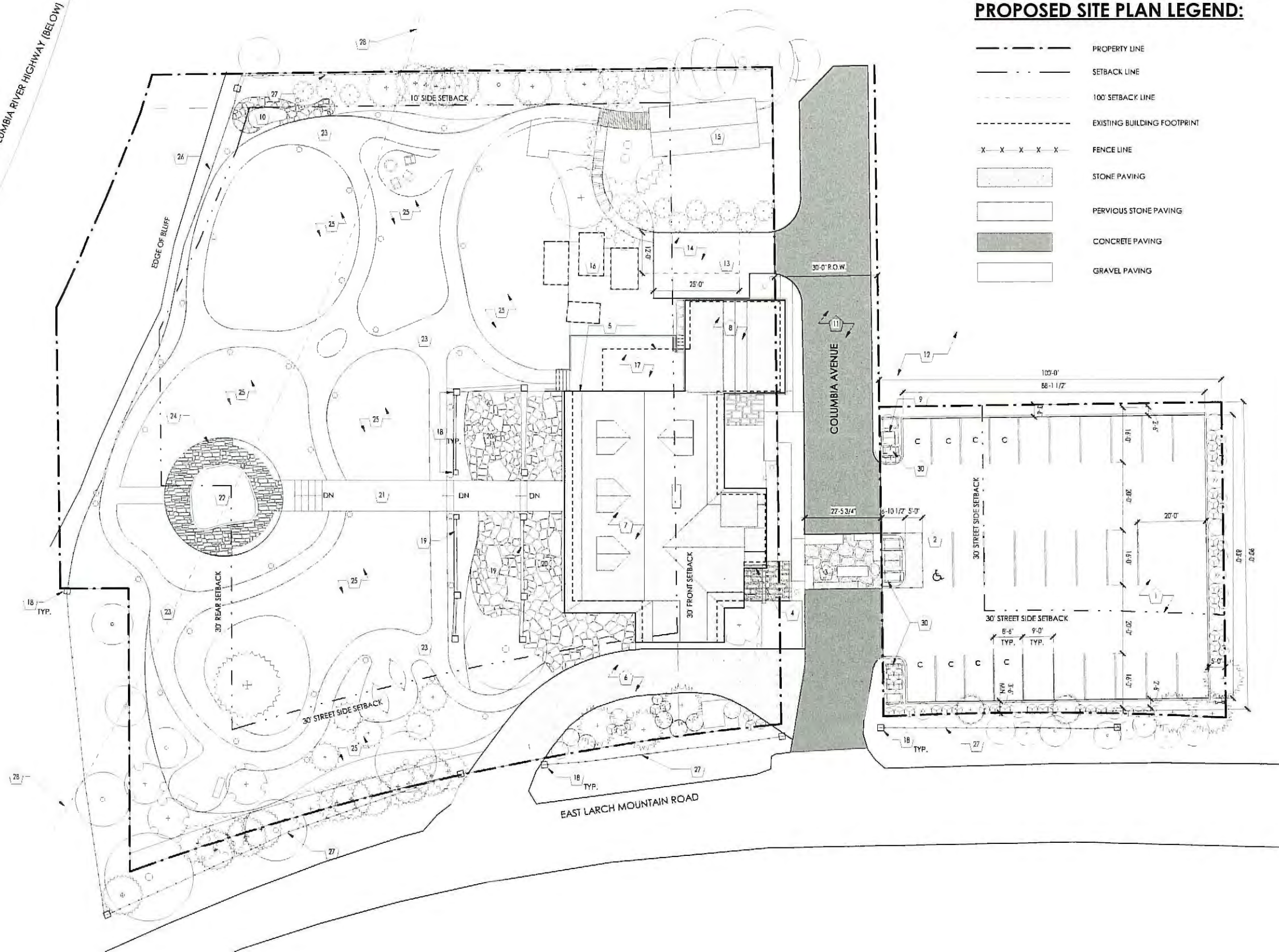


COLUMBIA RIVER HIGHWAY (BELOW)



GENERAL SITE PLAN NOTES

- 1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
- 2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTNOMAH COUNTY CODE STANDARDS
- 3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION
- 4. REFER TO LANDSCAPE PLANS FOR SITE LIGHTING.

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- FENCE LINE
- STONE PAVING
- PERVIOUS STONE PAVING
- CONCRETE PAVING
- GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

- 1. EXISTING GRAVEL PARKING AREA TO BE REFURBISHED. PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS, PROVIDE 4" THICK CURB AROUND PERIMETER. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
- 2. ACCESSIBLE STALL & AISLE TO BE PROVIDED
- 3. NEW PEDESTRIAN CROSSWALK, SEE LANDSCAPE FOR DESIGN
- 4. MAIN ENTRANCE
- 5. EXISTING BUILDING FOOTPRINT TO REMAIN
- 6. EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW PAVEMENT SURFACE PER LANDSCAPE DRAWINGS
- 7. EXISTING HISTORIC BUILDING TO BE REHABILITATED
- 8. EXISTING GARAGE TO BE REMODELED/CONVERTED
- 9. PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
- 10. KNEIPP WATER BASIN AREA
- 11. COLUMBIA AVENUE PAVING TO BE UPGRADED AS REQUIRED BY MULTNOMAH COUNTY TRANSPORTATION
- 12. ADJACENT VACANT LOT - NOT IN CONTRACT
- 13. NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
- 14. 12' X 25' LOADING SPACE
- 15. EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
- 16. SEPTIC EQUIPMENT BELOW
- 17. EXISTING WOOD DECK TO BE REBUILT
- 18. EXISTING HISTORIC STONE WALLS TO REMAIN. REFURBISH EACH AS REQ'D
- 19. EXISTING HISTORIC LOW STONE WALLS TO REMAIN. REFURBISH AS REQ'D
- 20. PERVIOUS PATIO PAVING AREA, SEE LANDSCAPE DRAWINGS
- 21. EXISTING CONCRETE WALKWAY TO BE REFURBISHED
- 22. EXISTING FOUNTAIN TO BE RESTORED
- 23. PERVIOUS PATHWAY PAVING, SEE LANDSCAPE DRAWINGS
- 24. STONE SEAT, SEE LANDSCAPE DRAWINGS
- 25. LAWN AND/OR PLANTING AREA, SEE LANDSCAPE DRAWINGS
- 26. EXISTING GUARDRAIL/FENCE TO REMAIN
- 27. EXISTING FENCING TO REMAIN. REPAIR AND/OR REPLACE AS NECESSARY
- 28. LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
- 30. WOOD SCREENING TRELLIS

