

STUDIO 3
275 COURT ST. NE
SALEM, OR 97301
503.390.6500

7 OAKS ENGINEERING, INC.
KIM JOHNSON, P.E.
345 WESTFIELD ST. #107
SILVERTON, OR. 97381
503.308.8554
KIM@7OAKSENGINEERING.COM

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
503.588.8800

BRANCH ENGINEERING, INC.
1215 MAIN STREET, SUITE 104
PHILOMATH, OREGON 97370

CITY OF SALEM
1410 20TH STREET SE
SALEM, OREGON 97302
503.588.6099

CITY OF SALEM
1410 20TH STREET SE
SALEM, OREGON 97302
503.588.6311

CITY OF SALEM
1410 20TH STREET SE
SALEM, OREGON 97302
503.588.6099

NORTHWEST NATURAL GAS COMPANY
220 NW 2ND AVE.
PORTLAND, OR.
800.422.4012

SALEM ELECTRIC
633 7TH ST NW
SALEM, OR. 97304
503.362.3601

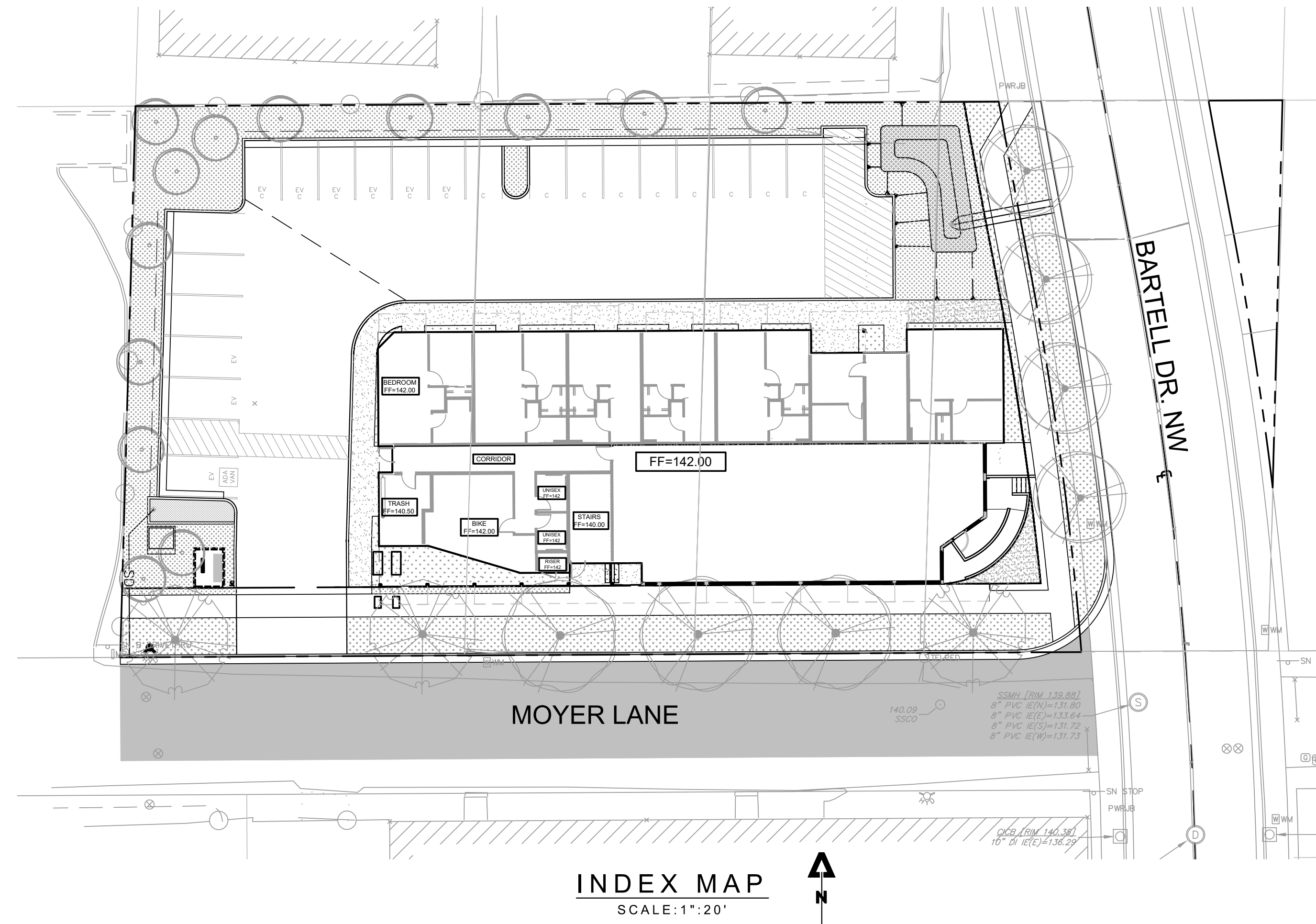
THIS SURVEY IS BASED UPON FIELD WORK COMPLETED BY BARKER SURVEYING, LLC IN FEBRUARY, 2024.

