

NOT FOR
CONSTRUCTION

MAHONIA
CROSSING -
PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022

ISSUE DATE

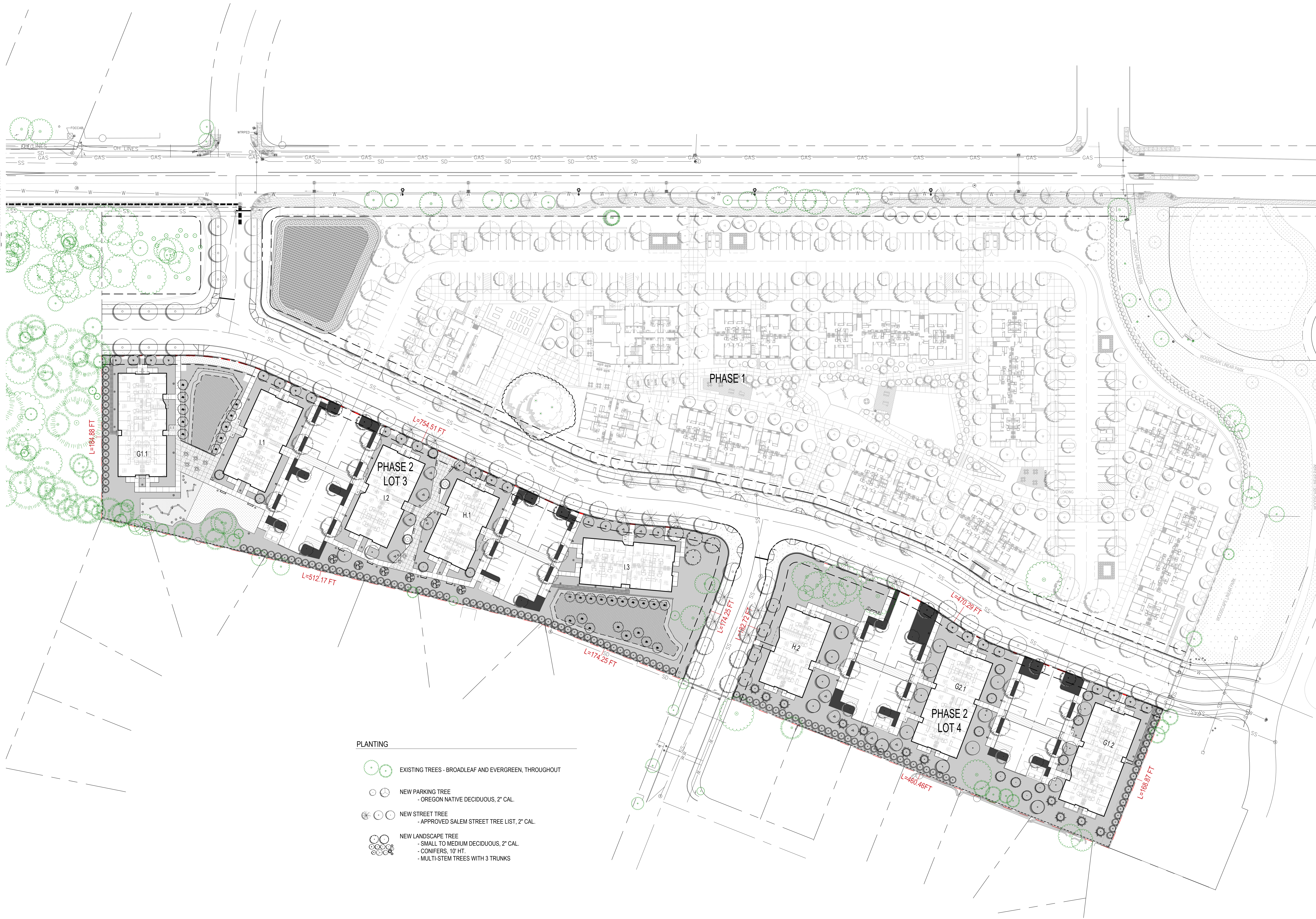
Drawing:

OVERALL SITE PLAN
PHASE 1 & PHASE 2

Sheet No:

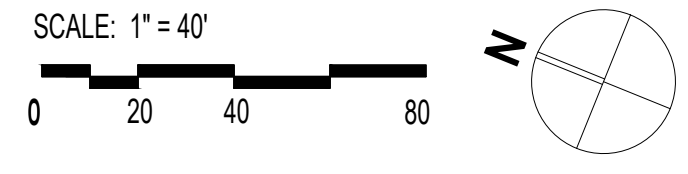
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- PLANTING
- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
 - NEW PARKING TREE
- OREGON NATIVE DECIDUOUS, 2" CAL.
 - NEW STREET TREE
- APPROVED SALEM STREET TREE LIST, 2" CAL.
 - NEW LANDSCAPE TREE
- SMALL TO MEDIUM DECIDUOUS, 2" CAL.
- CONIFERS, 10' HT.
- MULTI-STEM TREES WITH 3 TRUNKS

1 OVERALL SITE PLAN - PHASE 1 & PHASE 2
1" = 40' - 0"



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Drawing:

LAND USE
SITE PLAN LOT 3

Sheet No:

G1.11

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H_22_mculbertson\PK8RT.rvt



LOT 3 - LAND USE LEGEND

- GROSS SITE AREA - LOT 3 (122,991 SF)
- BUILDING FOOTPRINT AREA: 27,196 SF SF (22% of GSA)
- OPEN SPACE: 73,833 SF (60% of GSA)
- COMMON OPEN SPACE: 2,232 SF (1,975 SF MIN. REQUIRED)
- PRIVATE OPEN SPACE: 1,971 SF IN 20 PATIOS
- PEDESTRIAN WALKWAYS AND PLAZAS: 14,211 SF (11% of GSA)
- LANDSCAPED AREAS: 42,119 SF (34% of GSA)
- NATURE PLAY AREA: 2,097 SF
- STORM WATER PLANTER AREA: 11,203 SF

- EXISTING TREES TO BE PRESERVED: 20 (6 ARE SIGNIFICANT TREES)
- NEW TREES: 173 SITE TREES (65 NEEDED FOR TREE REPLACEMENT, PLUS REQUIRED PLANTING UNITS AROUND BUILDINGS)
- VEHICULAR & PARKING AREA: 16,329 SF (13% of GSA)
STANDARD SPACES: 38
A.D.A SPACES: 5
TOTAL: 43 (43 REQUIRED)
LOADING: 1
- PARKING LANDSCAPE & SCREENING AREA: 3,374 SF
- SOLID WASTE ENCLOSURE AREAS: 637.3 SF
- NOTE:
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

SUMMARY TABLE - LOT 3	
ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	82,499 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	36.3 FT MAX (BUILDING I)
PARKING:	43 SPACES TOTAL: 38 STANDARD 5 A.D.A. 1 LOADING
LOT COVERAGE:	BUILDINGS = 27,173 SF (22%)

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LAND USE
SITE PLAN LOT 4

Sheet No:

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LOT 4 - LAND USE LEGEND

--- GROSS SITE AREA - LOT 3 (80,253 SF)

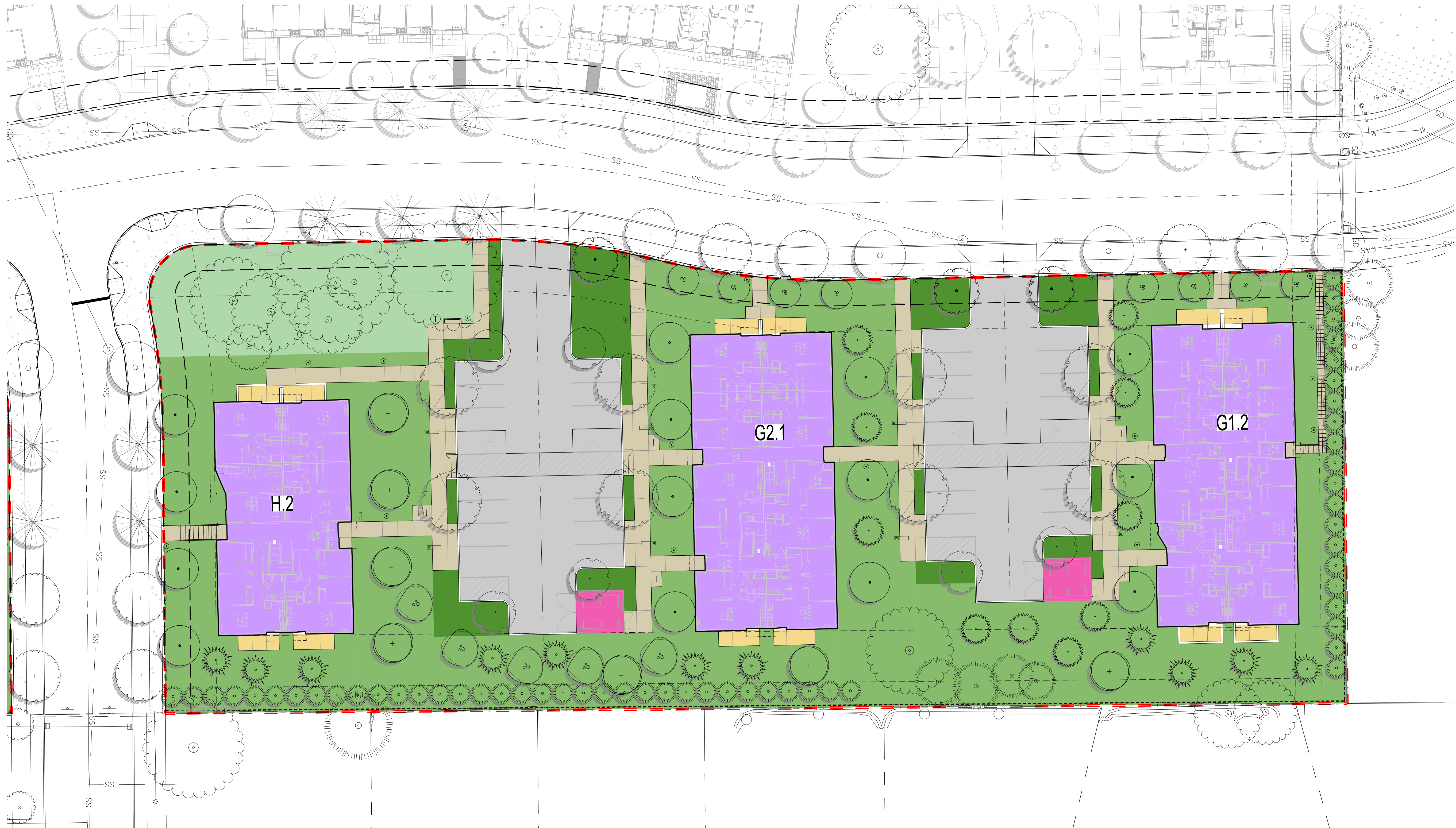
- BUILDING FOOTPRINT AREA: 17,250 SF (21% of GSA)
- OPEN SPACE: 44,043 SF (55% of GSA)
 - COMMON OPEN SPACE: 5,158 SF (1,637.5 SF MIN. REQUIRED)
 - PRIVATE OPEN SPACE: 1,176 SF IN 12 PATIOS
- PEDESTRIAN WALKWAYS AND PLAZAS: 6,215 SF (8% of GSA)
- LANDSCAPED AREAS: 31,494 SF (39% of GSA)
- STORM WATER PLANTER AREA: 0 SF

- EXISTING TREES TO BE PRESERVED: 11 (4 ARE SIGNIFICANT TREES)
- NEW TREES: 126 SITE TREES (6 NEEDED FOR TREE REPLACEMENT, PLUS REQUIRED PLANTING UNITS AROUND BUILDINGS)
- VEHICULAR & PARKING AREA: 13,825 SF (17% of GSA)
 - STANDARD SPACES: 27
 - A.D.A SPACES: 4
 - TOTAL: 31 (30 REQUIRED)
 - LOADING: 1
- PARKING LANDSCAPE & SCREENING AREA: 3,861 SF
- SOLID WASTE ENCLOSURE AREAS: 637.3 SF

NOTE:
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

SUMMARY TABLE - LOT 4

ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	52,261 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	35 FT MAX. (ALL BUILDINGS)
PARKING:	31 SPACES TOTAL: 27 STANDARD 4 A.D.A. 1 LOADING
LOT COVERAGE:	BUILDINGS = 17,244 SF (21%)



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Drawing:

MATERIALS PLAN
LOT 3

Sheet No:

L1.01

PLANTING

- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
- NEW PARKING TREE
- OREGON NATIVE DECIDUOUS, 2" CAL.
- NEW STREET TREE
- OREGON NATIVE DECIDUOUS, 2" CAL.
- NEW LANDSCAPE TREE
- SMALL TO MEDIUM DECIDUOUS, 2" CAL.
- CONIFERS, 10' HT.
- MULTI-STEM TREES WITH 3 TRUNKS

- P1 PARKING PERIMETER PLANTING - GROUNDCOVER (1 GAL.)
- P2 STORMWATER PLANTING
- P3 SHRUB & GROUNDCOVER PLANTING (1-3 GAL.)
- P4 LAWN
- P5 SEEDED MEADOW MIX AND GROUNDCOVERS
- P6 AGGREGATE PAVING (1/4 MINUS CRUSHED ROCK)
- P7 CEDAR BARK MULCH AT R.O.W. PLANTING STRIPS

NOTES

- REFER TO ARBORIST REPORT FOR EXISTING TREE INFORMATION
- REFER TO CIVIL FOR ALL RIGHT OF WAY WORK

MATERIALS LEGEND

- PROPERTY LINE TYP. TYPICAL
- EASEMENT LINE
- SET BACK LINE
- PROPERTY LINE FENCE (SEE N1 BELOW)

MATERIALS SCHEDULE

PAVEMENTS

- A1 ASPHALT PAVING - VEHICULAR (SEE CIVIL)
- B1 CONCRETE PAVING - PEDESTRIAN (SEE CIVIL FOR ROW WORK)
- B2 CONCRETE PAVING - VEHICULAR (SEE CIVIL)
- C1 DECORATIVE CONCRETE PAVING - PEDESTRIAN, EXPOSED AGG.
- D1 ENGINEERED WOOD FIBER AT NATURE PLAY AREAS
- E2 CONCRETE UNIT PAVING TYPE 2 - WILLAMETTE GRAYSTONE - VERONA SERIES 18"x18" STEPPING STONES
- F1 TACTILE WARNING STRIPS AND RAMP (SEE CIVIL)
- F2 PARKING STRIPING (SEE CIVIL)
- F3 FABRICATED METAL EDGING

STAIRS, RAMPS, CURBS AND WALLS

- G1 CAST IN PLACE CONCRETE STAIRS - 6" RISE, 12" TREAD
- H1 CONCRETE CURB - RAISED
- J1 STORMWATER RETAINING WALLS
- J2 LANDSCAPE CURB-WALLS 9" THICKNESS, VAR. HEIGHT (4FT MAX)

OUTDOOR LIGHTING - SEE ELECTRICAL

- L1 LIGHT POLE - TYPE 1 - PARKING - LIGMAN, 18'-20" POLE - LIGMAN, LINEAR DENVER 1
- L2 LIGHT POLE - TYPE 2 - PEDESTRIAN - 12'-14" PEDESTRIAN POLE - LUMINUS BELLEVUE OR EQUIVALENT
- L3 LIGHTED BOLLARDS - 36" HEIGHT
- L4 STREET LIGHTS - SEE CIVIL & ELECTRICAL

RAILINGS, GATES, AND FENCES

- M1 STAIR HANDRAIL - GALV. & PAINTED STEEL
- M2 PICKET GUARDRAIL - GALV. & PAINTED STEEL
- N1 6' WOOD FENCE ("GOOD NEIGHBOR")
- N2 42" CHAIN LINK FENCE AND SERVICE GATE

SITE FURNISHINGS

- Q1 6' BENCH - FORMS+SURFACES VECTOR SYSTEM - STANDALONE, THREE BACKRESTS, WOOD SLAT TOP
- Q2 TABLE & CHAIRS - LANDSCAPE FORMS, CHIPMAN
- Q3 LITTER & RECYCLING BINS - FORMS+SURFACES TONYO - 36 GAL., SPLIT-STREAM, W/ RAIN HAT; - STAINLESS STEEL BODY AND DOORS, SOLID PANELS, COLOR T.B.D.
- Q5 BIKE RACK - COLUMBIA CASCADE COMPANY - TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06

- Q6 NATURE PLAY - TIMBERFORM LOG SCRAMBLE 4500-305 & 4500-306

- Q7 NATURE PLAY - TIMBERFORM TIMBERCRAFT #1501 FULL ROUND STEPPER

- Q8 PRIVACY PARTITION PLANTER - TOURNESOL WILSHIRE SCREEN WCX3-481824-96, OR SIMILAR

MISCELLANEOUS

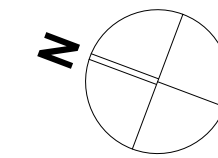
- R1 TRASH ENCLOSURE - SEE ARCH.
- R2 ELECTRICAL EQUIPMENT / VAULTS - SEE ELECTRICAL

MATERIALS PLAN - LOT 3

1" = 20' - 0"

SCALE: 1" = 20'

0 10 20 40



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Drawing:

MATERIALS PLAN
LOT 4

Sheet No:

L1.02

PLANTING

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- NEW STREET TREE
- OREGON NATIVE DECIDUOUS, 2" CAL.
- NEW LANDSCAPE TREE
- SMALL TO MEDIUM DECIDUOUS, 2" CAL.
- CONIFERS, 10' HT.
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- B2 CONCRETE PAVING - VEHICULAR (SEE CIVIL)
- C1 DECORATIVE CONCRETE PAVING - PEDESTRIAN, EXPOSED AGG.
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- LIGMAN, 18'-20' POLE
- LIGMAN, LINEAR DENVER 1
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- 12'-14' PEDESTRIAN POLE
- LUMINUS BELLEVUE OR EQUIVALENT
- L3 LIGHTED BOLLARDS - 36" HEIGHT
- L4 STREET LIGHTS - SEE CIVIL & ELECTRICAL

