



Planning Division • 503-588-6173
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

PLANNING REVIEW CHECKLIST

Subject Property: 1292 Lancaster Drive NE

Reference Nos.: 22-111718-RP (Class 3 Site Plan Review)
22-111720-ZO (Class 2 Zoning Adjustment)
22-111721-ZO (Class 2 Driveway Approach Permit)

Applicant: Michael Cadell
Panda Express
1683 Walnut Grove Avenue
Rosemead, CA 91770

Phone: 626-372-8952
E-Mail: michael.cadell@pandarg.com

Agent: Lupe Sandoval
CRM Architects and Planners
5800 Stanford Ranch Road, Suite 720
Rocklin, CA 95765

Phone: 559-903-0336
E-Mail: lupes@crmarchitects.com

The Planning Division has conducted its completeness review of the proposed Class 3 Site Plan Review, Class 2 Adjustment, and Class 2 Driveway Approach Permit for property located at 1292 Lancaster Drive NE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

Item:	Description:
Proof of Application Signature Authority	<p>The subject property is currently owned by Baez Brothers, LLC. As indicated in the "Agent for Owner Authorization Letter" that was submitted with the application, Lupe Sandoval is the authorized agent of the property owner for the proposed project.</p> <p>The Agent for Owner Authorization Letter was signed by Hector Baez. Because the property is currently owned by Baez Brothers, LLC, proof of signature of authority is needed demonstrating that Hector Baez is authorized to enter into and sign the submitted authorization letter on behalf of Baez Brothers, LLC.</p>
List of LLC Members	<p>The City's procedures ordinance, pursuant to SRC 300.210(a)(3), requires submittal of any information that would give rise to any potential conflict of interest under State or local ethics laws between an applicant and the Review Authority for the application. In order to fulfill this requirement for limited liability companies (LLCs), staff requires that a list of the names of the members of the LLC be submitted.</p> <p>A list of the members of Baez Brothers, LLC is needed.</p>
Recorded Deed	<p>SRC 300.210(a)(2) requires a copy of the current deed for the property to be submitted. A title report was submitted with the application but the recorded</p>

Item:	Description:
	<p>deed for the property was not submitted. A copy of the current deed for the property is needed.</p>
<p>Legal Lot Status of Property</p>	<p>The subject property was originally part of Lot 12 of the Heltzel's Garden Tracts subdivision plat. In reviewing the survey records for the subject property, however, it's currently unclear whether the subject property was lawfully created because no record of land division could be found that would have resulted in the creation of the property in its current configuration.</p> <p>Please note, however, that prior to February 7, 1974, the property was not located within the City of Salem. As such, it's possible the property was created in its current configuration prior to being annexed into the City and therefore was subject to the applicable standards of the County, rather than the City, at the time of its original creation.</p> <p>In order to confirm that the subject property was lawfully created, evidence is needed demonstrating that the property was created in conformance with, and according to, any applicable land division requirements in effect at the time it was created in its current configuration.</p>
<p>Existing Trees</p>	<p>The City's tree preservation ordinance (SRC 808) requires the protection of:</p> <ol style="list-style-type: none"> 1) Significant trees (Oregon white oaks 20 inches or greater in dbh (<i>diameter of tree measured 4.5 feet above ground</i>); and any other tree with a dbh of 30 inches or greater – with the exception of tree of heaven, empress tree, black cottonwood, and black locust); 2) Trees and native vegetation in riparian corridors; and 3) Trees on lots or parcels 20,000 square feet or greater. <p>In addition, SRC Chapter 807 (Landscaping & Screening), specifically SRC 807.015(d)(1) & (2), requires the replanting of trees when existing trees are removed from a required setback or when more than 75 percent of the existing trees on a property are proposed for removal.</p> <p>There are six existing trees located along the north property line of the subject property that are identified to be preserved with the redevelopment of the site. In order to verify conformance with the requirements of SRC Chapter 808, the species and size (dbh) of these trees need to be shown on the site plan. If any of these trees are significant trees based on their species and size, they are protected and require 100 percent of their critical root zones to be protected. The critical root zone around the trees measures one-foot in radius for each one-foot of dbh.</p> <p>Pursuant to SRC 808.046(a)(3)(A), up to 30 percent of the critical root zone of protected tree may be disturbed in order to accommodate development of the property when a report from an arborist is submitted documenting that such disturbance will not compromise the long-term health and stability of the tree and all recommendations included in the report to minimize any impacts to the tree are followed.</p>
<p>Maximum Parking Adjustment</p>	<p>The proposed development exceeds the maximum allowed off-street parking requirements of SRC 806.015(d). Because of this, the application includes a requested Class 2 Adjustment to increase the maximum number of off-street parking spaces permitted for the proposed development.</p>

