

BRAND

Additional Application Information

24-113646 | 383, 453, and 503 Farm Credit Drive

Dear Olivia,

Thank you for the opportunity to meet and discuss your draft conditions of approval for application number 24-113646. During our meeting, our team noted three main items to address which are as follows:

1. Clarity of Conditions Between Phases:

Our team hopes to see a clearer delineation of conditions of approval between project Phases 1 and 2. Specifically, the following modifications would provide the clarity sought by our team.

- a. Condition 7 – other conditions are broken up into two conditions concerning Building 1 or Building 2. Can this condition have the same layout?
- b. Conditions 8, 9, and 10 – Our team asked if Conditions 8 and 9 could be revised to include the street tree requirement and then eliminate Condition 10. However, during the discussion it was noted that we are only seeing the conditions and we have not been given access to the findings at this stage which might provide the clarity we are seeking. We believe Laurel agreed Condition 10 could be repeated but broken up by Phase 1 and Phase 2.
- c. Condition 21 – Our team would like to see this condition become two conditions, one for Building 1, and one for Building 2.

2. Landscape Plans Detailing CFEC Rules:

Our team has worked closely with the landscape architects to prepare detailed landscape plans demonstrating the requirements are met and a condition to pay the fee in lieu is no longer necessary. As demonstrated on the plans provided, the tree canopy coverage will exceed the 40 percent requirement by roughly 800 square feet. Additionally, soil volume calculations have been added to tables on the landscape plans. Upon your review and acceptance of our updated plans, we hope to see the elimination of Condition 16, which requires a fee in lieu of meeting the standard. We believe Conditions 17, 18 and 19 can remain as stated, but ask for confirmation that you agree we've demonstrated compliance.

3. Adjustment to Interior Property Line Setback:

Our team has revised the parking stalls which abut the internal property line to be compact spaces. These updates are provided on the revised plans included with this letter. The revisions allowed the installation of a 3.5' planter with a 6" curb on each side of the property line for a total planting area of 7' in width and a 4' total setback on each side of the line. While this does not prescriptively meet the development standard, the inclusion of the landscape buffer meets the intent by providing separation along the boundary and breaking up large spans of pavement. Our team believes an additional condition of approval to provide the displaced plant units (the number of additional plant units which would be planted here if the standard was met) within Phase 2 bolsters our proposal and meets the intent of the standard. If you agree with these revisions, we believe Conditions 25 and 26 could be eliminated and replaced by a new condition to include the displaced plant units within the landscaped area of Phase 2.

Attached to this letter we've provided a revised site plan and detailed landscape plans which support the information we've stated. Please feel welcome to reach out to us if you'd like to discuss these modifications and requests further.

Thank you,

Britany Randall

britany@brandlanduse.com

FARM CREDIT HOTEL

FARM CREDIT DRIVE SE
SALEM, OREGON

DRAWINGS FOR:

WESTECH ENGINEERING, INC.
CONTACT: STEVE WARD
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LANDSCAPE ARCHITECT:

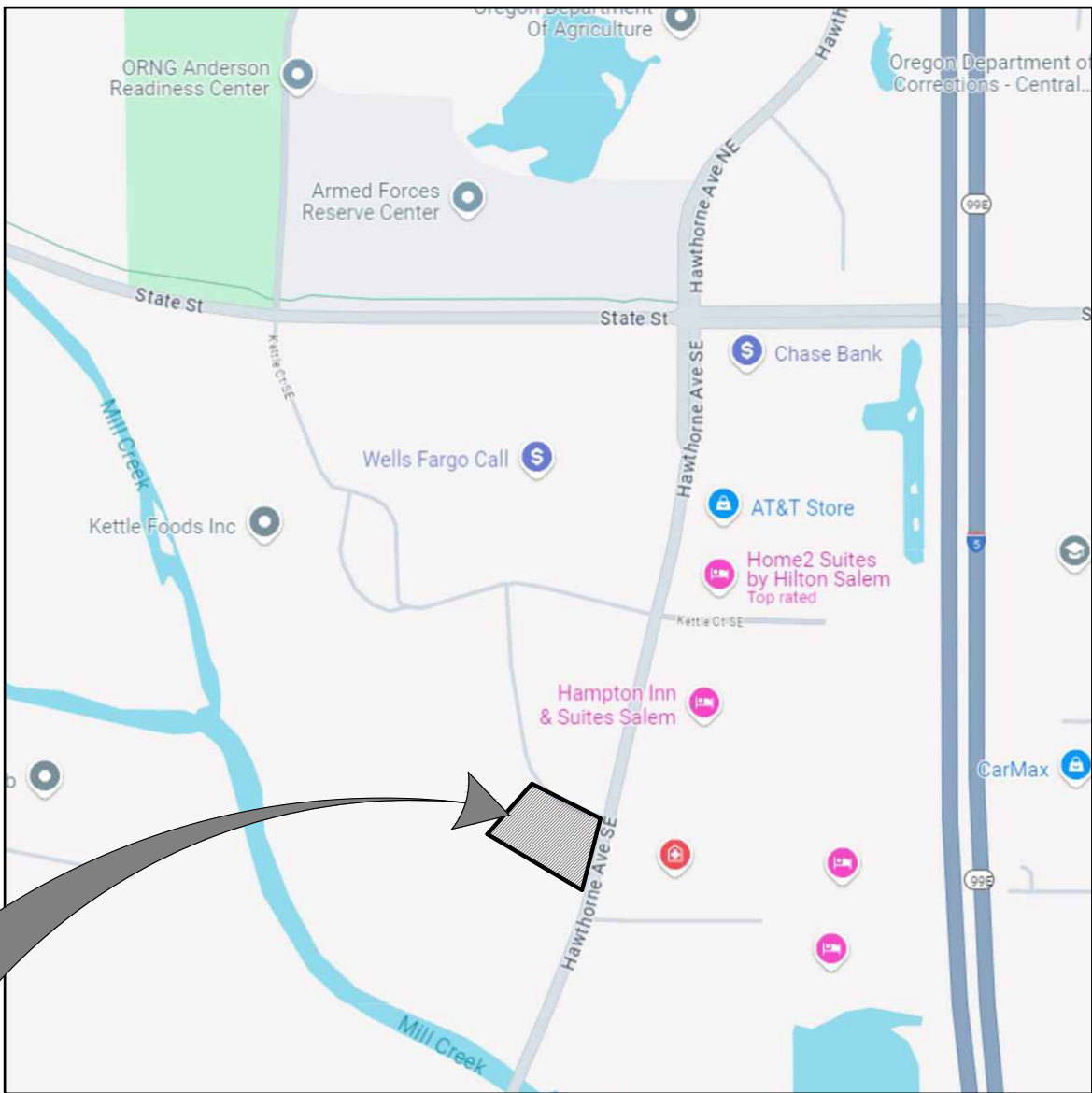
LAURUS DESIGNS, LLC
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SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 PLANTING PLAN
- L1.2 STORMWATER FACILITY PLANTING PLAN
- L1.3 PLANTING NOTES AND DETAILS
- L1.4 PLANTING DETAILS
- L2.1 IRRIGATION PLAN
- L2.2 STORMWATER FACILITY IRRIGATION PLAN
- L2.3 IRRIGATION NOTES AND DETAILS
- 1

L3.1 TREE CANOPY PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT SITE

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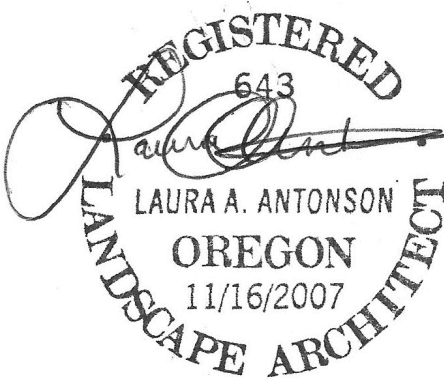
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FARM CREDIT HOTEL

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SALEM, OREGON



COVER SHEET

SEPTEMBER 20TH, 2024

REVISIONS			
#	DATE	NOTES	INITIALS
1	1.6.25	CITY COMMENTS	KN

LO.0

SHEET 1 OF 9

PROJECT #: 1591C

INTERIOR PARKING PLANTING REQUIREMENTS

REQUIRED PLANTS:	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
1 MATURE TREE = 15 PU	
1 SHADE TREE = 10 PU	
1 EVERGREEN TREE = 5 PU	
1 ORNAMENTAL TREE = 2 PU	
1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

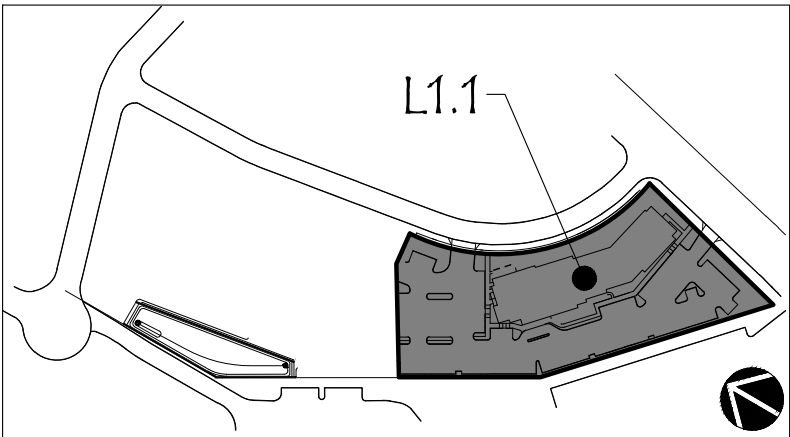
LANDSCAPE SQUARE FOOTAGE =3,576 SF		
NUMBER OF REQUIRED PUs = 179 PU		
40% PU REQUIRED AS TREES = 72 PU		
Plants	# of Plants	Plant Units
Shade Tree	14	140
Evergreen Tree	0	0
Ornamental Tree	0	0
Large Shrubs	0	0
Small / Medium Shrubs	86	86
Lawn / Groundcover	970 SF	19
Total Plant Units		245

GENERAL LANDSCAPE PLANTING REQUIREMENTS

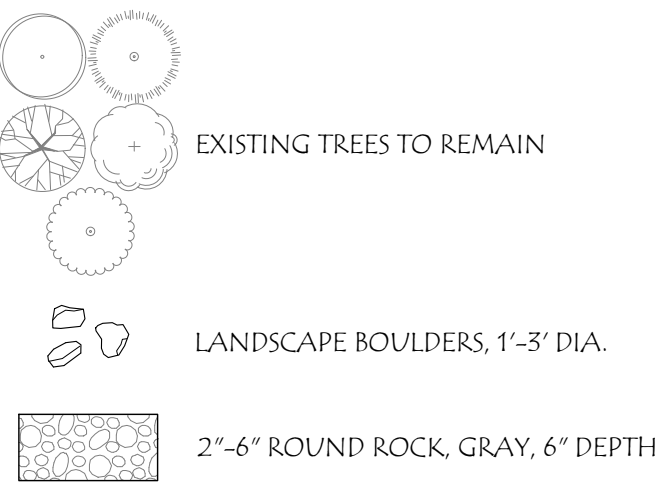
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1 LARGE SHRUB = 2 PU	
1 SMALL/MEDIUM SHRUB = 1 PU	
LAWN/GROUNDCOVER = 1 PU PER 50 SF	

LANDSCAPE SQUARE FOOTAGE =14,760 SF		
NUMBER OF REQUIRED PUs = 738 PU		
40% PU REQUIRED AS TREES = 295 PU		
Plants	# of Plants	Plant Units
Shade Tree	29	290
Evergreen Tree	6	30
Ornamental Tree	-	-
Large Shrubs	61	122
Small / Medium Shrubs	142	142
Lawn / Groundcover	7,703 SF	154
Total Plant Units		738

KEY MAP:



LEGEND:



GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
4. PLANT SCHEDULE SEE SHEET L1.2.
5. PLANTING NOTES AND DETAILS SEE SHEETS L1.3 AND L1.4.
6. IRRIGATION PLAN SEE SHEET L2.1.
7. TREE CANOPY PLAN SEE SHEET L3.1.

SITE INFORMATION:

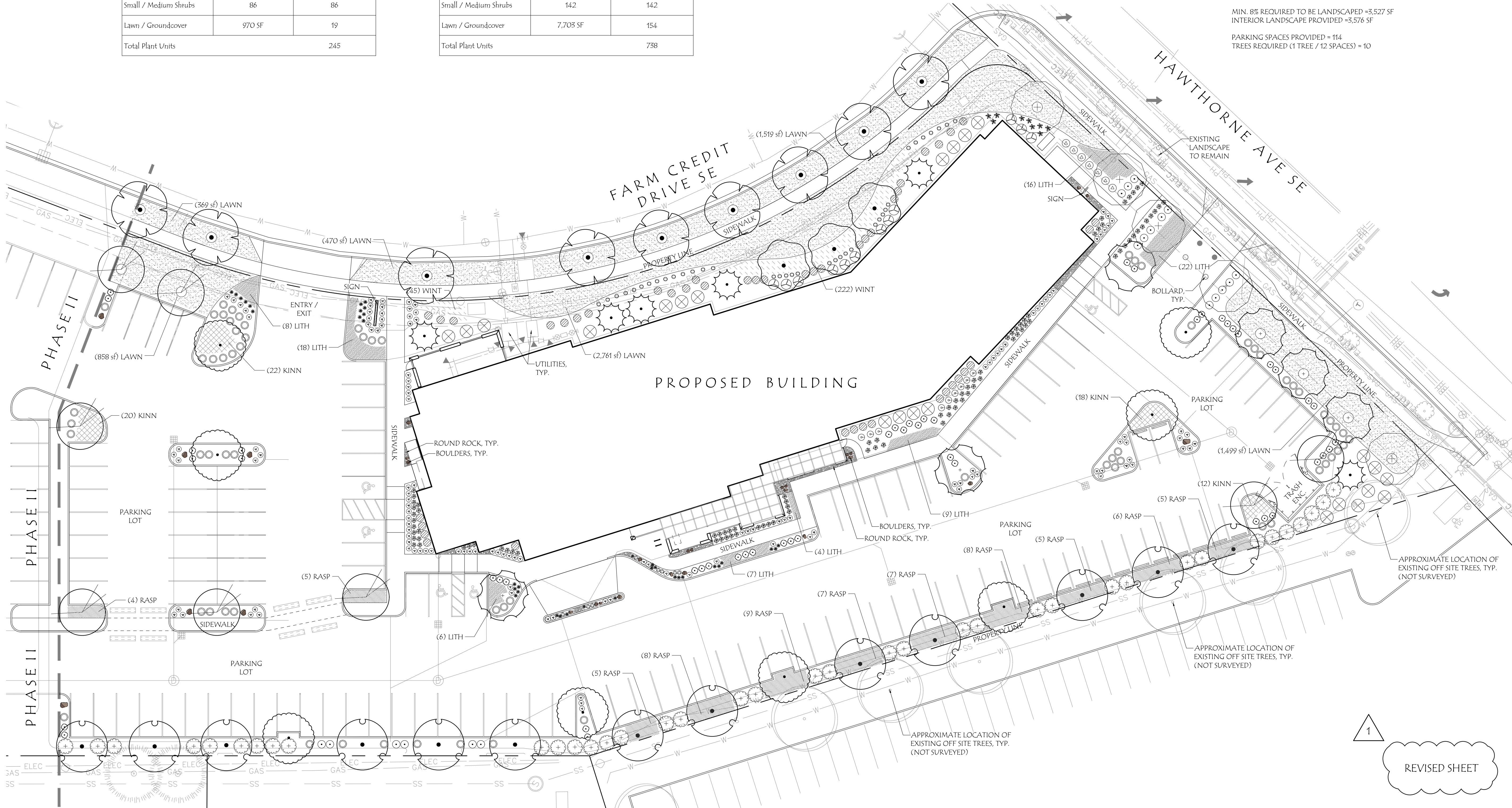
DEVELOPED SITE AREA: 89,952 SF
PROPOSED LANDSCAPING:18,336 SF

