



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

|                                   |   |
|-----------------------------------|---|
| <b>CASE NUMBER:</b>               | Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-35   |
| <b>PROPERTY LOCATION:</b>         | 3225 State St, Salem OR 97301   |
| <b>NOTICE MAILING DATE:</b>       | August 10, 2023   |
| <b>PROPOSAL SUMMARY:</b>          | Development of a new off-street parking area to serve the Oregon Military Department's Anderson Readiness Center.   |
| <b>COMMENT PERIOD:</b>            | <b>All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, August 24, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b> |
| <b>CASE MANAGER:</b>              | <b>Peter Domine, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: (503) 540-2311; E-mail: <a href="mailto:pdomine@cityofsalem.net">pdomine@cityofsalem.net</a>   |
| <b>NEIGHBORHOOD ASSOCIATION:</b>  | <i>This Property is not located within a designated Neighborhood Association.</i>   |
| <b>ACCESS:</b>                    | The Americans with Disabilities Act (ADA) accommodations will be provided on request.   |
| <b>CRITERIA TO BE CONSIDERED:</b> | Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment<br><br>Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.   |

|                             |  |
|-----------------------------|--|
| <b>PROPERTY OWNER(S):</b>   | State of Oregon  |
| <b>APPLICANT(S):</b>        | Shannon Williams   |
| <b>PROPOSAL REQUEST:</b>    | <p>A Class 3 Site Plan Review for the development of a new off-street parking area to serve an existing Emergency Services use, and two Class 2 Adjustments to:</p> <ol style="list-style-type: none"> <li>1.) Reduce the required pedestrian connections between every building on the development site, which includes multiple secured facilities across the entire 294-acre property, to only those connections within the secured perimeter of the Anderson Readiness Center.</li> <li>2.) Reduce the driveway width from 22 to 20 feet in order to accommodate the required landscape buffer adjacent to an existing building.</li> </ol> <p>The subject property is 294.37 acres in size, zoned PH (Public and Private Health Services) and located at 3225 State St - 97310 (Marion County Assessors Map and Tax Lot Number 073W25 / 700).</p> |
| <b>APPLICATION PROCESS:</b> | <p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>   |
| <b>MORE INFORMATION:</b>    | <p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: 23-110816. Paper copies can be obtained for a reasonable cost.</p>  |

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development*

*Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-35

**PROJECT ADDRESS:** 3225 State St, Salem OR 97301

**AMANDA Application No.:** 23-110816-PLN

**COMMENT PERIOD ENDS:** August 24, 2023

**SUMMARY:** Development of a new off-street parking area to serve the Oregon Military Department's Anderson Readiness Center.

**REQUEST:** A Class 3 Site Plan Review for the development of a new off-street parking area to serve an existing Emergency Services use, and two Class 2 Adjustments to:

- 1.) Reduce the required pedestrian connections between every building on the development site, which includes multiple secured facilities across the entire 294-acre property, to only those connections within the secured perimeter of the Anderson Readiness Center.
- 2.) Reduce the driveway width from 22 to 20 feet in order to accommodate the required landscape buffer adjacent to an existing building.

The subject property is 294.37 acres in size, zoned PH (Public and Private Health Services) and located at 3225 State St - 97310 (Marion County Assessors Map and Tax Lot Number 073W25 / 700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Thursday, August 10, 2023**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Peter Domine, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: (503) 540-2311; E-Mail: [pdomine@cityofsalem.net](mailto:pdomine@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**



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UNITED STATES

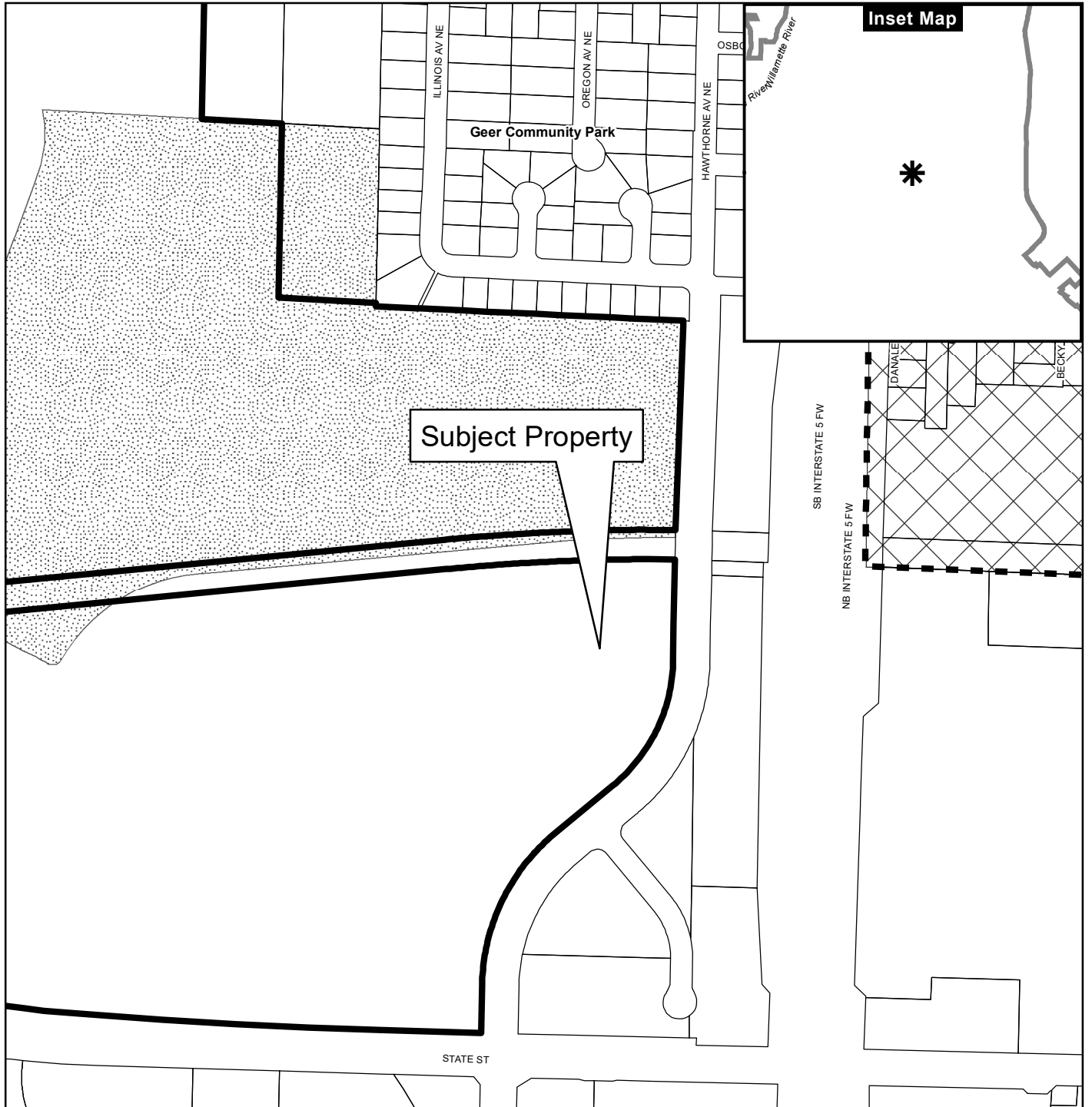
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map 3225 State St



## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Parks
-  Outside Salem City Limits
-  Historic District
-  Schools

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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2/22/2022 0:00 OREGON MILITARY DEPT 222002-002 OMD ANDERSON INC PARKING\_CEN\_CADD\_DESIGN\_PLANS\TC-001 SYMBOLS & LINE LEGENDING LAST SAVED: 2/22/2022 7:37 AM PRINTED: 2/22/2022 11:49 AM

| EXISTING TOPOGRAPHY |   |
|---------------------|---|
|                     | TOPOGRAPHIC CONTOUR                     |
|                     | EDGE OF GRAVEL                          |
|                     | EDGE OF PAVEMENT                        |
|                     | CURB & GUTTER, SIDEWALK & DROP INLET    |
|                     | FENCE (BARBED WIRE OR OTHER WITH GATES) |
|                     | SLIDER GATE                             |
|                     | FENCE (CHAINLINK WITH GATE)             |
|                     | DITCH FLOWLINE                          |
|                     | TEST PIT                                |
|                     | SIGN                                    |
|                     | BUILDING OR STRUCTURE                   |

**PROPERTY & CONTROL**

|  |                             |
|--|-----------------------------|
|  | SURVEY CONTROL POINT        |
|  | BENCHMARK                   |
|  | FOUND BRASS CAP             |
|  | FOUND ALUMINUM CAP          |
|  | FOUND 5/8" STEEL PIN        |
|  | SET 5/8" STEEL PIN W/CAP    |
|  | FOUND 1/2" STEEL PIN        |
|  | SET 1/2" STEEL PIN W/CAP    |
|  | FOUND PK NAIL               |
|  | SET PK NAIL                 |
|  | CALCULATED POINT            |
|  | WITNESS CORNER              |
|  | EASEMENT - UTILITY          |
|  | EASEMENT - TEMPORARY        |
|  | EASEMENT - SETBACK          |
|  | PROJECT BOUNDARY            |
|  | PROPERTY LINES              |
|  | SECTION LINES               |
|  | PREScriptive RIGHT OF WAY   |
|  | DEDICATED RIGHT OF WAY      |
|  | ( ) DATA OF RECORD          |
|  | QUARTER SECTION - NOT FOUND |
|  | CENTER SECTION              |
|  | SECTION CORNER - FOUND      |

| EXISTING UTILITY |                                   |
|------------------|-----------------------------------|
|                  | WATERLINE & VALVE                 |
|                  | SANITARY SEWER LINE & MANHOLE     |
|                  | SANITARY SEWER SERVICE & CLEANOUT |
|                  | PRESSURE SEWER LINE & VALVE VAULT |
|                  | STORM DRAIN LINE & MANHOLE        |
|                  | PRESSURE IRRIGATION & VALVE       |
|                  | GRAVITY IRRIGATION & MANHOLE      |
|                  | OVERHEAD POWER LINE & POWER POLE  |
|                  | UNDERGROUND POWER LINE            |
|                  | SIGNAL POLE                       |
|                  | LIGHT POLE                        |
|                  | NATURAL GAS LINE                  |
|                  | FIBER OPTIC LINE                  |
|                  | TELEPHONE LINE & RISER            |
|                  | CABLE LINE & RISER                |

| PROPOSED GRADING |                        |
|------------------|------------------------|
|                  | TOPOGRAPHIC CONTOUR    |
|                  | RIDGELINE              |
|                  | DRAINAGE ARROW & SLOPE |
|                  | SPOT ELEVATION         |
|                  | SWALE FLOWLINE         |
|                  | DAYLIGHT - CUT LINE    |
|                  | DAYLIGHT - FILL LINE   |

| PROPOSED DEMOLITION, ABANDONMENT, REMOVAL |                        |
|---|------------------------|
|   | DEMOLITION & REMOVAL   |
|   | ABANDON IN PLACE       |
|   | REMOVE SURFACE FEATURE |
|   | CLEARING AND GRUBBING  |

| PROPOSED SITE |                                      |
|---------------|--------------------------------------|
|               | BUILDING OR STRUCTURE                |
|               | CONCRETE                             |
|               | ASPHALT                              |
|               | GRAVEL SURFACE                       |
|               | GRAVEL SECTION                       |
|               | LANDSCAPE AREA (SEE LANDSCAPE PLANS) |

| PROPOSED SITE (CONT.) |  |
|-----------------------|--|
|                       | GENERIC GATE                               |
|                       | SWING GATE                                 |
|                       | FENCE (BARBED WIRE OR OTHER WITH GATES)    |
|                       | FENCE (CHAINLINK WITH GATE)                |
|                       | EDGE OF PAVEMENT                           |
|                       | EDGE OF GRAVEL                             |
|                       | SIGN                                       |
|                       | 6" VERTICAL CURB, GUTTER, SIDEWALK & INLET |
|                       | 6" VERTICAL CUT CURB & GUTTER              |
|                       | 6" REVERSE CURB & GUTTER                   |
|                       | 6" REVERSE CUT CURB & GUTTER               |
|                       | IMBEDDED CURB                              |

