

CITY OF *Salem*
AT YOUR SERVICE
Public Works Department
APWA ACCREDITED AGENCY

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

September 20, 2024


Matthew Miller
9115 Meeting Street North
Bethesda, MD 20852

**SUBJECT: Wetland Land Use Notification: 3010 Kettle Court SE
Permit # 24-114030-PLN**

Tax lot 073W25D001700 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute 227.350(5)* allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on their property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.



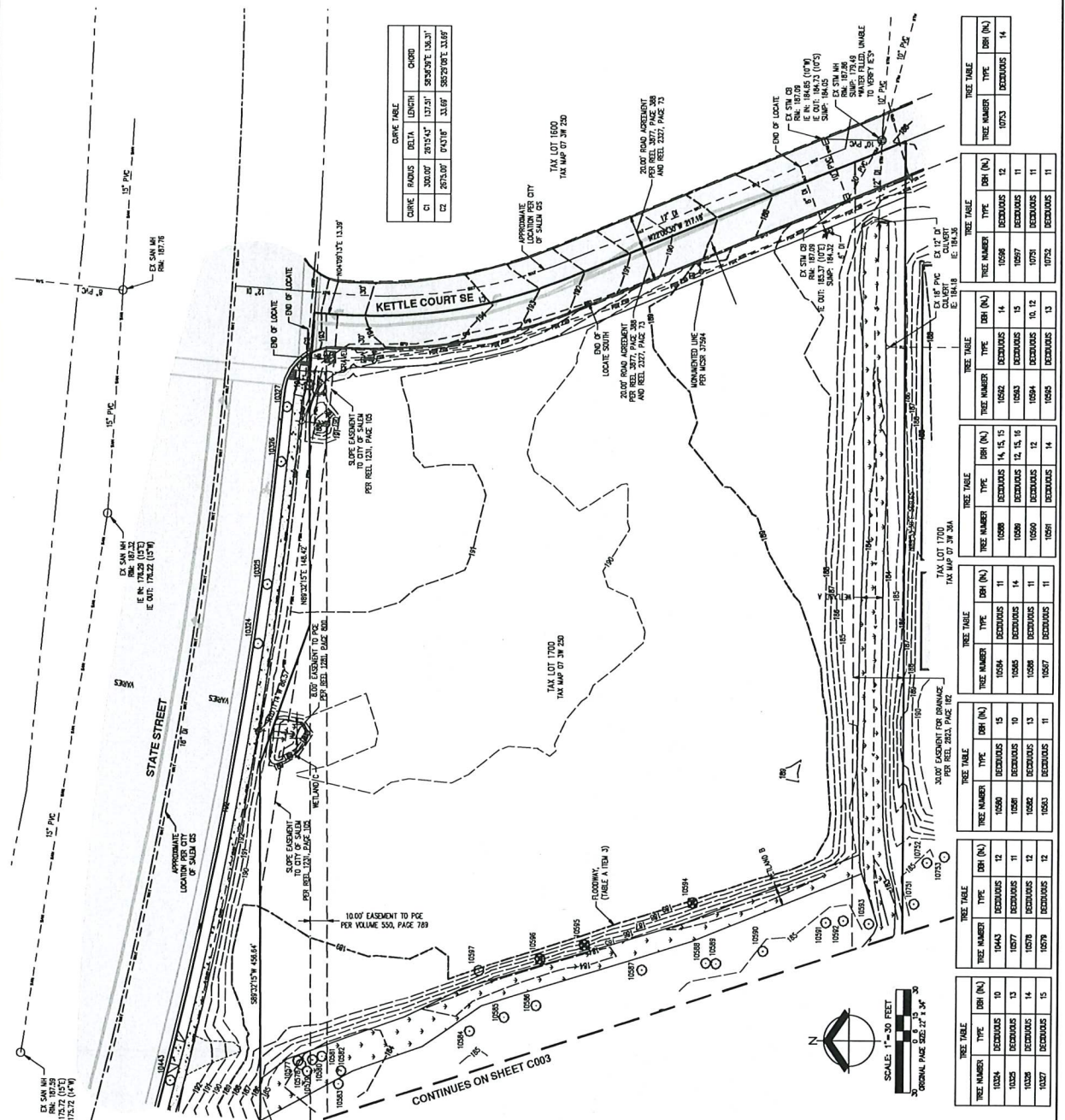
Jason Valyou
Program Coordinator

Enclosures: GIS Map, Site Map, Wetland Land Use Notification Form

cc: F:\Common\PAC\DevSvcsLandUse\24-114030-PLN_3010 Kettle Court SE\WLUN
Zachary Diehl, Program Manager
File

Transportation Operations, Utility Operations, and Engineering
1457 23rd St SE, Salem, OR
Mailing Address: PO Box 14300, Salem, OR 97309-1457
Phone 503-588-6270 • Fax 503-588-6480

