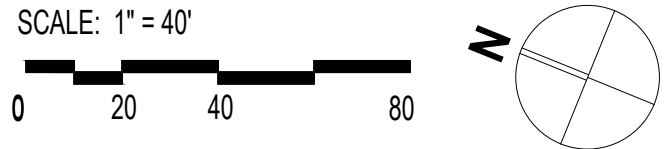


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1 LAND USE OVERALL SITE PLAN
1" = 40' - 0"



SUMMARY TABLE	
ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	190,864 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	45 FT MAX (SENIOR BUILDING)
PARKING:	167 SPACES TOTAL: 159 STANDARD 6 A.D.A. 2 LOADING
LOT COVERAGE:	BUILDINGS = 60,863 SF (18%) VEHICLE & PARKING = 62,360 SF (19%) PED. WALKWAYS AND PLAZAS = 66,021 SF (20%)

- LEGEND
- GROSS SITE AREA - PHASE 1 (336,359 SF)
 - BUILDING FOOTPRINT AREA: 60,863 SF (18% of GSA)
 - OPEN SPACE: 198,773 SF (59% of GSA)
 - COMMON OPEN SPACE: 4,572 SF (3,050 SF MIN. REQUIRED)
 - PRIVATE OPEN SPACE: 5,453 SF IN 39 PATIOS
 - PEDESTRIAN WALKWAYS AND PLAZAS: 66,021 SF (20% of GSA)
 - LANDSCAPED AREAS: 103,850 SF (31% of GSA)
 - CHILDREN PLAY AREA: 2,182 SF
 - NATURE PLAY AREA: 1,281 SF
 - STORM WATER PLANTER AREA: 14,046 SF
 - EXISTING TREES TO BE PRESERVED: 11 (IN PHASE 1)
 - NEW TREES: 380 SITE TREES, 42 STREET TREES (IN PHASE 1)
 - VEHICULAR & PARKING AREA: 62,360 SF (19% of GSA)
STANDARD SPACES: 159
A.D.A SPACES: 6
LOADING: 2
TOTAL: 167 (164 REQUIRED)
 - PARKING LANDSCAPE & SCREENING AREA: 14,362 SF
 - SOLID WASTE ENCLOSURE AREAS: 1,368 SF
 - NOTE:
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

