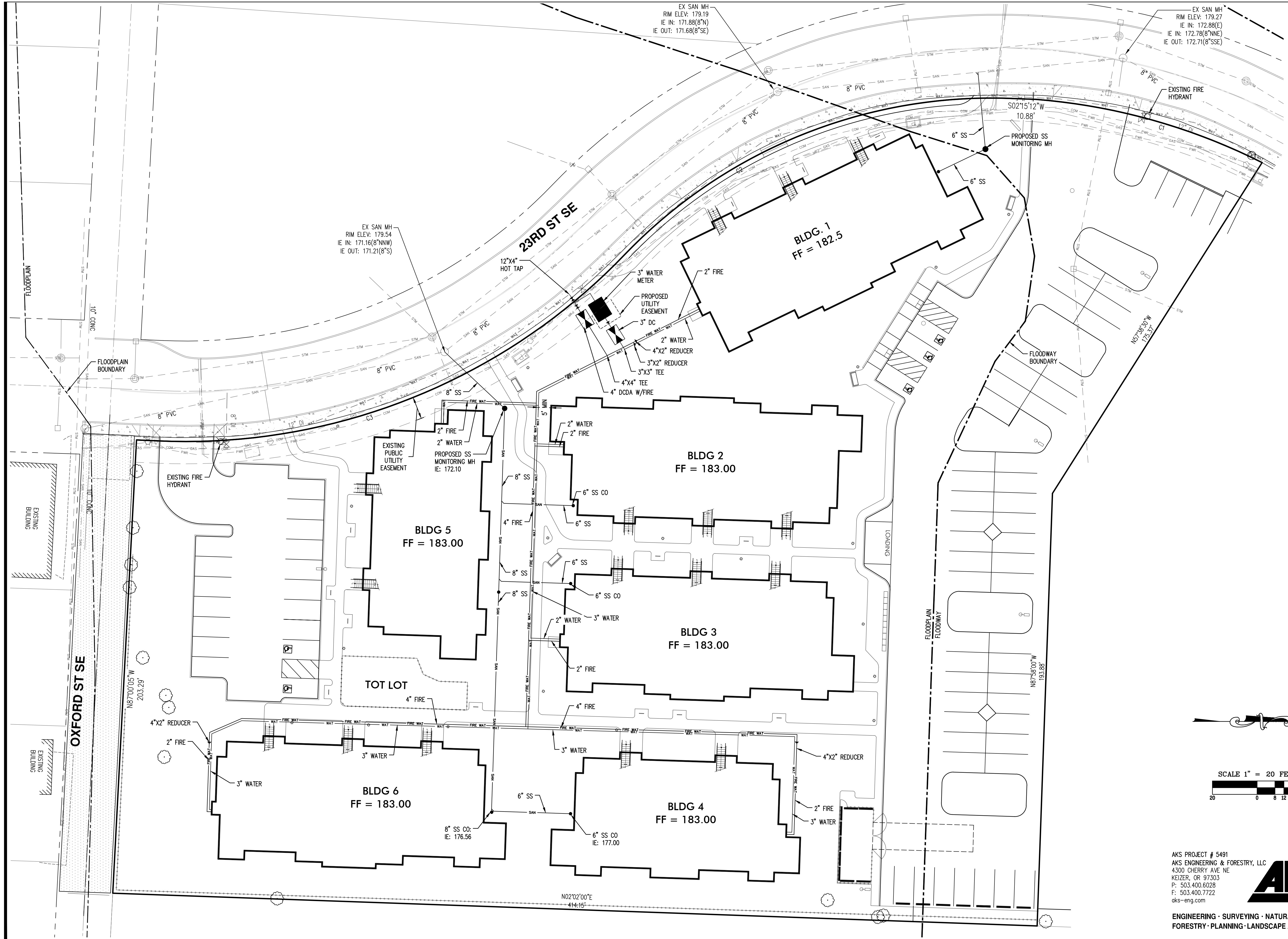
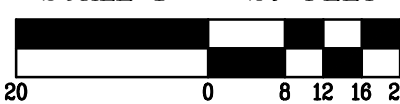




