



HEARING NOTICE

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 Design Review / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Class 2 Adjustment Case DR-SPR-DAP-ADJ20-01
PROPERTY LOCATION:	685 Court ST NE, Salem OR 97301
SUMMARY:	A consolidated application for the redevelopment of the YMCA.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</p> <p><u>Tuesday, May 5, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: https://www.gotomeet.me/SalemPlanning/salem-planning-commission-may-5-2020</p> <p>To only listen to the meeting, you may dial in with your phone using this number and access code: +1 (646) 749-3122 Access Code: 943-756-229</p>
TO PROVIDE WRITTEN TESTIMONY:	<p>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW. Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.</p>
CASE MANAGER:	Olivia Dias, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<p><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></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Neal Kern, Chair; Phone: 503-856-2207; Email: neal.t.kern@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) SRC 225.005(e)(2) – Design Review; SRC 220.005(f)(3) – Site Plan Review; SRC 250.005(d)(2) - Adjustment; SRC 804.025(d) – Driveway Approach Permit
	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.

OWNER(S):	Young Men's Christian Association (YMCA)
APPLICANT:	Gretchen Stone, CBTwo Architects, on behalf of Brandon Lemon, YMCA
PROPOSAL REQUEST:	<p>A consolidated application for the redevelopment of the YMCA (recreational and cultural community service) consisting of the proposed three-story, 53,599 square foot building and vehicle use area, and modifications to driveways on Cottage Street and Chemeketa Street. The application includes the following:</p> <ol style="list-style-type: none"> 1) A Class 3 Design Review and Class 3 Site Plan review for the proposed building; 2) A Class 2 Driveway Approach Permit for the proposed driveway onto Cottage Street; and 3) A Class 2 Adjustment to: <ol style="list-style-type: none"> a) Allow portions of the proposed building adjacent to Court Street NE, and Cottage Street NE to be setback less than 5 ft. as required under SRC 522.010(b); b) Reduce the minimum six to ten-foot vehicle use area setback required to zero feet, pursuant to SRC 806.035(c)(2) to the property line abutting Cottage Street NE; c) Reduce the minimum six to ten-foot vehicle use area setback required to two feet, pursuant to SRC 806.035(c)(2) to the property line abutting Chemeketa Street NE; d) Reduce 15 percent landscaping for the development to 5 percent. e) Reduce required parking spaces from 153 spaces to 78 spaces, with 40 spaces across Cottage Street NE; and f) Eliminate the required four-foot wall required for Vehicle Use Areas abutting a street setback less than 10-feet.
TEMPORARY HEARING PROCEDURE:	<p>The subject property is approximately 0.33 acres in size, zoned CR (Retail Commercial) within the General Retail/Office Overlay Zone, located at 299 Cottage Street NE and 685-695 Court Street SE (Marion County Assessor Map and Tax Lot Number: 073W27AA / 1800 073W27AA / 1600 073W27AA / 1500 and 073W27AA / 1400).</p> <p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Commissioners. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p> <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 104829</p>
NOTICE MAILING DATE:	April 15, 2020

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>

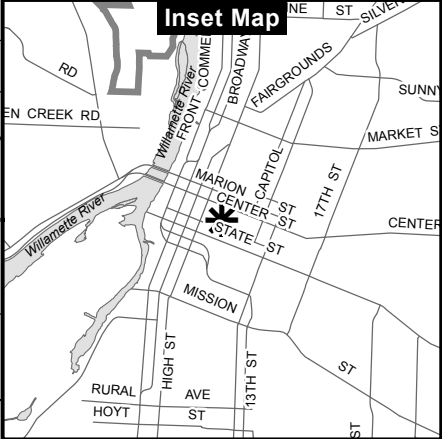
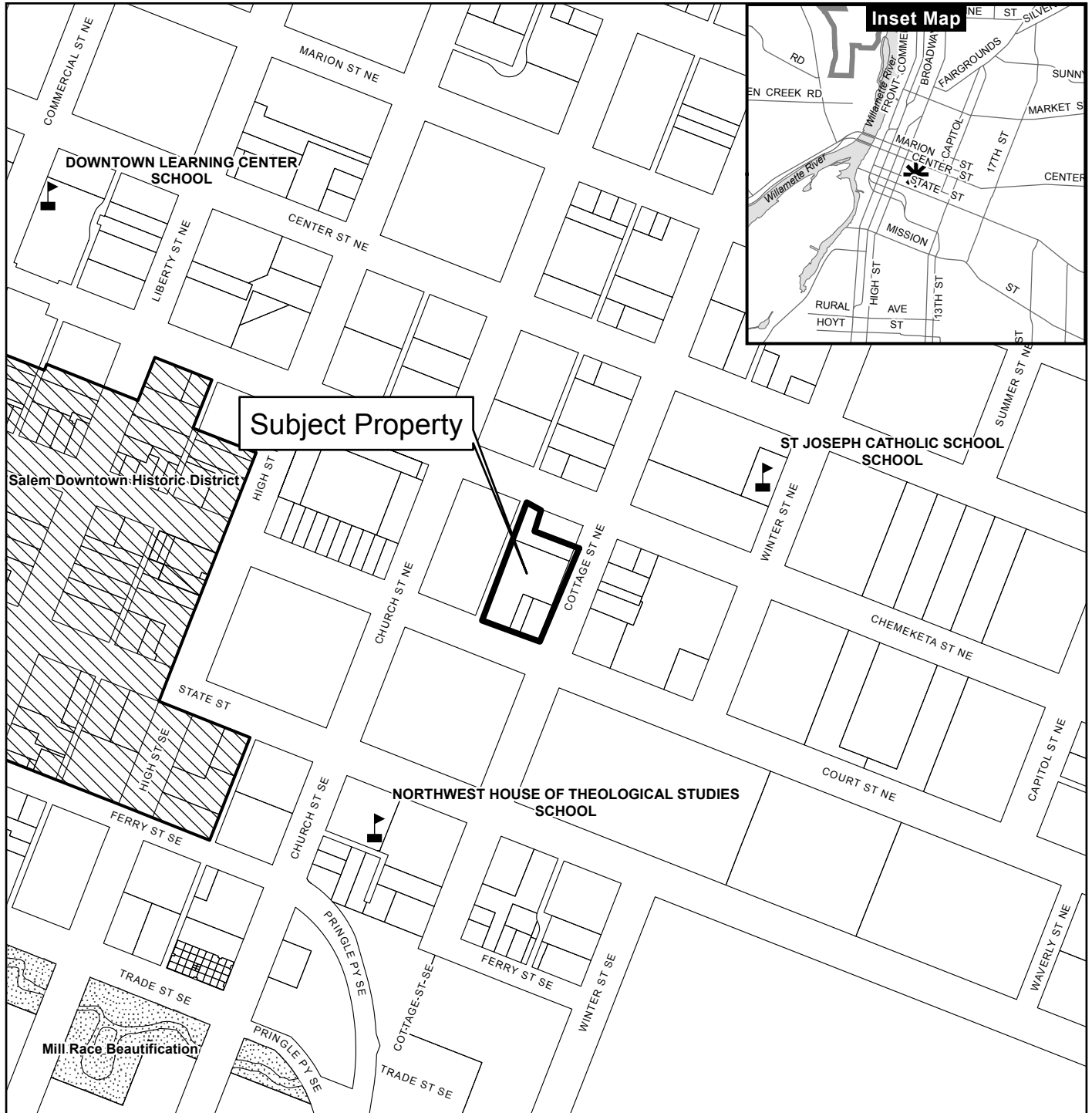
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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








Vicinity Map

685-695 Court Steet NE

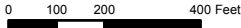


Subject Property

Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



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SALEM FAMILY YMCA

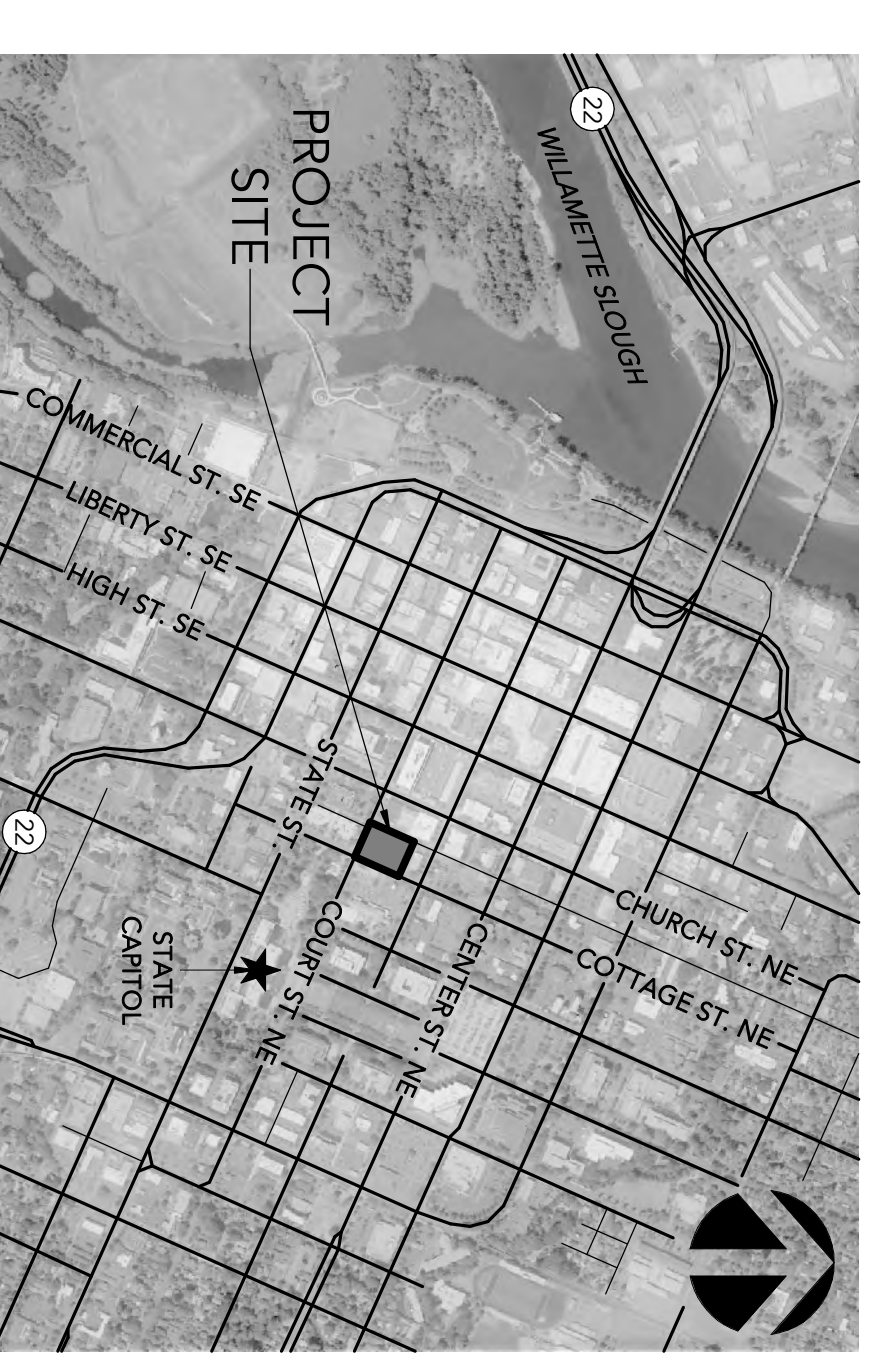
685 COURT STREET NE
SALEM, OR 97301



LAND USE DRAWING INDEX

#	SHEET NAME
LU0.00	COVER SHEET
LU1.00	SITE PLAN
LU1.10	SITE PLAN DETAILS
LU3.00	OVERALL EXTERIOR ELEVATIONS
LU3.01	OVERALL EXTERIOR ELEVATIONS
R1.00	CONCEPTUAL RENDERING
R2.00	CONCEPTUAL RENDERING
R3.00	CONCEPTUAL RENDERING
L1.00	LANDSCAPE PLAN
L1.10	LANDSCAPE DETAILS

