

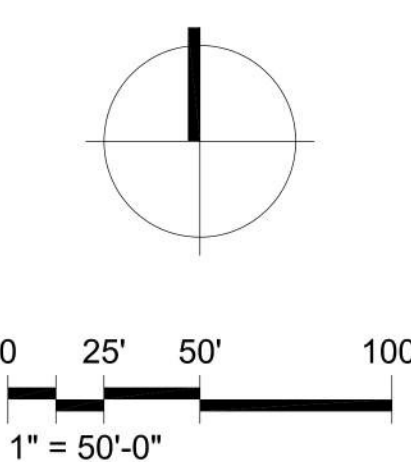


KUEBLER GATEWAY SHOPPING CENTER

SALEM, OREGON

OVERALL LANDSCAPE PLAN

MAY 23, 2018





PRELIMINARY LANDSCAPE LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	DECIDUOUS SHADE TREES		
	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	MIN. 2 1/2" CAL., 10-12' HT. FULL AND WELL BRANCHED
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	
	DECIDUOUS ACCENT TREES		
	ACER CIRCINATUM	VINE MAPLE	MIN. 3 TRUNK, 6-7' HT. WELL BRANCHED
	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	MIN. 2" CAL., 10-12' HT. FULL AND WELL BRANCHED
	CONIFEROUS EVERGREEN TREES		
	CALOCEDRUS DECURRENS	INCENSE CEDAR	MIN. 7-8' HT. FULL AND BUSHY TO BASE
	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW CYPRESS	
	MEDIUM SHRUBS		
	CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD	MIN. 5 GAL. CONT. FULL AND BUSHY
	EUONYMUS ALATUS 'COMPACTA'	COMPACT WINGED EUONYMUS	
	NANDINA DOMESTICA 'MOON BAY'	MOON BAY NANDINA	
	VIBURNUM PLICATUM TOMENTOSUM 'WATANABE'	DOUBLEFILE VIBURNUM	
	SMALL SHRUBS, ORNAMENTAL GRASSES, & GROUNDCOVERS		
	AZALEA 'HINO CRIMSON'	HINO CRIMSON AZALEA	MIN. 1 GAL. CONT. FULL AND BUSHY
	CAREX 'ICE DANCE'	ICE DANCE CAREX	
	CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	
	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	
	FESTUCA OVINA 'ELIJA'	BLUE FESCUE	
	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	
	MAHONIA AQUIFOLIUM 'ORANGE FLAME'	ORANGE FLAME MAHONIA	
	PACHYSANDRA TERMINALIS	PACHYSANDRA	
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	
	ROSA x 'RADSUNNY'	SUNNY KNOCKOUT ROSE	
	RUBUS CALYCOINOIDES	TAIWAN CREEPING BERRY	
	VIBURNUM DAVIDII	DAVID VIBURNUM	
	SOD LAWN		
EXISTING IRRIGATION CENTRAL CONTROL SYSTEM WILL BE EXTENDED/EXPANDED TO INCLUDE THIS SITE.			

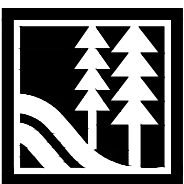
KUEBLER GATEWAY SHOPPING CENTER
KUEBLER BLVD. AND BATTLE CREEK ROAD
SALEM, OREGON
PACTRUST

PROJECT NO.
17203

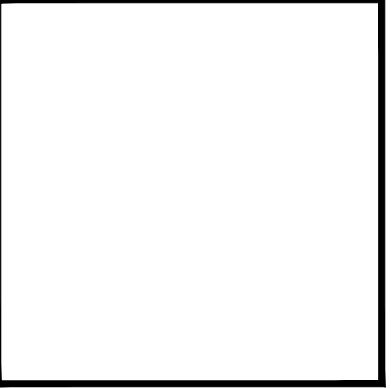
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05-18-2018
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HSB

REVISIONS

REGISTERED
311
ANNE M. ROTOLO-MILLER
OREGON
LANDSCAPE ARCHITECT



BEIGHLEY & ASSOCIATES INC.
LANDSCAPE ARCHITECTURE AND PLANNING
12840 N.W. Cornell Road, Portland, Oregon 97229
(503) 643-4796 FAX (503) 643-4798 JOB#: 1810