PRELIMINARY UTILITY PLAN
MAY'S LANDING
SALEM, OR



SCALE 1" = 20 FEET



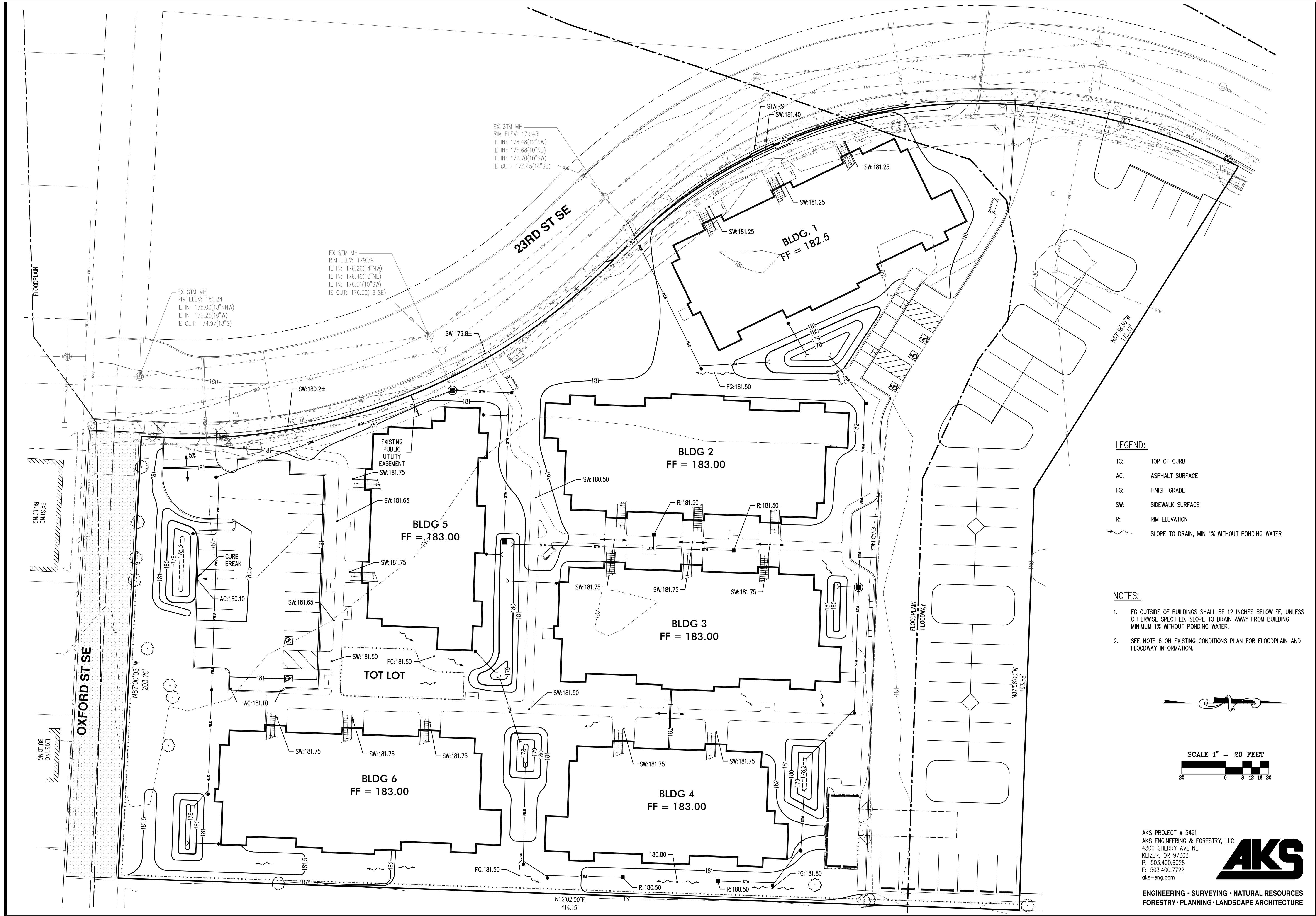
