



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:	Subdivision Case No. SUB21-03
PROPERTY LOCATION:	430 Turtle Bay Court SE, Salem OR 97306
NOTICE MAILING DATE:	March 29, 2021
PROPOSAL SUMMARY:	A subdivision tentative plan to divide approximately 4.96 acres into 16 lots with lots ranging in size from 8,010 square feet to 27,325 square feet. The applicant is requesting an alternative street standard to reduce the street width from 60-feet to 50-feet.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, April 12, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
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> South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com ; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 205.010(d) – Subdivision Tentative Plan 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) / APPLICANT(S):	Robert and Maria Noyes
CONTACT:	Gerald Horner, Willamette Engineering Inc.
PROPOSAL REQUEST:	<p>A subdivision tentative plan to divide approximately 4.96 acres into 16 lots with lots ranging in size from 8,010 square feet to 27,325 square feet. The applicant is requesting an alternative street standard to reduce the street width from 60-feet to 50-feet.</p> <p>The subject property is approximately 4.96 acres in size, zoned RA (Residential Agriculture), and located at 430 Turtle Bay Court SE - 97306 (Marion County Assessor Map and Tax Lot number: 083W16DD / 00300).</p>
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:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 119160</p>

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:***

<http://www.cityofsalem.net/planning>

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

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

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

REQUEST FOR COMMENTS

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

REGARDING: Subdivision Case No. SUB21-03
PROJECT ADDRESS: 430 Turtle Bay Court SE, Salem OR 97306
AMANDA Application No.: 20-119160-LD

COMMENT PERIOD ENDS: Monday, April 12, 2021 at 5:00 PM

REQUEST: A subdivision tentative plan to divide approximately 4.96 acres into 16 lots with lots ranging in size from 8,010 square feet to 27,325 square feet. The applicant is requesting an alternative street standard to reduce the street width from 60-feet to 50-feet.

The subject property is approximately 4.96 acres in size, zoned RA (Residential Agriculture), and located at 430 Turtle Bay Court SE - 97306 (Marion County Assessor Map and Tax Lot number: 083W16DD / 00300).

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., Monday, April 12, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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, 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

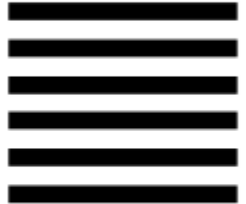


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

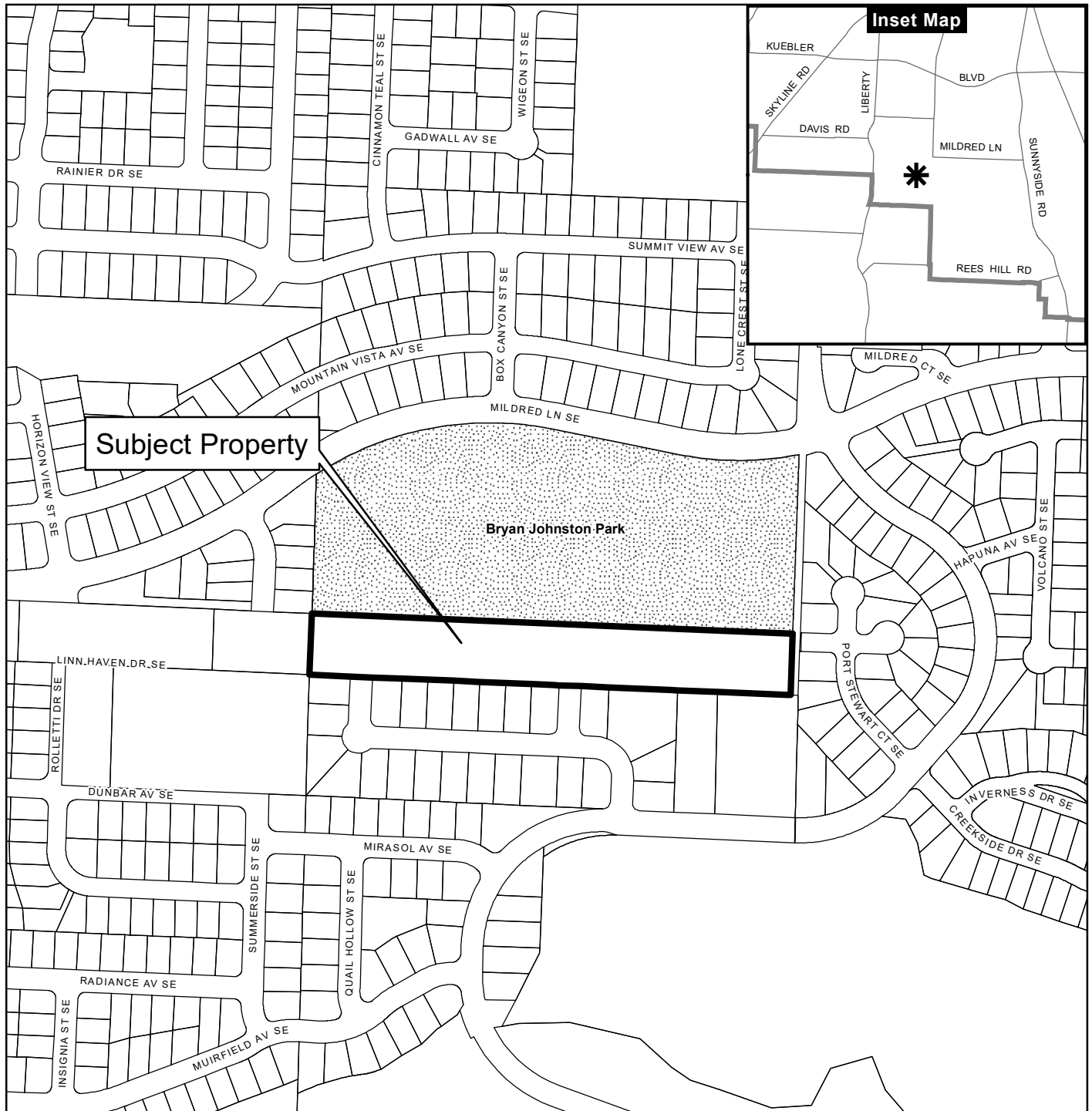
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

