

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

August 15, 2024

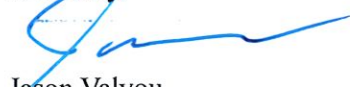
Servando Garcia
PO Box 21444
8135 River Rd NE
Keizer OR 97307

SUBJECT: Wetland Land Use Notification: 676 17th Street SE
Permit # 24-103565-PLN

Tax lot 073W26CD04401 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.

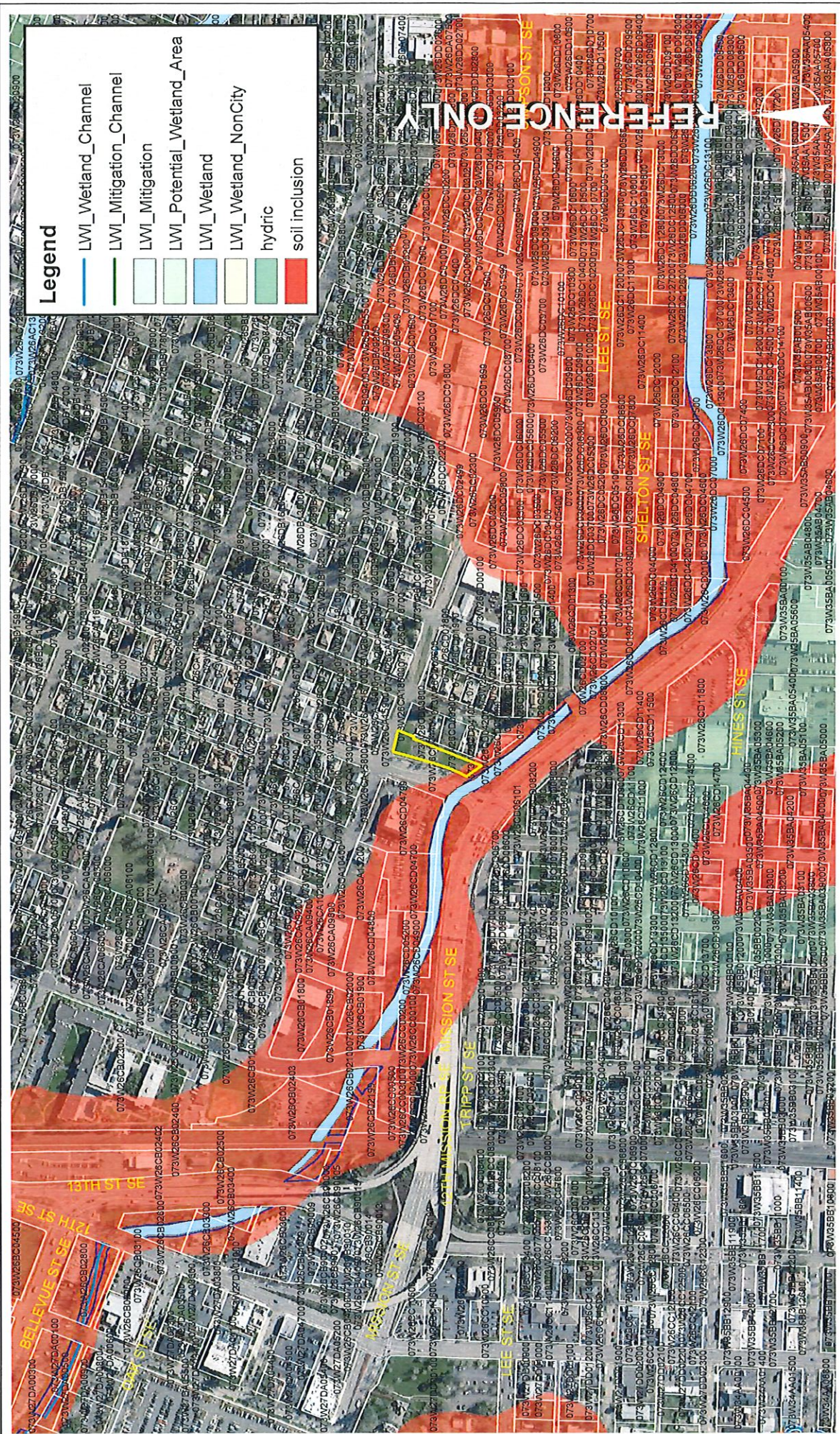
All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional 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
F:\Common\PAC\DevSvcsLandUse\24-103565-PLN_676 17th Street SE\WLUN
cc: 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

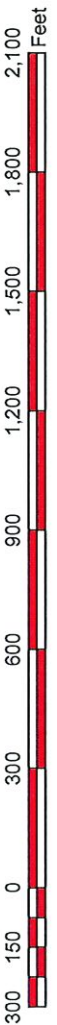


Legend

- LWI_Wetland_Channel
- LWI_Mitigation_Channel
- LWI_Mitigation
- LWI_Potential_Wetland_Area
- LWI_Wetland
- LWI_Wetland_NonCity
- hydric
- soil inclusion

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.

