



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 2 Adjustment / Class 1 Adjustment Case No. SPR-ADJ24-17
PROPERTY LOCATION:	1850 45 th Ave NE, Salem OR 97305
NOTICE MAILING DATE:	May 28, 2024
PROPOSAL SUMMARY:	Phased development of a new turf recreational field and new off-street parking area.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, June 11, 2024</u>. 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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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: skaltwasser@salemneighbors.org .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(1 and 2) – Class 1 and 2 Adjustments 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):	East Salem Community Center, Evergreen Plaza Group LLC (Adam Wittenberg)
APPLICANT(S):	East Salem Community Center Evergreen Plaza Group LLC (Adam Wittenberg)
PROPOSAL REQUEST:	A Class 3 Site Plan Review for the phased development of a new turf recreational field with associated field lighting, and paving an existing gravel off-street parking area, with the following Adjustments: 1) A Class 1 Adjustment to increase the maximum off-street parking allowance for a development site in SRC Chapter 806, Table 806-1, from 221 space to 224 spaces, an increase of three spaces or 1.4 percent; and 2) Class 2 Adjustments to eliminate the pedestrian connection requirement per SRC 800.065(a)(1) between a building entrance and three abutting streets, including Dutchman Street NE, Geneva Avenue NE, and Nicholas Street NE. The subject property is approximately 13.23 acres in size, zoned RM-II (Multi-Family Residential) and RA (Residential Agriculture), and located at 1850 45 th Avenue NE – 97305 (Marion County Assessor’s map and tax lot numbers: 072W19AA / 04200).
APPLICATION PROCESS:	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. 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.
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: 24 107371. 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 2 Adjustment / Class 1 Adjustment
Case No. SPR-ADJ24-17

PROJECT ADDRESS: 1850 45th Ave NE, Salem OR 97305

AMANDA Application No.: 24-107371-PLN

COMMENT PERIOD ENDS: Tuesday, June 11, 2024, at 5:00 p.m.

SUMMARY: Phased development of a new turf recreational field and new off-street parking area.

REQUEST: A Class 3 Site Plan Review for the phased development of a new turf recreational field with associated field lighting, and paving an existing gravel off-street parking area, with the following Adjustments:

- 1) A Class 1 Adjustment to increase the maximum off-street parking allowance for a development site in SRC Chapter 806, Table 806-1, from 221 space to 224 spaces, an increase of three spaces or 1.4 percent; and
- 2) Class 2 Adjustments to eliminate the pedestrian connection requirement per SRC 800.065(a)(1) between a building entrance and three abutting streets, including Dutchman Street NE, Geneva Avenue NE, and Nicholas Street NE.

The subject property is approximately 13.23 acres in size, zoned RM-II (Multi-Family Residential) and RA (Residential Agriculture), and located at 1850 45th Avenue NE 97305 (Marion County Assessor's map and tax lot numbers: 072W19AA / 04200).

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., TUESDAY, June 11, 2024, 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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

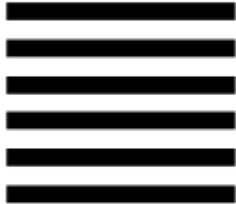


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

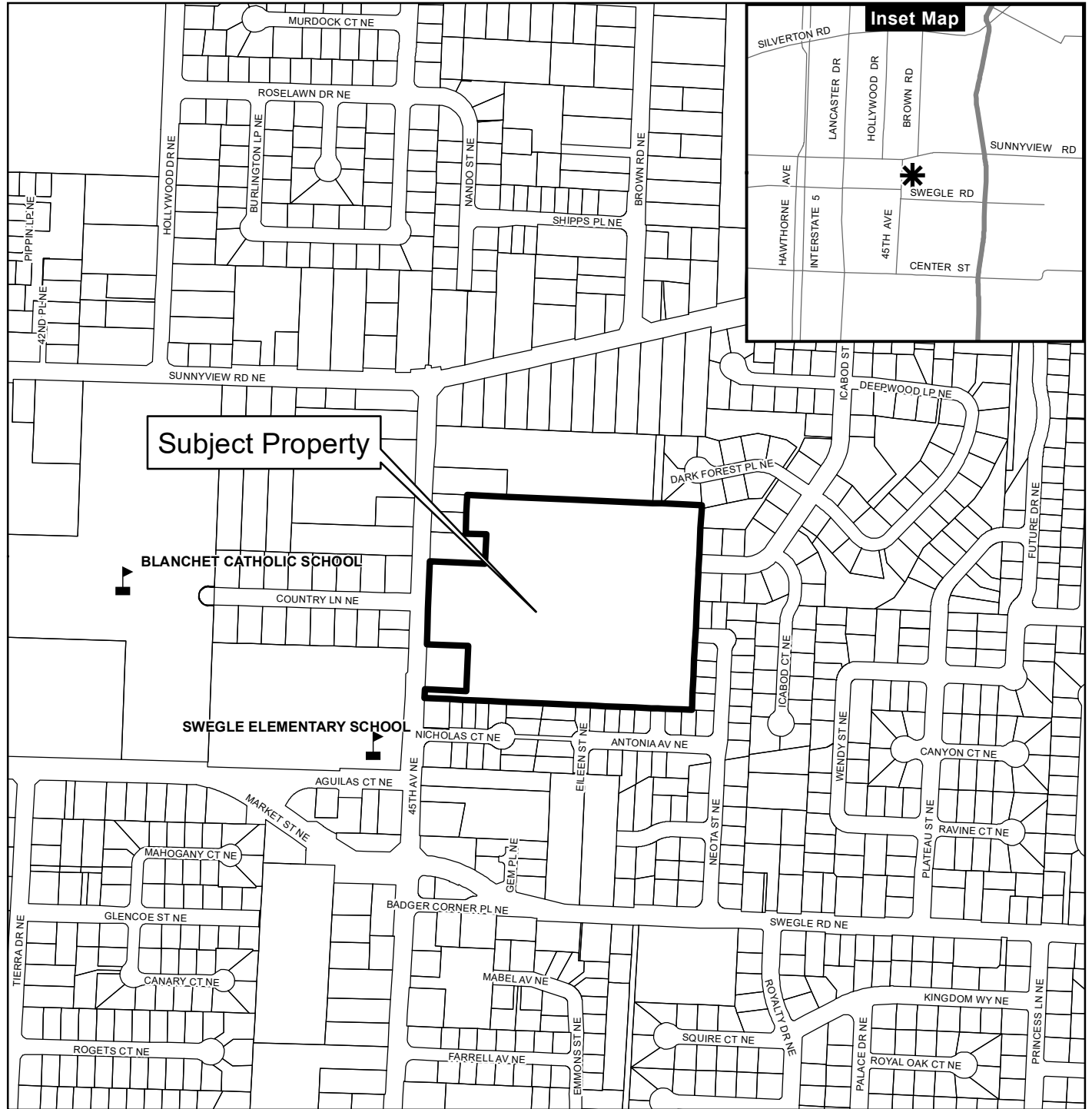
POSTAGE WILL BE PAID BY ADDRESSEE

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










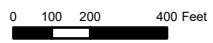
Vicinity Map

1850 45th Avenue NE



Legend

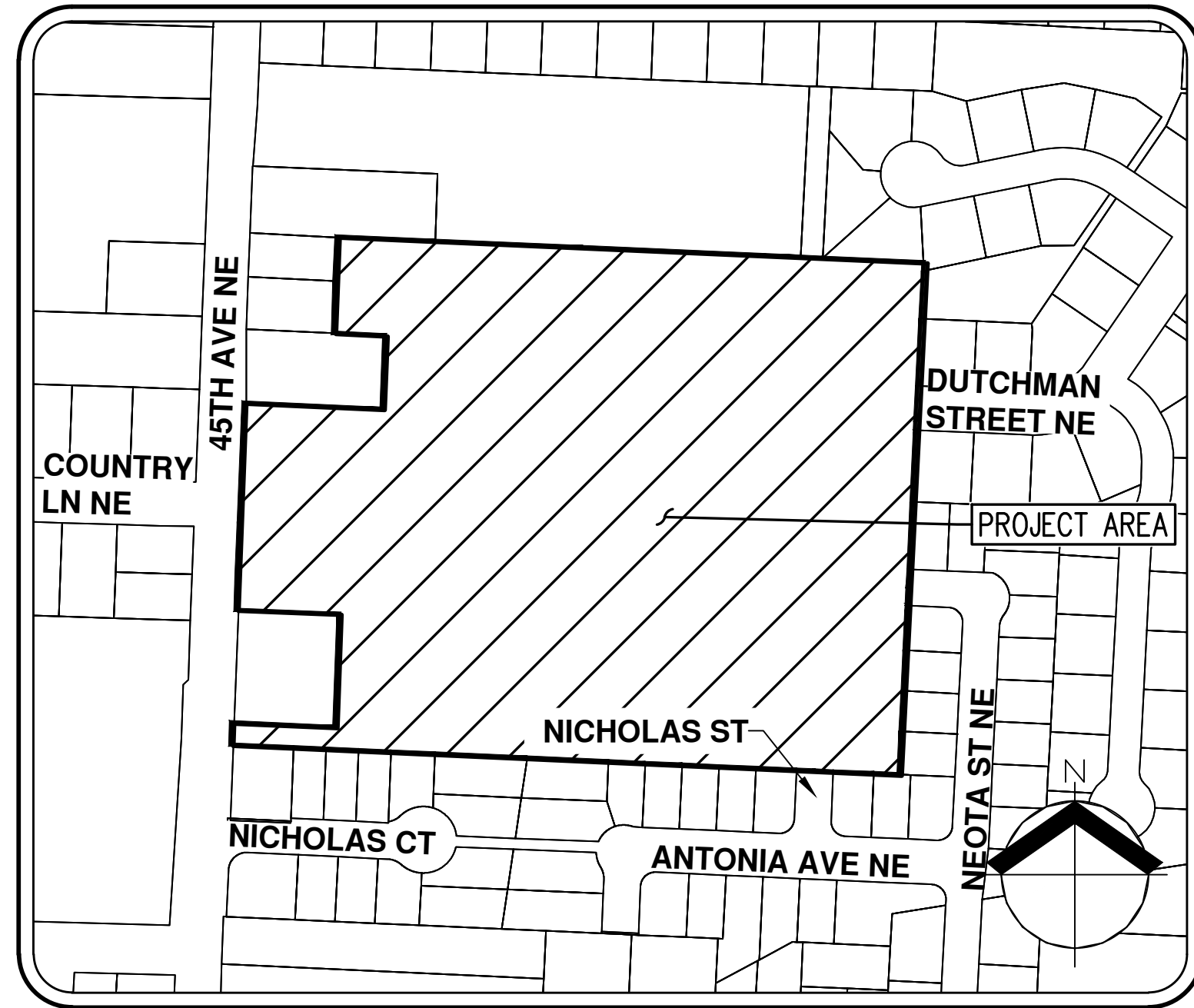
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