430 Turtle Bay Court SE



Legend

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

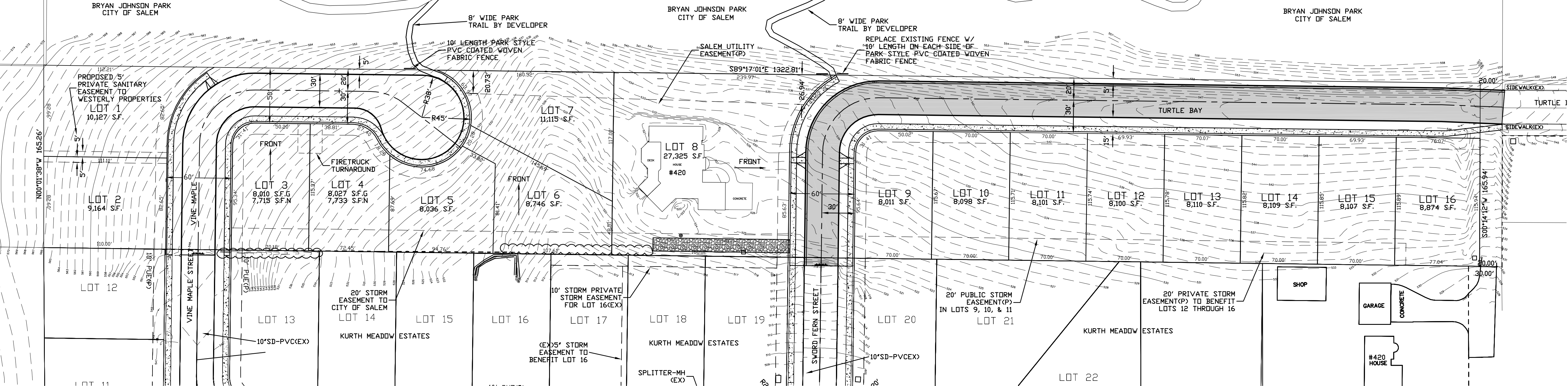
0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

ESTATES



SITE PLAN

SCALE: 1"=50'

DRAWING LIST:

- C1 TITLE SHEET, VICINITY MAP, PROJECT DATA, DRAWING LIST, SYMBOLS AND ABBREVIATIONS
C2 GRADING PLAN
C3 COMPOSITE UTILITY PLAN AND DETAILS
C4 NOYES COURT AND VINE MAPLE STREET PLAN AND PROFILE
C5 TURTLE BAY STREET PLAN AND PROFILE
C6 STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME
T1 TREE PRESERVATION PLAN

DEVELOPER

ROBERT NOYES AND MARIA NOYES
430 TURTLE BAY COURT SE
SALEM OR 97306

SUBDIVISION DATA:

TOWNSHIP 8S
RANGE 3W
SECTION 21
MARION COUNTY

LOT DATA:

LOTS - 16
AVERAGE S.F. - 9,170 SQUARE FEET
LOTS/ACRE - 3.19
TOTAL ACREAGE - 5.02 ACRES

SURVEY DATUM:

CITY OF SALEM 1/4 CORNER
083W15 BRASS DISK IN
MONUMENT BOX DOWN 14.5"
ELEVATION 439.016

ABBREVIATIONS:

AC - ASPHALTIC CONCRETE
AD - ALGEBRAIC DIFFERENCE
ALCSP - ALUMINIZED CORRUGATED STEEL PIPE
ASSY - ASSEMBLY
BVCE - BEGINNING V.C. ELEVATION
BVCS - BEGIN V.C. STATION
BO - BLOW OFF
BFV - BUTTERFLY VALVE
C&G - CURB AND GUTTER
CB - CATCH BASIN
CHDPE - CORRUGATED HIGH DENSITY POLYPROPYLENE
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
COSSD - CITY OF SALEM STANDARD DRAINAGE
COKSD - CITY OF KEIZER STANDARD DRAINAGE
CUL - CULVERT
DI - DUCTILE IRON
DS - DOWN SPOUT
DWG - DRAWING
EG - EXISTING GROUND/GRADE
EP - EDGE OF PAVEMENT
ELEC - ELECTRIC
EL - ELEVATION
ER - ENTERING RADIUS
EVCE - ENDING V.C. ELEVATION
EVCS - ENDING V.C. STATION
FF - FINISH FLOOR
FG - FINISH GRADE
FH - FIRE HYDRANT
FM - FORCE MAIN
INT - INTERSECTION
INV - INVERT
K - DESIGN CONSTANT
L - LENGTH/LINE
LP - LIGHT POLE
NTS - NOT TO SCALE
MC - MARION COUNTY
MH - MANHOLE
M - METER
MJ - MECHANICAL JOINT
ML - MEGALUG JOINT
P - PROPOSED
PED - PEDESTAL
PVC - POLYVINYL CHLORIDE
PP - POWER POLE
PL - PROPERTY LINE
R - RADIUS
RD - ROOF DRAIN
ROW - RIGHT-OF-WAY
SS - SANITARY SEWER
S - SLOPE
SCH - SCHEDULE
ST - STATION
STD - STANDARD
SD - STORM DRAIN
SVC - SERVICE
TC - TOP OF CURB
TEL - TELEPHONE
TYP - TYPICAL
VC - VERTICAL CURVE
WM - WATER MAIN
PC - POINT OF CURVE
PT - POINT OF TANGENT
PERF - PERFORATED

SYMBOLS:

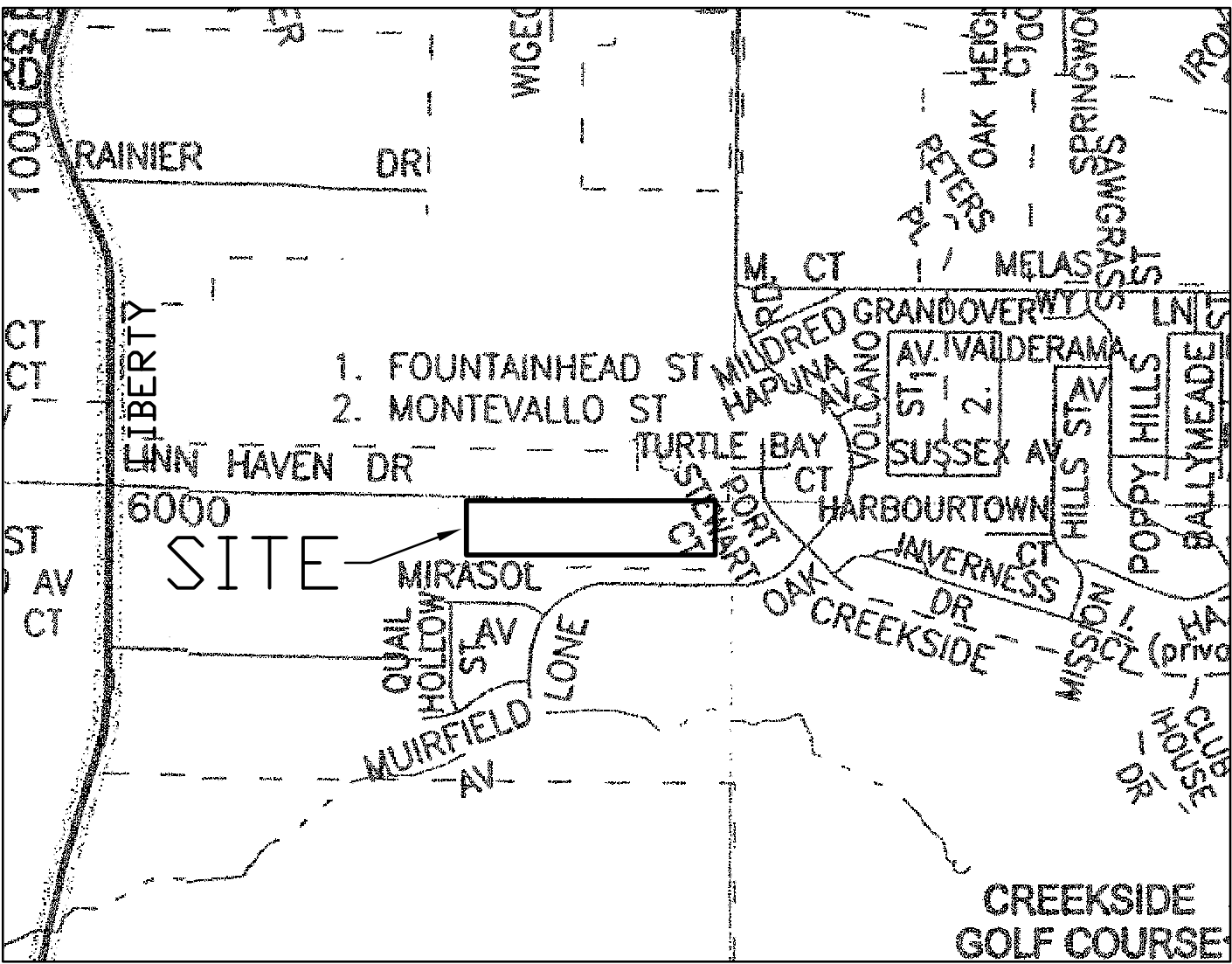
- EXISTING BLOW OFF ASSY.
PROPOSED BLOW OFF ASSY.
EXISTING CATCH BASIN
PROPOSED TYPE 1 CATCH BASIN
PROPOSED TYPE 2 CATCH BASIN
PROPOSED TYPE 3 CATCH BASIN
PROPOSED TYPE 4 CATCH BASIN
PROPOSED CLEANOUT
EXISTING CLEANOUT
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
PROPOSED SEWERMANHOLE
PROPOSED REDUCER/INCREASER
EXISTING REDUCER/INCREASER
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
PROPOSED WATER METER
EXISTING WATER METER
PROPOSED UTILITY POLE
EXISTING UTILITY POLE
CENTER LINE
EASEMENT LINE
ELECTRICAL LINE
GAS MAIN
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
FIBER OPTIC
RIGHT OF WAY
THRUST BLOCK

SPECIAL INSTRUCTIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALEM STANDARD CONSTRUCTION SPECIFICATIONS AND ANY SPECIAL PROVISIONS INCLUDED AS A PART OF THE APPROVED PLANS.
2. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.

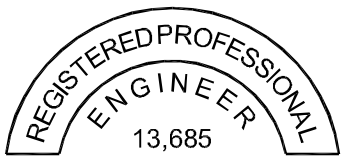
ASPHALT LEGEND

EXISTING ASPHALT
PROPOSED ASPHALT



VICINITY MAP

FOR APPLICATION
NOT FOR CONSTRUCTION



OREGON
JULY 16, 1987
GERALD P. HORNER

EXPIRES: JUNE 30, 2021

22x34 SCALE: 1"=40'
11x17 SCALE: 1"=80'

REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SALEM SUBDIVISION APPLICATION

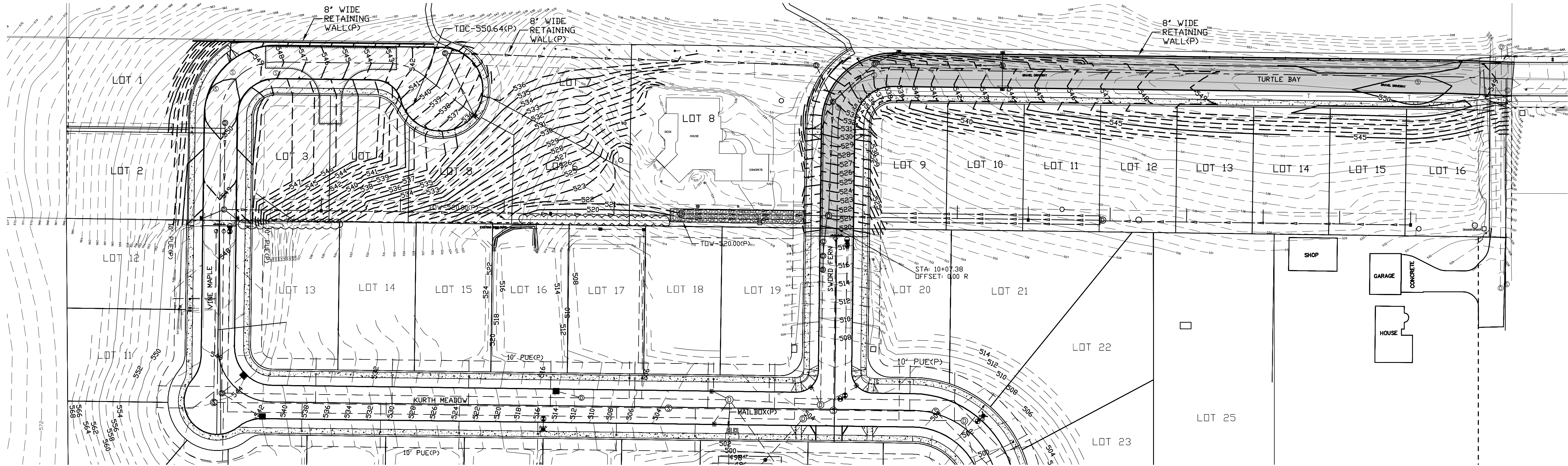
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

TITLE SHEET, VICINITY MAP,
PROJECT DATA, DRAWING
LIST, SYMBOLS, AND
ABBREVIATIONS

QUAIL SPRING VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	03-10-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	



GRADING PLAN

SCALE: 1"=50'

GENERAL EARTHWORK SPECIFICATIONS:

- ALL AREAS WHERE STRUCTURAL FILLS, FILL SLOPES, STRUCTURES OR ROADWAYS ARE TO BE CONSTRUCTED SHALL BE STRIPPED OF ORGANIC TOPSOIL AND CLEARED OF SURFACE AND SUBSURFACE DELETERIOUS MATERIAL, INCLUDING BUT NOT LIMITED TO VEGETATION, ROOTS, OR OTHER ORGANIC MATERIAL, UNDOCUMENTED FILL, CONSTRUCTION DEBRIS, SOFT OR UNSUITABLE SOILS AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD. THESE MATERIALS SHALL BE REMOVED FROM THE SITE OR STOCKPILED IN A DESIGNATED LOCATION FOR REUSE IN LANDSCAPE AREAS IF SUITABLE FOR THAT PURPOSE. EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE USED AS PART OF THE PROJECT DESIGN OR BY NEIGHBORING FACILITIES, SHALL BE REMOVED OR PROPERLY ABANDONED, AND THE ASSOCIATED DEBRIS REMOVED FROM THE SITE.
- UPON COMPLETION OF SITE STRIPPING AND CLEARING, THE EXPOSED SOIL AND/OR ROCK SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER OF RECORD OR A DESIGNATED REPRESENTATIVE TO ASSESS THE SUBGRADE CONDITION FOR THE INTENDED OVERLYING USE. PITS, DEPRESSIONS, OR HOLES CREATED BY THE REMOVAL OF ROOT WADS, UTILITIES, STRUCTURES, OR DELETERIOUS MATERIAL SHALL BE PROPERLY CLEARED OF LOOSE MATERIAL, BENCHED AND BACKFILLED WITH FILL MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD COMPACTED TO THE PROJECT SPECIFICATIONS.
- IN STRUCTURAL FILL AREAS, THE SUBGRADE SOIL SHALL BE SCARIFIED TO A DEPTH OF 4-INCHES, IF SOIL FILL IS USED, MOISTURE CONDITIONED TO WITHIN 2% OF THE MATERIALS OPTIMUM MOISTURE FOR COMPACTING, AND BLENDED WITH THE FIRST LIFT OF FILL MATERIAL. THE FILL PAVEMENT AND COMPACTION EQUIPMENT SHALL BE APPROPRIATE FOR FILL MATERIAL TYPE, REQUIRED DEGREE OF BLENDING, AND UNCOMPACTED LIFT THICKNESS. ASSUMING PROPER EQUIPMENT SELECTION, THE TOTAL UNCOMPACTED THICKNESS OF THE SCARIFIED SUBGRADE AND FIRST FILL LIFT SHALL NOT EXCEED 8-INCHES, SUBSEQUENT LIFTS OF UNCOMPACTED FILL SHALL NOT EXCEED 8-INCHES UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. THE UNCOMPACTED LIFT THICKNESS SHALL BE ASSESSED BASED ON THE TYPE OF COMPACTION EQUIPMENT USED AND RESULTS OF INITIAL COMPACTION TESTING. FINE-GRAINED SOIL FILL IS GENERALLY MOST EFFECTIVELY COMPACTED USING A KNEADING STYLE COMPACTOR, SUCH AS A SHEEPS-FOOT ROLLER, WHERE AS GRANULAR MATERIALS ARE MORE EFFECTIVELY COMPACTED USING A SMOOTH, VIBRATORY ROLLER OR IMPACT STYLE COMPACTOR.
- ALL STRUCTURAL SOIL FILL SHALL BE WELL BLENDED, MOISTURE CONDITIONED TO WITHIN 2% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM METHOD D-1557, OR AN EQUIVALENT METHOD. SOIL FILL SHALL NOT CONTAIN MORE THAN 10% ROCK MATERIAL AND NO SOLID MATERIAL OVER 3-INCHES IN DIAMETER UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. ROCKS SHALL BE EVENLY DISTRIBUTED THROUGHOUT EACH LIFT OF FILL THAT THEY ARE CONTAINED WITHIN AND SHALL NOT BE CLUMPED TOGETHER IN SUCH A WAY THAT VOIDS CAN OCCUR.
- ALL STRUCTURAL GRANULAR FILL SHALL BE WELL BLENDED, MOISTURE CONDITIONED AT OR UP TO 3% ABOVE OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM METHOD D-1557 OR AN EQUIVALENT METHOD. THE GRANULAR FILL SHALL NOT CONTAIN SOLID PARTICLES OVER 2-INCHES IN DIAMETER UNLESS SPECIAL DENSITY TESTING METHODS OR PROOF-ROLLING IS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. GRANULAR FILL IS GENERALLY CONSIDERED TO BE A CRUSHED AGGREGATE WITH A FRACTURE SURFACE OF AT LEAST 70% AND A MAXIMUM SIZE NOT EXCEEDING 1.5 INCHES IN DIAMETER, WELL-GRADED WITH LESS THAN 10%, BY WEIGHT, PASSING THE NO. 200 SIEVE.
- STRUCTURAL FILL SHALL BE FIELD TESTED FOR COMPLIANCE WITH PROJECT SPECIFICATIONS FOR EVERY 2-FEET IN VERTICAL RISE OR 500 CUBIC YARD PLACED, WHICHEVER IS LESS. IN-PLACE FILL DENSITY TESTING SHALL BE PERFORMED BY A COMPETENT INDIVIDUAL TRAINED IN THE TESTING AND PLACEMENT OF SOIL AND AGGREGATE FILL PLACEMENT, USING EITHER ASTM METHOD D-1556/4959/4944 (SAND CONE), D-6938 (NUCLEAR DENSOMETER), OR D-2937/4959/4944 (DRIVE CYLINDER). SHOULD THE FILL MATERIALS NOT BE SUITABLE FOR TESTING BY THE ABOVE METHODS, THEN OBSERVATION OF PLACEMENT, COMPACTION AND PROOF-ROLLING WITH A LOADED 10 CUBIC YARDS DUMP TRUCK, OR EQUIVALENT GROUND PRESSURE EQUIPMENT, BY A TRAINED INDIVIDUAL MAY BE USED TO ASSESS AND DOCUMENT THE COMPLIANCE WITH STRUCTURAL FILL SPECIFICATIONS.

ROOF DRAIN LEGEND:

- INDICATES 3" PVC SLEEVE THROUGH CURB FOR HOUSE ROOF DRAIN, ONE PER HOUSE LOTS 1, 10-19, & 20-23. ALL SLEEVES.

22x34 SCALE: 1"=40'

11x17 SCALE: 1"=80'