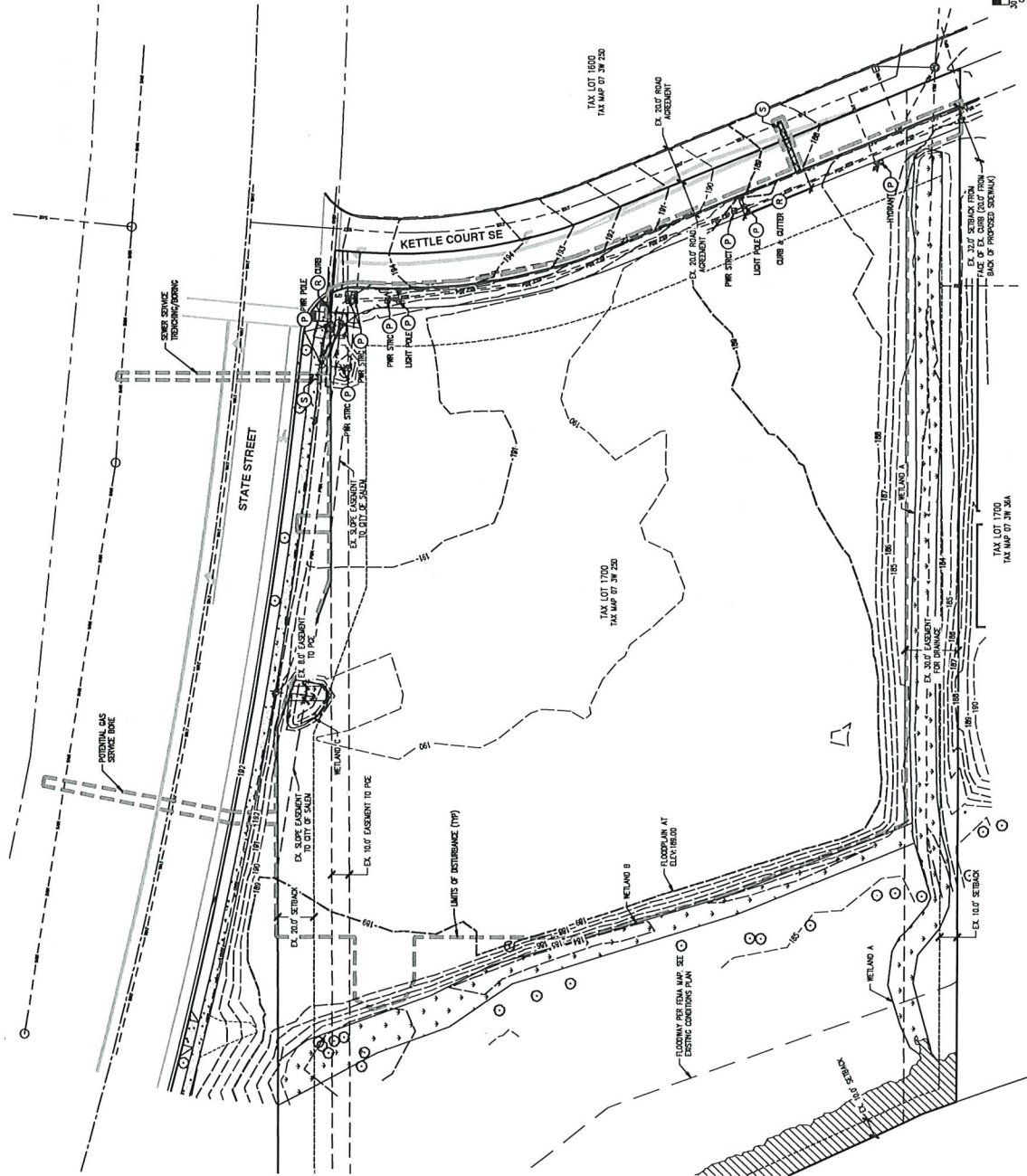
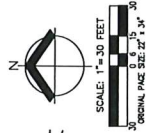
Willow Lake Water Pollution Control Facility
5915 Windsor Island Road N, Keizer, OR
Mailing Address: PO Box 14300, Salem, OR 97309-5915
Phone 503-588-6380 • Fax 503-588-6387



- DEMOLITION KEYED NOTES**
- 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 EXISTING PAVEMENT, SIDEWALK, AND CURB PER CITY STANDARDS AS REQUIRED. SAND SEAL Joints.
 - S

LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- LIMITS OF DISTURBANCE
- SWANLOT
- EXISTING TREES TO REMAIN
- EXISTING PAVEMENT/CONCRETE TO BE REMOVED



PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
 EVERHOME SUITES
 SALEM, OR

PROFESSIONAL SEAL
 LANDSCAPE ARCHITECT
 STATE OF OREGON
 NO. 10000
 DATE: 09/27/2024
 EXPIRES: 09/27/2025
 PROJECT NO.: 24-0001
 SHEET NO.: P5

- 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 1" DBH PER CITY OF SALEM STANDARDS.

LEGEND

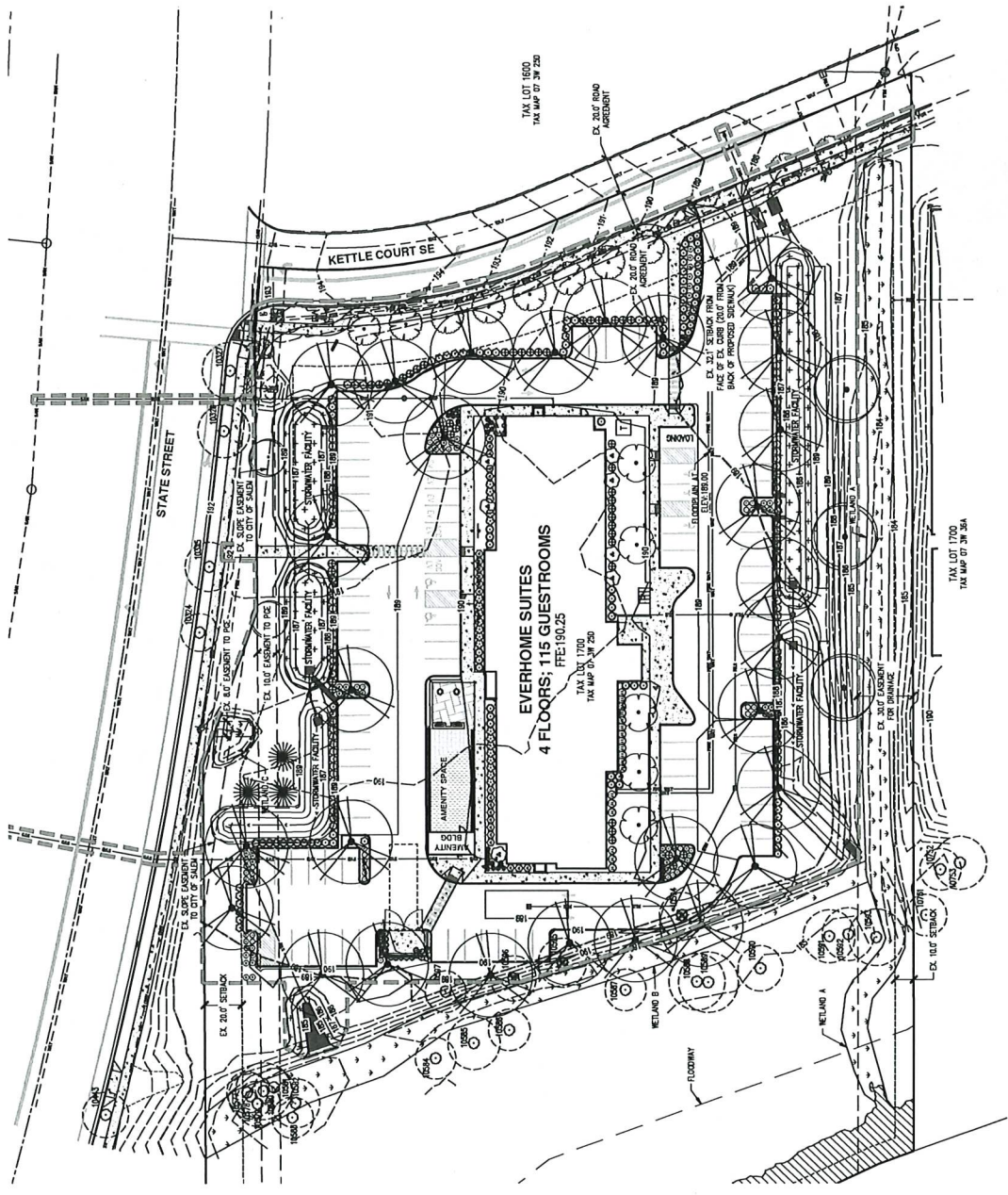
- EXISTING GROUND CONTOUR (5 FT)
- EXISTING GRADE CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CRITICAL TREE ROOT ZONE
1" DBH - 1'-4" DIAM.
- PROPOSED TREE
(REFER TO LANDSCAPE PLANS)