PRELIMINARY LANDSCAPE LEGEND (SYMBOLS SHOWN AT 1"=20')			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	DECIDUOUS SHADE TREES		
	ACER TRUN. X ACER PLAT. 'WARRENRED'	PACIFIC SUNSET MAPLE	MIN. 2-1/2" CAL., MIN. 10-12' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO (MALE ONLY)	
	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	
	QUERCUS GARRYANA	OREGON WHITE OAK	
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	
	DECIDUOUS ACCENT TREES		
	ACER CIRCINATUM	VINE MAPLE	MIN. (3) 3/4" CAL., 7'-8' HT., MULTI-TRUNKED, MATCHING SPECIMEN, WELL-BRANCHED, B&B.
	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	
	CONIFEROUS EVERGREEN TREES		
	CALOCEDRUS DECURRENS	INCENSE CEDAR	MIN. 7'-8' HT., FULL AND BUSHY TO BASE, B&B
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	
	THUJA PLICATA 'HOGAN'	HOGAN RED CEDAR	
	LARGE SHRUBS		
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24-30" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN.
	CORNUS SERICEA	RED OSIER DOGWOOD	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	
	ROSA NUTKANA	NOOTKA ROSE	
	MEDIUM SHRUBS		
	SYMPHOCARPUS ALBUS	COMMON SNOWBERRY	
	CORNUS SANGINEA 'MIDWINTERFIRE'	MIDWINTERFIRE DOGWOOD	MIN. 5 GAL. CONT., 21-24" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN.
	EUONYMUS A. 'COMPACTA'	COMPACT BURNING BUSH	
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	
	ROSA RUGOSA	RUGOSA ROSE	MIN. 5 GAL. CONT., 18-21" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN.
	SMALL SHRUBS		
	MAHONIA A. 'COMPACTA'	COMPACT OREGON GRAPE	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
	CORNUS KELSEYI	KELSEY DOGWOOD	MIN. 2 GAL. CONT., MIN. 15" HT. & SPREAD, FULL & BUSHY, SPACING AS SHOWN.
	GAULTHERA SHALLON	SALAL	
	PINUS M. MUGO	DWARF MUGHO PINE	
	ORNAMENTAL GRASSES / ACCENTS		
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	
	VIBURNUM DAVIDII	DAVID VIBURNUM	
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	
	GROUNDCOVERS		
	POLYSTICHUM MUNITUM	SWORD FERN	
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	FRAGARIA CHILOENSIS	WILD STRAWBERRY	
	NATIVE GROUNDCOVER MIX:		
	GAULTHERA SHALLON	SALAL	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE. EQUAL QUANTITIES OF EACH. PLANT IN GROUPS OF 5-7 IN RANDOM DRIFTS.
	SWALE PLANTING MIX		
	MAHONIA REPENS	CREeping MAHONIA	
	POLYSTICHUM MUNITUM	SWORD FERN	
	SOD LAWN		
	ROUGH SEED		
	ALUMINUM EDGING		
	WEISMANDESIGNGROUP		
	17-0413-01 MAY 30, 2018		
	PRELIMINARY LANDSCAPE PLAN		
	L1.1		
	SALEM, OREGON		
	MAY 30, 2018		

PLANTING NOTES

- ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
- MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
- WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
- CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUNDCOVER FOR ALL MATERIALS IN LEGEND BELOW FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT. THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL NOTES FOR PRICING OF PRELIMINARY LANDSCAPE PLAN:

- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY. PROVIDE DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL MINIMUM 4" DEPTH HIGH QUALITY IMPORT TOPSOIL. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH A IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - HUNTER MP-ROTATOR SPRAY HEADS AT PERIMETERS
 - NETAFIM TECHLINE CV DRIP LINES IN INTERIOR
 - SCHEDULE 40 PVC MAINLINE
 - CLASS 200 PVC LATERALS
 - 40 RAINBIRD PEB-PRS-D CONTROL VALVES
 - RAINBIRD ESP-LXD CONTROLLER WITH IC CLOUD
 - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE WITH ENCLOSURE
- INSTALL 4" PERFORATED SUB DRAINS FOR ALL INTERIOR LANDSCAPE ISLANDS, CONNECTING TO STORM DRAIN SYSTEM.
- REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.

