

PROJECT SUMMARY

ZONING: EC - EMPLOYMENT CENTER DISTRICT
TOTAL SITE AREA: 3,070,025 SF
TOTAL BUILDING AREA: 918,680 SF - 29.92%
TOTAL LANDSCAPED AREA: 620,008 SF - 21.95%

SECTION 550.015 ZONE TO ZONE SETBACK

REQUIRED: BUILDING 10' VEHICLE 5' TYPE A LANDSCAPING - MIN. 1 PU / 20 SF. OF LANDSCAPED AREA
10' SETBACK = 85,095 SF / 20 = 4,255 PU
PROPOSED: TOTAL 0.085 PU
GROUND COVER 85,095 SF = 1,702 PU
STREET TREES = 600 PU
PERIMETER SETBACK = 1,888 PU
VEGETATED SWALES B, C, D, E ALONG SETBACK = 1,925 PU

SECTION 86 TREE ON CITY OWNED PROPERTY

REQUIRED: STREET TREES
PROPOSED: 60 STREET TREES = 600 PU

SECTION 806.035-040 OFF-STREET PARKING

PERIMETER SETBACK AND LA. ABUTTING STREET
REQUIRED: MIN. 10' LA STRIP & TYPE A LANDSCAPING - MIN. 1 PU / 20 SF. OF LANDSCAPED AREA
PROPOSED: METHOD A - 15.5' MIN LA STRIP & TYPE A LANDSCAPING

PERIMETER	LENGTH (LF)	AREA (X'100') (SF)	REQUIRED (PU)	PROPOSED				
				DECIDUOUS TREE	EVERGREEN TREE	ORNAMENTAL TREE	GROUND COVER (SF)	TOTAL PU
A	970	9,700	485	70 200 PU	19 95 PU	-	9,700 194 PU	489
B	519	5,100	260	10 100 PU	12 60 PU	-	5,100 104 PU	264
C	190	1,900	95	5 50 PU	2 10 PU	-	1,900 38 PU	98
D	881	8,810	440	18 180 PU	13 65 PU	10 20 PU	8,810 176 PU	441
E	1,130	11,300	565	17 170 PU	34 170 PU	-	11,300 226 PU	566
TOTAL	3,690	36,900	1,845	70 700 PU	80 400 PU	10 20 PU	36,900 738 PU	1,858

INTERIOR FRONT, SIDE, REAR

REQUIRED: MIN. 5' STRIP & TYPE A LANDSCAPING - MIN. 1 PU / 20 SF. OF LANDSCAPED AREA
PROPOSED: 24.5' MIN. & TYPE A LANDSCAPING

INTERIOR	LENGTH (LF)	AREA (X'SW) (SF)	REQUIRED (PU)	PROPOSED			TOTAL PU
				DECIDUOUS TREE	EVERGREEN TREE	GROUND COVER (SF)	
A	2,018	10,090	505	25 250 PU	11 55 PU	10,090 202 PU	507
B	394	1,970	99	6 60 PU	-	1,970 39 PU	99
TOTAL	2,412	12,060	604	31 310 PU	11 55 PU	12,060 241 PU	606

DRIVEWAY

REQUIRED: MIN. 5' STRIP & TYPE A LANDSCAPING - MIN. 1 PU / 20 SF. OF LANDSCAPED AREA
PROPOSED: 24.5' MIN. & TYPE A LANDSCAPING

INTERIOR	LENGTH (LF)	AREA (X'SW) (SF)	REQUIRED (PU)	PROPOSED			
				DECIDUOUS TREE	EVERGREEN TREE	GROUND COVER (SF)	TOTAL PU
A	680	3,400	170	8 80 PU	5 25 PU	3,400 68 PU	173
B	222	1,110	56	3 30 PU	1 5 PU	1,110 22 PU	57
TOTAL	902	4,510	226	32 320 PU	11 55 PU	4,510 226 PU	230

OFF STREET PARKING INTERIOR LANDSCAPING

PARKING	AREA (SF)	REQUIRED (PU)	PROPOSED		
			INTERIOR LA	STALLS	TREES (1/12 STALLS)
MANAGEMENT	10,638	532 (5%)	627 (5.9%) 13 PU	28	3 30 PU
EMPLOYEE	134,933	10,795 (8%)	10,526 (8.1%) 219 PU	238	32 320 PU
TOTAL			11,553 232 PU	35	35 350 PU

