

MCKENZIE HEIGHTS PHASE 2: APARTMENTS & TOWN HOMES

BOONE ROAD SE
SALEM, OREGON

CLIENT / OWNER:

BONAVENTURE
CONTACT: MARK LOWEN
3425 BOONE ROAD SE
SALEM, OREGON 97317

LANDSCAPE ARCHITECT:

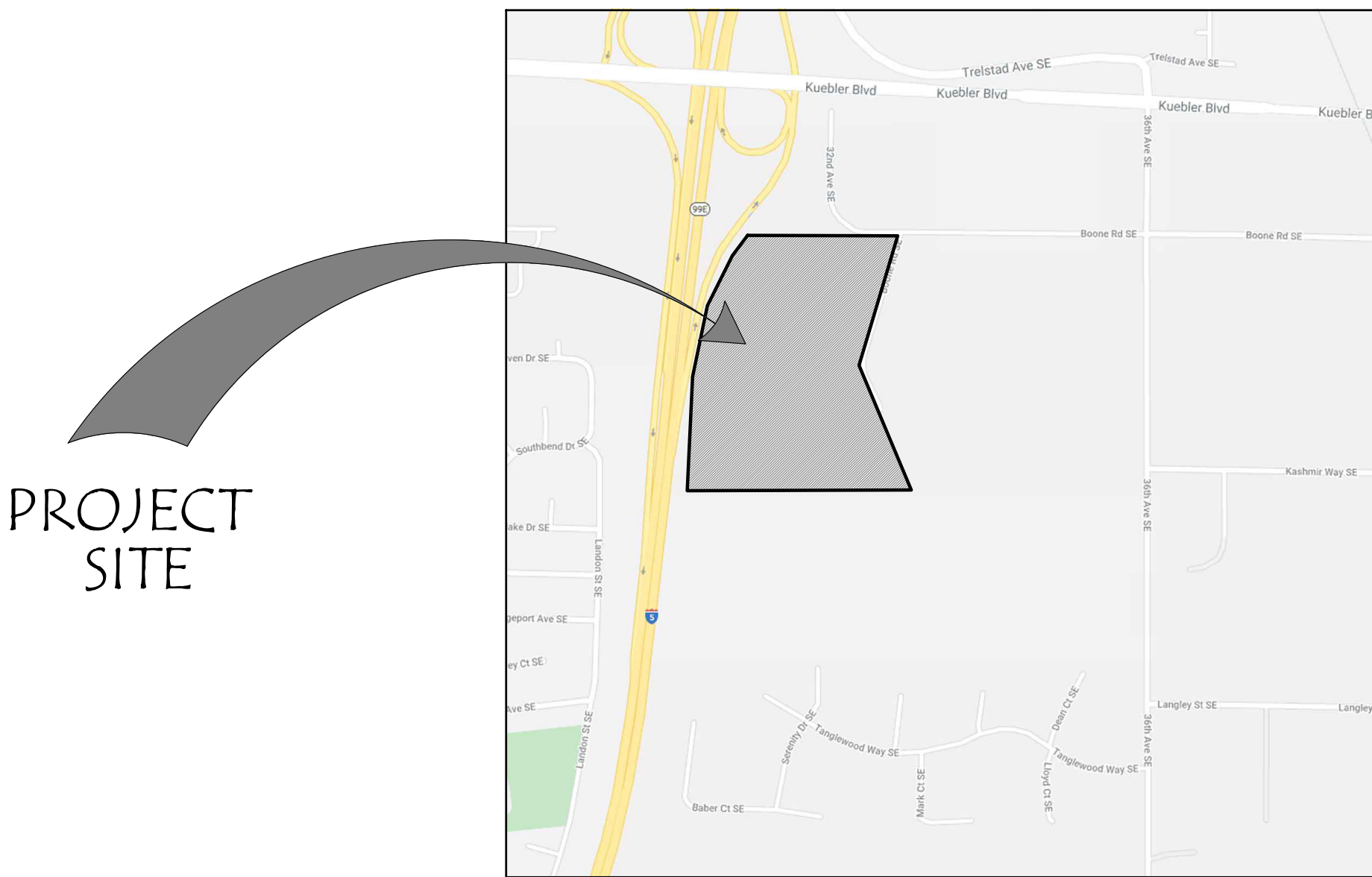
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.digsafelyoregon.com

