



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.

CASE NUMBER:	Class 3 Site Plan Review / Class 1 Adjustment Case No. SPR-ADJ22-53
PROPERTY LOCATION:	1292 Lancaster Dr NE, Salem OR 97301
NOTICE MAILING DATE:	December 2, 2022
PROPOSAL SUMMARY:	Proposed new Panda Express restaurant with drive-through and associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, December 16, 2022. 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.
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(1) – Class 1 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Baez Brothers LLC (Hector Baez, Arturo Baez)
APPLICANT(S):	Michael Cadell, Panda Restaurant Group Inc.
PROPOSAL REQUEST:	A Class 3 Site Plan Review application for a proposed new Panda Express restaurant, with drive-through and associated site improvements, together with a Class 1 Adjustment to increase the maximum allowed parking from 28 spaces to 30 spaces (SRC 806.015(d)). The subject property is approximately 0.99 acres in size, zoned CR (Retail Commercial) at the time of application submittal, and located at 1292 Lancaster Drive NE (Marion County Assessor Map and Tax Lot Number: 072W19CA06200).
APPLICATION PROCESS:	<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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 111718. Paper copies can be obtained for a reasonable cost.

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 1 Adjustment Case No. SPR-ADJ22-53

PROJECT ADDRESS: 1292 Lancaster Dr NE, Salem OR 97301

AMANDA Application No.: 22-111718-RP

COMMENT PERIOD ENDS: December 16, 2022

SUMMARY: Proposed new Panda Express restaurant with drive-through and associated site improvements.

REQUEST: A Class 3 Site Plan Review application for a proposed new Panda Express restaurant, with drive-through and associated site improvements, together with a Class 1 Adjustment to increase the maximum allowed parking from 28 spaces to 30 spaces (SRC 806.015(d)). The subject property is approximately 0.99 acres in size, zoned CR (Retail Commercial) at the time of application submittal, and located at 1292 Lancaster Drive NE (Marion County Assessor Map and Tax Lot Number: 072W19CA06200).

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. Friday, December 16, 2022, 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: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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



NO POSTAGE
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UNITED STATES

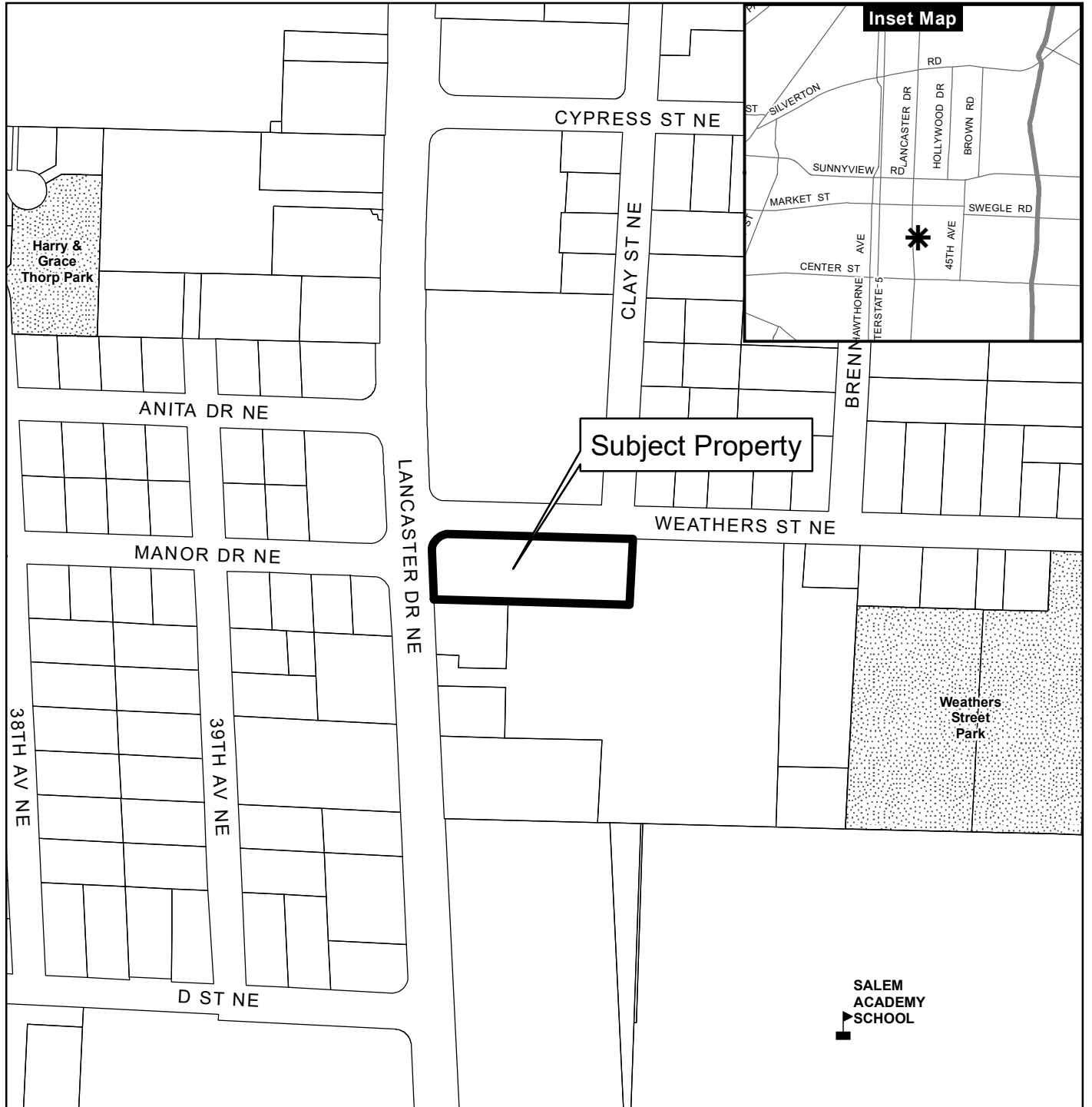
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 1292 Lancaster Drive NE