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
10598	DECIDUOUS	11	PRESERVE
10599	DECIDUOUS	11	PRESERVE
10600	DECIDUOUS	14	PRESERVE

TREE TABLE

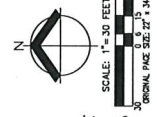
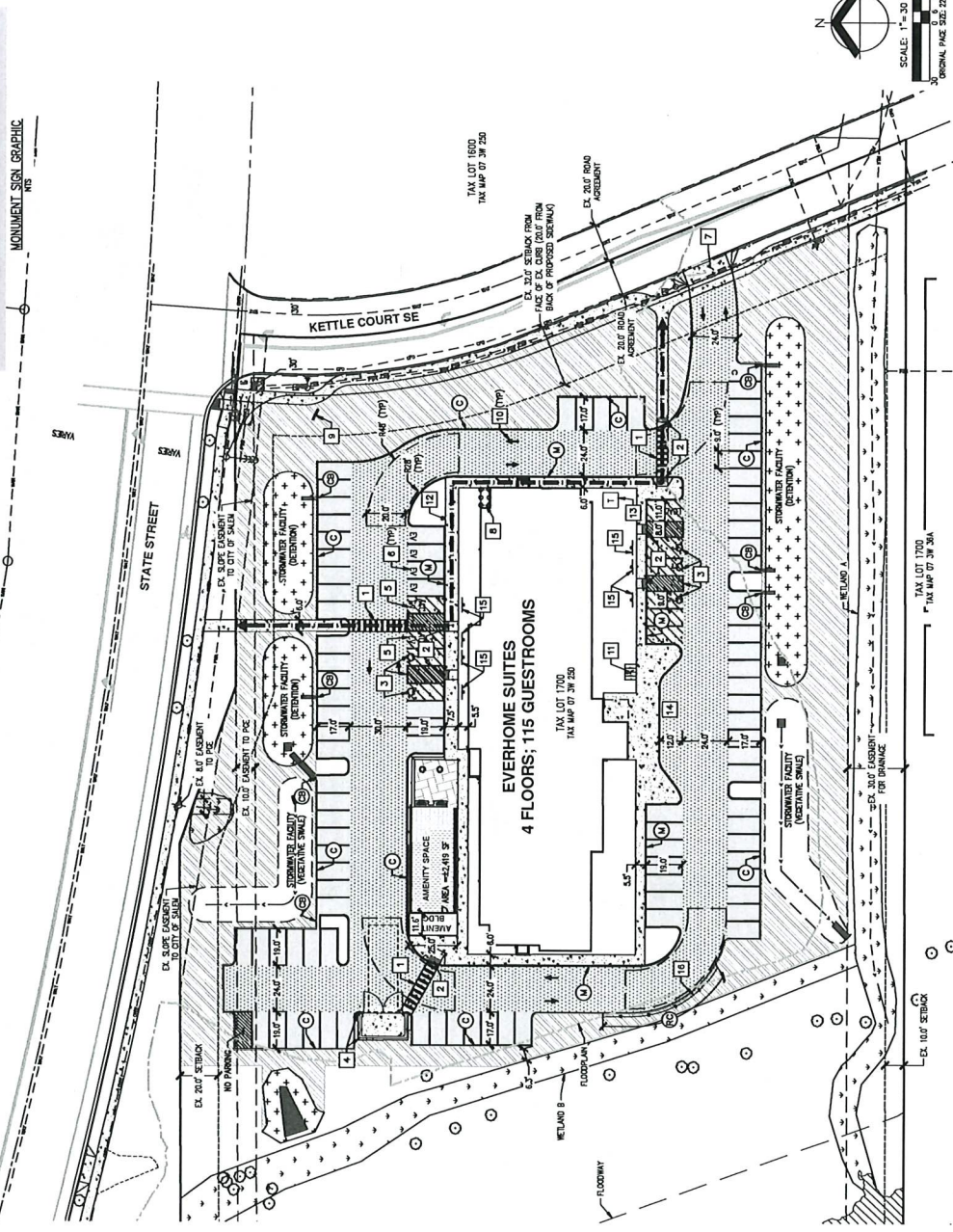
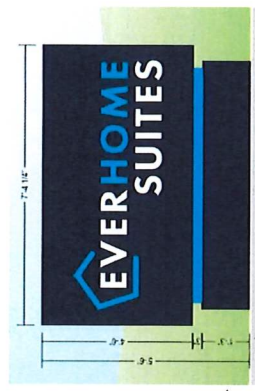
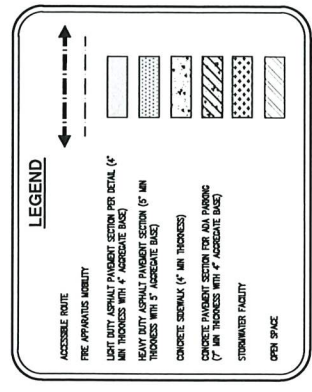
TREE NUMBER	TYPE	DBH (IN.)	PRESERVE/REMOVE
10601	DECIDUOUS	10	PRESERVE
10602	DECIDUOUS	13	PRESERVE
10603	DECIDUOUS	14	PRESERVE
10604	DECIDUOUS	15	PRESERVE
10605	DECIDUOUS	11	PRESERVE
10606	DECIDUOUS	12	PRESERVE
10607	DECIDUOUS	12	PRESERVE
10608	DECIDUOUS	15	PRESERVE
10609	DECIDUOUS	10	PRESERVE
10610	DECIDUOUS	13	PRESERVE
10611	DECIDUOUS	11	PRESERVE
10612	DECIDUOUS	11	PRESERVE
10613	DECIDUOUS	14	PRESERVE
10614	DECIDUOUS	11	PRESERVE