REQUIRED OFF-STREET PARKING PER MCC 38.4205

OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
RECREATION FACILITIES (PERSONAL SERVICE):	3175sf/400sf	= 8 PARKING SPACES
RESIDENTIAL APARTMENT:		= 2 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES

COMMERCIAL EVENT PARKING

COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 5 + 2 = 26
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 5 + 2 = 26
ANNUAL HOLIDAY PARTY:	75 GUESTS MAXIMUM - INCLUDING STAFF (75/3)=25 TOTAL HOLIDAY PARTY PARKING REQUIRED: 25 + 2 = 27

NOTES REGARDING COMMERCIAL EVENTS:

- 1. TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE - SEASONAL DINNER EVENTS INCLUDES PARKING FOR OVERNIGHT ACCOMMODATIONS.
- 2. THE WELLNESS CENTER/RECREATION FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS
- 3. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
- 4. TWO RESIDENTIAL PARKING SPACES WILL REMAIN AVAILABLE DURING ALL EVENTS

1 SITE PLAN
SCALE: 1/16" = 1'-0"

EXHIBIT
I.22

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

EMERICK ARCHITECTS
3230 PORTLAND AVENUE SUITE 200 PORTLAND, OR 97204
P: 503.233.6400 W: EMERICK-ARCHITECT.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION:

VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

SITE PLAN

PROJECT NO: 1723
DRWN BY: BA CHKD BY: KMD
DATE: 05/24/2019

A0.1

LAND USE SUBMITTAL

TREE INVENTORY TABLE

#	TREE SPECIES (Botanical Name - Common Name)	SIZE	STATUS
1	Ilex aquifolium - English Holly	12" DIAMETER	TO REMAIN
2	Ilex aquifolium - English Holly	10" DIAMETER	TO REMAIN
3	Ilex aquifolium - English Holly	12" DIAMETER	TO REMAIN
4	Ilex aquifolium - English Holly	6" DIAMETER	TO REMAIN
5	Ilex aquifolium - English Holly	3" DIAMETER	TO REMAIN
6	Ilex aquifolium - English Holly	5" DIAMETER	TO REMAIN
7	Ilex aquifolium - English Holly	8" DIAMETER	TO REMAIN
8	Alnus rubra - Red Alder	10" DIAMETER	TO REMAIN
9	Pinus nigra - Black Pine	9" DIAMETER	TO REMAIN
10	Pinus nigra - Black Pine	7" DIAMETER	TO REMAIN
11	Acer platanoides - Norway Maple	10" DIAMETER	TO REMAIN
12	Acer platanoides - Norway Maple	18" DIAMETER	TO REMAIN
13	Acer platanoides - Norway Maple	24" DIAMETER	TO REMAIN
14	Pseudotsuga menziesii - Douglas Fir	28" DIAMETER	TO REMAIN
15	Pseudotsuga menziesii - Douglas Fir	30" DIAMETER	TO REMAIN
16	Alnus rubra - Red Alder	24" DIAMETER	TO BE REMOVED
17	Alnus rubra - Red Alder	22" DIAMETER	TO BE REMOVED

#	TREE SPECIES (Botanical Name - Common Name)	SIZE	STATUS
18	Pseudotsuga menziesii - Douglas Fir	30" DIAMETER	TO REMAIN
19	Prunus sargentii - Sargent Cherry	4" DIAMETER	TO REMAIN
20	Pinus nigra - Black Pine	8" DIAMETER	TO BE REMOVED
21	Pinus nigra - Black Pine	14" DIAMETER	TO REMAIN
22	Pinus nigra - Black Pine	10" DIAMETER	TO BE REMOVED
23	Pinus nigra - Black Pine	14" DIAMETER	TO REMAIN
24	Crotaegus laevigata - English Hawthorne	18" DIAMETER	TO REMAIN
25	Pinus nigra - Black Pine	8" DIAMETER	TO REMAIN
26	Pinus nigra - Black Pine	9" DIAMETER	TO BE REMOVED
27	Prunus sargentii - Sargent Cherry	24" DIAMETER	TO REMAIN
28	Acer platanoides - Norway Maple	18" DIAMETER	TO BE REMOVED
29	Acer platanoides - Norway Maple	32" DIAMETER	TO BE REMOVED
30	Acer platanoides - Norway Maple	27" DIAMETER	TO BE REMOVED
31	Acer platanoides - Norway Maple	15" DIAMETER	TO BE REMOVED
32	Pinus nigra - Black Pine	8" DIAMETER	TO BE REMOVED
33	Pinus nigra - Black Pine	9" DIAMETER	TO BE REMOVED
34	Pinus nigra - Black Pine	9" DIAMETER	TO BE REMOVED

