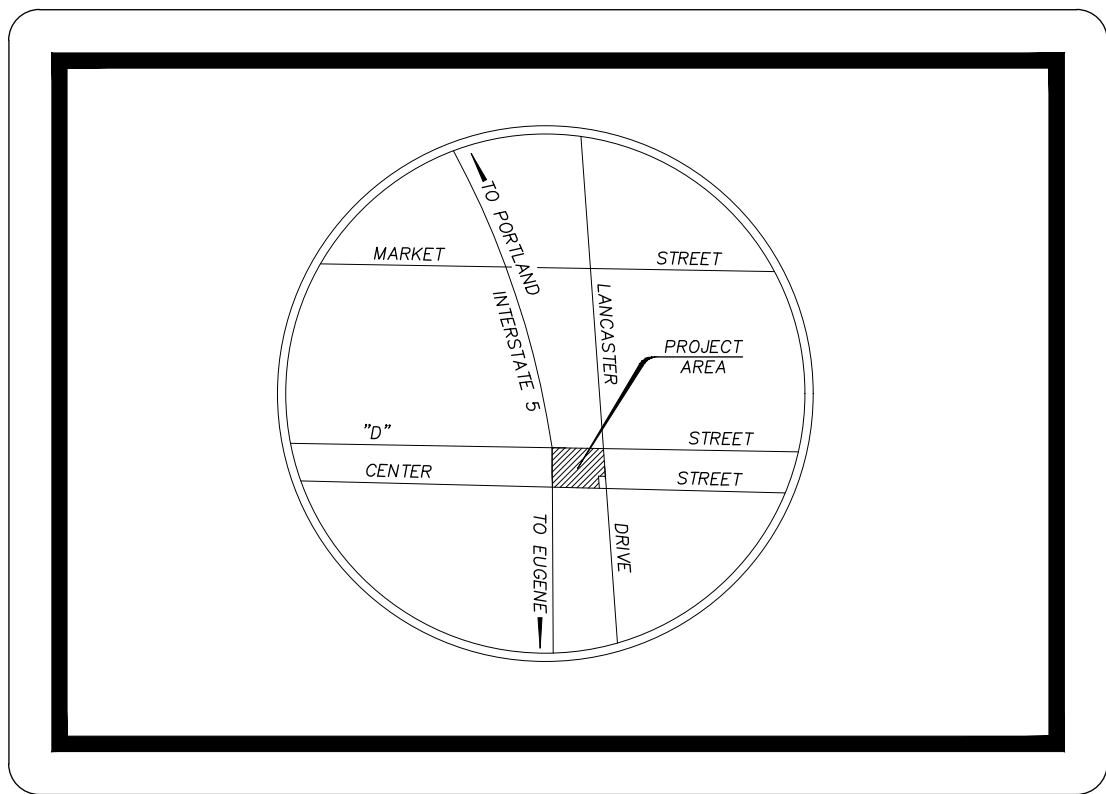


WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN

3801 CENTER ST NE
SALEM, OR 97301
LAND USE DOCUMENTS

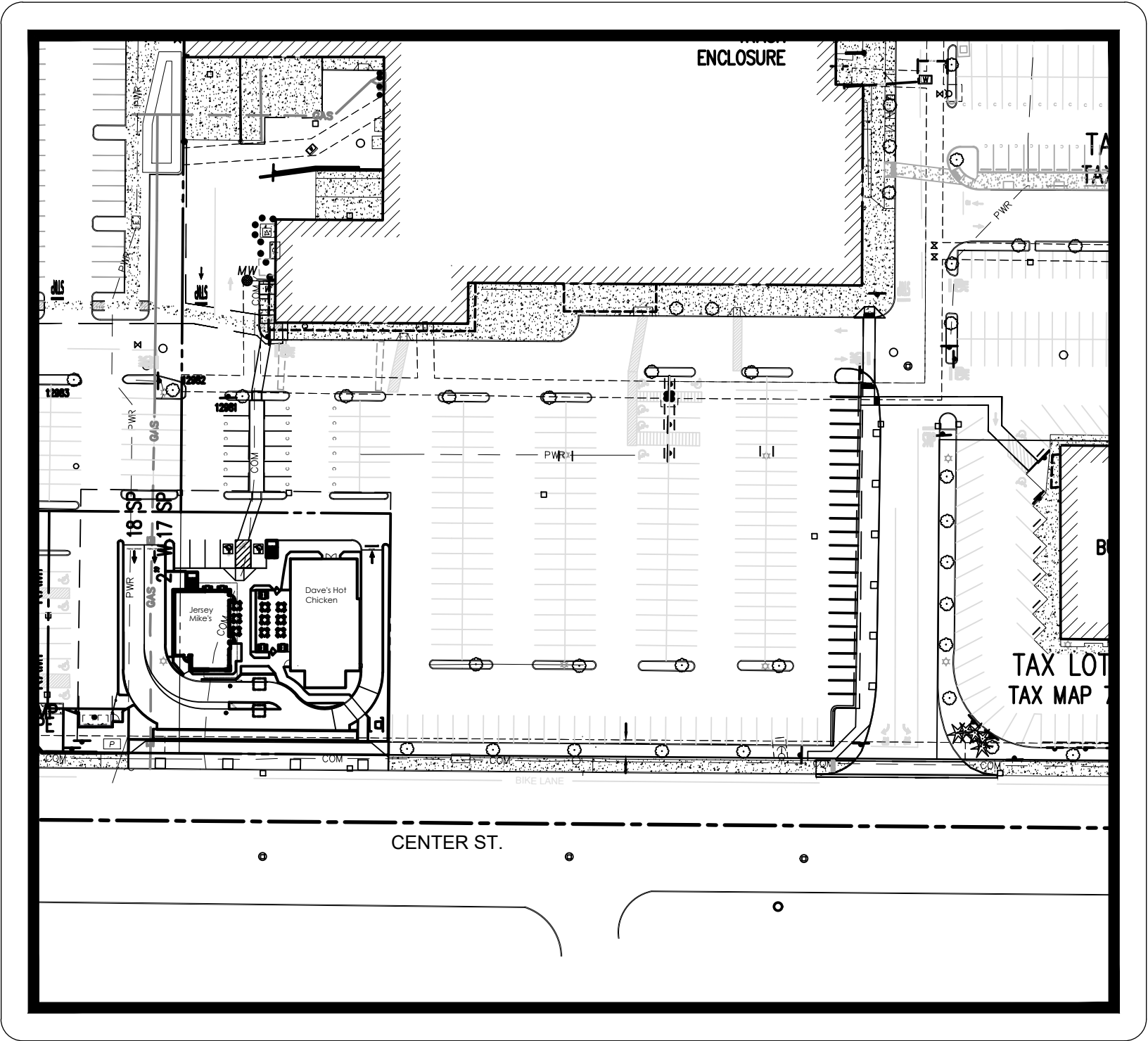


VICINITY MAP
SCALE: NTS



ABBREVIATIONS:

ACP	ASPHALT CONCRETE PAVEMENT	MAX	MAXIMUM
AWWA	AMERICAN WATER WORKS ASSOC.	MIN	MINIMUM
BSW	BACK OF SIDEWALK	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BOS	BOTTOM OF STAIR	(N)	NEW
BOW	BOTTOM OF WALL/TOP OF FOOTING	ODOT	OREGON DEPARTMENT OF TRANSPORTATION
CC	CONCENTRIC CONE MANHOLE	OSD	OREGON STANDARD DRAWING
CMP	CORRUGATED METAL PIPE	OSSC	OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION
CO	CLEANOUT (SEWER/STORM)	(P)	PROPOSED
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
ODEQ	OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY	RMD	RELATIVE MAXIMUM DENSITY
DIP	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EC	ECCENTRIC CONE MANHOLE	SSMH	SANITARY SEWER MANHOLE
EG	EXISTING GRADE	SW	SIDEWALK
FF	FINISH FLOOR	TBC	TOP BACK OF CURB
FG	FINISH GRADE	TDS	TOP OF DETENTION SYSTEM
FL	FLOW LINE	TFC	TOP FACE OF CURB
GB	GRADE BREAK	TOS	TOP OF STAIR
GC	GENERAL CONTRACTOR	TOW	TOP OF WALL
GPSD	GRANTS PASS STANDARD DRAWING	TYP	TYPICAL
GVL	GRAVEL		
GUT	GUTTER FLOW LINE		
HDPE	HIGH DENSITY POLYETHYLENE		
IE	INVERT ELEVATION		




SITE MAP
SCALE: 1"= 80'



SHEET INDEX

- C0.0 - COVER SHEET
- C1.0 - EXISTING CONDITIONS
- C2.0 - OVERALL SITE PLAN
- C2.1 - SITE PLAN
- C3.0 - GRADING PLAN
- C4.0 - STORM PLAN
- C5.0 - UTILITY PLAN
- L1.0 - PLANTING PLAN

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WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT
COVER SHEET

SE 1/4 S18, T7S, R2W WM TL5400
MARION COUNTY, OR

SITE LOCATION

LOCATED ON CENTER ST ON THE EAST SIDE OF INTERSTATE 5. JUST WEST OF NE LANCASTER DR.

