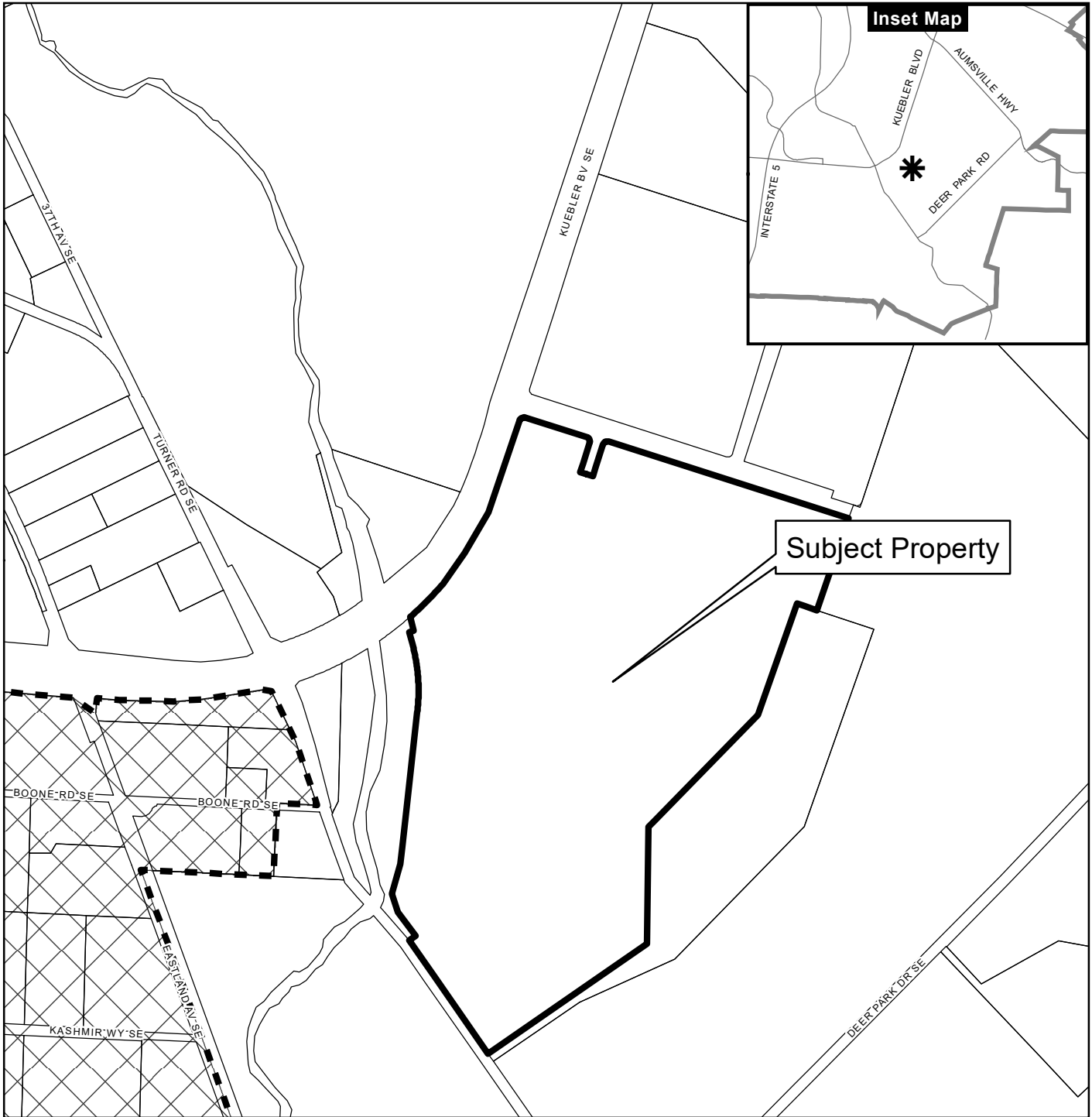


Vicinity Map

4500 Mill Creek Drive SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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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

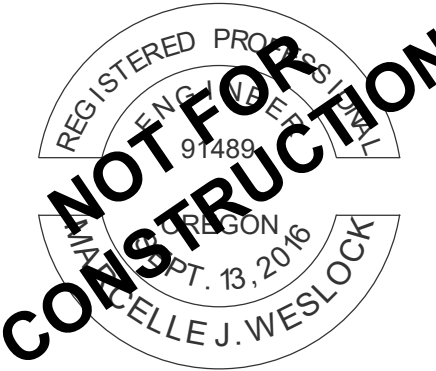
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RENEWALS: 06/30/2022

SHEET

COVER SHEET

C-000

PROJECT NO.

EDL21020

ALEM, OR

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TE PLAN REVIEW
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NOT FOR CONSTRUCTION

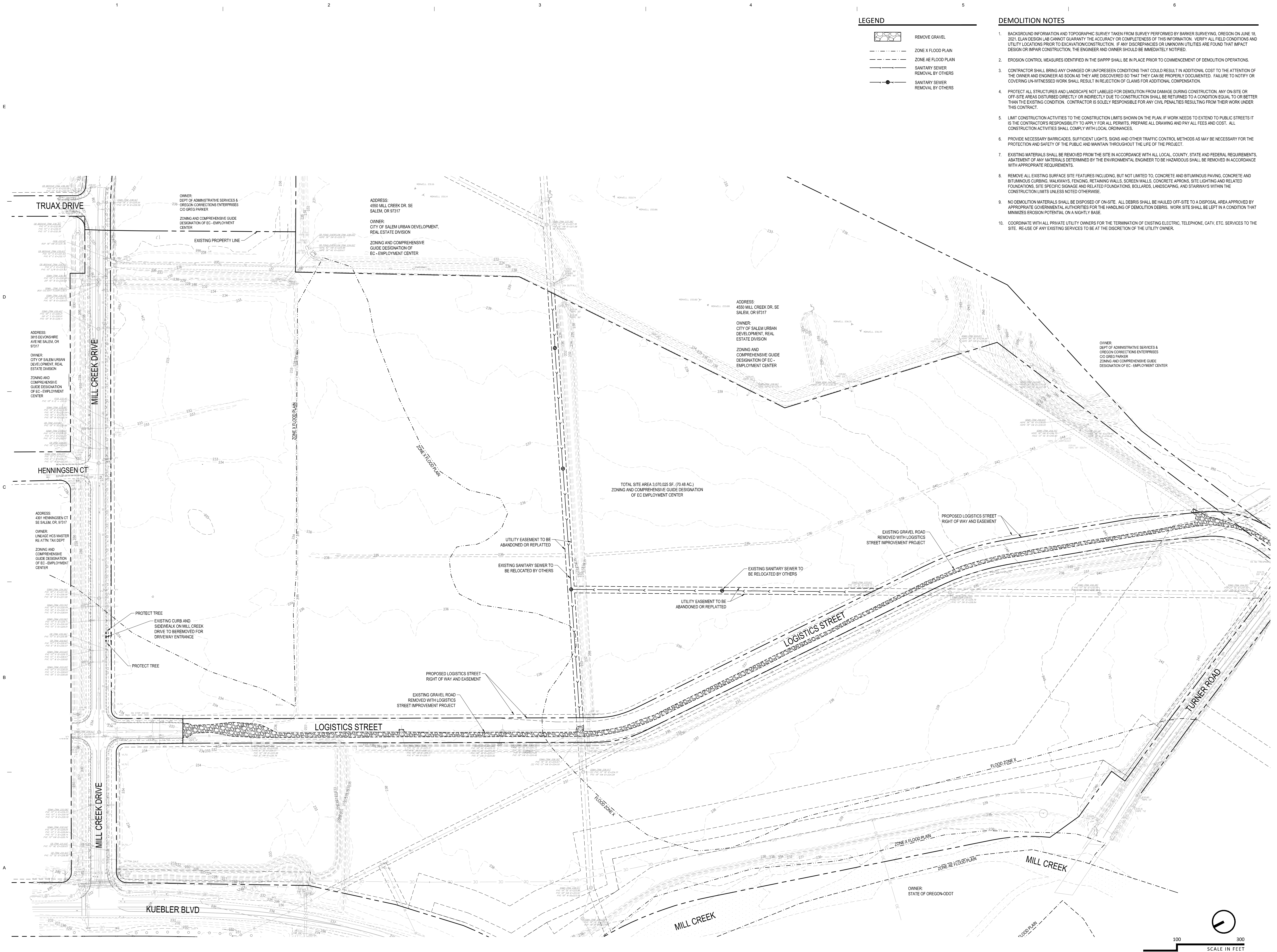
EWS: 06/30/2022

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.	14.52 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

