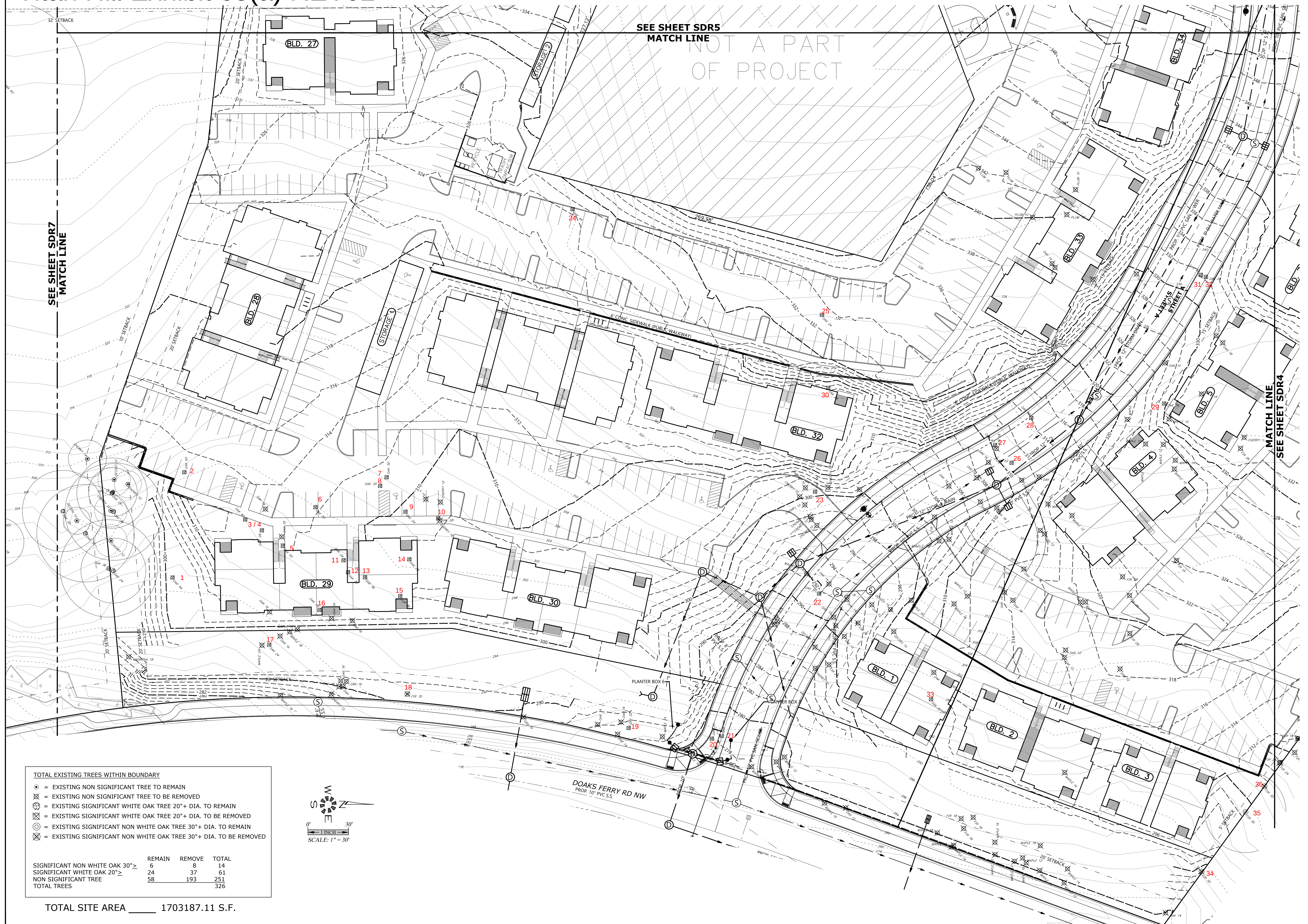


Titan Hill Exhibit 65(a) REV02



MULTI/TECH
ENGINEERING SERVICES, INC.

1155 13th St. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

TREE CONSERVATION PLAN

DOAKS FERRY SUBDIVISION

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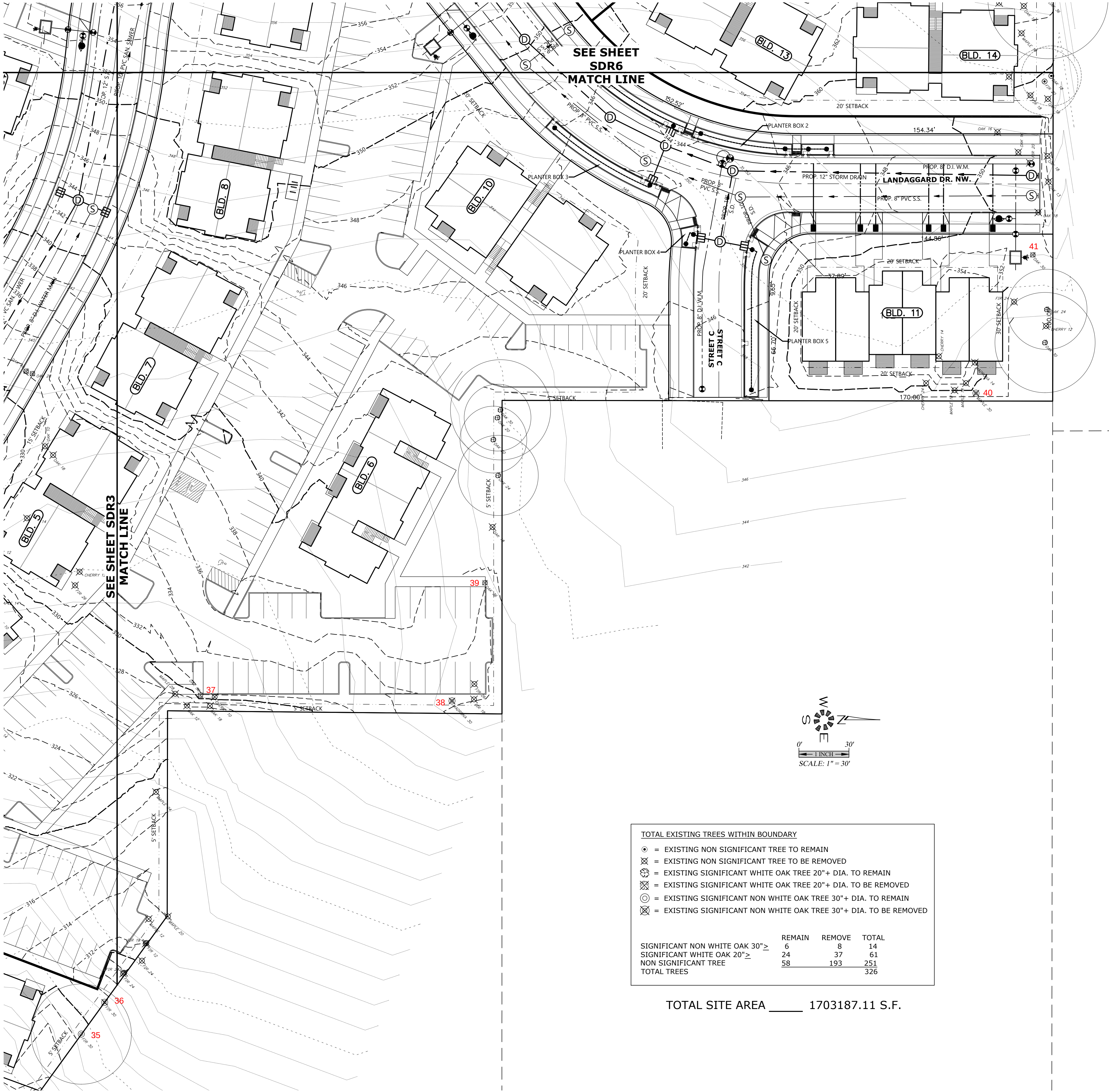
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G
 Date: OCT. 2019
 Scale: AS SHOWN



DB # 6773

SDR3



TOTAL EXISTING TREES WITHIN BOUNDARY

● = EXISTING NON SIGNIFICANT TREE TO REMAIN
⊗ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
⊙ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
⊗ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
⊙ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
⊗ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30"≥	6	8	14
SIGNIFICANT WHITE OAK 20"≥	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA _____ 1703187.11 S.F.

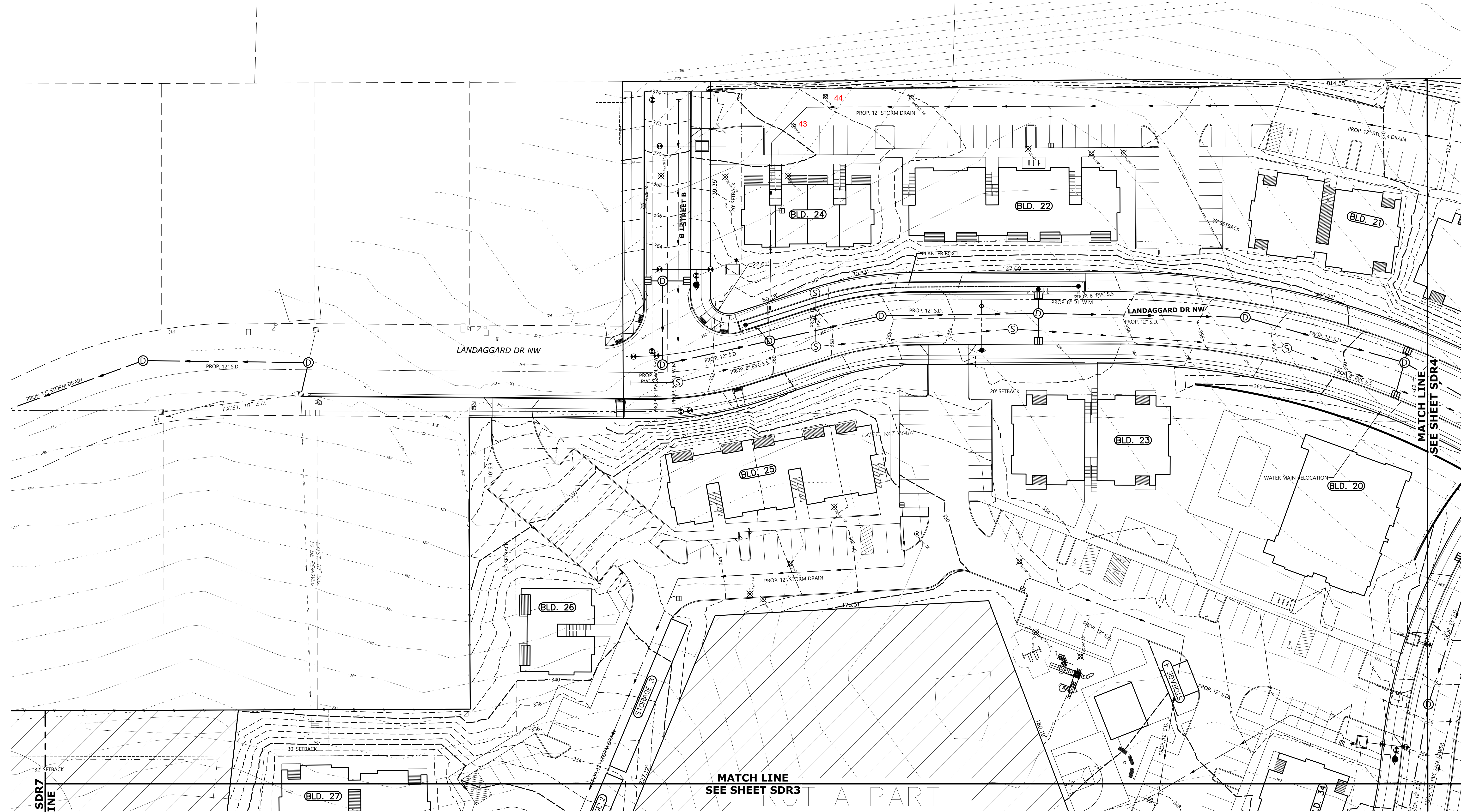
TREE CONSERVATION
PLAN

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Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREGG
JULY 11, 1978
EXPIRES 06-30-2023
JOB # 6773