INTERIOR LANDSCAPING:

TOTAL INTERIOR AREA OF OFF-STREET PARKING = 44,093 SF

MIN. 8% REQUIRED TO BE LANDSCAPED =3,527 SF
INTERIOR LANDSCAPE PROVIDED =3,576 SF

PARKING SPACES PROVIDED = 114
TREES REQUIRED (1 TREE / 12 SPACES) = 10



Laurus Designs, LLC

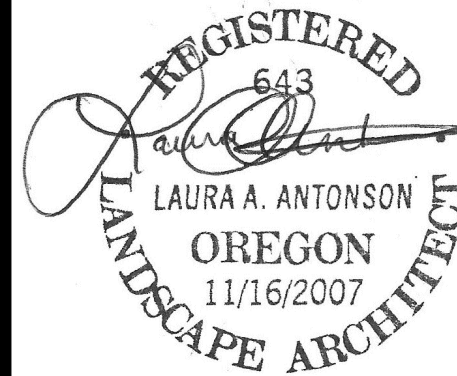


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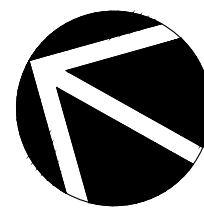
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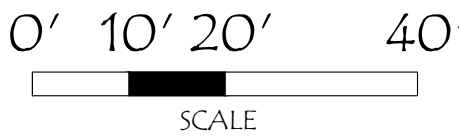
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PLANTING PLAN



SCALE: 1" = 20' - 0"



SEPTEMBER 20TH, 2024

REVISIONS

#	DATE	NOTES	INITIALS
1	1.6.25	CITY COMMENTS	KN

L1.1

SHEET 2 OF 9

PROJECT #: 1591C

REVISED SHEET

STORMWATER FACILITY PLANTING REQUIREMENTS

FACILITY NUMBER	FACILITY SF (NO WALLS)	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS*
1	12,017 SF	24	179	310	11,947 SF

REQUIREMENTS PER 100 SF

1 TREE -OR-

4 LARGE SHRUBS -OR-

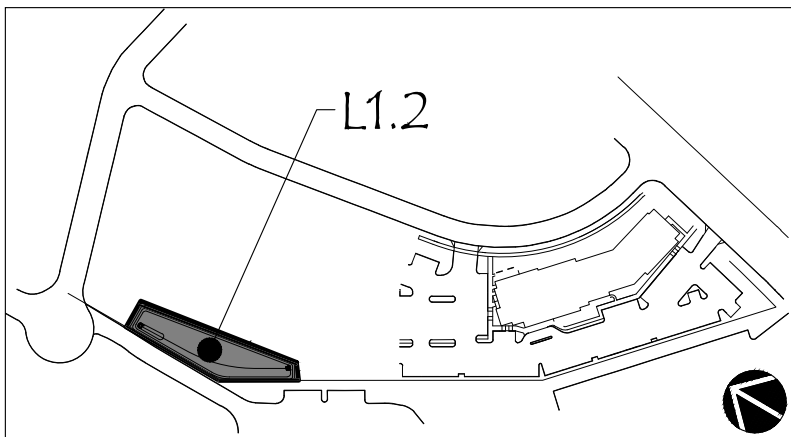
6 SMALL SHRUBS

GRASSES, HERBS AND GROUND COVER

2" PEA GRAVEL ZONE 1 (ENTIRE FACILITY)

*AREA DOES NOT INCLUDE OUTFALLS, OVERFLOWS, CHECKDAMS

KEY MAP:



LEGEND:



GENERAL NOTES:

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2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
4. PLANTING PLAN SEE SHEET L1.1.
5. PLANT SCHEDULE SEE THIS SHEET.
6. PLANTING NOTES AND DETAILS SEE SHEETS L1.3 AND L1.4.
7. IRRIGATION PLAN SEE SHEET L2.1.
8. TREE CANOPY PLAN SEE SHEET L3.1.

STORMWATER FACILITY PLANT SCHEDULE

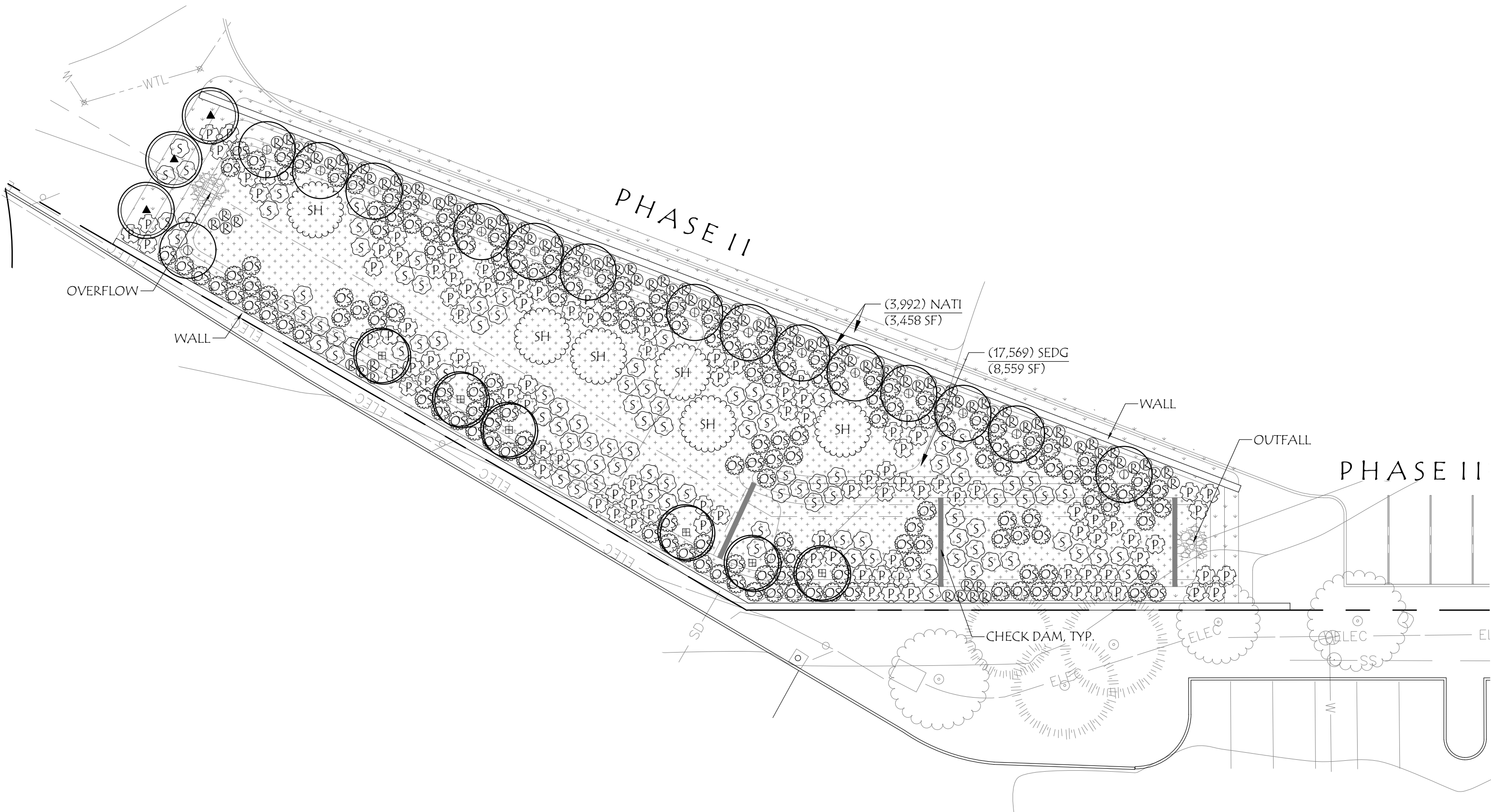
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	6	ALNUS RHOMBIFOLIA / WHITE ALDER	11/2" CAL., B&B	
	15	ALNUS RUBRA / RED ALDER	11/2" CAL., B&B	
	3	CORNUS NUTTALLII / PACIFIC DOGWOOD	11/2" CAL., B&B	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	99	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL.	
	107	PHILADELPHUS LEWISII / WILD MOCKORANGE	1 GAL.	
	104	SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL.	
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	173	OEMLERIA CERASIFORMIS / OSOBERY	3 GAL.	
	6	SALIX HOOKERIANA / PUNE WILLOW	3 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	SEDG (8,559 SF)	4,393 CAREX Densa / DENSE SEDGE	PLUG, MIN. 1"x6"	9" O.C., PLANT RANDOMLY FOR FULL COVERAGE
		4,392 JUNCUS ENSIFOLIUS / DAGGER-LEAF RUSH		
		4,392 JUNCUS TENUIS / SLENDER RUSH		
		4,392 SCIRPUS MICROCARPUS / SMALL FRUITED BULRUSH		
	NATI (3,458 sf)	998 FRAGARIA VIRGINIANA / WILD STRAWBERRY	1 GAL.	12" O.C., PLANT RANDOMLY FOR FULL COVERAGE
		998 ACHILLEA MILLEFOLIUM / WESTERN YARROW		
		998 POTENTILLA GRACILIS / SLENDER CINQUEFOIL		
		998 LUPINUS MICRANTHUS / SMALL-FLOWERED LUPINE		

STORMWATER FACILITY PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. SEE CITY OF SALEM STORMWATER REQUIREMENTS FOR MORE INFORMATION.
4. CONTAINER STOCK MAY BE PLANTED YEAR ROUND IF CONDITIONS PERMIT. PLANT AFTER 48 HOURS OF DRY WEATHER TO AVOID SOIL COMPACTION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
6. SEE CIVIL PLANS FOR GRADING, EROSION CONTROL AND SITE PREPARATION.
7. GROWING MEDIUM: 12" DEPTH AMENDED SOIL, 70% TOPSOIL AND 30% COMPOST.
8. MULCH: DO NOT USE MULCH IN ZONE 1 AND OTHER FREQUENTLY INUNDATED AREAS. ZONE 1 USE 2" THICK PEA GRAVEL OVER GROWING MEDIUM.
9. FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
10. MAINTENANCE AND MONITORING TO TAKE PLACE ANNUALLY. TAG PLANTS WITH A RUST PROOF LABEL TO FACILITATE MONITORING. REPLACE DEAD OR DYING PLANT MATERIAL AS NEEDED.

PLANT SCHEDULE

TREES		QTY	BOTANICAL / COMMON NAME	SIZE
	5	ACER TATARICUM 'JFS-KW2' / RUGGED CHARM TATARIAN MAPLE		11/2" CAL., B&B
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA CYPRESS		6"-8" HT., B&B
	8	CLADRASTIS LUTEA / AMERICAN YELLOWWOOD		11/2" CAL., B&B
	3	GINKGO BILOBA "AUTUMN GOLD" / AUTUMN GOLD MAIDENHAIR TREE		11/2" CAL., B&B
	13	NYSSA SYLVATICA "WILDFIRE" / WILDFIRE TUPELO		11/2" CAL., B&B
	9	PLATANUS X ACERIFOLIA "BLOODGOOD" / BLOODGOOD LONDON PLANE TREE (STREET TREE)		11/2" CAL., B&B
	6	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN		11/2" CAL., B&B
	8	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA		11/2" CAL., B&B
SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE
	50	ABELIA X GRANDIFLORA "KALEIDOSCOPE" / KALEIDOSCOPE ABELIA		2 GAL.
	12	DAPHNE ODORA "MARGINATA" / WINTER DAPHNE		2 GAL.
	8	ILEX CRENATA "SKY PENCIL" / SKY PENCIL JAPANESE HOLLY		24"-30" HT.
	45	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY		2 GAL.
	38	LIGUSTRUM JAPONICUM "TEXANUM" / WAX LEAF PRIVET		5 GAL.
	9	NANDINA DOMESTICA "FIREPOWER" / FIREPOWER HEAVENLY BAMBOO		1 GAL.
	9	POLYSTICHUM MUNITUM / WESTERN SWORD FERN		1 GAL.
	23	PRUNUS LAUROCARASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL		5 GAL.
	19	RHAPHIOLEPIS INDICA "BALLERINA" / BALLERINA INDIAN HAWTHORN		2 GAL.
	69	ROSA X 'KO DOUBLE' / PINK DOUBLE KNOCKOUT ROSE		2 GAL.
	7	SPIRAEA X BUMALDA "MAGIC CARPET" / MAGIC CARPET SPIREA		2 GAL.
	GRASSES / PERENNIALS		QTY	BOTANICAL / COMMON NAME
	91	BOUTELLOUA GRACILIS "BLONDE AMBITION" / BLONDE AMBITION BLUE GRAMA		1 GAL.
	36	HAKONECHLOA MACRA 'ALL GOLD' / ALL GOLD JAPANESE FOREST GRASS		1 GAL.
	36	HELICOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT GRASS		1 GAL.
	130	HEMEROCALLIS STELLA D'ORO IN PURPLE, / PURPLE STELLA DAYLILY		1 GAL.
GROUND COVERS		QTY	BOTANICAL / COMMON NAME	SIZE
	KINN	75 (430 SF)	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.
		267 (576 SF)	GAULTHERIA PROCUMBENS / WINTERGREEN	4" POT
	LITH	92 (750 SF)	LITHODORA DIFFUSA "GRACE WARD" / GRACE WARD LITHODORA	1 GAL.
		RASP	75 (1,043 SF)	RUBUS CALYCINOIDES "EMERALD CARPET" / EMERALD CARPET CREEPING RASPBERRY
	LAWN	7,476 SF	PROTIME PT301 WATER SMARTER FESCUE	SEED AT RATE OF 7-10 LBS PER 1,000 SF



Laurus Designs, LLC



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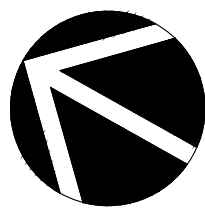
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SALEM, OREGON



STORMWATER FACILITY PLANTING PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