LANDSCAPE CALCULATIONS

COSTCO BUILDING AREA = 168,550 S.F.

EAST SIDE SITE AREA = 20.60 ACRES (897,396 SF)

EAST SIDE LANDSCAPE AREA REQUIRED = 179,467 S.F. (20%)

EAST SIDE LANDSCAPE AREA PROVIDED = 185,220 S.F. (20.6%)

INTERIOR LANDSCAPING:

TOTAL INTERIOR PARKING LOT AREA = 390,600 S.F. (EXCL. DRIVEWAYS)

TOTAL INTERIOR LANDSCAPING REQUIRED = 31,248 S.F. (8%)

TOTAL INTERIOR LANDSCAPING PROVIDED = 45,500 S.F. (11+%)

EAST SIDE PARKING STALLS = 896

EAST SIDE INTERIOR TREES REQUIRED = 75 (896/12 STALLS)

(1 TREE PER 12 STALLS)

EAST SIDE INTERIOR TREES PROVIDED = 170+

LANDSCAPE ISLANDS AND PLANTER BAYS = MIN. 5' WIDTH, MIN. 25 S.F.

PLANT UNITS:

EAST SIDE LANDSCAPED AREA = 163,490 S.F. (EXCL. EXISTING EASEMENTS)

TOTAL PLANT POINTS REQUIRED = 8,175 P.U.

(1 P.U. PER 20 S.F. LANDSCAPED AREA)

TOTAL PLANT POINTS PROVIDED = 11,000+ P.U.

PLANT POINTS REQUIRED FROM TREES = 3,270 P.U. (40% OF TOTAL REQUIRED)

PLANT POINTS PROVIDED FROM TREES = 3,395

SHADE TREES = 288 X 10 = 2,880

EVERGREEN/CONIFER TREES = 63 X 5 = 315

ORNAMENTAL TREES = 95 X 2 = 190

LARGE SHRUBS = 843 X 2 = 1,686

SMALL/MEDIUM SHRUBS = 5000 X 1 = 5000

LAWN OR GROUNDCOVER (SF)=120,000/50 = 2400

TREE MITIGATION

EXISTING SIGNIFICANT TREES ON SITE (10"+): 81

(SEE CIVIL DRAWINGS FOR TREE MAP & TABLE)

NUMBER OF TREES REQUIRING MITIGATION: 21 (25%)

ADDITIONAL TREES REQUIRED FOR MITIGATION: 42 (2:1)