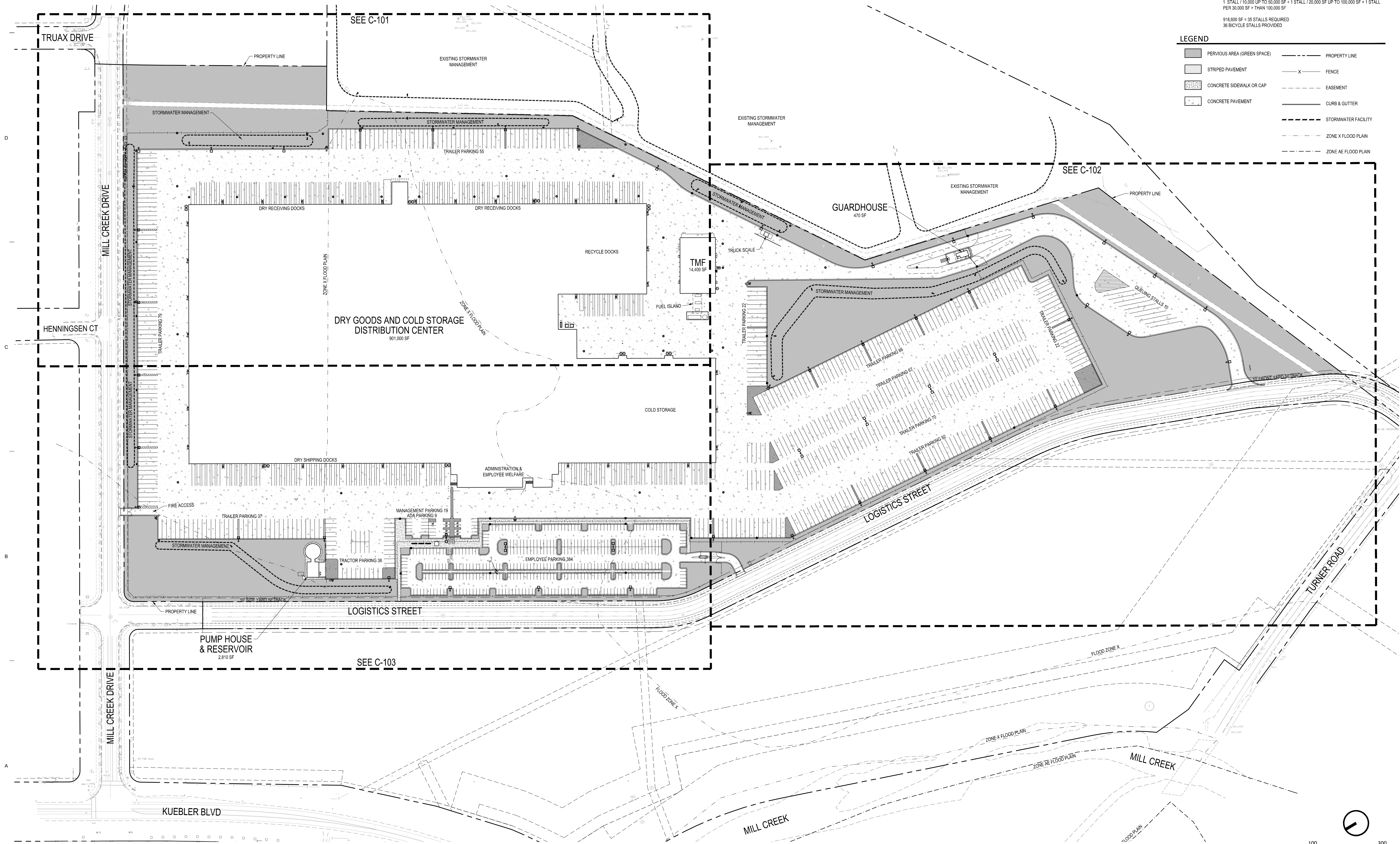
MAXIMUM PARKING REQUIREMENTS:
1.75 X MINIMUM = 1.75 X 300 = 525 PARKING STALLS

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' X 75'	10 STALLS

MINIMUM BICYCLE PARKING REQUIREMENTS:
1 STALL / 10,000 SF 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
RESUBMITTAL	01/17/202

TE PLAN REVIEW
12/06/2021



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2.260.7990

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ERALL SITE PLAN

-100

SUBJECT NO. _____

DL21020

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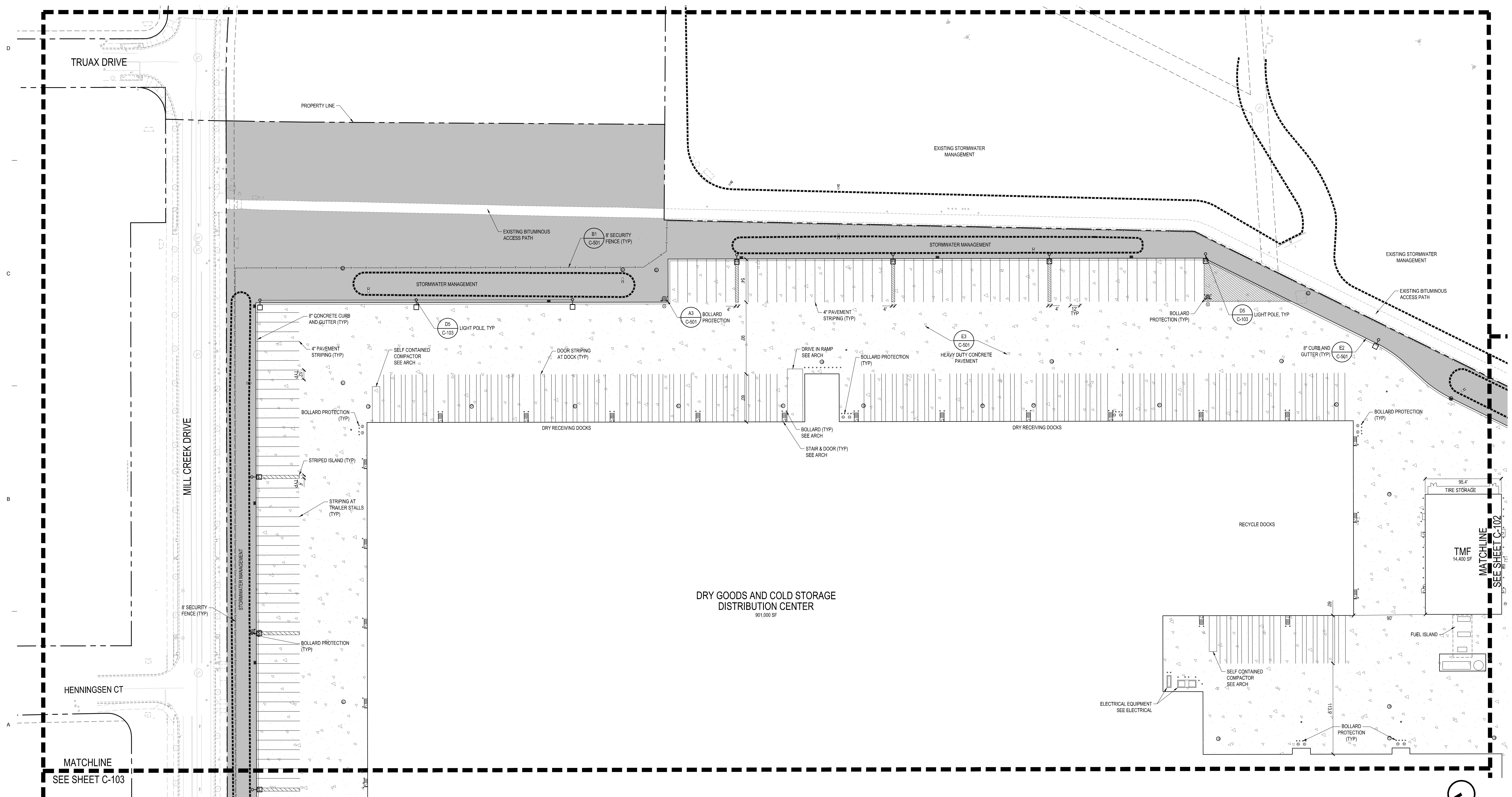


NEWS: 06/30/2022

SHEET

WHITE PLAIN
AREA 1
C-101

PROJECT NO.
EDL21020



A1 SITE PLAN - AREA 1
1" = 50'