| PROPOSED UTILITY |  |
|------------------|--|
|                  | FLANGED FITTING TYPES                      |
|                  | MECHANICAL JOINT FITTING TYPES             |
|                  | BEND                                       |
|                  | REDUCING TEE                               |
|                  | TEE  |
|                  | REDUCER                                    |
|                  | FLANGE TO MECHANICAL JOINT COUPLING        |
|                  | CROSS                                      |
|                  | CAP W/BLIND FLANGE                         |
|                  | CHECK VALVE                                |
|                  | GATE VALVE                                 |
|                  | BUTTERFLY VALVE                            |
|                  | BLOW-OFF VALVE                             |
|                  | RESTRAINED FITTING                         |
|                  | WATER SERVICE LINE & METER                 |
|                  | FIRE HYDRANT                               |
|                  | 8" FIRE                                    |
|                  | 8"W WATERLINE                              |
|                  | MONITORING WELL                            |
|                  | LOCATION WIRE BOX                          |
|                  | NON-FREEZE YARD HYDRANT                    |
|                  | 8"PI PRESSURE IRRIGATION, TEE & GATE VALVE |
|                  | 2"PI PRESSURE IRRIGATION SERVICE           |
|                  | 8"GI GRAVITY IRRIGATION & STRUCTURE        |

| PROPOSED UTILITY (CONT.) |   |
|--------------------------|---|
|                          | 8"SS< SANITARY SEWER & MANHOLE                  |
|                          | 4"SS< SANITARY SEWER SERVICE & CAP              |
|                          | 4"SS< SANITARY SEWER SERVICE & CLEANOUT         |
|                          | 8"PS< PRESSURE SEWER & VALVE VAULT              |
|                          | 18"SD< STORM DRAIN LINE, INLET & CATCH BASIN    |
|                          | 12"SD< STORM DRAIN LINE & MANHOLE W/ VENTED LID |
|                          | JOINT TRENCH IN PROFILE                         |
|                          | CABLE & TELEPHONE RISERS                        |
|                          | JOINT TRENCH & DEVICE                           |
|                          | JUNCTION BOX & DUCT BANK                        |
|                          | NATURAL GAS LINE & METER                        |
|                          | NATURAL GAS LINE & RISER                        |
|                          | NATURAL GAS LINE & VALVE                        |
|                          | UGP UNDERGROUND POWER                           |
|                          | OHP OVERHEAD POWER & POLE                       |
|                          | LIGHT POLE                                      |
|                          | TR TELEPHONE LINE & RISER                       |
|                          | FO FIBER OPTIC LINE & VAULT                     |
|                          | TD TELEPHONE DATA LINE                          |
|                          | TV CABLE & TV RISER                             |

**KELLER ASSOCIATES**

REGISTERED PROFESSIONAL ENGINEER  
**REVIEW SET**  
OREGON  
NOV. 20 2015  
SHAWNONA WILLIAMS

EXPIRES 06-30-2018

|   |            |
|---|------------|
| NO. _____   | DATE _____ |
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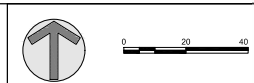
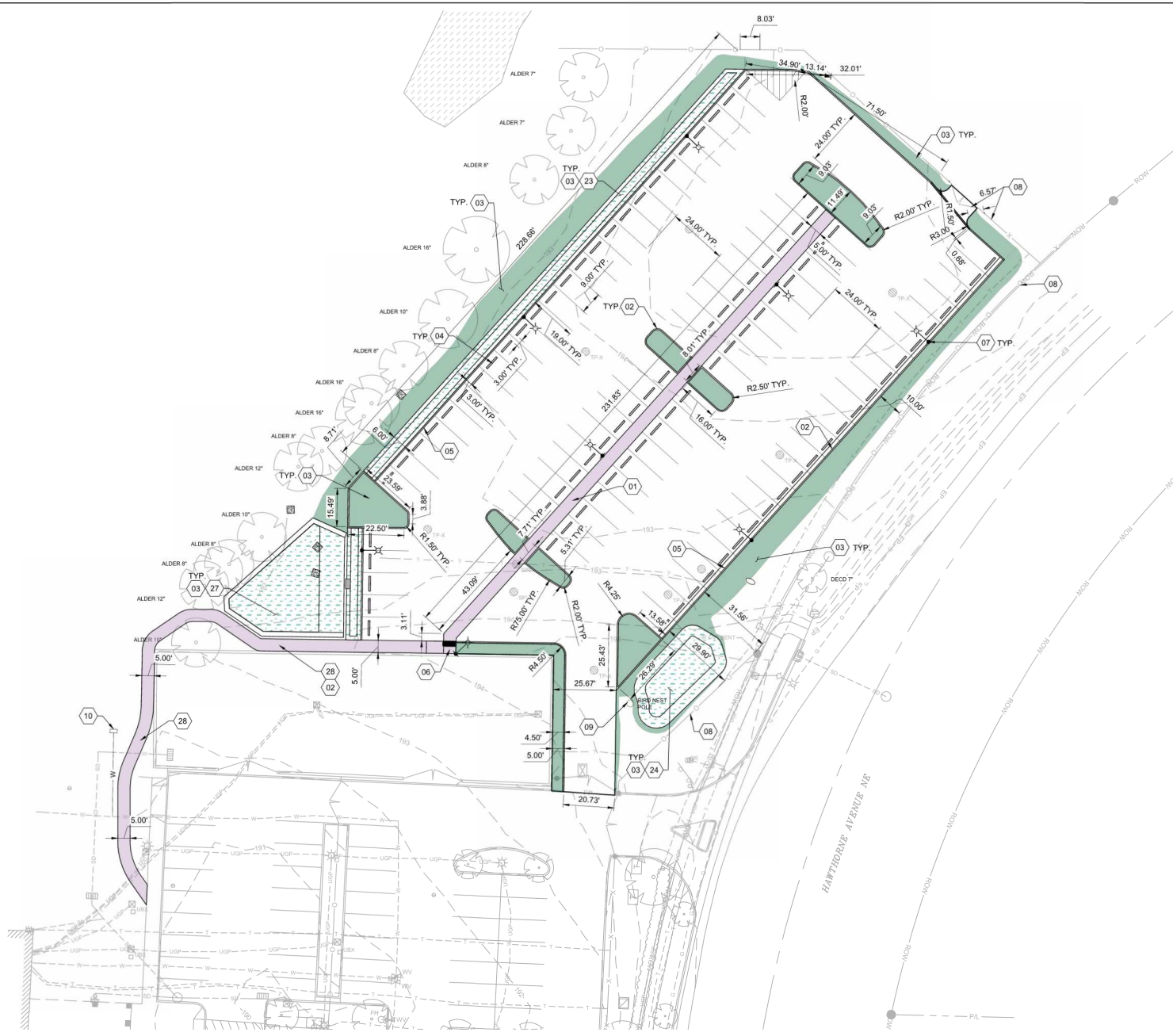
**OREGON MILITARY DEPARTMENT**