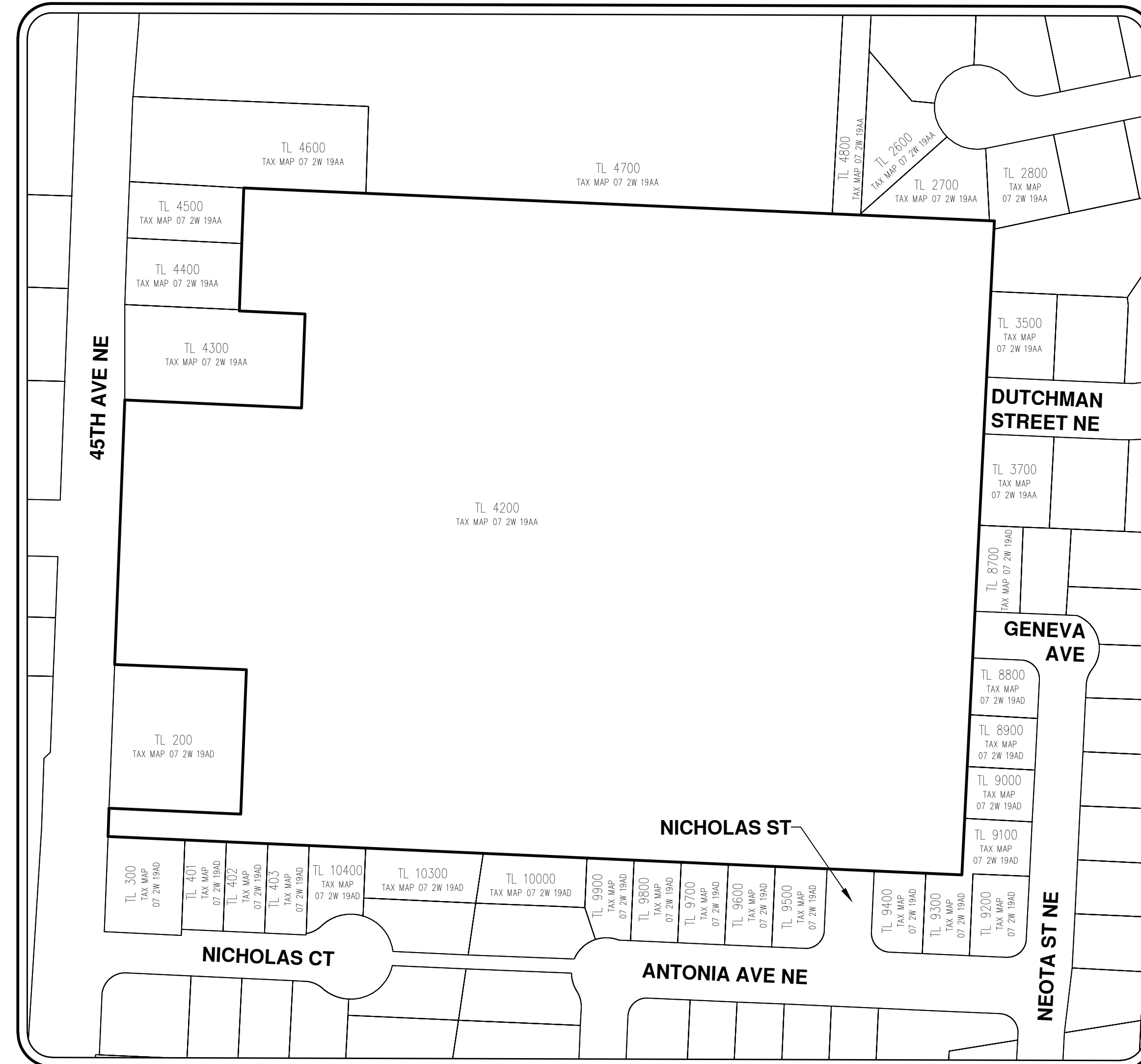
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EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT

PRELIMINARY PLANS FOR SITE PLAN REVIEW APPLICATION



VICINITY MAP
NTS



SITE MAP
1"=100'

EXISTING		PROPOSED	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		
RECLAIMED WATER LINE		

SHEET INDEX

- P01 COVER SHEET
- C002 EXISTING CONDITIONS
- P03 PRELIMINARY PHASING PLAN
- P04 PRELIMINARY SITE AND SURFACING PLAN
- P05 PRELIMINARY TURF FIELD SECTION
- P06 PRELIMINARY GRADING AND UTILITY PLAN
- P07 PRELIMINARY TREE CONSERVATION PLAN
- P08 PRELIMINARY DETAILED TREE TABLE
- P09 PRELIMINARY LANDSCAPE PLAN
- P10 NON-DISCRETIONARY STORMWATER SITE PLAN

APPLICANT

BLANCHET COMMUNITY FOUNDATION
CONTACT: DANA NORTH
1850 45TH AVENUE NE
SALEM, OR 97305

PROJECT LOCATION / DESCRIPTION:

MARION COUNTY TAX MAP 07 2W 19AA
TAX LOT 4200
CITY OF SALEM, OREGON

ADDRESS

1850 45TH AVE NE, SALEM, OR 97305

CIVIL ENGINEERING / SURVEYING LAND USE PLANNING / LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
LAND USE PLANNING CONTACT: ZACH PELZ, AICP
ENGINEERING CONTACT: AUSTIN COLE, PE
3700 RIVER RD N, STE 1
KEIZER, OR 97303
PH: 503.400.6028
WWW.AKS-ENG.COM

TYPE OF APPLICATION:

CLASS 3 SITE PLAN REVIEW

EXISTING LAND USE:

EXISTING COMMUNITY CENTER BUILDING
AND ASSOCIATED INFRASTRUCTURE.

SITE AREA

±13.23 ACRES

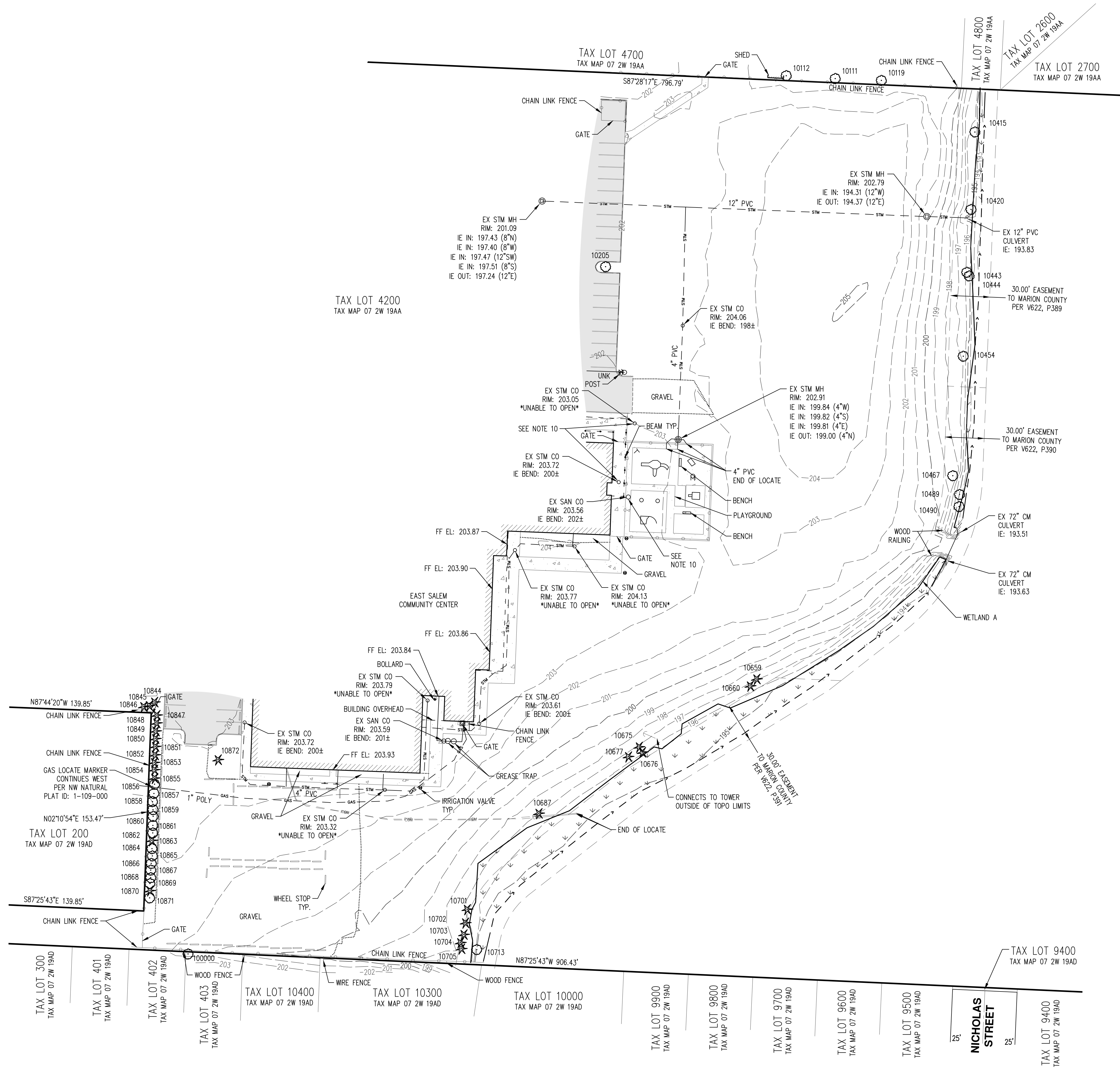
PROJECT PURPOSE:

CONSTRUCTION OF A RECREATIONAL ARTIFICIAL TURF FIELD IN
THE CITY OF SALEM'S RM-II ZONING DISTRICT AND
CONSTRUCTION OF PARKING IMPROVEMENTS IN THE CITY OF
SALEM'S RA ZONING DISTRICT.

VERTICAL DATUM:

ELEVATIONS ARE BASED ON NGS BENCHMARK QE1447, LOCATED
AT THE JUNCTION OF LANCASTER DRIVE AND WOLVERINE
STREET. ELEVATION = 202.94 FEET (NAVD88) THEN ADJUSTED
TO NGVD29 WITH A VERTCON SHIFT OF -3.36 FEET, SETTING
THE NGVD29 ELEVATION AT 199.58 FEET.

AKS DRAWING FILE: 10453COND.DWG | LAYOUT: C002

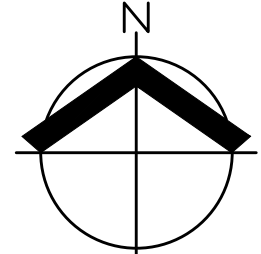


NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS PROVIDED PER PRIVATE LOCATING COMPANY MARK IT OUT LLC. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED DECEMBER, 2023.
- HORIZONTAL DATUM: OREGON COORDINATE REFERENCE SYSTEM, SALEM ZONE. DISTANCES SHOWN ARE IN INTERNATIONAL FOOT GROUND VALUES.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK 0E1447, LOCATED AT THE JUNCTION OF LANCASTER DRIVE AND WOLVERINE STREET. ELEVATION = 202.94 FEET (NAVD88) THEN ADJUSTED TO NGVD29 WITH A VERTCON SHIFT OF -3.36 FEET, SETTING THE NGVD29 ELEVATION AT 199.58 FEET.
- CONTOUR INTERVAL IS 1.00 FOOT.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- TREES WITH DIAMETER OF 6\"/>