SHEET INDEX:

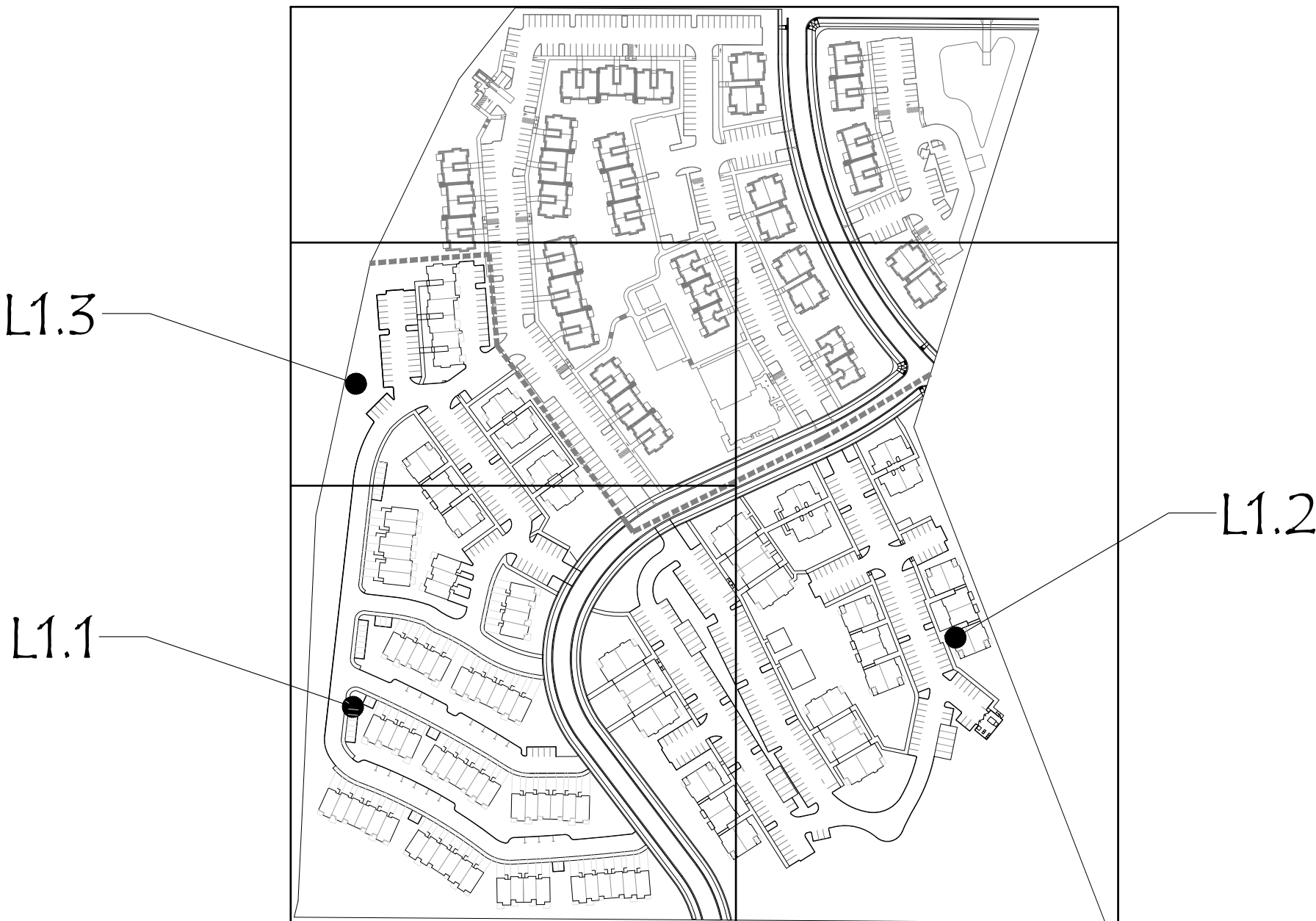
- LO.0 COVER SHEET
- L1.1 PLANTING PLAN
- L1.2 PLANTING PLAN
- L1.3 PLANTING PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