TOTAL EXISTING TREES WITHIN BOUNDARY			
⊙	= EXISTING NON SIGNIFICANT TREE TO REMAIN		
⊗	= EXISTING NON SIGNIFICANT TREE TO BE REMOVED		
⊗	= EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO REMAIN		
⊗	= EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO BE REMOVED		
⊙	= EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO REMAIN		
⊗	= EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO BE REMOVED		
SIGNIFICANT NON WHITE OAK 30" ≥	REMAIN	REMOVE	TOTAL
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TREE CONSERVATION
PLAN

DOAKS FERRY SUBDIVISION

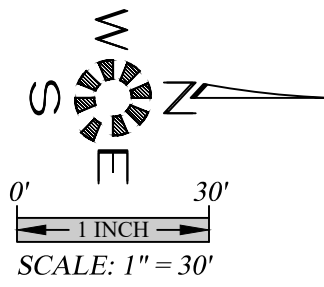
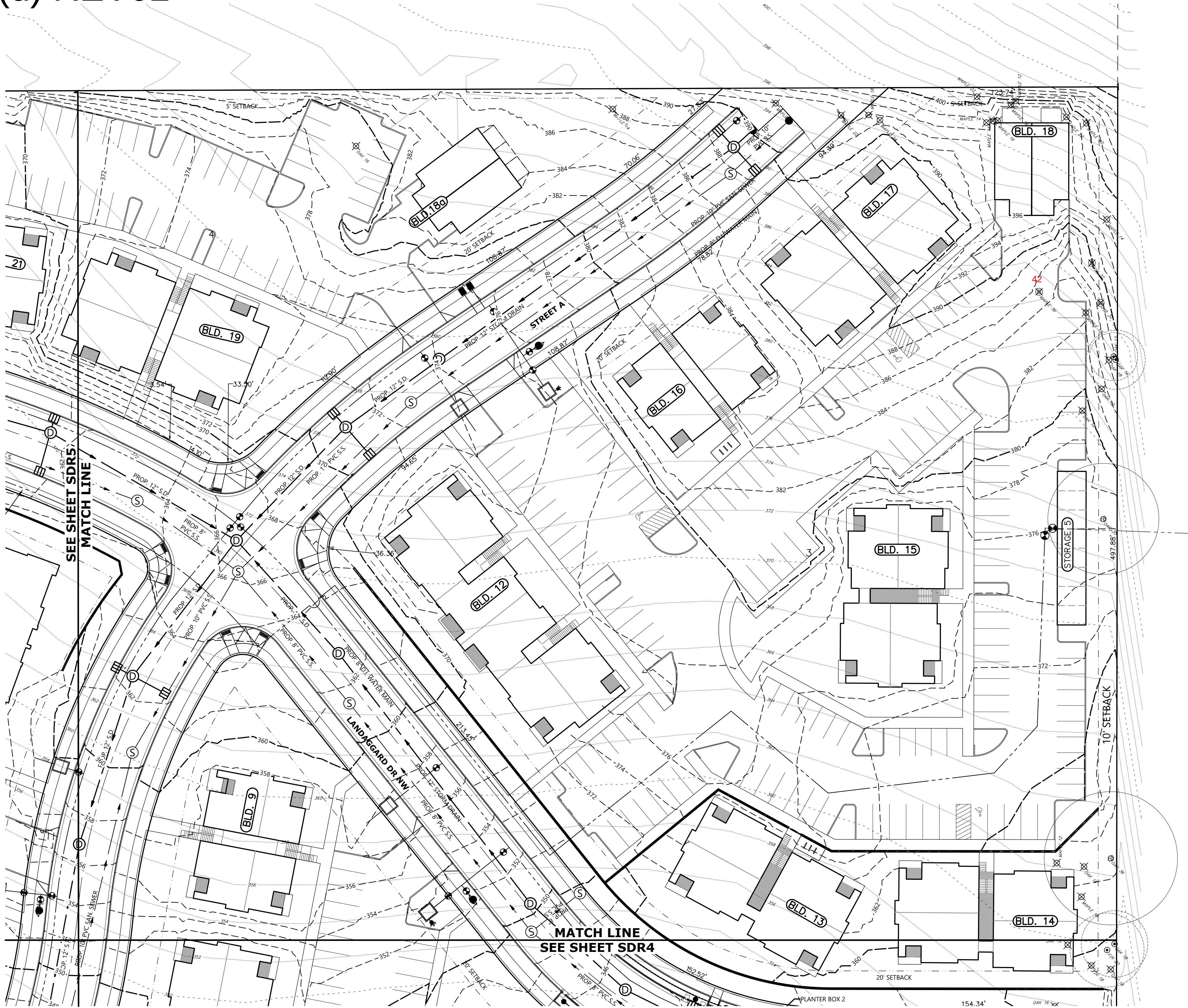
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67736 SDR5-TREE

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREGG
JULY 11, 1978
EXPIRES 06-30-2023

JOB # 6773



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- ⊗ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
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TREE CONSERVATION
PLAN

DOAKS FERRY SUBDIVISION

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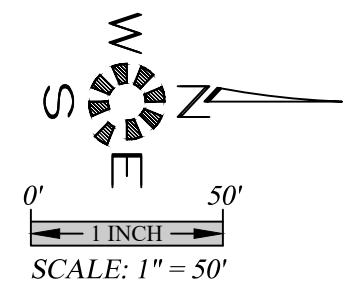
67736 SUBS-TREE

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN

EXPRES 06-30-2023

JOB # 6773

Titan Hill Exhibit 65(e) REV02



- TOTAL EXISTING TREES WITHIN BOUNDARY
- = EXISTING NON SIGNIFICANT TREE TO REMAIN
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TREE CONSERVATION
PLAN

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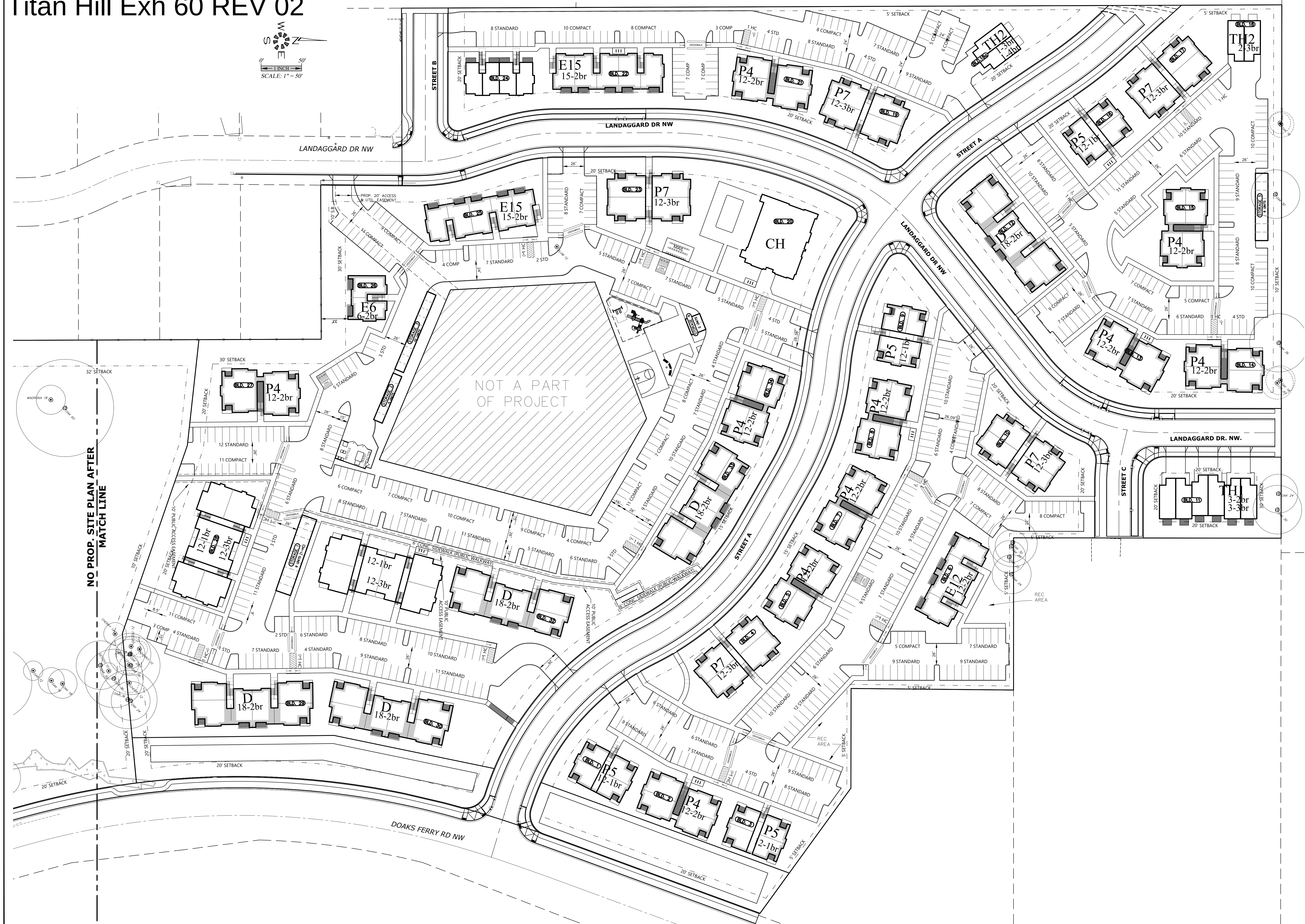
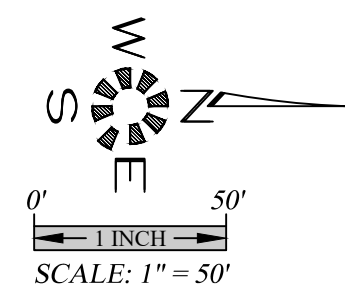
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Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN



JOB # 6773

SDR7

Titan Hill Exh 60 REV 02



MULTI/TECH

ENGINEERING SERVICES, INC.