SEPTEMBER 20TH, 2024

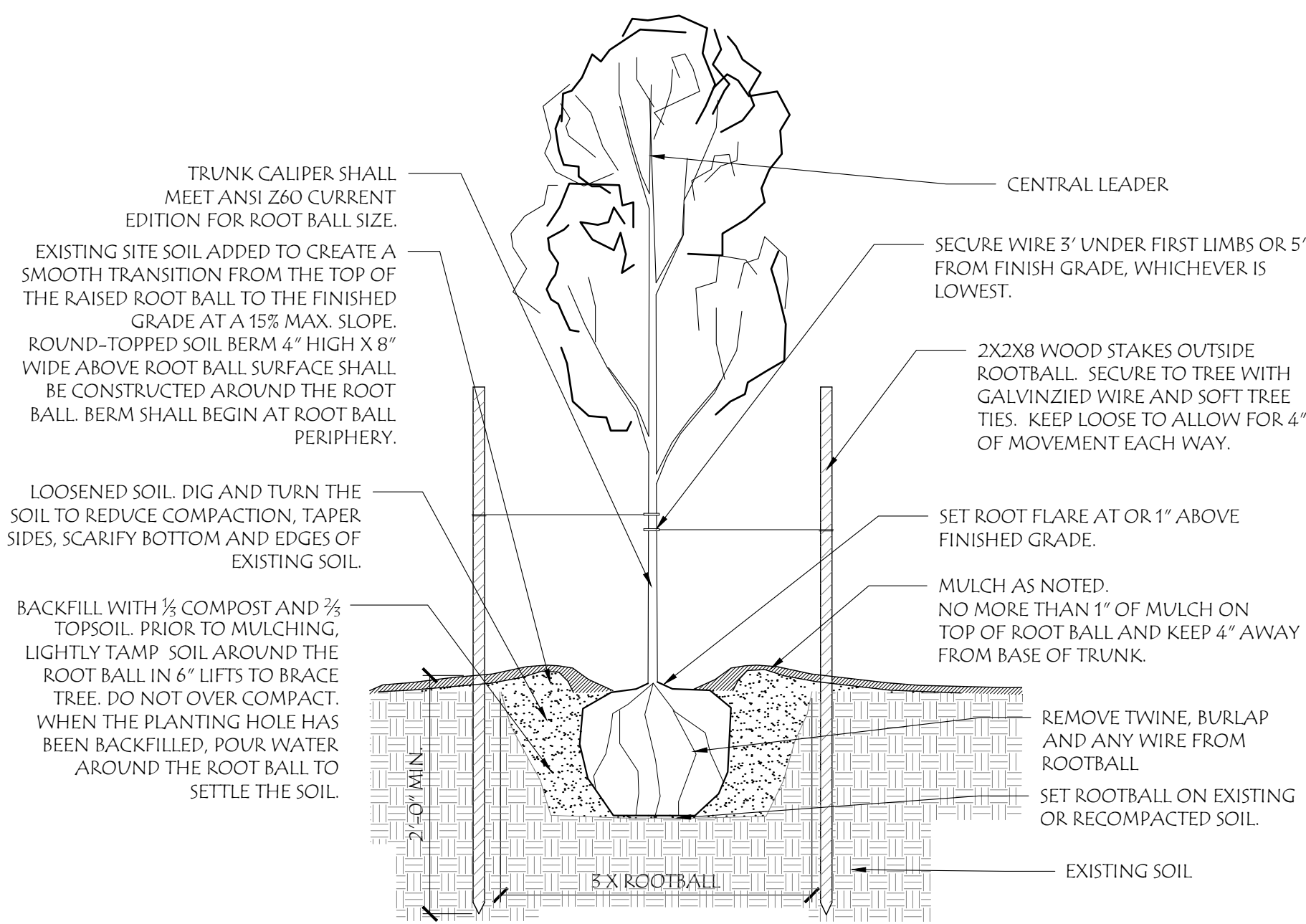
REVISIONS

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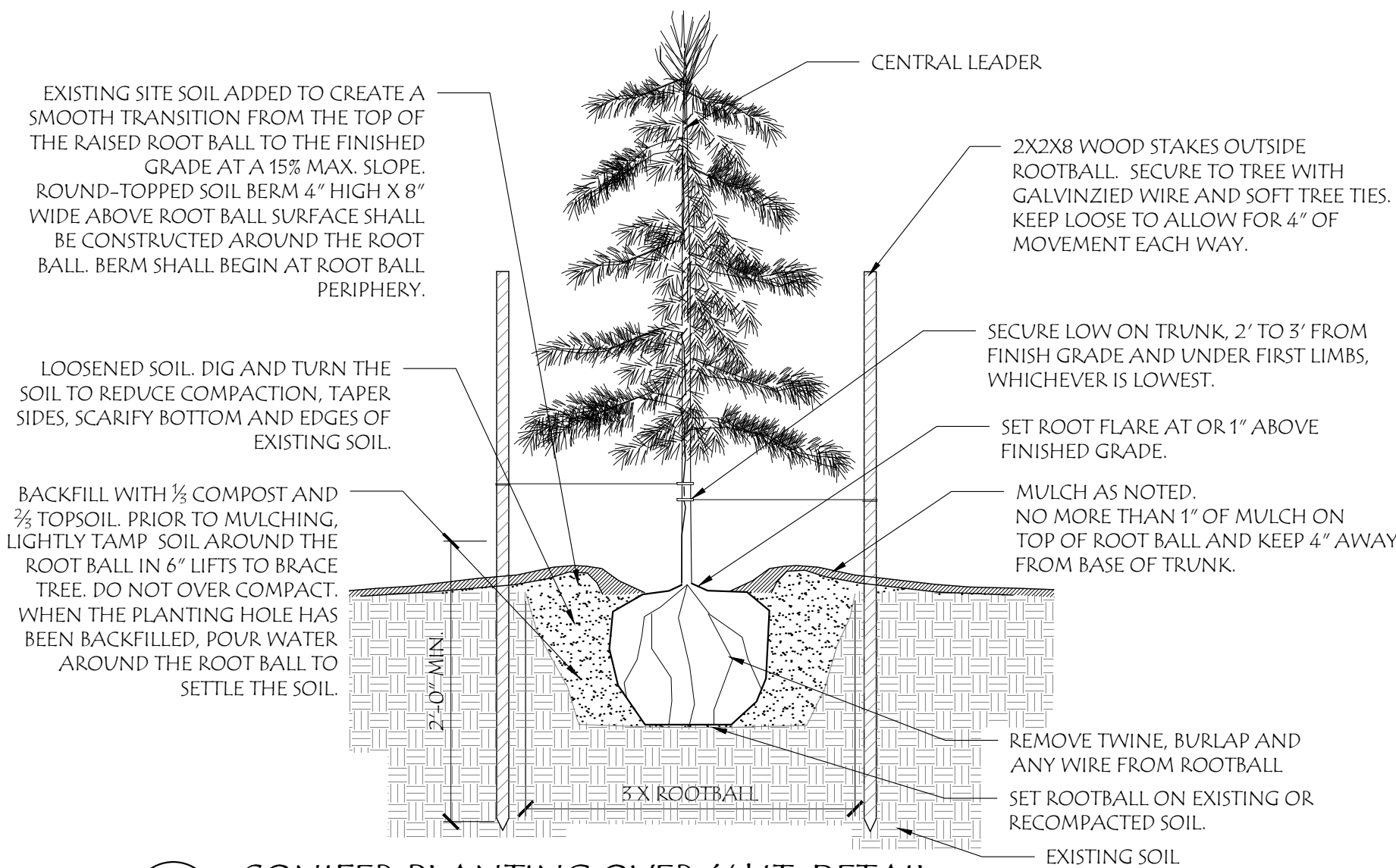
L1.2

SHEET 3 OF 9

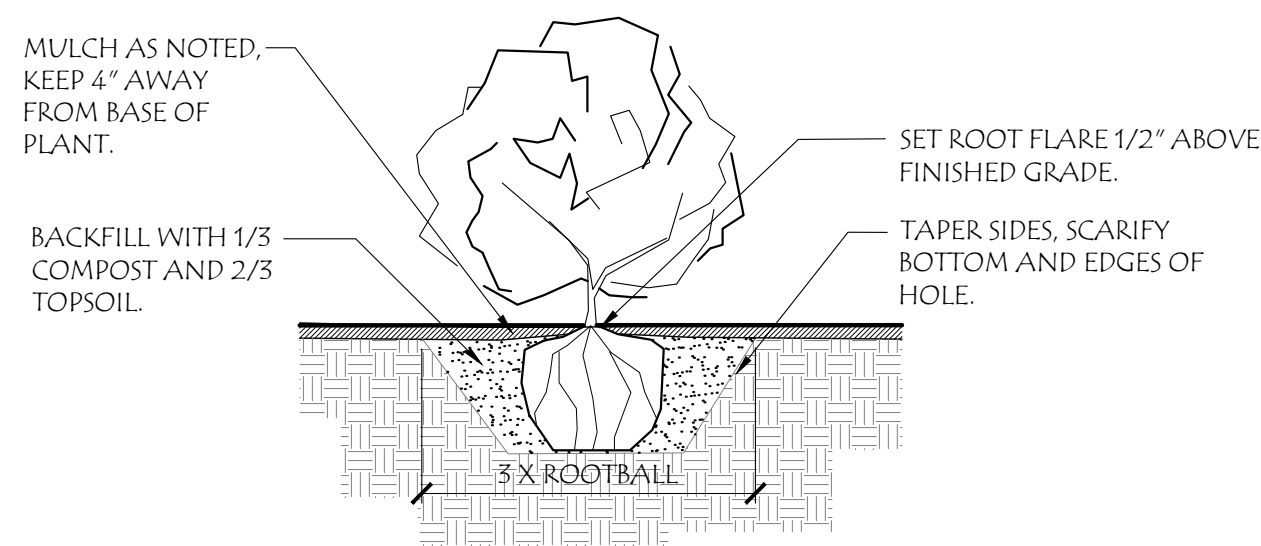
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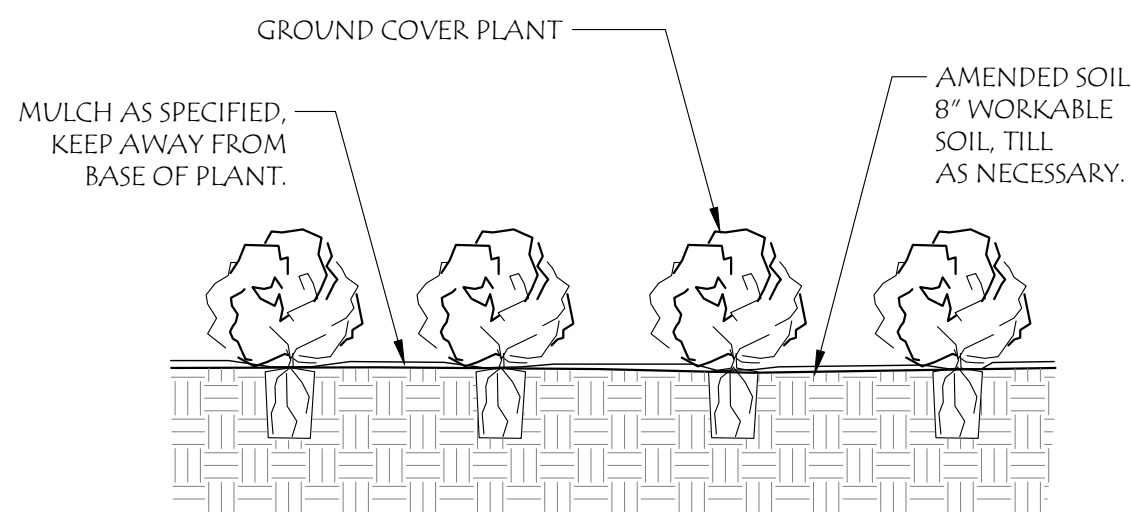
1 TREE PLANTING AT 1 1/2" CALIPER OR GREATER DETAIL
SCALE: NTS



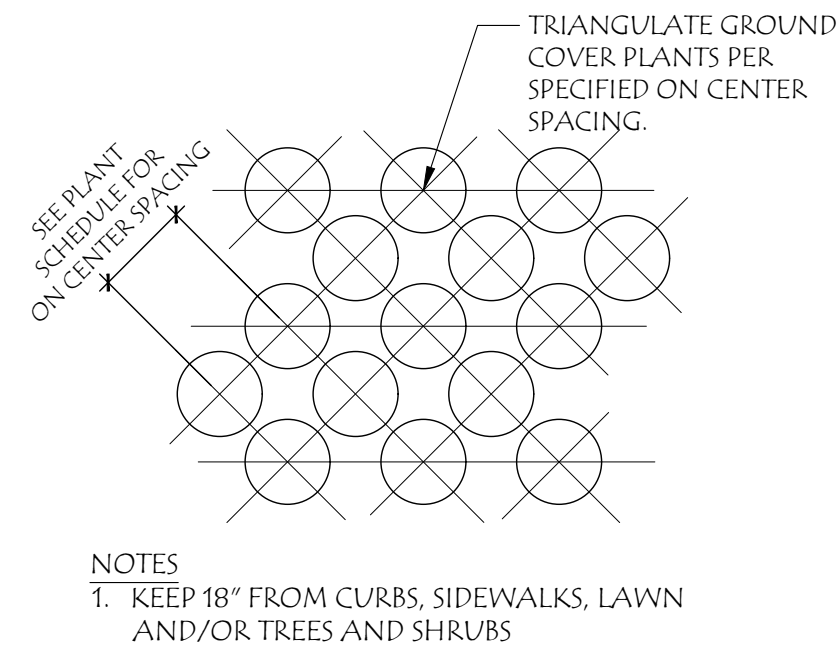
2 CONIFER PLANTING OVER 6' HT. DETAIL
SCALE: NTS



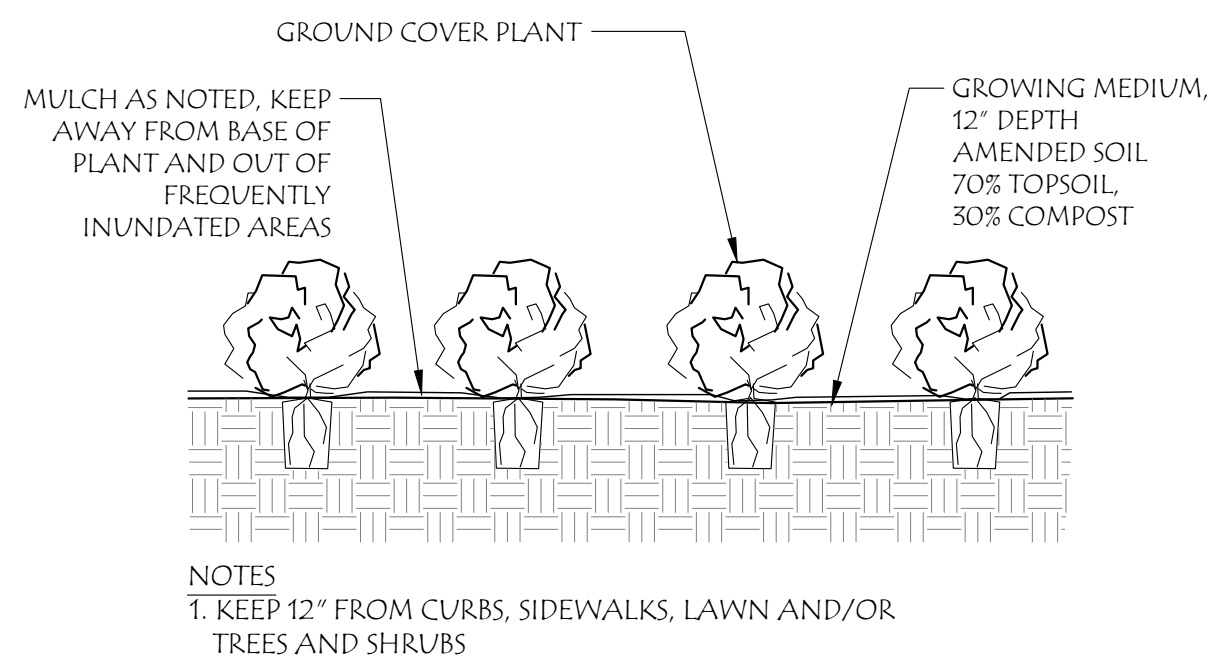
3 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: NTS



