

Class 3 Site Plan Review, Class 2 Adjustments, Class 2 Driveway Approach Permit

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Submitted To: City of Salem Planning

Project Location: 415 Moyer Lane NW
Salem, OR

Applicant(s): Skyline Construction

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Aerial View of Subject Property and Existing Development



Section 1: Property Background and Request

The applicant is presenting a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 2 Adjustment applications to permit a new mixed-use development, including 32 new multifamily dwelling units and an approximate 2,365 square foot commercial space on the ground floor of the subject site.

The project includes the following properties: Polk County Map and Tax Lot Numbers 07322-CB-02100, 07322-CB-02001, 07322-CB-02000, and 07322-CB-00800.

Section 2: Existing Conditions

The development site approximately .45 acres in size and is described as Polk County Assessor

Map and Tax Lots 07322-CB-02100, 07322-CB-02001, 07322-CB-02000, and 07322-CB-00800, a Polk County Tax Map is included within the exhibits list identifying the subject properties.

The site is located within corporate City limits of the City of Salem. The Salem Area Comprehensive Plan (SACP) map designates the properties as “Central Business District”.

The Comprehensive Plan designations of surrounding properties include:

North: CB “Central Business District”

South: Across Moyer Lane NW, CB “Central Business District”

East: Across Bartell Drive NW, CB “Central Business District”

West: CB “Central Business District”

The subject property is zoned WSCB (West Salem Central Business District) Surrounding properties are zoned as follows:

North: WSCB (West Salem Central Business District)

South: Across Moyer Lane NW, WSCB (West Salem Central Business District)

East: Across Bartell Drive NW, WSCB (West Salem Central Business District)

West: WSCB (West Salem Central Business District)

Section 3: Findings Applicable to Administrative Procedures

Chapter 300 – Procedures for Land Use Applications and Legislative Land Use Proposals

Section 300.300 – Pre-Application Conference

(a) *Purpose.* Pre-application conferences are intended to familiarize applicants with the requirements of the UDC; to provide applicants with an opportunity to meet with city staff to discuss proposed projects in detail; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to orient applicants and assist them in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

(b) *Applicability and waiver of pre-application requirement.*

(1) Pre-application conferences are mandatory for those land use actions identified under Table 300-2 as requiring a pre-application conference.

(2) Nothing in this section shall preclude an applicant from voluntarily requesting a pre-application conference for any other land use action.

- (3) Notwithstanding the provisions of this section, a mandatory pre-application conference may be waived by the Planning Administrator if the application is relatively simple, and good cause is shown by the applicant. An application for a waiver shall be made on forms provided by the Planning Administrator. The applicant for a waiver shall acknowledge that waiving the pre-application conference increases the risk of an application being rejected or processing delayed due to insufficient, incomplete, or incorrect information being provided. The decision of the Planning Administrator on an application to waive a pre-application conference is not appealable.

Applicant's Findings: *In accordance with Table 300-2, a pre-application conference is not required for this application; however, the applicant held a pre-application conference on December 14, 2023.*

Section 300.310 – Neighborhood Association Contact

- (a) *Purpose.* The purpose of neighborhood association contact is to provide an opportunity for neighborhood associations to learn of upcoming land use applications involving land within or adjacent to their boundaries in advance of applications being submitted. This encourages dialogue and provides opportunities for feedback and resolution of potential issues prior to filing.

Applicant's Findings: *The applicant understands the purpose of requiring neighborhood association contact.*

- (b) *Applicability.*

- (1) Neighborhood association contact, as provided in this section, is required for those land use applications identified under Table 300-2 as requiring neighborhood association contact.

Applicant's Findings: *As mentioned previously, Table 300-2 requires neighborhood association contact for the applications. The applicant's representative prepared a letter and sent it to the chair and land use chair of the neighborhood association. The letter was sent via email. The email and the letter are included with this submittal.*

- (2) When multiple land use applications are consolidated into a single application and one or more of the applications involved include a requirement for neighborhood association contact and the other applications do not require neighborhood association contact, the entire consolidated application shall require neighborhood association contact.

Applicant's Findings: *The applicant understands because the application is consolidated, neighborhood association contact is required for all applications included. As demonstrated by*

the contact materials provided, the applicant notified the chair and land use chair of all potential applications involved for the proposed development. This criterion is met.

- (3) Nothing in this section shall be construed to preclude additional contact between an applicant and neighborhood association beyond the requirements of this section, or an applicant from contacting a neighborhood association where no neighborhood association contact is required.

Applicant's Findings: *The applicant understands nothing in this section shall preclude additional contact between the applicant and neighborhood association.*

- (c) *Process.* Prior to submitting a land use application requiring neighborhood association contact, the applicant shall contact the City-recognized neighborhood association(s) whose boundaries include, or are adjacent to, the subject property via e-mail or mailed letter. The e-mail or mailed letter shall:

- (1) Be sent to the chair(s) and land use chair(s) of the applicable neighborhood association(s) prior to submitting the land use application; and
- (2) Contain the following information:
 - (A) The name, telephone number, and e-mail address of the applicant;
 - (B) The address of the subject property;
 - (C) A summary of the proposal;
 - (D) A conceptual site plan, if applicable, that includes the proposed development; and
 - (E) The date on which the e-mail or letter is being sent;

Applicant's Findings: *The applicant emailed a letter with information relating to the proposal to both the chair and land use chair of the neighborhood association. The letter included all the required information listed above. This criterion is met.*

- (d) *Effect on subsequent land use application submittal.* A land use application requiring neighborhood association contact shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the e-mail or letter that was sent to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent.

Applicant's Findings: *The applicant understands the city is unable to accept applications requiring neighborhood association contact prior to contact being made. However, the applicant has demonstrated satisfying this criterion prior to submittal.*

Section 4: Findings Applicable to Class 3 Site Plan Review

Chapter 220 – Site Plan Review

Section 220.001 – Purpose

The purpose of this chapter is to provide a unified, consistent and efficient means to conduct site plan review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Section 220.005 – Site Plan Review

(a) *Applicability.*

(1) Except as provided in subsection (a)(2) of this section, site plan review approval is required:

(A) Prior to issuance of a building permit, for any development that requires a building permit;

(B) Prior to a change of use, when a building permit is not otherwise required; and

(C) Prior to commencement of work, for any of the following when a building permit is not otherwise required:

(i) Development of a new off-street parking or vehicle use areas;

(ii) Expansion of an existing off-street parking or vehicle use areas, when additional paved surface is added;

(iii) Alteration of an existing off-street parking or vehicle use areas, when the existing paved surface is replaced with a new paved surface;

(iv) Paving of an unpaved area, unless there are no development standards applicable to the proposed paved area such as stormwater standards or development site landscaping;

(v) Restriping of an off-street parking or vehicular use areas, when the layout will be reconfigured but not including when existing parking spaces are removed or when existing parking spaces are converted to ADA parking spaces and the location of driveways, drive-aisles, and other parking spaces is not changed; and

- (vi) Development of a gravel outdoor storage area within the IG zone.

Applicant's Findings: *The proposal includes construction of a new building which will require a building permit; therefore, triggering the applicability of this section.*

(2) Exemptions.

(A) The following development that requires a building permit is exempt from site plan review:

- (i) Development of a single family use, two family use, three family use, four family use, or cottage cluster on an individual lot, including the construction of accessory structures and paving associated with such uses.
- (ii) Sign installation.
- (iii) Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.
- (iv) The alteration to the facade of a building, except in those zones or overlay zones that include design standards to regulate the appearance of a building, such as ground floor building height, building façade articulation, building entrance location, amounts of ground or upper floor windows, or provision of weather protection, unless none of the design standards are applicable to the proposed façade alteration.
- (v) Interior construction or tenant improvements that involve no change of use or occupancy.
- (vi) Demolition permit.
- (vii) Construction of a fence or retaining wall.

(B) Any of the activities identified under subsection (a)(1)(C) of this section are exempt from site plan review if they are for a single family use, two family use, three family use, four family use, or cottage cluster on an individual lot.

Applicant's Findings: *The proposal does not meet any of the exemptions listed above. Therefore, the applicant is applying for a site plan review application.*

(b) *Classes*. The three classes of site plan review are:

- (1) *Class 1 site plan review*. Class 1 site plan review is site plan review for any development under subsection (a)(1) of this section that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves either:
 - (A) A change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required; or
 - (B) A change of use when a building permit is not otherwise required.
- (2) *Class 2 site plan review*. Class 2 site plan review is site plan review for any development under subsection (a)(1) of this section, other than development subject to Class 1 site plan review, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.
- (3) *Class 3 site plan review*. Class 3 site plan review is site plan review for any development under subsection (a)(1) of this section that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:
 - (A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;
 - (B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;
 - (C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;
 - (D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;
 - (E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard; or
 - (F) Involves the imposition of conditions of approval; or
 - (G) Requires a variance, adjustment, or conditional use permit.

Applicant's Findings: *The proposal includes an application for adjustments to deviate from development standards; therefore, triggering a Class 3 Site Plan Review.*

(c) *Procedure type.*

- (1) Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.
- (2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300.
- (3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.
- (4) An application for site plan review may be processed concurrently with an application for a building permit; provided, however, the building permit shall not be issued until site plan review approval has been granted.

Applicant's Findings: *The consolidated application with the highest case type being a Class 3 Site Plan Review which is processed using Type II procedures; therefore, all of the applications included with this consolidated submittal will be reviewed using Type II procedures.*

(d) *Submittal requirements for Class 1 site plan review.* In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

- (1) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
- (2) The address or location of the subject property and its assessor's map and tax lot number;
- (3) The size of the subject property;
- (4) The comprehensive plan designation and zoning of the subject property;
- (5) The type of application(s);
- (6) A brief description of the proposal; and
- (7) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).

(e) *Submittal requirements for Class 2 and Class 3 site plan review.*

- (1) *Class 2 site plan review.* In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for Class 2 site plan review shall include the following:

(A) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:

- (i) The total site area, dimensions, and orientation relative to north;
- (ii) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveways, indicating distance

- from the structures and improvements to all property lines and adjacent on-site structures;
- (iii) Loading areas, if included in the proposed development;
 - (iv) The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;
 - (v) An indication of future phases of development on the site, if applicable;
 - (vi) All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;
 - (vii) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
 - (viii) The location of drainage patterns and drainage courses, if applicable;
 - (ix) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;
 - (x) The location of all street trees, if applicable, or proposed location of street trees required to be planted at time of development pursuant to SRC chapter 86; and
 - (xi) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;
 - (xii) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.
- (B) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
- (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of existing structures and other improvements on the site, including accessory

- structures, fences, walls, and driveways, noting their distance from property lines; and
 - (iii) The type, size, and location of all existing trees on the property, with an identification of those trees that will be preserved and those trees that will be removed; and
 - (iv) The location of the 100-year floodplain, if applicable.
- (C) A tree plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
- (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of all existing trees, indicating their species, DBH, critical root zone, and whether they will be preserved or removed;
 - (iii) The location of all new trees proposed to be planted on the development site, indicating their species and caliper at the time of planting;
 - (iv) The perimeter and soil depth of all proposed tree planting areas;
 - (v) The location of all existing and proposed primary and accessory structures;
 - (vi) The location of all existing and proposed parking and vehicle use areas; and
 - (vii) For developments that include more than one-half acre of new off-street surface parking, the tree plan shall include the expected tree canopy area after 15 years for all trees not removed by the proposed development, and the caliper of all proposed new trees at the time of planting in addition to the other requirements of the tree planting plan.
- (D) A grading plan depicting proposed site conditions following completion of the proposed development, when grading of the subject property will be necessary to accommodate the proposed development.
- (E) A preliminary utility plan showing capacity needs for municipal water, stormwater, facilities, and sewer service, and schematic

location of connection points to existing municipal water and sewer services.

- (F) A description of the proposed stormwater management system, including pre and post construction conditions, prepared in accordance with the Public Works Design Standards.
 - (G) A completed trip generation estimate for the proposed development, on forms provided by the City.
 - (H) Building elevation drawings for any proposed new buildings and any exterior additions or alterations to existing buildings when the height of the building, or a portion of the building is changed.
 - (I) For development in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) Mixed Use-III (MU-III), and Mixed Use-Riverfront (MU-R) zones, architectural drawings, renderings, or sketches showing all elevations of the existing buildings and the proposed buildings as they will appear on completion.
 - (J) For developments that include more than one-half acre of new off-street surface parking, proof of coordination with the local electric utility to ensure the compatibility of tree canopy and root systems with planned and existing utility infrastructure.
- (2) *Class 3 site plan review.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:
- (A) All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;
 - (B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;
 - (C) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;
 - (D) Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;
 - (E) A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and
 - (F) A Transportation Impact Analysis, if required by SRC chapter 803.

Applicant's Findings: *The applicant has submitted the applicable required items above. This is met.*

(f) *Criteria.*

(3) *Class 3 site plan review.* An application for Class 3 site plan review shall be granted if:

(A) The application meets all applicable standards of the UDC;

Applicant's Findings: *The applicant has compiled a complete list of applicable standards and criteria and has provided a response to each within this narrative. Where the proposal is unable to meet the standard, the applicant has requested adjustments with this consolidated application. This criterion is met.*

(B) The transportation system into and out of the proposed development, conforms to all applicable city standards;

Applicant's Findings: *The proposal includes right-of-way dedication along both frontages to City standards and a street improvement along Moyer to Public Works Design Standards to ensure that the transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and to ensure that any perceived negative impacts to the transportation system are mitigated. This criterion is met.*

(C) The proposed development mitigates impacts to the transportation system consistent with the approved traffic impact analysis, where applicable; and

Applicant's Findings: *The proposed development is on a site that does not have a previously approved traffic impact analysis, and the proposed development does not require a traffic impact analysis; therefore, this criterion is not applicable.*

(D) The proposed development will be served with City water, sewer, stormwater facilities, and other utilities.

Applicant's Findings: *Public utilities surround the subject property and are available to adequately serve the proposed development. Complete civil plans are provided demonstrating how the proposed development will connect to public infrastructure. This criterion is met.*

Chapter 525 – WSCB – West Salem Central Business District Section 525.001 – Purpose

The purpose of the West Salem Central Business District (WSCB) zone is to implement the Central Business District comprehensive plan map designation through the identification of allowed uses and establishment of development standards that promote a mix of residential,

commercial, and civic uses developed in a manner that creates a walkable, thriving, and attractive central business district in West Salem.

Section 525.005 – Uses

- (a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the WSCB zone are set forth in Table 525-1.

Applicant's Findings: Pursuant to table 525-1, multiple family and retail sales and service uses are permitted outright within the WSCB zone. This is met.

- (b) Prohibited uses. Notwithstanding Table 525-1, any permitted, special, or conditional use within the WSCB District shall be a prohibited use if developed with a drive-through.

Applicant's Findings: There is not a drive-through included with the proposal; therefore, this is not applicable.

Section 525.010 – Development Standards

Development within the WSCB zone must comply with the development standards set forth in this section.

- (a) *Continued development.* Buildings and structures existing within the WSCB zone on June 13, 2018, which would otherwise be made non-conforming by this chapter, are hereby deemed continued development.

- (1) *Single family uses.*

- (A) *Buildings.* Continued development housing a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511 and to all other applicable provisions of the UDC, except for lot size and dimension standards in SRC chapter 511.
 - (B) *Accessory structures.* Existing accessory structures on the same property as a continued single family use may be structurally altered or enlarged, or rebuilt following damage or destruction, and new accessory structures to a continued use may be constructed, provided such alteration, enlargement, rebuilding, or new accessory structure construction conforms to the development standards of the Single Family Residential (RS) zone set forth in SRC chapter 511, except the lot size and dimensions standards, and to all other applicable provisions of the UDC.

- (C) *Option to rebuild in same location.* Notwithstanding SRC 525.010(a)(1)(A) and (B), any continued development housing a continued single family use or associated accessory structure rebuilt following damage or destruction may either be located on the same location on the lot as the original building or structure, or in compliance with the setbacks of the Single Family Residential (RS) zone set forth in SRC 511.010(b).
- (2) *All other uses.* Continued development housing a use other than a continued single family use may be structurally altered, enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding conforms to the following standards:
- (A) *Minor alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by less than 20 percent are exempt from all of the development standards in this chapter. Such alterations shall not increase the building façade's nonconformity to the design standards of SRC 525.010(i).
 - (B) *Minor additions.* Additions to buildings that alter or enlarge an existing building façade area facing a public street right-of-way by less than 20 percent are exempt from all of the development standards in this chapter except for street frontage, interior setbacks, parking, landscaping, and maximum height standards. Such additions shall not increase the building façade's nonconformity to the design standards of SRC 525.010(i).
 - (C) *Major alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by between 20 percent and 60 percent shall decrease that building façade's nonconformity to all design standards of SRC 525.010(i). Such alterations are exempt from all other development standards in this chapter.
 - (D) *Major additions.* Additions to buildings that enlarge an existing building façade area facing a public street right-of-way by between 20 percent and 60 percent shall comply with at least two of the four design review standards of SRC 525.010(i) and all applicable development standards in this chapter except for setback abutting a street and the parking location standards of SRC 525.010(h).
 - (E) *Substantial alterations.* Exterior alterations to buildings that alter an existing building façade area facing a public street right-of-way by more than 60 percent shall meet all applicable design standards of 525.010(i).

Such alterations are exempt from all other development standards in this chapter.

- (F) *Substantial additions or redevelopment.* Additions to buildings that enlarge an existing building façade area facing a public street right-of-way by more than 60 percent shall meet all applicable development standards in this chapter. Continued development that is rebuilt following damage or destruction shall meet all applicable development standards in this chapter.

Applicant's Findings: *The proposal is for a new development on vacant land and does not classify as continued development; therefore, the standards above are not applicable.*

- (b) *Grade separated street frontage.* Portions of property street frontage that are separated from the grade of the street with a road ramp above the grade of the property line abutting the street are exempt from setbacks abutting a street, off-street parking location, and design standards.

Applicant's Findings: *This provision is not applicable to the subject site. This site is relatively flat and does not naturally have a grade separated street frontage.*

- (c) *Lot standards.* Lots within the WSCB zone shall conform to the standards set forth in Table 525-2.

Applicant's Findings: *Pursuant to table 525-2 there are no standards established for lot area, lot width, or lot depth. Table 525-2 establishes a minimum of 16-feet of street frontage, the subject property has more than 16-feet of street frontage. This standard is met.*

- (d) *Development density.* Development density within the WSCB zone shall conform to the standards set forth in table 525-3.

Applicant's Findings: *Table 525-3 establishes dwelling unit density for multiple family development that is exclusively residential. The development proposal includes a mixed-use building; therefore, this is not applicable.*

- (e) *Setbacks.* Setbacks within the WSCB zone shall be provided as set forth in Table 525-4.

Applicant's Findings: *The street frontage setback requirement applies to Moyer Lane NW and Bartell Drive NW along the development site. The building is setback 0-feet along Moyer Lane NW, and setback 6-inches at its closest point and 10-feet at its furthest point along Bartell Drive NW with pedestrian amenities at the street corner. The applicant is proposing a pedestrian connection via an ADA ramp and stairs to access the commercial space on the ground floor within this curved corner setback. In accordance with the Salem Revised Code (SRC) pedestrian amenities mean areas and objects that are intended to serve as places for public use and are*

closed to motorized vehicles. Examples include plazas, sidewalk extensions, outdoor seating areas, and street furnishings. The pedestrian sidewalk is available to the public, meeting this standard. The remaining setbacks are subject to the zone-to-zone standards set forth in table 525-5. Abutting other commercial zones, there are no building setback requirements, no landscape standard, and vehicle use areas must be setback 5-feet and landscaped. As shown on the submitted plans, the applicant's proposal meets these standards.

- (f) *Lot coverage; height.* Buildings and accessory structures within the WSCB zone shall conform to the lot coverage and height standards set forth in Table 525-6.

Applicant's Findings: Pursuant to table 525-5 there is no maximum lot coverage standard or rear yard coverage standard. The maximum height for buildings is 70-feet. As shown on the submitted plans, the building height is less than 70-feet; therefore, this standard is met.

- (g) *Landscaping.* Landscaping within the WSCB zone shall be provided as set forth in this subsection.