LOCATION MAP

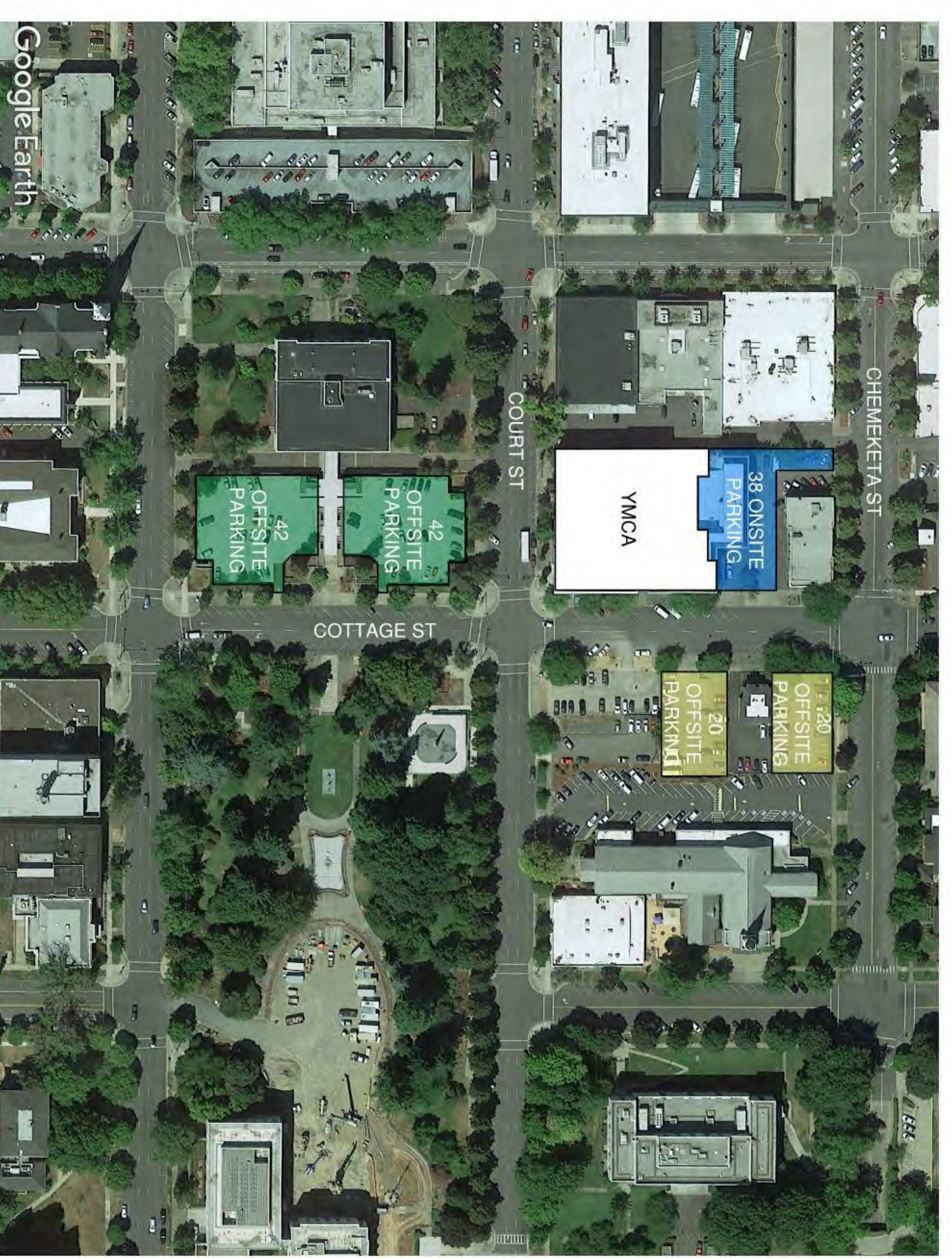


PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS APPROXIMATELY 1.08 ACRES COMPRISED OF A CONSOLIDATION OF MULTIPLE LOTS WHICH HAVE UNTIL RECENTLY HOUSED THE APPROXIMATELY 109,800 SQUARE FOOT SALEM FAMILY YMCA, A 2,950 SQUARE FOOT COMMERCIAL OFFICE BUILDING, THE 14,550 SQUARE FOOT YMCA APARTMENT BUILDING AND ABOUT 9,624 SQUARE FOOT OFF-STREET PARKING AREA. THE NEW SALEM FAMILY YMCA WILL INCLUDE A 53,599 SQUARE FOOT BUILDING IN THREE FLOORS WITH AN OPEN TRACK AND COVERED OUTDOOR LOUNGE AREA ON THE ROOF. ON-SITE PARKING IS PROVIDED ON THE NORTH SIDE OF THE PROPOSED BUILDING WITH 38 VEHICLE SPACES AND 16 BICYCLE SPACES. AN ADDITIONAL 40 OFF-SITE PARKING SPACES WILL BE PROVIDED BY EXISTING SURFACE PARKING LOTS ON COTTAGE STREET. THESE FACILITIES ARE ACROSS THE STREET FROM THE DEVELOPMENT SITE. THE NEW FACILITY WILL INCLUDE SWIMMING POOL, GYMNASIUM, FITNESS, GROUP EXERCISE AREAS, HEALTH CENTER AND COMMUNITY SPACES AS WELL AS ADMINISTRATIVE OFFICES.

ZONING: CR, RETAIL COMMERCIAL
OVERLAY: GENERAL RETAIL/OFFICE OVERLAY ZONE (632)
TAX MAP: 073W27AA
TAX LOT: 1600, 1500, 1400

PARKING REFERENCE PLAN



NOT FOR CONSTRUCTION
LAND USE
LU

CB Two
ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 100 / Salem, Oregon 97301
Ph: 503.480.8700 / Fx: 503.480.8701

OWNER:
FAMILY YMCA OF MARION &
POLK COUNTIES
Ph: 503.883.0417
CONTRACTOR:
CONCRETE CONSTRUCTION
Ph: 503.581.7048
CIVIL ENGINEER:
WESTCOAST ENGINEERING
Ph: 503.585.2474
STRUCTURAL ENGINEER:
KIFF POINT LAND STRUCTURAL
Ph: 503.227.2291
MECH/ELECT/PLUMBING
Ph: 503.652.9548
INTERIORS DESIGN:
KIMBERLY BROWN INTERIORS
Ph: 503.480.9700
LANDSCAPE ARCHITECT:
AAS ENGINEERING & FORESTRY
Ph: 360.882.0419
JURISDICTION:
CITY OF SALEM
Ph: 503.588.0286

SALEM FAMILY YMCA

685 COURT ST NE
SALEM OREGON 97301



Issue: LAND USE
02/28/2020
Rev: Description Date:
Date:

COVER SHEET

LU0.00

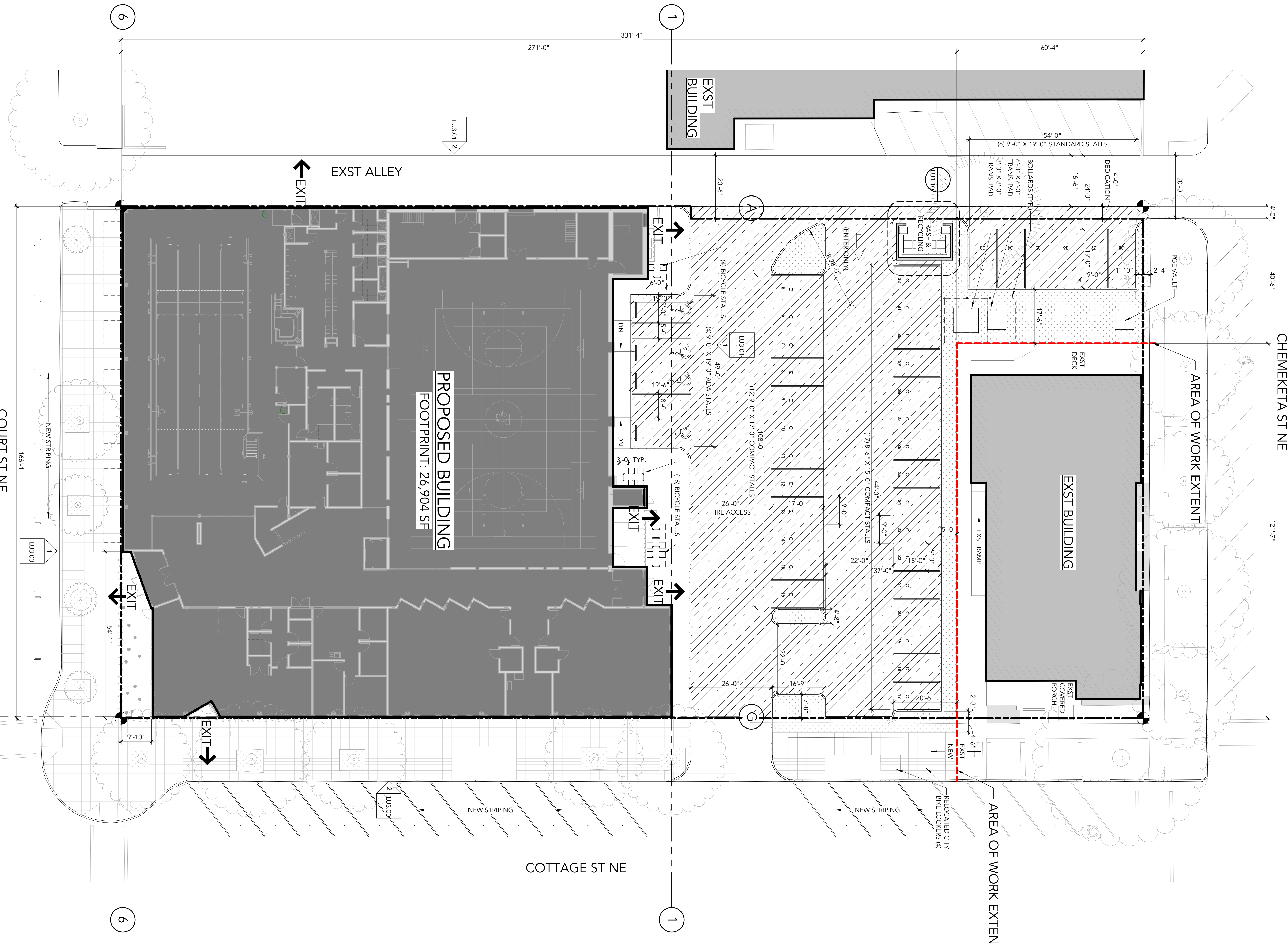
SITE PLAN LEGEND

(NOTE: SEE AD SHEETS FOR ADDITIONAL GENERAL LEGEND INFORMATION)

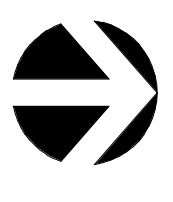
OBJECT/PATTERN	DESCRIPTION(S)
---	- PROPERTY LINE
---	- SETBACK LINES
---	- ROOF OUTLINE
-X-X-	- FENCE LINE
---	- ACCESSIBLE PATH FROM BUILDING TO PUBLIC WAY
---	- BUILDING FOOTPRINT
●	- PROPERTY DATUM POINT
⊕	- LIGHT BOLLARD
⊕	- POLE LIGHT
⊕	- FIRE HYDRANT
⊕	- DOWNSPOUT

PROJECT INFORMATION

ZONING:	CR - RETAIL COMMERCIAL
OVERLAY:	GENERAL RETAIL/COMMERCIAL
SITE:	47,108 SF 1.08 ACRES
BUILDING AREA:	53,599 SF
W/ OUTDOOR SPACES:	63,993 SF
CONSTRUCTION TYPE:	III B SPRINKLERED
MAX HEIGHT:	48'-2" (PROPOSED) (FROM STREET GRADE) 50'-0" ALLOWED
LOT COVERAGE:	NO
LANDSCAPE:	09% PROVIDED (14,518 SF ASPHALT + 3,151 SF SIDEWALKS + 26,231 SF BUILDING FOOTPRINT = 43,900 SF IMPERVIOUS SURFACES) / 47,108 SF GROSS SITE AREA = 93%
15% MIN. SEE NARRATIVE FOR ADJUSTMENT.	
5% PROVIDED	
2,355 SF LANDSCAPE / GROSS SITE AREA 47,108 SF = 5%	
15% REQUIRED. SEE NARRATIVE FOR ADJUSTMENT.	
78 SPACES PROVIDED.	
CONSISTE PARKING	
38 TOTAL PROVIDED	
28 STANDARD STALLS	
4 ADA STALLS	
4 ADA STALLS	
EXISTE PARKING	
40 STANDARD STALLS - PROVIDED ACROSS COTTAGE ST	
16 BICYCLE REQUIRED	
20 BICYCLE PROVIDED	



1 SITE PLAN
SCALE: 1/16" = 1'-0"



NOT FOR CONSTRUCTION
LAND USE

CB Two ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 100 / Salem, Oregon 97301
PH: 503.480.8700 / FX: 503.480.8701