MILL CREEK CORPORATE CENTER

REQUIRED: 6' MIN. SCREENING OF EVERGREEN SHRUBS/TREES TO SERVICE AREAS
PROPOSED: SEE PERIMETER STRIP LANDSCAPE

VEGETATED SWALE PLANTING DENSITY / 100 SF
1 - 5 GAL. EVERGREEN OR 36-48" DECIDUOUS TREE
2 - 24"-36" SMALL TREES / LARGE SHRUBS
4 - 12"-18" SHRUBS
12" OC. TRIANGULAR SPACING GROUNDCOVERS
SEED MIX

VEGETATED SWALE	8' BOTTOM (SF)	SIDE SLOPE 100 YRS HWL (SF)	BOTTOM PLUGS	SIDE SLOPE				TOTAL PU
				TREES	LARGE SHRUBS	SHRUBS	SEED MIX (SF)	
A	8,039	5,230	9,282 186 PU	80 240 PU	160 160 PU	320 320 PU	5,230 105 PU	1,011
B	2,083	1,280	2,405 48 PU	21 63 PU	42 42 PU	84 84 PU	1,280 26 PU	263
C	4,029	3,087	4,652 93 PU	40 120 PU	80 80 PU	160 160 PU	3,087 62 PU	515
D	2,643	3,285	3,051 61 PU	26 78 PU	52 52 PU	104 104 PU	3,285 66 PU	361
E	6,866	283	7,928 159 PU	69 207 PU	138 138 PU	276 276 PU	283 6 PU	786
F	5,279	5,178	6,095 122 PU	53 199 PU	104 104 PU	208 208 PU	5,279 106 PU	699
TOTAL	28,939	18,343	33,413 669 PU	289 867 PU	576 576 PU	1,152 1,152 PU	18,343 371 PU	3,635

** PROPOSED PLANT UNIT VALUES: 5 GAL. TREE = 3 PU, TUBULING SHRUB = 1 PU, PLUG & SEEDING = 1 PU @ 50 SF.
SEE SITE SEEDING FOR SIDE SLOPE OVER 100 YEAR HWL

SECTION 807.015 LANDSCAPING AND SCREENING

REQUIRED: TYPE A LANDSCAPING & SCREENING - NONE
MIN. 1 PU / 20 SF. OF LANDSCAPED AREA MIN. 40% COMBINATION OF TREES & MIN. 75% COVERAGE WITHIN 5 YEARS

TOTAL REQUIRED LANDSCAPED AREA: 2,675 PU
PARKING PERIMETER SETBACK ABUTTING STREET: 1,845 PU
PARKING INTERIOR SETBACK: 604 PU
DRIVEWAY: 226 PU

PROPOSED: TOTAL: STREET TREES: 3,294 PU (TREES 2,480 PU / 75%)
PARKING PERIMETER SETBACK ABUTTING STREET: 1,858 PU
PARKING INTERIOR SETBACK: 600 PU
DRIVEWAY: 230 PU
ADDITIONAL OFF-STREET INTERIOR 350 PU + VEGETATED SWALE 3,985 PU