TREE REMOVAL LEGEND

- EXISTING DECIDUOUS TREE

X

EXISTING DECIDUOUS TREE, TO BE REMOVED

+

EXISTING EVERGREEN TREE

X

EXISTING EVERGREEN TREE, TO BE REMOVED

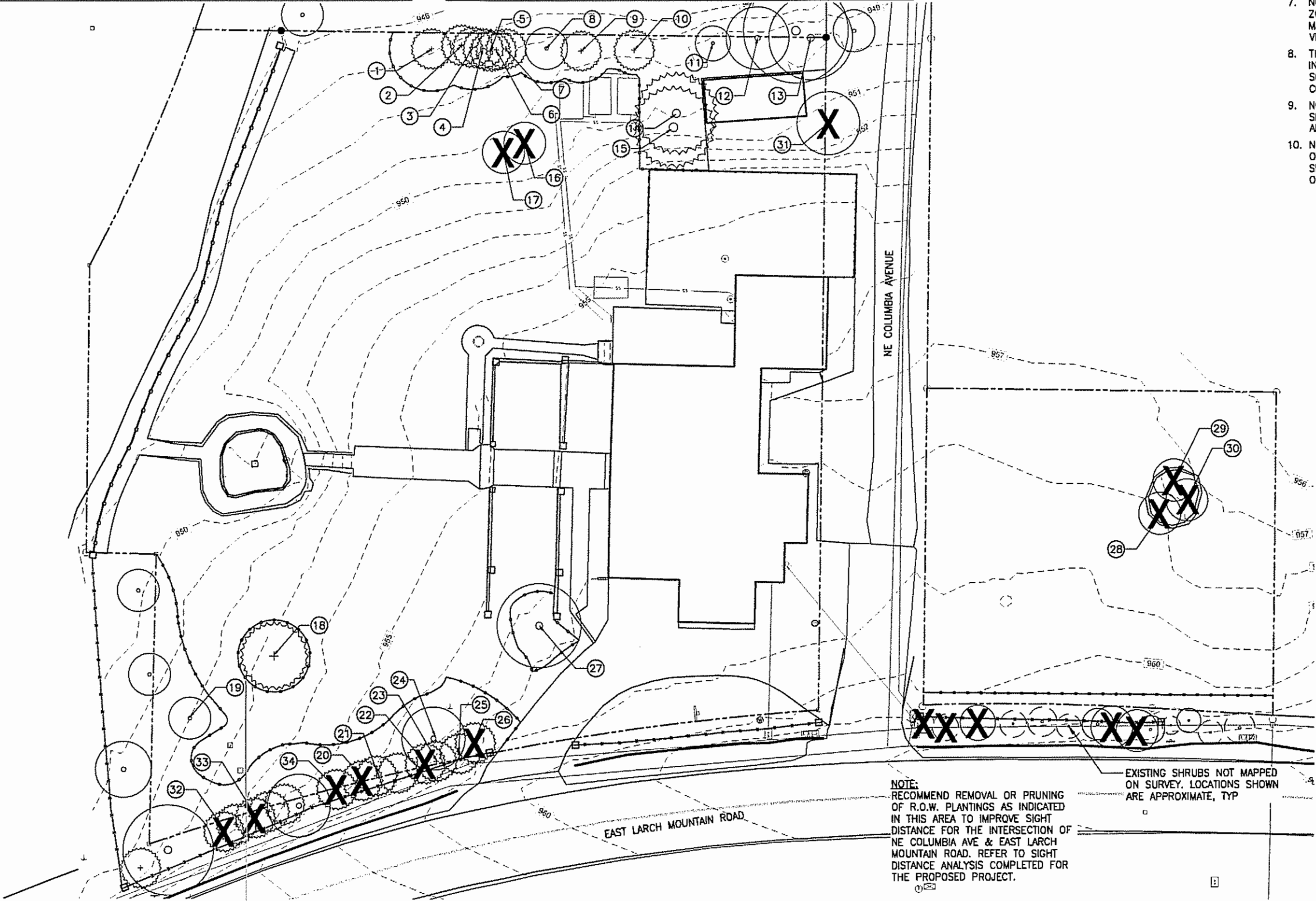
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EXISTING SHRUB, TO REMAIN

TREE PROTECTION FENCING

TREE REMOVAL NOTES

- THIS PLAN IS BASED ON A SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING DATED 03/17/2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
- TREE PROTECTION FENCING SHALL BE CHAIN LINK, MINIMUM OF 6' HEIGHT, SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE ROOT ZONE OR AS INDICATED ON THE TREE REMOVAL AND PROTECTION PLAN.
- EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED USING ONLY NON-MOTORIZED HANDHELD TOOLS AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH THE PURPOSE FOR THE EXCAVATION AND TO ENSURE LONG-TERM SURVIVAL OF THE TREE.
- TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
- APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COUNTY MANAGER.
- NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
- THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
- NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE CITY MANAGER.
- NO FILL OR COMPACTION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF ANY OF THE TREES. IF COMPACTION IS UNAVOIDABLE, MEASURES SHALL BE TAKEN AS RECOMMENDED BY A CERTIFIED ARBORIST TO REDUCE OR MITIGATE THE IMPACT OF THE FILL OR COMPACTION.



REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION:

HSF, LLC

VIEW POINT INN &
WELLNESS CENTER

40301 E Larch Mountain Rd,
Corbett, OR 97019

TREE REMOVAL AND
PROTECTION PLAN

PROJECT NO: 1723
DRWN BY: BEO CHK'D BY: KL
DATE: 05/24/2019

LEGEND

- BUILDING OVERHANG
 --- PROPERTY LINE/RIGHT-OF-WAY
 ○○○ STONE STEPPERS
 --- METAL EDGER
 --- EXISTING GUARDRAIL
 --- WOOD FENCE
 --- CONCRETE CURB
 + EXISTING EVERGREEN TREE, TO REMAIN
 ○ EXISTING DECIDUOUS TREE, TO REMAIN
 ○ EXISTING SHRUB, TO REMAIN

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES					
+	AP	Acer palmatum	Japanese Maple	3" CAL., B&B	as shown
+	CK	Cornus kousa	Kousa Dogwood	3" CAL., B&B	as shown
+	MR	Morus rubra	Mulberry Tree	3" CAL., B&B	as shown
+	PC	Pinus contorta var contorta	Shore Pine	7' HT., B&B	as shown
+	PM	Pinus mugo subsp. mugo	Mugo Pine	4' HT., B&B	as shown
+	PS	Pinus sylvestris	Scots Pine	7' HT., B&B	as shown
+	TM	Tsuga mertensiana	Mountain Hemlock	7' HT., B&B	as shown

FERN GARDEN

AFTI	Athyrium filix-femina	Lady Fern	#5/CONT	3' O.C.
MARE	Mahonia repens	Creeping Mahonia	#1/CONT	18" O.C.
OSCI	Osmundastrum cinnamomeum	Cinnamon Fern	#5/CONT	2' O.C.
PATE	Pachysandra terminalis	Japanese Spurge	SP#4	12" O.C.
POMU	Polystichum munitum	Sword Fern	#5/CONT	3' O.C.