**ANDERSON READINESS CENTER  
PARKING AREA IMPROVEMENTS**

**SYMBOLS & LINE LEGEND**

|   |              |
|---|--------------|
| DRAWN: _____                                  | CHECK: _____ |
| VERIFY SCALE: Scales based on 22"x34" prints. |              |
| 1-1/2 inches                                  |              |
| PROJECT NO.<br>222002-002                     | PAGE _____   |
| SHEET NO.                                     | C-001        |

248 Commercial St., Suite 210  
Salem, Oregon 97301  
(503) 304-2022



**GENERAL SHEET NOTES**

1. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR TO VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY PLANS FOR MORE INFORMATION.
2. FURNISH MATERIALS WHERE "INSTALL," "PLACE" OR "CONSTRUCT" IS REQUIRED UNLESS NOTED OTHERWISE.
3. AREAS DISTURBED BY CONSTRUCTION WHERE SURFACE REPAIR IS NOT INDICATED SHALL BE RESTORED TO CONDITIONS FOUND PRIOR TO CONSTRUCTION. THIS COST SHALL BE INCIDENTAL TO THE CONTRACT.

**SHEET KEYNOTES**

- 01 CONSTRUCT 5' CONCRETE ACCESS ROUTE
- 02 CONSTRUCT TYPE C CURB; RE: SALEM STD. DWG. 303
- 03 INSTALL LANDSCAPE; RE: LANDSCAPE PLANS
- 04 INSTALL 6" X 8" WHEEL STOP
- 05 CONSTRUCT 6"X8"X6" RIBBON CURB
- 06 CONSTRUCT PARALLEL PEDESTRIAN RAMP; RE: SALEM STD. DWG. 307B
- 07 INSTALL LED LUMINAIRE
- 08 EXISTING GATE AND FENCE TO REMAIN
- 09 PROTECT EXISTING BIRD NEST POLE IN PLACE
- 10 INSTALL 2" WATER SERVICE AND BACKFLOW PREVENTOR
- 23 CONSTRUCT STORMWATER PLANTER; RE: COS SD-216, C-206
- 24 CONSTRUCT RAIN GARDEN; RE: COS SD-21, C-201 & C-206
- 27 CONSTRUCT DRY DETENTION POND; RE: C-201 & C-206
- 28 CONSTRUCT 5' WIDE CONCRETE SIDEWALK; RE: SALEM STD. DWG. 303A



|     |           |      |
|-----|-----------|------|
| NO. | REVISIONS | DATE |
|     |           |      |

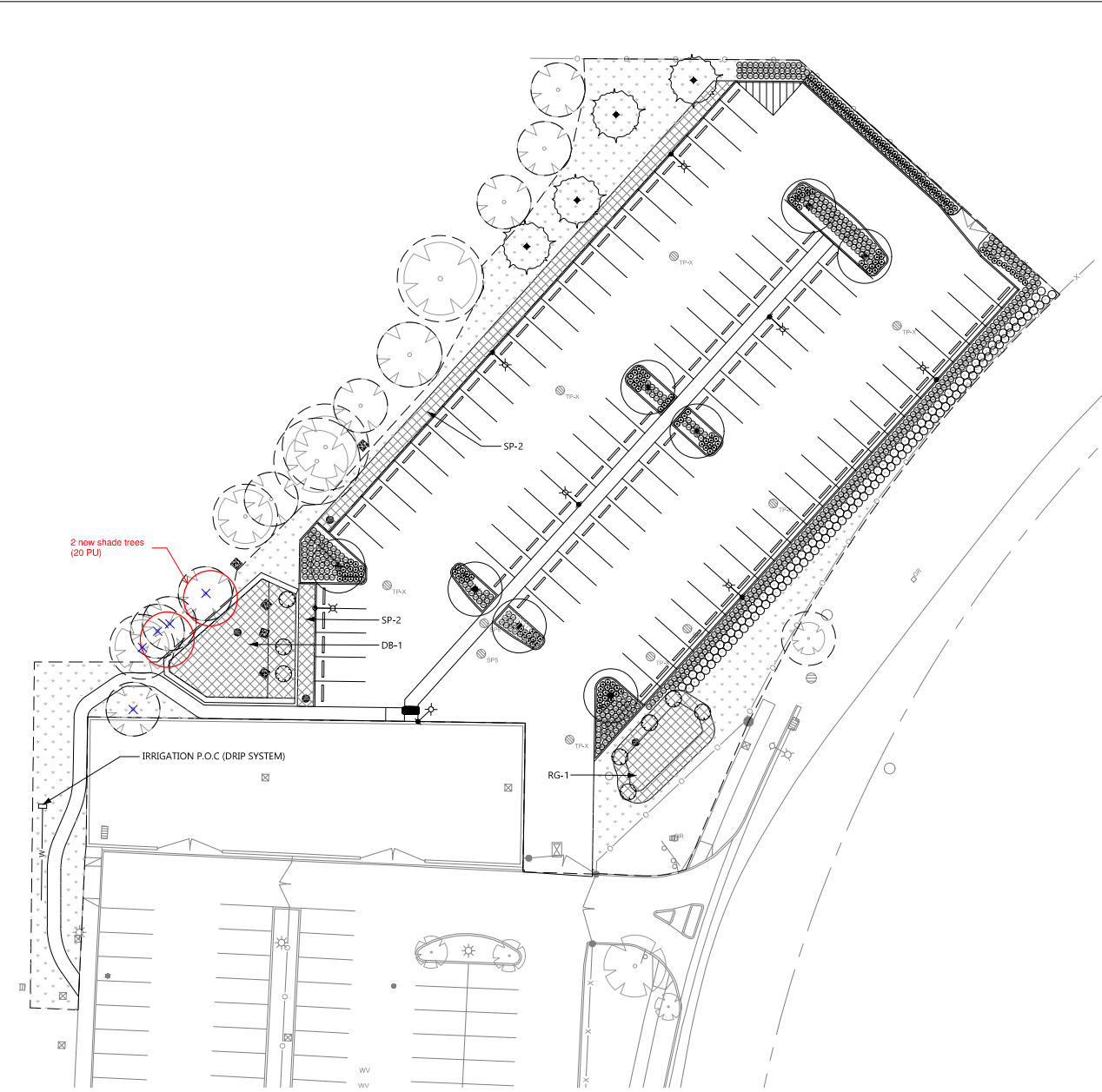
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**ANDERSON READINESS CENTER  
PARKING AREA IMPROVEMENTS**

**SITE PLAN**

|   |              |
|---|--------------|
| DRAWN: _____                                  | CHECK: _____ |
| VERIFY SCALE: Scales based on 22"x34" prints. |              |
| 1/12 inches                                   |              |
| PROJECT NO:<br>222002-002                     | PAGE         |
| SHEET NO:<br>C-101                            |              |



**LEGEND**

— PROPERTY LINE

- - - WORK LIMITS

EXISTING TREES  
Protect To Remain.