LOT 5404 AND AND LOT 5403 OF THE PLAT OF "07 2W 19CC SALEM LOCATED IN BOTH THE SOUTH WEST QUARTER OF SECTION 19 AND THE NORTH WEST QUARTER SECTION 30, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

DATUM

ELEVATION DATUM: CITY OF SALEM (NGVD 1929-48)
NGS BENCHMARK QE1450
LOCATION: AT INTERSECTION OF LANCASTER DRIVE AAND AMBER STREET
ELEVATION: 213.35 FEET

SEE CONVERSION NOTE BELOW.

THE RECORD ELEVATION OF 216.72 (NAVD 88) WAS CONVERTED TO NGVD 29 USING A CONVERSION FACTOR OF -3.366'

NGVD 29 ELEV = (NAVD 88 ELEV) - 3.366'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF CENTER STREET SHOWN IN PP 92-133 N89°33'25"W.

PROJECT TEAM

APPLICANT

JCK ENTERPRISES, LLC
875 COUNTRY CLUB ROAD
EUGENE, OR 97401
PHONE: (541) 342-6557

ARCHITECT

CB ANDERSON ARCHITECTS
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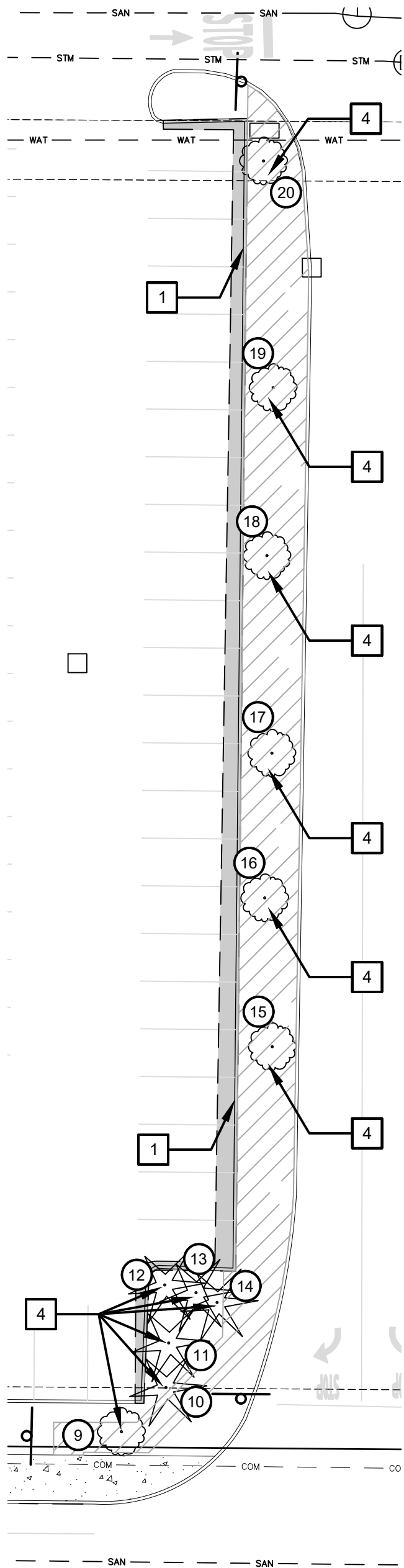
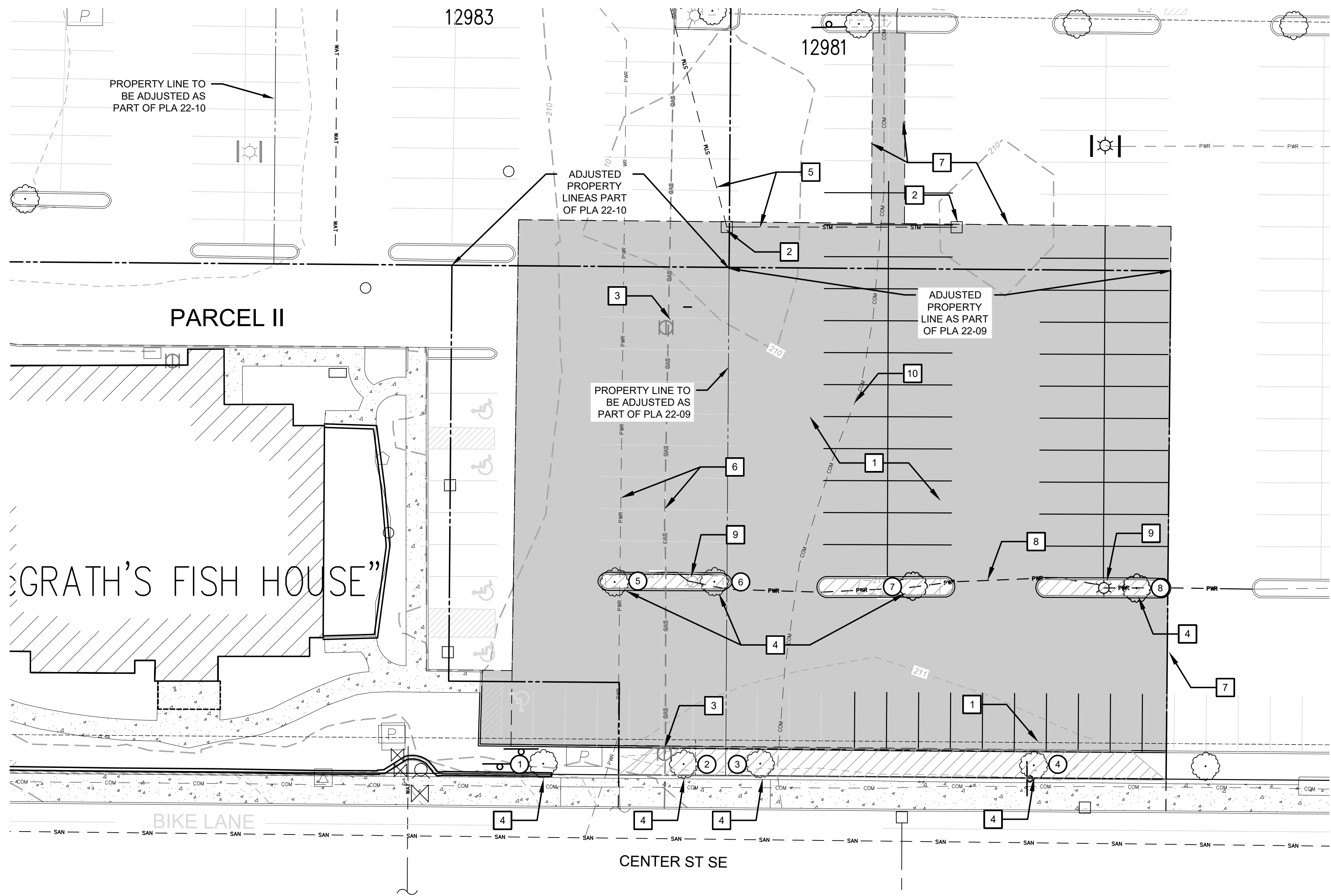
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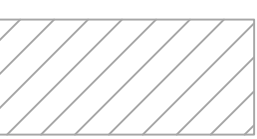
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LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING PROPERTY LINE
---	EXISTING FENCE
W W	EXISTING WATER LINE
SD SD	EXISTING STORM LINE
SS SS	EXISTING SANITARY SEWER LINE
ELEC	EXISTING ELECTRIC LINE
G G G	EXISTING GAS LINE
FO	EXISTING FIBER OPTIC LINE
---	EXISTING POWER, GAS AND PHONE IN SHARED TRENCH
OH LINES	EXISTING OVERHEAD POWER LINE
---	EXISTING CURB AND GUTTER LINE

●	EXISTING CONCRETE SURFACE
☆	FOUND MONUMENT - ALUMINUM CAP
□	EXISTING STREET LIGHT
□	EXISTING POWER JUNCTION BOX
□	EXISTING POWER VAULT
□	EXISTING POWER METER
□	EXISTING POWER POLE
□	EXISTING POWER CABINET
□	EXISTING TRAFFIC SIGNAL CROSSWALK
□	EXISTING WATER METER
□	EXISTING FIRE HYDRANT
□	EXISTING WATER VALVE
□	EXISTING IRRIGATION VALVE
□	EXISTING STORM CURB INLET
□	EXISTING STORM MANHOLE
□	EXISTING STORM CATCH BASIN
□	EXISTING SANITARY SEWER MANHOLE
○	EXISTING TREE
○	EXISTING SIGN
○	EXISTING SIGN - WARNING UNDERGROUND UTILITY
○	SURVEY MONUMENT
○	MONITORING WELL
○	EXISTING GAS VALVE



EXISTING AC PAVEMENT TO BE RMEOVED

EXISTING LANDSCAPING TO BE REMOVED
APPROX: 3796 SQ. FT.