Legend

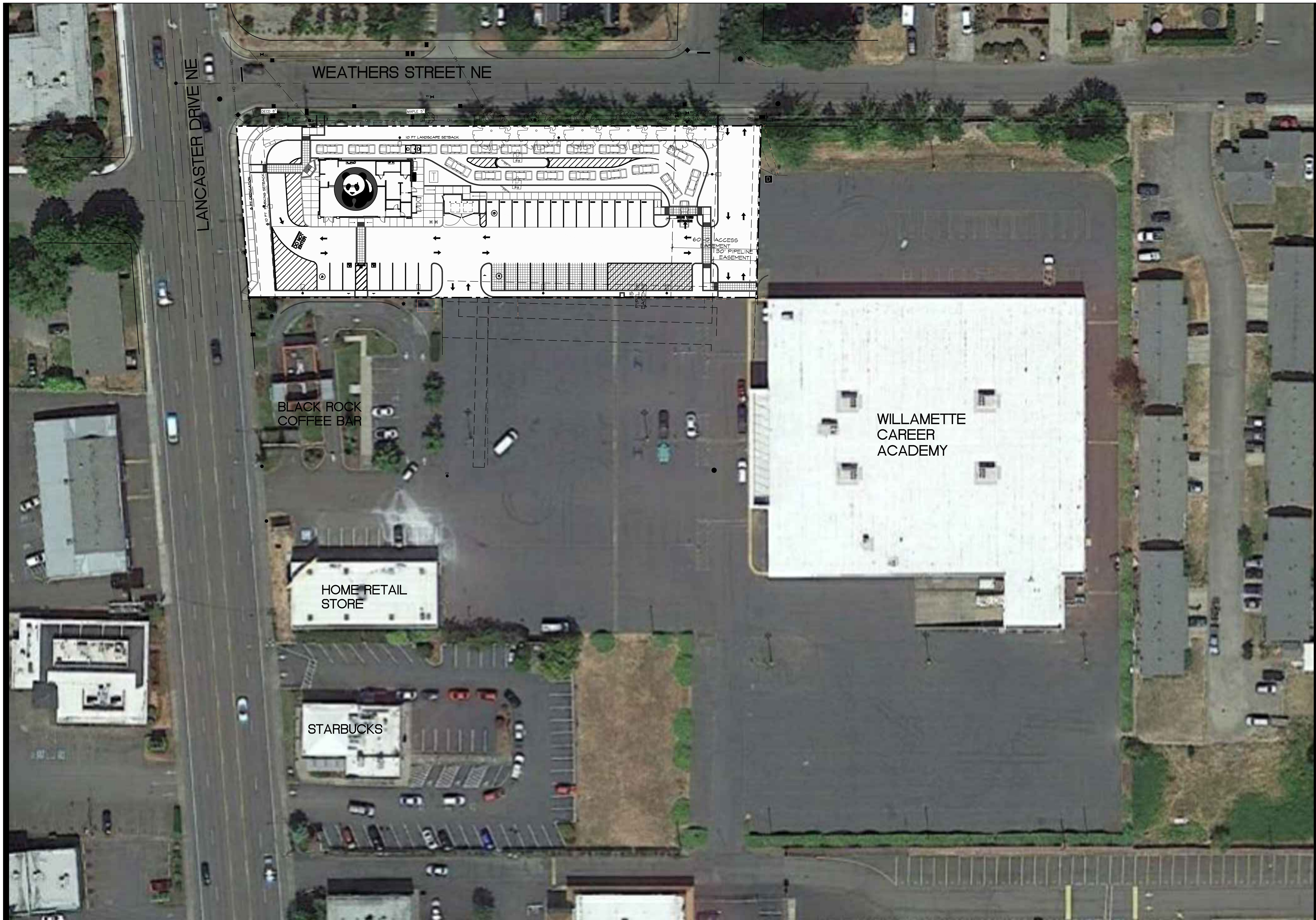
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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