- (1) Setbacks. Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC chapter 807.

- (2) Vehicle use areas. Vehicle use areas shall be landscaped as provided under SRC chapter 806 and SRC chapter 807.

Applicant's Findings: There is a 5-foot landscape setback required for vehicle use areas within the WSCB zone. As shown on the submitted plans, there is a 5-foot landscape setback adjacent to the proposed vehicle use areas. Findings addressing landscaping are provided later in this narrative. This criterion is met.

- (h) *Off-street parking.* Within a single development site, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Applicant's Findings: As shown on the submitted plans, the proposed off-street parking area is located beside and behind the proposed building. There are no off-street parking or vehicle maneuvering areas located between the building and either of the street frontages. This is met.

- (i) *Design.* Development within the WSCB zone shall conform to the design standards set forth in this subsection; provided, however, any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230. The design standards included in this subsection are not design review standards and are therefore not subject to design review under SRC Chapter 225.

- (1) *Building orientation and design.*

(A) Primary building entrances shall be provided for each building façade facing a street as follows:

- (i) For non-residential uses on the ground floor, a primary building entrance shall be provided for each non-residential ground floor tenant space facing a street. If a non-residential ground floor tenant space within a building has frontage on more than one street, a single primary building entrance for the non-residential ground floor tenant space may be provided at the corner of the building where the streets intersect.

Applicant's Findings: *The proposal includes a non-residential use on the ground floor. The building has frontage on more than one street and is providing a single primary building entrance at the corner of the building where the streets intersect. This criterion is met.*

- (ii) For residential uses on the ground floor, a primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect.

Applicant's Findings: *The proposal includes residential uses on the ground floor; however, the residential uses do not face either of the street frontages; therefore, this standard is not applicable.*

(B) Ground floor building facades facing and adjacent to a street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent.

Applicant's Findings: *The proposed development is providing approximately 35 percent window coverage on the ground floor building façade facing Moyer Lane NW and approximately 49 percent on the ground floor building façade facing Bartell Drive NW. The intent of requiring 65 percent window coverage on the ground floor facing the street is to enhance the pedestrian experience from the public sidewalk. The portions of the building intended to interact with pedestrians meets the intent of this standard by providing large storefront windows and doors for access. There is a secure bicycle storage room located on the ground floor where windows are not provided. However, the large pedestrian plaza and windows along the building intended to be interactive with pedestrians, meets the intent of the standard. The applicant is requesting an adjustment to this standard, with the approval of this adjustment, this criterion is met.*

- (C) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building façade adjacent to a street. Awnings or canopies shall have a minimum depth of six feet, have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC 76.160.

Applicant's Findings: *The building is proposed at the back of walk along Moyer Lane and is providing weather protection awning along 100 percent of the length of this ground floor building façade. The applicant proposes weather protection awnings which will encroach over the sidewalk. The applicant understands a removal or encroachment agreement will be required by Public Works in order to install the canopies within the right-of-way. The building façade along Bartell Drive is setback from the property line and sidewalk and the applicant is providing enhanced pedestrian amenities at the corner primary building entrance. The applicant is proposing approximately 55 percent weather protection as the upper floors cantilever above the ground floor primary entrance. The applicant is requesting an adjustment to the 90 percent weather protection requirement along Bartell Drive, with approval of the requested adjustment the proposal meets this criterion.*

(2) *Site access.*

- (A) For properties with Wallace Road frontage, new driveway approaches onto Wallace Road shall not be constructed when access to parking is available from a local street.

Applicant's Findings: *The subject property does not have frontage on Wallace Road; therefore, this is not applicable.*

Chapter 601 – Floodplain Overlay Zones

Section 601.001 – Lands to Which this Chapter Applies

This chapter shall apply to all special flood hazard areas and interim flood hazard areas within the jurisdiction of the City of Salem.

Section 601.045 – Establishment of Development Permit

- (a) *Floodplain development permit required.* A development permit shall be obtained before construction or development begins within any area horizontally within the SFHA established in SRC 601.030(a) or within an interim flood hazard area established in SRC 601.030(c). The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in SRC 601.005, including fill and other development activities.

Applicant's Findings: *The applicant understands that prior to any construction or development within the flood hazard area on the site, they must obtain a floodplain development permit. The site grades and proposed methods of waterproofing meet the state floodplain requirements. The applicant's architect referenced the floodplain design manual and received early input from the State during the design process to ensure the proposed development meets floodplain requirements.*

Chapter 800 – General Development Standards

Section 800.001 – Purpose

The purpose of this chapter is to establish certain standards that apply generally to development throughout the City, regardless of zone.

Section 800.005 – Applicability

The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.

Section 800.050 – Fences, walls, hedges, gates, and retaining walls

Unless otherwise provided under the UDC, the standards set forth in this section shall apply to fences, walls, hedges, gates, and retaining walls in all zones. Where screening is required under the UDC in the form of a fence, wall, or hedge, it shall meet the standards set forth in SRC chapter 807, in addition to the standards set forth in this section. For purposes of this section, the term "front yard" means that portion of a lot located between the front property line and a line parallel to the front property line extended from the wall of the main building lying at the greatest distance from the front property line.

(a) *Location, height, and density.* Fences, walls, hedges, gates, and retaining walls shall comply with the location, height, and density standards set forth in this subsection.

(1) *Fences and walls.*

(B) Nonresidential zones. Except for fences and walls on property used for uses falling under household living, fences and walls within nonresidential zones shall not exceed a maximum height of 12 feet; provided, however:

(i) Front, side, and rear yards abutting street. Fences and walls within a front, side, or rear yard abutting a street shall not exceed a maximum height of eight feet when located within ten feet of a property line abutting a street; provided, however, any portion of the fence or wall above 30 inches in

height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

Applicant's Findings: *The applicant is proposing residential fencing to screen the proposed development from abutting properties to the north and west. Where fencing is proposed within vision clearance areas, it will meet the opacity and height restrictions. The fence proposed does not exceed 6-feet in height. These criteria are met.*

- (b) *Vision clearance.* Notwithstanding any other provision of this section, fence, walls, hedges, gates, and retaining walls shall conform to the vision clearance requirements of SRC chapter 805.

Applicant's Findings: *The applicant understands that any fence, walls, hedges, gates, and retaining walls will need to conform to the vision clearance requirements of SRC chapter 805. This is met.*

- (c) *Material.*

- (1) *Fences.* Fences shall be constructed of materials specifically designed and manufactured for fencing purposes, including, but not limited to, wooden pickets, vinyl, wrought iron, and chain-link fencing, with or without plastic or wood slats. Materials not specifically designed as fencing material, including, but not limited to, corrugated cardboard, corrugated metal, plywood, wooden pallets, garage doors, concrete rubble, and other junked material, are prohibited. Chicken wire may be used within the Residential Agriculture (RA) Zone if used to raise livestock. Fencing for raising livestock in other zones may be replaced if the use was an allowed use on the property prior to December 31, 2002. Fencing used for the establishment and protection of vegetation is permitted for a period not to exceed six months.

Applicant's Findings: *Residential fencing materials such as wooden pickets, vinyl, wrought iron, and chain link fencing, with or without plastic or wood slats will be utilized along the perimeter of the subject property. This criterion is met.*

- (d) *Hazardous materials.* Fences and walls shall not be constructed of or contain any material which will do bodily harm, such as electric or barbed wire, upturned barbed selvage, broken glass, spikes, or any other hazardous or dangerous material, except as follows:

- (1) *Concertina wire.* Concertina wire is permitted around state and county correctional facilities and secure mental health facilities.
(2) *Barbed wire and upturned barbed selvage.*
(3) *Electric fencing.*

Applicant's Findings: *The proposal does not include any hazardous materials including concertina wire, barbed wire, or electric fencing. This is not applicable.*

- (e) *Maintenance.* Fences and walls shall be structurally maintained in safe condition. Wooden materials shall be protected from rot, decay, and insect infestation, and replaced as necessary. Failure to maintain an electric fence in conformance with the standards set forth in this section shall result in the fence being declared a public nuisance subject to abatement under SRC chapter 50.

Applicant's Findings: *The applicant understands that any proposed fences or walls shall be maintained in a safe condition.*

Section 800.055 – Solid waste service areas

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

- (a) *Applicability.* Solid waste service area design standards shall apply to:
 - (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and
 - (2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

Applicant's Findings: *The applicant is not proposing a solid waste service area that will use a solid waste or recycling receptacle that is one cubic yard or larger; therefore, this section is not applicable.*

Section 800.060 – Exterior Lighting

- (a) Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

Applicant's Findings: *The newly proposed lighting will not cast a glare onto the public right-of-way. Details regarding the lighting and a lighting plan will be provided at the time of building permit application for review and approval by the city. This criterion will be met.*

- (b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:
 - (1) Completely shielded from direct view; or
 - (2) No greater than five foot-candles in illumination.

Applicant's Findings: *Taller light fixtures are provided to adequately illuminate the parking area and will be equipped with shields as needed in accordance with this provision. This criterion will be met.*

Section 800.065 – Pedestrian access

Except where pedestrian access standards are provided elsewhere under the UDC, and unless otherwise provided in this section, all developments, other than development of single-family, two-family, three-family, and four-family uses, and multiple family uses subject to SRC chapter 702, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area. Development also does not include the installation of electric vehicle charging stations in existing approved parking lots or vehicle use areas.

(a) *Pedestrian connections required.* The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:

(1) *Connection between building entrances and streets.*

- (A) Except as otherwise provided in this subsection, a pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11).
- (B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop (see Figure 800-12).
- (C) A pedestrian connection is not required between the primary building entrance of a building and each adjacent street if:
 - (i) The development site is a corner lot and the building has a primary building entrance that is located within 20 feet of, and has a pedestrian

connection to, the property line abutting one of the adjacent streets; or

- (ii) The building is a service, storage, maintenance, or similar type building not primarily intended for human occupancy.

Applicant's Findings: *As shown on the submitted plans, the proposed building is surrounded by a pedestrian sidewalk, with the building adjacent to both street frontages and the reconstruction of the public sidewalk within the right-of-way, all entrances of the building have connections to the streets adjacent to the site.*

(2) *Connection between buildings on the same development site.*

- (A) Except as otherwise provided in this subsection, where there is more than one building on a development site, a pedestrian connection, or pedestrian connections, shall be provided to connect the primary building entrances of all of the buildings.
- (B) A pedestrian connection, or pedestrian connections, is not required between buildings on the same development site if:
 - (i) The buildings have a primary building entrance that is located within 20 feet of, and has a pedestrian connection to, the property line abutting a street; and
 - (ii) A public sidewalk within the adjacent street right-of-way provides pedestrian access between the primary building entrances; or
 - (iii) The buildings are service, storage, maintenance, or similar type buildings not primarily intended for human occupancy.

Applicant's Findings: *There is only one building proposed for development on the site; therefore, this criterion is not applicable.*

(3) *Connection through off-street parking areas.*

- (A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance or where there is no building, through the parking area as provided in this subsection.
 - (i) The pedestrian connections shall be:

- a. Provided in a minimum amount of either one connection for every four drive aisles or one connection for every 250 feet (See Figure 800-13); provided, however, in no case shall less than one pedestrian connection be provided. Where the pedestrian connection requirements of this subsection result in a fractional number, any fractional number greater than 0.5 shall be round up to require an additional pedestrian connection;
 - b. Spaced a minimum of two drive aisles apart; and
 - c. Connected to a pedestrian connection, or pedestrian connections, that lead to the primary building entrance. Where there is no building, the pedestrian connections shall connect to the street either at the sidewalk or at the public street right-of-way when there is no sidewalk.
- (ii) Where the off-street surface parking area is adjacent to a street that is a transit route and there is an existing or planned transit stop along the street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop.
- (iii) A pedestrian connection provided between a primary building entrance and a street may be counted as a required connection through an off-street surface parking area.
- (iv) Regardless of the size of the off-street parking area, pedestrian connections are not required through off-street surface parking areas that have a depth, in all locations, of not more than 124 feet. For purposes of this subsection, parking area depth is measured through the parking area from its outside edge towards the building.

- (v) For purposes of this subsection, off-street surface parking area means:
 - a. An off-street surface parking area that is separated from other off-street surface parking areas on the development site by either a driveway, which begins at the street and extends into the site, or other physical separation; or
 - b. An off-street surface parking area located in a separate location on the development site from other off-street surface parking areas.

Applicant's Findings: *The proposed parking area is smaller than 25,000 square feet; therefore, this section is not applicable.*

- (B) Parking structures and parking garages. Where an individual floor of a parking structure or parking garage exceeds 25,000 square feet in size, a pedestrian connection shall be provided through the parking area on that floor to an entrance/exit.

Applicant's Findings: *Parking structures and garages are not proposed. This criterion is not applicable.*

- (4) *Connection to existing or planned paths and trails.* Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:
 - (A) Be constructed, and a public access easement or dedication provided; or
 - (B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.

Applicant's Findings: *In accordance with the City of Salem's Transportation System Plan (TSP), there are no existing or planned paths or trails abutting or through the development site. This criterion is not applicable.*

- (5) *Connection to abutting properties.* Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided. A pedestrian connection is not required, however:

- (A) To abutting properties used for activities falling within the following use classifications, use categories, and uses under SRC chapter 400:
 - (i) Single-family;
 - (ii) Two-family;
 - (iii) Group living;
 - (iv) Industrial;
 - (v) Infrastructure and utilities; and
 - (vi) Natural resources.
- (B) Where the use of an abutting property has specific security needs that make providing a connection impractical or undesirable;
- (C) Where on-site activities on abutting properties, such as the operation of trucks, forklifts, and other equipment and machinery would present safety conflicts with pedestrians;
- (D) Where buildings or other improvements on abutting properties physically preclude a connection now or in the future; or
- (E) Where physical conditions of the land, such as topography or existing natural resource areas, including, but not limited to, wetlands, ponds, lakes, streams, or rivers, make providing a connection impractical.

Applicant's Findings: *Vehicular connections are not proposed to abutting properties. These criteria are not applicable.*

- (b) *Design and materials.* Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza. Where a path or trail identified in the Salem Transportation System Plan (TSP) or Salem Comprehensive Parks System Master Plan is required, the path or trail shall conform to the applicable standards of the TSP or Salem Comprehensive Parks System Master Plan in-lieu of the standards in this subsection.

- (1) Walkways shall conform to the following:

- (A) Material and width. Walkways shall be paved with a hard-surface material and shall be a minimum of five feet in width.

Applicant's Findings: *All required pedestrian connections are proposed to be a minimum of 5 feet in width and paved with a hard-surface material. This criterion is met.*

- (B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this

requirement, except when used in a parking structure or parking garage.

Applicant's Findings: *The applicant has one walkway from the ADA parking space to the proposed building. Since this walkway crosses the parking drive aisle, the applicant is proposing to pave this walkway with concrete, a different paving material than the parking lot, to meet this requirement. This criterion is met.*

- (C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

Applicant's Findings: *The applicant has provided plans demonstrating where pedestrian paths and walkways are adjacent to the auto travel lanes, the pedestrian walkway is separated from the travel lane with a differentiated material and the walkway is behind a 6-inch raised curb sitting above the travel lane. This criterion is met.*

- (2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Applicant's Findings: *None of the on-site parking is oriented toward the pedestrian walkways. This criterion is not applicable.*

- (c) *Lighting.* The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Applicant's Findings: *At the time of building permit submittal, the applicant will supply drawings and documentation demonstrating compliance with this section. This criterion will be met.*

- (d) *Applicability of standards to development sites comprised of lots under separate ownership.*

- (1) When a development site is comprised of lots under separate ownership, the pedestrian access standards set forth in this section shall apply only to the lot, or lots, proposed for development, together with any additional contiguous lots within the development site that are under the same ownership as those proposed for development.

- (2) Where the pedestrian access standards of this section would otherwise require additional pedestrian connections throughout the development site beyond just the lot, or lots, proposed for development and any contiguous lots under the same ownership, the required pedestrian connections shall be extended to the boundaries of the lot, or lots, proposed for development and any contiguous lots under the same ownership in order to allow for future extension of required pedestrian connections through the other lots within the development site in conformance with the standards in this section.

Applicant's Findings: *The applicant has a separate application in with the City to combine the four tax lots into one lot for the development; therefore, these development standards are not applicable to this proposal.*

Chapter 806 – Off-Street Parking, Loading, and Driveways

Section 806.001 – Purpose

The purpose of this chapter is to establish standards for off-street parking and vehicle use areas, bicycle parking, loading areas, and driveways.

Section 806.015 – Amount of Off-Street Parking

- (a) *Maximum off-street parking.* Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Applicant's Findings: *The ground floor includes a shell space for either a retail, eating and drinking, personal service, or office use in the future. Because the end user is not defined, the applicant is ensuring the site is not over parked by calculating the maximum parking allowed for just the multifamily portion of the project. The proposal includes 10 studio units and 22 other units. The multifamily portion of the project allows a maximum of 51 parking spaces on the property where 21 spaces are proposed. The project does not exceed maximum parking allowances. This criterion is met.*

- (b) *Compact parking.* Up to 75 percent of the off-street parking spaces provided on a development site may be compact parking spaces.

Applicant's Findings: *As shown on the submitted plans, the applicant is proposing a total of 21 parking spaces, 15 are shown to be compact spaces. This criterion is met.*

- (c) *Carpool and vanpool parking.* New developments with 60 or more required off-street parking spaces, and falling within the public services and industrial use classifications,

and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

Applicant's Findings: *There is no carpool or vanpool parking required or proposed with the development. This is not applicable.*

- (d) ***Required electric vehicle charging spaces.*** For any newly constructed building with five or more dwelling units on the same lot, including buildings with a mix of residential and nonresidential uses, a minimum of 40 percent of the off-street parking spaces provided on the site for the building shall be designated as spaces to serve electrical vehicle charging. In order to comply with this subsection, such spaces shall include provisions for electrical service capacity, as defined in ORS 455.417.

Applicant's Findings: *A minimum of 9 parking spaces will be plumbed with conduit for future EV charging pedestals, which is 43 percent of the provided off-street parking. Electrical plans demonstrating compliance with this requirement will be provided at the time of building permit submittal for review and approval by the city. This criterion will be met.*

Section 806.020 – Method of Providing Off-Street Parking

- (a) ***General.*** If provided, off-street parking shall be accommodated through one or more of the following methods:

- (1) ***Ownership.*** Ownership in fee by the owner of the property served by the parking;
- (2) ***Easement.*** A permanent and irrevocable easement appurtenant to the property served by the parking;
- (3) ***Lease Agreement.*** A lease agreement
- (4) ***Lease or rental agreement in parking structure.*** A lease or rental agreement in an off-street parking facility established pursuant to ORS 223.805 to 223.845;

Applicant's Findings: *The applicant is providing off-street parking through method (1) ownership. As shown on the site plan included with this application submittal, the off-street parking area is on the same site as the development it serves. This criterion is met.*

- (b) ***Review and filing of agreement.*** Prior to execution of any lease or rental agreement set forth in this section, the form of such agreement shall be reviewed by the City Attorney. An executed copy of the approved agreement shall be filed with the Planning Administrator.

Applicant's Findings: *The applicant is providing the off-street parking through method (1) ownership. For this reason, an agreement will not be required or filed. This criterion is not applicable.*

Section 806.035 – Off-Street Parking and Vehicle Use Area Development Standards for Uses of Activities Other Than Single-Family, Two-Family, Three-Family, and Four-Family

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than single family, two family, three family, and four family shall be developed and maintained as provided in this section.

(a) *General applicability.* The off-street parking and vehicle use area development standards set forth in this section shall apply to:

- (1) The development of new off-street parking and vehicle use areas;
- (2) The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;
- (3) The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
- (4) The paving of an unpaved area.

Applicant's Findings: *This proposal includes a new off-street parking area; therefore, triggering the applicability of this section.*

(b) *Location.*

- (1) *Generally.* Off-street parking and vehicle use areas shall not be located within required setbacks.

Applicant's Findings: *As shown on the submitted plans, the off-street parking and vehicle use areas are not located within any required setbacks. This is met.*

- (2) *Carpool and vanpool parking.* Carpool and vanpool parking shall be located so it is the closest employee parking to the building entrance normally used by employees; provided, however, it shall not be located closer than any parking designated for disabled parking.

