



LOCATION MAP

SCALE: NTS

DRY GOODS / COLD STORAGE DISTRIBUTION CENTER

PROJECT JUSTIFY
SALEM, OREGON

SITE PLAN REVIEW
DECEMBER 6, 2021



VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

DEVELOPER	SCANNELL PROPERTIES 294 GROVE LANE E, SUITE 140 WAYZATA, MN 55391	JAKE KURTH T (612) 260-4088 JAKES@SCANNELLPROPERTIES.COM
CIVIL ENGINEER	ELAN DESIGN LAB, INC. 310 4TH AVENUE S, SUITE 1006 MINNEAPOLIS, MN 55415	MARCIE WESLOCK, PE T (612) 260-7981
LAND SURVEYOR	BARKER SURVEYING 3537 KASHMIR WAY SE SALEM, OR 97317	GREGORY WILSON, PLS T (503) 588-8800
PLANNING DEPARTMENT	PERMIT APPLICATION CENTER CITY HALL 555 LIBERTY STREET SE, ROOM 320 SALEM, OR 97301-3513	T (503) 588-6173 PLANNING@CITYOFSALEM.NET
PUBLIC WORKS DEPARTMENT	PUBLIC WORKS DEPARTMENT 555 LIBERTY STREET SE, ROOM 325 SALEM, OR 97301-3513	T (503) 588-5211 PUBLICWORKS@CITYOFSALEM.NET

SHEET INDEX

SHT NO.	SHEET TITLE	ISSUED FOR REFERENCE ONLY ISSUED
C-000	COVER SHEET	
C-010	EXISTING CONDITIONS AND DEMOLITION PLAN	
C-100	OVERALL SITE PLAN	
C-101	SITE PLAN - AREA 1	
C-102	SITE PLAN - AREA 2	
C-103	SITE PLAN - AREA 3	
C-121	PAVEMENT JOINTING PLAN - AREA 1	
C-122	PAVEMENT JOINTING PLAN - AREA 2	
C-123	PAVEMENT JOINTING PLAN - AREA 3	
C-200	OVERALL GRADING PLAN	
C-201	GRADING PLAN - AREA 1	
C-202	GRADING PLAN - AREA 2	
C-203	GRADING PLAN - AREA 3	
C-210	EROSION & SEDIMENT CONTROL PLAN	
C-300	OVERALL UTILITY PLAN	
C-301	UTILITY PLAN - AREA 1	
C-302	UTILITY PLAN - AREA 2	
C-303	UTILITY PLAN - AREA 3	
C-310	STORM SEWER PROFILES	
C-311	STORM SEWER PROFILES & STRUCTURE SCHEDULE	
C-312	SANITARY SEWER PROFILES & STRUCTURE SCHEDULE	
C-501	SITE DETAILS	
C-502	SITE DETAILS	
C-503	EROSION & SEDIMENT CONTROL DETAILS	
C-504	UTILITY DETAILS	
C-505	UTILITY DETAILS	
L-100	OVERALL LANDSCAPE PLAN	
L-101	LANDSCAPE PLAN - AREA 1	
L-102	LANDSCAPE PLAN - AREA 2	
L-103	LANDSCAPE PLAN - AREA 3	
L-104	LANDSCAPE SUMMARY	
L-501	LANDSCAPE DETAILS	



SCANNELL PROPERTIES
294 GROVE LANE
SUITE 140
WAYZATA, MN 55391

PROJECT

PROJECT JUSTIFY
DISTRIBUTION CENTER

SALEM, OR

ISSUE DATE

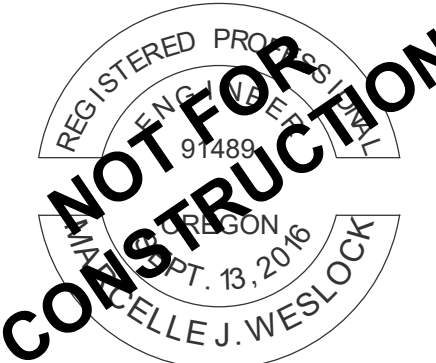
SUBMITTAL

SITE PLAN REVIEW
12/06/2021



310 4TH AVENUE S, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 f 612.260.7990 www.elanlab.com

CERTIFICATION



RENEWS: 06/30/2022

SHEET

COVER SHEET

C-000

PROJECT NO.

EDL21020

ALEM, OR

[illegible]

TE PLAN REVIEW
12/06/2021



IDENTIFICATION



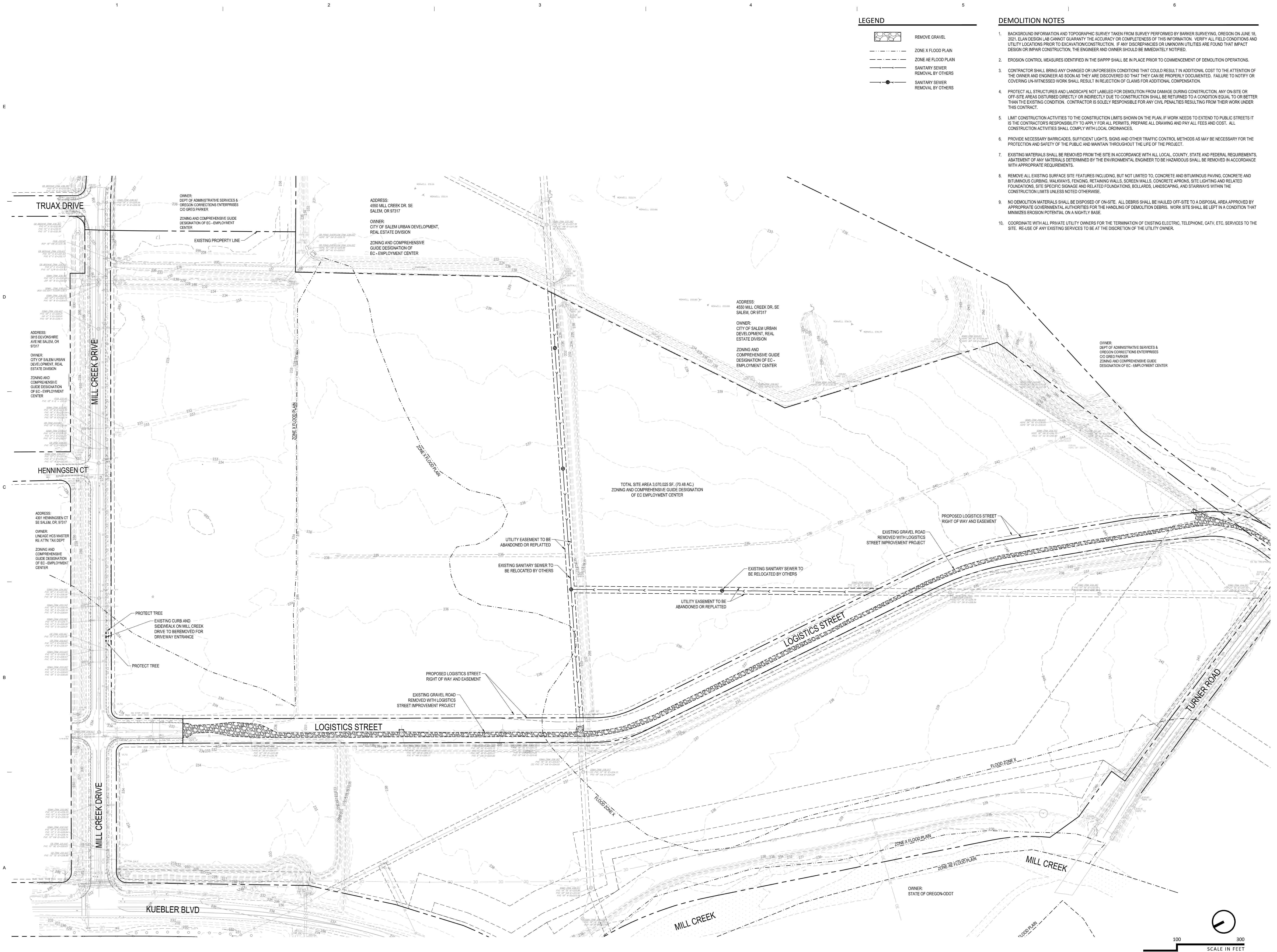
EWS: 06/30/2022

ET

EXISTING CONDITIONS AND DEMOLITION PLAN

-010

EDL21020



ZONING : EMPLOYMENT CENTER DISTRICT

ZONING : EMPLOYMENT CENTER DISTRICT

BUILDING AND ACCESSORY USE SETBACKS: 10' FOR FRONT, SIDE, AND REAR				
	REQUIRED	PROPOSED		
MAX BUILDING COVERAGE	80%	79%		
MAX BUILDING HEIGHT	80 FEET	55 FEET		
MAX LOT COVERAGE	80%	78%		
TOTAL SITE AREA		3,070.02 SF.	70.48 AC.	100%
WAREHOUSE STORAGE FACILITY		901.00 SF.	20.88 AC.	
TRUCK MAINTENANCE FACILITY (TMF)		632.44 SF.	14.46 AC.	
GUARD HOUSE		470 SF.	0.01 AC.	
PUMP HOUSE & RESERVOIR		2,810 SF.	0.06 AC.	
BUILDING AREA TOTAL		916.88 SF.	21.08 AC.	29.92%
PAVEMENT, WALKS AND MISC. IMPERVIOUS		3,477.562 SF.	33.92 AC.	48.13%
STORMWATER MANAGEMENT AREA		1,307.957 SF.	7.07 AC.	10.10%
REMAINING PERVIOUS AREA		358.616 SF.	8.40 AC.	11.95%
TOTAL PERVIOUS AREA		620.008 SF.	14.24 AC.	20.12%

CITY OF SALEM PARKING REQUIREMENTS
WAREHOUSING AND DISTRIBUTIONCITY OF SALEM PARKING REQUIREMENTS
WAREHOUSING AND DISTRIBUTION

MINIMUM PARKING REQUIREMENTS:
THE GREATER OF 0.75 STALLS PER EMPLOYEE OR 1 STALL / 5,000 UP TO 50,000 SF
+ 1 STALL / 10,000 SF UP TO 100,000 SF + 1 STALL PER 15,000 SF > THAN 100,000 SF

0.75 X 400 EMPLOYEES = 300
918,600 SF = 70 STALLS

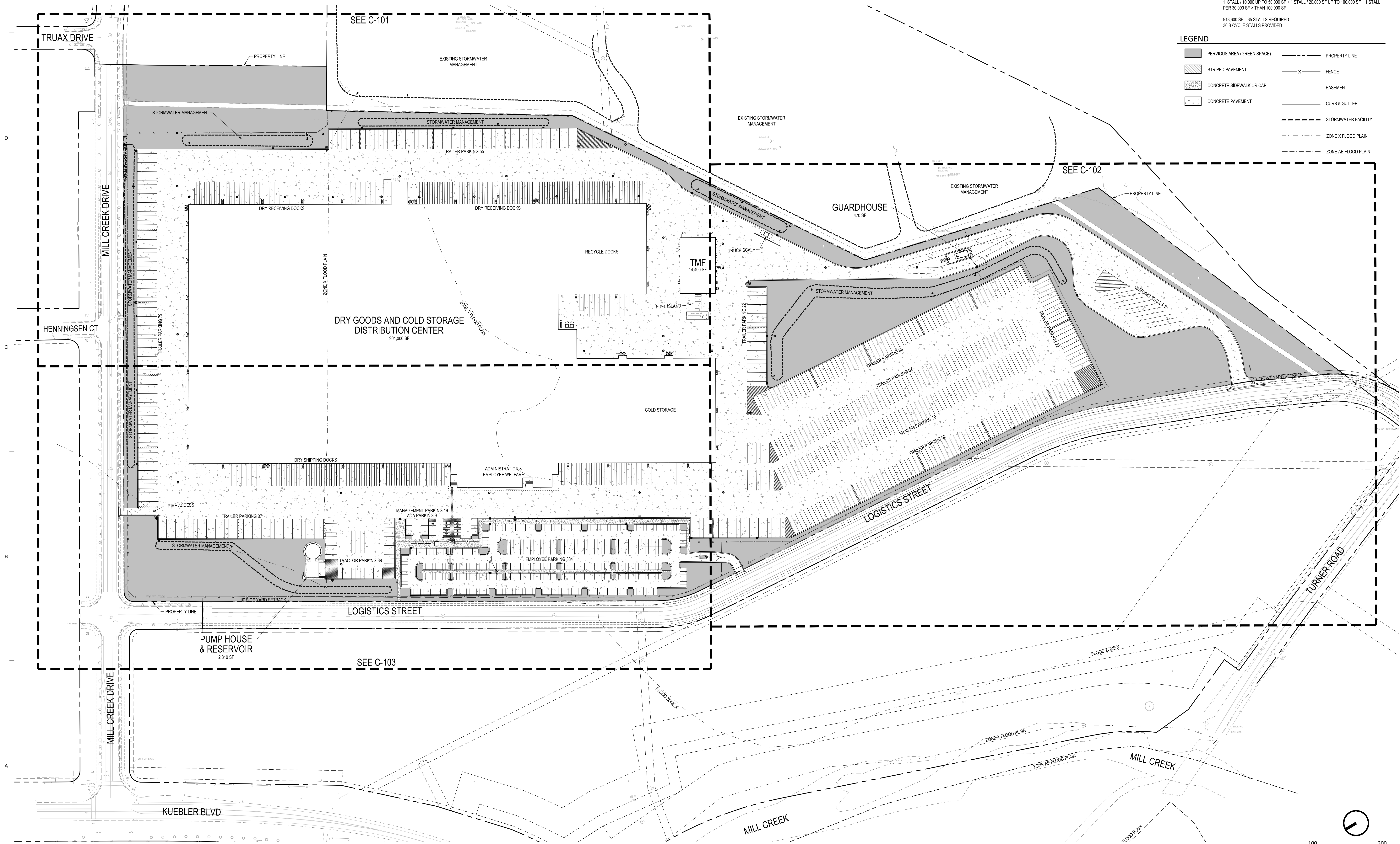
MAXIMUM PARKING REQUIREMENTS:
1.75 X MINIMUM = 1.75 X 300 = 525 PARKING STALLS

PROPOSED PARKING:		
EMPLOYEE & DRIVER PARKING	9' X 18'	296 STALLS
	9' X 20'	88 STALLS
ACCESSIBLE PARKING	8' X 18'	9 STALLS
MANAGEMENT PARKING	9' X 18'	10 STALLS
	9' X 20'	9 STALLS
TOTAL PASSENGER VEHICLE PARKING		412 STALLS
TRACTOR PARKING	12' X 30'	25 STALLS
TRAILER PARKING	12' X 54'	510 STALLS
QUEUING PARKING	12' X75'	10 STALLS

MINIMUM BICYCLE PARKING REQUIREMENTS:
1 STALL / 10,000 UP TO 50,000 SF + 1 STALL / 20,000 SF UP TO 100,000 SF + 1 STALL
PER 30,000 SF > THAN 100,000 SF

918,600 SF = 35 STALLS REQUIRED
36 BICYCLE STALLS PROVIDED

	PERVIOUS AREA (GREEN SPACE)		PROPERTY LINE
	STRIPED PAVEMENT		FENCE
	CONCRETE SIDEWALK OR CAP		EASEMENT
	CONCRETE PAVEMENT		CURB & GUTTER
			STORMWATER FACILITY
			ZONE X FLOOD PLAIN
			ZONE AE FLOOD PLAIN



ALEM, OR

E DATE

MITTAL

TE PLAN REVIEW
12/06/2021



4TH AVENUE S, SUITE 1000
MINNEAPOLIS, MN 55415
2.260.7980 | www.elanlab.com
2.260.7990

VERIFICATION



EWS: 06/30/2022

ET

ERALL SITE PLAN

-100

SUBJECT NO.