Item:	Description:
	<p>Based on the identified square footage of the proposed building, the required off-street parking for the development is a minimum of 11 spaces with a corresponding maximum of 28 spaces.</p> <p>The proposed development provides a total of 46 spaces, which is more than a 64 percent increase to the maximum allowed parking. Based on the application materials provided with the requested Class 2 Adjustment, staff will not be able to recommend support for the maximum parking increase.</p>
<p>Pedestrian Connectivity Standards</p>	<p>SRC 800.065 establishes pedestrian access and connectivity standards for development sites. In order to comply with the applicable requirements of SRC 800.065, the following are required:</p> <ul style="list-style-type: none"> ▪ <u>Pedestrian connection between buildings on same development site.</u> SRC 800.065(a)(2) requires a pedestrian connection between buildings on the same development site. SRC Chapter 111 (Definitions) defines development site as, "... an individual lot or multiple contiguous lots accommodating a single development or a complex." Complex is defined under SRC 111 as, "a group of buildings, structures, or other development that is functionally or conceptually integrated, regardless of the ownership of the development or underlying land, and regardless of whether located on one or more lots or parcels." <p>Based on the above identified definition of "development site" and the supporting definition of "complex", the subject property and the abutting property to the southeast are part of one development site due to the past and future proposed shared vehicular access between the properties.</p> <p>Because both properties are part of a larger development site, a pedestrian connection is required between the primary entrance of the proposed building and the primary entrance of the building on the abutting property to the southeast. However, because the properties which make up the development site are under separate ownership, SRC 800.065(d)(2) requires only that the required pedestrian connection between the two buildings be extended to the boundary of the subject property in order to allow for future extension.</p> <ul style="list-style-type: none"> ▪ <u>Pedestrian connection to abutting properties.</u> SRC 800.065(a)(2) requires a pedestrian connection to abutting properties whenever a vehicular connection is provided from a development site to an abutting property. Because the proposed development includes two proposed vehicular connections to the abutting property to the southeast, two pedestrian connections are also needed, one to the south and one to the east. Please note that the required connection to the east can be combined with the required connection between the two buildings because both of these connections require the path to generally go through the site to the east to make the future connections. <p>As with the required connection between the two buildings, SRC 800.065(d)(2) requires the path to be extended only to the boundary of the subject property to allow for future extension.</p>
<p>Driveway Approach onto Lancaster Drive</p>	<p>As was discussed at the meeting between staff and the applicant on July 22, 2022, the proposed two-way driveway is not allowed in this location due to the</p>

Item:	Description:
	<p>driveway approach requirements under SRC Chapter 804 and the proximity of the proposed driveway to a planned protected pedestrian crossing on Lancaster Drive.</p> <p>One potential solution discussed at the July 22nd meeting was the provision of a right-in / right-out only driveway onto Lancaster Drive in order to alleviate safety concerns with the planned pedestrian crossing of Lancaster Drive.</p> <p>If a right-in / right-out driveway is proposed, a Class 2 Adjustment would still be required to the following driveway standards included under SRC Chapter 804:</p> <ul style="list-style-type: none"> ▪ <u>Permitted Access for Corner Lots (SRC 804.035(c)(2))</u>. The driveway will not provide access to the abutting street with the lower street classification (e.g. Weathers Street). ▪ <u>Driveway Spacing (SRC 804.035(d))</u>. The driveway will not meet the minimum 370-foot spacing requirement. <p>Upon further consideration of the right-in / right-out driveway option onto Lancaster Drive, Planning staff does not believe adequate findings can be made to support approval of a driveway approach onto Lancaster Drive, especially when the driveway would still require approval of adjustments to applicable driveway standards included under SRC Chapter 804 and there are alternative means to enter and exit the site in conformance with the applicable driveway standards included under SRC 804 without a variance or adjustment.</p>
Sidewalk Location	<p>SRC 803.035(l)(2)(A) requires sidewalks to be located parallel to and one-foot from the adjacent right-of-way. The existing curb line sidewalks along Lancaster Drive and Weathers Street do not meet street standards and will need to be relocated to conform to street standards.</p>
Public Works Department Comments	<p>The Public Works Department reviewed the proposal and provided the following comments:</p> <ul style="list-style-type: none"> ▪ <u>Trip Generation Estimate Form</u>. A completed Trip Generation Estimate (TGE) form is required as part of the submittal packet pursuant to SRC 220.005(e)(1)(D). The form can be found on the City's website here. ▪ <u>Stormwater Management</u>. It is unclear from the submitted plans whether or not the proposal meets the definition of a large project pursuant to SRC 70.005. The applicant shall submit a written finding regarding the definition of large project and new/replaced impervious surfaces pursuant to SRC 70.005. If the proposal meets the definition of a large project, the applicant shall demonstrate that adequate green stormwater infrastructure facilities are being provided pursuant to Public Works Design Standards Appendix 4E.
Additional Comments on Plans	<p>Please see the additional comments provided on the attached plans.</p>