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REVISIONS:

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ISSUE DATE:

PRE-APPLICATION SUBMITTAL	03/08/22
PLANNING 1ST SUBMITTAL	06/06/22
PLANNING 2ND SUBMITTAL	09/08/22
PLANNING 3RD SUBMITTAL	11/01/22

DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-23-D22360
 ARCH PROJECT #: CRM 2203

CRM Architects & Planners Inc.

5800 Stanford Ranch Road Suite 720
 Rocklin, CA 95765
 phone: (916) 451-1500



LANCASTER DR. NE & WEATHERS ST. NE

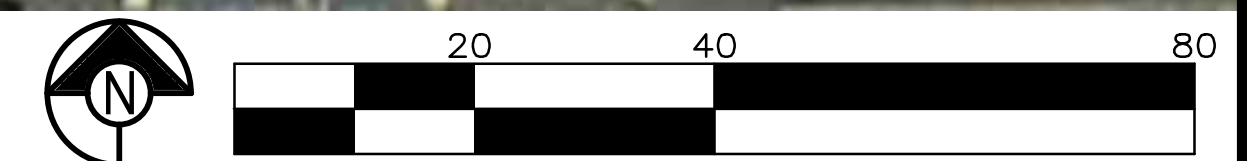
1292 LANCASTER BLVD.
 SALEM, OR 97301

2600 Plan

A-100.A

OVERALL CENTER SITE PLAN
 ARCHITECTURAL

SPR SUBMITTAL DWGS



OVERALL CENTER ARCHITECTURAL SITE PLAN 1

Scale: 1"=30'-0" A-100A



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REVISIONS:

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DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-23-D22360
ARCH PROJECT #: CRM 2203

CRM Architects & Planners Inc.