PROJECT

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CERTIFICATION

REGISTERED PROFESSIONAL
NOT FOR
CONSTRUCTION
MINN. REG. NO. 97489
EXPIRATION DATE 12/31/2026
ELLE J. WESLOK

RENEWS: 06/30/2022

SHEET

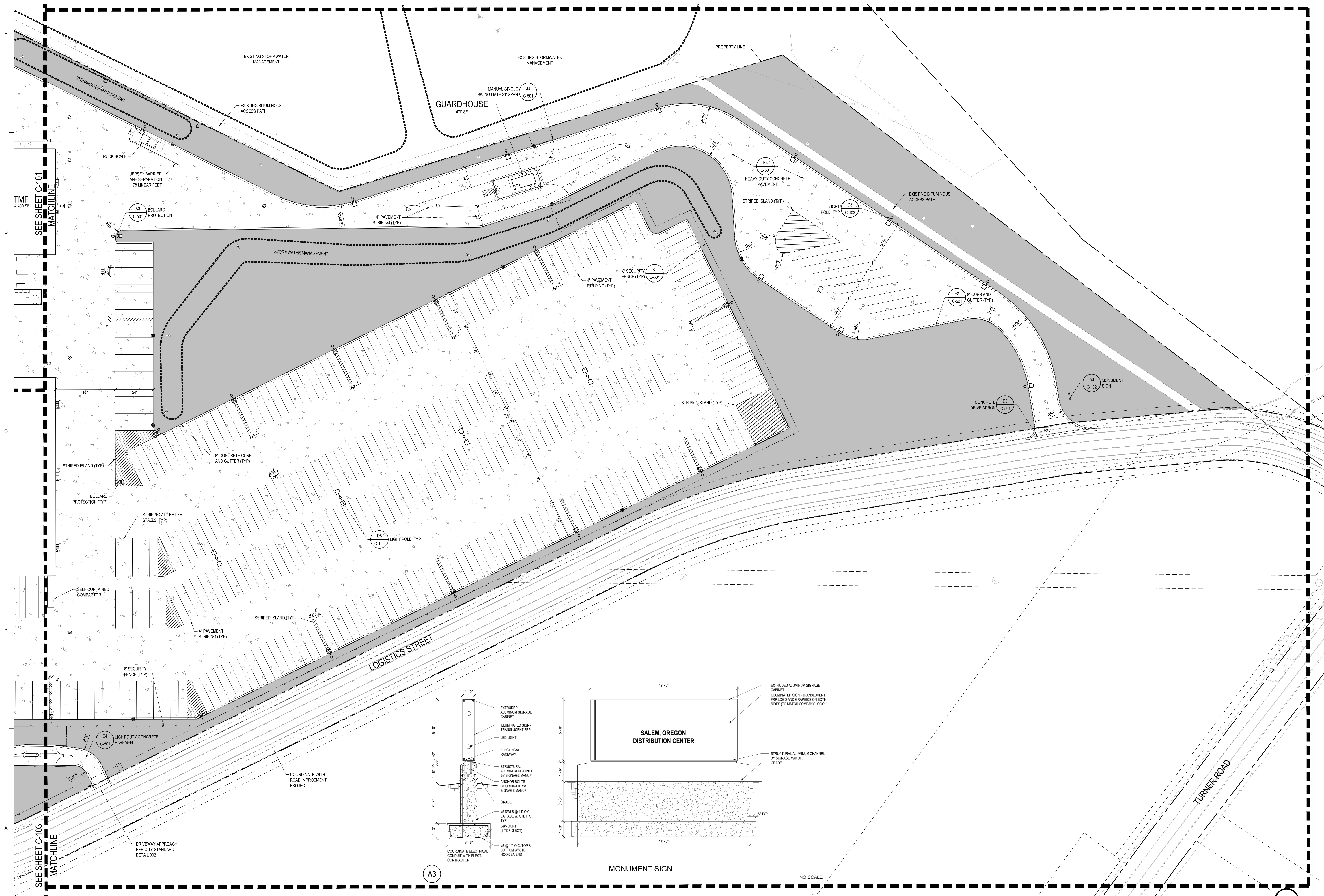
SITE PLAN

AREA 2

C-102

PROJECT NO.

EDL21020





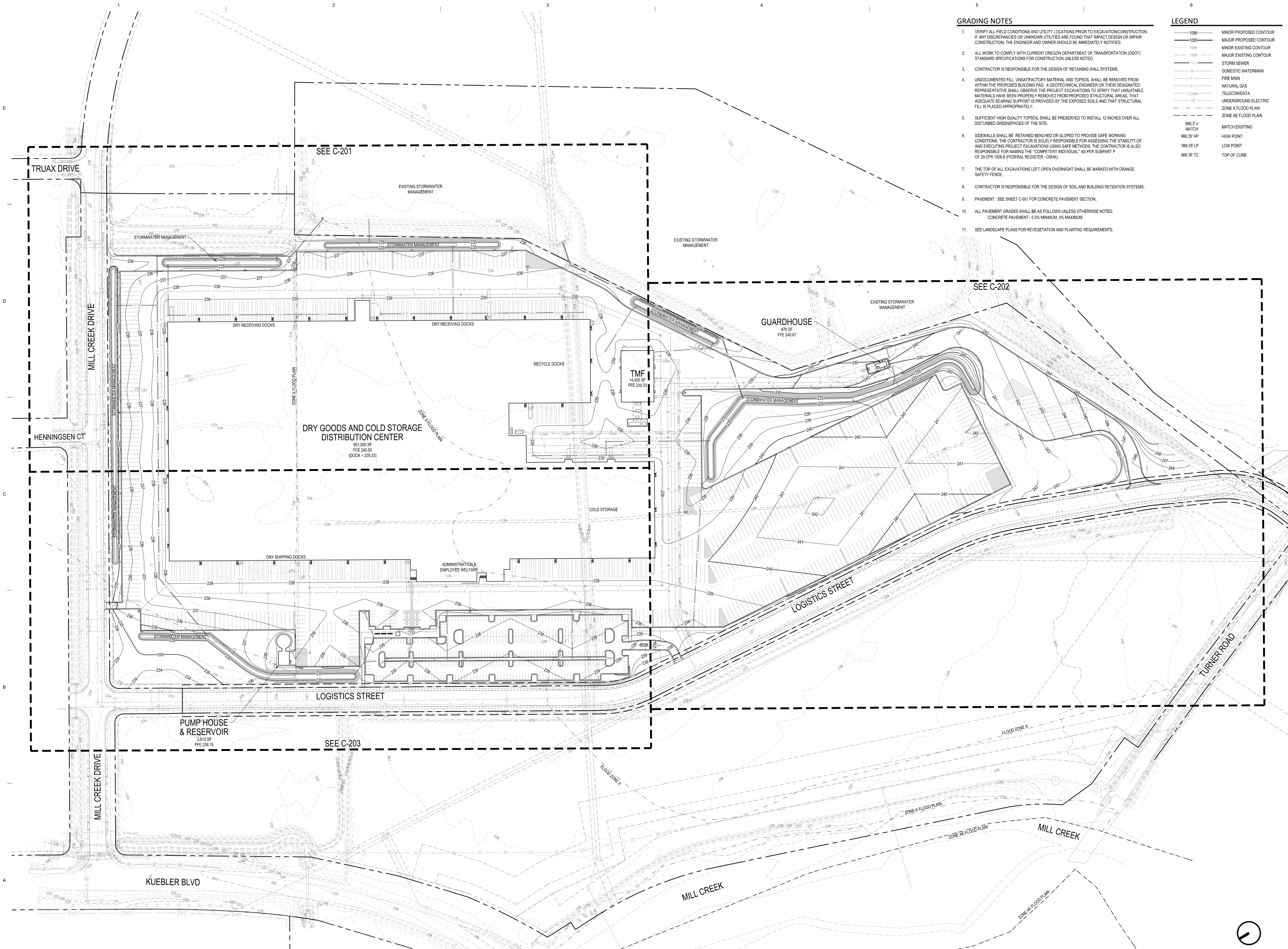
SHEET

SITE PLAN
AREA 3

C-103

PROJECT NO.

EDL21020



GRADING NOTES

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, UNSATISFACTORY 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 UNSUITABLE MATERIALS HAVE BEEN PROPERLY REMOVED FROM PROPOSED STRUCTURAL AREAS. THAT ADEQUATE BEARING SUPPORT IS PROVIDED BY THE EXPOSED SOILS 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. SIDEWALLS SHALL BE RETAINED BENCHED 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 "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (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 PLANS FOR REVEGETATION AND PLANTING REQUIREMENTS.

LEGEND

1086	MINOR PROPOSED CONTOUR
1085	MAJOR PROPOSED CONTOUR
1099	MINOR EXISTING CONTOUR
1100	MAJOR EXISTING CONTOUR
<<	STORM SEWER
W	DOMESTIC WATERMAIN
F	FIRE MAIN
G	NATURAL GAS
COMM	TELECOM DATA
UE	UNDERGROUND ELECTRIC
---	ZONE X FLOOD PLAIN
---	ZONE AE FLOOD PLAIN
966.3' ±	MATCH
966.35' HP	HIGH POINT
966.35' LP	LOW POINT
966.39' TC	TOP OF CURB



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SHEET

OVERALL
GRADING PLAN
C-200

PROJECT NO.

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A1 OVERALL GRADING PLAN
1" = 100'

PROJECT

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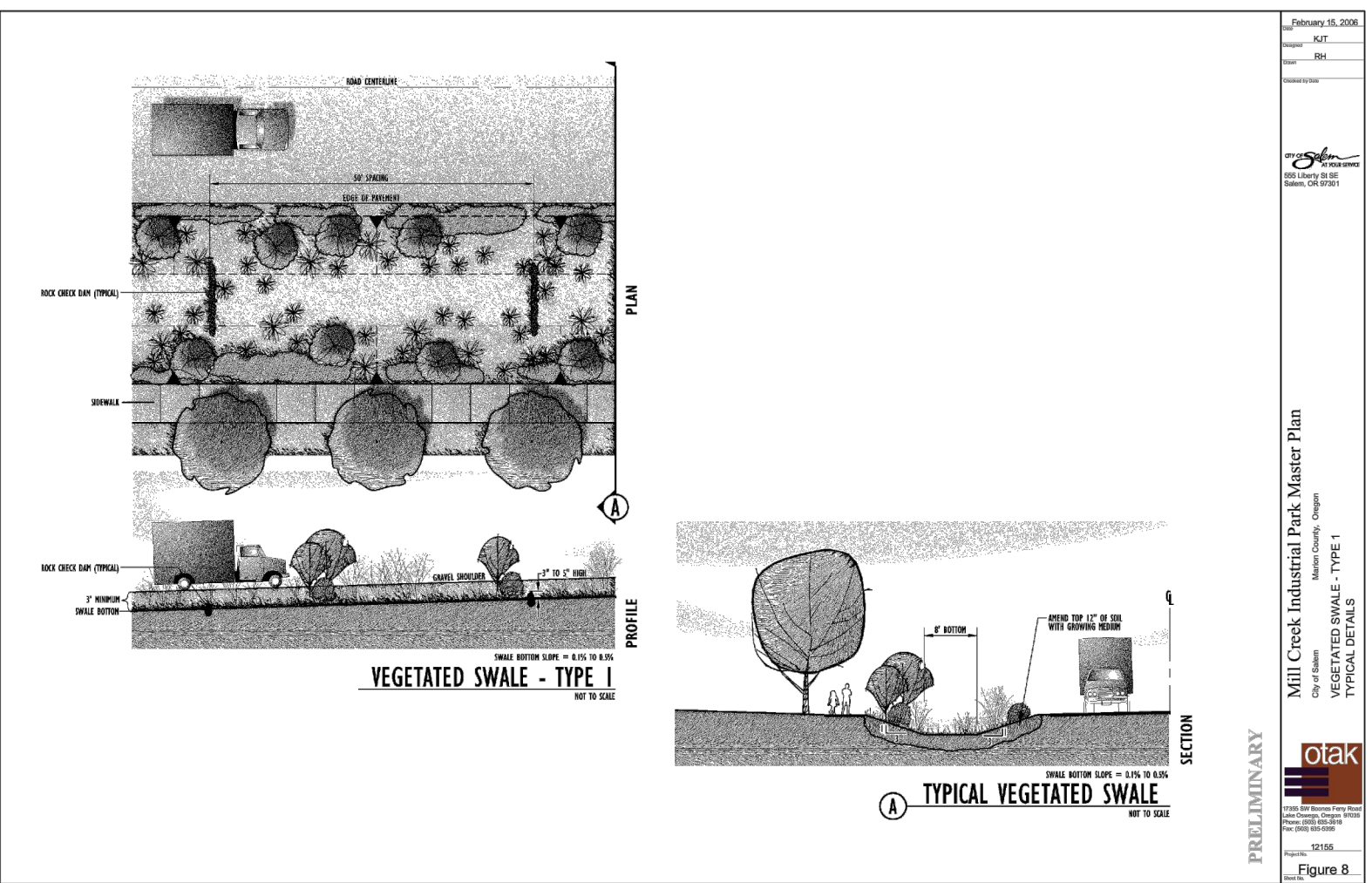
CERTIFICATION