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 PH. (405) 361-9227 FAX (505) 364-1260
www.mteengineering.net office@mteengineering.net

SITE PLAN

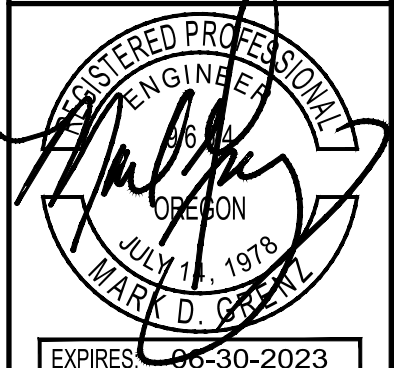
DOAKS FERRY SUBDIVISION

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6773p FULL SITE

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN



JOB # 6773

SDR

TITAN HILL APARTMENTS

DOAKS FERRY ROAD NW
SALEM, OREGON

COVER SHEET

TITAN HILL
APARTMENTS
DOAKS FERRY ROAD NW
SALEM, OREGON

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Drawn: LAA
Checked: LAA
Date: 01.19.23
Scale:

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

JOB #1465R

L0.0

CLIENT / OWNER:

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

LANDSCAPE ARCHITECT:

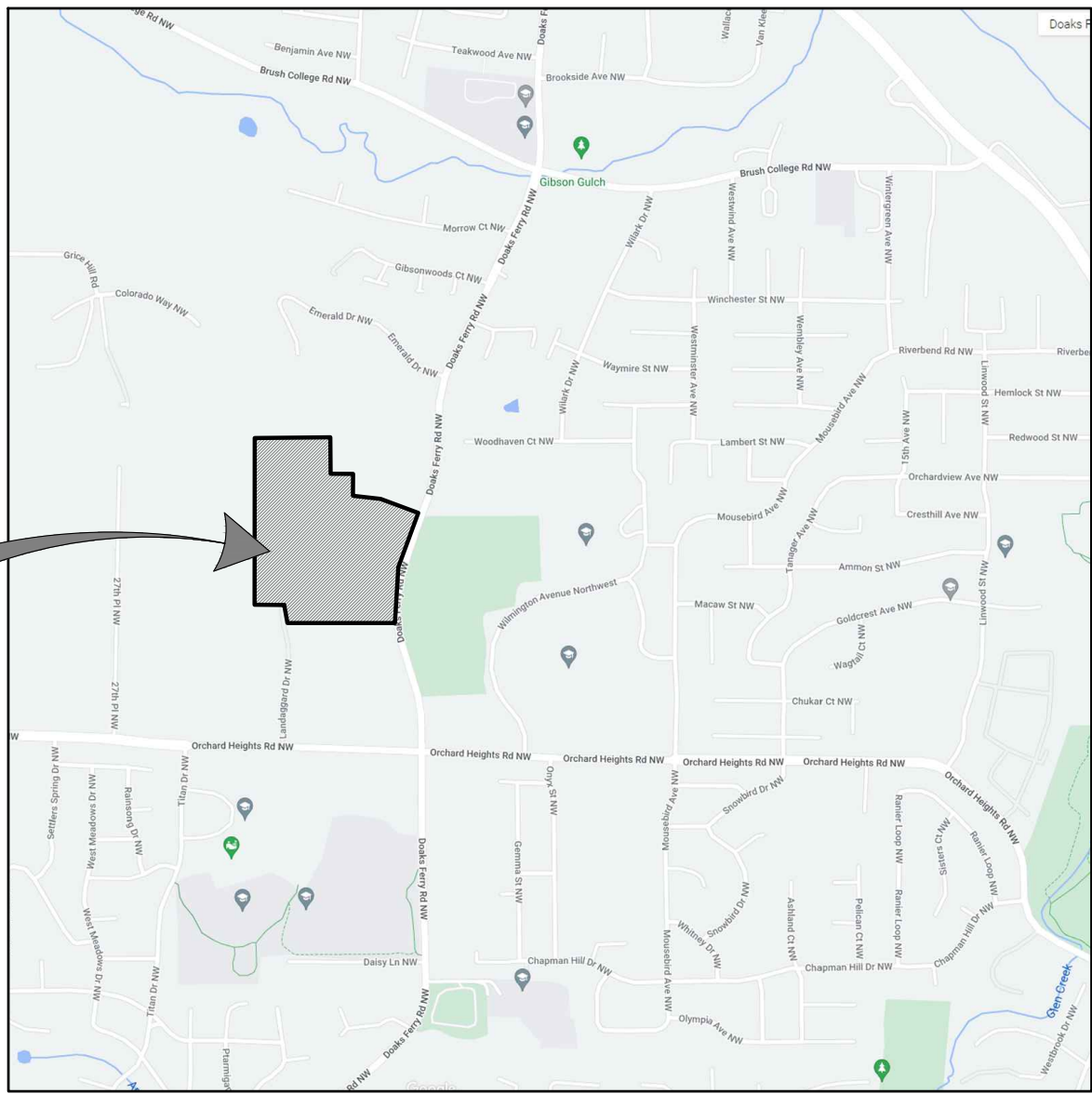
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.digsafelyoregon.com

SHEET INDEX:

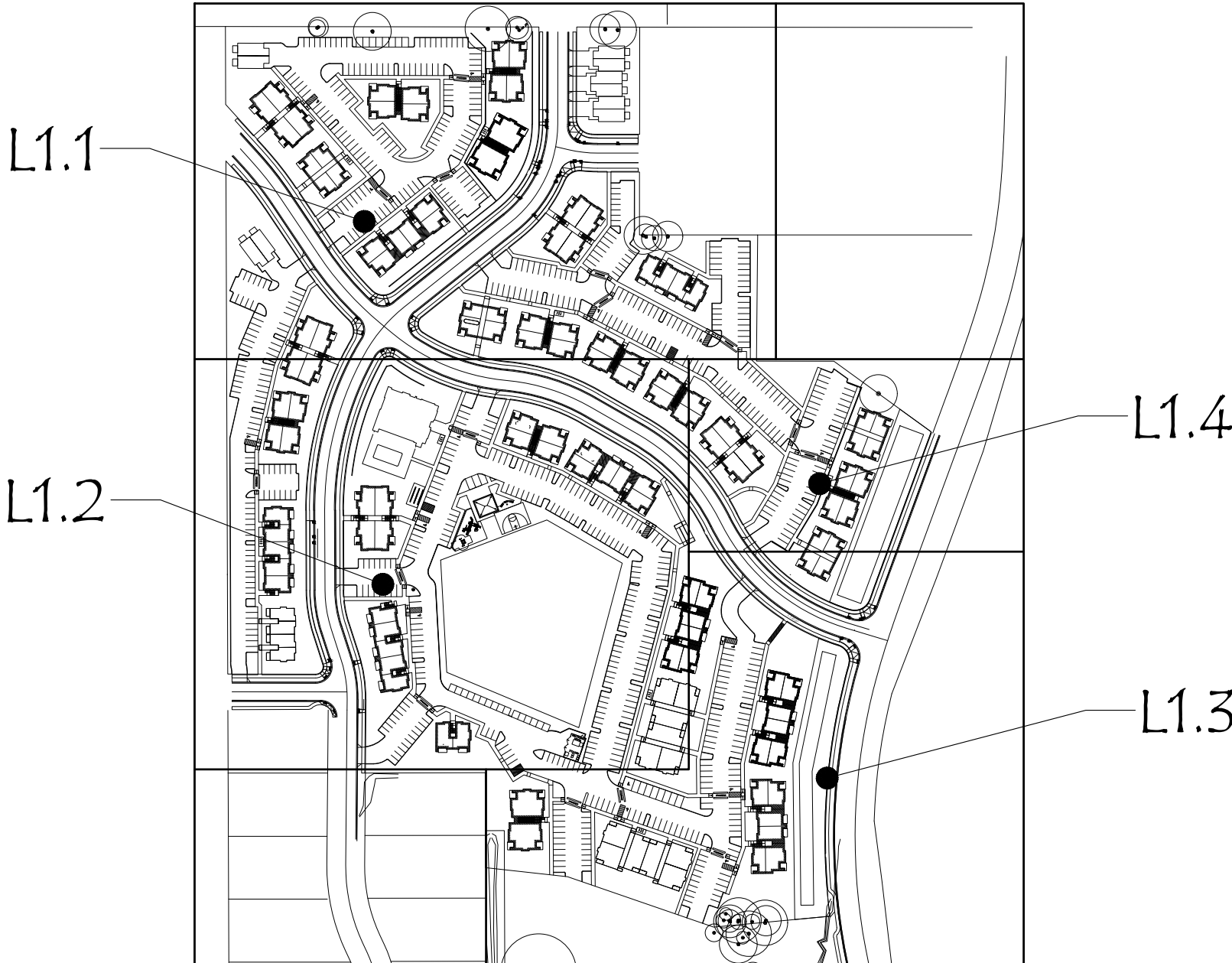
- L0.0 COVER SHEET
- L1.1 PRELIMINARY PLANTING PLAN
- L1.2 PRELIMINARY PLANTING PLAN
- L1.3 PRELIMINARY PLANTING PLAN
- L1.4 PRELIMINARY PLANTING PLAN

VICINITY MAP:



PROJECT
SITE

KEY MAP:



Titan Hill Exh 63b REV 02

Multifamily Landscape Requirements

SITE AREA SQUARE FOOTAGE (SF): 914,800 SF (EXCLUDES STREETS/ROW)
1 TREE PER 2000 SF GROSS AREA = 457 TREES
EXISTING TREES TO REMAIN = 4 TREES
LANDSCAPE TREES = 453 TREES
TOTAL PROPOSED TREES = 457 TREES (DOES NOT INCLUDE 161 STREET TREES)

TOTAL LANDSCAPE SF: 356,367 SF

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND
PASSIVE RECREATION, PRIVATE SPACE
OPEN SPACE PROVIDED: 30.5% (279,500 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)

Legend:

- EXISTING TREE TO REMAIN
- ROW STORMWATER PLANTERS

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 TO BE SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
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- PRELIMINARY PLANT SCHEDULE SEE SHEET L1.4.
- ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBLSCURING 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.