5800 Stanford Ranch Road Suite 720
Rocklin, CA 95765
phone: (916) 451-1500

STAMP:
REGISTERED ARCHITECT
38302
ERVIN McMULLEN
PORTLAND
OREGON
STATE OF OREGON

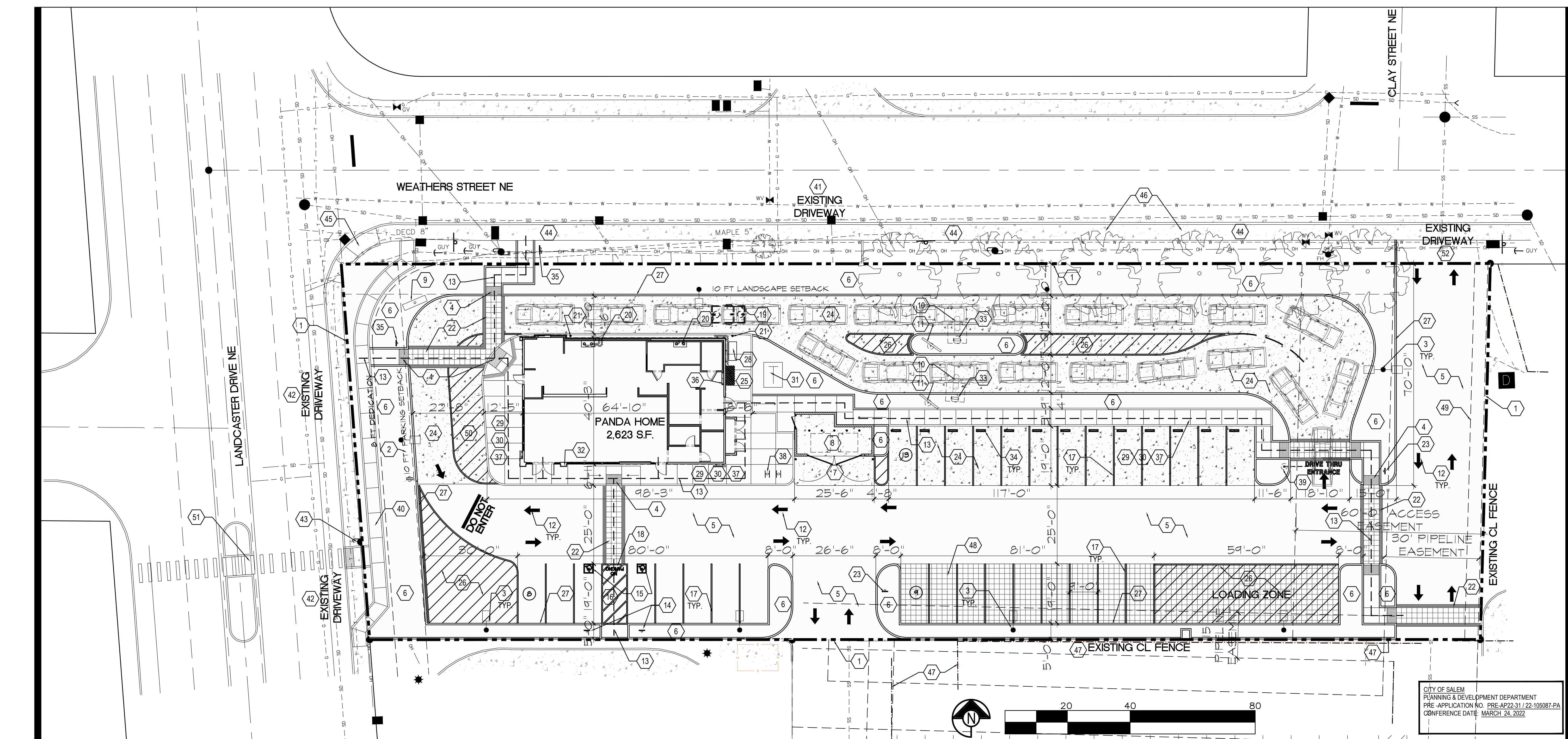
LANCASTER DR. NE & WEATHERS ST. NE
1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-100

SITE PLAN ARCHITECTURAL

SPR SUBMITTAL DWGS



ARCHITECTURAL SITE PLAN 1

Scale: 1/16"=1'-0" A-100

- GENERAL NOTES:**
- 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.
 - 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.
 - 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 (281-705-8701). PROVIDE INSULATED COVER, AQUA SHIELD MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11A-407.
 - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS
- PROPERTY LINE
 - DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER)
 - NEW PARKING LOT POLE LIGHT 22'-0" MOUNTING HEIGHT (20'-0" POLE) TYPICAL. SEE LIGHTING SCHEDULE ON E-105 (REFER TO PHOTOMETRICS 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)
 - TRUNCATED DOMES 3" MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
 - ASPHALT PAVING - SEE CIVIL PLAN PER CITY OF SALEM STANDARDS. SEE CIVIL DWGS.
 - IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
 - CONCRETE APRON AT TRASH ENCLOSURE AREA
 - TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
 - NEW 25'-0" HIGH PYLON SIGN UNDER SIGNAGE PERMIT. REFER TO SIGN VENDOR SIGNAGE PACKAGE.
 - DRIVE THRU LANE SENSOR LOOP SEE DETAIL
 - DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM
 - DIRECTIONAL ARROW