DL21020

[illegible]

Elan
DESIGN LAB
Civil Engineering | Landscape Architecture
10 4TH AVENUE S, SUITE 1006
MINNEAPOLIS, MN 55415
612.260.7980
612.260.7990
www.elanlab.com

CERTIFICATION

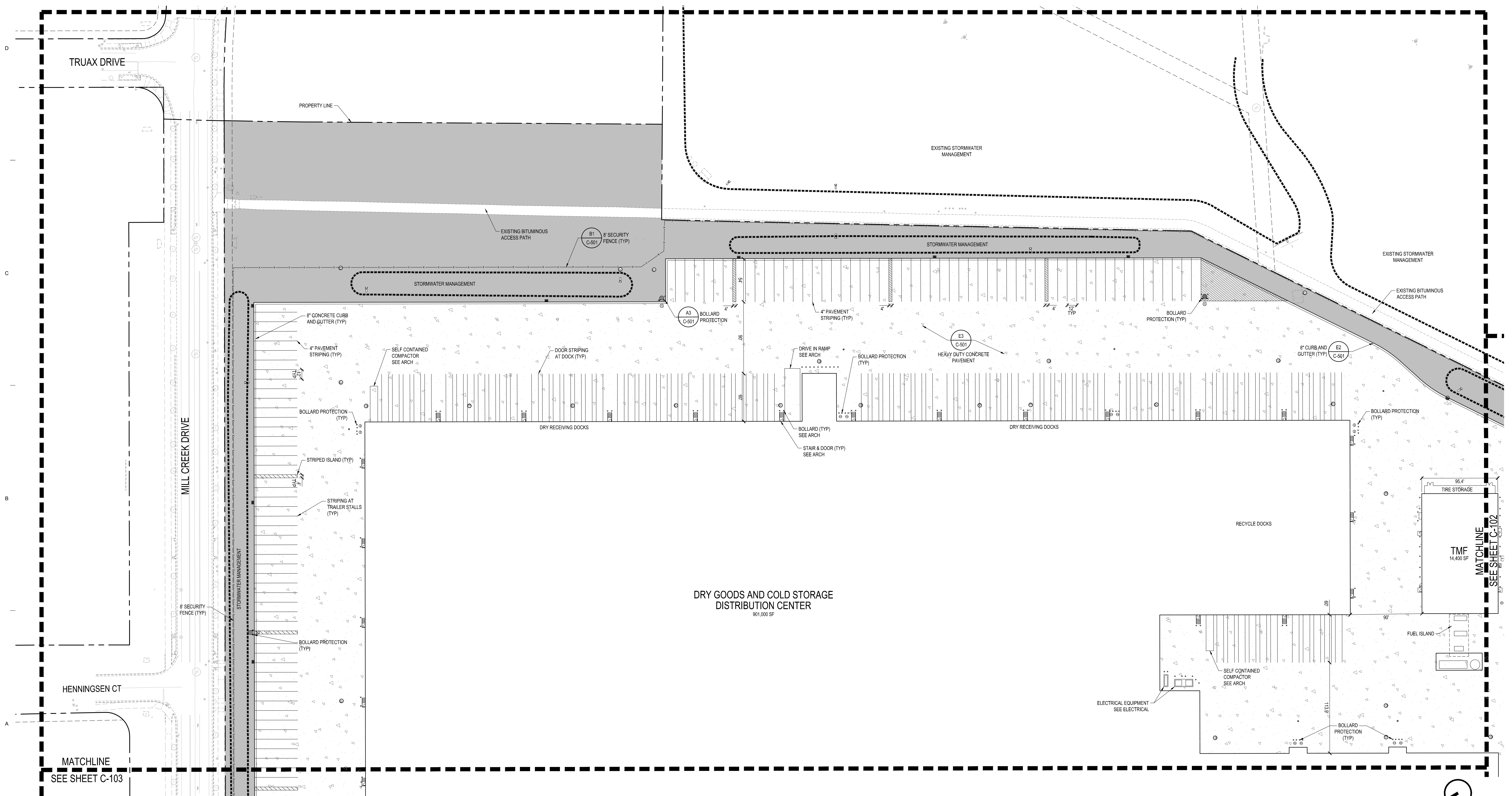


NEWS: 06/30/2022

SHEET

ITE PLAN
AREA 1
C-101

PROJECT NO.
EDL21020



A1 SITE PLAN - AREA 1
1" = 50'

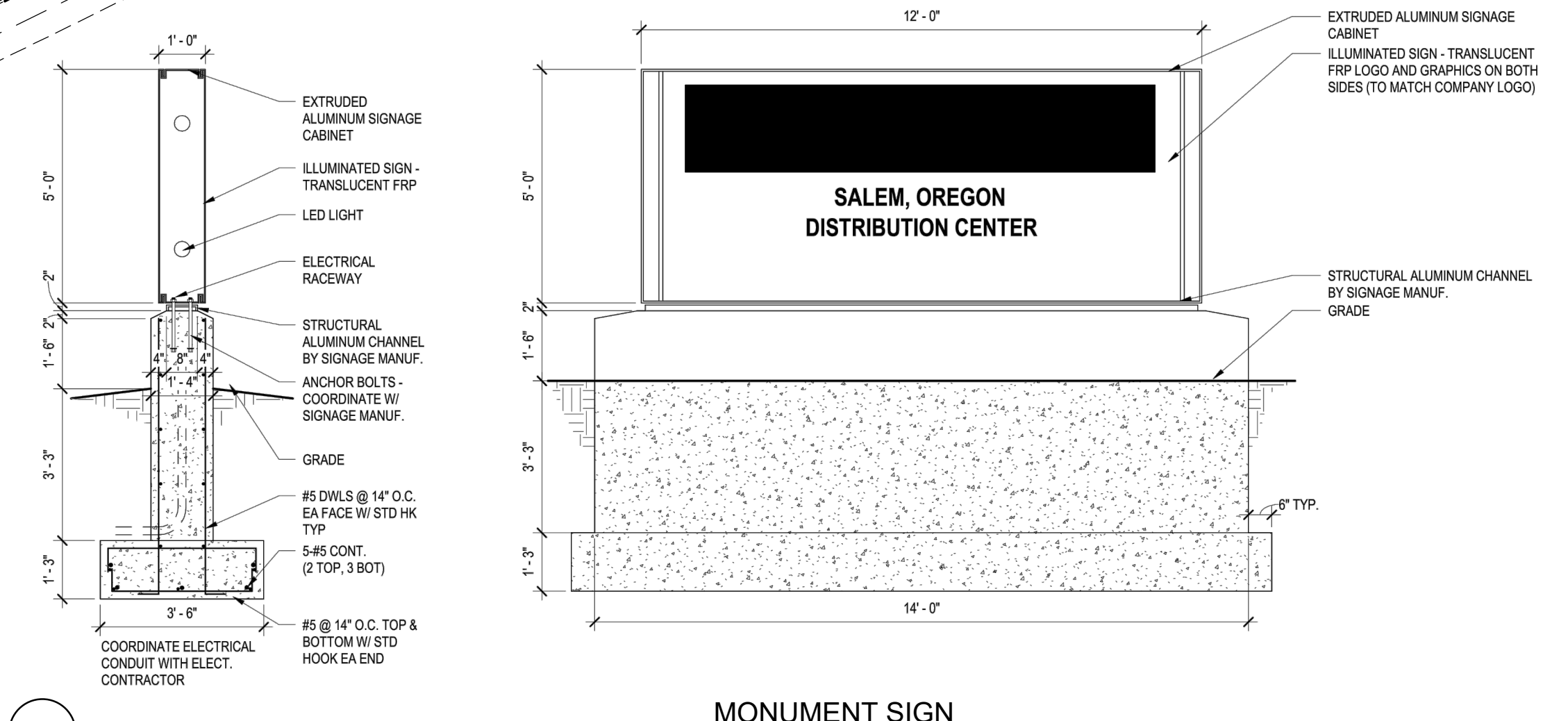
TE PLAN REVIEW
12/06/2021



SITE PLAN

TE PLAN
AREA 2
-102

EDL21020



A1 SITE PLAN - AREA 2
1" = 50'



SITE PLAN REVIEW
12/06/2021

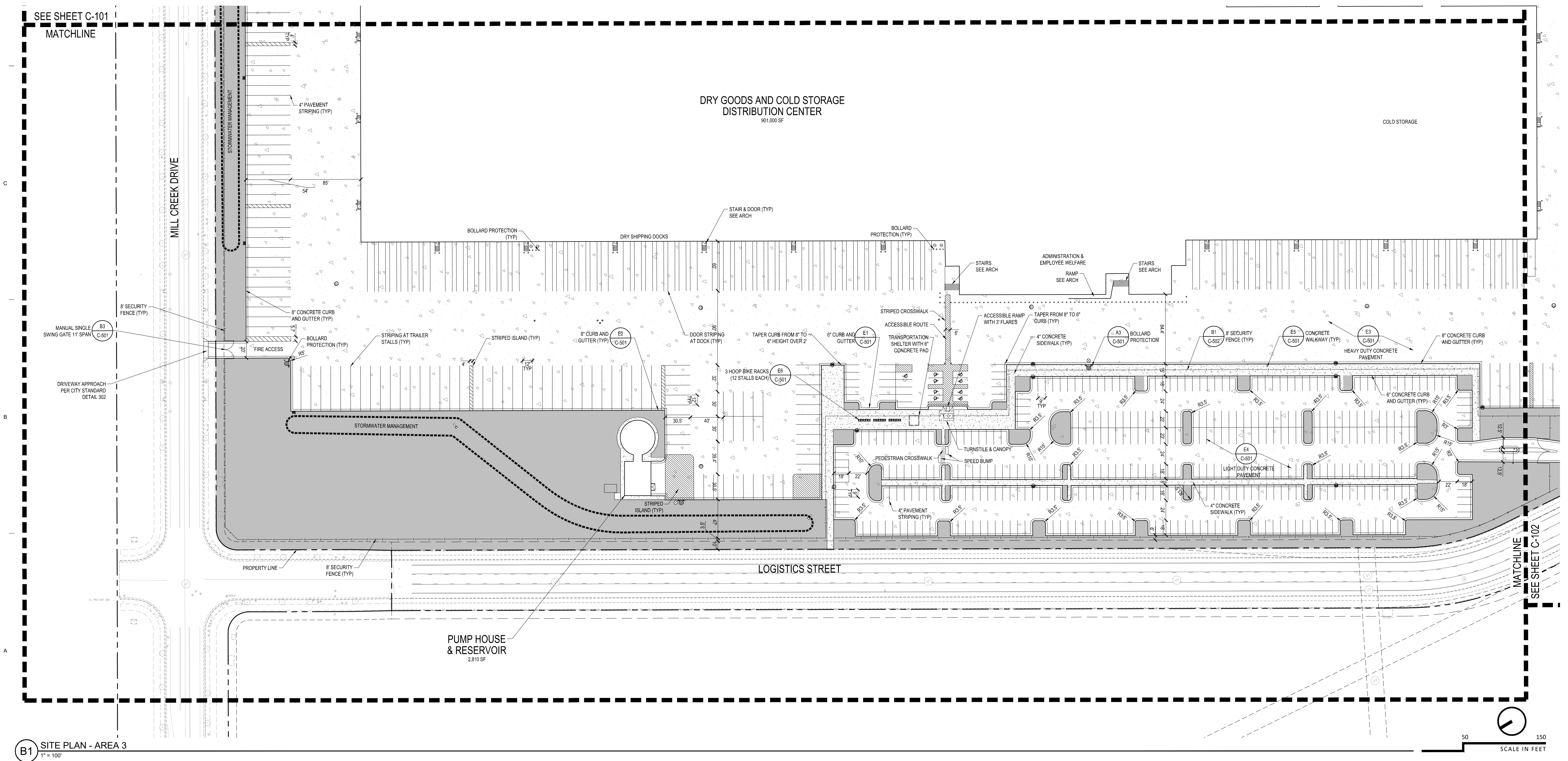


SITE PLAN

SITE PLAN

C-103

PROJECT NO. EDL21020





ALEM, OR

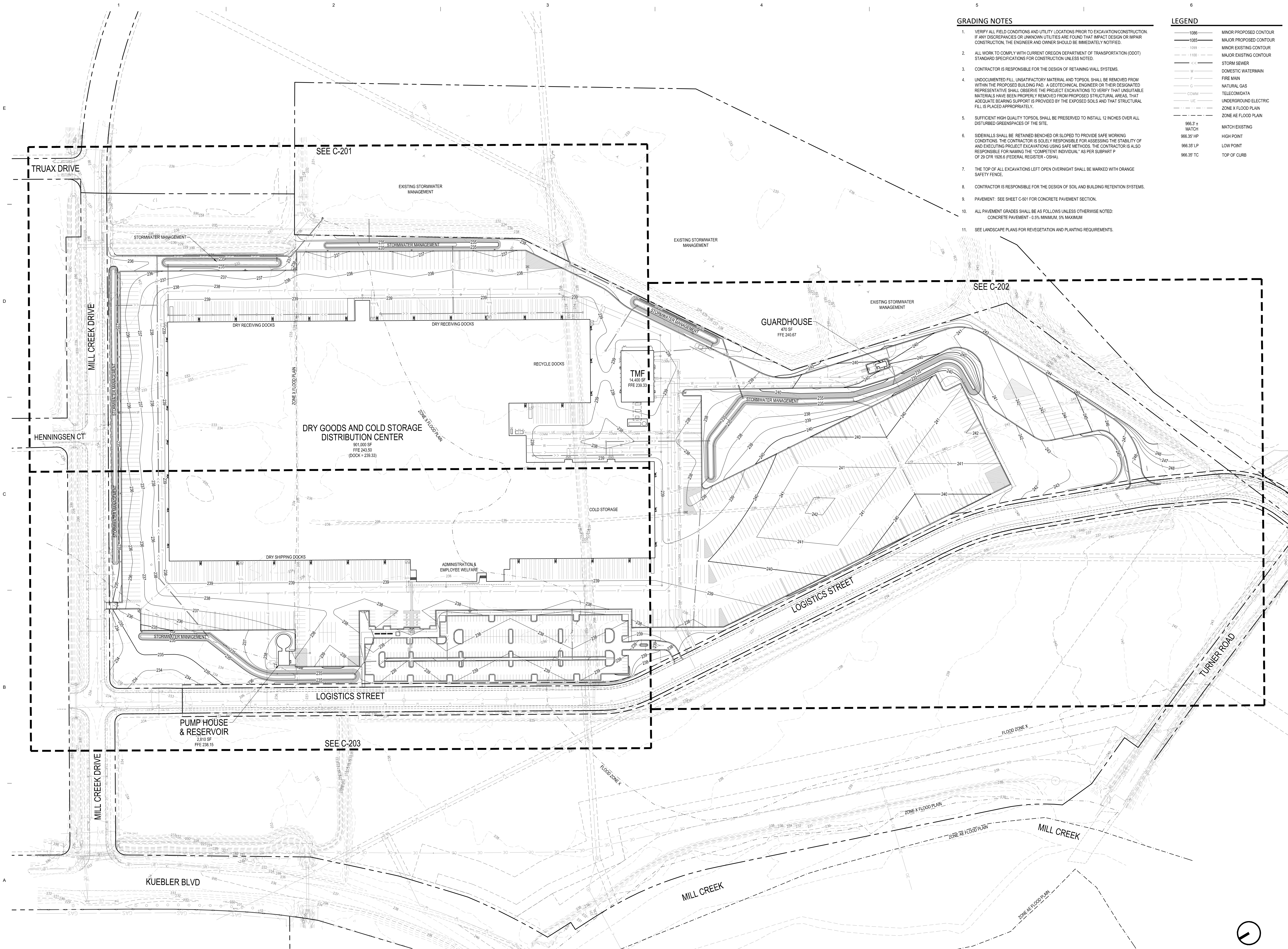
Elan
DESIGN LAB
Engineering | Landscape Architecture
14TH AVENUE S, SUITE 1000
MINNEAPOLIS, MN 55415
2.260.7980
2.260.7990 | www.elanlab.com