EXPIRES: JUNE 30, 2021

FOR APPLICATION
NOT FOR CONSTRUCTION

REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SUBDIVISION APPLICATION

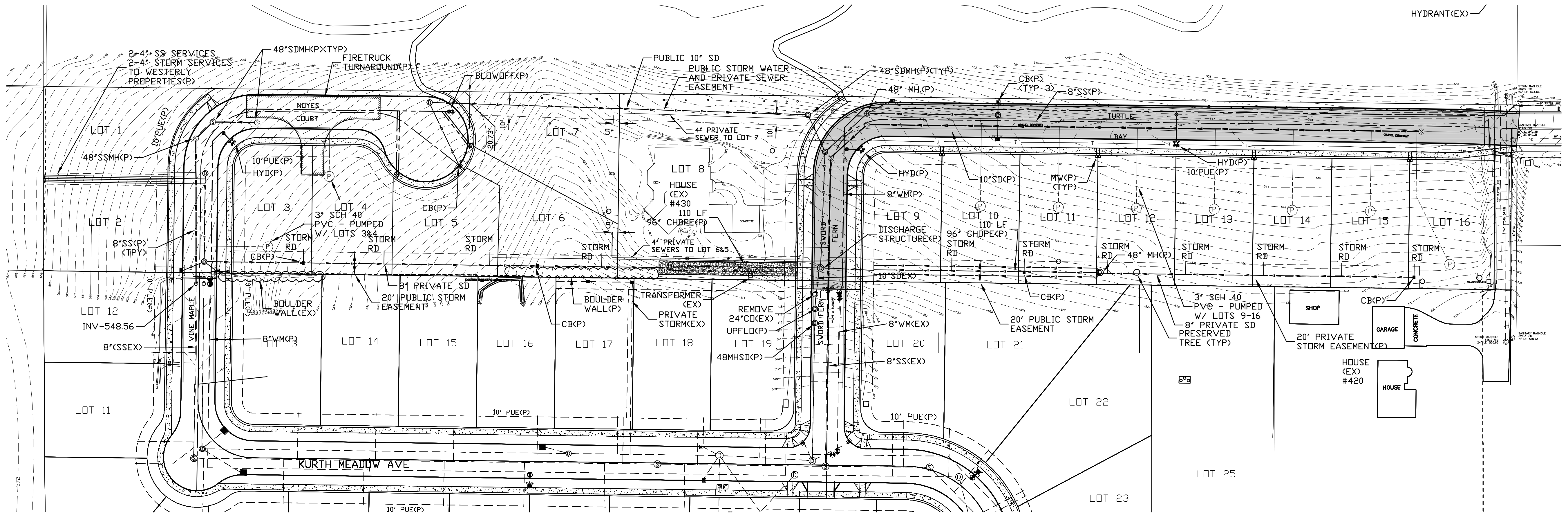
GRADING PLAN

QUAIL SPRING VILLAGE SUBDIVISION

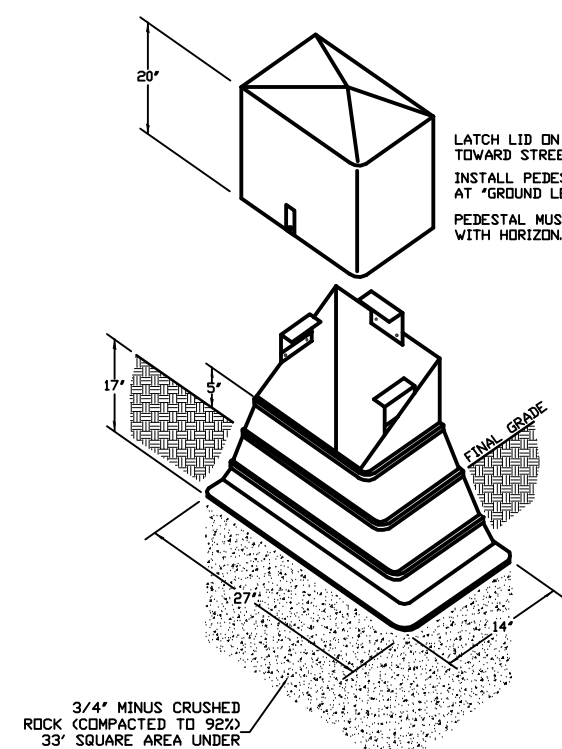
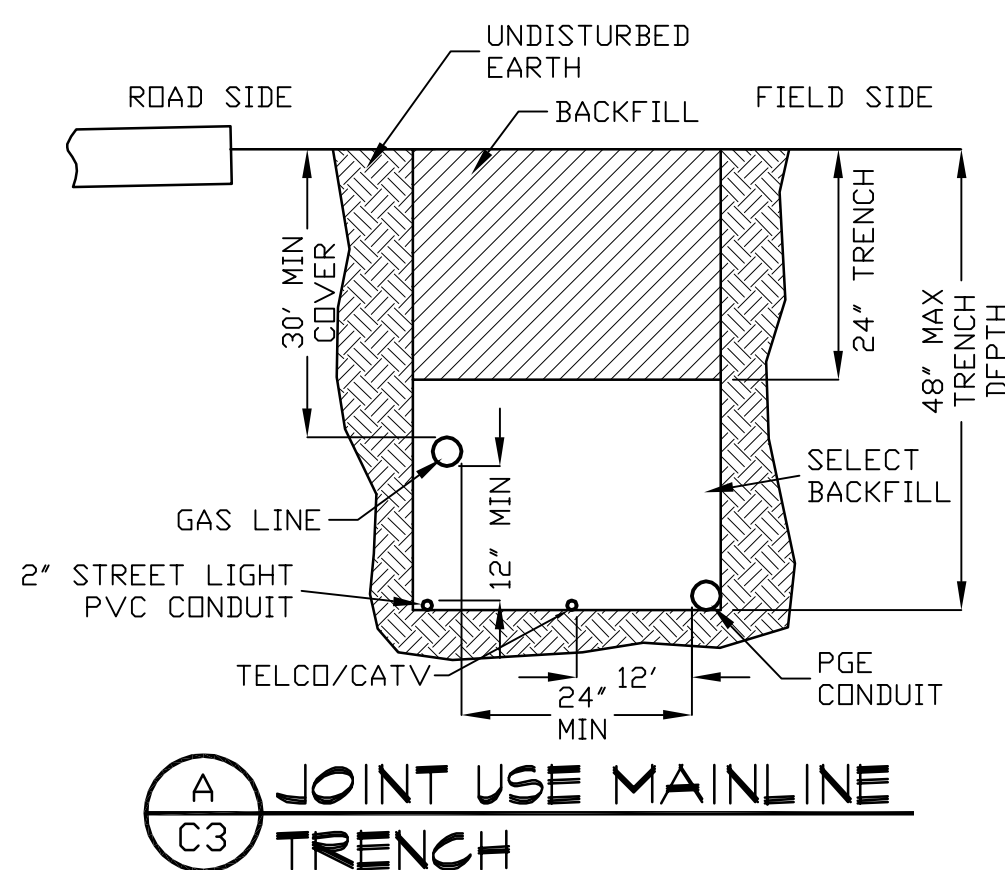
430 TURTLE BAY CT SE
SALEM, OREGON 97306