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

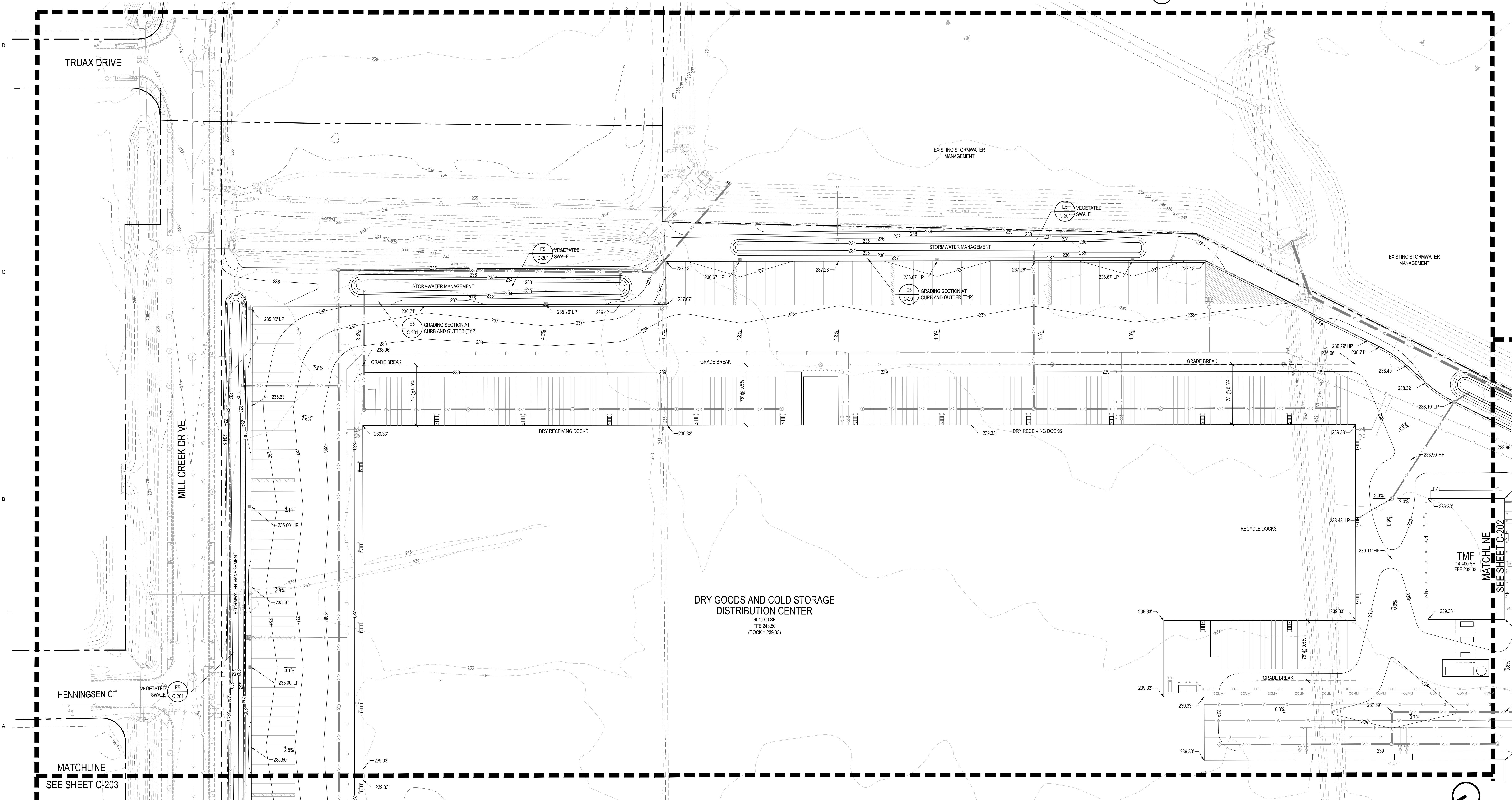
SHEET

GRADING PLAN
AREA 1
C-201

PROJECT NO.
EDL21020



E5 VEGETATED SWALE DETAIL
1" = 100'

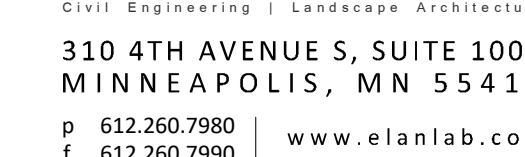


A1 GRADING PLAN - AREA 1
1" = 50'