OVERALL
GRADING PLAN
C-200

EDL21020

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. ALL WORK TO COMPLY WITH CURRENT OREGON DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS NOTED.
3. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF RETAINING WALL SYSTEMS.
4. UNDOCUMENTED FILL, UNSATURATED MATERIAL AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING PAD. A GEOTECHNICAL ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL OBSERVE THE PROJECT EXCAVATIONS TO VERIFY THAT UNSATURATED MATERIALS HAVE BEEN PROPERLY REMOVED FROM PROPOSED STRUCTURAL AREAS, THAT Adequate BEARING SUPPORT IS PROVIDED BY THE EXPOSED SOLS AND THAT STRUCTURAL FILL IS PLACED APPROPRIATELY.
5. SUFFICIENT HIGH QUALITY TOPSOIL SHALL BE PRESERVED TO INSTALL 12 INCHES OVER ALL DISTURBED GREENSPACES OF THE SITE.
6. SIDEWALKS SHALL BE RETAINED BENEATH OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPLETELY INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.8 (FEDERAL REGISTER - OSHA).
7. THE TOP OF ALL EXCAVATIONS LEFT OPEN OVERNIGHT SHALL BE MARKED WITH ORANGE SAFETY FENCE.
8. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL AND BUILDING RETENTION SYSTEMS.
9. PAVEMENT: SEE SHEET C-501 FOR CONCRETE PAVEMENT SECTION.
10. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
CONCRETE PAVEMENT - 0.5% MINIMUM, 5% MAXIMUM
11. SEE LANDSCAPE PLAN FOR REVEGETATION AND PLANTING REQUIREMENTS.

—1086	MINOR PROPOSED CONTOUR
—1085	MAJOR PROPOSED CONTOUR
—1099	MINOR EXISTING CONTOUR
—1100	MAJOR EXISTING CONTOUR
<<	STORM SEWER
—	DOMESTIC WATERMAIN
—	FIRE MAIN
—	NATURAL GAS
—COMM	TELEPHONE
—LVE	UNDERGROUND ELECTRIC
—	ZONE X FLOOD PLAIN
—	ZONE AE FLOOD PLAIN
966.3' ±	MATCH EXISTING
966.35' HP	HIGH POINT
966.35' LP	LOW POINT
966.35' TC	TOP OF CURB



A1 OVERALL GRADING PLAN
1" = 100'

100 300
SCALE IN FEET

PROJECT

PROJECT JUSTIFY
DISTRIBUTION CENTER

SALEM, OR

ISSUE DATE

SUBMITTAL

SITE PLAN REVIEW
12/06/2021

Elan
DESIGN LAB
Civil Engineering | Landscape Architecture
310 4TH AVENUE S, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 f 612.260.7990 www.elanlab.com

CERTIFICATION

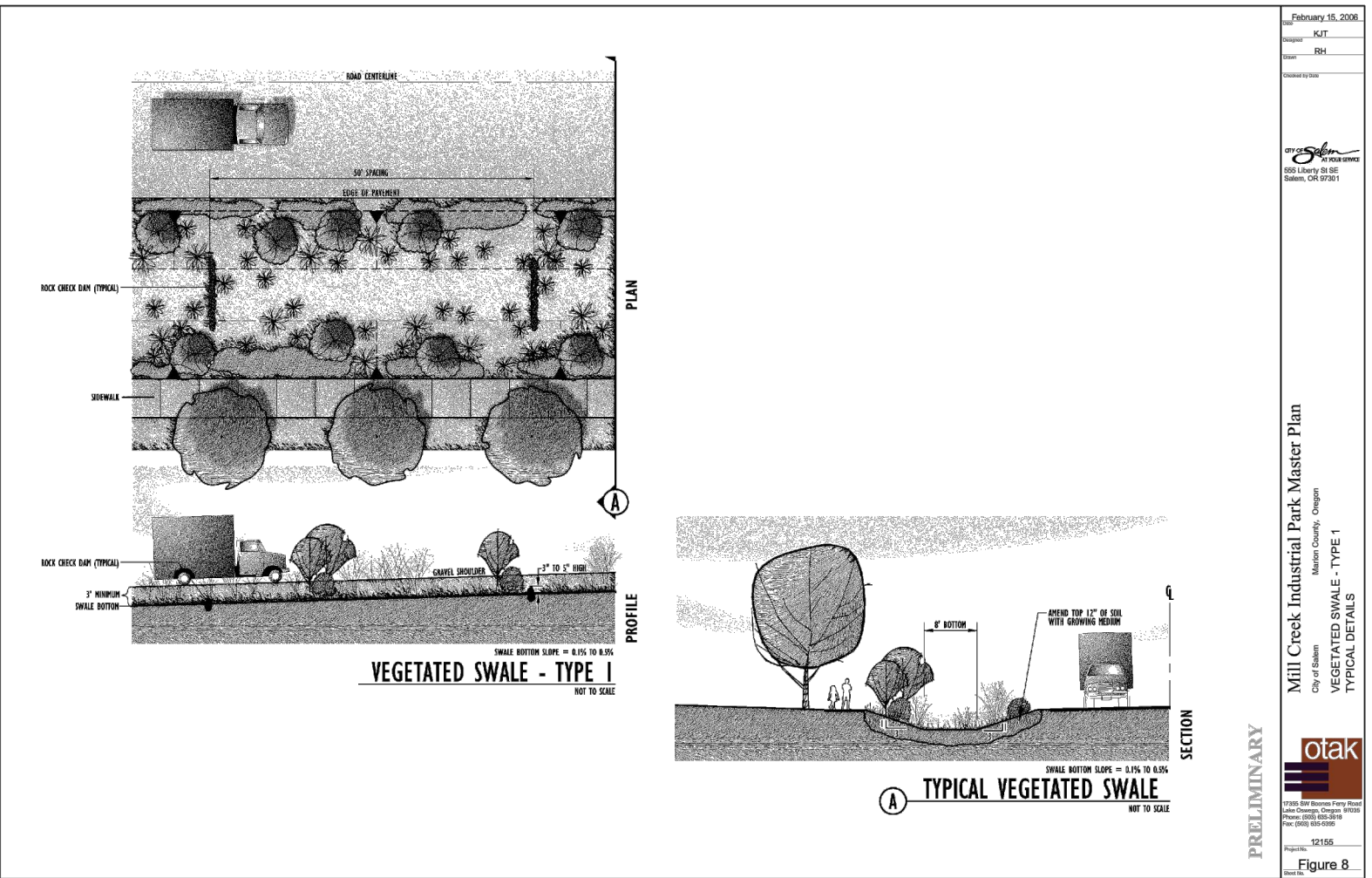
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
STATE OF MINNESOTA
JULY 1, 2016
ELLE J. WESLOCK
RENEWS: 06/30/2022

SHEET

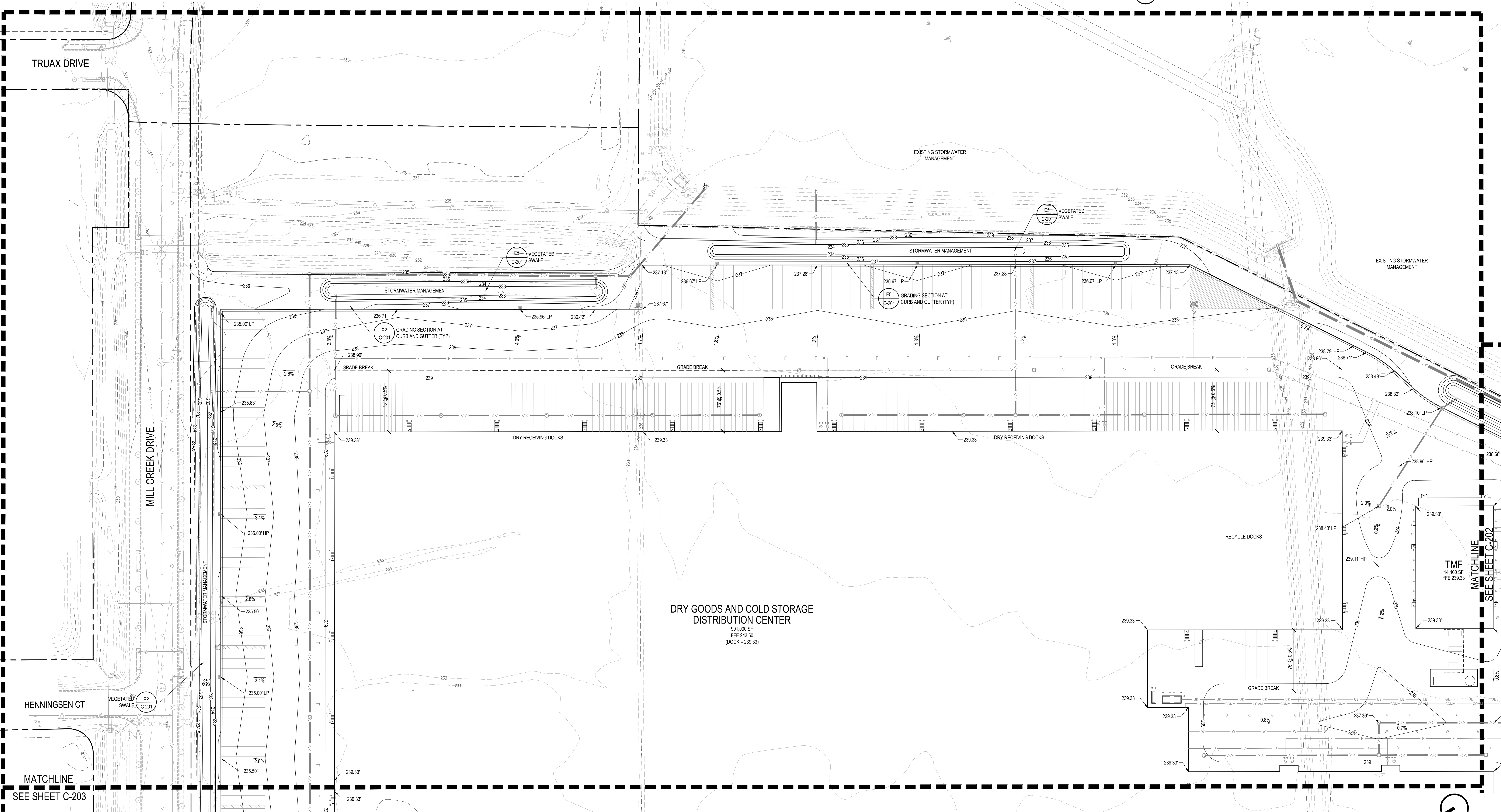
GRADING PLAN
AREA 1

C-201

PROJECT NO.
EDL21020



E5 VEGETATED SWALE DETAIL
1" = 100'



A1 GRADING PLAN - AREA 1
1" = 50'



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



310 4TH AVENUE S, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980
f 612.260.7990 | www.elanlab.com

CERTIFICATION



RENEWS: 06/30/2022

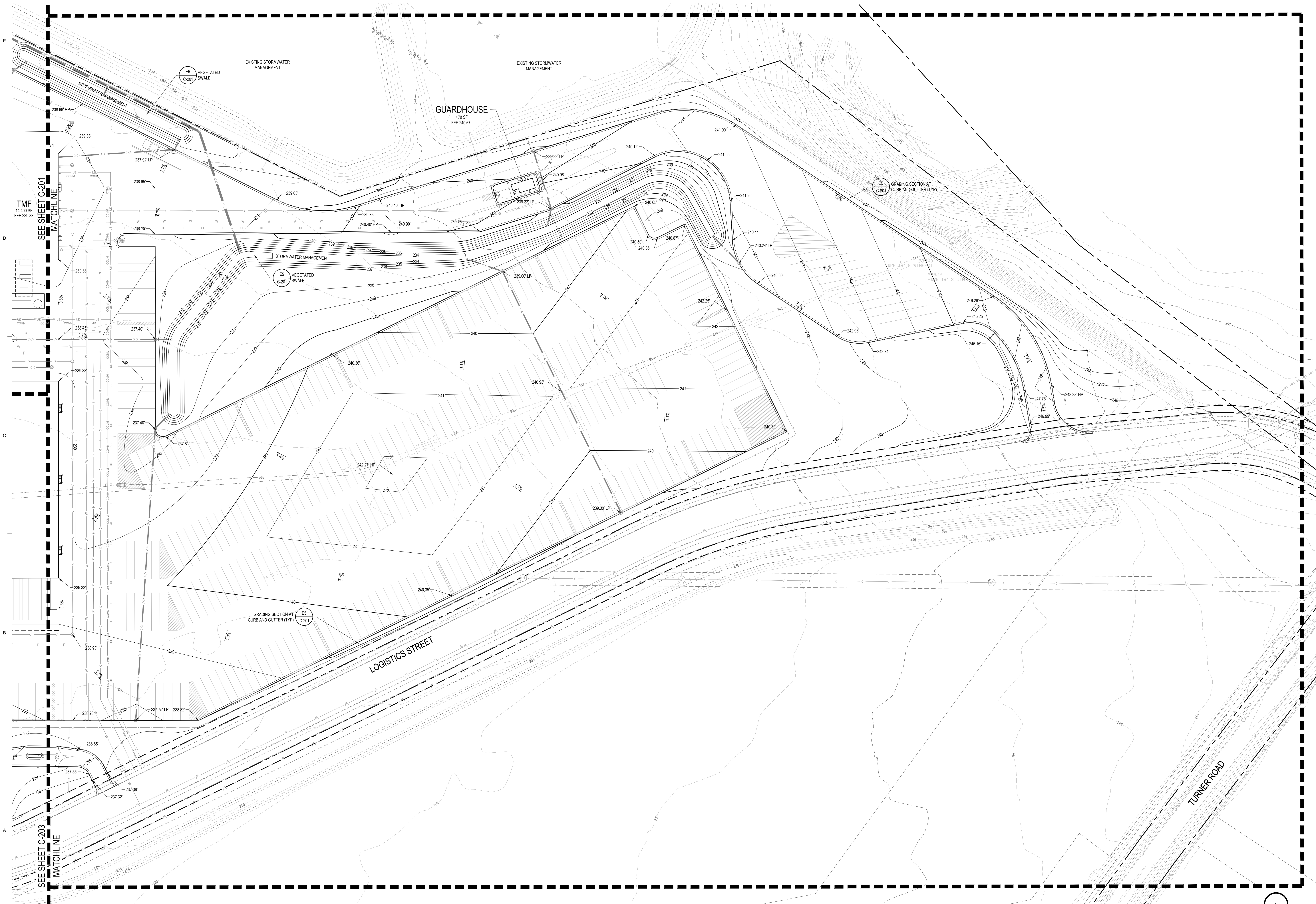
SHEET

GRADING PLAN
AREA 2

C-202

PROJECT NO.