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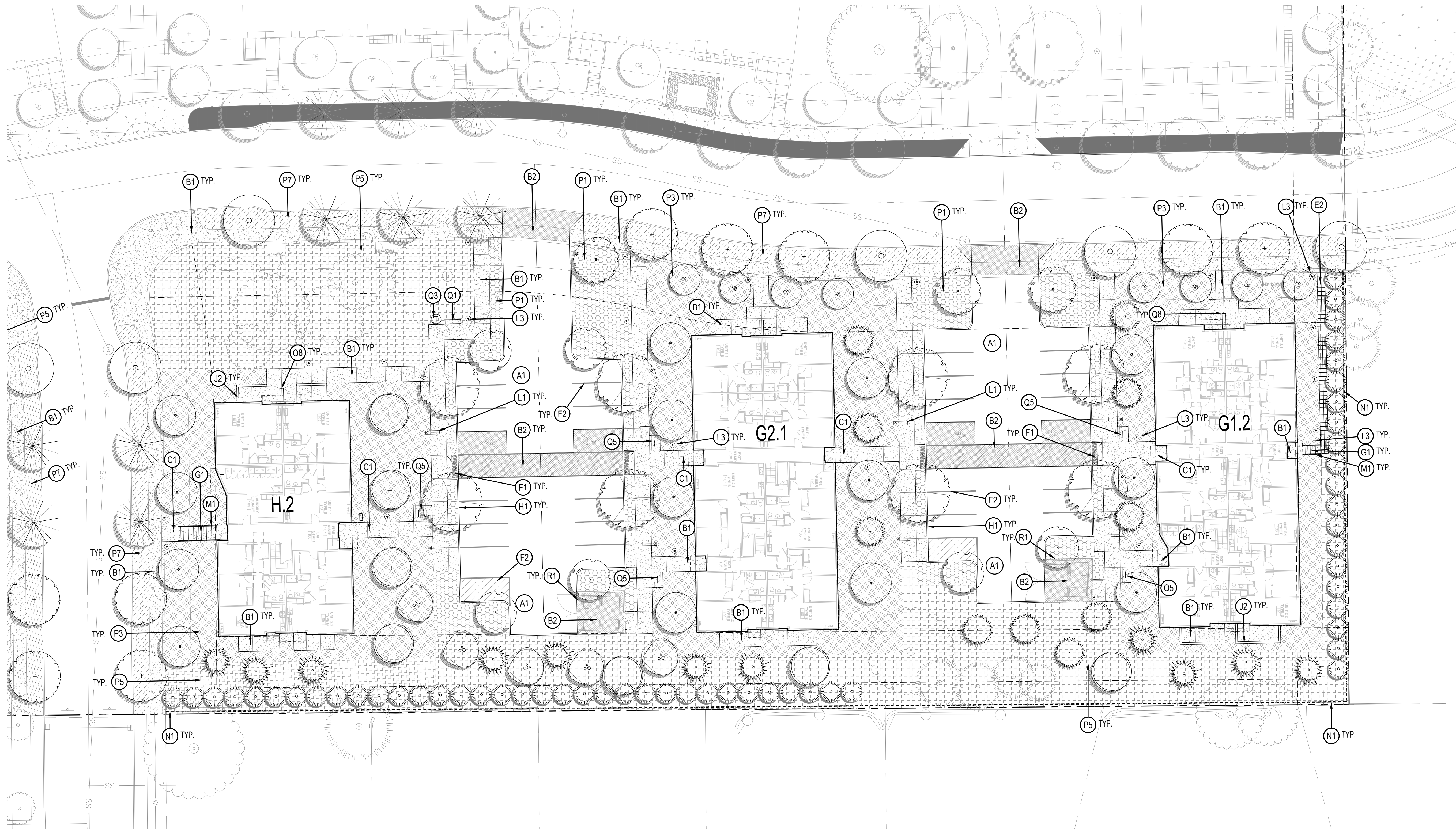
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- TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06
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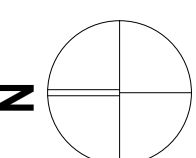


1 MATERIALS PLAN - LOT 4

1" = 20' - 0"

SCALE: 1" = 20'

0 10 20 40



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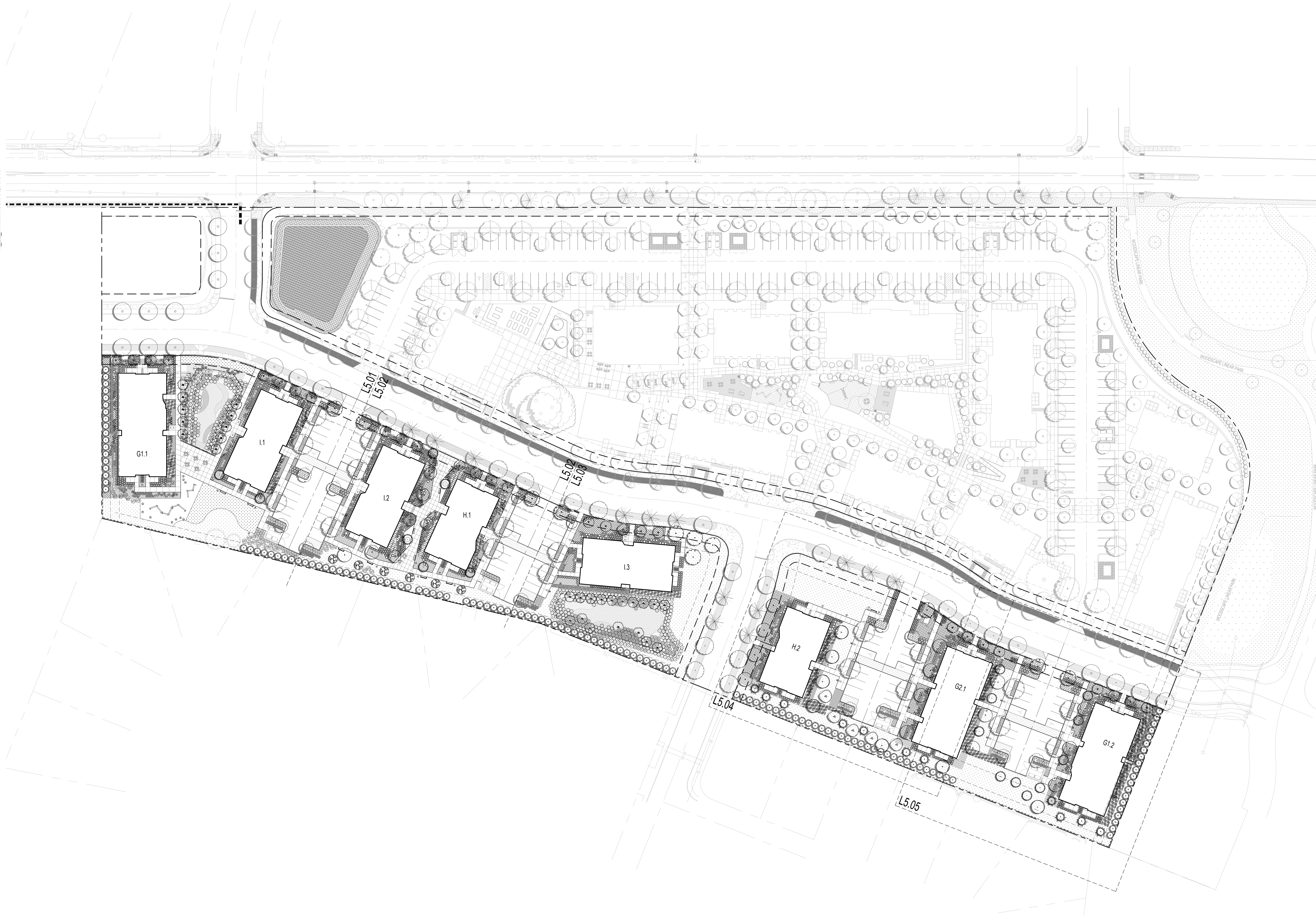
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Drawing:
OVERALL
PLANTING PLAN

Sheet No:
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H_22_mculbertsonPX8RT.rvt



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TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
STREET TREES							
	GIBI	GINKGO BILOBA	GINKGO	2" CAL.: 8'-10' HT.	30' O.C.	14	PER CITY OF SALEM STREET TREE PLANTING STDS.
	QURF	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL.: 8'-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
	ACPS	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2" CAL.: 8'-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
STORM WATER GARDEN, MAIN ENTRIES, PERIMETER AND PARKING LOT TREES							
	ALRU	ALNUS RUBRA	RED ALDER	1-1/2" CAL. 6'-8' HT.	12' O.C.	18	(STORM PLANTERS) 6'-8" HT., 20" MIN. ROOT BALL DIAM., 12" MIN. ROOT BALL DEPTH.; MIN. 2 STEMS.
	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CAL. 8' HT.	AS SHOWN	28	8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.: 12'-14" HT.	AS SHOWN	11	12'-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH. EVEN BRANCHING; SPECIMEN QUALITY
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	3" CAL.: 14'-16' HT.	AS SHOWN	11	14'-16" HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH. EVEN BRANCHING; SPECIMEN QUALITY
	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.: 12'-14" HT.	AS SHOWN	18	12'-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH. EVEN BRANCHING; SPECIMEN QUALITY
CORRIDOR, COURTYARDS AND CENTRAL SPACE TREES							
	COEW	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL., 10'-12' HT.	AS SHOWN	16	10'-12" HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH.; MIN. 2 STEMS
	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 10'-12' HT.	AS SHOWN	12	10'-12" HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
	CHOB	CHAMAECYPARIS OBTUSA	HINKO CYPRESS	5'-6" HT.; 2'-3" SPRD.	AS SHOWN	17	13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH. EVEN BRANCHING; SPECIMEN QUALITY
	PICO	PINUS CONTORTA 'MURRAYANA'	SIERRA LODGEPOLE PINE	8'-10" HT.; 4'-5" SPRD.	AS SHOWN	7	16" MIN. ROOT BALL DIAMETER, 11" MIN. ROOT BALL BEPTH. EVEN BRANCHING; SPECIMEN QUALITY
	TSME	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6'-8" HT.; 4'-5" SPRD.	AS SHOWN	15	14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL BEPTH. EVEN BRANCHING; SPECIMEN QUALITY
	FICA	FICUS CARICA	FIG	1.5" CAL., 10'-12' HT.	AS SHOWN	6	10'-12" HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
HEDGE							
	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' HT.	8' O.C.	134	PRIVACY HEDGE AT PERIMETER

SEE TREE PROTECTION AND REMOVAL PLAN FOR EXISTING TREE INFORMATION.

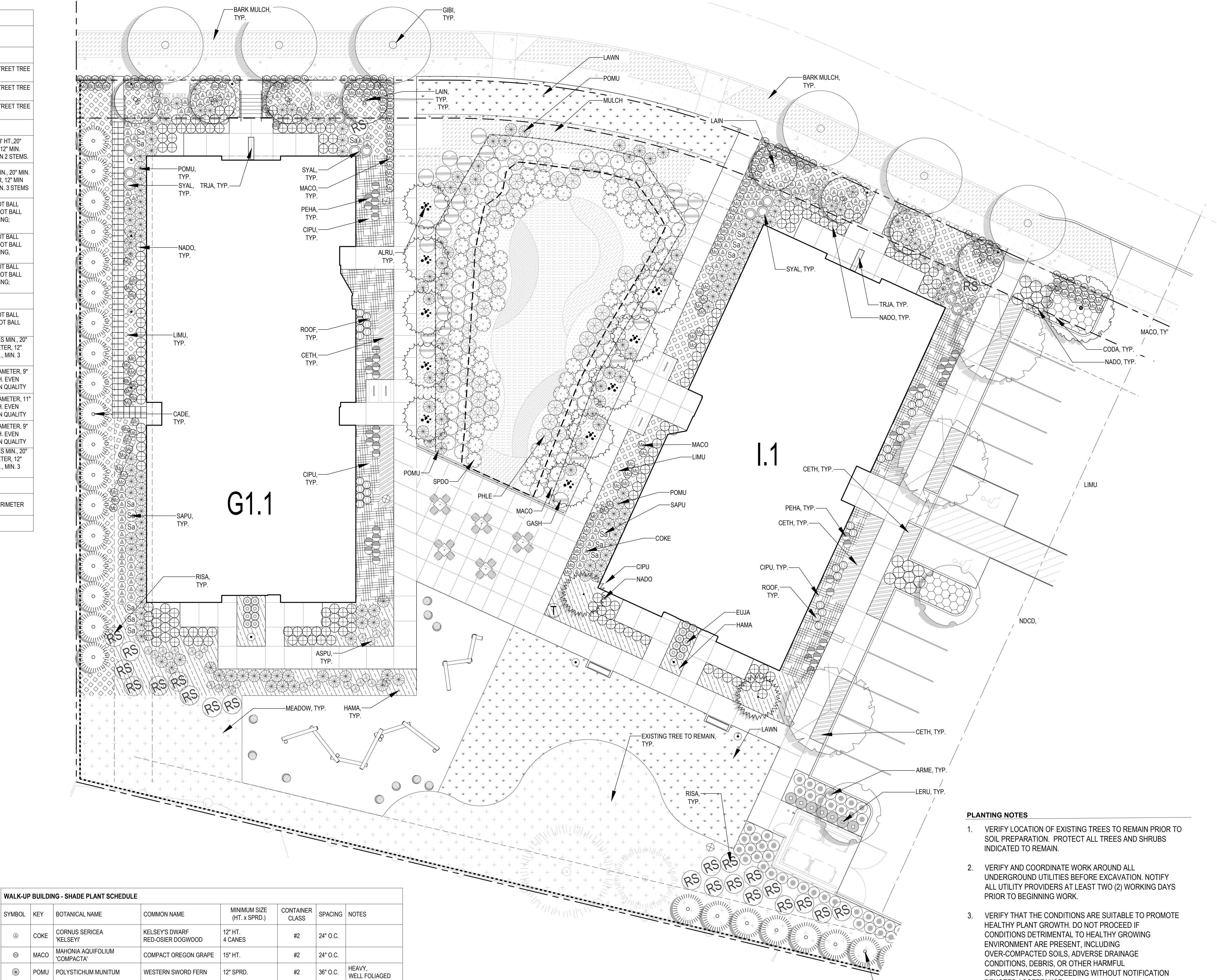
STORMWATER PLANTING SCHEDULE - NORTH RAIN GARDEN										
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	QTY.	ZONE	NOTES	
	MAAQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	18" HT. x 12" SPRD.	#2	48" O.C.	58	2 & 3	EVERGREEN SHRUB.	
	PHLE	PHILADELPHUS LEWISII	MOCK ORANGE	18" HT. 4 CANES MIN.	#3	48" O.C.	44	1 & 2	DECIDUOUS SHRUB, SUITABLE AT ZONE 3	
	SPDO	SPIRAEA DOUGLASII	DOUGLAS SPIREA	18" HT. 4 CANES MIN.	#2	48" O.C.	62	1 & 2	DECIDUOUS SHRUB	
	CAOB	CAREX OBNUPTA	SLOUGH SEDGE		#1	24" O.C.	249	1	GRASS / SEDGE. SEE NOTES ABOUT BULBS BELOW	
	CATU	CAREX TUMULICOLA	FOOTHILL SEDGE		#1	12" O.C.	331	2 & 3	GRASS / SEDGE. SEE NOTES ABOUT BULBS BELOW	
	JUTE	JUNCUS TENUIS	PATH RUSH		#1	12" O.C.	278	1	SEDGE / RUSH. SEE NOTES ABOUT BULBS BELOW	
	DECE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		#1	24" O.C.	24	1	GRASS / SEDGE. SUITABLE AT ZONE 3. SEE NOTES ABOUT BULBS BELOW	
	SCMI	SCRIPUS MICROCARPUS	SMALL FRUITED BULRUSH		#1	12" O.C.	1,755	1	GRASS / SEDGE	
BULBS (PLANTED IN COMBINATION WITH CAREX OBNUPTA, DESCHAMPSIA CESPITOSA AND CAREX TUMULICOLA - SEE ABOVE NOTES)										
	CAMA	CAMASSIA LEICHTLINII	GREAT CAMAS	AS NOTED	BULB, 6cm, 2-1/2" DIA.	1 BULB / 4 SF		1 & 2	ACCENT BULB TO CAREX OBNUPTA	
	CAMA	CAMASSIA QUAMASH	COMMON CAMAS	AS NOTED	BULB, 6cm, 2-1/2" DIA.	1 BULB / 2 SF		1 & 2	ACCENT BULB TO CAREX TUMULICOLA	
	ALIU	ALLIUM ACUMINATUM	TAPER TIP ONION	AS NOTED	BULB, 6cm, 2-1/2" DIA.	1 BULB / 4 SF		2 & 3	ACCENT BULB TO DESCHAMPSIA CESPITOSA	

STORM WATER PLANTING ADDITIONAL NOTES:
- FOR STORM WATER PLANTING ZONE 1 AREA PROVIDE A TWO-INCH LAYER OF PEA GRAVEL OVER THE GROWING MEDIUM. THIS MINERAL MULCH WILL BE INSTALLED AMONG THE PLANTINGS AT ZONE 1 (ELEVATION 375.70 AND LOWER).

- SEE TREE SCHEDULE FOR TREES WITHIN THE STORM PLANTER AREA (ALNUS RUBRA)

PARKING LOT PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	ARME	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZANITA		#2	36" O.C.	
	LERU	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
	CETH	CEANOTHUS THYRSIFLORUS var. 'GRISEUS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	NADO	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO		#3	36" O.C.	
	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	

LAWN, GRASSES, GROUNDCOVER & VINES							
		LAWN					SODDED
		CEDAR BARK MULCH					SEE SPEC.
	TRJA	TRACHYLOSPERMUM JASMINODES	STAR JASMINE		#2	2' O.C.	AT PRIVACY PARTITIONS



WALK-UP BUILDING - SHADE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL-FOLIAGED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	36" O.C.	PWW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SALX	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
	SPJA	SPIRAEA JAPONICA	JAPANESE SPIREA	18" HT. 4 CANES	#2	36" O.C.	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT.; 4 CANES	#2, #3	36" O.C.	
WALK-UP BUILDING - SUN PLANT SCHEDULE							
	CIPU	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
	EUJA	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
	PEHA	PENINSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
	ROOF	ROSMARINUS OFFICINALIS 'MAJORCA PINK'	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	
WALK-UP BUILDING - GROUNDCOVERS & SCREEN PLANT SCHEDULE							
	CETH	CEANOTHUS GRISEUS var. 'HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	NADO	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM COMPACT HEAVENLY BAMBOO	18" HT. x 18" SPRD.	#2	30" O.C.	

FOREST WALK & CENTRAL SPACE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	PEHA	PENINSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	ROOTED TO EDGE OF CONTAINER
	ECPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL-FOLIAGED PWW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT.; 4 CANES	#3	AS SHOWN	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	
	GASH	GAULTHERIA SHALLOON	SALAL	8" HT. x 8" SPRD.	#1	48" O.C.	ROOTED TO EDGE OF CONTAINER
	ASPU	ASTILBE PURPURKERZE	PURPURKERZE ASTILBE		#1	24" O.C.	

PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
- UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUNDCOVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

NOT FOR
CONSTRUCTION

**MAHONIA
CROSSING -
PHASE 2**
Job Number: #22047
5120 SALAL ST SE
SALEM, OR 97306

C
D
P
Community
Development
Partners

PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022
ISSUE DATE
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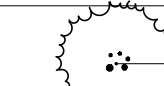
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PLANTING PLAN
LOT 3**

Sheet No:
L5.01

1 PLANTING PLAN - LOT 3
1" = 10' - 0"

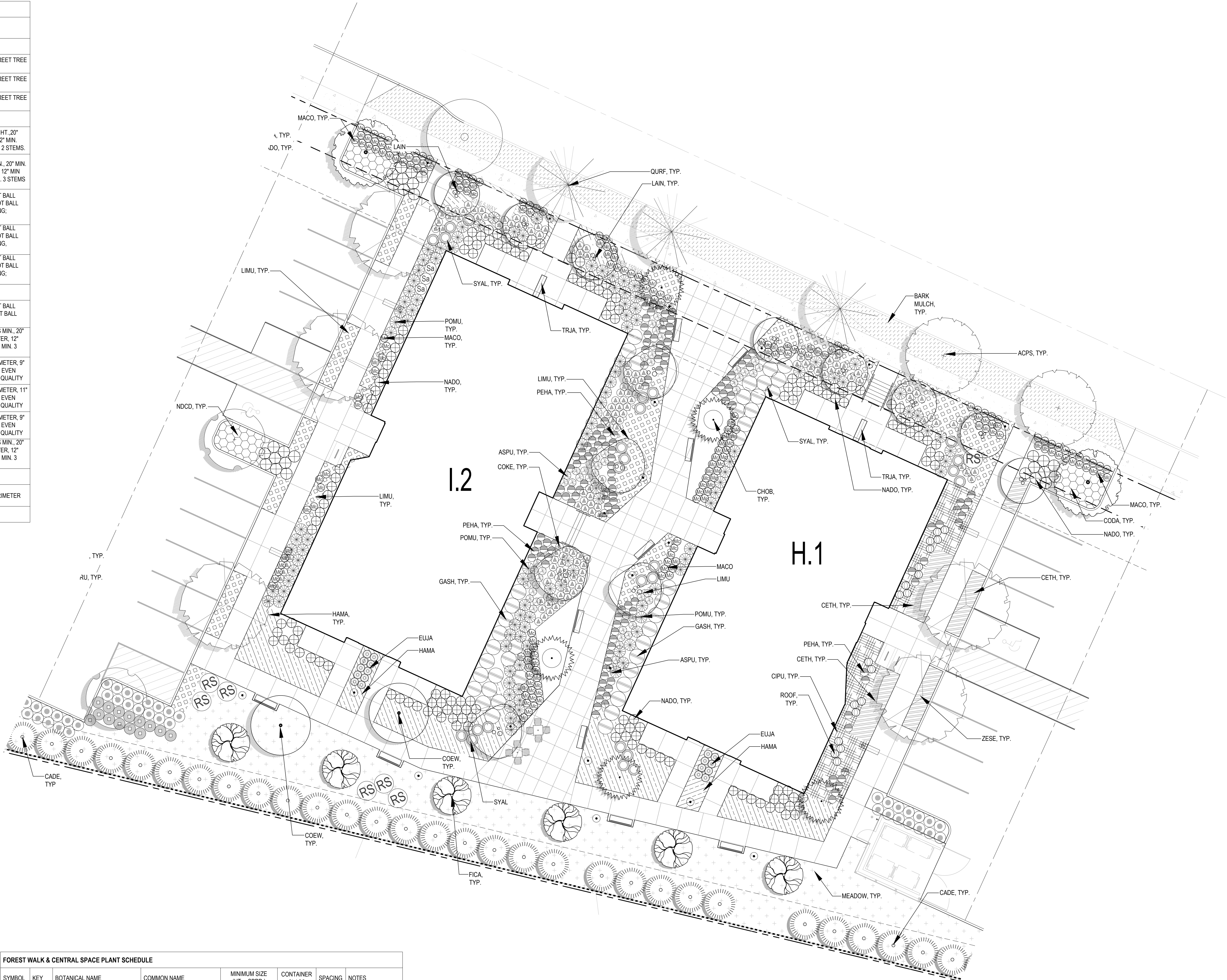
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TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
STREET TREES							
	GIBI	GINKGO BILOBA	GINKGO	2" CAL.: 8-10' HT.	30' O.C.	14	PER CITY OF SALEM STREET TREE PLANTING STDS.
	QURF	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL.: 8-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
	ACPS	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2" CAL.: 8-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
STORM WATER GARDEN, MAIN ENTRIES, PERIMETER AND PARKING LOT TREES							
	ALRU	ALNUS RUBRA	RED ALDER	1-1/2" CAL. 6-8' HT.	12' O.C.	18	{STORM PLANTERS} 6-8' HT., 20" MIN. ROOT BALL DIAM., 12" MIN. ROOT BALL DEPTH., MIN 2 STEMS.
	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	1.5" CAL. 8' HT.	AS SHOWN	28	8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.: 12-14' HT.	AS SHOWN	11	12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	3" CAL.: 14-16' HT.	AS SHOWN	11	14-16' HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.: 12-14' HT.	AS SHOWN	18	12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
CORRIDOR, COURTYARDS AND CENTRAL SPACE TREES							
	COEW	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL., 10-12' HT.	AS SHOWN	16	10-12' HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN 2 STEMS.
	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 10-12' HT.	AS SHOWN	12	10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
	CHOB	CHAMAECYPARIS OBTUSA	HINOKI CYPRESS	5'-6" HT., 2-3' SPRD.	AS SHOWN	17	13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	PICO	PINUS CONTORTA 'MURRAYANA'	SIERRA LODGEPOLE PINE	8'-10" HT., 4'-5' SPRD.	AS SHOWN	7	16" MIN. ROOT BALL DIAMETER, 11" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	TSME	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	8'-9" HT., 4'-5' SPRD.	AS SHOWN	15	14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL BEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	FICA	FIGUS CARICA	FIG	1.5" CAL., 10-12' HT.	AS SHOWN	6	10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
HEDGE							
	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' HT	8' O.C.	134	PRIVACY HEDGE AT PERIMETER
SEE TREE PROTECTION AND REMOVAL PLAN FOR EXISTING TREE INFORMATION.							

WALK-UP BUILDING - SHADE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	COKE	CORNUS SERICEA "KELSEY"	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	MACO	MAHONIA AQUIFOLIUM "COMPACTA"	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	PNW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SAPU	SALIX PURPUREA "NANA"	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
	SPJA	SPIRAEA JAPONICA	JAPANESE SPIREA		#2	36" O.C.	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT., 4 CANES	#2, #3	36" O.C.	
WALK-UP BUILDING - SUN PLANT SCHEDULE							
	CIPU	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
	EUJA	EUONYMUS JAPONICUS "GREEN SPIRE"	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
	PEHA	PENNISETUM ALOPECUROIDES "HAMELY"	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
	ROOF	ROSMARINUS OFFICINALIS "MAJORCA PINK"	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	
WALK-UP BUILDING - GROUNDCOVERS & SCREEN PLANT SCHEDULE							
	CETH	CEANOTHUS GRISEUS var. "HORIZONTALIS" "YANKEE POINT"	"YANKEE POINT" CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	HAMA	HAKONECHLOA MACRA "ALL GOLD"	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	NADO	NANDINA DOMESTICA "GULF STREAM"	GULF STREAM COMPACT HEAVENLY BAMBOO	18" HT. x 18" SPRD.	#2	30" O.C.	

PARKING LOT PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	ARME	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZANITA		#2	36" O.C.	
	LERU	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
	CETH	CEANOTHUS THYRSIFLORUS var. 'GRISEUS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	NADO	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO		#3	36" O.C.	
	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	
LAWN, GRASSES, GROUNDCOVER & VINES							
		LAWN					SODDED
		CEDAR BARK MULCH					SEE SPEC.
	TRJA	TRACHYLOSPERMUM JASMINOIDES	STAR JASMINE		#2	2' O.C.	AT PRIVACY PARTITIONS



FOREST WALK & CENTRAL SPACE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	PEHA	PENNISETUM ALOPECUROIDES 'HAMELY'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	ROOTED TO EDGE OF CONTAINER
	ECPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIATED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. ; 4 CANES	#3	AS SHOWN	PNW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	
	GASH	GAULTHERIA SHALLON	SALAL	8" HT. x 6" SPRD.	#1	48" O.C.	ROOTED TO EDGE OF CONTAINER
	ASPU	ASTILBE PURPURKERZE	PURPURKERZE ASTILBE		#1	24" O.C.	

PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
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- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
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- UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUNDCOVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

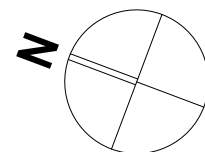
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PLANTING PLAN - LOT 3

1" = 10' - 0"

SCALE: 1" = 10'-0"

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NOT FOR
CONSTRUCTION

MAHONIA
CROSSING -
PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306

PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022

ISSUE DATE

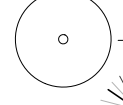
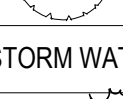
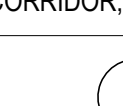
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ENLARGED
PLANTING PLAN
LOT 3

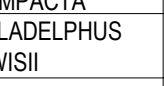
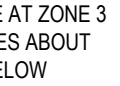
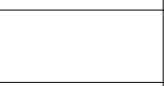
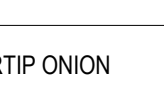
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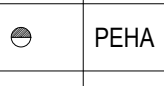
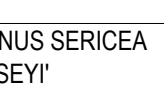
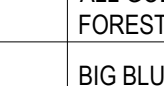
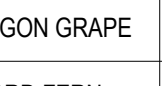
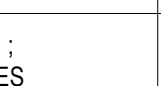
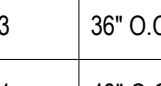
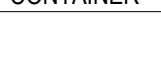
TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
STREET TREES							
	GIBI	GINKGO BILOBA	GINKGO	2" CAL.; 8'-10' HT.	30' O.C.	14	PER CITY OF SALEM STREET TREE PLANTING STDS.
	QURF	QUERCUS ROBUR FASTIGIATA	COLUMNAR ENGLISH OAK	2" CAL.; 8'-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
	ACPS	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2" CAL.; 8'-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
STORM WATER GARDEN, MAIN ENTRIES, PERIMETER AND PARKING LOT TREES							
	ALRU	ALNUS RUBRA	RED ALDER	1-1/2" CAL. 6-8' HT.	12' O.C.	18	(STORM PLANTERS) 6-8' HT., 20" MIN. ROOT BALL DIAM., 12" MIN. ROOT BALL DEPTH, MIN. 2 STEMS.
	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	1.5" CAL. 8' HT.	AS SHOWN	28	8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
	MAVI	MAGNOLIA GRANDIFLORA VICTORIA	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.; 12-14' HT.	AS SHOWN	11	12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	3" CAL.; 14-16' HT.	AS SHOWN	11	14-16' HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.; 12-14' HT.	AS SHOWN	18	12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
CORRIDOR, COURTYARDS AND CENTRAL SPACE TREES							
	COEW	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL., 10-12' HT.	AS SHOWN	16	10-12' HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 2 STEMS.
	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 10-12' HT.	AS SHOWN	12	10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS.
	CHOB	CHAMAECYPARIS OBTUSA	HINOKI CYPRESS	5'-6" HT., 2'-3" SPRD.	AS SHOWN	17	13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	PICO	PINUS CONTORTA 'MURRAYANA'	SIERRA LODGEPOLE PINE	8'-10' HT.; 4'-5" SPRD.	AS SHOWN	7	16" MIN. ROOT BALL DIAMETER, 11" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	TSME	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6'-8' HT.; 4'-5" SPRD.	AS SHOWN	15	14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL BEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	FICA	FICUS CARICA	FIG	1.5" CAL., 10-12' HT.	AS SHOWN	6	10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS.
HEDGE							
	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' HT.	8' O.C.	134	PRIVACY HEDGE AT PERIMETER

SEE TREE PROTECTION AND REMOVAL PLAN FOR EXISTING TREE INFORMATION.

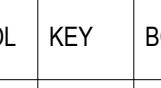
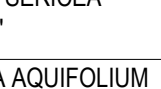
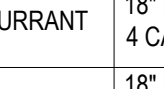
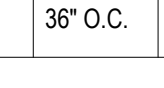
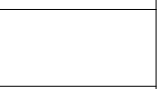
STORMWATER PLANTING SCHEDULE - TEAL ST. RAIN GARDEN									
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPDR.)	CONTAINER CLASS	SPACING	QTY.	ZONE	NOTES
	MAAQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	18" HT. x 12" SPDR.	#2	48" O.C.	101	2 & 3	EVERGREEN SHRUB
	PHLE	PHILADELPHUS LEWISII	MOCK ORANGE	18" HT. 4 CANES MIN.	#3	48" O.C.	120	1 & 2	DECIDUOUS SHRUB SUITABLE AT ZONE 3
	SPDO	SPIRAEA DOUGLASSII	DOUGLAS SPIREA	18" HT. 4 CANES MIN.	#2	48" O.C.	121	1 & 2	DECIDUOUS SHRUB
	CAOB	CAREX OBNUPTA	SLOUGH SEDGE		#1	24" O.C.	742	1	GRASS / SEDGE. SEE NOTES ABOUT BULBS BELOW
	CATU	CAREX TUMULICOLA	FOOTHILL SEDGE		#1	12" O.C.	578	2 & 3	GRASS / SEDGE. SEE NOTES ABOUT BULBS BELOW
	DECE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		#1	24" O.C.	144	1	GRASS / SEDGE. SUITABLE AT ZONE 3 SEE NOTES ABOUT BULBS BELOW
	SCMI	SCRIPUS MICROCARPUS	SMALL FRUITED BULRUSH		#1	12" O.C.	2,640	1	GRASS / SEDGE
BULBS (PLANTED IN COMBINATION WITH CAREX OBNUPTA, DESCHAMPSIA CESPITOSA AND CAREX TUMULICOLA - SEE ABOVE NOTES)									
	CAMA	CAMASSIA LEICHTLINII	GREAT CAMAS	AS NOTED	BULB, 6cm, 2-1/2" DIA.	1 BULB / 4 SF		1 & 2	ACCENT BULB TO CAREX OBNUPTA
	CAMA	CAMASSIA QUAMASH	COMMON CAMAS	AS NOTED	BULB, 6cm, 2-1/2" DIA.	1 BULB / 2 SF		1 & 2	ACCENT BULB TO CAREX TUMULICOLA
	ALUM	ALLIUM ACUMINATUM	TAPER TIP ONION	AS NOTED	BULB, 6cm, 2-1/2" DIA.	1 BULB / 4 SF		2 & 3	ACCENT BULB TO DESCHAMPSIA CESPITOSA

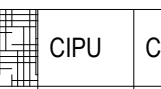
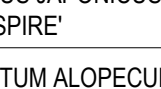
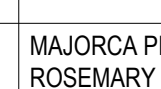
STORM WATER PLANTING ADDITIONAL NOTES:
-FOR STORM WATER PLANTING ZONE 1 AREA PROVIDE A TWO-INCH LAYER OF PEA GRAVEL OVER THE GROWING MEDIUM. THIS MINERAL MULCH WILL BE INSTALLED AMONG THE PLANTINGS AT ZONE 1 (ELEVATION 365.7 AND LOWER).

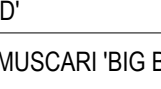
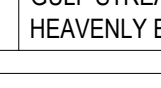
-SEE TREE SCHEDULE FOR TREES WITHIN THE STORM PLANTER AREA (ALNUS RUBRA)

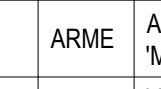
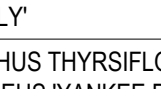
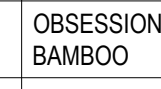
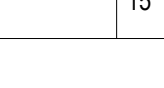
FOREST WALK & CENTRAL SPACE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	PEHA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	ROOTED TO EDGE OF CONTAINER
	ECPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIATED PNW NATIVE. POLLINATOR, HIGH SCREEN SHRUB
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#3	AS SHOWN	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	
	GASH	GAULTHERIA SHALLON	SALAL	8" HT. x 6" SPRD.	#1	48" O.C.	ROOTED TO EDGE OF CONTAINER
	ASPU	ASTILBE PURPURKERZE	PURPURKERZE ASTILBE		#1	24" O.C.	

LAWN, GRASSES, GROUNDCOVER & VINES							
		LAWN				SODDED	
		CEDAR BARK MULCH				SEE SPEC.	
	TRJA	TRACHYLOSPERMUM JASMINOIDES	STAR JASMINE		#2	2' O.C.	AT PRIVACY PARTITIONS

WALK-UP BUILDING - SHADE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	COKE	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED PNW NATIVE. POLLINATOR, HIGH SCREEN SHRUB
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	
	SAPU	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
	SPJA	SPIRAEA JAPONICA	JAPANESE SPIREA		#2	36" O.C.	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT.; 4 CANES	#2, #3	36" O.C.	

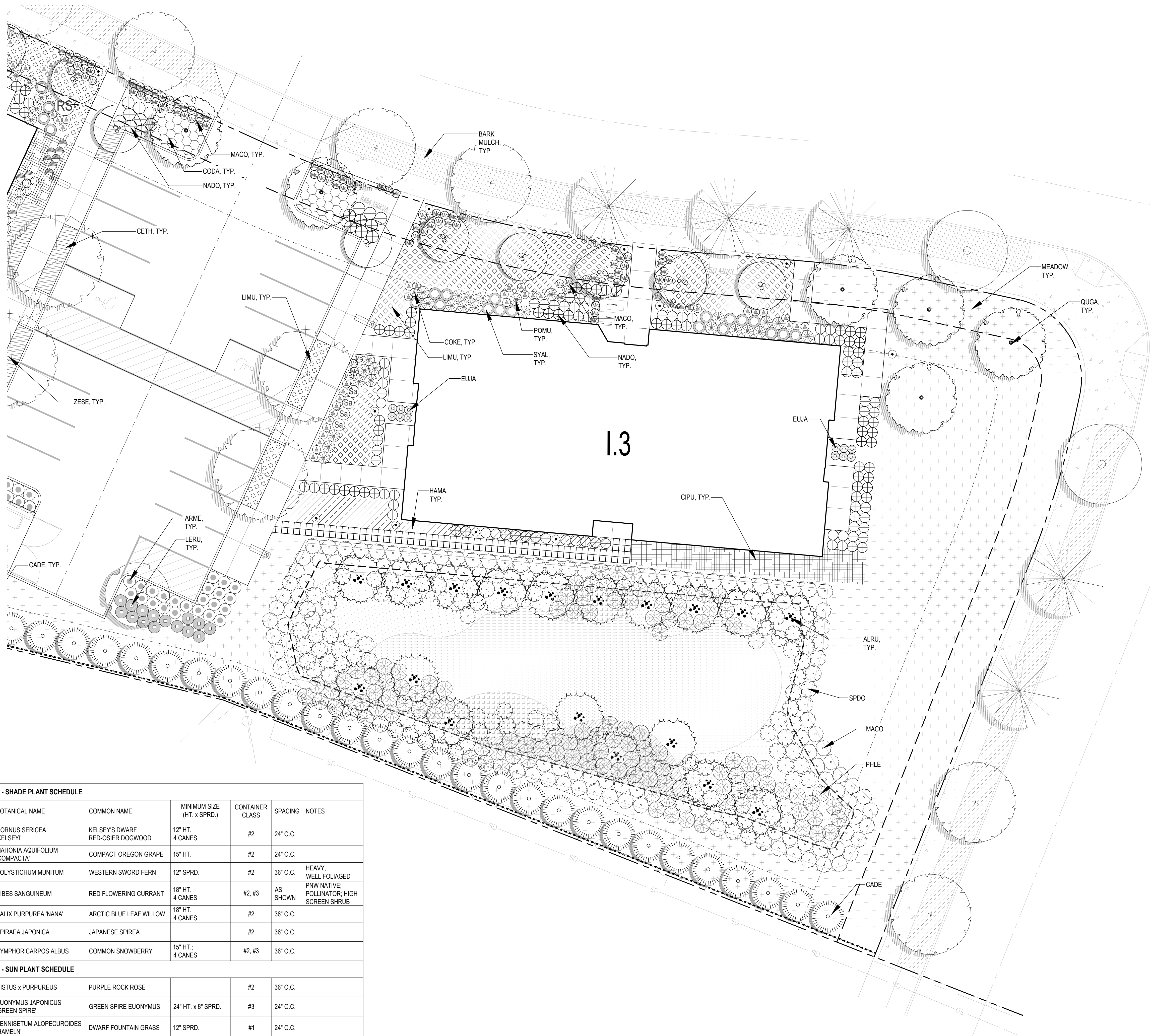
WALK-UP BUILDING - SUN PLANT SCHEDULE							
	CIPU	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
	EUJA	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
	PEHA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
	ROOF	ROSMARINUS OFFICINALIS 'MAJORCA PINK'	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	

WALK-UP BUILDING - GROUNDCOVERS & SCREEN PLANT SCHEDULE							
	CETH	CEANOTHUS GRISEUS var. 'HORIZONTALIS 'YANKEE POINT'	'YANKEE POINT' CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	NADO	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM COMPACT HEAVENLY BAMBOO	18" HT. x 18" SPRD.	#2	30" O.C.	

