

TRANSMITTAL

DATE: October 9, 2018 **SENT BY:** Tyler Nishitani
The City of Milwaukie – Planning Dept.

TO: 6101 SE Johnson Creek Blvd. **PROJECT:** Ledding Library
Milwaukie, OR 97206

ATTN: Vera Kalias **PROJECT NO.:** 1635

CC:

RE: Land Use Review Application – Revision 3 – Tree and Shrub Quantity Revision

VIA: email

QTY	DATED	DESCRIPTION
1	October 09, 2018	Revision memo and updated table
1	October 09, 2018	Revised planting plan L-500 and Schedule L-501

REMARKS: -

REVISION MEMO

As described in our memo dated September 26, 2018, MMC Subsection 19.402.11.D.2 requires planting 14 trees and 71 shrubs to mitigate for impacts to HCA resulting from the revised site plan. However, because the undisturbed HCA on the site is fully forested under existing conditions, there is little opportunity to plant additional trees on the site. Based on these existing site conditions, PHS's September 26 memo described planting fewer trees (10) and more shrubs (96) than the number required by code. In order to avoid a Type II review process, the City recommended changing the proposed mitigation planting to meet those required by MMC Subsection 19.402.11.D.2. Therefore, the mitigation plan has been revised. The number and species of trees and shrubs proposed for planting to compensate for impacts to the HCA are listed in the table below. The designated shrubs will be planted in areas of temporary disturbance, in areas where invasive species are removed, and in areas where understory vegetation is sparse under existing conditions. The designated trees will be planted, as shown on landscape planting plan provided by Place.

Table 3. Proposed Tree and Shrub Plantings to Mitigate for Permanent HCA Disturbance

Species	Common Name	Quantity	Stock Type	Plant Size
TREES				
<i>Acer macrophyllum</i>	Bigleaf maple	2	Container or field-grown	1/2 in. caliper
<i>Alnus rubra</i>	Red alder	5	Container or field-grown	1/2 in. caliper
<i>Amelanchier alnifolia</i>	Pacific Serviceberry	8	Container or field-grown	1/2 in. caliper
Total:		15		

Species	Common Name	Quantity	Stock Type	Plant Size
SHRUBS				
<i>Cornus sericea</i>	Red-osier dogwood	24	1 gallon	12 in
<i>Oemlaria cerasiformis</i>	Indian plum	24	1 gallon	12 in
<i>Symphoricarpos albus</i>	Snowberry	23	1 gallon	12 in
Total:		71		



Milwaukie Ledding Library

City of Milwaukie
10660 SE 21st Ave, Milwaukie, OR 97206

ISSUANCE
50% CONSTRUCTION DOCUMENTS PRICING SET

PROJECT NUMBER
1635

DATE
September 26, 2018

SCALE

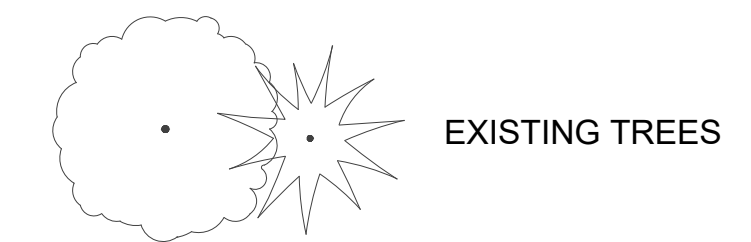
DRAWING TITLE

PLANTING PLAN

SHEET NUMBER

L-500

PLANTING LEGEND



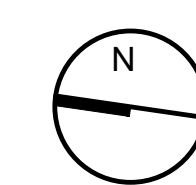
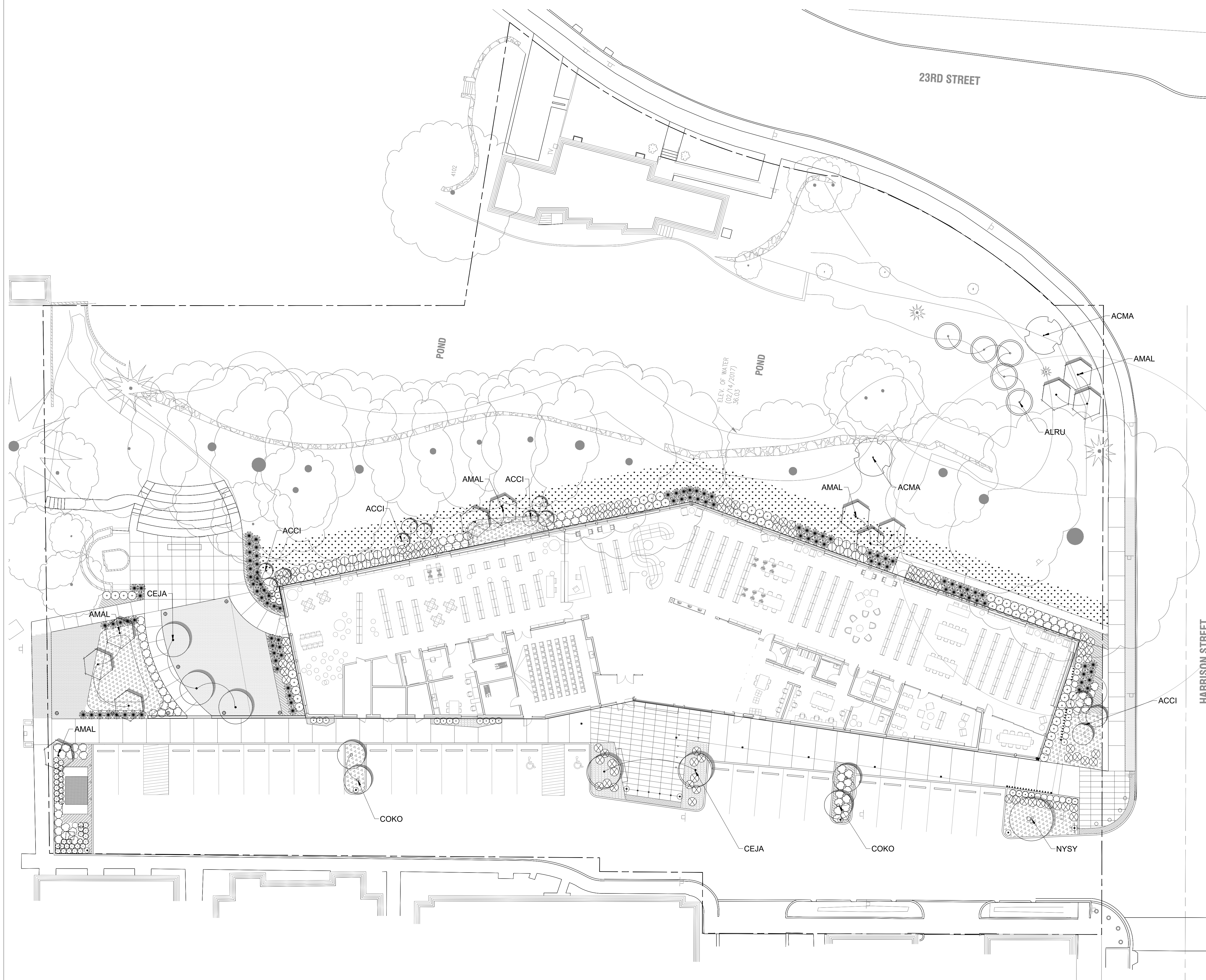
EXISTING TREES