KEY MAP:





Legend:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- STORMWATER FACILITY TO BE DETERMINED

- General Notes:**
- PRELIMINARY LANDSCAPE PLANS. NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
 - SEE CIVIL DRAWINGS FOR SITE PLAN.
 - STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
 - STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
 - GENERAL PLANT LEGEND SEE SHEET L1.3.
 - ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
 - SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

Multifamily Landscape Requirements

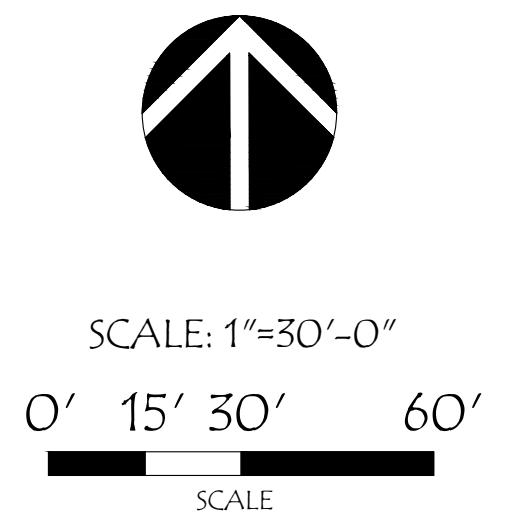
PHASE 2 SITE AREA SQUARE FOOTAGE (SF): 811,764 SF
1 TREE PER 2000 SF GROSS AREA = 406 TREES
EXISTING TREES TO REMAIN = 153 TREES
LANDSCAPE TREES = 319 TREES
TOTAL PROPOSED TREES = 472 TREES (DOES NOT INCLUDE 47 STREET TREES)

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
OPEN SPACE PROVIDED: 31% (255,686 SF) INCLUDING LAWN AREAS, PLAYGROUND, AND SPORTS COURT

BUFFER TO ZONES RA AND RS: 1 TREE EVERY 30 LF AND 6' HT. SIGHT OBSCURING FENCE

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 25 LF
2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)



Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

PRELIMINARY PLANTING PLAN

**MCKENZIE HEIGHTS PHASE 2
APARTMENTS & TOWNHOMES**

36TH AVENUE SE
SALEM, OREGON

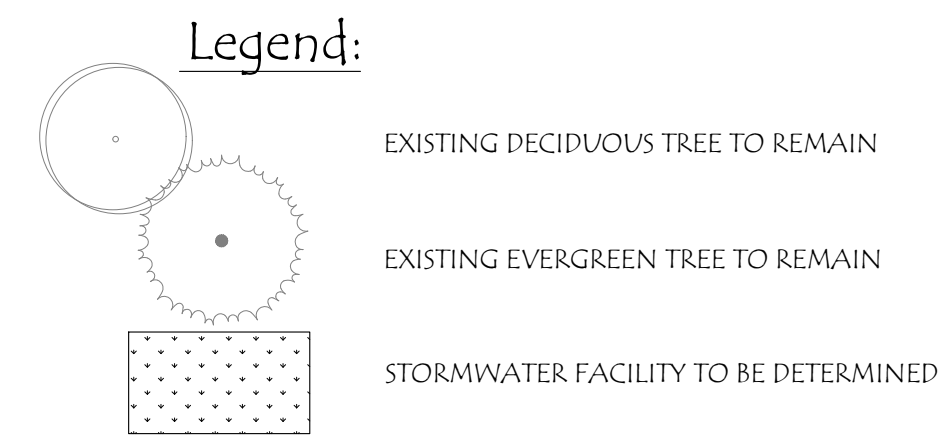
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: LAA
Drawn: LAA
Checked: LAA
Date: 11.16.21
Scale: _____

