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DRAWN: KAH  
DESIGNED: KAH  
CHECKED/STAMPED:

REGISTERED  
898  
KORI ANN HAUG  
OREGON  
06/27/16  
LANDSCAPE ARCHITECT  
EXP. 06/30/2024

**TECTONICS DESIGN GROUP**  
730 Sandhill Rd., #250, Reno, Nevada 89521  
tel 775-854-9888  
fax 775-854-9986  
www.tectonicsdesigngroup.com

DESIGNER:  
PROJECT/CLIENT:  
# 23155

DATE: SUBMITTAL  
01/30/24 SCHEMATIC ENG.  
05/13/24 SITE PLAN REVIEW

SUBMITTAL RECORD:  
CITY APPROVAL:

SHEET TITLE: LANDSCAPE PLAN

SHEET: L2.01

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE FRONTIER TALL FESCUE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS**

THE CITY OF STAYTON, OREGON - COMMERCIAL RETAIL

BASIC PROVISIONS  
1. The minimum area of a site to be retained in landscaping for commercial retail is 10% of the lot.

Lot Area: 64,573 s.f.	Required	Provided
6,457 s.f. (10%)	31,295 s.f. (48%)	

REQUIRED TREE PLANTINGS  
1. One (1) large parking lot tree per 12 spaces.  
2. One (1) large street tree per 50 ft. o.c. spacing.

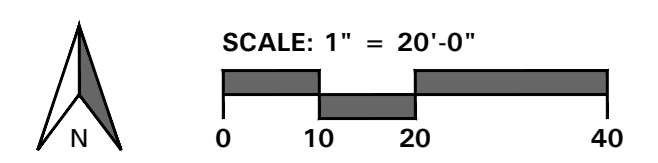
Parking Spaces: 37  
Cascade Highway: 246 l.f.  
Required Provided  
(3) trees (3) trees  
(5) trees (5) trees

REQUIREMENTS OF PLANT MATERIALS  
1. At least 75% of the required landscaping area shall be planted with a suitable combination of trees, evergreens and/or ground cover.  
Required Provided  
4,843 s.f. (75%) 2,000 s.f. trees  
3,034 s.f. shrubs  
5,034 s.f. (77%)

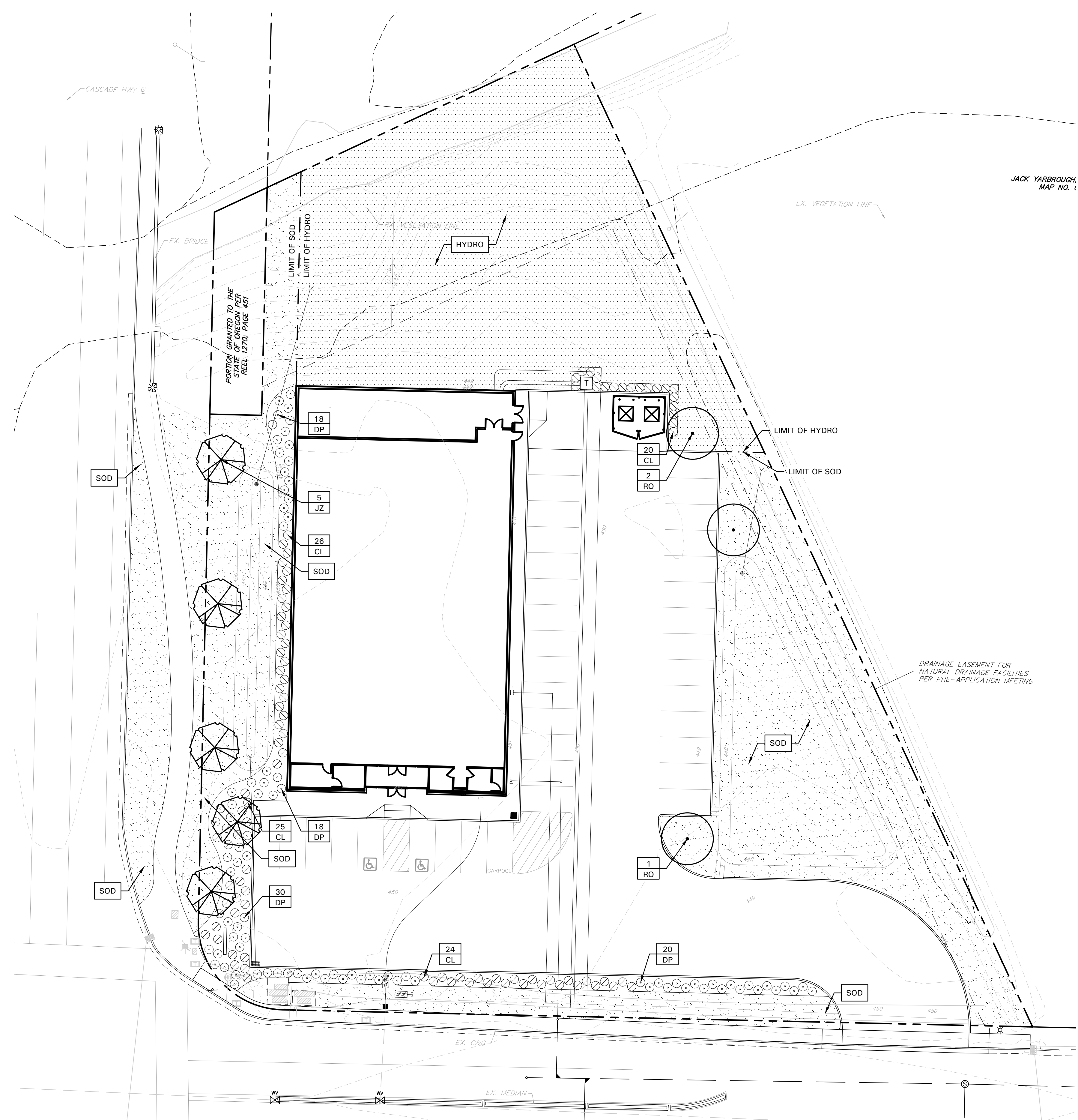
**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
JZ	<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova 'Green Vase'	5	3" cal.	B&B, 12' ht., 4' spread, 4" clear trunk, matching
RO	<i>Quercus rubra</i>	Northern Red Oak	3	3" cal.	B&B, 12' ht., 4' spread, 4" clear trunk, matching
<b>SHRUBS/GROUND COVER</b>					
CL	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel	95	3 gal.	container full, 36" o.c.
DP	<i>Spiraea x 'NCSX2'</i> PP #30,953; CPBRA#	Double Play Doozie® Spirea	86	3 gal.	container full, 36" o.c.
HYDRO	<i>Festuca arundinacea</i>	Frontier Tall Fescue			hydromulch, refer to Hydromulch Notes
SOD	<i>Festuca arundinacea</i>	Frontier Tall Fescue			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



JACK YARBROUGH,  
MAP NO. 1