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 PLANTINGS SHALL BE TRIANGULARLY SPACED.
9. LABELLING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSES. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP. EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.
10. ALL DISTURBED AREAS TO BE SEEDED.

SHEET NOTES:

- A. SEE SHEET L501 FOR PLANT SCHEDULE



SCALE: 1/16" = 1' - 0"
0 8 16 32

TREE SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	ACCI	ACER CIRCINATUM	VINE MAPLE	8-10' HT.	AS SHOWN	12	FIELD GROWN, MULTISTEM,
	ACMA	ACER MACROPHYLLUM	BIGLEAF MAPLE	1/2" CAL.	AS SHOWN	2	
	ALRU	ALNUS RUBRA	RED ALDER	1/2" CAL.	AS SHOWN	5	
	AMAL	AMELANCHIER ALNIFOLIA	PACIFIC SERVICEBERRY	1.5" CAL.	AS SHOWN	11	MULTISTEM
	CEJA	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.	AS SHOWN	5	MULTISTEM
	COKO	CORNUS KOUSA	JAPANESE DOGWOOD	2" CAL.	AS SHOWN	4	MULTISTEM
	NYSY	NYSSA SYLVATICA 'RED RAGE'	BLACK GUM	4" CAL.	AS SHOWN	1	WELL BRANCHED

PLANT SCHEDULE						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
	ARUV	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1	18" O.C.	
	CLLI	CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	#5	AS SHOWN	GROWN WITH STAKE
	LIMU	LIRIOPE MUSCARI	LILYTURF	#1	18" O.C.	
	MAAQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#2	AS SHOWN	
	MAEU	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	#5	AS SHOWN	
	NADO	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	#2	AS SHOWN	
	POMU	POLYSTICHUM MUNITUM	SWORD FERN	#2	AS SHOWN	HEAVY, WELL FOLIAGED
	SARU	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	#2	AS SHOWN	
	SPBE	SPIRAEA BETULIFOLIA 'TOR'	BIRCH-LEAF SPIREA	#5, 2' HT., 4 OR MORE CANES	AS SHOWN	
	TRJA	TRACHELOSPERMUM JASMINOIDES	STAR JASMIN	#5	AS SHOWN	GROWN WITH STAKE
	VIDA	VIBURNUM DAVIDII	DAVID VIBURNUM	18 x 18, #2/#3	AS SHOWN	
STORMWATER PLANTING						
		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1	30" O.C.	
		CORNUS SERICEA	RED-OSIER DOGWOOD	#2	36" O.C.	
		CAREX OBNUPTA	SLOUGH SEDGE	#1	12" O.C.	
		JUNCUS PATENS	COMMON RUSH	#1	6" O.C.	
		RIBES SANGUINEUM	RED-FLOWERING CURRANT	#3	48" O.C.	
MITIGATION PLANTING						
		CORNUS SERICEA	RED-OSIER DOGWOOD	#1	4' O.C.	
		OEMLARIA CERARIFORMIS	INDIAN PLUM	#1	4' O.C.	
		SYMPHORICARPOS ALBUS	SNOWBERRY	#1	4' O.C.	
LAWN						
		SEDED LAWN	SEED MIX			

STAMP

NOT FOR CONSTRUCTION

REVISION NO.

DATE

KEY PLAN - (NTS)



Milwaukie Ledding Library

City of Milwaukie
10660 SE 21st Ave, Milwaukie, OR 97206

ISSUANCE
50% CONSTRUCTION DOCUMENTS PRICING SET

PROJECT NUMBER
1635

DATE
September 26, 2018

SCALE

DRAWING TITLE

PLANTING SCHEDULE

SHEET NUMBER

L-501