EDL21020



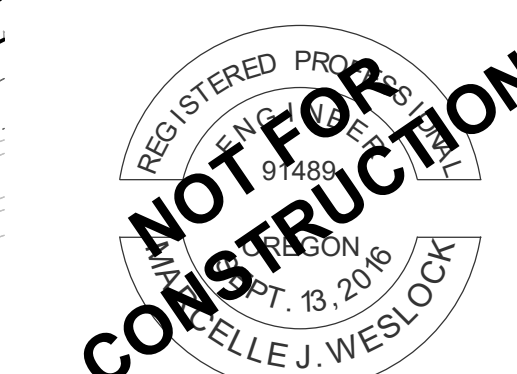
A1 GRADING PLAN - AREA 2
1" = 50'



[illegible]

Elan
DESIGN LAB
Civil Engineering | Landscape Architecture
310 4TH AVENUE S, SUITE 100
MINNEAPOLIS, MN 55411
p 612.260.7980
f 612.260.7990
www.elanlab.com

CERTIFICATION



RENEWS: 06/30/2022

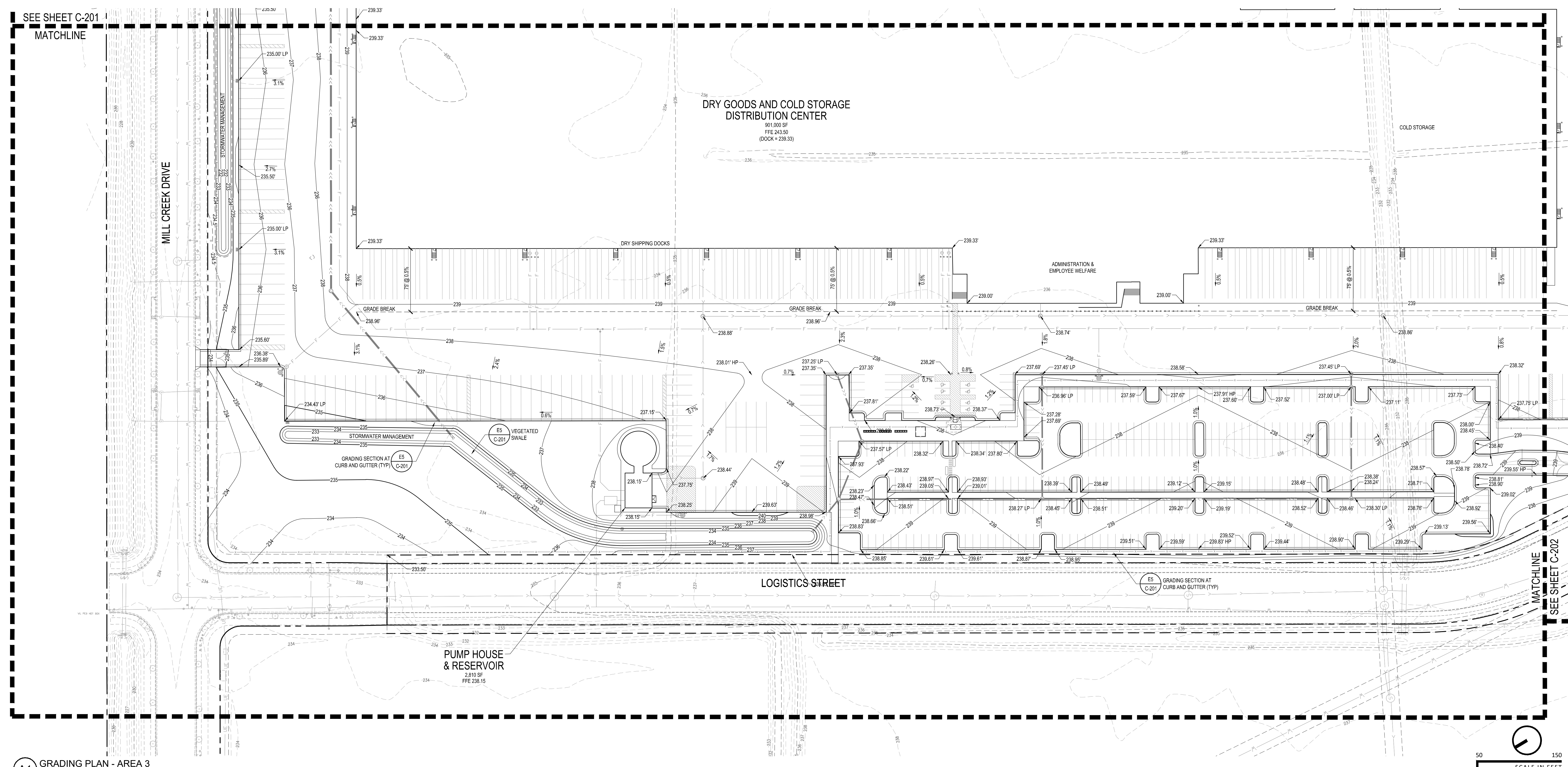
SHEET

GRADING PLAN

AREA 3
C-203

PROJECT NO. _____

EDL21020



A1 GRADING PLAN - AREA 3
1" = 50'



ALEM, OR



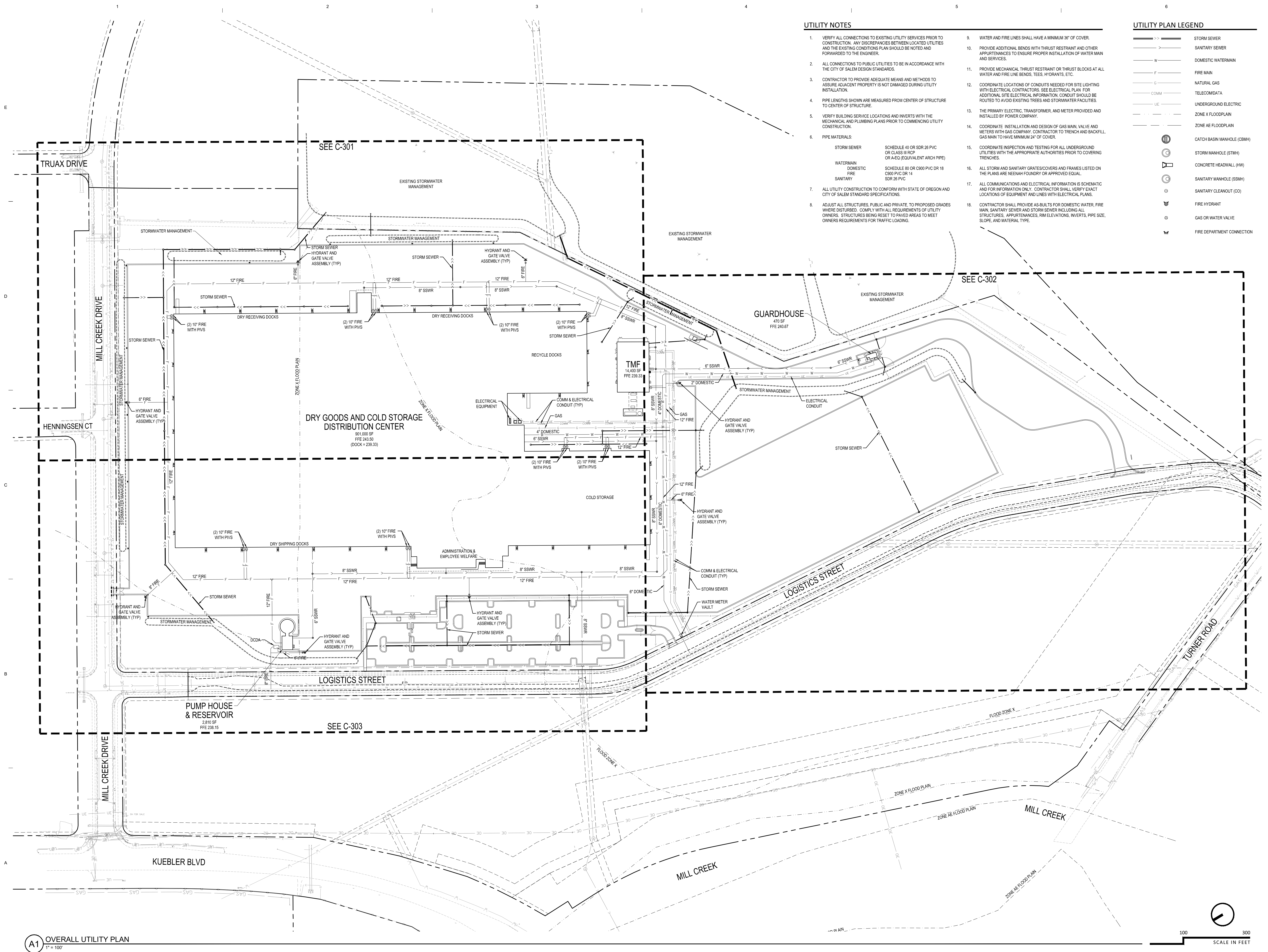
Elan
DESIGN LAB

IDENTIFICATION



OVERALL
QUALITY PLAN
C-300

EDL21020



A1 OVERALL UTILITY PLAN
1" = 100'

SITE PLAN REVIEW
12/06/2021

CERTIFICATION



UTILITY PLAN
AREA 1
C-301

PROJECT NO. EDL21020



100 30
SCALE IN FEET

NOTES
1. SEE SHEET C-300 FOR UTILITY PLAN NOTES & LEGEND



SCANNELL PROPERTIES
294 GROVE LANE
SUITE 140
WAYZATA, MN 55391

PROJECT JUSTIFY
DISTRIBUTION CENTER

SALEM, OR

ISSUE DATE

SUBMITTAL

SITE PLAN REVIEW
12/06/2021



310 4TH AVENUE S, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980
f 612.260.7990 www.elanlab.com