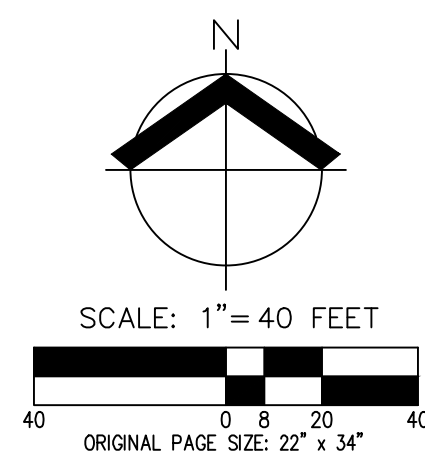
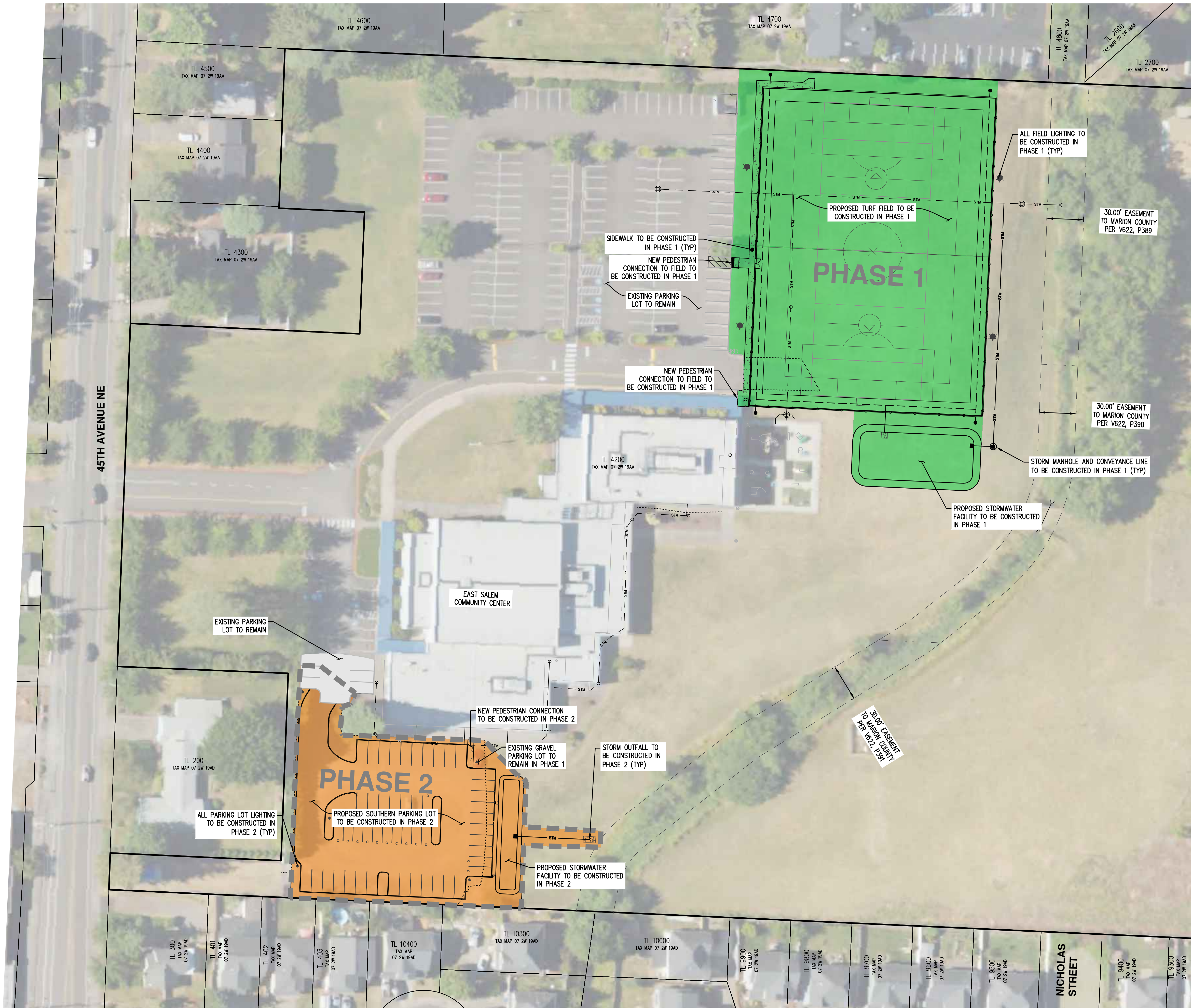
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10111	DECIDUOUS	9
10112	DECIDUOUS	9
10119	DECIDUOUS	7
10205	DECIDUOUS	10
10415	DECIDUOUS	8
10420	DECIDUOUS	6, 9, 10, 7
10443	DECIDUOUS	6
10444	DECIDUOUS	9
10454	DECIDUOUS	6
10467	DECIDUOUS	7
10489	DECIDUOUS	9
10490	DECIDUOUS	10
10659	CONIFEROUS	11
10660	CONIFEROUS	8
10675	CONIFEROUS	8
10676	CONIFEROUS	6
10677	CONIFEROUS	8
10687	CONIFEROUS	11
10701	CONIFEROUS	7
10702	CONIFEROUS	9
10703	CONIFEROUS	8
10704	CONIFEROUS	8
10705	CONIFEROUS	6
10713	DECIDUOUS	12
10844	CONIFEROUS	12
10845	CONIFEROUS	10
10846	CONIFEROUS	10

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10847	CONIFEROUS	7, 7
10848	CONIFEROUS	15
10849	CONIFEROUS	11
10850	CONIFEROUS	12
10851	CONIFEROUS	10
10852	CONIFEROUS	15
10853	CONIFEROUS	6
10854	CONIFEROUS	10
10855	CONIFEROUS	12
10856	DECIDUOUS	7
10857	DECIDUOUS	6
10858	DECIDUOUS	6
10859	DECIDUOUS	6, 6
10860	DECIDUOUS	6
10861	DECIDUOUS	6
10862	DECIDUOUS	7
10863	CONIFEROUS	9
10864	DECIDUOUS	8
10865	DECIDUOUS	6
10866	DECIDUOUS	7
10867	DECIDUOUS	6, 6
10868	DECIDUOUS	6
10869	DECIDUOUS	6
10870	CONIFEROUS	9, 7
10871	DECIDUOUS	6
10872	CONIFEROUS	56
100000	DECIDUOUS	6



SCALE: 1" = 40 FEET
ORIGINAL PAGE SIZE: 22" x 34"

DESIGNED BY: _____
DRAWN BY: EM
MANAGED BY: JS
CHECKED BY: AC
DATE: 01/24/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
DIGITALLY SIGNED
03/06/2024 2:07:45 PM
JOSEPH F. SULLIVAN
8645815
RENEWS: 6/30/2024



PRELIMINARY PHASING PLAN
EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
BLANCHET COMMUNITY FOUNDATION
SALEM, OREGON

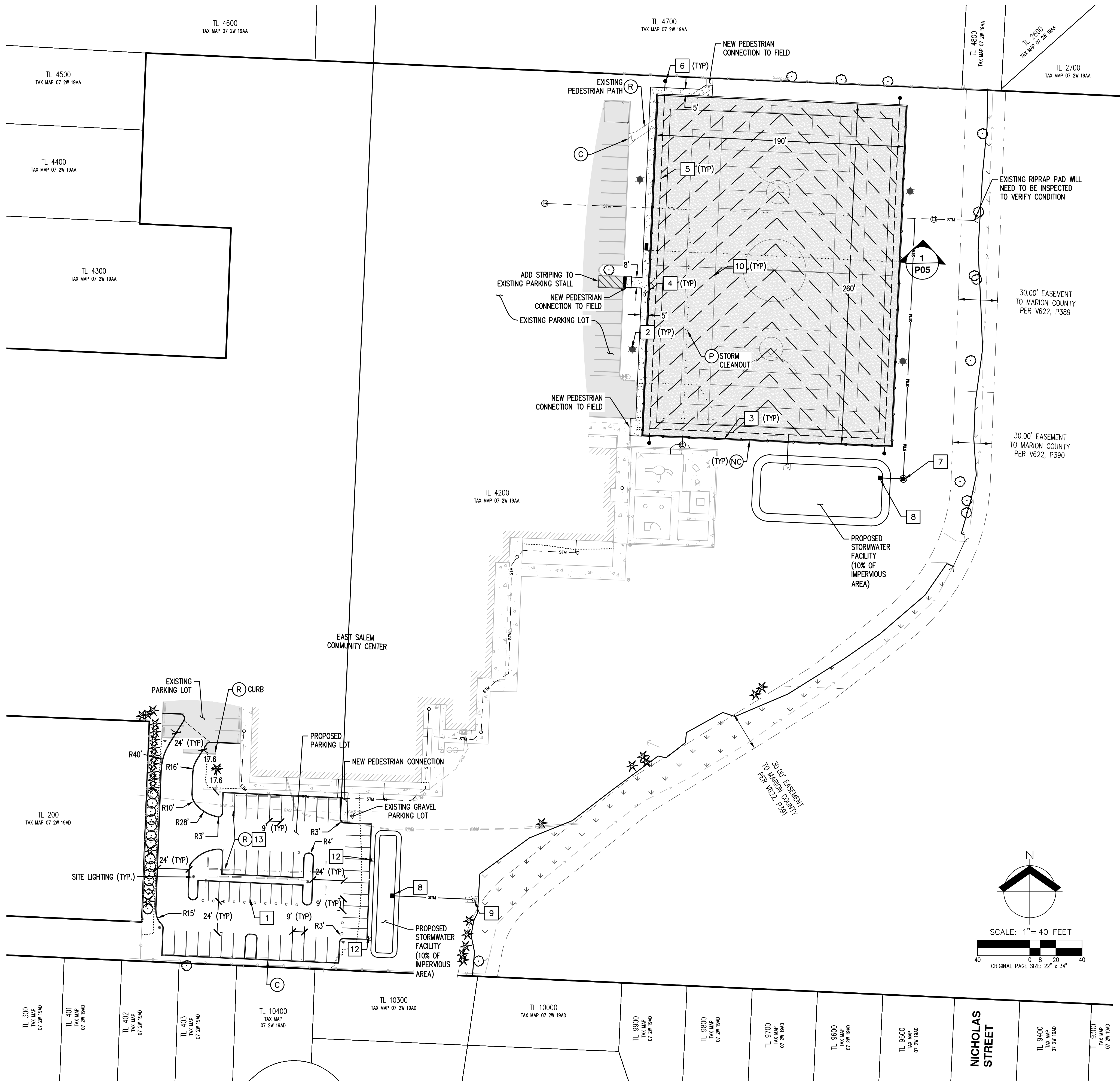
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NUMBER:	10453
DATE:	05/08/2024
DESIGNED BY:	AMC
DRAWN BY:	ECR
CHECKED BY:	AMC

**PRELIMINARY SITE AND SURFACING PLAN
 EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
 BLANCHET COMMUNITY FOUNDATION
 SALEM, OREGON**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NUMBER: 10453
 DATE: 05/08/2024
 DESIGNED BY: AMC
 DRAWN BY: ECR
 CHECKED BY: AMC



DEMOLITION KEYED NOTES: (TR)

- P PROTECT AT ALL TIMES DURING CONSTRUCTION. ADJUST TO NEW FINISHED GRADE AS REQUIRED. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- R REMOVE AND HAUL OFF SITE FOR DISPOSAL UNLESS OTHERWISE NOTED

SITE KEYED NOTES: (#)

- 4" WIDE WHITE PARKING STRIPE
- FIELD LIGHT
- 4' TALL CHAIN LINK FENCE
- PROPOSED SIDEWALK
- 10" PERFORATED DRAIN
- CLEANOUT
- STANDARD STORM MANHOLE
- FLOW CONTROL STRUCTURE
- CL 50 RIP RAP PAD
- FLAT DRAINS AT 20' O.C AT AN ANGLE OF 45° FROM PERIMETER DRAIN
- NOT USED
- CURB INLET WITH RIPRAP SLOPE PROTECTION
- SALVAGE WHEEL STOPS FOR REINSTALLATION WITH PARKING IMPROVEMENTS

CURB KEYED NOTES: (TR)

- (C) TYPE 'C' CURB
- (NC) CONCRETE NAILER CURB

GENERAL NOTES:

- STORMWATER FACILITIES ARE CONCEPTUAL AND ARE TO BE UPDATED PER FINAL SITE CONFIGURATION AND STORMWATER CALCULATIONS.

SITE INFORMATION (ON-SITE ONLY)

ADDRESS: 1850 45TH AVENUE NE, SALEM, OR 97305

ZONE: MULTIPLE FAMILY RESIDENTIAL (RM2)
 RESIDENTIAL AGRICULTURE (RA)

GROSS SITE AREA: ±13.23 ACRES
 FIELD AREA: 49,400 SF

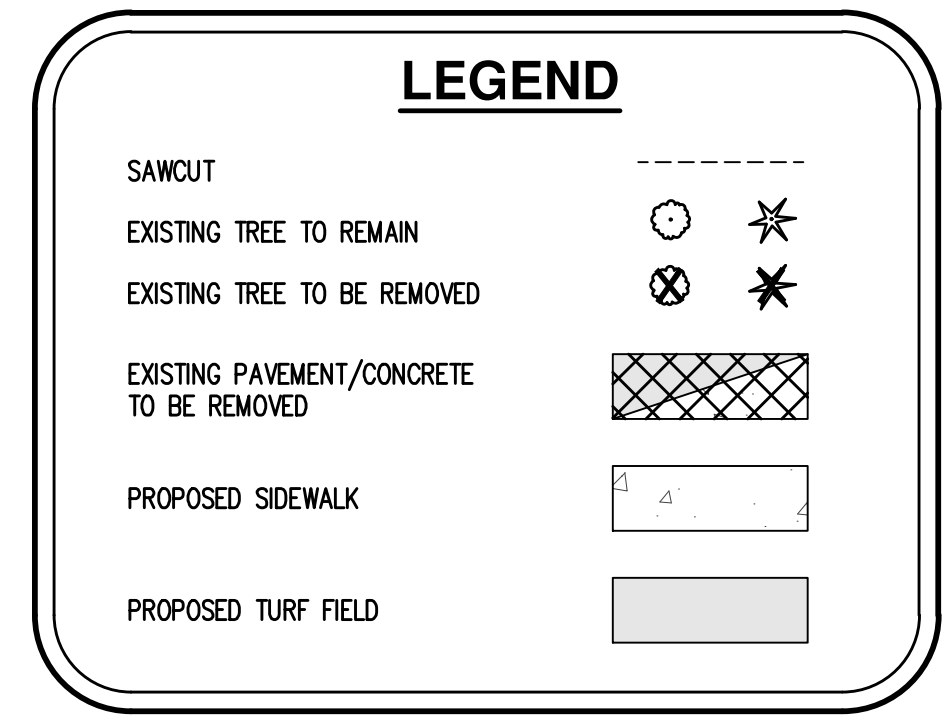
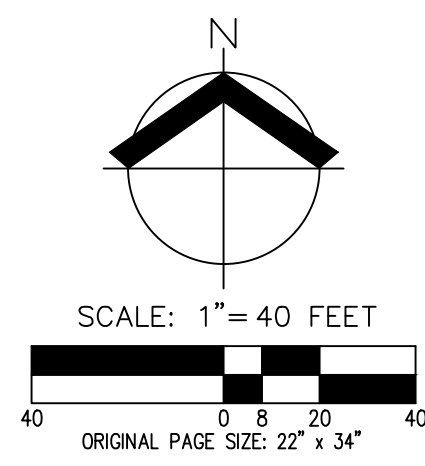
MAXIMUM ALLOWED PARKING: 221 STALLS
 AMOUNT OF EXISTING PARKING: 176 STALLS
 AMOUNT OF EXISTING ADA PARKING: 7 STALLS
 EXISTING PARKING STALLS TO BE REMOVED: 3 STALLS