NOT FOR
CONSTRUCTION

**CDP SALEM
SITE**
Job Number: 21031
PARCEL 2 & PARCEL 3,
BATTLECREK RD SE
SALEM, OR 97306



PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

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Drawing:
LAND USE SITE PLAN

Sheet No:
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CDP SALEM
SITE

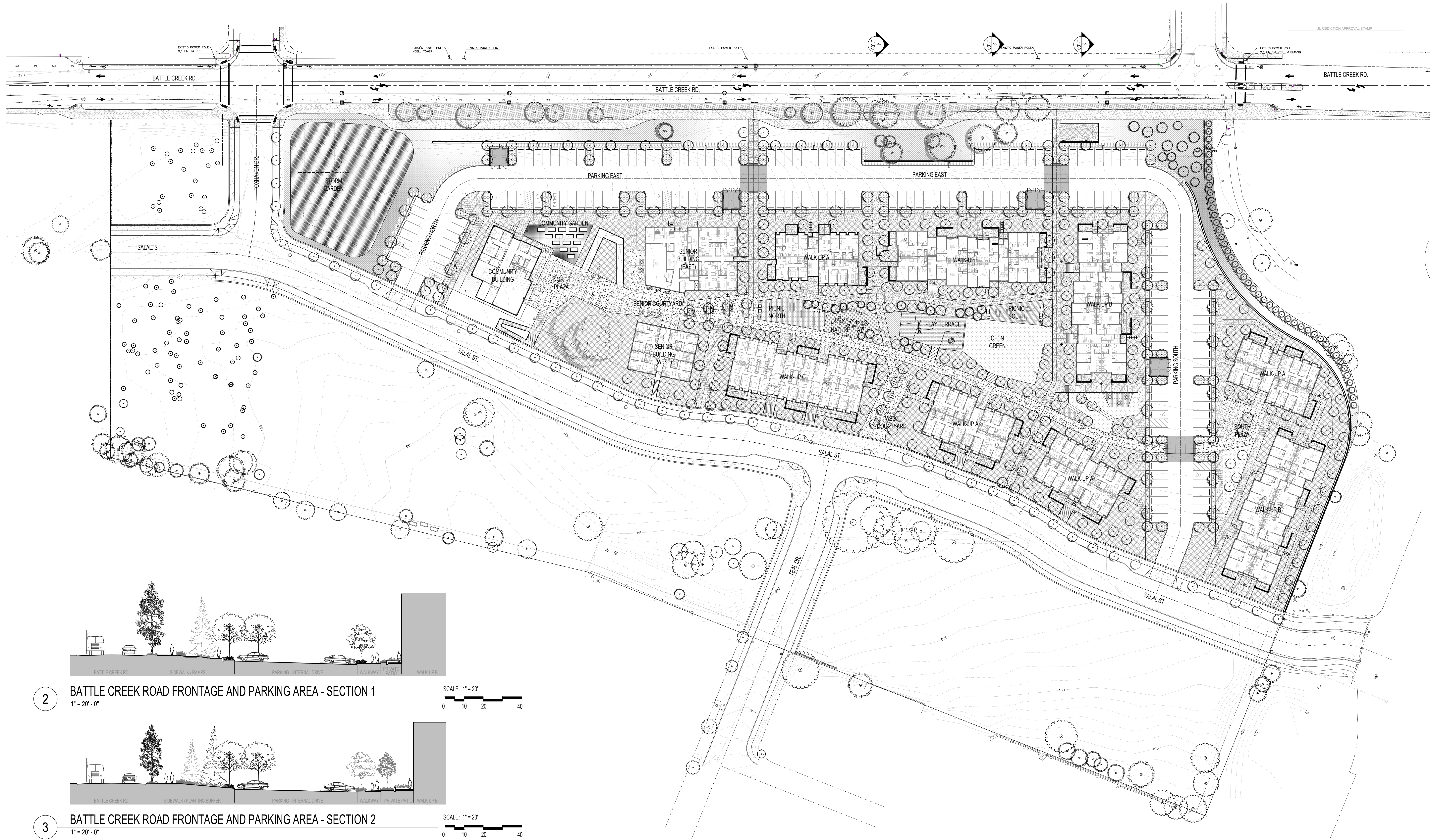
Job Number: 21031

PARCEL 2 & PARCEL 3,
BATTLECREAK RD SE
SALEM, OR 97306



PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080



2

BATTLE CREEK ROAD FRONTAGE AND PARKING AREA - SECTION 1

1" = 20' - 0"

SCALE: 1" = 20'

0 10 20 40

3

BATTLE CREEK ROAD FRONTAGE AND PARKING AREA - SECTION 2

1" = 20' - 0"

SCALE: 1" = 20'

0 10 20 40

4

BATTLE CREEK ROAD FRONTAGE AND PARKING AREA - SECTION 3

1" = 20' - 0"

SCALE: 1" = 20'

0 10 20 40

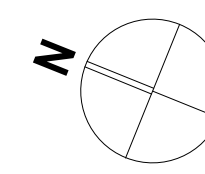
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LANDSCAPE OVERALL SITE PLAN

1" = 40' - 0"

SCALE: 1" = 40'

0 20 40 80



LAND USE 01.11.22

ISSUE DATE

Drawing:

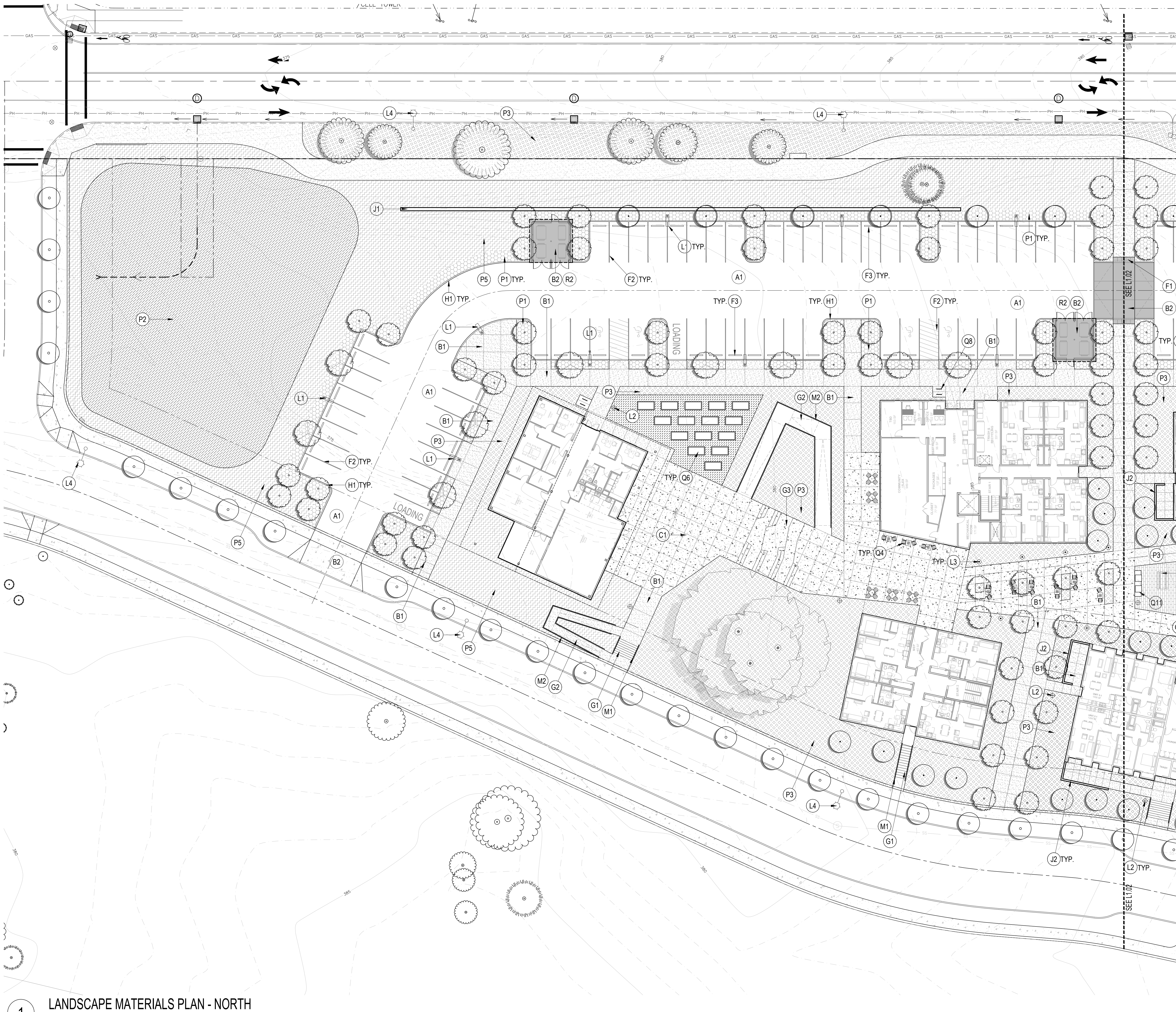
OVERALL SITE PLAN

Sheet No:

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1 LANDSCAPE MATERIALS PLAN - NORTH
1" = 20' - 0"

PLANTING

- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
- EXISTING OAK GROVE TO BE PROTECTED AND PRESERVED
- NEW PARKING TREE
 - OREGON NATIVE DECIDUOUS, 2" CAL.
- NEW STREET TREE
 - OREGON NATIVE DECIDUOUS, 2" CAL.
- NEW LANDSCAPE TREE
 - SMALL TO MEDIUM DECIDUOUS, 2" CAL.
 - CONIFERS, 10' HT.
 - MULTI-STEM TREES WITH 3 TRUNKS

- P1 PARKING PERIMETER PLANTING - GROUNDCOVER (1 GAL.)
- P2 STORMWATER PLANTING
- P3 SHRUB & GROUNDCOVER PLANTING (1-3 GAL.)
- P4 LAWN (SUBDRAINAGE SYSTEM w/ LATERAL PIPING)
- P5 MEADOW MIX SEEDED GRASSES
- P6 BARK MULCH

