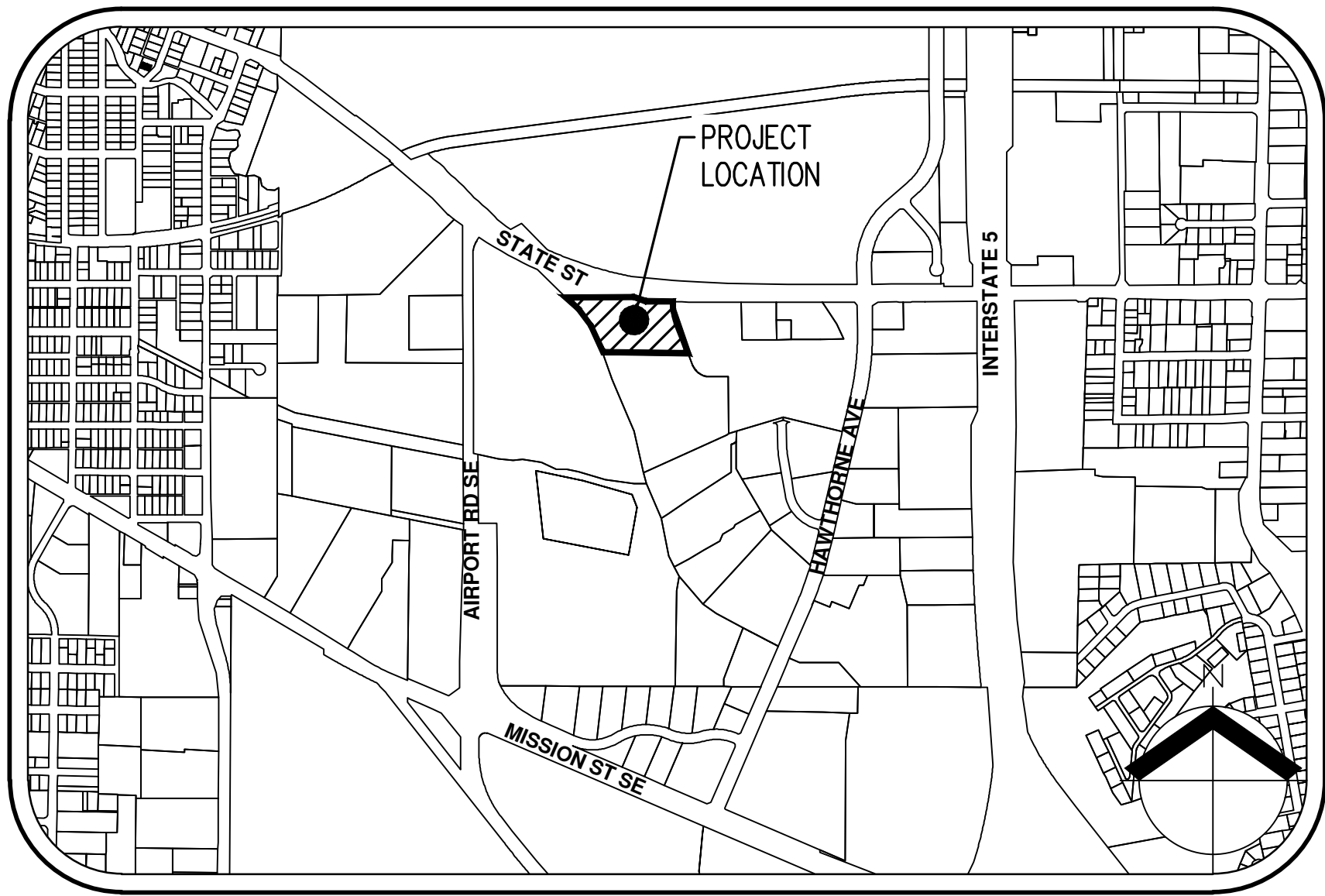
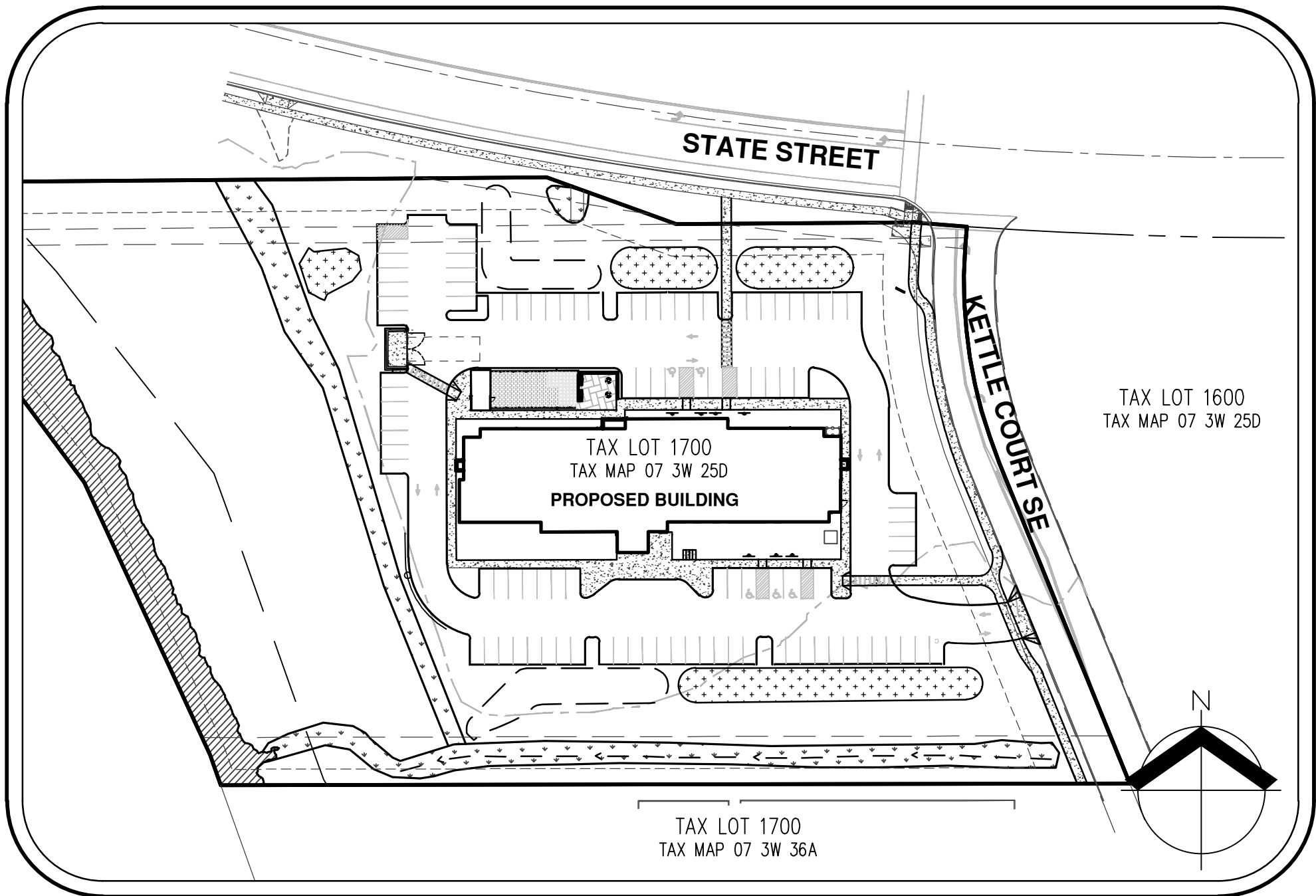


EVERHOME SUITES

PRELIMINARY LAND USE PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

**CIVIL ENGINEERING/
SURVEYING/LAND USE
PLANNING/LANDSCAPE
ARCHITECTURE FIRM**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: TYLER ROTH, PE
3700 RIVER RD N, STE 1
KEIZER, OR 97303
PH: 503.400.6028
WWW.AKS-ENG.COM

ARCHITECT

PARKWAY CONSTRUCTION & ARCHITECTURE
CONTACT: MATTHEW HODEAUX, AIA, NCARB
1000 CIVIL CIRCLE
LEWISVILLE, TX 75067
PH: 469.757.2233

GEOTECHNICAL FIRM

PARTNER ENGINEERING AND SCIENCE, INC.
CONTACT: ANDREW J. ATRY, PE
2150 NORTH 107TH ST, STE 475
SEATTLE, WA 98133

APPLICANT

HIGHSIDE COMPANIES, LLC
CONTACT: BEN COHEN
7800 E. UNION AVE, STE 910
DENVER, CO 98133

LEGEND

EXISTING	PROPOSED	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		

PROPERTY DESCRIPTION

MARION COUNTY TAX MAP 07 3W 25D
TAX LOT 1700
CITY OF SALEM, OREGON

PROPERTY LOCATION

PROPERTY LOCATED ON THE
SOUTHWEST CORNER OF STATE ST
AND KETTLE CT.
NEW ADDRESS TO BE DETERMINED

VERTICAL DATUM

ELEVATIONS ARE BASED ON NGS BENCHMARK QE1450,
LOCATED AT THE INTERSECTION OF LANCASTER DRIVE NE AND
AMBER STREET. ELEVATION = 216.73 FEET (NAVD88) THEN
ADJUSTED TO NGVD29 WITH A VERTCON SHIFT OF -3.37 FEET,
SETTING THE NGVD29 ELEVATION AT 213.36 FEET.

SHEET INDEX

P1	COVER SHEET
C002	EXISTING CONDITIONS PLAN
C003	EXISTING CONDITIONS PLAN
P4	PRELIMINARY DEMOLITION PLAN
P5	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P6	PRELIMINARY SITE PLAN
P7	PRELIMINARY GRADING AND DRAINAGE PLAN
P8	PRELIMINARY COMPOSITE UTILITY PLAN
P9	PRELIMINARY KETTLE COURT STREET IMPROVEMENT PLAN
P10	PRELIMINARY LANDSCAPE PLAN
P11	PRELIMINARY LANDSCAPE NOTES & DETAILS

NOTES:

- PUBLIC UTILITIES SHOWN ARE BASED ON UNDERGROUND TICKET NUMBERS 24040047, 24040048, AND 24040049. PORTION OF THE WATER UTILITY LINES WERE NOT MARKED AND ARE BASED ON CITY OF SALEM UTILITY DATA MAP. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. 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 FEBRUARY, 2024.
- HORIZONTAL DATUM: OREGON COORDINATE REFERENCE SYSTEM, SALEM ZONE.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK QE1450, LOCATED AT THE INTERSECTION OF LANCASTER DRIVE NE AND AMBER STREET. ELEVATION = 216.73 FEET (NAVD88) THEN ADJUSTED TO NGVD29 WITH A VERTCON SHIFT OF -3.37 FEET, SETTING THE NGVD29 ELEVATION AT 213.36 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.
- TREES WITH DIAMETER OF 10" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND AND WATER BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON DECEMBER 12 AND 14, 2023. FEATURES WERE LOCATED USING A R10 GPS RECEIVER AND TSC3 DATA COLLECTOR WITH SUBMETER ACCURACY AND ARE CONSIDERED PRELIMINARY UNTIL CONCURRED WITH OREGON DEPARTMENT OF STATE LANDS (DSL).
- FLOODWAY IS PER GRAPHICAL OVERLAY OF FEMA MAP NUMBER 41047C0342 H WITH EFFECTIVE DATE OF JANUARY 2, 2003. FLOODPLAIN BOUNDARIES WERE DETERMINED BY EXISTING CONTOURS WITH A CALCULATED BASE FLOOD ELEVATION OF 189.0'.