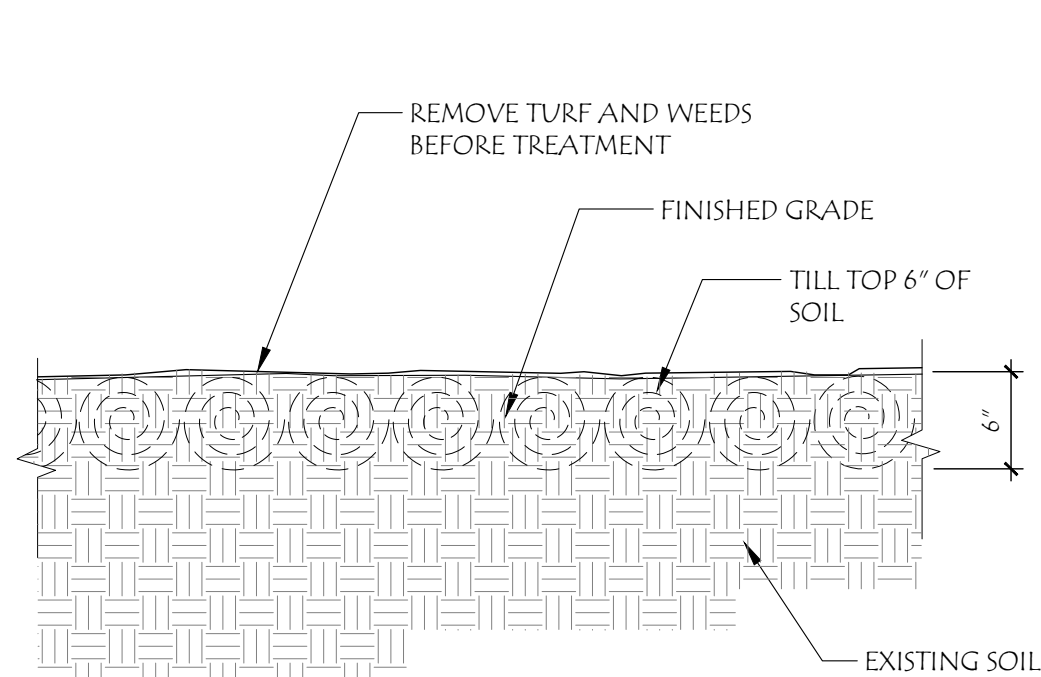
4 4" POT / PLUG PLANTING DETAIL
SCALE: NTS



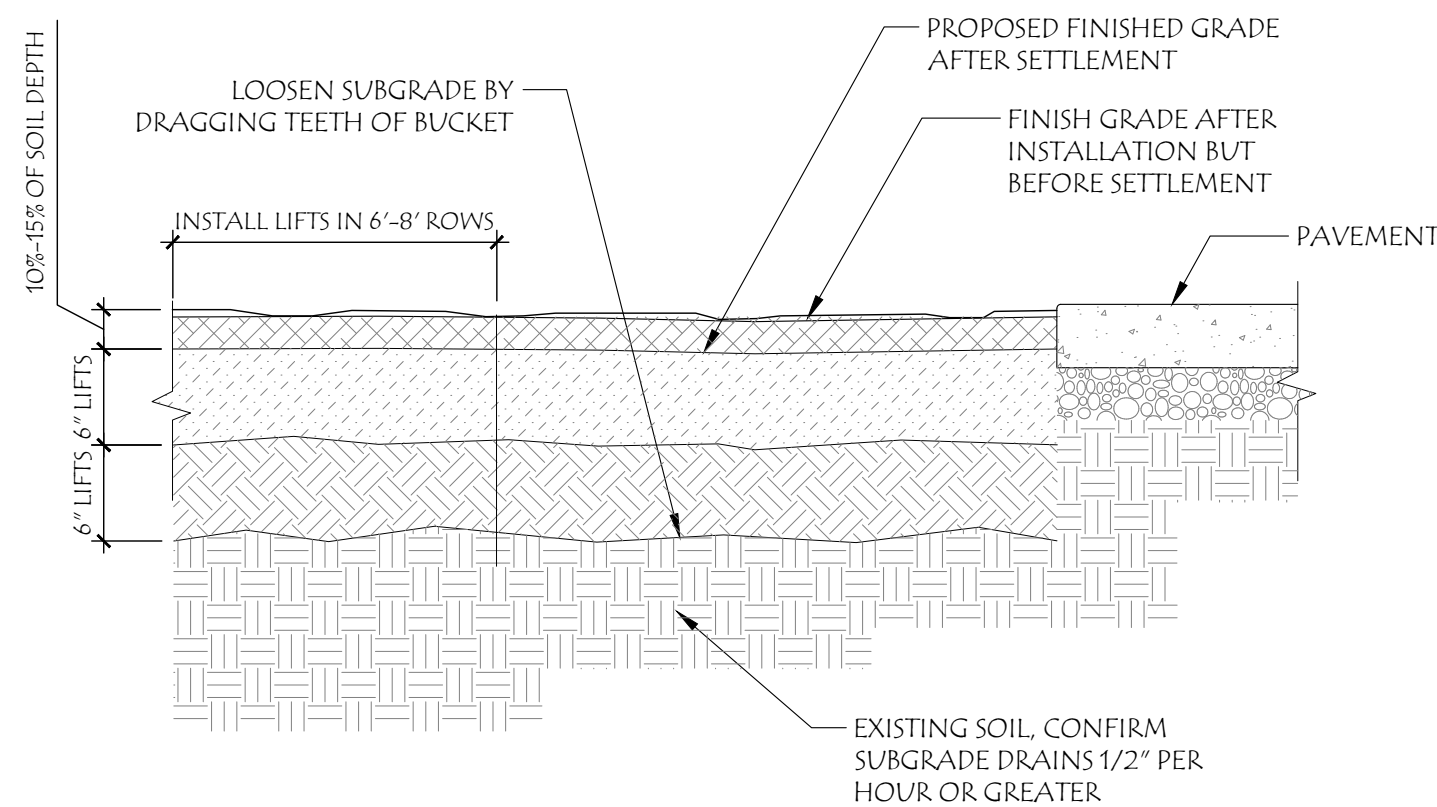
5 GROUND COVER SPACING DETAIL
SCALE: NTS



6 STORMWATER CONTAINER PLANTS
SCALE: NTS



7 MODIFIED EXISTING SOIL FOR TURF
SCALE: NTS



8 MODIFIED EXISTING SOIL WITH AMENDMENTS
SCALE: NTS

GENERAL NOTES:

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2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6" DEPTH AND REMOVE ALL DEBRIS 2" OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
5. LAWN BEDS: ALL LAWNS BEDS SHALL HAVE A MINIMUM DEPTH OF 3" WORKABLE TOPSOIL WITH 1" CLEAN, MATURE COMPOST. THOROUGHLY MIX AND TILL 2" INTO SUBGRADE FOR A TOTAL DEPTH OF 6" UNCOMPACTED, WORKABLE SOIL.
6. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE. SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
7. SOIL AMENDMENTS: ADD A MINIMUM OF 3" CLEAN, MATURE COMPOST TO TOPSOIL FOR PLANTER AREAS AND 1" CLEAN, MATURE COMPOST FOR LAWN BEDS. TILL IN, FOR ALL BEDS. FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6" LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE. SEE ABOVE FOR COMPOST:
 - 25 LBS GYPSUM
 - 75 LBS LIME
 - 8 LBS SUPERPHOSPHATE
 - 3 LBS AMMONIUM NITRATE
 - 4 OZS ZINC SULFATE
 - 8 OZS MANGANESE SULFATE
8. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
 - 2" CAL. B&B TREE: 3 TEASPOONS
 - 5 GALLON: 2 TEASPOONS
 - 1-3 GALLON PLANT: 1 TEASPOON
 - 4" POT: 1/4 TEASPOON
 - SEED/TURF: 1 LB PER 2000 SFDO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RUSH, HEATH.

9. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
10. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS. SLOPE AWAY FROM BUILDINGS.
11. MULCH: SPREAD 2" MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
12. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
13. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
14. LAWN: PROVIDE 48" DIAMETER LAWN CUT-OUTS AROUND ALL TREES. MULCH CUT-OUTS, KEEP MULCH AT LEAST 4" AWAY FROM BASE OF TREE. KEEP LAWN 12" FROM FENCES AND BUILDINGS. MULCH AREAS AT FENCE AND BUILDING.
15. SEED: HYDROSEED IN SPRING AFTER MARCH 15TH OR FALL BEFORE OCTOBER 15TH.
16. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
17. NOTIFY LANDSCAPE ARCHITECT OF SUBSTITUTIONS.
18. PLANTS TO BE UNDER WARRANTY FOR A MINIMUM OF 12 MONTHS STARTING FROM FULL COMPLETION.

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FARM CREDIT HOTEL

FARM CREDIT DRIVE SE
SALEM, OREGON



PLANTING NOTES AND DETAILS

SEPTEMBER 20TH, 2024

REVISIONS

#	DATE	NOTES	INITIALS
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L1.3

SHEET 4 OF 9

PROJECT #: 1591C



FARM CREDIT HOTEL

FARM CREDIT DRIVE SE
SALEM, OREGON



PLANTING DETAILS

SEPTEMBER 20TH, 2024

REVISIONS

#	DATE	NOTES	INITIALS
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L1.4

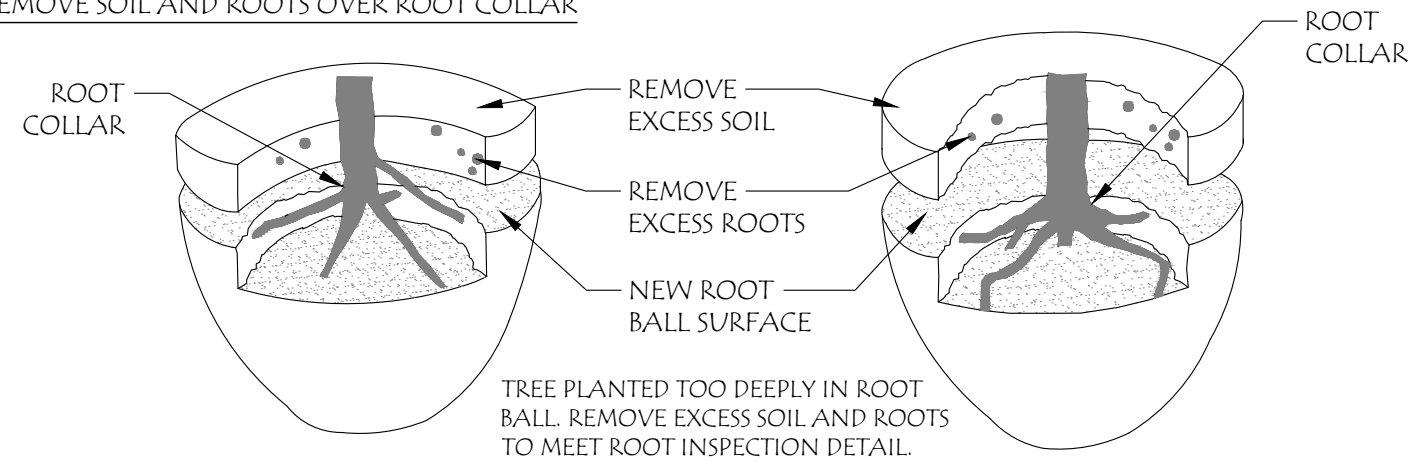
SHEET 5 OF 9

PROJECT #: 1591C

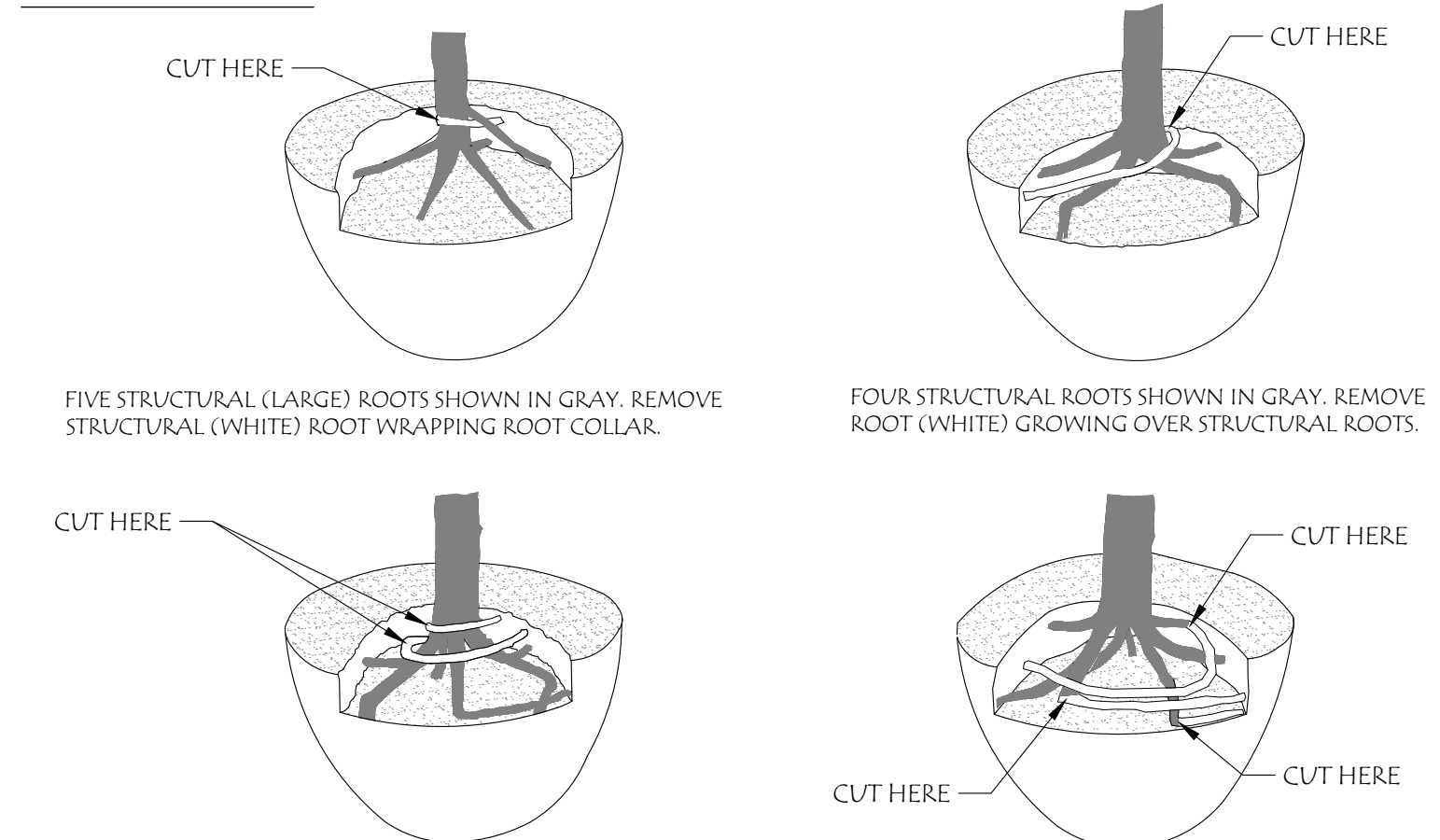
GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
4. PLANTING PLAN SEE SHEET L1.1.
5. PLANT SCHEDULE SEE SHEET L1.2.
6. PLANTING NOTES AND DETAILS SEE THIS SHEET AND L1.3.
7. IRRIGATION PLAN SEE SHEET L2.1.