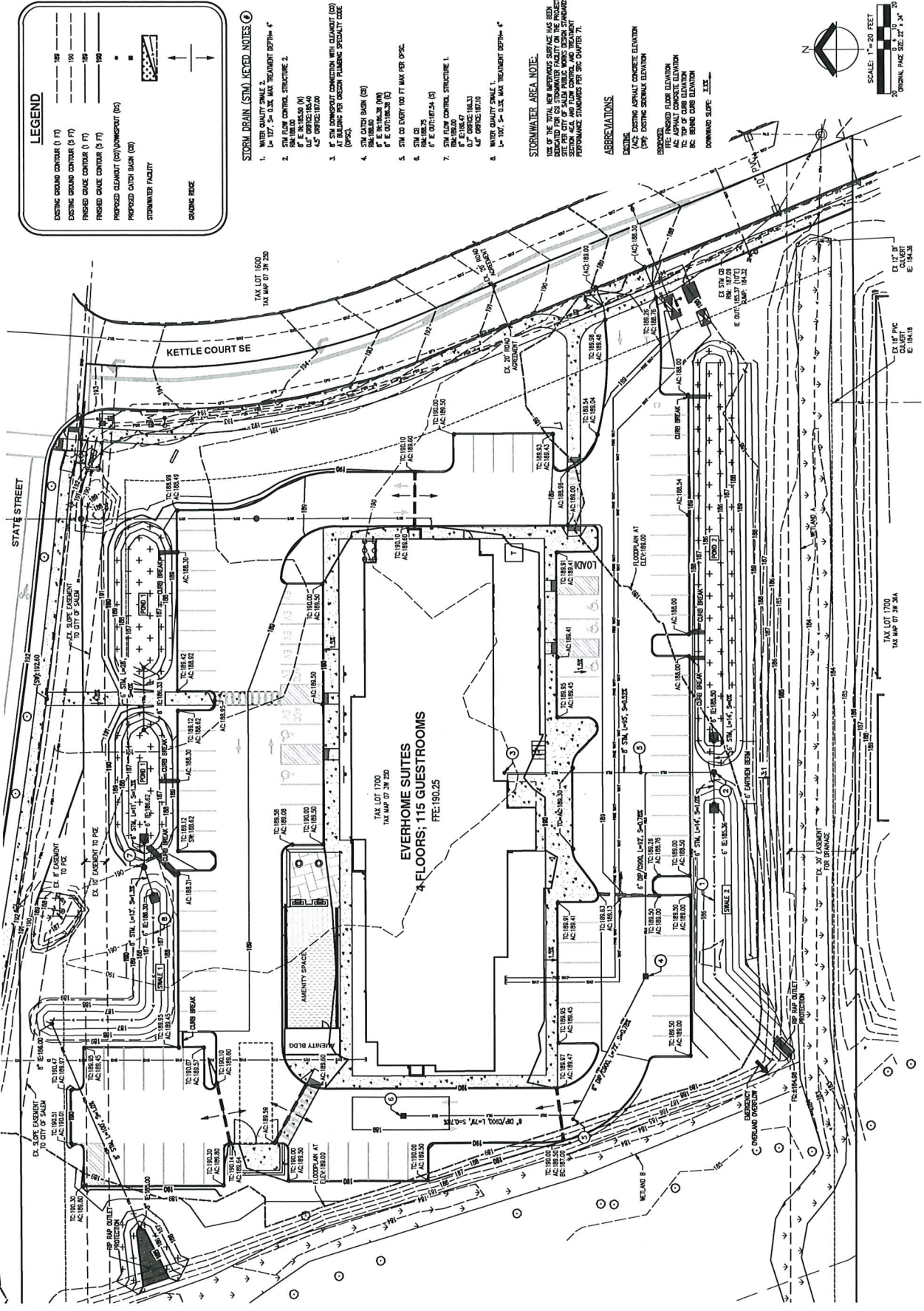


- SITE PLAN DATA**
- INDUSTRIAL PARK (P)
 - SPRINKLER AREA
 - PROJECT AREA
 - 115 ROOMS
 - 418,179 SF (10% OF TOTAL DEVELOPED AREA)
 - 442,300 SF
- PARKING SUMMARY**
- REQUIRED OPEN SPACE
 - PROVIDED OPEN SPACE
 - MAX PARKING ALLOWED
 - TOTAL PARKING PROVIDED
 - REQUIRED BICYCLE PARKING
 - PROVIDED BICYCLE PARKING
 - LANDING ZONE
 - TOTAL PROVIDED
- SETRACKS IP ZONING DISTRICT**
- MINIMUM STREET
 - VEHICLE USE AREA
 - SEPARABLE YARD
 - BUILDING
 - VEHICLE USE AREA
- CURB KEYED NOTES**
- TYPE 'C' CURB
 - MONUMENTIC CURB AND SIDEWALK
 - CURB BREAK
 - RETAINING WALL CURB