Unless otherwise noted, the above information is needed in order to deem the application complete. Pursuant to SRC 300.220, the application shall be deemed complete upon receipt of:

- (1) *All of the missing information;*

(2) Some of the missing information and written notice from the applicant that no other information will be provided; or

(3) Written notice from the applicant that none of the missing information will be provided.

Please submit this information to the City of Salem Planning Division, located on the 3rd floor of City Hall, 555 Liberty Street SE, Room 305.

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at bbishop@cityofsalem.net.

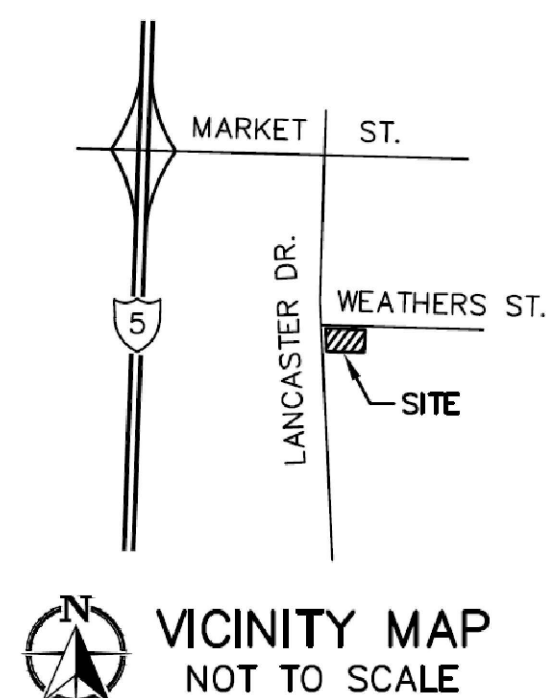
The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Sincerely,

Bryce Bishop
Planner III


SPR SUBMITTAL DWGS



Project Name	Panda Express 1292 Lancaster Dr NE Salem, OR 97301		
Proposed	Panda Express Restaurant		
Tax #	072W19CA06200		
Existing Zoning	Commercial Retail (CR)		
Land Use	Restaurant w/ Drive-thru		
Parking Required	26 Max. Allowed (2,623/250=10.4x2.5=26)		
Parking Provided	46 (2 ADA Stalls)		
SITE PLAN REQUIREMENTS			
Total Parcel Area	43,362 Sq. Ft. (0.99 Acre)		100 %
Building Coverage	2,623 Sq. Ft.		6 %
Asphalt/ Conc. Coverage	32,837 Sq. Ft.		76 %
Landscaping	7,857 Sq. Ft.		18 %
Owner:	Civil Engineer: Baez Brothers, LLC 1292 Lancaster Blvd. Salem, OR 97301		
	Scott Steckley, P.E. Chehalem Diversified, Inc. 2800 E. 9th St. Ste. 700 Newberg, OR 97132 T: 503.538.0337		

GENERAL NOTES:

1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR. DRIVE THRU MENU BOARD, BY G.C. VERIFY WITH PANDA PM.
2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
3. PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA- GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701), PROVIDE INSULATED COVER, AQUA SHIELD MODEL #BPI-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 1114-407.
4. FOR HORIZONTAL CONTROL PLAN REFER TO COLDER DRAWINGS

1	PROPERTY LINE 
2	DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER)
3	NEW PARKING LOT POLE LIGHT 22'-0" MOUNTING HEIGHT (20'-0" POLE) TYPICAL. SEE LIGHTING SCHEDULE ON E-105 (REFER TO PHOTO-METRICS PLAN SHEET E-106 FOR LIGHT POLE LOCATIONS. DEVELOPER TO INSTALL LIGHT BASES AND SUBSTRUCTURE. PANDA TO PROVIDE POLE LIGHTS. (LIGHT POLE FIXTURES BY GENERAL CONTRACTOR)
4	TRUNCATED DOMES 3' MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
5	ASPHALT PAVING - SEE CIVIL PLAN PER CITY OF SALEM STANDARDS. SEE CIVIL DWGS.
6	IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
7	CONC. APRON AT TRASH ENCLOSURE AREA
8	TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFORM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
9	25'-0" HIGH PYLON SIGN UNDER SIGNAGE PERMIT, REFER TO SIGN VENDOR SIGNAGE PACKAGE.
10	DRIVE THRU LANE SENSOR LOOP SEE DETAIL
11	DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM (SEE SEPARATE NOTE BELOW)
12	DIRECTIONAL ARROW

13	ACCESSIBLE PATH OF TRAVEL
14	ACCESSIBLE PARKING POLE SIGN
15	INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
16	ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
17	PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY OF SALEM STDs.
18	DESIGNATED ACCESSIBLE PARKING SPACE. SEE CIVIL DRAWINGS
19	UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE PLUMBING DWGS.
20	ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB OR TE TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION.
21	STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE
22	PEDESTRIAN PATH OF TRAVEL, PAINT 4" WIDE STRIPES @ 3'-0" O.C. & 4" WIDE BORDER, (MIN 2 COATS BLUE REFLECTED)
23	TOW AWAY WARNING SIGN
24	CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH).
25	600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
26	PAINTED STRIPED AREAS WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
27	CURB & GUTTER TO BE CONSTRUCTED PER CITY STANDARDS P-5. SEE CIVIL DWGS.
28	GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
29	EXPANSION JOINT @ 20'-0" O.C. MAX.
30	TOOLED JOINTS @ 5'-0"x5'-0" O.C.

31	ELECTRICAL TRANSFORMER AND CT-CAN FOR PANDA. BY UTILITY COMPANY. VERIFY EXACT LOCATION WITH UTILITY CO.
32	KNOX BOX TO BE PROVIDED WITH TAMPER SWITCH AND SHALL BE MONITORED BY I.D. APPROVED CENTRAL MONITORING DEVICE.
33	ORDER CONFIRMATION BOARD OR PREFABRICATED ORDER CANOPY. VERIFY W/ PX PM. SEE SIGNAGE DWGS.
34	WHEEL STOP
35	ACCESSIBLE SITE SIGNS
36	INTERIOR ELECTRICAL SUBPANELS
37	SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
38	EXTERIOR BICYCLE RACK (MIN 2 BIKE STORAGE REQUIRED)
39	CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, S.C. TO COORDINATE. SEE SIGNAGE PLANS.
40	PROPOSED NEW DRIVEWAY ACCESS OVER EXISTING DRIVEWAY ENTRY EXTENTS. SEE CIVIL DRAWINGS.
41	EXISTING DRIVEWAY TO REMAIN. SEE CIVIL DRAWINGS.
42	EXISTING DRIVEWAYS TO BE REMOVED AND PUBLIC RIGHT OF WAY OFF-SITE IMPROVEMENTS BUILT PER CITY STANDARDS
43	EXISTING POWER POLE TO BE RELOCATED PER UTILITY COMPANY REQUIREMENTS. VERIFY EXACT LOCATION WITH UTILITY COMPANY.
44	EXISTING PUBLIC RIGHT OF WAY SIDEWALKS TO REMAIN AND PROTECT
45	PROPOSED NEW PUBLIC RIGHT OF WAY SIDEWALK PER PUBLIC WORKS STANDARDS. SEE CIVIL DWGS.
46	EXISTING STREET TREES TO REMAIN AND PROTECT
47	EXISTING PERMANENT GATED FENCE FOR SCHOOL ACADEMY