STEP 1: REMOVE SOIL AND ROOTS OVER ROOT COLLAR



STEP 2: REMOVE DEFECTS

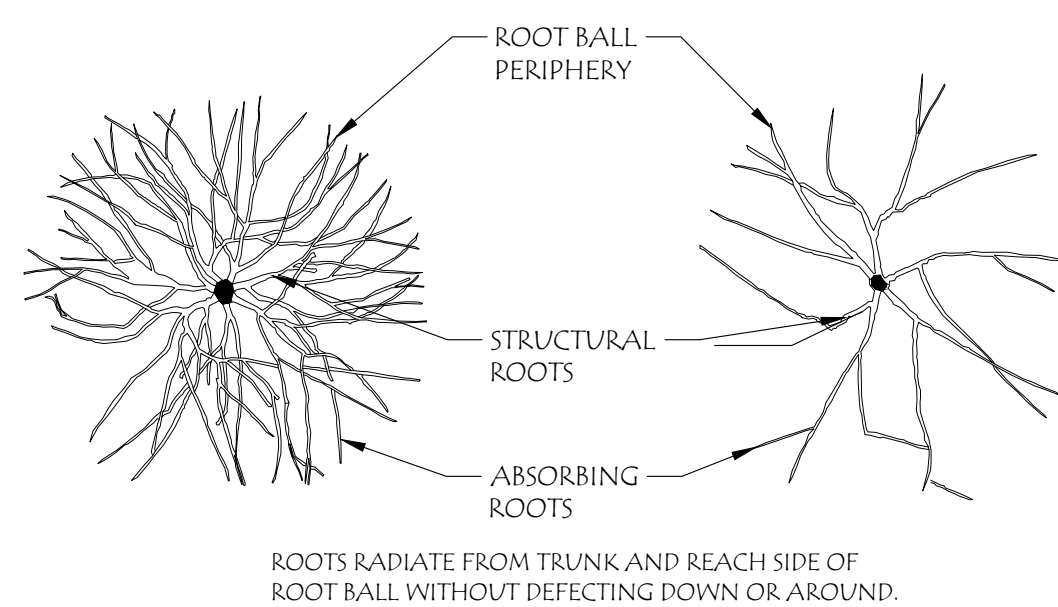
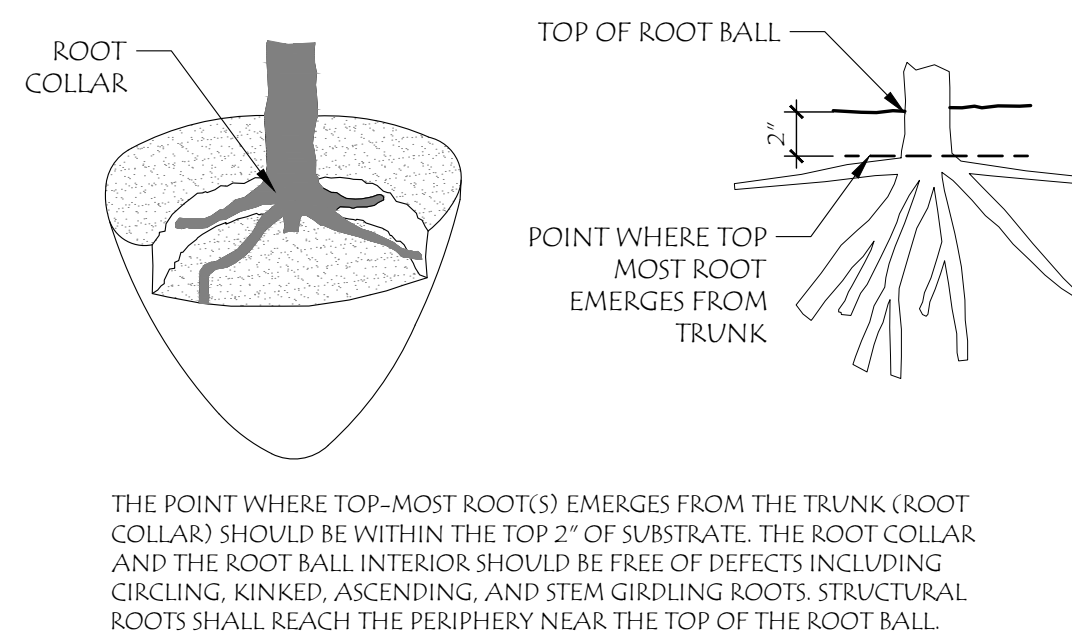


- NOTES:
- 1- ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
 - 2- FIRST STEP 1, THEN STEP 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
 - 3- ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED. DO NOT COVER ROOT FLARE.
 - 4- TREES SHALL PASS ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.

1 ROOT CORRECTION: BALLED & BURLAP

SCALE: NTS

ACCEPTABLE

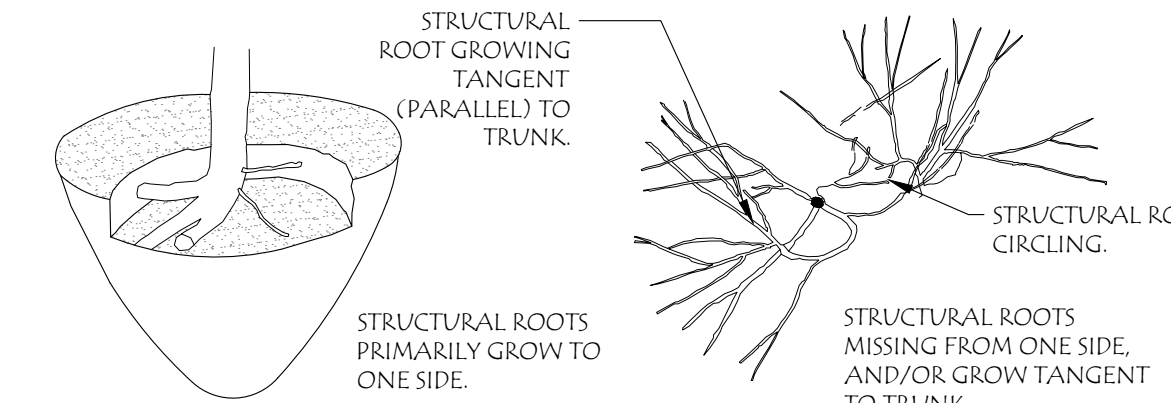
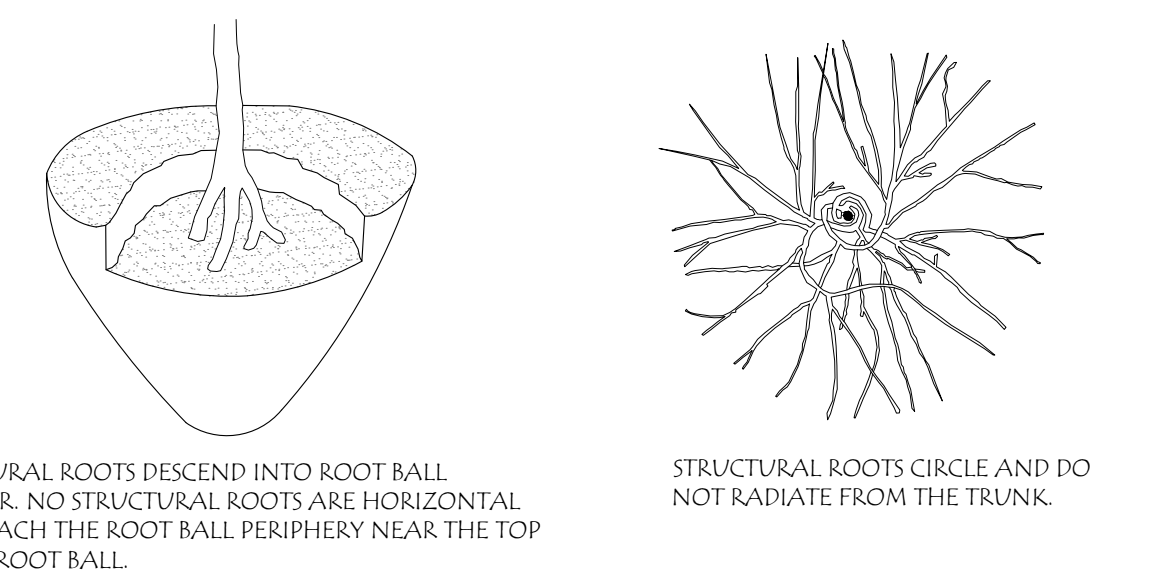
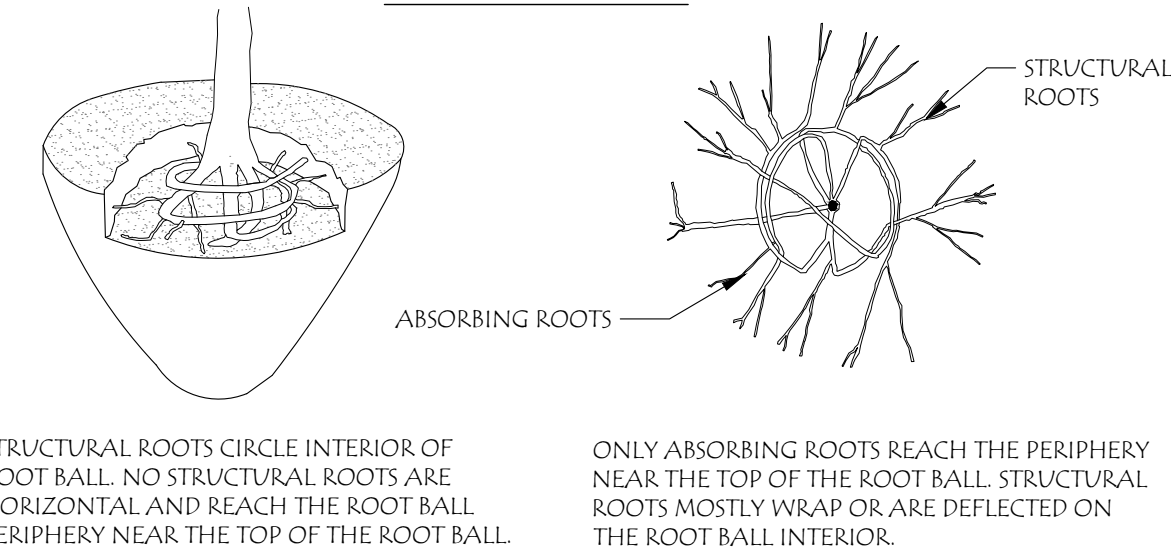


- NOTES:
- 1- OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SOIL MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE OBSERVATIONS HAVE BEEN COMPLETED. DO NOT COVER ROOT FLARE.

2 ROOT OBSERVATIONS: BALLED AND BURLAPPED

SCALE: NTS

REJECTABLE

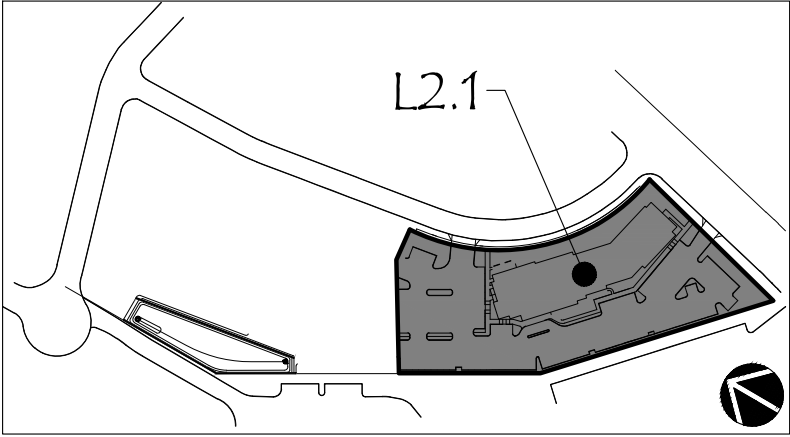


URBAN TREE FOUNDATION™ 2014
OPEN SOURCE TREE TO USE

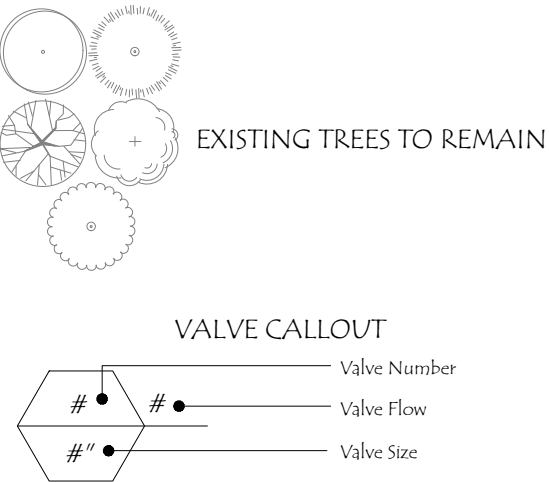
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	HUNTER ICV-G	1"	TURF ROTARY	8.16	162.2	43.3	49.2	0.62 in/h
2	HUNTER ICV-G	1"	TURF ROTARY	3.45	159.2	42.5	47.9	0.31 in/h
3	HUNTER ICV-G	1"	SHRUB ROTARY	14.05	52.7	45.5	51.2	0.39 in/h
4	HUNTER ICV-G	1"	TURF ROTARY	18.16	44.9	49.3	55.0	0.47 in/h
5	HUNTER ICV-G	1"	SHRUB ROTARY	14.83	77.4	47.1	52.8	0.43 in/h
6	HUNTER ICV-G	1"	TURF ROTARY	15.59	94.3	44.2	50.0	0.65 in/h
7	HUNTER ICV-G	1"	SHRUB ROTARY	16.75	400.9	46.2	52.8	0.42 in/h
8	HUNTER ICV-G	1"	TURF ROTARY	5.98	499.3	43.0	48.7	0.34 in/h
9	HUNTER ICV-G	1"	SHRUB ROTARY	18.7	506.1	50.8	58.0	0.47 in/h
10	HUNTER ICV-G	1"	SHRUB ROTOR	13.6	545.9	40.7	52.9	0.38 in/h
11	HUNTER ICV-G	1"	SHRUB ROTOR	14	539.9	42.0	50.8	0.27 in/h
12	HUNTER ICV-G	1"	SHRUB ROTOR	15.3	533.3	41.4	50.8	0.4 in/h
Common Wire					1,035			

KEY MAP:



LEGEND:



GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
4. IRRIGATION SCHEDULE SEE SHEET L2.2.
5. IRRIGATION NOTES AND DETAILS SEE SHEET L2.3.
6. PLANTING PLAN SEE SHEET L1.1.