TWO-YEAR PLANT ESTABLISHED SCHEDULE

- PROPOSED USING OF DROUGHT TOLERANT PLANTS (NO UNDERGROUND IRRIGATION SYSTEM).
- CONTRACTOR TO PERIODICALLY CHECK ON THE TOTAL PROJECT TO MAKE CERTAIN THAT THE MATERIALS AND PROPERTY WATERED, WATER ALL PLANT MATERIALS AND MONITOR MOISTURE TO ENSURE ALL PLANTS ARE IN GOOD CONDITIONS. RAINFALL SHALL BE GAUGED ON THE SITE. RAINFALL OF 1" OR MORE PER WEEK IS EQUAL TO DUE WATERING.
- WATERING OF SEEDING AREAS SHALL BEGIN IMMEDIATELY FOLLOWING SEED AND MULCH INSTALLATION. SECURE WATER AS NEEDED FOR SEED ESTABLISHMENT AND PROVIDE WATERING EQUIPMENT TO CONVEY WATER FROM WATER SOURCES AND KEEP SEEDING AREAS UNIFORMLY MOST TO A DEPTH OF 4 INCHES.
- RESTORING PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTLE TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
- APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.
- VEGETATED SWALE
- FOLLOW STORMWATER DRAINAGE AND MAINTENANCE AGREEMENT OF MILL CREEK CORPORATION CENTER OWNER ASSOCIATION, INC. FOR OPERATION AND MAINTENANCE OF VEGETATION SWALES.
- INSPECT VEGETATION SWALE QUARTERLY FOR THE FIRST 2 YEARS FROM THE DATE OF INSTALLATION AND 2 TIMES PER YEAR THEREAFTER. AFTER EACH MAJOR FLOOD EVENT, CONTRACTOR SHALL INSPECT VEGETATED SWALE WITHIN 72 HOURS. PROVIDE OWNER AN INSPECTION LOG, INCLUDING DATE, OBSERVATIONS AND MAINTENANCE ACTIVITIES.
- PROVIDE WATER TO ENSURE PLANTS ARE IN HEALTHY CONDITIONS.
- REPLACE MULCH AS NEEDED TO MAINTAIN 2" LAYER AND TO ENSURE SURVIVAL OF VEGETATION.
- REMOVE INVASIVE AND PROHIBITED VEGETATION FROM THE PRE-APPROVED PLANT LISTS. INVASIVE VEGETATION CONTRIBUTING UP TO 25% OF VEGETATION OF ALL SPECIES SHALL BE REMOVED AND REPLACED WITH APPROVED PLANTS.
- PRUNE AND/OR REMOVE VEGETATION THAT INTERFERES WITH SWALE OPERATION. DEAD AND WOODY MATERIALS SHALL BE REMOVED TO MAINTAIN LESS THAN 10% OF AREA COVERAGE OR WHEN SWALE FUNCTION IS IMPAIRED. VEGETATION SHALL BE REPLACED IMMEDIATELY.

PLANT SCHEDULE

KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE
DECIDUOUS TREES				
	35	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	1.5" B&B
		HALKA HONEYLOCUST	GLEDITSIA TRICANTHOS VAR INERMIS 'HALKA'	
		VILLAGE GREEN ZELKOVA	ZELKOVA SERRATA 'VILLAGE GREEN'	
	60	CANADA RED CHOCOECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	1.5" B&B
		FOREST GREEN OAK	QUERCUS FRANEETO 'SCHMIDT'	
		CITY SPRITE ZELKOVA	ZELKOVA SERRATA 'JFS-KW1'	
	133	AUTUMN GOLD GINKGO (MALE ONLY)	GINKGO BILOBA 'AUTUMN GOLD'	1.5" B&B
		TURKISH FILBERT	CORYLUS COLURNA	
		ESPRESSO KENTUCKY COFFEETREE	GYNOMCLADUS DIOICUS 'ESPRESSO'	
		SWAMP WHITE OAK	QUERCUS BICOLOR	1.5" B&B
		ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON'	
EVERGREEN TREES				
	102	INCENSE CEDAR	CALOCEDRUS DECURRENS	6' HT. B&B
		GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	
		VANDERWOLF'S PYRAMID PINE	PNUS FLEXILIS 'VANDERWOLF'S PYRAMID'	
		SHAWNEE BRAVE BALDYPRESS	TAZODIUM DISTICHUM 'SHAWNEE BRAVE'	
ORNAMENTAL TREES				
	10	AMUR MAACKIA	MAACKIA AMURENSIS	1" CAL. B&B
		AMERICAN HOP-HORNBEAM	OSTYRA VIRGINIANA 'AUTUMN TREASURE'	

*** SYMBOLS SHOWN APPROX. 5 YEARS COVERAGE

LEGEND

SEE SHEET L-100 FOR SITE SEEDING & RESTORATION

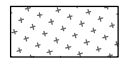
- LOW MAINTENANCE TURF - SHORT HEIGHT
- 80% PERENNIAL RYEGRASS
- 20% CREEPING RED FESCUE
- SEEDING RATE: 100 LBS (PLS) / AC
- UPLAND MIX
- 50% PERENNIAL RYEGRASS
- 35% ANNUAL RYEGRASS
- 15% CREEPING RED FESCUE
- SEEDING RATE: 250 LBS (PLS) / AC