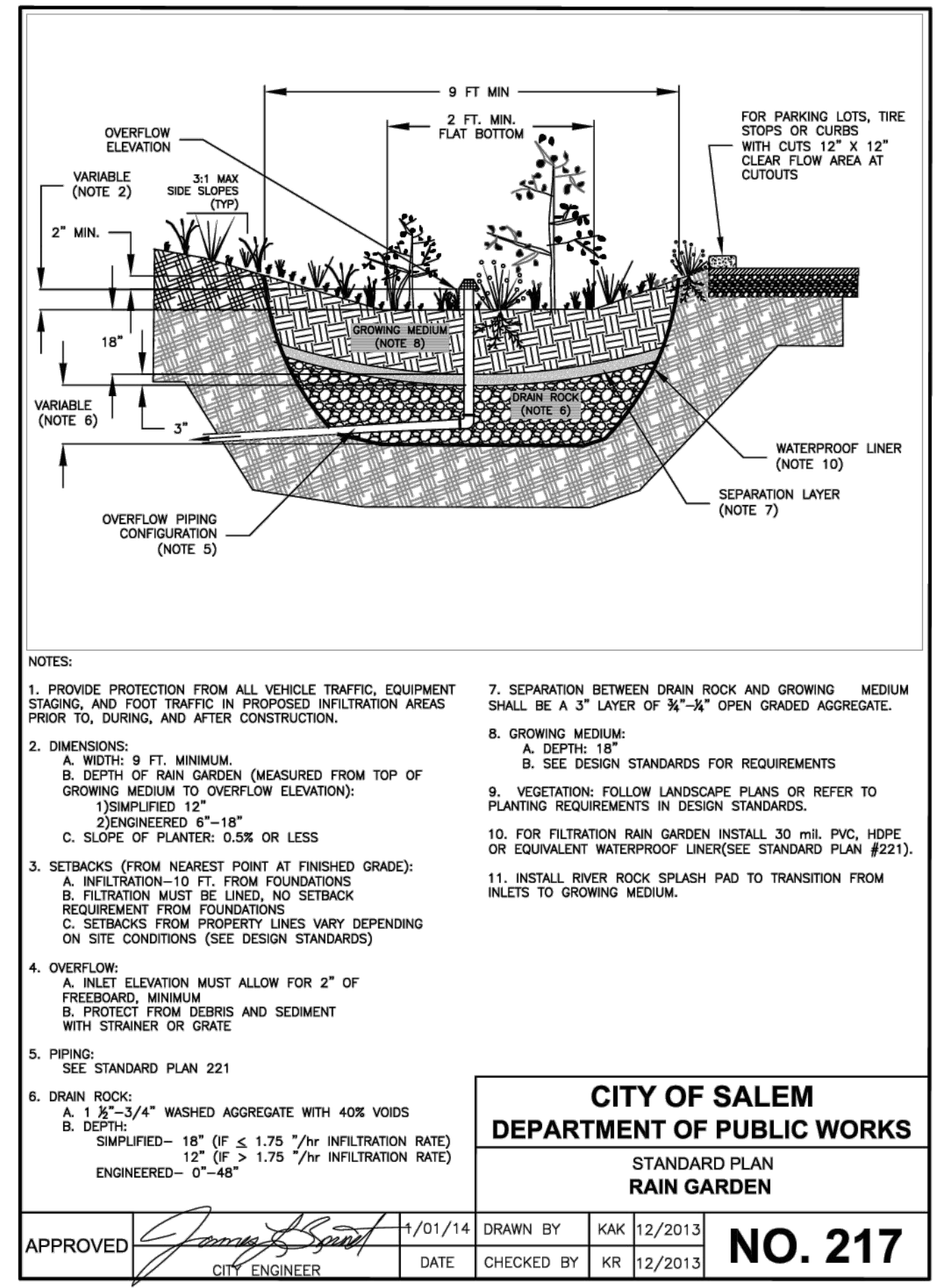
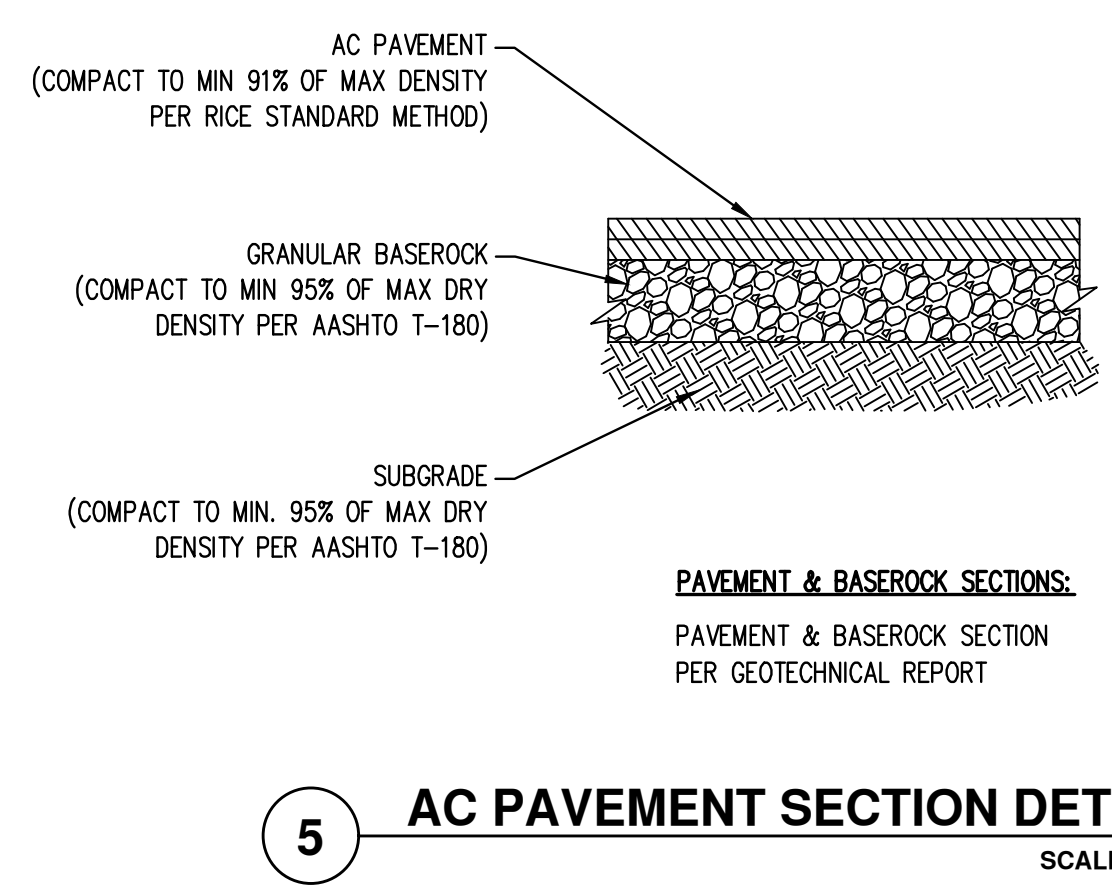
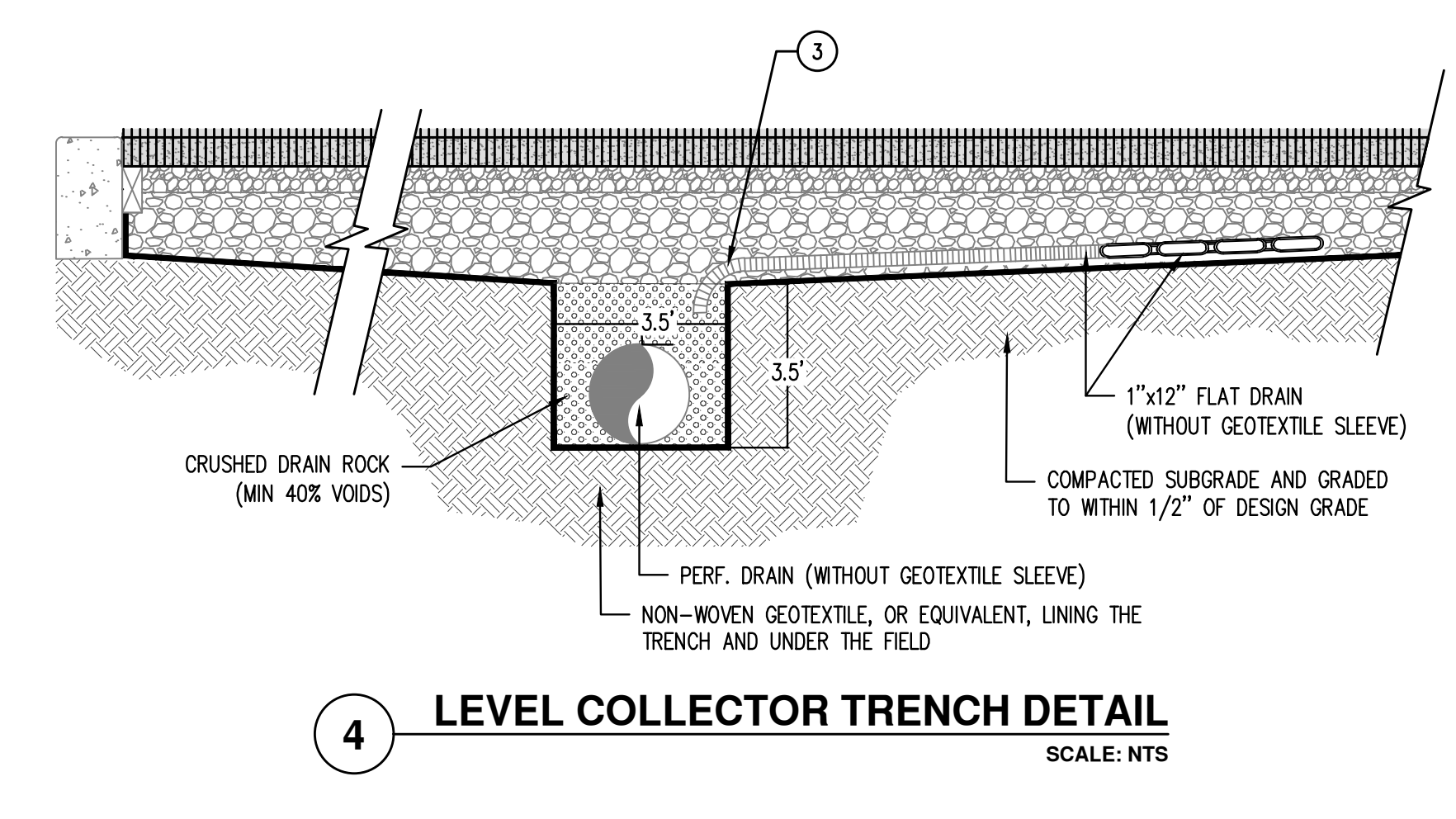
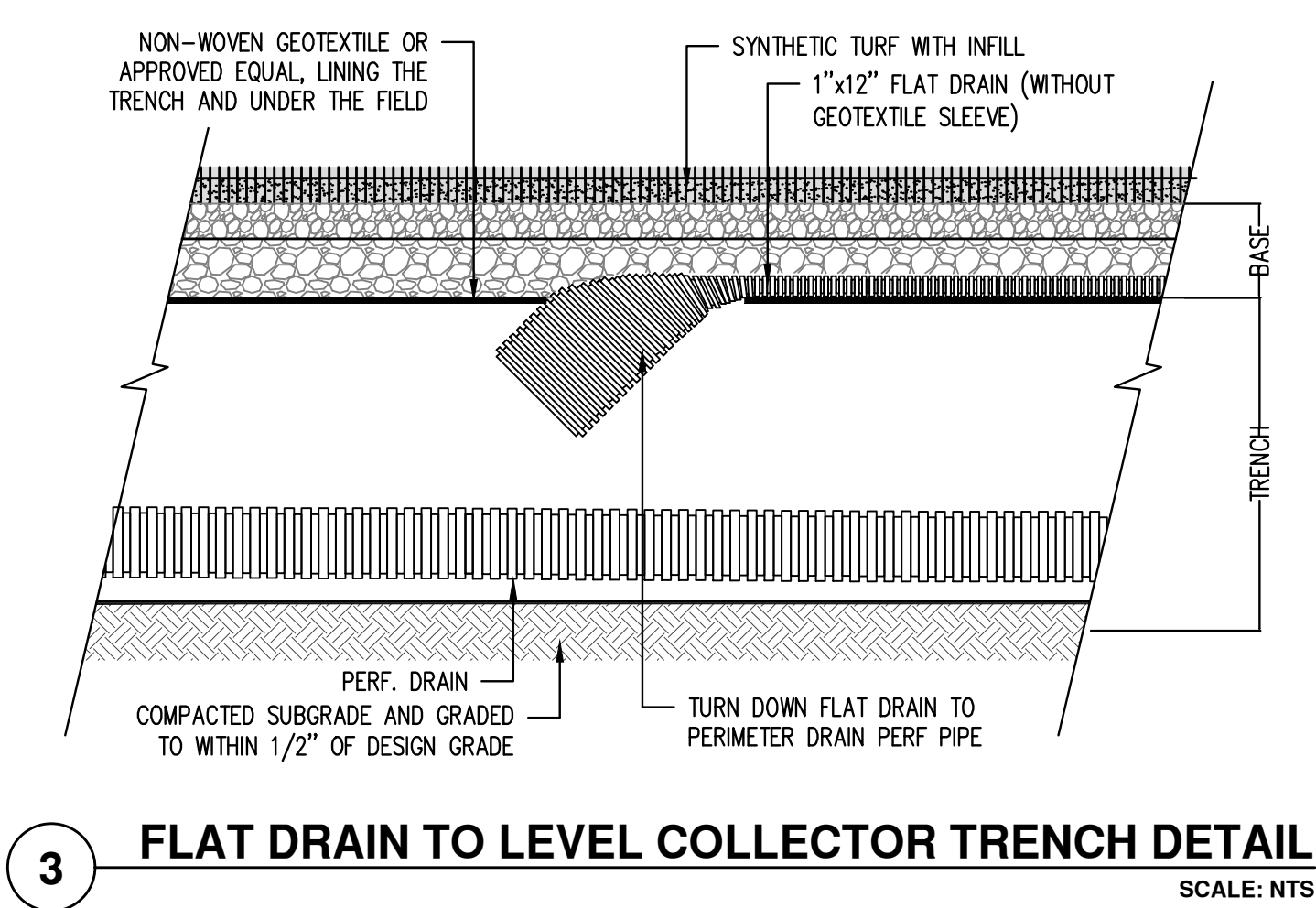
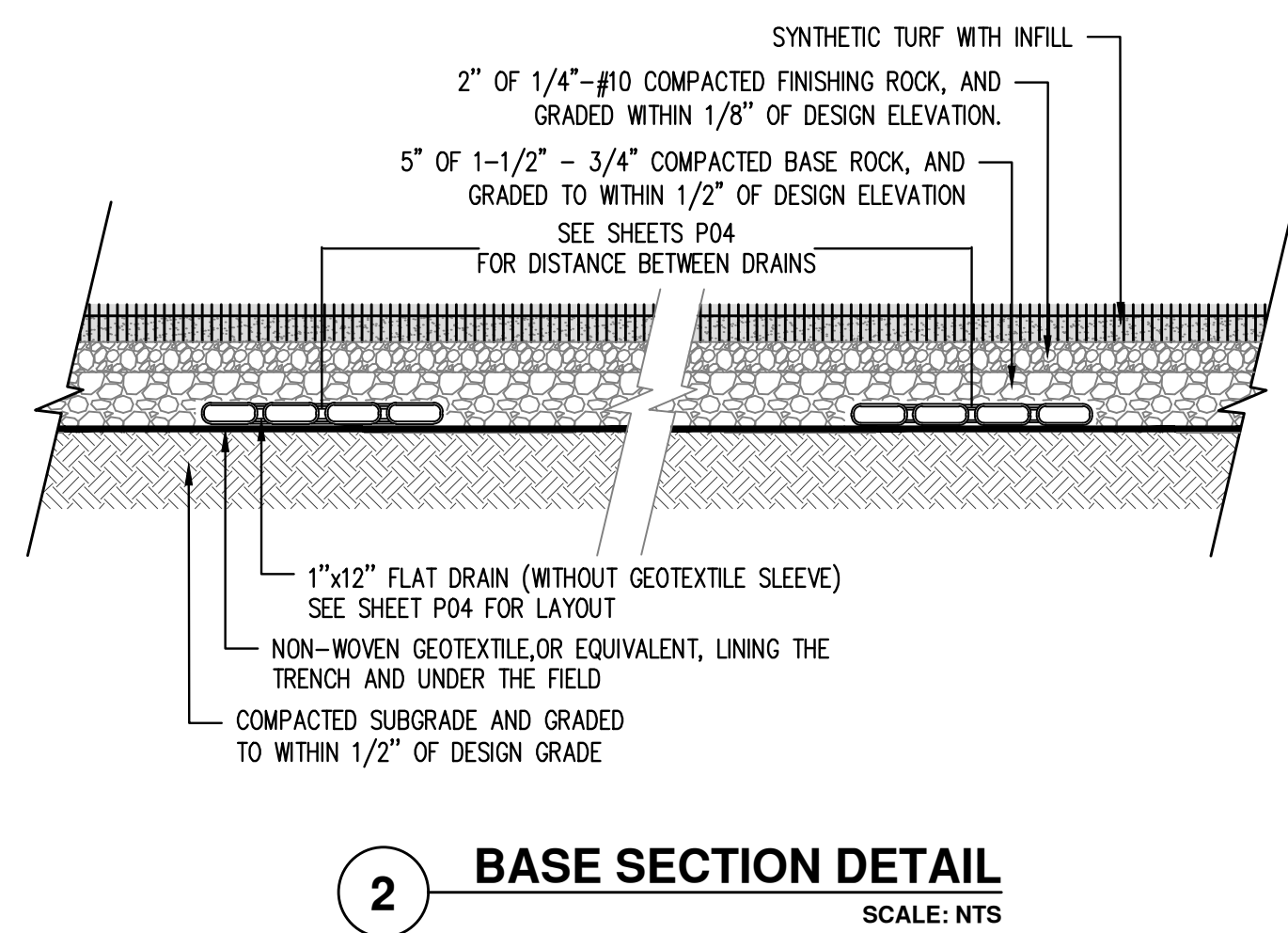
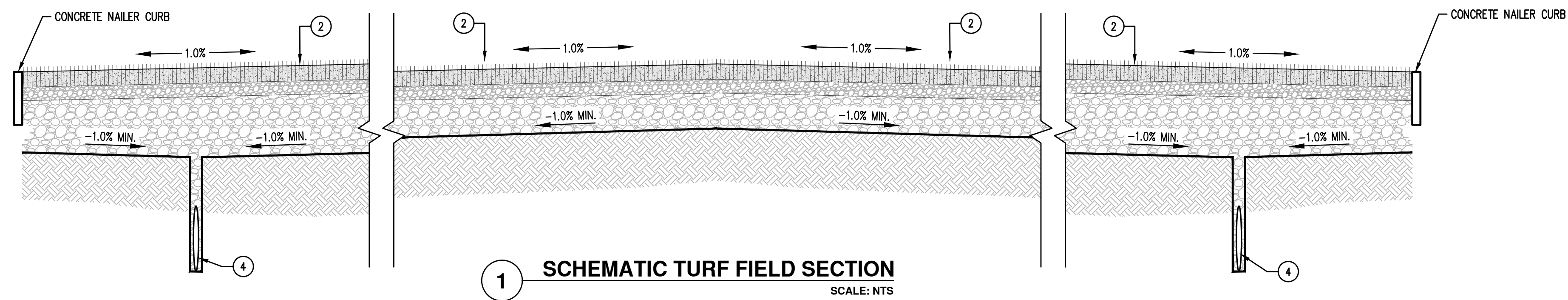
TOTAL ADDITIONAL PARKING PROVIDED:

EXISTING STALLS:	176 STALLS
EXISTING STALLS TO BE REMOVED:	3 STALLS
NEW STANDARD STALLS:	38 STALLS
NEW COMPACT PARKING STALLS:	13 STALLS
TOTAL ADDITIONAL PARKING:	51 STALLS
TOTAL AMOUNT OF PARKING:	224 STALLS

MAXIMUM ALLOWED COMPACT PARKING: 168 STALLS (75%)

PROPOSED LANDSCAPE AREA: ±3,100 SF (±15% OF PARKING LOT AREA)
 (DOES NOT INCLUDE CONCEPTUAL GSI STORMWATER FACILITY AREA)





NOTES:

- PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.
- DIMENSIONS:
 - A. WIDTH: 8 FT. MINIMUM
 - B. DEPTH OF RAIN GARDEN (MEASURED FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION):
 - 1) SIMPLIFIED - 12"
 - 2) ENGINEERED - 6"-18"
 - C. SLOPE OF PLANTER: 0.5% OR LESS
- SETBACKS (FROM NEAREST POINT AT FINISHED GRADE):
 - A. INFILTRATION - 10 FT. FROM FOUNDATIONS
 - B. FILTRATION MUST BE LINED, NO SETBACK REQUIREMENT FROM FOUNDATIONS
 - C. SETBACKS FROM PROPERTY LINES VARY DEPENDING ON SITE CONDITIONS (SEE DESIGN STANDARDS)
- OVERFLOW:
 - A. INLET ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM
 - B. PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE
- PIPING: SEE STANDARD PLAN 221
- DRAIN ROCK:
 - A. 1 1/2"-3/4" WASHED AGGREGATE WITH 40% VOIDS
 - B. DEPTH:
 - SIMPLIFIED - 18" (IF ≤ 1.75 "/hr INFILTRATION RATE)
 - 12" (IF > 1.75 "/hr INFILTRATION RATE)
 - ENGINEERED - 0"-48"
- SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 3" LAYER OF 3/4"-1/2" OPEN GRADED AGGREGATE.
- GROWING MEDIUM:
 - A. DEPTH: 18"
 - B. SEE DESIGN STANDARDS FOR REQUIREMENTS
- VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN DESIGN STANDARDS.
- FOR FILTRATION RAIN GARDEN INSTALL 30 mil. PVC, HDPE OR EQUIVALENT WATERPROOF LINER (SEE STANDARD PLAN #221).
- INSTALL RIVER ROCK SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM.