Applicant's Findings: *There is no carpool or vanpool parking proposed with this application. This is not applicable.*

- (3) *Underground parking.* Off-street parking may be located underground in all zones, except the RA and RS zones. Such underground parking may be located beneath required setbacks; provided, however, no portion of the structure enclosing the underground parking shall project into the required setback, and all required setbacks located above the underground parking structure shall be landscaped as otherwise required under the UDC.

Applicant's Findings: *There is no underground parking proposed with this application. This is not applicable.*

(c) *Perimeter setbacks and landscaping.*

(1) *Perimeter setbacks and landscaping, generally.*

(A) *Perimeter setbacks.* Perimeter setbacks, as set forth in this subsection, shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures. Perimeter setbacks for parking garages are set forth under subsection (c)(5) of this section. Perimeter setbacks are not required for:

- (i) Off-street parking and vehicle use areas abutting an alley.
- (ii) Vehicle storage areas within the IG zone.
- (iii) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701, abutting nonresidential zones, uses or activities other than household living, or local streets.
- (iv) Gravel off-street parking areas, approved through a conditional use permit, abutting nonresidential zones, uses or activities other than household living, or local streets.
- (v) Underground parking.

(B) *Perimeter landscaping.* Required perimeter setbacks for off-street parking and vehicle use areas shall be landscaped as set forth in this subsection.

Applicant's Findings: *The applicant understands the general requirements for perimeter setbacks and landscaping and has provided detailed findings below to address each requirement.*

(2) *Perimeter setbacks and landscaping abutting streets.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting a street shall be setback and landscaped according to one the methods set forth in this subsection. Street trees located along an arterial street may be counted towards meeting the minimum required number of plant units.

(A) *Method A.* The off-street parking and vehicle use area shall be setback a minimum of ten feet (see Figure 806-1). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

(B) *Method B.* The off-street parking and vehicle use area shall be setback to accommodate a berm, the top of which shall be a

minimum of 2.5 feet higher than the elevation of the abutting off-street parking or vehicle use area (see Figure 806-2). The berm shall have a slope no steeper than a 3:1 on all sides, and shall be landscaped according to the Type A standard set forth in SRC chapter 807 with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties. Any portion of the berm that encroaches into a vision clearance area set forth in SRC chapter 805 shall have a height no greater than the maximum allowed under SRC 805.010.

- (C) *Method C.* The off-street parking and vehicle use area shall be setback a minimum six feet to accommodate a minimum three-foot drop in grade from the elevation at the right-of-way line to the elevation of the abutting off-street parking or vehicular use area (see Figure 806-3). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.
- (D) *Method D.* The off-street parking and vehicle use area shall be setback a minimum six feet in conjunction with a minimum three-foot-tall brick, stone, or finished concrete wall (see Figure 806-4). The wall shall be located adjacent to, but entirely outside, the required setback. The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807. Any portion of the wall that encroaches into a vision clearance area set forth in SRC chapter 805 shall have a height no greater than the maximum allowed under SRC 805.010.
- (E) *Method E.* The off-street parking and vehicle use area shall be setback a minimum of six feet to accommodate green stormwater infrastructure meeting the Public Works Design Standards.

Applicant's Findings: *As demonstrated on the site plan included with this application submittal, a small portion of the off-street parking area will abut Moyer Lane NW. The applicant is meeting Method A and is exceeding the minimum setback of 10 feet from the street. Though no access is proposed off Bartel Drive NW, the applicant exceeds the minimum setback to the parking area abutting the street. This criterion is met.*

- (3) *Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Applicant's Findings: A landscaped 5-foot perimeter setback is required for the off-street parking and vehicle use areas for this proposal. As shown on the submitted plans, the applicant is proposing a minimum 5-foot landscaped setback. There is an additional 2-feet to allow vehicles to overhang instead of providing wheel stops. The applicant has not included the additional 2-feet in the setback or landscaping calculations as vehicles cannot overhang into required setbacks or landscaping. This criterion is met.

- (4) *Setback adjacent to buildings and structures.* Except for drive-through lanes, where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, planted to the Type A standard set forth in SRC chapter 807, or by a minimum five-foot-wide paved pedestrian walkway (see Figure 806-6). A landscape strip or paved pedestrian walkway is not required for drive-through lanes located adjacent to a building or structure.

Applicant's Findings: As mentioned previously, there is a 5-foot pedestrian walkway surrounding the entire building. This is met.

- (5) *Perimeter setbacks and landscaping for parking garages.* Perimeter setbacks and landscaping as set forth in subsection (c) of this section shall be required for parking garages; provided, however, perimeter setbacks and landscaping are not required for:
- (A) Any portion of a parking garage with frontage on a street and containing ground floor uses or activities other than parking.
 - (B) Any parking garage within an industrial zone, public zone, or commercial zone, other than a CO zone, that abuts an interior front, side, or rear property line where there is no required building setback.
 - (C) Any parking garage abutting an alley.

Applicant's Findings: There is no parking garage included in this proposal. This is not applicable.

(d) *Interior landscaping.*

- (1) *Interior landscaping, generally.* Interior landscaping, as set forth in this subsection, shall be required for off-street parking areas 5,000 square feet or greater in size; provided, however, interior landscaping is not required for:
- (i) Vehicle storage areas.
 - (ii) Vehicle display areas.
 - (iii) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701.
 - (iv) Gravel off-street parking areas, approved through a conditional use permit.

- (v) Underground parking.
- (vi) Parking garages.

Applicant's Findings: As shown on the site plan provided, the off-street parking areas total approximately 9,257 square feet, triggering the applicability of interior landscaping within the parking lot.

- (2) *Minimum percentage of interior landscaping required.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-4. For purposes of this subsection, the total interior area of an off-street parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways. Perimeter landscaped setbacks and required landscape strips separating off-street parking areas from buildings and structures shall not count towards satisfying minimum interior landscaping requirements.

Applicant's Findings: In accordance with Table 806-4, the applicant is required to provide a minimum of 5 percent interior landscaping which equals 463 square feet. As shown on the site plan provided, approximately 554 square feet of interior landscaping is provided. This criterion is met.

- (3) *Trees.* A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays, and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

Applicant's Findings: With 21 parking spaces proposed, two deciduous shade trees are required. The landscape plan provided with this application submittal demonstrates trees in excess of the two tree minimum. This criterion is met.

- (4) *Landscape islands and planter bays.* Landscape islands and planter bays shall have a minimum planting area of 25 square feet, and shall have a minimum width of five feet (see Figure 806-7).

Applicant's Findings: The smallest landscape planter provided has a minimum dimension of 6-feet and a planting area of 50-feet. This criterion is met.

- (e) *Off-street parking area dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6; provided, however, minimum off-street parking area dimensions shall not apply to:
 - (1) Vehicle storage areas.
 - (2) Vehicle display areas.

Applicant's Findings: As demonstrated on the site plan included with the application submittal, the parking area includes a total of 21 off-street parking stalls, 15 compact and 6 standard stalls. The standard stalls are proposed to be 17-feet in depth and the 9-feet in width and the compact stalls are proposed to be 13-feet in depth and 8-feet in width. The applicant added 2-feet to the setback in order to allow the vehicles to overhang; therefore, not needing the wheel stops and the additional 2-feet of depth in the paved parking space. This is met.

- (f) *Off-street parking area access and maneuvering.* In order to ensure safe and convenient vehicular access and maneuvering, off-street parking areas shall:
- (1) Be designed so that vehicles enter and exit the street in a forward motion with no backing or maneuvering within the street; and
 - (2) Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-6.

Applicant's Findings: In no case will any vehicle be forced to back out into a street. There is enough room behind all parking stalls which would allow vehicles to enter and exit the street in a forward motion. Where the drive aisle terminates at a dead-end a turnaround area, meeting the dimensional standards of an aisle width 24-feet or less, has been provided. This criterion is met.

- (g) *Grade.* Off-street parking and vehicle use areas shall not exceed a maximum grade of ten percent. Ramps shall not exceed a maximum grade of 15 percent.

Applicant's Findings: The site is relatively flat; therefore, the off-street parking and vehicle use areas do not exceed the maximum grade of ten percent and no ramps will exceed the maximum grade of 15 percent.

- (h) *Surfacing.* Off-street parking and vehicle use areas shall be paved with a hard surface material; provided, however, up to two feet of the front of a parking space may be landscaped with ground cover plants (see Figure 806-10). Such two-foot landscaped area may count towards meeting interior off-street parking area landscaping requirements when provided abutting a landscape island or planter bay with a minimum width of five feet but shall not count towards meeting perimeter setbacks and landscaping requirements. Paving is not required for:
- (1) Vehicle storage areas within the IG zone.
 - (2) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701.
 - (3) Gravel off-street parking areas, approved through a conditional use permit.

Applicant's Findings: The proposed off-street parking and vehicle use areas will be paved with hard surface material. This criterion is met.

- (i) *Drainage.* Off-street parking and vehicle use areas shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Applicant's Findings: *As shown on the civil plans provided, the off-street parking and vehicle use areas are designed, graded, and drained according to the Public Works Design Standards, or to the approval of the director. Additional details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.*

- (j) *Bumper guards or wheel barriers.* Off-street parking and vehicle use areas shall include bumper guards or wheel barriers so that no portion of a vehicle will overhang or project into required setbacks and landscaped areas, pedestrian accessways, streets or alleys, or abutting property; provided, however, bumper guards or wheel barriers are not required for:

- (1) Vehicle storage areas.
- (2) Vehicle sales display areas.

Applicant's Findings: *The applicant has added an additional 2-feet beyond the required 5-foot landscape setback to provide an area for the vehicle to overhang that is not within the required setback or landscape area. The applicant has not included this additional area into their landscape calculations for the site since vehicles are not allowed to overhang into required landscaping. Therefore, the applicant is not providing wheel stops. This is met.*

- (k) *Off-street parking area striping.* Off-street parking areas shall be striped in conformance with the off-street parking area dimension standards set forth in Table 806-6; provided, however, off-street parking area striping shall not be required for:

- (1) Vehicle storage areas.
- (2) Vehicle sales display areas.
- (3) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701.
- (4) Gravel off-street parking areas, approved through a conditional use permit.

Applicant's Findings: *The proposed vehicle use area consists of 21 parking stalls situated at 90 degrees. The off-street parking area will be striped in a manner consistent with this design. This criterion is met.*

- (l) *Marking and signage.*

- (1) *Off-street parking and vehicle use area circulation.* Where directional signs and pavement markings are included within an off-street parking or vehicle use area to control vehicle movement, such signs and marking shall conform to the Manual of Uniform Traffic Control Devices.

Applicant's Findings: The proposed parking area is designed in a manner that maneuvering is intuitive; it is not anticipated directional markings or signage will be necessary to control vehicular movement. However, if markings or signage are determined to be necessary, the applicant will ensure they conform to the Manual or Uniform Traffic Control Devices. If applicable, this criterion will be met.

- (2) *Compact parking.* Compact parking spaces shall be clearly marked indicating the spaces are reserved for compact parking only.

Applicant's Findings: As shown on the submitted plans, the compact parking spaces are shown to be clearly marked indicating the spaces are reserved for compact parking only. This is met.

- (3) *Carpool and vanpool parking.* Carpool and vanpool parking spaces shall be posted with signs indicating the spaces are reserved for carpool or vanpool use only before 9:00 a.m. on weekdays.

Applicant's Findings: Carpool and vanpool parking is not proposed. These criteria are not applicable.

- (m) *Lighting.* Lighting for off-street parking and vehicle use areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses or activities falling under household living, or cast glare onto the street.

Applicant's Findings: Lighting will be provided in a manner ensuring it will not shine or reflect onto adjacent properties or right-of-way. This criterion will be met.

- (n) *Additional standards for new off-street surface parking areas more than one-half acre in size.* When a total of more than one-half acre of new off-street surface parking is proposed on one or more lots within a development site, the lot(s) proposed for development shall comply with the additional standards in this subsection. For purposes of these standards, the area of an off-street surface parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways and off-street loading areas.

Applicant's Findings: The proposal does not include a new off-street parking area that is more than one-half acre in size; therefore, this is not applicable.

Section 806.040 – Driveway Development Standards for Uses of Activities Other Than Single-Family, Two-Family, Three-Family, and Four-Family

Unless otherwise provided under the UDC, driveways for uses or activities other than single family, two family, three family, or four family shall be developed and maintained as provided in this section.

- (a) *Access.* Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available, or a loop to the single point of access. The driveway approaches to the driveways shall conform to SRC chapter 804.

Applicant's Findings: *The applicant is seeking approval of a class 2 driveway approach permit and has provided findings in response to SRC Chapters 804 and 805. As demonstrated on the site plan included with this submittal, a single driveway is proposed to Moyer Lane NW with adequate width to accommodate ingress and egress. The drive area loops through the site returning vehicles to the single access point.*

- (b) *Location.* Driveways shall not be located within required setbacks except where:
- (1) The driveway provides direct access to the street, alley, or abutting property.
 - (2) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.

Applicant's Findings: *The proposed driveway falls within the setback area, but it provides direct access to Moyer Lane NW, in accordance with this section.*

- (c) *Setbacks and landscaping.*

- (1) *Perimeter setbacks and landscaping, generally.* Perimeter setbacks and landscaping as set forth in this subsection shall be required for driveways abutting streets and abutting interior front, side, and rear property lines; provided, however, perimeter setbacks and landscaping are not required where:
 - (A) The driveway provides direct access to the street, alley, or abutting property.
 - (B) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.
- (2) *Perimeter setbacks and landscaping abutting streets.* Unless a greater setback is required elsewhere within the UDC, driveways abutting a street shall be setback and landscaped according to the off-street parking and vehicle use area perimeter setbacks and landscaping standards set forth under SRC 806.035(c)(2).
- (3) *Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.* Unless a greater setback is required elsewhere within the UDC, driveways abutting an interior front, side, or rear property line shall be setback a minimum of five feet. The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Applicant's Findings: *The driveway provides direct access to the street, there is no driveway setback or landscaping required. This criterion is not applicable.*

(d) *Dimensions.*

(1) Driveways shall conform to the minimum width set forth in Table 806-8.

Applicant's Findings: *In accordance with Table 806-8, the minimum driveway width for two-way traffic is 22-feet. As demonstrated on the site plan provided, the driveway is proposed to be 24-feet in width. This criterion is met.*

(2) *Minimum driveway depth for garages or carports serving multiple family uses.* In order to ensure unobstructed on-site vehicle circulation and pedestrian access, where an individual or shared driveway is provided leading to an individual garage or carport within a multiple family building the driveway shall have a minimum depth of 20 feet. Driveway depth shall be measured from the vehicle entrance of the garage or carport and shall be exclusive of any parking lot drive aisles, main driveways serving the development, flag lot accessways, and pedestrian paths or sidewalks.

Applicant's Findings: *The proposal does not include garages or carports; therefore, this standard is not applicable.*

(e) *Surfacing.* All driveways, other than access roads required by the Public Works Design Standards to provide access to City utilities, shall be paved with a hard surface material. Access roads required by the Public Works Design Standards to provide access to City utilities shall be an all-weather surface material meeting the Public Works Design Standards; provided, however, the first ten feet of the access road leading into the property, as measured from the property line, shall be paved with a hard surface material.

Applicant's Findings: *The driveway is proposed to be paved with hard surface material. Details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.*

(f) *Drainage.* Driveways shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Applicant's Findings: *As shown on the civil plans provided, the driveway has been designed, graded, and drained according to the Public Works Design Standards, or to the approval of the director. Additional details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.*

(g) *"No Parking" signs.* Driveways shall be posted with one "no parking" sign for every 60 feet of driveway length, but in no event shall less than two signs be posted.

Applicant's Findings: *The driveway is approximately 18-feet in length, "no parking" signage is not required.*

Section 806.045 – Bicycle Parking; When Required

- (a) *General applicability.* Bicycle parking shall be provided as required under this chapter for:
 - (1) Each proposed new use or activity.
 - (2) Any change of use or activity.
 - (3) Any intensification, expansion, or enlargement of a use or activity.
- (b) *Applicability to change of use of existing building in Central Business District (CB), West Salem Central Business District (WSCB), Mixed Use-I (MU-I), Mixed Use-II (MU-II), Mixed Use-III (MU-III), Mixed Use-Riverfront (MU-R), and Edgewater/Second Street Mixed-Use Corridor (ESMU) zone.* Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB, WSCB, MU-I, MU-II, MU-III, MU-R, and ESMU zones where at least 75 percent of the width of the lot at the front setback line is occupied by existing buildings shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.
- (c) *Applicability to nonconforming bicycle parking area.* When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

Applicant's Findings: *The proposal includes a new use or activity, triggering the applicability of this section.*

Section 806.050 – Proximity of Bicycle Parking to Use or Activity Served

Except as otherwise provided in this chapter, bicycle parking shall be located on the same development site as the use or activity it serves.

Applicant's Findings: *The bicycle parking is proposed to be located on the same development site as the use and activity it is serving. The location and bicycle rack details are shown on the site plan included with this application submittal. This criterion is met.*

Section 806.055 – Amount of Bicycle Parking

- (a) *Minimum required bicycle parking.* Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Applicant's Findings: *In accordance with Table 806-9, a minimum of 4 bicycle parking spaces is required for the ground floor commercial space. Additionally, one bicycle parking space per dwelling unit is required for a total of 36 bicycle parking spaces. As demonstrated by the plans provided, 4 short term bicycle parking spaces are located at the main entrance to the ground floor commercial street along the eastern side of the building and the remaining 32 spaces for the residential units are proposed as long term bicycle parking spaces within the building in the secure bicycle room with 12 wall mounted vertical, staggered racks and 20 double stacked horizontal racks with lift assist. This criterion is met.*

- (b) *Long-term bicycle parking.* Long-term bicycle parking may be provided to satisfy a percentage of the minimum bicycle parking spaces required under this chapter. Such long-term bicycle parking shall not exceed the amounts set forth in Table 806-8. The maximum percentage of long-term bicycle parking allowed is based solely on the minimum number of bicycle parking spaces required. This standard shall not be construed to prohibit the provision of additional long-term bicycle parking spaces provided the minimum number of required spaces is met. *(Example: A restaurant requiring a minimum of four bicycle parking spaces may, but is not required to, designate one of the required spaces as a long-term space. Additional short-term and long term spaces may be provided as long as the minimum required three short-term spaces are maintained).*

Applicant's Findings: *The applicant is proposing four short term bicycle parking spaces are located at the main entrance to the ground floor commercial street along the eastern side of the building and the remaining 32 spaces for the residential units are proposed as long term bicycle parking spaces within the building in the secure bicycle room with 12 wall mounted vertical, staggered racks and 20 double stacked horizontal racks with lift assist. This criterion is met.*

Section 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, bicycle parking shall be developed and maintained as set forth in this section. The standards set forth in this section shall not apply to City approved bike share stations which utilize bike docking stations.

- (a) *Location.*

- (1) *Short-term bicycle parking.* Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet

from the primary building entrance, as measured along a direct pedestrian access route.

Applicant's Findings: *The bicycle parking is proposed location and bicycle rack details are shown on the site plan included with this application submittal. The bicycle spaces will be provided within 50 feet primary building entrance of the ground floor commercial space. This bicycle parking will have direct access to Bartell Drive NW. This criterion is met.*

(2) *Long-term bicycle parking.*

(A) *Generally.* Long-term bicycle parking shall be located:

- (i) Within a building, on the ground floor or on upper floors when the bicycle parking areas are easily accessible by an elevator; or
- (ii) On-site, outside of a building, in a well-lighted secure location that is sheltered from precipitation and within a convenient distance of the primary entrance.

(B) *Long-term bicycle parking for residential uses.* Long-term bicycle parking spaces for residential uses shall be located within:

- (i) A residential dwelling unit;
- (ii) A lockable garage;
- (iii) A restricted access lockable room serving an individual dwelling unit or multiple dwelling units;
- (iv) A lockable bicycle enclosure; or
- (v) A bicycle locker.

(C) *Long-term bicycle parking for non-residential uses.* Long-term bicycle parking spaces for non-residential uses shall be located within:

- (i) A restricted access lockable room;
- (ii) A lockable bicycle enclosure; or
- (iii) A bicycle locker.