BENCHMARK UTILIZED
CITY OF SALEM CONTROL PT#1021

ELEVATION = 150.93' - NGVD 29

3" BRASS DISK IN SIDEWALK AT THE NORTHWEST
CORNER OF THE INTERSECTION OF COMMERCIAL
ST NE AND MARION ST NE

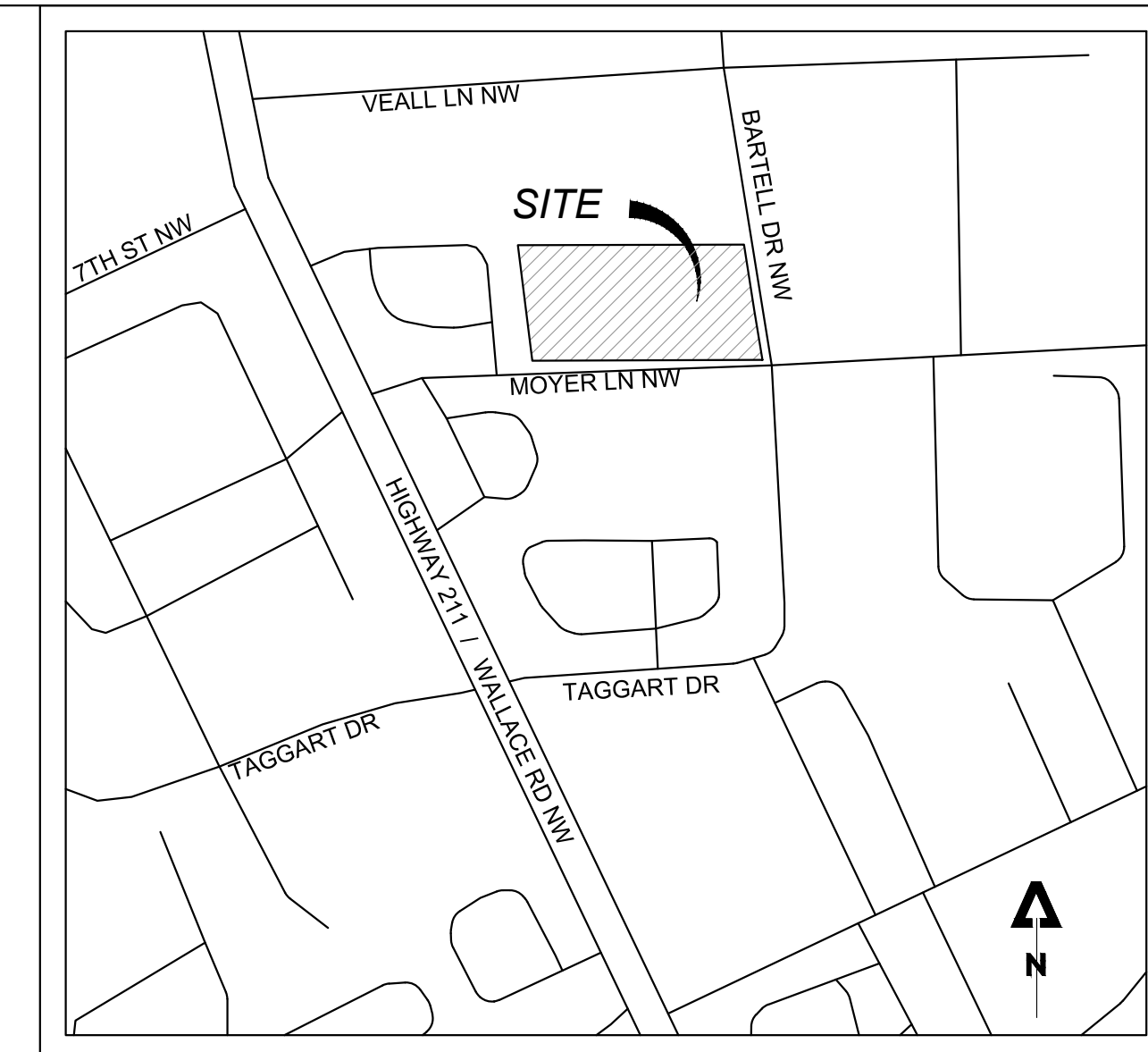
AT 415 MOYER LANE NW,
SALEM, OR. 97304



| | |
|------|-------------------|
| PL | PROPERTY LINE |
| FF | FINISHED FLOOR |
| TC | TOP OF CURB |
| FS | FINISHED SURFACE |
| FL | FLOW LINE |
| FG | FINISHED GRADE |
| GB | GRADE BREAK |
| CL | CENTERLINE |
| R | RIDGE LINE |
| R/W | RIGHT OF WAY |
| WV | WATER VALVE |
| PR. | PROPOSED |
| NAP | NOT A PART |
| FT | FEET |
| EV | ELECTRIC VEHICLE |
| CAV | CLEAN AIR VEHICLE |
| STD. | STANDARD |
| AC. | ACRES |
| CUP | CONDITIONAL USE |
| EX. | EXISTING |

| | |
|-------|--------------------------------------|
| TYP. | TYPICAL |
| MIN. | MINIMUM |
| SS | SANITARY SEWER |
| SD | STORM DRAIN |
| CF | CURB FACE |
| WM | WATER METER |
| FDC | FIRE DEPARTMENT CONNECTION |
| APN | ACCESSOR'S PARCEL MAP |
| SQ.FT | SQUARE FEET |
| INV. | INVERT |
| BF | BACKFLOW |