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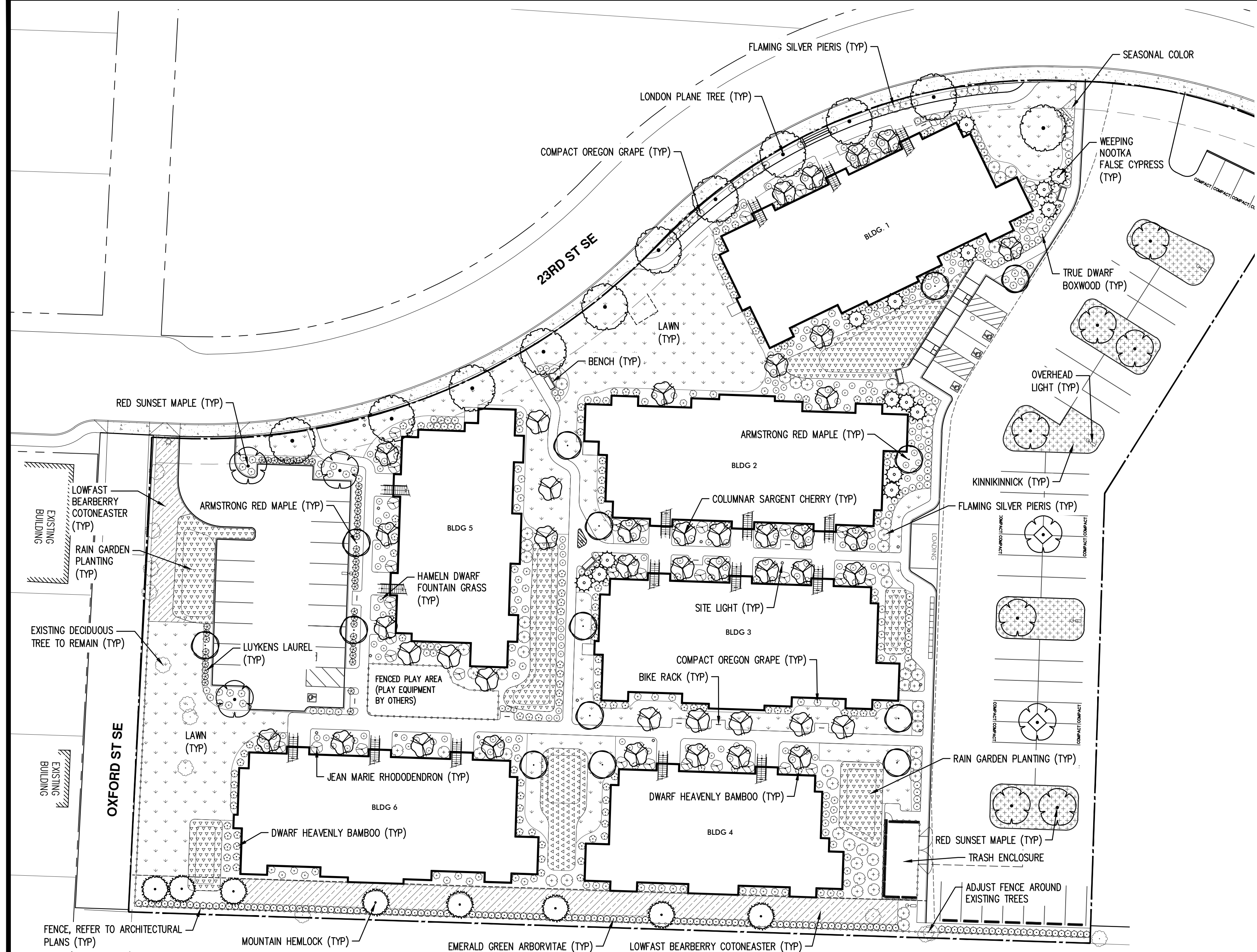
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