CITY OF SALEM
 DEPARTMENT OF PUBLIC WORKS
 STANDARD PLAN
 RAIN GARDEN
 NO. 217

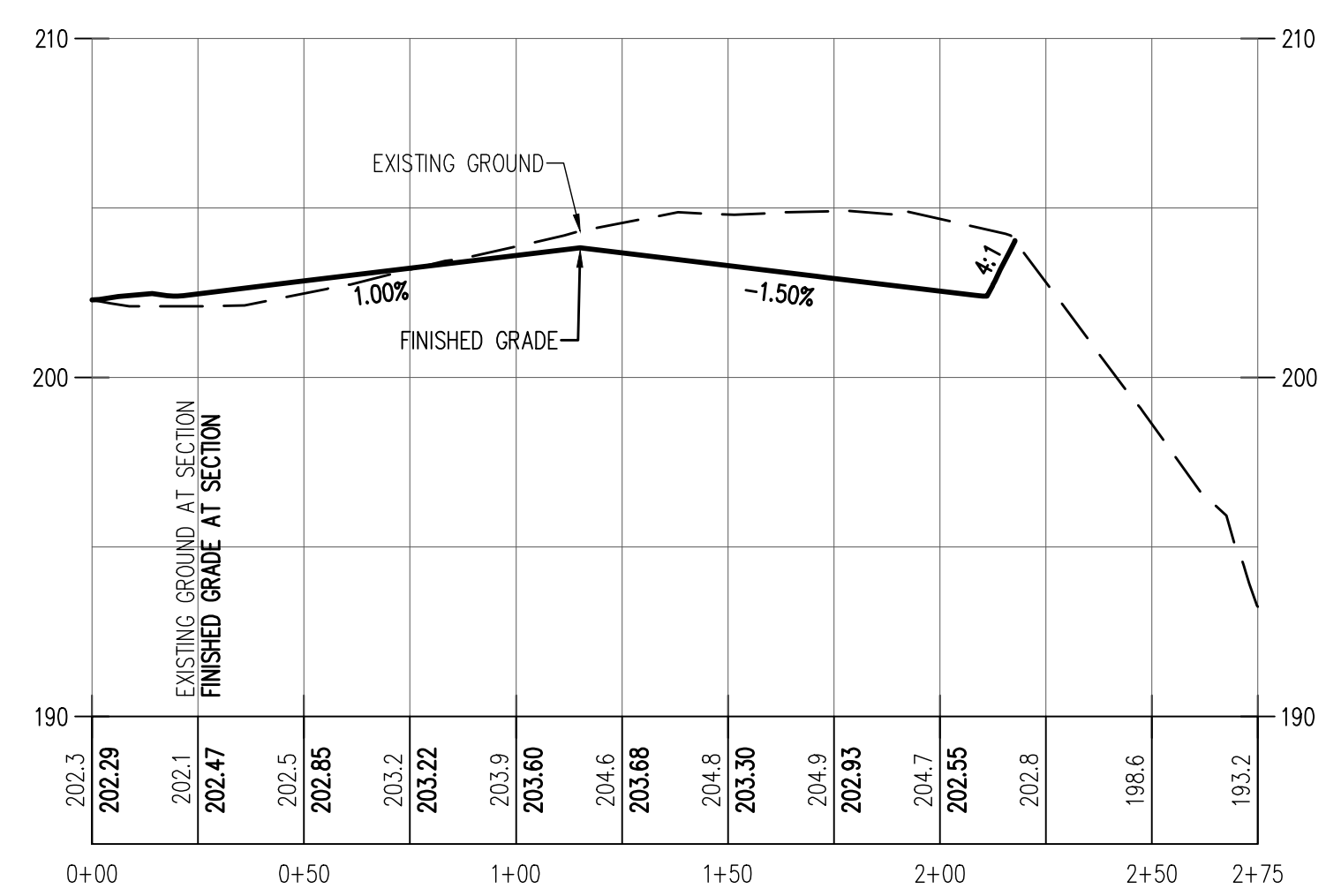
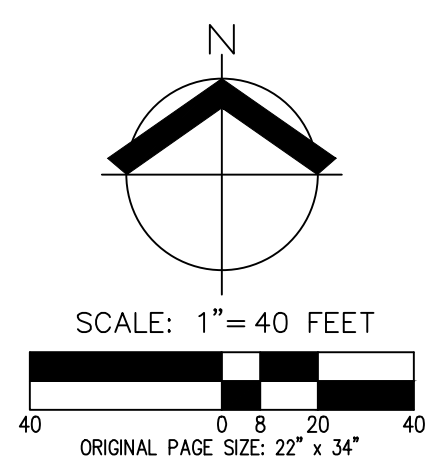
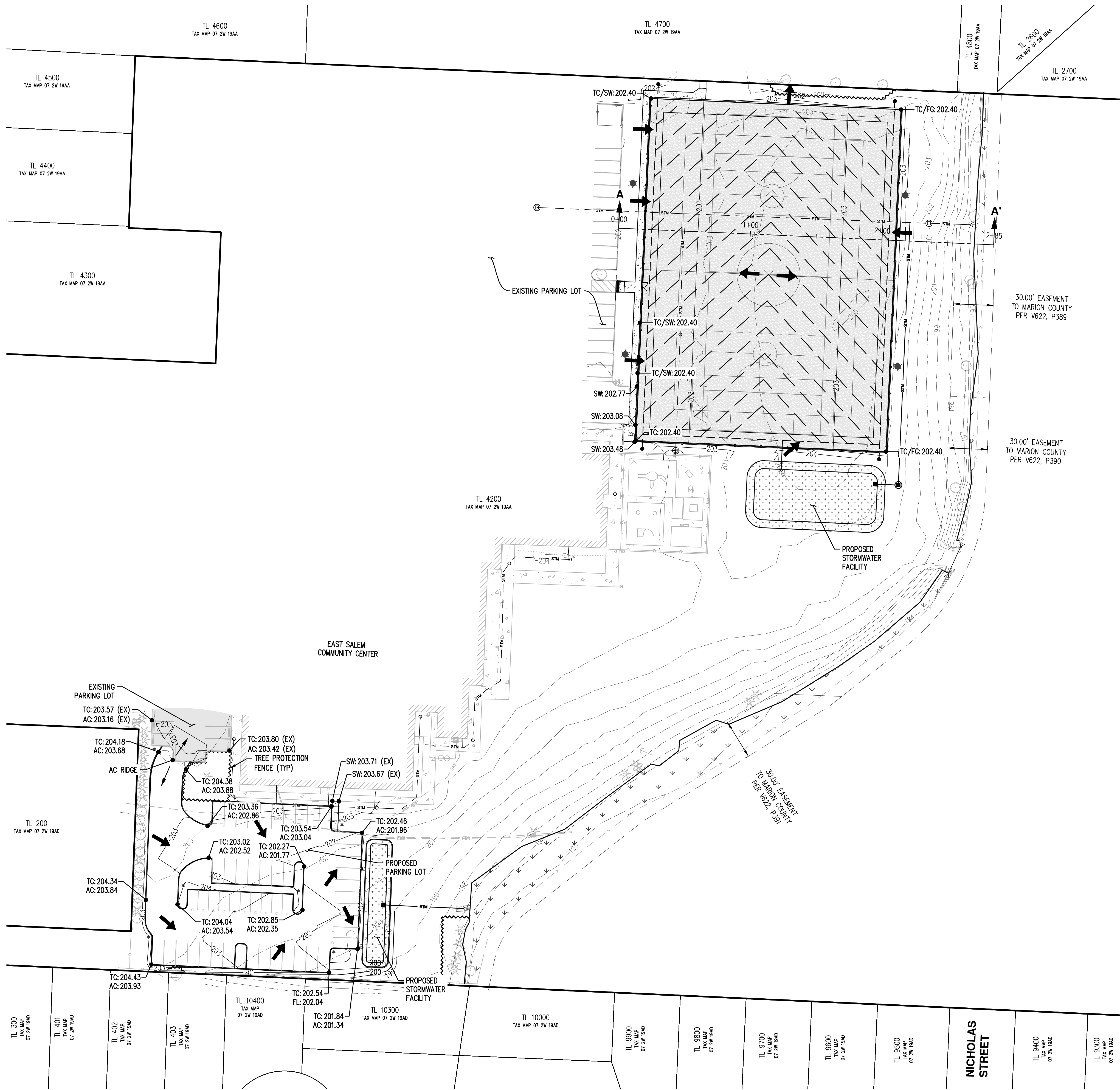
PRELIMINARY TURF FIELD SECTION
 EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
 BLANCHET COMMUNITY FOUNDATION
 SALEM, OREGON

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NUMBER: 10453
 DATE: 05/08/2024
 DESIGNED BY: AMC
 DRAWN BY: ECR
 CHECKED BY: AMC

P05

AKS DRAWING FILE: 10453 PRELIMINARY GRADING AND UTILITY PLAN.DWG | LAYOUT: P06



SECTION A-A'
 HORZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 5'

GENERAL NOTES

1. ALL CURB BREAKS AND DAYLIGHTED STORM PIPES TO HAVE RIPRAP PAD OUTLET PROTECTION.

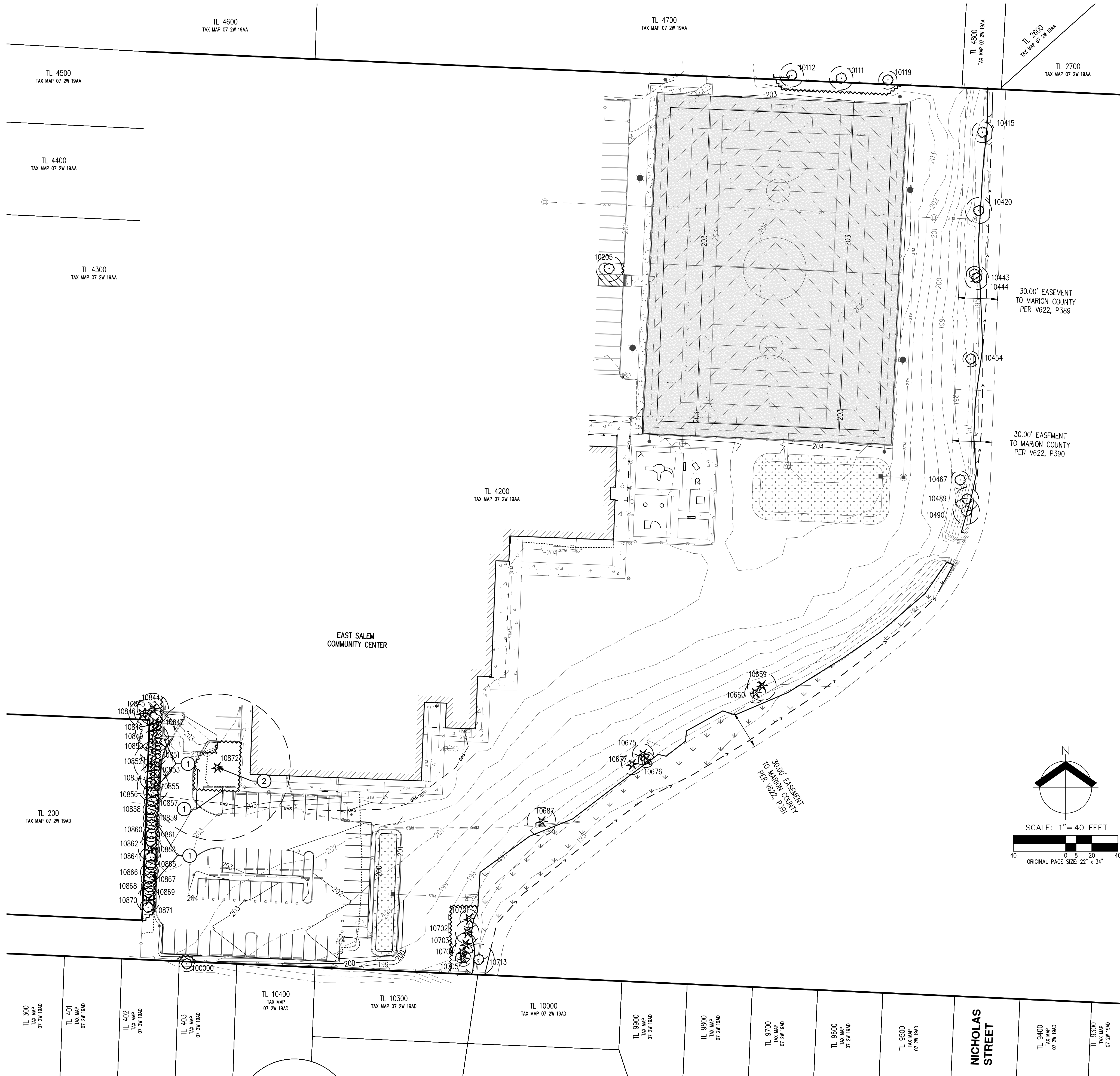
LEGEND

EXISTING GROUND CONTOUR (1 FT)	---
EXISTING GROUND CONTOUR (5 FT)	---
FINISHED GRADE CONTOUR (1 FT)	---
FINISHED GRADE CONTOUR (5 FT)	---
CONCEPTUAL GSI STORMWATER FACILITY	
PROPOSED TURF FIELD	
SIDEWALK HATCH	
DRAINAGE FLOW ARROW	