Laurus
Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

PRELIMINARY PLANTING PLAN

TITAN HILL
APARTMENTS
DOAKS FERRY ROAD NW
SALEM, OREGON

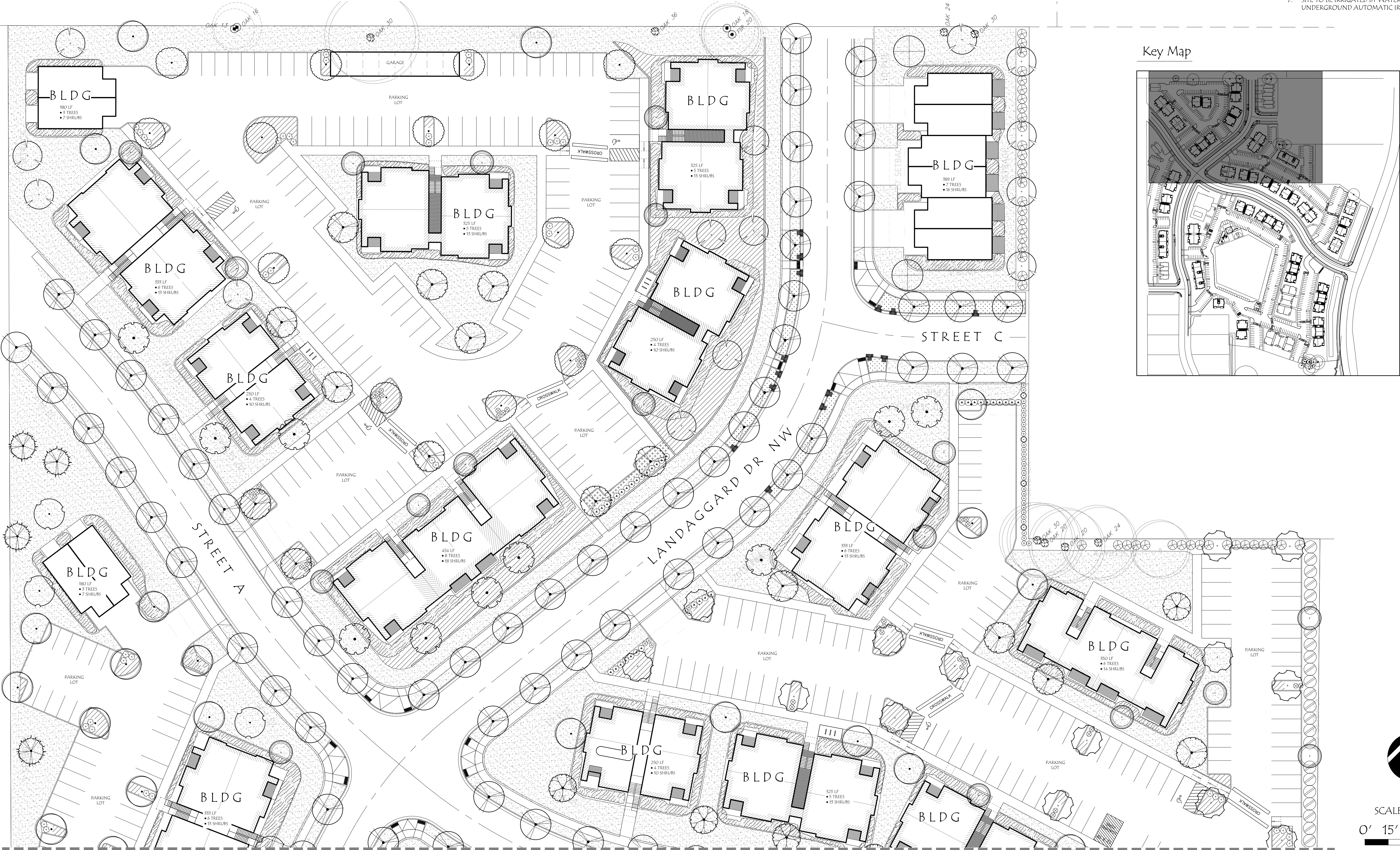
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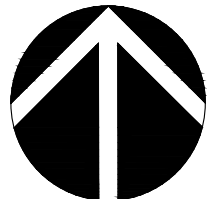
Design:	LAA
Drawn:	LAA
Checked:	01.19.23
Date:	
Scale:	

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

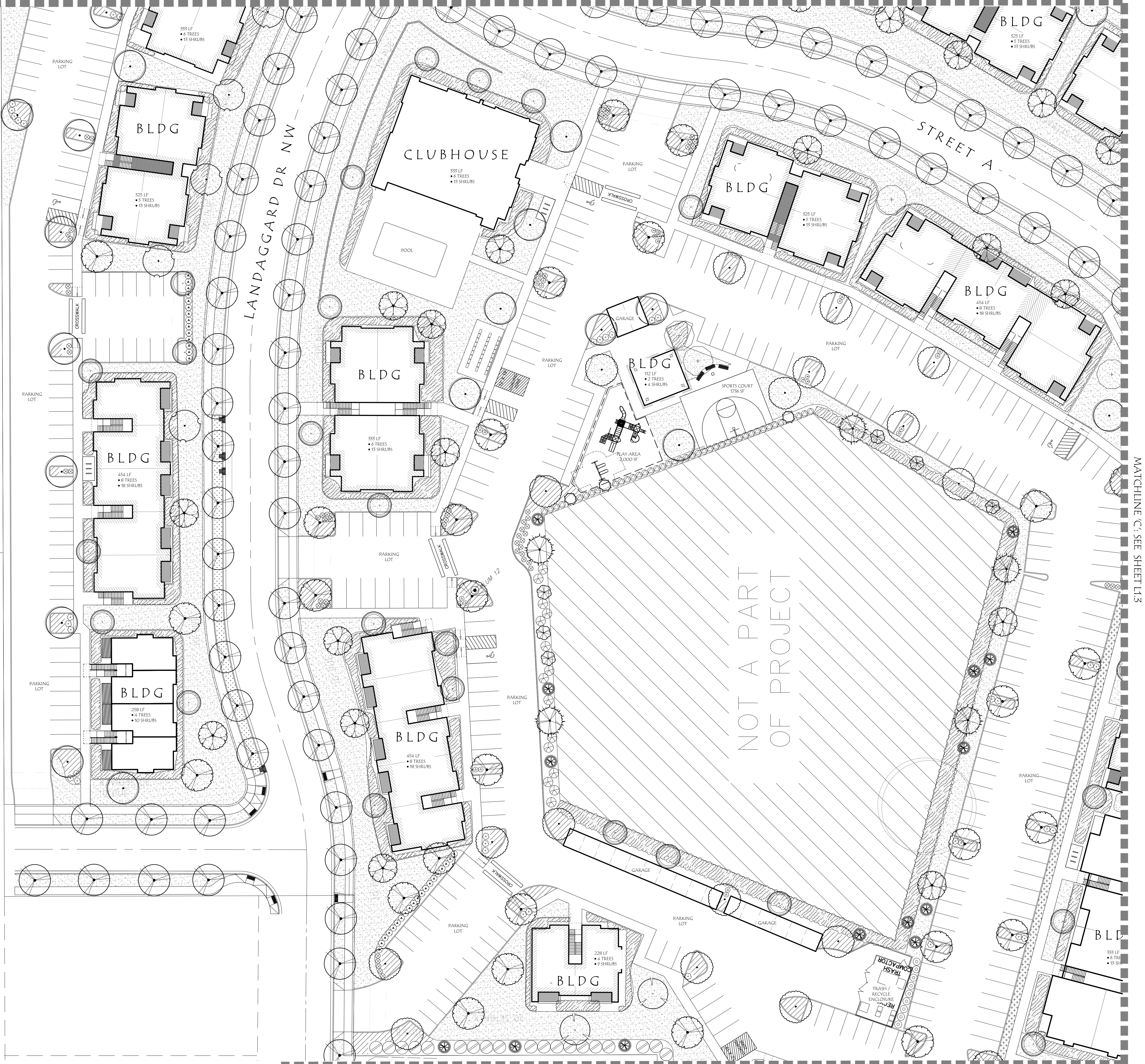
JOB #1465R

L1.1





SCALE: 1"=30'-0"
0' 15' 30' 60'
SCALE



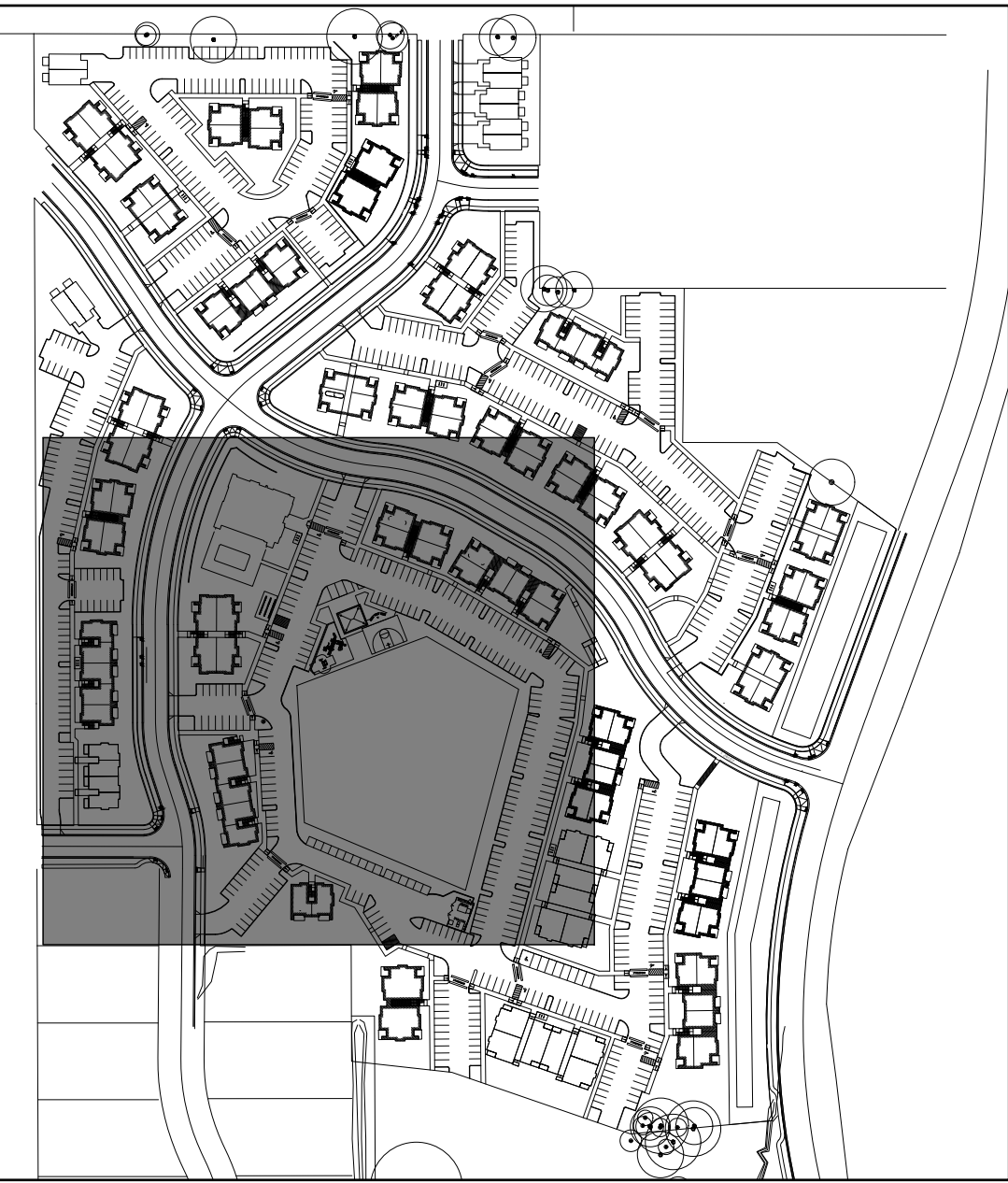
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Key Map