LEGEND

EXISTING

DECIDUOUS TREE
CONIFEROUS TREE
FIRE HYDRANT
WATER BLOWOFF
WATER METER
WATER VALVE
DOUBLE CHECK VALVE
AIR RELEASE VALVE
SANITARY SEWER CLEAN OUT
SANITARY SEWER MANHOLE
SIGN
STREET LIGHT
MAILBOX

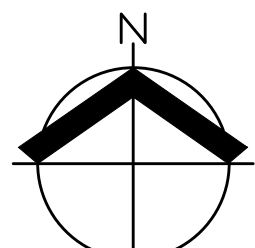
STORM DRAIN CLEAN OUT
STORM DRAIN CATCH BASIN
STORM DRAIN AREA DRAIN
STORM DRAIN MANHOLE
GAS METER
GAS VALVE
GUY WIRE ANCHOR
UTILITY POLE
POWER VAULT
POWER JUNCTION BOX
POWER PEDESTAL
COMMUNICATIONS VAULT
COMMUNICATIONS JUNCTION BOX
COMMUNICATIONS RISER

EXISTING

EXISTING

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

--- PWR --- PWR
--- OHW --- OHW
--- COM --- COM
--- CFO --- CFO
--- GAS --- GAS
--- STM --- STM
--- SAN --- SAN
--- WAT --- WAT
--- NPWAT --- NPWAT



SCALE: 1" = 30 FEET
ORIGINAL PAGE SIZE: 22" x 34"

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10324	DECIDUOUS	10
10325	DECIDUOUS	13
10326	DECIDUOUS	14
10327	DECIDUOUS	15

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10443	DECIDUOUS	12
10577	DECIDUOUS	11
10578	DECIDUOUS	12
10579	DECIDUOUS	12

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10580	DECIDUOUS	15
10581	DECIDUOUS	10
10582	DECIDUOUS	13
10583	DECIDUOUS	11

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10584	DECIDUOUS	11
10585	DECIDUOUS	14
10586	DECIDUOUS	11
10587	DECIDUOUS	11

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10588	DECIDUOUS	14, 15, 15
10589	DECIDUOUS	12, 15, 16
10590	DECIDUOUS	12
10591	DECIDUOUS	14

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10592	DECIDUOUS	14
10593	DECIDUOUS	15
10594	DECIDUOUS	10, 12
10595	DECIDUOUS	13

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10596	DECIDUOUS	12
10597	DECIDUOUS	11
10751	DECIDUOUS	11
10752	DECIDUOUS	11

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10753	DECIDUOUS	14

EXISTING CONDITIONS
PLAN

DESIGNED BY:
DRAIN BY: EM
MANAGED BY: JS
CHECKED BY: AC
DATE: 06/25/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

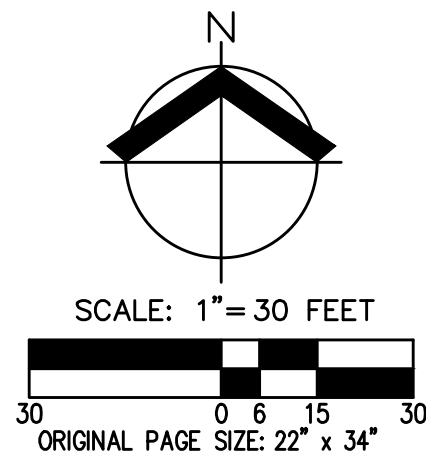
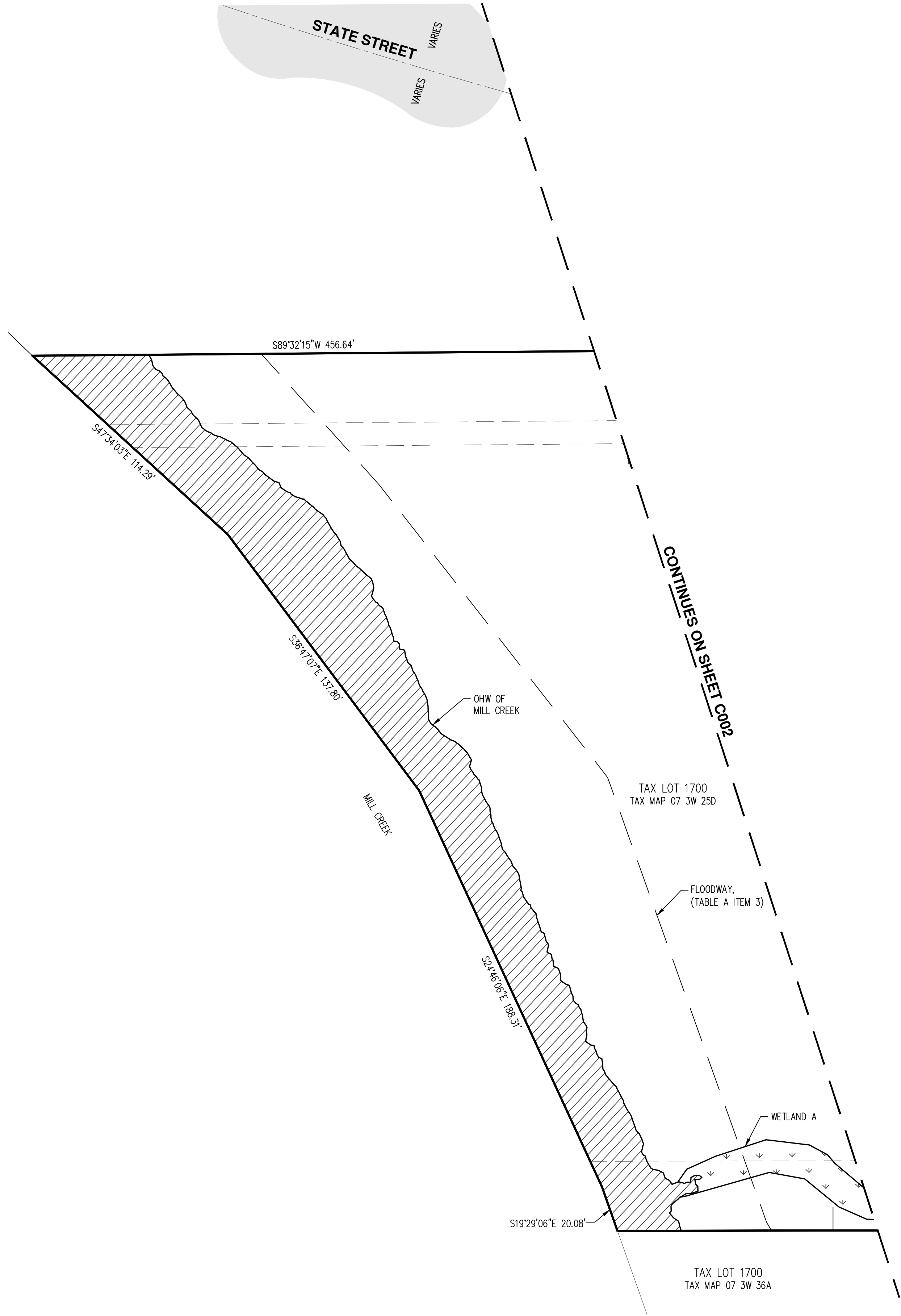
OREGON
NOVEMBER 9, 2021
JOSEPH F. SULLIVAN
8645815
RENEWS: 6/30/2026

REVISIONS

JOB NUMBER
10900
SHEET

C002

AKS DRAWING FILE: 10900 EXC03.DWG | LAYOUT: C003



STATE STREET
AND KETTLE COURT

SALEM
TAX LOT 1700

OREGON
MARION COUNTY TAX MAP 07 3W 250

EXISTING CONDITIONS
PLAN

DESIGNED BY:
DRAWN BY: EM
MANAGED BY: JS
CHECKED BY: AC
DATE: 06/25/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 9, 2021
JOSEPH F. SULLIVAN
86458LS
RENEWS: 6/30/2026

REVISIONS

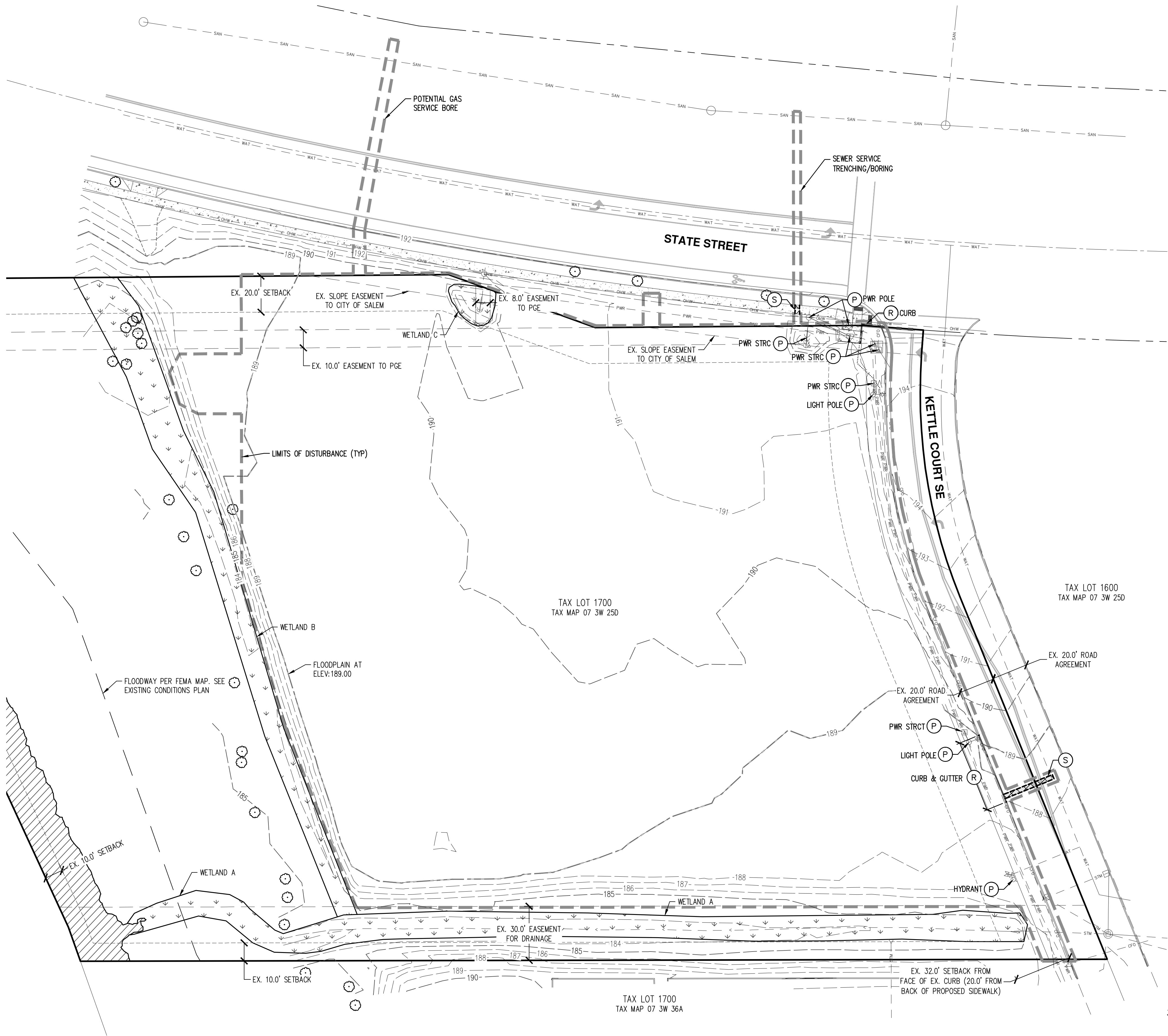
JOB NUMBER
10900

SHEET
C003

AKS
ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97305
503.400.6028
WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