- SITE KEYED NOTES**
- PRESTREAM 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.
 - PRE-FABRICATED SHADING SHELTER. SEE ARCHITECTURAL PLANS.
 - MONUMENT SIGN. SEE DRAPING ABOVE FOR MONUMENT DIMENSIONS.
 - DIRECTIONAL ARROW STRIPE
 - BIKE PARKING
 - PET WASTE STATION. SEE ARCHITECTURAL PLANS.
 - CONCEPTUAL TRANSFORMER LOCATION
 - ADJUST OFF AREA TO FUNCTIONALLY MEETING CITY LANDING SPACE REQUIREMENTS.
 - ACCESSIBLE PARKING SIGN
 - VEHICLE BARRIER 2-FT TALL FENCE

- EV READY NOTE**
- AGE OF PARKING STALLS ARE REQUIRED TO BE EV READY PER STATE REQUIREMENTS. FINAL EV READY STALL LOCATION AND CORDSET PLACEMENT WILL BE COORDINATED WITH PROJECT ELECTRICAL AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- GENERAL NOTES**
- SEE PARKWAY ARCHITECTURAL PHOTOGRAPHIC PLAN FOR SITE LIGHTING.





LEGEND

- EXISTING GROUND CONTOUR (5 FT)
- EXISTING GRADE CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- PROPOSED CLEANOUT (CON) / DOWNSPOUT (DS)
- PROPOSED CATCH BASIN (CB)
- STORMWATER FACILITY
- GRADING ROSE

- STORM DRAIN (STIM) KEY NOTES**
- WATER QUALITY SWALE 2.
L=127', S=0.1% MAX TREATMENT DEPTH=4"
 - STIM FLOW CONTROL STRUCTURE 2.
 - STIM TO EVERY 100 FT MAX PER D/S.
 - STIM #3
R&L 188.75
F 0' 0" (187.75) (C)
 - STIM #2
R&L 188.75
F 0' 0" (187.75) (C)
 - STIM FLOW CONTROL STRUCTURE 1.
 - WATER QUALITY SWALE 1.
L=167', S=0.1% MAX TREATMENT DEPTH=4"

STORMWATER AREA NOTE:
 THE STIM WITH ASSOCIATED SWALE HAS BEEN DESIGNED FOR THE STORMWATER FACILITY OF THE PROJECT SITE PER CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS PERFORMANCE STANDARDS PER SEC. CHAPTER 7.

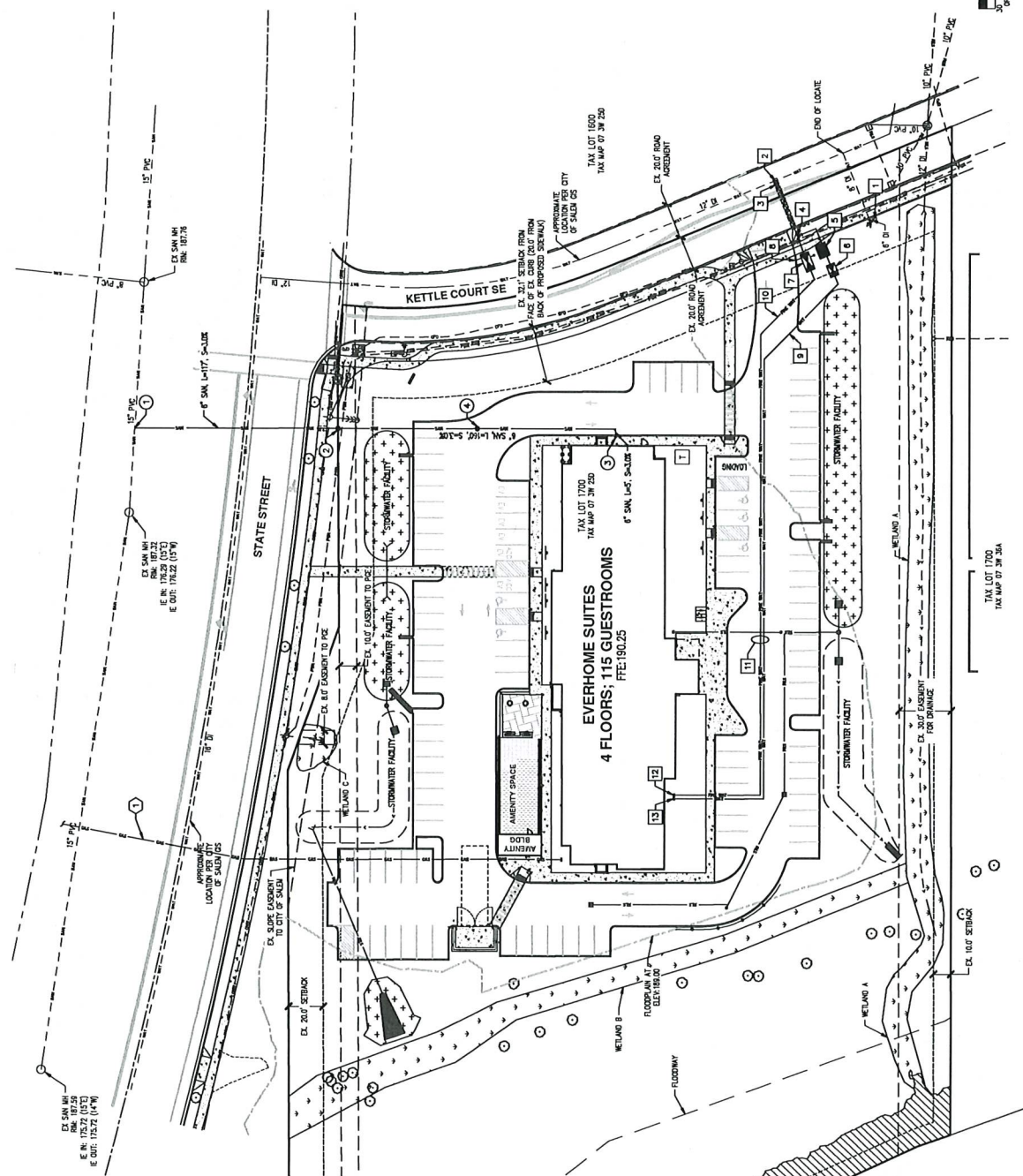
- ABBREVIATIONS**
- EXISTING (AC) EXISTING ASPHALT CONCRETE ELEVATION (CAF) EXISTING SLOPED ELEVATION
 - PROPOSED (AC) ASPHALT CONCRETE ELEVATION
 - TC TO TOP OF CURB ELEVATION
 - BC BEING CURB ELEVATION
 - DOWNWARD SLOPE 2.5%