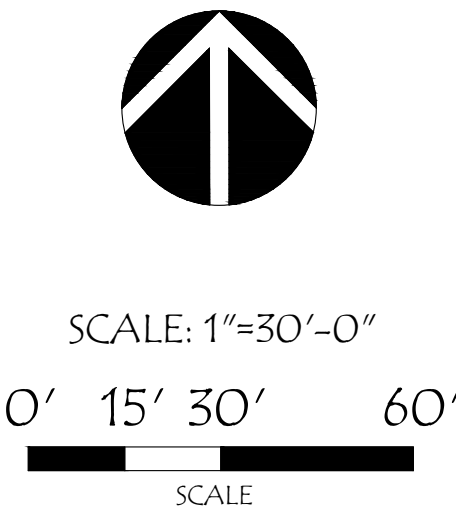
PRELIMINARY PLANTING PLAN

TITAN HILL APARTMENTS
DOAKS FERRY ROAD NW
SALEM, OREGON

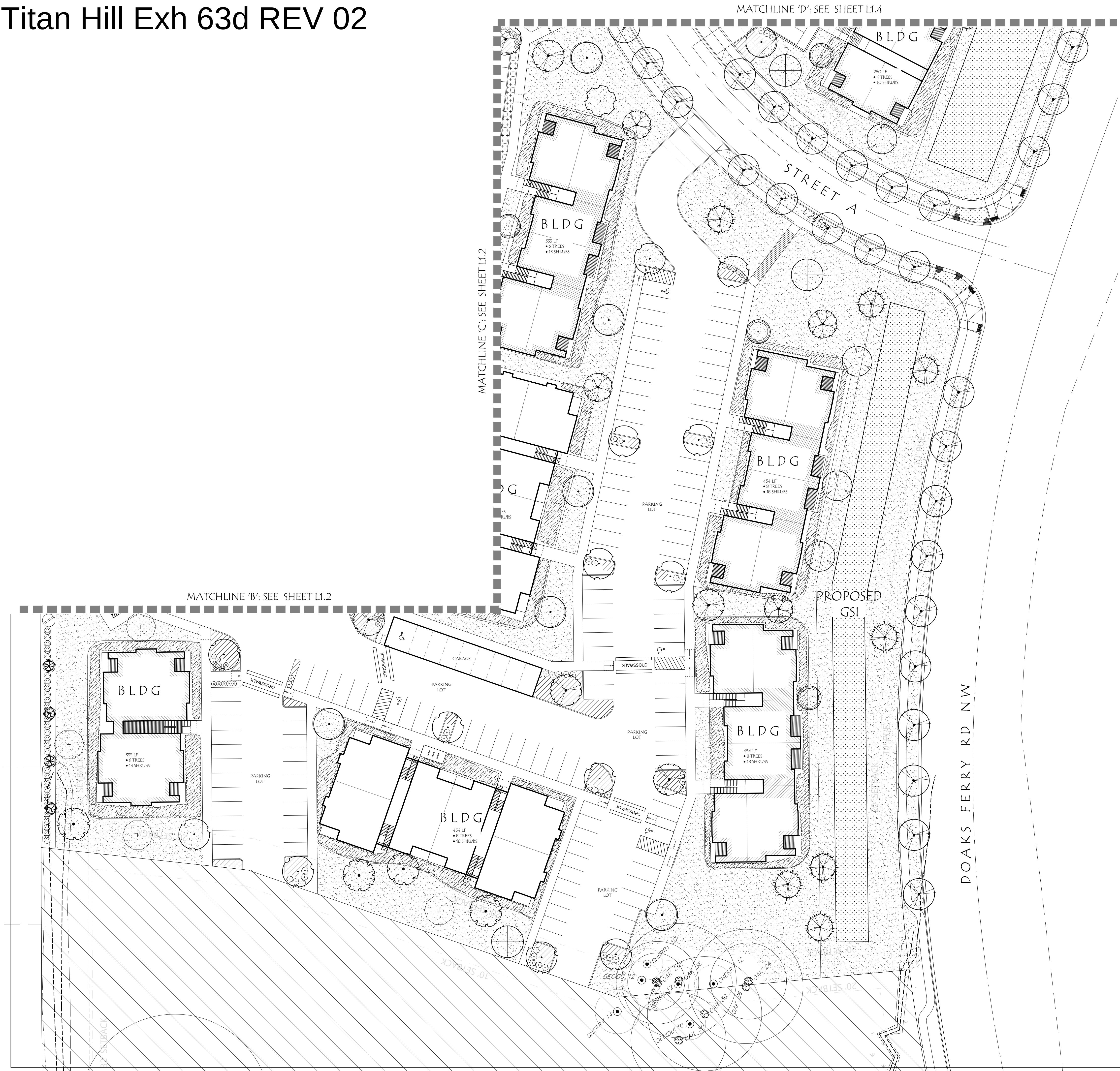
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LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT
JOB #1465R



Titan Hill Exh 63d REV 02



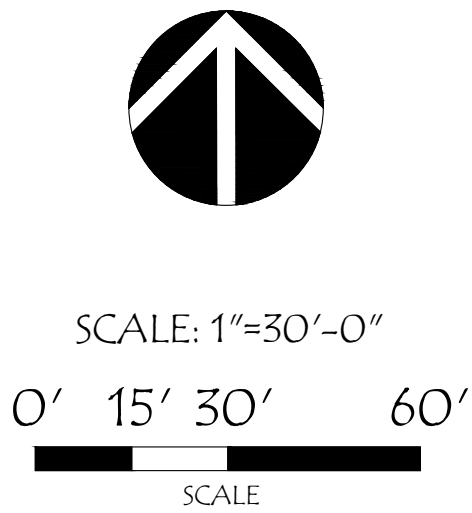
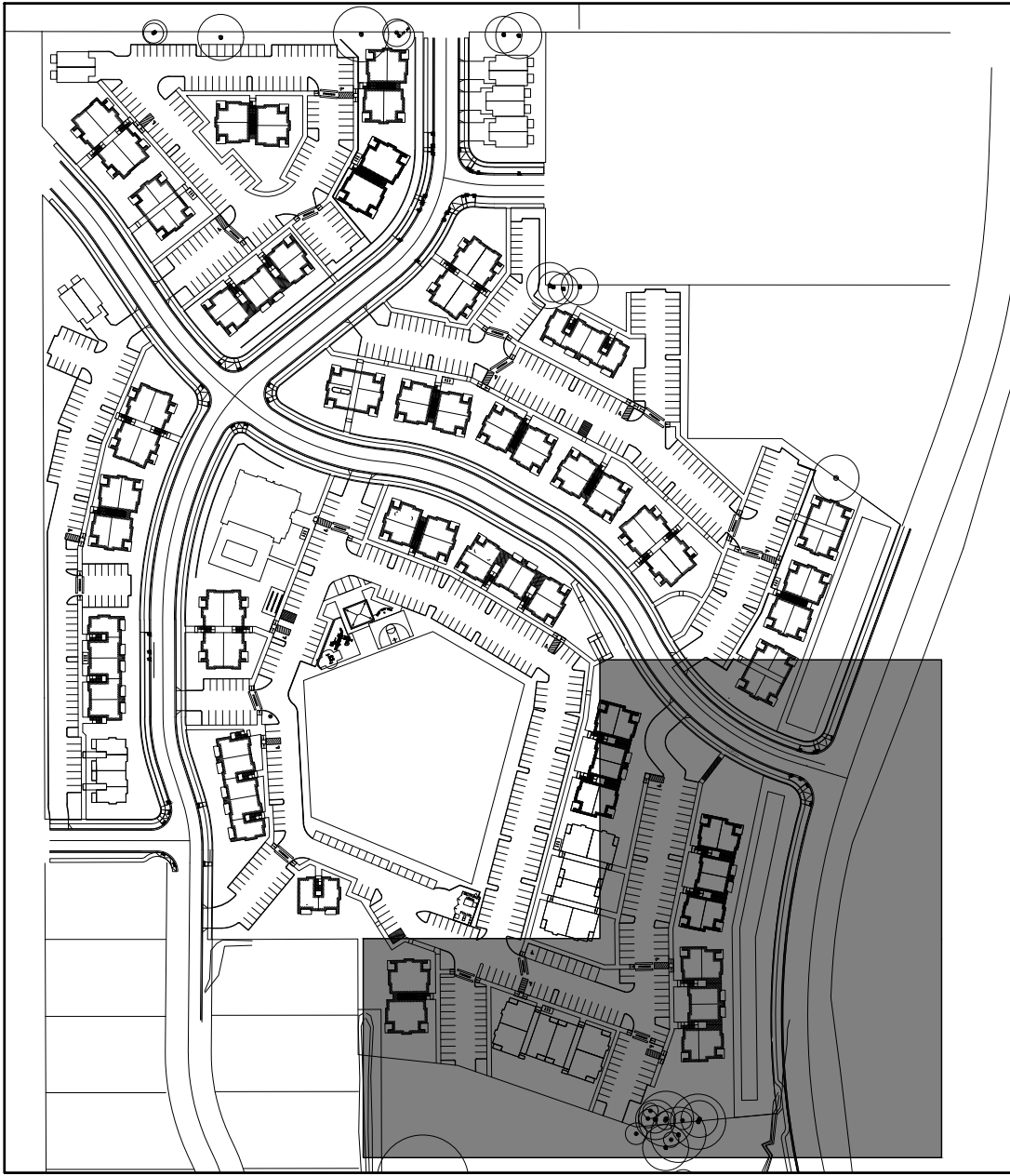
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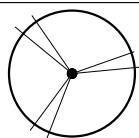
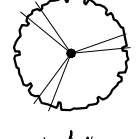
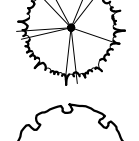
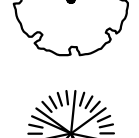
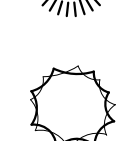
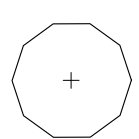
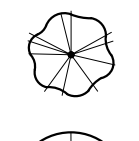
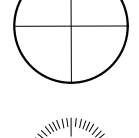
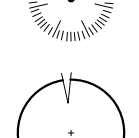
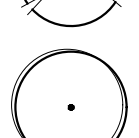
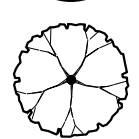
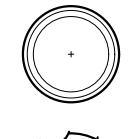
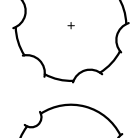
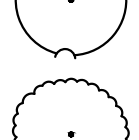
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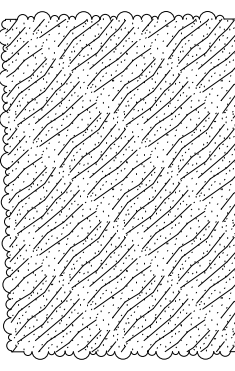
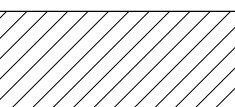
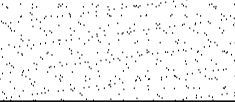
Key Map