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

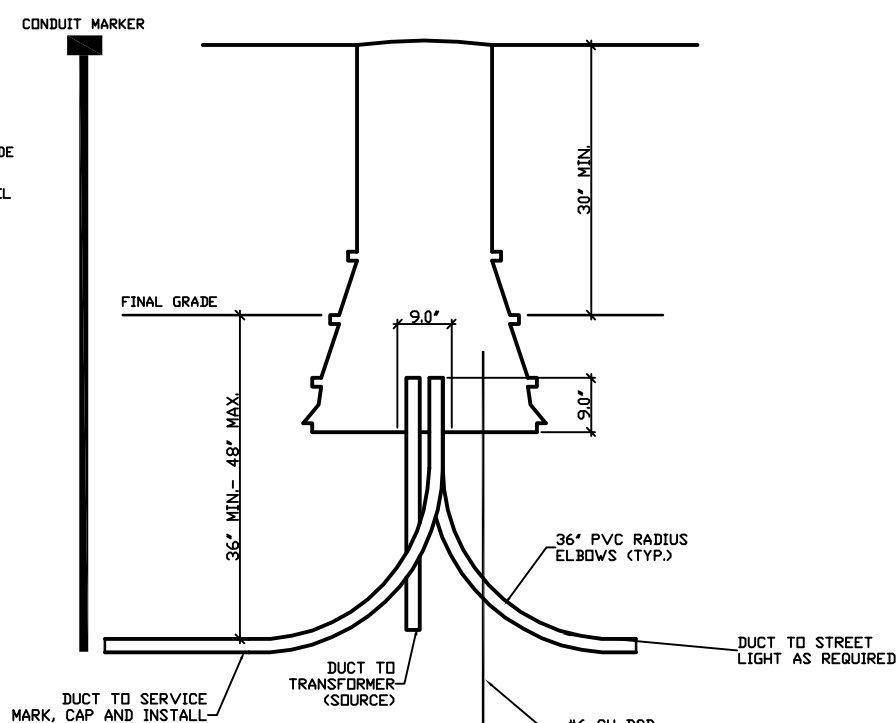
DESIGNED BY: GPH
DRAWN BY: RW
DATE: 03-10-21
JOB NO.: 2020-21
CLIENT NO.:
DRAWING NO.: 020



UTILITY PLAN
SCALE: 22x34 1"=50', 11x17 1"=100'



SECONDARY SPLICE PEDESTAL
SCALE: 1" = 1'-0"



SECTION
SCALE: 1" = 1'-0"

NG NORTHWEST NATURAL GAS
CL CENTURY LINK
COM COMCAST
PGE PORTLAND GENERAL ELECTRIC
L STREET LIGHT (CITY OF SALEM)

SHEET NOTES

- CONTRACTOR SHALL INSTALL STREET CROSSINGS.
- ALL CROSSINGS MUST BE INSPECTED BEFORE COVERING. CONTRACTOR SHALL CONTACT CITY OF SALEM FOR STREETLIGHT CROSSING AND ALL PRIVATE UTILITY COMPANIES FOR THEIR CONDUITS.



REV.	DATE	BY	DESCRIPTION
0	03-11-21	GPH	ISSUED FOR SUBDIVISION APPLICATION

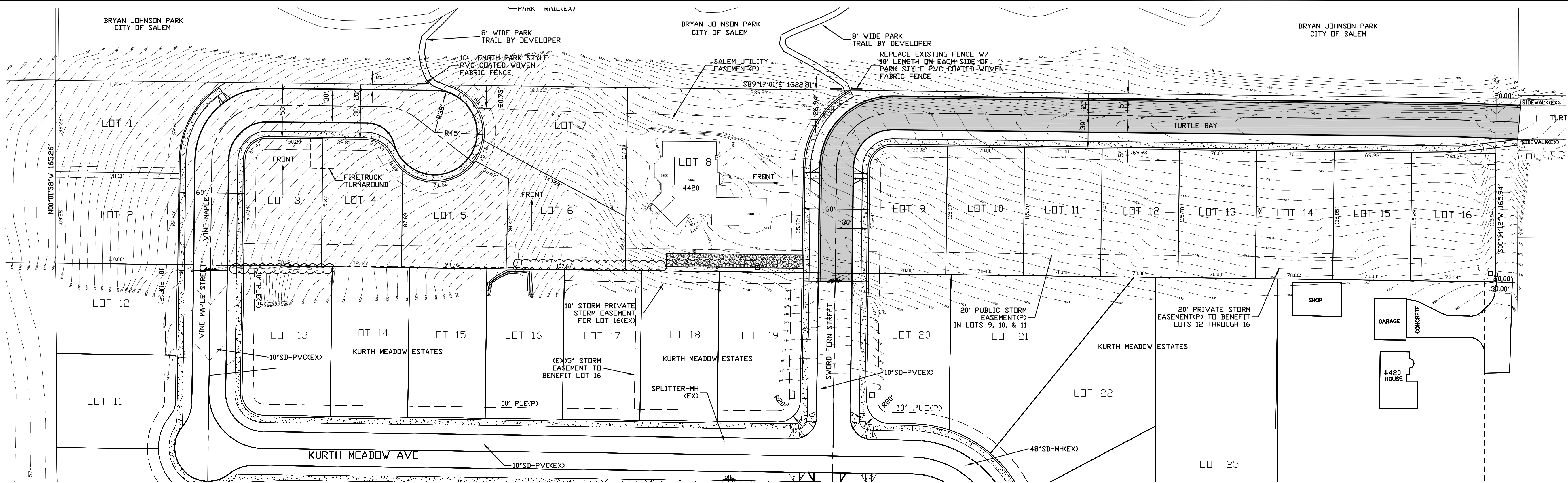
COMPOSITE
UTILITY PLAN
AND DETAILS

QUAIL SPRING VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 03-11-21
JOB NO: 2020-21
CLIENT NO:
DRAWING NO: C30



STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME

SCALE: 1"=50'

SPRING QUAIL VILLAGE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE: 5.02 ACRES(218,881 SQUARE FEET)
EXISTING HOUSE AND APRONS: 4,700 SQUARE FEET
NEW STREETS: 27,750 SQUARE FEET
14 NEW HOUSES: 14 x 2,500 SQ. FEET 35,000 SQUARE FEET
14 NEW DRIVEWAYS: 14 x 30' x 25' 10,500 SQUARE FEET
14 NEW PATIOS: 14 x 20' x 20' 5,600 SQUARE FEET
SIDEWALKS: 7,250 SQUARE FEET

TRAVEL TIME ON WEST SIDE

$\frac{564' - 520'}{440'} = 10\%$
 $T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(0.10^3)} = 30 \text{ MINUTES}$
 $I = 0.82" \text{ FOR } 30 \text{ MINUTES}$

NORTH OFFSITE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE: 11.90 ACRES(518,170 SQUARE FEET)
EXISTING HOUSE AND APRONS: 3,500 SQUARE FEET
261 SUMMERSIDE
BRUSH AND GRASS: 514,670 SQUARE FEET

TRAVEL TIME ON NORTH OFFSITE

$\frac{596' - 540'}{525'} = 10.7\%$
 $T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(0.107^3)} = 30 \text{ MINUTES}$
 $I = 0.82" \text{ FOR } 30 \text{ MINUTES}$

SPRING QUAIL VILLAGE
TREES

THERE ARE 21 EXISTING TREES TO BE SAVED AND AT LEAST TWO(2) TREES PLANTED PER LOT. THIS AMOUNTS TO A TOTAL POTENTIAL REDUCTION IN IMPERVIOUS AREA OF 1,610 SQUARE FEET OR 0.058 ACRES
14 LOTS - 14 x 2 x 20 SQUARE FEET = 560 SQUARE FEET.
21 TREES x 50 SQUARE FEET PER TREE = 1,050 SQUARE FEET