AKS DRAWING FILE: 10900 PRELIMINARY DEMO PLANNING | LAYOUT: P4

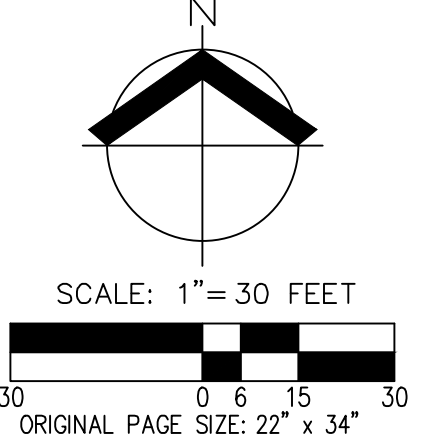


DEMOLITION KEYED NOTES (TR)

- P PROTECT AT ALL TIMES DURING CONSTRUCTION. ADJUST TO NEW FINISHED GRADE AS REQUIRED. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- R CONTRACTOR TO REMOVE AND HAUL OFF SITE FOR DISPOSAL.
- S SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB PER CITY STANDARDS AS REQUIRED, SAND SEAL JOINT.

LEGEND

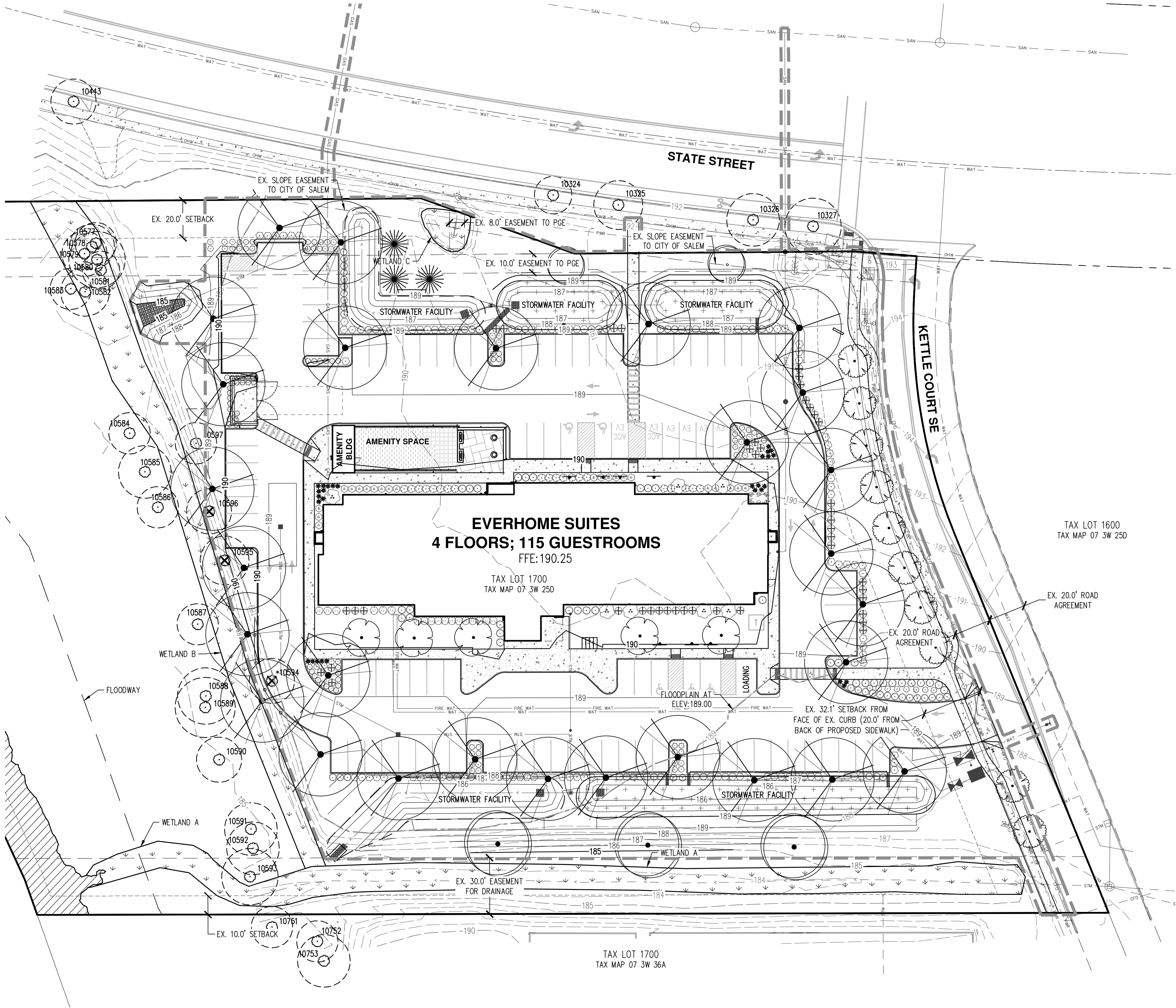
- EXISTING GROUND CONTOUR (1 FT) -189-
- EXISTING GROUND CONTOUR (5 FT) -190-
- LIMITS OF DISTURBANCE - - - - -
- SAWCUT - - - - -
- EXISTING TREE TO REMAIN (circle with cross)
- EXISTING PAVEMENT/CONCRETE TO BE REMOVED (hatched box)



PRELIMINARY DEMOLITION PLAN
EVERHOME SUITES
SALEM, OR

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
DAVID D. ROTH
RENEWED: DECEMBER 31, 2024
JOB NUMBER: 10900
DATE: 06/27/2024
DESIGNED BY: ED
DRAWN BY: TM
CHECKED BY: TOR

AKS DRAWING FILE: 10900 PRELIMINARY TREE PLANNING | LAYOUT_P4



- GENERAL NOTES:**
- NO SIGNIFICANT TREES PER CITY OF SALEM REQUIREMENTS ARE PROPOSED TO BE REMOVED.
 - EXISTING TREES SHOWN ARE BASED ON SURVEYED LOCATIONS AND THE DIAMETERS OF 10" PER CITY OF SALEM STANDARDS.

LEGEND

EXISTING GROUND CONTOUR (1 FT) ——— 189 ———
EXISTING GROUND CONTOUR (5 FT) ——— 190 ———
FINISHED GRADE CONTOUR (1 FT) ——— 189 ———
FINISHED GRADE CONTOUR (5 FT) ——— 190 ———

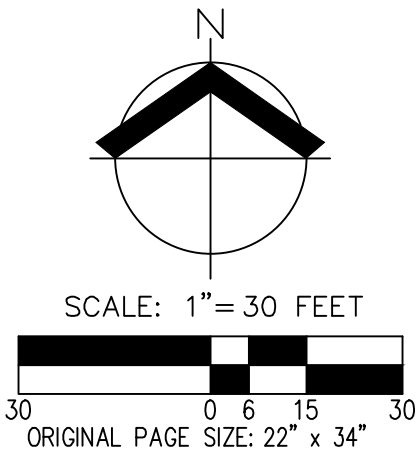
EXISTING TREE TO REMAIN (circle with dot)
EXISTING TREE TO BE REMOVED (circle with cross)

CRITICAL TREE ROOT ZONE
1" DBH = 1'-0" RADIUS (dashed circle)

PROPOSED TREE (REFER TO LANDSCAPE PLANS) (various tree symbols)

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10324	DECIDUOUS	10	PRESERVE
10325	DECIDUOUS	13	PRESERVE
10326	DECIDUOUS	14	PRESERVE
10327	DECIDUOUS	15	PRESERVE
10443	DECIDUOUS	12	PRESERVE
10577	DECIDUOUS	11	PRESERVE
10578	DECIDUOUS	12	PRESERVE
10579	DECIDUOUS	12	PRESERVE
10580	DECIDUOUS	15	PRESERVE
10581	DECIDUOUS	10	PRESERVE
10582	DECIDUOUS	13	PRESERVE
10583	DECIDUOUS	11	PRESERVE
10584	DECIDUOUS	11	PRESERVE
10585	DECIDUOUS	14	PRESERVE
10586	DECIDUOUS	11	PRESERVE

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10587	DECIDUOUS	11	PRESERVE
10588	DECIDUOUS	14, 15, 15	PRESERVE
10589	DECIDUOUS	12, 15, 16	PRESERVE
10590	DECIDUOUS	12	PRESERVE
10591	DECIDUOUS	14	PRESERVE
10592	DECIDUOUS	14	PRESERVE
10593	DECIDUOUS	15	PRESERVE
10594	DECIDUOUS	10, 12	REMOVE
10595	DECIDUOUS	13	REMOVE
10596	DECIDUOUS	12	REMOVE
10597	DECIDUOUS	11	PRESERVE
10751	DECIDUOUS	11	PRESERVE
10752	DECIDUOUS	11	PRESERVE
10753	DECIDUOUS	14	PRESERVE