ORNAMENTAL GARDEN

BUMI	Buxus microphylla var. japonica	Japanese Boxwood	#3/CONT	2' O.C.
CASA	Camellia sasanqua 'Marge Miller'	Camellia	#1/CONT	18" O.C.
LIMU	Liriope muscari	Lilyturf	#1/CONT	18" O.C.
HAMA	Hakonechloa macro 'Aureola'	Japanese Forest Grass	#3/CONT	18" O.C.

EASTERN GARDEN

FR	Fargesia rufa 'Green Panda'	Fargesia	#10/CONT	as shown
DAOD	Daphne odora	Daphne	#1/CONT	3' O.C.
NADO	Nandina domestica 'Compacta'	Heavenly Bamboo	#5/CONT	3' O.C.
OPJA	Ophiopogon japonicus	Mondo Grass	#1/CONT	12" O.C.
PIJA	Pieris japonica	Pieris	#5/CONT	5' O.C.
TRJA	Trachelospermum jasminoides	Star Jasmine	#1/CONT	12" O.C.

ENTRY PLANTING

EDCH	Edgeworthia chrysantha	Edgeworthia	#5/CONT	3' O.C.
FOIN	Forsythia x intermedia	Forsythia	#5/CONT	5' O.C.
SPNI	Spiraea thunbergii	Thunberg Spirea	#5/CONT	4' O.C.

HERB GARDEN

RDDF	Rosmarinus officinalis	Rosemary	#5/CONT	30" O.C.
THSE	Thymus serpyllum	Creeping Thyme	SP#4	12" O.C.

SCREEN PLANTING

AMAL	Amelanchier alnifolia	Serviceberry	#5/CONT	as shown
MAAQ	Mahonia aquifolium	Tall Oregon Grape	#5/CONT	as shown
MARE	Mahonia repens	Creeping Oregon Grape	#1/CONT	18" O.C.
PHLE	Philadelphus lewisii	Mock Orange	#5/CONT	as shown

MEADOW PLANTING - TYPE 1

MP-1	Xeriscape Lawn Alternative	SEEO	-
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MEADOW PLANTING - TYPE 2

MP-2	Flowering Meadow Mix	SEED	-
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LAWN

LAWN	Seeded Lawn	SEED	-
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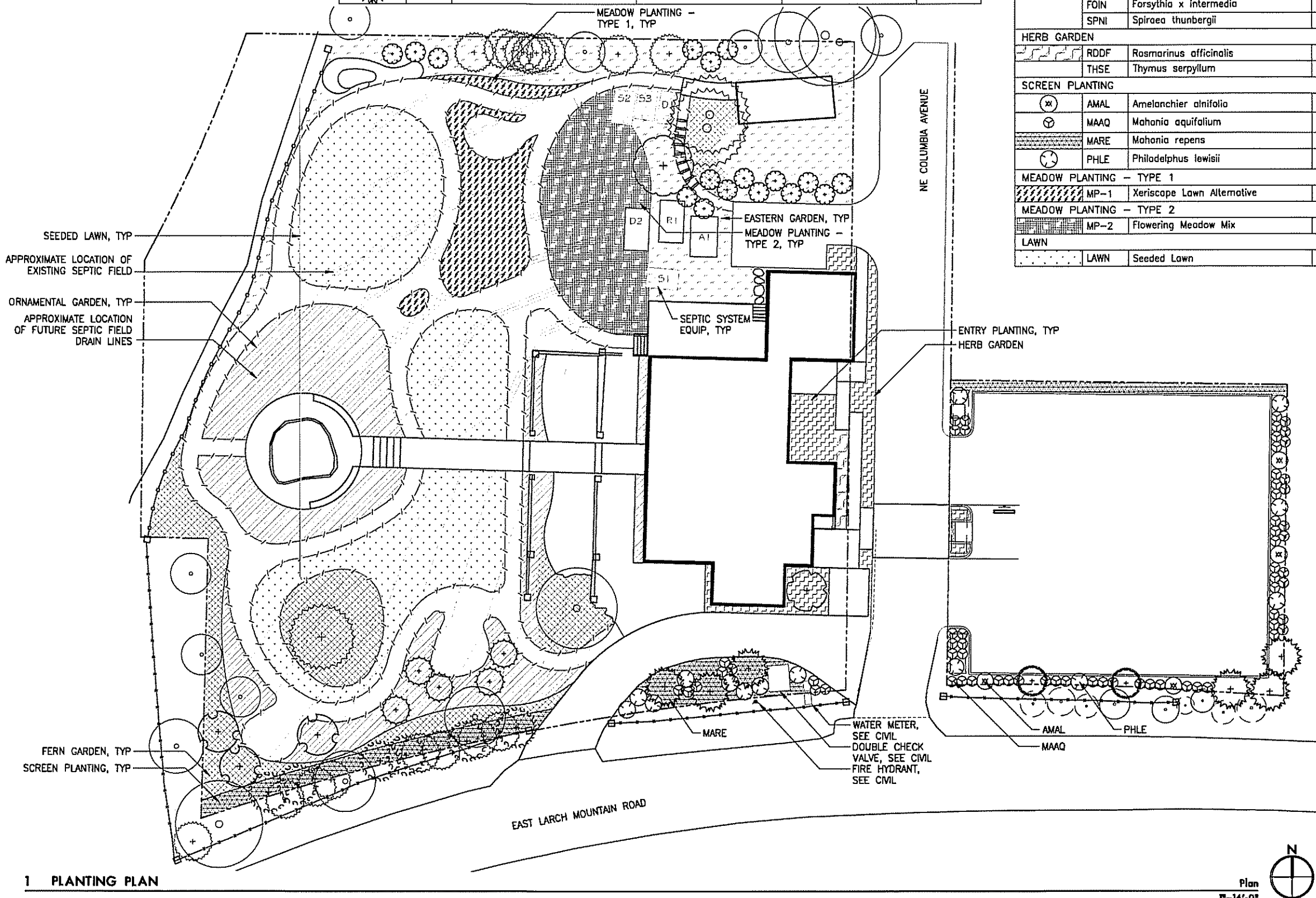
ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
HT	HEIGHT
O.C.	ON CENTER
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

PLANTING NOTES

- THIS PLAN IS BASED ON A SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING DATED 03/17/2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
- TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT AREAS WITHIN THE EXISTING AND PROPOSED SEPTIC DRAINFIELD.