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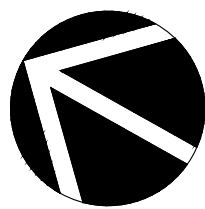
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IRRIGATION PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

SEPTEMBER 20TH, 2024

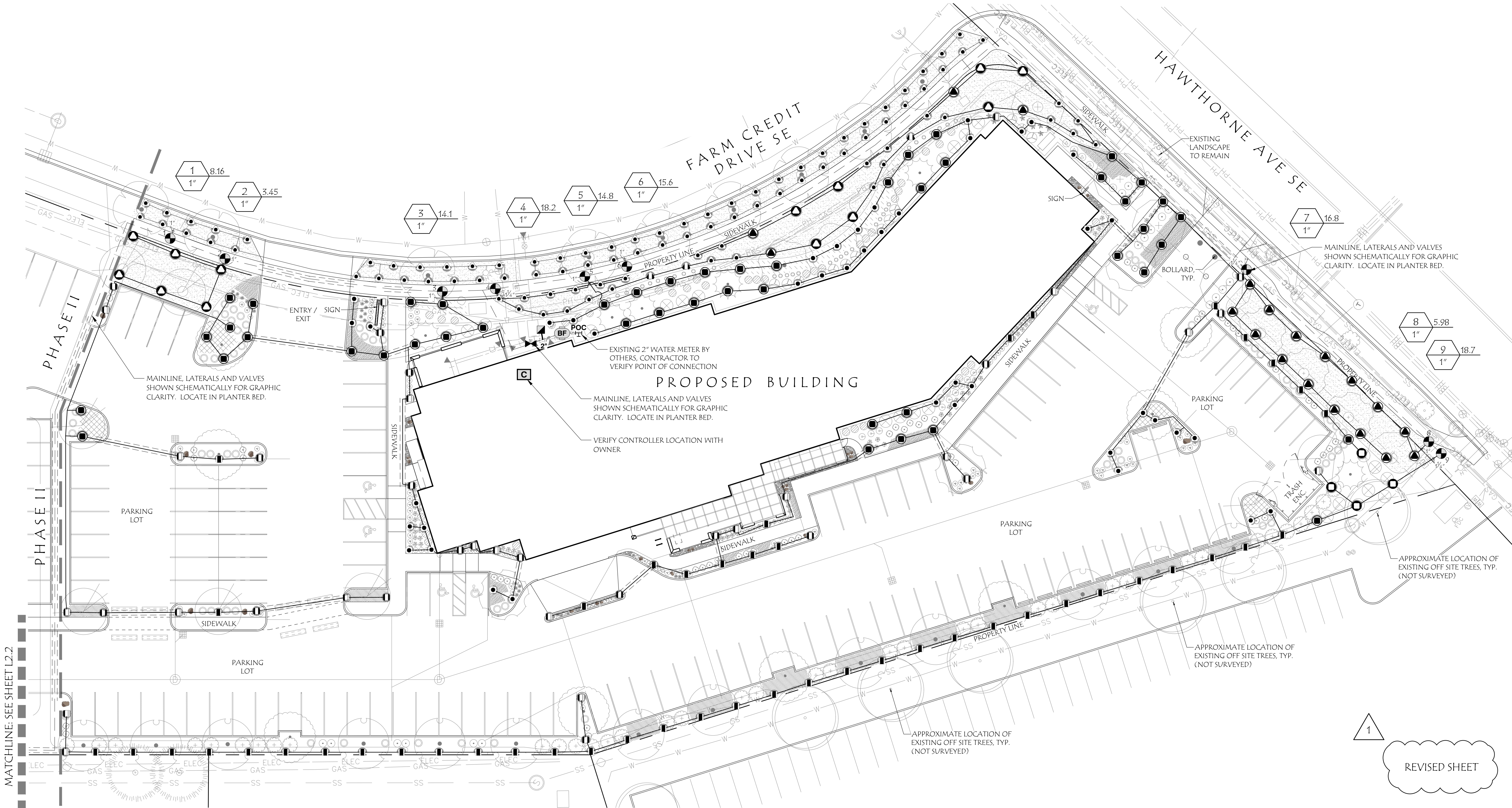
REVISIONS

#	DATE	NOTES	INITIALS
1	1.6.25	CITY COMMENTS	KN

L2.1

SHEET 6 OF 9

PROJECT #: 1591C



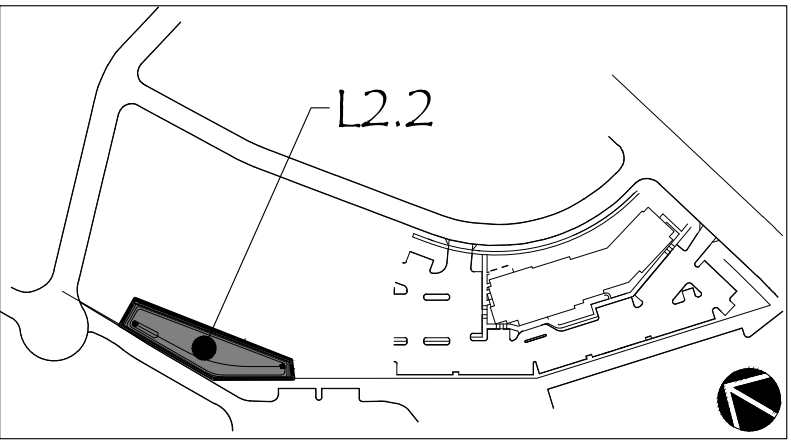
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*	PSI		
	HUNTER MP STRIP PROS-04-PR540-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	3	40		
	HUNTER MP1000 PROS-04-PR540-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	19	40		
	HUNTER MP2000 PROS-04-PR540-CV-F TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	13	40		
	HUNTER MP800SR PROS-04-PR540-CV-F TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	90	40		
	HUNTER MP STRIP PROS-06-PR540-CV-F SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP ON PR540 BODY.	87	40		
	HUNTER MP1000 PROS-06-PR540-CV-F SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PR540 BODY.	48	40		
	HUNTER MP2000 PROS-06-PR540-CV-F SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PR540 BODY.	4	40		
	HUNTER MP800SR PROS-06-PR540-CV-F SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	42	40		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*	PSI	GPM	RADIUS
	HUNTER I-20-00 2.0 SHRUB ROTOR, FIXED ON 24" RISER, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE.	17	35	1.7	33'
	HUNTER I-20-00 4.0 SHRUB ROTOR, FIXED ON 24" RISER, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE.	4	35	3.5	39'

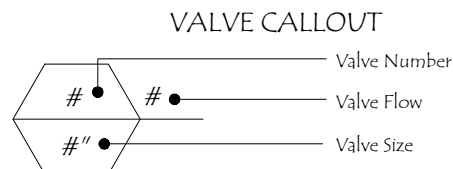
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	12
	HUNTER HO-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	1
	SHUT OFF VALVE BRASS, LINE SIZE	1
	ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY	1
	HUNTER P2C-400 WITH (02) PCM-300 (VERIFY LOCATION WITH OWNER)	1
	LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 10-STATION EXPANDED MODULE CONTROLLER, 120 VAC, OUTDOOR/INDOOR MODEL	1
	POINT OF CONNECTION 2" (CONTRACTOR TO VERIFY)	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	4,984 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,035 L.F.
	PIPE SLEEVE: 4" PVC SCHEDULE 40	653 L.F.

*QUANTITIES FOR ESTIMATING PURPOSES ONLY

KEY MAP:

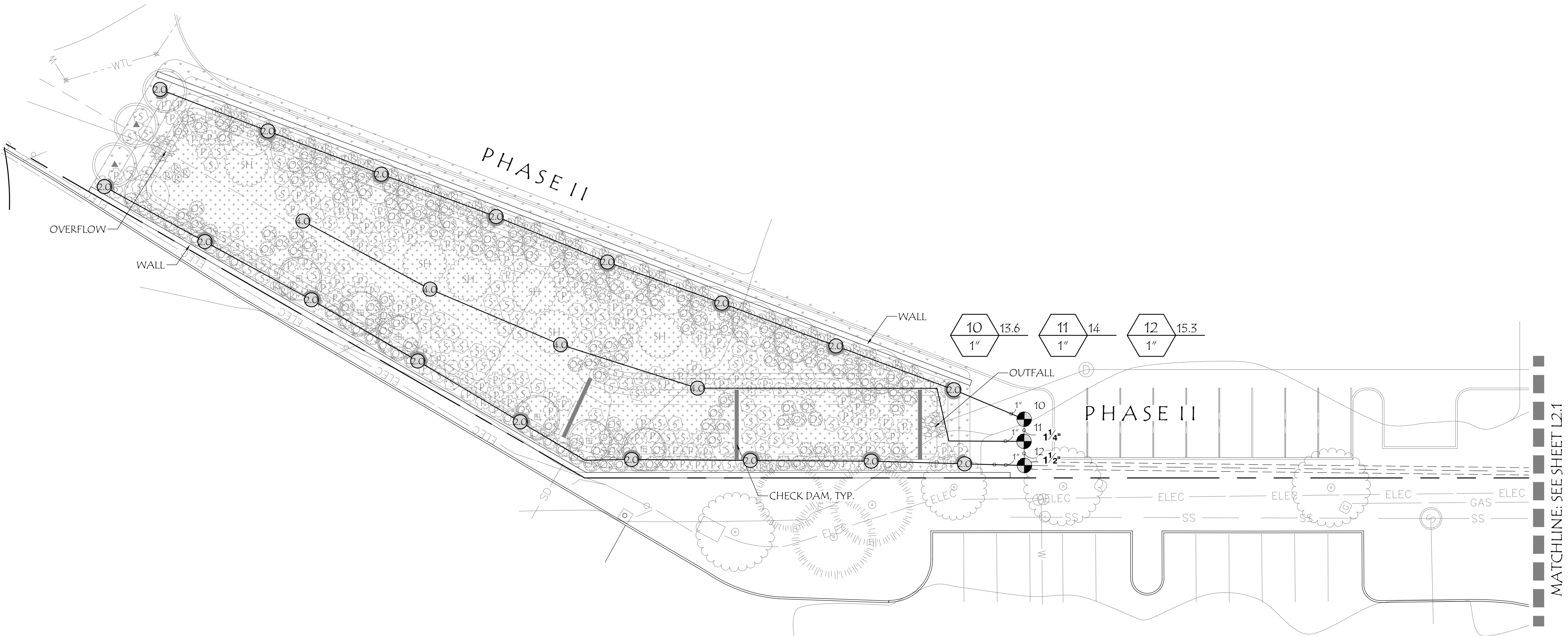


LEGEND:



GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
4. IRRIGATION PLAN SEE SHEET L2.1.
5. IRRIGATION SCHEDULE SEE THIS SHEET.
6. IRRIGATION NOTES AND DETAILS SEE SHEET L2.3.
7. PLANTING PLAN SEE SHEET L1.1.



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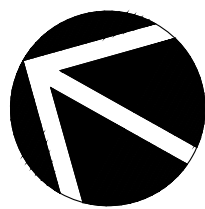
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STORMWATER FACILITY IRRIGATION PLAN



SCALE: 1" = 20' - 0"