TREE - TYPE 1

**LANDSCAPE AREA SQ FT**

| SYMBOL   | DESCRIPTION | QTY      | PU  |
|----------|-------------|----------|-----|
| [Symbol] | PLANT BED   | 2,030 sf | 40  |
| [Symbol] | STORMWATER  | 3,955 sf | 80  |
| [Symbol] | SEEDING     | 7,841 sf | 157 |

**CITY OF SALEM PLANT UNIT (PU) SUMMARY**

| DESCRIPTION         | TOTAL                                     | REQUIRED          |
|---------------------|---|-------------------|
| TOTAL SITE SIZE     | 52,018 SF                                 | --                |
| TOTAL LANDSCAPE     | 13,566 SF (26%)                           | 10,404 SF (20%)   |
| TOTAL PU            | <del>557</del> 522                        | 520 PU            |
| TREE (PU)           | 120 280 PU<br>125 (190 PU existing trees) | 213 PU (40% min.) |
| PLANT BED (PU)      | 40 PU                                     | --                |
| STORM FACILITY (PU) | 80 PU                                     | --                |
| SEEDING (PU)        | 157 PU                                    | --                |

91 total parking stalls (1 tree per 12 stalls) = 8 min. (8 trees within parking lot provided)

This secure facility has federal requirements for planting heights not to exceed 12"-18" in height. Plantings listed are intended to be low but provide ground coverage requirements.

Interior landscape is equal to plant bed quantity, 2,030 sf (6%). Parking area is 33,115 sf.

Plant Unit (PU) calculations for shrubs are based on the seeding of groundcover requirement of 1 PU per 50 sf of area. Refer to tree protection plan for summary of PU credits from existing trees to be protected to remain.

**PRELIMINARY**  
Not For Construction

NO. REVISIONS DATE  
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**OREGON MILITARY DEPARTMENT**

**ANDERSON READINESS CENTER  
PARKING AREA IMPROVEMENTS  
LANDSCAPE PLAN**



**STORMWATER PLANT SCHEDULES**

The security nature of the project site does not allow plants over ~18" of height. Selected shrubs and groundcovers adhere by this federal requirement. Refer to overall plant legend for Plant Unit (PU) counts.

| DRY DETENTION BASIN:     | DB-1   | TOTAL SQ.FT.:     | 1428   |        |                         |              |          |          |
|--------------------------|--|-------------------|--------|--------|-------------------------|--------------|----------|----------|
| Category                 | Botanical Name   | Common Name       | Size   | Spac'g | Zone                    | Quantity/SF  | Required |          |
| LARGE SHRUBS/SMALL TREES | Acer circinatum <sup>1, 1</sup>  | Vine Maple        | 3 gal. | 12'    | 2', A/B <sup>2, 3</sup> | 3            | VARIABLE |          |
|                          |  |                   |        |        | TOTAL                   | 3            |          |          |
| SHRUBS                   | Comus kelseyi <sup>2, 3, 4</sup>   | Kelseyi Dogwood   | 1 gal. | 2'     | A/B <sup>2, 3, 4</sup>  | 43           |          |          |
|                          | Spirea betulifolia <sup>2, 3</sup>   | Shiny-leaf Spirea | 1 gal. | 2'     | A/B <sup>2, 3</sup>     | 43           |          |          |
|                          |  |                   |        |        | TOTAL                   | 86           |          | 86       |
| GRASSES/SEDGES/RUSHES    | Deschampsia caespitosa <sup>1, 2</sup>   | Tufted Hairgrass  | 1 gal. | 2'     | 1, 2', A/B <sup>2</sup> | 360          |          |          |
|                          | Juncus effusus var. paolificus <sup>1</sup>  | Pacific Rush      | 1 gal. | 1'     | 1'                      | 361          |          |          |
|                          | Juncus ensifolius <sup>1</sup>   | Dagger-leaf Rush  | 1 gal. | 1'     | 1'                      | 375          |          |          |
|                          | Juncus patens <sup>1</sup>   | Grooved Rush      | 1 gal. | 1'     | 1'                      | 375          |          |          |
|                          |  |                   |        |        | TOTAL                   | 1071/1071 SF |          | 1,071 SF |
| X <sup>1</sup>           | Per City of Salem Planting List for Stormwater Facilities  |                   |        |        |                         |              |          |          |
| X <sup>2</sup>           | Per City of Eugene Stormwater Management Manual  |                   |        |        |                         |              |          |          |
| X <sup>3</sup>           | Per City of Portland Stormwater Management Manual Private Stormwater Facilities Plant List               |                   |        |        |                         |              |          |          |
| X <sup>4</sup>           | Per City of Portland Stormwater Management Manual Public Stormwater Facilities (Green Street) Plant List |                   |        |        |                         |              |          |          |