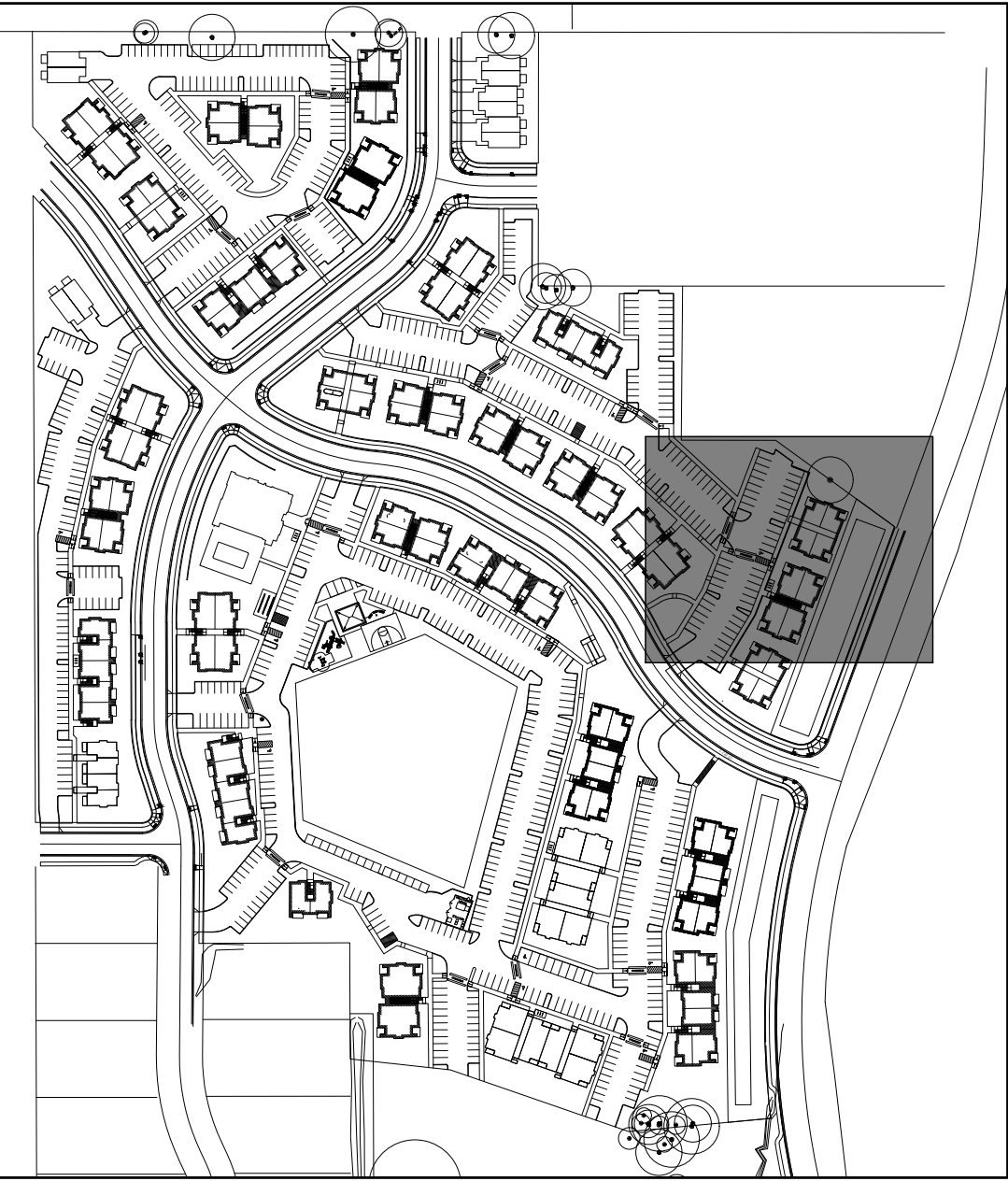
Preliminary Plant Schedule

STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	161	Salem Approved Street Trees for Planters 6' Wide and ROW Stormwater Planters	11/2" Cal., B&B
TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	48	Acer rubrum 'October Glory' / October Glory Red Maple	11/2" Cal., B&B
	20	Calocedrus decurrens / Incense Cedar	6' Ht., Min., B&B
	17	Carpinus betulus 'JFS-KWICB' TM / Emerald Avenue European Hornbeam	11/2" Cal., B&B
	21	Chamaecyparis nootkensis 'Glauca Pendula' / Weeping Nootka False Cypress	6' Ht., Min., B&B
	37	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	6' Ht., Min., B&B
	9	Cornus florida / Flowering Dogwood	11/2" Cal., B&B
	6	Fagus sylvatica 'Dawycck Purple' / Dawycck Purple European Beech	11/2" Cal., B&B
	2	Ginkgo biloba / Maidenhair Tree	11/2" Cal., B&B
	39	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	6' Ht., Min., B&B
	24	Liriodendron tulipifera / Tulip Poplar	11/2" Cal., B&B
	60	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	11/2" Cal., B&B
	37	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	11/2" Cal., B&B
	55	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	11/2" Cal., B&B
	22	Tilia tomentosa 'Sterling' / Sterling Silver Linden	11/2" Cal., B&B
	23	Ulmus parvifolia / Lacebark Elm	11/2" Cal., B&B
	31	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	11/2" Cal., B&B

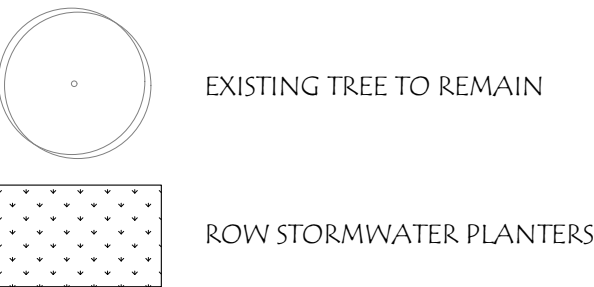
Titan Hill Exh 63e REV 02

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE
	51,000 sf	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Abelia Berberis thunbergii "Crimson Pymy" / Crimson Pymy Barberry Hydrangea paniculata "PeeGee Improved" / PeeGee Improved Panicle Ilex crenata "Soft Touch" / Soft Touch Japanese Holly Nandina domestica "Firepower" / Firepower Heavenly Bamboo Physocarpus opulifolius "Donna May" / Donna May Ninebark Raphiolepis indica "Ballerina" / Ballerina Indian Hawthorn Rosa x "KO Double" / Pink Double Knockout Rose Sarcococca confusa / Fragrant Sarcococca Spiraea x bumalda "Magic Carpet" / Magic Carpet Spirea	2 Gal. to 5 Gal.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	156	Abelia x grandiflora "Sherwoodii" / Sherwood Glossy Abelia	2 Gal.
	68	Euonymus japonicus / Japanese Euonymus	3 Gal.
	79	Ligustrum japonicum "Texanum" / Texas Japanese Privet	5 Gal.
	68	Myrica californica / Pacific Wax Myrtle	5 Gal.
	34	Nandina domestica "Firepower" / Firepower Heavenly Bamboo	2 Gal.
	82	Prunus laurocerasus "Otto Luyken" / Otto Luyken English Laurel	3 Gal.
	131	Raphiolepis indica "Ballerina" / Ballerina Indian Hawthorn	2 Gal.
	30	Raphiolepis umbellata "Snow White" / Yedda Hawthorn	3 Gal.
	33	Spiraea x bumalda "Magic Carpet" / Magic Carpet Spirea	2 Gal.
	9	Viburnum tinus "Spring Bouquet" / Spring Bouquet Laurestinus	5 Gal.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	2,527	Ground Covers, Grasses, and Perennials	1 Gal.
	276,469 sf	ProTime PT301 Water Smarter Fescue or Equal	Seed
ROW STORMWATER PLANTERS	QTY	BOTANICAL / COMMON NAME	SIZE
	3,445 sf	Carex densa / Dense Sedge Juncus ensifolius / Dagger-leaf Rush Juncus tenuis / Slender Rush Scirpus microcarpus / Small Fruited Bulrush	1 Gal.

Key Map

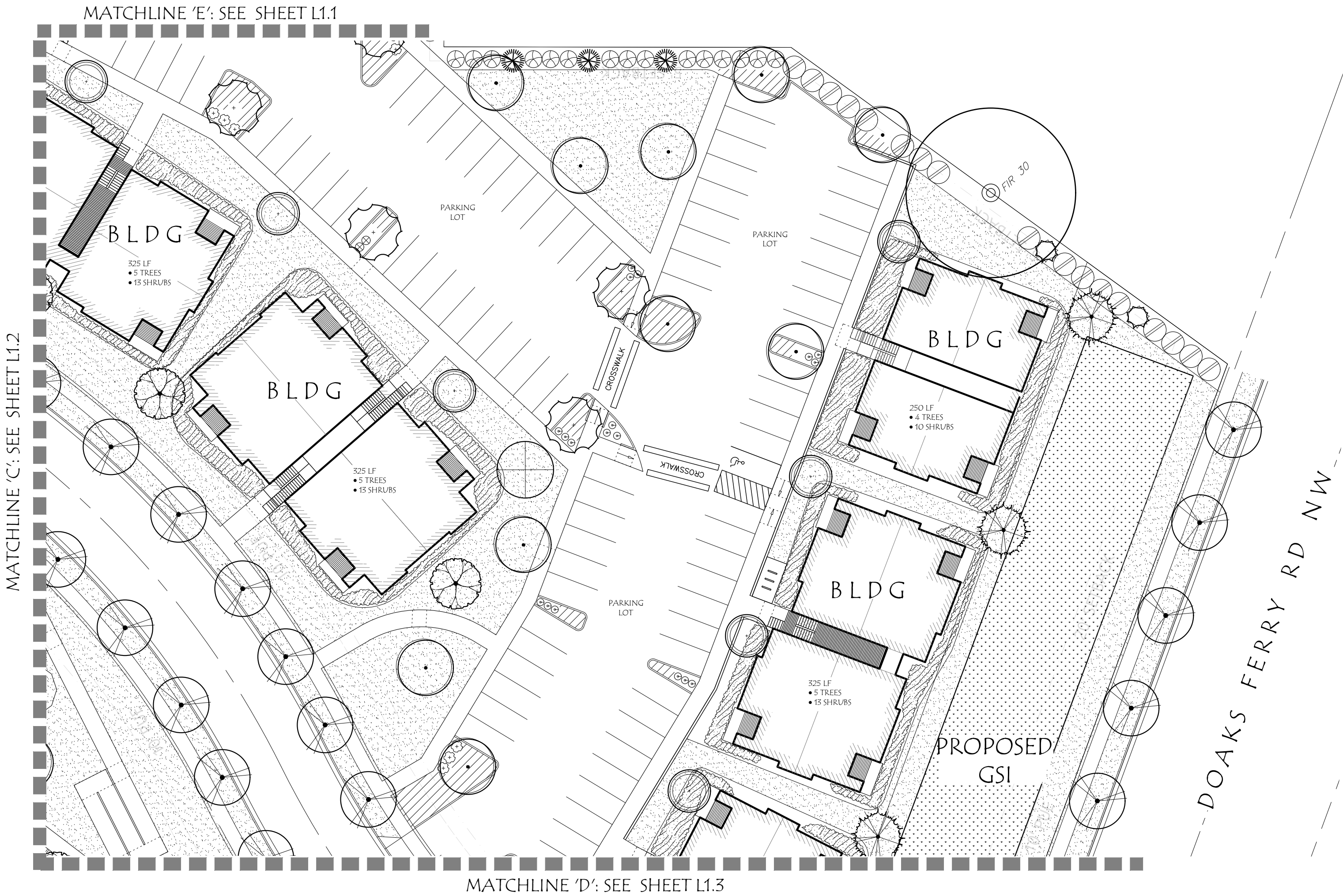


Legend:



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 TO BE 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.
- PRELIMINARY PLANT SCHEDULE SEE THIS SHEET.
- 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.







