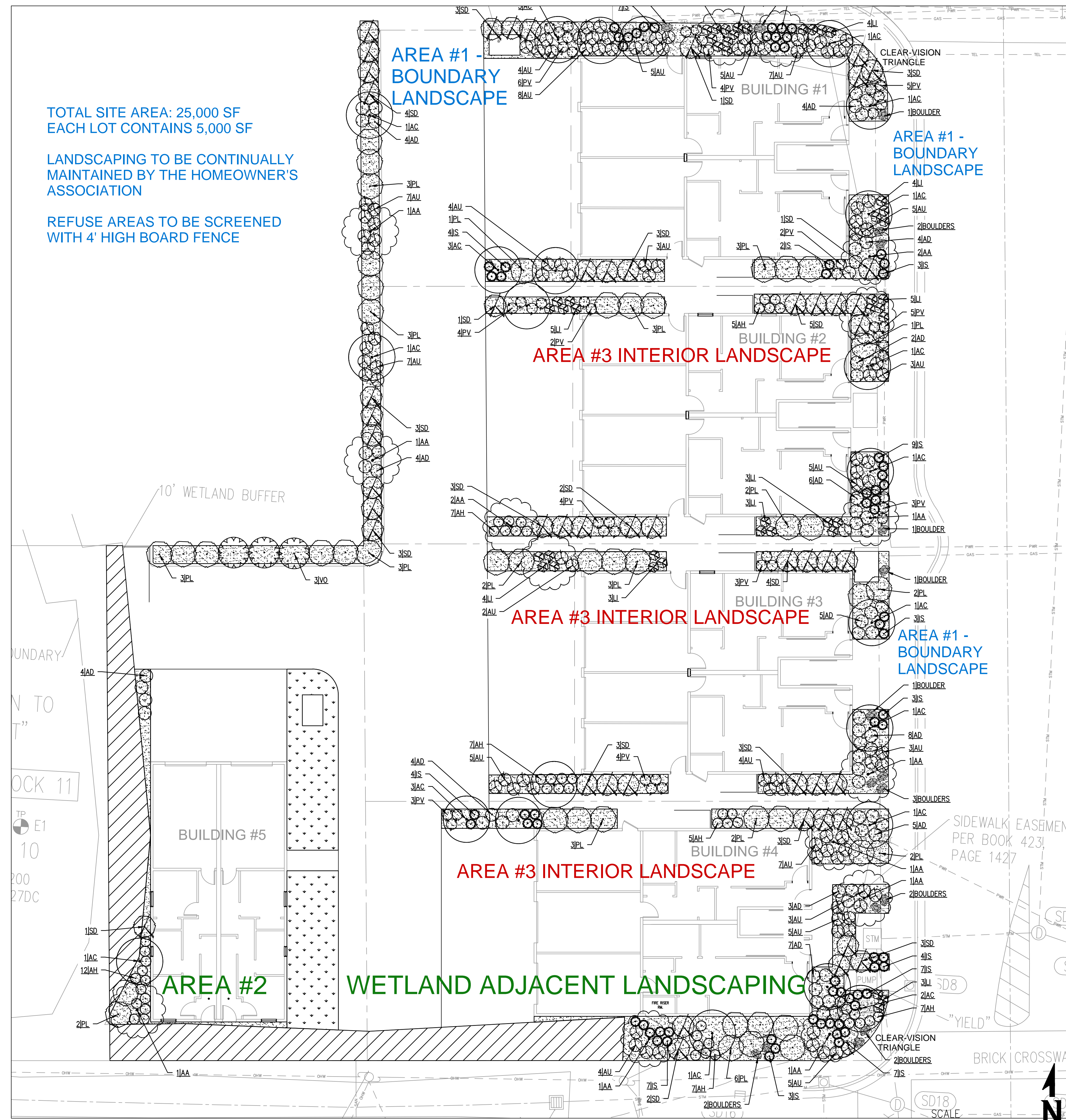


DATE: 8/11/2024 10:01 PM [AUTHOR: jon.chompolin] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
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TOTAL SITE AREA: 25,000 SF
 EACH LOT CONTAINS 5,000 SF

LANDSCAPING TO BE CONTINUALLY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

REFUSE AREAS TO BE SCREENED WITH 4' HIGH BOARD FENCE

LEGEND

TREES TOTAL QTY: 38

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
AC	23	ACER CIRCINATUM	VINE MAPLE	1.5" CAL.
AA	15	AMELANCHIER ALNIFOLIA	SERVICEBERRY	1" CAL.