1 inch = 300 feet

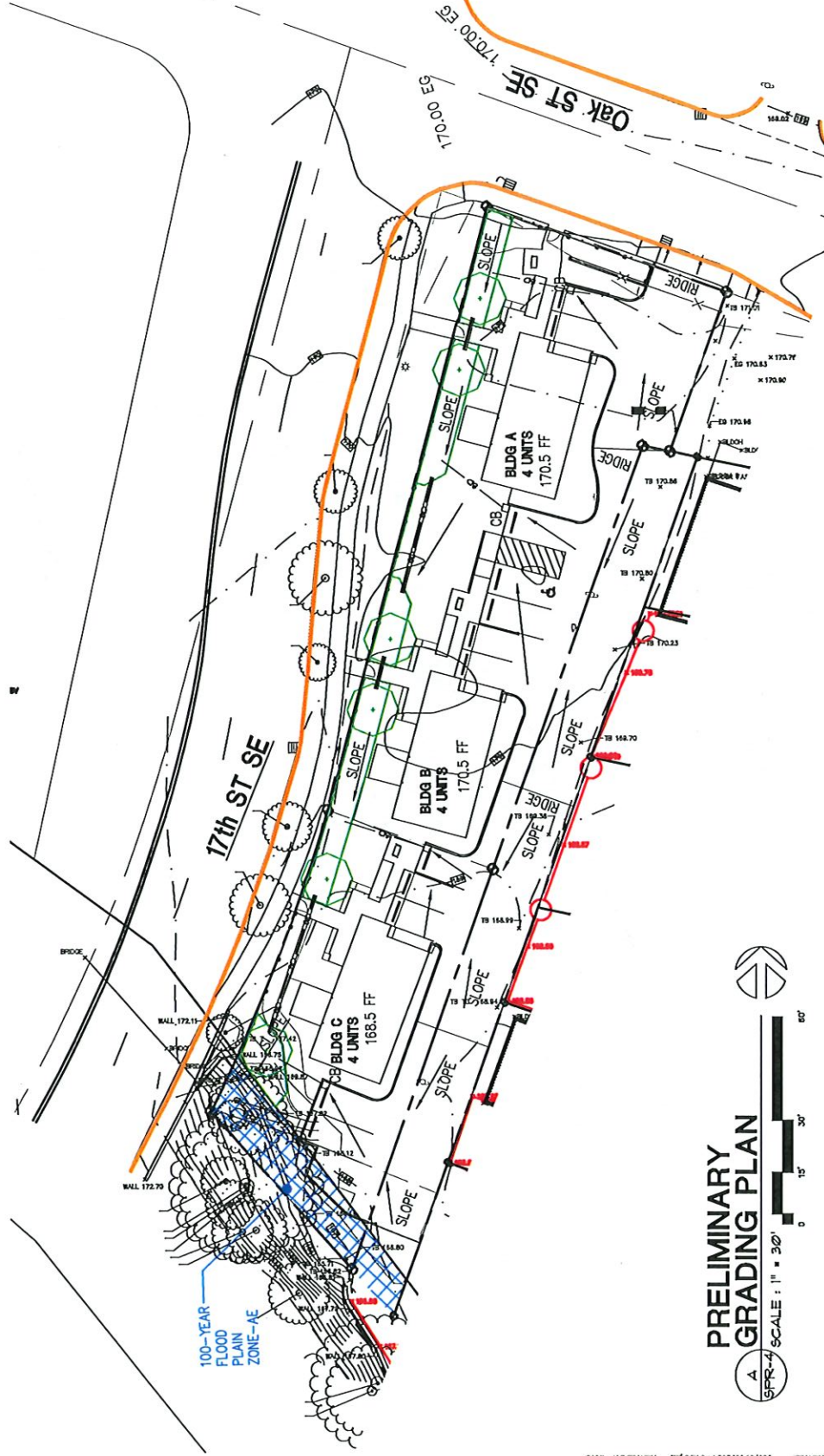


REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24



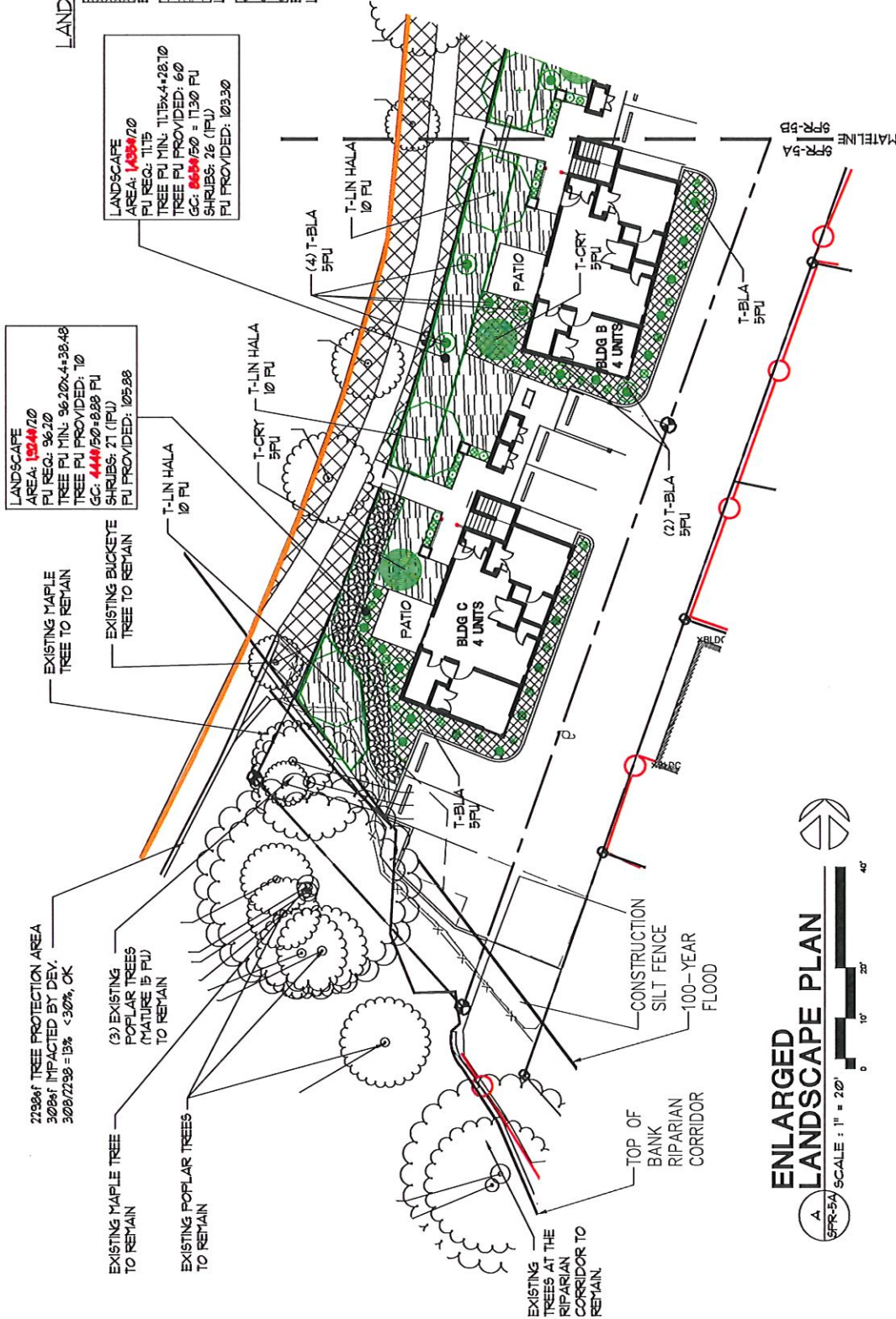
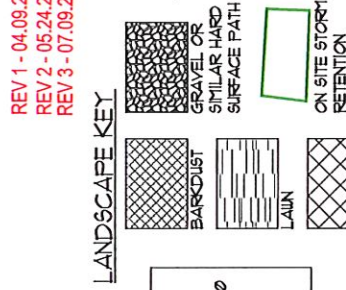
NEW APARTMENTS FOR,
 SERVANDO GARCIA
 17th and OAK, SALEM OR 97301

DATE: 02-07-2024
 DRAWN: TB
 JOB NO.: 2159
SPR-4



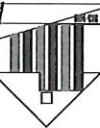
**PRELIMINARY
 A GRADING PLAN**

SCALE: 1" = 30'



ENLARGED LANDSCAPE PLAN

REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24



RONALD JAMES PED
 ARCHITECT

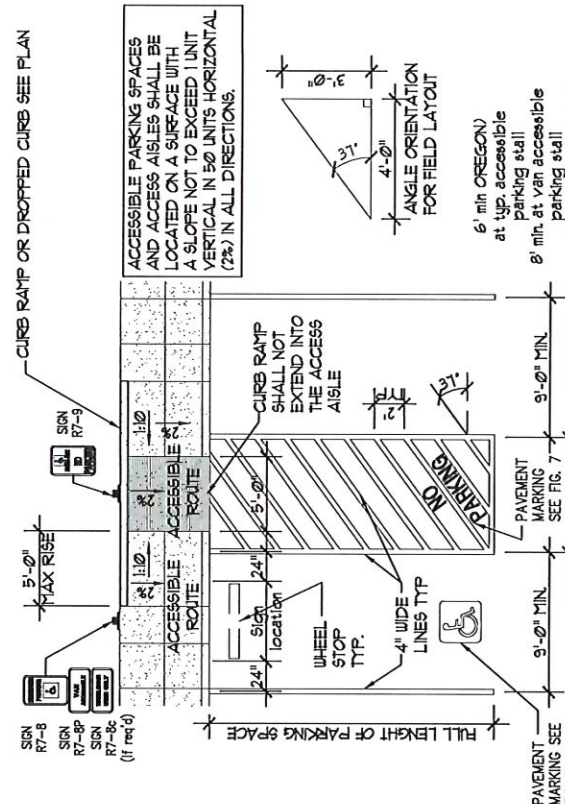


NEW APARTMENTS FOR
 SERVANDO GARCIA
 17th and OAK, SALEM OR 97301

DATE: 02-07-2024
 DRAWN: TB
 JOB NO: 2159

SPR-6

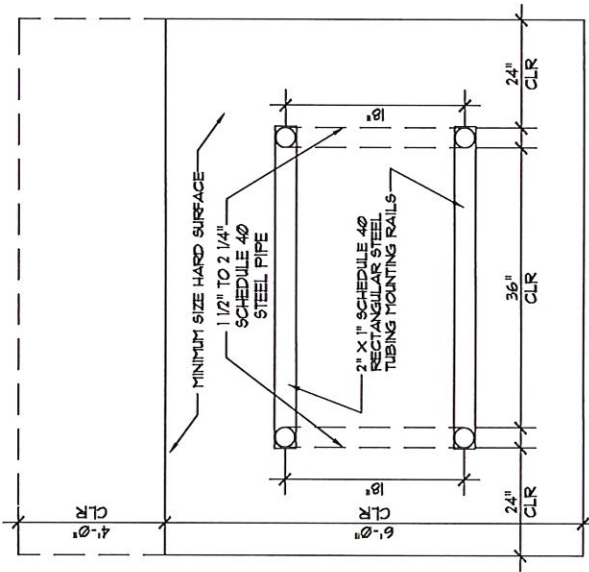
ALL DETAILS ARE TO COMPLY WITH THE ACCESSIBLE STANDARDS PUBLISHED BY
 OREGON DEPT OF TRANSPORTATION (2018)
https://www.oregon.gov/ODOT/Engineering/DOCS_ADA/ADA_Standards-Accessible-Parking.pdf



SINGLE-ACCESSIBLE PARKING SPACE
 VAN-ACCESSIBLE DESIGNATION REQUIRED

11/2018 TEUK/6007/INS/071600 BIKE RACK

2



- NOTES:
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
 - MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE.
 - EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
 - FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BICYCLE PARKING RACK DETAIL