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN
- INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
- PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY OF SALEM STDS.
- DESIGNATED ACCESSIBLE PARKING SPACE. SEE CIVIL DRAWINGS
- UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE PLUMBING DWGS.
- ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB OR TIE TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION.
- STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE INTERNALLY COLORED AND SCORED CONCRETE PAVING AT PEDESTRIAN PATH OF TRAVEL WHERE CROSSING VEHICULAR WAY (TYP).
- TOW AWAY WARNING SIGN
- CONCRETE DRIVE SLAB PER SOILS REPORT. SEE CIVIL DRAWINGS.
- 600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
- PAINTED STRIPED AREAS WITH 4" WIDE STRIPES. PAINT USED FOR STALL STRIPING
- PLANTER CURB (TYP.)
- GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
- EXPANSION JOINT @ 20'-0" O.C. MAX.
- TOOLED JOINTS @ 5'-0" TO 5'-6" O.C.

- ELECTRICAL TRANSFORMER AND CT-CAN FOR PANDA BY UTILITY COMPANY. VERIFY EXACT LOCATION WITH UTILITY CO.
- KNOX BOX TO BE PROVIDED WITH TAMPER SWITCH AND SHALL BE MONITORED BY F.D. APPROVED CENTRAL MONITORING DEVICE.
- ORDER CONFIRMATION BOARD OR PREFABRICATED ORDER CANOPY. VERIFY W/ PX PM. SEE SIGNAGE DWGS.
- WHEEL STOP
- POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT EACH PEDESTRIAN ACCESS POINT.
- INTERIOR ELECTRICAL SUBPANELS
- 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.
- EXTERIOR BICYCLE RACK (MINIMUM 4 BIKE SPACES REQUIRED)
- CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE. SEE SIGNAGE PLANS.
- NEW SIDEWALK TO BE LOCATED PARALLEL TO AND ONE FOOT FROM THE ADJACENT RIGHT OF WAY PER CITY STREET STANDARDS SRC 803.035(I)(2)(A)
- EXISTING DRIVEWAY TO BE CLOSED OFF AND NEW SIDEWALK INSTALLED TO CONNECT TO EXISTING SIDEWALK ON EACH END. PER CITY STANDARDS. SEE CIVIL DRAWINGS.
- EXISTING SIDEWALK AND DRIVEWAYS AT LANCASTER FRONTAGE TO BE REMOVED. CONSTRUCT NEW CURB AND GUTTER AT DRIVEWAY LOCATIONS PER CITY STANDARDS P-5 TO MATCH AND ALIGN WITH EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING POWER POLE TO REMAIN AND PROTECT DURING CONSTRUCTION.
- EXISTING SIDEWALK AT WEATHERS FRONTAGE AND PORTION AT INTERSECTION CURB RAMP TO REMAIN. REPLACE AS NEEDED AT EXISTING DRIVEWAY REMOVAL.
- EXISTING RAMP ON RIGHT OF WAY TO REMAIN AND PROTECT. NEW SIDEWALKS PER STREET CITY STANDARDS TO CONNECT TO RAMP.
- EXISTING STREET TREES TO REMAIN AND PROTECT. PRESERVING OF TREES REQUIRE 100 PERCENT OF THEIR CRITICAL ROOT ZONES TO BE PROTECTED (CRITICAL ZONE MEASURES ONE-FOOT IN RADIUS FOR EACH ONE-FOOT OF DBH).

- EXISTING PERMANENT GATED FENCE FOR SCHOOL ACADEMY TO REMAIN
- +/- 2,657 SQUARE FEET NEW PERVIOUS PAVING AT PARKING & LOADING ZONE SHOWN HATCHED.
- MINIMUM 5'-0" VEHICLE USE AREA SETBACK.
- STRIPED AREA FOR DRIVE-THRU ORDER WAITING.
- FUTURE PEDESTRIAN CROSSING MEDIAN & SIGNAL ELEMENTS TO BE INSTALLED BY CITY OF SALEM
- EXISTING DRIVEWAY TO REMAIN.