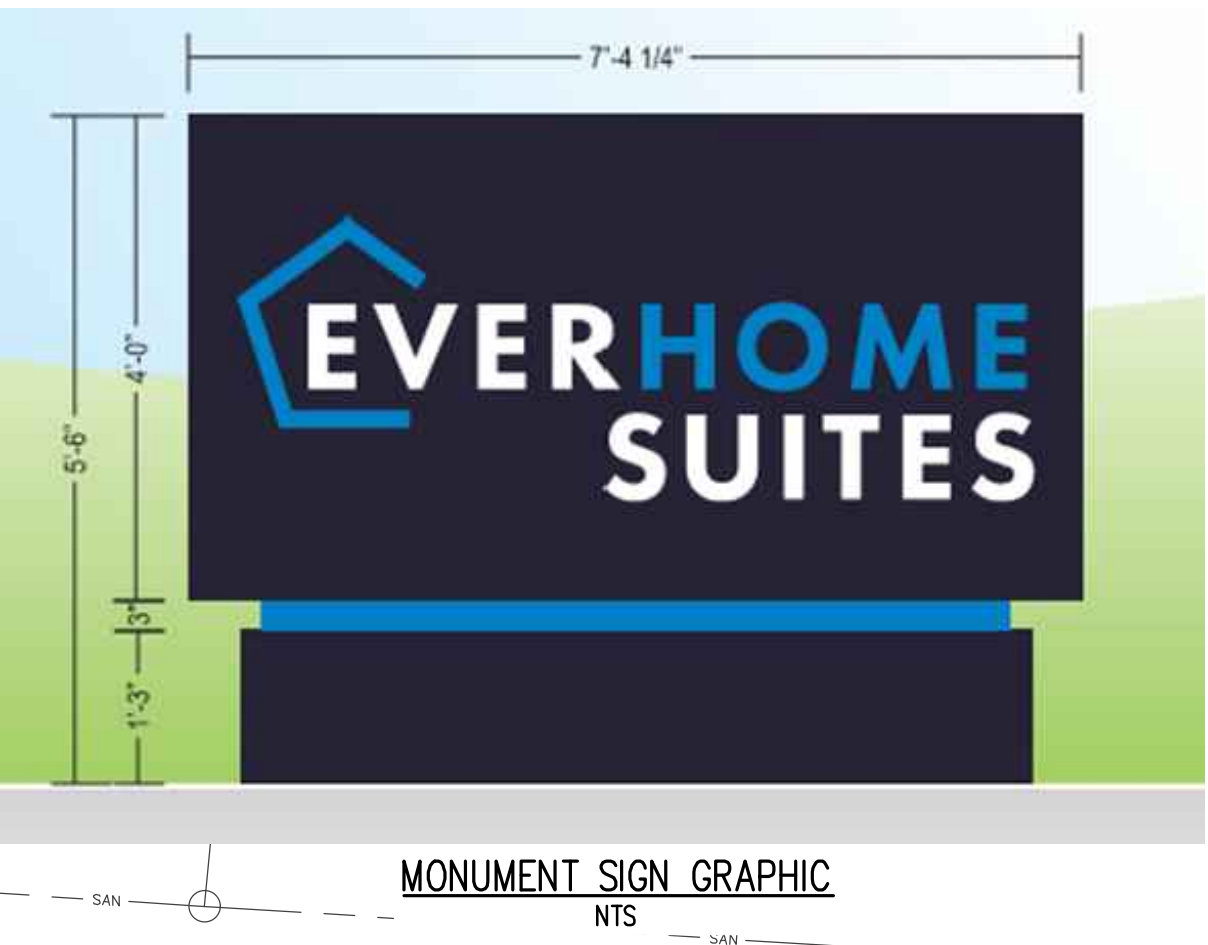
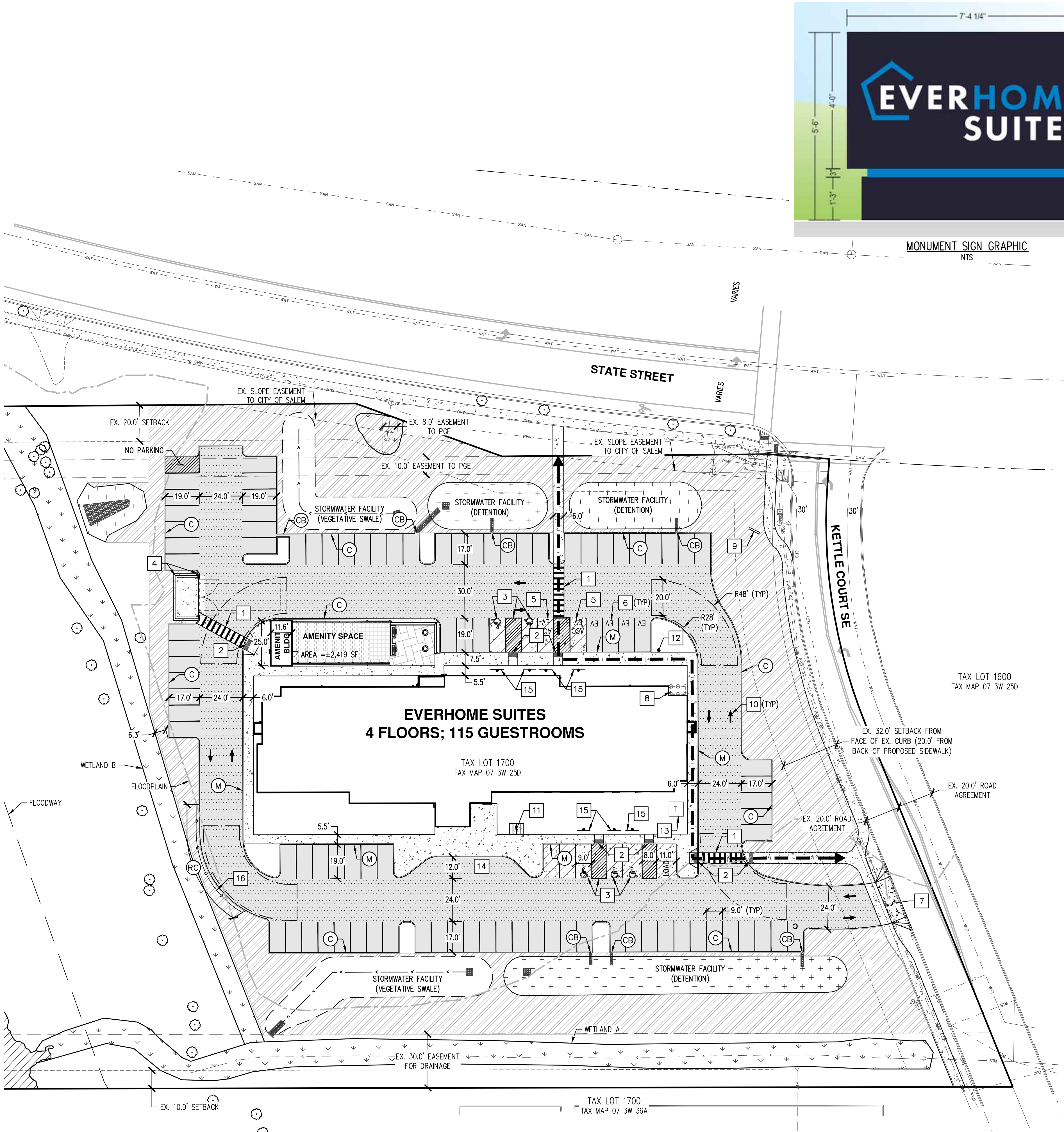


PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
EVERHOME SUITES
SALEM, OR

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
COVER D. ROTH
RENEW: DECEMBER 31, 2024

JOB NUMBER: 10900
DATE: 06/27/2024
DESIGNED BY: ED
DRAWN BY: TM
CHECKED BY: TOR

AKS DRAWING FILE: 10900 PRELIMINARY SITE PLAN.DWG | LAYOUT: P6



SITE PLAN DATA

ZONING	=	INDUSTRIAL PARK (IP)
TOTAL SITE AREA	=	±222,694 SF (±5.11 ACRES)
PROJECT AREA	=	±127,859 SF (±2.93 ACRES)
DENSITY: PROVIDED	=	115 ROOMS
OPEN SPACE: REQUIRED OPEN SPACE	=	±19,179 SF (15% OF TOTAL DEVELOPED AREA)
PROVIDED OPEN SPACE	=	±42,353 SF

PARKING SUMMARY

MAX PARKING ALLOWED	=	173 SPACES (1.5 SPACES/GUEST ROOM)
TOTAL PARKING PROVIDED	=	102 SPACES (INCLUDES 7 ACCESSIBLE)
REQUIRED BICYCLE PARKING	=	4 SPACES (GREATER OF 4 OR 1/50 ROOMS)
PROVIDED BICYCLE PARKING	=	4 SPACES

LOADING ZONE TOTAL REQUIRED	=	1 SPACE (12'WX30'L)
TOTAL PROVIDED	=	1 SPACE

SETBACKS IP ZONING DISTRICT

ABUTTING STREET BUILDING	=	20 FT
VEHICLE USE AREA	=	10 FT
SIDE/REAR YARD BUILDING	=	10 FT
VEHICLE USE AREA	=	10 FT

CURB KEYED NOTES (TR)

- (C) TYPE 'C' CURB
- (M) MONOLITHIC CURB AND SIDEWALK
- (CB) CURB BREAK
- (RC) RETAINING WALL CURB

SITE KEYED NOTES (#)