NOTES
1. REFER TO ARBORIST REPORT FOR EXISTING TREE INFORMATION
2. REFER TO CIVIL FOR ALL RIGHT OF WAY WORK

MATERIALS LEGEND

- PROPERTY LINE TYP. TYPICAL
- PROPERTY LINE FENCE

MATERIALS SCHEDULE

PAVEMENTS

- A1 ASPHALT PAVING - VEHICULAR (SEE CIVIL FOR R.O.W. WORK)
- B1 CONCRETE PAVING - PEDESTRIAN (SEE CIVIL FOR ROW WORK)
- B2 CONCRETE PAVING - VEHICULAR (SEE CIVIL FOR ROW WORK)
- C1 DECORATIVE CONCRETE PAVING - PEDESTRIAN, EXPOSED AGG.
- D1 RUBBERIZED PLAY SURFACING - PEBBLEFLEX OR SIM.
- D2 ENGINEERED WOOD FIBER AT NATURE PLAY AREAS
- E1 CONCRETE UNIT PAVING TYPE 1 - WILLAMETTE GRAYSTONE
 - VERONA SERIES - INTERLOCKING PAVERS
- E2 CONCRETE UNIT PAVING TYPE 2 - WILLAMETTE GRAYSTONE
 - VERONA SERIES 18"x18" STEPPING STONES
- F1 TACTILE WARNING STRIPS
- F2 PARKING STRIPING (SEE CIVIL)
- F3 PARKING STALL WHEEL STOP

STAIRS, RAMPS, CURBS AND WALLS

- G1 CAST IN PLACE CONCRETE STAIRS - 6" RISE, 12" TREAD
- G2 CAST IN PLACE CONCRETE RAMP
- G3 CAST IN PLACE CONCRETE AMPHITHEATER STEPS
- H1 CONCRETE CURB - RAISED
- H2 CONCRETE CURB - FLUSH
- H3 CONCRETE CURB - FLUSH, 12" BAND, 6"-12" DEPTH
- J1 SEGMENTAL RETAINING WALLS - KEYSTONE OR SIM. (SEE CIVIL)
- J2 LANDSCAPE WALLS 9" THICKNESS, VAR. HEIGHT (4FT MAX)

OUTDOOR LIGHTING - SEE ELECTRICAL

- L1 LIGHT POLE - TYPE 1 - PARKING
 - LIGMAN, 18'-20' POLE
 - LIGMAN, LINEAR DENVER 1
- L2 LIGHT POLE - TYPE 2 - CENTRAL SPACE
 - 12'-14' PEDESTRIAN POLE
 - LUMINUS BELLEVUE OR EQUIVALENT
- L3 LIGHTED BOLLARDS - 36" HEIGHT
- L4 STREET LIGHTS - SEE CIVIL & ELECTRICAL

RAILINGS, GATES, AND FENCES

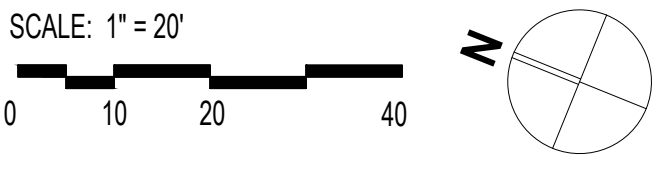
- M1 STAIR HANDRAIL - GALV. & PAINTED STEEL
- M2 RAMP HANDRAIL - GALV. & PAINTED STEEL

SITE FURNISHINGS

- Q1 6' BENCH - LANDSCAPE FORMS
- Q2 PICNIC TABLE - TYPE 1 - 6'
 - OREGON CORRECTIONS ENTERPRISES
- Q3 PICNIC TABLE - TYPE 2 - 10' ADA
 - OREGON CORRECTIONS ENTERPRISES
- Q4 TABLE & CHAIRS
 - LANDSCAPE FORMS, CHIPMAN
- Q5 LITTER/RECYCLING
 - CHASE PARK LITTER - LANDSCAPE FORMS
 - TOP OPENING, w/ LINER, KEYED LOCK, LOGO
- Q6 RAISED COMMUNITY GARDEN PLANTER
 - 4' X 8' CEDAR OR JUNIPER TIMBERS
- Q7 COMMUNITY GARDEN TOOL SHED
 - WOOD STRUCTURE
- Q8 BIKE RACK - COLUMBOIA CASCADE COMPANY
 - TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06
- Q9 HAND-SET NATURAL BOULDER
- Q10 NATURE PLAY - STUMPS & LOG BENCHES
 - OUTDOOR CATHEDRAL OR SIM.
 - 24-36" DIA. MIN.
- Q11 OUTDOOR GRILL & COUNTER. TBD.