TEMPORARY SEEDING: MARCH 1 - OCT 31
OATS
SEEDING RATE: 120 LBS (PLS) / AC

NOV 1 - FEB 28
PERENNIAL RYEGRASS
SEEDING RATE: 40 LBS (PLS) / AC

VEGETATED SWALE & DETENTION BASIN SCHEDULE

LIMITED SPECIES PER APPROVED LISTS OF MOP STORMWATER MANAGEMENT PLAN

KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	
BOTTOM - GROUNDCOVES					
 BOTTOM SWALE 33.413 - 12" O.C. TRIANGULAR SPACING	2"	SLOUGH SEDGE	BECKMANNIA SYZIGACBNE	PLUG	
		COMMON CAMAS	CAMASSIA QUAMASH		
		SLENDER RUSH	JUNCUS TENUIS		
		SMALL FLOWERED BULRUSH	SCIPUS MICROCARPUS		
		AMERICAN SPEEDWELL	VERONICA AMERICANA		
SIDE SLOPE - TREES					
 289 INSTALL ABOVE 100 YRS HWL	36" HT.	BIGLEAF MAPLE	ACER MACROPHYLLUM	POT	
		OREGON WHITE OAK	QUERCUS GARYANA		
		5 GAL	MADRONE	ARBUTUS MENZESII	POT
			INCENSE CEDAR	CALOCEDRUS DECURRENS	
SIDE SLOPE - LARGE SHRUBS					
 576	24"	HOOKE'S WILLOW	SALIX HOOKERIANA	TUBULING	
		PACIFIC WILLOW	SALIX INCIDA		
		SITKA WILLOW	SALIX SITCHENSIS		
		VINE MAPLE	ACER CIRCINATUM		
		RED ELDERBERRY	SAMBUCUS RACEMOSA		
		CASCARA	RHAMNUS PURSHIANA		
SIDE SLOPE SHRUBS					
 1,152	12"	REDTWIG DOGWOOD	CORNUS SERICEA	TUBULING	
		SWAMP ROSE	ROSA PISCOCARIPA		
		DOUGLAS SPIRAEA	SPIRAEA DOUGLASII		
		PACIFIC NINEBARK	PHYSOCARPUS CAPITALIS		
		COMMON SNOWBERRY	SYMPHORICARPUS ALBUS		
		HIGHBUSH CRANBERRY	VIBURNUM EDULE		
SIDE SLOPE - SEED MIXED					
 SIDESLOPE TO 100 YR HWL 16,343 SF.	SEEDING RATE 3 LBS/ AC	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	SEEDING RATE 5 LBS/ AC	
		RED FESCUE	FESTUCA RUBRA		
		MANNA GRASS	GLYCERIA OCCIDENTALIS		
		COLUMBIA BROME GRASS	BROMUS VULGARIS		
		NATIVE MISC WILDFLOWER MIX			
				SEEDING RATE 3 LBS/ AC	

SUBSTITUTIONS: IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION.



SCANNELL PROPERTIES
294 GROVE LANE
SUITE 140
WAYZATA, MN 55391

PROJECT

PROJECT JUSTIFY DISTRIBUTION CENTER

SALEM, OR

ISSUE

DATE

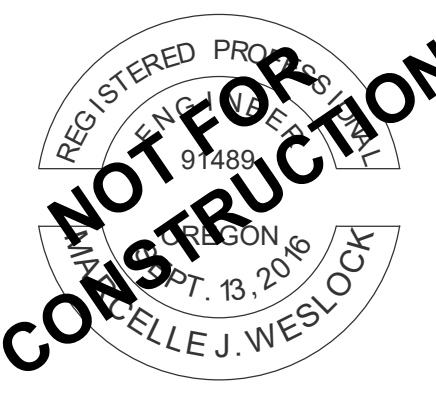
SUBMITTAL

SITE PLAN REVIEW
12/06/2021



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CERTIFICATION



RENEWALS: 06/30/2022

SHEET

LANDSCAPE SUMMARY

L-104

PROJECT NO.

EDL21020

LANDSCAPE SUMMARY PLAN

1" = 100'

100 300
SCALE IN FEET