Applicant's Findings: *The applicant proposes 32 spaces for the residential units as long term bicycle parking spaces within the building in the secure bicycle room with 12 wall mounted vertical, staggered racks and 20 double stacked horizontal racks with lift assist. This criterion is met.*

- (b) *Access.* All bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

Applicant's Findings: *The location of the bicycle parking has direct access to the public right-of-way and to the primary entrance of the building. As demonstrated on the site plan, the access will be free of obstructions and barriers. In no case will bicyclists be required to lift their bicycles in order to utilize the parking area. This criterion is met.*

(c) *Dimensions.* All bicycle parking areas shall meet the following dimension requirements:

- (1) *Bicycle parking spaces.* Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-10.
- (2) *Access aisles.* Bicycle parking spaces shall be served by access aisles conforming to the minimum widths set forth in Table 806-10. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Applicant's Findings: *As depicted on the submitted plans, the bicycle parking conforms to the requirements in Table 806-9. This criterion is met.*

(d) *Surfacing.* Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material.

Applicant's Findings: *As shown on the site plan provided, the bicycle parking area will consist of a hard surface material meeting the Public Works Design Standards. This criterion will be met.*

(e) *Bicycle racks.* Where bicycle parking is provided in racks, the racks may be horizontal or vertical racks mounted to the ground, floor, or wall. Bicycle racks shall meet the following standards:

- (1) Racks must support the bicycle in a stable position.
 - (A) For horizontal racks, the rack must support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the wheels, frame, or components.
 - (B) For vertical racks, the rack must support the bicycle in a stable vertical position in two or more places without damage to the wheels, frame, or components.
- (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
- (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
- (4) Racks shall be securely anchored.
- (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-11.

Applicant's Findings: As stated previously, the applicant will be providing horizontal side-by-side bicycle parking spaces which will be secured to the ground and meet all development standards provided within this section. This criterion will be met.

- (f) *Bicycle lockers.* Where bicycle parking is provided in lockers, the lockers shall meet the following standards:
 - (1) Lockers shall conform to the minimum dimensions set forth in Table 806-10.
 - (2) Lockers shall be served by an access aisle conforming to the minimum width set forth in Table 806-10 in front of each locker opening.
 - (3) Lockers shall be securely anchored.

Applicant's Findings: Bicycle lockers are not proposed. These criteria are not applicable.

Section 806.075 – Amount of Off-Street Loading

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Applicant's Findings: Pursuant to table 806-11 an off-street loading area is not required for less than 49 dwelling units nor for any uses that are less than 5,000 square feet. The applicant is not proposing an off-street loading area and one is not required; therefore, this section is not applicable.

Chapter 807 – Landscaping and Screening

Section 807.001 – Purpose

The purpose of this chapter is to establish standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City.

Section 807.010 – Applicability

The provisions of this chapter apply to all required landscaping and screening under the UDC.

Applicant's Findings: The development triggers the landscaping requirements of Chapter 807. Below the applicant provides findings regarding how the proposal meets the applicable criteria.

Section 807.015 – Landscaping and Screening

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

- (a) *Landscaping types.* Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the

UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.

Applicant's Findings: *The landscape type required for the development site is Type A: one plant unit per 20 square feet. The applicant has provided a landscape plan prepared by a landscape architect meeting or exceeding the requirements of Type A landscape standards.*

- (b) *Plant materials and corresponding plant unit values.* Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials shall provide for a minimum 75 percent coverage of required landscaped areas within five years.

Applicant's Findings: *The applicant's landscape architect has provided a preliminary plan meeting the requirement of Chapter 807. A plant unit breakdown, including how the site meets the 40 percent tree requirement, is demonstrated on the plan provided. This criterion is met.*

- (c) *Preservation of existing trees and vegetation.* The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

Applicant's Findings: *There are no trees or existing vegetation that is being utilized to satisfy any of the required landscaping requirements.*

- (d) *Tree replanting requirements.* In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection. The provisions of this subsection do not apply to lots used for single family uses, two family uses, three family uses, four family uses, or cottage clusters.

- (1) *Removal of trees within required setbacks.* When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper.

Applicant's Findings: *The applicant is not proposing to remove any trees within required setbacks; therefore, this is not applicable.*

- (2) *Removal of trees from development site.* When more than 75 percent of the existing trees, as defined under SRC chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Applicant's Findings: *The applicant is proposing to remove trees on the development site for the purpose of installing sidewalks; therefore, the trees do not count in the percentage of trees removed and the applicant does not have to meet the replanting requirement outlined above. This is not applicable.*

- (e) *Screening standards.* Unless otherwise provided under the UDC, where screening is required in the form of a fence, wall, or landscaping, it shall conform to the following standards:
- (1) *Height.* Fences and walls shall be a minimum of six feet in height. Landscaping shall be of a species that will attain a height of at least six feet within three years after planting.
 - (2) *Opacity.* Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping. Landscaping shall be of an evergreen species that will attain required opacity within three years after planting.
 - (3) *Maintenance.* Fences and walls shall be maintained in safe condition, and shall be maintained as opaque. Landscaping shall be replaced within six months after dying or becoming diseased to the point that required opacity can no longer be maintained.

Applicant's Findings: *Screening is not a requirement for this development. These criteria are not applicable.*

- (f) *Berm.* Unless otherwise provided under the UDC, where screening is required in the form a berm, the berm shall be an earthen mound no less than three feet in height above the existing grade, and shall be constructed with a slope no steeper than 3:1 on all sides. The berm shall be planted with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties.

Applicant's Findings: *Screening is not a requirement for this development. This criterion is not applicable.*

- (g) *Street trees.* Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.

Applicant's Findings: *As shown on the submitted plans, street tree plantings are proposed to the maximum extent feasible along both Moyer Lane NW and Bartell Drive NW. This criterion is met.*

Section 807.025 – Plant Material Standards

All plant materials shall be, upon installation, vigorous and well-branched, with healthy and well-furnished root systems free of disease, insects, pests, and injuries.

Applicant's Findings: *All of the plantings will meet the plant material standards outlined above at the time of installation. This will be met.*

Section 807.030 – Tree Protection Measures During Construction

Trees used to meet the landscaping requirements set forth in this chapter shall be protected during construction as provided under SRC chapter 808.

Applicant's Findings: *There are no existing trees on the site being retained; therefore, there are no protection measures necessary. This is not applicable.*

Section 807.040 – Irrigation

- (a) A permanent underground or drip irrigation system with an approved backflow prevention device shall be provided for all landscaped areas required under the UDC; provided, however, a permanent underground or drip irrigation system is not required for:
- (1) Existing healthy vegetation that has been established for at least two years and that is being preserved to meet the landscaping requirements under this chapter;
 - (2) New vegetation that is drought resistant, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material; and
 - (3) New vegetation located within stormwater facilities as required by the Public Works Design Standards, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material.

- (b) Wherever feasible, sprinkler heads irrigating lawns or other high-water-demand landscape areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubbery, or other reduced-water-requirement areas.

Applicant's Findings: *As identified on the submitted landscaping plan, the proposed landscaping is to be irrigated by an automatic underground system. This criterion is met.*

Section 807.045 – Maintenance

- (a) The owner and tenant shall be jointly and severally responsible for maintaining all landscaping material in good condition so as to present a healthy, neat, and orderly appearance.

Applicant's Findings: *The applicant understands that the owner is responsible for maintaining all landscaping material in good condition.*

- (b) Unhealthy or dead plant materials shall be replaced in conformance with the approved landscape plan.

Applicant's Findings: *The applicant understands that unhealthy or dead plant materials are required to be replaced in conformance with the approved landscaping plan.*

Chapter 808 – Preservation of Trees and Vegetation

Section 808.001 – Purpose

The purpose of this chapter is to provide for the protection of heritage trees, significant trees, and trees and native vegetation in riparian corridors, as natural resources for the City, and to increase tree canopy over time by requiring tree preservation and planting of trees in all areas of the City.

Section 808.050 – Tree Planting Requirements

- (a) Within development proposals for the creation of lots or parcels to be used for single family uses, two family uses, three family uses, four family uses, or cottage clusters, each lot or parcel shall contain, at a minimum, the number of trees set forth in Table 808-1.

Applicant's Findings: *The development proposal does not include the creation of lots or parcels to be used for single family uses, two family uses, three family uses, four family uses, or cottage clusters; therefore, this section is not applicable.*

Section 5: Findings Applicable to Adjustments

Chapter 250 – Adjustments

Section 250.001 – Purpose

The purpose of this chapter is to provide a process to allow deviations from the development standards of the UDC for developments that, while not meeting the standards of the UDC, will continue to meet the intended purpose of those standards. Adjustments provide for an alternative way to meet the purposes of the Code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Section 250.005 – Adjustments

(a) *Applicability.*

(1) *Classes.*

- (A) A Class 1 adjustment is an adjustment to any numerical development standard in the UDC that increases or decreases the standard by not more than 20 percent.
- (B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

Applicant's Findings: Each of the requested adjustments are proposing to adjust the standards numerical value by more than 20 percent which triggers a class 2 adjustment.

(2) *Prohibition.* Notwithstanding subsection (a)(1) of this section, an adjustment shall not be granted to:

- (A) Allow a use or activity not allowed under the UDC;
- (B) Change the status of a use or activity under the UDC;
- (C) Modify a definition or use classification;
- (D) Modify a use standard;
- (E) Modify the applicability of any requirement under the UDC;
- (F) Modify a development standard specifically identified as non-adjustable;
- (G) Modify a development standard that contains the word "prohibited";
- (H) Modify a procedural requirement under the UDC;
- (I) Modify a condition of approval placed on property through a previous planning action; or

- (J) The required landscaping in the Industrial Business Campus (IBC) Zone.

Applicant's Findings: *The adjustments being sought are not prohibited in accordance with the list above. This criterion is not applicable.*

- (b) *Procedure type.* Class 1 and Class 2 adjustments are processed as a Type II Procedure under SRC chapter 300.

Applicant's Findings: *The adjustments are consolidated with other applications and will be processed using Type III procedures.*

- (c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a Class 1 or Class 2 adjustment shall include the following:

- (1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing all information necessary to establish satisfaction with the approval criteria. By way of example, but not of limitation, such information may include the following:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway locations, indicating distance to such structures from all property lines and adjacent on-site structures;
 - (C) All proposed landscape areas on the site, with an indication of square footage and as a percentage of site area;
 - (D) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
 - (E) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808; and
 - (F) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

Applicant's Findings: *The plans submitted with this application include all applicable information required by this section. In conjunction with this written narrative, the review authority has all the information necessary to render a decision in this case. This criterion is met.*

- (2) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines;
 - (C) The location of the 100-year floodplain, if applicable; and
 - (D) The location of drainage patterns and drainage courses, if applicable.

Applicant's Findings: *The existing conditions plan provided includes all information required by this section. In conjunction with the site plan and this written narrative, the review authority has all the information necessary to render a decision in this case. This criterion is met.*

(d) *Criteria.*

- (1) An application for a Class 1 adjustment shall be granted if all of the following criteria are met:
 - (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development;
or
 - (ii) Clearly satisfied by the proposed development.
 - (B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

Applicant's Findings: *The applicant is seeking approval of class 2 adjustments; these criteria are not applicable.*

- (2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:
 - (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development;
or
 - (ii) Equally or better met by the proposed development.

Applicant's Findings: *The applicant is seeking two (2) adjustments to standards and has provided findings on how the development meets the intent of the standards that are being requested to be adjusted below.*

Adjustment 1: SRC 525.010(i)(1)(B) Ground floor building facades facing and adjacent to a street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent. The proposed development is providing approximately 35 percent window coverage on the ground floor building façade facing Moyer Lane NW and approximately 49 percent on the ground floor building façade facing Bartell Drive NW. The intent of requiring 65 percent window coverage on the ground floor facing the street is to enhance the pedestrian experience from the public sidewalk. The portions of the building intended to interact with pedestrians meets the intent of this standard by providing large storefront windows and doors for access. There is a secure bicycle storage room located on the ground floor where windows are not provided. However, the large pedestrian plaza and windows along the building intended to be interactive with pedestrians, meets the intent of the standard.

Adjustment 2: SRC 525.010(i)(1)(C) Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building façade adjacent to a street. Awnings or canopies shall have a minimum depth of six feet, have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC 76.160. The building is proposed at the back of walk along Moyer Lane and is providing weather protection awning along 100 percent of the length of this ground floor building façade. The applicant proposes weather protection awnings which will encroach over the sidewalk. The applicant understands a removal or encroachment agreement will be required by Public Works in order to install the canopies within the right-of-way. The building façade along Bartell Drive is setback from the property line and sidewalk and the applicant is providing enhanced pedestrian amenities at the corner primary building entrance. The applicant is proposing approximately 55 percent weather protection as the upper floors cantilever above the ground floor primary entrance. The applicant is requesting an adjustment to the 90 percent weather protection requirement along Bartell Drive, as the intent of this standard is to provide weather protection in areas where pedestrians walkways and entrances are proposed and the applicant is providing weather protection in those areas.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant's Findings: Pursuant to table 110-1 the WSCB zone is classified as a commercial zone. Additionally, the subject property is surrounded by WSCB zoning. Therefore, this is not applicable.

- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Findings: *The applicant is seeking two adjustments to standards. Because the applicant is still meeting the intent of the standards requested to be adjusted, this will result in a project which is still consistent with the overall purpose of the zone. This criterion is met.*

- (e) *Transfer of adjustments.* Unless otherwise provided in the final decision granting the adjustment, an adjustment shall run with the land.

Applicant's Findings: *The applicant understands that unless the final decision states otherwise, any approved adjustments shall run with the land.*

Section 6: Findings Applicable to Class 2 Driveway Approach Permit

Chapter 804 – Driveway Approaches

Section 804.001 – Purpose

The purpose of this chapter is to establish development standards for safe and efficient access to public streets.

Section 804.010 – Applicability

This chapter applies to the design, construction, relocation, reconstruction, enlargement, or alteration of any driveway approach.

Applicant's Findings: *The proposal includes a new driveway approach; triggering the applicability of this section.*

Section 804.015 – Driveway Approach Permit Required

- (a) Except as otherwise provided in this chapter, a driveway approach permit shall be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.

Applicant's Findings: *The applicant understands they must obtain a driveway approach permit for each new proposed driveway prior to commencing construction. This criterion will be met.*

- (b) Exceptions. A driveway approach permit is not required for:
- (1) The construction, relocation, reconstruction, enlargement, or alteration of any driveway approach that requires a state highway access permit; or
 - (2) The construction, relocation, reconstruction, enlargement or alteration of any driveway approach that is part of the construction of a publicly or privately engineered public improvement project.

Applicant's Findings: The proposed driveway approach does not meet either of the exceptions listed above. This is not applicable.

Section 804.025 – Class 2 Driveway Approach Permit

(a) *Required.* A Class 2 driveway approach permit is required for:

- (1) A driveway approach onto a local, collector, minor arterial, major arterial, or parkway street providing access to a use other than single family, two family, three family, or four family;
- (2) Maintenance, repair, or replacement of an existing permitted driveway approach, which is part of, or needed for, redevelopment of commercial or industrially zoned property.

Applicant's Findings: The applicant is applying for a Class 2 Driveway approach permit because the proposed driveway approach meets subsection (1) above by providing a new approach to a street providing access to a mixed-use development.

(b) *Procedure type.* A Class 2 driveway approach permit is processed as a Type II procedure under SRC chapter 300.

Applicant's Findings: All the applications included with this consolidated submittal will be reviewed using Type II procedures.

(c) *Submittal requirements.* In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 2 driveway approach permit shall include the following:

- (1) A completed application form.
- (2) A site plan, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
 - (A) The location and dimensions of the proposed driveway approach;
 - (B) The relationship to nearest street intersection and adjacent driveway approaches;
 - (C) Topographic conditions;
 - (D) The location of all utilities;
 - (E) The location of any existing or proposed buildings, structures, or vehicular use areas;
 - (F) The location of any trees and vegetation adjacent to the location of the proposed driveway approach that are required to be protected pursuant to SRC chapter 808; and
 - (G) The location of any street trees adjacent to the location of the proposed driveway approach.

- (3) Identification of the uses or activities served, or proposed to be served, by the driveway approach.
- (4) Any other information, as determined by the Director, which may be required to adequately review and analyze the proposed driveway approach for conformance with the applicable criteria.

Applicant's Findings: *The applicant has submitted the applicable required items above. This is met.*

- (d) *Criteria.* A Class 2 driveway approach permit shall be granted if:
- (1) The proposed driveway approach meets the standards of this chapter and the Public Works Design Standards;
 - (2) No site conditions prevent placing the driveway approach in the required location;
 - (3) The number of driveway approaches onto an arterial are minimized;
 - (4) The proposed driveway approach, where possible:
 - (A) Is shared with an adjacent property; or
 - (B) Takes access from the lowest classification of street abutting the property;
 - (5) The proposed driveway approach meets vision clearance standards;
 - (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;
 - (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;
 - (8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and
 - (9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant's Findings: *The driveway approach meets the standards of this chapter and the Public Works Design Standards for driveway approaches leading to local streets, as classified in the Salem Transportation System Plan. Additional construction details will be provided at the time of building permit application, as necessary.*

Section 804.030 – Access onto Local and Collector Streets

- (a) *Number of driveway approaches.* Except as otherwise provided in this chapter, a lot or parcel is entitled to one driveway approach onto a local or collector street. Additional driveway approaches from a single family, two family, three family, or four family use onto a local or collector street may be allowed through Class 1 driveway permit approval.

Applicant's Findings: The applicant is seeking one driveway approach onto Moyer Lane NW which is classified as a local street in the Salem Transportation System Plan. This is met.

(b) *Permitted access.*

- (1) Driveway approaches onto local and collector streets shall only provide access to a permitted parking or vehicular use area, except where the driveway approach will provide access to a site controlled by a franchised utility service provider or a governmental entity.
- (2) No access shall be provided onto a local or collector street from a proposed new single family, two family, three family, or four family use on an existing lot abutting an alley.

Applicant's Findings: The driveway approach will provide access to a parking area under review with this application submittal. With the approval of the Class 3 Site Plan Review, this criterion will be met.

- (c) *Spacing.* Driveway approaches providing direct access to a collector street shall be located no less than 200 feet from intersections with major arterials or minor arterials, measured from centerline to centerline.

Applicant's Findings: The driveway approach does not provide direct access to a collector street; therefore, this is not applicable.

- (d) *Vision clearance.* Driveway approaches onto local and collector streets shall comply with the vision clearance requirements set forth in SRC chapter 805.

Applicant's Findings: The vision clearance requirement for the driveway serving this development is as follows: ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley. The applicant understands these vision clearance triangles must be kept free of any obstruction exceeding 30-inches above curb level. This has been carefully considered when taking into account planting materials within these areas. This criterion is met.

Section 804.050 – Driveway Approach Development Standards

Driveway approaches shall conform to the following development standards:

- (a) *Design and construction.* Driveway approaches shall be designed and constructed in conformance with this chapter and the Public Works Design Standards.

Applicant's Findings: The proposed driveway approach leading to Moyer Lane NW meets the standard of this chapter and the Public Works Design Standards for a driveway approach leading to a collector street. Additional construction details will be provided at the time of building permit application, as necessary. This criterion is met.

(b) *Width.*

- (1) *Driveway approach width for single family, two family, three family, and four family uses .* Driveway approaches serving single family, two family, three family, and four family uses shall conform to the minimum and maximum widths set forth in Table 804-1.
- (2) *Driveway approach width for uses other than single family, two family, three family, and four family.* Driveway approaches serving uses other than single family, two family, three family, and four family shall conform to the minimum and maximum widths set forth in Table 804-2.
- (3) *Measurement.* For purposes of this subsection, driveway approach width shall be determined by measurement of the paved surface of the driveway at the property line.

Applicant's Findings: *The minimum and maximum driveway widths set forth in Table 804-2 are applicable to this request. For a two-way driveway approach the minimum width is 22-feet and the maximum is 40-feet. As demonstrated on the site plan, the driveway leading to Moyer Lane NW is proposed to be 24 feet wide. This criterion is met.*

- (c) *Marking and signage.* Where required by the Public Works Design Standards, driveway approaches shall be clearly marked or signed and maintained in conformance with the Public Works Design Standards.