1 PLANTING PLAN



EMERICK ARCHITECTS

321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND, OR 97204
P 503 233 1740 W 503 233 1741

lango.hansen

LANDSCAPE ARCHITECTS

1100 NW ELIOTT ST
PORTLAND, OR 97209

REVIEW SET

NOT FOR
CONSTRUCTION

REV. #: DATE: DESCRIPTION

HSF, LLC
 VIEW POINT INN &
 WELLNESS CENTER
 40301 E Larch Mountain Rd.
 Corbett, OR 97019

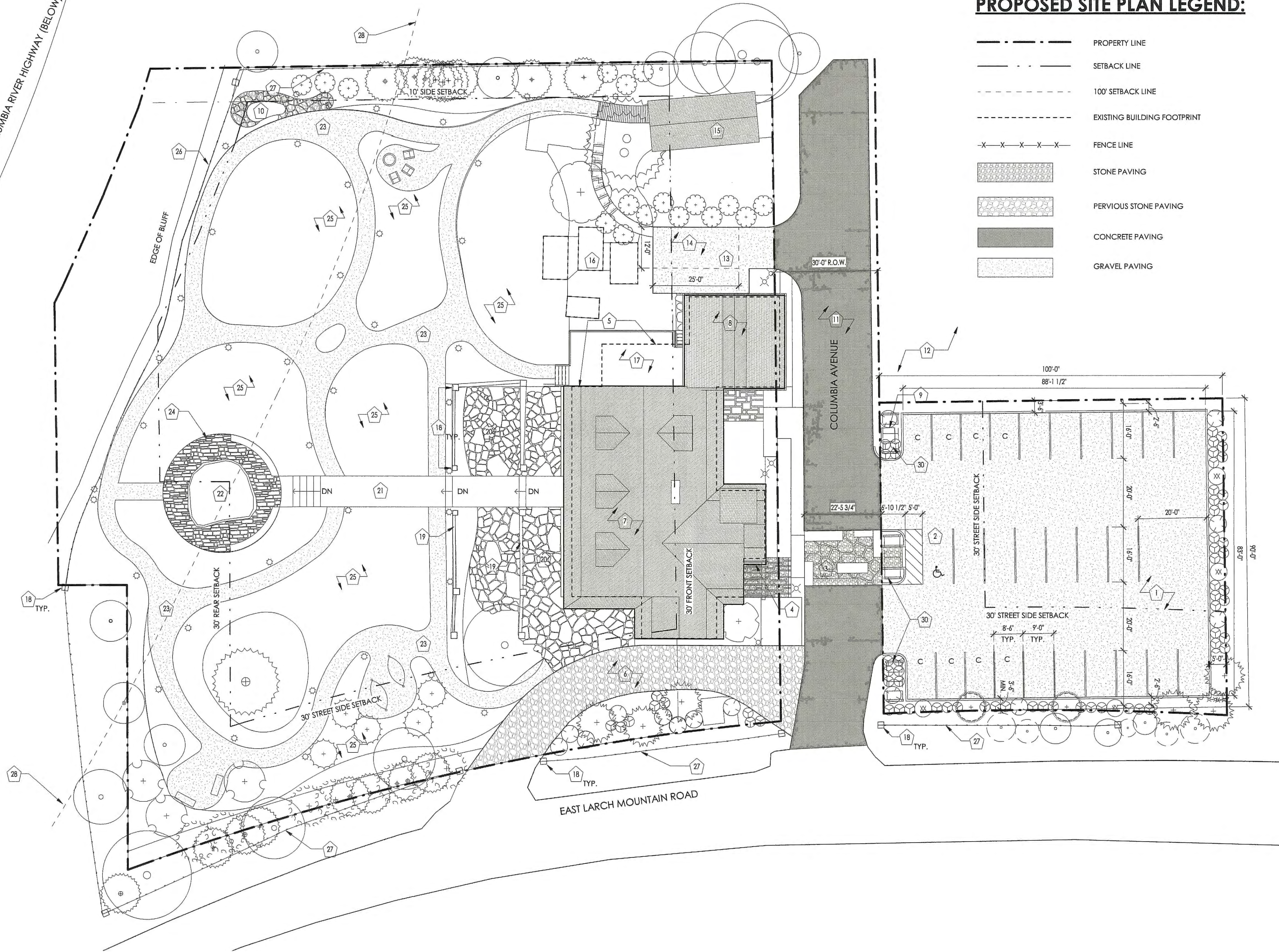
PLANTING PLAN

PRELIMINARY REVIEW SET

PROJECT NO: 1723
 DRAWN BY: BEC/CHKD BY: KL
 DATE: 03/24/2019

L2.01

COLUMBIA RIVER HIGHWAY (BELOW)



1 SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTOMAH COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION
4. REFER TO LANDSCAPE PLANS FOR SITE LIGHTING.

PROPOSED SITE PLAN LEGEND:

---	PROPERTY LINE
---	SETBACK LINE
---	100' SETBACK LINE
---	EXISTING BUILDING FOOTPRINT
-X-X-X-X-X-	FENCE LINE
[Pattern]	STONE PAVING
[Pattern]	PERVIOUS STONE PAVING
[Pattern]	CONCRETE PAVING
[Pattern]	GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