SALEM, OR

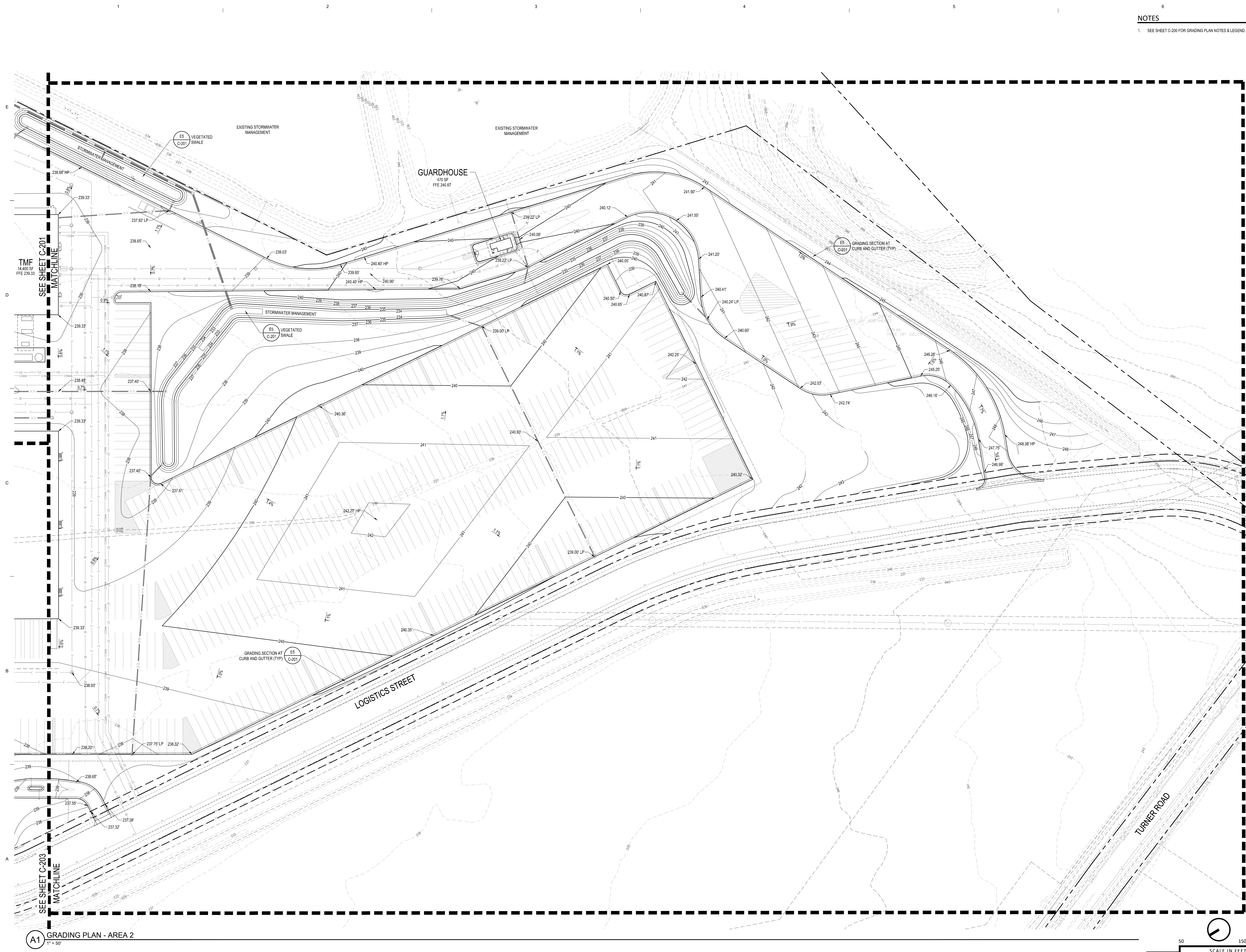
SITE PLAN REVIEW
12/06/2021



RENEWS: 06/30/2022

GRADING PLAN
AREA 2

EDI 31030

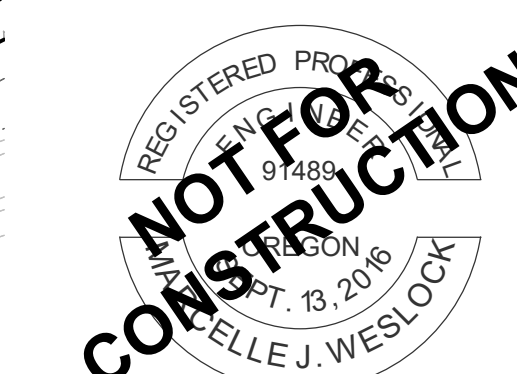


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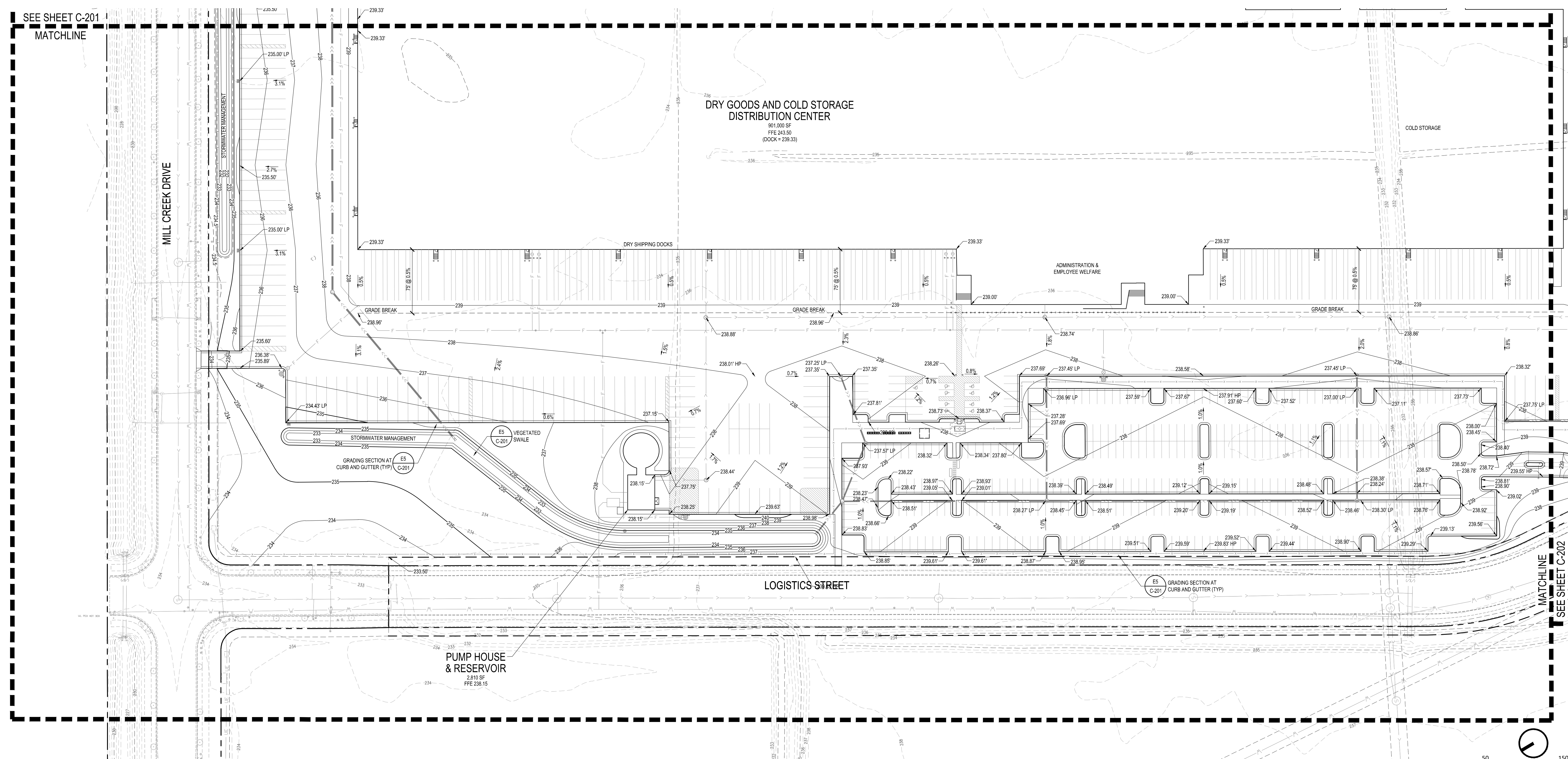
GRADING PLAN

AREA 3

C 203

0100

PROJECT NO. _____

EDL21020
[REDACTED]

A1 GRADING PLAN - AREA 3
1" = 50'

50 150
SCALE IN FEET



SALEM, OR



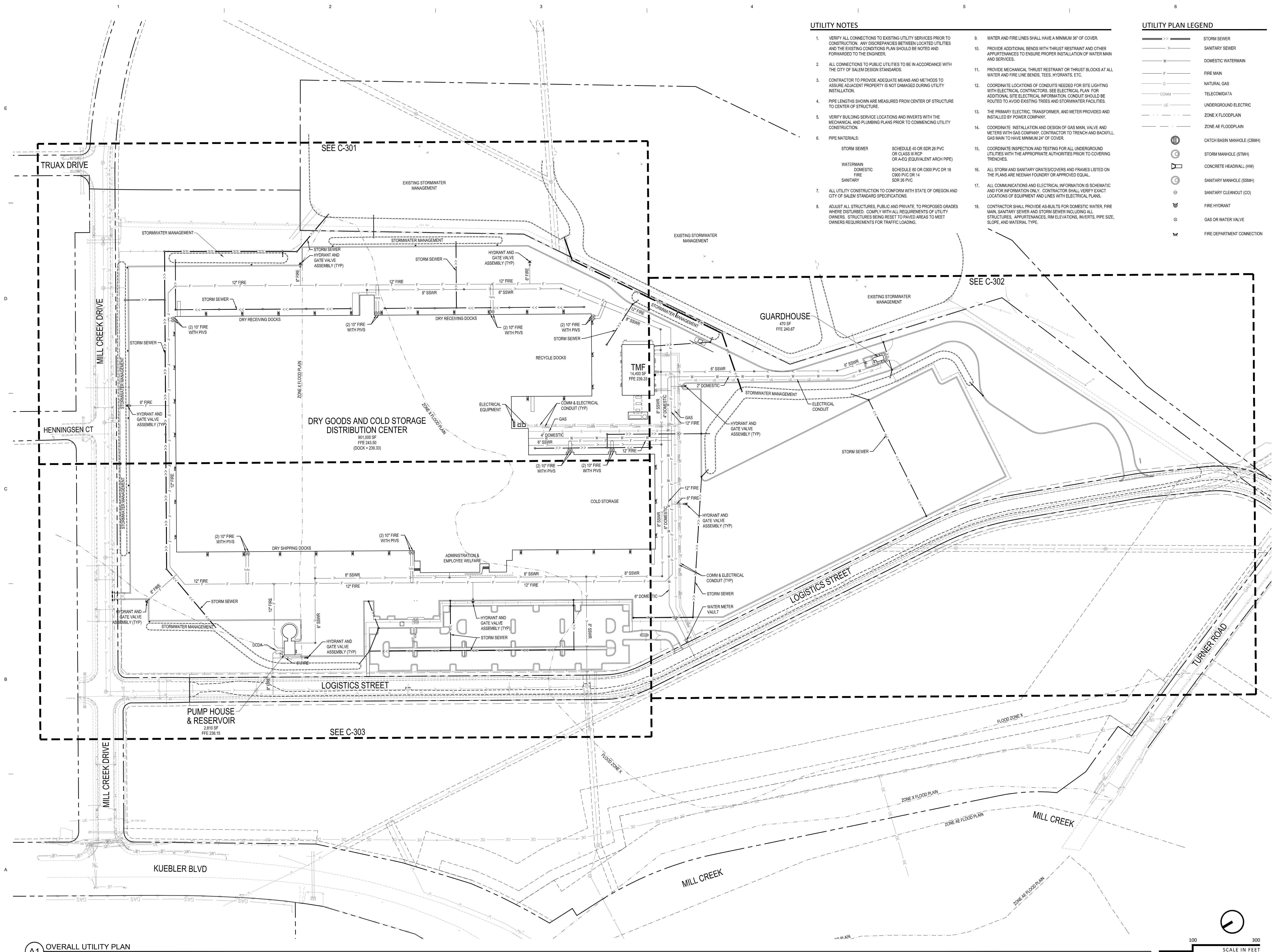
IDENTIFICATION



OVERALL

-300

DL21020



A1 OVERALL UTILITY PLAN
1" = 100'