NOTES

- THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 21131629, AND 21131650. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- FIELD WORK WAS COMPLETED ON OCTOBER 28, 2021. STORM DRAINAGE AND SANITARY SEWER PIPE SIZES WERE OBSERVED FROM THE SURFACE WHERE VISIBLE. SIZES MAY VARY. REFER TO CITY OF SALEM PROVIDED PLANS OR CONTRACTOR TO VERIFY.
- EASEMENTS SHOWN HEREON WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE CO. COMMITMENT NCS-1062975-SD DATED APRIL 6, 2021. NEITHER S&F LAND SERVICES NOR A LOCAL TITLE COMPANY HAVE PERFORMED RESEARCH FOR EXISTING EASEMENTS FOR THE FIRST STREET RECONSTRUCTION PROJECT.
- THIS DOES NOT REPRESENT A BOUNDARY SURVEY UNDER ORS 209.250. PRELIMINARY SURVEY INVESTIGATION MAY HAVE DETERMINED THE LOCATION OF RECORD BOUNDARY LINES AS THEY FIT UPON FOUND AND SHOWN MONUMENTS.

DEMOLITION NOTES

- EXISTING PAVING AND CURBS TO BE REMOVED
- EXISTING CATCH BASIN TO BE PROTECTED AND ADJUSTED TO FINISH GRADE
- EXISTING GAS VALVE TO BE PROTECTED AND ADJUSTED TO FINISHED GRADE
- EXISTING TREE TO BE REMOVED
- EXISTING STORMWATER LINE TO BE PROTECTED
- EXISTING POWER AND GAS LINES TO BE PROTECTED
- PROPOSED SAWCUT LINE
- EXISTING POWER LINE TO BE REMOVED. COORDINATE WITH PGE AND ELECTRIC PLANS.
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING COMMUNICATION LINE TO BE RELOCATED. COORDINATE WITH UTILITY PROVIDER AND PROPERTY MANAGEMENT

TREE REMOVAL TABLE

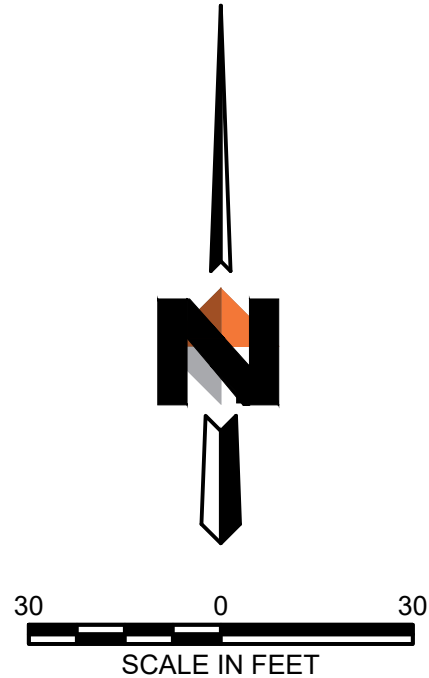
1.	DIAMETER = 9"	SPECIES: PYRUS CALLERYNA (CALLERY PEAR)
2.	DIAMETER = 10"	SPECIES: PYRUS CALLERYNA (CALLERY PEAR)
3.	DIAMETER = 7"	SPECIES: PYRUS CALLERYNA (CALLERY PEAR)
4.	DIAMETER = 33"	SPECIES: QUERCUS RUBRA (NORTHERN RED OAK)
5.	DIAMETER = 10"	SPECIES: ACER RUBRUM (RED MAPLE)
6.	DIAMETER = 6"	SPECIES: ACER RUBRUM (RED MAPLE)
7.	DIAMETER = 8"	SPECIES: FRANKLINUS PENNSYLVANICA (GREEN ASH)
8.	DIAMETER = 8"	SPECIES: FRANKLINUS PENNSYLVANICA (GREEN ASH)
9.	DIAMETER = 16"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)
10.	DIAMETER = 8"	SPECIES: THUJA PLICATA (WESTERN RED CEDAR)
11.	DIAMETER = 7"	SPECIES: THUJA PLICATA (WESTERN RED CEDAR)
12.	DIAMETER = 9"	SPECIES: THUJA PLICATA (WESTERN RED CEDAR)
13.	DIAMETER = 6"	SPECIES: THUJA PLICATA (WESTERN RED CEDAR)
14.	DIAMETER = 9"	SPECIES: THUJA PLICATA (WESTERN RED CEDAR)
15.	DIAMETER = 16"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)
16.	DIAMETER = 14"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)
17.	DIAMETER = 11"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)
18.	DIAMETER = 15"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)
19.	DIAMETER = 11"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)
20.	DIAMETER = 20"	SPECIES: LIQUIDAMBAR STYRACIFUA (SWEETGUM)

UNDERGROUND ACCURACY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH WE CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS NOT DOWL POLICY TO SEND FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.

LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 07 SOUTH, RANGE 02 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON



WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT

EXISTING CONDITIONS

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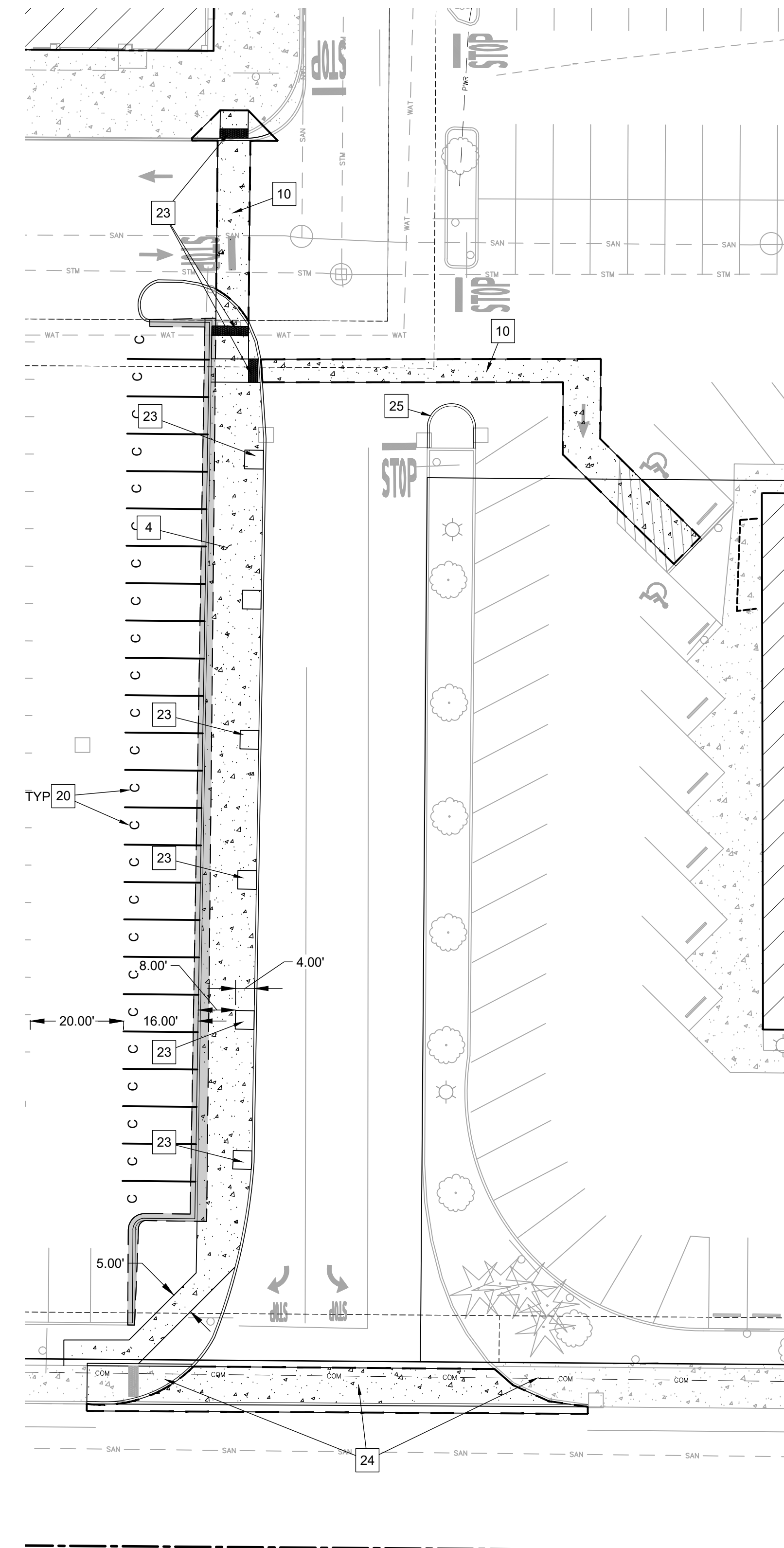
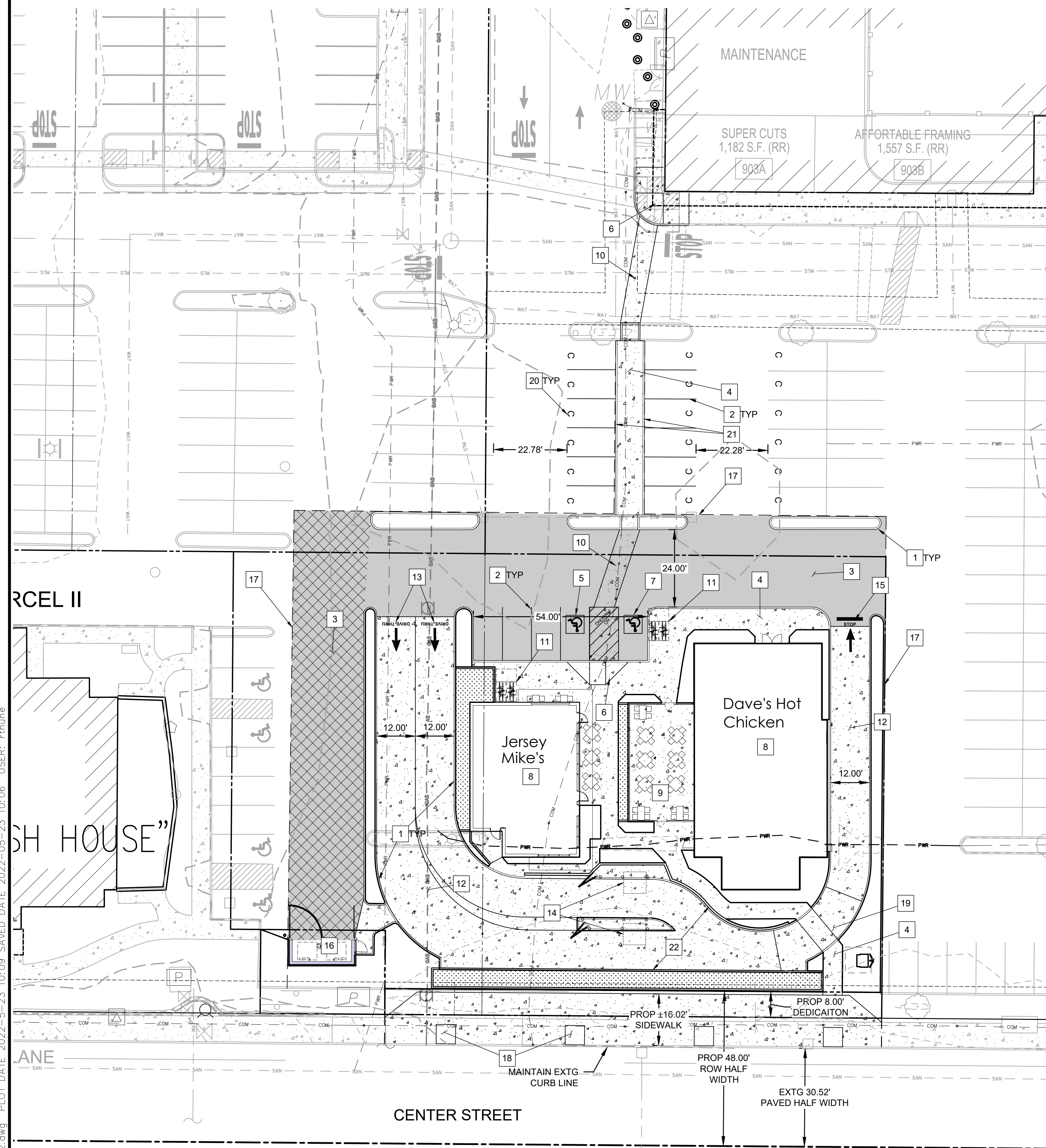
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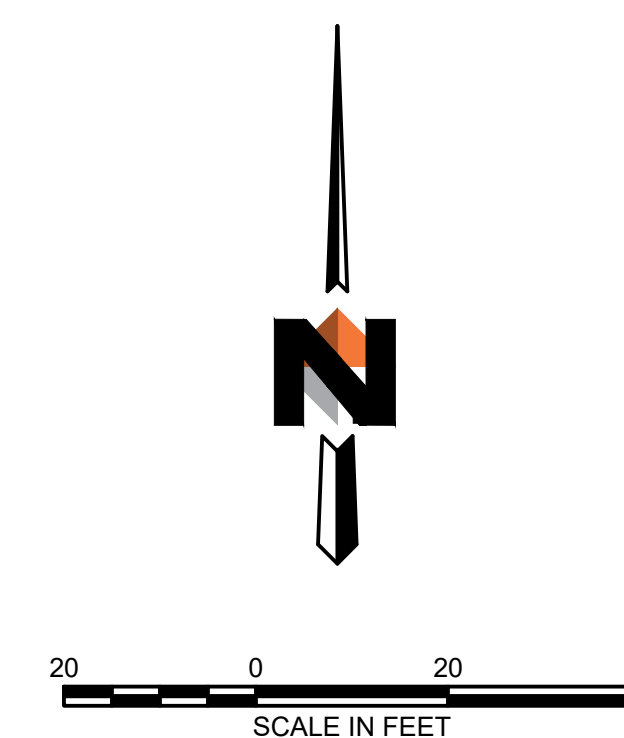
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




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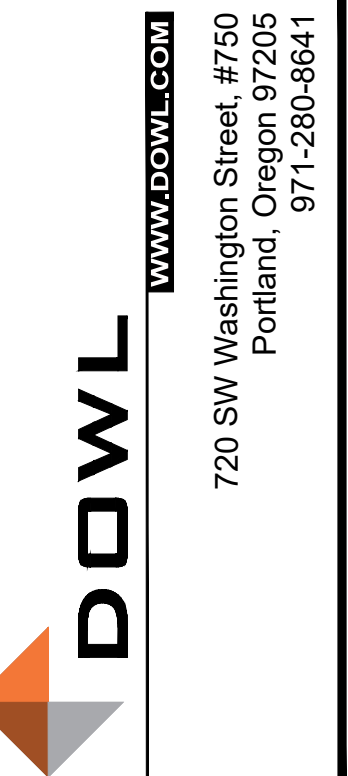
- | | |
|---|-----------------------------|
|  | EXISTING PROPERTY LINE |
|  | PROPOSED DEVELOPMENT LIMITS |
|  | EXISTING CENTERLINE |
|  | PROPOSED SAWCUT LINE |
|  | PROPOSED BUILDING |
|  | PROPOSED CURB |
|  | PROPOSED CONCRETE |
|  | PROPOSED HEAVY CONCRETE |
|  | PROPOSED AC |
|  | PROPOSED HEAVY AC |
|  | PROPOSED SIGN |

SITE CONSTRUCTION NOTES

1. PROPOSED STANDARD CURB.
2. PROPOSED 4" WIDE PAINTED WHITE STRIPE. 2 COATS MINIMUM.
3. PROPOSED ASPHALT PAVEMENT SURFACE.
4. PROPOSED STANDARD CONCRETE SIDEWALK.
5. PROPOSED STANDARD ADA PARKING STALL.
6. PROPOSED ADA RAMP
7. PROPOSED VAN ACCESSIBLE A.D.A. STALL AND SIGNAGE.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS
9. PROPOSED PATIO AREA. SEE ARCHITECTURAL PLANS FOR SCORING INFORMATION FOR DETAILS.
10. PROPOSED CONCRETE CROSSWALK WITH IMPACT SLAB
11. PROPOSED BIKE RACKS, 4 RACKS WITH 8 TOTAL STALLS
12. PROPOSED DRIVE-THRU CONCRETE.
13. PROPOSED DRIVE-THRU PAVEMENT MARKINGS
14. PROPOSED DRIVE-THRU EQUIPMENT AND SIGNAGE.
15. PROPOSED STOP BAR AND PAVEMENT MARKINGS
16. PROPOSED TRASH ENCLOSURE
17. PROPOSED SAWCUT OF EXISTING PAVEMENT WITH CLEAN VERTICAL EDGE.
18. PROPOSED PUBLIC SIDEWALK AND 6'X6' TREE WELLS SPACED AT 40' O.C.
19. PROPOSED RAISED CONCRETE CROSSWALK.
20. PROPOSED COMPACT PARKING SYMBOL. MARKING TO BE A "C" IN 12" TALL LETTERING. 2 COATS MINIMUM WHITE PAINT.
21. PROPOSED FLUSH CURB WITH CONCRETE WHEEL STOPS AT LOCATED AT HEAD OF EACH STALL TO MAINTAIN EXISTING SITE DRAINAGE PATTERN. WHEEL STOP TO BE DRILLED AND EPOXY SET INTO FLUSH CURB.
22. PROPOSED 36" TALL CMU SCREEN WALL. SEE ARCHITECTURAL DETAILS FOR MORE INFORMATION
23. PROPOSED 4X4 TREE WELL WITH NO GRATE
24. PROPOSED CONCRETE COMMERCIAL DRIVEWAY APPROACH. MAINTAIN AND PROTECT EXISTING SIDEWALK RAMP ON BOTH SIDES OF APPROACH. CONSTRUCT ADA SIDEWALK BEHIND EXISTING RAMP ON WEST SIDE TO ALLOW FOR CONNECTION TO NEW ONSITE PED ROUTE
25. PROPOSED NEW CURB TO EXTEND BEYOND EXISTING CATCH BASINS. CATCH BASINS TO BE PROTECTED AND ADJUSTED TO FINISHED GRADE.