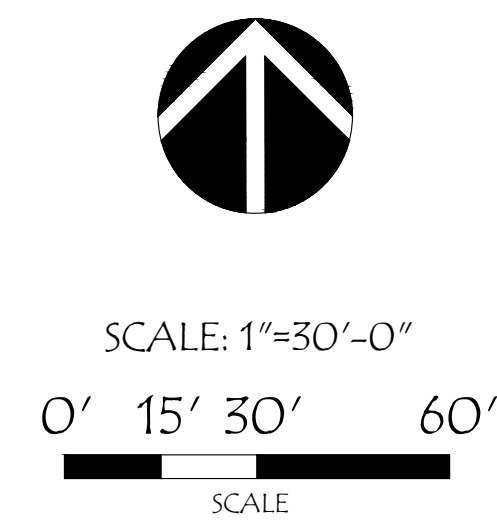
REGISTERED
643
PRELIMINARY
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

JOB #1388R

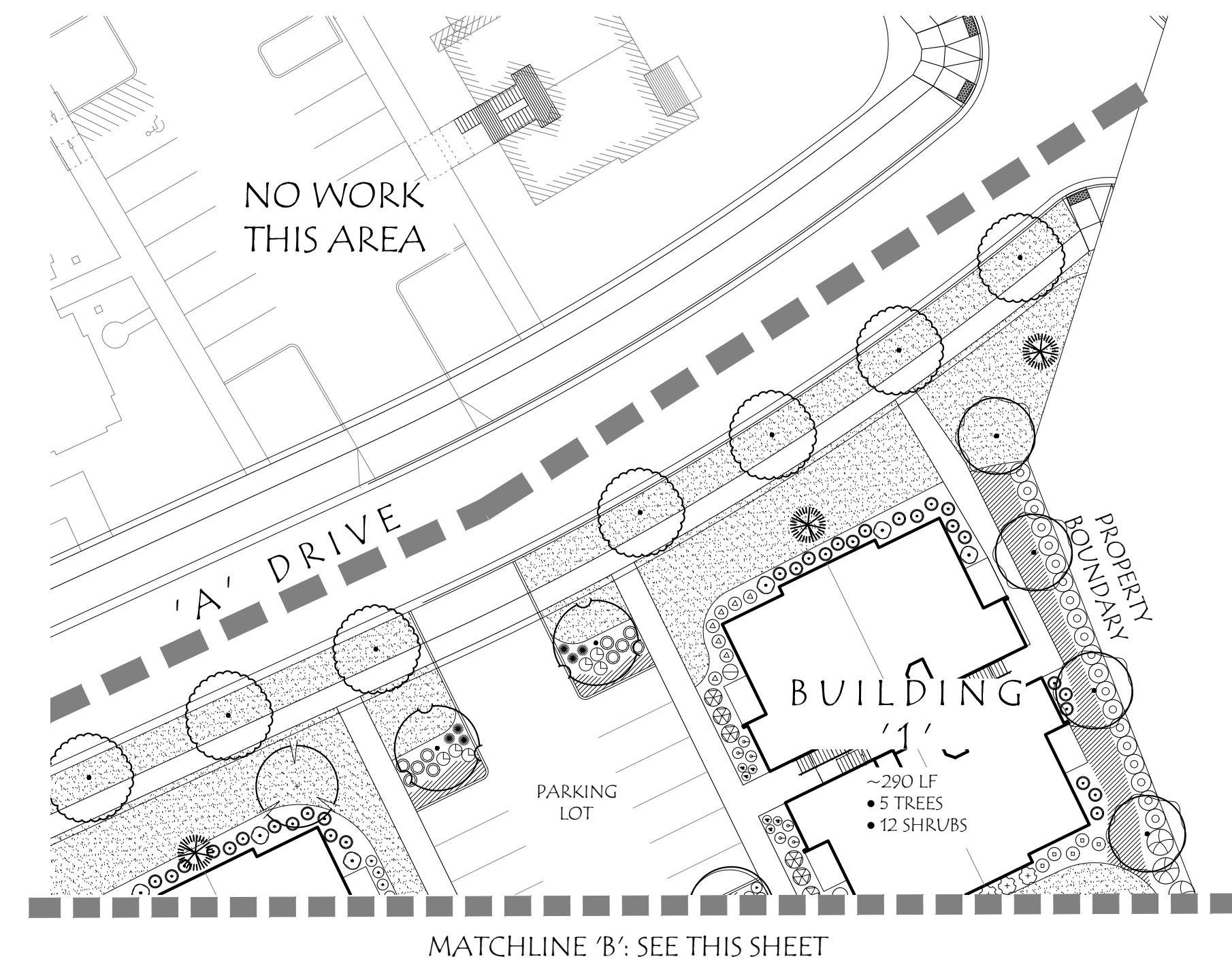
L1.1



- General Notes:
1. PRELIMINARY LANDSCAPE PLANS, NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
 2. SEE CIVIL DRAWINGS FOR SITE PLAN.
 3. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
 4. STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
 5. GENERAL PLANT LEGEND SEE SHEET L1.3.
 6. ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
 7. SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.



Key Map



PRELIMINARY PLANTING PLAN

MCKENZIE HEIGHTS PHASE 2
APARTMENTS & TOWNHOMES

36TH AVENUE SE
SALEM, OREGON

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

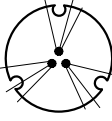
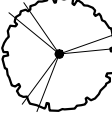
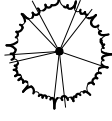
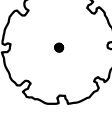
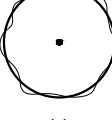
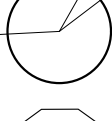
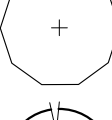
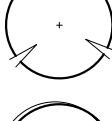
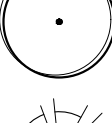
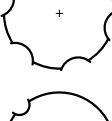
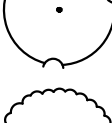
Design: LAA
Drawn: LAA
Checked: LAA
Date: 11.16.21
Scale:

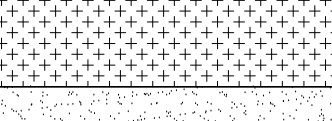
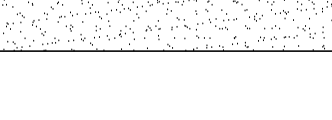
REGISTERED
643
PRELIMINARY
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