MISCELLANEOUS

- R1 PLAY FEATURES: TBD
- R2 TRASH ENCLOSURE - SEE ARCH.



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CDP SALEM SITE
Job Number: 21031
PARCEL 2 & PARCEL 3,
BATTLECREEK RD SE
SALEM, OR 97306



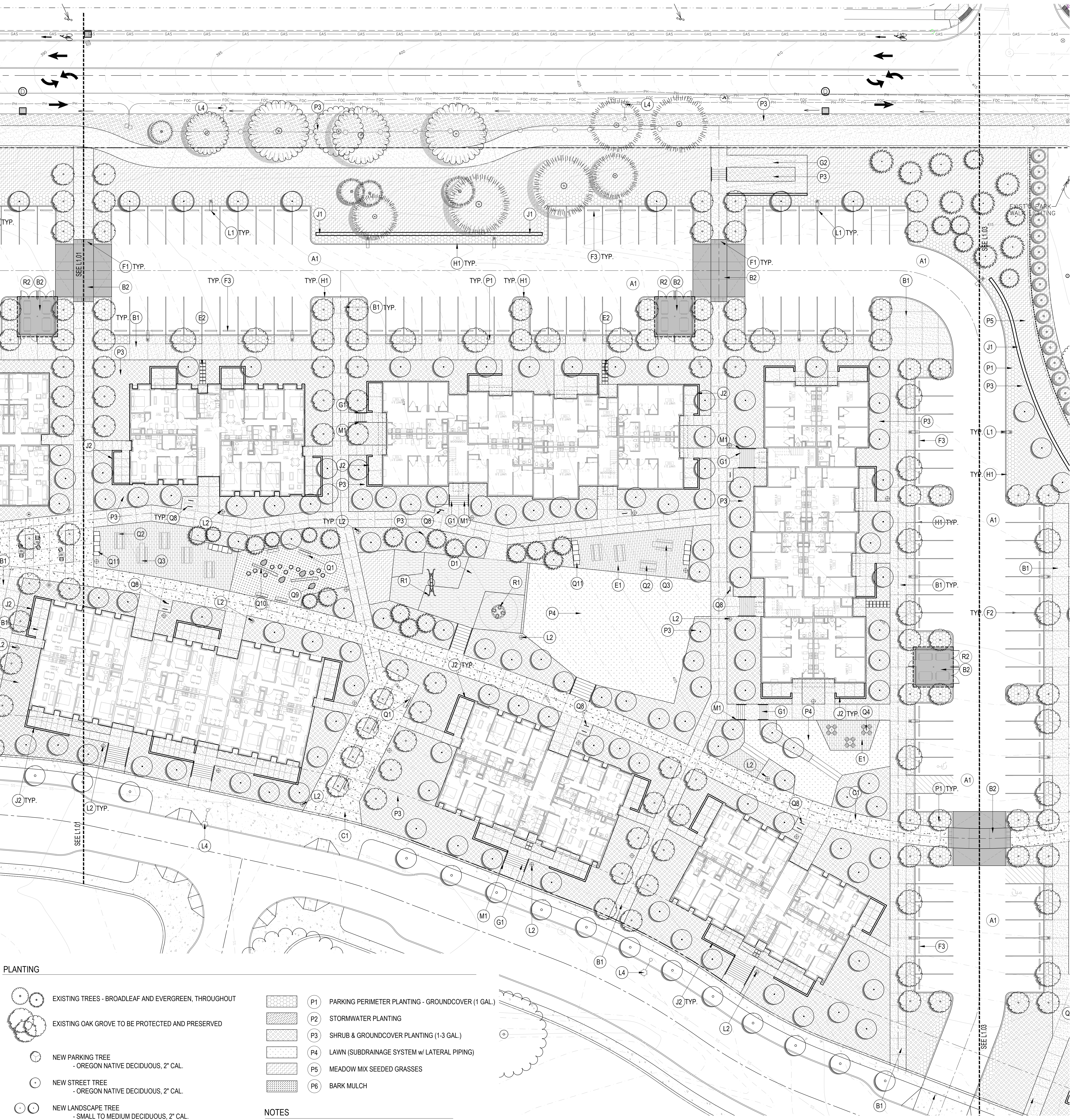
PLACE
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PORTLAND, OR 97209
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**MATERIALS
PLAN NORTH**