SHRUBS TOTAL QTY: 98

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
PL	44	PHILADELPHUS LEWISII	LEWIS' MOCK-ORANGE	5 GAL
SD	51	SPIREA DOUGLASII	DOUGLAS SPIREA	5 GAL
VO	3	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL

GROUNDCOVERS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
AD	60	ADIANTUM	MAIDENHAIR FERN	1 GAL
AU	101	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL

PERENNIALS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
AH	50	AMSONIA HUBRICHTII	HUBRICHT'S BLUESTAR	1 GAL
IS	73	IRIS SETOSA	IRIS	1 GAL
LI	44	LILIUM	YELLOW LILY	1 GAL
PV	45	PENSTEMON VAR.	BEARDTONGUES	1 GAL

MULCH
 3,800 SF
 2" FIR BARK MULCH THROUGHOUT ALL PLANTER BEDS.

STORMWATER FACILITY PLANTING
 630 SF

SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
JUNCUS PATENS	SPREADING RUSH	4" POT	12" O.C.
CAREX OBNUPTA	SLOUGH SEDGE	4" POT	12" O.C.

ACCENT BOULDERS
 LOCALLY SOURCED BOULDERS. SIZES VARY BETWEEN 18" DIA. - 36" DIA. SUBMIT SAMPLE PHOTOS OF BOULDERS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

WETLAND BUFFER
 1,200 SF
 REMOVE ANY INVASIVE PLANT SPECIES IN WETLAND BUFFER AREA AND INFILL WITH NATIVE PLANTS SALVAGED FROM ADJACENT PARCEL OWNED BY PROPERTY DEVELOPER. PLANT SALVAGE SHALL BE COMPLETED UNDER THE DIRECTION OF THE PROJECT WETLAND BIOLOGIST.

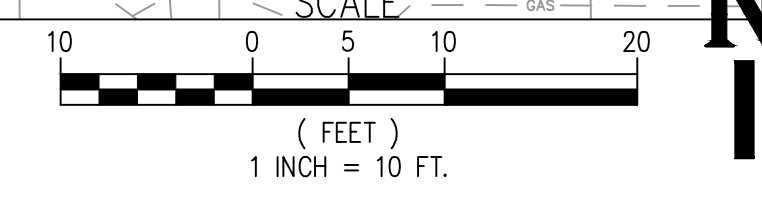
CONSTRUCTION NOTES

- VERIFY UTILITY LOCATIONS PRIOR TO PLANTING. FIELD ADJUST FINAL TREE LOCATIONS TO AVOID CONFLICTS WITH ALL UTILITIES. NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN GRADES AND STANDARDS PER THE "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL, CURRENT EDITION.
- DO NOT WILLFULLY PLACE PLANT MATERIAL WHERE IT WOULD BE IN CONFLICT WITH UTILITIES, SIGHT LINES, BUILDINGS, AND PAVEMENT. IF PLANT LOCATIONS SHOWN ON THE PLAN HAVE OBSTRUCTIONS OR LIMITATIONS IN THE FIELD, CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION APPROVAL.
- PROTECT ALL NEW, UNPLANTED PLANT MATERIAL FROM EXPOSURE TO SUN, WIND, OR OTHER CONDITIONS THAT DECREASE THE VIGOR OF THE PLANT(S) UNTIL PLANTED.
- PLANTING CONTRACTOR SHALL MAINTAIN ALL NEW LANDSCAPING, USING OWNER-APPROVED TEMPORARY WATERING METHODS FOR A MINIMUM OF ONE FULL GROWING SEASON AFTER SUBSTANTIAL COMPLETION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT SUBSTITUTION LIST TO OWNER'S REPRESENTATIVE FOR ANY PLANT SPECIES UNAVAILABLE FOR PROCUREMENT FROM LOCAL NURSERIES. APPROVAL OF PLANT SUBSTITUTIONS MUST BE GRANTED PRIOR TO PROCUREMENT.