| CFS | CUBIC FEET PER SECOND |
| SCH. | SCHEDULE |
| PVC | POLYVINYL CHLORIDE |
| SDR | SPECIAL DRAWING RIGHT |
| PSI | POUNDS PER SQUARE INCH |
| NFPA | NATIONAL FIRE PREVENTION ASSOCIATION |
| CB | CATCH BASIN |
| D | DIAMETER |
| VCP | VITRIFIED CLAY PIPE |

PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE 'AE'
PER MAP 41047C0333H, EFFECTIVE 01/02/2003.
BASE FLOOD ELEVATION= 141.00'

VICINITY MAP

- 1 - PRELIMINARY TITLE SHEET
2 - PRELIMINARY GRADING PLAN
3 - PRELIMINARY UTILITY PLAN
4 - PRELIMINARY STORMWATER PLAN

70AKS ENGINEERING

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NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS AND NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

THESE DRAWINGS MAY HAVE BE
REPRODUCED AT A SIZE DIFFER
THAN ORIGINALLY DRAWN. OWN
ENGINEER ASSUME NO RESPONS
FOR USE OF INCORRECT SCALE

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QC BY

DRAWN BY:

PROJECT NAME:

MIXED-USE DEVELOPMENT

PROJECT ADDRESS:
415 MOYER LANE NW

SALEM, OR. 97304

SHEET TITLE:

PRELIMINARY
TITLE SHEET

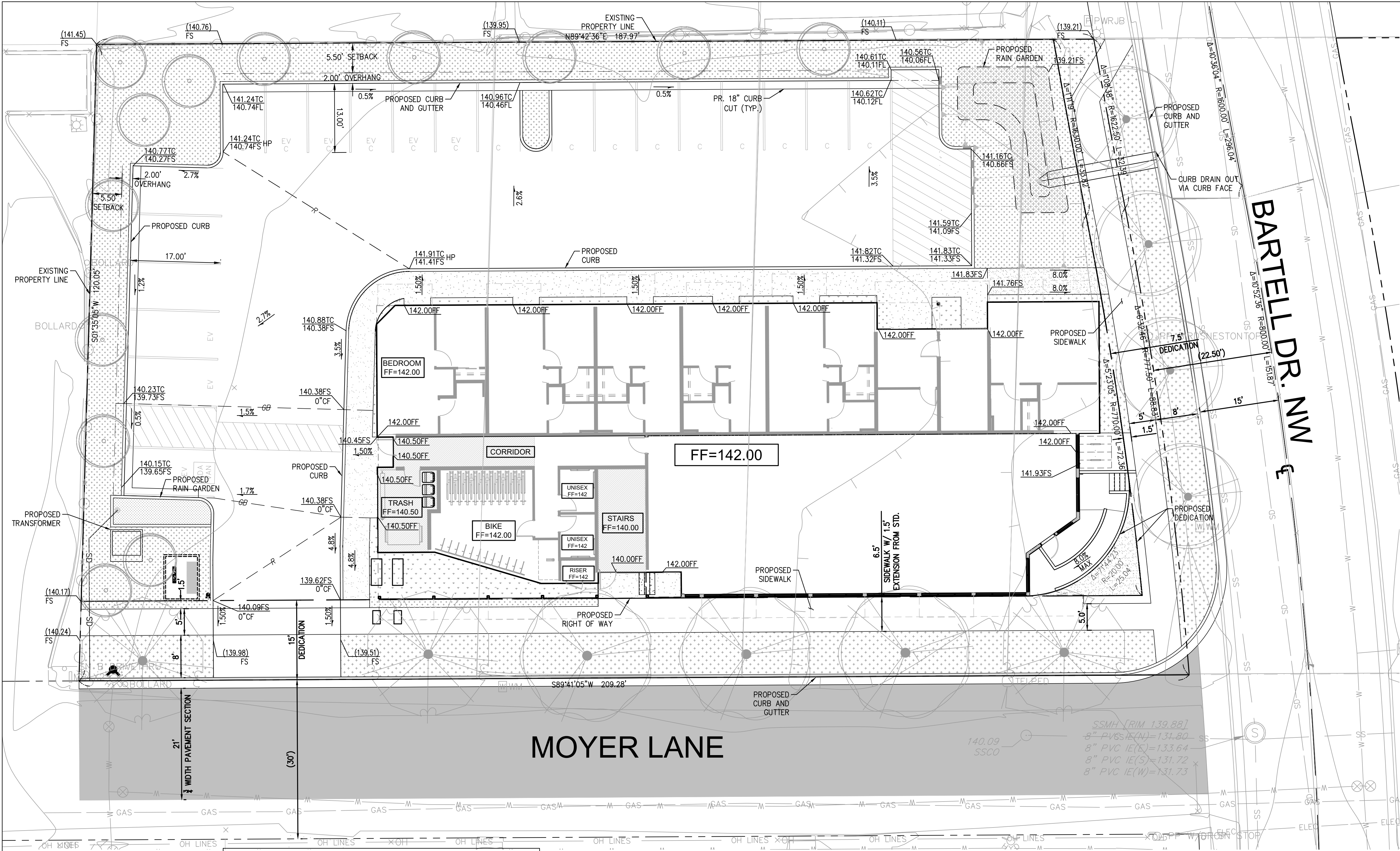
DATE:

0/15/2024

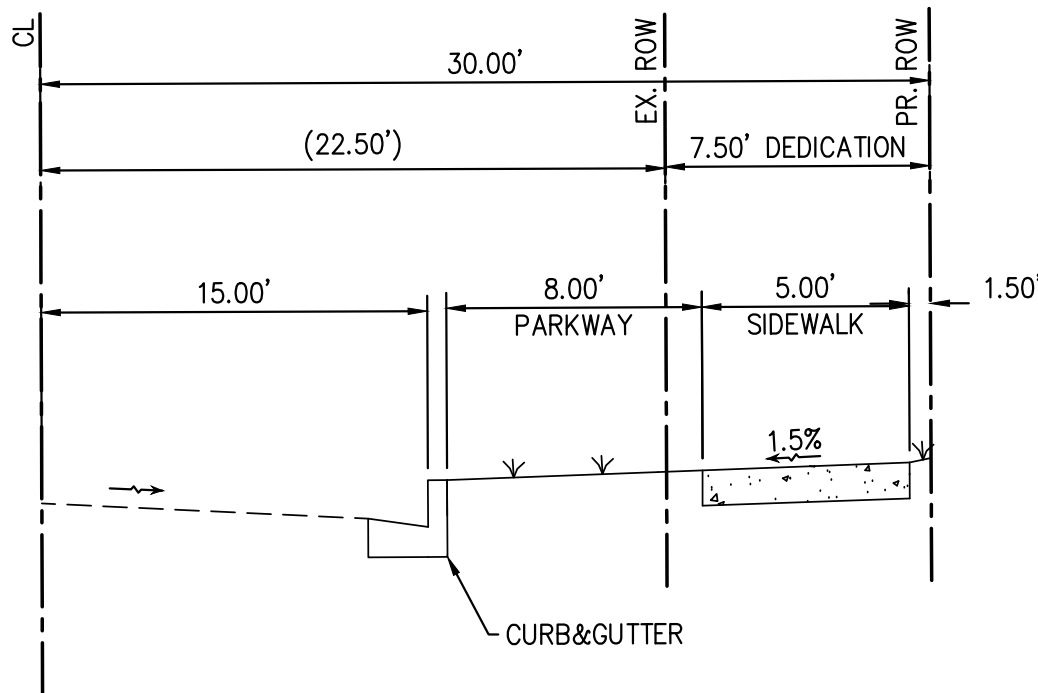
SHEET NUMBER:

1

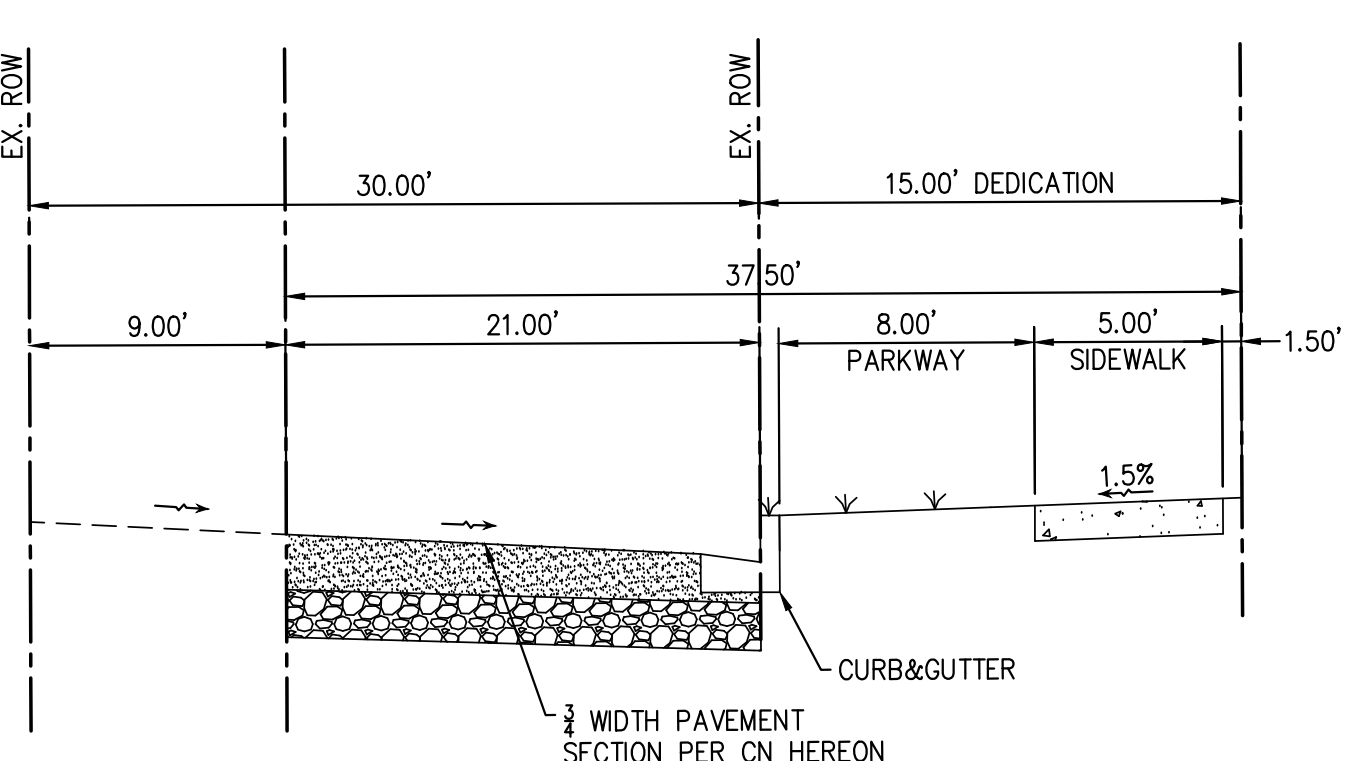
JOB #00318



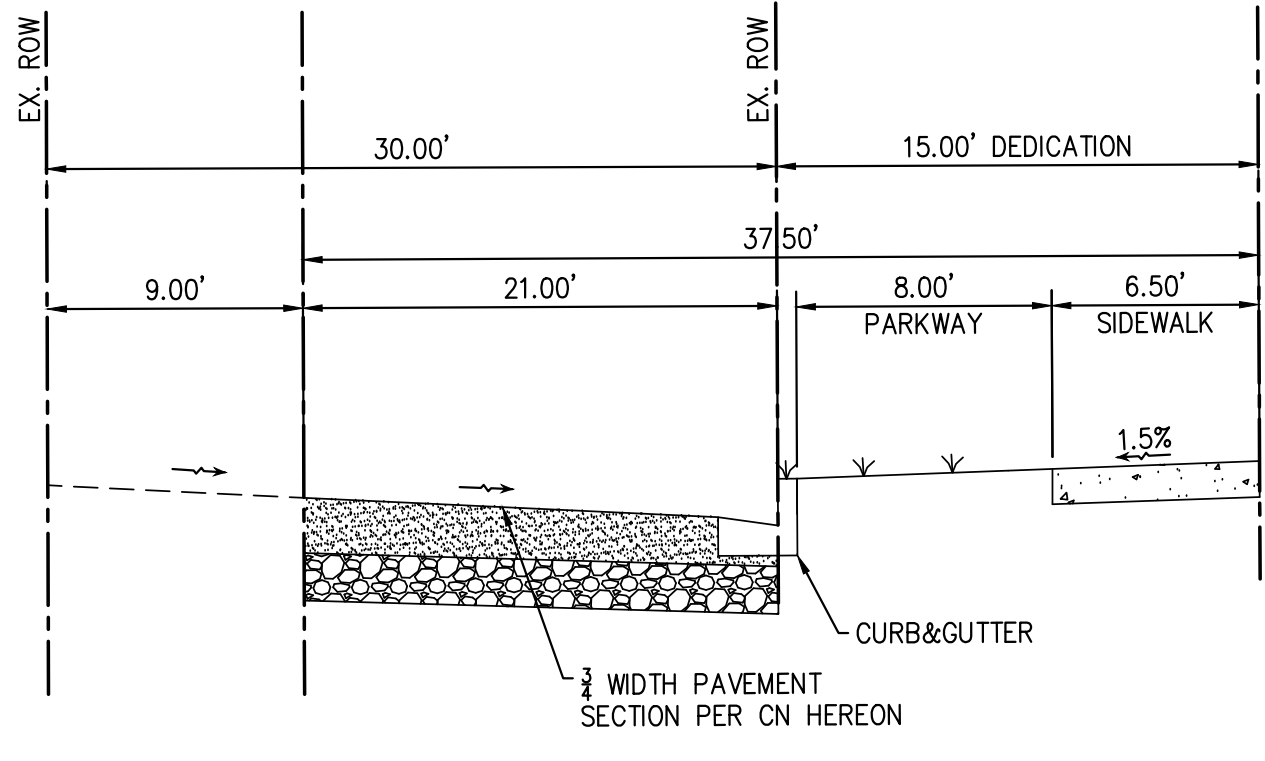
- LEGEND:
- PROPERTY LINE / ROW
 - PROPOSED LANDSCAPING
 - PROPOSED PERVIOUS PAVING DRIVE ACCESS AND PARKING



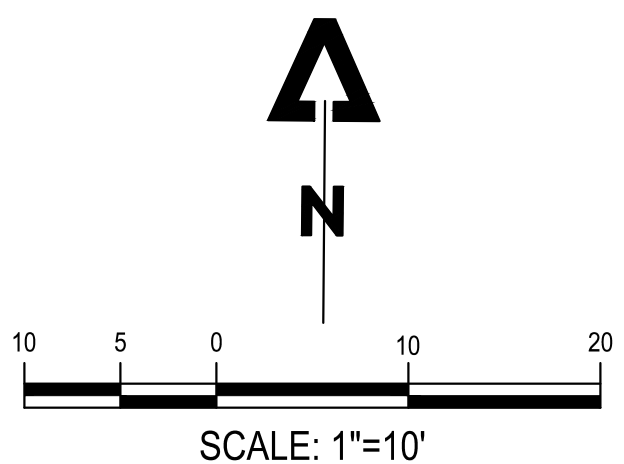
TYPICAL SECTION
BARTELL DR. NW
NTS



TYPICAL SECTION
MOYER LANE-SIDEWALK EXTENSION
NTS



TYPICAL SECTION
MOYER LANE
NTS



FLOOD ZONE NOTES:

THE SITE IS LOCATED WITHIN A FEMA FLOOD ZONE, ZONE AE, WITH A BASE FLOOD ELEVATION OF 141.00', PER FEMA FLOOD MAP 41047C0333H, EFFECTIVE 1/2/2023.

PER CITY OF SALEM CODE, THE BUILDING FINISH FLOOR MUST BE ELEVATED 1-FOOT ABOVE THE ESTABLISHED BASE FLOOD ELEVATION. FLOODPROOFING OF THE PORTION OF THE BUILDING BELOW BASE FLOOD ELEVATION SHALL BE DESIGNED TO COMPLY WITH FEMA TECHNICAL BULLETIN 3, DATED JAN. 2021. REFER TO SEPARATE ARCHITECTURAL PLAN FOR WET FLOODPROOFING DESIGN.