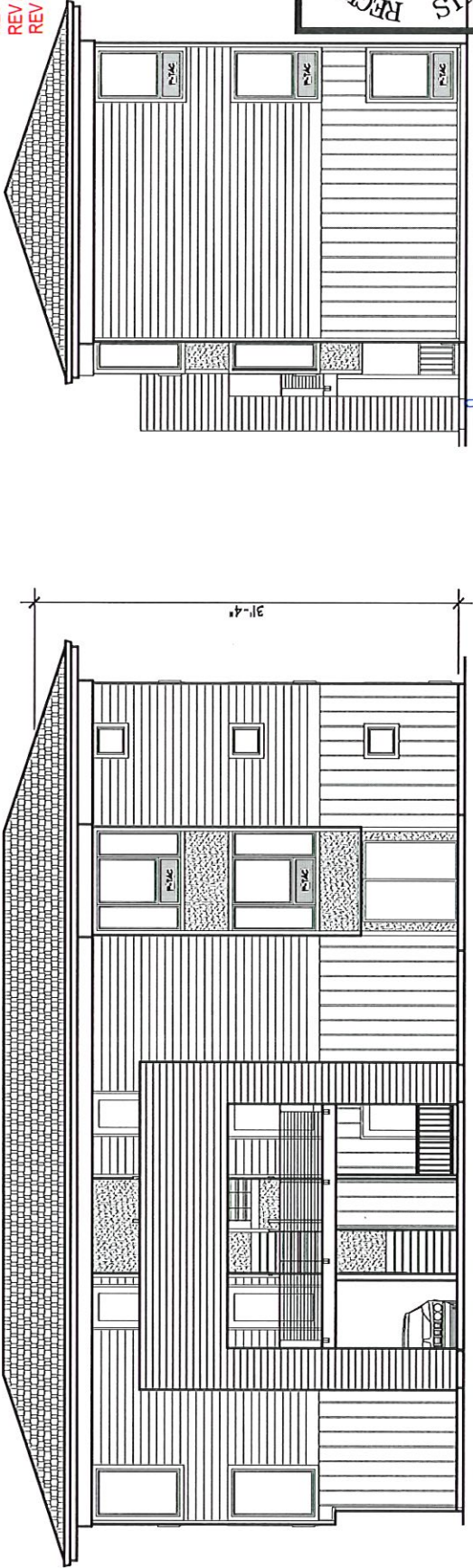
11/2018 TEUK/6007/INS/071600 BIKE RACK

1

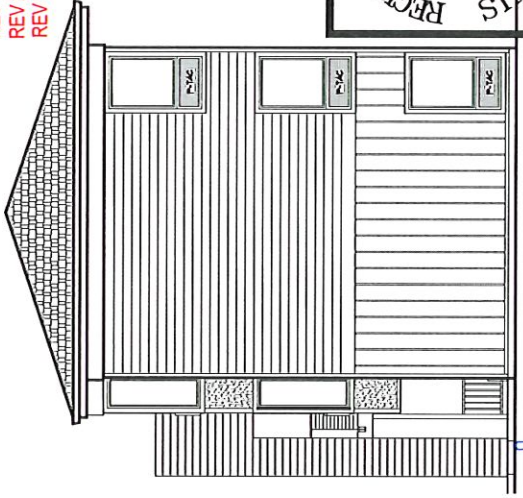
SCALE: 1" = 1'-0"

REV 1 - 04.09.24
REV 2 - 05.24.24
REV 3 - 07.09.24

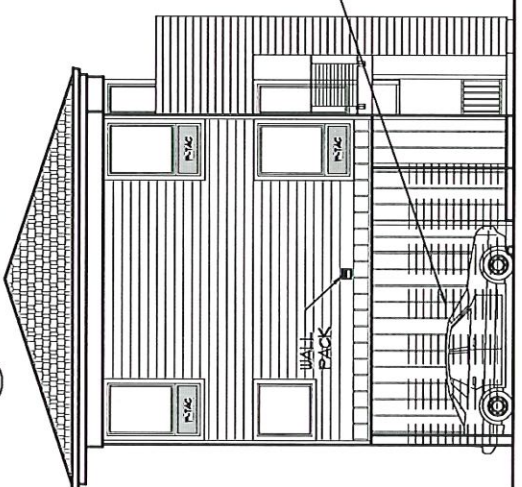
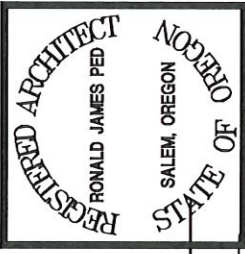
RONALD JAMES PED
ARCHITECT
PA



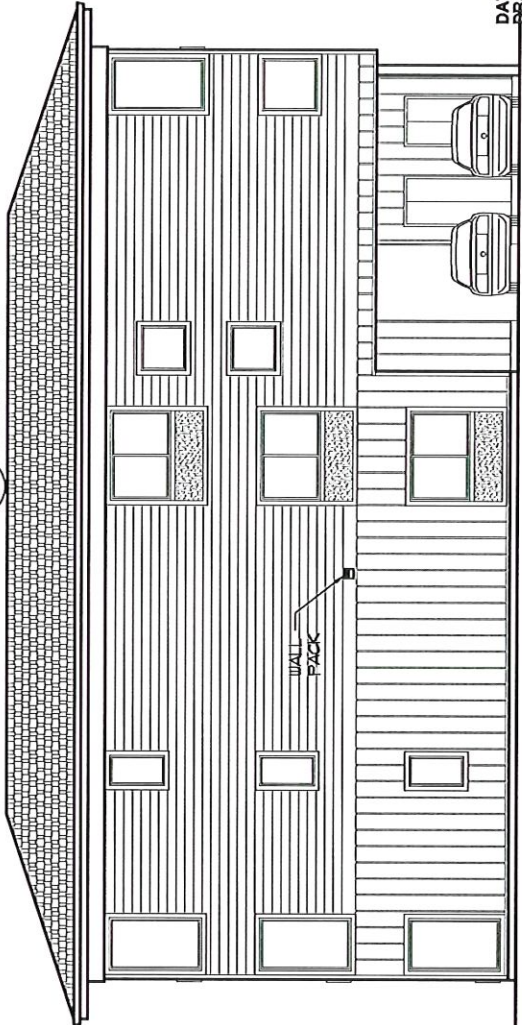
A NORTH ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



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



C EAST ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



D SOUTH ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"

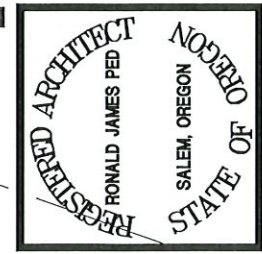
NEW APARTMENTS FOR
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-8

RONALD JAMES PED
ARCHITECT

REV 1 - 04.09.24
REV 2 - 05.24.24
REV 3 - 07.09.24



REPLAT
NEW APARTMENTS FOR
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

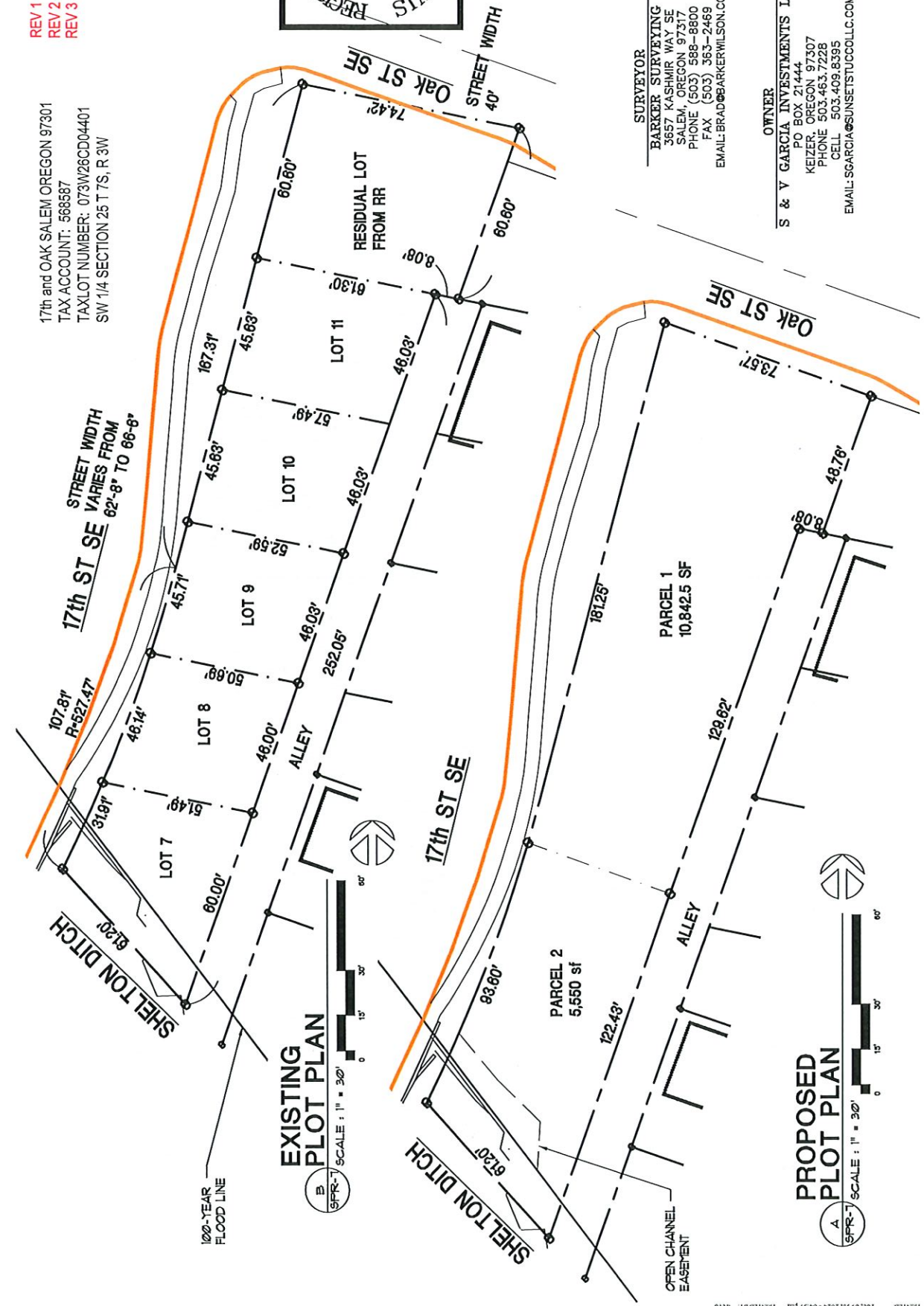
DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-7