SHEET:

P1.0



PRELIMINARY GRADING AND DRAINAGE PLAN
MAY'S LANDING
SALEM, OR

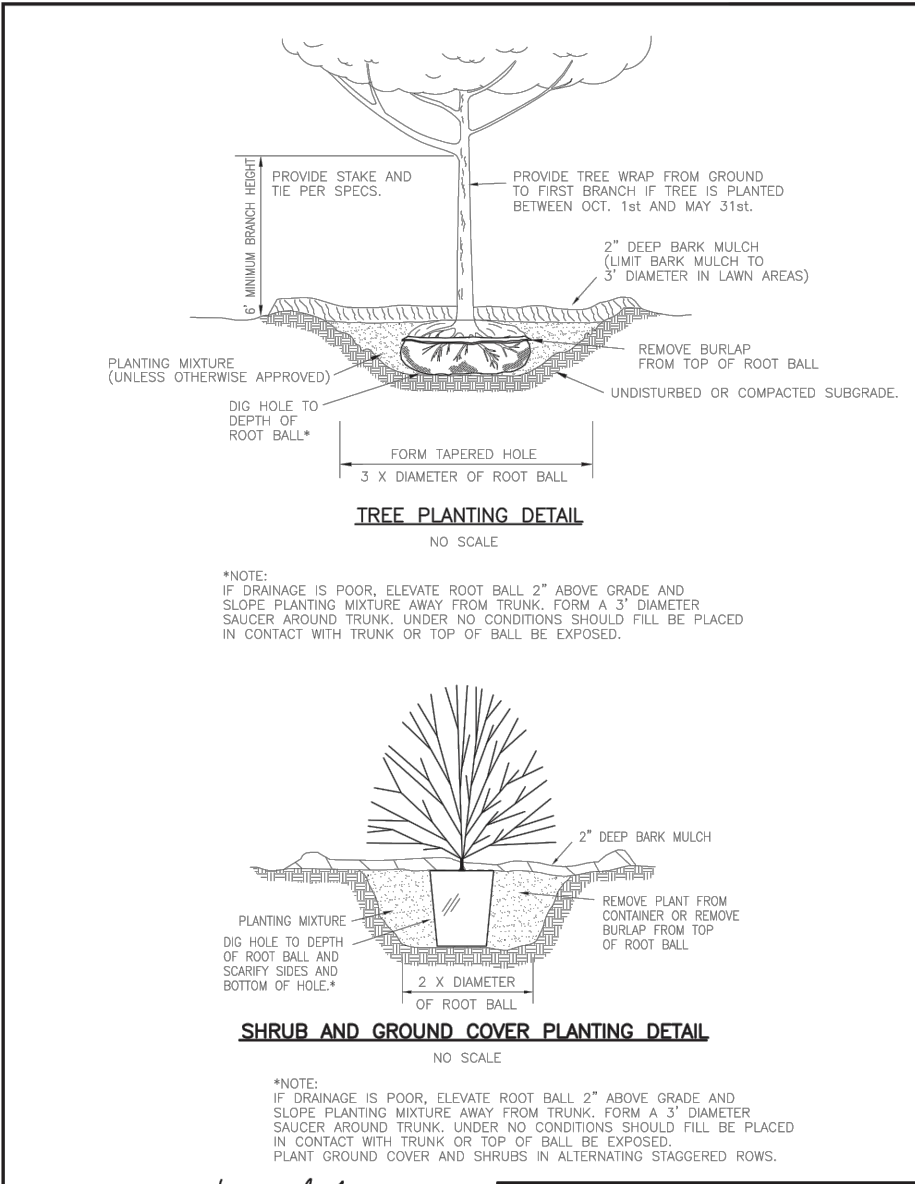


GENERAL NOTES:

- PLANTS AND PLANTINGS ARE SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF SALEM'S DESIGN STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND ALL MATERIALS PRIOR TO BIDDING AND CONSTRUCTION. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1 IN ALL WAYS. PLANT IN ACCORDANCE WITH BEST PRACTICE STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. FIELD ADJUST PLANT LOCATION AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, TREE CANOPIES, BUILDING OVERHANGS, EXISTING VEGETATION TO REMAIN, ETC.
- TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1) FOR GRADE NO. 1 OR BETTER. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 3' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND. REFER ALSO TO CITY OF SALEM STANDARD TREE-SHRUB PLANTING DETAIL NO. 803 (THIS SHEET).
- ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS. UPON INSTALLATION, ALL PLANT MATERIALS SHALL BE VIGOROUS, WELL-BRANCHED, AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS, AND INJURIES.
- PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM.
- EVERY EFFORT SHALL BE MADE TO PROTECT EXISTING VEGETATION TO REMAIN DURING SITE CONSTRUCTION.
- A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL NEW AND IMPROVED LANDSCAPED AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR POINT-OF-CONNECTION (POC), SLEEVING LOCATION, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING, PROVIDE CITY OF SALEM WITH IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
- THE OWNER AND TENANT SHALL BE JOINTLY RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
- MULCH: APPLY 2" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. GROUND COVER SHALL NOT BE PLANTED CLOSER THAN 24" FROM CATCH BASINS OR AREA DRAINS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 36" FROM CATCH BASINS OR AREA DRAINS AND 42" FROM BUILDING FOUNDATIONS.
- ADJUST PLANTING ON SITE AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, METERS, LIGHTS, BUILDING OVERHANGS, ETC.

