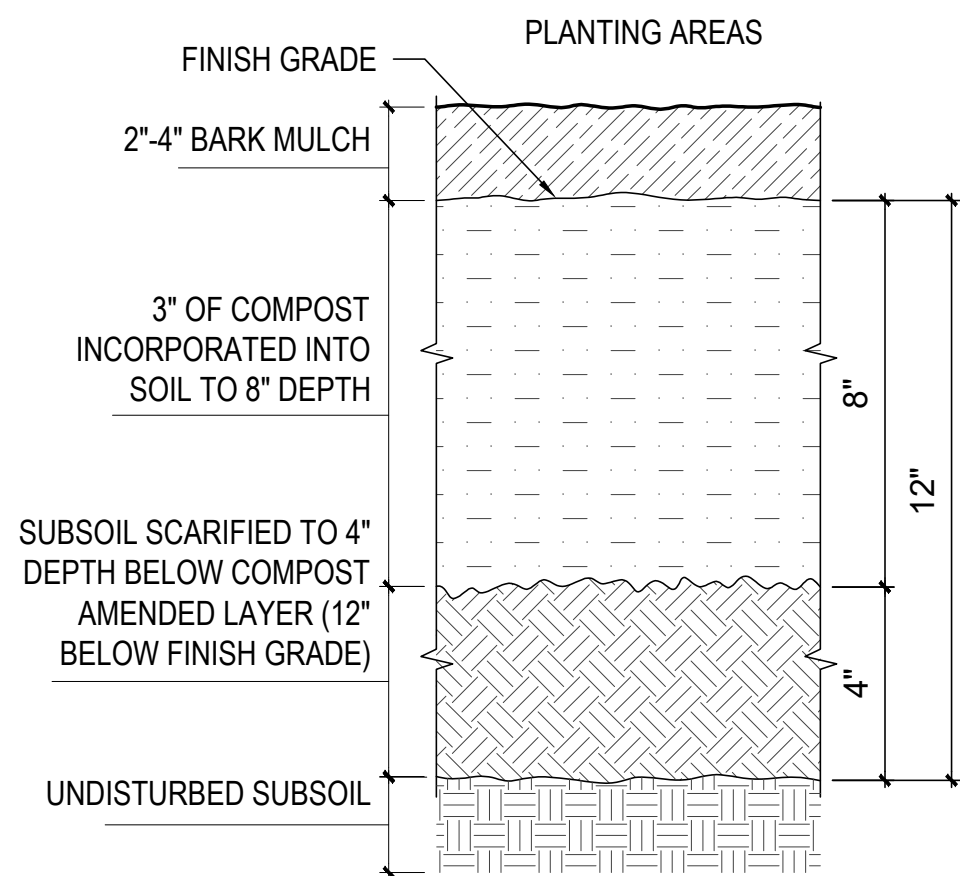