PARKING LOT PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	ARME	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZANITA		#2	36" O.C.	
	LERU	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
	CETH	CEANOTHUS THYRSIFLORUS var. 'GRISEUS 'YANKEE POINT'	'YANKEE POINT' CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	NADO	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO		#3	36" O.C.	
	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	

PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
- UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUNDCOVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.



NOT FOR
CONSTRUCTION

MAHONIA CROSSING - PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306

PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE
SUBMISSION 10.19.2022

ISSUE DATE

Drawing:

ENLARGED PLANTING PLAN LOT 3

Sheet No:

L5.03

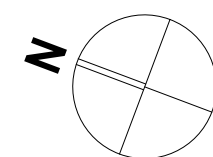
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PLANTING PLAN - LOT 3

1" = 10' - 0"

SCALE: 1" = 10'-0"

0 5 10 20



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TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
STREET TREES							
	GIBI	GINKGO BILOBA	GINKGO	2" CAL.: 8-10' HT.	30' O.C.	14	PER CITY OF SALEM STREET TREE PLANTING STDS.
	QURF	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL.: 8-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
	ACPS	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2" CAL.: 8-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
STORM WATER GARDEN, MAIN ENTRIES, PERIMETER AND PARKING LOT TREES							
	ALRU	ALNUS RUBRA	RED ALDER	1-1/2" CAL. 6-8' HT.	12' O.C.	18	(STORM PLANTERS) 6-8" HT., 20" MIN. ROOT BALL DIAM., 12" MIN. ROOT BALL DEPTH., MIN. 2 STEMS.
	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	1.5" CAL. 8' HT.	AS SHOWN	28	8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.: 12-14' HT.	AS SHOWN	11	12-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	3" CAL.: 14-16' HT.	AS SHOWN	11	14-16" HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.: 12-14' HT.	AS SHOWN	18	12-14" HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
CORRIDOR, COURTYARDS AND CENTRAL SPACE TREES							
	COEW	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL., 10-12' HT.	AS SHOWN	16	10-12" HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 2 STEMS.
	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 10-12' HT.	AS SHOWN	12	10-12" HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS
	CHOB	CHAMAECYPARIS OBTUSA	HINOKI CYPRESS	5'-6" HT., 2-3' SPRD.	AS SHOWN	17	13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	PICO	PINUS CONTORTA 'MURRAYANA'	SIERRA LODGEPOLE PINE	8'-10" HT., 4'-5' SPRD.	AS SHOWN	7	16" MIN. ROOT BALL DIAMETER, 11" MIN. ROOT BALL BEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	TSME	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	8'-8" HT., 4'-5' SPRD.	AS SHOWN	15	14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL BEPTH. EVEN BRANCHING, SPECIMEN QUALITY
	FICA	FIGUS CARICA	FIG	1.5" CAL., 10-12' HT.	AS SHOWN	6	10-12" HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH., MIN. 3 STEMS.
HEDGE							
	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' HT	8' O.C.	134	PRIVACY HEDGE AT PERIMETER

SEE TREE PROTECTION AND REMOVAL PLAN FOR EXISTING TREE INFORMATION.

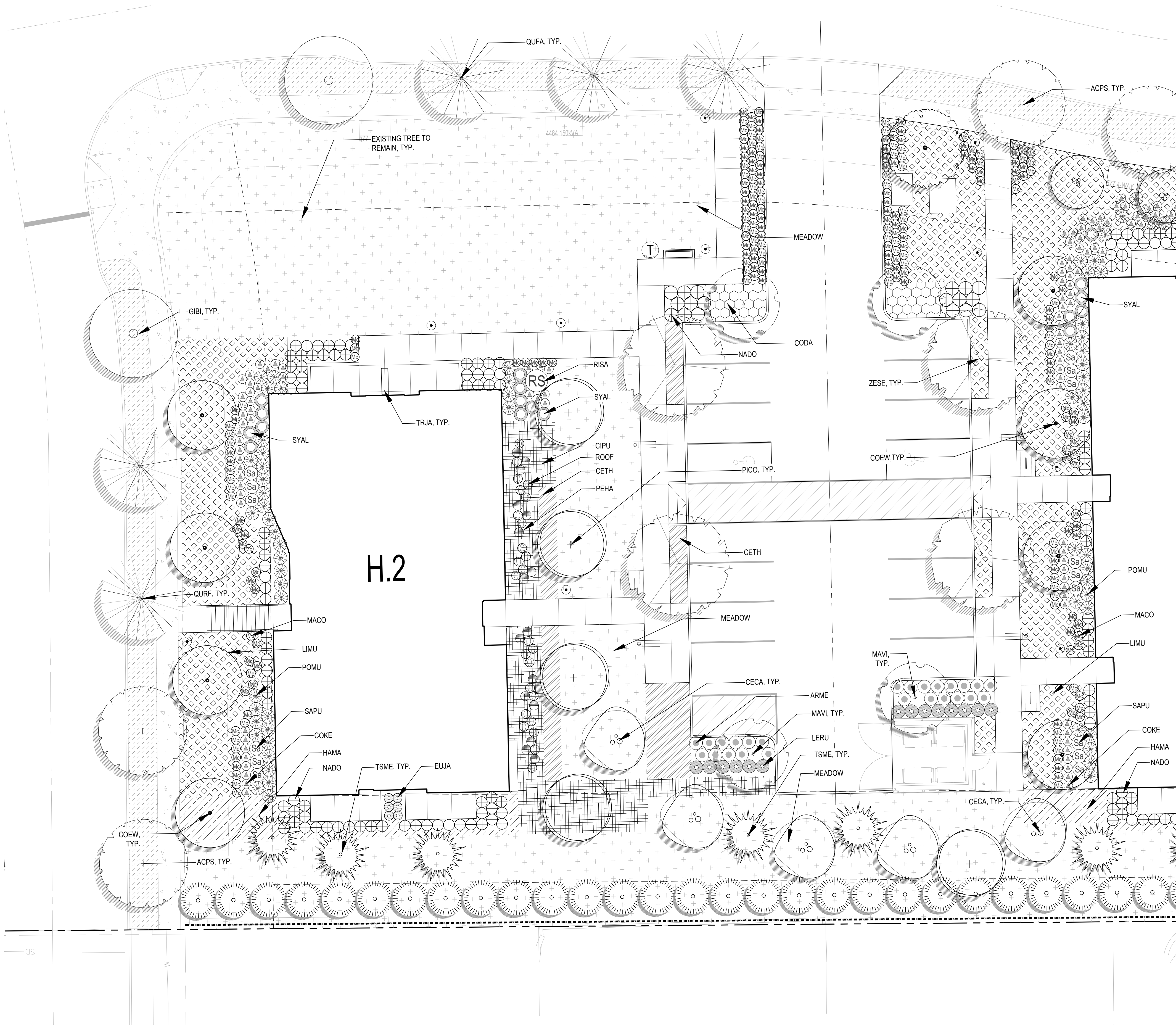
WALK-UP BUILDING - SHADE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	COKE	CORNUS SERICEA "KELSEY"	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	MACO	MAHONIA AQUIFOLIUM "COMPACTA"	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	PNW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SAPU	SALIX PURPUREA "NANA"	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
	SPJA	SPIRAEA JAPONICA	JAPANESE SPIREA		#2	36" O.C.	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT., 4 CANES	#2, #3	36" O.C.	
WALK-UP BUILDING - SUN PLANT SCHEDULE							
	CIPU	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
	EUJA	EUONYMUS JAPONICUS "GREEN SPIRE"	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
	PEHA	PENNISETUM ALOPECUROIDES "HAMELY"	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
	ROOF	ROSMARINUS OFFICINALIS "MAJORCA PINK"	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	
WALK-UP BUILDING - GROUNDCOVERS & SCREEN PLANT SCHEDULE							
	CETH	CEANOTHUS GRISEUS var. "HORIZONTALIS" "YANKEE POINT"	"YANKEE POINT" CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	HAMA	HAKONECHLOA MACRA "ALL GOLD"	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	NADO	NANDINA DOMESTICA "GULF STREAM"	GULF STREAM COMPACT HEAVENLY BAMBOO	18" HT. x 18" SPRD.	#2	30" O.C.	

PARKING LOT PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	ARME	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZANITA		#2	36" O.C.	
	LERU	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
	CETH	CEANOTHUS THYRSIFLORUS var. 'GRISEUS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	NADO	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO		#3	36" O.C.	
	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	
LAWN, GRASSES, GROUNDCOVER & VINES							
		LAWN					SODDED
		CEDAR BARK MULCH					SEE SPEC.
	TRJA	TRACHYLOSPERMUM JASMINOIDES	STAR JASMINE		#2	2' O.C.	AT PRIVACY PARTITIONS

FOREST WALK & CENTRAL SPACE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	PEHA	PENNISETUM ALOPECUROIDES 'HAMELY'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	ROOTED TO EDGE OF CONTAINER
	ECPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	COKE	CORNUS SERICEA KELSEY'S	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. x 4 CANES	#3	AS SHOWN	PNW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	
	GASH	GAULTHERIA SHALLON	SALAL	8" HT. x 6" SPRD.	#1	48" O.C.	ROOTED TO EDGE OF CONTAINER
	ASPU	ASTILBE PURPURKERZE	PURPURKERZE ASTILBE		#1	24" O.C.	

PLANTING NOTES

1. VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
2. VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
3. VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
4. COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
5. REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
6. VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
7. PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
8. UNLESS OTHERWISE INDICATED, ALL SHRUB AND GROUNDCOVER PLANTINGS SHALL BE TRIANGULARLY SPACED.
9. LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.



NOT FOR
CONSTRUCTION

MAHONIA CROSSING - PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306

PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022

ISSUE DATE

Drawing:

ENLARGED
PLANTING PLAN
LOT 4

Sheet No:

L5.04

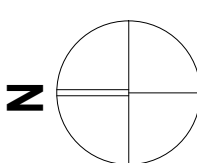
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PLANTING PLAN - LOT 4

1" = 10' - 0"

SCALE: 1" = 10'-0"

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TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
STREET TREES							
	GIBI	GINKGO BILOBA	GINKGO	2" CAL.: 8-10' HT.	30' O.C.	14	PER CITY OF SALEM STREET TREE PLANTING STDS.
	QURF	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL.: 8-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
	ACPS	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2" CAL.: 8-10' HT.	30' O.C.	13	PER CITY OF SALEM STREET TREE PLANTING STDS.
STORM WATER GARDEN, MAIN ENTRIES, PERIMETER AND PARKING LOT TREES							
	ALRU	ALNUS RUBRA	RED ALDER	1-1/2" CAL. 6-8' HT.	12' O.C.	18	{STORM PLANTERS} 6-8' HT., 20" MIN. ROOT BALL DIAM., 12" MIN. ROOT BALL DEPTH, MIN. 2 STEMS.
	LAIN	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	1.5" CAL. 8' HT.	AS SHOWN	28	8' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
	MAVI	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA	2.5" CAL.: 12-14' HT.	AS SHOWN	11	12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	QUGA	QUERCUS GARRYANA	OREGON WHITE OAK	3" CAL.: 14-16' HT.	AS SHOWN	11	14-16' HT., 32" MIN. ROOT BALL DIAMETER, 19" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.: 12-14' HT.	AS SHOWN	18	12-14' HT., 28" MIN. ROOT BALL DIAMETER, 17" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
CORRIDOR, COURTYARDS AND CENTRAL SPACE TREES							
	COEW	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1.5" CAL., 10-12' HT.	AS SHOWN	16	10-12' HT., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 2 STEMS.
	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., 10-12' HT.	AS SHOWN	12	10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS
	CHOB	CHAMAECYPARIS OBTUSA	HINOKI CYPRESS	5'-6" HT., 2-3' SPRD.	AS SHOWN	17	13" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	PICO	PINUS CONTORTA 'MURRAYANA'	SIERRA LODGEPOLE PINE	8'-10" HT., 4'-5' SPRD.	AS SHOWN	7	16" MIN. ROOT BALL DIAMETER, 11" MIN. ROOT BALL DEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	TSME	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	8'-9" HT., 4'-5' SPRD.	AS SHOWN	15	14" MIN. ROOT BALL DIAMETER, 9" MIN. ROOT BALL BEPTH, EVEN BRANCHING, SPECIMEN QUALITY
	FICA	FIGUS CARICA	FIG	1.5" CAL., 10-12' HT.	AS SHOWN	6	10-12' HT., 10 BRANCHES MIN., 20" MIN. ROOT BALL DIAMETER, 12" MIN. ROOT BALL DEPTH, MIN. 3 STEMS.
HEDGE							
	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' HT.	8' O.C.	134	PRIVACY HEDGE AT PERIMETER
SEE TREE PROTECTION AND REMOVAL PLAN FOR EXISTING TREE INFORMATION.							

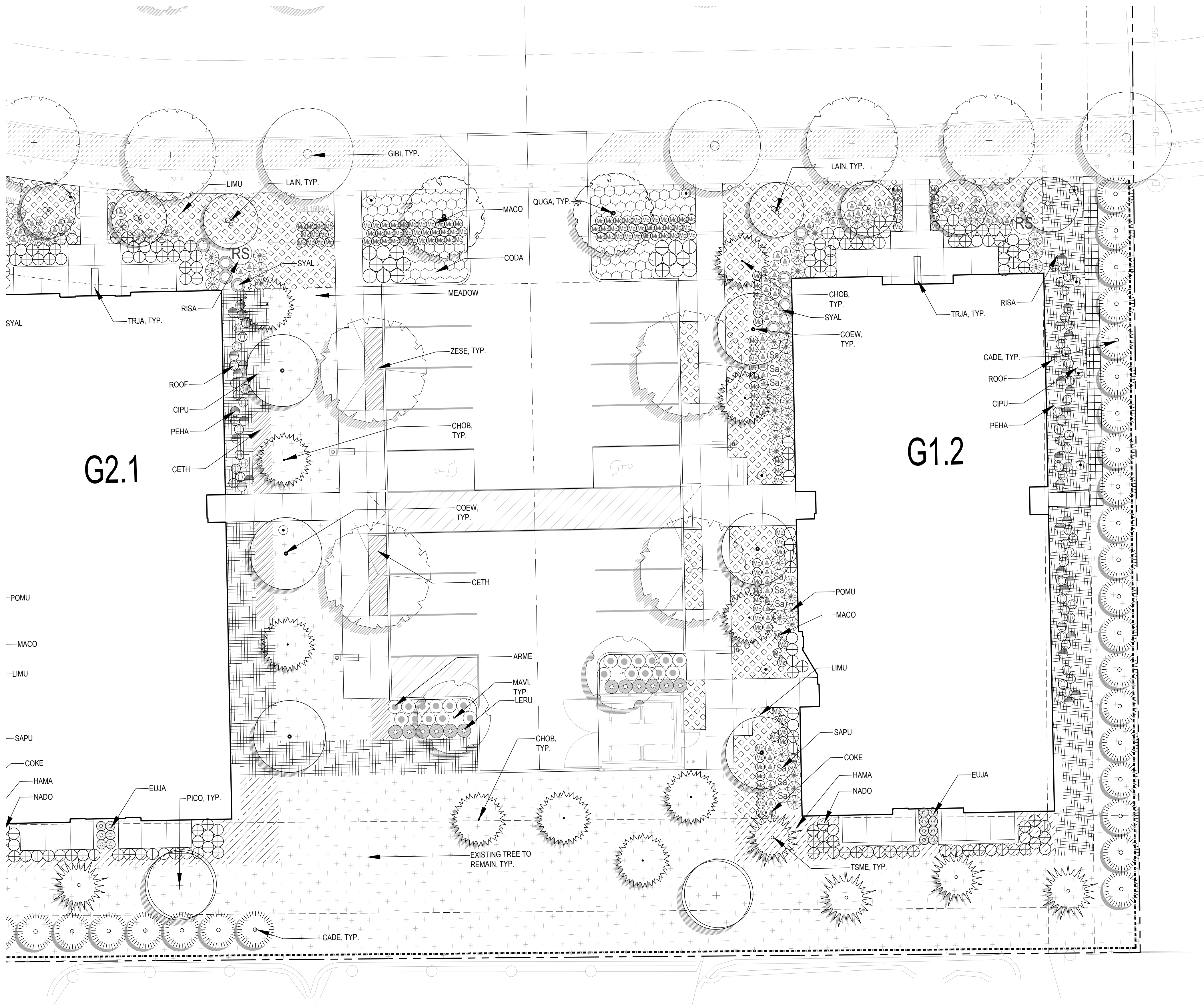
WALK-UP BUILDING - SHADE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	COKE	CORNUS SERICEA "KELSEY"	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	MACO	MAHONIA AQUIFOLIUM "COMPACTA"	COMPACT OREGON GRAPE	15" HT.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. 4 CANES	#2, #3	AS SHOWN	PNW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SAPU	SALIX PURPUREA "NANA"	ARCTIC BLUE LEAF WILLOW	18" HT. 4 CANES	#2	36" O.C.	
	SPJA	SPIRAEA JAPONICA	JAPANESE SPIREA		#2	36" O.C.	
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT.; 4 CANES	#2, #3	36" O.C.	
WALK-UP BUILDING - SUN PLANT SCHEDULE							
	CIPU	CISTUS x PURPUREUS	PURPLE ROCK ROSE		#2	36" O.C.	
	EUJA	EUONYMUS JAPONICUS "GREEN SPIRE"	GREEN SPIRE EUONYMUS	24" HT. x 8" SPRD.	#3	24" O.C.	
	PEHA	PENNISETUM ALOPECUROIDES "HAMELY"	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	
	ROOF	ROSMARINUS OFFICINALIS "MAJORCA PINK"	MAJORCA PINK ROSEMARY	12" SPRD.	#1	24" O.C.	
WALK-UP BUILDING - GROUNDCOVERS & SCREEN PLANT SCHEDULE							
	CETH	CEANOTHUS GRISEUS var. "HORIZONTALIS" "YANKEE POINT"	"YANKEE POINT" CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	HAMA	HAKONECHLOA MACRA "ALL GOLD"	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	NADO	NANDINA DOMESTICA "GULF STREAM"	GULF STREAM COMPACT HEAVENLY BAMBOO	18" HT. x 18" SPRD.	#2	30" O.C.	