PLANT SCHEDULE

TREES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATED SIZE AT 5 YR. MATURITY
	14	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	12	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	15	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA FALSE CYPRESS	6'-7' HT. B&B	AS SHOWN	20' FT. HT.
	11	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	43	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL. B&B	AS SHOWN	15' FT. HT.
	8	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6'-7' HT. B&B	AS SHOWN	20'-25' FT. HT.
SHRUBS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATED SIZE AT 5 YR. MATURITY
	52	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	2 GAL. CONT.	36" o.c.	24" WIDE
	177	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL. CONT.	36" o.c.	30"-36" WIDE
	168	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	2 GAL. CONT.	36" o.c.	36" WIDE
	200	PENNISETUM ALOPECUROIDES 'HA MELN'	HA MELN DWARF FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.	24" WIDE
	77	PIERIS JAPONICA 'FLAMING SILVER'	FLAMING SILVER PIERIS	3 GAL. CONT.	60" o.c.	36"-42" WIDE
	44	PRUNUS LAURO CERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	3 GAL. CONT.	36" o.c.	36" WIDE
	36	RHODODENDRON X 'JEAN MARIE'	JEAN MARIE RHODODENDRON	3 GAL. CONT.	60" o.c.	42"-48" WIDE
	127	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	6' HT. CONT.	36" o.c.	30" WIDE
GROUND COVERS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATED SIZE AT 5 YR. MATURITY
	380	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	1 GAL. CONT.	36" o.c.	36"-48" WIDE
	405	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL. CONT.	36" o.c.	36"-48" WIDE
15,230 SF LAWN: NORTHWEST SUPREME LAWN MIX - SUNMARK SEEDS (OR APPROVED EQUAL) CUTLER II PERENNIAL RYEGRASS 35%; DASHER III PERENNIAL RYEGRASS 35%; GARNET CREEPING RED FESCUE 15%; WINDWARD CHEWINGS FESCUE 15% APPLY AT A RATE OF 8 LBS./1,000 SF OR AS RECOMMENDED BY SUPPLIER. (SOD OF SIMILAR SPECIES COMPOSITION ACCEPTABLE AT OWNERS OPTION) RAIN GARDEN PLANTING PER CITY OF SALEM ADMINISTRATIVE RULES, DIVISION 004, APPENDIX B.						



Approved	8-15-99	CITY OF SALEM DEPARTMENT OF PUBLIC WORKS
CHANGED SHAPE AND DIMENSION OF HOLE		STANDARD PLAN
ADDED SHRUB PLANTING DETAIL		TREE-SHRUB PLANTING DETAIL
REMOVED REQUIREMENT TO STAKE TREES		DRAWN BY J.C. SGP
No. 1	Description	Checked By D.W.
REVISION	Date By J.C.	NO.803

LANDSCAPE DATA:

TOTAL SITE AREA: 127,494 SF

TOTAL LANDSCAPE AREA WITHIN PROJECT LIMITS: 39,695 SF (31%)

TOTAL PROPOSED INTERIOR AREA OF THE PARKING LOT (INCLUDES THE SUM OF ALL PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS AND CURBED AREAS PER CODE SECTION 806.035.(D)(2): 21,024 SF

MINIMUM INTERIOR PARKING LOT AREA REQUIRED: 5%

TOTAL PROPOSED PARKING LOT LANDSCAPING AREA: 4,574 SF (22%)

NUMBER OF PROPOSED PARKING SPACES: 74 STALLS

MINIMUM NUMBER OF PARKING LOT TREES (1 PER 12 PARKING STALLS): 7 TREES

PROPOSED NUMBER OF PARKING LOT TREES: 15 TREES

LINEAR FOOTAGE OF PROPOSED PERIMETER SETBACK ABUTTING STREET ROW ADJACENT TO VEHICULAR USE AREA: 108 FT.

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IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECT AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 5491
DATE: 10/31/2016

REVISIONS

SHEET:

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