Applicant's Findings: *Markings and signage are not required for the proposed driveway approach permit. This criterion is not applicable.*

Chapter 805 – Vision Clearance

Section 805.001 – Purpose

The purpose of this chapter is to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Section 805.005 – Vision Clearance Areas

Vision clearance areas that comply with this section shall be provided at the corners of all intersections; provided, however, vision clearance areas are not required in the Central Business (CB) Zone.

- (a) *Street intersections.* Vision clearance areas at street intersections shall comply with the following:
- (1) *Uncontrolled intersections.* At uncontrolled intersections, the vision clearance area shall have 30-foot legs along each street (see Figure 805-1).

- (2) *Controlled intersections.* At controlled intersections, the vision clearance area shall have a ten-foot leg along the controlled street and a 50-foot leg along the uncontrolled street (see Figure 805-2).

Applicant's Findings: *The proposal does not include a new intersection or street. This criterion is not applicable.*

- (b) *Intersections with driveways, flag lot accessways, and alleys.* Vision clearance areas at intersections of streets and driveways, streets and flag lot accessways, streets and alleys, and alleys and driveways shall comply with the following:

(1) *Driveways.*

- (A) Driveways serving single family and two family uses. Driveways serving single family and two family uses shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along each side of the driveway, and ten-foot legs along the intersecting street or alley (see Figure 805-4).
- (B) Driveways serving uses other than single family and two family. Driveways serving uses other than single family and two family shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley (see Figure 805-5).

Applicant's Findings: *Subsection A, above is not applicable to the proposal. The vision clearance requirement for the driveways serving this development are as follows: ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley. The applicant understands these vision clearance triangles must be kept free of any obstruction exceeding 30-inches above curb level. This has been carefully considered when taking into account planting materials within these areas. This criterion is met.*

(2) *Flag lot accessways.*

- (A) Flag lot accessways serving single family and two family uses. Flag lot accessways serving single family and two family uses shall have a vision clearance area on each side of the flag lot accessway. The vision clearance area shall have ten-foot legs along each side of the flag lot accessway, and ten-foot legs along the intersecting street (see Figure 805-6).
- (B) Flag lot accessways serving uses other than single family and two family. Flag lot accessways serving uses other than single family and two family shall have a vision clearance area on each side of

the flag lot accessway. The vision clearance area shall have ten-foot legs along the flag lot accessway and 50-foot legs along the intersecting street (see Figure 805-7).

Applicant's Findings: *The proposal does not include a flag lot accessway; therefore, this is not applicable.*

- (3) *Alleys.* Alleys shall have a vision clearance area on each side of the alley. The vision clearance area shall have ten-foot legs along the alley and ten-foot legs along the intersecting street (see Figure 805-8).

Applicant's Findings: *There is not an alley adjacent to the development site; therefore, this is not applicable.*

- (4) *Measurement.* The legs of a vision clearance area shall be measured along the right-of-way line and along the intersecting driveway, flag lot accessway, or alley.

Applicant's Findings: *The vision clearance areas have been measured as set forth in this section. The criterion is met.*

Section 805.010 – Obstructions to Vision Prohibited

Except as otherwise provided in this section, vision clearance areas shall be kept free of temporary or permanent obstructions to vision from 30 inches above curb level to 8.5 feet above curb level; provided, however, where there is no curb, the height shall be measured from the street shoulder. As used in this section, temporary or permanent obstruction includes any obstruction located in the right-of-way adjacent to the vision clearance area.

- (a) The following obstructions may be placed in a vision clearance area, unless the cumulative impact of the placement results in an obstruction to vision:
- (1) A column or post, so long as the column or post does not create a visual obstruction greater than 12 inches side-to-side.
 - (2) Utility poles and posts, poles, or supporting members of street signs, street lights, and traffic control signs or devices installed by, or at the direction of, the Public Works Department or any other public agency having jurisdiction over the installation.
 - (3) On-street parking.

Applicant's Findings: *The applicant understands the provisions for obstructions placed in vision clearance triangles. This criterion will be met.*

- (b) *Trees.* Trees may be planted within a vision clearance area provided they are a species listed on the parks approved street tree list, and they comply with the following:
- (1) The planting area is sufficient to support the tree when mature.

- (2) The tree will not interfere with overhead utilities.
- (3) The tree is a species that can be trimmed/pruned to provide necessary visibility.

Applicant's Findings: *The applicant understands the provisions for tree plantings within vision clearance triangles. This criterion will be met.*

- (c) Nothing in this chapter shall be deemed to waive or alter any requirements relating to setbacks or landscaping in the UDC. In the event of a conflict between the standards of this chapter and another chapter of the UDC, the standards in this chapter shall control.

Applicant's Findings: *The applicant understands that in the event of a conflict between standards of this chapter and another chapter of the UDC, the standards in this chapter shall control.*

Section 7: Conclusion

Based on the facts and findings presented by the applicant within this detailed written narrative, the applicant believes they have satisfied the burden of proof required by the Unified Development Code and demonstrated how the proposed mixed-use building not only satisfies all applicable criteria but would also be a benefit to the community by providing needed housing types within the West Salem Neighborhood.

Section 8: Exhibits

Exhibit A – Polk County Tax Map

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

N.W.1/4 S.W.1/4 SEC. 22 T.7S. R.3W. W.M.

Polk County

1" = 100'

7.3.22CB

Canceled No.

None

See Map 7.3.22C

1993-0007

ADD.

1997-0046

1995-0035

1993-0010

1996-0043

1992-0004

See Map 7.3.22C

See Map 7.3.21DD

1/28/2024

7.3.22CB



Exhibit B – Deeds



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jorge Brambila Pelayo and Jorge Brambila Pena
3690 Commercial Street SE
Salem, OR 97302

Until a change is requested all tax statements shall be sent to the following address:

Jorge Brambila Pelayo and Jorge Brambila Pena
3690 Commercial St SE
Salem, OR 97302

File No. 395946AM

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2020-012367

08/28/2020 11:22:59 AM

REC-WD Cnt=1 Stn=5 K. WILLIAMS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

STATUTORY WARRANTY DEED

Kwock Yum Kam,

Grantor(s), hereby convey and warrant to

Jorge Brambila Pelayo and Jorge Brambila Pena, with rights of survivorship

Grantee(s), the following described real property in the County of Polk and State of Oregon free of encumbrances except as specifically set forth herein:

Tract 1:

Situated in the County of Polk and State of Oregon:

Beginning at an iron pipe at 103.33 feet North 2°0' East and 923.0 feet West from the Southeast corner of Lot Numbered Four (4) of Orchard Company's Addition to West Salem, as recorded on Page 41, of Plat Book 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 2°0' East a distance of 120.0 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 2°0' West a distance of 120.0 feet to the place of beginning.

Tract 2:

Beginning at an iron pipe at 103.33 feet North 2°0' East and 873.0 feet West from the Southeast corner of Lot Numbered (4) of Orchard Company's Addition to West Salem, Polk County, Oregon, as recorded on Page 41 of Plat Book No. 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 2°0' East a distance of 120.0 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 2°0' West a distance of 120.0 feet to the place of beginning.

Tract 3:

Beginning at a point which is 272.5 feet South 89°54' East and 124.0 feet South 2°00' West of the Northwest corner of Lot Numbered Three (3) Orchard Company's Addition to West Salem, Polk County, Oregon, as shown on duly recorded plat found in Volume 1, page 41, Record of Plats for Polk County; thence South 2°00' West a distance of 120.0 feet to the North line of Moyer Avenue; thence South 89°54' East a distance of 75.0 feet along said North line of said Moyer Avenue; thence North 2°00' East a distance of 120.0 feet; thence North 89°54' West a distance of 75.0 feet to the place of beginning, being part of Lots Three (3) and Four (4), of said Orchard Company Addition.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07322CB02000 260358
07322CB02001 260361
07322CB02100 260374

The true and actual consideration for this conveyance is \$425,000.00.

395946AM
AmeriTitle

Page 2 Statutory Warranty Deed
Escrow No. 395946AM
07322CB02000 260358
07322CB02001 260361
07322CB02100 260374

The true and actual consideration for this conveyance is \$425,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27th day of August, 2020

X Kwok Yum Kam
Kwok Yum Kam

State of Washington } ss
County of King }

On this 27th day of August, 2020, before me, Miranda Cope a Notary Public in and for said state, personally appeared Kwok Yum Kam, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Miranda Cope
Notary Public for the State of
Residing at: Burien, WA
Commission Expires: 06.05.23

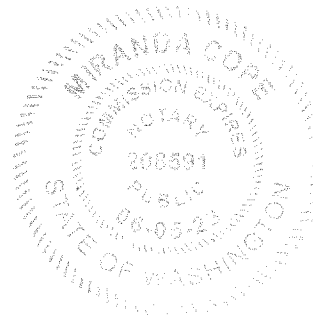


Exhibit C – Title Report

Preliminary Report

Fidelity National Title - Oregon
500 Liberty St. SE, Ste 200, Salem, OR 97301

Escrow Officer: Joan Cuff
Email: Joan.Cuff@FNF.com
Phone: 503-385-2234
File No.: 60222403976

Property Address: 415 Moyer Lane NW, Salem, OR 97304

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

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Effortless, Efficient, Compliant, and Accessible



Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Randy Leeper



Fidelity National Title

Company of Oregon

500 Liberty St. SE, Ste 200, Salem, OR 97301
(503)585-7219

PRELIMINARY REPORT

ESCROW OFFICER: Joan Cuff
Joan.Cuff@FNF.com
503-385-2234

ORDER NO.: 60222403976

TITLE OFFICER: Janie Stone and Tina Turner

TO: Fidelity National Title Company of Oregon
500 Liberty St. SE, Ste 200
Salem, OR 97301

ESCROW LICENSE NO.: 960100001

OWNER/SELLER: Jorge Brambila Pena

BUYER/BORROWER: Jorge Brambila Pelayo

PROPERTY ADDRESS: 415 Moyer Lane NW, Salem, OR 97304

EFFECTIVE DATE: September 9, 2024, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021	\$ 100,000.00	\$ 338.00
Owner's Standard (Short Term Rate)		
OTIRO Endorsement No. 110		\$ 0.00
Government Lien Search		\$ 180.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Jorge Brambila Pelayo and Jorge Brambila Pena, with rights of survivorship

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF SALEM, COUNTY OF POLK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

PARCEL 1:

Situated in the County of Polk and State of Oregon:

Beginning at an iron pipe at 103.33 feet North 02°00' East and 923.0 feet West from the Southeast corner of Lot Number Four (4) of ORCHARD COMPANY'S ADDITION TO WEST SALEM, as recorded on Page 41, of Plat Book No. 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 02°00' East a distance of 120.0 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 02°00' West a distance of 120.0 feet to the Place of Beginning.

PARCEL 2:

Beginning at an iron pipe at 103.33 feet North 02°00' East and 873.0 feet West from the Southeast corner of Lot Number (4) of ORCHARD COMPANY'S ADDITION TO WEST SALEM, Polk County, Oregon, as recorded on Page 41 of Plat Book No. 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 02°00' East a distance of 120.00 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 02°00' West a distance of 120.0 feet to the Place of Beginning.

PARCEL 3:

Beginning at a point which is 272.5 feet South 89°54' East and 124.0 feet South 02°00' West of the Northwest corner of Lot Numbered Three (3) ORCHARD COMPANY'S ADDITION TO WEST SALEM, Polk County, Oregon, as shown on duly recorded plat found in Plat Book No. 1, Page 41, Record of Plats for Polk County; thence South 02°00' West a distance of 120.0 feet to the North line of Moyer Avenue; thence South 89°54' East a distance of 75.0 feet along said North line of said Moyer Avenue; thence North 02°00' East a distance of 120.0 feet; thence North 89°54' West a distance of 75.0 feet to the Place of Beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
7. City Liens, if any, in favor of the City of Salem. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland Railway Light & Power Company
Purpose: As described therein
Recording Date: August 21, 1922
Recording No: [Book 76, page 239](#)

9. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$100,000.00
Dated: February 27, 2023
Trustor/Grantor: Jorge Brambila Pelayo and Jorge Brambila Pena, with rights of survivorship
Trustee: Matthew M. Chakoian, Attorney
Beneficiary: Wadot Capital, Inc., a Washington corporation
Loan No.: Not disclosed
Recording Date: February 28, 2023
[Recording No.:](#) [2023-001298](#)

An assignment of the beneficial interest under said deed of trust which names:

Assignee: KC Capital LLC
Loan No.: Not disclosed
Recording Date: March 7, 2023
[Recording No.:](#) [2023-001509](#)

10. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$629.70
Levy Code: 3225
[Account No.:](#) [260361](#)
Map No.: 07322-CB-02001

Affects: Parcel 1

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$301.93
Levy Code: 3225
[Account No.:](#) [260358](#)
Map No.: 07322-CB-02000

Affects: Parcel 2

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- C. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$467.22
Levy Code: 3225
[Account No.:](#) [260374](#)
Map No.: 07322-CB-02100

Affects: Parcel 3

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- D. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

- E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- F. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:
- Parties: Jorge Brambila Pelayo
- G. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- H. No search has been made for financing statements filed in the office of the Secretary of State, or in any county other than the county in which the herein described land is located. No liability is assumed for any financing statement filed in the office of the County Clerk (Recorder) covering timber, crops, fixtures or contracts affecting said land if said land is Not described by metes and bounds, recorded lot and block or under the rectangular Survey system.
- I. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.
- J. Recording Charge (Per Document) is the following:
- | County | First Page | Each Additional Page |
|--------|------------|----------------------|
| Marion | \$86.00 | \$5.00 |
| Benton | \$108.00 | \$5.00 |
| Polk | \$91.00 | \$5.00 |
| Linn | \$105.00 | \$5.00 |
- Note: When possible the company will record electronically. An additional charge may be applied.
- Note: Please send any documents for recording to the following address:
 Portland Title Group
 Attn: Recorder
 1455 W. Broadway, Suite 1450
 Portland, OR. 97201
- K. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- L. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- M. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

N. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

O. Note: If an Owner's Title Insurance Policy is requested, the State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.

EXHIBIT ONE
2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
- b. any governmental forfeiture, police, regulatory, or national security power
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g. fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Preliminary Report

Fidelity National Title - Oregon

File No.: 60222400096

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Fidelity National Title

Title Officer: [View Profile](#)

1234 Main Street, Portland, Oregon 97201

APR 2, 2018 AT 1:01 A.M.

SUMMARY

VENDOR: Sun Title and Trust Co., Inc. (Member of Sun Life Insurance Company of New York)

ADDRESS: 1234 Main Street, Portland, Oregon

FORM OF POLICY: A FIDELITY NATIONAL TITLE INSURANCE POLICY OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

EXCEPTIONS:

- A. Property taxes, which are a lien for said tax and payable
- B. Supplemental or amended endorsements of any
- C. Payment of Commercial Real Estate Tax (HOLDING)
- D. Home equity
- E. Inclusion in a deed or other instrument of a restriction on use and use
- F. Easements, covenants, and restrictions
- G. Easement
- H. Easement of Right
- I. Easement of Right
- J. Notice of Independent Underwriting System Product Contract
- K. Pending Statement
- L. If the land is within the area affected by a Designated Targeting Order issued by FICEN

PROPERTY NATIONAL TITLE - 1234 MAIN STREET

VIEW REPORT

Effortless, Efficient, Compliant, and Accessible



Fidelity National Title
Company of Oregon

1455 SW Broadway, Suite 1450
Portland, OR 97201
Phone: (503)646-4444 / Fax: (503)469-4198

TITLE PLANT RECORDS REPORT

Report of Requested Information from Title Plant Records

Jorge Brambila
7610 SE Blanton Street
Hillsboro, OR 97123

Customer Ref.: _____
Order No.: 60222400096
Effective Date: January 2, 2024 at 08:00 AM
Fee(s): \$200.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

County and Time Period

This report is based on a search of the Company's title plant records for County of Polk, State of Oregon, for the time period **from January 9, 1967 through January 2, 2023** (with the through date being "the Effective Date").

Ownership and Property Description

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

Owner. The apparent vested owner of the Property is:

Jorge Brambila Pelayo and Jorge Brambila Pena, with rights of survivorship

Premises. The Property is:

(a) Street Address:

415 Moyer Lane NW, Salem, OR 97304

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Encumbrances

[If no information appears in this section, the section is intentionally omitted.]

General Index Liens against Named Party

[If no information appears in this section, the section is intentionally omitted.]

Recorded Documents

For the above stated county and time period, the Company reports the following types of recordings that relate to the Property:

a. Types of recordings: Deeds

b. List of recordings:

Recording Date: January 9, 1967
Recording No.: [Book 203, Page 424](#)

Recording Date: March 11, 1971
Recording No.: [Book 14, Page 529](#)

Recording Date: September 23, 1982
Recording No.: [Book 166, Page 1385](#)

Recording Date: February 16, 2017
[Recording No.:](#) [2017-001934](#)

Recording Date: August 28, 2020
[Recording No.:](#) [2020-012367](#)

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Sarah Cutler
503-336-9188
FAX
sarah.cutler@titlegroup.fntg.com

Fidelity National Title Company of Oregon
1455 SW Broadway, Suite 1450
Portland, OR 97201

EXHIBIT "A"
[Legal Description](#)

For APN/Parcel ID(s): 260361, 260358 and 260374

For Tax Map ID(s): 7322CB 2001, 7322CB 2000 and 7322CB 2100

PARCEL I:

Situated in the County of Polk and State of Oregon:

Beginning at an iron pipe at 103.33 feet North 02°00' East and 923.0 feet West from the Southeast corner of Lot Number Four (4) of ORCHARD COMPANY'S ADDITION TO WEST SALEM, as recorded on Page 41, of Plat Book No. 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 02°00' East a distance of 120.0 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 02°00' West a distance of 120.0 feet to the Place of Beginning.

PARCEL II:

Beginning at an iron pipe at 103.33 feet North 02°00' East and 873.0 feet West from the Southeast corner of Lot Number (4) of ORCHARD COMPANY'S ADDITION TO WEST SALEM, Polk County, Oregon, as recorded on Page 41 of Plat Book No. 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 02°00' East a distance of 120.00 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 02°00' West a distance of 120.0 feet to the Place of Beginning.

PARCEL III:

Beginning at a point which is 272.5 feet South 89°54' East and 124.0 feet South 02°00' West of the Northwest corner of Lot Numbered Three (3) ORCHARD COMPANY'S ADDITION TO WEST SALEM, Polk County, Oregon, as shown on duly recorded plat found in Plat Book No. 1, Page 41, Record of Plats for Polk County; thence South 02°00' West a distance of 120.0 feet to the North line of Moyer Avenue; thence South 89°54' East a distance of 75.0 feet along said North line of said Moyer Avenue; thence North 02°00' East a distance of 120.0 feet; thence North 89°54' West a distance of 75.0 feet to the Place of Beginning.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Preliminary Report

Fidelity National Title - Oregon
500 Liberty St. SE, Ste 200, Salem, OR 97301

Escrow Officer: Joan Cuff
Email: Joan.Cuff@FNF.com
Phone: 503-385-2234
File No.: 60222400618

Property Address: Lot 800 Bartell Drive, Salem, OR 97304

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Randy Leeper



Fidelity National Title

Company of Oregon

500 Liberty St. SE, Ste 200, Salem, OR 97301
(503)585-7219

PRELIMINARY REPORT

ESCROW OFFICER: Joan Cuff
Joan.Cuff@FNF.com
503-385-2234

ORDER NO.: 60222400618

TITLE OFFICER: Dave Driskill

TO: Fidelity National Title Company of Oregon
500 Liberty St. SE, Ste 200
Salem, OR 97301

ESCROW LICENSE NO.: 960100001

OWNER/SELLER: City of Salem

BUYER/BORROWER: To Come

PROPERTY ADDRESS: Lot 800 Bartell Drive, Salem, OR 97304

EFFECTIVE DATE: February 20, 2024, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021	\$ 100,000.00	\$ 450.00
Owner's Standard		
OTIRO Endorsement No. 110		\$ 0.00
ALTA Loan Policy 2021	\$ TBD	\$ TBD
Extended Lender's		
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)		\$ 0.00
Government Lien Search		\$ 60.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

The City of Salem, Oregon, a Municipal corporation

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF SALEM, COUNTY OF POLK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Beginning at an iron pipe at 103.33 feet North 2°0' East and 798 feet West from the Southeast corner of Lot 4 of ORCHARD'S COMPANY ADDITION TO WEST SALEM as recorded on Page 41 of Plat Book 1, Records of Polk County, City of Salem, Oregon; thence Northerly 120 feet; West 75 feet; Southerly 120 feet; East 75 feet to the place of beginning.