PARKING LOT PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	ARME	ARCTOSTAPHYLOS x MEDIA 'MARTHA EWAN'	MARTHA EWAN MANZANITA		#2	36" O.C.	
	LERU	LEPTOSPERMUM RUPESTRE 'SQUIGGLY'	ALPINE TEA TREE		#2	36" O.C.	
	CETH	CEANOTHUS THYRSIFLORUS var. 'GRISEUS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	15" SPRD.	#3	36" O.C.	
	NADO	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO		#3	36" O.C.	
	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	15" SPRD.	#2	36" O.C.	
LAWN, GRASSES, GROUNDCOVER & VINES							
		LAWN					SODDED
		CEDAR BARK MULCH					SEE SPEC.
	TRJA	TRACHYLOSPERMUM JASMINOIDES	STAR JASMINE		#2	2' O.C.	AT PRIVACY PARTITIONS

FOREST WALK & CENTRAL SPACE PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT. x SPRD.)	CONTAINER CLASS	SPACING	NOTES
	PEHA	PENNISETUM ALOPECUROIDES 'HAMELY'	DWARF FOUNTAIN GRASS	12" SPRD.	#1	24" O.C.	ROOTED TO EDGE OF CONTAINER
	ECPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1	24" O.C.	
	COKE	CORNUS SERICEA KELSEY'S	KELSEY'S DWARF RED-OSIER DOGWOOD	12" HT. 4 CANES	#2	24" O.C.	
	HAMA	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	12" SPRD.	#2	18" O.C.	
	LIMU	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	12" SPRD.	#1	18" O.C.	
	MACO	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	15" SPRD.	#2	24" O.C.	
	POMU	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD.	#2	36" O.C.	HEAVY, WELL FOLIAGED
	RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	18" HT. : 4 CANES	#3	AS SHOWN	PNW NATIVE; POLLINATOR; HIGH SCREEN SHRUB
	SYAL	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	15" HT. 4 CANES	#3	36" O.C.	
	GASH	GAULTHERIA SHALLON	SALAL	8" HT. x 6" SPRD.	#1	48" O.C.	ROOTED TO EDGE OF CONTAINER
	ASPU	ASTILBE PURPURKERZE	PURPURKERZE ASTILBE		#1	24" O.C.	

PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
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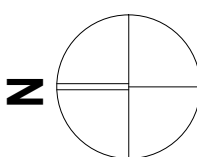
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PLANTING PLAN - LOT 4

1" = 10' - 0"

SCALE: 1" = 10'-0"

0 5 10 20



NOT FOR
CONSTRUCTION

MAHONIA CROSSING - PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306

PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE

10.19.2022

SUBMISSION

ISSUE

DATE

Drawing:

ENLARGED
PLANTING PLAN
LOT 4

Sheet No:

L5.05

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NOT FOR
CONSTRUCTION

MAHONIA
CROSSING -
PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE
SUBMISSION

10.19.2022

ISSUE DATE

Drawing:
TREE VARIANCE PLAN
LOT 3

Sheet No:
T1.01

TREE PRESERVATION & REMOVAL SUMMARY TABLE

LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 3	6	18	14	29	9	76	56 (74%)	20 (26%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 3

76 EXISTING TREES, 56 REMOVED (74%)

THE REQUIRED REPLACEMENT TREES FOR LOT 3 ARE:

(18) NEW TREES FOR SIGNIFICANT TREES REMOVED

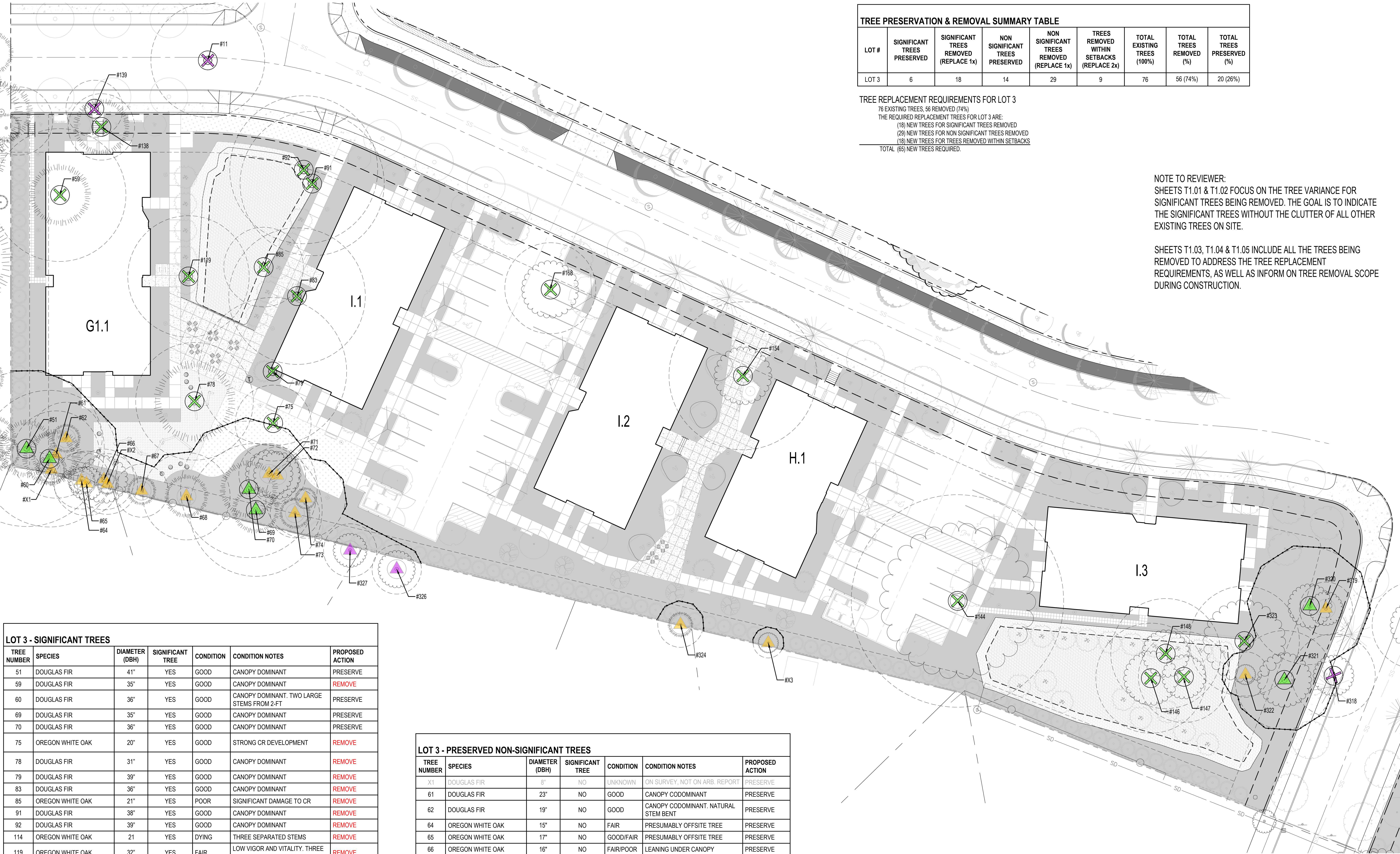
(29) NEW TREES FOR NON SIGNIFICANT TREES REMOVED

(18) NEW TREES FOR TREES REMOVED WITHIN SETBACKS

TOTAL (65) NEW TREES REQUIRED.

NOTE TO REVIEWER:
SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR
SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE
THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER
EXISTING TREES ON SITE.

SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING
REMOVED TO ADDRESS THE TREE REPLACEMENT
REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE
DURING CONSTRUCTION.



LOT 3 - SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
51	DOUGLAS FIR	41"	YES	GOOD	CANOPY DOMINANT	PRESERVE
59	DOUGLAS FIR	35"	YES	GOOD	CANOPY DOMINANT	REMOVE
60	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT. TWO LARGE STEMS FROM 2-FT	PRESERVE
69	DOUGLAS FIR	35"	YES	GOOD	CANOPY DOMINANT	PRESERVE
70	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT	PRESERVE
75	OREGON WHITE OAK	20"	YES	GOOD	STRONG CR DEVELOPMENT	REMOVE
78	DOUGLAS FIR	31"	YES	GOOD	CANOPY DOMINANT	REMOVE
79	DOUGLAS FIR	39"	YES	GOOD	CANOPY DOMINANT	REMOVE
83	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT	REMOVE
85	OREGON WHITE OAK	21"	YES	POOR	SIGNIFICANT DAMAGE TO CR	REMOVE
91	DOUGLAS FIR	38"	YES	GOOD	CANOPY DOMINANT	REMOVE
92	DOUGLAS FIR	39"	YES	GOOD	CANOPY DOMINANT	REMOVE
114	OREGON WHITE OAK	21	YES	DYING	THREE SEPARATED STEMS	REMOVE
119	OREGON WHITE OAK	32"	YES	FAIR	LOW VIGOR AND VITALITY. THREE SPREADING STEMS	REMOVE
138	DOUGLAS FIR	35"	YES	GOOD	HIGH LIVE CROWN RATIO (LCR)	REMOVE
144	OREGON WHITE OAK	56"	YES	GOOD/FAIR	OVER MATURE TREE. HEAVY IVY COVER. CR DIEBACK	REMOVE
146	OREGON WHITE OAK	29"	YES	GOOD	TWIN STEMS. SPREADING CR. SHADED CR TO EAST	REMOVE
147	OREGON WHITE OAK	24"	YES	FAIR	CANOPY CODOMINANT. STORM DAMAGE EVIDENT	REMOVE
148	OREGON WHITE OAK	29"	YES	GOOD	THREE STEMS	REMOVE
154	OREGON WHITE OAK	39"	YES	GOOD/FAIR	TWO VERY LARGE STEMS. THINNING CR	REMOVE
168	OREGON WHITE OAK	24"	YES	GOOD	SEMI-MATURE. TWIN STEMS	REMOVE
320	OREGON WHITE OAK	31"	YES	GOOD	CANOPY DOMINANT. 3 LARGE STEMS JOINED AT 3-FT	PRESERVE
321	OREGON WHITE OAK	26"	YES	POOR	STORM DAMAGE IN UPPER CR	PRESERVE
323	OREGON WHITE OAK	29"	YES	GOOD	4 STEMS FROM GROUND. CR WEAK AND LOW VIGOR	REMOVE

LOT 3 - PRESERVED NON-SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
X1	DOUGLAS FIR	8"	NO	UNKNOWN	ON SURVEY, NOT ON ARB. REPORT	PRESERVE
61	DOUGLAS FIR	23"	NO	GOOD	CANOPY CODOMINANT	PRESERVE
62	DOUGLAS FIR	19"	NO	GOOD	CANOPY CODOMINANT. NATURAL STEM BENT	PRESERVE
64	OREGON WHITE OAK	15"	NO	FAIR	PRESUMABLY OFFSITE TREE	PRESERVE
65	OREGON WHITE OAK	17"	NO	GOOD/FAIR	PRESUMABLY OFFSITE TREE	PRESERVE
66	OREGON WHITE OAK	16"	NO	FAIR/POOR	LEANING UNDER CANOPY	PRESERVE
67	DOUGLAS FIR	14"	NO	GOOD	CANOPY CODOMINANT. 2-FT FROM PROPERTY LINE	PRESERVE
68	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT. 5-FT FROM EXISTING FENCE LINE	PRESERVE
71	OREGON WHITE OAK	16"	NO	FAIR	DAMAGED CROWN	PRESERVE
72	OREGON WHITE OAK	15"	NO	FAIR	STRONGLY LEANING STEM	PRESERVE
73	DOUGLAS FIR	13"	NO	GOOD/FAIR	CANOPY CODOMINANT	PRESERVE
74	DOUGLAS FIR	21"	NO	GOOD/FAIR	CANOPY CODOMINANT	PRESERVE
X3	MAPLE	8"	NO	UNKNOWN	ON SURVEY, NOT ON ARB. REPORT	PRESERVE
319	OREGON WHITE OAK	14"	NO	GOOD	CODOMINANT WITHIN THE CANOPY. WITHIN DRAINAGE DRAW	PRESERVE
322	OREGON WHITE OAK	12"	NO	FAIR/GOOD	PARTIALLY SUPPRESSED, SOME CROWN DIEBACK	PRESERVE
324	DOUGLAS FIR	12"	NO	GOOD	PRESUMABLY OFFSITE TREE	PRESERVE

LOT 3 SUMMARY:

SIGNIFICANT TREES: 23

PRESERVED: 6

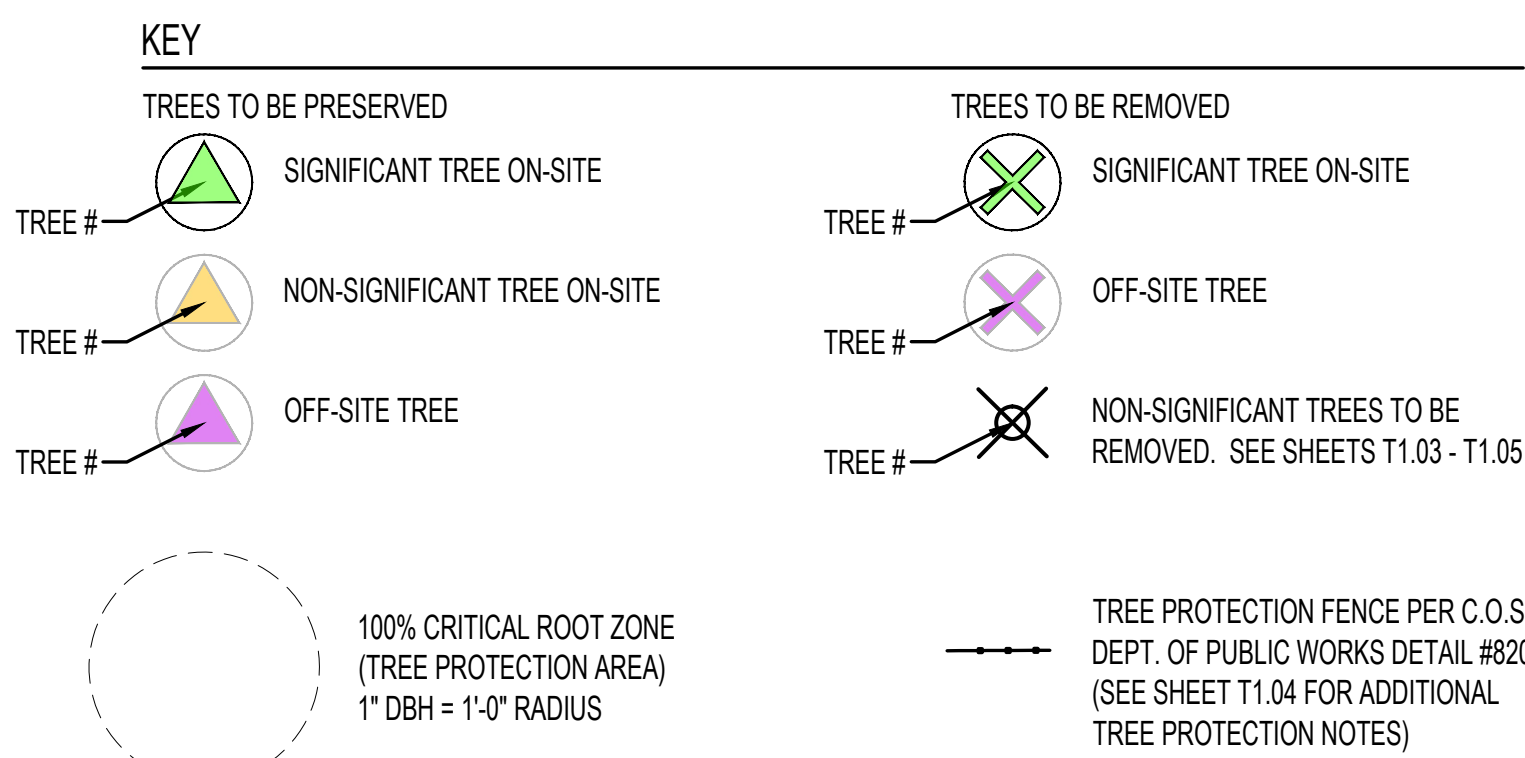
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ADDITIONAL NON-SIGNIFICANT TREES

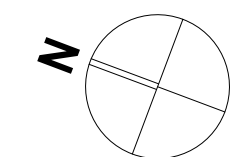
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1 TREE PLAN - LOT 3

1" = 20' - 0"



SCALE: 1" = 20'



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LOT 4 - SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
281	OREGON WHITE OAK	24"	YES	GOOD	MINOR BRANCH DAMAGE UPPER CR	PRESERVE
304	OREGON WHITE OAK	22"	YES	GOOD	THINNING CR. INCLUDED BARK AT TWIN STEM UNION	PRESERVE
305	OREGON WHITE OAK	21"	YES	GOOD	CANOPY DOMINANT. THINNING CR	PRESERVE
310	OREGON WHITE OAK	21"	YES	GOOD	FUSED LOWER STEM. NO DEFECTS NOTED	PRESERVE
311	OREGON WHITE OAK	25"	YES	GOOD	STRONG OPEN CR	REMOVE

LOT 4 - PRESERVED NON-SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
282	LEYLAND CYPRESS	7"	NO	GOOD	PARTIALLY SUPPRESSED	PRESERVE
283	DOUGLAS FIR	14"	NO	GOOD		PRESERVE
284	EASTERN WHITE PINE	10"	NO	GOOD		PRESERVE
285	EASTERN WHITE PINE	10"	NO	GOOD	LOW CROWN DENSITY	PRESERVE
306	OREGON WHITE OAK	11"	NO	GOOD/FAIR	SUBDOMINANT CANOPY TO #305	PRESERVE
307	OREGON WHITE OAK	12"	NO	GOOD	SLENDER CROWN FORM	PRESERVE
308	OREGON WHITE OAK	12"	NO	GOOD	SPREADING CROWN FORM	PRESERVE
309	OREGON WHITE OAK	11"	NO	GOOD	THIN CROWN BUT HEALTHY	PRESERVE

LOT 3 SUMMARY:
SIGNIFICANT TREES: 5
PRESERVED: 4
REMOVED: 1
ADDITIONAL NON-SIGNIFICANT TREES
PRESERVED: 7

OFFSITE TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	ADJACENCY
11	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT	REMOVE (a)	LOT 3
139	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT. SPACED APART	REMOVE (a)	LOT 3
302	OREGON WHITE OAK	23"	YES	GOOD	SINGLE STEM. COMPLETE CR	REMOVE (a)	LOT 4
303	OREGON WHITE OAK	22"	YES	GOOD	STORM DAMAGE. HEAVY IVY WITHIN CR AND STEM	REMOVE (a)	LOT 4
313	OREGON WHITE OAK	23"	YES	GOOD	LOW VIGOR. NARROW CR FORM	REMOVE (a)	LOT 4
318	OREGON WHITE OAK	22"	YES	GOOD	FULL CR FORM	REMOVE (a)	LOT 3
279	NORWAY MAPLE	13	NO	GOOD	NUISANCE TREE: ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
280	WESTERN RED CEDAR	24"	NO	GOOD	ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
292	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
293	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
297	WESTERN RED CEDAR	7"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
298	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
299	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
326	OREGON WHITE OAK	13"	NO	FAIR	6FT OUTSIDE PROP. LINE; HALF CROWN MISSING	PRESERVE	LOT 3
327	SWEET CHERRY	14	NO	FAIR	REGIONAL NUISANCE TREE; 1FT OUTSIDE PROP. LINE	PRESERVE	LOT 3

OFF-SITE TREE NOTES:

- a) REMOVAL OF TREES #11, 139, 302, 303, 313 & 318 WAS APPROVED AS PART OF THE WOODSCAPE GREEN NORTH SUBDIVISION AND ARE AFFECTED BY THE RIGHT OF WAY EXTENSIONS FOR SALAL AND TEAL.
- b) ARBORIST REPORT INCLUDES PARTIAL ASSESSMENTS FOR OFFSITE TREES THAT WERE NOT FULLY EXAMINED.
- c) NUISANCE SPECIES LOCATED OFFSITE ARE NOT BEING REMOVED AS PART OF THIS PROJECT.