SEPTEMBER 20TH, 2024

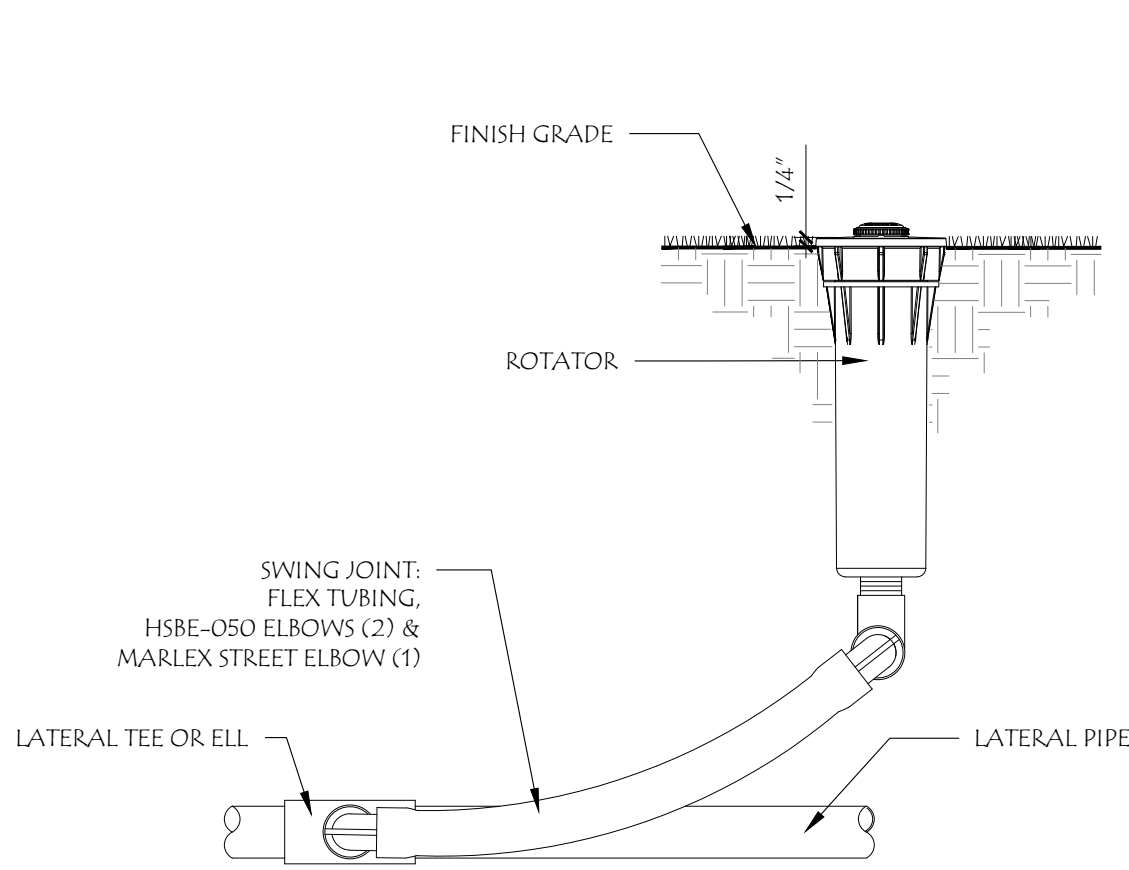
REVISIONS

#	DATE	NOTES	INITIALS
1	1.6.25	CITY COMMENTS	KN

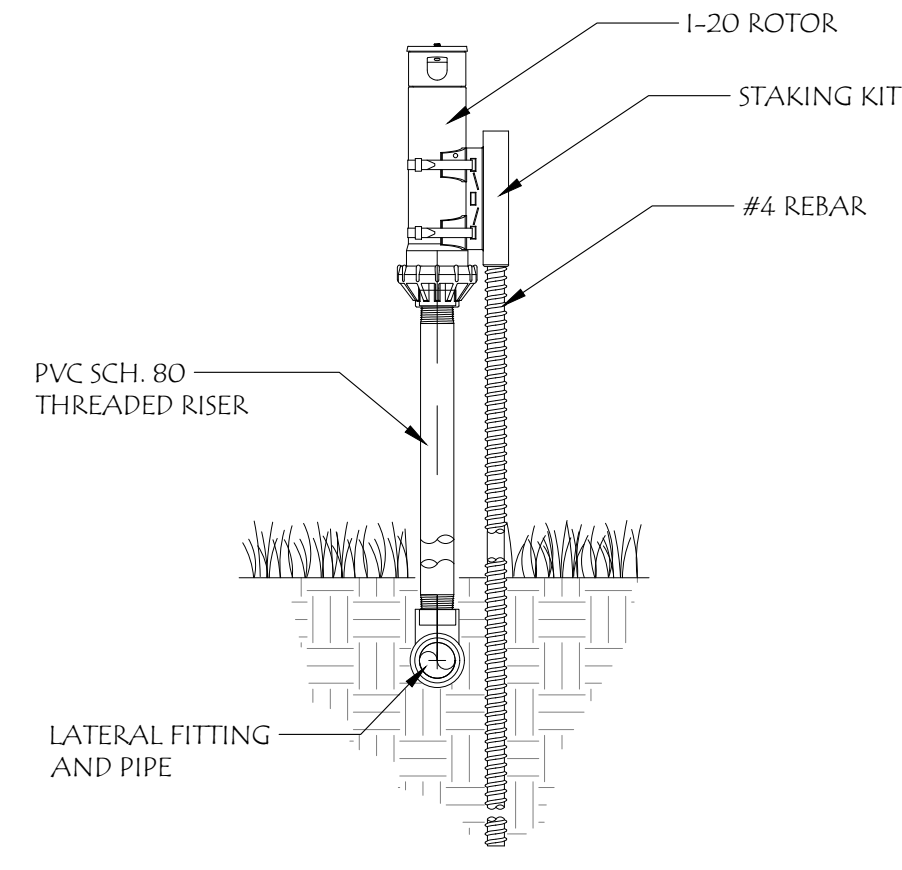
L2.2

SHEET 7 OF 9

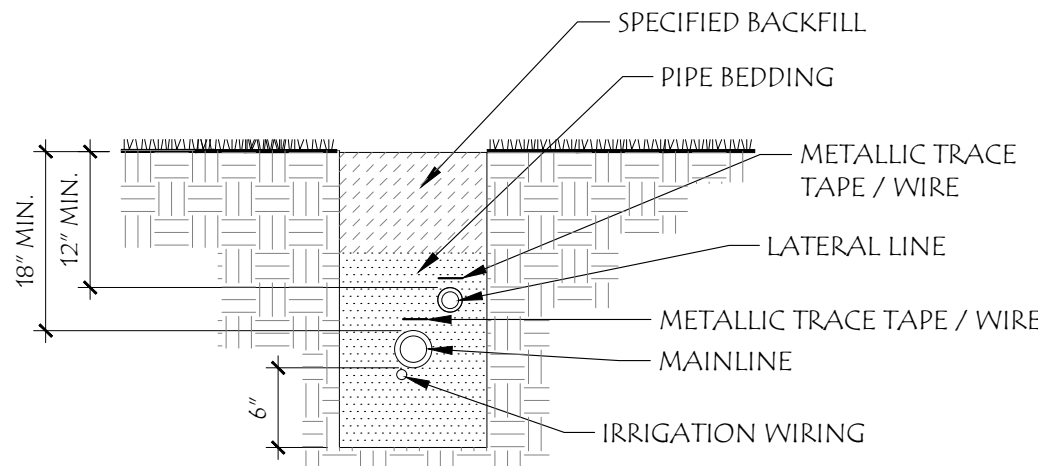
PROJECT #: 1591C



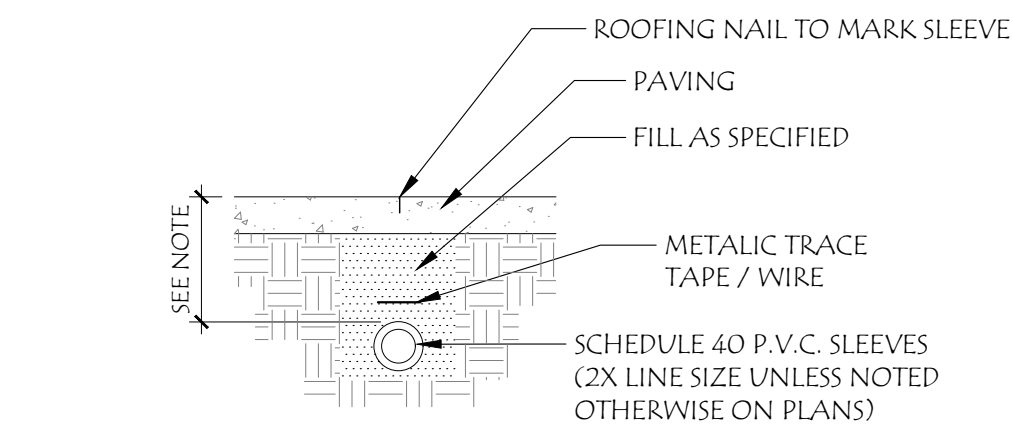
1 MP ROTATOR SWING JOINT
SCALE: NTS



2 FIXED ROTOR STAKED
SCALE: NTS

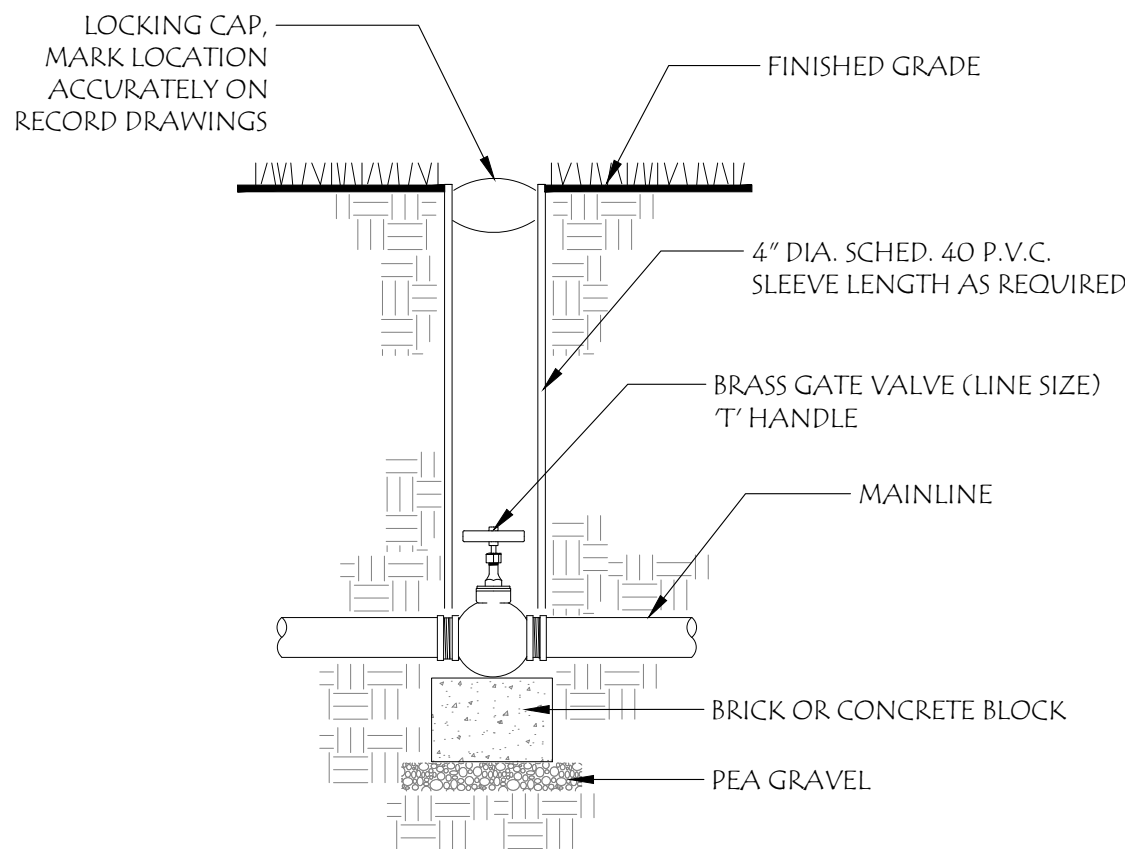


3 TYPICAL TRENCHING
SCALE: NTS

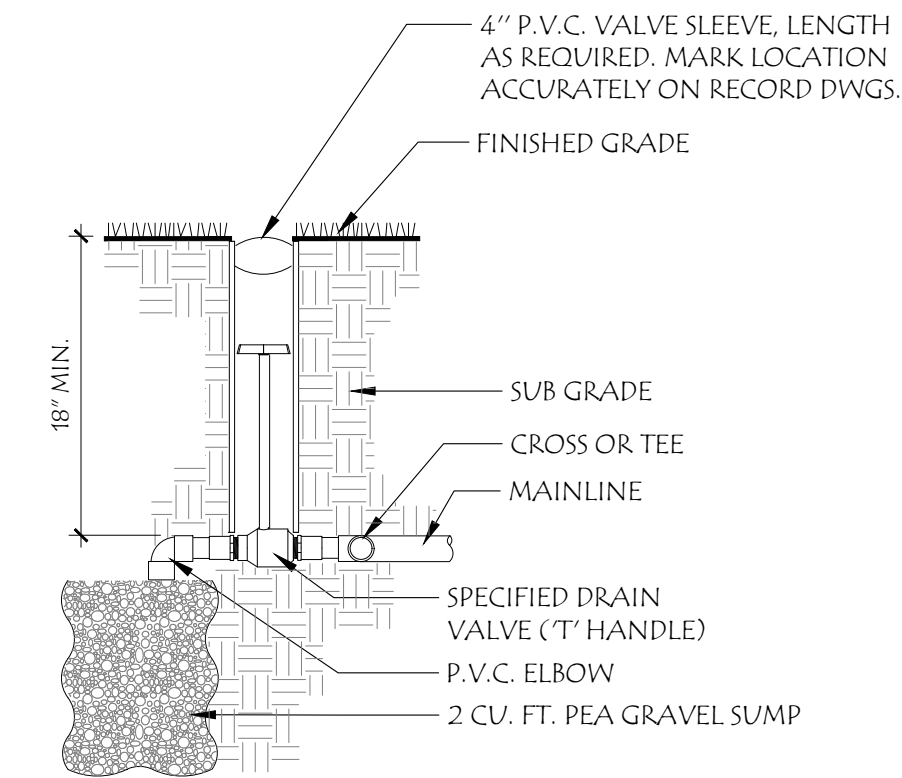


- NOTES:
1. EXTEND IRRIGATION SLEEVE 6" BEYOND EACH SIDE OF PAVING.
 2. 18" MIN. DEPTH OF MAINLINE
 3. 14" MIN. DEPTH OF LATERAL @ PAVING
 4. 24" MIN. DEPTH OF LINES UNDER DRIVING SURFACES