OWNER:
FAMILY YMCA OF MARION & POLK COUNTIES
PH: 503.855.0417
PH: 503.581.7048

CONSULTANT:
CONSTRUCTION
PH: 503.855.2474

CIVIL ENGINEER:
WESTECH ENGINEERING
PH: 503.855.2474

STRUCTURAL ENGINEER:
KIFF FORT AND STRUCTURAL
PH: 503.227.1251

MECH/ELECT/PLUMBING:
MFA INC./JLUS48
PH: 503.654.0548

INTERIORS DESIGNER:
SUSAN WILSON
PH: 503.480.8700

LANDSCAPE ARCHITECT:
ACS ENGINEERING & FORESTRY
PH: 503.882.0419

JURISDICTION:
CITY OF SALEM
PH: 503.588.0256

SALEM FAMILY YMCA
685 COURT ST NE
SALEM OREGON 97301



Rev.	Description	Date
02	28.2020	02.28.2020

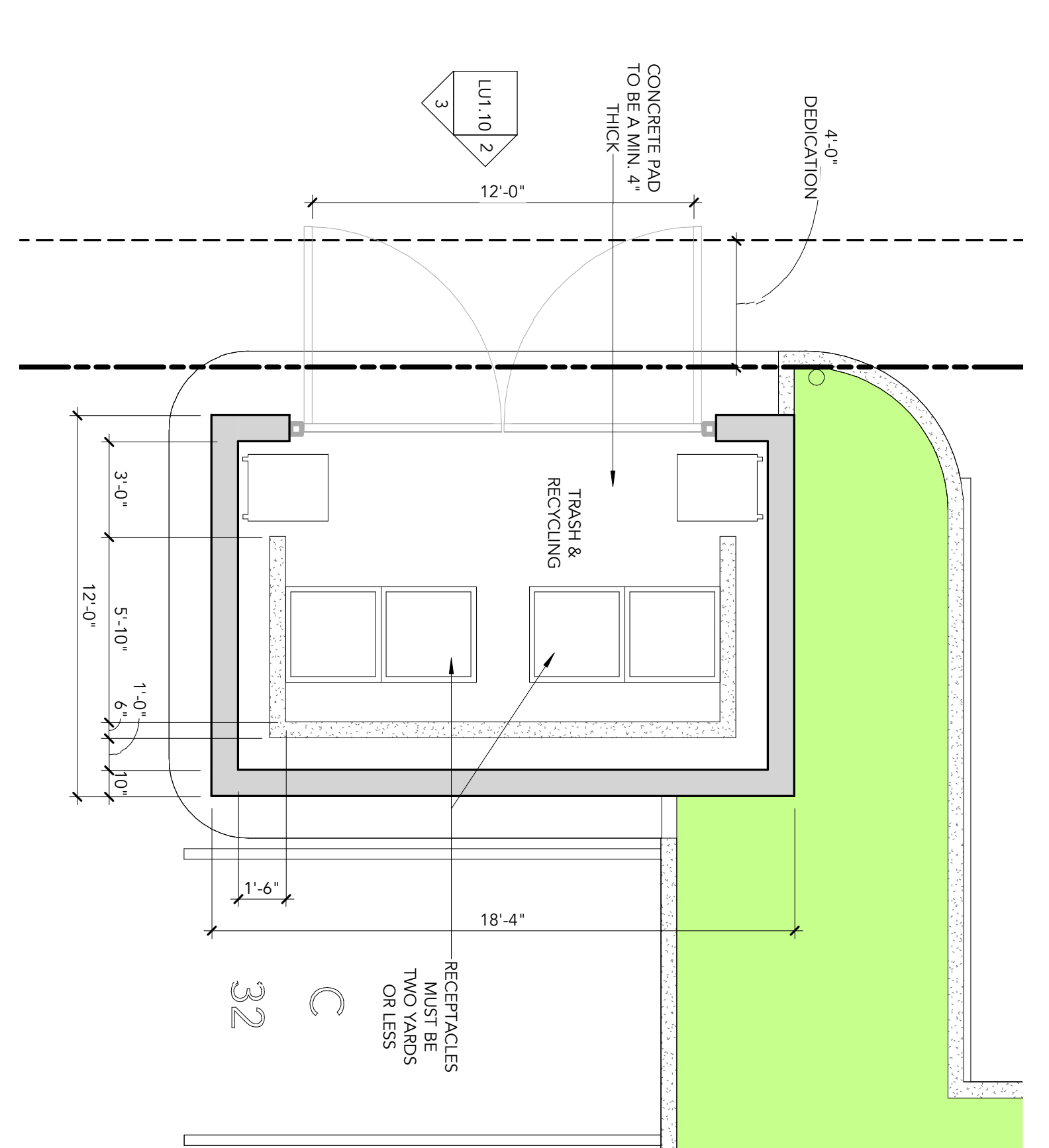
SITE PLAN

LU1.00

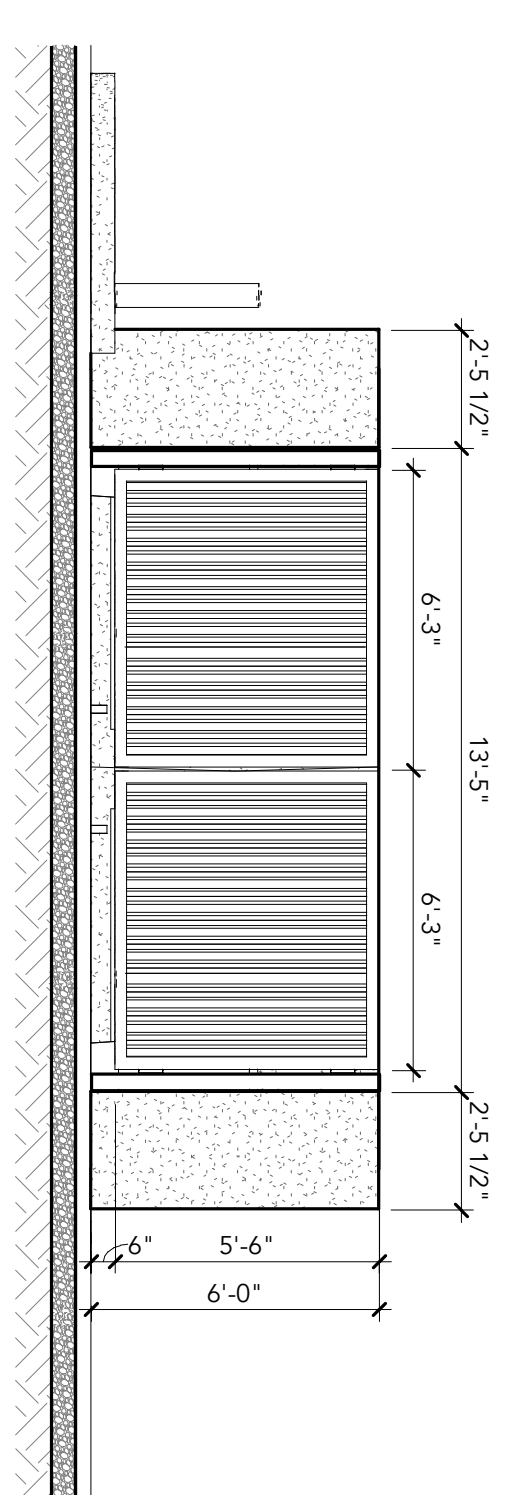
Rev:	Description	Date:

SITE DETAILS

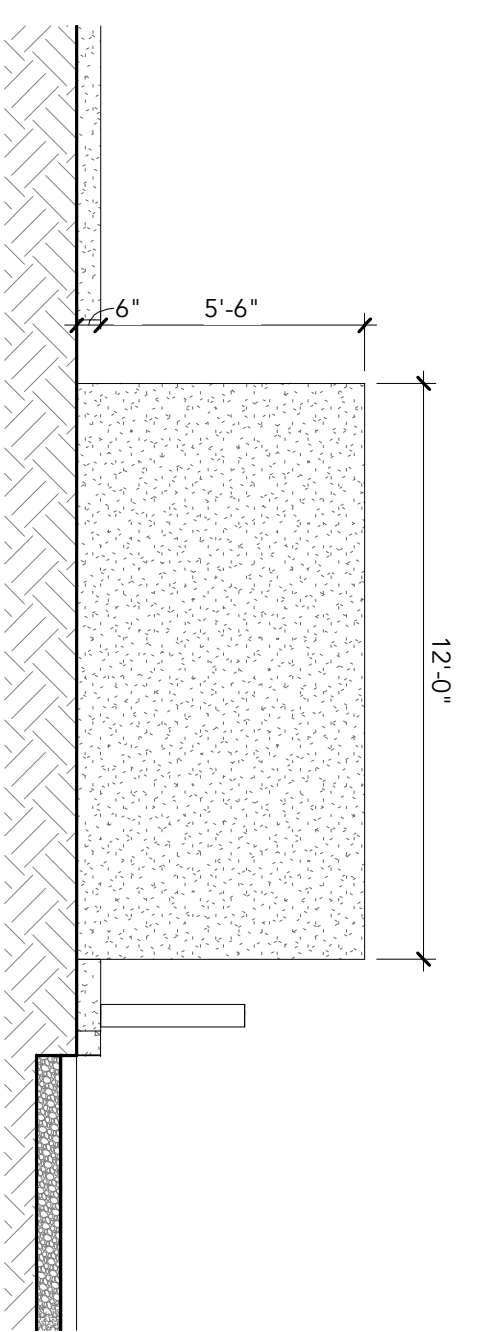
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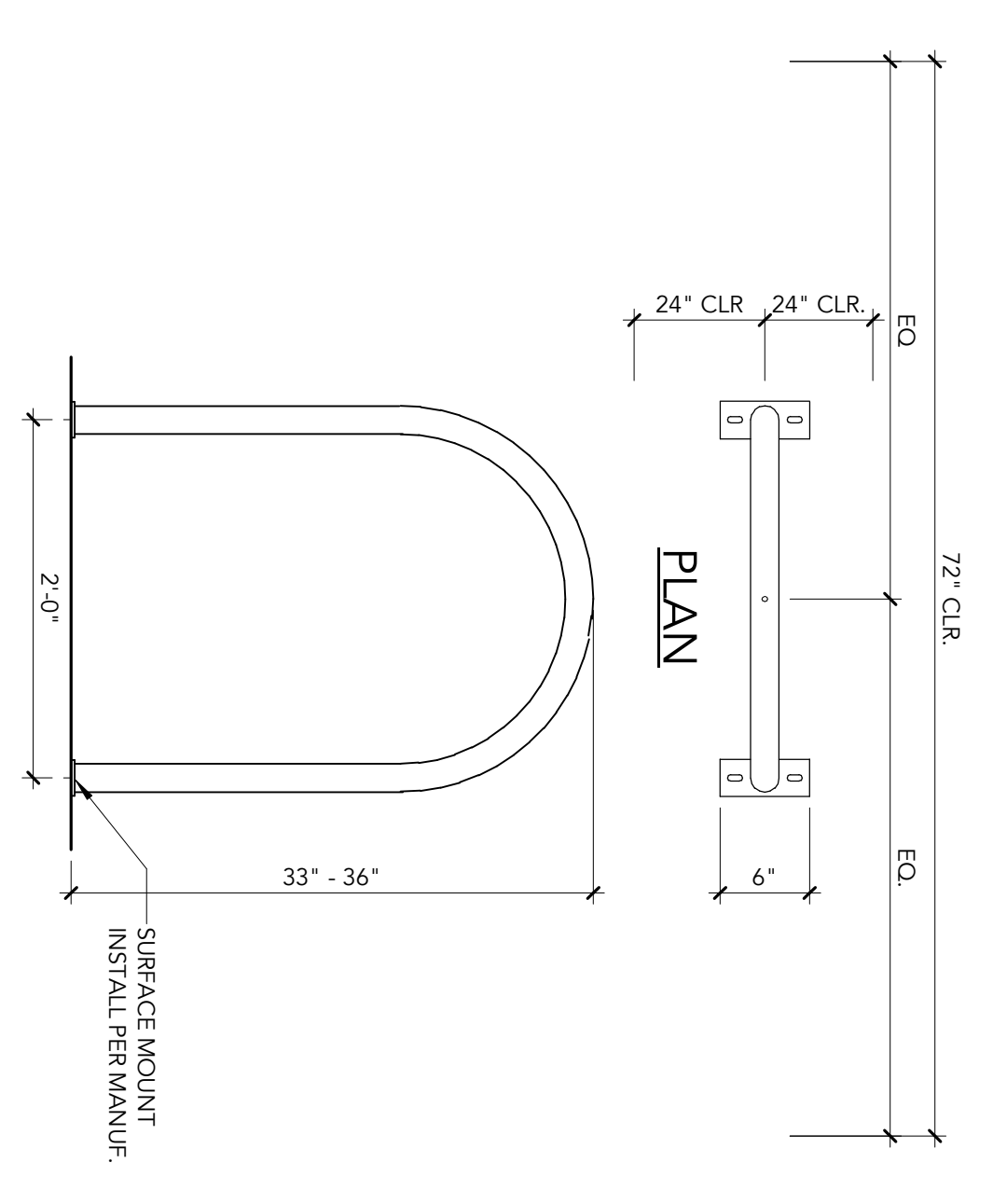
1 TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE - WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE - NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