TOGETHER WITH the right to travel a roadway described as follows:

Beginning at the Southeast corner of Lot 4 of Pacific Land & Orchard Company's Addition to West Salem, Polk County, Oregon, according to the duly recorded plat thereof and running thence North 2° East 73.33 feet; thence West 248 feet to the beginning point for said roadway; thence running West to the County Road; thence North 23°5' West 33 feet; thence East to a point 30 feet North of the place of beginning; thence South 30 feet North of the place of beginning; thence South 30 feet to the place of beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of Salem. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
7. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
8. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: February 21, 1922

Recording No.: [Book 75, Page 89](#)

9. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: February 21, 1922

Recording No.: [Book 75, Page 90](#)

10. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in deed

Recording Date: October 28, 1965

Recording No.: [Book 198, Page 100](#)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland Railway Light & Power Company
Purpose: Power or light lines
Recording Date: August 21, 1922
Recording No: [Book 76, Page 239](#) and [Book 76, Page 240](#)
Affects: Reference is hereby made to said document for full particulars

Memorandum of Agreement

By and Between: Portland General Electric Company and Salem Electric, an Oregon corporation
Recording Date: June 14, 2005
Recording No.: [Book 186, Page 1927](#)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Underground Sanitary sewer, storm drain or water pipelines; electric power, transmission, and supply cables, natural gas pipelines and cable television and communication lines
Recording Date: October 18, 2002
[Recording No: 2002-015719](#)
Affects: Reference is hereby made to said document for full particulars

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Underground Storage Tanks, right-of-way and utility
Recording Date: October 18, 2002
[Recording No: 2002-015720](#)
Affects: Reference is hereby made to said document for full particulars

14. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

15. Note: We find no Notice of Completion recorded on said Land.

16. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

17. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

18. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

19. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2023-2024
Amount:	\$377.72
Levy Code:	3225
<u>Account No.:</u>	<u>260192</u>
Map No.:	07322CB00800

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- C. No search has been made for financing statements filed in the office of the Secretary of State, or in any county other than the county in which the herein described land is located. No liability is assumed for any financing statement filed in the office of the County Clerk (Recorder) covering timber, crops, fixtures or contracts affecting said land if said land is Not described by metes and bounds, recorded lot and block or under the rectangular Survey system.
- D. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- F. Note: The State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.
- G. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- H. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

I. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

J. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Marion	\$86.00	\$5.00
Benton	\$108.00	\$5.00
Polk	\$91.00	\$5.00
Linn	\$105.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1455 SW Broadway, Suite 1450
Portland, OR. 97201

K. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

L. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

M. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:

Fiscal Year: July 1st through June 30th

Taxes become a lien on real property, but are not yet payable: July 1st

Taxes become certified and payable (approximately on this date): October 15th

First one third payment of taxes is due: November 15th

Second one third payment of taxes is due: February 15th

Final payment of taxes is due: May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE
2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
 - b. any governmental forfeiture, police, regulatory, or national security power
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

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Information From Children

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By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

B380P1919

99 JUN 15 AM 11:11



After recording return to:

CITY OF SALEM555 LIBERTY ST. SE. ROOM 305SALEM, OR 97301

Until a change is requested all tax statements shall be sent to the following address:

CITY OF SALEM555 LIBERTY ST. SE. ROOM 305SALEM, OR 97301Escrow No. 243216PTitle No. 243216P/243217P

THIS SPACE RESERVED FOR RECORDER'S USE

468313

State of Oregon, County of Polk

I hereby certify that this instrument was received and duly recorded by me in Polk County Records.

Linda Dawson, County Clerk

AC

STATUTORY WARRANTY DEED

TCN, INC./RENTCO, INC., J.V., FORMERLY NIELSEN/RENTCO, J.V., COMPRISED OF RENTCO EQUIPMENT RENTALS, INC., AN OREGON CORPORATION AND TCN, INC., AN OREGON CORPORATION, AS TO PARCEL 1; and TCN, INC./RENTCO, INC., J.V., COMPRISED OF RENTCO EQUIPMENT RENTALS, INC., AN OREGON CORPORATION AND TCN, INC., AN OREGON CORPORATION, AS TO PARCEL 2, Grantor, conveys and warrants to THE CITY OF SALEM, OREGON, A MUNICIPAL CORPORATION, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED TRACT LYING WITHIN THE BOUNDARIES OF ROADS AND ROADWAYS; EASEMENT, CONVEYED TO PORTLAND RAILWAY LIGHT AND POWER COMPANY, RECORDED 8/21/1922, IN BOOK 76, PAGE 239, DR/PCO, AND RECORDED 8/21/1922, IN BOOK 76, PAGE 240, DR/PCO; AGREEMENT CONVEYING THE EASEMENTS TO SALEM ELECTRIC, AN OREGON COOPERATIVE CORPORATION, RECORDED 5/17/1985, IN BOOK 186, PAGE 1927, BOR/PCO.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$133,000.00 (Here comply with the requirements of ORS 93.030)Dated this 26th day of MAY, 1999.

TCN, INC./RENTCO, INC., J.V.,
comprised of
Rentco Equipment Rentals, Inc.,

By: [Signature]
John H. Bagley, President

~~Box~~
~~John H. Bagley, Secretary~~

TCN, Inc., an Oregon Corporation

By: [Signature]
Ted M. Nielsen, President

~~Box~~
~~Ted M. Nielsen, Secretary~~

FIRST AMERICAN TITLE 243216-P

B380P1920

99 JUN 15 AM 11:11

STATE OF OREGON
County of POLK } ss.

This instrument was acknowledged before me on this 26 day of MAY, 1999
by John H. Bagley, as President, ~~and John H. Bagley, xxx Secretary~~ of RENTCO EQUIPMENT
RENTALS, INC., AN OREGON CORPORATION.



Carol A. Trowbridge
Notary Public for Oregon
My commission expires 12/23/2001

STATE OF OREGON
County of Polk)ss:

This instrument was acknowledged before me on this 26 day of May, 1999, by Ted N. Nielsen, as
President, ~~and Carol Nielsen, xxx Secretary~~ of TCN, INC., AN OREGON CORPORATION.



Carol A. Trowbridge
Notary Public for Oregon
My commission expires 12/23/2001

EXHIBIT "A"

PARCEL I:

Beginning at an iron pipe at 103.33 feet North 2°0' East and 798 feet West from the Southeast corner of Lot 4 of Orchard's Company Addition to West Salem as recorded on Page 41 of Plat Book 1, Records of Polk County, Oregon; thence Northerly 120 feet; West 75 feet; Southerly 120 feet; East 75 feet to the place of beginning.

TOGETHER WITH the right to travel a roadway described as follows: Beginning at the Southeast corner of Lot 4 of Pacific Land & Orchard Company's Addition to West Salem, Polk County, Oregon, according to the duly recorded plat thereof and running thence North 2° East 73.33 feet; thence West 248 feet to the beginning point for said roadway; thence running West to the County Road; thence North 23°5' West 33 feet; thence East to a point 30 feet North of the place of beginning; thence South 30 feet North of the place of beginning; thence South 30 feet to the place of beginning.

PARCEL II:

Beginning at an iron pipe 223.33 feet North 2°0' East and 798 feet West of the Southeast corner of Lot 4 of Orchard Company's Addition to West Salem, Polk County, Oregon, as recorded on Page 41 of Plat Book 1, Records of Polk County, Oregon; thence West 75 feet to an iron pipe; thence North 2°0' East 124 feet to an iron pipe; thence East 75 feet; thence South 2°0' West 124 feet to the place of beginning.

No. 24796

J.W.A. Moyer et ux

GRANTORS

TO

Warranty Deed

Geo. Cooper et ux

GRANTEES

This Indenture Witnesseth, That J.W.A. Moyer and Paulina Moyer his wife for and in consideration of the sum of One dollar and love and affection Dollars, to them paid, have bargained and sold, and by these presents do bargain, sell and convey unto George Cooper and Mabel Cooper, husband and wife the following described premises to-wit:

Beginning at a point for place of beginning which is described as follows: Beginning at the southeast corner of Lot No. 4 of Pacific Land and Orchard Company's Addition to West Salem, in Polk County, State of Oregon, according to the duly recorded plat thereof; thence North 2 degrees East 73.33 feet; thence West 548 feet; thence North 30 feet to the beginning point of this tract; running thence North 120 feet; thence West 75 feet; thence South 120 feet; thence East 75 feet to the place of beginning.

Together with the right to travel a road way described as follows: Beginning at a point 30 feet South of the southeast corner of above tract; running thence West to the county road; thence North 23 deg. 05 minutes West 33 feet; thence East to a point 30 feet North of the place of beginning; thence south 30 feet to place of beginning; the grantees to travel said road way in common with others and to pay their proportionate part of its maintenance and up-keep.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said George Cooper and Mabel Cooper his wife, their heirs and assigns forever. And they the said Grantors do hereby covenant to and with the said Grantees, their heirs and assigns, that they are (the owner &c. in fee simple of said premises; that they are free from all incumbrances)

and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 14th day of February, 1922.

Done in presence of J.W.A. Moyer (SEAL) Paulina Moyer (SEAL) J.A. Allegood (SEAL) L.D. Brown (SEAL)

STATE OF OREGON, County of Polk ss.

On this 14th day of February, A. D. 1922, personally came before me, a Notary Public in and for said County and State, the within named, J.W.A. Moyer and Paulina Moyer, his wife

to me personally known to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same freely for the uses and purposes therein named.

WITNESS my hand and notary seal this 14th day of February, 1922.

Filed for record February 21st, 1922, at 2:44 P.M. L.D. Brown Notary Public for Oregon.

FLOYD D. MOORE County Clerk. My commission expires April 27, 1925. By FLOYD L. SEITZ (Notarial Seal) Recorded by Velma Curtis Deputy.

No. 24797

J.W.A. Moyer et ux

GRANTOR S

to

James H. Moyer et ux

GRANTEES S

Warranty Deed

This Indenture Witnesseth, That J.W.A. Moyer and Paulina Moyer his wife for and in consideration of the sum of One dollar and love and affection to them paid, have bargained and sold, and by these presents do bargain, sell and convey unto James H. Moyer and Goldie Moyer husband and wife the following described premises, to-wit:

beginning at a point for place of beginning, which is described as follows: Beginning at the southeast corner of Lot No. 4 of the Pacific Land & Orchard Company's Addition to West Salem, in Polk County, Oregon, according to the duly recorded plat thereof; thence North 2 degrees East 75.35 feet; thence West 648 feet; thence North 30 feet to the beginning point of this tract; and running thence North 120 feet; thence West 75 feet; thence South 120 feet; thence East 75 feet to the place of beginning.

Together with the right to travel a road way described as follows: Beginning at a point 30 feet south of the southeast corner of above tract; running thence West to the county road; thence North 25 deg. 05 minutes West 33 feet; thence East to a point 30 feet North of the place of beginning; thence South 30 feet to the place of beginning; the grantees to travel said road way in common with others and to pay their proportionate part of its maintenance and up-keep.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said James H. Moyer and Goldie Moyer, their heirs and assigns forever. And they the said Grantors do hereby covenant to and with the said Grantees, their heirs and assigns, that they are (the owner S in fee simple of said premises; that they are free from all incumbrances)

and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hand S and seal S this 14th day of February, 1922.

Done in presence of

J. R. Allgood

L. D. Brown

J.W.A. Moyer

(SEAL)

Paulina Moyer

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, } ss.
County of Polk }

On this 14th day of February, A. D. 1922, personally came before me, a Notary Public in and for said County and State, the within named, J.W.A. Moyer and Paulina Moyer, his wife

to me personally known to be the identical person S described in and who executed the within instrument and acknowledged to me that they executed the same freely for the uses and purposes therein named

WITNESS my hand and seal this 14th day of February, 1922.

Filed for record February 21st, 1922, at 2:46 P.M.
(Notarial Seal)

FLOYD E. MOORE

County Clerk.

By FLOYD L. BENTER

Deputy.

L. D. Brown

Notary Public for Oregon.

My commission expires April 27, 1925.Recorded by Delma Curtis Deputy.

BARGAIN AND SALE DEED

RAY E. SWEARINGER conveys to REX P. SWEARINGER all that real property situated in Polk County, State of Oregon described as:

Beginning at an iron pipe at 103.33 feet North, 2° 01' East and 798 feet West from the Southeast corner of Lot 4 of Orchard's Company Addition to West Salem as recorded on page 41 of Plat Book 1, Records of Polk County, Oregon, thence Northerly 120 feet, West 75 feet; Southerly 120 feet; East 75 feet to the place of beginning, containing .2066 acres.

Together with the right to travel a roadway described as follows: Beginning at the Southeast corner of Lot 4 of Pacific Land & Orchard Company's Addition to West Salem, Polk County, Oregon, according to the duly recorded plat thereof and running thence North 2° East 73.33 feet; thence West 248 feet to the beginning point for said roadway; thence running West to the County Road; thence North 23° 51' West 33 feet; thence East to a point 30 feet North of the place of beginning; thence South 30 feet to the place of beginning. The grantees to travel said roadway in common with others and to pay their proportionate part of its maintenance and upkeep.

DATED this 27th day of October, 1965.

STATE OF OREGON)

COUNTY OF MARION) ss.

October 27, 1965.

Personally appeared the above named RAY E. SWEARINGER and acknowledged the foregoing instrument to be his voluntary act. Before me:

Ralph W. E. Wyckoff
Notary Public for Oregon

My Commission expires: June 1, 1968

EASEMENT BETWEEN ADJOINING OWNERS FOR PRIVATE DRIVEWAY

IT IS AGREED by and between WINNIE PETTYJOHN, a widow, and HENRY J. MILLIE and FAYE MILLIE, husband and wife, as Parties of the First Part; and KENNETH H. SMITH and DONNA M. SMITH, husband and wife, as Parties of the Second Part; and HARLYN E. ENGLAND and MARILY J. ENGLAND, husband and wife, as Parties of the Third Part, that:

1. The Parties of the First Part own Lot 7 thru 13 and Lot 16, Block 1, Westhaven to Polk County, Oregon; and
2. The Parties of the Second Part own Lot 14, Block 1, Westhaven to Polk County, Oregon; and
3. The Parties of the Third Part own Lot 15, Block 1, Westhaven to Polk County, Oregon.

All of said parties desire to create a permanent easement and perpetual right of way over and across the Westerly 12 feet of the above described real property for road and driveway purposes to exclusively benefit the owners of the said real property, their heirs, successors and assigns.

NOW, THEREFORE, the parties hereto and hereby mutually agree with each other and create a permanent easement and perpetual right to use, providing each, and their heirs, successors and assigns, contributes to the care and maintenance thereof, a tract of land 12 feet in width over and across the Westerly 12 feet of all of the above described lots for road and driveway purposes for their mutual, but private, use and benefit. It is further declared that this easement is a covenant running with the land.

DATED this 31st day of August, 1965.

Parties of the First Part:

Winnie Pettyjohn
Winnie Pettyjohn

Henry J. Millie
Henry J. Millie

Faye Millie
Faye Millie

Parties of the Second Part:

Kenneth H. Smith
Kenneth H. Smith

Donna M. Smith
Donna M. Smith

Parties of the Third Part:

Harlyn B. England
Harlyn B. England

Marilyn J. England
Marilyn J. England

STATE OF OREGON,)
County of Marion,) ss.
August 12, 1965.

Personally appeared Winnie Perryjohn, a widow, and Henry J. Millie and Faye Millie, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Daniel J. Brown
Notary Public for Oregon
My Commission Expires: MAR. 29, 1969

STATE OF OREGON,)
County of Marion,) ss.
August 14, 1965.

Personally appeared Kenneth H. Smith and Donna M. Smith, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Daniel J. Brown
Notary Public for Oregon
My Commission Expires: MAR. 29, 1969

STATE OF OREGON,)
County of Marion,) ss.
August 14, 1965.

Personally appeared the above-named Harlyn B. England and Marilyn J. England, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Daniel J. Brown
Notary Public for Oregon
My Commission Expires: MAR. 29, 1969

Exhibit Page 2

156626
Oct. 29, 1965

J. H. Moyer et al)
to)
Portland Railway Light & Power Company) EASEMENT

No 26123 Y

Know all men by these presents, that J. H. Moyer and Goldie Moyer his wife, James W. A. Moyer and Pauline Moyer, his wife, George I. Cooper and Mable T. Cooper, his wife, Martin E. Moyer and Josie Moyer, his wife, Charles Thrapp and Georgia Thrapp, his wife, W. H. Lutz and Sarah Lutz, his wife, and Joe Burch, single, for and in consideration of the sum of \$1.00 and other good and valuable consideration to them paid, the receipt whereof is hereby acknowledged, do hereby grant unto Portland Railway Light & Power company, its successors and assigns, the right, privilege and authority to construct, operate and maintain its power or light lines including the necessary poles, wires and fixtures, over, across and on the hereinafter described real property, and do also grant unto said Portland Railway Light & Power Co., its successors and assigns, the right, privilege and authority to cut or trim any trees necessary to keep the wires of any lines now or hereafter to be erected clear, by at least 36 inches. Also, to put in place, the necessary guy wires and brace poles, and to attach guy wires to trees along said lines, and also said Portland Railway Light & Power Co., is fully authorized and empowered to enter upon the hereinafter described premises, for the purpose of constructing its said lines on and over the same as above provided, said real premises being described as follows:

Lots one (1) two (2) three (3) four (4) five (5) six (6) and Seven (7) of Pacific Land and Orchard Company Addition to West Salem, Polk County, Oregon, as shown by the recorded plat thereof on record in the office of the Recorder of Conveyances for Polk County, Oregon.

In witness whereof, we have hereunto set our hands and seals this
13 day of June, 1922.

Witnesses
Leland Moyer
F. L. Wood

J. H. Moyer	(seal)
Goldie Moyer	(seal)
J.W.A.Moyer	(seal)
Paulina Moyer	(seal)
Mable T. Cooper	(seal)
Geo Cooper	(seal)
Martin Moyer	(seal)
Josie Moyer	(seal)
Chas Thrapp	(seal)
Georgia Thrapp	(seal)
Sarah Lutz	(seal)
W. H. Lutz	(seal)
Joel Burch	(seal)

State of Oregon)
County of Marion) ss

On this 13 day of June, 1922, personally appeared before me a notary Public in and for said County and State, the within named J. H. Moyer, Goldie Moyer, his wife, James W. A. Moyer, and Paulina Moyer, his wife, George I. Cooper and Mable T. Cooper, his wife, his wife, Martin E. Moyer and Josie Moyer, his wife,

Charles Thrapp and Georgia Thrapp, his wife, W. H. Lutz and Sarah Lutz, his wife, and Joe Burch, single, to me personally known to be the identical persons described in and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal this 13 day of June, 1922.

(Notarial Seal)

F. L. Wood
Notary Public for Oregon.
My commission expires Mar 6-1924

Filed for record August 21st, 1922 at 9:20 A.M.