**PRELIMINARY GRADING AND UTILITY PLAN
 EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
 BLANCHET COMMUNITY FOUNDATION
 SALEM, OREGON**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NUMBER:	10453
DATE:	05/08/2024
DESIGNED BY:	AMC
DRAWN BY:	ECR
CHECKED BY:	AMC

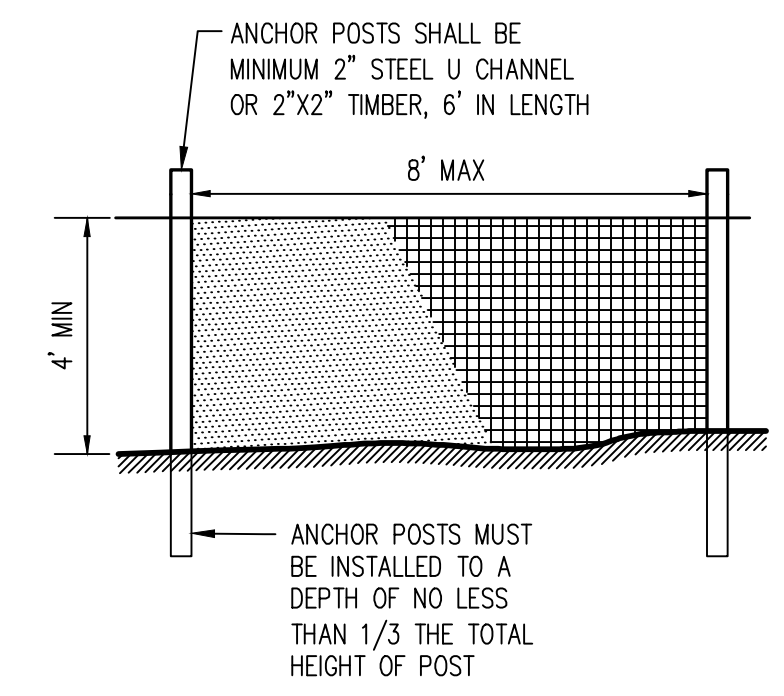


TREE PROTECTION KEYED NOTES: ①

- 1 ALL CONSTRUCTION ACTIVITIES IN PROXIMITY OF THE EXISTING ON-SITE SIGNIFICANT TREE SHALL REMAIN WITHIN THE EXISTING FOOTPRINT OF THE EXISTING PARKING LOT.
- 2 ARBORIST OBSERVATION REQUIRED FOR CONSTRUCTION ACTIVITIES WITHIN THE TREE'S ASSUMED ROOT ZONE.

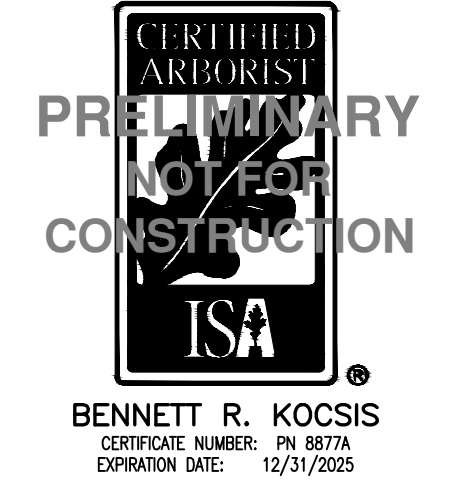
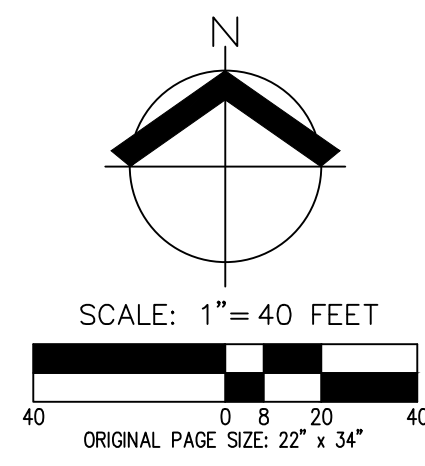
NOTE:

NO TREES OR NATIVE VEGETATION SHALL BE REMOVED FROM THE RIPARIAN CORRIDOR. PER SRC CHAPTER III, THE RIPARIAN CORRIDOR ALONG THIS STRETCH OF THE WEST FORK LITTLE PUDDING RIVER MEASURES 50' FROM THE TOP OF THE ADJACENT BANK.



- NOTES:
1. BLAZE ORANGE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
 2. AVOID DAMAGE TO TREE ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 3. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION / CONSTRUCTION FENCE



LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 229 ---
EXISTING GROUND CONTOUR (5 FT)	--- 230 ---
FINISHED GRADE CONTOUR (1 FT)	--- 229 ---
FINISHED GRADE CONTOUR (5 FT)	--- 230 ---
TREE PROTECTION FENCE (TREE PROTECTION AREA)	~~~~~
EXISTING TREE TO REMAIN	⊙ *
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	⊙

**PRELIMINARY TREE CONSERVATION PLAN
 EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
 BLANCHET COMMUNITY FOUNDATION
 SALEM, OREGON**

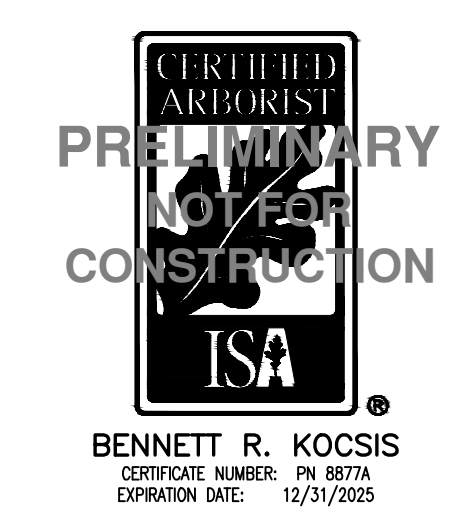
**PRELIMINARY
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JOB NUMBER: 10453
 DATE: 05/08/2024
 DESIGNED BY: AMC
 DRAWN BY: ECR
 CHECKED BY: AMC

AKS DRAWING FILE: 10453.PRELIM.TREEDWG | LAYOUT: P07

PRELIMINARY DETAILED TREE TABLE
 EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
 BLANCHET COMMUNITY FOUNDATION
 SALEM, OREGON

PRELIMINARY
 NOT FOR
 CONSTRUCTION



JOB NUMBER:	10453
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Detailed Tree Inventory for East Salem Community Center Turf Field & Parking Lot

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
10111	9	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
10112	9	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
10119	7	-	Deciduous	OFFSITE; Not evaluated by an arborist	-	-	Preserve
10205	10	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10415	8	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10420	10,9,7,6	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10443	6	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10444	9	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10454	6	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10467	7	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10489	9	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10490	10	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10659	11	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10660	8	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10675	8	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10676	6	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10677	8	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10687	11	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10701	7	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10702	9	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10703	8	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10704	8	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10705	6	-	Coniferous	Not evaluated by an arborist	-	-	Preserve
10713	12	-	Deciduous	Not evaluated by an arborist	-	-	Preserve
10844	12	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10845	10	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10846	10	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10847	6,6	8	Western Redcedar (Thuja plicata)	Codominant base with included bark	1	2	Preserve
10848	15	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10849	11	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10850	12	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10851	10	11	Western Redcedar (Thuja plicata)		1	1	Preserve
10852	15	12	Western Redcedar (Thuja plicata)		1	1	Preserve
10853	6	11	Western Redcedar (Thuja plicata)		1	1	Preserve
10854	10	11	Western Redcedar (Thuja plicata)	Dead at very top	2	2	Preserve
10855	12	10	Western Redcedar (Thuja plicata)	Codominant top	1	2	Preserve
10856	7	6	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10857	6	7	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10858	6	7	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10859	6,6	8	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10860	6	6	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10861	6	8	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10862	7	8	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10863	9	8	Western Redcedar (Thuja plicata)	Dead top half; In decline	3	2	Preserve
10864	8	7	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10865	6	6	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10866	7	6	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10867	6,6	7	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10868	6	8	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10869	6	5	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10870	9,7	7	Western Redcedar (Thuja plicata)	Dead top half; In decline	3	2	Preserve
10871	6	6	Common Laurel (Prunus laurocerasus)		1	1	Preserve
10872	56	16	Giant Sequoia (Sequoiadendron giganteum)	Good Condition, Large exposed roots (E); No evidence of significant root presence within footprint of existing parking lot	1	1	Preserve
100000	6	8	English Walnut (Juglans regia)	OFFSITE; Topped; Many pruned limbs	2	3	Preserve

Total # of Existing Trees Inventoried = 54

Total # of Existing Onsite Trees = 50 **Total # of Existing Line Trees = 0**
 Total # of Existing Onsite Trees to be Preserved = 50
 Total # of Existing Onsite Trees to be Removed = 0

Total # of Existing Offsite Trees = 4
 Total # of Existing Offsite Trees to be Preserved = 4
 Total # of Existing Offsite Trees to be Removed = 0

***Health Rating:**
 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**
 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
 3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

Arborist Disclosure Statement:
 Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	7	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	5	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	12	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	2 GAL CONT.	48" o.c.
	62	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL CONT.	30" o.c.
	98	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL CONT.	48" o.c.
	24	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL CONT.	36" o.c.
	56	VBURNUM DAVIDII	DAVID VIBURNUM	2 GAL CONT.	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	221	ARCTOSTAPHYLOS UVA-URSI	KINKIKINNICK	1 GAL CONT.	30" o.c.
	±12,365 SF	LAWN			
STORMWATER	QTY	DESCRIPTION			
	±7,098 SF	STORMWATER FACILITY - TO BE DESIGNED PER CITY OF SALEM STORMWATER STANDARDS			

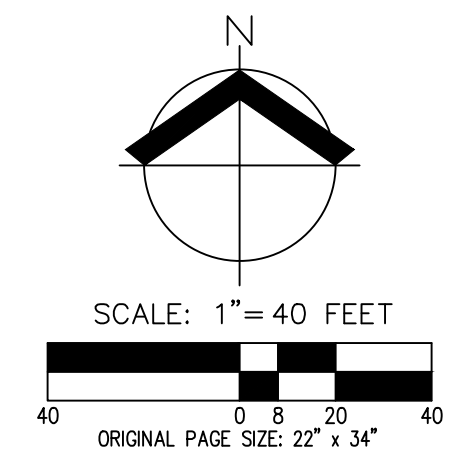
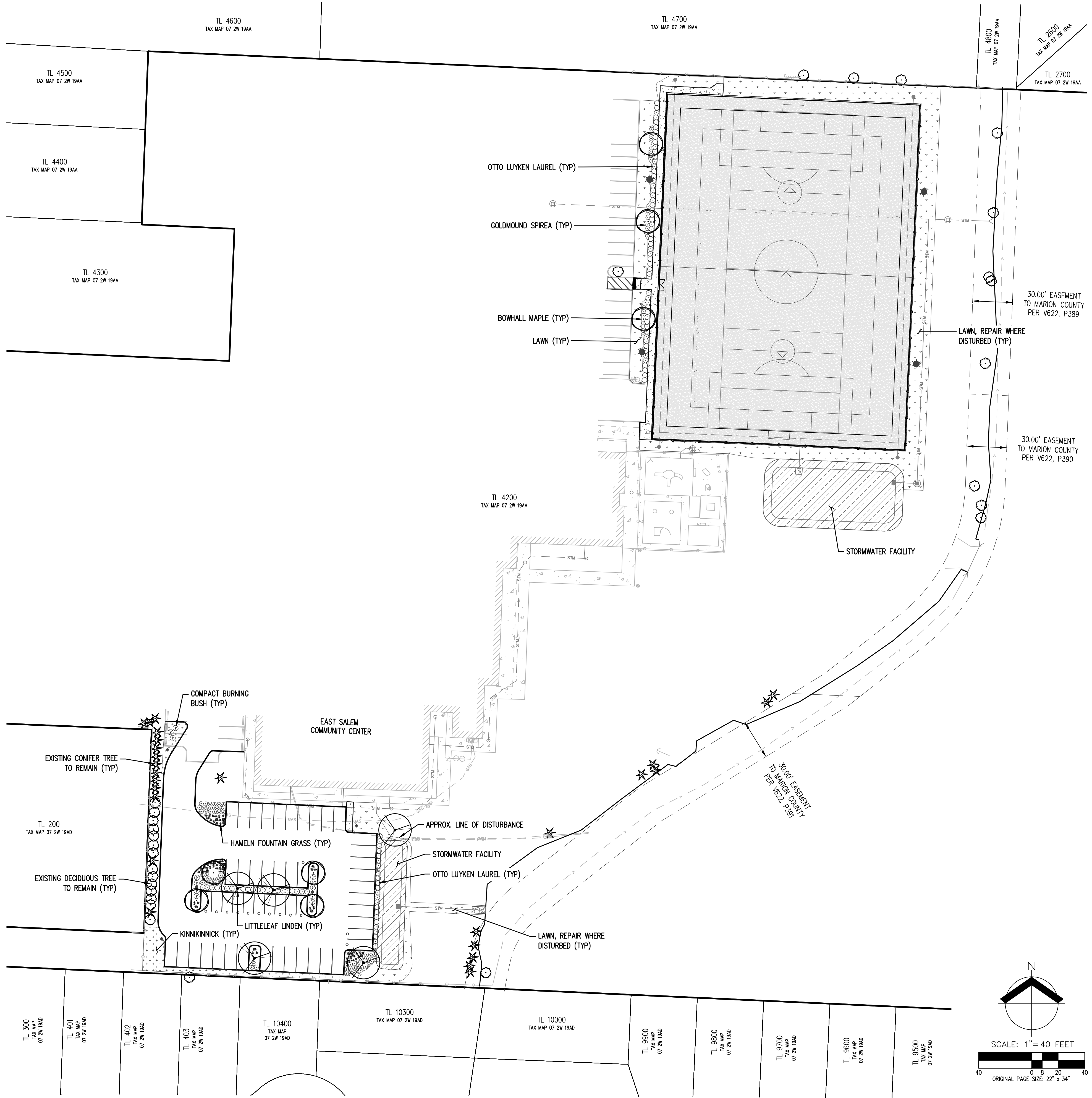
PRELIMINARY LANDSCAPE NOTES