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11555 131st St., S.E. Salem, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
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UTILITY PLAN
SOUTH EAST

DOAKS FERRY
SUBDIVISION

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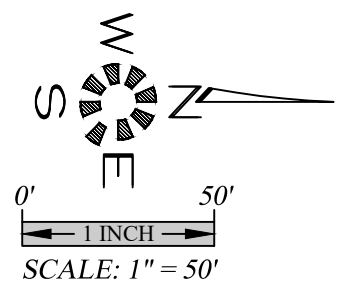
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ENGINEER
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JULY 11, 1978
NO. 12345
EXPIRES 06-30-2023

JOB # 6773

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UTILITY PLAN SOUTH

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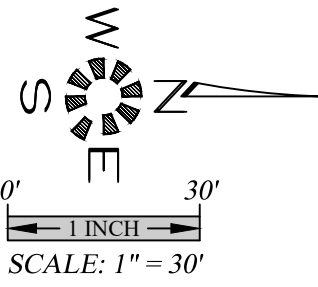
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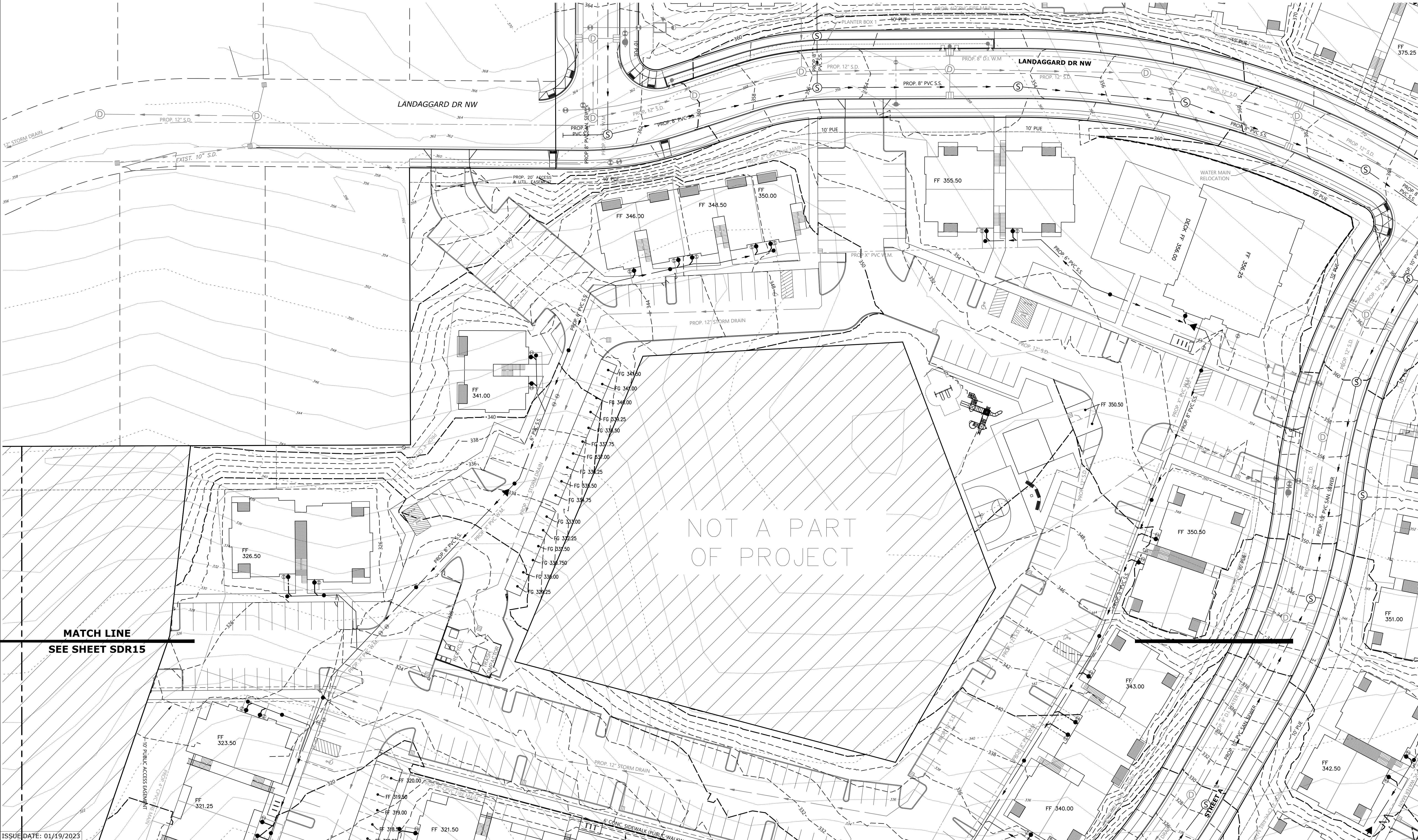
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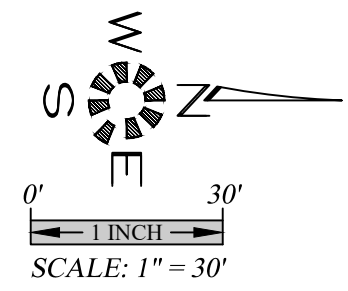


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MATCH LINE
SEE SHEET SDR15



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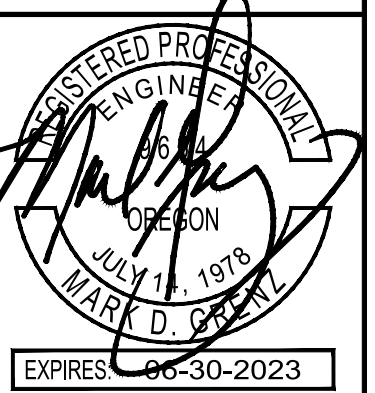
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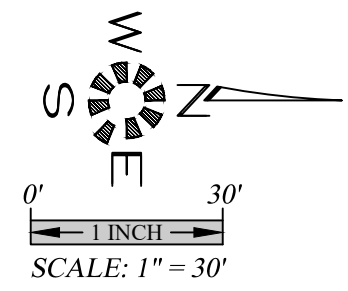
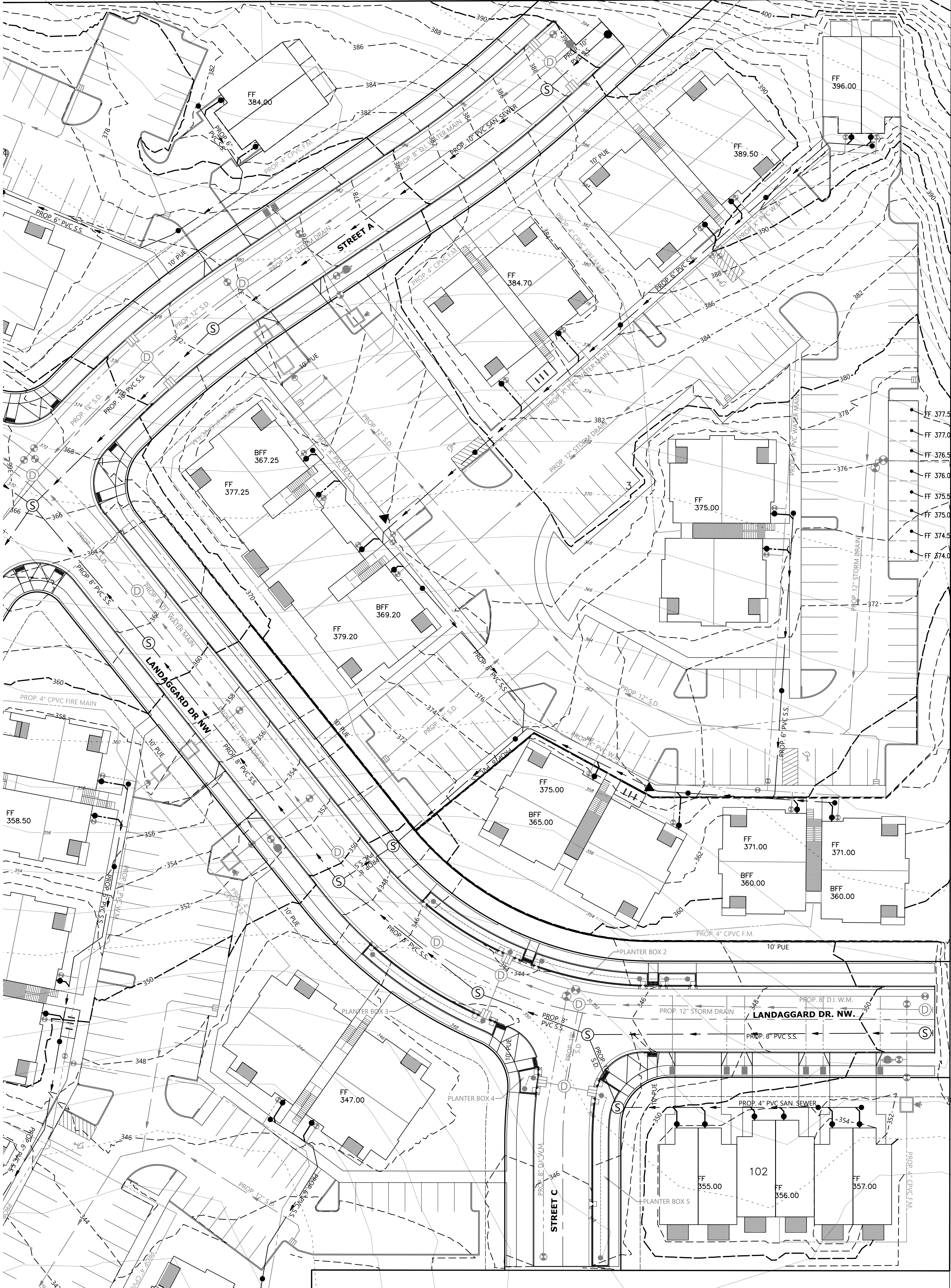
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SDR15



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ENGINEER

MARK D. GREGG

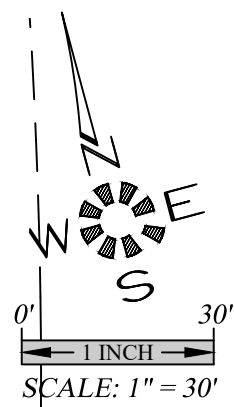
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SDR16