LOT LANDSCAPE AREAS				
LOT	FRONT YARD AREA (SQ. FT.)	SIDE YARDS AREA (SQ. FT.)	REAR YARD AREA (SQ. FT.)	TOTAL (SQ. FT.)
LOT 5	225	681	180	1,086
LOT 6	244	382	175	801
LOT 7	206	398	11	615
LOT 8	481	878	0	1,359
LOT 9	367	1,300	143	1,810

TOTAL LOT LANDSCAPE AREA: 5,671

LANDSCAPE PLAN
 SCALE: 1" = 10'-0"



LANDSCAPE PLAN

EBB ST. LOFTS - LOTS 5, 6, 7, 8, & 9
 914 SW 48TH ST., LINCOLN CITY, OR 97367

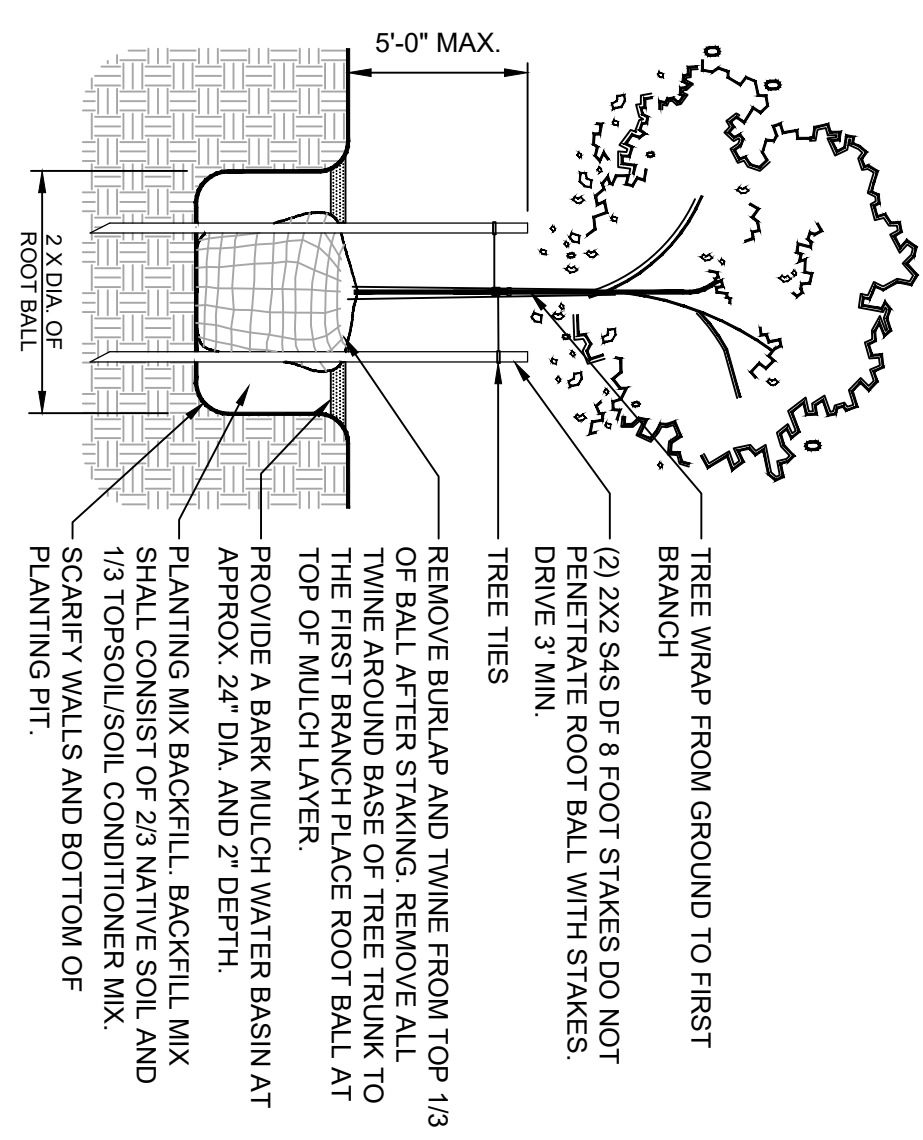
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 DRAWING FILE NAME: EBB ST PHASE 2 LANDSCAPE PLAN