100 300
SCALE IN FEET

SALEM, OR

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



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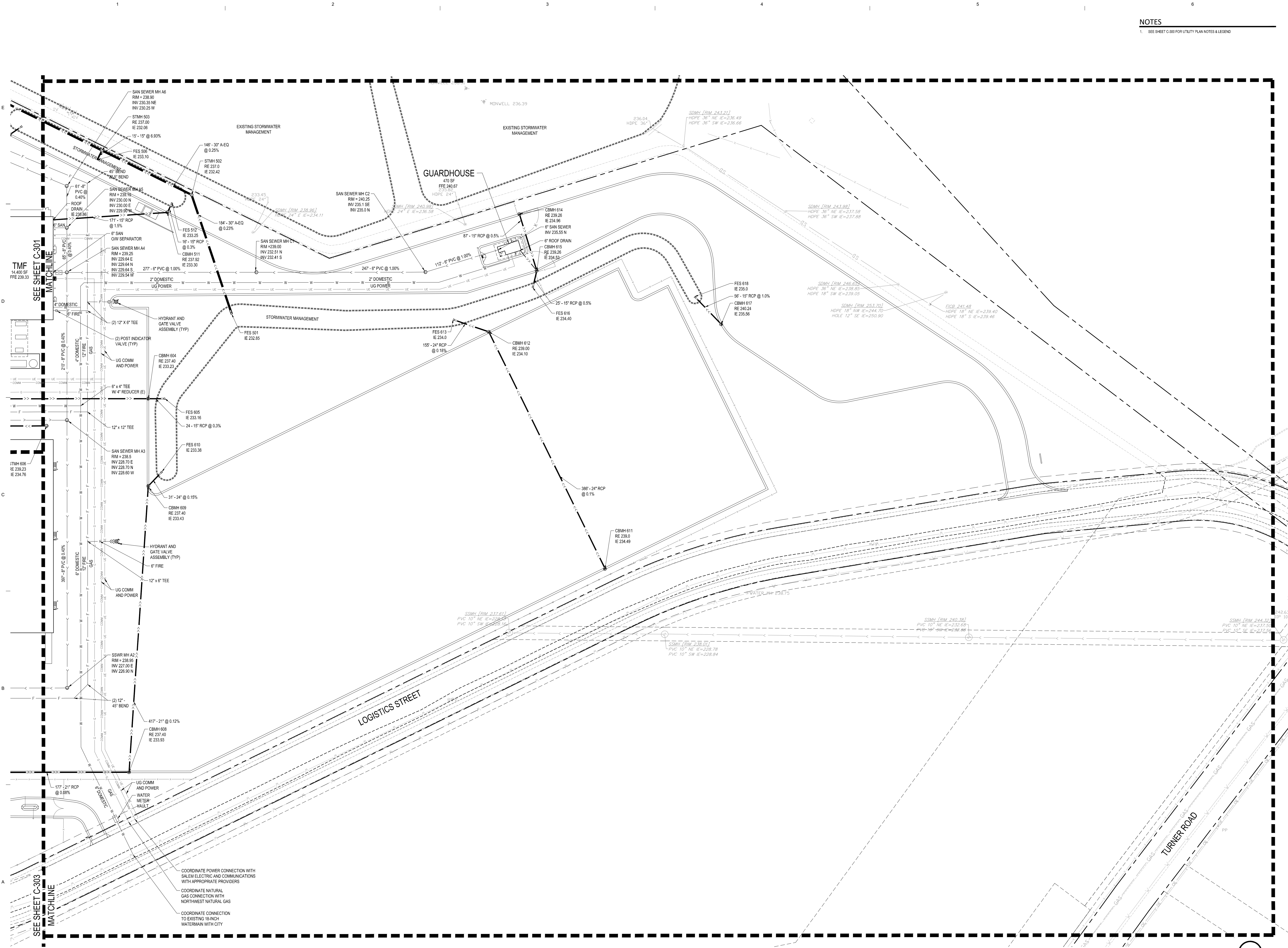


RENEWS: 06/30/2022

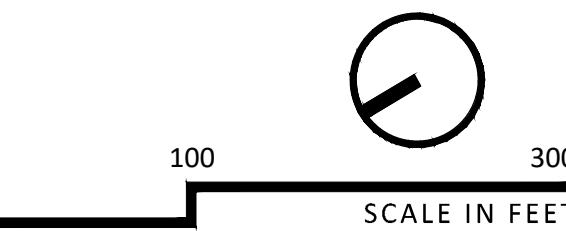
SHEET

UTILITY PLAN
AREA 2
C-302

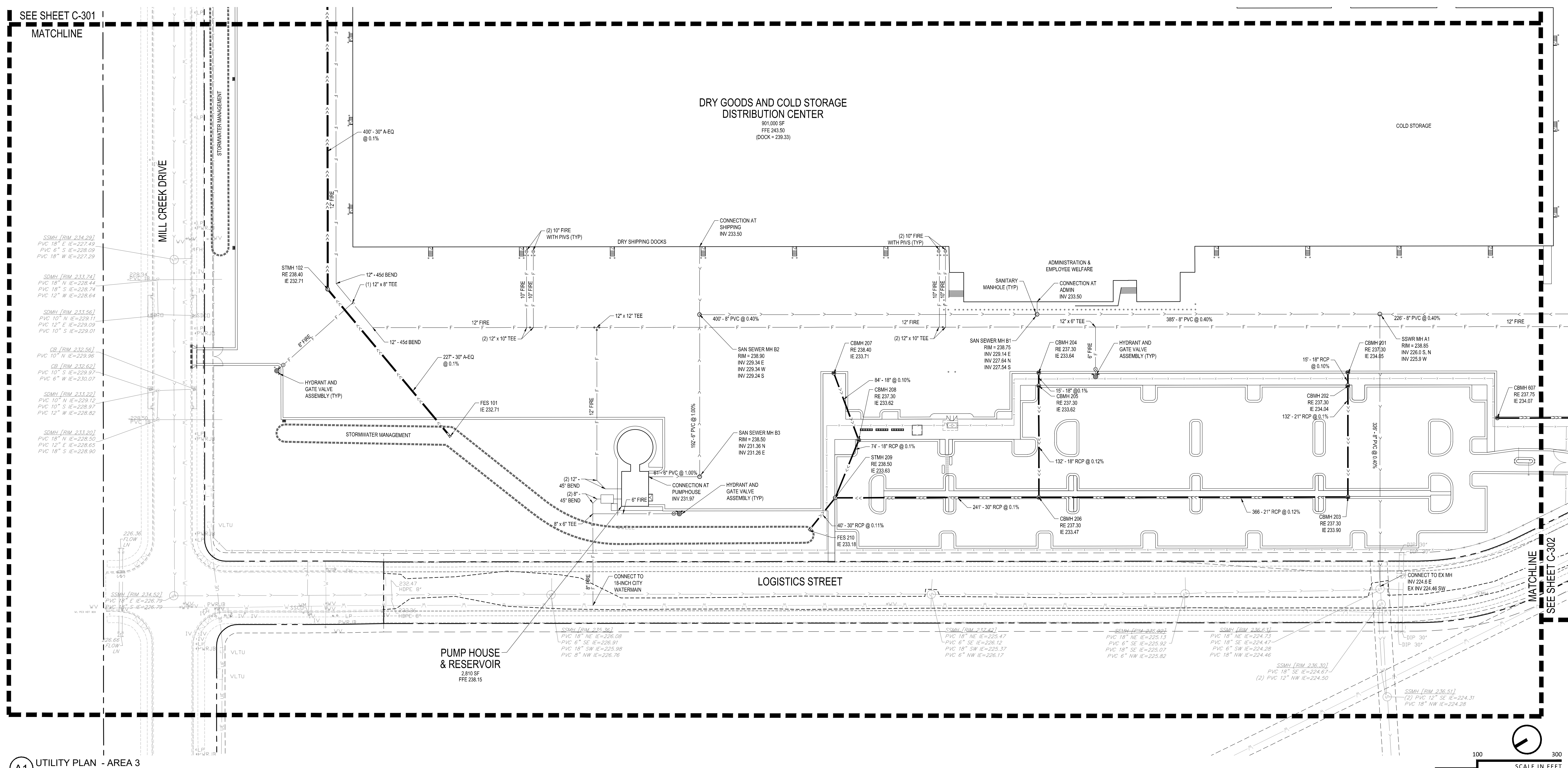
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A1 UTILITY PLAN - AREA 2
1" = 50'