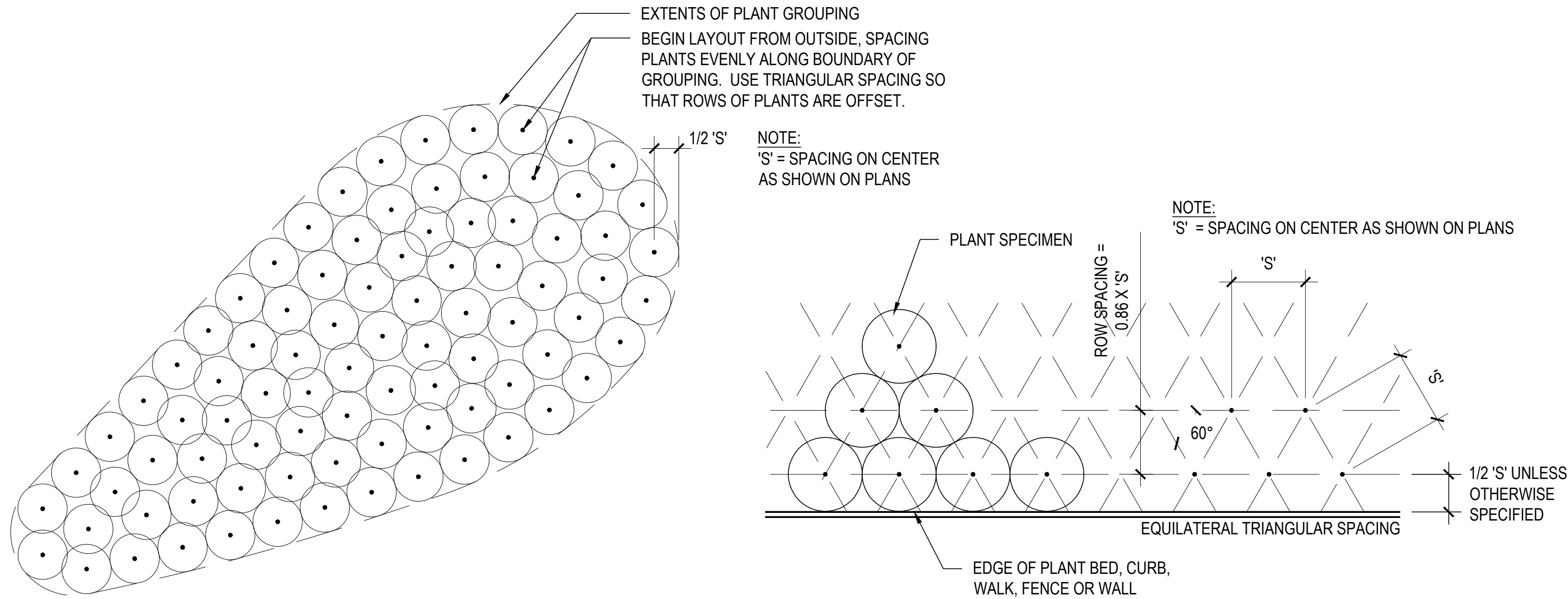
3J CONSULTING