[illegible]

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WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT

SITE PLAN

SE 1/4 S19, T7S, R2W WM TL5400
MARION COUNTY, OR

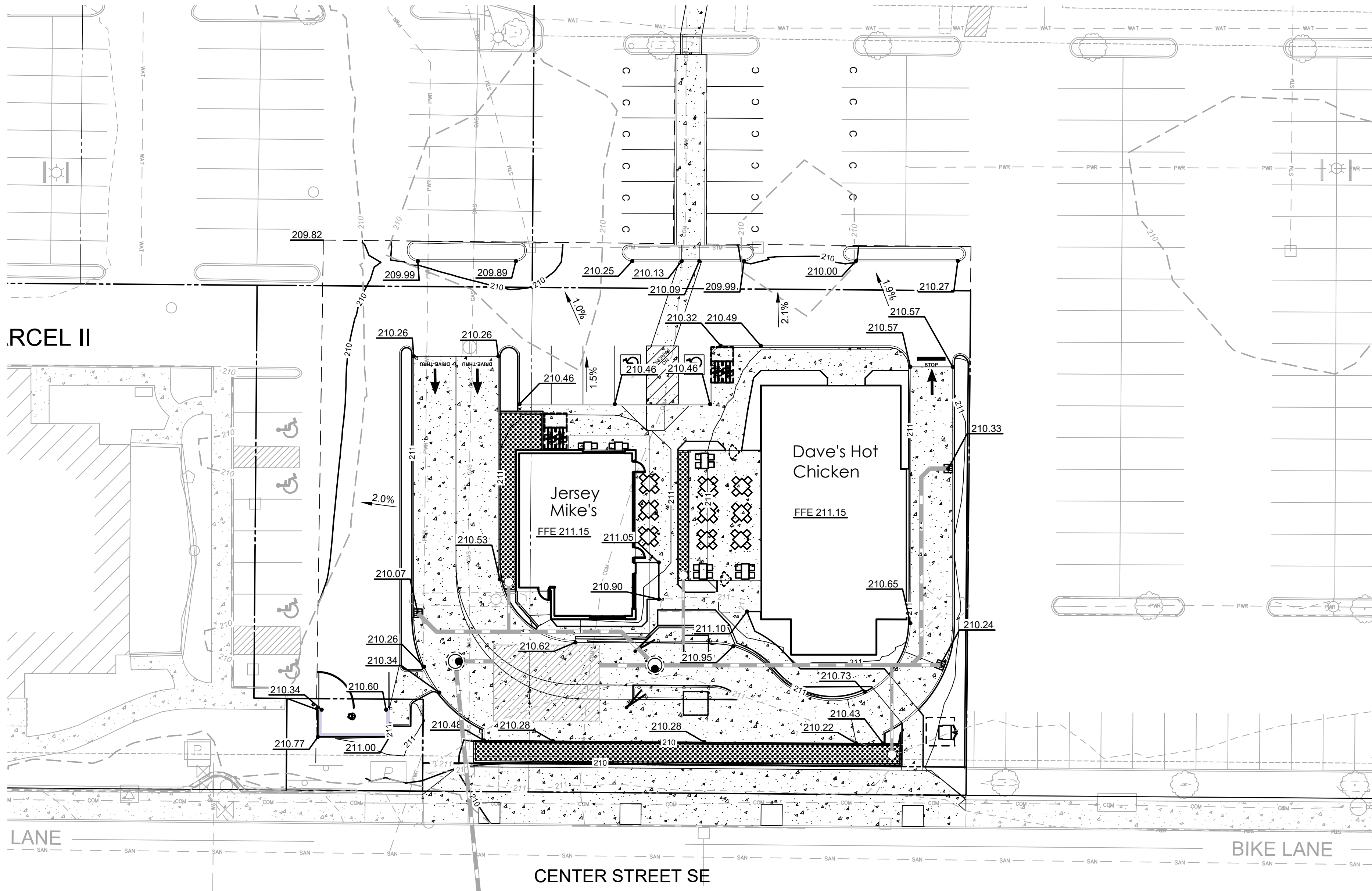
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LEGEND

- BOUNDARY LINE
- BUILDING
- EASEMENT
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED GRADE BREAK
- PROPOSED SPOT ELEVATION PER ABBREVIATION TABLE BELOW
- SANITARY SEWER CLEANOUT
- STORM SEWER CLEANOUT
- STORM CATCH BASIN

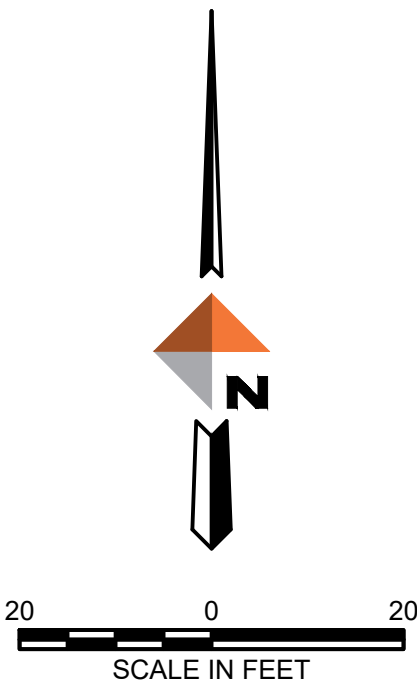
ABBREVIATION TABLE

- BC: BOTTOM OF CURB ELEVATION
- BW: BOTTOM OF WALL
- FFE: FINISH FLOOR ELEVATION
- S: SPOT ELEVATION
- TC: TOP OF CURB ELEVATION
- TW: TOP OF WALL

*ALL CURBS HAVE 6" EXPOSURE UNLESS OTHERWISE NOTED.

ADA NOTE

PAVEMENT IN ADA PARKING AREA TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.




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WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT
GRADING PLAN