A





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ET

OVERALL
LANDSCAPE PLAN
L-100

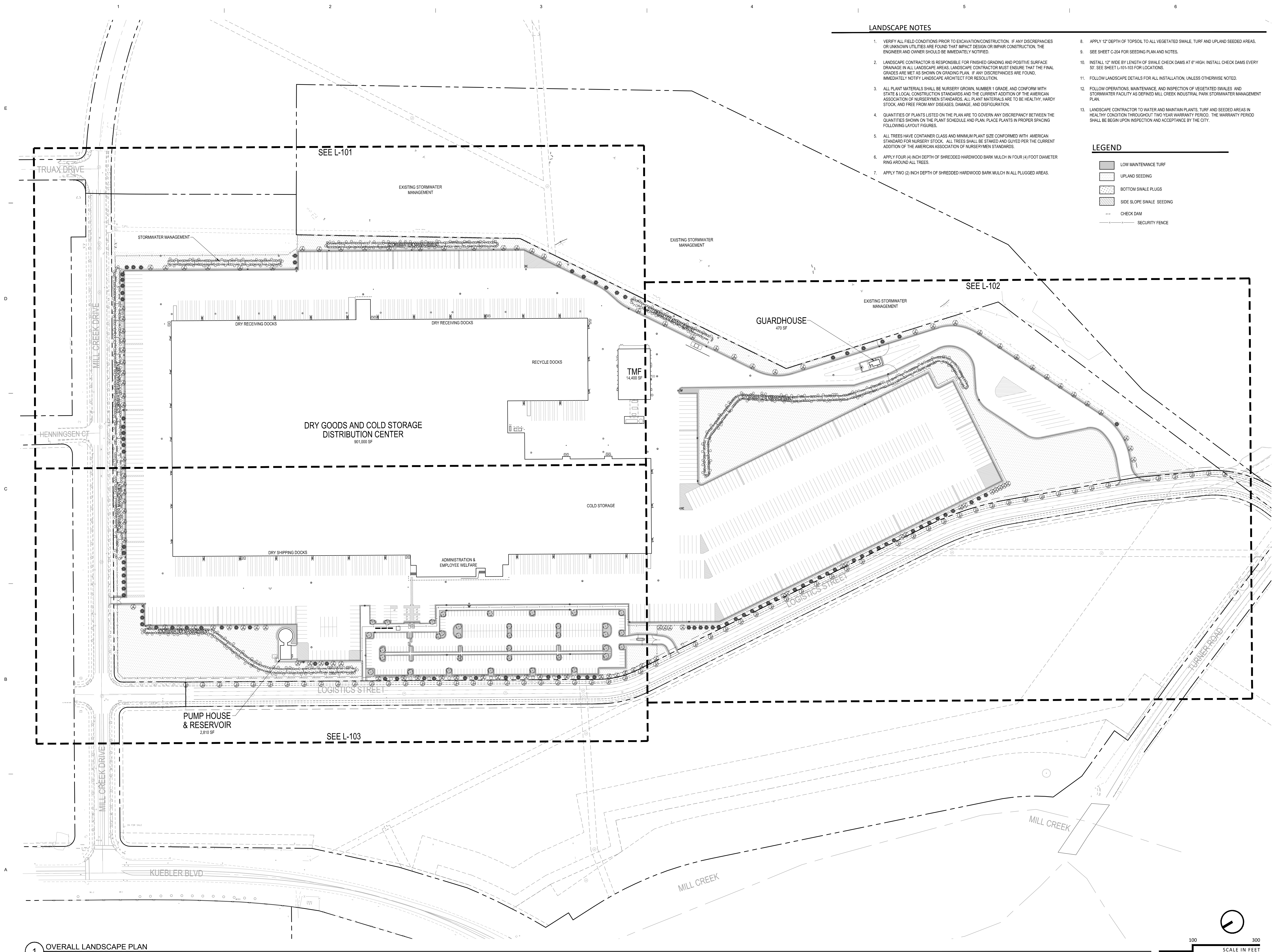
SUBJECT NO. _____

DL21020

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

NOTES

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



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294 GROVE LANE
SUITE 140
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PROJECT

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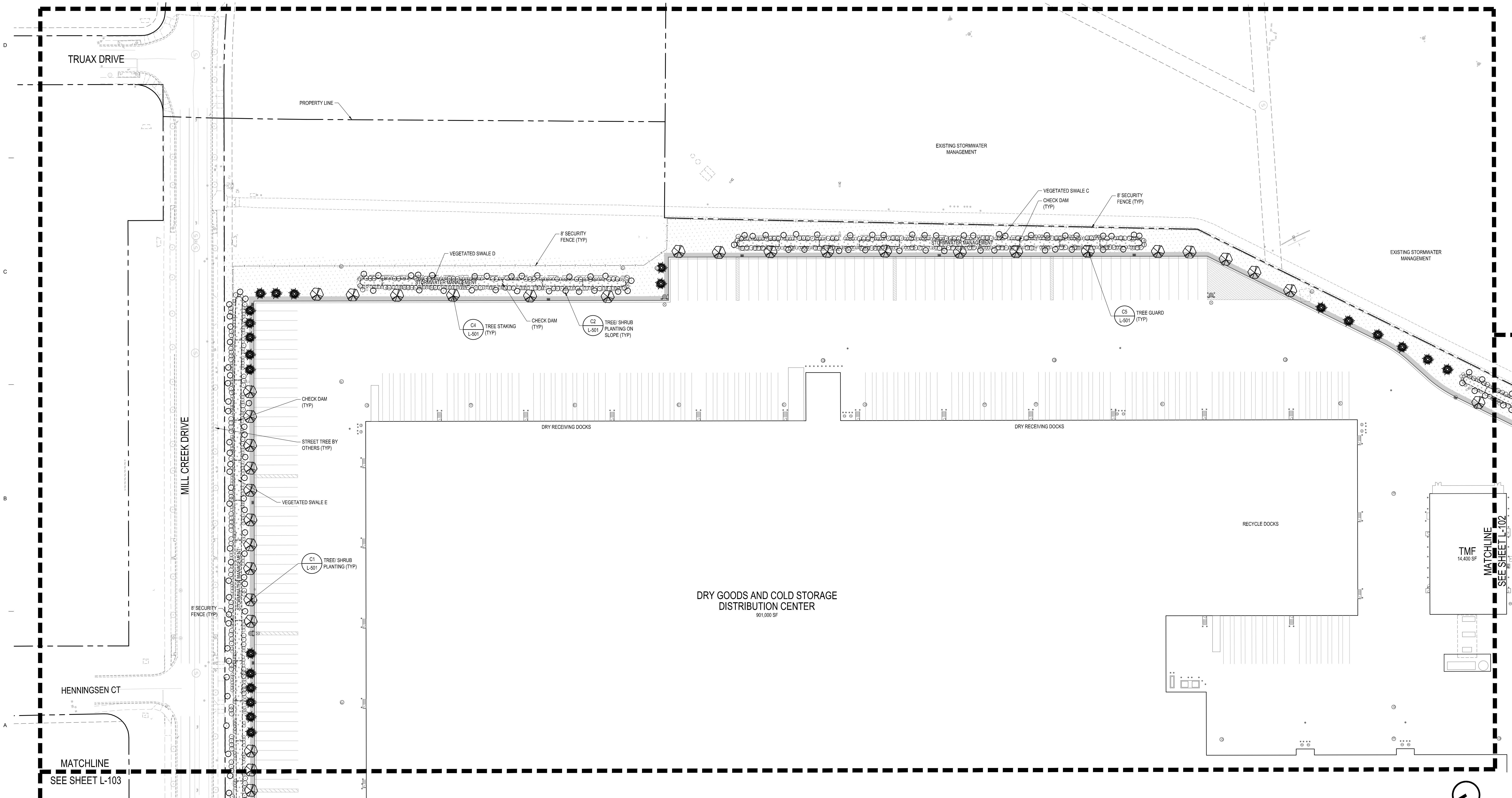
LANDSCAPE PLAN

AREA 1

L-101

PROJECT NO.

EDL21020



A1 LANDSCAPE PLAN - AREA 1
1" = 50'

50 150
SCALE IN FEET

NOTES

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



SCANNELL PROPERTIES
294 GROVE LANE
SUITE 140
WAYZATA, MN 55391

PROJECT

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DATE

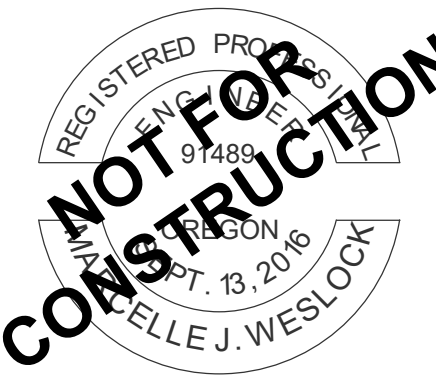
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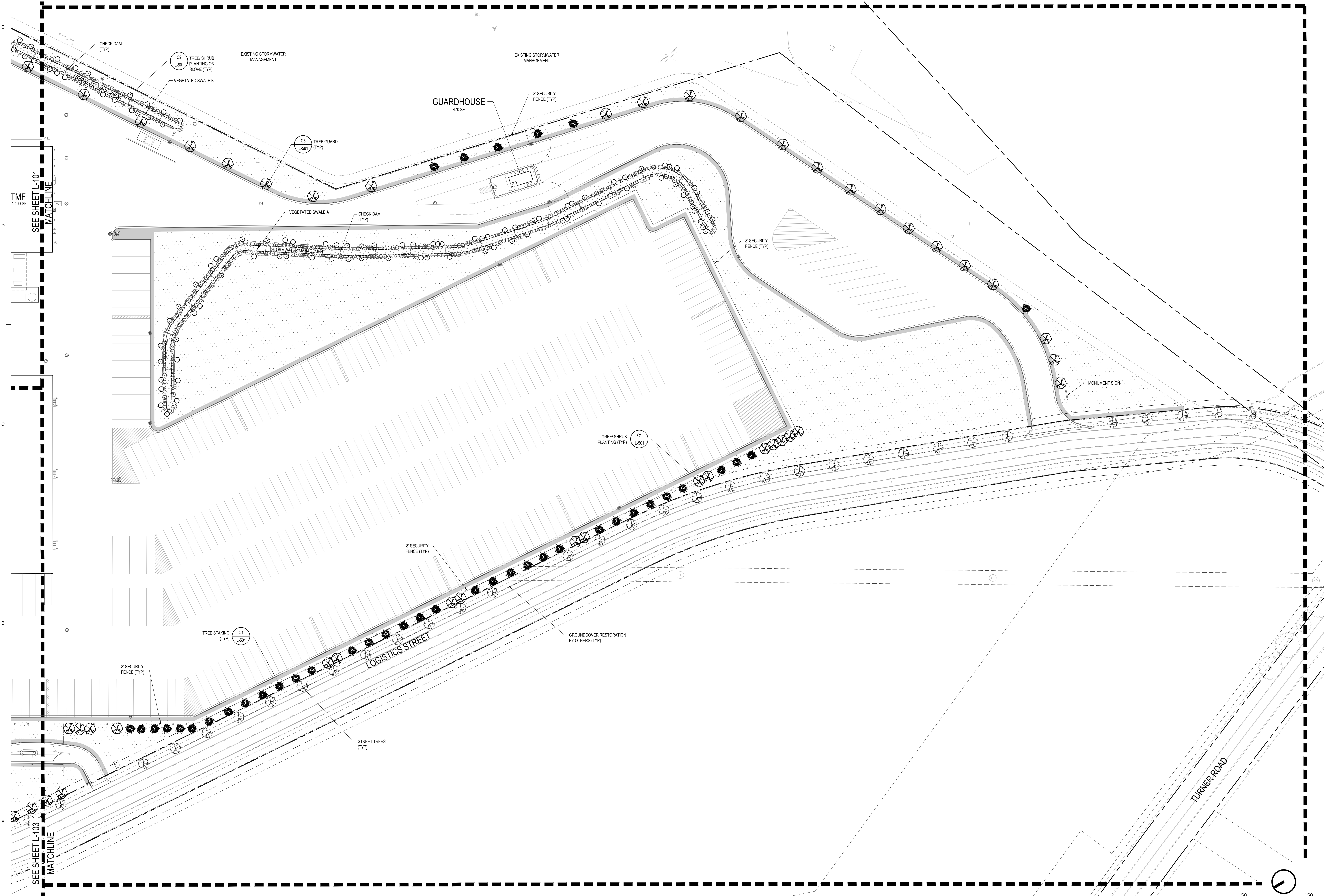
SHEET