CERTIFICATION

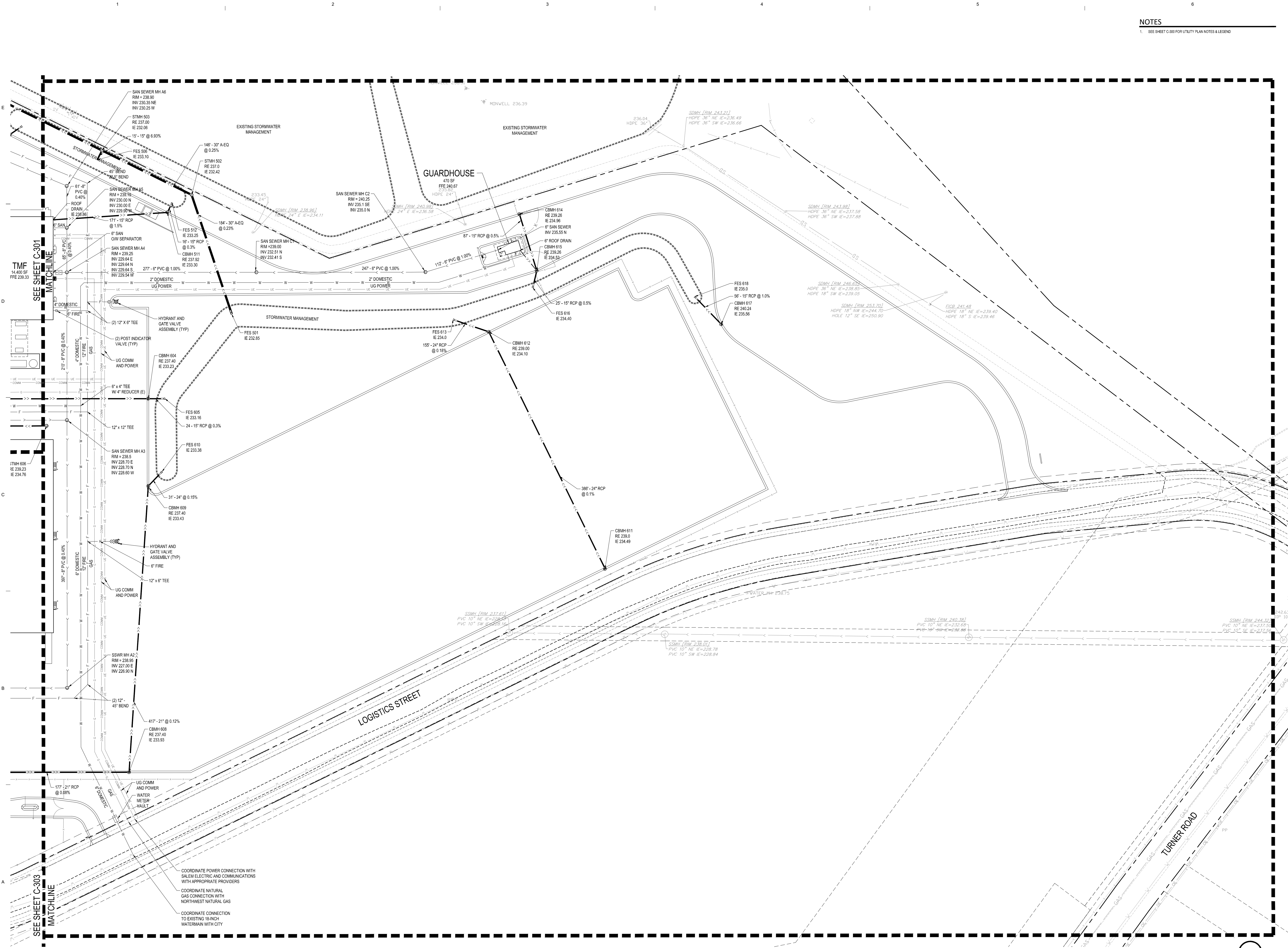


RENEWALS: 06/30/2022

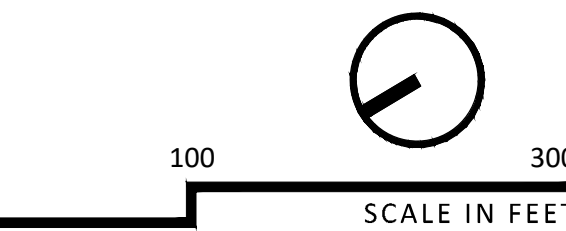
SHEET

UTILITY PLAN
AREA 2
C-302

PROJECT NO.
EDL21020



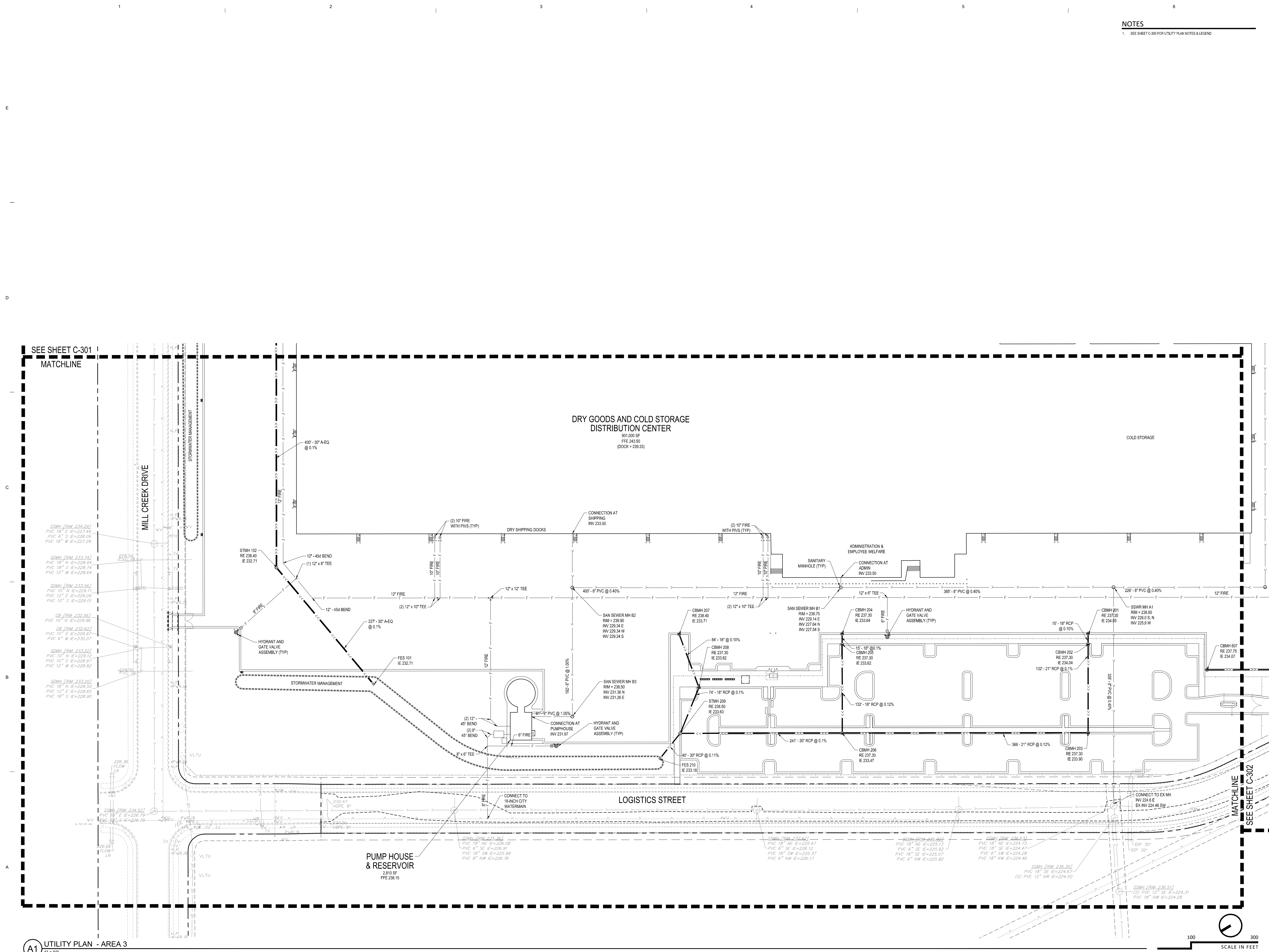
A1 UTILITY PLAN - AREA 2
1" = 50'

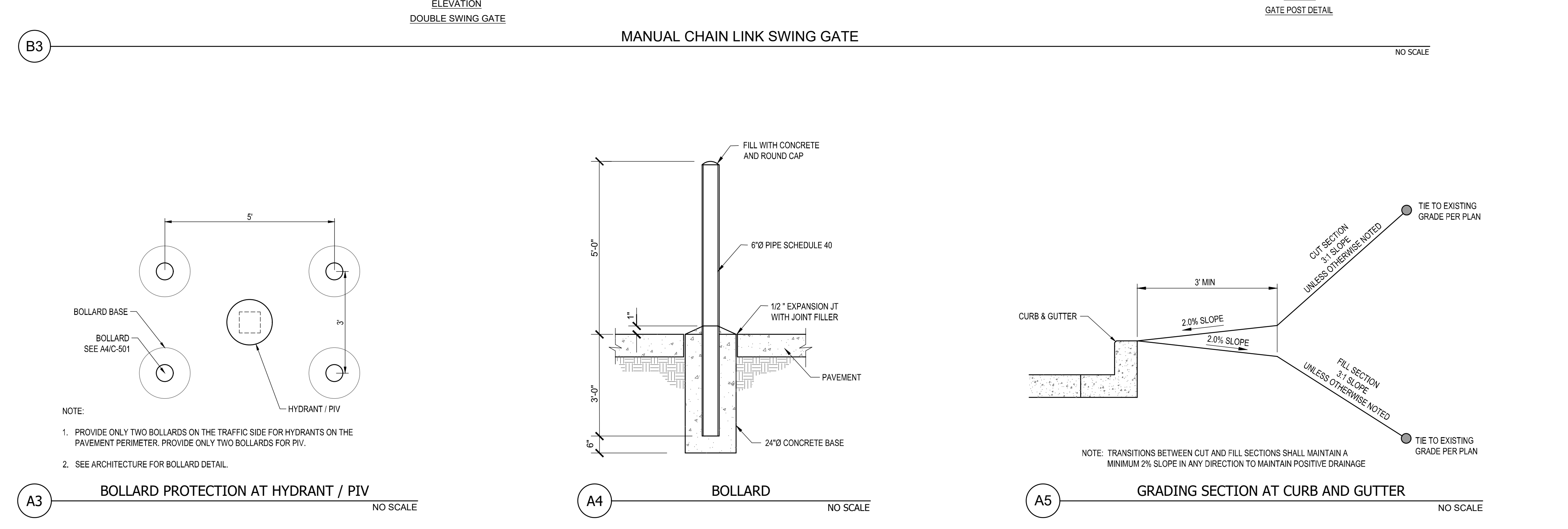
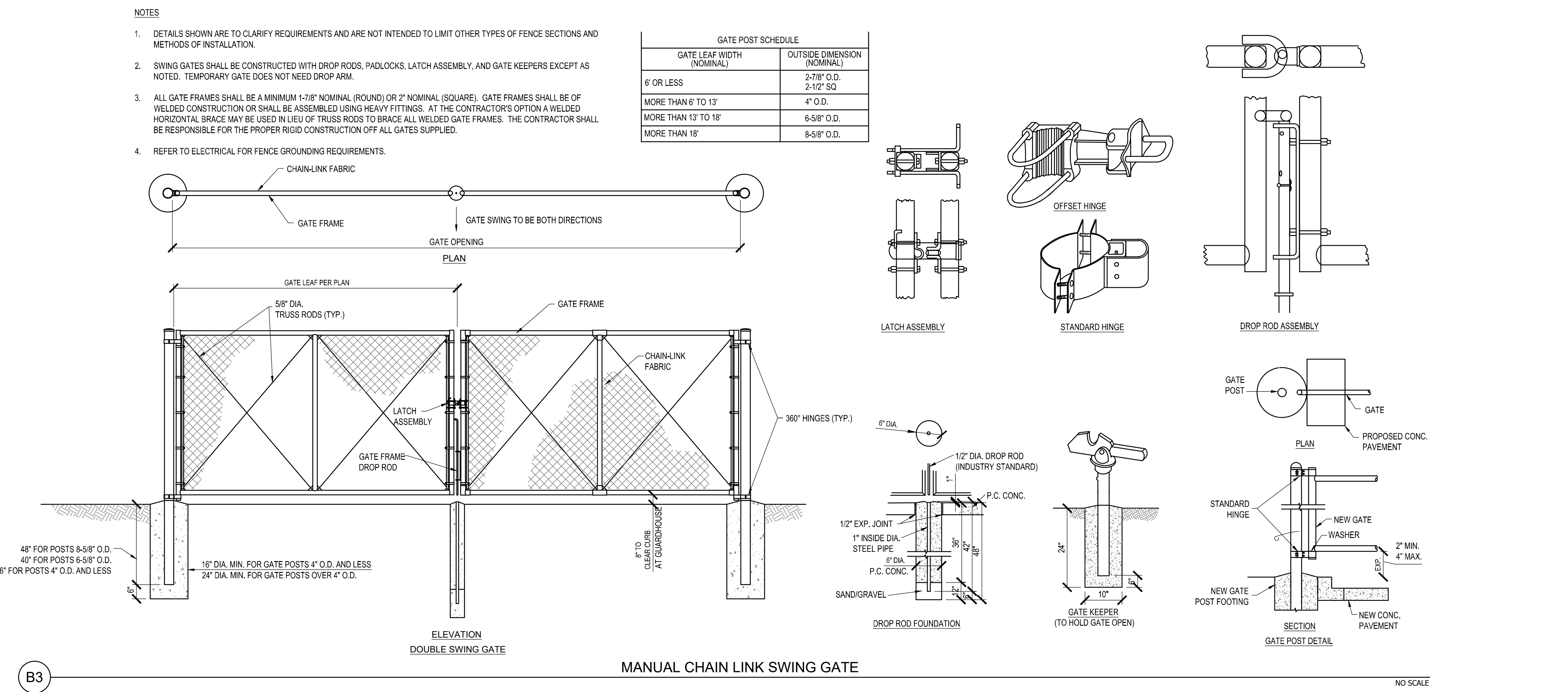
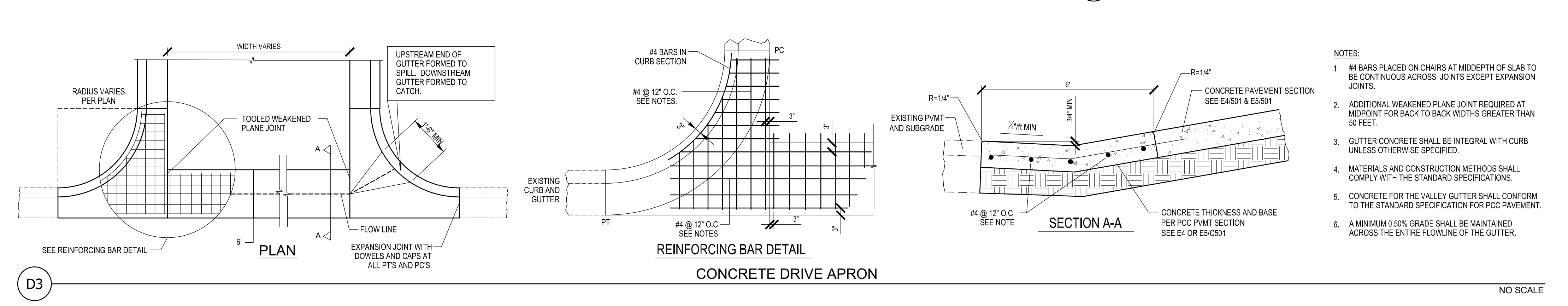
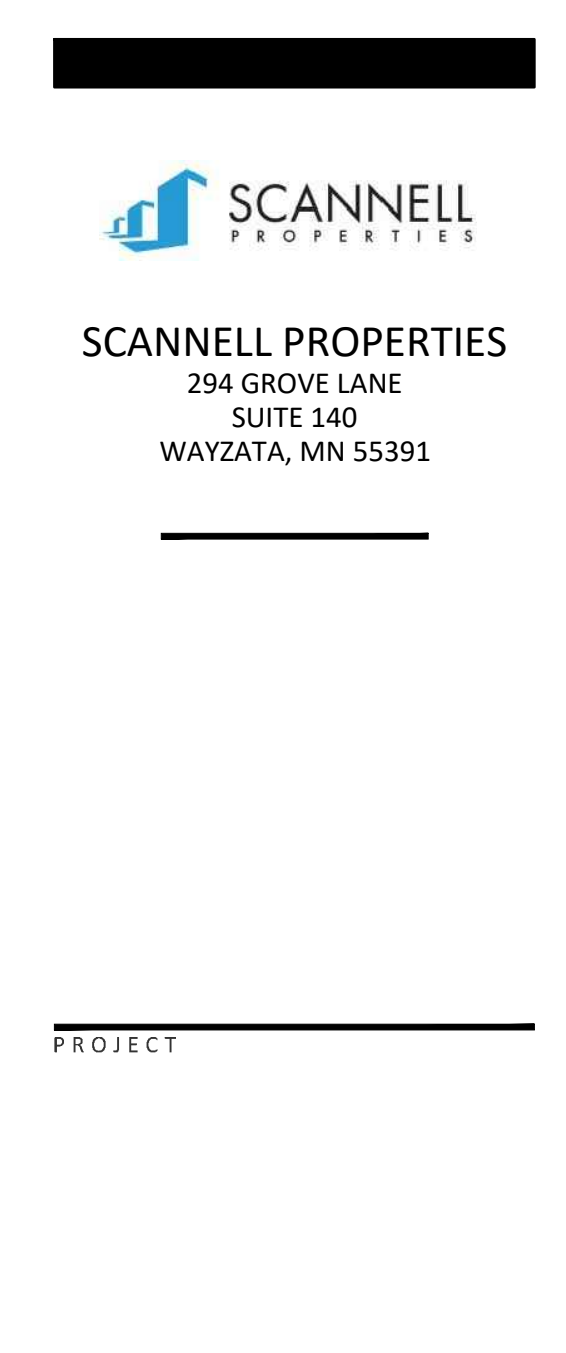
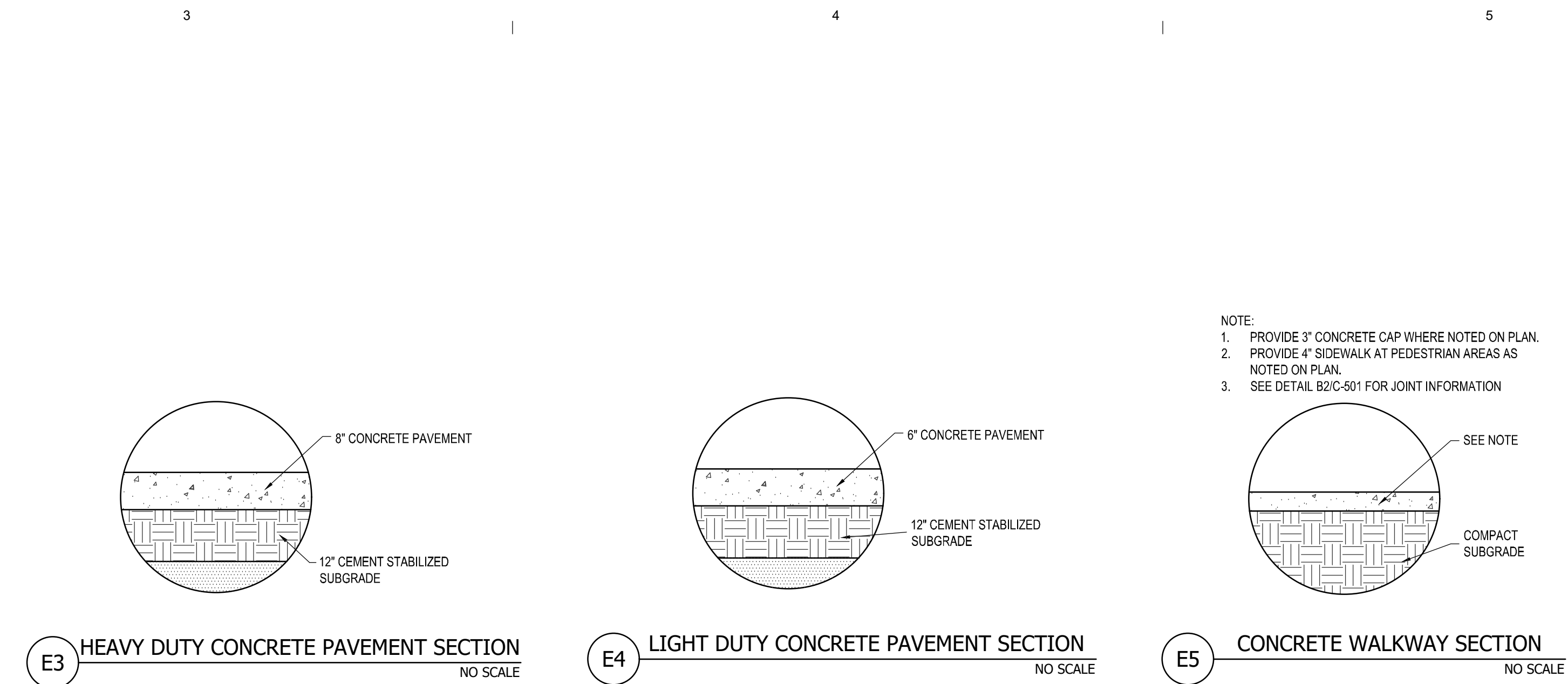