TREE PRESERVATION & REMOVAL SUMMARY TABLE

LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 4	4	1	7	3	1	16	5 (31%)	11 (69%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 4

16 EXISTING TREES. 5 REMOVED (31%)
THE REQUIRED REPLACEMENT TREES FOR LOT 4 ARE:
(1) NEW TREE FOR SIGNIFICANT TREE REMOVED
(3) NEW TREE FOR NON SIGNIFICANT TREE REMOVED
(2) NEW TREES FOR NON SIGNIFICANT TREE REMOVED WITHIN SETBACKS
TOTAL (6) NEW TREES REQUIRED.

NOTE TO REVIEWER:
SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER EXISTING TREES ON SITE.

SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING REMOVED TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE DURING CONSTRUCTION.

NOT FOR
CONSTRUCTION

MAHONIA
CROSSING -
PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022

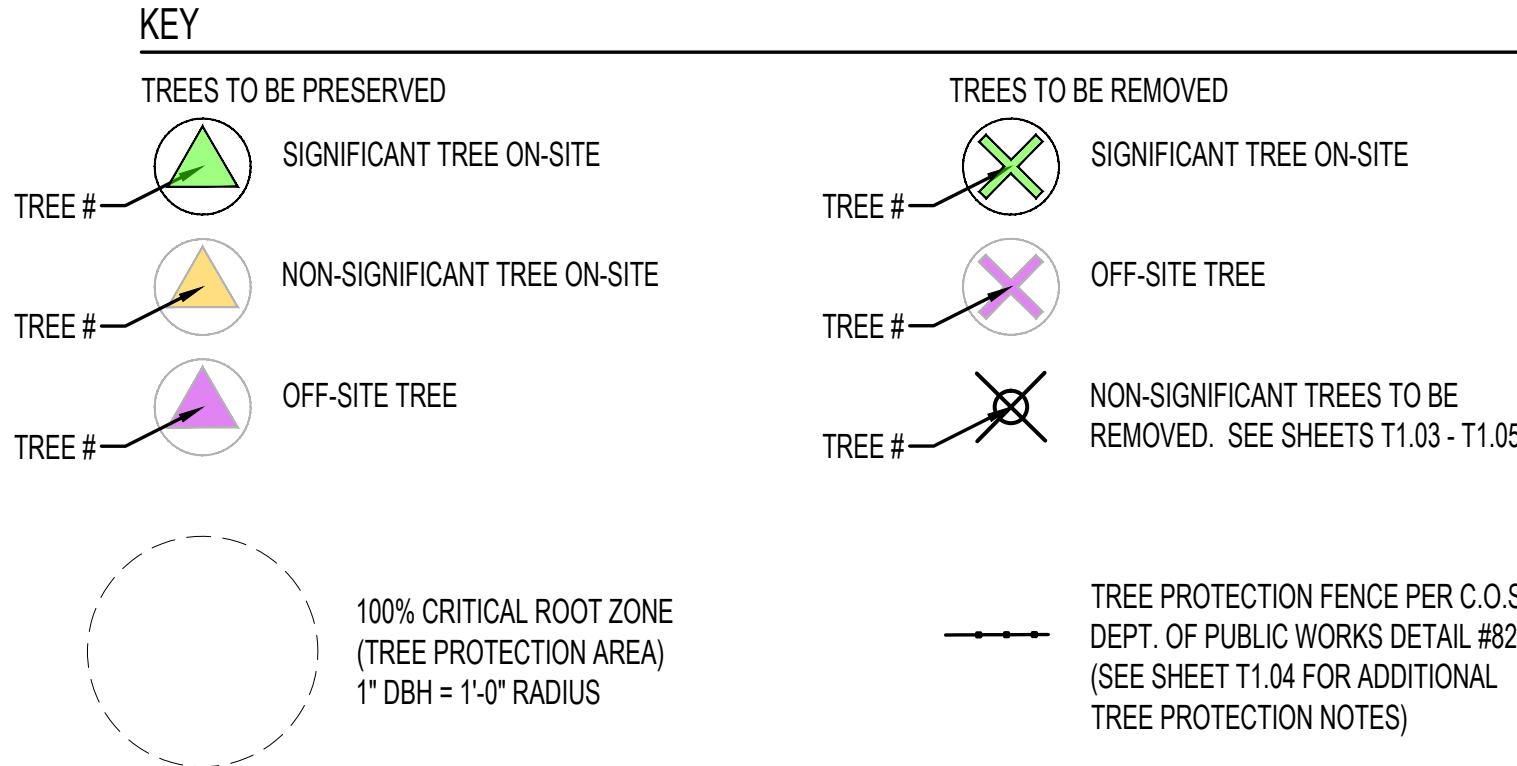
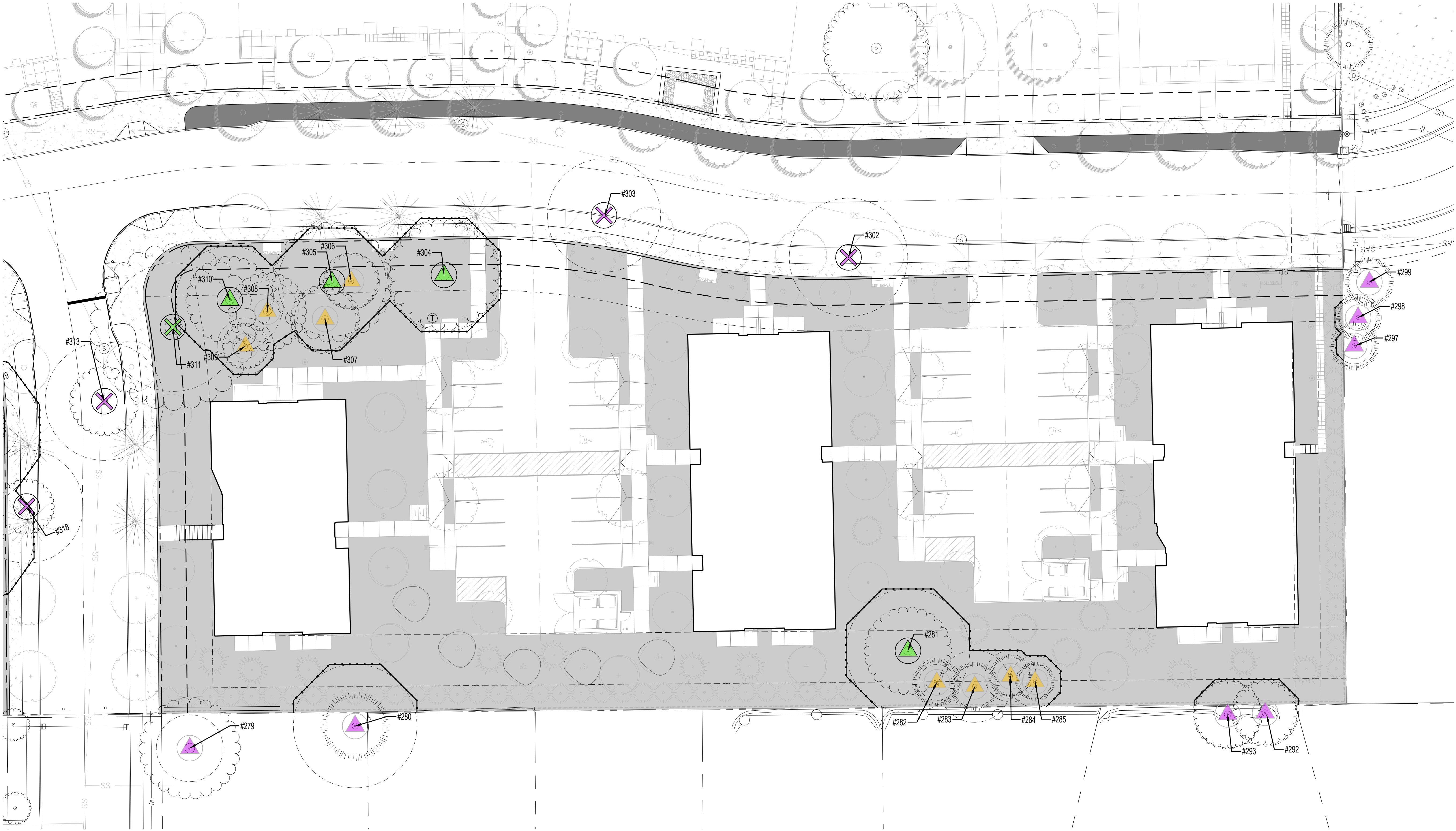
ISSUE DATE

Drawing:

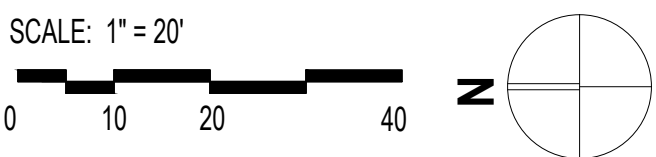
TREE VARIANCE PLAN
LOT 4

Sheet No:

T1.02



1 TREE PLAN - LOT 4
1" = 20' - 0"



NOT FOR
CONSTRUCTION

MAHONIA CROSSING - PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022

ISSUE DATE

Drawing:

TREE PLAN LOT 3

Sheet No:

T1.03

TREE PRESERVATION & REMOVAL SUMMARY TABLE

LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 3	6	18	14	29	9	76	56 (74%)	20 (26%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 3

76 EXISTING TREES, 56 REMOVED (74%)

THE REQUIRED REPLACEMENT TREES FOR LOT 3 ARE:

(18) NEW TREES FOR SIGNIFICANT TREES REMOVED

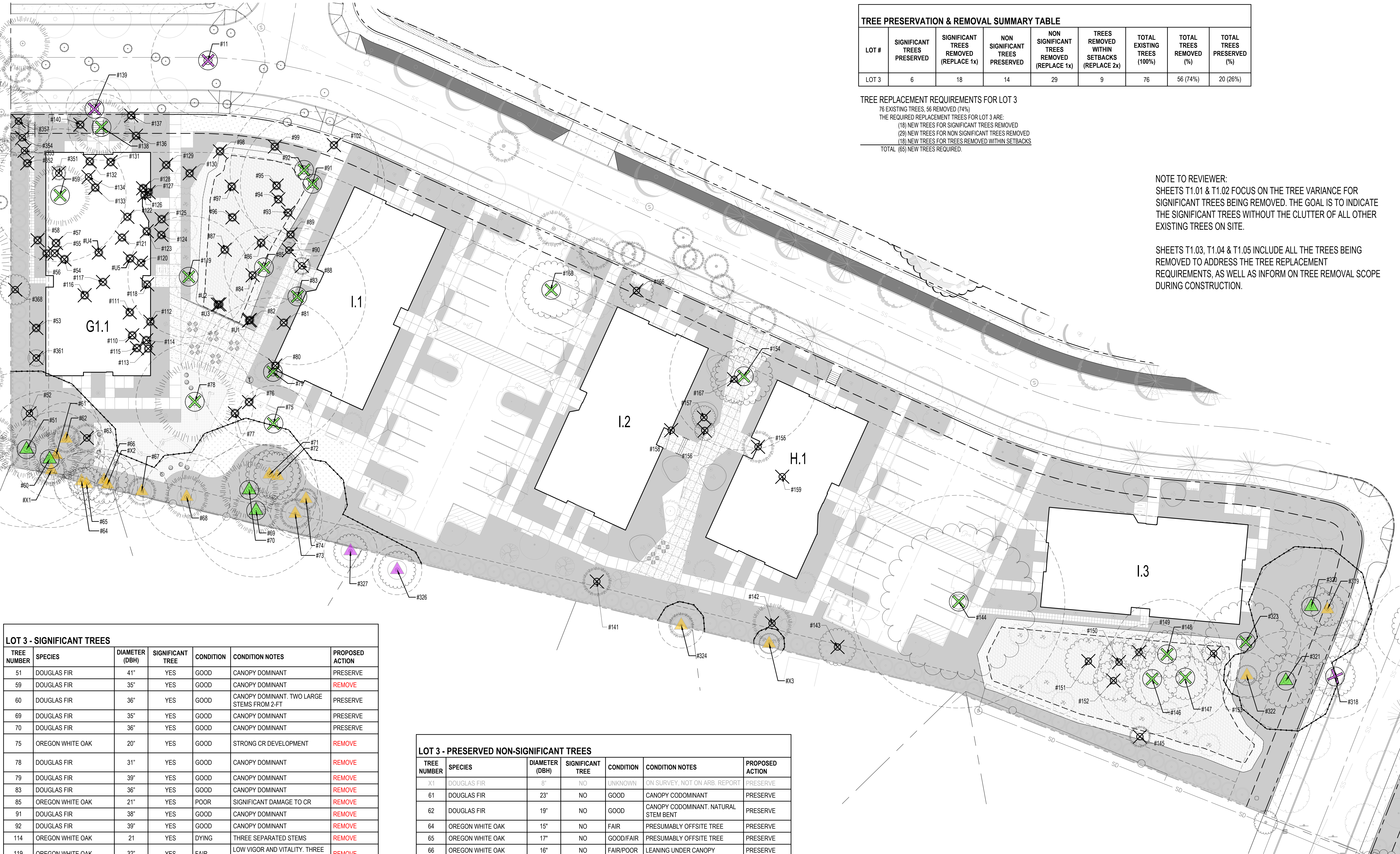
(29) NEW TREES FOR NON SIGNIFICANT TREES REMOVED

(18) NEW TREES FOR TREES REMOVED WITHIN SETBACKS

TOTAL (65) NEW TREES REQUIRED.

NOTE TO REVIEWER:
SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER EXISTING TREES ON SITE.

SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING REMOVED TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE DURING CONSTRUCTION.

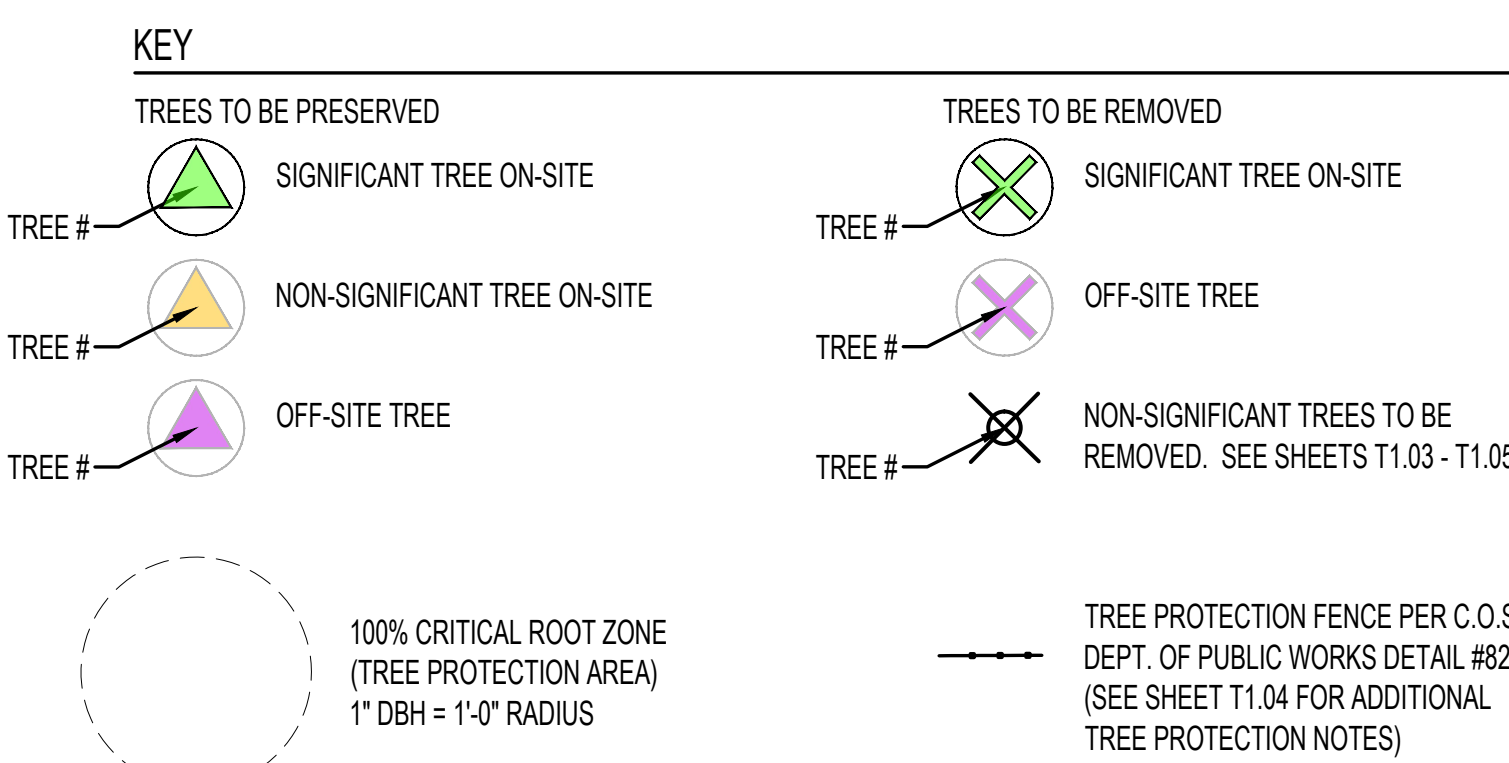


LOT 3 - SIGNIFICANT TREES						
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
51	DOUGLAS FIR	41"	YES	GOOD	CANOPY DOMINANT	PRESERVE
59	DOUGLAS FIR	35"	YES	GOOD	CANOPY DOMINANT	REMOVE
60	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT. TWO LARGE STEMS FROM 2-FT	PRESERVE
69	DOUGLAS FIR	35"	YES	GOOD	CANOPY DOMINANT	PRESERVE
70	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT	PRESERVE
75	OREGON WHITE OAK	20"	YES	GOOD	STRONG CR DEVELOPMENT	REMOVE
78	DOUGLAS FIR	31"	YES	GOOD	CANOPY DOMINANT	REMOVE
79	DOUGLAS FIR	39"	YES	GOOD	CANOPY DOMINANT	REMOVE
83	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT	REMOVE
85	OREGON WHITE OAK	21"	YES	POOR	SIGNIFICANT DAMAGE TO CR	REMOVE
91	DOUGLAS FIR	38"	YES	GOOD	CANOPY DOMINANT	REMOVE
92	DOUGLAS FIR	39"	YES	GOOD	CANOPY DOMINANT	REMOVE
114	OREGON WHITE OAK	21"	YES	DYING	THREE SEPARATED STEMS	REMOVE
119	OREGON WHITE OAK	32"	YES	FAIR	LOW VIGOR AND VITALITY. THREE SPREADING STEMS	REMOVE
138	DOUGLAS FIR	35"	YES	GOOD	HIGH LIVE CROWN RATIO (LCR)	REMOVE
144	OREGON WHITE OAK	56"	YES	GOOD/FAIR	OVER MATURE TREE. HEAVY IVY COVER. CR DIEBACK	REMOVE
146	OREGON WHITE OAK	29"	YES	GOOD	TWIN STEMS. SPREADING CR. SHADED CR TO EAST	REMOVE
147	OREGON WHITE OAK	24"	YES	FAIR	CANOPY CODOMINANT. STORM DAMAGE EVIDENT	REMOVE
148	OREGON WHITE OAK	29"	YES	GOOD	THREE STEMS	REMOVE
154	OREGON WHITE OAK	39"	YES	GOOD/FAIR	TWO VERY LARGE STEMS. THINNING CR	REMOVE
168	OREGON WHITE OAK	24"	YES	GOOD	SEMI-MATURE. TWIN STEMS	REMOVE
320	OREGON WHITE OAK	31"	YES	GOOD	CANOPY DOMINANT. 3 LARGE STEMS JOINED AT 3-FT	PRESERVE
321	OREGON WHITE OAK	26"	YES	POOR	STORM DAMAGE IN UPPER CR	PRESERVE
323	OREGON WHITE OAK	29"	YES	GOOD	4 STEMS FROM GROUND. CR WEAK AND LOW VIGOR	REMOVE