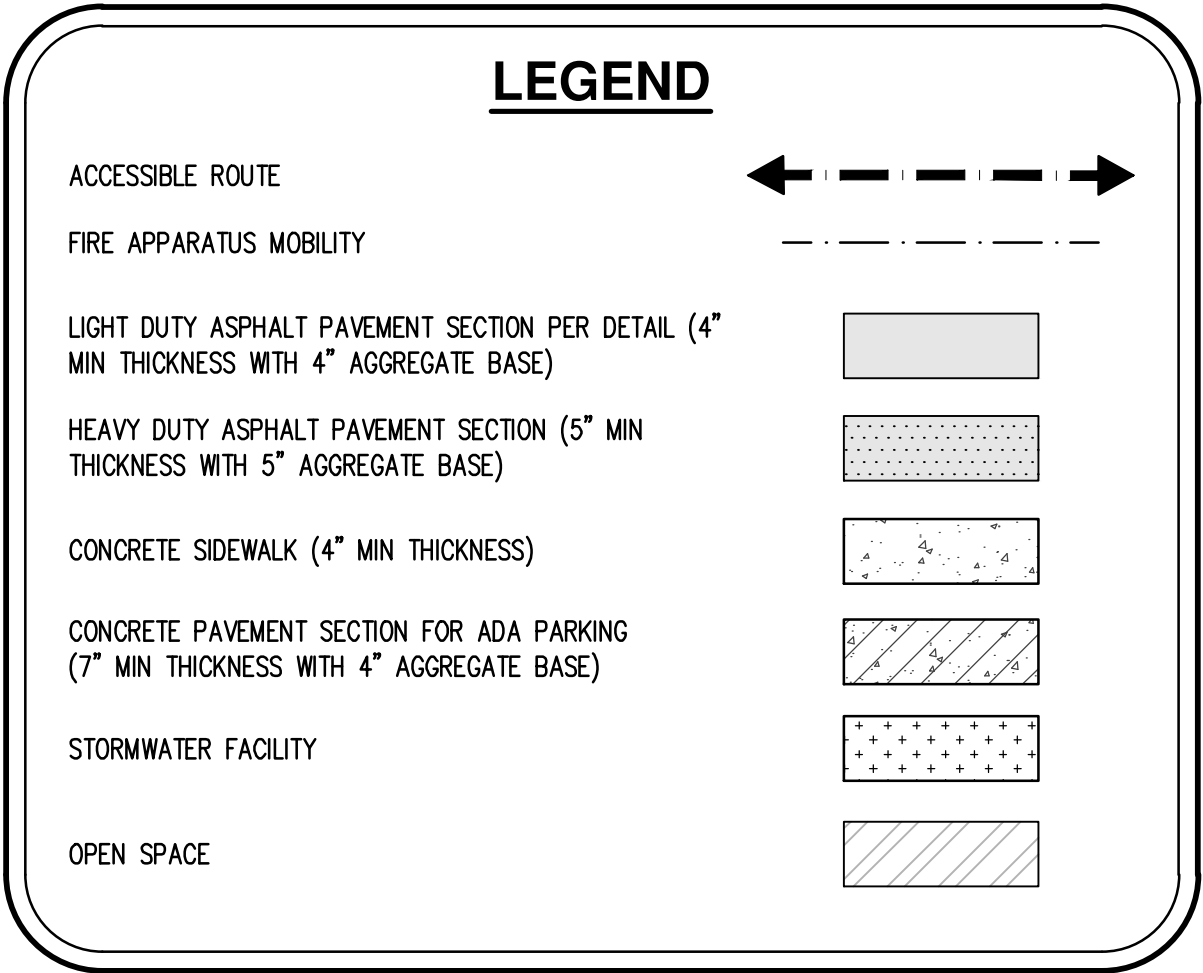
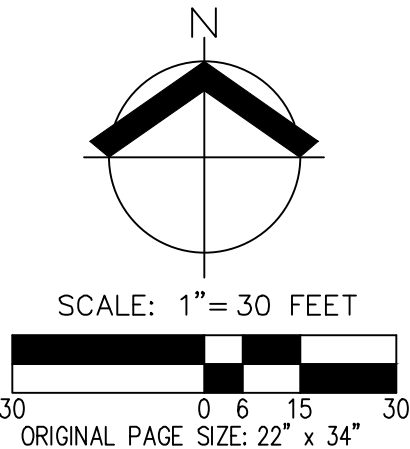
- PEDESTRIAN CROSSING (CONTRASTING SURFACE MATERIAL).
- ACCESSIBLE CURB RAMP AND DETECTABLE WARNING SURFACE.
- ACCESSIBLE PARKING STALLS AND AISLE STRIPING.
- TRASH ENCLOSURE WITH "NO PARKING" SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ACCESSIBLE ELECTRIC VEHICLE (EV) PARKING. COORDINATE WITH ELECTRICAL DESIGNER TO PROVIDE POWER TO APPLICABLE CHARGING STATIONS. VERIFY CHARGING STATIONS MEET MANUFACTURER'S CLEARANCE REQUIREMENTS.
- ELECTRIC VEHICLE (EV) PARKING. COORDINATE WITH ELECTRICAL DESIGNER TO PROVIDE POWER TO APPLICABLE CHARGING STATIONS. VERIFY CHARGING STATIONS MEET MANUFACTURER'S CLEARANCE REQUIREMENTS.
- COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARDS.
- PREFABRICATED SMOKING SHELTER. SEE ARCHITECTURAL PLANS.
- MONUMENT SIGN. SEE GRAPHIC ABOVE FOR MONUMENT DIMENSIONS.
- DIRECTIONAL ARROW STRIPE.
- BIKE PARKING.
- PET WASTE STATION. SEE ARCHITECTURAL PLANS.
- CONCEPTUAL TRANSFORMER LOCATION.
- DROP OFF AREA TO FUNCTIONALLY MEETING CITY LOADING SPACE REQUIREMENTS.
- ACCESSIBLE PARKING SIGN.
- VEHICLE BARRIER 2-FT TALL FENCE.

EV READY NOTE

40% OF PARKING STALLS ARE REQUIRED TO BE EV READY PER STATE REQUIREMENTS. FINAL EV READY STALL LOCATION AND CONDUIT PLACEMENT WILL BE COORDINATED WITH PROJECT ELECTRICIAN AT THE TIME OF BUILDING PERMIT SUBMITTAL.

GENERAL NOTES

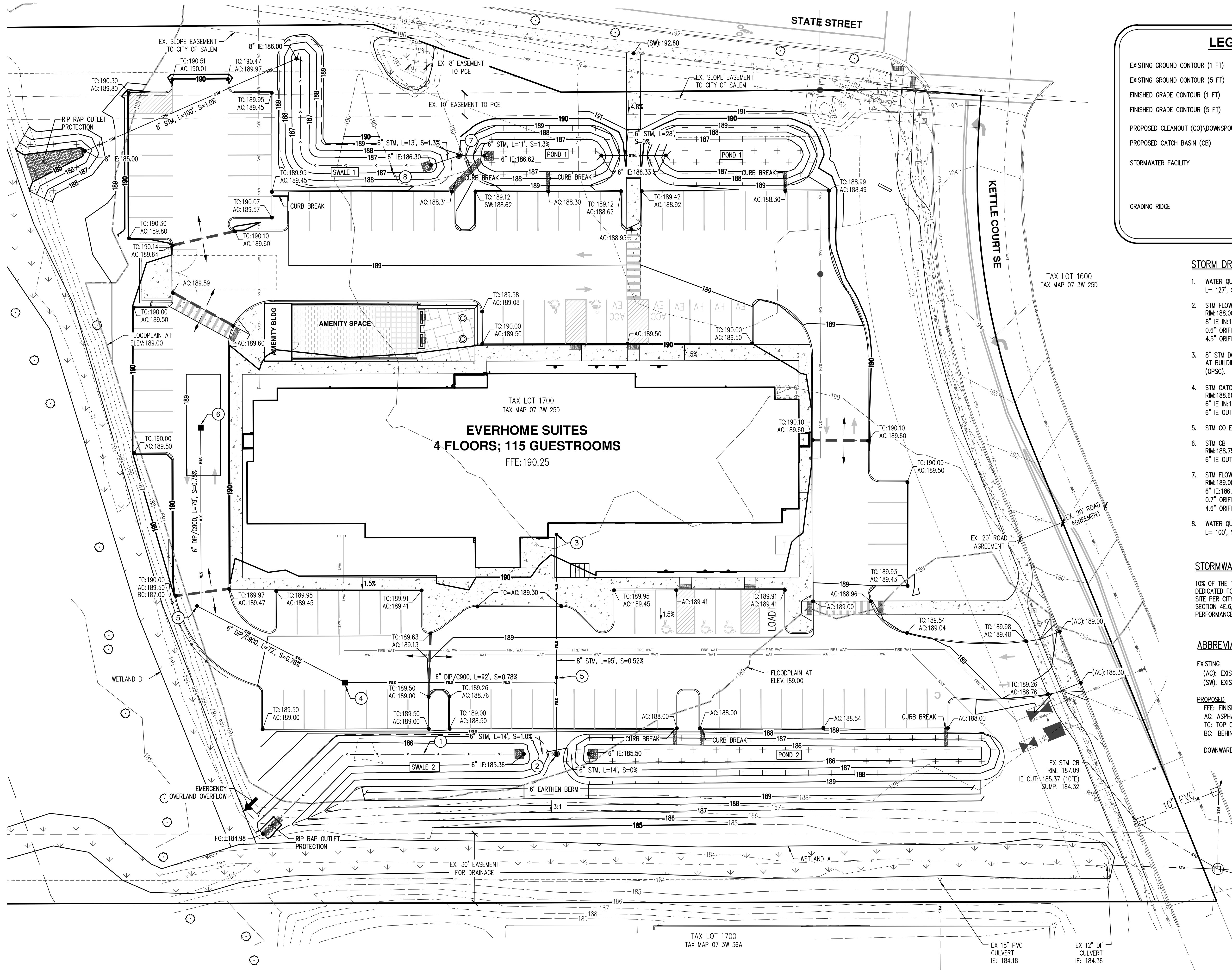
- SEE PARKWAY ARCHITECTURAL PHOTOMETRIC PLAN FOR SITE LIGHTING.



PRELIMINARY SITE PLAN
EVERHOME SUITES
SALEM, OR

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
COVER D. ROTH
RENEWAL: DECEMBER 31, 2024
JOB NUMBER: 10900
DATE: 06/27/2024
DESIGNED BY: ED
DRAWN BY: TM
CHECKED BY: TOR

AKS DRAWING FILE: 10900 PRELIMINARY GRADING AND DRAINAGE PLANNING | LAYOUT: P7



LEGEND

EXISTING GROUND CONTOUR (1 FT)

EXISTING GROUND CONTOUR (5 FT)

FINISHED GRADE CONTOUR (1 FT)

FINISHED GRADE CONTOUR (5 FT)

PROPOSED CLEANOUT (CO)/DOWNSPOUT (DS)

PROPOSED CATCH BASIN (CB)

STORMWATER FACILITY

GRADING RIDGE

STORM DRAIN (STM) KEYED NOTES

1. WATER QUALITY SWALE 2.
L= 127', S= 0.3%, MAX TREATMENT DEPTH= 4"
2. STM FLOW CONTROL STRUCTURE 2.
RIM:188.00
8" IE IN:185.50 (N)
0.6" ORIFICE:185.40
4.5" ORIFICE:187.00
3. 8" STM DOWNSPOUT CONNECTION WITH CLEANOUT (CO)
AT BUILDING PER OREGON PLUMBING SPECIALTY CODE (OPSC).
4. STM CATCH BASIN (CB)
RIM:188.60
6" IE IN:186.38 (NW)
6" IE OUT:186.38 (E)
5. STM CO EVERY 100 FT MAX PER OPSC.
6. STM CB
RIM:188.75
6" IE OUT:187.54 (S)
7. STM FLOW CONTROL STRUCTURE 1.
RIM:189.00
6" IE:186.47
0.7" ORIFICE:186.33
4.6" ORIFICE:187.10
8. WATER QUALITY SWALE 1.
L= 100', S= 0.3%, MAX TREATMENT DEPTH= 4"

STORMWATER AREA NOTE:
10% OF THE TOTAL NEW IMPERVIOUS SURFACE HAS BEEN DEDICATED FOR GSI STORMWATER FACILITY ON THE PROJECT SITE PER CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS SECTION 4E.6, AND FLOW CONTROL AND TREATMENT PERFORMANCE STANDARDS PER SRC CHAPTER 71.