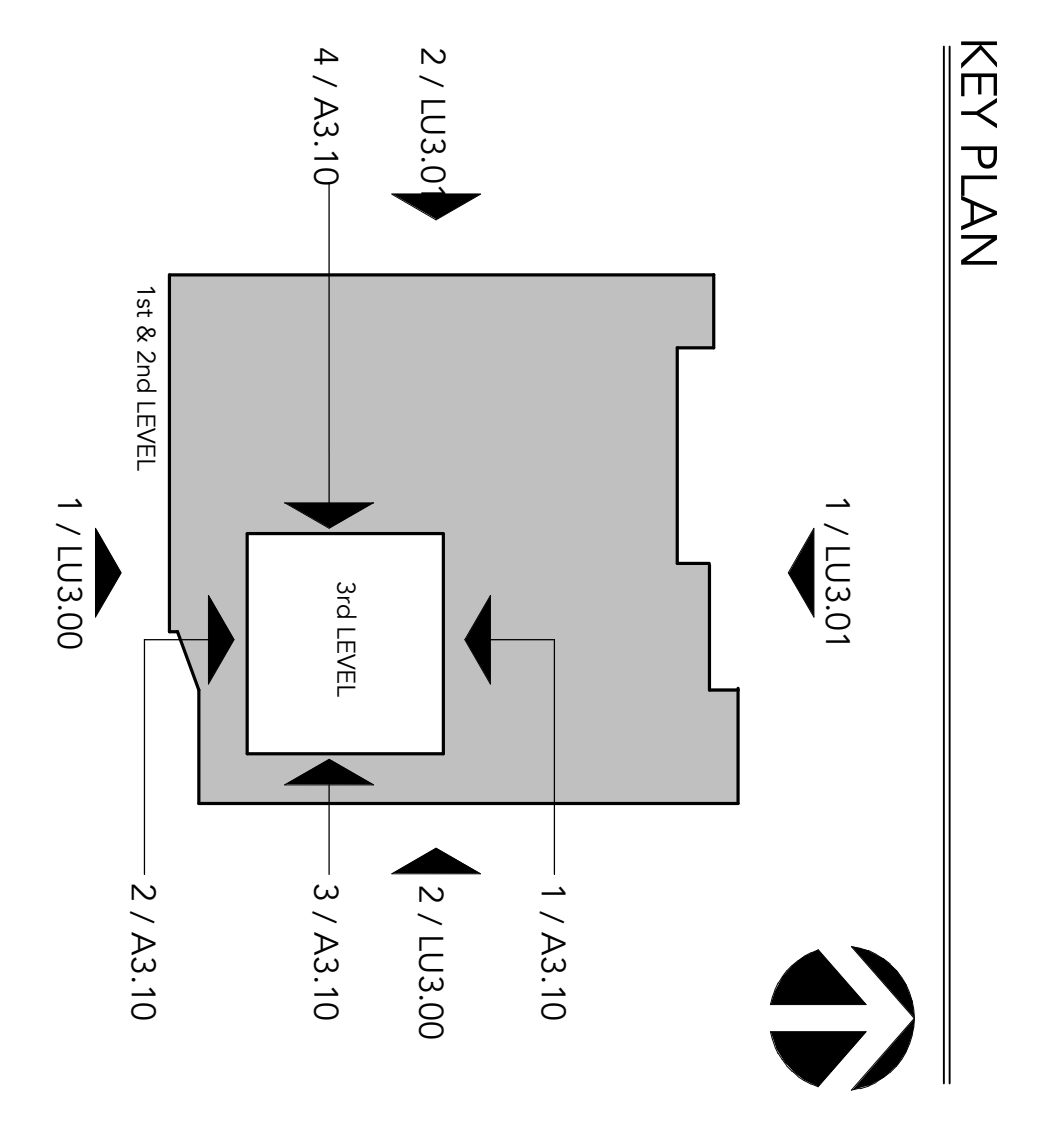
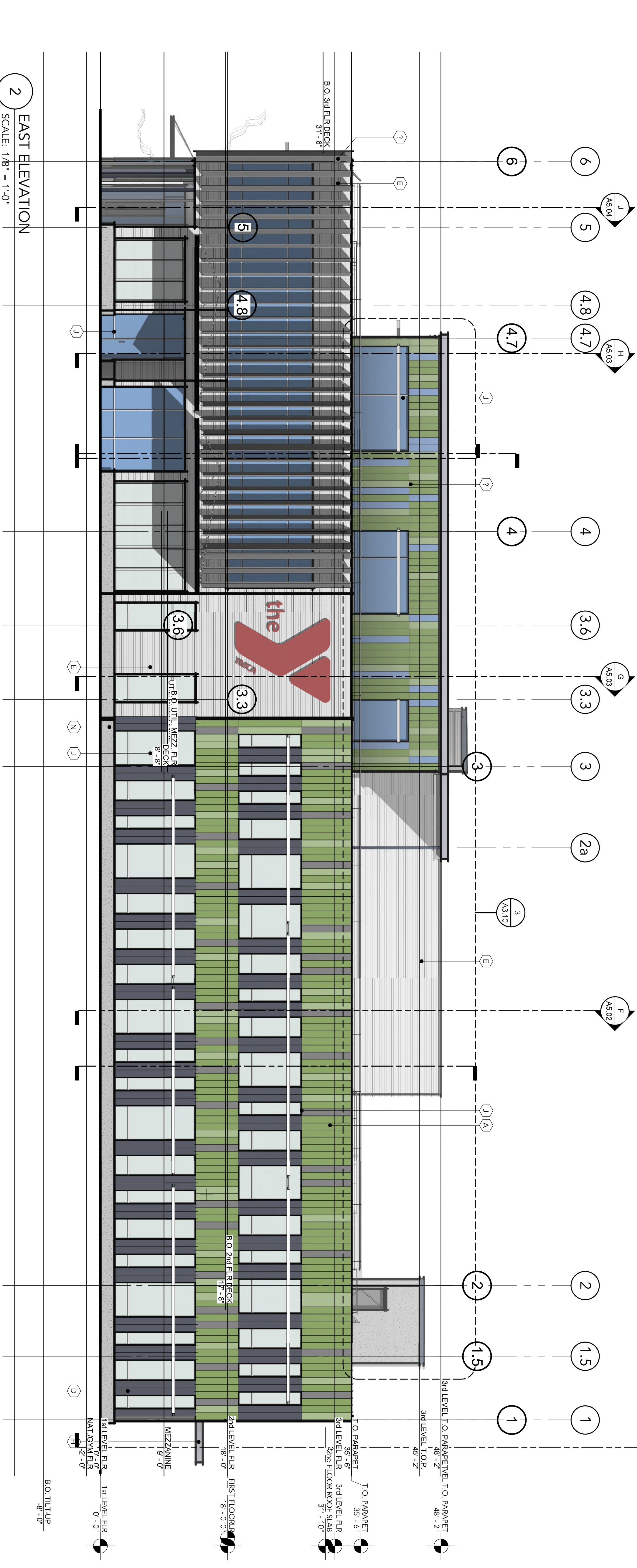
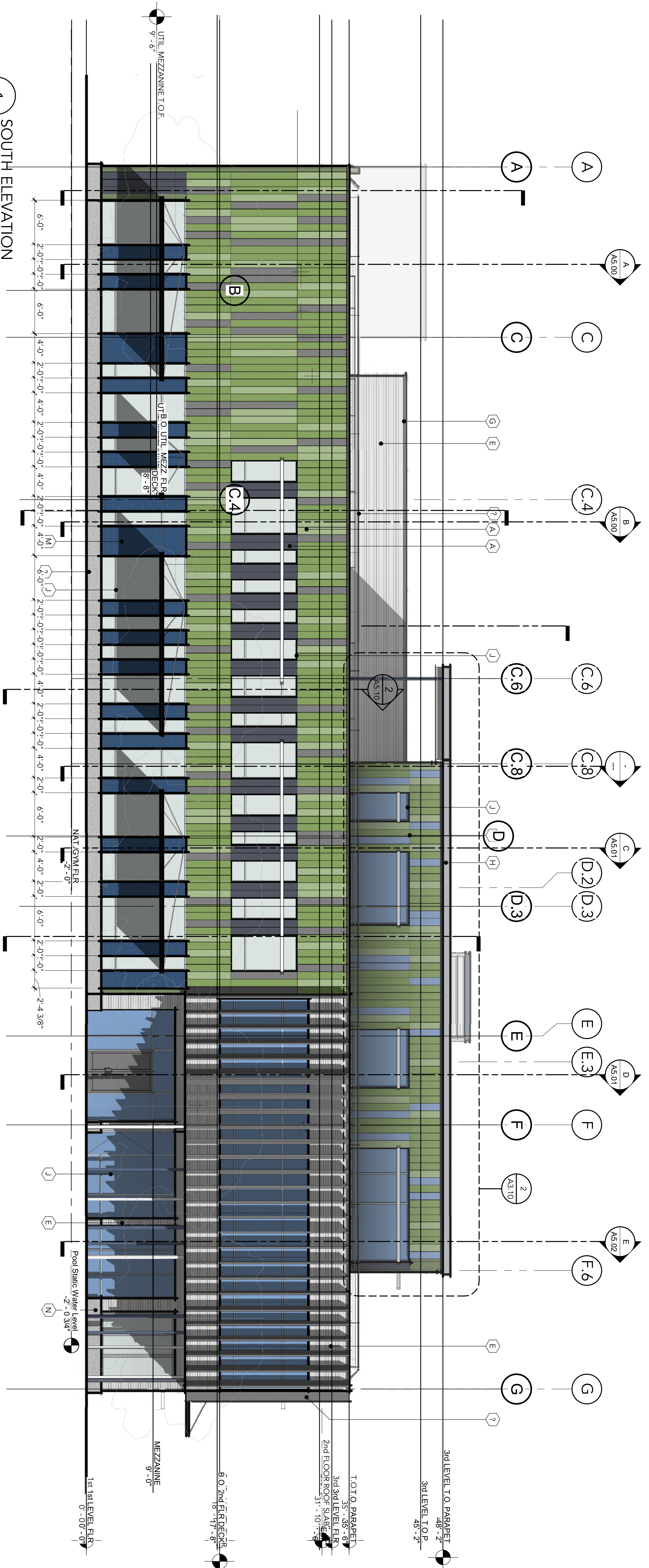