EVERHOME SUITES
 PRELIMINARY COMPOSITE UTILITY PLAN
 SALEM, OR

PROJECT NO. 2024-001
 DATE: 09/27/2024
 DRAWING BY: [Signature]
 CHECKED BY: [Signature]

- WATER AND FIRE RELATED NOTES**
- EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
 - CONNECTION TO EXISTING 12" PUBLIC MAIN WITH 4" SERVICE. CONTRACTOR SHALL PORTABLE EXISTING WATER MAIN TO VERIFY EXACT LOCATION, SIZE AND DEPTH. CONTRACTOR SHALL COORDINATE WITH CITY LOCATION, SIZE AND DEPTH. CONTRACTOR SHALL COORDINATE WITH CITY BY CITY COORDINATION, TRAFFIC CONTROL, PERMITS, ETC. CONTRACTOR SHALL BLOCK, BACKFILL, AND SURFACE RESTORATION BY CONTRACTOR.
 - 1" CORPORATION STOP FOR CHARACTERIZATION PER CITY STANDARDS.
 - 4" EXIST. 12" OF GATE VALVE (GV) AND 3" GATE VALVE (GV).
 - 3" WATER METER PER CITY STANDARDS.
 - 3" DOUBLE CHECK ASSEMBLY.
 - 8" SCA WITH FIRE DEPARTMENT CONNECTION (FDC).
 - 3" SCA AS SHIP PUMP FORCE MAIN WITH ACCORDING SLOPE DOWNDRAFT TO FACE OF CURB.
 - 3" SCA 80 PFC DOMESTIC SERVICE.
 - 8" CSDO FIRE SERVICE.
 - COMMON TRENCH WITH 3" SCA 80 PFC DOMESTIC SERVICE AND 8" CSDO PFC FIRE SERVICE.
 - 8" CSDO FIRE SERVICE TO BUILDING. SEE BUILDING PLANS FOR CONNECTION.
 - 3" SCA 80 DOMESTIC SERVICE TO BUILDING. COORDINATE WITH PROJECT FURNISH FOR CONTINUATION.
- SANITARY SEWER (SAN) RELATED NOTES**
- NEW 6" SAN SERVICE TYP BY CITY. ALL OTHER WORK BY CONTRACTOR.
 - NEW 6" SAN SERVICE TYP BY CITY. ALL OTHER WORK BY CONTRACTOR.
 - NEW 6" SAN SERVICE TYP BY CITY. ALL OTHER WORK BY CONTRACTOR.
 - NEW 6" SAN SERVICE TYP BY CITY. ALL OTHER WORK BY CONTRACTOR.
- FRANCHISE UTILITY RELATED NOTES**
- NEW GAS SERVICE TO BUILDING FROM NORTH SIDE OF STATE STREET. REFER TO ALL PLANS FOR EXACT LOCATION AND SEE.



PRELIMINARY LANDSCAPE PLAN
 EVERHOME SUITES
 SALEM, OR

REVISIONS
 NO. DATE BY
 1 06/27/2024 JTB
 2 07/02/2024 JTB
 3 07/02/2024 JTB
 CHECKED BY: JTB
 DATE: 07/02/2024
 DRAWN BY: JTB
 PROJECT NO.: 240000