PROPERTY DESCRIPTION PER CURRENT TITLE

BEGINNING ON THE SOUTH LINE OF WEATHERS STREET AT A POINT WHICH IS 412.43 FEET SOUTH 89'42" WEST AND 30.0 FEET SOUTH 11'4" WEST FROM THE NORTHEAST CORNER OF LOT 12, HELTZEL'S GARDEN TRACTS, IN MARION COUNTY, OREGON, SAID POINT BEING ON THE EXTENSION OF THE EAST LINE OF CLAY STREET; THENCE SOUTH 11'4" WEST ALONG THE EXTENSION OF SAID EAST LINE OF CLAY STREET, A DISTANCE OF 120.04 FEET; THENCE SOUTH 89'42" WEST, PARALLEL WITH THE SOUTH LINE OF WEATHERS STREET, 355.40 FEET TO A POINT ON THE EAST LINE OF LANCASTER DRIVE; THENCE NORTH 4'34" WEST ALONG THE EAST LINE OF SAID LANCASTER DRIVE 120.33 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID WEATHER STREET; THENCE NORTH 89'42" EAST 367.52 FEET TO THE PLACE OF BEGINNING.

Off-Street Parking:
-Parking provided: 46 spaces (Exceeds max. parking by 64.3 percent)

Bike Parking:
 -Minimum of 4 bike parking spaces required.
-Minimum required 4 bike parking spaces not provided.

		KEY NOTES	A	LEGAL DESCRIPTION	B
			A-100		A-100

Parking Lot Interior Landscaping:
-Min. 5% of off-street parking area required to be landscaped.
-Parking lot area: 17,890.19 ft.²
-Min. required parking lot landscaping: 0.05 x 17,890.19 ft.² = Min. 894.51 ft.²
-Total development site landscaping provided: 793.02 ft.² (**Not OK - 4.43% landscaping provided.**
Additional 101.49 ft.² of interior parking lot landscaping required)

Parking Lot Trees Species:
Parking lot trees are required to be **deciduous shade trees** per SRC 806.035(d)(3). The Pink Japanese Dogwood identified on the plan is not a shade tree. A shade tree is defined under SRC 807.005 as a deciduous tree planted primarily for its high crown of foliage or overhead canopy. The Pink Japanese Dogwood is instead an ornamental tree, which is defined as a relatively low growing tree typically reaching a height of 15 to 20 feet which usually provides color due to its flowers, leaves, or fruit. The tree species for the parking lot trees needs to be changed to a shade tree species.

Site plan does not show the dedicated right-of-way curve radius at the intersection of Weathers Street and Lancaster Drive. Site plan needs to be updated to show the curve radius.

Street trees required along Lancaster Drive in the landscape strip within the public street right-of-way as required under SRC 803.035(k), SRC Chapter 86, and the Public Works Design Standards.

Amount of right-of-way dedication incorrectly labeled. Site plan shows 8 ft. of right-of-way dedication, but it is labeled as 10 ft.

The CR Zone requires setbacks to be landscaped in conformance with the landscape standards set forth in SRC Chapter 807 (Landscaping). Landscaping of this setback area must meet the Type A standard which includes a minimum of 1 Plant Unit per 20 ft.² of setback area. The landscaping provided in this area does not meet the minimum required number of plant units.