SITE PLAN REVIEW
12/06/2021

RENEWS: 06/30/2022

PROJECT NO. EDL21020







ALEM, OR

[illegible]

Elan
DESIGN LAB
Engineering | Landscape Architecture
14TH AVENUE S, SUITE 1000
MINNEAPOLIS, MN 55415
2.260.7980
2.260.7990 | www.elanlab.com

EWS: 06/30/2022

ET

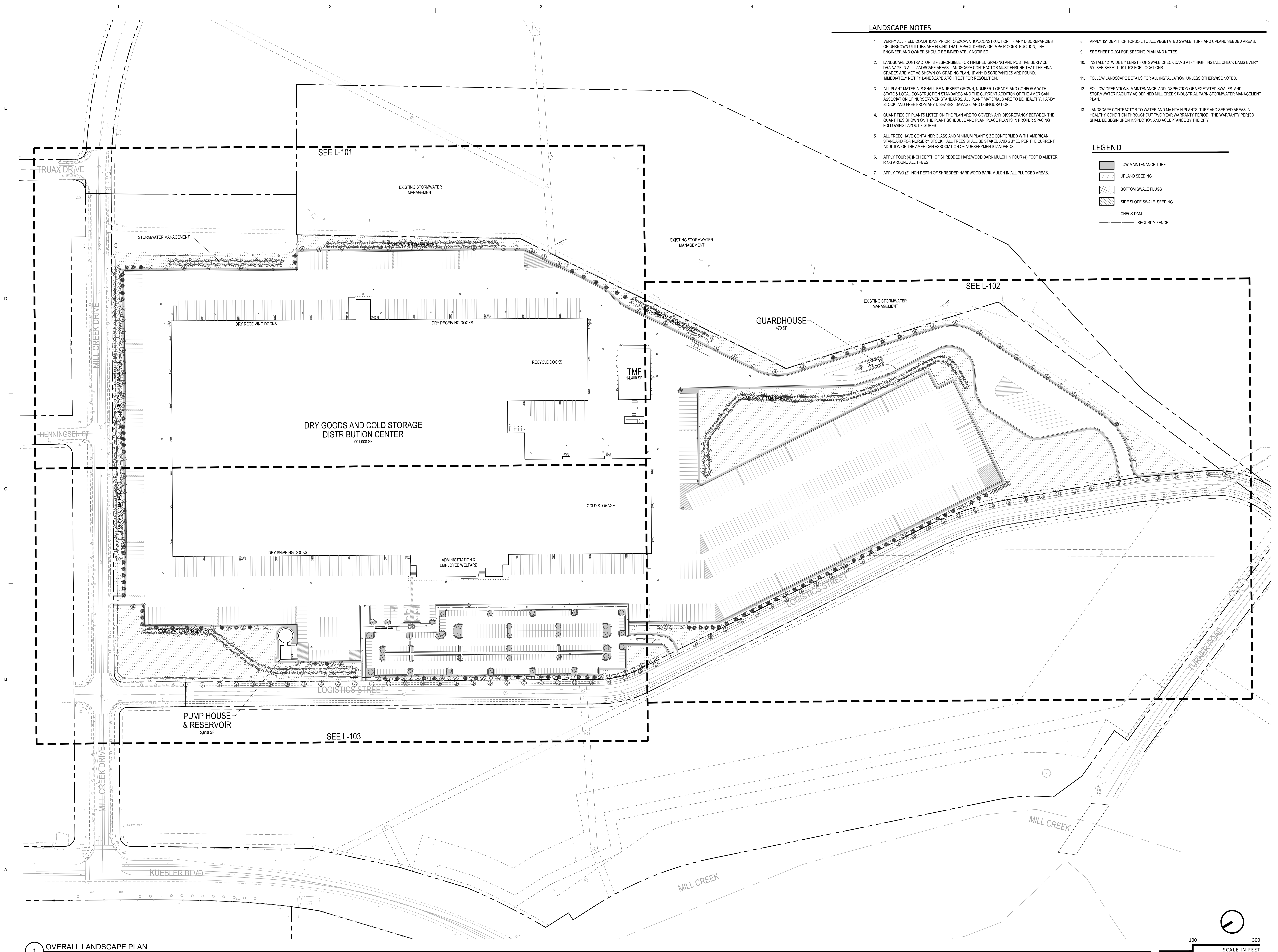
OVERALL
LANDSCAPE PLAN
L-100

EDL21020

1. VERIFY ALL FIELD CONDITIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, NUMBER 1 GRADE, AND CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY SPECIES, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
4. QUANTITIES OF PLANTS LISTED ON THE PLAN AND TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLANT PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
5. ALL TREES HAVE CONTAINER CLASS AND MINIMUM PLANT SIZE CONFORMED WITH AMERICAN STANDARD FOR NURSERY STOCK. ALL TREES SHALL BE STAKED AND GUYED PER THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
6. APPLY FOUR (4) INCH DEPTH OF SHREDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RINGS AROUND ALL TREES.
7. APPLY TWO (2) INCH DEPTH OF SHREDED HARDWOOD BARK MULCH IN ALL PLUGGED AREAS.

8. APPLY 12" DEPTH OF TOPSOIL, TO ALL VEGETATED SWALE, TURF AND UPLAND SEEDED AREAS.
9. SEE SHEET C-204 FOR SEEDING PLAN AND NOTES.
10. INSTALL 12" WIDE BY LENGTH OF SWALE CHECK DAMS AT 6' HIGH. INSTALL CHECK DAMS EVERY 50'. SEE SHEET L-101-103 FOR LOCATIONS.
11. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
12. FOLLOW OPERATIONS, MAINTENANCE, AND INSPECTION OF VEGETATED SWALES AND STORMWATER FACILITY AS DEFINED MILL CREEK INDUSTRIAL PARK STORMWATER MANAGEMENT PLAN.
13. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN PLANTS, TURF AND SEEDED AREAS IN HEALTHY CONDITION THROUGHOUT TWO YEAR WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BEGIN UPON INSPECTION AND ACCEPTANCE BY THE CITY.

 LOW MAINTENANCE TURF
 UPLAND SEEDING
 BOTTOM SWALE PLUGS
 SIDE SLOPE SWALE SEEDING
 CHECK DAM
 SECURITY FENCE



1 OVERALL LANDSCAPE PLAN
1" = 100'

100 300
SCALE IN FEET

1. SEE SHEET L-100 FOR LANDSCAPE NOTES & LEGEND.
2. SEE SHEET L-104 FOR LANDSCAPE SUMMARY & SCHEDULE

PROJECT

PROJECT JUSTIFY

DISTRIBUTION CENTER

ALEM, OR

[illegible]

SITE PLAN REVIEW
12/06/2021



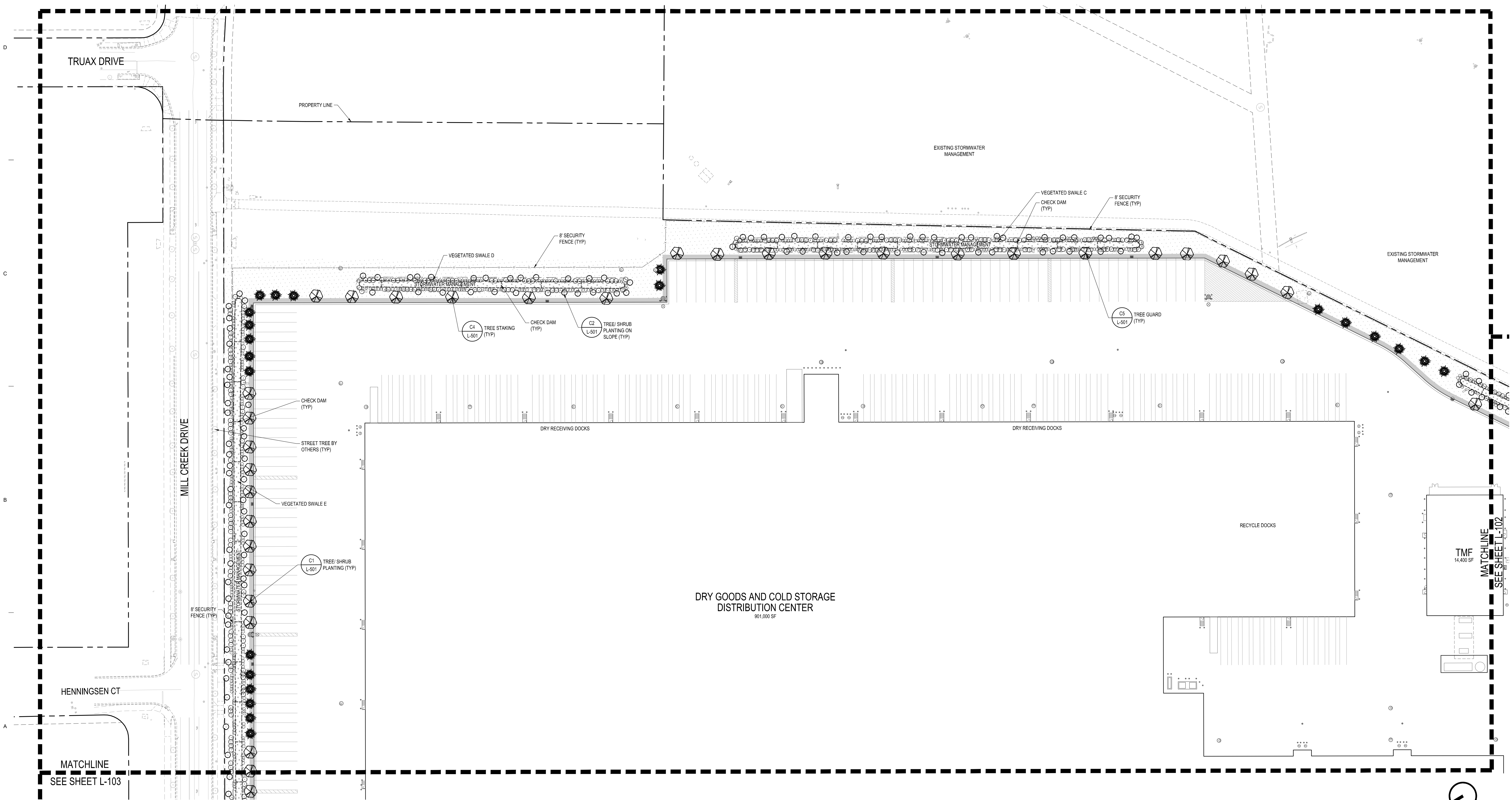
CERTIFICATION



H E E T

LANDSCAPE PLAN
AREA 1

-101

PROJECT NO.
EDL21020

A1 LANDSCAPE PLAN - AREA 1
1" = 50'

1. SEE SHEET L-100 FOR LANDSCAPE NOTES & LEGEND.
2. SEE SHEET L-104 FOR LANDSCAPE SUMMARY & SCHEDULE.

ALEM, OR

[illegible]

SITE PLAN REVIEW
12/06/2021

10 4TH AVENUE S, SUITE 1000
MINNEAPOLIS, MN 55415
612.260.7980 | www.elanlab.com
612.260.7990

CERTIFICATION



NEWS: 06/30/2022

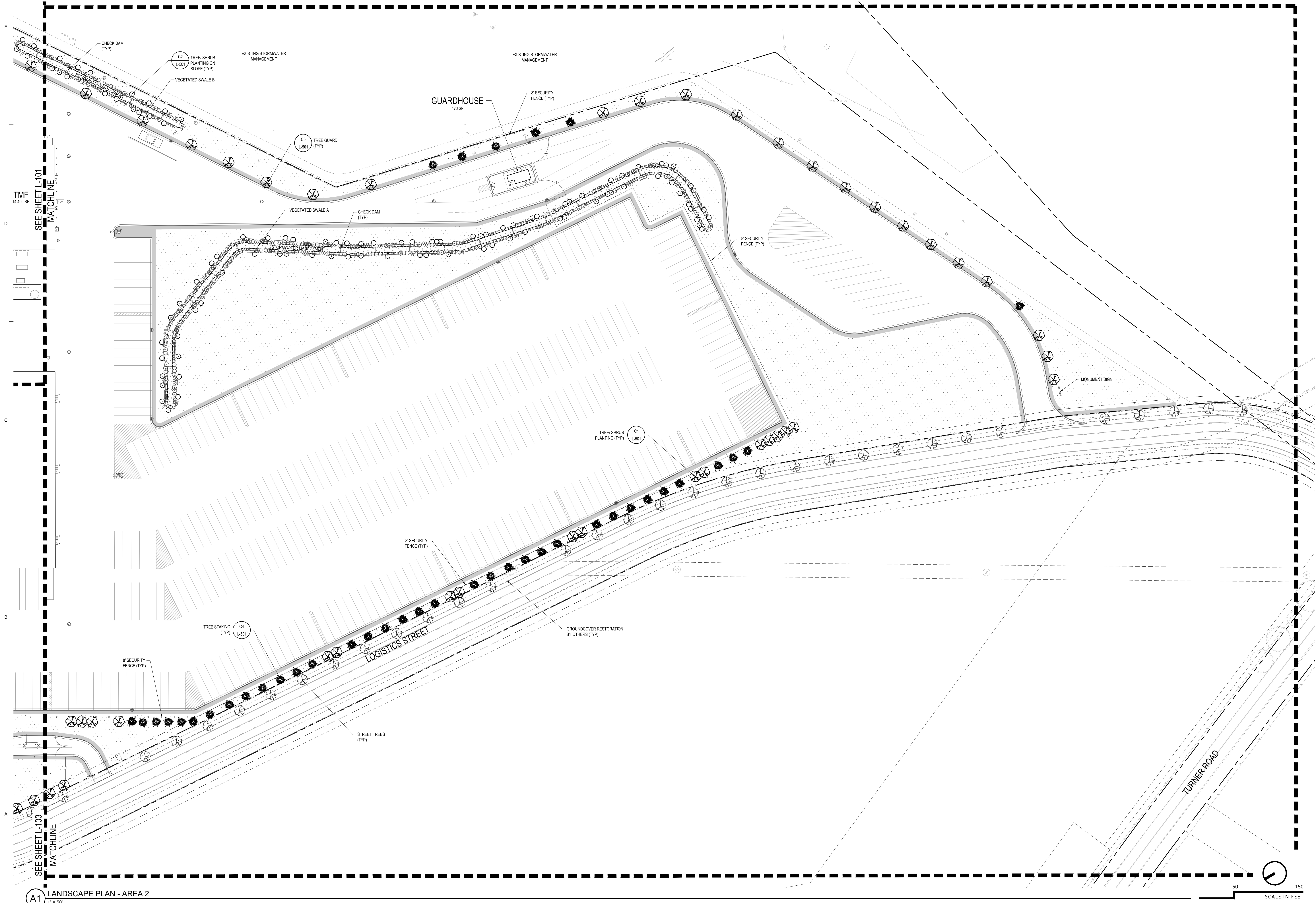
SHEET

LANDSCAPE PLAN
AREA 2

-102

PROJECT NO. _____

DL21020



A1 LANDSCAPE PLAN - AREA 2
1" = 50'