1. EXISTING GRAVEL PARKING AREA TO BE REFURBISHED, PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS, PROVIDE 4" THICK CURB AROUND PERIMETER, SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
2. ACCESSIBLE STALL & AISLE TO BE PROVIDED
3. NEW PEDESTRIAN CROSSWALK, SEE LANDSCAPE FOR DESIGN
4. MAIN ENTRANCE
5. EXISTING BUILDING FOOTPRINT TO REMAIN
6. EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED, REMOVE EXISTING PAVEMENT AND PROVIDE NEW PAVER SURFACE PER LANDSCAPE DRAWINGS
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11. COLUMBIA AVENUE PAVING TO BE UPGRADED AS REQUIRED BY MULTOMAH COUNTY TRANSPORTATION
12. ADJACENT VACANT LOT--NOT IN CONTRACT
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14. 12' X 25' LOADING SPACE
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16. SEPTIC EQUIPMENT BELOW
17. EXISTING WOOD DECK TO BE REBUILT
18. EXISTING HISTORIC STONE PILLARS TO REMAIN, REFURBISH EACH AS REQ'D
19. EXISTING HISTORIC LOW STONE WALLS TO REMAIN, REFURBISH AS REQ'D
20. PERVIOUS PATIO PAVING AREA, SEE LANDSCAPE DRAWINGS
21. EXISTING CONCRETE WALKWAY TO BE REFURBISHED
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23. PERVIOUS PATHWAY PAVING, SEE LANDSCAPE DRAWINGS
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RESIDENTIAL APARTMENT:		= 2 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES

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NOTES REGARDING COMMERCIAL EVENTS:

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2. THE WELLNESS CENTER/RETREAT FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS
3. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
4. TWO RESIDENTIAL PARKING SPACES WILL REMAIN AVAILABLE DURING ALL EVENTS

EMERICK ARCHITECTS

321 SOUTH EAST FOURTH AVE. SUITE 200 PORTLAND, OR 97204
P. 503.253.9400 W. EMERICK-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

SITE PLAN

PROJECT NO: 1723
DRWN BY: BA |CHK'D BY:KMD
DATE:05/24/2019

A0.1

EXHIBIT
I.23

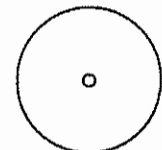

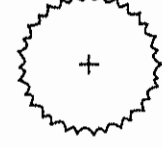


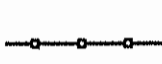
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TREE INVENTORY TABLE

#	TREE SPECIES (Botanical Name – Common Name)	SIZE	STATUS
1	Ilex aquifolium – English Holly	12" DIAMETER	TO REMAIN
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3	Ilex aquifolium – English Holly	12" DIAMETER	TO REMAIN
4	Ilex aquifolium – English Holly	6" DIAMETER	TO REMAIN
5	Ilex aquifolium – English Holly	3" DIAMETER	TO REMAIN
6	Ilex aquifolium – English Holly	5" DIAMETER	TO REMAIN
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8	Alnus rubra – Red Alder	10" DIAMETER	TO REMAIN
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12	Acer platanoides – Norway Maple	18" DIAMETER	TO REMAIN
13	Acer platanoides – Norway Maple	24" DIAMETER	TO REMAIN
14	Pseudotsuga menziesii – Douglas Fir	28" DIAMETER	TO REMAIN
15	Pseudotsuga menziesii – Douglas Fir	30" DIAMETER	TO REMAIN
16	Alnus rubra – Red Alder	24" DIAMETER	TO BE REMOVED
17	Alnus rubra – Red Alder	22" DIAMETER	TO BE REMOVED

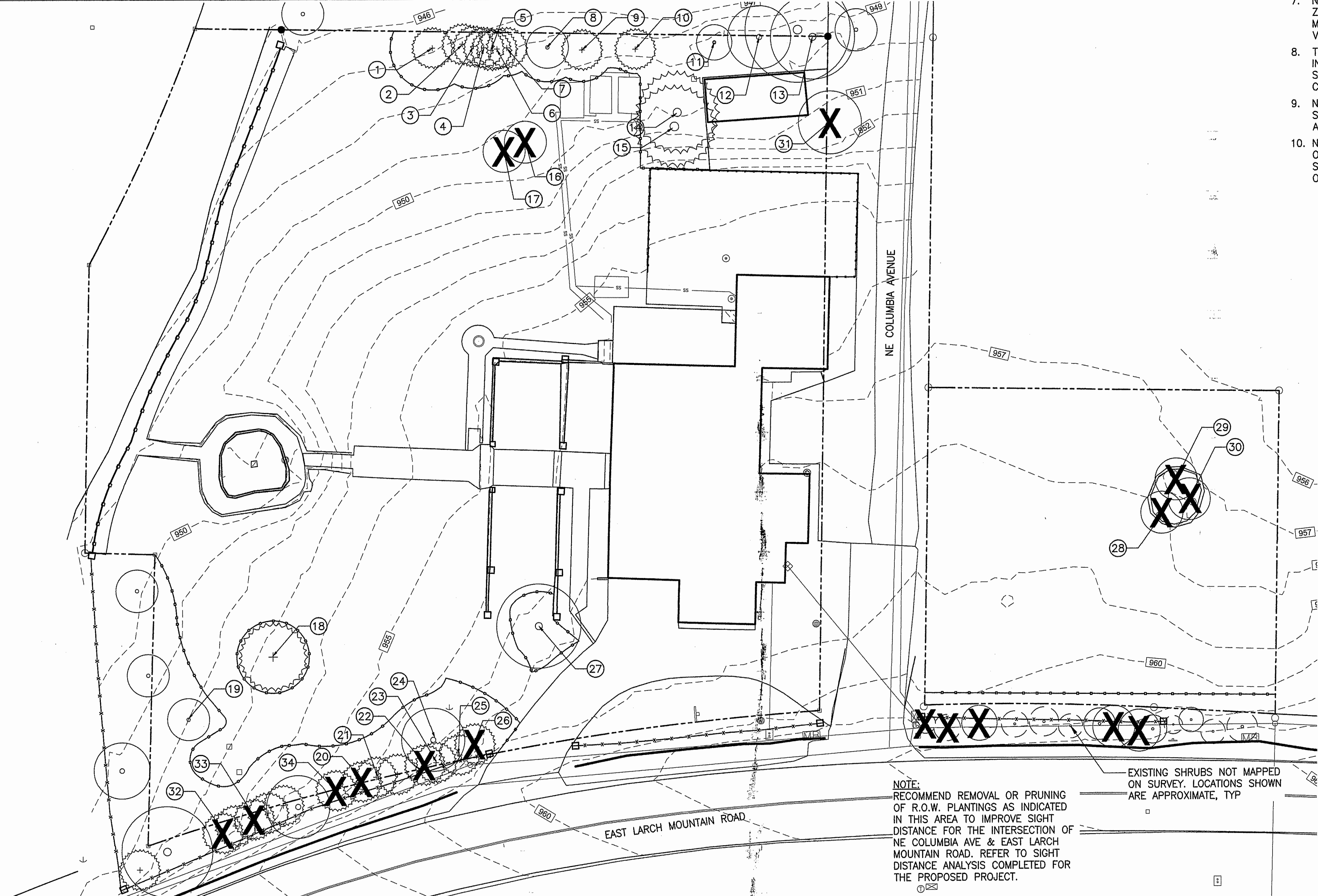
#	TREE SPECIES (Botanical Name – Common Name)	SIZE	STATUS
18	Pseudotsuga menziesii – Douglas Fir	30" DIAMETER	TO REMAIN
19	Prunus sargentii – Sargent Cherry	4" DIAMETER	TO REMAIN
20	Pinus nigra – Black Pine	8" DIAMETER	TO BE REMOVED
21	Pinus nigra – Black Pine	14" DIAMETER	TO REMAIN
22	Pinus nigra – Black Pine	10" DIAMETER	TO BE REMOVED
23	Pinus nigra – Black Pine	14" DIAMETER	TO REMAIN
24	Crataegus laevigata – English Hawthorne	18" DIAMETER	TO REMAIN
25	Pinus nigra – Black Pine	8" DIAMETER	TO REMAIN
26	Pinus nigra – Black Pine	9" DIAMETER	TO BE REMOVED
27	Prunus sargentii – Sargent Cherry	24" DIAMETER	TO REMAIN
28	Acer platanoides – Norway Maple	18" DIAMETER	TO BE REMOVED
29	Acer platanoides – Norway Maple	32" DIAMETER	TO BE REMOVED
30	Acer platanoides – Norway Maple	27" DIAMETER	TO BE REMOVED
31	Acer platanoides – Norway Maple	15" DIAMETER	TO BE REMOVED
32	Pinus nigra – Black Pine	8" DIAMETER	TO BE REMOVED
33	Pinus nigra – Black Pine	9" DIAMETER	TO BE REMOVED
34	Pinus nigra – Black Pine	9" DIAMETER	TO BE REMOVED