4 BIKE RACK DETAIL
 SCALE: 1" = 1'-0"

BASIS OF DESIGN : DEMO HOOP RACK

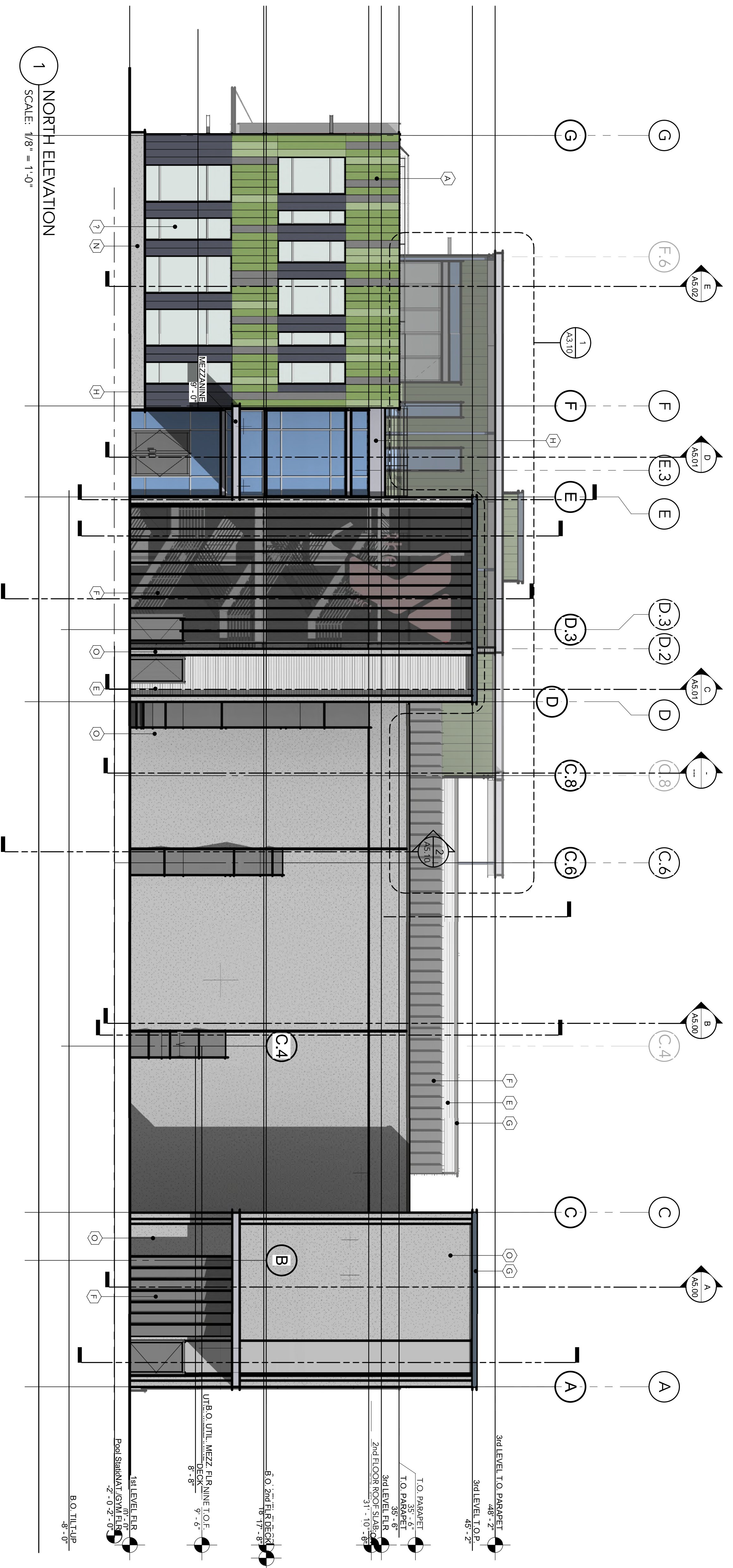
EXTERIOR ELEVATION COLOR & FINISH LEGEND

A	MATERIAL: METAL SERIES: FLEX SERIES P20-112 FINISH: ENAMEL COLOR: MIN. 20 GAUGE TBO (LT GREEN)	J	MATERIAL: STONEKONT SERIES: 4511 TRIFAB FINISH: ANODIZED COLOR: CLEAR
B	MATERIAL: METAL SERIES: AER 99AN FINISH: ENAMEL COLOR: MIN. 20 GAUGE TBO (DK GREEN)	K	MATERIAL: ALUMINUM SERIES: KAWNEER FINISH: ANODIZED COLOR: CLEAR
C	MATERIAL: METAL SERIES: AER 99AN FINISH: ENAMEL COLOR: MIN. 20 GAUGE TBO (LT GRN)	L	MATERIAL: TRANSLUCENT PANEL SERIES: . . . FINISH: . . . COLOR: . . .
D	MATERIAL: METAL SERIES: AER 99AN FINISH: ENAMEL COLOR: MIN. 20 GAUGE TBO (DK GREY)	M	MATERIAL: BRICK VENEER SERIES: . . . FINISH: . . . COLOR: . . .
E	MATERIAL: METAL SERIES: AER 99AN FINISH: ENAMEL COLOR: FLEX SERIES (FX10-112) TBO (WHITE OR VERY LT GRN)	N	MATERIAL: PRE-CAST CONCRETE SERIES: . . . FINISH: . . . COLOR: TBO (CHARCOAL)
F	MATERIAL: PERFORATED METAL SERIES: . . . FINISH: . . . COLOR: . . .	O	MATERIAL: CONCRETE PANEL SERIES: . . . FINISH: . . . COLOR: . . .
G	MATERIAL: BRAKE METAL TRIM SERIES: . . . FINISH: . . . COLOR: . . .	P	MATERIAL: STEEL SERIES: . . . FINISH: . . . COLOR: . . .
H	MATERIAL: BRAKE METAL TRIM SERIES: . . . FINISH: . . . COLOR: . . .	Q	MATERIAL: PAINTED SERIES: . . . FINISH: . . . COLOR: . . .
		R	MATERIAL: FORM LINER TBO SERIES: . . . FINISH: . . . COLOR: TBO (CHARCOAL)
		S	MATERIAL: . . . SERIES: . . . FINISH: . . . COLOR: . . .
		T	MATERIAL: . . . SERIES: . . . FINISH: . . . COLOR: . . .

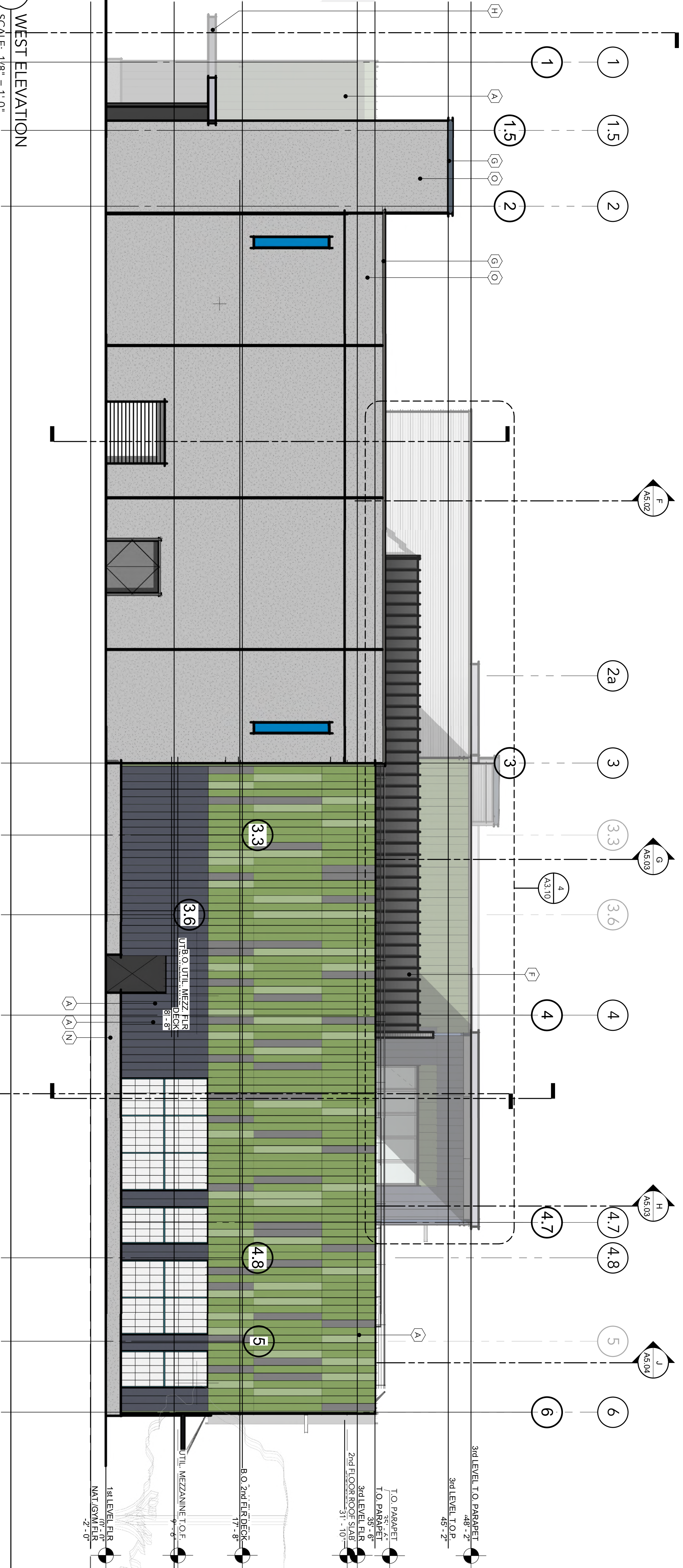


EXTERIOR ELEVATION COLOR & FINISH LEGEND

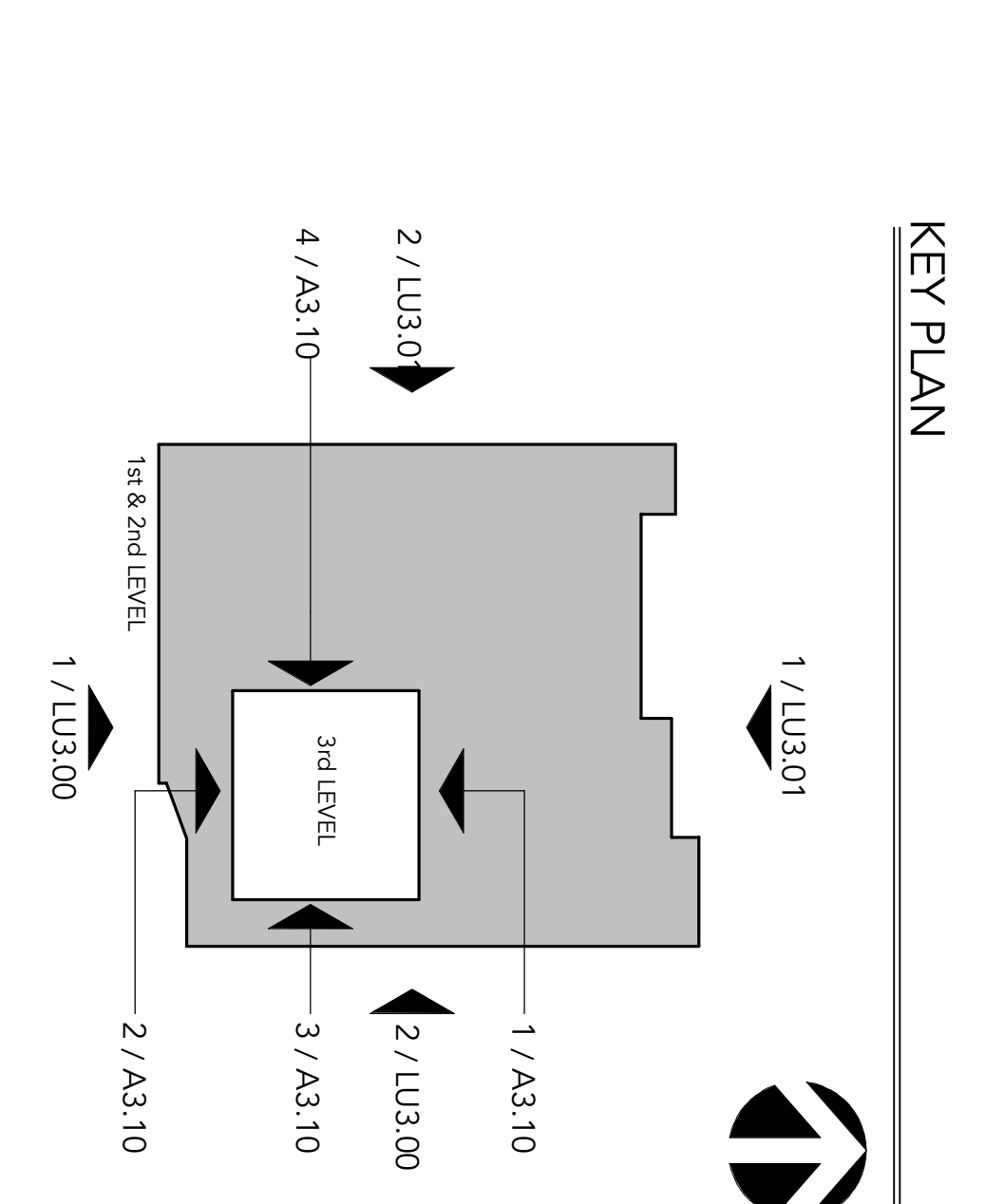
A	MATERIAL: METAL SERIES: FLEX SERIES P300-12 FINISH: MIN. 20 GAUGE COLOR: TBO LT GREEN	J	MATERIAL: STOREFRONT SERIES: 4511 TRIFAB FINISH: ANODIZED COLOR: CLEAR
B	MATERIAL: METAL SERIES: ACP SPAN FINISH: FLEX SERIES P300-12 COLOR: TBO DK GREEN	K	MATERIAL: ALUMINUM SERIES: KAWNEER FINISH: ANODIZED COLOR: CLEAR
C	MATERIAL: METAL SERIES: ACP SPAN FINISH: FLEX SERIES P300-12 COLOR: TBO LT GREY	L	MATERIAL: TRANSPARENT PANEL SERIES: KAWNEER FINISH: ANODIZED COLOR: CLEAR
D	MATERIAL: METAL SERIES: ACP SPAN FINISH: FLEX SERIES P300-12 COLOR: TBO DK GREY	M	MATERIAL: BRICK VENER SERIES: TBO (BUEN) FINISH: TBO (BUEN) COLOR: TBO (BUEN)
E	MATERIAL: METAL SERIES: ACP SPAN FINISH: FLEX SERIES P300-12 COLOR: TBO DK GREY	N	MATERIAL: CONCRETE PANEL SERIES: TBO (CHARCOAL) FINISH: TBO (CHARCOAL) COLOR: TBO (CHARCOAL)
F	MATERIAL: PERFORATED METAL SERIES: TBO (WHITE OR VERT LT GREY) FINISH: TBO (WHITE OR VERT LT GREY) COLOR: TBO (WHITE OR VERT LT GREY)	O	MATERIAL: CONCRETE PANEL SERIES: TBO (LIVERT) FINISH: TBO (LIVERT) COLOR: TBO (LIVERT)
G	MATERIAL: BRAKE METAL TBM SERIES: TBO FINISH: PRE-FINISHED COLOR: TBO	P	MATERIAL: STEEL SERIES: TBO FINISH: PAINTED COLOR: TBO (BLU)
H	MATERIAL: BRAKE METAL TBM SERIES: TBO FINISH: PRE-FINISHED COLOR: TBO	Q	MATERIAL: PAINTED SERIES: TBO FINISH: PAINTED COLOR: TBO