P10

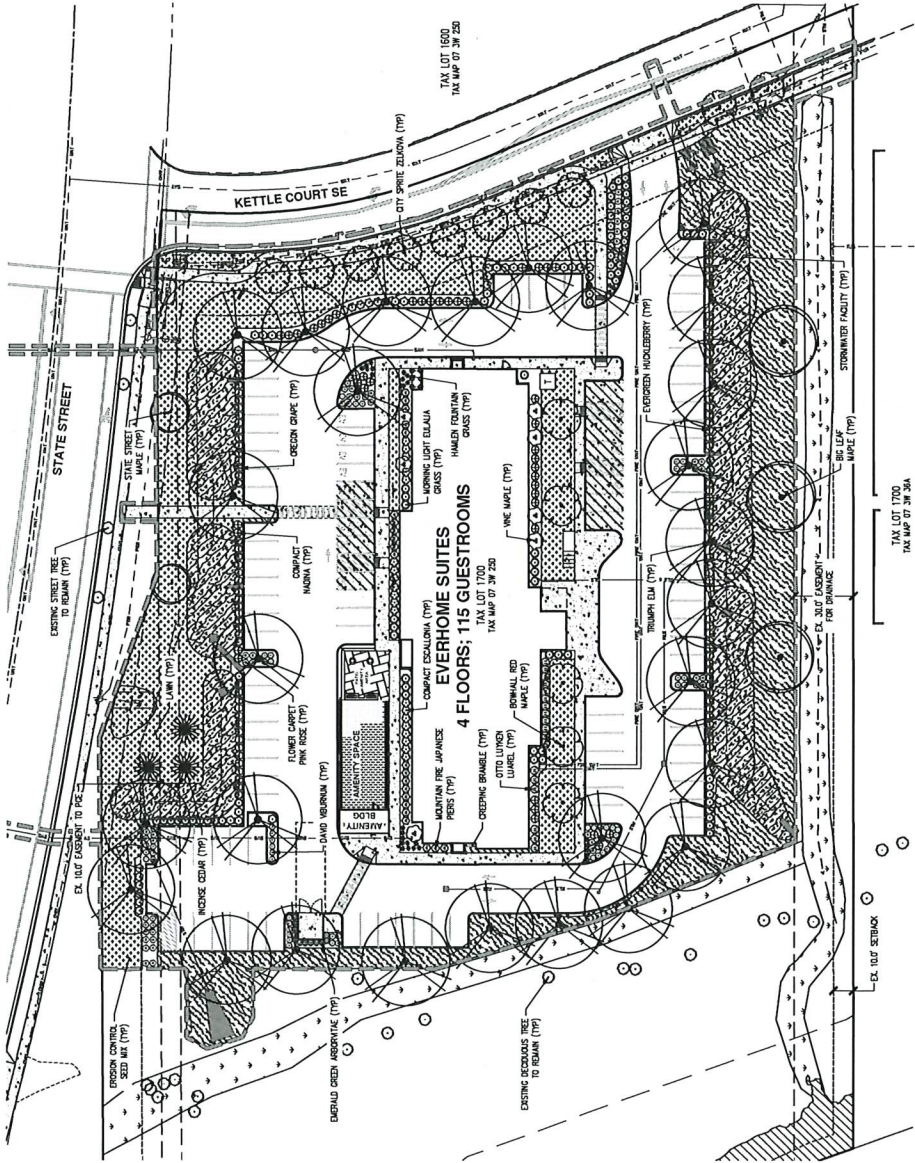
PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	REMARKS
	3	ACER MACROPHYLLUM	BIG LEAF MAPLE	1.5" CAL. BAB AS SHOWN	
	2	ACER NEGUNDO VARIETY	STATE STREET MAPLE	1.5" CAL. BAB AS SHOWN	
	3	ACER RUBRUM 'NORTHALL'	BURNING RED MAPLE	1.5" CAL. BAB AS SHOWN	
	3	CALEDONIA OCCIDENTIS	INDIAN CEDAR	6" HT. BAB AS SHOWN	
	29	ULMUS X WORTON GLASSY	TRUMPET ELM	7" CAL. BAB AS SHOWN	
	QTY	SCALONIA X COMPACTA	COMPACT ESCALONIA	2 CAL. CONT.	
	QTY	MAHONIA AURIFOLIUM	OREGON GRAPE	3 CAL. CONT.	
	33	MESQUITE SMOOKS 'MORNING LIGHT'	MORNING LIGHT DESHAU GRASS	1 CAL. CONT.	
	42	MAHONIA DOMESTICA 'COMPACT'	COMPACT MAHONIA	3 CAL. CONT.	
	29	PONSETTIA ALPESTRIBUS 'MAMELI'	MOUNTAIN FIRE JAPANESE PERS.	1 CAL. CONT.	
	22	PERS. JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE PERS.	3 CAL. CONT.	
	18	FRAXINUS LANCEOLATUS 'OTTO LUYKEN'	OTTO LUYKEN DUSCH LAUREL	3 CAL. CONT.	
	40	ROSA X 'NORTHALL'	FLOWER CARPET PINK ROSE	1 CAL. CONT.	
	12	TRAILIA OCCIDENTALIS 'SUNBRAND'	EUROPEAN GREEN ASBOSTRIVE	6" HT. CONT.	
	109	VACCINIUM OVATUM	EVERGREEN HOLLUBERRY	3 CAL. CONT.	
	62	NEURUM BIUM	DAVID NEURUM	2 CAL. CONT.	
	QTY	SCALONIA X COMPACTA	COMPACT ESCALONIA	2 CAL. CONT.	
	19	RUBUS CALYCEUS	CRESPING BRAMBLE	1 CAL. CONT.	

STANDARDIZED FACILITY TO BE PLANTED PER CITY OF SALEM STANDARDS

118,624 SF
 LAWN: NORTHWEST SUPERIOR LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL)
 TURF: SUNMARK TURF SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL)
 REGRASS (LAWN Patches) WAS CUTTER 1/2 IN. SICKLE CUTTING SEED FESSE (ESTIMATED) 15%
 VARI. CARPET) 10% BROWNE CHERRYWOOD (FESTUCA RUBRA SPF FALLAX VAR. MONTANA) 15%
 APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER

113,026 SF
 EVERGREEN CONTROL SEED MIX: WHITE E/C MIX - SUNMARK SEEDS (OR APPROVED EQUAL)
 TURF: SUNMARK TURF SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL)
 REGRASS (LAWN Patches) WAS CUTTER 1/2 IN. SICKLE CUTTING SEED FESSE (ESTIMATED) 15%
 VARI. CARPET) 10% BROWNE CHERRYWOOD (FESTUCA RUBRA SPF FALLAX VAR. MONTANA) 15%
 APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER



LANDSCAPE DATA

TOTAL PROJECT AREA	= 447,049 SF (62.63 ACRES)
TOTAL PROJECT LANDSCAPE AREA	= 441,708 SF (62.88 AC)
TOTAL PARKING/AMBIENCING AREA	= 44,016 SF
TREE CANOPY PROVIDED	= 511,207 SF (105% OF PARKING/AMBIENCING AREA)
INTERIOR PARKING LOT LANDSCAPE REQUIRED	= 33,441 SF (75% OF PARKING AREA)
INTERIOR PARKING LOT LANDSCAPE PROVIDED	= 44,016 SF (132% OF PARKING AREA)

TOTAL SITE PLANT UNITS

PLANT MATERIAL	PU VALUE	QTY PROPOSED	TOTAL PU	REQUIRED PU	PROPOSED PU
MATURE TREES	15 PU	28	308 PU	2,035 PU	2,034 PU
2" CAL. SHRUB TREES	10 PU	42	420 PU	784 PU (100%)	784 PU (92%)
EVERGREEN TREES	5 PU	3	15 PU	15 PU	15 PU
10 SMALL SHRUB	1 PU	106	106 PU	1,221 PU (100%)	1,221 PU (99%)
30 LARGE SHRUB	2 PU	270	540 PU	540 PU	540 PU
LAWN/GRASSCOVER	1 PU/200 SF	340,058 SF	633 PU	633 PU	633 PU



Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Activity Location



Township* (?)

07S

Range* (?)

03W

Section* (?)

25

Quarter-quarter Section (?)

D

Tax Lot(s)*

001700

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

3010 Kettle Court SE

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Mill Creek, Wetlands, hydric soils

Geolocation*

44.9277777, -122.999967

Proposed Activity



Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

24-114030-PLN

Zoning

IP

Describe any Earthwork/Ground Disturbance*

Site Plan Review for the development of a new 115 room hotel and associated site improvements including off-street parking and landscaping. The consolidated application includes one Class 1 Adjustment to increase the maximum building height from 45 feet to 50 feet. The subject property is 5.11-acres in size, zoned IP (Industrial Park) and located at 3010 Kettle Court SE (Marion County Assessor's Map and Tax Lot Number 073W25D / 1700).