SURVEYOR
BARKER SURVEYING
3857 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERSURVEYING.COM

OWNER
S & V GARCIA INVESTMENTS LLC
PO BOX 21444
KEIZER, OREGON 97307
PHONE 503.463.7228
CELL 503.409.8395
EMAIL: SGARCIA@SUNSETSTUCCO.COM

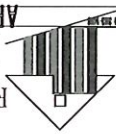
17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
SW 1/4 SECTION 25 T 7S, R 3W



SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 562558T
TAXLOT NUMBER: 073026CD04401
ZONING: RY12- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 16.370 SF (37 AC)
- 100%
- 39.5%
PROPOSED LANDSCAPE: 6,471 SF
NEW BUILDINGS FOOTPRINTS (3 Bldgs, 12 UNITS): 2,896.5 SF - 11.1%
HARD SURFACE: 6,996.5 SF - 42.7%
TOTAL IMPERVIOUS (Bldgs + Overlgs + Surf):= **14,255 SF SEE: SPR-11**

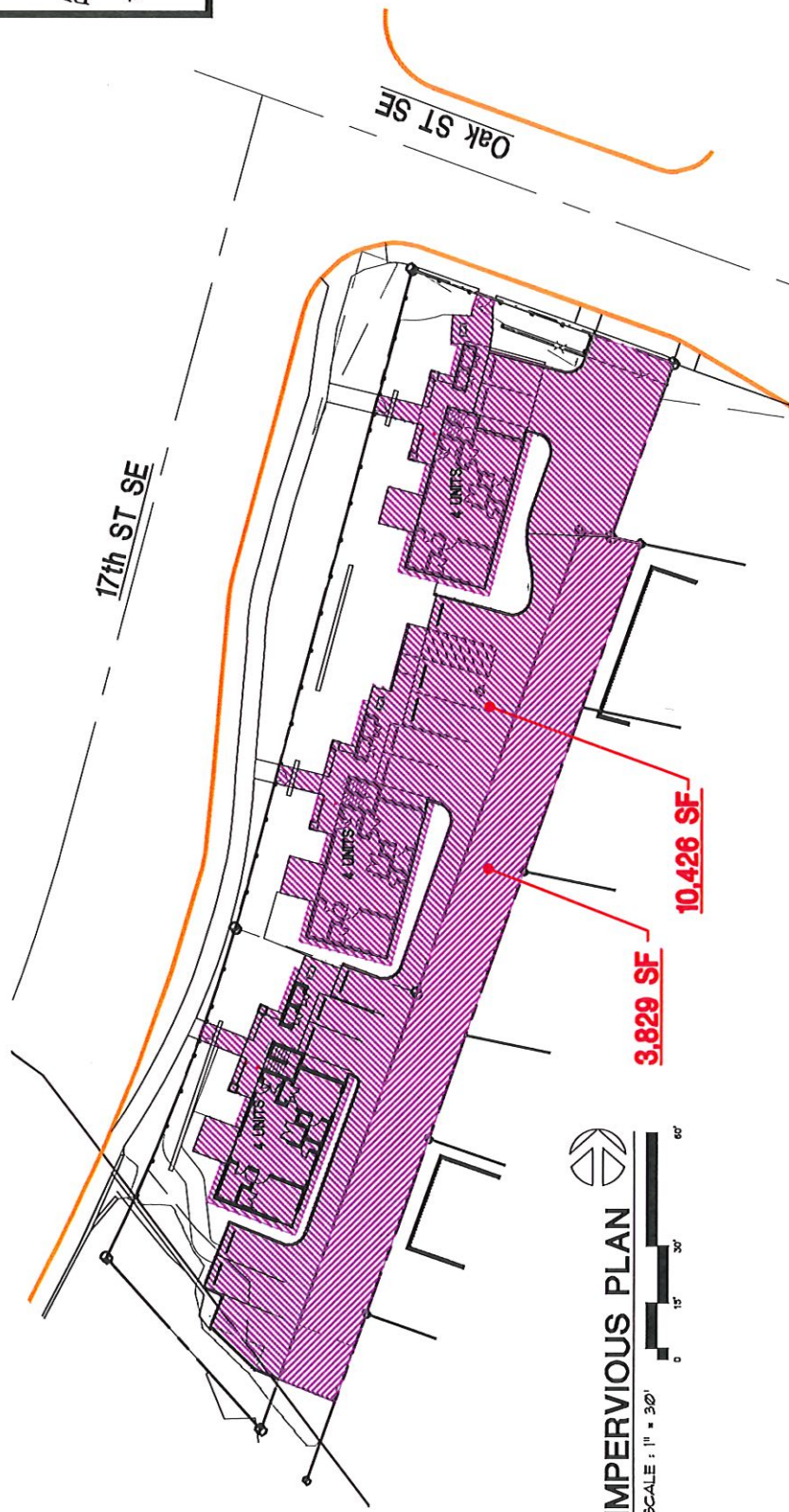
REV 1 - 04.09.24
REV 2 - 05.24.24
REV 3 - 07.09.24



NEW APARTMENTS FOR,
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-11





CRITICAL ROOT ZONE means the circular area beneath a tree established to protect the tree's trunk, roots, branches, and soil to ensure the health and stability of the tree. The critical root zone measures one-foot in radius for every one-inch of dbh of the tree.

SPR-0046 - Protection measures during construction.

Except where specific protection requirements are established elsewhere under the UDC, any trees or native vegetation required to be preserved or protected under the UDC shall be protected in accordance with the following:

- (a) Trees. All trees shall be protected during construction with the installation of an above ground silt fence, or its equivalent.
- (b) The above ground silt fence shall encompass 80 percent of the critical root zone of the tree.
- (c) The area protected by the above ground silt fence shall be maintained, and the silt fence shall be inspected, repaired, and replaced as needed to ensure the health and stability of the tree, and there shall be no grading, placement of fill, storage of building materials, or parking of vehicles.
- (d) Up to a maximum of 30 percent of the critical root zone may be disturbed in order to accommodate development of the property when a report from an arborist is submitted documenting that such disturbance will not compromise the long-term health and stability of the tree and all recommendations included in the report to minimize any impacts to the tree are followed.
- (e) Fences, patios, landscaping and irrigation, and accessory and similar structures that do not require a building permit, may be placed or constructed within the critical root zone of a tree.
- (f) Native vegetation. All native vegetation shall be protected during construction in accordance with the following:

- (1) The above ground silt fence shall be located around the perimeter of the native vegetation.
- (2) Within the area protected by the above ground silt fence, native vegetation shall not be removed and trees shall be no pruning, removal of limbs, or removal of building materials or parking of vehicles.
- (3) Duration. Protection measures required under this section shall remain in place until issuance of notice of final completion for the dwelling unit(s) on the lot, or issuance of certificate of occupancy in all other cases.

ESTABLISH TREE PROTECTION (TPZ) AROUND PROTECTED TREES BY INSTALLING STURDY FENCING WITH 8 FOOT PORTS AT A MINIMUM DISTANCE OF THE TREE'S DRIP LINE.

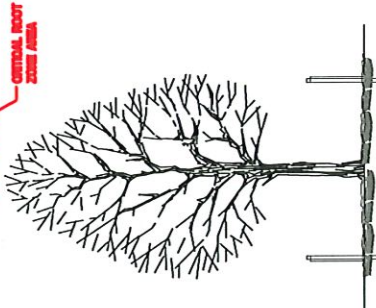
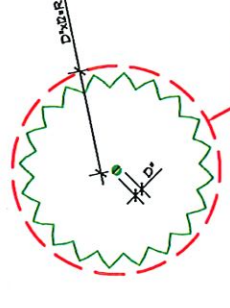
TPZ WITH HIGH VISIBLE SIGNS, INCLUDING PARKING WORKER BREAK LINES, AND MATERIAL STORAGE TO LOCATIONS OUTSIDE OF THE TPZ.

AVOID CUTTING TREE ROOTS OVER 4 INCHES IN DIAMETER.