APPROXIMATE AREA BELOW BASE FLOOD ELEVATION OF 142.00'. REFER TO ARCHITECTURAL PLAN FOR FURTHER INFORMATION.

ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

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NOTICE TO EXCAVATORS:

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 OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.

(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SALEM, OR. 97361
503.681.8655
ADMIN@7OAKSENGINEERING.COM

STAMP:



| NO | DATE | ISSUE DESCRIPTION |
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MIXED-USE DEVELOPMENT
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415 MOYER LANE NW
SALEM, OR. 97304

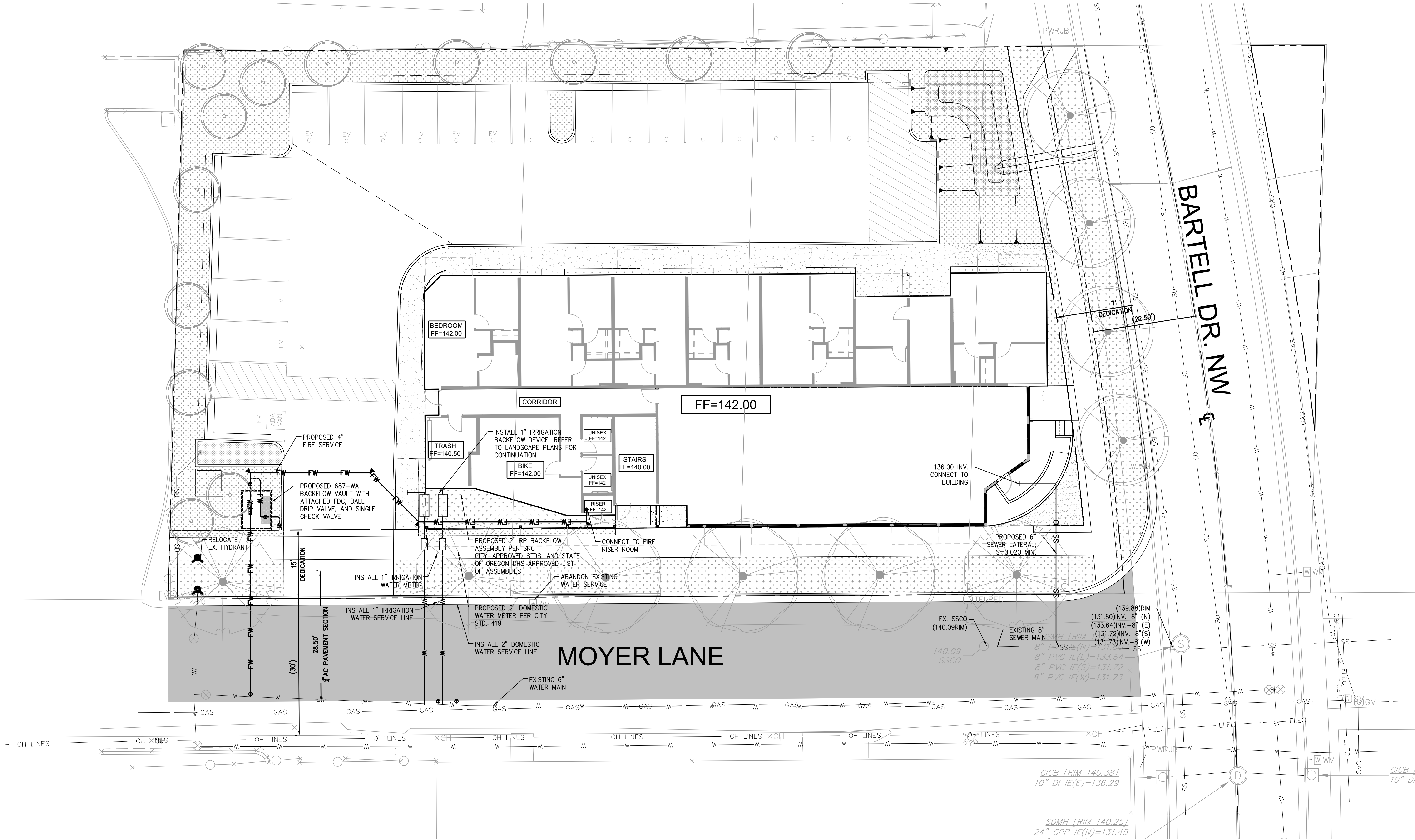
SHEET TITLE:

PRELIMINARY
GRADING PLAN

DATE:
10/15/2024

SHEET NUMBER:

2



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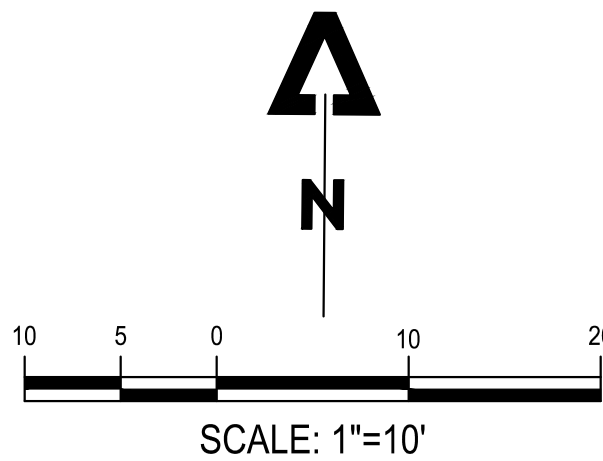
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LEGEND:

- SD PROPOSED DRAIN LINE
- SS PROPOSED SEWER
- W PROPOSED WATER
- +++++ APPROXIMATE LIMITS OF UTILITY REMOVAL
- PROPOSED SEWER CLEANOUT
- PROPOSED WATER METER

UTILITY GENERAL NOTES:

- REFER TO SEPARATE UTILITY PURVEYOR FOR ELECTRICAL AND GAS SERVICES.
- ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SPECIFICALLY CALLED FOR ON THE PLANS.
- THE ENGINEER OF RECORD SHALL BE CONTACTED IF ANY DISCREPANCIES ARISE IN THE FIELD.



7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SALEM, OR. 97301
503-568-8855
ADMIN@7OAKSENGINEERING.COM

STAMP:



| NO | DATE | ISSUE DESCRIPTION |
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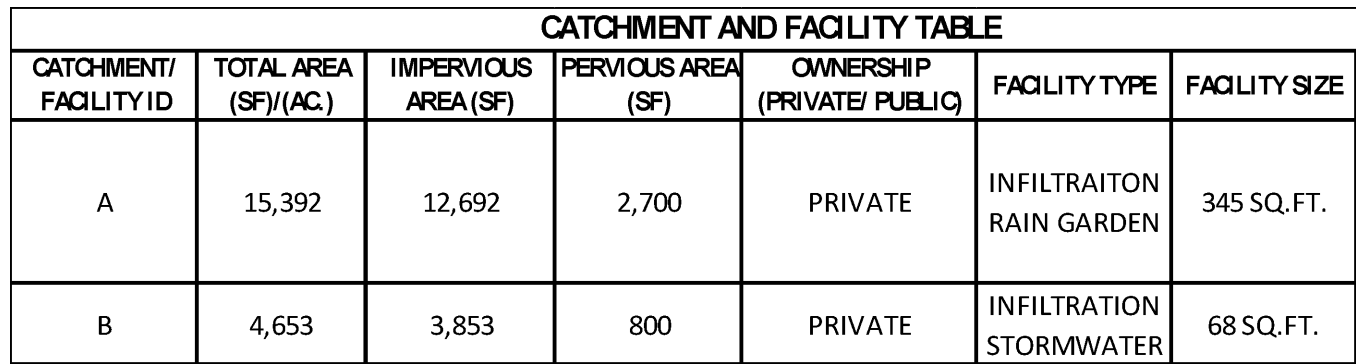
**PRELIMINARY
UTILITY PLAN**

DATE:

10/15/2024

SHEET NUMBER:

3






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| PRE VS. POST CONSTRUCTION FLOW RATES | | | | | | | | |
|--------------------------------------|--------------------------|------|---------------|------|---------------|------|----------------|------|
| FACILITY ID | PEAK FLOW RATE (GFS) | | | | | | | |
| | HALF OF THE 2 YEAR STORM | | 10 YEAR STORM | | 25 YEAR STORM | | 100 YEAR STORM | |
| PROJECT SITE | PRE | POST | PRE | POST | PRE | POST | PRE | POST |
| A | 0.015 | 0 | 0.1 | 0 | 0.14 | 0 | 0.21 | 0.02 |
| B | | 0 | | 0.02 | | 0.06 | | 0.08 |

 DRAINAGE AREA
 DRAINAGE FLOW PATH
 DRAINAGE AREA CALLOUT

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952-001-0010 THROUGH OAR
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DRAWN BY

SALEM, OR. 97304

4

JOB #00318