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
1 / LU3.01

SALEM FAMILY YMCA

685 COURT ST NE
SALEM OREGON 97301

the Y YMCA

CB Two ARCHITECTS

500 Liberty Street SE, Suite 100 / Salem, Oregon 97301
Ph: 503.480.8700 / Fr: 503.480.8701

LU LAND USE

OWNER: FAMILY YMCA OF MARION & POLK COUNTIES
PH: 503.583.0417

CONTRACTOR: CONSTRUCTION
PH: 503.581.7048

DATE: 02/28/2020

ARCHITECT: WESTCOAST ENGINEERING
PH: 503.585.2474

STRUCTURAL ENGINEER: STRUC-TURAL ENGINEER
PH: 503.227.1291

MECH/ELECT/PLUMBING: M&E INC. 40548
PH: 503.624.0548

INTERIOR DESIGN: INTERIOR DESIGN
PH: 503.460.9700

LANDSCAPE ARCHITECT: A&S ENGINEERING & FORESTRY
PH: 503.882.0419

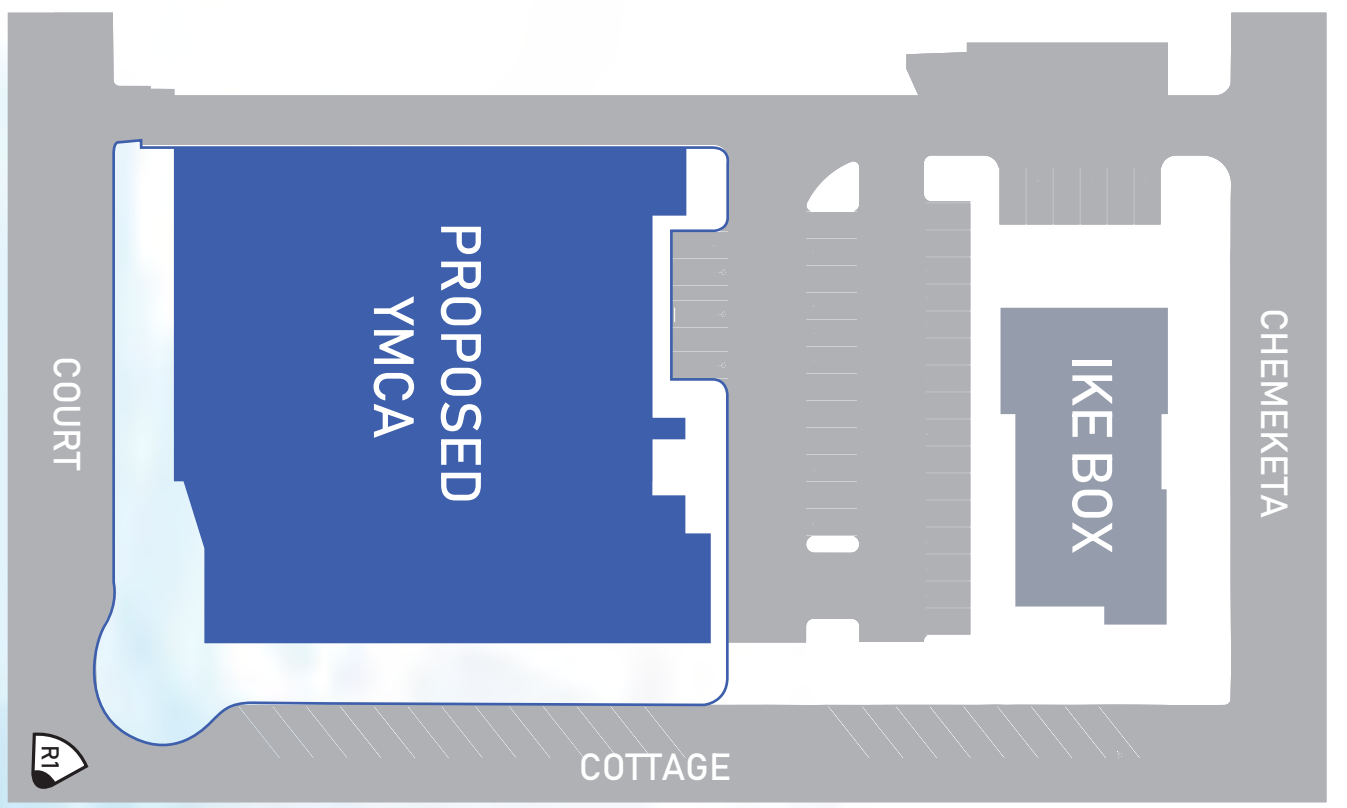
LIBS/DIS/CTION: CITY OF SALEM
PH: 503.588.0256