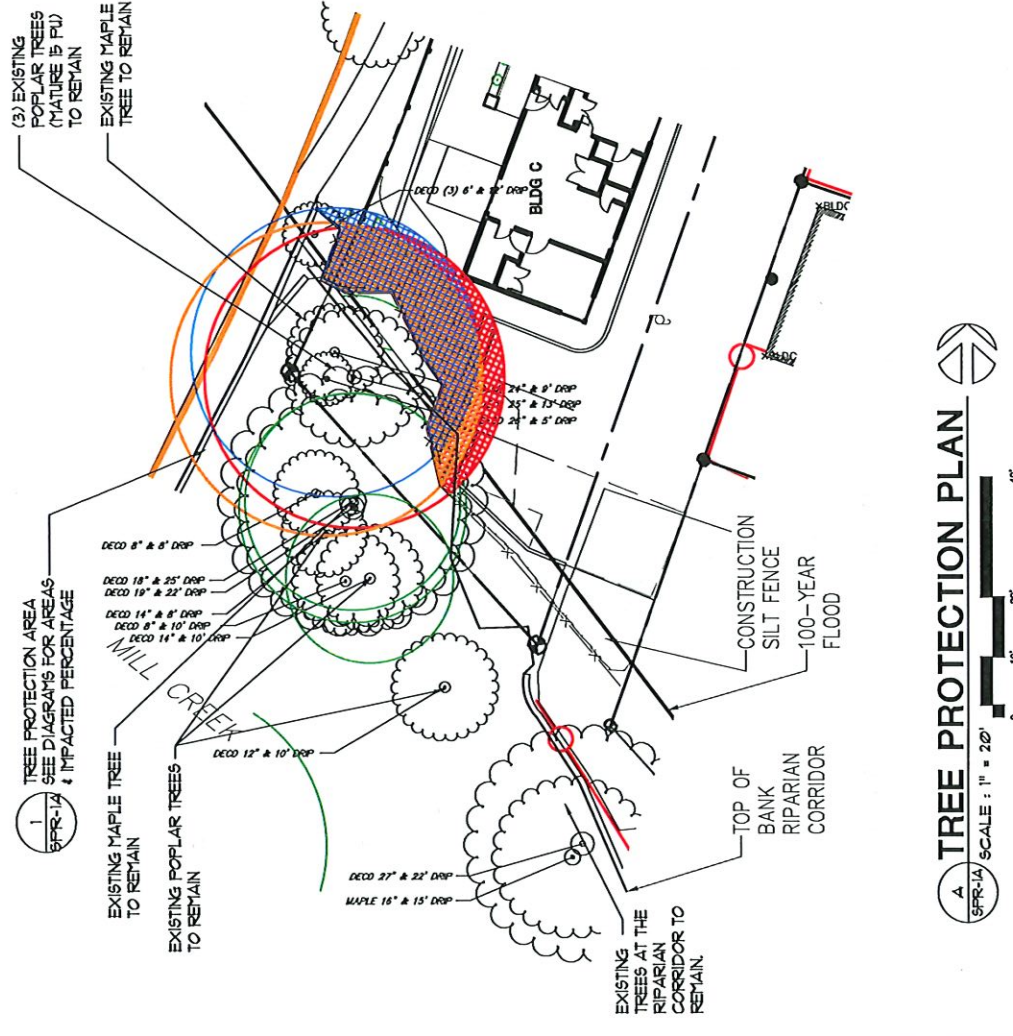
MAKE ALL NECESSARY CUTS TO TREE ROOTS USING SHARP TOOLS, NEVER TEAR.

DO NOT CHANGE SOIL GRADE WITHIN THE TPZ BY CUTTING OR FILLING.

TAKE CARE TO NOT WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.



1 TREE PROTECTION DETAIL
CRITICAL ROOT ZONE AREA RECOMMENDATIONS
SCALE: NTS



A TREE PROTECTION PLAN
SCALE: 1" = 20'

REV 1 - 04.09.24
REV 2 - 05.24.24
REV 3 - 07.09.24

DRAWING INDEX

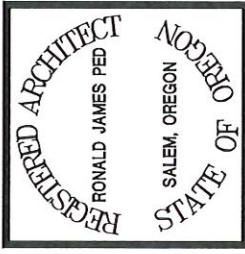
SPR1	PROPOSED SITE PLAN
SPR1A	TREE PROTECTION PLAN
SPR2	EXISTING CONDITIONS PLAN
SPR3	UTILITY PLAN
SPR4	GRADING PLAN
SPR5	LANDSCAPE PLAN
SPR5A	ENLARGED LANDSCAPE PLAN
SPR5B	ENLARGED LANDSCAPE PLAN
SPR5C	LANDSCAPE DETAILS
SPR5D	LANDSCAPE DETAILS
SPR6	DETAILS
SPR7	PLAT PLAN
SPR8	BUILDING ELEVATIONS
SPR8A	FLOOR PLANS
SPR9	OPEN SPACE PLAN
SPR10	SITE SAFETY AND SECURITY PLAN
SPR11	IMPERVIOUS PLAN

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568581
TAXLOT NUMBER: 0131026CD04401
ZONING: RM2 - MULTIPLE FAMILY RESIDENTIAL 2
NEW BUILDING HEIGHT: 34'
ACRES: 16,310 SF (37 AC)
PROPOSED LANDSCAPE: 6,411 SF
NEW BUILDINGS FOOTPRINTS (3 Bldgs, 12 UNITS): 2,896.5 SF - 11.1%
HARD SURFACE: 6,996.5 SF - 42.7%
TOTAL IMPERVIOUS (Bldgs + Driveways + Surf): 14,255 SF **SEE: SPR-11**

PARKING

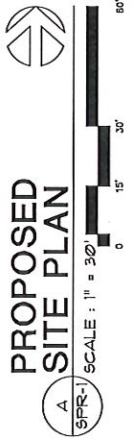
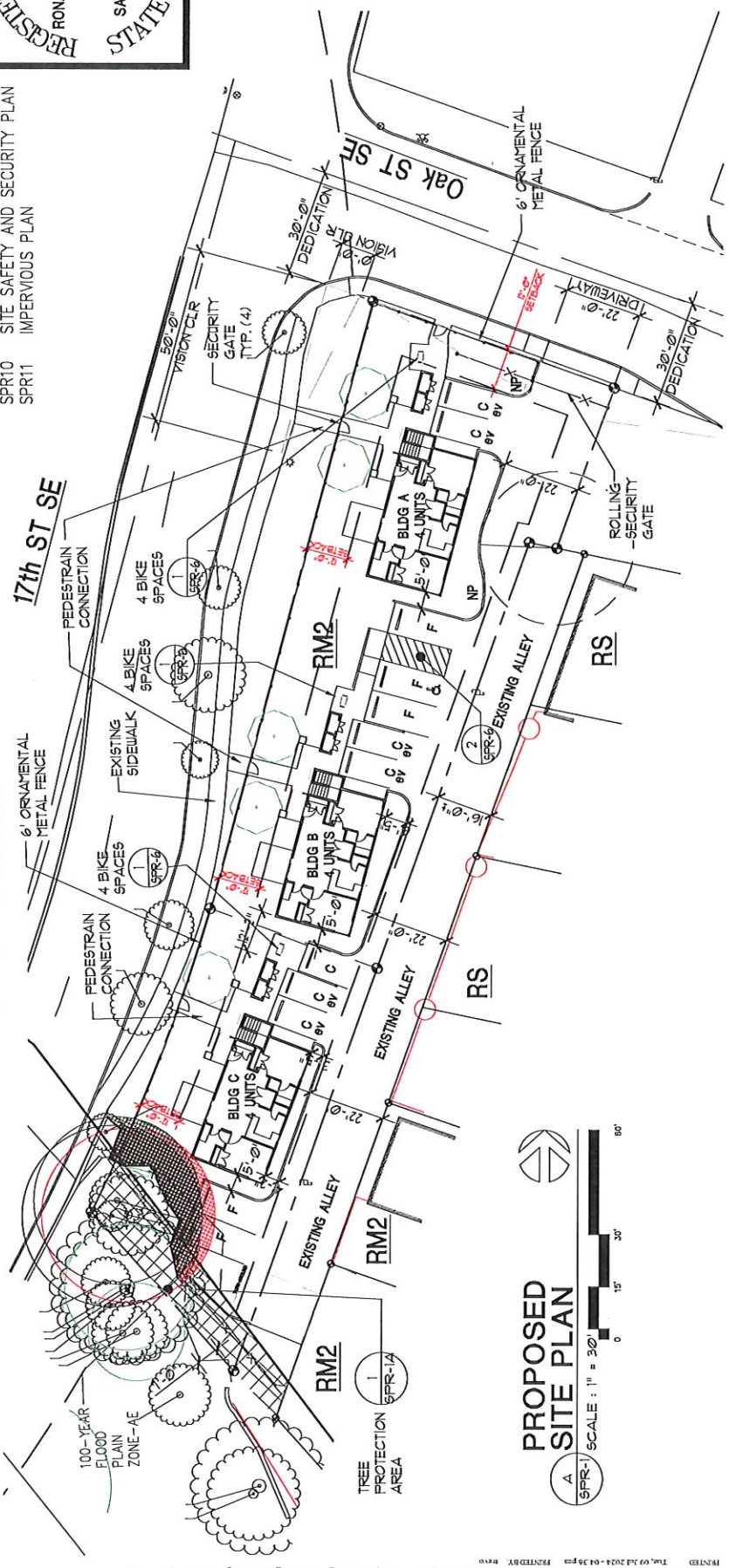
12 UNITS X 175 = 21 MAX PARKING ALLOWED (PER TABLE 806-1)
12 PARKING SPACES PROVIDED - **COMPLIES**



NEW APARTMENTS FOR
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 02-07-2024
DRAWN: TB
JOB NO.: 2159