| RAIN GARDEN:             | RG-1   | TOTAL SQ.FT.:     | 930    |        |                         |             |          |        |
|--------------------------|--|-------------------|--------|--------|-------------------------|-------------|----------|--------|
| Category                 | Botanical Name   | Common Name       | Size   | Spac'g | Zone                    | Quantity/SF | Req'd    |        |
| LARGE SHRUBS/SMALL TREES | Acer circinatum <sup>1, 1</sup>  | Vine Maple        | 3 gal. | 12'    | 2', A/B <sup>2, 3</sup> | 3           | VARIABLE |        |
|                          |  |                   |        |        | TOTAL                   | 3           |          |        |
| SHRUBS                   | Comus kelseyi <sup>2, 3, 4</sup>   | Kelseyi Dogwood   | #1     | 2'     | A/B <sup>2, 3, 4</sup>  | 84          |          |        |
|                          | Spirea betulifolia <sup>2, 3</sup>   | Shiny-leaf Spirea | #1     | 2'     | A/B <sup>2, 3</sup>     | 0           |          |        |
|                          |  |                   |        |        | TOTAL                   | 84          |          | 56     |
| GRASSES/SEDGES/RUSHES    | Deschampsia caespitosa <sup>1, 2</sup>   | Tufted Hairgrass  | #1     | 2'     | 1, 2', A/B <sup>2</sup> | 305         |          |        |
|                          | Juncus effusus var. paolificus <sup>1</sup>  | Pacific Rush      | #1     | 1'     | 1'                      | 305         |          |        |
|                          | Juncus ensifolius <sup>1</sup>   | Dagger-leaf Rush  | #1     | 1'     | 1'                      | 345         |          |        |
|                          | Juncus patens <sup>1</sup>   | Grooved Rush      | #1     | 1'     | 1'                      | 345         |          |        |
|                          |  |                   |        |        | TOTAL                   | 700/700 SF  |          | 698 SF |
| X <sup>1</sup>           | Per City of Salem Planting List for Stormwater Facilities  |                   |        |        |                         |             |          |        |
| X <sup>2</sup>           | Per City of Eugene Stormwater Management Manual  |                   |        |        |                         |             |          |        |
| X <sup>3</sup>           | Per City of Portland Stormwater Management Manual Private Stormwater Facilities Plant List               |                   |        |        |                         |             |          |        |
| X <sup>4</sup>           | Per City of Portland Stormwater Management Manual Public Stormwater Facilities (Green Street) Plant List |                   |        |        |                         |             |          |        |

| TREATMENT PLANTER:       | SP-1   | TOTAL SQ.FT.:    | 273    |        |                         |             |          |        |
|--------------------------|--|------------------|--------|--------|-------------------------|-------------|----------|--------|
| Category                 | Botanical Name   | Common Name      | Size   | Spac'g | Zone                    | Quantity/SF | Req'd    |        |
| LARGE SHRUBS/SMALL TREES | NA   |                  |        |        |                         | 0           | VARIABLE |        |
| SHRUBS                   | Comus kelseyi <sup>2, 3, 4</sup>   | Kelseyi Dogwood  | 1 gal. | 2'     | A/B <sup>2, 3, 4</sup>  | 17          |          |        |
|                          |  |                  |        |        | TOTAL                   | 17          |          | 17     |
| GRASSES/SEDGES/RUSHES    | Deschampsia caespitosa <sup>1, 2</sup>   | Tufted Hairgrass | 1 gal. | 2'     | 1, 2', A/B <sup>2</sup> | 40          |          |        |
|                          | Juncus effusus var. paolificus <sup>1</sup>  | Pacific Rush     | 1 gal. | 1'     | 1'                      | 41          |          |        |
|                          | Juncus ensifolius <sup>1</sup>   | Dagger-leaf Rush | 1 gal. | 1'     | 1'                      | 36          |          |        |
|                          | Juncus patens <sup>1</sup>   | Grooved Rush     | 1 gal. | 1'     | 1'                      | 36          |          |        |
|                          |  |                  |        |        | TOTAL                   | 273/273 SF  |          | 205 SF |
| X <sup>1</sup>           | Per City of Eugene Stormwater Management Manual  |                  |        |        |                         |             |          |        |
| X <sup>2</sup>           | Per City of Portland Stormwater Management Manual Private Stormwater Facilities Plant List               |                  |        |        |                         |             |          |        |
| X <sup>3</sup>           | Per City of Portland Stormwater Management Manual Public Stormwater Facilities (Green Street) Plant List |                  |        |        |                         |             |          |        |

| TREATMENT PLANTER:       | SP-2   | TOTAL SQ.FT.:    | 1388   |        |                         |              |          |          |
|--------------------------|--|------------------|--------|--------|-------------------------|--------------|----------|----------|
| Category                 | Botanical Name   | Common Name      | Size   | Spac'g | Zone                    | Quantity/SF  | Req'd    |          |
| LARGE SHRUBS/SMALL TREES | NA   |                  |        |        |                         | 0            | VARIABLE |          |
| SHRUBS                   | Comus kelseyi <sup>2, 3, 4</sup>   | Kelseyi Dogwood  | 1 gal. | 2'     | A/B <sup>2, 3, 4</sup>  | 80           |          |          |
|                          |  |                  |        |        | TOTAL                   | 80           |          | 80       |
| GRASSES/SEDGES/RUSHES    | Deschampsia caespitosa <sup>1, 2</sup>   | Tufted Hairgrass | 1 gal. | 2'     | 1, 2', A/B <sup>2</sup> | 308          |          |          |
|                          | Juncus effusus var. paolificus <sup>1</sup>  | Pacific Rush     | 1 gal. | 1'     | 1'                      | 308          |          |          |
|                          | Juncus ensifolius <sup>1</sup>   | Dagger-leaf Rush | 1 gal. | 1'     | 1'                      | 486          |          |          |
|                          | Juncus patens <sup>1</sup>   | Grooved Rush     | 1 gal. | 1'     | 1'                      | 486          |          |          |
|                          |  |                  |        |        | TOTAL                   | 1388/1388 SF |          | 1,001 SF |
| X <sup>1</sup>           | Per City of Salem Planting List for Stormwater Facilities  |                  |        |        |                         |              |          |          |
| X <sup>2</sup>           | Per City of Eugene Stormwater Management Manual  |                  |        |        |                         |              |          |          |
| X <sup>3</sup>           | Per City of Portland Stormwater Management Manual Private Stormwater Facilities Plant List               |                  |        |        |                         |              |          |          |
| X <sup>4</sup>           | Per City of Portland Stormwater Management Manual Public Stormwater Facilities (Green Street) Plant List |                  |        |        |                         |              |          |          |

**OVERALL PLANT SCHEDULES**

The security nature of the project site does not allow plants over ~18" of height. Shrubs and ornamental grass plant calculations are based on area for plant unit (PU) calculations; 1 PU for 50 SF.