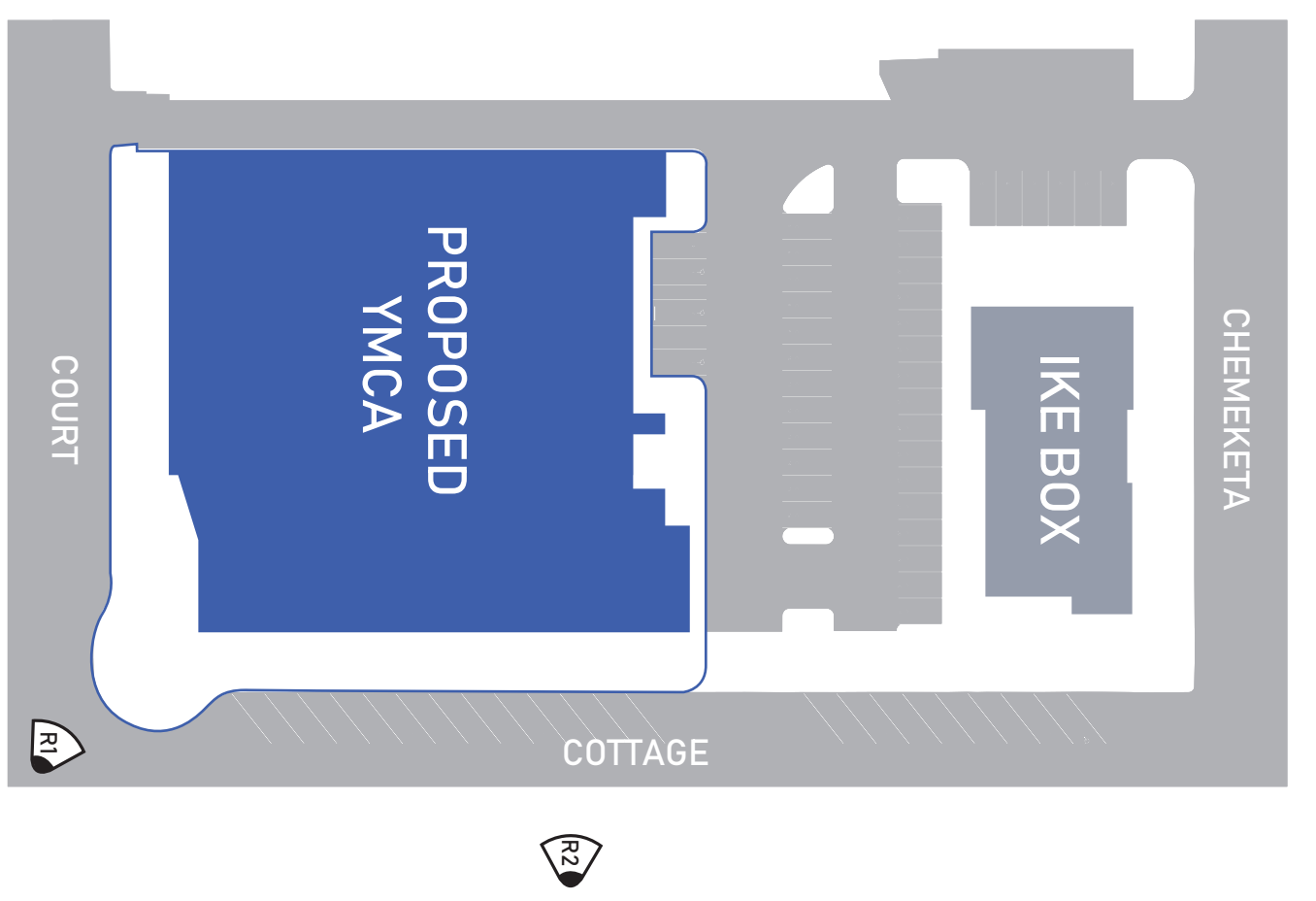
ISSUE: LAND USE
DATE: 02/28/2020

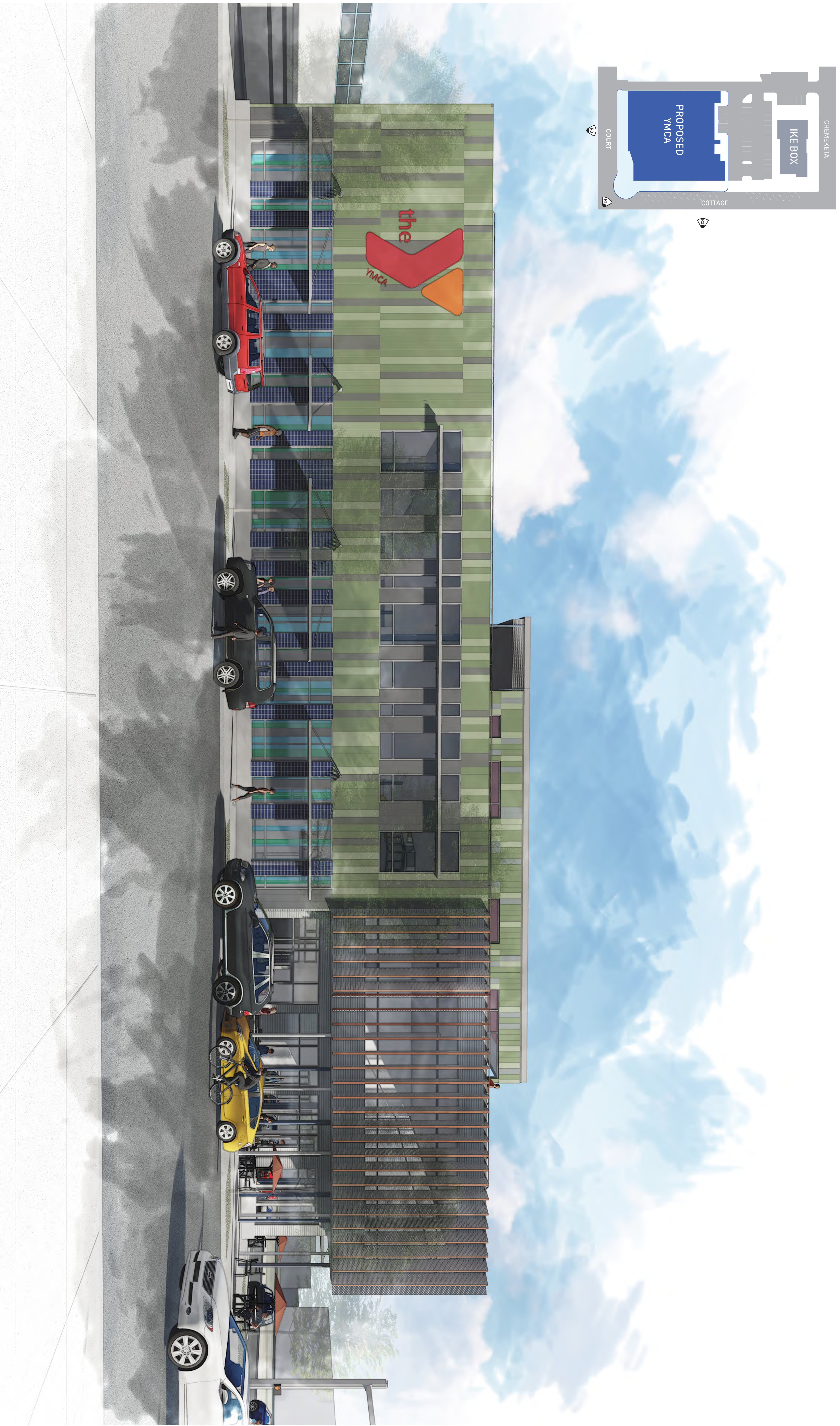
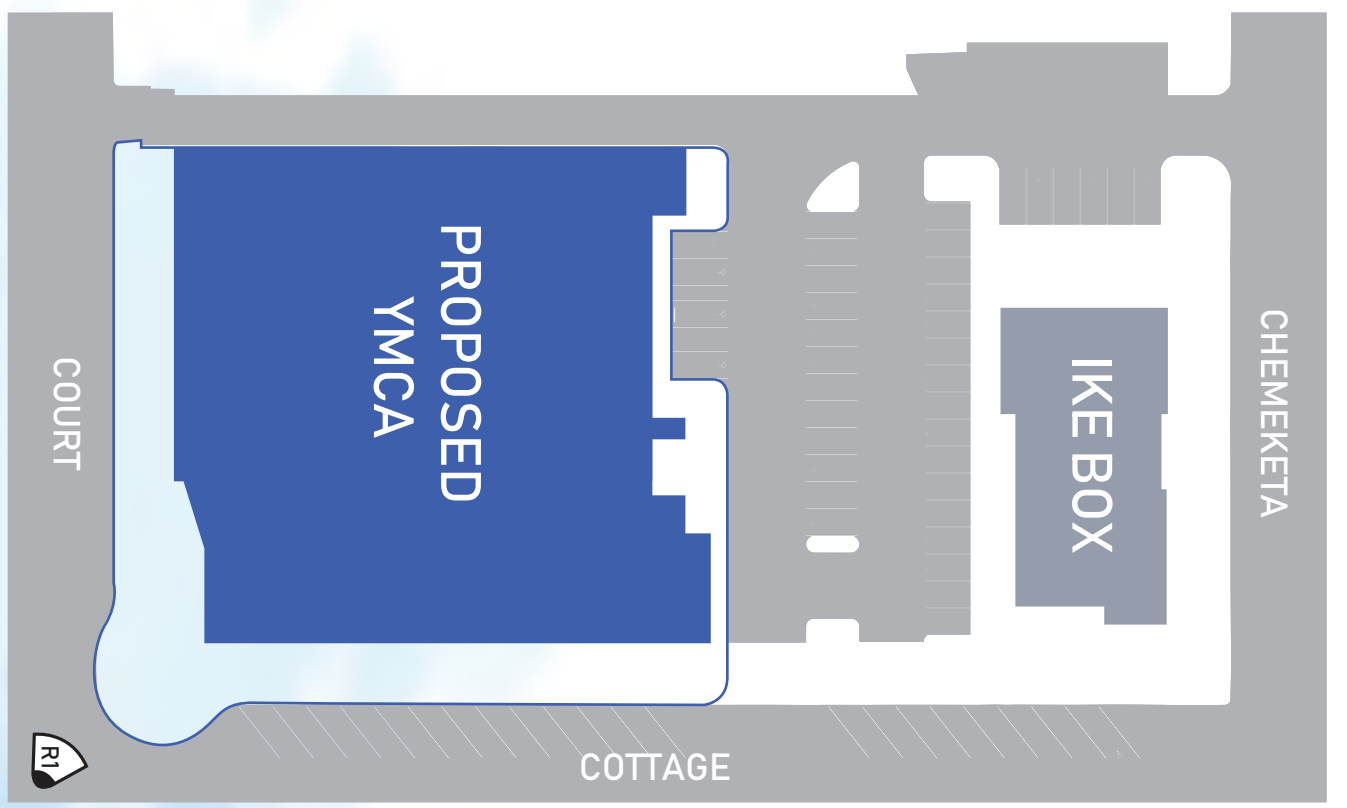
REV: Description
DATE:

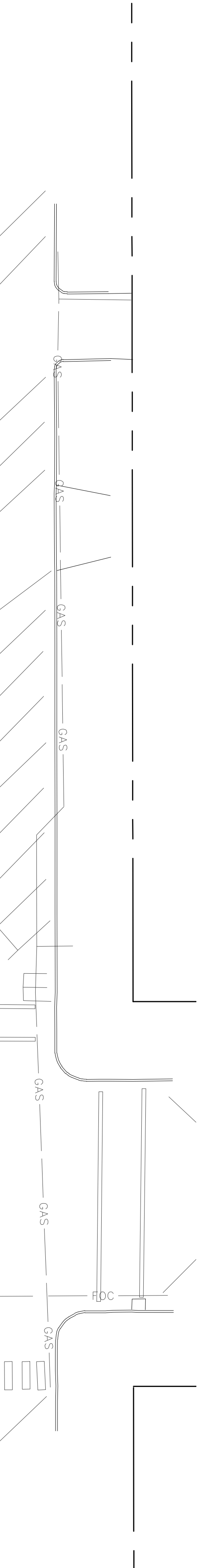
OVERALL EXTERIOR ELEVATIONS

LU3.01









GENERAL LANDSCAPE NOTES

1. PLANT SPECIES INCLUDING CHANGES TO PLANT SPECIES, SIZE, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNDESIRABLE SITE CONDITIONS MAY BE APPROVED PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF SALEM'S DESIGN STANDARDS. SUBSTITUTIONS SHALL BE OF EQUAL FORM AND QUALITY.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES PRIOR TO ORDERING AND ORDERING FROM REPUTABLE SUPPLIERS WITH THE CONDITIONS SHOULD DISAPPEARANCES.
3. ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) COMPANION PRACTICE MANUAL. THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB) AND THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION (AMERICAN HORT) FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONTACTS WITH UTILITIES, METERS, LIGHTS, TREE COMPRES BUILDING OVERHANGS, ETC.
4. ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCIDENT WEATHER OR TEMPORARY SITE CONDITIONS UPON INSTALLATION. ALL PLANT MATERIALS SHALL BE SPECIES, WELL-PAKAGED AND WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, FREE OF DISEASE, INSECT FEEDS AND INJURIES.
5. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 2' O.C. FROM SIDEWALKS, CURBS, OR OTHER OBSTRUCTIONS. NO CLOSER THAN 6' O.C. FROM ACCESS DRIVE SERVICES, UTILITY BOXES AND WALLS, AND MOUNTED UTILITIES. NO CLOSER THAN 10' O.C. FROM ALLEYS, DRIVEWAYS, TRAFFIC SIGNALS, STREET LIGHT STANDARDS AND UTILITY LINES. TREE PLANTING ISLANDS SHALL BE CENTERED IN ISLAND. REFER ALSO TO THE CITY OF SALEM STANDARD TREE-SHRUB PLANTING DETAIL NO. 800 (SHEET 111).
6. 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.
7. SOIL PREPARATION: ALL SHRUB BEDS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL. EXISTING NATIVE SOIL OR COVERED TOPSOIL STRIPPINGS MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND FREE OF STONES, LIMESTONE, SHELLS, GLASS, METAL, RUBBER, PLASTIC, AND OTHER FOREIGN MATERIALS. HORIZONTAL TO PLANT GROWTH. FERTILIZED TOPSOIL IS REQUIRED. CONTRACTOR SHALL LOOSEN SUBSOIL TO A MINIMUM DEPTH OF 18" AND REMOVE ANY DEBRIS OR MATERIAL THAT MAY IMPAIR HEALTHY PLANT GROWTH PRIOR TO INSTALLATION OF TOPSOIL. IF NATURE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL OBTAIN TOPSOIL FROM A REPUTABLE SOURCE. TOPSOIL SHALL BE A MINIMUM OF 12" AND AVOID EXPOSING TOPSOIL WITH 2" OF VEGETATIVE COMPOST (OR AS COMPOSTED YARD WASTE) TILDED INTO THE SOIL. TOPSOIL SHALL BE PLACED OR WORKED IN FRABLE (WORKABLE) CONDITION. SOIL SHALL NOT BE WORKED WHEN SATURATED TO PREVENT OVER-COMPACTION. FINISH GRADE OF ALL NEW PLANTINGS SHALL SLOPE AWAY FROM GRADE OF ANY EXISTING PLANTINGS. EXISTING PLANTINGS SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. 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. BROCKET PLANTING HOLES WITH A Mixture OF 1/3 ORGANIC MATERIAL, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.
8. 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 AND INCLUDE ALL MATERIALS, COMPONENTS, DIRT 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 THE INSTALLATION OF THE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE CITY OF SALEM WITH AN IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION AS A RELATED SUBMITTAL.
9. 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 ORIGINAL APPROVED LANDSCAPE PLAN.
10. MULCH: APPLY 3" DEEP WEL-AGED DARK HICKORY OR FR. MEDIUM GRAIN UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. DO NOT COVER FOLIAGE OR ROOT GROWS OF PLANT MATERIAL WITH MULCH.
11. GROUNDCOVER SHALL NOT BE PLANTED CLOSER THAN 24" FROM CURB BASINS OR DRAIN AREAS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 36" FROM CATCH BASINS AND BUILDING FOUNDATIONS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	9	ACER RUBRA VAR. 'NORWAY'	RED SUNSET MAPLE	2" CAL. UN./84B	AS SHOWN
	2	ULMUS PARVIFLORA 'TEBER #'	ALLEE ELM	2" CAL. UN./84B	AS SHOWN
	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	37	BERBERIS DAMNINI	DWARF BARBERRY	3 GAL. CONT.	36" o.c.
	46	BERBERIS THUNBERGII 'COMMON PLOW'	COMMON PLOW BARBERRY	2 GAL. CONT.	36" o.c.
	44	LEX X. MEXICANA 'WOMEN'S'	SCALYING HOLLY	3 GAL. CONT.	36" o.c.
	33	MAHONIA REPENS	OPENING MAHONIA	1 GAL. CONT.	24" o.c.
	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	226	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE ULTIUM	1 GAL. CONT.	24" o.c.
	17	RIBIS CALYCAEDOS 'BERNARD CHERT'	BERNARD CHERT OPENING BRANBLE	1 GAL. CONT.	36" o.c.