- ABBREVIATIONS
- EXISTING
- (AC): EXISTING ASPHALT CONCRETE ELEVATION
- (SW): EXISTING SIDEWALK ELEVATION
- PROPOSED
- FFE: FINISHED FLOOR ELEVATION
- AC: ASPHALT CONCRETE ELEVATION
- TC: TOP OF CURB ELEVATION
- BC: BEHIND CURB ELEVATION
- DOWNWARD SLOPE: X.X%

PRELIMINARY GRADING AND DRAINAGE PLAN
EVERHOME SUITES
SALEM, OR

AKS

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97003
503.400.6028
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXPIRATION DATE: 12/31/2024
PREPARED BY: D. ROTH

REVISIONS: DECEMBER 31, 2024

JOB NUMBER: 10900

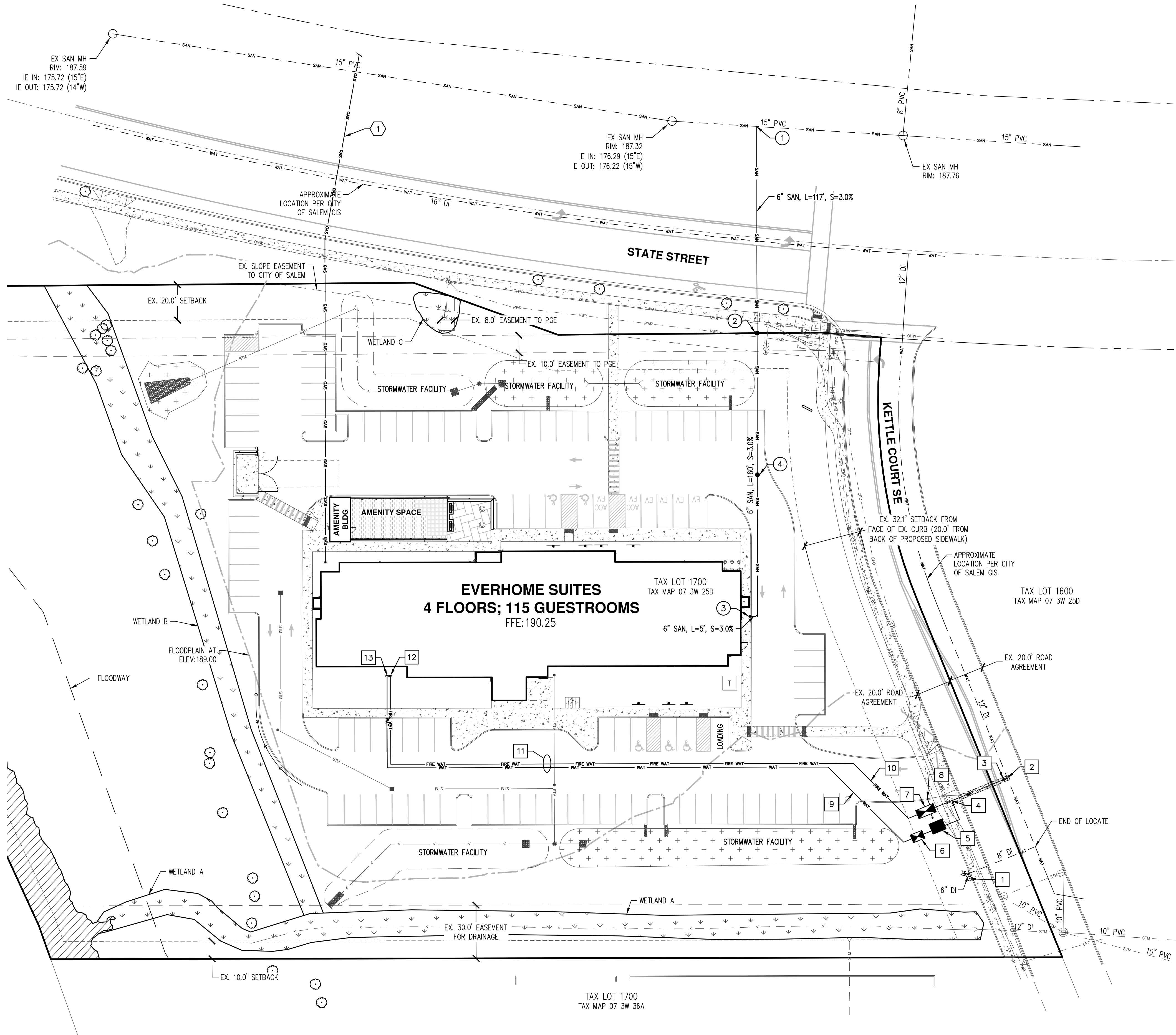
DATE: 06/27/2024

DESIGNED BY: ED

DRAWN BY: TM

CHECKED BY: TOR

P7



WATER AND FIRE KEYED NOTES #

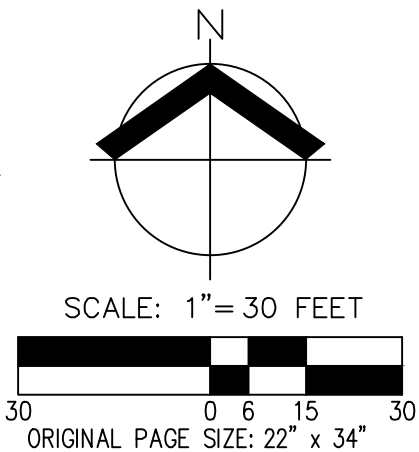
- EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
- CONNECT TO EXISTING 12" PUBLIC MAIN WITH NEW 8" SERVICE. CONTRACTOR SHALL POTHOLE EXISTING WATER MAIN TO VERIFY EXACT LOCATION, SIZE, AND DEPTH. CONTRACTOR SHALL COORDINATE WITH CITY FORCES FOR INSTALLATION OF 12"x8" TAPPING TEE AND GATE VALVE. TAP BY CITY. COORDINATION, TRAFFIC CONTROL, PERMITS, EXCAVATIONS, THRUST BLOCK, BACKFILL, AND SURFACE RESTORATION BY CONTRACTOR.
- 1" CORPORATION STOP FOR CHLORINATION PER CITY STANDARDS.
- 8"x3" TEE, 8" GATE VALVE (W), AND 3" GATE VALVE (SE).
- 3" WATER METER PER CITY STANDARDS.
- 3" DOUBLE CHECK ASSEMBLY.
- 8" DCDA WITH FIRE DEPARTMENT CONNECTION (FDC).
- 2" SCH 40 SUMP PUMP FORCE MAIN WITH ASCENDING SLOPE. DAYLIGHT TO FACE OF CURB.
- 3" SCH 80 PVC DOMESTIC SERVICE.
- 8" C900 FIRE SERVICE.
- COMMON TRENCH WITH 3" SCH 80 PVC DOMESTIC SERVICE AND 8" C900 PVC FIRE SERVICE.
- 8" C900 FIRE SERVICE TO BUILDING. SEE BUILDING PLANS FOR CONTINUATION.
- 3" SCH 80 DOMESTIC SERVICE TO BUILDING. COORDINATE WITH PROJECT PLUMBER FOR CONTINUATION.

SANITARY SEWER (SAN) KEYED NOTES #

- NEW 6" SAN SERVICE. TAP BY CITY. ALL OTHER WORK BY CONTRACTOR. EX. 15" IE: ±176.46
6" IE: 177.71
- SAN MONITORING MANHOLE (MH) AT PROPERTY LINE. RIM: 190.00
6" IE IN: 181.22 (S)
6" IE OUT: 181.22 (N)
- SAN CLEANOUT (CO) AT BUILDING CONNECTION PER OREGON PLUMBING SPECIALTY CODE (OPSC). SEE BUILDING PLANS FOR CONTINUATION. 6" IE: 186.17
- SAN CO EVERY 100 FT PER OPSC.

FRANCHISE UTILITY KEYED NOTES #

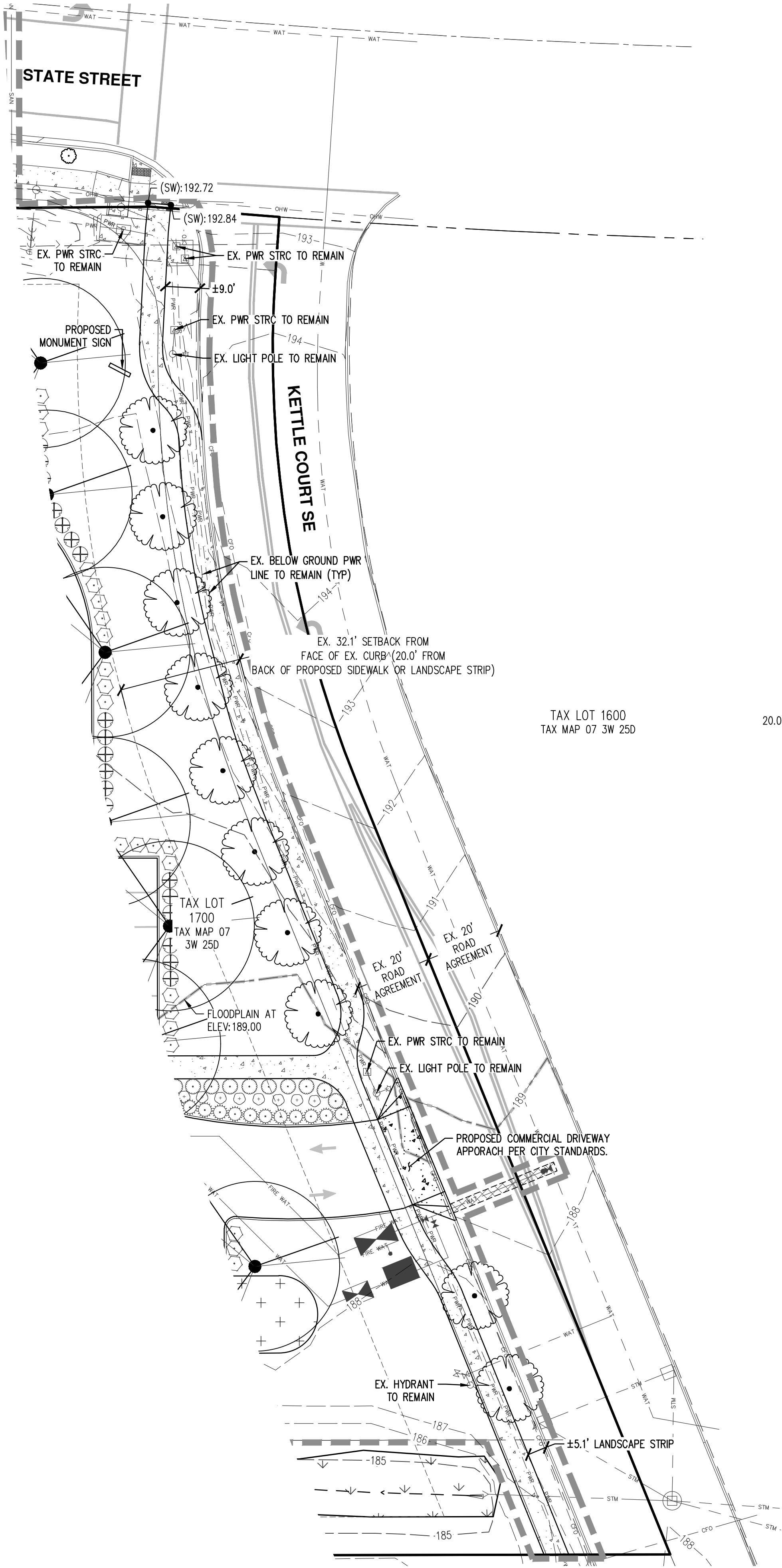
- NEW GAS SERVICE TO BUILDING FROM NORTH SIDE OF STATE STREET. REFER TO MEP PLANS FOR EXACT LOCATION AND SIZE.