- PLANTS AND LANDSCAPING ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE APPROVED PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF SALEM'S DESIGN STANDARDS.
- ALL LANDSCAPE SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1, CURRENT EDITION) IN ALL WAYS; PLANT MATERIAL SHALL BE, UPON INSTALLATION, VIGOROUS AND WELL-BRANCHED, WITH HEALTHY AND WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASES, INSECT PESTS, AND INJURIES. PLANT IN ACCORDANCE WITH RECOGNIZED BEST PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION. FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, BUILDING OVERHANGS, ETC.
- ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS.
- A PERMANENT 'DESIGN-BUILD' UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL NEW AND IMPROVED LANDSCAPED AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL.
- MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS, EXCLUDING STORMWATER FACILITIES AND DETENTION/CONVEYANCE AREAS.
- ANY AREAS DISTURBED DURING CONSTRUCTION WITHIN THE PARKING LOT NOT SHOWING PROPOSED LANDSCAPE SHALL RECEIVE 3" OF BARK MULCH. ANY AREAS DISTURBED WITHIN THE LAWN AREA NOT SHOWING PROPOSED LANDSCAPE SHALL BE RESEED WITH LAWN SEED PER PLANT SCHEDULE.
- SOIL PREPARATION: ALL PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPINGS MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEEDS, SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH. IF IMPORTED TOPSOIL IS REQUIRED CONTRACTOR SHALL LOOSEN SUBSOIL TO A MINIMUM DEPTH OF 18" AND REMOVE ANY DEBRIS OR MATERIAL THAT MAY INHIBIT HEALTHY PLANT GROWTH PRIOR TO INSTALLATION OF TOPSOIL. IF NATIVE SOIL TO BE USED BECOMES COMPACTED DURING CONSTRUCTION ACTIVITY, CONTRACTOR SHALL LOOSEN TO A MINIMUM OF 12" AND AMEND EXISTING TOPSOIL WITH 2" OF VEGETATIVE COMPOST (SUCH AS COMPOSTED YARD WASTE) TILLED INTO THE SOIL. TOPSOIL SHALL BE PLACED OR WORKED IN FRIABLE (WORKABLE) CONDITION. SOIL SHALL NOT BE WORKED WHEN SATURATED TO PREVENT OVER-COMPACTING. FINISH GRADE OF ALL NEW PLANTINGS SHALL SEAMLESSLY MEET FINISH GRADE OF ANY EXISTING LANDSCAPE AREAS TO REMAIN AND AS INDICATED ON GRADING PLANS. PLANTING BED AREAS SHALL PROVIDE POSITIVE DRAINAGE AS INDICATED ON THE GRADING PLANS AND BE FREE OF HOLES, DIVOTS, OR HIGH/LOW SPOTS WHICH MAY CAUSE WATER TO COLLECT. BACKFILL PLANTING HOLES WITH A MIXTURE OF 1/3 ORGANIC MATERIAL, 1/3 TOPSOIL AND 1/3 SANDY LOAM.

TOTAL SITE PLANT UNITS (PU)				
PLANT MATERIAL	PU VALUE	QTY PROPOSED	TOTAL PU	PROPOSED PU
1.5" CAL. SHADE TREES	10 PU	12	120 PU	TREE PU: 120
6" HT. CONIFER TREE	5 PU	0	0 PU	
1.5" CAL. ORNAMENTAL TREE	2 PU	0	0 PU	SHRUB PU: 457
3G LARGE SHRUB	2 PU	0	0 PU	
1G SMALL SHRUB	1 PU	190	190 PU	
GROUND COVER	1 PU/50 SF	13,356 SF	267 PU	

LANDSCAPE INFORMATION (ON-SITE ONLY)

TOTAL IMPERVIOUS AREA (PARKING LOT ONLY): ±1,878 SF
 CONCEPTUAL GSI STORMWATER FACILITY AREA: ±1,920 SF (±10% OF PARKING LOT IMPERVIOUS AREA)
 PROPOSED LANDSCAPE AREA: ±3,100 SF (±15% OF PARKING LOT AREA)
 (DOES NOT INCLUDE CONCEPTUAL GSI STORMWATER FACILITY AREA)



AKS DRAWING FILE: 10453.PREM NON-DISCRETIONARY.DWG | LAYOUT: P10

45TH AVE NE

TAX LOT 4500
TAX MAP 07 2W 19AA

TAX LOT 4400
TAX MAP 07 2W 19AA

TAX LOT 4300
TAX MAP 07 2W 19AA

TAX LOT 4600
TAX MAP 07 2W 19AA

TAX LOT 4200
TAX MAP 07 2W 19AA

TAX LOT 200
TAX MAP 07 2W 19AD

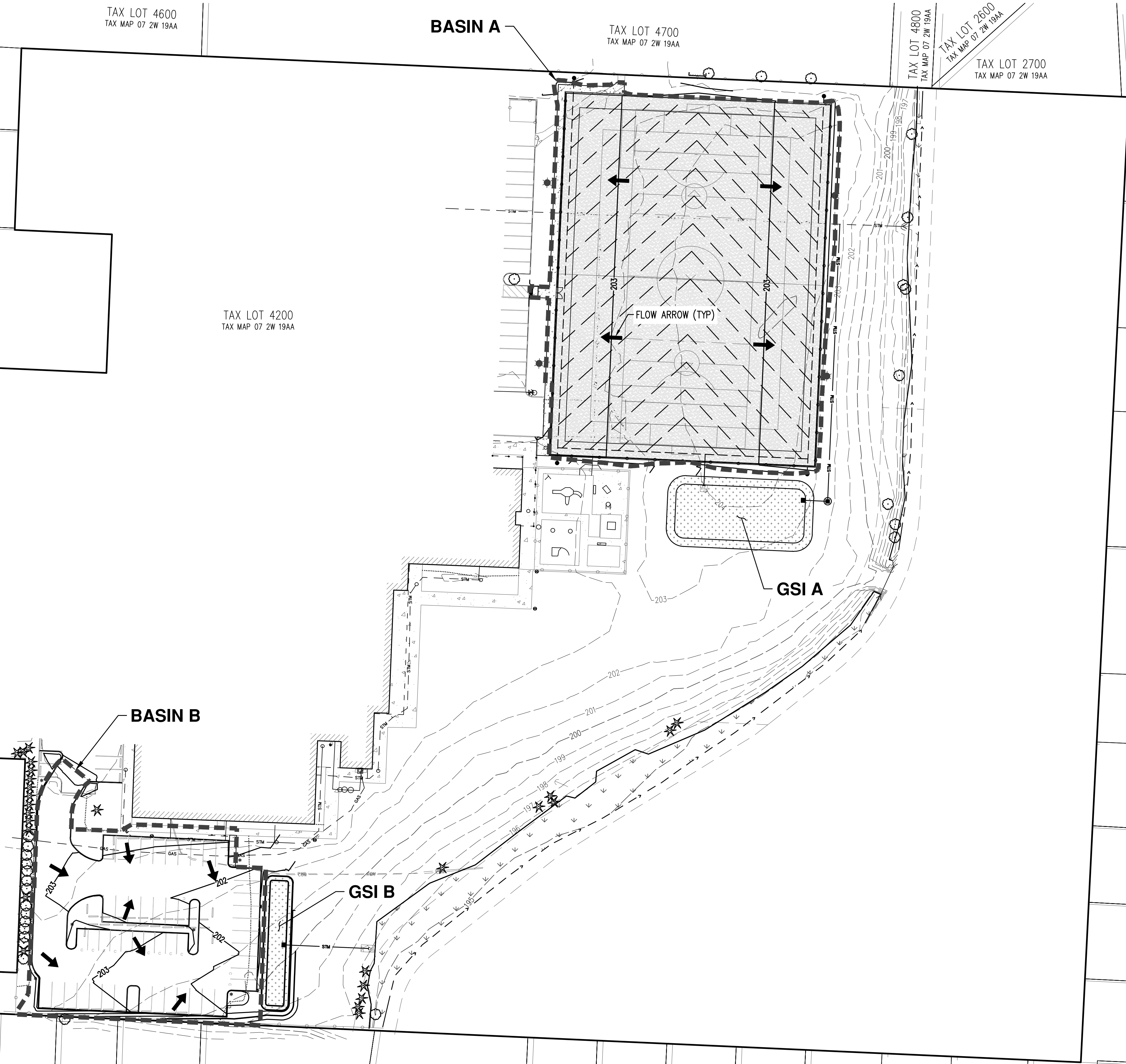
BASIN A

TAX LOT 4700
TAX MAP 07 2W 19AA

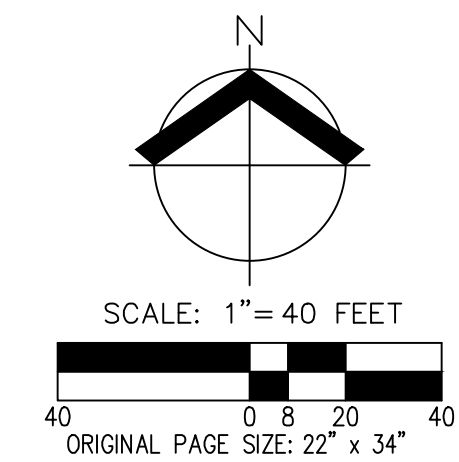
TAX LOT 4800
TAX MAP 07 2W 19AA

TAX LOT 2600
TAX MAP 07 2W 19AA

TAX LOT 2700
TAX MAP 07 2W 19AA



BASIN A	
TOTAL IMPERVIOUS AREA (NEW AND REPLACED):	52,043 SF
TURF FIELD:	50,304 SF
SIDEWALK:	1,739
GSI A AREA (±10% OF TOTAL IMPERVIOUS): 5,205 SF	
BASIN B	
TOTAL IMPERVIOUS AREA (NEW AND REPLACED):	18,878 SF
PARKING LOT:	18,766 SF
SIDEWALK:	112 SF
GSI B AREA (±10% OF TOTAL IMPERVIOUS): 1,920 SF	



NON-DISCRETIONARY STORMWATER SITE PLAN
EAST SALEM COMMUNITY CENTER TURF FIELD & PARKING LOT
BLANCHET COMMUNITY FOUNDATION
SALEM, OREGON

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