TREE REMOVAL LEGEND

- 
 EXISTING DECIDUOUS TREE
- 
 EXISTING DECIDUOUS TREE, TO BE REMOVED
- 
 EXISTING EVERGREEN TREE
- 
 EXISTING EVERGREEN TREE, TO BE REMOVED
- 
 EXISTING SHRUB, TO REMAIN
- 
 TREE PROTECTION FENCING

TREE REMOVAL NOTES

- THIS PLAN IS BASED ON A SURVEY BY COLUMBIA RIVER SURVEYING AND MAPPING DATED 03/17/2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
- TREE PROTECTION FENCING SHALL BE CHAIN LINK, MINIMUM OF 6' HEIGHT, SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE ROOT ZONE OR AS INDICATED ON THE TREE REMOVAL AND PROTECTION PLAN.
- EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED USING ONLY NON-MOTORIZED HANDHELD TOOLS AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH THE PURPOSE FOR THE EXCAVATION AND TO ENSURE LONG-TERM SURVIVAL OF THE TREE.
- TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
- APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COUNTY MANAGER.
- NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
- THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
- NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE AND APPROVED BY THE CITY MANAGER.
- NO FILL OR COMPACTION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF ANY OF THE TREES. IF COMPACTION IS UNAVOIDABLE, MEASURES SHALL BE TAKEN AS RECOMMENDED BY A CERTIFIED ARBORIST TO REDUCE OR MITIGATE THE IMPACT OF THE FILL OR COMPACTION.



REVIEW SET

 NOT FOR
 CONSTRUCTION

REV. #:	DATE:	DESCRIPTION:

HSF, LLC
 VIEW POINT INN &
 WELLNESS CENTER
 40301 E Larch Mountain Rd,
 Corbett, OR 97019