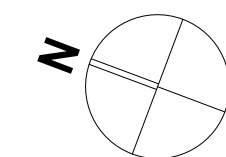
LOT 3 - PRESERVED NON-SIGNIFICANT TREES						
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
X1	DOUGLAS FIR	8"	NO	UNKNOWN	ON SURVEY, NOT ON ARB. REPORT	PRESERVE
61	DOUGLAS FIR	23"	NO	GOOD	CANOPY CODOMINANT	PRESERVE
62	DOUGLAS FIR	19"	NO	GOOD	CANOPY CODOMINANT. NATURAL STEM BENT	PRESERVE
64	OREGON WHITE OAK	15"	NO	FAIR	PRESUMABLY OFFSITE TREE	PRESERVE
65	OREGON WHITE OAK	17"	NO	GOOD/FAIR	PRESUMABLY OFFSITE TREE	PRESERVE
66	OREGON WHITE OAK	16"	NO	FAIR/POOR	LEANING UNDER CANOPY	PRESERVE
67	DOUGLAS FIR	14"	NO	GOOD	CANOPY CODOMINANT. 2-FT FROM PROPERTY LINE	PRESERVE
68	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT. 5-FT FROM EXISTING FENCE LINE	PRESERVE
71	OREGON WHITE OAK	16"	NO	FAIR	DAMAGED CROWN	PRESERVE
72	OREGON WHITE OAK	15"	NO	FAIR	STRONGLY LEANING STEM	PRESERVE
73	DOUGLAS FIR	13"	NO	GOOD/FAIR	CANOPY CODOMINANT	PRESERVE
74	DOUGLAS FIR	21"	NO	GOOD/FAIR	CANOPY CODOMINANT	PRESERVE
X3	MAPLE	8"	NO	UNKNOWN	ON SURVEY, NOT ON ARB. REPORT	PRESERVE
319	OREGON WHITE OAK	14"	NO	GOOD	CODOMINANT WITHIN THE CANOPY. WITHIN DRAINAGE DRAW	PRESERVE
322	OREGON WHITE OAK	12"	NO	FAIR/GOOD	PARTIALLY SUPPRESSED, SOME CROWN DIEBACK	PRESERVE
324	DOUGLAS FIR	12"	NO	GOOD	PRESUMABLY OFFSITE TREE	PRESERVE

LOT 3 SUMMARY:
SIGNIFICANT TREES: 23
PRESERVED: 6
REMOVED: 17
ADDITIONAL NON-SIGNIFICANT TREES
PRESERVED: 14

1 TREE PLAN - LOT 3 1" = 20' - 0"



SCALE: 1" = 20'



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LOT 3 - REMOVED NON SIGNIFICANT TREES							
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	NOTES
52	OREGON WHITE OAK	10"	NO	DYING	CROWN ALMOST ABSENT	REMOVE	REPLACE 1x
53	DOUGLAS FIR	22"	NO	DYING	LOST LEADER, STEM DEFECT	REMOVE	REPLACE 1x
54	DOUGLAS FIR	22"	NO	GOOD	CANOPY DOMINANT	REMOVE	REPLACE 1x
55	DOUBLAS FIR	18"	NO	DEAD	DEAD UPRIGHT STEM	REMOVE	NA (D)
56	OREGON WHITE OAK	18"	NO	GOOD/FAIR	CANOPY CODOMINANT, LEANING	REMOVE	REPLACE 1x
57	DOUGLAS FIR	12"	NO	DEAD	DEAD UPRIGHT STEM	REMOVE	NA (D)
58	DOUGLAS FIR	21"	NO	GOOD	CANOPY DOMINANT	REMOVE	REPLACE 1x
63	DOUGLAS FIR	12"	NO	DEAD	FAILED AND ON GROUND	REMOVE	NA (D)
76	DOUGLAS FIR	10"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE	REPLACE 1x
77	DOUGLAS FIR	10"	NO	DEAD	--	REMOVE	NA (D)
80	DOUGLAS FIR	12"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE	REPLACE 1x
81	OREGON WHITE OAK	28"	NO	DEAD	COLLAPSED STEM	REMOVE	NA (D)
82	DOUGLAS FIR	10"	NO	GOOD/FAIR	VERY NARROW CROWN FORM	REMOVE	NA (S)
U1	OREGON WHITE OAK	--	--	UNKNOWN	INCLUDED IN SURVEY, NOT ON ARBORIST REPORT	REMOVE	U1 / NA (S)
U2	OREGON WHITE OAK	--	--	UNKNOWN	INCLUDED IN SURVEY, NOT ON ARBORIST REPORT	REMOVE	U2 / NA (S)
U3	DOUGLAS FIR	--	--	UNKNOWN	INCLUDED IN SURVEY, NOT ON ARBORIST REPORT	REMOVE	U3 / NA (S)
84	DOUGLAS FIR	10"	NO	DEAD	DEAD STEM	REMOVE	NA (S) (D)
86	DOUGLAS FIR	29"	NO	GOOD	CANOPY CODOMINANT	REMOVE	NA (S)
87	DOUGLAS FIR	23"	NO	GOOD	CANOPY CODOMINANT	REMOVE	NA (S)
88	OREGON WHITE OAK	10"	NO	FAIR	CANOPY SUBDOMINANT	REMOVE	REPLACE 1x
89	OREGON WHITE OAK	10"	NO	FAIR	CANOPY SUBDOMINANT	REMOVE	NA (S)
90	OREGON WHITE OAK	10"	NO	FAIR	CANOPY SUBDOMINANT	REMOVE	NA (S)
93	DOUGLAS FIR	21"	NO	GOOD	NARROW CROWN FORM	REMOVE	NA (S)
94	DOUGLAS FIR	20"	NO	GOOD	CANOPY CODOMINANT	REMOVE	NA (S)
95	DOUGLAS FIR	19"	NO	FAIR	SUBDOMINANT IN CANOPY	REMOVE	NA (S)
96	DOUGLAS FIR	21"	NO	GOOD/FAIR	HEAVY IVY COVER WITHIN TREE	REMOVE	NA (S)
97	DOUGLAS FIR	16"	NO	FAIR	THIN CROWN	REMOVE	NA (S)
98	DOUGLAS FIR	18"	NO	FAIR	CANOPY CODOMINANT	REMOVE	NA (S)
99	DOUGLAS FIR	20"	NO	FAIR/POOR	TREE IN DECLINE	REMOVE	NA (S) (D)
102	OREGON WHITE OAK	19"	NO	FAIR/POOR	DAMAGED CROWN	REMOVE	SB (2x)
110	DOUGLAS FIR	20"	NO	GOOD	CANOPY DOMINANT, TWIN STEMS	REMOVE	REPLACE 1x
111	DOUGLAS FIR	10"	NO	DEAD	--	REMOVE	NA (D)
112	DOUGLAS FIR	15"	NO	FAIR/GOOD	TWIN STEMS	REMOVE	REPLACE 1x
113	DOUGLAS FIR	12"	NO	GOOD/FAIR	--	REMOVE	REPLACE 1x
115	DOUGLAS FIR	11"	NO	GOOD/FAIR	CLOSELY SPACED WITH OTHER STEMS	REMOVE	REPLACE 1x
116	DOUGLAS FIR	16"	NO	DEAD	--	REMOVE	NA (D)
117	OREGON WHITE OAK	11"	NO	DYING	FALLEN TREE, CROWN DAMAGED	REMOVE	REPLACE 1x
118	OREGON WHITE OAK	10"	NO	POOR	REDUCED CR FORM	REMOVE	REPLACE 1x
120	OREGON WHITE OAK	10"	NO	POOR	TREE IN DECLINE	REMOVE	REPLACE 1x
121	SWEET CHERRY	12"	NO	DYING	TREE FAILED, NUISANCE TREE	REMOVE	NA (N) (D)
122	SWEET CHERRY	12"	NO	GOOD	NUISANCE TREE	REMOVE	NA (N)
123	DOUGLAS FIR	20"	NO	GOOD	NARROW CROWN FORM	REMOVE	REPLACE 1x
124	DOUGLAS FIR	20"	NO	GOOD	NARROW CROWN FORM	REMOVE	REPLACE 1x
125	DOUGLAS FIR	10"	NO	DEAD	CROWN ABSENT	REMOVE	NA (D)
126	OREGON WHITE OAK	11"	NO	FAIR	CANOPY CODOMINANT	REMOVE	REPLACE 1x
127	DOUGLAS FIR	10"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE	REPLACE 1x

LOT 3 - REMOVED NON SIGNIFICANT TREES (CONT.)							
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	NOTES
128	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT	REMOVE	REPLACE 1x
129	DOUGLAS FIR	11"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE	REPLACE 1x
130	DOUGLAS FIR	26"	NO	GOOD/FAIR	THIN CROWN	REMOVE	NA (S)
131	DOUGLAS FIR	10"	NO	GOOD	CANOPY CODOMINANT	REMOVE	REPLACE 1x
132	DOUGLAS FIR	11"	NO	GOOD	CANOPY CODOMINANT	REMOVE	REPLACE 1x
133	DOUGLAS FIR	15"	NO	GOOD/FAIR	REDUCED CROWN FORM	REMOVE	REPLACE 1x
134	DOUGLAS FIR	11"	NO	DEAD	NO CROWN REMAINING	REMOVE	NA (D)
136	DOUGLAS FIR	16"	NO	GOOD/FAIR	NARROW CROWN FORM	REMOVE	SB (2x)
137	DOUGLAS FIR	12"	NO	GOOD	CANOPY CODOMINANT	REMOVE	SB (2x)
140	DOUGLAS FIR	11"	NO	FAIR	NARROW THINNING CR	REMOVE	SB (2x)
141	DOUGLAS FIR	20"	NO	GOOD	TWIN STEM, ASYMMETRIC CROWN	REMOVE	REPLACE 1x
142	DOUGLAS FIR	24"	NO	GOOD	SPACED APART IN CANOPY, STRONG CROWN	REMOVE	REPLACE 1x
143	OREGON WHITE OAK	24"	NO	DEAD	TREE REMOVED, 28" STUMP	REMOVE	NA (D)
145	DOUGLAS FIR	12"	NO	GOOD	SEMI MATURE TREE, 12FT FROM FENCE	REMOVE	NA (S)
149	OREGON WHITE OAK	12"	NO	GOOD/FAIR	LOW CROWN SPREADING EAST	REMOVE	NA (S)
150	OREGON WHITE OAK	12"	NO	GOOD/FAIR	UPRIGHT CROWN, BROKEN BRANCHES IN UPPER CROWN	REMOVE	NA (S)
151	OREGON WHITE OAK	14"	NO	GOOD/FAIR	LOW SHRUBBY CROWN	REMOVE	NA (S)
152	OREGON WHITE OAK	12"	NO	GOOD/FAIR	LOW CROWN, DIEBACK IN CROWN	REMOVE	NA (S)
153	OREGON WHITE OAK	10"	NO	GOOD/FAIR	LOW SHRUBBY CROWN	REMOVE	NA (S)
155	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT TREE, STRONG CROWN DEVELOPMENT	REMOVE	REPLACE 1x
156	SWEET CHERRY	11"	NO	FAIR	NUISANCE TREE	REMOVE	NA (N)
157	SWEET CHERRY	10"	NO	FAIR	NUISANCE TREE	REMOVE	NA (N)
158	OREGON WHITE OAK	12"	NO	POOR	TWIN STEMS, CROWN DAMAGED AND DECLINING	REMOVE	REPLACE 1x
159	SWEET CHERRY	13"	NO	FAIR	NUISANCE TREE	REMOVE	NA (N)
166	OREGON WHITE OAK	11"	NO	GOOD	NARROW CROWN FORM	REMOVE	SB (2x)
167	SWEET CHERRY	15"	NO	DYING	DAMAGED CROWN, NUISANCE TREE	REMOVE	NA (N) (D)
314	OREGON WHITE OAK	40"	NO	DEAD	LARGE TREE, FAILED	REMOVE	NA (D)
351	DOUGLAS FIR	9"	NO	FAIR	THIN CROWN AND NARROW FORM	REMOVE	UNDER 10"
352	DOUGLAS FIR	15"	NO	POOR	SUBDOMINANT CROWN SHADED OUT	REMOVE	REPLACE 1x
353	DOUGLAS FIR	26"	NO	GOOD	--	REMOVE	SB (2x)
354	DOUGLAS FIR	22"	NO	GOOD	--	REMOVE	SB (2x)
357	DOUGLAS FIR	18"	NO	FAIR	LOST LEADER, UPPER CROWN	REMOVE	SB (2x)
361	SWEET CHERRY	10"	NO	DYING	NUISANCE TREE	REMOVE	NA (N) (D)
368	OREGON WHITE OAK	11"	NO	FAIR	GROUP OF OAK STEMS 6" & 8"	REMOVE	SB (2x)

REMOVED TREE NOTES:

SB : WITHIN SETBACK (2x REPLACEMENT)
NA (S) : NOT COUNTED, LOCATED WITHIN REQUIRED STORM WATER PLANTER
NA (D): NOT COUNTED, DEAD, DYING OR IN DECLINE
NA (N): NOT COUNTED, NUISANCE TREE
U# : UNIDENTIFIED TREE (IN SURVEY, BUT NOT INCLUDED IN ARBORIST REPORT)

NOTE TO REVIEWER:
SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER EXISTING TREES ON SITE.

SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING REMOVED TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE DURING CONSTRUCTION.

TREE PRESERVATION & REMOVAL SUMMARY TABLE								
LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 3	6	18	14	29	9	76	56 (74%)	20 (26%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 3

76 EXISTING TREES, 56 REMOVED (74%)
THE REQUIRED REPLACEMENT TREES FOR LOT 3 ARE:
(18) NEW TREES FOR SIGNIFICANT TREES REMOVED
(29) NEW TREES FOR NON SIGNIFICANT TREES REMOVED
(18) NEW TREES FOR TREES REMOVED WITHIN SETBACKS
TOTAL (65) NEW TREES REQUIRED.

TREE PROTECTION NOTES

A. IT IS RECOMMENDED TO HOLD A SITE MEETING WITH THE CONTRACTORS INVOLVED IN THE PROJECT TO GO OVER THE TREE PLAN AND HAVE THE CONTRACTORS SIGN A MEMORANDUM. THE MEMORANDUM SHOULD SHOW THE PROVISION AND THE PENALTY FOR VIOLATION OF THE TREE PLAN. THE PENALTY SHOULD INCLUDE THE COST OF THE APPRAISED TREE, FINES INCURRED BY THE MUNICIPALITIES. THE PENALTIES SHOULD BE MADE PAYABLE TO THE OWNER.

B. NOTIFY PROJECT ARBORIST TO OBSERVE GROUND DISTURBANCE ACTIVITIES WHEN ACTIVITIES COMMENCE WITHIN 1-FOOT PER DIAMETER INCH FROM THE TRUNK OF PROTECTED TREES.

C. PROVIDE TREE PROTECTION FENCING ACCORDING TO DEVELOPMENT CODE 808.046. REFERENCE ALSO THE CITY OF SALEM DEPARTMENT OF PUBLIC WORKS TREE PROTECTION FENCING DETAILS #820, #821 & #822. SEE ADDITIONAL NOTE "J" BELOW.

D. IF LARGE ROOTS ARE FOUND WHILE EXCAVATING OUTSIDE THE CRITICAL ROOT ZONE, THE PROJECT ARBORIST MAY PRESCRIBE ALTERNATIVE CONSTRUCTION METHODS TO ENSURE THAT ROOTS ARE NOT DAMAGED. EXAMPLES: BRIDGING AND / OR GAPPING THE ROOTS, USING PIER AND BEAM STYLE FOUNDATIONS.

E. SOIL AMELIORATION IS HIGHLY RECOMMENDED TO ENSURE THAT THE TREES RECEIVE ENOUGH CARBOHYDRATES TO RECOVER WELL FORM THE CONSTRUCTION IMPACTS. USE OF BOTH LIQUID ORGANIC FERTILIZER AND A 4" LAYER OF NUTRIENT RICH MULCH MAY PROVIDE ADEQUATE RESOURCES TO BOOST IMMUNITY. THE TREES SHOULD BE MONITORED FOR DECLINE BY A CERTIFIED ARBORIST BOTH DURING AND POST CONSTRUCTION.

F. ALL EXCAVATION, DEMOLITION, INSTALL OF CONCRETE FORMS, ... ETC. WITHIN 1 FOOT PER DIAMETER INCH SHALL BE MONITORED BY A CERTIFIED ARBORIST ASSIGNED TO THE PROJECT TO ENSURE THAT THE IMPACTS ARE MINIMAL TO THE TREES BEING PRESERVED. TECHNIQUES USED BY THE PROJECT ARBORIST WILL FOLLOW ARBORICULTURAL GUIDELINES AND BEST MANAGEMENT PRACTICES TO PRESERVE THE TREES (SUCH AS: CITY CODE, ANSI A300 STANDARDS ... ETC.)