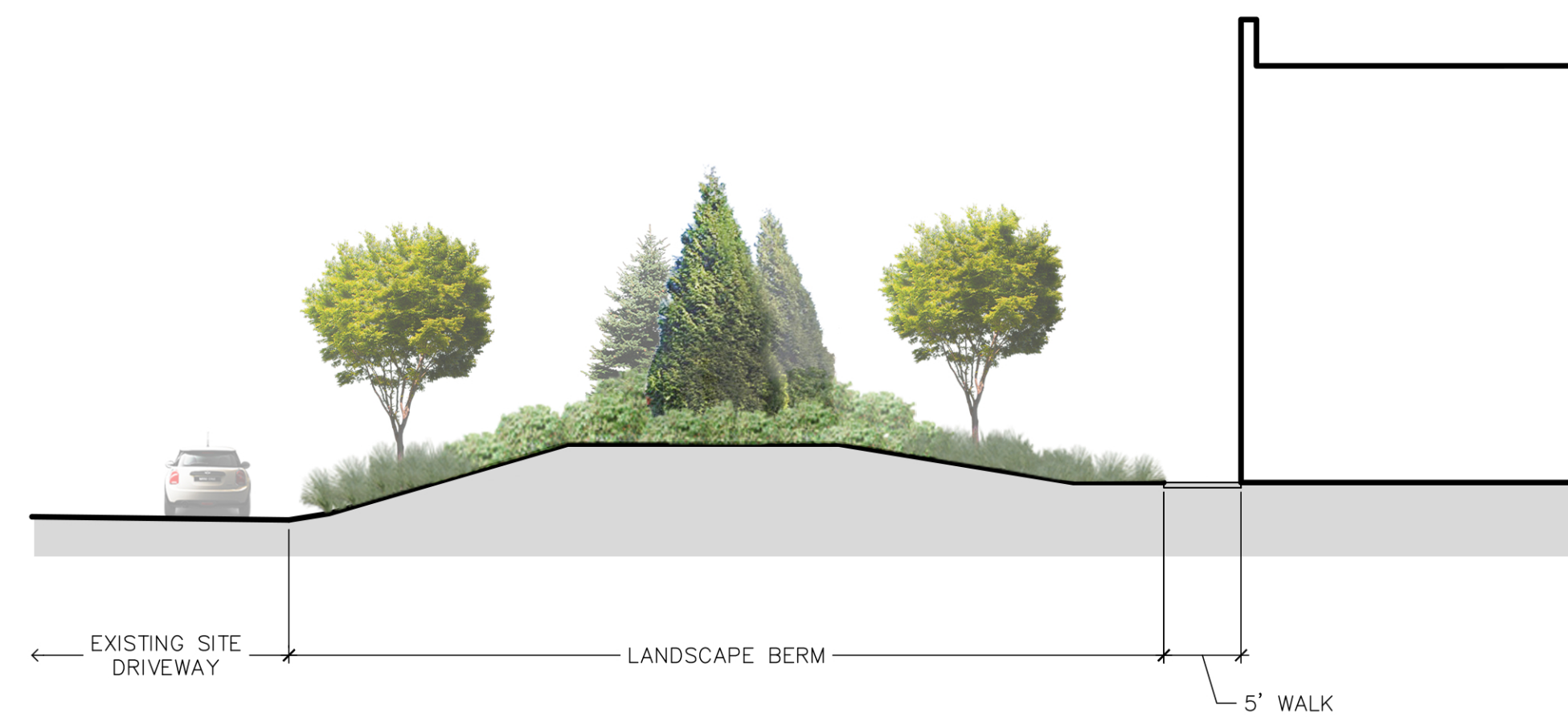
ADDITIONAL TREES PROVIDED FOR MITIGATION: 42 (EVERGREENS)

SALEM, OREGON

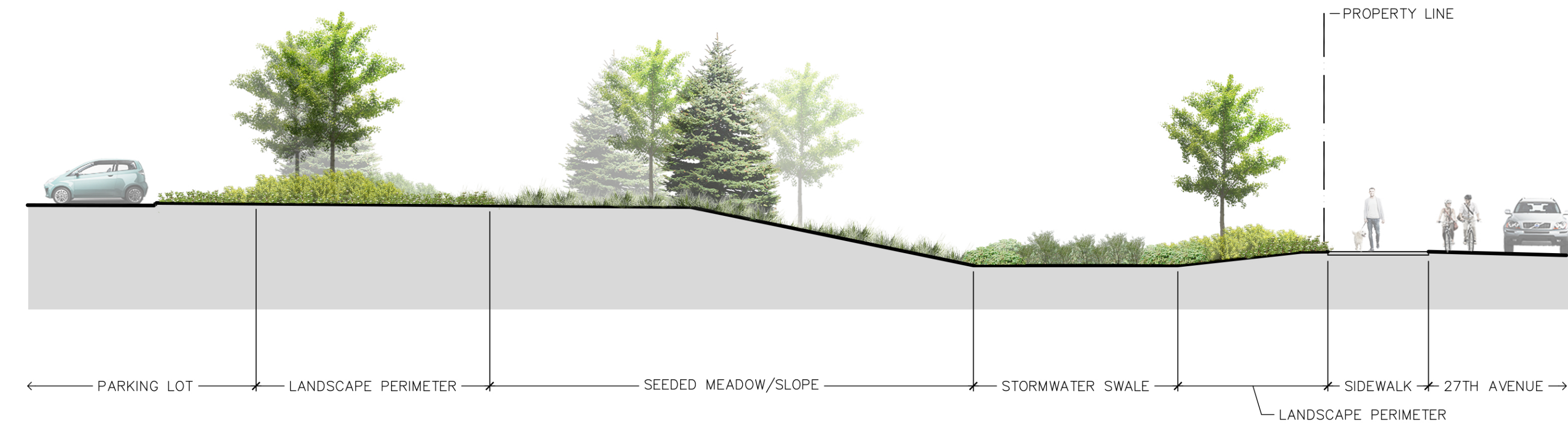
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PRELIMINARY LANDSCAPE PLAN