FOR APPLICATION
NOT FOR CONSTRUCTION



REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SUBDIVISION APPLICATION

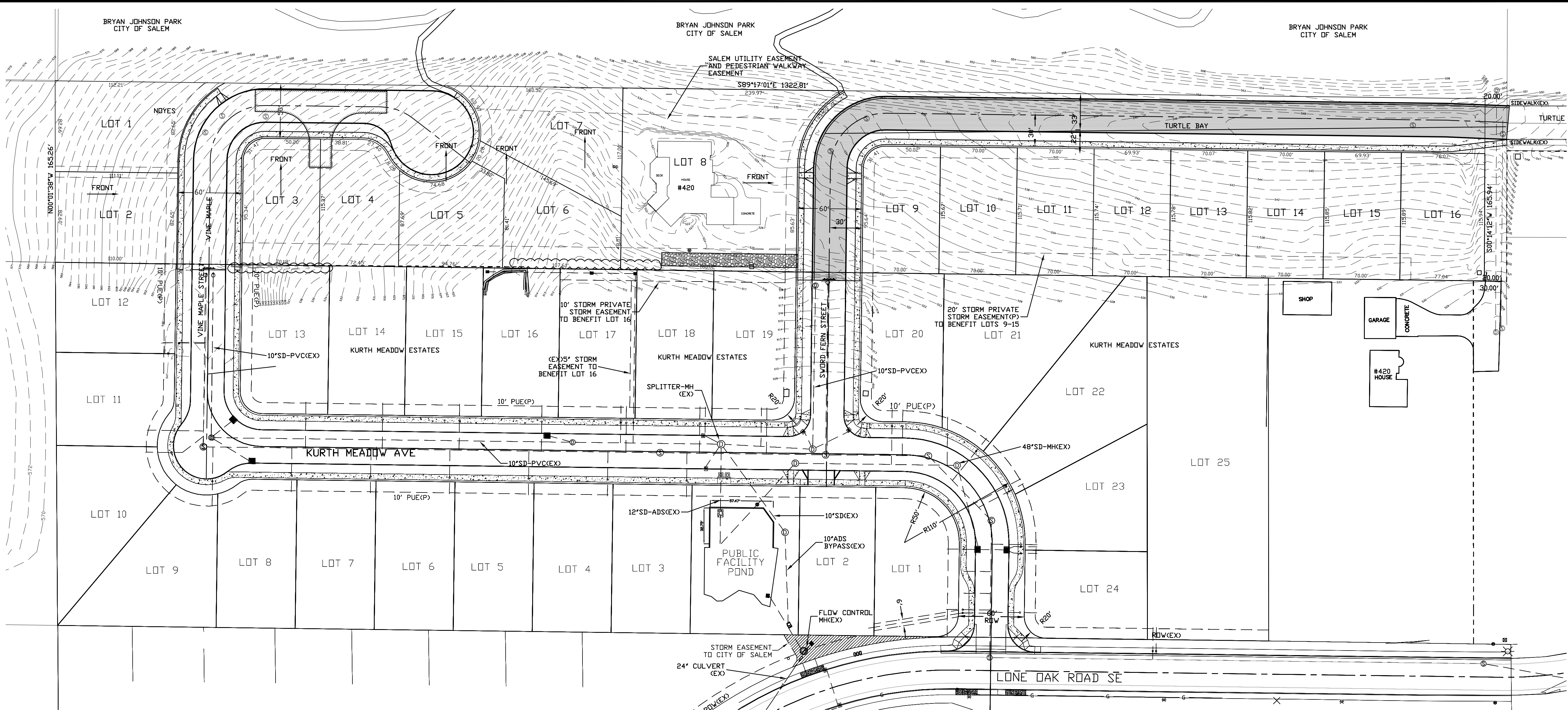
DESIGNED BY: GPH	
DRAWN BY: RW	
DATE: 03-10-21	
JOB NO. 2020-21	
CLIENT NO.	
DRAWING NO. C6	REV. 0

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

STORM WATER
AREAS AND PRE-
DEVELOPMENT TRAVEL
TIME

SPRING QUAIL VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306



STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME

SCALE: 1"=50'

SPRING QUAIL VILLAGE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE: 5.02 ACRES(218,881 SQUARE FEET)
EXISTING HOUSE AND APRONS: 4,700 SQUARE FEET
NEW STREETS: 32,350 SQUARE FEET
14 NEW HOUSES: 14 x 2,500 SQ. FEET 35,000 SQUARE FEET
14 NEW DRIVEWAYS: 14 x 30' x 25' 10,500 SQUARE FEET
14 NEW PATIOS: 14 x 20' x 20' 5,600 SQUARE FEET
SIDEWALKS: 14,000 SQUARE FEET

TRAVEL TIME ON WEST SIDE

$\frac{564' - 520'}{440'} = 10\%$
 $T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(0.10)^3} = 30 \text{ MINUTES}$
 $I = 0.82" \text{ FOR } 30 \text{ MINUTES}$

NORTH OFFSITE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE: 11.90 ACRES(518,170 SQUARE FEET)
EXISTING HOUSE AND APRONS: 3,500 SQUARE FEET
261 SUMMERSIDE BRUSH AND GRASS: 514,670 SQUARE FEET

TRAVEL TIME ON NORTH OFFSITE

$\frac{596' - 540'}{525'} = 10.7\%$
 $T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(0.107)^3} = 30 \text{ MINUTES}$
 $I = 0.82" \text{ FOR } 30 \text{ MINUTES}$

SPRING QUAIL VILLAGE
TREES

THERE ARE 39 EXISTING TREES TO BE SAVED AND AT LEAST TWO(2) TREES PLANTED PER LOT. THIS AMOUNTS TO A TOTAL POTENTIAL REDUCTION IN IMPERVIOUS AREA OF 2,510 SQUARE FEET OR 0.058 ACRES
14 LOTS - 14 x 2 x 20 SQUARE FEET = 560 SQUARE FEET.
39 TREES x 50 SQUARE FEET PER TREE = 1,950 SQUARE FEET