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 30.00 FEET SOUTH 1°14' 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 1°14' 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.

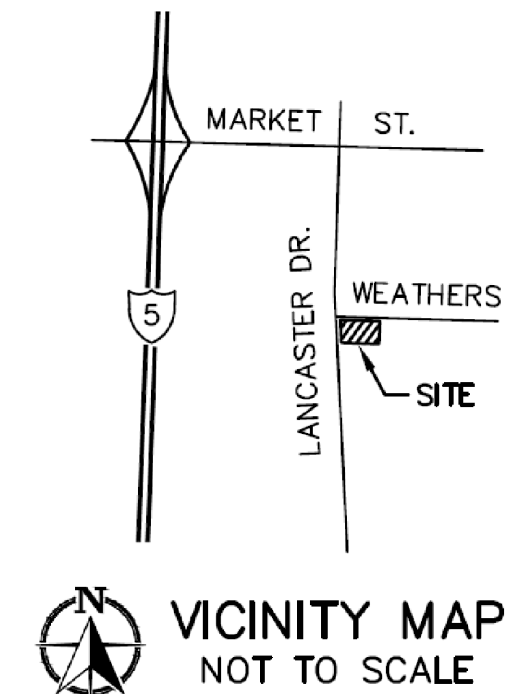
KEY NOTES A

LEGAL DESCRIPTION B

A-100

A-100

Project Name	Panda Express	
Proposed	1292 Lancaster Dr NE Salem, OR 97301	
Tax #	Panda Express Restaurant	
Existing Zoning	072W19CA06200	
Land Use	Commercial Retail (CR)	
Parking Required	Restaurant w/ Drive-thru	
Parking Provided	11 Minimum --- 28 Maximum Allowed	
SITE PLAN REQUIREMENTS		
Total Parcel Area	43,362 Sq. Ft. (0.99 Acre)	100 %
Building Coverage	2,623 Sq. Ft.	6 %
Asphalt/ Conc. Coverage	32,882 Sq. Ft.	76 %
Landscaping	7,857 Sq. Ft.	18 %
Owner:	Baez Brothers, LLC 1292 Lancaster Blvd. Salem, OR 97301	Civil Engineer: Scott Steckley, P.E. Chehalem Diversified, Inc. 2800 E. 9th St. Ste. 700 Newberg, OR 97132 T: 503.538.0337