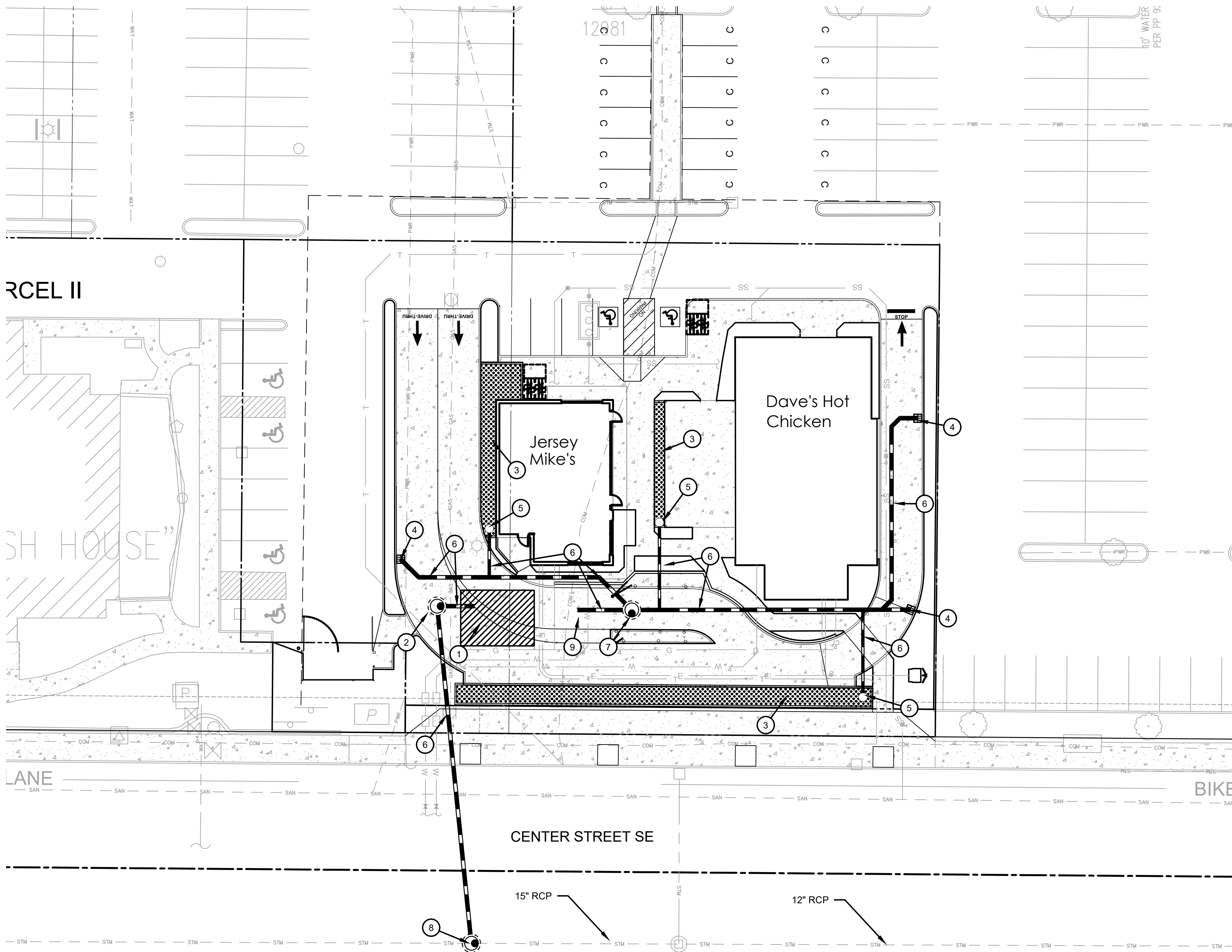
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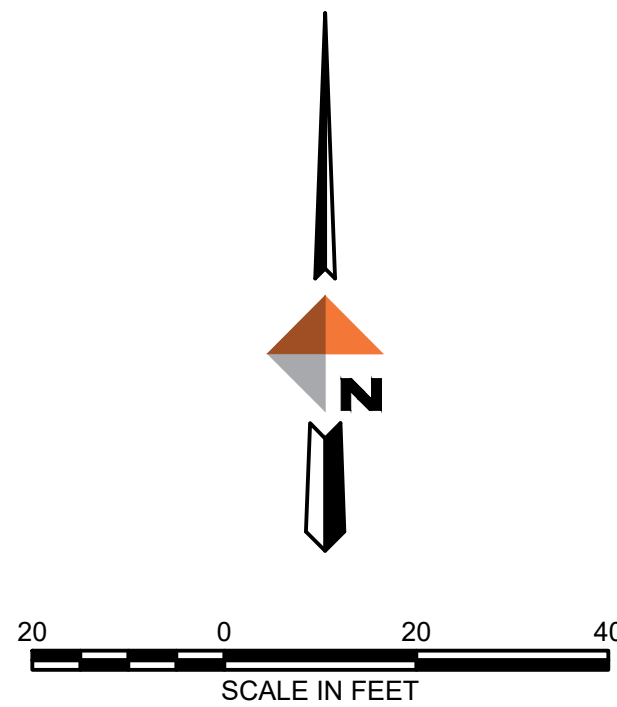


LEGEND

---	PROPOSED PROPERTY LINE
G	PROPOSED GAS LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
W	PROPOSED DOMESTIC WATER LINE
FW	PROPOSED FIRE WATER LINE
E	PROPOSED POWER(ELECTRIC) LINE
T	PROPOSED COMMUNICATIONS LINE
---	EXISTING POWER, GAS AND PHONE IN SHARED TRENCH
✕	PROPOSED FIRE DEPARTMENT CONNECTION
☼	PROPOSED HYDRANT
WM	PROPOSED WATER METER
✕	PROPOSED WATER VALVE
DC	PROPOSED DCDA
•	PROPOSED SANITARY SEWER CLEAN OUT
■	PROPOSED STORM SEWER CATCH BASIN
•	PROPOSED STORM SEWER CLEAN OUT

STORM CONSTRUCTION NOTES

1. PROPOSED STORMWATER DETENTION FACILITY.
2. PROPOSED FLOW CONTROL STORMWATER MANHOLE.
3. PROPOSED FILTRATION PLANTER.
4. PROPOSED TRAPPED CATCH BASIN.
5. PROPOSED LID PLANTER OVERFLOW AREA DRAIN.
6. PROPOSED STORM PIPE.
7. PROPOSED BAYFILTER STORMWATER TREATMENT MANHOLE.
8. PROPOSED CONNECTION TO EXISTING PUBLIC STORM MAIN WITH STANDARD 48" MANHOLE.
9. PROPOSED SUMPED STORM MANHOLE



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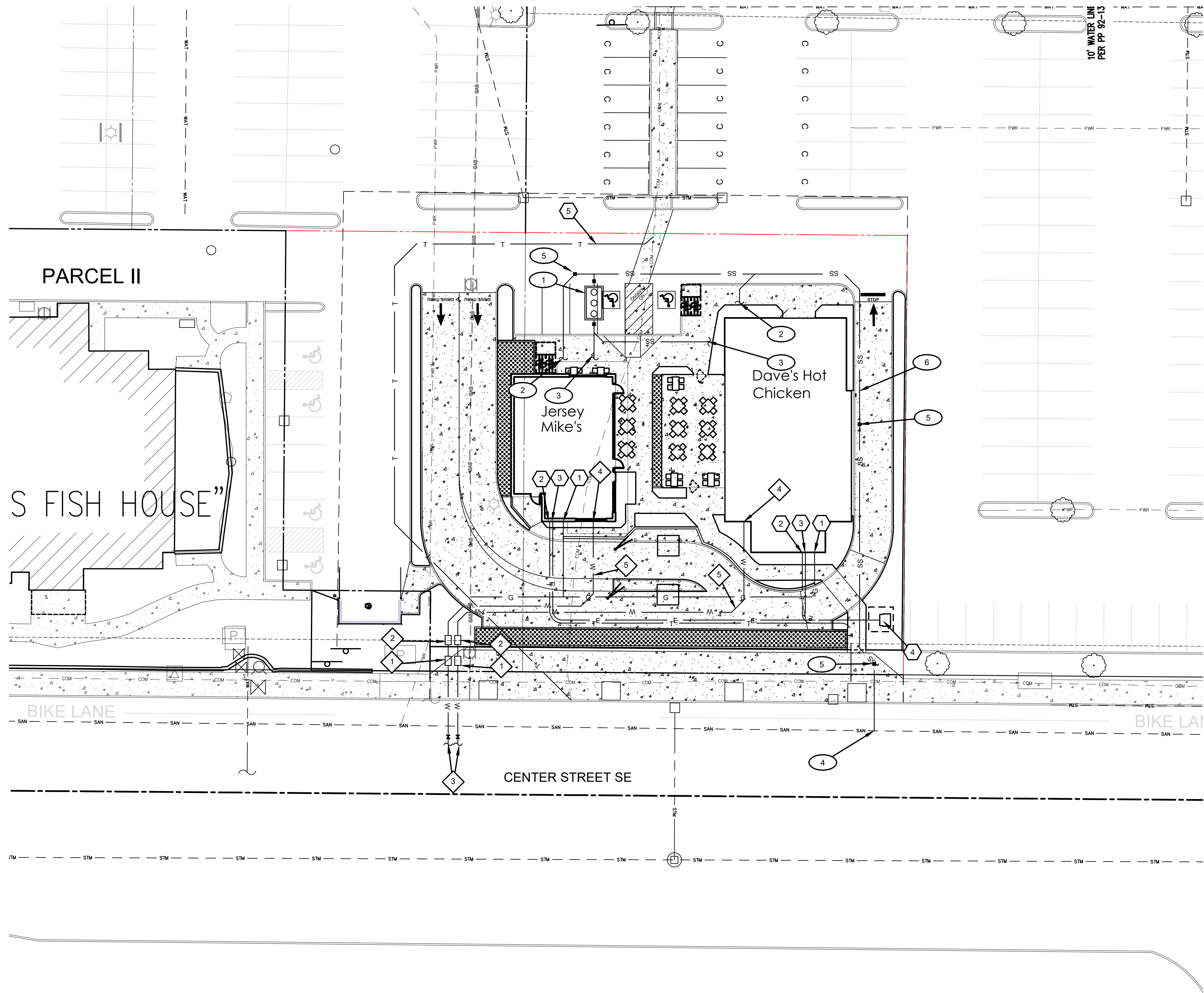
WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT
STORM PLAN

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MARION COUNTY, OR

PROJECT	14852.01
DATE	04/04/2022

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SHEET

C4.0



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED POWER(ELECTRIC) LINE
- PROPOSED COMMUNICATIONS LINE
- EXISTING POWER, GAS AND PHONE IN SHARED TRENCH
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED DCDA
- PROPOSED SANITARY SEWER CLEAN OUT
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM SEWER CLEAN OUT