PRELIMINARY COMPOSITE UTILITY PLAN
EVERHOME SUITES
SALEM, OR

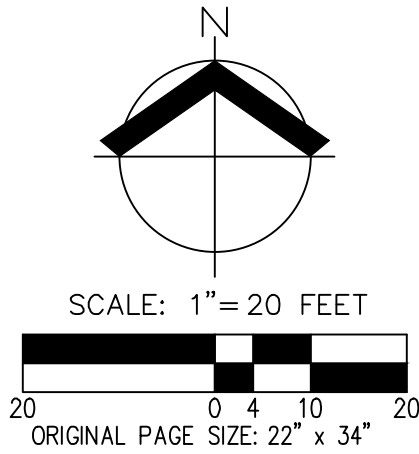
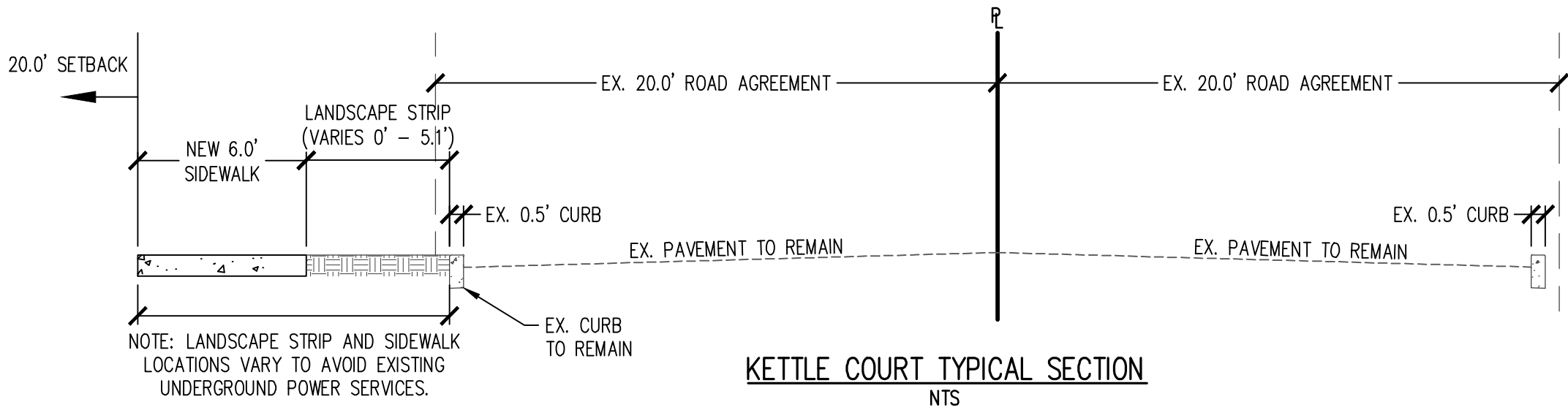
REGISTERED PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION RENEWED: DECEMBER 31, 2024	
JOB NUMBER:	10900
DATE:	06/27/2024
DESIGNED BY:	ED
DRAWN BY:	TM
CHECKED BY:	TOR

AKS DRAWING FILE: 10900 PRELIMINARY PUBLIC IMPROVEMENTS.DWG | LAYOUT: P9



ABBREVIATIONS

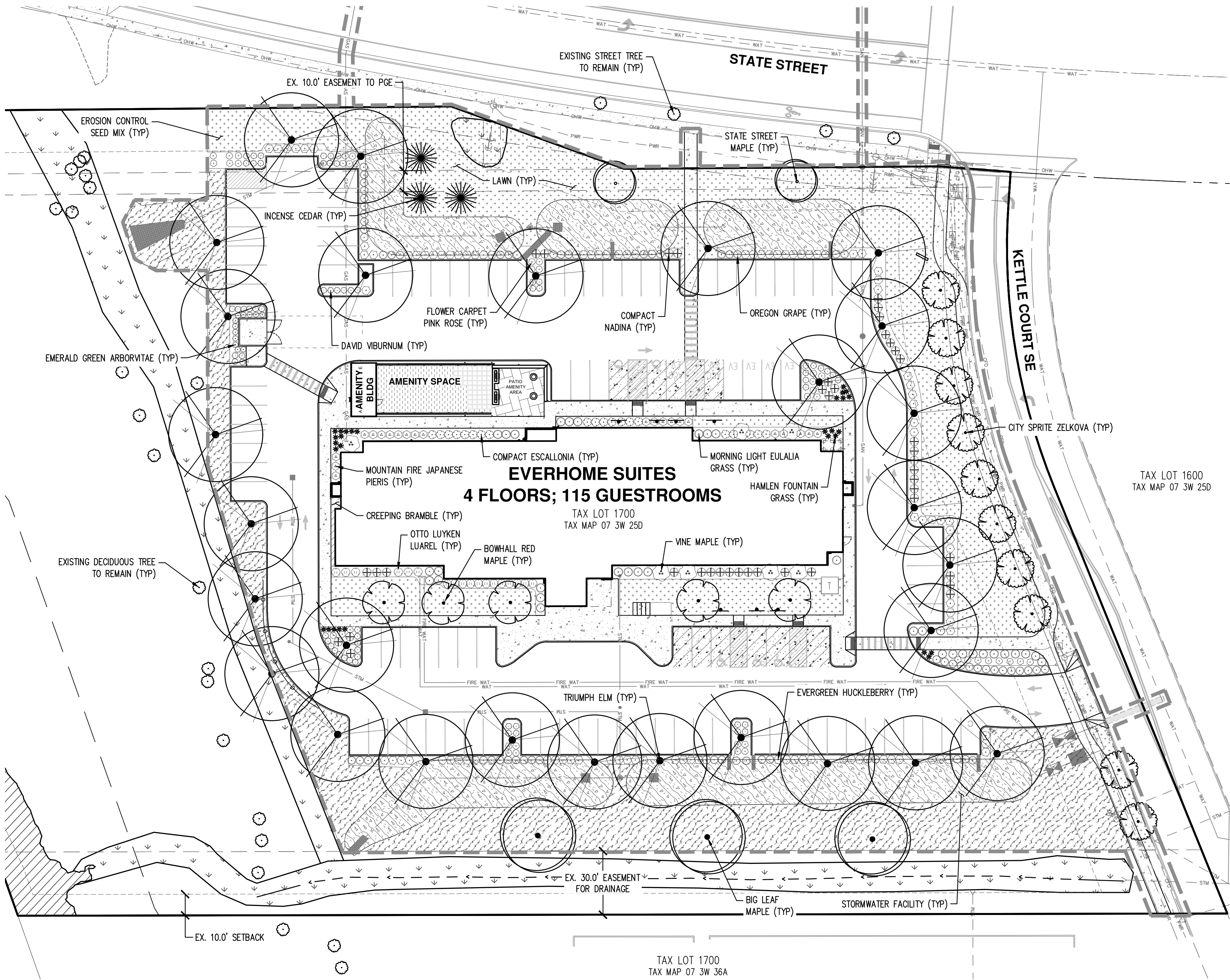
EXISTING
(SW): EXISTING SIDEWALK ELEVATION



PRELIMINARY KETTLE COURT STREET IMPROVEMENT PLAN
EVERHOME SUITES
SALEM, OR

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
DAVID D. ROTH
RENEWED: DECEMBER 31, 2024
JOB NUMBER: 10900
DATE: 06/27/2024
DESIGNED BY: ED
DRAWN BY: TM
CHECKED BY: TDR

AKS DRAWING FILE: 10900 PRELIMINARY LANDSCAPING.DWG | LAYOUT: P10



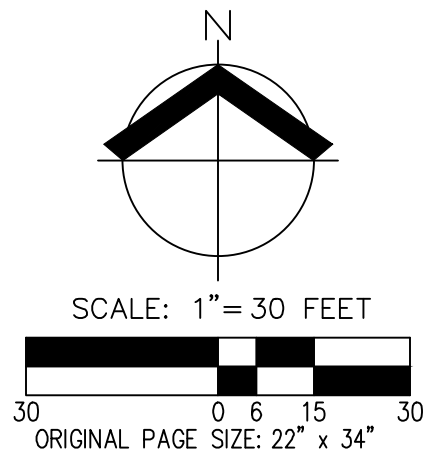
TOTAL SITE PLANT UNITS					
PLANT MATERIAL	PU VALUE	QTY PROPOSED	TOTAL PU	REQUIRED PU	PROPOSED PU
MATURE TREES	15 PU	26	390 PU	2,035 PU	2,204 PU
2" CAL. SHADE TREES	10 PU	42	420 PU	TREE PU: 814 (40%)	TREE PU: 825
EVERGREEN TREES	5 PU	3	15 PU		
1G SMALL SHRUB	1 PU	186	186 PU	SHRUB/GROUNDCOVER PU: 1,221 (60%)	SHRUB/GROUNDCOVER PU: 1,379
3G LARGE SHRUB	2 PU	270	540 PU		
LAWN/GROUNDCOVER	1 PU/50 SF	32,626 SF	653 PU		

LANDSCAPE DATA

TOTAL PROJECT AREA = ±127,859 SF (±2.93 ACRES)
TOTAL PROJECT LANDSCAPE AREA = ±40,706 SF (31.8%)

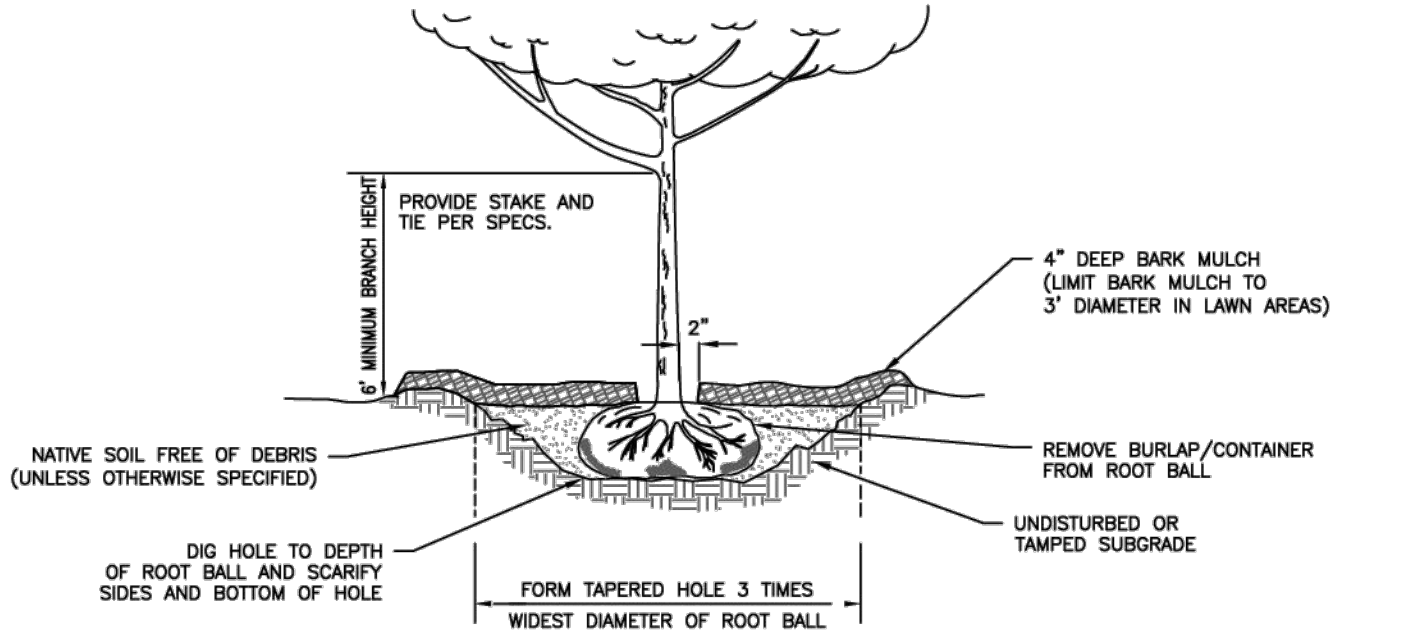
TOTAL PARKING/MANEUVERING AREA = ±43,018 SF
TREE CANOPY REQUIRED = ±17,207 SF (40% OF PARKING/MANEUVERING AREA)
TREE CANOPY PROVIDED = ±17,207 SF (40% OF PARKING/MANEUVERING AREA)