NOTES

1. SEE SHEET L-100 FOR LANDSCAPE NOTES & LEGENDS.
2. SEE SHEET L-104 FOR LANDSCAPE SUMMARY & SCHEDULE.



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



310 4TH AVENUE S, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980
f 612.260.7990
www.elanlab.com

CERTIFICATION



RENEWALS: 06/30/2022

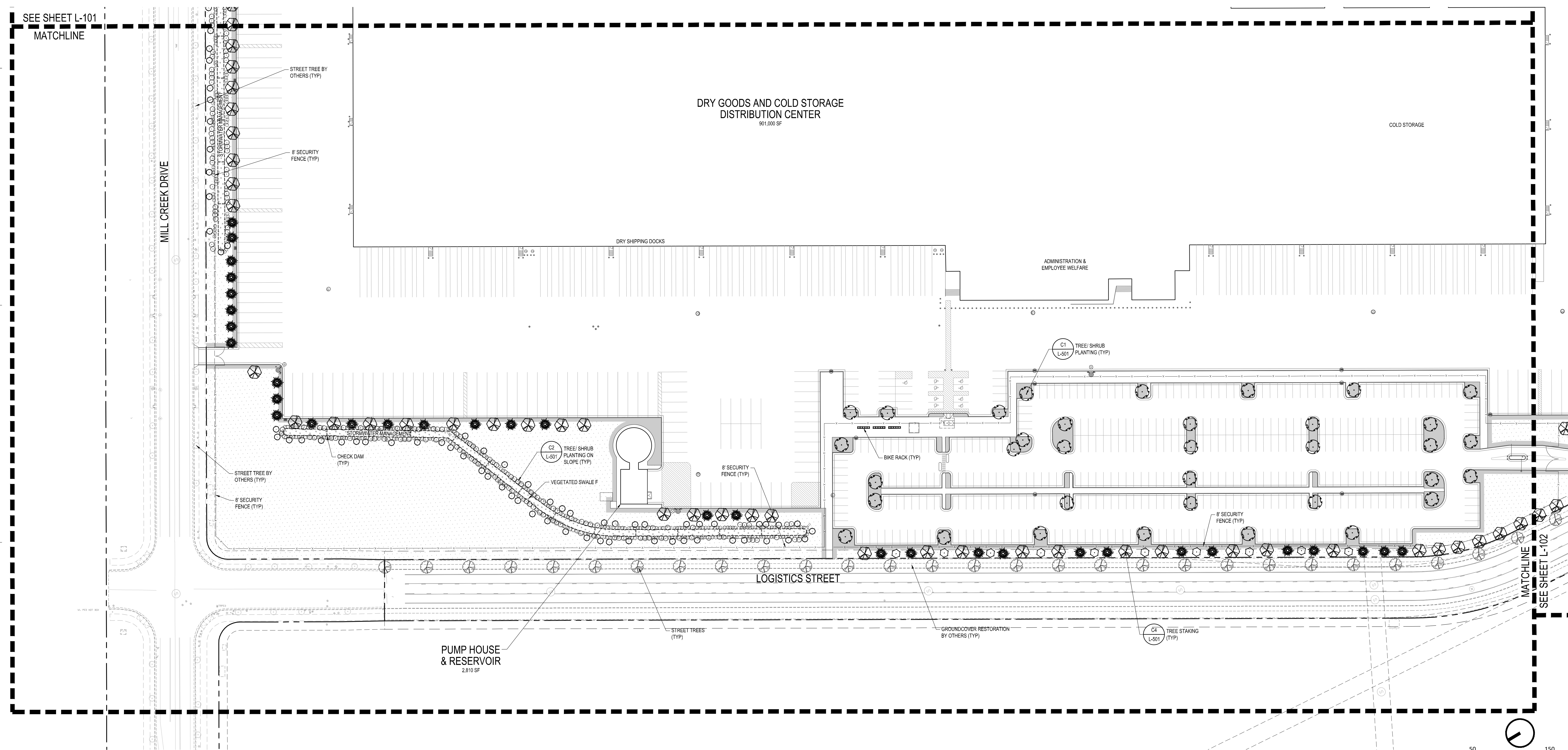
SHEET

LANDSCAPE PLAN
AREA 3

L-103

PROJECT NO.

EDL21020



A1 LANDSCAPE PLAN - AREA 3
1" = 100'

50 150
SCALE IN FEET

[illegible]

SITE PLAN REVIEW
12/06/2021

CERTIFICATION



RENEWALS: 06/30/2022

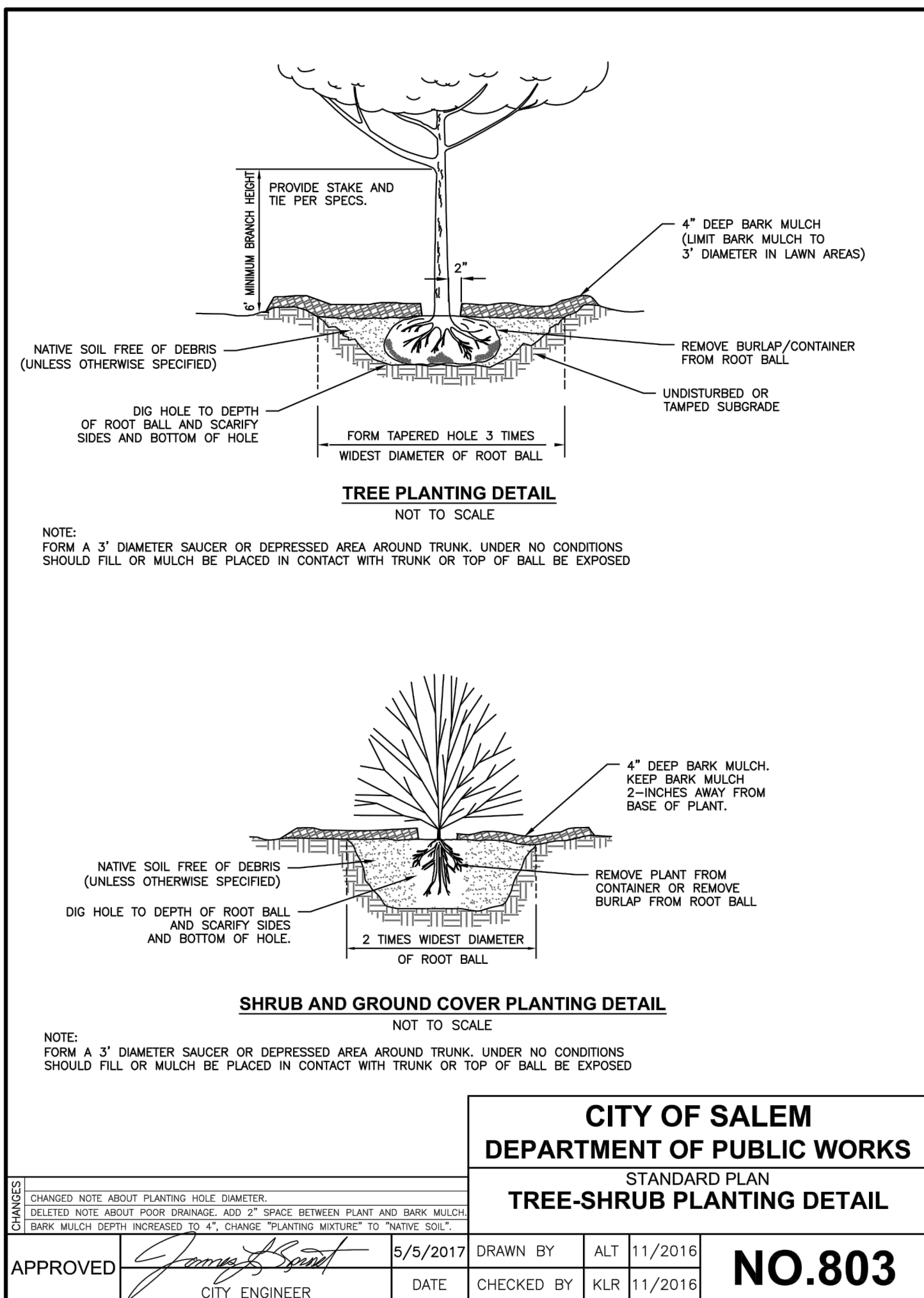
SHEET

LANDSCAPE DETAILS

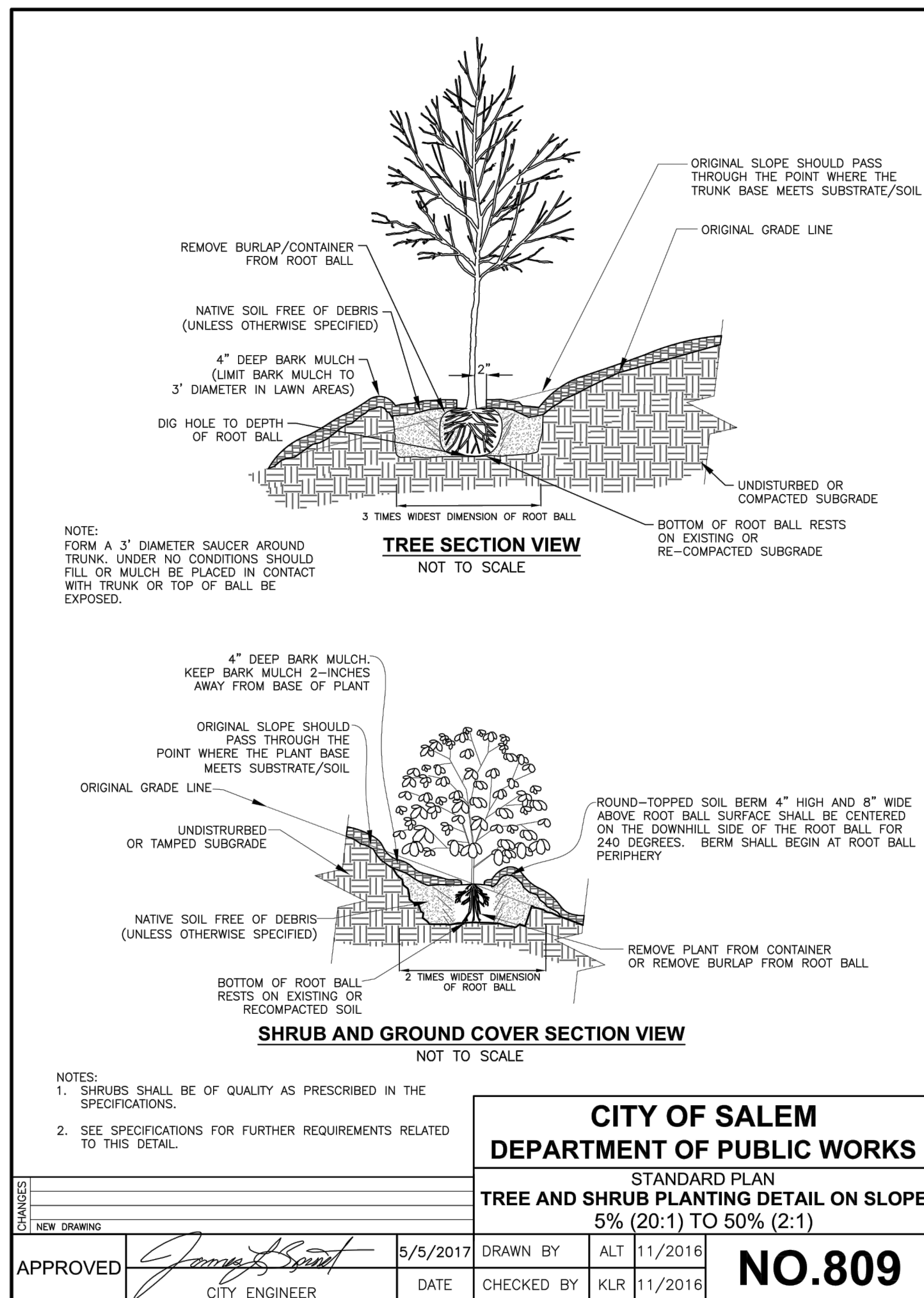
L-501

PROJECT NO.