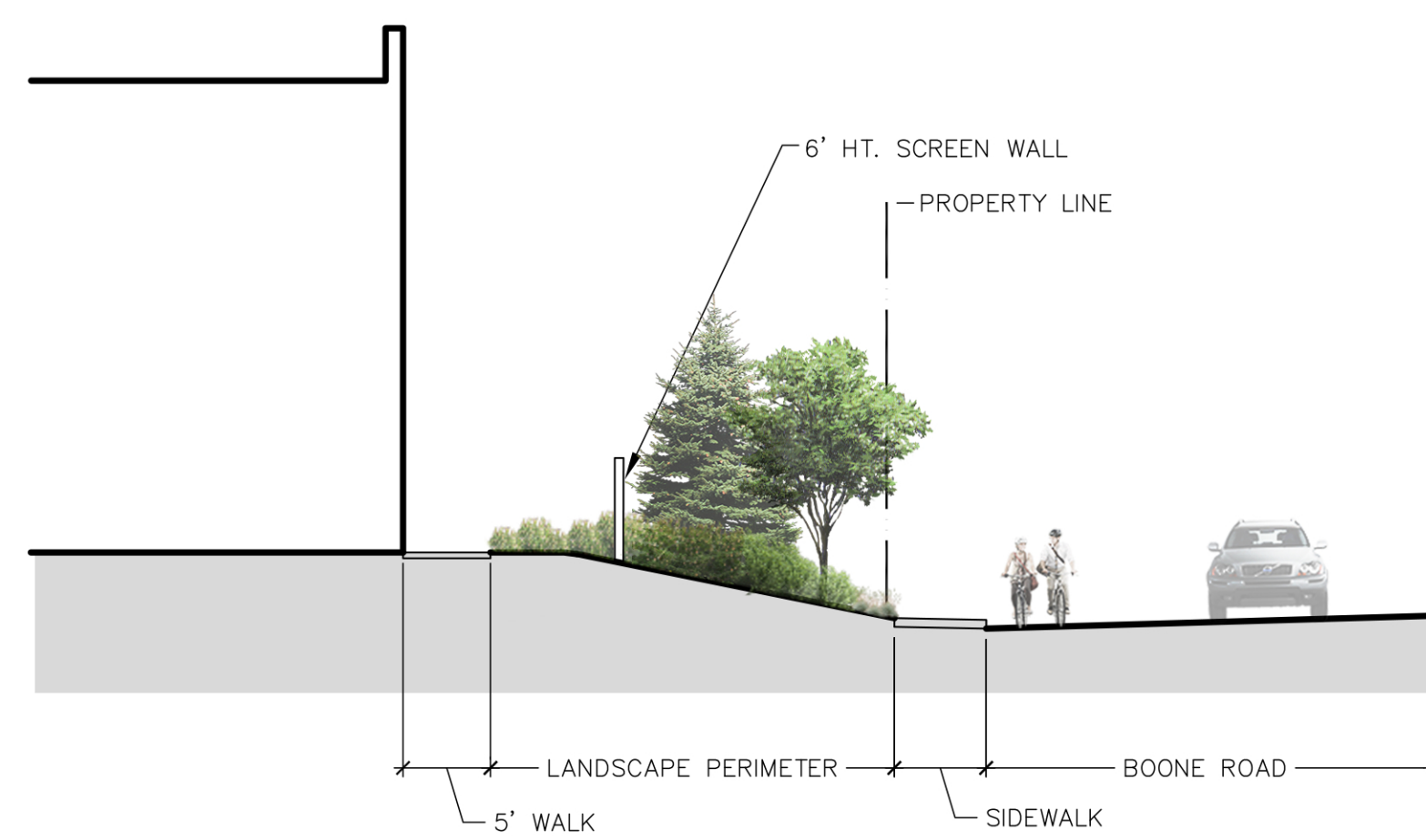
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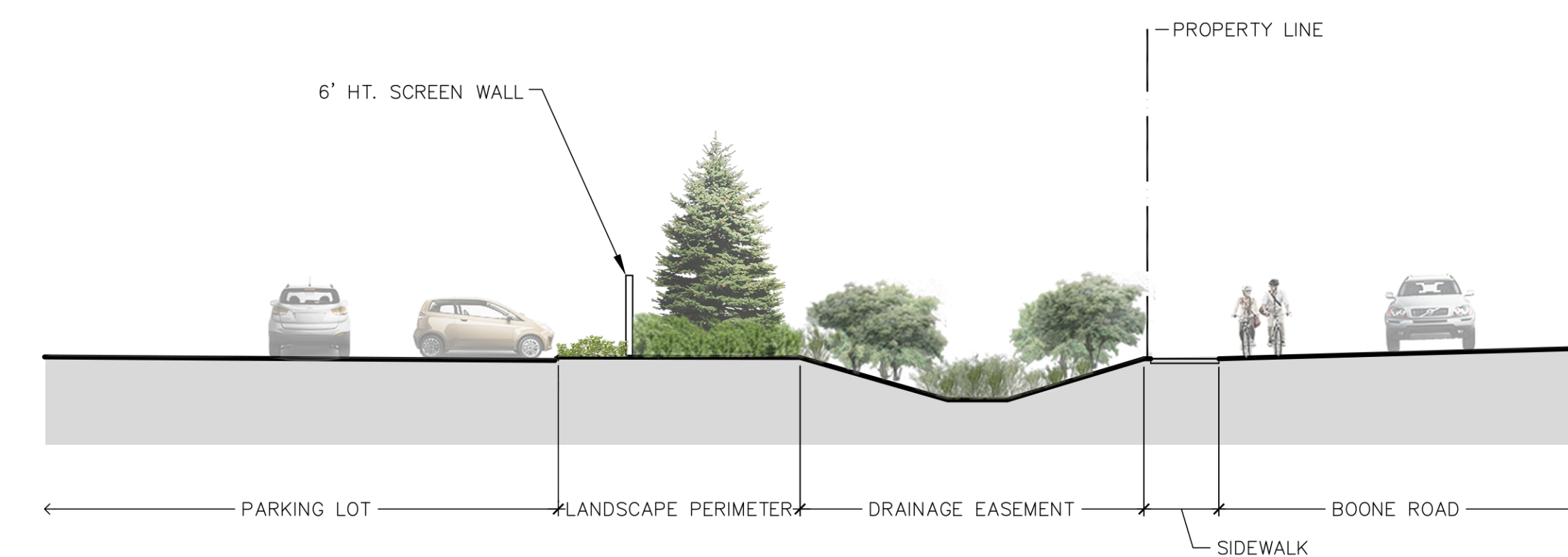
SECTION A - SOUTHWEST CORNER



SECTION D - 27TH AVENUE AT STORMWATER SWALE



SECTION B - BOONE ROAD AT SOUTHWEST



SECTION C - BOONE ROAD AT SOUTHEAST

0 5' 10' 20'
1" = 10'-0"

COSTCO
WHOLESALE
SALEM, OR

SALEM, OR



KUEBLER GATEWAY SHOPPING CENTER - EAST SIDE

SALEM, OREGON

SECTIONS

MAY 30, 2018

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2329 E MADISON ST
SEATTLE WA 98112
206-322-1732
WWW.WDGINC.COM

17-0413-01
MAY 30, 2018

LANDSCAPE
SECTIONS

L1.2