Street trees required along Weathers Street in the landscape strip within the public street right-of-way as required under SRC 803.035(k), SRC Chapter 86, and the Public Works Design Standards.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
TREES					
13	'NATCHEZ' GRAPE MYRTLE	LAECOSTROMA INDICA X FAUVER 'NATCHEZ'	10" - 2" CAL./ 8-9' HT.	BAB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
3	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES	2" CAL./ 8' HT.	BAB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
3	SLENDER HINOKI FALSE CYPRESS	CHAMAECYPARIS OBTUSA 'GRACILIS'	7-8' HT.	CONTAINER; CENTRAL LEADER; PYRAMIDAL; VIGOROUS GROWTH	VARIES
3	CORAL BARK JAPANESE MAPLE	ACER PALMATUM 'SANGOKAKU'	6-7' HT.	BAB; CENTRAL LEADER; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
5	PINK JAPANESE DOGWOOD	CORNUS KOUSA 'SAKAW'	10" - 2" CAL./ 8-9' HT.	BAB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARIES
SHRUBS					
0	CURLY LEAF PRIVET	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	7 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
28	RAMAPO RHODODENDRON	RHODODENDRON X. 'RAMAPO'	2 GAL.	FULL; VIGOROUS GROWTH	VARIES
22	'BLACK KNIGHT' BUTTERFLY BUSH	Buddleja David 'BLACK KNIGHT'	7 GAL.	FULL; VIGOROUS GROWTH	4' O.C.
0	EUROPEAN MEADOW RUSH	JUNCUS INFLEXUS	2 GAL.	FULL; VIGOROUS GROWTH	5' O.C.
0	HERBLOOM ROSES WHITE MEIDLAND®	ROSA X 'MEIDLAND'	1 GAL.	FULL; VIGOROUS GROWTH	VARIES
9	SPRING BOUQUET VIBURNUM	VIBURNUM TINUS 'COMPACTUM'	7 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
49	SOFT TOUCH JAPANESE HOLLY	ILEX CHENEA 'SOFT TOUCH'	3 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
10	'RUBY' LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
GROUNDCOVERS / GRASSES & SEASONAL COLOR					
120	POINTE JOUIN®	TRACHELOSPERMUM AUSTRIACUM	4" POT	FULL; VIGOROUS GROWTH; SPREADING	12" O.C.
120	RISE QUEEN BISHOP'S HAT	EPIMEDIUM GRANDIFOLIUM 'RISE QUEEN'	1 GAL.	FULL; VIGOROUS GROWTH; SPREADING	18" O.C.
0	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL.	FULL; VIGOROUS GROWTH	18" O.C.
120	SEASONAL AND / OR PERENNIAL COLOR		4" POT - 1 GAL.	FULL; VIGOROUS GROWTH	VARIES
LAWN					
	LAWN	LAWN	LAWN	LAWN	LAWN