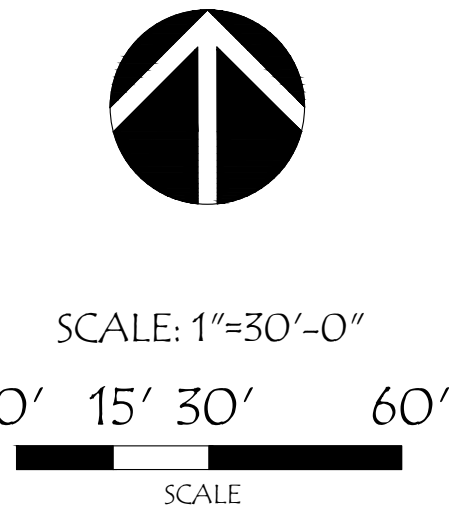
JOB #1391C

L1.2

Preliminary Plant Legend

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	11/2" Cal., B&B
	Acer rubrum 'October Glory' / October Glory Red Maple	11/2" Cal., B&B
	Calocedrus decurrens / Incense Cedar	4-6" HT., B&B
	Carpinus betulus 'F5-KWICB' TM / Emerald Avenue European Hornbeam	11/2" Cal., B&B
	Cercis canadensis / Eastern Redbud	11/2" Cal., B&B
	Chamaecyparis nootkatensis / Nootka Cypress	4-6" HT., B&B
	Chamaecyparis nootkatensis 'Glauca Pendula' / Weeping Nootka False Cypress	4-6" HT., B&B
	Cladrastis lutea / American Yellowwood	11/2" Cal., B&B
	Cornus florida / Flowering Dogwood	11/2" Cal., B&B
	Liriodendron tulipifera / Tulip Poplar	11/2" Cal., B&B
	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	11/2" Cal., B&B
	Pinus ponderosa willamettensis / Willamette Valley Ponderosa Pine	4-6" HT., B&B
	Tilia tomentosa 'Sterling' / Sterling Silver Linden	11/2" Cal., B&B
	Ulmus parvifolia / Lacebark Elm	11/2" Cal., B&B
	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	11/2" Cal., B&B
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Abelia	1 Gal.
	Abelia x grandiflora 'Sherwoodii' / Sherwood Glossy Abelia	2 Gal.
	Berberis thunbergii "Crimson Pygmy" / Crimson Pygmy Barberry	2 Gal.
	Euonymus alatus "Compactus" / Compact Burning Bush	5 Gal.
	Hydrangea paniculata 'PeeGee Improved' / PeeGee Improved Panicle Hydrangea	3 Gal.
	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	5 Gal.
	Myrica californica / Pacific Wax Myrtle	5 Gal.
	Nandina domestica "Firepower" / Firepower Heavenly Bamboo	1 Gal.
	Physocarpus opulifolius "Donna May" / Donna May Ninebark	3 Gal.
	Pinus mugo "Pumilio" / Mugo Pine	5 Gal.
	Prunus laurocerasus "Mount Vernon" / Mount Vernon Laurel	1 Gal.
	Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	2 Gal.
	Rhaphiolepis umbellata 'Snow White' / Yedda Hawthorn	2 Gal.
	Rosa x 'KO Double' / Pink Double Knockout Rose	3 Gal.
	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	Spiraea x bumalda "Magic Carpet" / Magic Carpet Spirea	2 Gal.
	Viburnum tinus "Spring Bouquet" / Spring Bouquet Laurestinus	5 Gal.
	Weigela florida "Alexandra" TM / Wine and Rose Weigela	3 Gal.

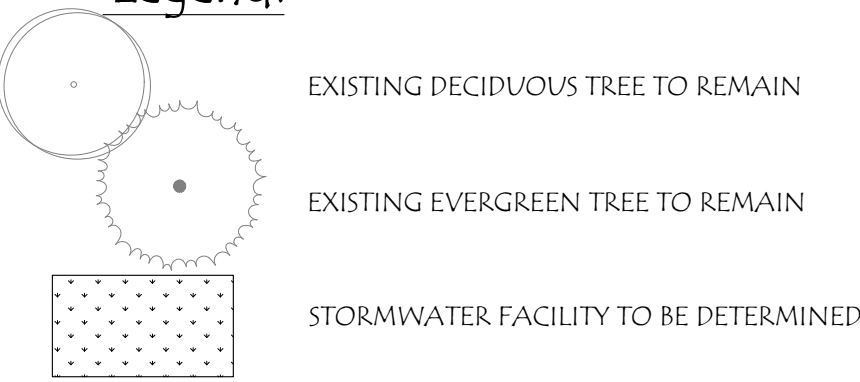
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	Hemerocallis Spp. / Daylily	1 Gal.
	Pennisetum alopecuroides "Hameln" / Hameln Dwarf Fountain Grass	1 Gal.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Arctostaphylos uva-ursi "Massachusetts" / Massachusetts Manzanita	1 Gal.
	Rubus calycinoides "Emerald Carpet" / Emerald Carpet Creeping Raspberry	1 Gal.
	ProTime PT301 Water Smarter Fescue	Seed



Key Map



Legend:



General Notes:

1. PRELIMINARY LANDSCAPE PLANS. NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
2. SEE CIVIL DRAWINGS FOR SITE PLAN.
3. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
4. STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
5. GENERAL PLANT LEGEND SEE THIS SHEET.
6. ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
7. SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