G. THE EXCAVATOR AND / OR EQUIPMENT SHALL STAY OUTSIDE THE CRITICAL ROOT ZONE / DRIP LINE (TIPS OF THE BRANCHES) AND CAREFULLY REMOVE LAYERS OF SOIL WHILE THE PROJECT ARBORIST PROBES THE SOIL FOR ROOTS 2" AND LARGER.

H. EXPLORATORY PNEUMATIC EXCAVATION MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF ROOTS 2" DIAMETER AND LARGER. IF FOUND THE PROJECT ARBORIST MAY DEEM THEM TO BE SUBSTANTIALLY SIGNIFICANT IN THE RETENTION OF THE TREES. ALTERNATIVE CONSTRUCTION MEASURES MAY BE RECOMMENDED IF LARGE ROOTS ARE FOUND.

I. TREES SCHEDULED FOR REMOVAL LOCATED IN PROXIMITY OF THE RPZ OF THE TREES TO BE RETAINED. SHOULD BE CUT, AND NOT PULLED OVER BY EXCAVATOR TO MINIMIZE ROOT IMPACTS. USE OF A STUMP GRINDER IS RECOMMENDED TO REMOVE STUMPS.

J. TREE PROTECTION FENCING

- FENCING SHOULD BE PLACED NO CLOSER THAN THE CRITICAL ROOT ZONE MEASUREMENTS OF THE TREES. IF THE FENCING MUST BE PLACED CLOSER TO THE TREES THAN THE CRITICAL ROOT ZONE, THE PROJECT ARBORIST MUST INSPECT THE FENCING AND SIGN OFF ON THE PLACEMENT.

- THE TREE PROTECTION FENCING SHALL BE A 4 TO 6- FEET TALL AND SHOULD BE PLACED AS FAR AWAY FROM THE TREE AS POSSIBLE, WHILE STILL ALLOWING THE CONSTRUCTION PROJECT TO COMMENCE.

- THE TEMPORARY FENCING SHALL BE SECURED WITH 6-FOOT METAL POSTS PLACED 8 FEET APART, TWO FEET DEEP AT THE EDGE OF THE TREE PROTECTION ZONE.

- PLACE TREE PROTECTION SIGNS (CITY OF SALEM DEPARTMENT OF PUBLIC WORKS DETAIL #822) SECURELY ON THE DESIGNATED TREE PROTECTION FENCING WITH WIRE TIES OR PLASTIC ZIP TIES. SIGN SHALL BE PLACED 42 INCHES ABOVE GROUND ON 50 FT SPACING, O.C. AND MUST BE CLEARLY VISIBLE TO CONTRACTORS AND PUBLIC.

- THE FENCING SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE TAKING PLACE, INCLUDING CLEARING, GRADING, OR CONSTRUCTION.

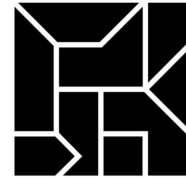
- THE TREE PROTECTION FENCING MAY BE REMOVED AFTER THE FINAL INSPECTION IS COMPLETED AND THE PROJECT ARBORIST HAS MET WITH THE LANDSCAPE CONTRACTOR TO GO OVER THEIR PLANS.

K. PROHIBITED ACTIVITIES INSIDE THE TREE PROTECTION ZONE

- CONSTRUCTION ACTIVITIES ARE PROHIBITED INSIDE ANY PART OF THE TREE PROTECTION ZONE. SHOULD ACCESS BE REQUIRED DUE TO UNFORESEEN CIRCUMSTANCES, PRIOR APPROVAL FROM THE PROJECT ARBORIST IS MANDATED AND HE/ SHE SHALL BE ON SITE TO DETERMINE MITIGATION TO THE PROPOSED ACTIVITY.

- PROHIBITED ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO:
- GROUND DISTURBANCE
 - CONSTRUCTION ACTIVITY INVOLVING VEHICULAR OR EQUIPMENT ACCESS.
 - STORAGE OF EQUIPMENT AND MATERIALS (INCLUDING SOIL AND GRAVEL)
 - TEMPORARY OR PERMANENT STOCKPILING
 - PROPOSED BUILDINGS
 - IMPERVIOUS SURFACES SUCH AS PAVEMENT
 - UNDERGROUND UTILITIES
 - EXCAVATION OR FILL
 - TRENCHING
 - IN GROUND IRRIGATION SYSTEM INSTALLATIONS
 - ALL OTHER WORK ACTIVITIES (NO PERSON SHALL WORK INSIDE THE TREE PROTECTION ZONE)

- VIOLATIONS OF THE PROVISIONS MAY RESULT IN LIABILITY FOR DAMAGES AND APPLICABLE FINES.



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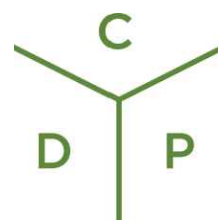
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MAHONIA
CROSSING -
PHASE 2

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



Community
Development
Partners

PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

LAND USE
SUBMISSION

10.19.2022

ISSUE

DATE

Drawing:

ADDITIONAL TREE
TABLES LOT 3
AND TREE PROTECTION
NOTES

Sheet No:

T1.04

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LOT 4 - SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
281	OREGON WHITE OAK	24"	YES	GOOD	MINOR BRANCH DAMAGE UPPER CR	PRESERVE
304	OREGON WHITE OAK	22"	YES	GOOD	THINNING CR. INCLUDED BARK AT TWIN STEM UNION	PRESERVE
305	OREGON WHITE OAK	21"	YES	GOOD	CANOPY DOMINANT. THINNING CR	PRESERVE
310	OREGON WHITE OAK	21"	YES	GOOD	FUSED LOWER STEM. NO DEFECTS NOTED	PRESERVE
311	OREGON WHITE OAK	25"	YES	GOOD	STRONG OPEN CR	REMOVE

LOT 4 - PRESERVED NON-SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
282	LEYLAND CYPRESS	7"	NO	GOOD	PARTIALLY SUPPRESSED	PRESERVE
283	DOUGLAS FIR	14"	NO	GOOD		PRESERVE
284	EASTERN WHITE PINE	10"	NO	GOOD		PRESERVE
285	EASTERN WHITE PINE	10"	NO	GOOD	LOW CROWN DENSITY	PRESERVE
306	OREGON WHITE OAK	11"	NO	GOOD/FAIR	SUBDOMINANT CANOPY TO #305	PRESERVE
307	OREGON WHITE OAK	12"	NO	GOOD	SLENDER CROWN FORM	PRESERVE
308	OREGON WHITE OAK	12"	NO	GOOD	SPREADING CROWN FORM	PRESERVE
309	OREGON WHITE OAK	11"	NO	GOOD	THIN CROWN BUT HEALTHY	PRESERVE

LOT 3 SUMMARY:

SIGNIFICANT TREES: 5
PRESERVED: 4
REMOVED: 1
ADDITIONAL NON-SIGNIFICANT TREES
PRESERVED: 7

OFFSITE TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	ADJACENCY
11	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT	REMOVE (a)	LOT 3
139	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT. SPACED APART	REMOVE (a)	LOT 3
302	OREGON WHITE OAK	23"	YES	GOOD	SINGLE STEM. COMPLETE CR	REMOVE (a)	LOT 4
303	OREGON WHITE OAK	22"	YES	GOOD	STORM DAMAGE. HEAVY IVY WITHIN CR AND STEM	REMOVE (a)	LOT 4
313	OREGON WHITE OAK	23"	YES	GOOD	LOW VIGOR. NARROW CR FORM	REMOVE (a)	LOT 4
318	OREGON WHITE OAK	22"	YES	GOOD	FULL CR FORM	REMOVE (a)	LOT 3
279	NORWAY MAPLE	13	NO	GOOD	NUISANCE TREE: ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
280	WESTERN RED CEDAR	24"	NO	GOOD	ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
292	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
293	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
297	WESTERN RED CEDAR	7"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
298	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
299	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
326	OREGON WHITE OAK	13"	NO	FAIR	6FT OUTSIDE PROP. LINE. HALF CROWN MISSING	PRESERVE	LOT 3
327	SWEET CHERRY	14	NO	FAIR	REGIONAL NUISANCE TREE; 1FT OUTSIDE PROP. LINE	PRESERVE	LOT 3

OFF-SITE TREE NOTES:

- a) REMOVAL OF TREES #11, 139, 302, 303, 313 & 318 WAS APPROVED AS PART OF THE WOODSCAPE GREEN NORTH SUBDIVISION AND ARE AFFECTED BY THE RIGHT OF WAY EXTENSIONS FOR SALAL AND TEAL.
- b) ARBORIST REPORT INCLUDES PARTIAL ASSESSMENTS FOR OFFSITE TREES THAT WERE NOT FULLY EXAMINED.
- c) NUISANCE SPECIES LOCATED OFFSITE ARE NOT BEING REMOVED AS PART OF THIS PROJECT.

LOT 4 - REMOVED NON SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	NOTES
286	EASTERN PINE	11"	NO	DEAD	STANDING STEM, NO LIVE FOLIAGE	REMOVE	NA (D)
287	DOUGLAS FIR	19"	NO	GOOD/FAIR	TWIN LEADERS, IRREGULAR CROWN	REMOVE	REPLACE 1x
288	SWEET CHERRY	18"	NO	GOOD	CANOPY DOMINANT	REMOVE	NA (N)
289	SWEET CHERRY	18"	NO	FAIR/POOR	STORM DAMAGE	REMOVE	NA (N)
290	RED ELDERBERRY	10"	NO	POOR	LARGE SPECIMEN; FALLING APART	REMOVE	REPLACE 1x
291	SWEET CHERRY	15"	NO	GOOD	LARGE TWIN STEM TREE	REMOVE	NA (N)
301	BLACK COTTONWOOD	16"	NO	GOOD	SEMI-MATURE, SPREADING CR	REMOVE	SB
312	OREGON WHITE OAK	14"	NO	POOR/FAIR	STRONGLY SUPPRESSED	REMOVE	REPLACE 1x

REMOVED TREE NOTES:

SB : LOCATED WITHIN SETBACK (2x REPLACEMENT)
NA (S) : NOT COUNTED, LOCATED WITHIN REQUIRED STORM WATER PLANTER
NA (D) : NOT COUNTED, DEAD, DYING OR IN DECLINE
NA (N) : NOT COUNTED, NUISANCE TREE

TREE PRESERVATION & REMOVAL SUMMARY TABLE

LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 4	4	1	7	3	1	16	5 (31%)	11 (69%)

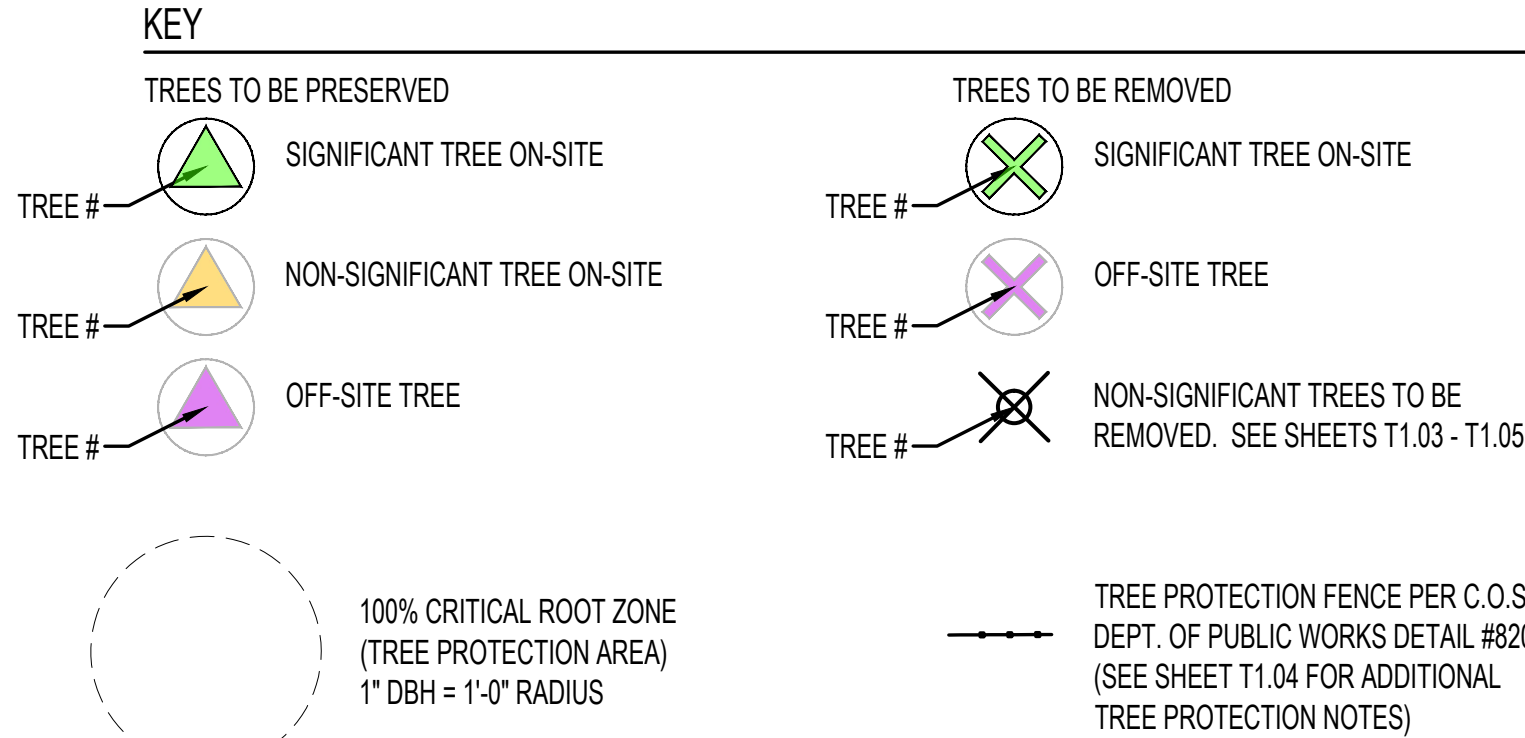
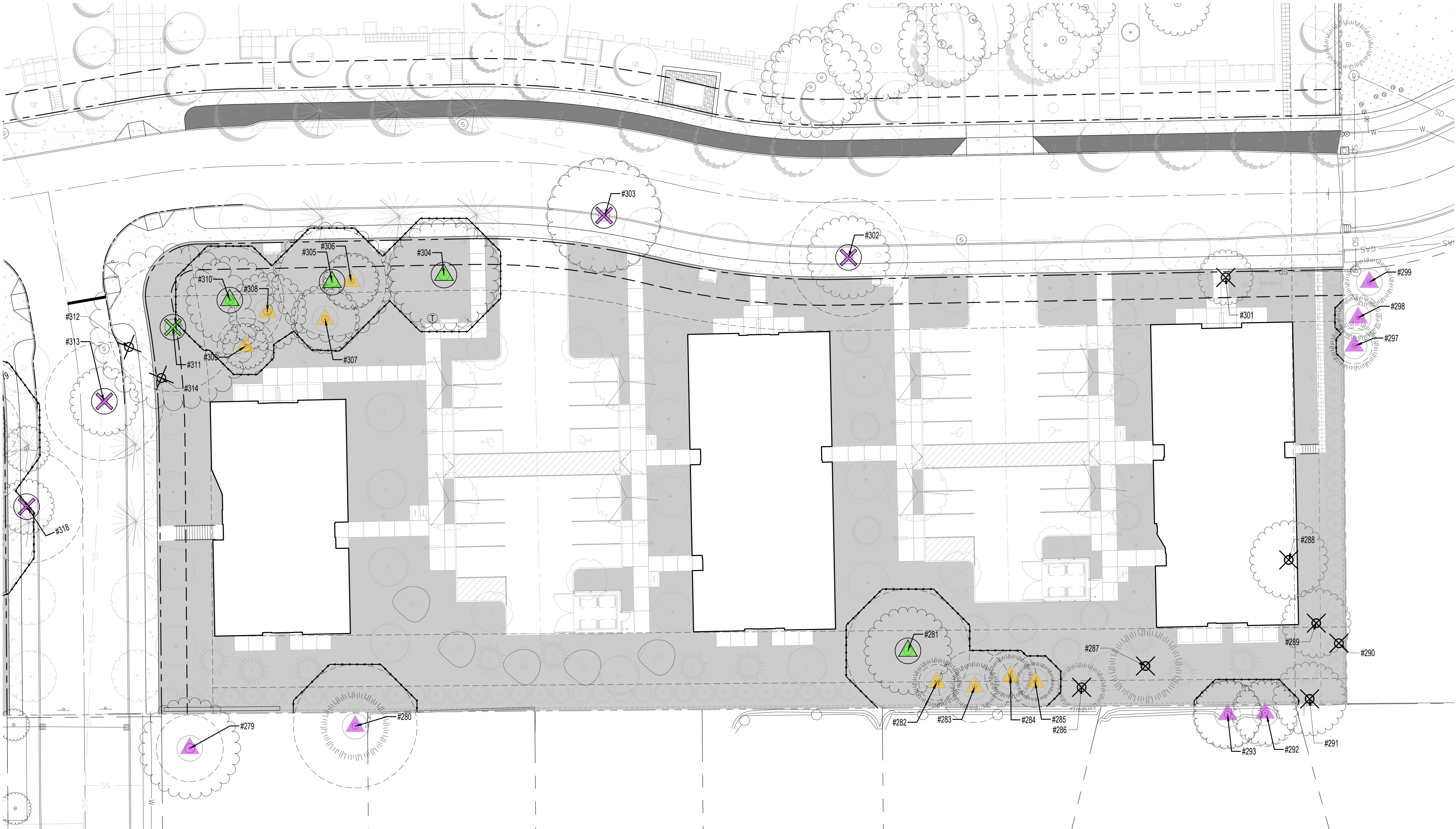
TREE REPLACEMENT REQUIREMENTS FOR LOT 4

16 EXISTING TREES, 5 REMOVED (31%)
THE REQUIRED REPLACEMENT TREES FOR LOT 4 ARE:
(1) NEW TREE FOR SIGNIFICANT TREE REMOVED
(3) NEW TREE FOR NON SIGNIFICANT TREE REMOVED
(2) NEW TREES FOR NON SIGNIFICANT TREE REMOVED WITHIN SETBACKS
TOTAL (6) NEW TREES REQUIRED.

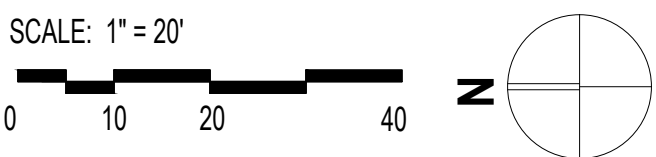
NOTE TO REVIEWER:

SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER EXISTING TREES ON SITE.

SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING REMOVED TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE DURING CONSTRUCTION.



1 TREE PLAN - LOT 4
1" = 20' - 0"



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