WATER CONSTRUCTION NOTES

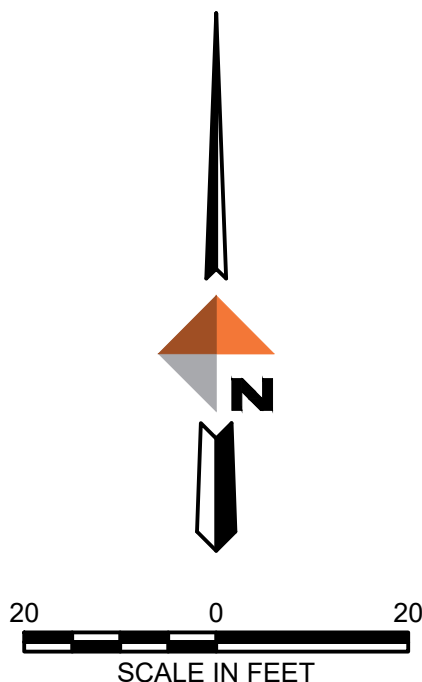
- PROPOSED 1.5" DOMESTIC WATER METER.
- PROPOSED 2" DOMESTIC BACKFLOW PREVENTION.
- PROPOSED CONNECTION TO WATER MAIN.
- PROPOSED DOMESTIC WATER CONNECTION TO BUILDING
- PROPOSED 2" DOMESTIC WATER SERVICE LINE.

SANITARY SEWER CONSTRUCTION NOTES

- PROPOSED 1500 GALLON GREASE INTERCEPTOR.
- PROPOSED SANITARY STUB 5' FROM BUILDING.
- PROPOSED GREASE LINE STUB 5' FROM BUILDING.
- PROPOSED SEWER TAP BY COS. CONTRACTOR TO PROVIDE SAWCUTTING, EXCAVATION, SHORING, TRAFFIC CONTROL, BACKFILL, AND RESTORATION.
- PROPOSED SANITARY SEWER CLEAN OUT (TYPICAL).
- PROPOSED 6" SANITARY PIPE AT 1% SLOPE.


FRANCHISE UTILITY CONSTRUCTION NOTES

- PROPOSED GAS SERVICE TO BUILDING. COORDINATE SERVICE TAP AND CONNECTION WITH NW NATURAL
- PROPOSED COMMUNICATION SERVICE LINE TO BUILDING. COORDINATE WITH UTILITY PROVIDER FOR SERVICE CONNECTION LOCATION TO MAIN INFRASTRUCTURE
- PROPOSED POWER SERVICE TO BUILDING. COORDINATE WITH PGE FOR PLACEMENT OF TRANSFORMER AND LOCATION OF MAIN CONNECTION
- PROPOSED ELECTRICAL TRANSFORMER. COORDINATE FINAL PLACEMENT WITH PGE
- PROPOSED COMMUNICATION LINE RE-LOCATION. COORDINATE WITH COMCAST FOR RELOCATION PLANS



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Portland, Oregon 97205
971-280-8641

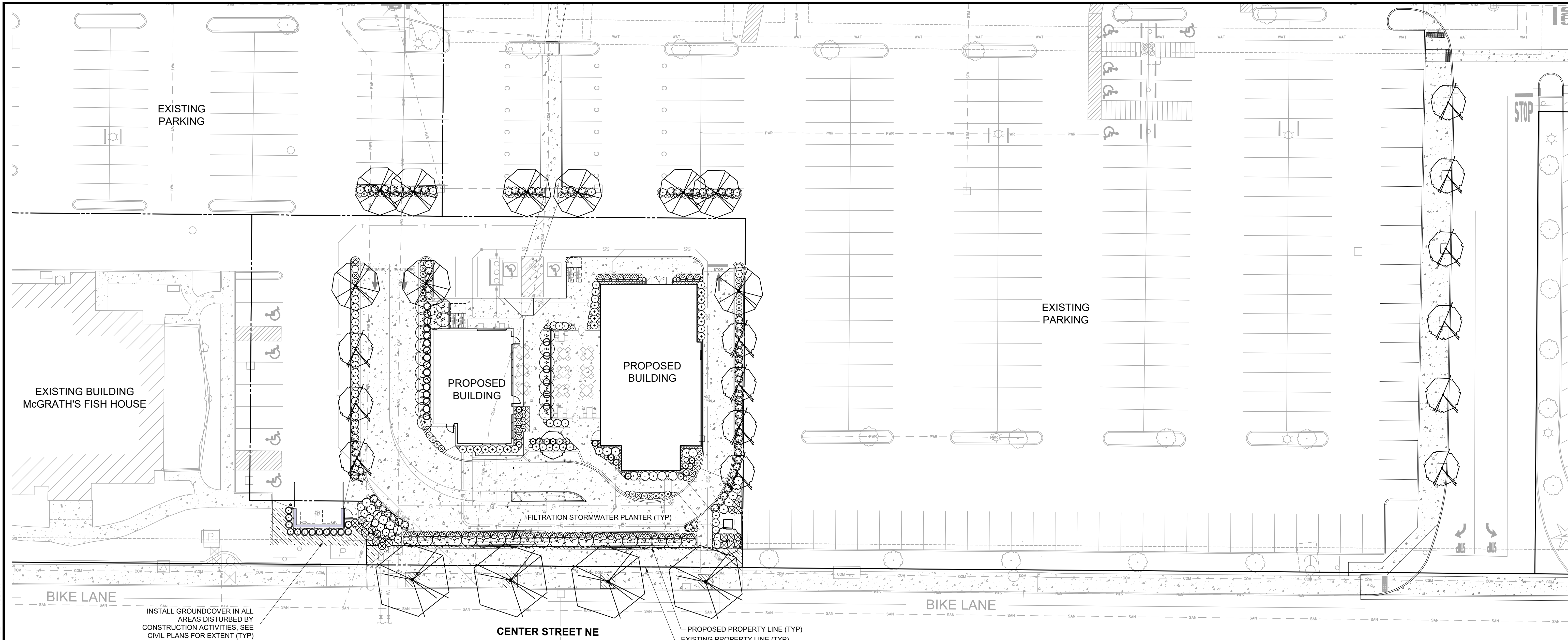
WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT
UTILITY PLAN

PROJECT	14852.01
DATE	04/04/2022

PROJECT SHEET

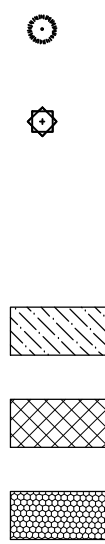
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PLANTING LEGEND

TREES ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
ULMUS JAP X WILSONIANA 'MORTON' ACCOLADE ELM	2" CAL / B&B 40" OC	4	70' H X 65' W / MEDIUM / 6' PLANTER 5' BRANCHING HT / OWN-ROOT ONLY
GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	2" CAL / B&B 30" OC	13	40' H X 15' W / SMALL / COLUMNAR 5' BRANCHING HT
NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	2" CAL / B&B AS SHOWN	9	40' H X 25' W / MEDIUM / 4' PLANTER 5' BRANCHING HT / CENTRAL LEADER
PYRUS CALLERYANA 'CAPITAL' CAPITAL PEAR	2.5" CAL / B&B AS SHOWN	3	35' H X 12' W / SMALL / COLUMNAR 5' BRANCHING HT / WHITE FLOWERS
EXISTING TREE TO REMAIN			CONTRACTOR TO PROTECT IN PLACE
SHRUBS & ACCENTS ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
BERBERIS THUNBERGII 'MONOMB' CHERRY BOMB BARBERRY	5 GAL 4"-0" OC	22	3' H X 4' W / COMPACT / CRIMSON COLOR
BUXUS SEMPERVIRENS 'GRAHAM BLANDY' GRAHAM BLANDY BOXWOOD	5' - 6" AS SHOWN	4	10' H X 2' W / EVERGREEN / COLUMNAR
CALAMAGROSTIS x A 'KARL FOERSTER' KARL FOERSTER REED GRASS	1 GAL 3"-0" OC	33	5' H X 24" W / VERTICAL GRASS DROUGHT TOLERANT
EUONYMUS J 'MICRO VARIEGATUS' VARIEGATED BOXLEAF EUONYMUS	5 GAL 3"-0" OC	13	1' H X 3' W / EVERGREEN
ILEX ORENATA 'HELLER' HELLER'S JAPANESE HOLLY	5 GAL CONT 3"-0" OC	33	3' H X 4' W / EVERGREEN
ILEX X MESERVEAE 'BLUE GIRL' (90%) ILEX X MESERVEAE 'BLUE BOY' (10%)	5 GAL CONT 3"-6" OC	72	6' H X 4' W / EVERGREEN BLUE HOLLY
PENNISETUM A. 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL CONT 30" OC	67	30" H X 30" W FULL SUN / DROUGHT TOLERANT
PRUNUS L. 'OTTO LUYKEN' OTTO LUYKEN CHERRYLAUREL	5 GAL CONT 3"-0" OC	10	3' H X 4' W / EVERGREEN FULL SUN / URBAN TOLERANT
ROSA 'RADRAZZ' KNOCK OUT ROSE	2 GAL CONT 3"-6" OC	22	3' H X 4' W / DISEASE RESISTANT FULL SUN / DROUGHT TOLERANT
RUDBECKIA FULGIDA 'EARLY BIRD GOLD' EARLY BIRD GOLD BLACK EYED SUSAN	2 GAL CONT 18" OC	51	2' H X 2' W / PERENNIAL YELLOW FLOWERS SPRING TO FALL
NARCISSUS 'DUTCH MASTER' DUTCH MASTER TRUMPET DAFFODIL	16 CM + 4 PER AREA	200	20" H X 6" W / BULB YELLOW FLOWERS - SPRING