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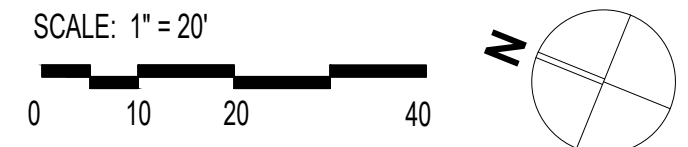
- PLANTING**

 - EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
 - EXISTING OAK GROVE TO BE PROTECTED AND PRESERVED
 - NEW PARKING TREE
 - OREGON NATIVE DECIDUOUS, 2" CAL.
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 - P4 LAWN (SUBDRAINAGE SYSTEM w/ LATERAL PIPING)
 - P5 MEADOW MIX SEEDED GRASSES
 - P6 BARK MULCH

NOTES
1. REFER TO ARBORIST REPORT FOR EXISTING TREE INFORMATION
2. REFER TO CIVIL FOR ALL RIGHT OF WAY WORK

1 LANDSCAPE MATERIALS PLAN - CENTER
1" = 20' - 0"

- MATERIALS LEGEND**
- PROPERTY LINE TYP. TYPICAL
----- PROPERTY LINE FENCE
- MATERIALS SCHEDULE**
- PAVEMENTS**
- A1 ASPHALT PAVING - VEHICULAR (SEE CIVIL FOR R.O.W. WORK)
 - B1 CONCRETE PAVING - PEDESTRIAN (SEE CIVIL FOR ROW WORK)
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- G1 CAST IN PLACE CONCRETE STAIRS - 6" RISE, 12" TREAD
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 - H1 CONCRETE CURB - RAISED
 - H2 CONCRETE CURB - FLUSH
 - H3 CONCRETE CURB - FLUSH, 12" BAND, 6"-12" DEPTH
 - J1 SEGMENTAL RETAINING WALLS - KEYSTONE OR SIM. (SEE CIVIL)
 - J2 LANDSCAPE WALLS 9" THICKNESS, VAR. HEIGHT (4FT MAX)
- OUTDOOR LIGHTING - SEE ELECTRICAL**
- L1 LIGHT POLE - TYPE 1 - PARKING
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 - LIGMAN, LINEAR DENVER 1
 - L2 LIGHT POLE - TYPE 2 - CENTRAL SPACE
 - 12'-14' PEDESTRIAN POLE
 - LUMINUS BELLEVUE OR EQUIVALENT
 - L3 LIGHTED BOLLARDS - 36" HEIGHT
 - L4 STREET LIGHTS - SEE CIVIL & ELECTRICAL
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 - Q7 COMMUNITY GARDEN TOOL SHED
 - WOOD STRUCTURE
 - Q8 BIKE RACK - COLUMBOIA CASCADE COMPANY
 - TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06
 - Q9 HAND-SET NATURAL BOULDER
 - Q10 NATURE PLAY - STUMPS & LOG BENCHES
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 - 24-36" DIA. MIN.
 - Q11 OUTDOOR GRILL & COUNTER. TBD.
- MISCELLANEOUS**
- R1 PLAY FEATURES: TBD
 - R2 TRASH ENCLOSURE - SEE ARCH.



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CDP SALEM SITE
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PARCEL 2 & PARCEL 3,
BATTLECREEK RD SE
SALEM, OR 97306