TREE REMOVAL AND
 PROTECTION PLAN

PROJECT NO: 1723
 DRWN BY: BEO CHK'D BY: KL
 DATE: 05/24/2019

L0.01

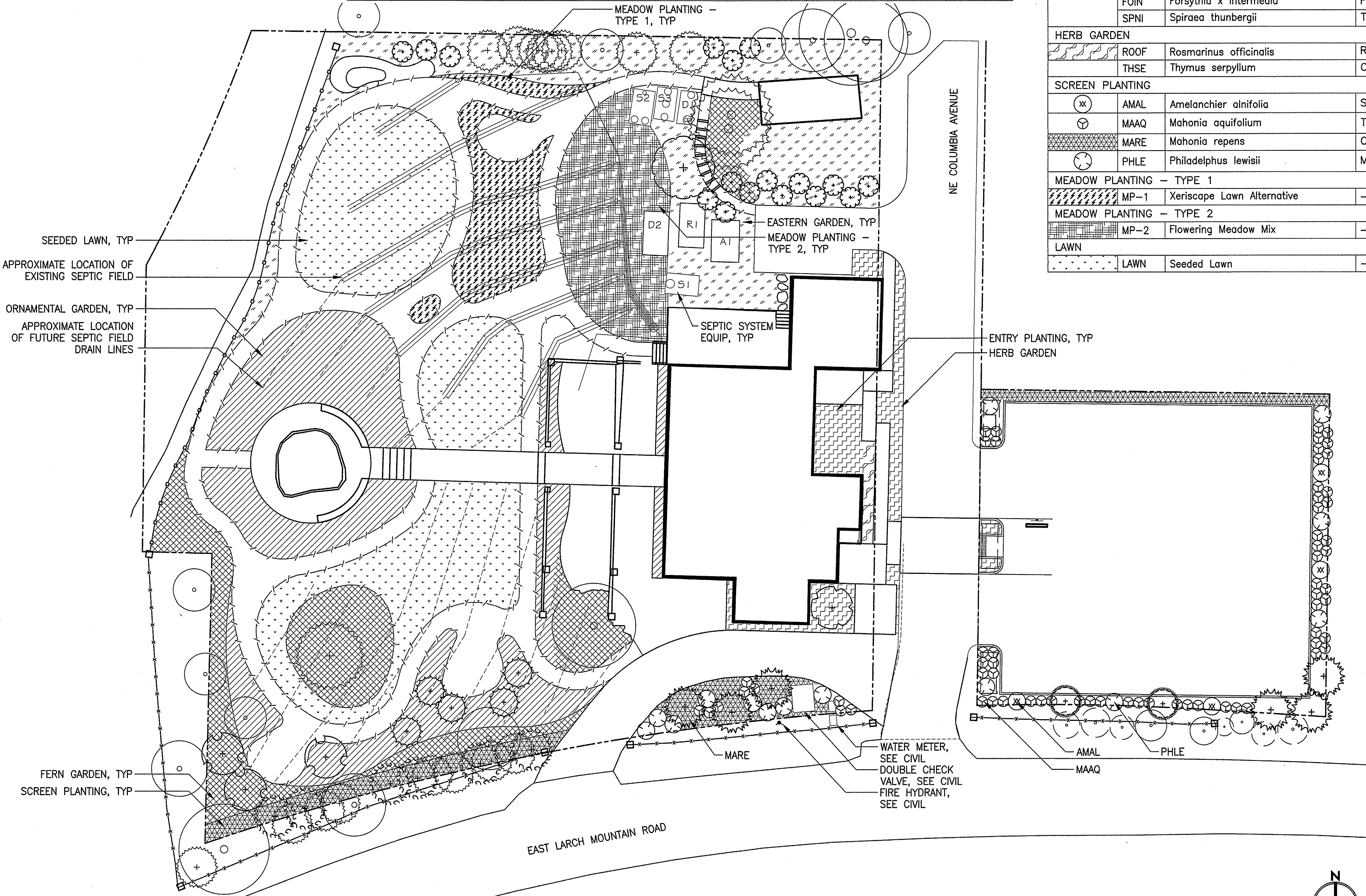
PRELIMINARY REVIEW SET

LEGEND

- BUILDING OVERHANG
--- PROPERTY LINE/RIGHT-OF-WAY
○○○ STONE STEPPERS
--- METAL EDGER
--- EXISTING GUARDRAIL
--- WOOD FENCE
--- CONCRETE CURB
+ EXISTING EVERGREEN TREE, TO REMAIN
○ EXISTING DECIDUOUS TREE, TO REMAIN
○ EXISTING SHRUB, TO REMAIN

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES					
+	AP	Acer palmatum	Japanese Maple	3" CAL., B&B	as shown
+	CK	Cornus kousa	Kousa Dogwood	3" CAL., B&B	as shown
+	MR	Morus rubra	Mulberry Tree	3" CAL., B&B	as shown
+	PC	Pinus contorta var contorta	Shore Pine	7' HT., B&B	as shown
+	PM	Pinus mugo subsp. mugo	Mugo Pine	4' HT., B&B	as shown
+	PS	Pinus sylvestris	Scots Pine	7' HT., B&B	as shown
+	TM	Tsuga mertensiana	Mountain Hemlock	7' HT., B&B	as shown



FERN GARDEN

AFTI	Athyrium filix-femina	Lady Fern	#5/CONT	3' O.C.
MARE	Mahonia repens	Creeping Mahonia	#1/CONT	18" O.C.
OSCI	Osmundastrum cinnamomeum	Cinnamon Fern	#5/CONT	2' O.C.
PATE	Pachysandra terminalis	Japanese Spurge	SP#4	12" O.C.
POMU	Polystichum munitum	Sword Fern	#5/CONT	3' O.C.

ORNAMENTAL GARDEN

BUMI	Buxus microphylla var. japonica	Japanese Boxwood	#3/CONT	2' O.C.
CASA	Camellia sasanqua 'Marge Miller'	Camellia	#1/CONT	18" O.C.
LIMU	Liriope muscari	Lilyturf	#1/CONT	18" O.C.
HAMA	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#3/CONT	18" O.C.

EASTERN GARDEN

FR	Fargesia rufa 'Green Panda'	Fargesia	#10/CONT	as shown
DAOD	Daphne odora	Daphne	#1/CONT	3' O.C.
NADO	Nandina domestica 'Compacta'	Heavenly Bamboo	#5/CONT	3' O.C.
OPJA	Ophiopogon japonicus	Mondo Grass	#1/CONT	12" O.C.
PIJA	Pieris japonica	Pieris	#5/CONT	5' O.C.
TRJA	Trachelospermum jasminoides	Star Jasmine	#1/CONT	12" O.C.

ENTRY PLANTING

EDCH	Edgeworthia chrysantha	Edgeworthia	#5/CONT	3' O.C.
FOIN	Forsythia x intermedia	Forsythia	#5/CONT	5' O.C.
SPNI	Spiraea thunbergii	Thunberg Spirea	#5/CONT	4' O.C.

HERB GARDEN

ROOF	Rosmarinus officinalis	Rosemary	#5/CONT	30" O.C.
THSE	Thymus serpyllum	Creeping Thyme	SP#4	12" O.C.

SCREEN PLANTING

AMAL	Amelanchier alnifolia	Serviceberry	#5/CONT	as shown
MAAQ	Mahonia aquifolium	Tall Oregon Grape	#5/CONT	as shown
MARE	Mahonia repens	Creeping Oregon Grape	#1/CONT	18" O.C.
PHLE	Philadelphus lewisii	Mock Orange	#5/CONT	as shown

MEADOW PLANTING - TYPE 1

MP-1	Xeriscape Lawn Alternative	SEED	-
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MEADOW PLANTING - TYPE 2

MP-2	Flowering Meadow Mix	SEED	-
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LAWN

LAWN	Seeded Lawn	SEED	-
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ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
HT	HEIGHT
O.C.	ON CENTER
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

PLANTING NOTES

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- PROTECT EXISTING VEGETATION TO REMAIN.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
- TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT AREAS WITHIN THE EXISTING AND PROPOSED SEPTIC DRAINFIELD.