LANDSCAPE DATA

SITE:
 TOTAL SITE AREA: 1,09 AC (47,178 SF)
 TOTAL LANDSCAPE AREA REQUIRED: 15K UN. SEE NARRATIVE FOR ADJUSTMENT
 TOTAL LANDSCAPE AREA PROVIDED WITHIN PROJECT LIMITS: 42,355 SF (5%)

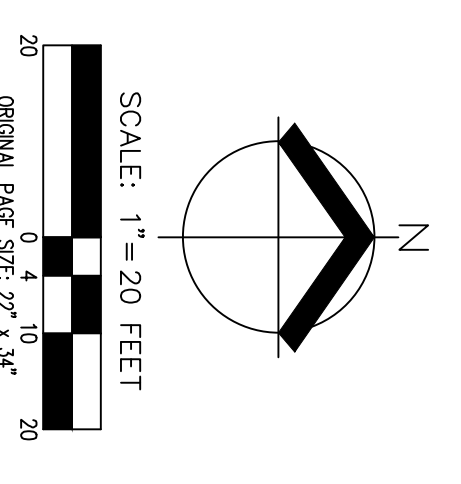
TOTAL PROPOSED UTILITY AREA OF THE PARKING LOT (INCLUDES THE SIDE OF ALL PARKING SPACES, METERS, PLANTING ISLANDS, CURB, MEDIAN AND DRIVEWAYS BUT EXCLUDES DRIVEWAYS AND DRIVEWAYS): 15,000 SF
 TOTAL PROPOSED PARKING LOT LANDSCAPING AREA PROPOSED: 5,775 SF (2,705 SF)
 MINIMUM COMMON OPEN SPACE REQUIRED (4,471.98 GROSS SQ. FT. X 0.20) = 1,412 SF
 TOTAL COMMON OPEN SPACE PROPOSED: N/A. SEE NARRATIVE FOR ADJUSTMENT
 TOTAL OPEN SPACE AND SETBACK AREA (LANDSCAPE AREAS NOT INCLUDING PARKING LOT LANDSCAPE): N/A. SEE NARRATIVE FOR ADJUSTMENT

TREES:
 MINIMUM SITE TREES REQUIRED (SEE NARRATIVE FOR ADJUSTMENT): 8 TOTAL
 PROPOSED SITE TREES: 9 (EXCLUDES STREET TREES)
 TOTAL TREE CANOPY COVERAGE OF OPEN SPACE AND SETBACK AREAS (SUM TOTAL OF ESTIMATED MATURE CANOPY) = 8 TREES X 17,275 ± 8,655 SF

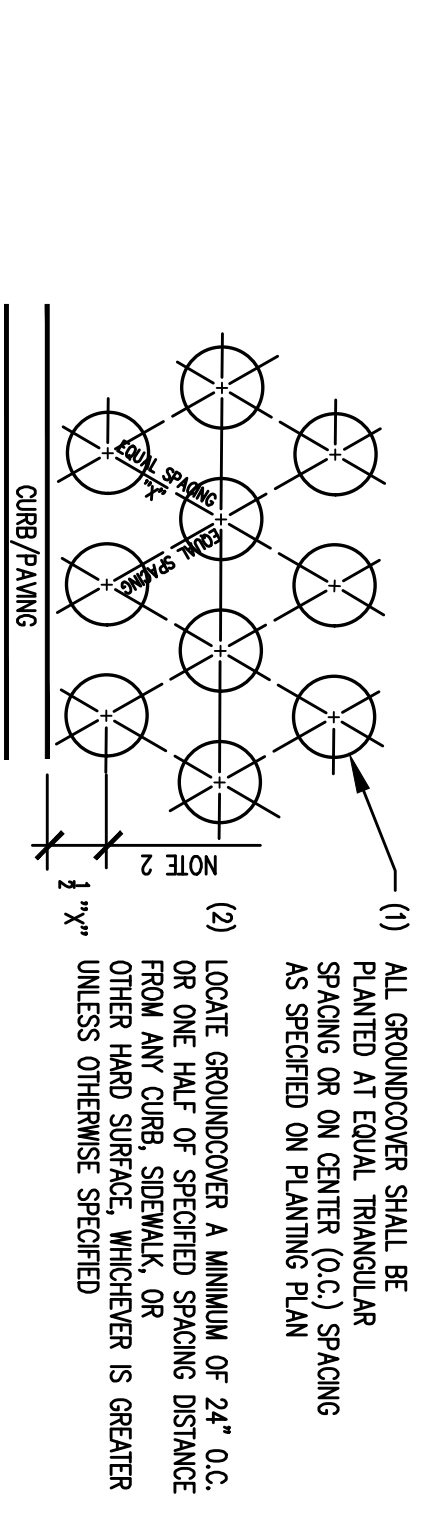
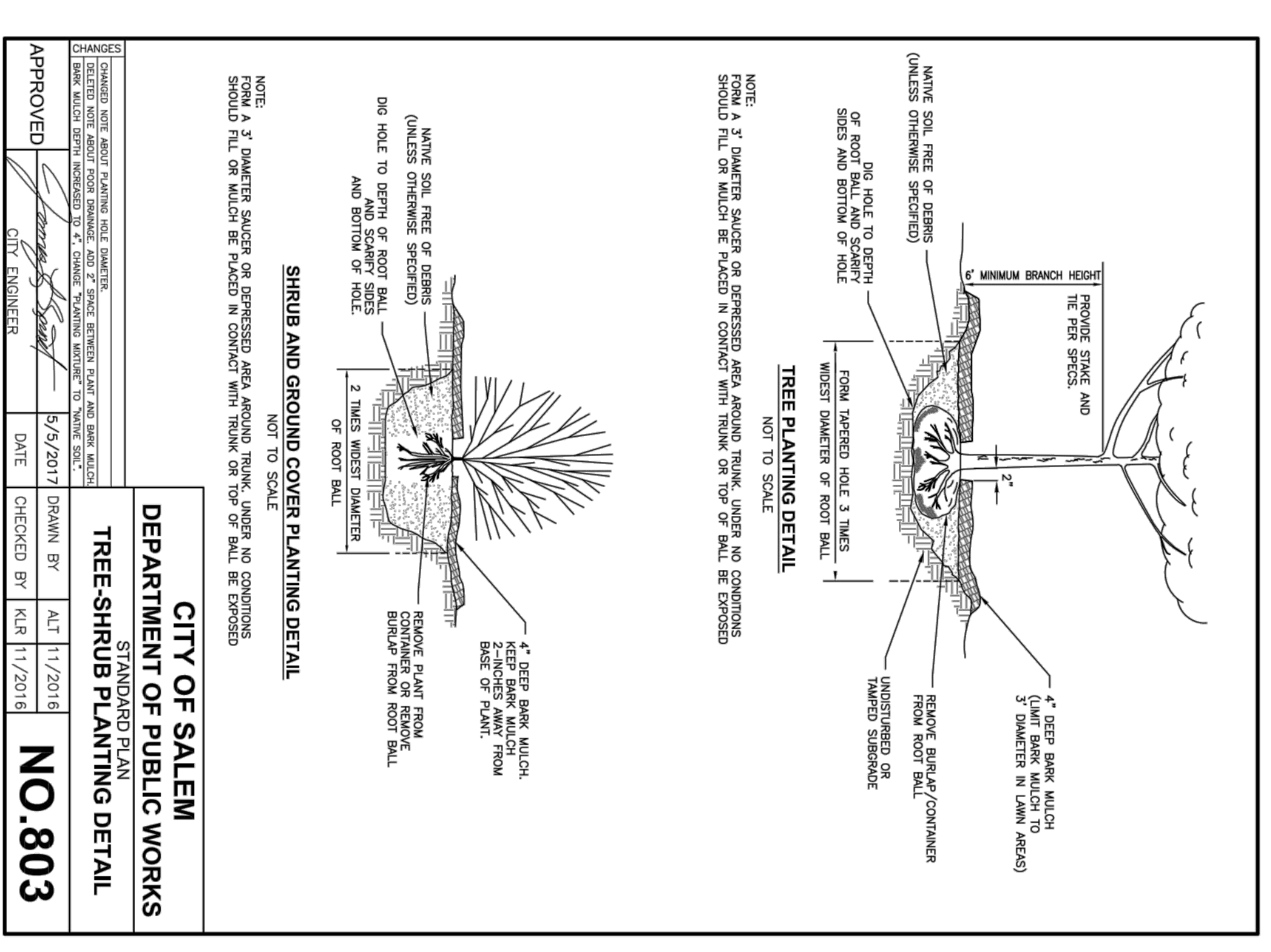
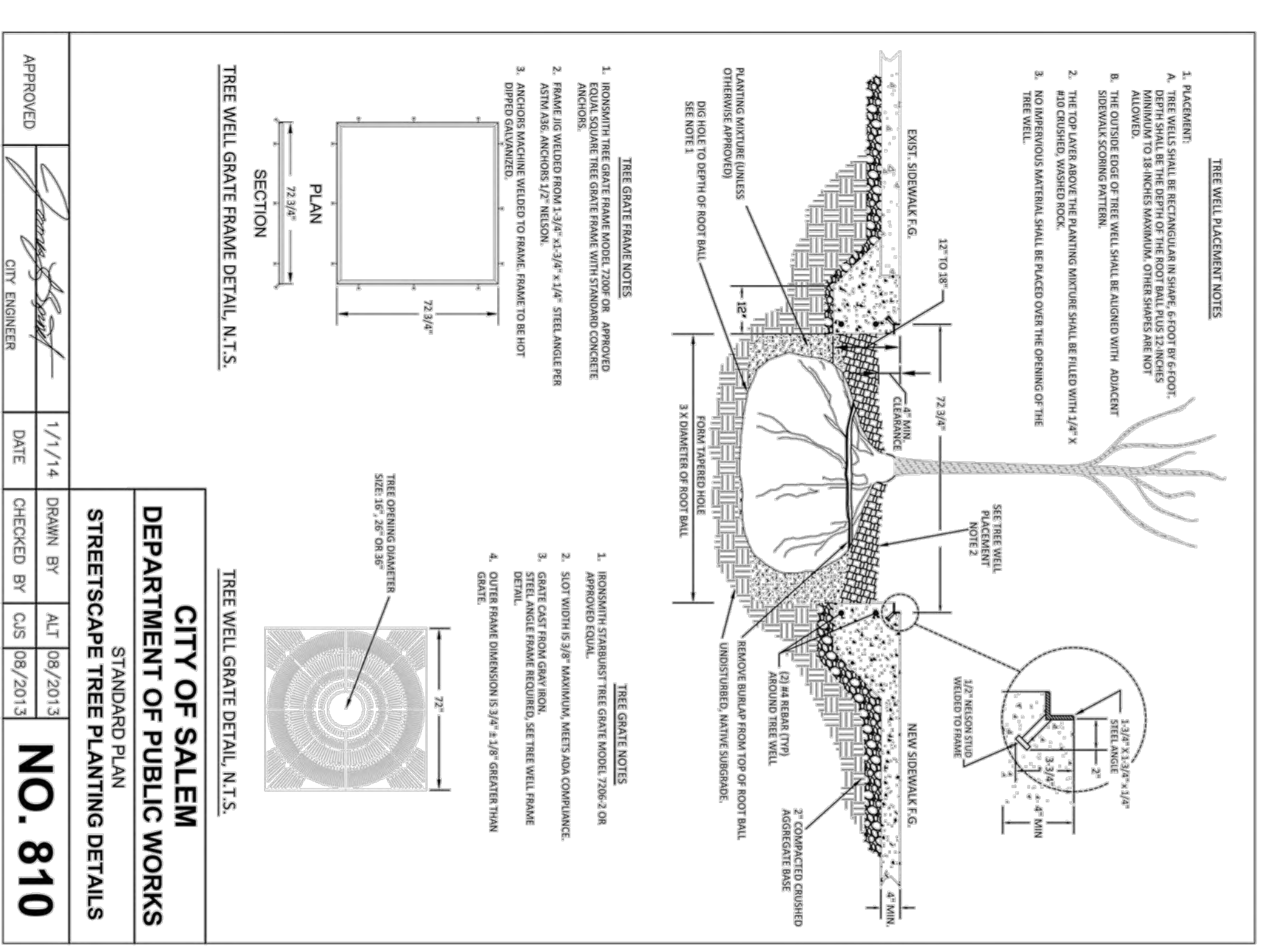
PARKING:
 REQUIRED PARKING: 145 STALLS. SEE NARRATIVE FOR ADJUSTMENT
 REQUIRED BIKE PARKING: 16
 REQUIRED BICYCLE PARKING: 16
 MINIMUM NUMBER OF PARKING LOT TREES REQUIRED (1 PER 12 PARKING STALLS): 3 TREES
 PROPOSED NUMBER OF PARKING LOT TREES: 9 TREES

TOTAL SITE PLANT UNITS

PLANT MATERIAL	PU VALUE	QTY PROPOSED	TOTAL PU	REQUIRED PU	PROPOSED PU
1.5" CAL. SHADE TREES	10 PU	9	90 PU	TREE PU: 84	TREE PU: 90
1-1.5" ORNAMENTAL TREE	0 PU	0	0 PU	(44X)	
6' COVER	0 PU	0	0 PU		
36" LARGE SHRUB	2 PU	81	162 PU		
16 AND 20" SMALL SHRUB	1 PU	99	99 PU	SHRUB PU: 125 (60X)	SHRUB PU: 272
LAWN/GROUNDCOVER	1 PU/50 SF	577 SF	11 PU		



LANDSCAPE IRRIGATION TO BE A DEFERRED SUBMITTAL



- 1** **TYPICAL GROUNDCOVER LAYOUT DETAIL**
1. REMOVE ALL CONTAINERS, METAL TANGS, AND OTHER NON-Biodegradable MATERIALS PRIOR TO PLANTING.
 2. FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED. ALL PLANTS SHALL FOLLOW ANSI Z601 STANDARDS FOR NURSERY STOCK WATER-SSETLE PLANTING HOLES TO REMOVE AIR POCKETS PRIOR TO SPREADING MULCH. DO NOT COVER PLANTS OR ROOT SYSTEMS OR SPRINKLER PATTERNS.