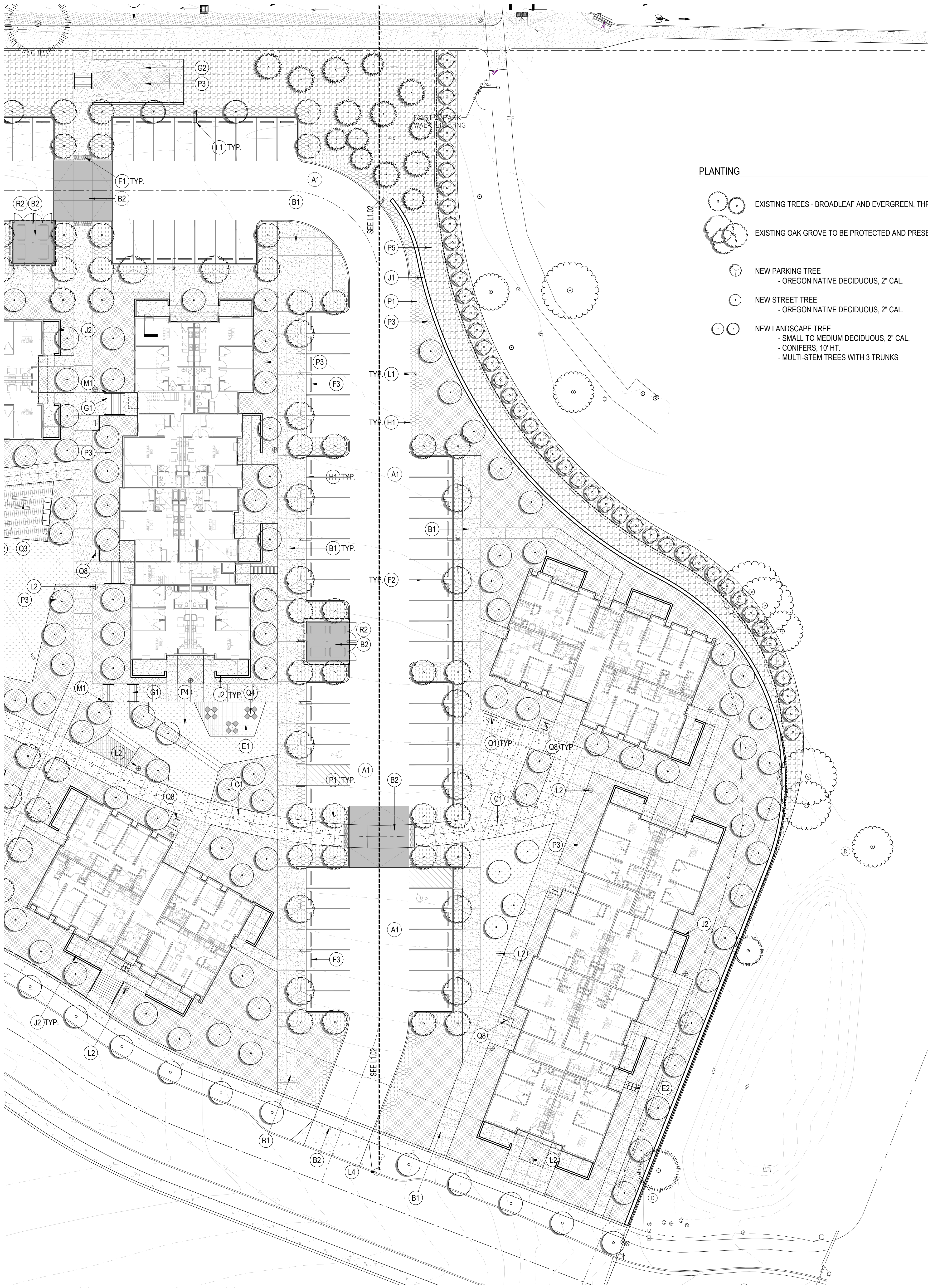


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MATERIALS PLAN CENTER

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PLANTING

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NOTES
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MATERIALS LEGEND

- PROPERTY LINE TYP. TYPICAL
- PROPERTY LINE FENCE

MATERIALS SCHEDULE

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RAILINGS, GATES, AND FENCES

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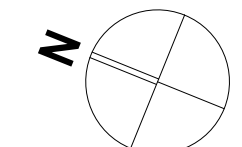
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MISCELLANEOUS

- R1 PLAY FEATURES: TBD
- R2 TRASH ENCLOSURE - SEE ARCH.

SCALE: 1" = 20'



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CDP SALEM
SITE

Job Number: 21031

PARCEL 2 & PARCEL 3,
BATTLECREEK RD SE
SALEM, OR 97306



PLACE

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PORTLAND, OR 97209
(503) 334 2080

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MATERIALS
PLAN SOUTH

Sheet No:

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