DESIGNED	DRAWN	CHECKED	APPROVED	LAST EDIT	PLOT DATE	SUBMITTAL
MS	JC	MS	MS	8/11/2024	8/11/2024	

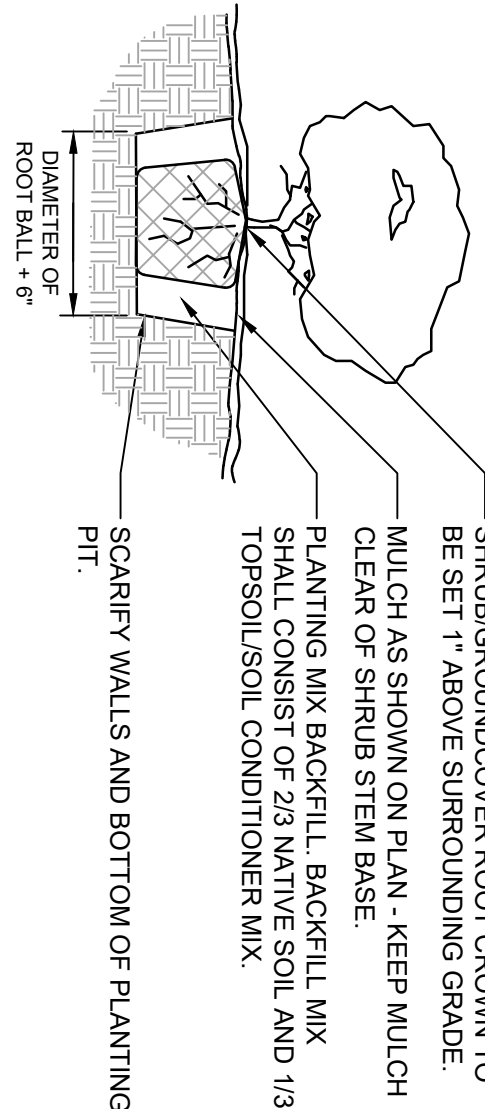
SHEET NUMBER: L1.1

SCALE: 1" = 10'-0"

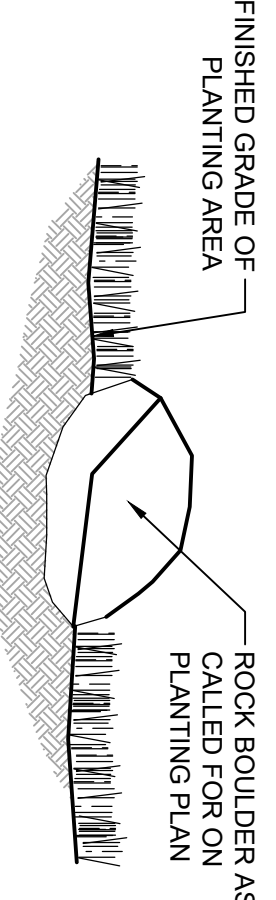
AUGUST 2024



TREE PLANTING DETAIL
 SCALE: N.T.S.



SHRUB/ROUND COVER PLANTING DETAIL
 SCALE: N.T.S.



BOULDER INSTALLATION DETAIL
 SCALE: N.T.S.

- NOTES:**
1. BOULDERS SHALL BE NATIVE LOCAL SURFACE SELECT ROCKS AS DESCRIBED ON THE PLANS.
 2. BOLLERS MUST BE SET 1/3 OF THE BOULDER BELOW GRADE, OR AS DIRECTED.
 3. SEE LANDSCAPE PLAN FOR LOCATIONS.
 4. BOULDERS SHALL BE FREE OF DELETERIOUS SUBSTANCES LIKE CONCRETE PAINT, ETC.
 5. ONLY CLOTH STRAPS TO DELIVER AND POSITION BOULDERS.
 6. POWERWASH EXPOSED SURFACES OF BOULDERS AFTER PLACEMENT, BUT BEFORE PLANTING.

SHEET INFO		REVISIONS	
DESIGNED	MS	NO.	DATE
DRAWN	JC	BY	REMARKS
CHECKED	MS		
APPROVED			
LAST EDIT	8/11/2024		
PLOT DATE	8/11/2024		
SUBMITTAL			

LANDSCAPE DETAILS		SCALE: NOT TO SCALE	
EBB ST. LOFTS - LOTS 5, 6, 7, 8, & 9 914 SW 48TH ST., LINCOLN CITY, OR 97367			
PROJECT NUMBER	DRAWING FILE NAME		
	EBB ST PHASE 2_LANDSCAPE PLAN		