4 IRRIGATION SLEEVES
SCALE: NTS

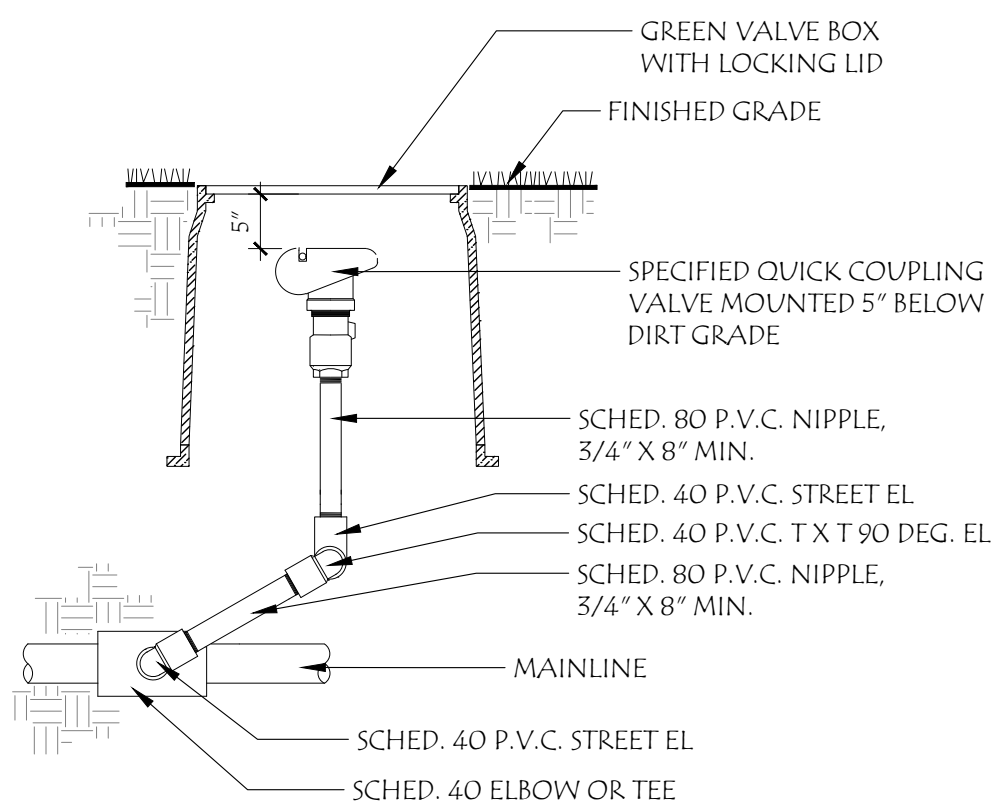


5 BRASS SHUT OFF VALVE
SCALE: NTS



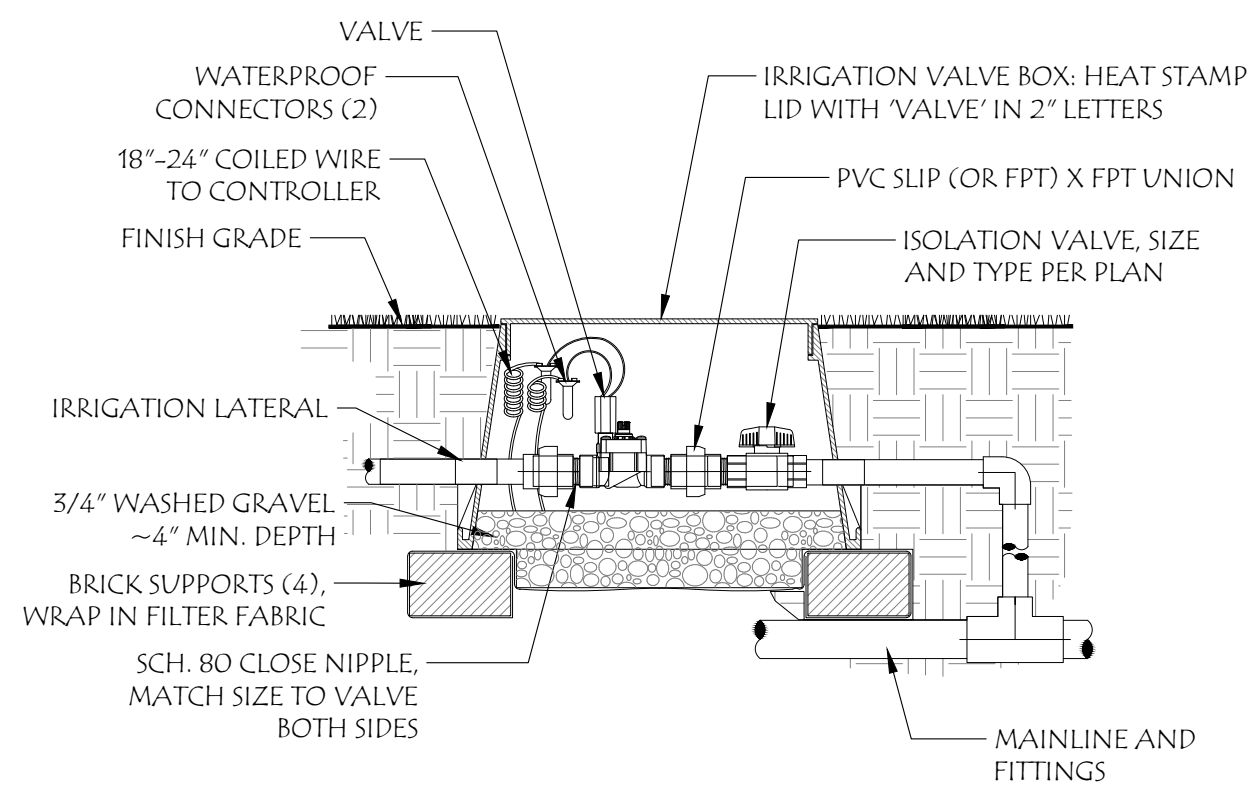
NOTE:
MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

6 MANUAL DRAIN VALVE
SCALE: NTS



NOTE:
SPACE 100" O.C. ALONG THE MAINLINE AND AS NOTED ON PLAN.

7 QUICK COUPLER VALVE
SCALE: NTS



8 CONTROL ZONE VALVE
SCALE: NTS

GENERAL NOTES:

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4. IRRIGATION PLAN SEE SHEET L2.1.
5. IRRIGATION SCHEDULE SEE SHEET L2.2.
6. IRRIGATION NOTES AND DETAILS SEE THIS SHEET.
7. PLANTING PLAN SEE SHEET L1.1.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM DESIGN BASED ON 19.6 GPM AT 60 PSI. IF METER SIZE, FLOW (GPM) AND/OR STATIC PRESSURE (PSI) VARY, CONTACT LANDSCAPE ARCHITECT.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
3. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5- FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
4. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
5. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
6. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ADJUST SLEEVE LOCATIONS AS NEEDED. LOCATE VALVES AT EDGE OF PLANT BEDS OR LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE. FIELD VERIFY.
7. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES. BACKFILL TRENCHES WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS. TAMPING FIRMLY TO ENSURE COMPACTION, MATCH GRADE TO EXISTING PLANTER AREAS. IRRIGATION SLEEVES AT DRIVING SURFACES TO BE 24" DEEP. BACKFILL WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS. TAMPING FIRMLY TO ENSURE COMPACTION. SEE CIVIL DRAWINGS FOR PAVEMENT DETAILS. SHARE TRENCHES WHENEVER POSSIBLE.
8. USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
9. PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE BOX.
10. LAWN ROTATORS: 4" POP-UPS IN LAWN AREAS, SEE HEAD TYPES IN LEGEND. KEEP 2" FROM PAVING AND 4" FROM WALLS.
11. SHRUB ROTATORS: 6" POP-UPS IN PLANTER AREAS, SEE HEAD TYPES IN LEGEND. KEEP 2" FROM PAVING AND 4" FROM WALLS.
12. SHRUB ROTORS: FIXED ROTATORS WITH 24" HEIGHT STAKES.
13. CONTROLLER: EXTERIOR, VERIFY LOCATION WITH OWNER.
14. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
15. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
16. CONTRACTOR TO PROVIDE AS-BUILTS TO CLIENT AND INCLUDE ZONE INFORMATION IN CONTROLLER BOX.
17. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...).

PVC PIPE SIZING SCHEDULE:

PIPE SIZING IS BASED ON GALLONS PER MINUTE (GPM) DEMAND DOWNLINE. FLOW VELOCITIES IN PIPE SHALL NOT EXCEED 5 FEET PER SECOND.

MAX. GPM, CLASS 200 PVC PIPE	MAX. GPM, SCHEDULE 40 PVC PIPE
3/4" = 10 GPM	3/4" = 8 GPM
1" = 16 GPM	1" = 12 GPM
1 1/4" = 26 GPM	1 1/4" = 22 GPM
1 1/2" = 35 GPM	1 1/2" = 30 GPM
2" = 55 GPM	2" = 50 GPM
2 1/2" = 80 GPM	2 1/2" = 70 GPM
3" = 120 GPM	3" = 110 GPM
4" = 200 GPM	4" = 190 GPM

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FARM CREDIT HOTEL

FARM CREDIT DRIVE SE
SALEM, OREGON



IRRIGATION NOTES AND DETAILS

SEPTEMBER 20TH, 2024

REVISIONS

#	DATE	NOTES	INITIALS
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L2.3

SHEET 8 OF 9

PROJECT #: 1591C

TREE CANOPY TABLE

TREE NUMBER	TREE CANOPY SIZE	CANOPY COVERAGE SF	SOIL AVAILABILITY CF	TREE NUMBER	TREE CANOPY SIZE	CANOPY COVERAGE SF	SOIL AVAILABILITY CF
T01	35' DIA.	458 SF	1,000 CF	T14	50' DIA.	1,199 SF	1,000 CF
T02	35' DIA.	587 SF	1,000 CF	T15	35' DIA.	445 SF	1,000 CF
T03	50' DIA.	1,832 SF	1,000 CF	T16	35' DIA.	447 SF	1,000 CF
T04	35' DIA.	412 SF	1,000 CF	T17	50' DIA.	1,217 SF	1,000 CF
T05	35' DIA.	486 SF	1,000 CF	T18	35' DIA.	449 SF	1,000 CF
T06	35' DIA.	346 SF	1,000 CF	T19	35' DIA.	526 SF	1,000 CF
T07	50' DIA.	1,173 SF	1,000 CF	T20	35' DIA.	367 SF	1,000 CF
T08	35' DIA.	425 SF	1,000 CF	T21	35' DIA.	780 SF	1,000 CF
T09	35' DIA.	529 SF	1,000 CF	T22	35' DIA.	777 SF	1,000 CF
T10	35' DIA.	410 SF	1,000 CF	T23	35' DIA.	614 SF	1,000 CF
T11	50' DIA.	1,536 SF	1,000 CF	T24	35' DIA.	638 SF	1,000 CF
T12	35' DIA.	258 SF	1,000 CF	T25	35' DIA.	575 SF	1,000 CF
T13	35' DIA.	454 SF	1,000 CF	T26	50' DIA.	1,864 SF	1,000 CF

TOTAL: 18,804 SF

TREE CANOPY SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CANOPY SIZE
	4	CLADRASTIS LUTEA / AMERICAN YELLOWWOOD	35' DIAMETER
	13	NYSSA SYLVATICA "WILDFIRE" / BLACK GUM	35' DIAMETER
	3	TILIA TOMENTOSA "STERLING" / STERLING SILVER LINDEN	35' DIAMETER
	6	ZELKOVA SERRATA "GREEN VASE" / GREEN VASE SAWLEAF ZELKOVA	50' DIAMETER

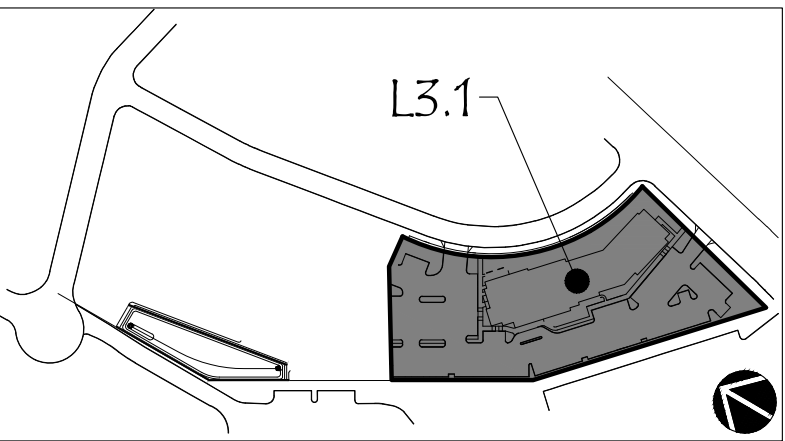
TREE CANOPY REQUIREMENTS:

PARKING LOT SF: 45,006 SF
40% PARKING LOT SF = 18,002 SF
TREE CANOPY PROPOSED: 18,804 SF

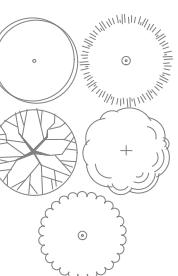

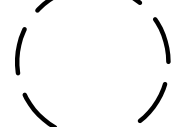
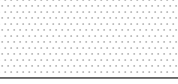
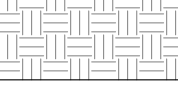

GENERAL NOTES:

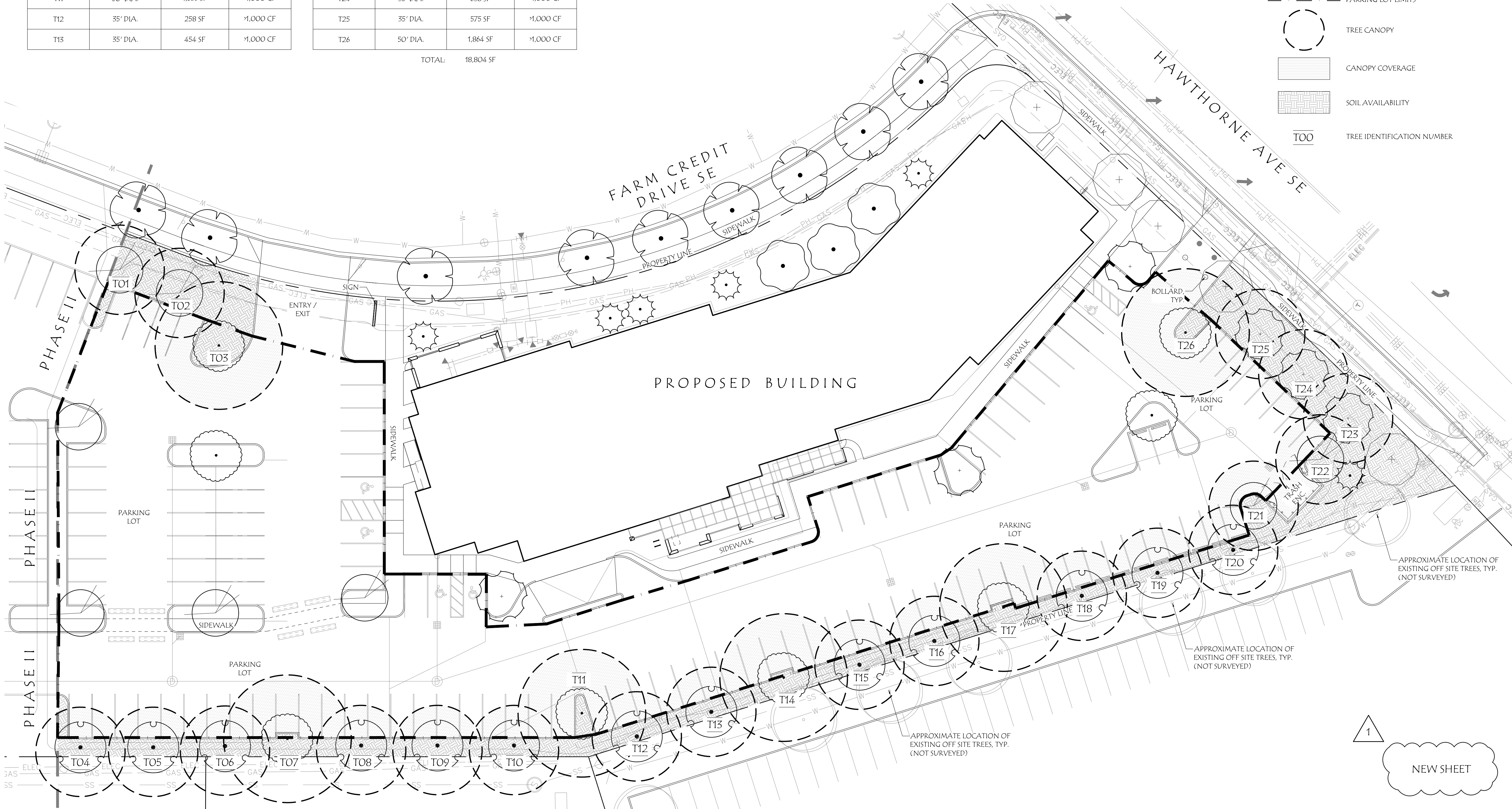
1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND STORMWATER.
4. PLANT SCHEDULE SEE SHEET L1.2.

KEY MAP:



LEGEND:

-  EXISTING TREES TO REMAIN
-  PARKING LOT LIMITS
-  TREE CANOPY
-  CANOPY COVERAGE
-  SOIL AVAILABILITY
-  TREE IDENTIFICATION NUMBER



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

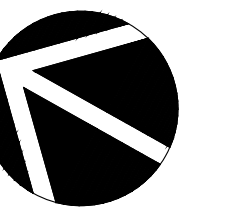
503.784.6494
laurusdesigns.com

FARM CREDIT
HOTEL

FARM CREDIT DRIVE SE
SALEM, OREGON



TREE CANOPY
PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

DECEMBER 6TH, 2024

REVISIONS

#	DATE	NOTES	INITIALS
1	1.6.25	CITY COMMENTS	KN

L3.1

SHEET 9 OF 9

PROJECT #: 1591C

1

NEW SHEET