SPR-1



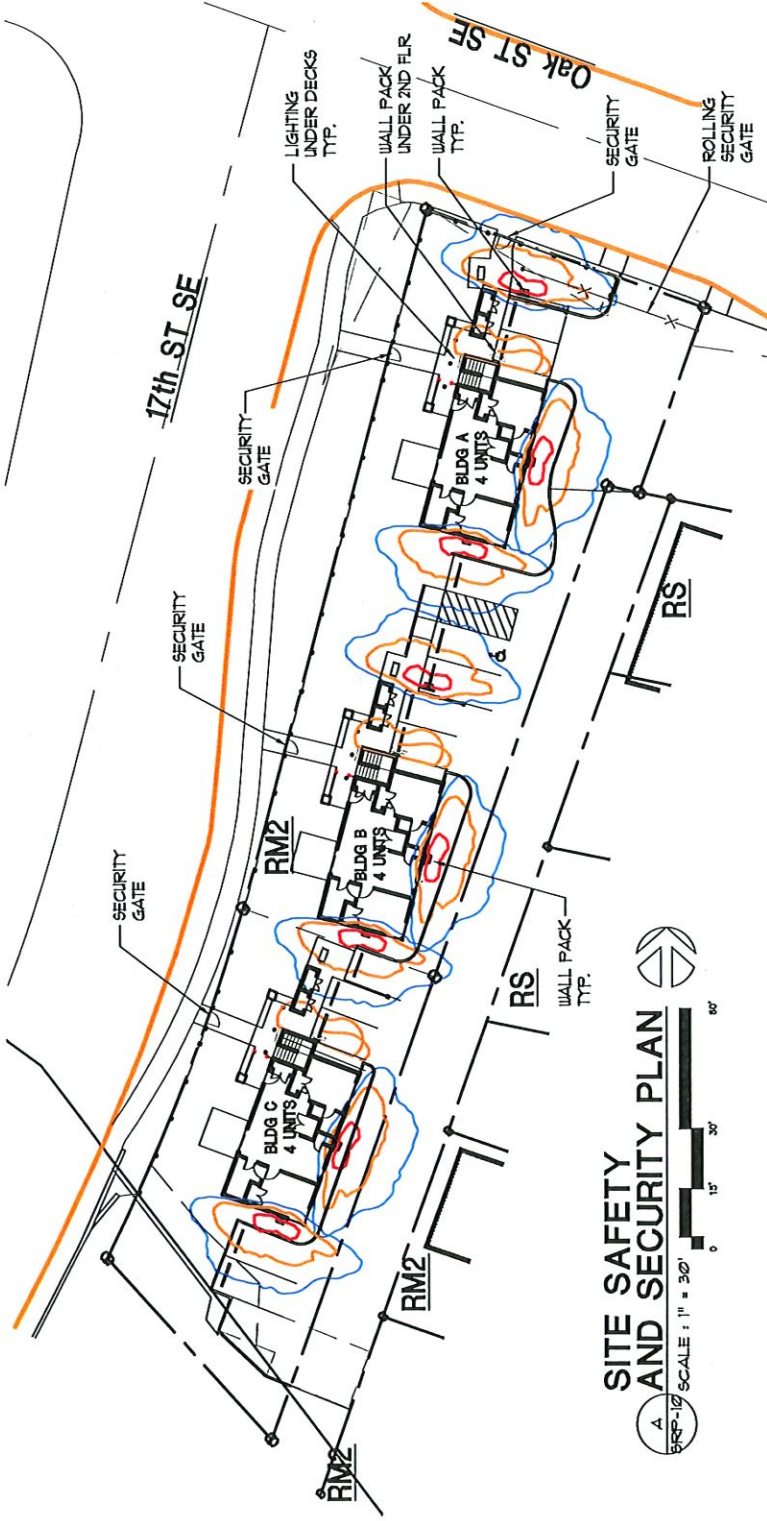
PROPOSED SITE PLAN

SPR-1

REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24

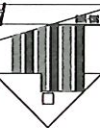


NEW APARTMENTS FOR
 SERVANDO GARCIA
 17th and OAK, SALEM OR 97301
 DATE: 02-07-2024
 DRAWN: TB
 JOB NO.: 2159
SPR-10



SITE SAFETY AND SECURITY PLAN
 SCALE: 1" = 30'
 0 15' 30' 60'

REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24

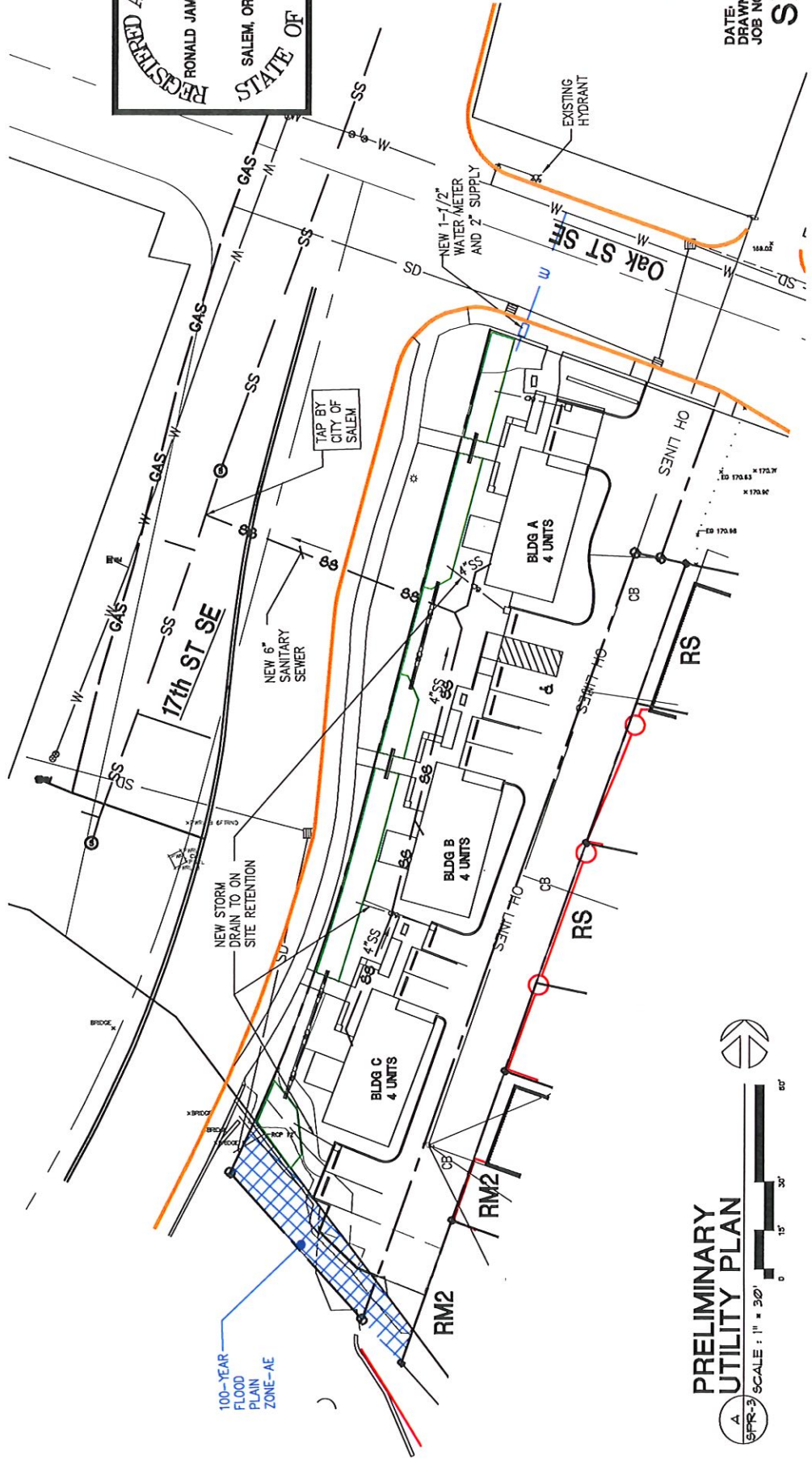


NEW APARTMENTS FOR
 SERVANDO GARCIA
 17th and OAK, SALEM OR 97301

DATE: 02-07-2024
 DRAWN: TB
 JOB NO.: 2159

SPR-3

TABLE 6/10.4 235.5 USF x 32' HT = 42240 SF/100 = 422.4 GPM x (3) BLDG = 1267 GPM	FIRE FLOW 1320 SF x 32' HT = 42240 SF/100 = 422.4 GPM x (3) BLDG = 1267 GPM
TABLE 102.2 222 DFI = USE 6" MAIN FOR 120 DFI	100-YEAR FLOOD PLAIN ZONE-AE