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SHEET NUMBER
L-5

PLANTING DETAILS

3 GROUNDCOVER PLANTING NOT TO SCALE

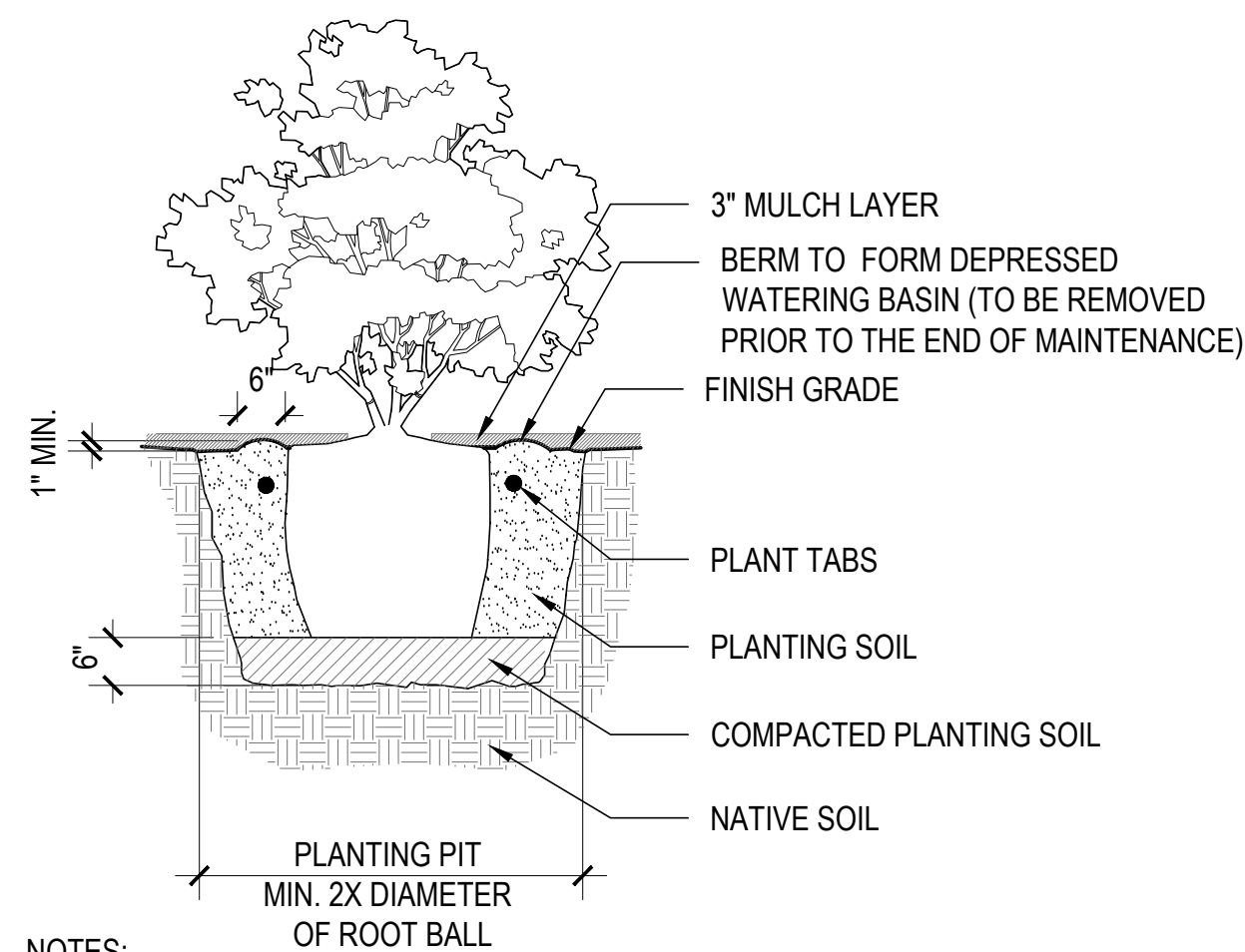


NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENEED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING AREAS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF BARK MULCH OR APPROVED EQUAL.
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

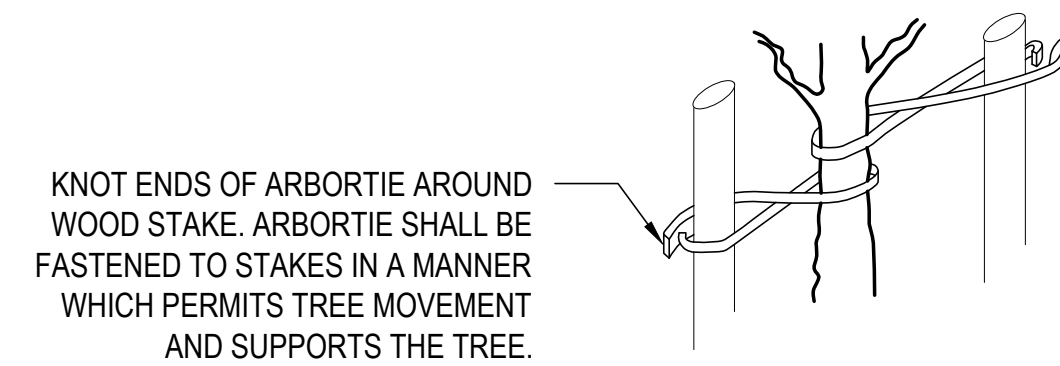
5 PLANTING BED & TURF SOIL SECTION NOT TO SCALE