INTERIOR PARKING LOT LANDSCAPE REQUIRED = ±3,441 SF (8% OF PARKING AREA)
INTERIOR PARKING LOT LANDSCAPE PROVIDED = ±4,066 SF (9.5% OF PARKING AREA)



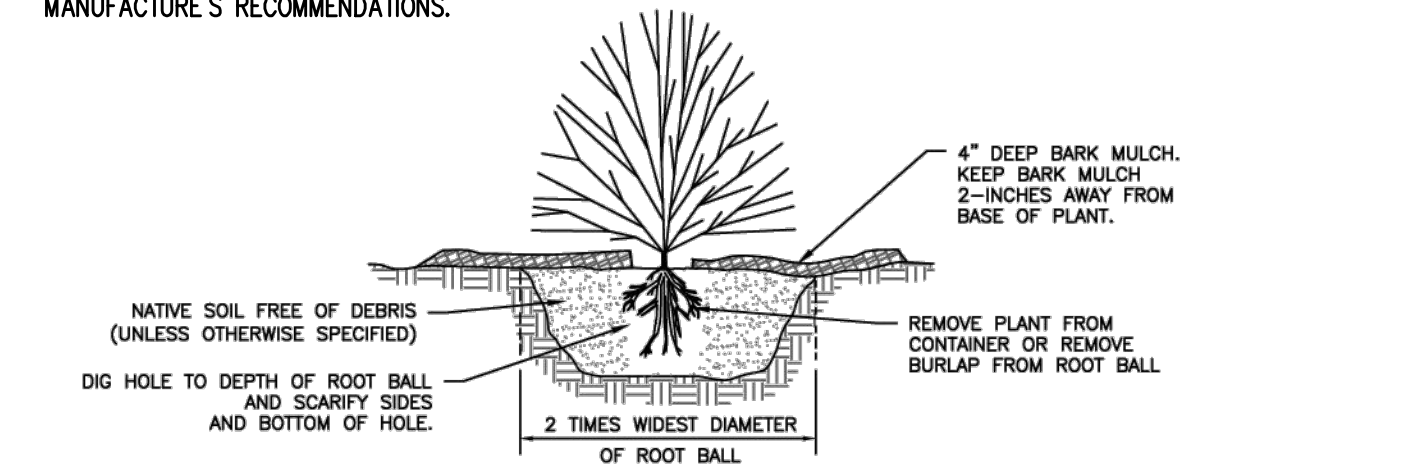
PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	3	ACER MACROPHYLLUM	BIG LEAF MAPLE	1.5" CAL. B&B	AS SHOWN
	2	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	1.5" CAL. B&B	AS SHOWN
	5	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	1.5" CAL. B&B	AS SHOWN
	3	CALOCEDRUS DECURRENS	INCENSE CEDAR	6' HT. B&B	AS SHOWN
	29	ULMUS X 'MORTON GLOSSY'	TRIUMPH ELM	2" CAL. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	10	ZELKOVA SERRATA 'JFS-KW1'	CITY SPRITE ZELKOVA	1.5" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	7	ACER CIRCINATUM	VINE MAPLE	6' HT. B&B	96" o.c.
	20	ESCALLONIA X 'COMPACTA'	COMPACT ESCALLONIA	2 GAL. CONT.	48" o.c.
	64	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL. CONT.	48" o.c.
	35	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL. CONT.	48" o.c.
	42	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	3 GAL. CONT.	48" o.c.
	29	PENNISETUM ALOPECUROIDES 'HADELN'	HADELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	22	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE PIERIS	3 GAL. CONT.	48" o.c.
	18	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL. CONT.	48" o.c.
	40	ROSA X 'NOATRAUM'	FLOWER CARPET PINK ROSE	1 GAL. CONT.	36" o.c.
	12	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT. CONT.	36" o.c.
	105	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL. CONT.	48" o.c.
	62	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	19	RUBUS CALYGINOIDES	CREeping BRAMBLE	1 GAL. CONT.	30" o.c.
			STORMWATER FACILITY TO BE PLANTED PER CITY OF SALEM STANDARDS		
	±18,624 SF	LAWN: NORTHWEST SUPREME LAWN SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL): DASHER 3 PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. DASHER 3) 35%, CUTTER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR. CUTTER II) 35%, GARNET CREEPING RED FESCUE (FESTUCA RUBRA VAR. GARNET) 15%, WINDWARD CHEWINGS FESCUE (FESTUCA RUBRA SPP FALLAX VAR. WINDWARD) 15% APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER			
	±13,926 SF	EROSION CONTROL SEED MIX: NATIVE E/C MIX – SUNMARK SEEDS (OR APPROVED EQUAL): MEADOW BARLEY (HORDEUM BRACHYANTHERUM) 40%, CALIFORNIA BROME (BROMUS CARINATUS) 35%, NATIVE RED FESCUE (FESTUCA RUBRA RUBRA) 20%, TUFTED HAIRGRASS (DESCHAMPSIA CESPITOSA) 3%, SPIKE BENTGRASS (AGROSTIS EXERATA) 2% APPLY AT A RATE OF 1 LB PER 1,000 SQ FT, OR AS RECOMMENDED BY SUPPLIER			



TREE PLANTING DETAIL
NOT TO SCALE

NOTE:
FORM A 3' DIAMETER SAUCER OR DEPRESSED AREA AROUND TRUNK. UNDER NO CONDITIONS SHOULD FILL OR MULCH BE PLACED IN CONTACT WITH TRUNK OR TOP OF BALL BE EXPOSED.
PROVIDE AN 18" DEEP BY 10' LONG ROOT BARRIER DIRECTLY NEXT TO AND SLIGHTLY BELOW LEVEL OF SIDEWALK WHERE TREES ARE WITHIN 4' OF HARDSCAPING (CURBS, SIDEWALKS, DRIVES, ETC.). CENTER BARRIER ON TREE TRUNK. ROOT BARRIER SHALL BE DEEP ROOT UB 18-2 ROOT BARRIER PANELS OR OTHER APPROVED EQUAL. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.

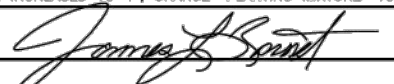


SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

NOTE:
FORM A 3' DIAMETER SAUCER OR DEPRESSED AREA AROUND TRUNK. UNDER NO CONDITIONS SHOULD FILL OR MULCH BE PLACED IN CONTACT WITH TRUNK OR TOP OF BALL BE EXPOSED.

10
11
12
13

CHANGED NOTE ABOUT PLANTING HOLE DIAMETER.
DELETED NOTE ABOUT POOR DRAINAGE. ADD 2" SPACE BETWEEN PLANT AND BARK MULCH.
BARK MULCH DEPTH INCREASED TO 4". CHANGE PLANTING MIXTURE TO "NATIVE SOIL."

APPROVED			5/5/2017	DRAWN BY	ALT	11/2016	NO.803
		CITY ENGINEER	DATE	CHECKED BY	KLR	11/2016	

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
TREE-SHRUB PLANTING DETAIL

GENERAL LANDSCAPE NOTES

- 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 ALLOWABLE BY THE CITY OF SALEM'S DESIGN STANDARDS. SUBSTITUTIONS SHALL BE OF EQUAL FORM AND FUNCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION AND FOR FAMILIARIZING THEMSELVES WITH SITE CONDITIONS. SHOULD DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- ALL PLANTS AND INSTALLATION 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 IN ACCORDANCE WITH BEST PRACTICE STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION (AMERICAN HORT). FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, METERS, LIGHTS, TREE CANOPIES, 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. UPON INSTALLATION, ALL PLANT MATERIALS SHALL BE VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS AND INJURIES.
- DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 2' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; NO CLOSER THAN 6' O.C. FROM ACCESS WALKWAYS, FIRE HYDRANTS, ROOF DRAINS CATCH BASINS, MANHOLES, WATER METERS, GAS AND ELECTRIC SERVICES, UTILITY BOXES AND VAULTS, AND MOUNTED PEDESTALS; NO CLOSER THAN 10' O.C. FROM ALLEYS, DRIVEWAYS, TRAFFIC SIGNALS, STREET LIGHT STANDARDS AND UTILITY LINES. TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND. REFER ALSO TO THE CITY OF SALEM STANDARD TREE-SHRUB PLANTING DETAIL NO. 803 (THIS SHEET).
- PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM.
- SOIL PREPARATION: ALL SHRUB BEDS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL. 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 EXTRANEIOUS 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-COMPACTION. 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. SOIL FOR STREET TREES SHALL BE PREPARED AND AMENDED TO A WIDTH OF AT LEAST 3 TIMES THE SIZE OF THE ROOT BALL.
- A PERMANENT UNDERGROUND IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR IRRIGATION POINT-OF-CONNECTION (P.O.C.), SLEEVEING LOCATION, CONTROLLER, POWER SOURCE, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING. CONTRACTOR SHALL PROVIDE THE CITY OF SALEM WITH AN IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION AS A DELAYED SUBMITTAL.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
- MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANT MATERIAL WITH MULCH. MULCH SHALL BE AT LEAST 12" AWAY FROM ROOT FLARE OF TREE, THE FLARE SHALL REMAIN VISIBLE AND EXPOSED TO AT LEAST FINISH GRADE.
- GROUNDCOVER SHALL NOT BE PLANTED CLOSER THAN 24" FROM CATCH BASINS OR DRAIN AREAS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 36" FROM CATCH BASINS AND BUILDING FOUNDATIONS. NO LANDSCAPE PLANT/GROUNDCOVER SHALL BE PLACED WITHIN 3' OF ANY NEW TREE.

PRELIMINARY LANDSCAPE NOTES & DETAILS
EVERHOME SUITES
SALEM, OR



JOB NUMBER:	10900
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DESIGNED BY:	TEB
DRAWN BY:	CLM
CHECKED BY:	TEB