PRELIMINARY
 UTILITY PLAN



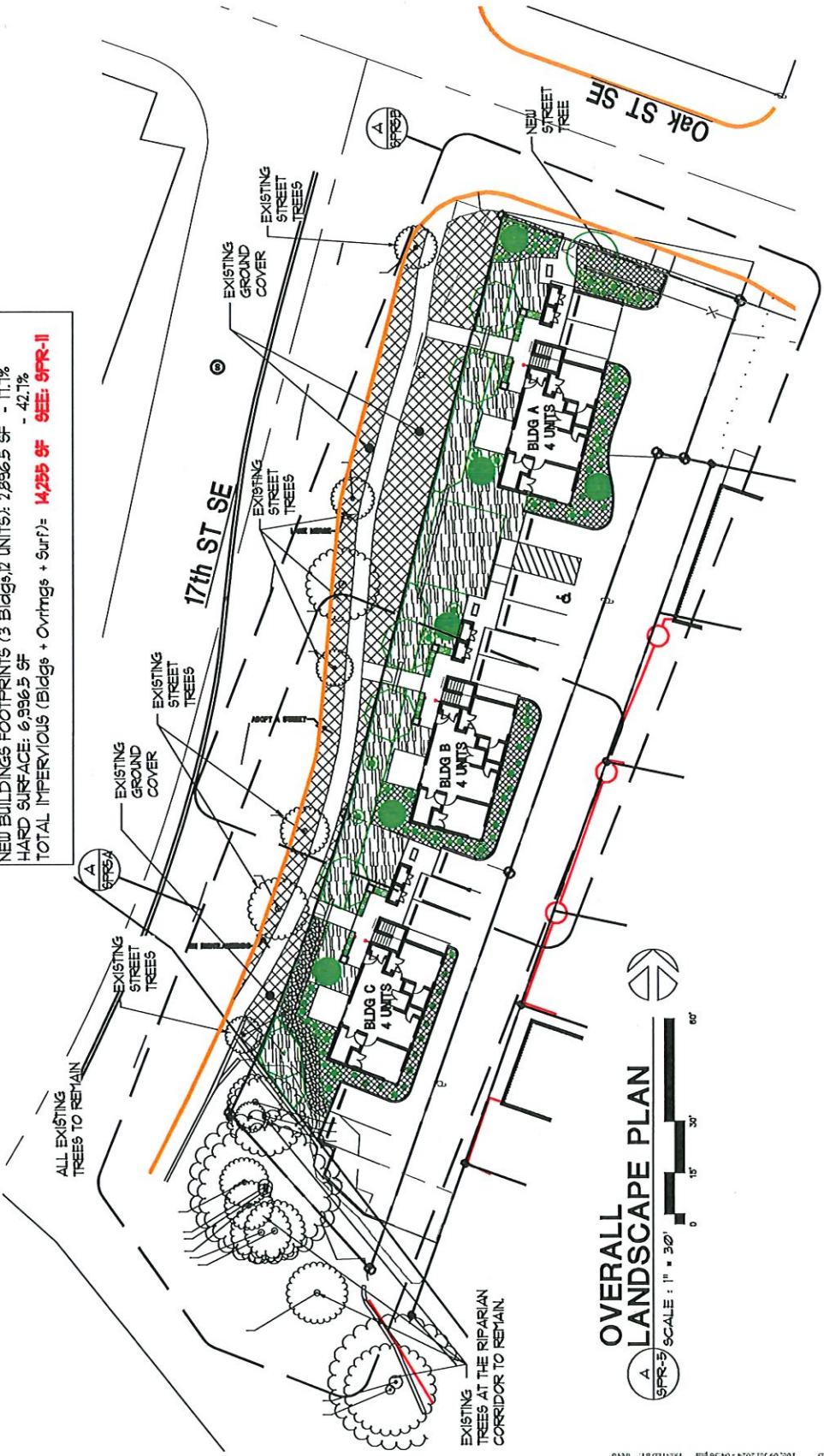
REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24



NEW APARTMENTS FOR
 SERVANDO GARCIA
 17th and OAK, SALEM OR 97301
 DATE: 02-07-2024
 DRAWN: TB
 JOB NO.: 2159
SPR-5

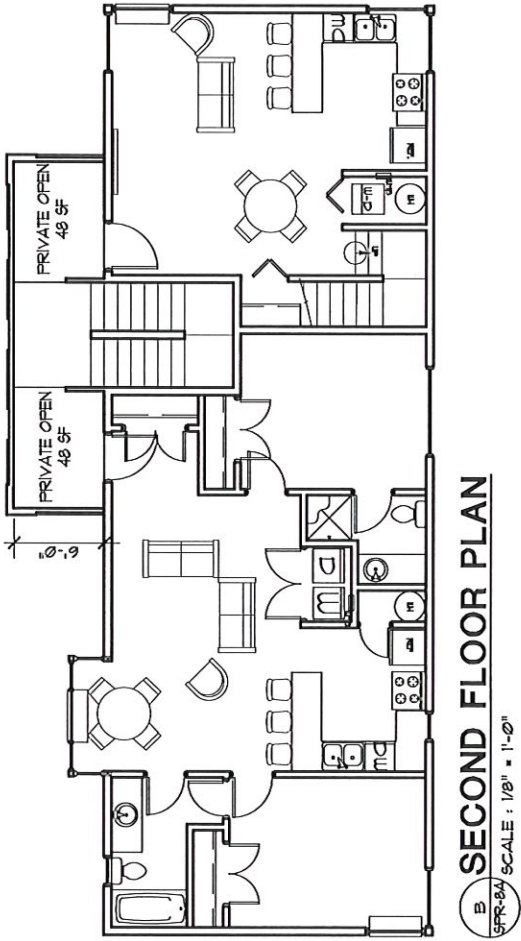
SITE SUMMARY

17th and OAK SALEM OREGON 97301
 TAX ACCOUNT: 560581
 TAXLOT NUMBER: 073W26CD04401
 ZONING: R12- MULTIPLE FAMILY RESIDENTIAL 2
 ACRES: 16,310 SF (37 AC)
PROPOSED LANDSCAPE: 6,471 SF
 NEW BUILDINGS FOOTPRINTS (3 Bldgs, 12 UNITS): 2,896.5 SF - 11.1%
 HARD SURFACE: 6,996.5 SF - 42.1%
 TOTAL IMPERVIOUS (Bldgs + Overings + Surf): **14,255 SF SEE: SPR-11**



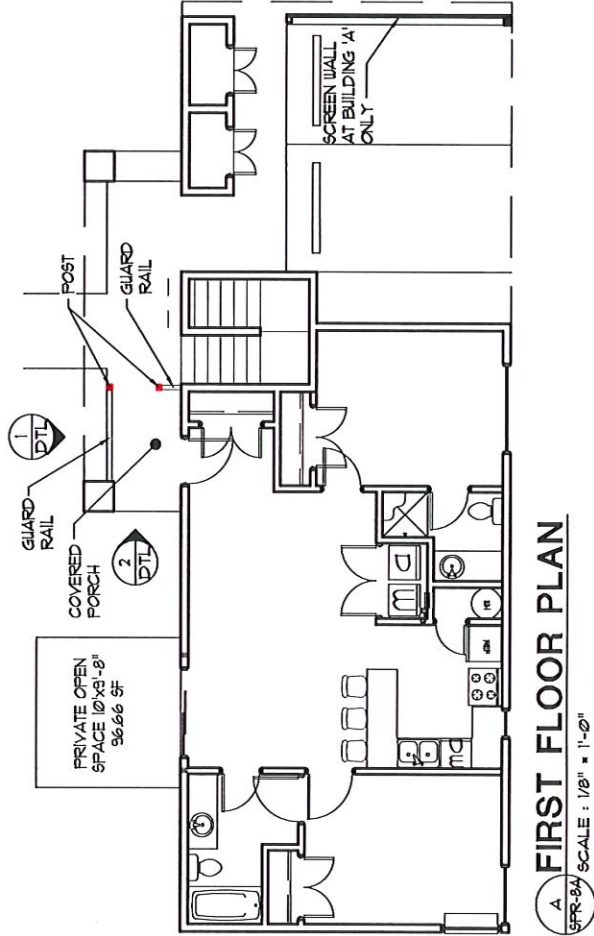
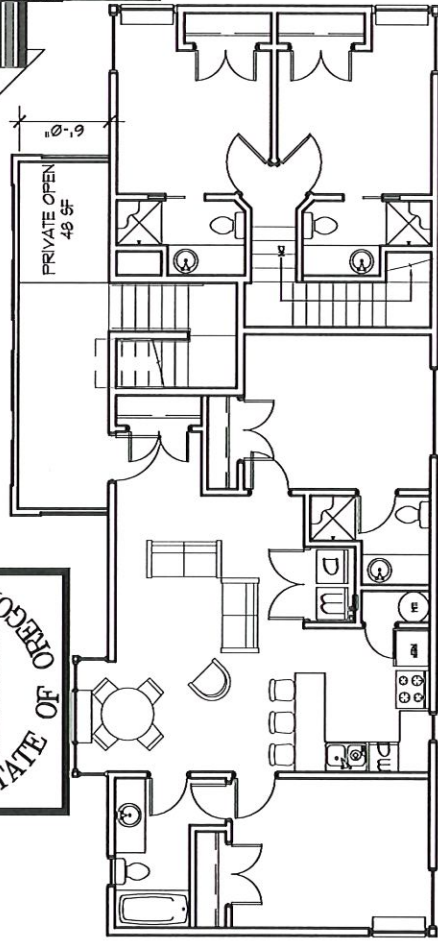
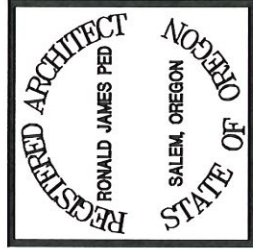
OVERALL LANDSCAPE PLAN





REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24

RONALD JAMES PED ARCHITECT

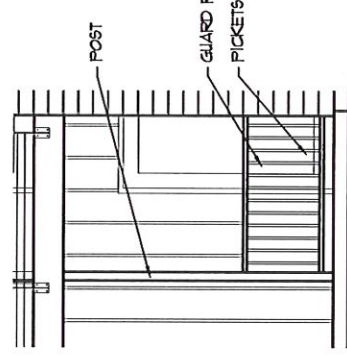


NEW APARTMENTS FOR
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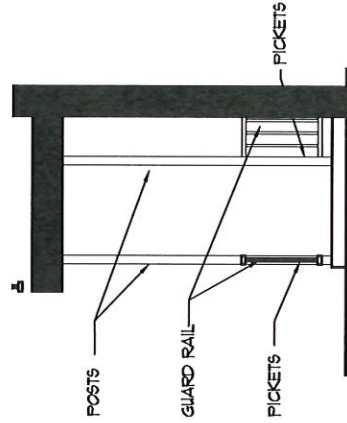
DATE: 02-07-2024
 DRAWN: TB
 JOB NO.: 2159

SPR-8A

2 ELEVATION
 DTL SCALE : 1/4" = 1'-0"



1 ELEVATION
 DTL SCALE : 1/4" = 1'-0"



REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24

RONALD JAMES PED
 ARCHITECT

SURVEY MONUMENT PRESERVATION:
 ALL SURVEY MONUMENTS OF RECORD MUST BE PRESERVED. IN THE EVENT A MONUMENT IS DISTURBED, _____ IS RESPONSIBLE TO SECURE THE SERVICES OF A REGISTERED PROFESSIONAL LAND SURVEYOR TO REFERENCE AND REPLACE THE MONUMENT WITHIN 90 DAYS OF THE REMOVAL, DISTURBANCE OR DESTRUCTION.

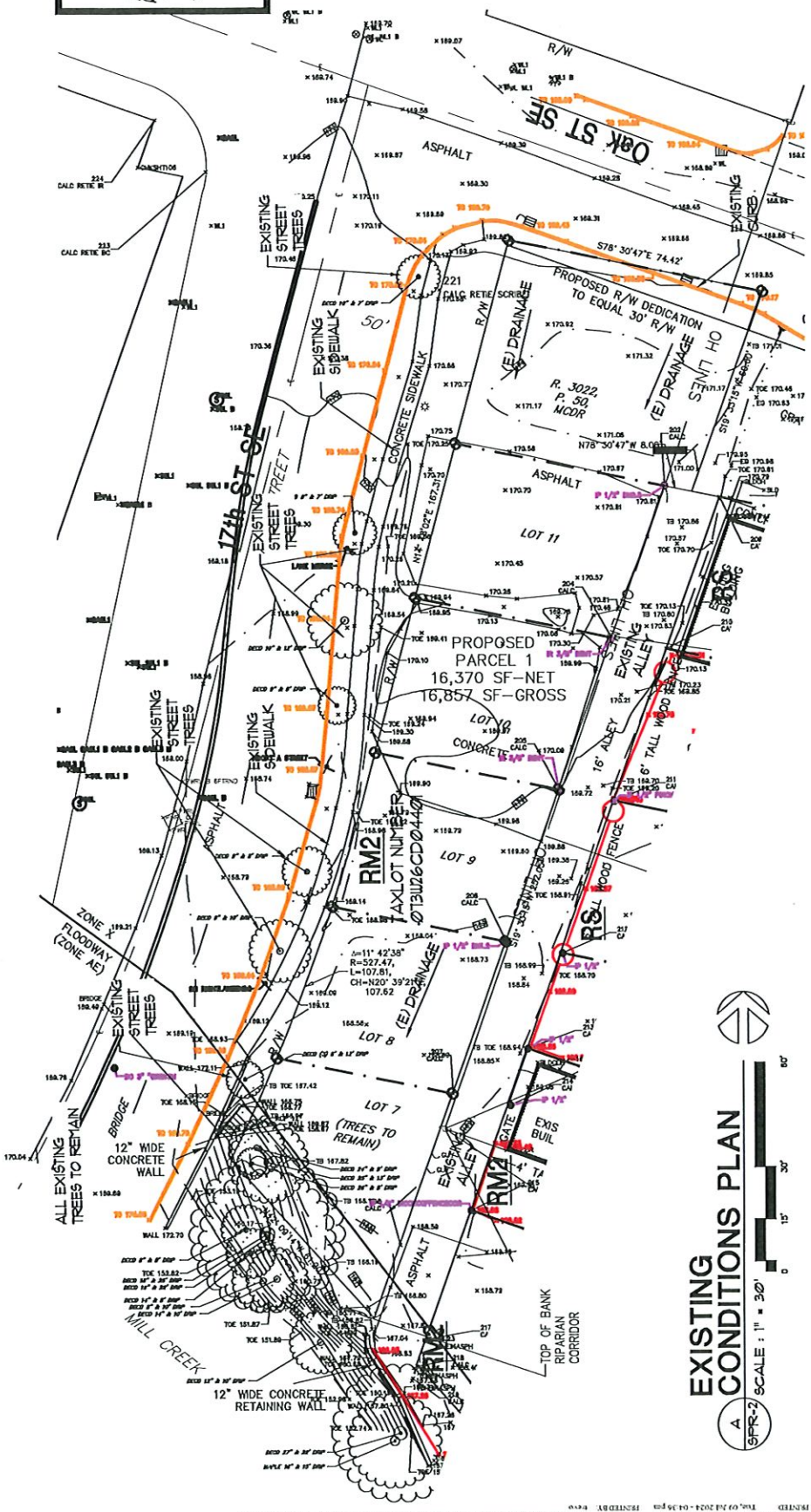
SITE SUMMARY

17th and OAK SALEM OREGON 97301
 TAX ACCOUNT: 568581
 TAXLOT NUMBER: 07B1U26CD04401
 ZONING: RM2 - MULTIPLE FAMILY RESIDENTIAL 2
 ACRES: 16.310 SF (37 AC)

- 100%



NEW APARTMENTS FOR
 SERVANDO GARCIA
 17th and OAK, SALEM OR 97301
 DATE: 05-07-2024
 DRAWN: TB
 JOB NO: 2169
 SPR-2





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* (?)

26

Quarter-quarter Section (?)

CD

Tax Lot(s)*

04401

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

676 17th Street SE

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Hydric Soil, Pringle Creek

Geolocation*

44.929309, -123.022733

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 #* (?)

24-103565-PLN

Zoning

IG

Describe any Earthwork/Ground Disturbance*

New 12-unit multi-family housing development.

Proposed

☒ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☐ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☐ Subdivision

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

Request: A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a 12-unit multi-family apartment complex, with eight Class 2 Adjustment requests to:

- (1) Reduce the minimum building setback abutting 17th Street from 20 feet to 12 feet, per SRC 514.010(d);
- (2) Reduce the minimum building setback abutting Oak Street from 20 feet to 12 feet, per SRC 514.010(d);
- (3) Eliminate the minimum 10-foot building setback on proposed Parcel 1 to proposed Parcel 2, per SRC 514.010(d)
- (4) Eliminate the minimum 10-foot building setback on proposed Parcel 2 to proposed Parcel 1, per SRC 514.010(d)
- (5) Eliminate the minimum 10-foot vehicle use area setback on proposed Parcel 1 to proposed Parcel 2, per SRC 514.010(d)
- (6) Eliminate the minimum 10-foot vehicle use area setback on proposed Parcel 2 to proposed Parcel 1, per SRC 514.010(d)
- (7) Eliminate the minimum 10-foot vehicle use area setback to the abutting residentially zoned property to the east, per SRC 514.010(d);
- (8) Reduce the vehicle use area perimeter setback abutting the buildings, per SRC 806.035(c)(4)

The subject property is 0.4 acres in size, zoned RM-II (Multiple Family Residential), and located at 676 17th Street SE (Marion County Assessor's Map and Tax Lot: 073W26CD / 4401).

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

24-103565-PLN_Plans.pdf	5.7MB
24-103565-PLN_LWI Map.pdf	6.02MB
24-103565-PLN_Tax Lot Map.pdf	290.87KB

Additional Attachments

Applicant



First Name *

Servando

Last Name *

Garcia

Applicant Organization Name

(if applicable)

Mailing Address *

Street Address

Po Box 21444

Address Line 2

8135 River Road NE

City

Keizer

Postal / Zip Code

97307

State

OR

Country

USA

Phone (?)

503-409-8395

Email (?)

estimating@sunsetstuccollc.com

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

☐ No ☒ Yes

Responsible Jurisdiction



*

Municipality *

Date *

☒ City of ☐ County of

Salem

8/14/2024

Staff Contact

First Name *

Jason

Last Name *

Valyou

Phone * (?)

503-588-6211

Email *

jvalyou@cityofsalem.net