4 SHRUB PLANTING NOT TO SCALE

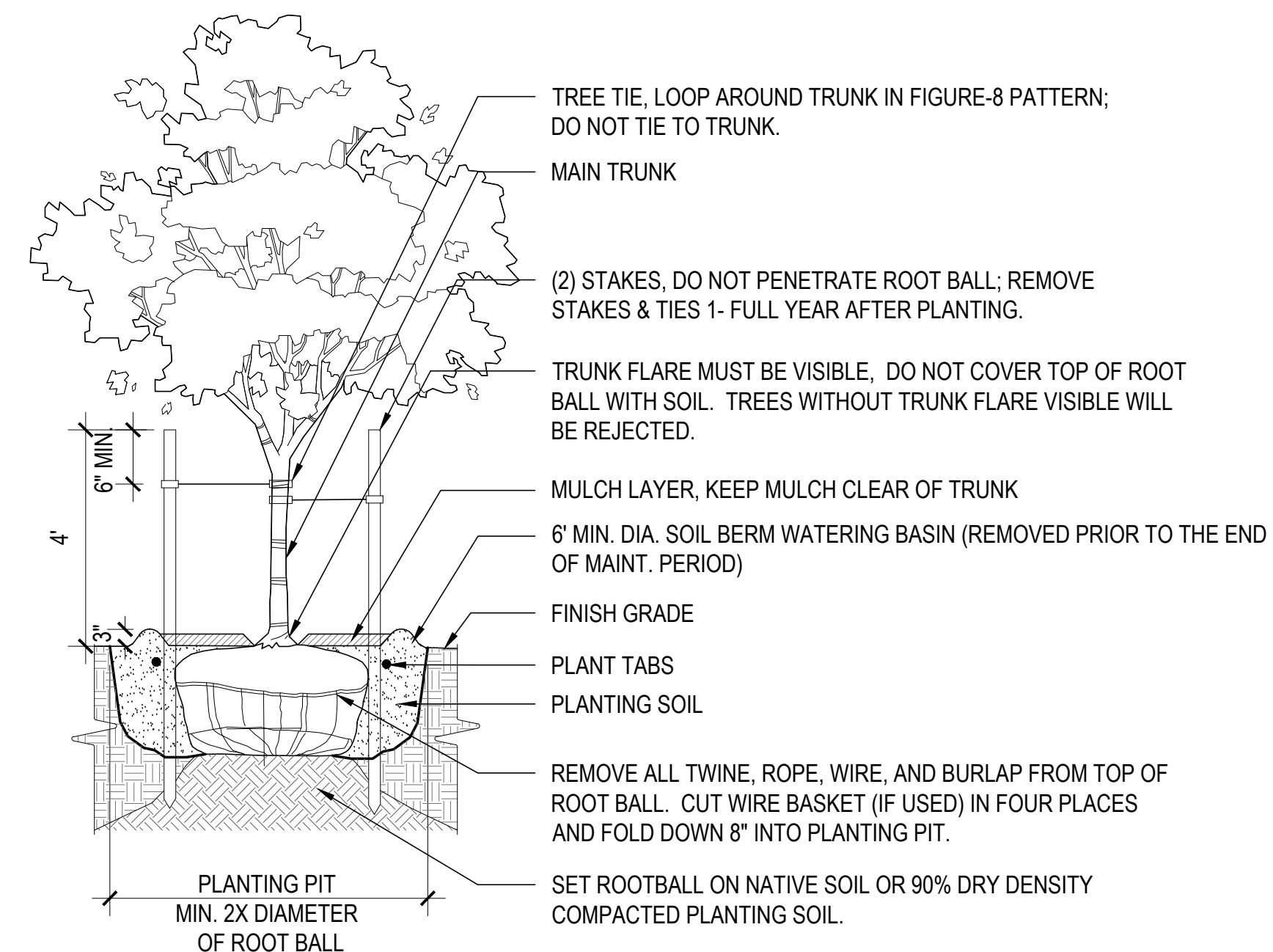


NOTES:

1. PLANTING PITS SHALL BE 2X DIAMETER AND 1-1/2 DEPTH OF ROOTBALL.
2. ROOTBALL CROWN TO BE SLIGHTLY ABOVE FINISH GRADE BEFORE MULCH IS APPLIED.
3. CUT AND REMOVE ALL BINDING FROM THE TOP AND SIDES OF THE ROOTBALL BEFORE BACKFILLING. ROUGH UP EXTERIOR SURFACE OF ROOT BALL AND EXTEND CIRCLING ROOTS OUTWARDS INTO PLANTING PIT.
4. KEEP MULCH AWAY FROM WOODY STEMS.