Floyd D. Moore, County Clerk

By Floyd L. Senter, Deputy

Recorded by

Floyd L. Senter

Deputy

J. H. Moyer et al

No 26124

to

Portland Railway Light and

EASEMENT

Power Company

Know all men by these presents, that J. H. Moyer and Goldie Moyer, his wife, James A. Moyer and Pauline Moyer, his wife, George I. Copper and Mable T. Cooper, his wife, Harrold Forrest and Josie Forrest, his wife, Martin E. Moyer and Josie Moyer, his wife, Charles Thrapp and Georgia Thrapp, his wife, W. H. Lutz and Sarah Lutz, his wife, and Joe Burch, single, for and in consideration of the sum of \$1.00, and other good and valuable consideration to them paid, the receipt whereof is hereby acknowledged, do hereby grant unto Portland Railway Light & Power Company, its successors and assigns, the right, privilege and authority to construct, operate and maintain its power or light lines, including the necessary poles, wires and fixtures over, across and on the hereinafter described real property, and do also grant unto said Portland Railway Light & Power Co., its successors and assigns the right, privilege and authority to cut or trim any trees necessary to keep the wires of any lines now or hereafter to be erected clear, by at least 36 inches. Also, to put in place, the necessary guy wires and brace poles, and to attach guy wires to trees along said lines, and also said Portland Railway Light & Power Co., is fully authorized and empowered to enter upon the hereinafter described premises, for the purpose of constructing its said lines on and over the same as above provided, said real premises being described as follows:

Lots one (1) two (2) three (3) four (4) five (5) six (6) and Seven (7) of Pacific Land and Orchard Company Addition to West Salem, Polk County, Oregon, as shown by the recorded plat thereon on record in the office of the Recorder of Conveyances for Polk County, Oregon.

In witness whereof, we have hereunto set our hands and seals this 14th day of June, 1922.

Witnesses:

Chas W. Rice

Joe Rice

Harold Forrest

Josie Forrest

(seal)
(Seal)

Charles Thrapp and Georgia Thrapp, his wife, W. H. Lutz and Sarah Lutz, his wife, and Joe Burch, single, to me personally known to be the identical persons described in and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal this 13 day of June, 1922.

(Notarial Seal)

F. L. Wood
Notary Public for Oregon.
My commission expires Mar 6-1924

Filed for record August 21st, 1922 at 9:20 A.M.

Floyd D. Moore, County Clerk

By Floyd L. Senter, Deputy

Recorded by

Floyd L. Senter

Deputy

J. H. Moyer et al

No 26124

to

Portland Railway Light and

EASEMENT

Power Company

Know all men by these presents, that J. H. Moyer and Goldie Moyer, his wife, James A. Moyer and Pauline Moyer, his wife, George I. Copper and Mable T. Cooper, his wife, Harrold Forrest and Josie Forrest, his wife, Martin E. Moyer and Josie Moyer, his wife, Charles Thrapp and Georgia Thrapp, his wife, W. H. Lutz and Sarah Lutz, his wife, and Joe Burch, single, for and in consideration of the sum of \$1.00, and other good and valuable consideration to them paid, the receipt whereof is hereby acknowledged, do hereby grant unto Portland Railway Light & Power Company, its successors and assigns, the right, privilege and authority to construct, operate and maintain its power or light lines, including the necessary poles, wires and fixtures over, across and on the hereinafter described real property, and do also grant unto said Portland Railway Light & Power Co., its successors and assigns the right, privilege and authority to cut or trim any trees necessary to keep the wires of any lines now or hereafter to be erected clear, by at least 36 inches. Also, to put in place, the necessary guy wires and brace poles, and to attach guy wires to trees along said lines, and also said Portland Railway Light & Power Co., is fully authorized and empowered to enter upon the hereinafter described premises, for the purpose of constructing its said lines on and over the same as above provided, said real premises being described as follows:

Lots one (1) two (2) three (3) four (4) five (5) six (6) and Seven (7) of Pacific Land and Orchard Company Addition to West Salem, Polk County, Oregon, as shown by the recorded plat thereon on record in the office of the Recorder of Conveyances for Polk County, Oregon.

In witness whereof, we have hereunto set our hands and seals this 14th day of June, 1922.

Witnesses:

Chas W. Rice

Joe Rice

Harold Forrest

Josie Forrest

(Seal)
(Seal)

State of Oregon)
County of) ss

On this 14th day of June, 1922, personally came before me a notary public in and for said County and State, the within named Harrold Forrest and Josie Forrest, his wife, to me personally known to be the identical persons described in and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal this 14th day of June, 1922.

Chas W. Rice
Notary Public for Oregon
My commission expires Dec 17, 1923.

(Notarial Seal)

Filed for record August 21st, 1922 at 9:25 A.M.

Floyd D. Moore, County Clerk

By Floyd L. Senter, Deputy

Recorded by

Floyd L. Senter

Deputy.

John W. Orr, Sheriff

No 26127X

to

)

SHERIFF'S DEED

Northwestern National Bank Portland)

This indenture, made the 18th day of August, 1922, by and between John W. Orr, as Sheriff of the County of Polk, State of Oregon, the party of the first part, and Northwestern National Bank, a corporation, Portland, Oregon, the party of the second part:

Witnesseth, that the said party of the first part, by virtue of an execution and order of sale duly issued out of the Circuit Court of the State of Oregon, for the County of Polk on the 24th day of May, 1921 on a judgment and decree theretofore duly taken in said Court in a suit wherein Portland Trust Company, a corporation was plaintiff, and Pinckney Bros, Dairy, a corporation, were defendants, for the foreclosure of a mortgage upon the property hereinafter described, and a sale of said property duly made on the 25th day of June, 1921, and a due confirmation of said sale on the 11th day of July, 1921, and in pursuance of the statutes in such cases made and provided, and for and in consideration of the sum of Ten Thousand and No/100 (\$10,000.00) Dollars to John W. Orr, as Sheriff in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, and to Northwestern National Bank a corporation, Portland, Oregon and assigns forever, all the estate right, title and interest, which the said defendants in said suit, or either of them, had on the 1st day of May, 1918, or at any time afterwards, or now have in or to all those certain lots, pieces, or parcels of land, situate, lying and being in the said County of Polk, State of Oregon, and more particularly described as follows, to-wit:

MEMORANDUM OF AGREEMENT

DATED: May 13, 1985

BETWEEN:

Portland General Electric Company,
an Oregon corporation
121 SW. Salmon
Portland, Oregon 97204

and

Salem Electric,
an Oregon cooperative corporation
633 7th NW
Salem, Oregon 97304

Pursuant to an Agreement dated June 3, 1968, Portland General Electric Company sold to Salem Electric all of the electrical distribution plant of Portland General Electric Company in Marion and Polk County, Oregon, including easements, permits and licenses. This conveyance transferred Portland General Electric Company's easements disclosed by instruments recorded August 21, 1922, in Volume 76, Page 239, and Volume 76, Page 240, Deed Records for Polk County, Oregon. This agreement appears as Exhibit "1" to Order #45160 of the Public Utility Commissioner of Oregon, which was entered November 7, 1968.

The consideration for the conveyance of the easements was nothing, it being made in conjunction with the transfer of other property.

PORTLAND GENERAL ELECTRIC COMPANY

By: Geoff Chaffin

Title: Vice President

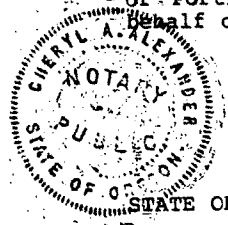
SALEM ELECTRIC

By: Lee Owen

General Manager

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 7th
day of May, 1985 by Joe Chappin, Vice President
of Portland General Electric Company, an Oregon corporation, on
behalf of the corporation.



Cheryl A. Alexander
Notary Public for Oregon
My commission expires: 12-7-88

STATE OF OREGON)
) ss.
County of Polk)

The foregoing instrument was acknowledged before me this 13th
day of May, 1985 by JEFF OVERS, GENERAL MANAGER
of Salem Electric, an Oregon cooperative corporation, on behalf of
the corporation.



Vick R. Redding
Notary Public for Oregon
My commission expires: 6-23-87

After recording, return to:
Clark, Marsh, Lindauer & McClinton
880 Liberty Street NE
P.O. Box 2206
Salem, OR 97308-2206

297115

STATE OF OREGON) FILED
) ss. POLK COUNTY OREGON
County of Polk)

I hereby certify that the
within was received and duly
recorded by me in Polk
County records:

B.O.R. 186 Page 1927 BY WB DEPUTY

MAY 17 9 44 AM '85
LINDA DAWSON
COUNTY CLERK

PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that JERRY D. JACKSON and DEANNA R. JACKSON, TRUSTEES OF THE JERRY D. JACKSON and DEANNA R. JACKSON FAMILY TRUST, executed the 16th day of July, 1998 ("Grantors"), for the consideration of One Thousand One Hundred DOLLARS to them paid, the receipt whereof is hereby acknowledged, do forever grant unto the CITY OF SALEM, a municipal corporation ("Grantee"), a permanent easement over and along the full width and length of the premises described as follows, to-wit:

Tract 2 of Exhibit A, as shown on Exhibit B.

TO HAVE AND TO HOLD the above-described permanent easement unto Grantee and for the use and benefit of public utility companies furnishing electric power, natural gas, communication, and cable television service in accordance with the conditions and covenants as follows:

The permanent easement shall include the right, privilege, and authority to Grantee and such public utilities to excavate for, and to construct, build, install, lay, patrol, operate, maintain, repair, replace, and remove underground sanitary sewer, storm drain, or water pipelines; electric power, transmission, and supply cables; natural gas pipelines; and cable television and communication lines with all appurtenances incident thereto or necessary therewith, including above-ground valve boxes, fire hydrants, or manholes, in, under, and across the said premises, and together with the right of Grantee and utility owners to place, excavate, replace, repair, install, maintain, operate, inspect, add to the number of and relocate such utilities and necessary appurtenances, and make excavations therefor from time to time, in, under, and through the above-described premises within said easement, and to cut and remove from said easement any trees and other obstructions which may endanger the safety or interfere with the use of said utilities, or appurtenances attached to or connected therewith; and the right of ingress and egress to and over said above-described premises at any and all times for the above purposes; and for doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted. No building shall be constructed over the easement, and no earthfill or embankment shall be placed within this easement, nor over any utility fixture therein without a specific written agreement between affected utility owners who may be beneficiaries of this easement, and Grantors, their successors, or assigns. Should such specific agreement be executed, Grantee will set forth the conditions under which such fill or embankment may be placed, including a stipulation that all risks of damage to the utilities shall be assumed by Grantors, their successors, or assigns.

RECORDED IN POLK COUNTY
LINDA DAWSON, COUNTY CLERK

2002-015719



\$46.00

00060002200200157190050055

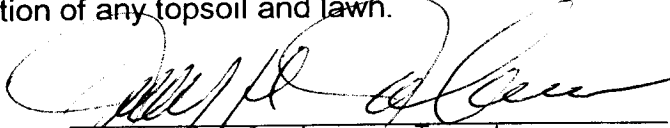
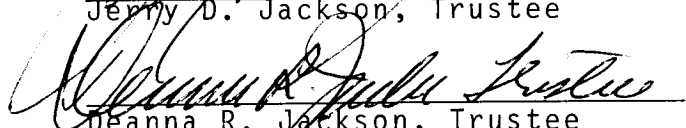
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REC-EAS Cnt=1 Stn=1 A. CAPTAIN
\$25.00 \$10.00 \$11.00

After recording, return to:
City of Salem
300 Commercial St. NE
Salem OR 97301-

115

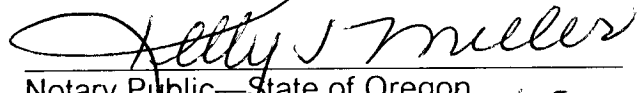
Grantee, and each utility owner beneficiary of this easement, upon the initial installation, and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall restore the premises of Grantors, and any improvements disturbed by the work, to as good condition as they were prior to any such installation or work, including the restoration of any topsoil and lawn.



Jerry D. Jackson, Trustee

Deanna R. Jackson, Trustee

STATE OF OREGON)
County of Marion)

This instrument was acknowledged before me on September 9, 2002, by JERRY D. JACKSON and DEANNA R. JACKSON, Trustees of the Jerry D. Jackson and Deanna R. Jackson Family Trust, executed on 16th day of July 1998.




Notary Public—State of Oregon
My commission expires: 3/10/05

By: 
Public Works Department

APPROVED AS TO FORM:

By: 
City Attorney

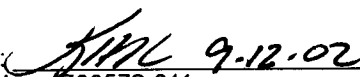
Checked By:  9.12.02
Project Number: 700572-011
December 3, 2001

EXHIBIT A

City of Salem
C.D.R.E. No. 011
Vestee: JERRY D. JACKSON and DEANNA R. JACKSON, TR.
Tax Map No.: 7.3.22CB-700

A tract of land in Section 22, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of that property described in that instrument recorded in Book 366, Page 75 of Polk County Book of Records, the said tract being that portion of said property included in a strip of land lying on the easterly (right) side of the Engineer's Centerline.

The Engineer's Centerline referred to above is described as follows:

Beginning at Engineer's Centerline Station 10+00.00, said point being 826.06 feet South and 943.45 feet East of a 5/8-inch diameter iron rod marking the most southerly southwest corner of the Jesse Harriot D.L.C. No. 67, said monument being depicted on Polk County Restoration Form No. 10907;

thence North 69°11'52" East, 211.10 feet to the point of curve of a 150.00 foot radius curve to the right at Engineer's Centerline Station 12+11.10;

thence along the arc of said curve 235.61 feet, through a central angle of 89°59'50" (the chord of said curve bears South 65°48'13" East, 212.13 feet) to Engineer's Centerline Station 14+46.71;

thence South 20°48'18" East, 160.20 feet to the point of curve of a 150.00 foot radius curve to the left at Engineer's Centerline Station 16+06.91;

thence along the arc of said curve 235.54 feet, through a central angle of 89°58'12" (the chord of said curve bears South 65°47'24" East, 212.08 feet) to Engineer's Centerline Station 18+42.45;

thence North 69°13'30" East, 121.15 feet to the point of curve of a 200.00 foot radius curve to the right at Engineer's Centerline Station 19+63.60;

thence along the arc of said curve 48.85 feet, through a central angle of 13°59'38" (the chord of said curve bears North 76°13'19" East, 48.73 feet) to Engineer's Centerline Station 20+12.45;

thence North 83°13'08" East, 68.71 feet to the point of curve of a 500.00 foot radius curve to the right at Engineer's Centerline Station 20+81.16;

thence along the arc of said curve 32.71 feet, through a central angle of 03°44'52" (the chord of said curve bears North 85°05'34" East, 32.70 feet) to Engineer's Centerline Station 21+13.87;

thence North 86°58'00" East, 175.01 feet to the point of curve of a 200.00 foot radius curve to the right at Engineer's Centerline Station 22+88.88;

After recording, return to:

City Recorder
555 Liberty Street SE, Room 200
Salem OR 97301-3503

thence along the arc of said curve 16.34 feet, through a central angle of 04°40'56" (the chord of said curve bears North 89°18'28" East, 16.34 feet) to Engineer's Centerline Station 23+05.22;

thence South 88°21'04" East, 83.40 feet to the point of curve of a 50.00 foot radius curve to the left at Engineer's Centerline Station 23+88.62;

thence along the arc of said curve 78.56 feet, through a central angle of 90°01'30" (the chord of said curve bears North 46°38'11" East, 70.73 feet) to Engineer's Centerline Station 24+67.18;

thence North 01°37'26" East, 188.33 feet to the point of curve of a 800.00 foot radius curve to the left at Engineer's Centerline Station 26+55.51;

thence along the arc of said curve 151.87 feet, through a central angle of 10°52'36" (the chord of said curve bears North 03°48'52" West, 151.64 feet) to the point of curve of a 1,600.00 foot radius curve to the right at Engineer's Centerline Station 28+07.38;

thence along the arc of said curve 296.04 feet, through a central angle of 10°36'04" (the chord of said curve bears North 03°57'08" West, 295.62 feet) to Engineer's Centerline Station 31+03.42;

thence North 01°20'54" East, 259.01 feet to Engineer's Centerline Station 33+62.43, which point bears South 88°23'52" East, 2153.70 feet from the most southerly southwest corner of the said Jesse Harriot D.L.C. No. 67.

The widths in feet of the strip of land referred to above are as follows:

Tract 1 (45.00 foot wide Right-of-Way)

Station	to	Station	Width on the easterly (right) side of Engineer's Centerline
26+78.66		28+07.38	22.50

Contains 79 square feet, or 0.002 acres, more or less.

Tract 2 (5' wide Public Utility Easement)

Station	to	Station	Width on the easterly (right) side of Engineer's Centerline
26+78.53		28+07.38	27.50

EXCEPTING Tract 1 as described above;

Contains 255 square feet, or 0.006 acres, more or less.

Bearings for this description are based on the Oregon Coordinate System of 1983, North Zone and are from a survey performed by Otak, Incorporated in May, 1999 through August, 2001 for the Wallace Road Local Improvement Project, said survey being recorded in the Survey Records of Polk County as CS XXXXX.

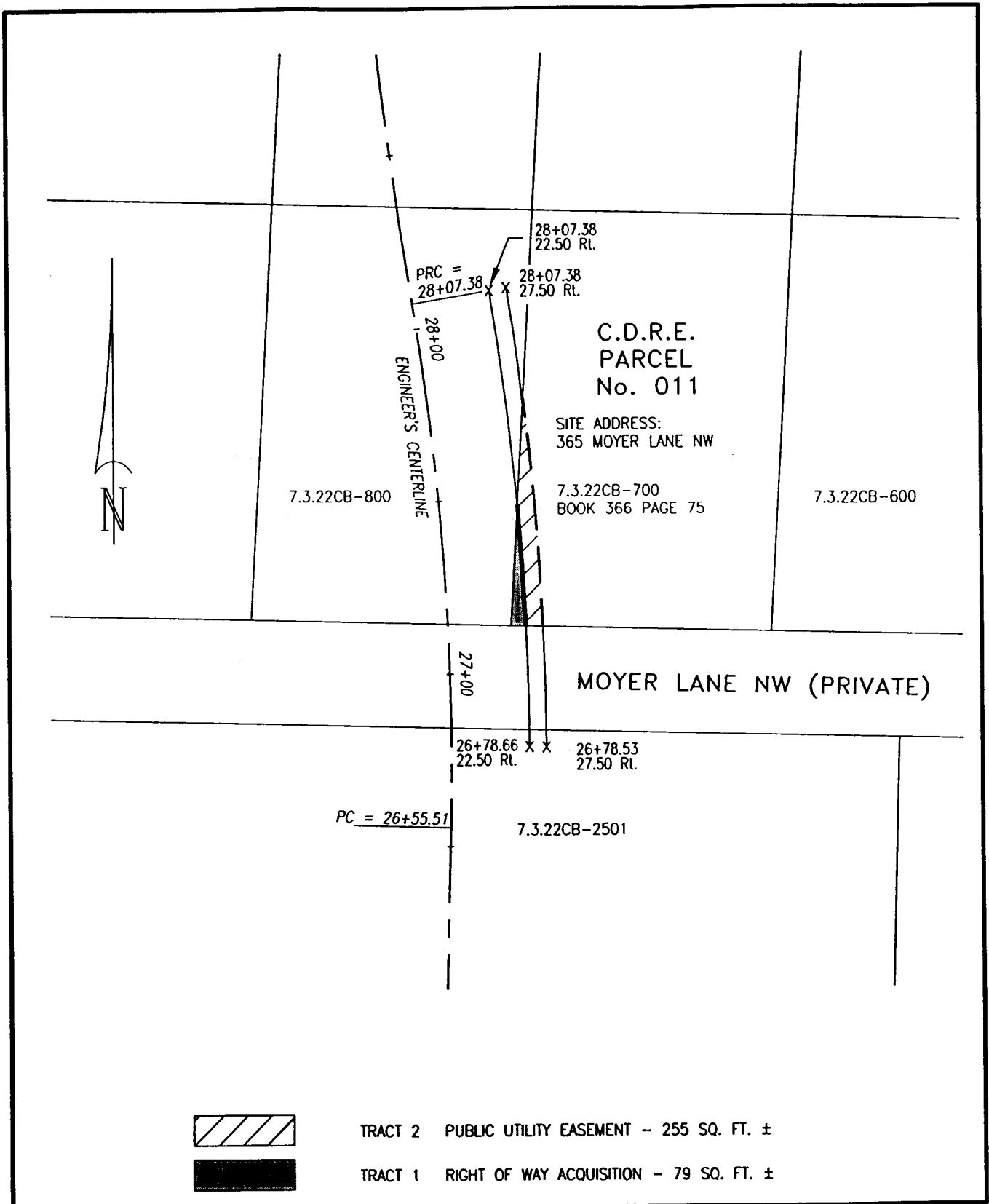


EXHIBIT B STREET IMPROVEMENT WALLACE ROAD LOCAL ACCESS	40 20 0 40 	CITY OF SALEM DEPARTMENT OF PUBLIC WORKS
		ACQUISITION MAP
JERRY D. AND DEANNA R. JACKSON TRUST BOOK 366 PAGE 75 365 MOYER LANE NW SALEM, OREGON	C.D.R.E. PARCEL NO. 011 TAX MAP 7.3.22CB-700 POLK COUNTY OREGON	P.N. 700572-011
		DRN. MEM DATE: 09-27-2001

AmeriTitle 20013

EASEMENT FOR RIGHT-OF-WAY AND UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS, that JERRY D. JACKSON and DEANNA R. JACKSON, TRUSTEES OF THE JERRY D. JACKSON and DEANNA R. JACKSON FAMILY TRUST, executed the 16th day of July, 1998 ("Grantor"), for the consideration of Nine Hundred and no/100 DOLLARS to them paid, the receipt whereof is hereby acknowledged, do forever grant unto the CITY OF SALEM, a municipal corporation ("Grantee"), which purchases pursuant to its eminent domain power and authority, a permanent right-of-way and utility easement for public street, right-of-way, and utility purposes over and along the full width and length of the premises described as follows, to-wit:

See Exhibit A attached and as shown on Exhibit B attached.