GROUNDCOVERS & MISC ITEM	SIZE	QTY.	MATURE SIZE (H X W)
THUJA OCCIDENTALIS 'SMARAGD' PYRAMIDAL ARBORVITAE	6' - 7' HT / B&B 3'-0" OC	13	15' H X 3' W / EVERGREEN
VIBURNUM DAVIDII DAVID'S VIBURNUM	3 GAL CONT 3'-0" OC	17	3' H X 3' W / EVERGREEN
ARCTOSTAPHYLOS UVA-URSI 'MASS.' MASS KINNICKINICK	1 GAL CONT 2'-0" OC	672 SF 195 PLANTS	9" H X 3' W / EVERGREEN NATIVE / DROUGHT TOLERANT
LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF	1 GAL CONT 12" OC	35 SF 40 PLANTS	12" H X 12" W / EVERGREEN DARK GREEN GRASS-LIKE LEAVES
DECORATIVE ROCK BAND @ BUILDING VALLEY LANDSCAPE CENTER SURE-LOC STEEL EDGING 15" STEEL STAKES, COLOR BLACK	1'-0" X 6" 3.5 CY 185 LF		WASHED RIVER ROCK, SIZE 2" - 3" INSTALL OVER MIRAFI 140N NON-WOVEN GEO-TEXTILE, TUALATIN, 503-692-0606

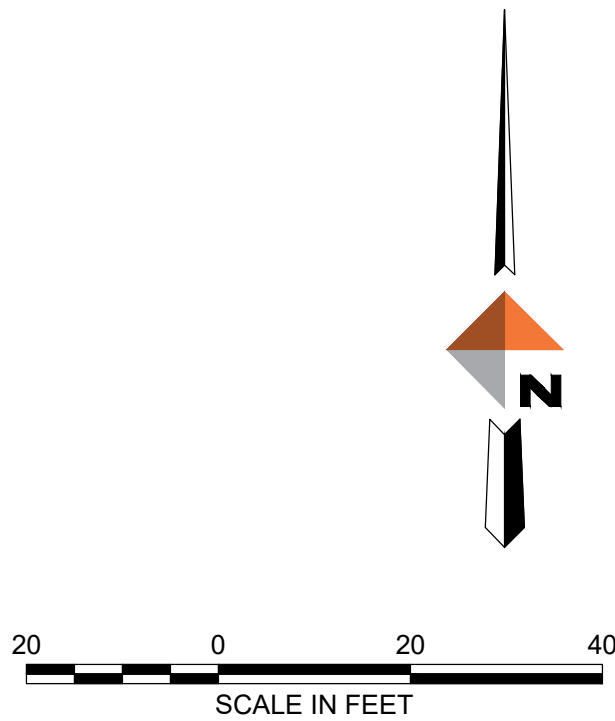
LANDSCAPE PLAN GENERAL NOTES:

- INSTALLATION DETAILS & NOTES:** INSTALLATION SHALL FULLY COMPLY WITH ALL CITY OF SALEM LANDSCAPE CODE REQUIREMENTS & ANY PROJECT CONDITIONS OF APPROVAL.
- ROOT BARRIERS:** PROVIDE SPECIFIED ROOT BARRIERS WHENEVER EDGE OF ROOT BALL IS WITHIN 8' OF SIDEWALK, CURB, & RETAINING WALLS. INSTALL AS SPECIFIED & DETAILED. DO NOT UNDERMINE SIDEWALK, CURB OR UTILITIES.
- TOPSOIL:** IMPORTED TOPSOIL IS REQUIRED IN ALL NEW LANDSCAPE AREAS.
- MULCH:** ALL PLANTING AREAS EXCEPT FOR STORM FACILITIES SHALL BE MULCHED WITH 3" MIN DEPTH BARK MULCH, FRESH FIR MEDIUM GRIND.
- PLANT MATERIAL DELIVERED TO THE SITE SHALL MEET THE CURRENT VERSION OF THE AMERICAN NURSERYMAN'S SPECIFICATION ASSOCIATION STANDARDS FOR ALL SPECIFIED BALLED & BURLAPPED AND CONTAINER SIZES.**
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE PROJECT LANDSCAPE ARCHITECT FOR ALL PLANT MATERIAL SUBSTITUTIONS PRIOR TO PURCHASE. PLANT SUBSTITUTIONS THAT ARE NOT APPROVED IN WRITING, OR DO NOT COMPLY WITH THE PROJECT DRAWINGS AND SPECIFICATIONS WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.**
- IRRIGATION:** ALL PROPOSED PLANT MATERIALS SHALL BE WATERED (MAY TO OCTOBER) & MAINTAINED FOR A MINIMUM OF ONE (1) FULL GROWING SEASON AFTER THE DATE OF SUBSTANTIAL COMPLETION. TREES SHALL BE WATERED AT A RATE OF 15 GALLONS PER TREE ONCE PER WEEK. SHRUBS & GROUNDCOVERS AT A RATE OF 1" PER WEEK OR AS NECESSARY TO MAINTAIN VIGOROUS HEALTHY GROWTH.

STORMWATER FACILITY PLANT LEGEND: SALEM

SHRUBS ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
CORNUS SERICEA RED-TWIG DOGWOOD	1 GAL CONT 4'-0" OC	22	6' H X 4' W / ZONE 1/2 SHRUB / PNW NATIVE
SALIX STICHENSIS SITKA WILLOW	3 GAL CONT 12'-0" OC	41	25' H X 12' W / ZONE 1 LG SHRUB / PNW NATIVE
SPIRAEA DOUGLASII DOUGLAS SPIREA	1 GAL CONT 4'-0" OC	40	7' H X 4' W / ZONE 1/2 SHRUB / PNW NATIVE
GRASSES AND GROUNDCOVERS ITEM	SIZE	QTY.	POTENTIAL HEIGHT / PLANTING ZONE
RUSH / SEDGE MIX 33% JUNCUS PATENS 33% CAREX OBNUPTA 33% SCIRPUS MICROCARPUS	115 / 100 SF 1 GAL CONT 1 GAL CONT 1 GAL CONT	1,034 SF 396 PLANTS 397 PLANTS 397 PLANTS	PNW NATIVE 36" H / ZONE 1 / GROOVED RUSH 48" H / ZONE 1 / SLOUGH SEDGE 24" H / ZONE 1 / SMALL FRUITED BULRUSH

STORMWATER FACILITIES (SALEM PUBLIC WORKS DESIGN STANDARDS APPENDIX 4B):
GROWING MEDIUM
MAINTENANCE
PEA GRAVEL MULCH
STORMWATER FACILITY
ZONE 1 TOTAL
ZONE 1 LG SHRUBS / SM TREES (4/100 SF)
ZONE 1 SHRUBS (6 / 100 SF)
ZONE 1 GRASSES - 1 GAL (115 / 100 SF)
= SEE CIVIL SHEETS & STANDARD DETAIL NO. 216
= 5-YEAR OR AS NEEDED FOR PLANT SURVIVAL
= 2" MIN DEPTH FOR ZONE 1
= STORMWATER FILTRATION PLANTER DETAIL NO. 216
= 1,034 SF
= 41 PLANTS (41 PLANTS REQ)
= 62 PLANTS (62 PLANTS REQ)
= 1,190 PLANTS (1,190 PLANTS REQ)



WILLAMETTE TOWN CENTER - DAVE'S HOT CHICKEN
LAND USE ADJUSTMENT

PLANTING PLAN

REV	DATE	REVISIONS	DESCRIPTION

REGISTERED
FOR
REVIEW
ONLY
OREGON
LANDSCAPE ARCHITECT
EXPIRES 06/31/2022

DOWL
WWW.DOWL.COM
720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641

PROJECT	14852.01
DATE	04/04/2022

● DOWL 2020
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