FOR APPLICATION
NOT FOR CONSTRUCTION



REV.	DATE	BY	DESCRIPTION
0	09-15-20	GPH	ISSUED FOR APPLICATION

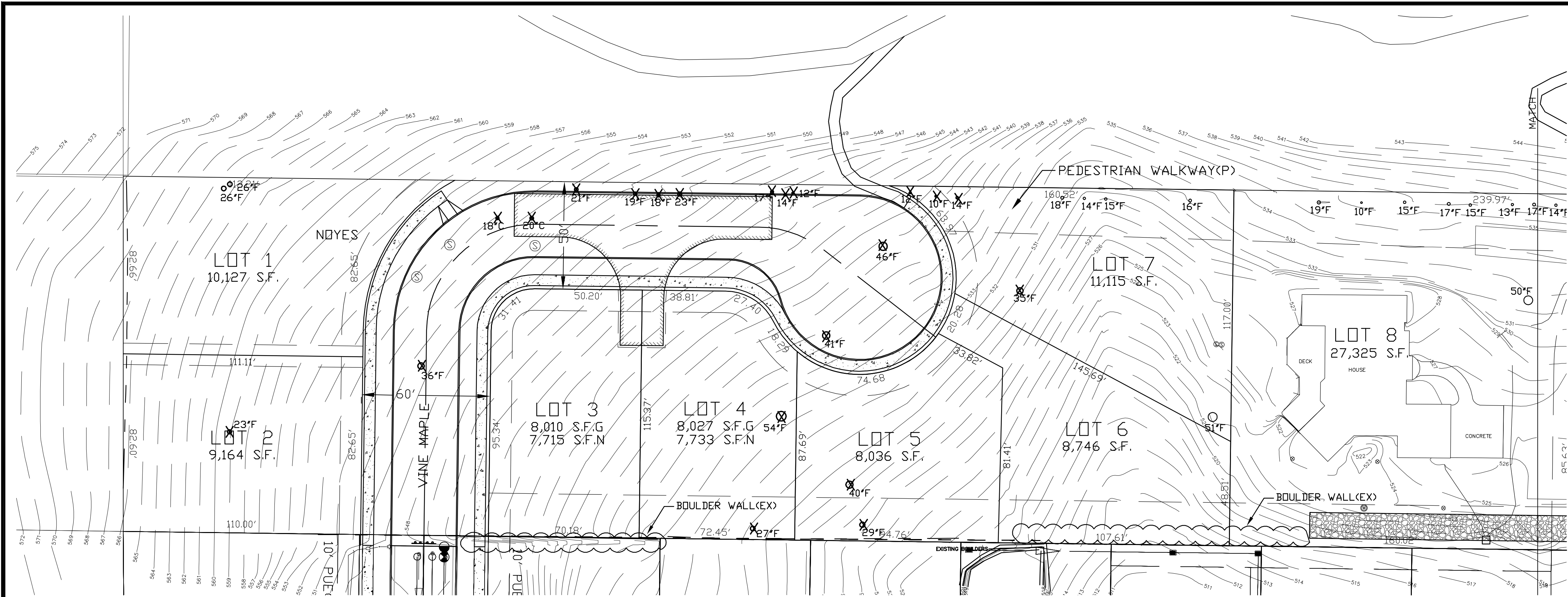
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

STORM WATER
AREAS AND PRE-
DEVELOPMENT TRAVEL
TIME

SPRING QUAIL VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	09-15-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	REV.



OWNER/DEVELOPER

ROBERT & MARIA NOYES
430 TURTLE BAY CT SE
SALEM, OR 97306

TREE REMOVAL

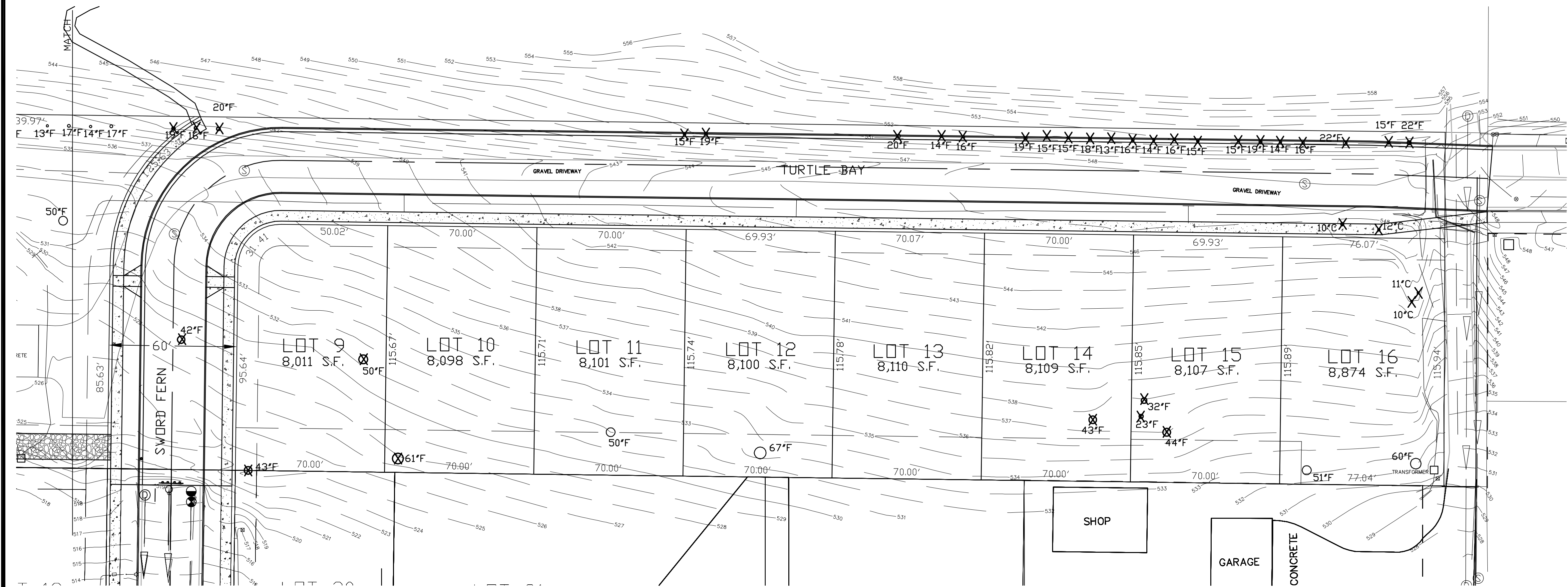
TOTAL SITE TREES	- 79
SIGNIFICANT TREES	- 0
SITE TREES TO BE REMOVED	- 58
SIGNIFICANT TREES TO BE REMOVED	- 0
REMAINING TREES	- 21
PERCENT TO REMAIN	- 26.6%
PERCENT TO BE REMOVED	- 73.4%

LEGEND

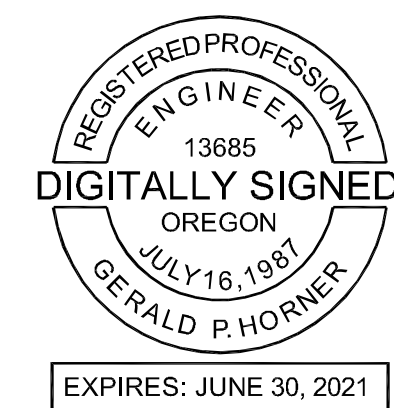
C	-CHERRY
F	-FIR
X	-INDICATES TREE TO BE REMOVED

TREE REPLANTING

THREE 1 1/2' TREES TO BE
REPLANTED ON ALL LOTS
PRIOR TO FINAL OCCUPANCY.



**FOR APPLICATION
NOT FOR CONSTRUCTION**



TREE PRESERVATION PLAN

22x34 SCALE: 1"=30'
11x17 SCALE: 1"=60'

REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SUBDIVISION APPLICATION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

**TREE PRESERVATION
PLAN**

**QUAIL SPRING VILLAGE
SUBDIVISION**

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	03-11-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	