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UTILITY PLAN NORTH EAST

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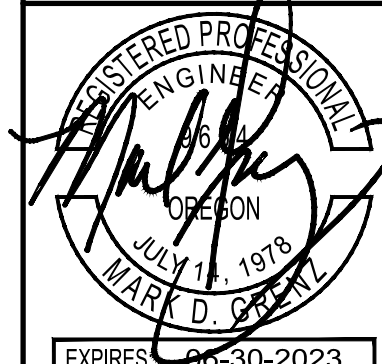
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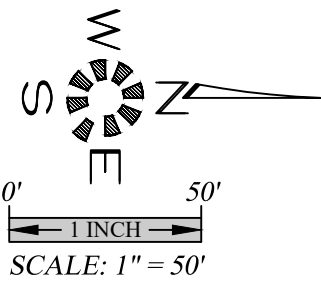


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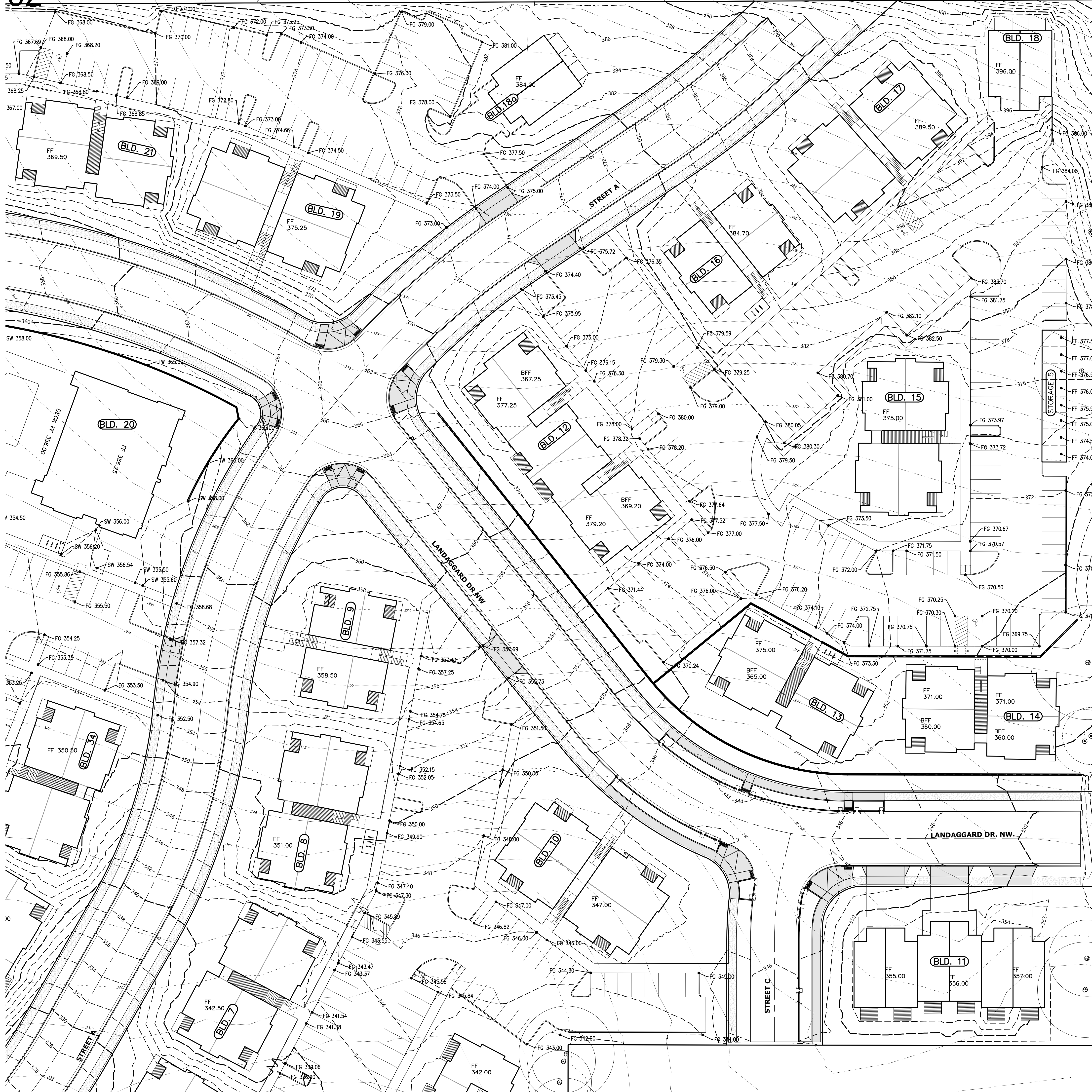
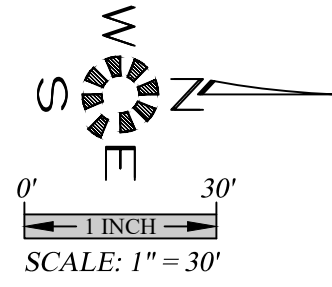
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JULY 11, 1978
MARK D. GRAW
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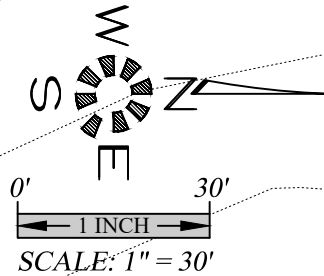
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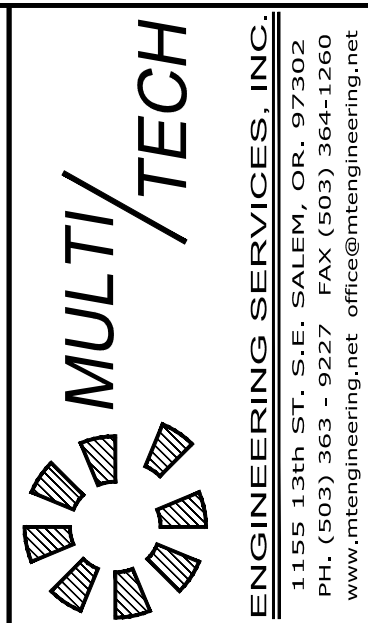
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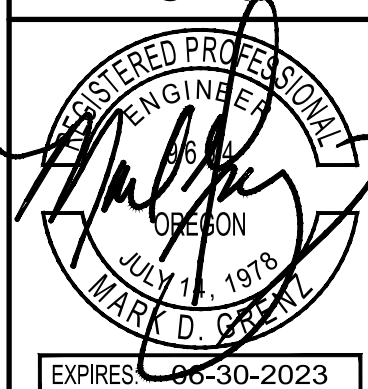
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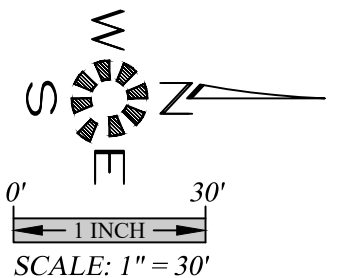
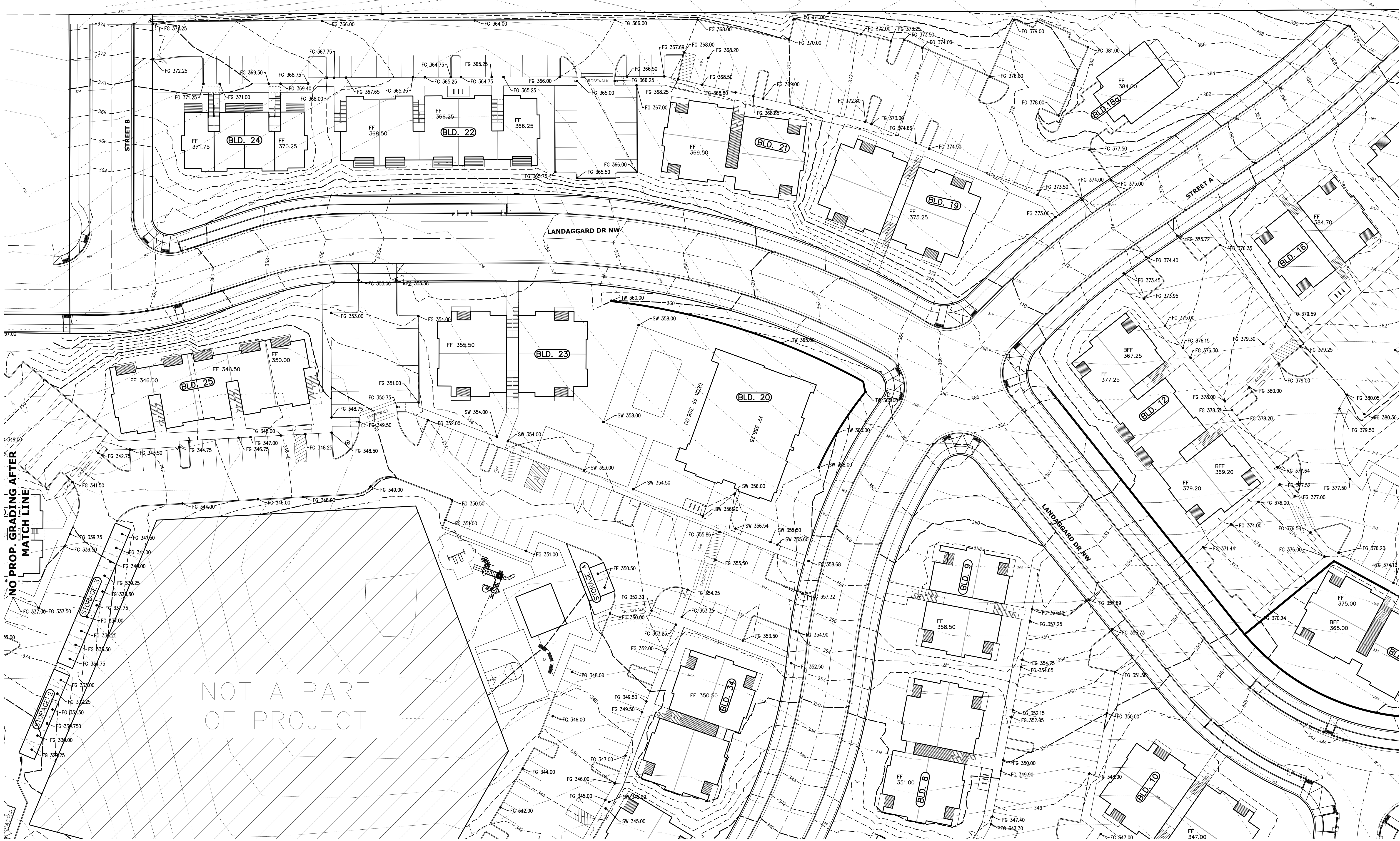
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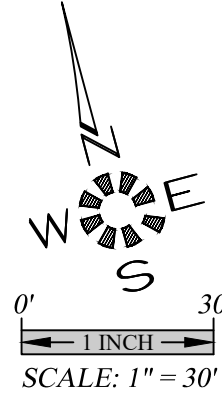
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SDR12

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