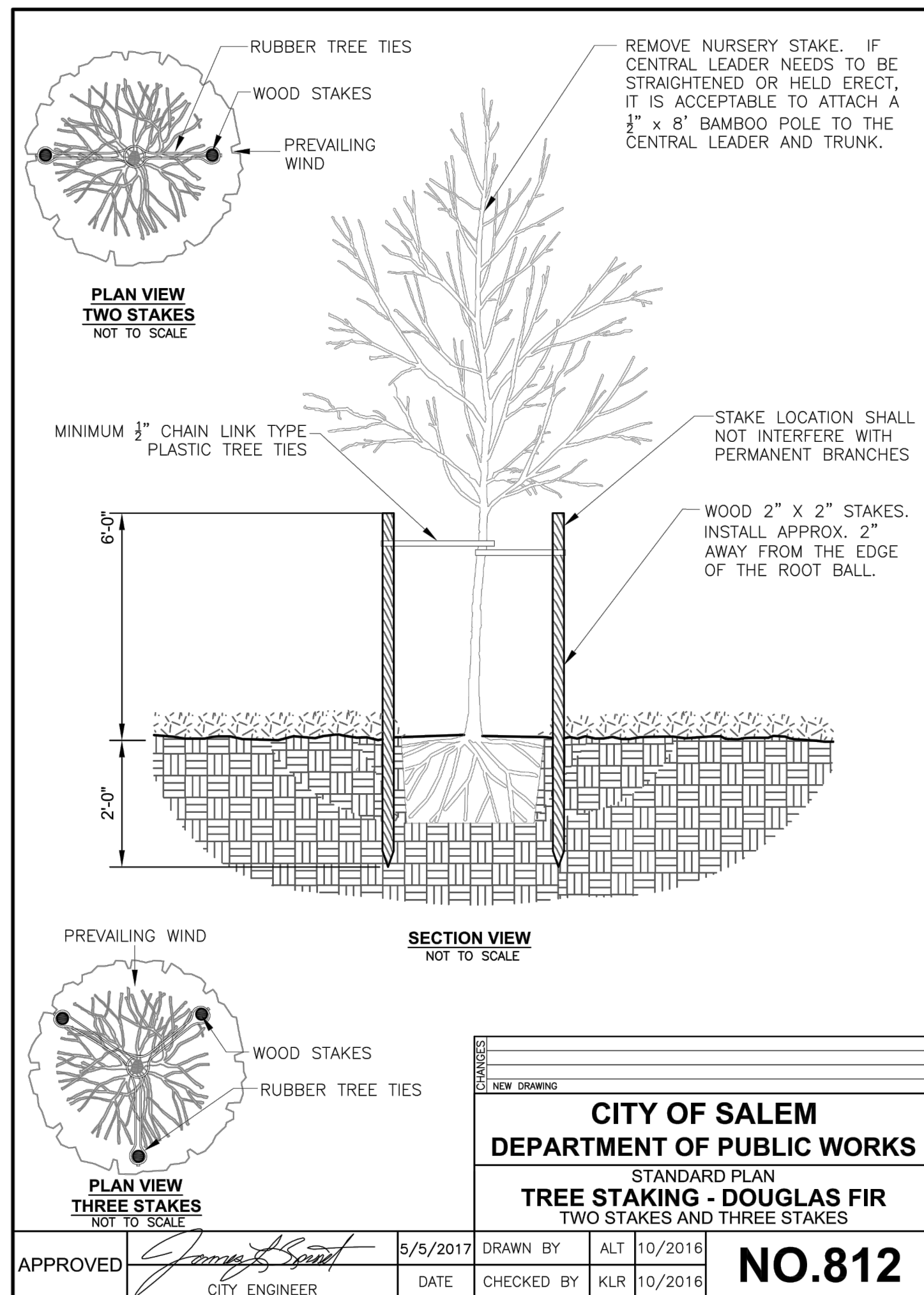
EDL21020



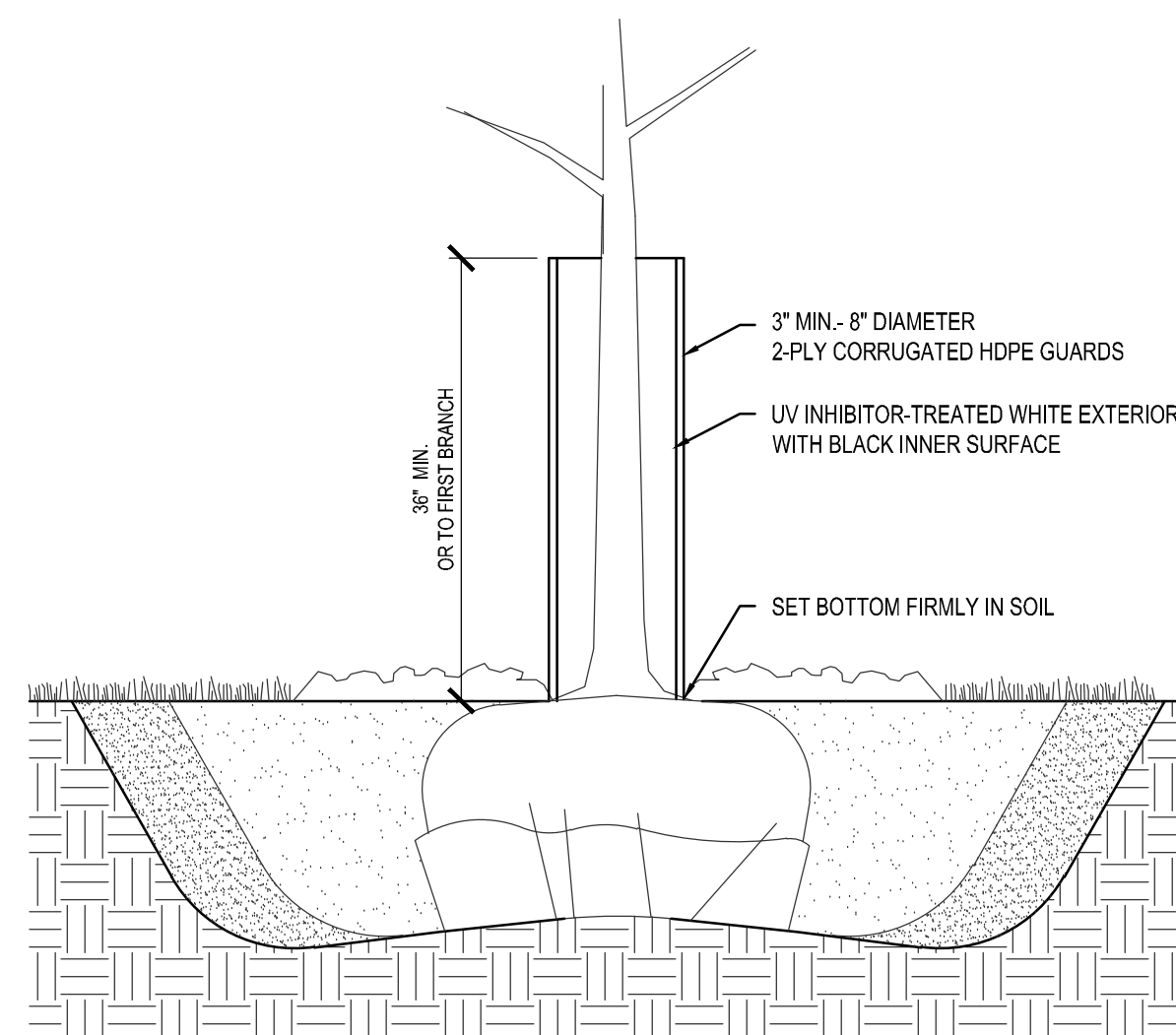
C1 TREE - SHRUB PLANTING NO SCALE



C2 TREE - SHRUB PLANTING ON SLOPE NO SCALE



C4 TREE STAKING



C5 TREE GUARDS NO SCALE

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%

REQUIRED BUILDING 10', VEHICLE 5', TYPE A LANDSCAPING - MIN. 1 PU / 20 SF. OF LANDSCAPED AREA

PROPOSED TOTAL 6,085 PU
GROUND COVER 85,095 SF = 1,702 PU
STREET TREES = 600 PU
PERIMETER SETBACK = 1,858 PU
VEGETATED SWALES B, C, D, E ALONG

REQUIRED STREET TREES

PROPOSED 60 STREET TREES = 600 PD

PERIMETER SETBACK AND LA ABUTTING STREET - - - - -

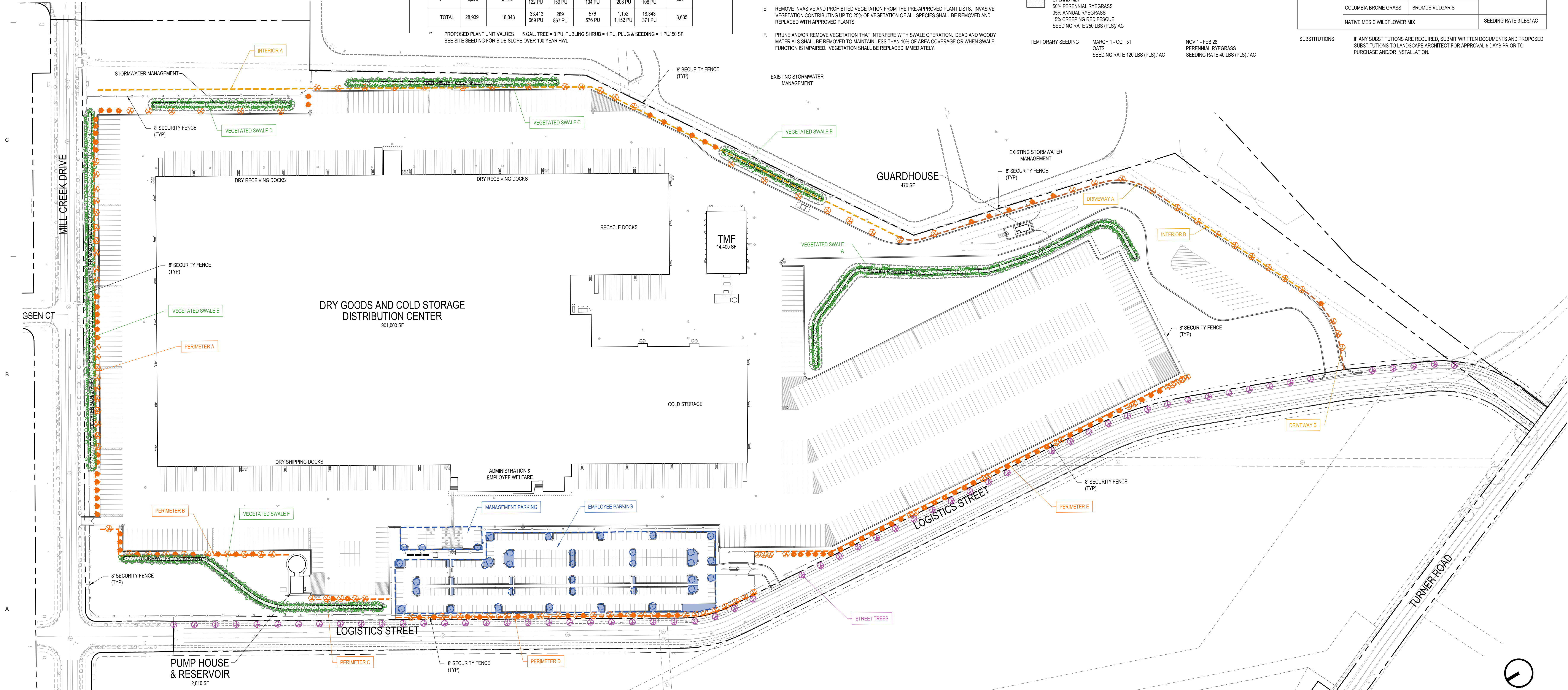
REQUIRED	MIN. 10' LA STRIP & TYPE A LANDSCAPING - MIN. 1 PU / 20 SF. OF LANDSCAPED AREA
PROPOSED	METHOD A - 15.5' MIN LA STRIP & TYPE A LANDSCAPING

PERIMETER	LENGTH (LF)	AREA (X10'W) (SF)	REQUIRED (PU)	PROPOSED				TOTAL PU
				DECIDUOUS TREE	EVERGREEN TREE	ORNAMENTAL TREE	GROUNDCOVER (SF)	
A	970	9,700	485	20 200 PU	19 95 PU	-	9,700 194 PU	489
B	519	5,100	260	10 100 PU	12 60 PU	-	5,190 104 PU	264
C	190	1,900	95	5 10 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

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 (SQW) (SF)	REQUIRED (PU)	PROPOSED			TOTAL PU
				DECIQUOUS TREE	EVERGREEN TREE	GROUNDCOVER (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

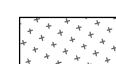
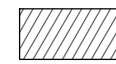


KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE
DECIDUOUS TREES				
	35	STATE STREET MAPLE HALKA HONEYLOCUST	ACER MIYABE 'MORTON' GLEDISIA TRICANTHOS VAR INERMIS 'HALKA'	1.5" B&B
	60	VILLAGE GREEN ZELKOVA CANADA RED CHOKECHERRY	ZELKOVA SERRATA VILLAGE GREEN PRUNUS VIRGINIANA 'CANADA RED'	1.5" B&B
	133	FOREST GREEN OAK CITY SPRITE ZELKOVA	QUERCUS FRANETTO 'SCHMIDT' ZELKOVA SERRATA 'JFS-KW1'	1.5" B&B
		AUTUMN GOLD GINGKO (MALE ONLY)	GINGKO BILOBA 'AUTUMN GOLD'	
		TURKISH FILBERT	CORYLUS COLURNA	
		ESPRESSO KENTUCKY COFFEE TREE	GYMNOCALAPUS DIOICUS 'ESPRESSO'	1.5" B&B
		SWAMP WHITE OAK	QUERCUS BICOLOR	
		ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON'	
EVERGREEN TREES				
	102	INCENSE CEDAR GREEN GIANT ARBORVITAE VANDERVOEL'S PYRAMID PINE SHAWNEE BRAVE BALD Cypress	CALOCEDRUS DECURRENS THUJA 'GREEN GIANT' PINUS FLEXILIS VANDERVOEL'S PYRAMID' TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	6' HT. B&B
ORNAMENTAL TREES				
	10	AMUR MAACKIA AMERICAN HOP-HORNBEAM	MAACKIA AMURENSIS OSTYRIA VIRGINIANA 'AMERICAN TREASURE'	1" CAL. B&B

SEE SHEET L-100 FOR SITE SEEDING & RESTORATION

- | | | |
|---|--|---|
|  | <p>LOW MAINTENANCE TURF - SHORT HEIGHT</p> <p>80% PERENNIAL RYEGRASS</p> <p>20% CREEPING RED FESCUE</p> <p>SEEDING RATE 100 LBS (PLS) / AC</p> | |
|  | <p>UPLAND MIX</p> <p>50% PERENNIAL RYEGRASS</p> <p>35% ANNUAL RYEGRASS</p> <p>15% CREEPING RED FESCUE</p> <p>SEEDING RATE 250 LBS (PLS) / AC</p> | |
| TEMPORARY SEEDING | <p>MARCH 1 - OCT 31</p> <p>QUITS</p> <p>SEEDING RATE 120 LBS (PLS) / AC</p> | <p>NOV 1 - FEB 28</p> <p>PERENNIAL RYEGRASS</p> <p>SEEDING RATE 40 LBS (PLS) / AC</p> |

LIMITED SPECIES PER APPROVED LISTS OF MCIP STORMWATER MANAGEMENT PLAN

KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	
BOTTOM - GROUNDCOVES					
	BOTTOM SWALE 33.413 - 12" O.C. TRIANGULAR SPACING	SLOUGH SEDGE	BECKMANNIA SYZIGACINE	2" PLUG	
		COMMON CAMAS	CAMASSIA QUAMASH		
		SLENDER RUSH	JUNCUS TENUISS		
		SMALL FLOWERED BULRUSH	SCIPUS MICROCARPUS		
		AMERICAN SPEEDWELL	VERONICA AMERICANA		
SIDE SLOPE - TREES					
	289	BIGLEAF MAPLE	ACER MACROPHYLLUM	36" HT. POT	
		OREGON WHITE OAK	QUERCUS GARYANA		
		MADRONA		ARBUTUS MENZESII	5 GAL POT
		INCENSE CEDAR		CALOCEDRUS DECURRENS	
SIDE SLOPE - LARGE SHRUBS					
	576	HOOKEYS WILLOW	SALIX HOOKERIANA	24" 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	REDTWIG DOGWOOD	CORNUS SERICEA	12" TUBULING	
		SWAMP ROSE	ROSA SPISOCARPA		
		DOUGLAS SPIRAEA	SPIRAEA DOUGLASII		
		PACIFIC NINEBARK	PHYSOCARPUS CAPITALIS		
		COMMON SNOWBERRY	SYMPHORICARPOS ALBUS		
		HIGHBUSH CRANBERRY	VIBURNUM EDULE		
SIDE SLOPE - SEED MIXED					
	SIDE SLOPE TO 100 YR HWL 18.343 SF.	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	SEEDING RATE 5 LBS/ AC	
		RED FESCUE	FESTUCA RUBRA		
		MANNA GRASS	GLYCERIA OCCIDENTALIS		
		COLUMBIA BROME GRASS	BROMUS VULGARIS	SEEDING RATE 3 LBS/ AC	
		NATIVE MEXIC WILDFLOWER MIX			

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.

SALEM, OR

[illegible]