LANDSCAPE PLAN
AREA 2

L-102

PROJECT NO.

EDL21020



A1 LANDSCAPE PLAN - AREA 2
1" = 50'

50 150
SCALE IN FEET

[illegible]

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NEWS: 06/30/2022

MEET

LANDSCAPE PLAN
AREA 3

-103

PROJECT NO.
EDL21020

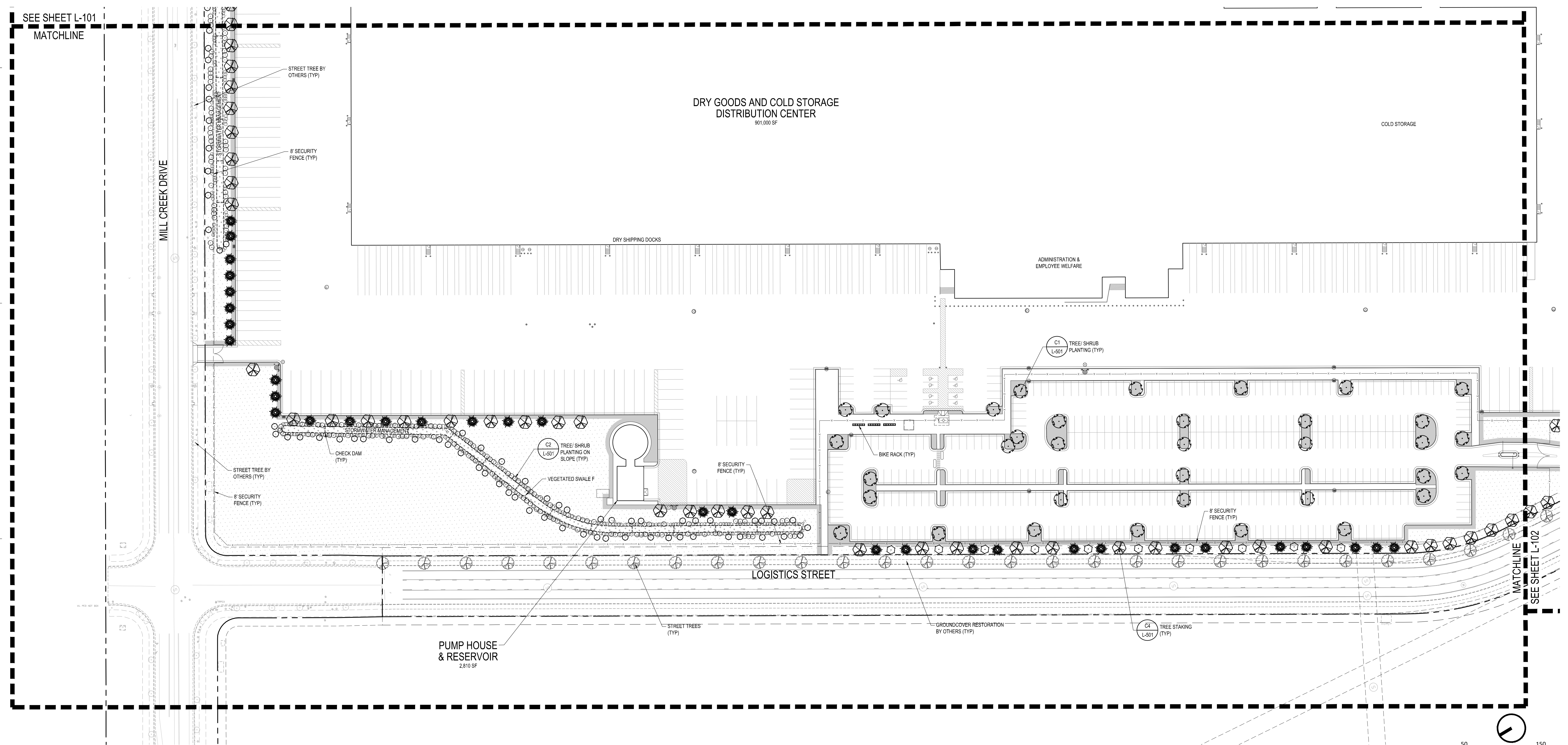
E

D

C

B

A



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	53 159 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'	
		CANADA RED CHOCHECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	
	60	FOREST GREEN OAK	QUERCUS FRANETTO 'SCHMIDT'	1.5' B&B
		CITY SPRITE ZELKOVA	ZELKOVA SERRATA 'JFS-KW1'	
		AUTUMN GOLD GINKGO (MALE ONLY)	GINKGO BILOBA 'AUTUMN GOLD'	
		TURKISH FILBERT	CORYLUS COLURNA	
	133	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	1.5' B&B
		SWAMP WHITE OAK	QUERCUS BICOLOR	
		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 BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	
ORNAMENTAL TREES				
	10	AMUR MAACKIA	MAACKIA AMURENSIS	1" CAL. B&B
		AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA 'AUTUMN TREASURE'	

*** SYMBOLS SHOWN APPROX. 5 YEARS COVERAGE

LEGEND

SEE SHEET L-100 FOR SITE SEEDING & RESTORATION

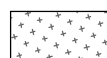
- LOW MAINTENANCE TURF - SHORT HEIGHT
- 80% PERENNIAL RYEGRASS
- 20% CREEPING RED FESCUE
- SEEDING RATE: 100 LBS (PLS) / AC
- UPLAND MIX
- 50% PERENNIAL RYEGRASS
- 35% ANNUAL RYEGRASS
- 15% CREEPING RED FESCUE
- SEEDING RATE: 250 LBS (PLS) / AC

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	SLOUGH SEDGE	BECKMANNIA SYZIGACNE	2" PLUG
		COMMON CAMAS	CAMASSIA QUAMASH	
		SLENDER RUSH	JUNCUS TENUIIS	
		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	HOOKE'S WILLOW	SALIX HOOKERIANA	24" TUBLING
		PACIFIC WILLOW	SALIX INCIDA	
		SITKA WILLOW	SALIX SITCHENSIS	
		VINE MAPLE	ACER CIRCINATUM	
		RED ELDERBERRY	SAMBUCUS RACEMOSA	
		CASCARA	RHAMNUS PURSHIANA	
SIDE SLOPE SHRUBS				
	1,152	REDTIG DOGWOOD	CORNUS SERICEA	12" TUBLING
		SWAMP ROSE	ROSA PISOCARPA	
		DOUGLAS SPIRAEA	SPIRAEA DOUGLASII	
		PACIFIC NINEBARK	PHYSOCARPUS CAPITALIS	
		COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	
		HIGHBUSH CRANBERRY	VIBURNUM EDULE	
SIDE SLOPE - SEED MIXED				
	SIDESLOPE TO 100 YR HWL 16,343 SF.	TUFTED HAIRGRASS	DESCHAMPSIA CESPIIOSA	SEEDING RATE 5 LBS/ AC
		RED FESCUE	FESTUCA RUBRA	
		MANNA GRASS	GLYCERIA OCCIDENTALIS	
		COLUMBIA BROME GRASS	BROMUS VULGARIS	
		NATIVE MESC 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

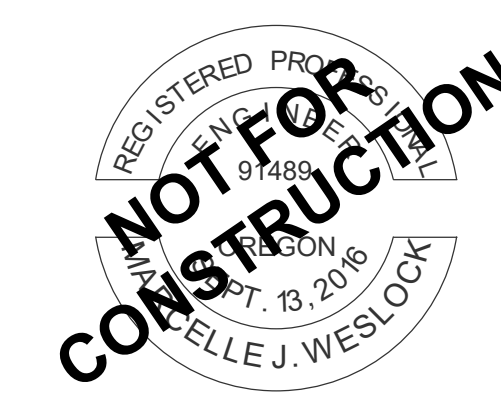
DATE

SUBMITTAL

SITE PLAN REVIEW
12/06/2021

310 4TH AVENUE S, SUITE 1006
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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