Proposed

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Permit (new structures) | <input type="checkbox"/> Conditional use Permit |
| <input checked="" type="checkbox"/> Grading Permit | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other (please describe) | |

Applicant's Project Description and Planner's Comments: *

Site Plan Review for the development of a new 115 room hotel and associated site improvements including off-street parking and landscaping. The consolidated application includes one Class 1 Adjustment to increase the maximum building height from 45 feet to 50 feet. The subject property is 5.11-acres in size, zoned IP (Industrial Park) and located at 3010 Kettle Court SE (Marion County Assessor's Map and Tax Lot Number 073W25D / 1700).

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

24-114030-PLN_Plans.pdf	4.12MB
24-114030-PLN_Tax Lot Map.pdf	308.74KB
24-114030-PLN_LWI Map.pdf	5.01MB

Additional Attachments

Applicant

First Name *

Matthew

Last Name *

Miller

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

915 Meeting Street North

Address Line 2

City

Bethesda

Postal / Zip Code

20852

State

MD

Country

USA

Phone (?)

704-578-5368

Email (?)

miller@highsidecompanies.com

Is the Property Owner name and address the same as the Applicant? *

No Yes

Property Owner

First Name *

Choice Hotels

Last Name *

International Services

Property Owner Organization Name

(if applicable)

Mailing Address (If different than Applicant Address)

Street Address

Address Line 2

City

State

Postal / Zip Code

Country

Phone (?)

Email (?)

Responsible Jurisdiction



*

City of County of

Municipality*

Salem

Date*

9/19/2024

Staff Contact

First Name*

Jason

Last Name*

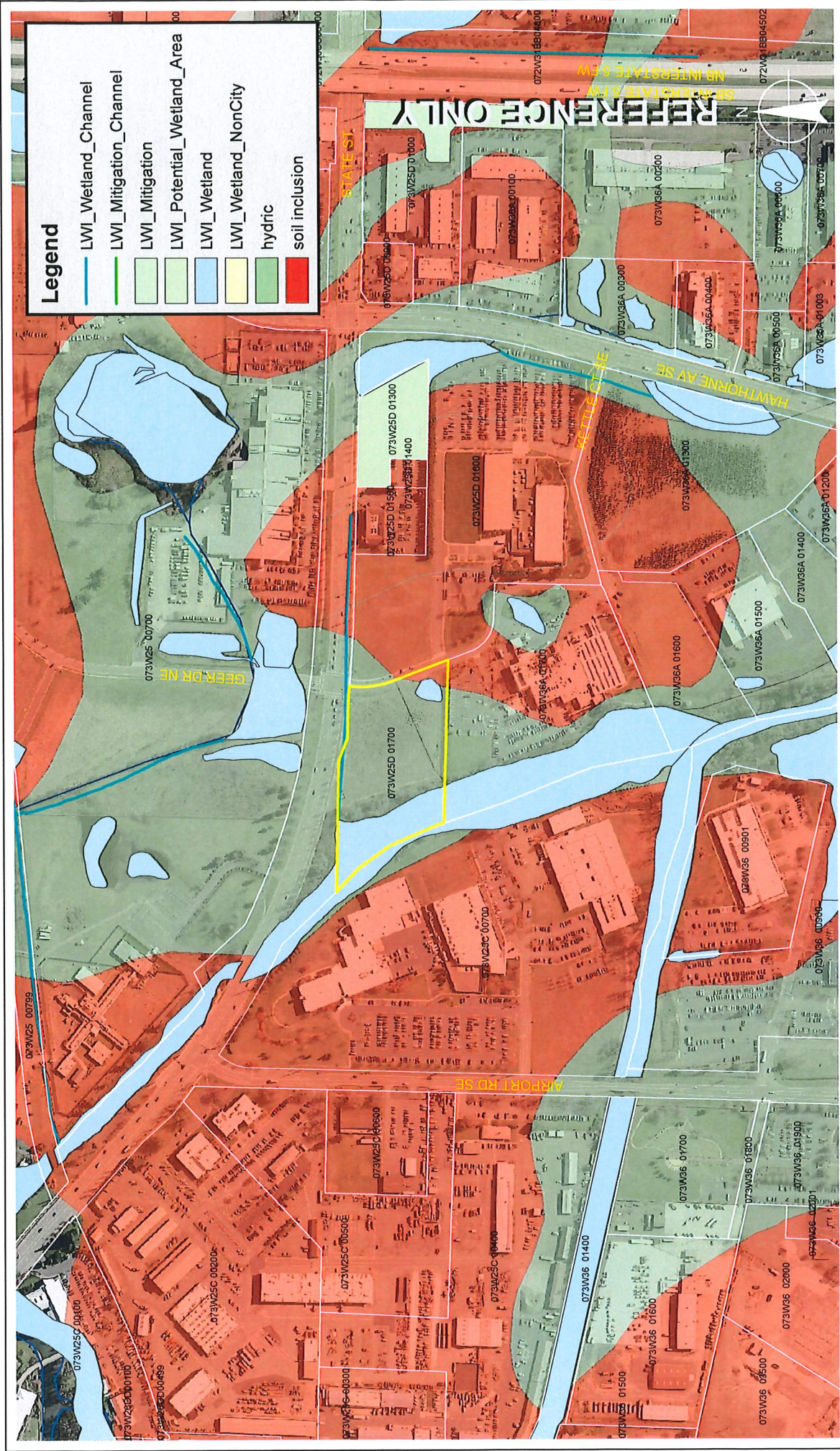
Valyou

Phone* (?)

503-588-6211

Email*

jvalyou@cityofsalem.net



Legend

	LWI_Wetland_Channel
	LWI_Mitigation_Channel
	LWI_Mitigation
	LWI_Potential_Wetland_Area
	LWI_Wetland
	LWI_Wetland_NonCity
	hydric
	soil inclusion

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1 inch = 300 feet