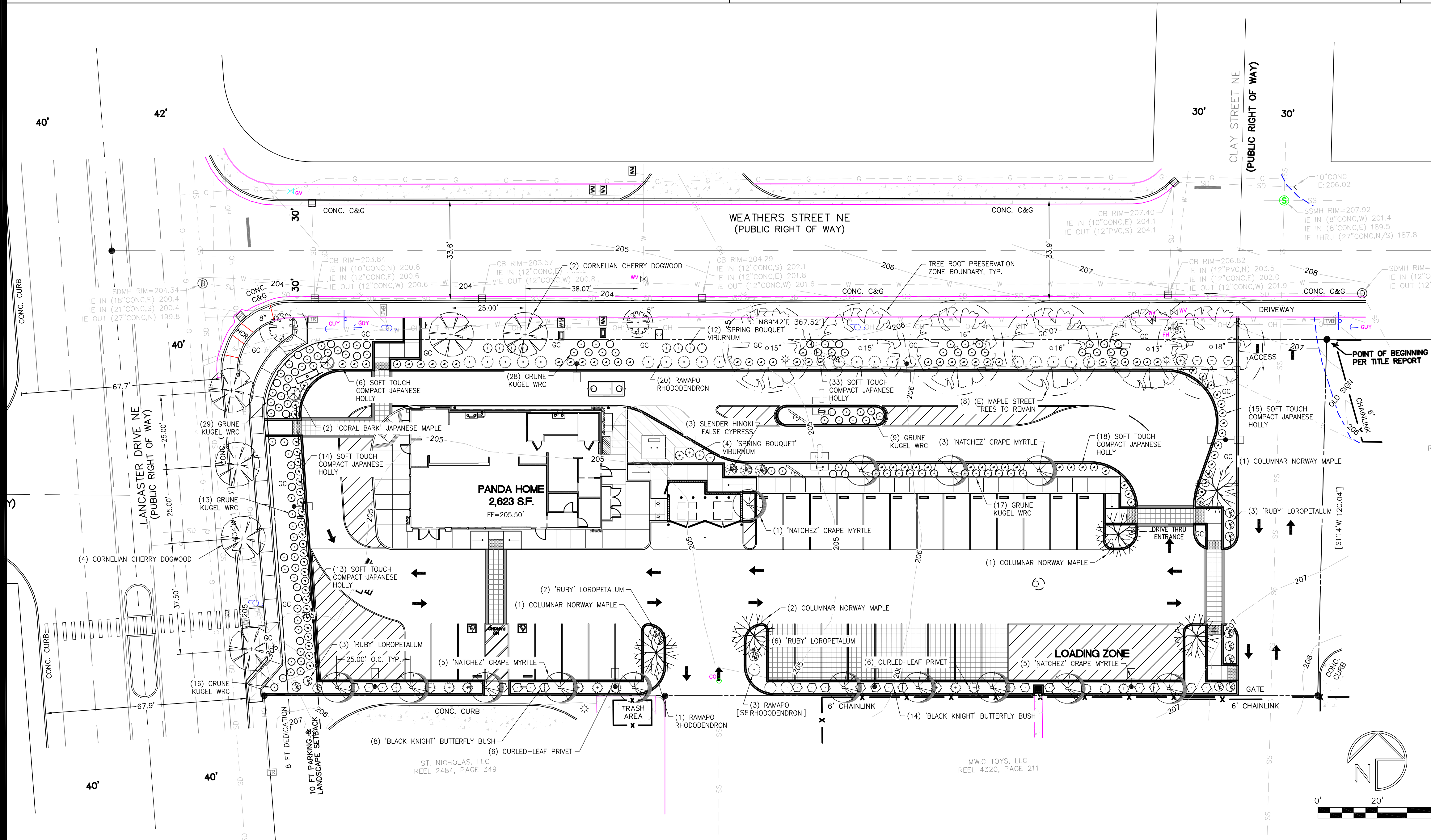


PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
TREES					
14	'NATCHEZ' CRAPE MYRTLE	LAURUSTROBILUS INDICA X FAUCER 'NATCHEZ'	12" - 2" CAL / 8-9' HT.	BRB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	TREES
6	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES	2" CAL / 8' HT.	BRB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARES
3	SLENDER HINOKI FALSE CYPRESS	CHAMAECYPARIS OBTUSA 'ORACILLIS'	7-8' HT.	CNTNR; CENTRAL LEADER; PYRAMIDAL; VIGOROUS GROWTH	VARES
2	CORAL BARK JAPANESE MAPLE	ACER PALMATUM 'SANGOKAKU'	6-7' HT.	BRB; CENTRAL LEADER; EVEN BRANCHING; VIGOROUS GROWTH	VARES
7	CORNELIAN CHERRY DOGWOOD	CORNUS MIS 'SAFFRON SENTINEL'	1 1/2" - 2" CAL / 8-9' HT.	BRB; SINGLE TRUNK; EVEN BRANCHING; VIGOROUS GROWTH	VARES
SHRUBS					
12	CURLED-LEAF PRIVET	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	7 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
24	RAMAPO RHODODENDRON	RHODODENDRON X 'RAMAPO'	2 GAL.	FULL; VIGOROUS GROWTH	VARES
22	'BLACK KNIGHT' BUTTERFLY BUSH	BUTELIA DWIGHT 'BLACK KNIGHT'	7 GAL.	FULL; VIGOROUS GROWTH	4' O.C.
112	GRUNE KUGEL WESTERN RED CEDAR	THUJA PLICATA 'GRUNE KUGEL'	1 GAL.	FULL; VIGOROUS GROWTH	4' O.C.
0	HERIQUO ROSES WHITE MEDIANDB	ROSA X 'MEDIANDB'	1 GAL.	FULL; VIGOROUS GROWTH	VARES
16	SPRING BOUQUET VIBURNUM	VIBURNUM TINUS 'COMPACTUM'	7 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
99	SOFT TOUCH JAPANESE HOLLY	ILEX CREMATA 'SOFT TOUCH'	3 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
14	'RUBY' LOROPETALUM	LOROPETALUM CHINENSIS 'RUBY'	3 GAL.	FULL; VIGOROUS GROWTH	3' O.C.
GROUNDCOVERS / GRASSES & SEASONAL COLOR					
100	ASIANE JASMINE	TRACHELOSPERMUM ASIATICUM	4" POT	FULL; VIGOROUS GROWTH; SPREADING	12" O.C.
0	RISE QUEEN BISHOP'S HAT	SPERMATOPHYTES '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.
0	SEASONAL AND / OR PERENNIAL COLOR		4" POT - 1 GAL.	FULL; VIGOROUS GROWTH	VARES
LAWN					