Quercus traineta 'Schmidt' Forest Green Oak 2" Cal. B&B As Shown 2 20

| TREES                     | BOTANICAL NAME  | COMMON NAME                 | SIZE     | CONDITION | SPACING  | QTY | AREA (SQ FT) | REMARKS   | PU                                    |
|---------------------------|---|-----------------------------|----------|-----------|----------|-----|--------------|---|---------------------------------------|
|                           | Thuja plicata 'Fastigiata'  | Fastigate Western Red Cedar | 8'-10'   | B&B       | As Shown | 4   |              |   | 20                                    |
|                           | Tilia cordata   | Littleleaf Linden           | 2" cal   | B&B       | As Shown | 8   |              | Evenly Branched                                 | 80                                    |
| EVERGREEN SHRUBS          | BOTANICAL NAME  | COMMON NAME                 | SIZE     | CONDITION | SPACING  | QTY | AREA (SQ FT) | REMARKS   | PU                                    |
|                           | Mahonia nervosa   | Oregon Grape                | #3       | Container | 36" o.c. | 134 | 1277         | Full and Bushy                                  | 25                                    |
|                           | Prunus laurocerasus 'Mount Vernon'  | Mount Vernon Laurel         | #1       | Container | 24" o.c. | 193 | 815          | Full and Bushy                                  | 16                                    |
| GRASSES, RUSHES, & SEDGES | BOTANICAL NAME  | COMMON NAME                 | SIZE     | CONDITION | SPACING  | QTY | REMARKS      | PU  |                                       |
|                           | Pennisetum alopecuroides 'Little Bunny'   | Little Bunny Fountain Grass | #3       | B&B       | 24" o.c. | 483 | 2218         | Full and Bushy                                  | 44                                    |
| STORMWATER FACILITIES     | BOTANICAL NAME  | COMMON NAME                 | SIZE     | CONDITION | SPACING  | QTY | REMARKS      | PU  |                                       |
|                           | Acer circinatum   | Vine Maple                  | 1.5' cal | B&B       | 72" o.c. | 8   |              | Multi-stem w/ min of 3 stems 2" dia             | INCLUDED IN STORMWATER PU CALCS BELOW |
|                           | THIS HATCH PROVIDED ONLY FOR PLANT UNIT (PU) CALCULATIONS. REFER TO STORMWATER PLANT SCHEDULE FOR DETAILS |                             |          |           |          |     |              |   | 80                                    |
| SEEDING                   | BOTANICAL NAME  | COMMON NAME                 | SIZE     | CONDITION | SPACING  | QTY | REMARKS      | PU  |                                       |
|                           | PT 702 'LET IT BEE A NO MOW'  | Pro Time Seed               |          |           |          |     |              | Application Rate: 2.5 lbs per 1,000 square feet | 157                                   |

**PLANTING PLAN NOTES**

- Do not install any plant materials until Owner's Representative has reviewed and approved irrigation system installation, area coverage balancing, soil preparation and finish grading. Refine the shape and finish grade of plant beds as directed by Owner's Representative.
- Protect all existing trees and plant materials to remain including limbs, trunks, roots and root zones.
- Finish grade is top of topsoil. Mulch is in addition.
- Prune all new plant materials as directed by Owner's Representative.
- Make minor adjustments in tree spacing as necessary to accommodate the irrigation system as installed.
- Where new lawn abuts existing, provide a smooth transition and make repairs as necessary to existing lawn.
- Plant quantities shown are for Contractor's convenience only. Contractor is responsible to provide 100% coverage of entire area at spacing shown.
- Triangle space all shrubs and groundcovers, unless otherwise noted.



**PRELIMINARY**  
Not For Construction



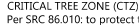
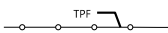

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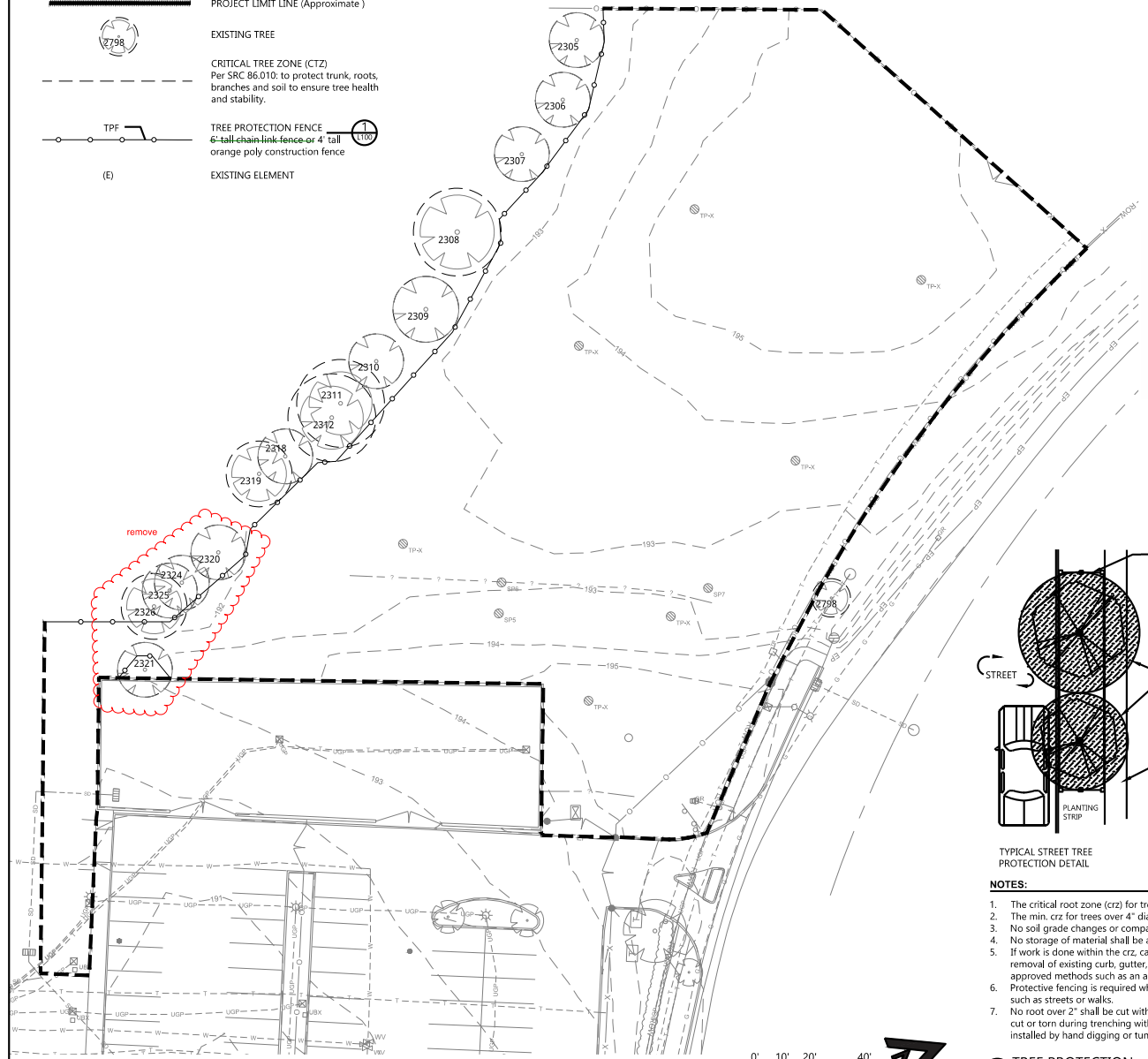
**OREGON**  
**MILITARY**  
**DEPARTMENT**