PLANT SCHEDULE

NO SCALE

B

L-1.1

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS FERTILITY TEST DONE WITH RECOMMENDATIONS. FOR BID PURPOSES PLANTING AREAS SHALL RECEIVE PER 1000 SQ.FT.: 6 CU.YDS. OF ROCK MULCH, 10 LBS. OF 15-15-15 FERTILIZER TILLED INTO THE TOP 6" OF SOIL. ADJUSTMENTS TO THE CONTRACT SHALL BE MADE BASED ON THE RECOMMENDATIONS OF THE FERTILITY TEST; EXCEPTION: PLANTING AREAS TO RECEIVE 12" OR MORE OF PLANTING MEDIUM DO NOT REQUIRE A SOIL FERTILITY TEST.
2. PLACE A MINIMUM OF 18" OF GROWING MEDIUM IN ALL LANDSCAPE AREAS THAT HAVE BEEN OVER EXCAVATED. SEE DETAIL 1403, SHEET L-1.1 FOR GROWING MEDIUM.
3. AFTER PLANTS AND GROUND COVERS ARE PLANTED, BEFORE APPLICATION OF TOP DRESSING, APPLY RONSTAR PRE-EMERGENCE WEED KILLER PER MANUFACTURER'S DIRECTIONS.
4. ALL SHRUB AREAS SHALL HAVE A WEED BARRIER MAT INSTALLED PRIOR TO PLACING THE TOP DRESSING.
5. APPLY TOP DRESSING OF 2" OF ROCK MULCH AFTER APPLICATION OF PRE-EMERGENT.
6. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANTS FOR 60 DAYS AND TREES FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL GRADING AND DRAINAGE IN ALL LANDSCAPED AREAS. FINISHED GRADES IN PLANTER AREAS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE ADJACENT SIDEWALK OR CURB.
8. PRIOR TO FINAL ACCEPTANCE THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER OR OWNER'S AGENT THE ORIGINAL DELIVERY TAGS OF ALL PLANT MATERIALS, FERTILIZER, HUMUS, TOP DRESSING AND PRE-EMERGENCE WEED KILLER.
9. AFTER WRITTEN FINAL ACCEPTANCE BY THE OWNER, A MAINTENANCE PERIOD OF 60 DAYS WILL COMMENCE. AT THE END OF THE MAINTENANCE PERIOD ANY UNHEALTHY PLANTS SHALL BE REPLACED. AT THE END OF TREE GUARANTEE PERIOD ANY UNHEALTHY TREES SHALL BE REPLACED.
10. EXISTING TREES SHOWN ARE TO REMAIN AS NOTED. THE CONTRACTOR SHALL TAKE MEASURES TO MAINTAIN THE HEALTH OF THE TREES. AT A MINIMUM THE DRIP LINE SHALL BE TAPED OFF AND THE AREA INSIDE THE TAPE SHALL BE LEFT UNDISTURBED DURING DEMOLITION AND CONSTRUCTION.
11. PLANTING AREAS TO RECEIVE SOD SHALL HAVE LIME APPLIED AT THE RATE OF 50 POUNDS PER 500 SQUARE FEET AND TILLED INTO THE TOP 6" OF SOIL.
12. ALL PLANTING AREAS TO BE WATERED BY TIMER ACTIVATED IRRIGATION SYSTEM. TURF AREAS TO BE SPRINKLED, SHRUBS AND TREES TO BE DRIPPED. IRRIGATION SYSTEM IS DESIGN BUILD BY GENERAL CONTRACTOR.
13. SEE DETAILS 1401 AND 1402, SHEET L-1.1 FOR SHRUB AND TREE PLANTING REQUIREMENTS.
14. ALL LANDSCAPE AREAS THAT DO NOT CONTAIN SHRUBS OR GROUNDCOVER SHALL BE PLANTED WITH SOD INSTALLED PER THE PLANT SCHEDULE REQUIREMENTS.
15. SEE SHEET L-2.0 FOR IRRIGATION SLEEVE LOCATIONS AND IRRIGATION SYSTEM REQUIREMENTS.
16. PLANT SCHEDULE INDICATES QUANTITY OF NEW PLANTINGS ONLY. OTHER PLANTS LISTED ARE EXISTING AND SHOWN FOR REFERENCE.
17. ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE HEALTHY GROWN NURSERY STOCK. ALL STOCK SHALL BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. TREES SHALL HAVE A SINGLE TRUNK, A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE CULTIVAR OR VARIETY AND MEET ANSI STANDARD Z60.1.
18. SEE PLANT SCHEDULE, DETAIL B, THIS SHEET.

MAINTENANCE NOTES:

1. AERATE AND DE-THATCH TURF AREAS ONCE A YEAR.
2. REPLENISH MULCH IN THE SHRUB BEDS ON AN ANNUAL BASIS.
3. FERTILIZE TURF, GROUNDCOVER AND SHRUB BEDS WITH APPROPRIATE FERTILIZER ANNUALLY AND WHEN NEEDED.
4. PRUNE SHRUBS AS NECESSARY TO ALLOW FULL PERFORMANCE OF IRRIGATION SYSTEM AND PROVIDE SAFETY TO PEDESTRIANS AND VEHICLES.
5. CONTROL WEEDS IN LANDSCAPED AREAS BY REMOVING AS OFTEN AS NECESSARY.
6. MAINTAIN GRASS HEIGHT OF 3"-4". MOW WEEKLY OR MORE OFTEN TO NOT REMOVE MORE THAN 1/3 OF THE GRASS HEIGHT DURING MOWING OPERATIONS.



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

LAND USE REVIEW	5/25/2022

DRAWN BY: CHEHALEM DIVERSIFIED, INC.

PANDA PROJECT #: S8-23-D22360
ARCH PROJECT #: 2203
ENGR PROJECT #: 1603-10



Chehalem Diversified, Inc.
2800 E. 9th Street, Ste. 700
Newberg, OR 97132-3575
(503) 538-0337



EXPIRES: 6/30/2024

Panda Express
w/ Drive Through

LANCASTER DRIVE NE & WEATHERS STREET NE
SALEM, OR 97301

Panda Next Generation 2600

L-1.0

CIVIL
LANDSCAPE PLAN

LANDSCAPE PLAN

1

Scale 1" = 20'

L-1.0

NOTES

A

NO SCALE

L-1.0