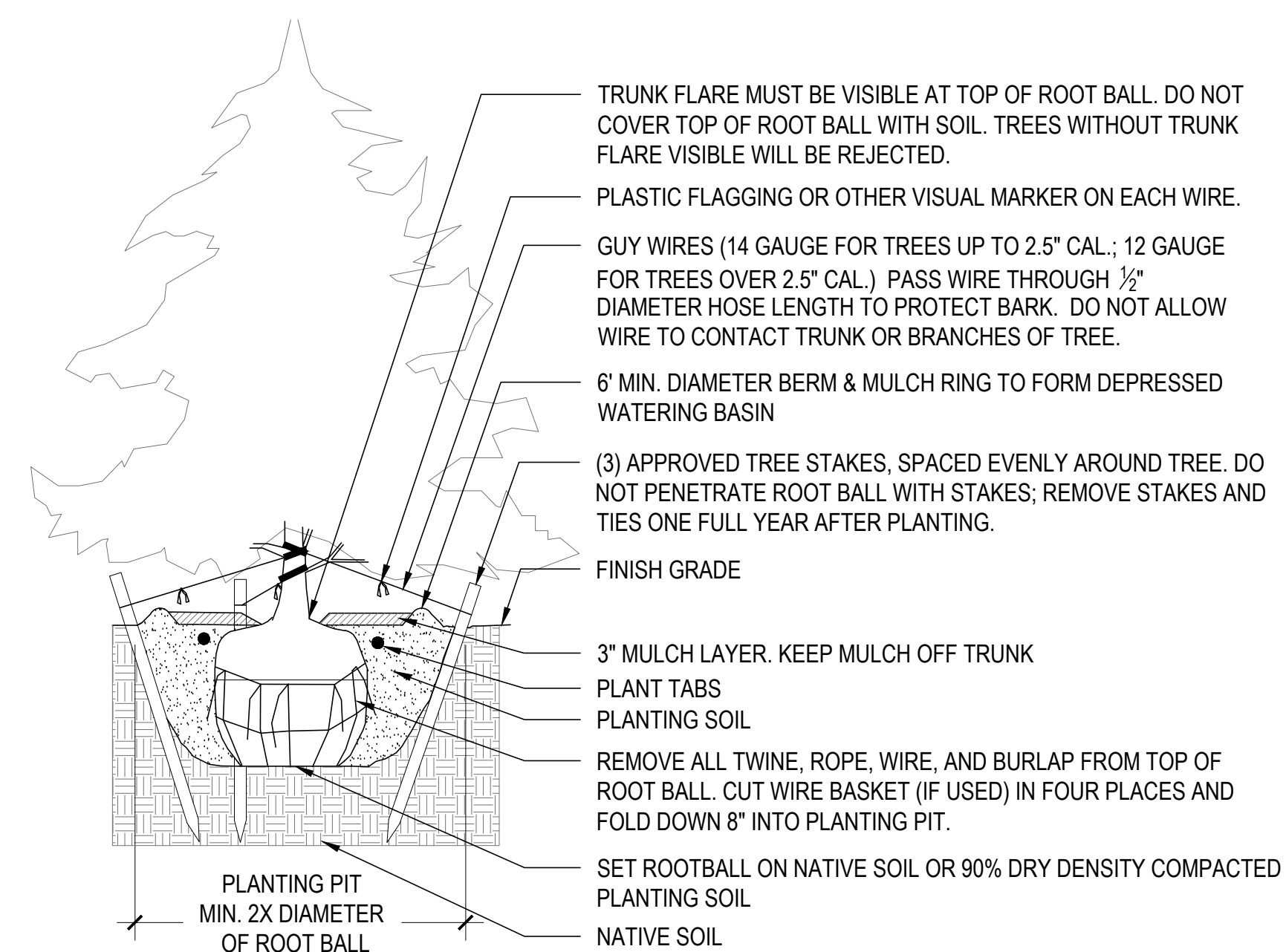
ARBOR TIE KNOTTED TO STAKE



NOTES:

1. ROOTBALL CROWN TO BE FLUSH WITH FINISH GRADE
2. CUT AND REMOVE ALL BINDING FROM THE TOP AND SIDES OF THE ROOTBALL BEFORE BACKFILLING

1 TREE PLANTING (WITH STAKES) NOT TO SCALE



2 EVERGREEN TREE PLANTING (WITH STAKES) NOT TO SCALE