**ANDERSON READINESS CENTER**  
**PARKING AREA IMPROVEMENTS**  
**LANDSCAPE PLANT MATERIALS**  
**LISTING AND NOTES**

DRAWN: CHECK:  
VERIFY SCALE: Scales based on 22"x34" prints.  
1-1/2 Inches  
PROJECT NO. 222002-002 PAGE  
SHEET NO. L-601

**LEGEND**

-  PROJECT LIMIT LINE (Approximate)
-  EXISTING TREE
-  CRITICAL TREE ZONE (CTZ)  
Per SRC 96.010: to protect trunk, roots, branches and soil to ensure tree health and stability.
-  TREE PROTECTION FENCE  
6'-tall chain-link fence or 4' tall orange poly construction fence
-  EXISTING ELEMENT



**TREE PROTECTION NOTES**

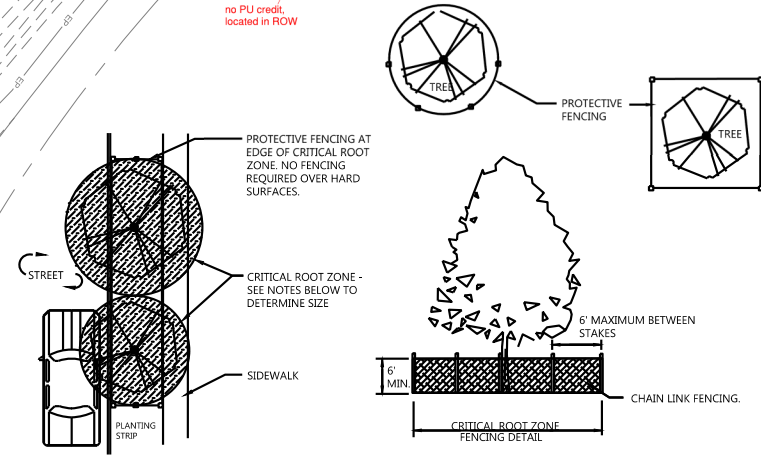
- All base information provided by:  
Keller & Associates  
245 Commercial St. #210  
Salem, OR 97301  
T: 503-364-2002
- Watering - Water trees if required by the Owner's Representative. Watering will be required if it is judged that root removal is necessary for construction and threatens the survival of the tree. Use a slow drip or soaker hose to provide one inch water per week until completion of construction.
- Tree Protection Fence - Install fence during initial mobilization at the site and maintain until substantial completion. Fence is **6-foot chain-link** and secured with rigid metal, plastic, or wood posts 6' min. length and adequate strength to support fencing and resist wind and moderate live loads.

**TREE INVENTORY**

| Plan ID | Common Name | DBH       | Canopy | Status  | PU |
|---------|-------------|-----------|--------|---------|----|
| 2305    | Alder       | 7" & 10"  | 10'    | Protect | 10 |
| 2306    | Alder       | 7" & 10"  | 10'    | Protect | 10 |
| 2307    | Alder       | 8" & 10"  | 10'    | Protect | 10 |
| 2308    | Alder       | 14" & 16" | 16'    | Protect | 15 |
| 2309    | Alder       | 10" & 12" | 12'    | Protect | 15 |
| 2310    | Alder       | 8" & 10"  | 10'    | Protect | 10 |
| 2311    | Alder       | 12" & 10" | 16'    | Protect | 15 |
| 2312    | Alder       | 12" & 10" | 16'    | Protect | 15 |
| 2318    | Alder       | 8" & 10"  | 10'    | Protect | 10 |
| 2319    | Alder       | 10" & 12" | 12'    | Protect | 15 |
| 2320    | Alder       | 10" & 10" | 10'    | Protect | 10 |
| 2321    | Alder       | 10" & 10" | 10'    | Protect | 10 |
| 2324    | Alder       | 8" & 10"  | 10'    | Protect | 10 |
| 2326    | Alder       | 8" & 10"  | 10'    | Protect | 10 |
| 2327    | Alder       | 10" & 12" | 12'    | Protect | 15 |
| 2798    | Maple       | 7"        | 10'    | Protect | 10 |

186 Total PU  
125

no PU credit located in ROW



TYPICAL STREET TREE PROTECTION DETAIL

TYPICAL TREE PROTECTION (NO PAVED SURFACES)

**NOTES:**

- The critical root zone (crz) for trees 4" diameter or smaller shall be an area with a radius at least 5' from the trunk.
- The min. crz for trees over 4" diameter shall be the existing tree canopy or drip line.
- No soil grade changes or compaction shall take place within the crz, except as approved.
- No storage of material shall be allowed within the crz.
- If work is done within the crz, care must be taken to minimize root disturbance. Special care shall be taken during excavation and removal of existing curb, gutter, and sidewalks to avoid damage to tree roots. Locate existing tree roots using hand tools or other approved methods such as an airspade.
- Protective fencing is required when the work area is within the crz of trees, except where portions of the crz are covered with pavement such as streets or walks.
- No root over 2" shall be cut without approval of an approved arborist. Roots shall be cut with approved saws. No roots over 2" shall be cut or torn during trenching with power equipment such as backhoes and trenchers. Utility lines and irrigation or other pipes shall be installed by hand digging or tunneling under roots, as necessary, to avoid cutting roots 2" and larger.

**1 TREE PROTECTION**  
NTS



**PRELIMINARY**  
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**OREGON MILITARY DEPARTMENT**

**ANDERSON READINESS CENTER PARKING AREA IMPROVEMENTS**  
**TREE PROTECTION PLAN**

DRAWN: CHECK:  
VERIFY SCALE: Scales based on 22"x34" prints.  
1-1/2 Inches  
PROJECT NO. 222002-002 PAGE  
SHEET NO. L-100