PLANT SCHEDULE B

NO SCALE L-1.1



LANDSCAPE PLAN 1

Scale 1" = 20' L-1.0

LANDSCAPE NOTES:

- 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.
- 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.
- AFTER PLANTS AND GROUND COVERS ARE PLANTED, BEFORE APPLICATION OF TOP DRESSING, APPLY RONSTAR PRE-EMERGENCE WEED KILLER PER MANUFACTURER'S DIRECTIONS.
- ALL SHRUB AREAS SHALL HAVE A WEED BARRIER MAT INSTALLED PRIOR TO PLACING THE TOP DRESSING.
- APPLY TOP DRESSING OF 2" OF ROCK MULCH AFTER APPLICATION OF PRE-EMERGENT.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANTS FOR 60 DAYS AND TREES FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SEE DETAILS 1401 AND 1402, SHEET L-1.1 FOR SHRUB AND TREE PLANTING REQUIREMENTS.
- ALL LANDSCAPE AREAS THAT DO NOT CONTAIN SHRUBS OR GROUNDCOVER SHALL BE PLANTED WITH SOD INSTALLED PER THE PLANT SCHEDULE REQUIREMENTS.
- SEE SHEET L-2.0 FOR IRRIGATION SLEEVE LOCATIONS AND IRRIGATION SYSTEM REQUIREMENTS.
- PLANT SCHEDULE INDICATES QUANTITY OF NEW PLANTINGS ONLY. OTHER PLANTS LISTED ARE EXISTING AND SHOWN FOR REFERENCE.
- 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.
- SEE PLANT SCHEDULE, DETAIL B, THIS SHEET.
- NONE OF THE EXISTING TREES TO REMAIN ARE SIGNIFICANT IN EITHER SPECIES OR SIZE. GIVEN THEIR SIZE AND LOCATION NEXT TO OVERHEAD POWER FACILITIES ONE OR MORE TREES MAY NEED TO BE REMOVED FOR CONSTRUCTION. IF THIS IS THE CASE IT IS RECOMMENDED THAT A REPLACEMENT COLUMNAR NORWEGIAN MAPLE BE PLANTED ON SITE AND A STREET TREE MATCHING THOSE SPECIFIED ON THE PLAN BE PLANTED IN THE ROW.

MAINTENANCE NOTES:

- AERATE AND DE-THATCH TURF AREAS ONCE A YEAR.
- REPLENISH MULCH IN THE SHRUB BEDS ON AN ANNUAL BASIS.
- FERTILIZE TURF, GROUNDCOVER AND SHRUB BEDS WITH APPROPRIATE FERTILIZER ANNUALLY AND WHEN NEEDED.
- PRUNE SHRUBS AS NECESSARY TO ALLOW FULL PERFORMANCE OF IRRIGATION SYSTEM AND PROVIDE SAFETY TO PEDESTRIANS AND VEHICLES.
- CONTROL WEEDS IN LANDSCAPED AREAS BY REMOVING AS OFTEN AS NECESSARY.
- 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.



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

LAND USE REVIEW 10/26/2022

DRAWN BY: CHEHALEM DIVERSIFIED, INC.

PANDA PROJECT #: S8-23-D22360
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ENR PROJECT #: 1603-10



Panda Express
w/ Drive Through
LANCASTER DRIVE NE & WEATHERS STREET NE
SALEM, OR 97301

Panda Next Generation 2600

L-1.0

CIVIL LANDSCAPE PLAN

NOTES A

NO SCALE L-1.0