TO HAVE AND TO HOLD the above-described permanent right-of-way and utility easement unto said Grantee for the uses and purposes aforesaid forever. And Grantor does covenant with Grantee, that the subject property is free from all liens and encumbrances, and that Grantor and its successors shall Warrant and Defend the same to Grantee against the lawful claims and demands of all persons whomsoever.

Grantor represents that they disclosed all knowledge of underground storage tanks and/or of any release of hazardous substances onto or from the property, and disclosed any known report, investigation, survey, or environmental assessment regarding the subject property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.

It is understood and agreed that Grantee, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the subject property, and that the Grantor is not attempting to convey any such liability.

In the event Grantor includes more than one person or entity, all such persons or entities shall be jointly and severally liable for all conditions herein.

Grantor, their successors, and assigns, agree to defend, indemnify, and hold harmless Grantee, its officers, agents, and employees against all liabilities, damages, losses, claims, demands, actions, and suits (including attorney fees and costs) resulting from the presence of hazardous substances onto or from the property. This provision shall

After recording, return to:
City of Salem
350 Commercial St. NE
Salem OR 97301

RECORDED IN POLK COUNTY
LINDA DAWSON, COUNTY CLERK

2002-015720



\$46.00


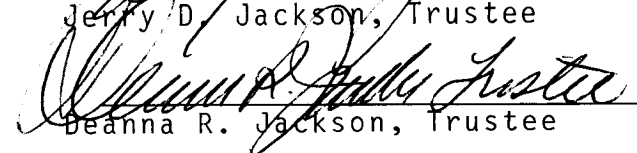
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REC-EAS Cnt=1 Stn=1 A. CAPTAIN
\$25.00 \$10.00 \$11.00

115


not apply to a release of hazardous substances onto or from the property caused by the officers, agents, or employees of Grantee. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability.


Jerry D. Jackson, Trustee

Deanna R. Jackson, Trustee

STATE OF OREGON)
County of Marion)

This instrument was acknowledged before me on September 9, 2002, by JERRY D. JACKSON and DEANNA R. JACKSON, TRUSTEES OF THE JERRY D. JACKSON and DEANNA R. JACKSON FAMILY TRUST, executed the 16th day of July, 1998.

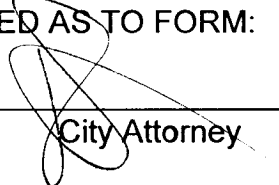



Notary Public—State of Oregon
My commission expires: 3/10/05

APPROVED:

By: 
Public Works Department

APPROVED AS TO FORM:

By: 
City Attorney

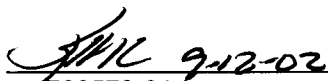
Checked By: 
Project Number: 700572-011
December 7, 2001

EXHIBIT A

City of Salem
C.D.R.E. No. 011
Vestee: JERRY D. JACKSON and DEANNA R. JACKSON, TR.
Tax Map No.: 7.3.22CB-700

A tract of land in Section 22, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of that property described in that instrument recorded in Book 366, Page 75 of Polk County Book of Records, the said tract being that portion of said property included in a strip of land lying on the easterly (right) side of the Engineer's Centerline.

The Engineer's Centerline referred to above is described as follows:

Beginning at Engineer's Centerline Station 10+00.00, said point being 826.06 feet South and 943.45 feet East of a 5/8-inch diameter iron rod marking the most southerly southwest corner of the Jesse Harriot D.L.C. No. 67, said monument being depicted on Polk County Restoration Form No. 10907;

thence North 69°11'52" East, 211.10 feet to the point of curve of a 150.00 foot radius curve to the right at Engineer's Centerline Station 12+11.10;

thence along the arc of said curve 235.61 feet, through a central angle of 89°59'50" (the chord of said curve bears South 65°48'13" East, 212.13 feet) to Engineer's Centerline Station 14+46.71;

thence South 20°48'18" East, 160.20 feet to the point of curve of a 150.00 foot radius curve to the left at Engineer's Centerline Station 16+06.91;

thence along the arc of said curve 235.54 feet, through a central angle of 89°58'12" (the chord of said curve bears South 65°47'24" East, 212.08 feet) to Engineer's Centerline Station 18+42.45;

thence North 69°13'30" East, 121.15 feet to the point of curve of a 200.00 foot radius curve to the right at Engineer's Centerline Station 19+63.60;

thence along the arc of said curve 48.85 feet, through a central angle of 13°59'38" (the chord of said curve bears North 76°13'19" East, 48.73 feet) to Engineer's Centerline Station 20+12.45;

thence North 83°13'08" East, 68.71 feet to the point of curve of a 500.00 foot radius curve to the right at Engineer's Centerline Station 20+81.16;

thence along the arc of said curve 32.71 feet, through a central angle of 03°44'52" (the chord of said curve bears North 85°05'34" East, 32.70 feet) to Engineer's Centerline Station 21+13.87;

thence North 86°58'00" East, 175.01 feet to the point of curve of a 200.00 foot radius curve to the right at Engineer's Centerline Station 22+88.88;

After recording, return to:

City Recorder
555 Liberty Street SE, Room 200
Salem OR 97301-3503

thence along the arc of said curve 16.34 feet, through a central angle of 04°40'56" (the chord of said curve bears North 89°18'28" East, 16.34 feet) to Engineer's Centerline Station 23+05.22;

thence South 88°21'04" East, 83.40 feet to the point of curve of a 50.00 foot radius curve to the left at Engineer's Centerline Station 23+88.62;

thence along the arc of said curve 78.56 feet, through a central angle of 90°01'30" (the chord of said curve bears North 46°38'11" East, 70.73 feet) to Engineer's Centerline Station 24+67.18;

thence North 01°37'26" East, 188.33 feet to the point of curve of a 800.00 foot radius curve to the left at Engineer's Centerline Station 26+55.51;

thence along the arc of said curve 151.87 feet, through a central angle of 10°52'36" (the chord of said curve bears North 03°48'52" West, 151.64 feet) to the point of curve of a 1,600.00 foot radius curve to the right at Engineer's Centerline Station 28+07.38;

thence along the arc of said curve 296.04 feet, through a central angle of 10°36'04" (the chord of said curve bears North 03°57'08" West, 295.62 feet) to Engineer's Centerline Station 31+03.42;

thence North 01°20'54" East, 259.01 feet to Engineer's Centerline Station 33+62.43, which point bears South 88°23'52" East, 2153.70 feet from the most southerly southwest corner of the said Jesse Harriot D.L.C. No. 67.

The widths in feet of the strip of land referred to above are as follows:

Tract 1 (45.00 foot wide Right-of-Way)

Station	to	Station	Width on the easterly (right) side of Engineer's Centerline
26+78.66		28+07.38	22.50

Contains 79 square feet, or 0.002 acres, more or less.

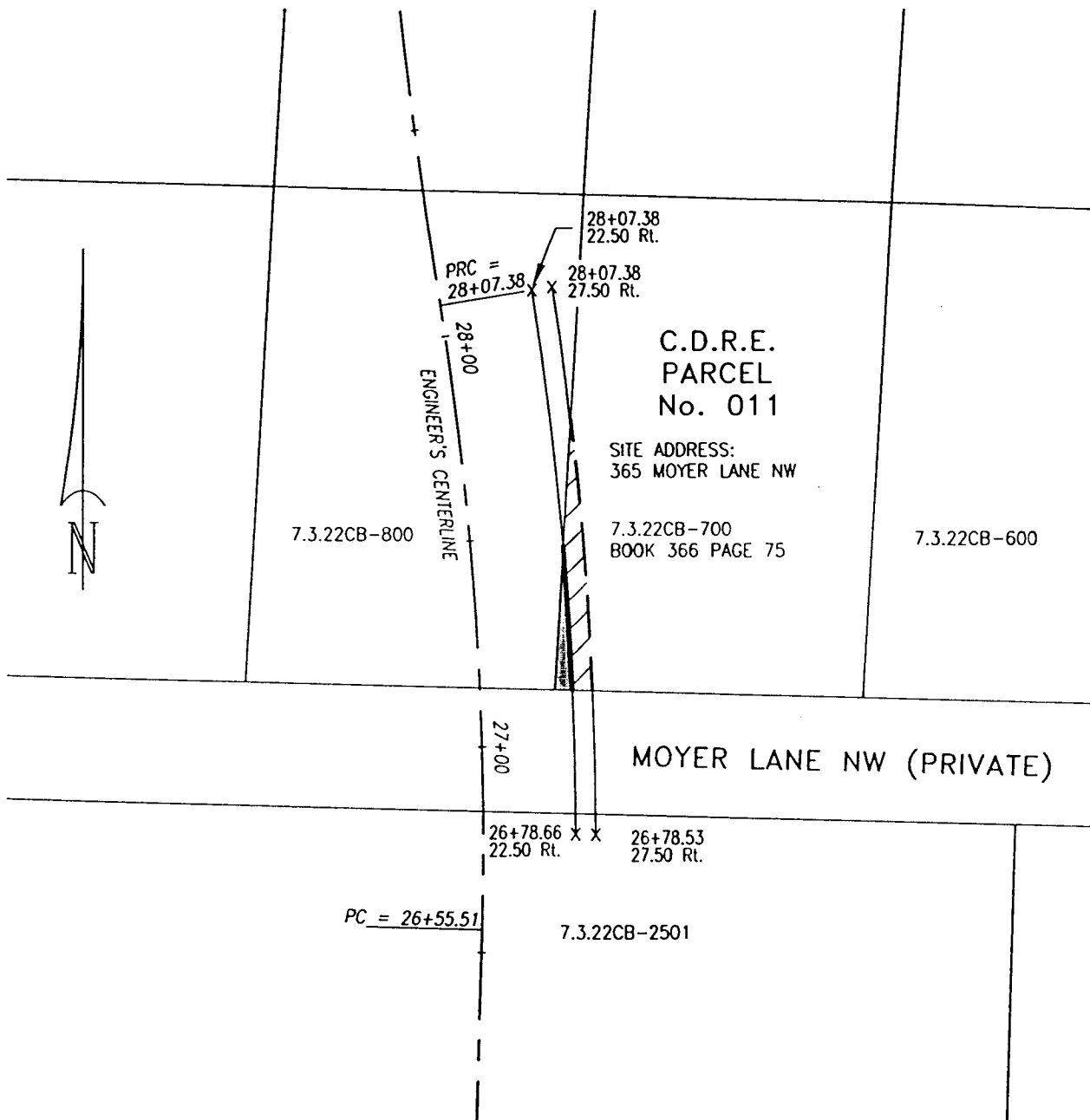
Tract 2 (5' wide Public Utility Easement)

Station	to	Station	Width on the easterly (right) side of Engineer's Centerline
26+78.53		28+07.38	27.50

EXCEPTING Tract 1 as described above;

Contains 255 square feet, or 0.006 acres, more or less.

Bearings for this description are based on the Oregon Coordinate System of 1983, North Zone and are from a survey performed by Otak, Incorporated in May, 1999 through August, 2001 for the Wallace Road Local Improvement Project, said survey being recorded in the Survey Records of Polk County as CS XXXXX.



TRACT 2 PUBLIC UTILITY EASEMENT - 255 SQ. FT. ±

TRACT 1 RIGHT OF WAY ACQUISITION - 79 SQ. FT. ±

EXHIBIT B

STREET IMPROVEMENT
WALLACE ROAD LOCAL ACCESS

JERRY D. AND DEANNA R. JACKSON TRUST
BOOK 366 PAGE 75
365 MOYER LANE NW
SALEM, OREGON

40 20 0 40



C.D.R.E. PARCEL NO. 011

TAX MAP 7.3.22CB-700

POLK COUNTY OREGON

CITY OF SALEM DEPARTMENT
OF PUBLIC WORKS

ACQUISITION MAP

P.N. 700572-011

DRN. MEM DATE: 09-27-2001

Polk County

2024 Real Property Assessment Report

Account 260192

NOT OFFICIAL VALUE

Map	07322-CB-00800				Tax Status	Non-Assessable
Code - Tax ID	3225 - 260192				Account Status	Active
					Subtype	NORMAL
Legal Descr	See Record					
Mailing	CITY OF SALEM 555 LIBERTY ST SE 305 SALEM OR 97301				Deed Reference #	1999-9407 (SOURCE ID: 380-1919)
					Sales Date/Price	05-26-1999 / \$133,000
					Appraiser	SKIDMORE, BROOKE
Property Class	940	MA	SA	NH		
RMV Class	100	02	02	000		

Site	Situs Address	City
------	---------------	------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
3225	Land	110,000		Land	0	
	Impr	0		Impr	0	
Code Area Total		110,000	43,780	43,780	0	
Grand Total		110,000	43,780	43,780	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
3225	0	<input checked="" type="checkbox"/>		IP	Industrial Site	100	3,624 SF		001	110,000
Code Area Total							3,624 SF			110,000

Improvement Breakdown										
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV

Exemptions / Special Assessments / Notations										
Notations										
■ 100 YEAR FLOOD PLAIN										

POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID Township Range Section 1/4 1/16 Taxlot Special Interest
260192 07 3 22 C B 00800

Effective Date 22-Jan-1995 02:27 PM Transaction ID 47160 Entry Date 22-Jan-1995 Recorded Date 22-Jan-1995 Sale Date 22-Jan-1995

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	51915	1994	ASSESSOR	U	1995	7533	1	CONVERSION-07322CB00800		CONVERSION	

V# R 1301 CREATE E/E BOR 242-945

Name	Changes	Status	Name	Name	Type	Ownership Type	Ownership %
A			SWEARINGEN, JERRY R		OWNER	OWNER	100
			HUSBAND AND WIFE~SWEARINGEN, JANICE				
A			SWEARINGEN, JANICE		OWNER	OWNER	100
			HUSBAND AND WIFE~SWEARINGEN, JERRY R				

Size	Changes	Code	+/-	Size	Alternate	Size	Code	Area Deleted	Move to	Acct	Move to	Code
Size	Totals	Code			Sqft							
		3201		8,995.00	SqFt							
		3201				8,995.00						

Effective Date 16-Aug-1996 12:00 AM Transaction ID 2293436 Entry Date 16-Aug-1996 Recorded Date 01-Jul-1996 Sale Date 01-Jul-1996

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
84	75828	1996	TAX DISTRICT	ANNX	1996	1	24	DOR-27-229-96 PT1		NOTATION	
			V# 56603 - MARION ESD "ANNEXED" TO POLK COUNTY ESD FOR 1996 PER DOR SUPERVISORY ORDER 96-3 (DOR 27-229-96). (NO CODE CHANGE FOR THE SALEM SCHOOL DISTRICT CODE (32))								

Size	Totals	Code	Acres	Sqft	Alternate	Size
		3201		8,995.00		

Effective Date 16-Aug-1996 12:00 AM Transaction ID 2293670 Entry Date 16-Aug-1996 Recorded Date 01-Jul-1996 Sale Date 01-Jul-1996

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
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POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID Township Range Section 1/4 1/16 Taxlot Special Interest
260192 07 3 22 C B 00800
84 100627 1996 TAX DISTRICT ANNEX 1996 5 23 DOR-27-229-96 PT5 NOTATION
V# 56604 - POLK COUNTY ESD CHANGED NAME TO "WILLAMETTE REGIONAL EDUCATIONAL SERVICE DISTRICT" FOR 1996 PER DOR
SUPERVISORY ORDER 96-3 (DOR 27-229-96). NO CODE CHANGE FOR THE SALEM (32), DALLAS (02), MONM/INDEP (13), PERRYDALE (21),
FALLS CITY (57).

Size Totals	Code	Acres	Sqft	Alternate Size
	3201		8,995.00	

Effective Date	27-May-1997 12:00 AM	Transaction ID	58831	Entry Date	27-May-1997	Recorded Date	16-Apr-1997	Sale Date	15-Oct-1996		
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	112102	1997	CLERK - BOR	DC	1997	4213	1	333-309		NAME CHANGE	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
D		SWEARINGEN, JERRY R	OWNER	OWNER	100
		HUSBAND AND WIFE~SWEARINGEN, JANICE			
D		SWEARINGEN, JANICE	OWNER	OWNER	100
		HUSBAND AND WIFE~SWEARINGEN, JERRY R			
A		SWEARINGEN, JERRY R	OWNER	OWNER	100

Size Totals	Code	Acres	Sqft	Alternate Size
	3201		8,995.00	

Effective Date			29-May-1997 12:00 AM	Transaction ID		58854	Entry Date		29-May-1997	Recorded Date		16-Apr-1997	Sale Price		\$50,000
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map				

POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
260192	07	3	22	C	B	00800	
1 112149	1997	CLERK - BOR	WD	4214	1 1997	333-311	NAME CHANGE

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
D		SWEARINGEN, JERRY R	OWNER	OWNER	100
A		NIELSEN/RENTCO J V	OWNER	OWNER	100
A		RENTCO EQUIPMENT RENTALS, INC	REPRESENTATIVE		
A		DBA~NIELSEN/RENTCO J V	REPRESENTATIVE		
A		TCN, INC			
		DBA~NIELSEN/RENTCO J V			

Size Totals	Code	Acres	Sqft	Alternate Size
	3201		8,995.00	

Effective Date	10-Jun-1999	12:00 AM	Transaction ID	210273	Entry Date	11-Jun-1999	Recorded Date	27-May-1999	Sale Date	27-May-1999
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
10	346546	1999	CLERK - BOR	WD	1999	8369	1	379-1529		TLC	

Size Totals	Code	Acres	Sqft	Alternate Size
	3201		8,995.00	

Effective Date	19-Jul-1999	12:00 AM	Transaction ID	212644	Entry Date	19-Jul-1999	Recorded Date	15-Jun-1999	Sale Price	\$133,000
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
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POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest									
260192	07	3	22	C	B	00800										
1 350079	1999	CLERK - BOR	WD	1999	9407	1	380-1919	PT	NAME CHANGE							
Name Changes Status Name								Name Type	Ownership Type	Ownership %						
D NIELSEN/RENTCO J V								OWNER	OWNER	100						
D RENTCO EQUIPMENT RENTALS, INC								REPRESENTATIVE								
DBA~NIELSEN/RENTCO J V								REPRESENTATIVE								
D TCN, INC																
DBA~NIELSEN/RENTCO J V								OWNER	OWNER	100						
A CITY OF SALEM																
Size Totals		Code	Acres	Sqft	Alternate Size											
		3201		8,995.00												
3	350081	1999	CLERK - BOR	WD	1999	9407	1	380-1919	PT	TAX STATUS CHANGE TO NON-ASSESSABLE						
Size Totals		Code	Acres	Sqft	Alternate Size											
		3201		8,995.00												
Effective Date		22-Mar-2002 12:00 AM		Transaction ID		612503		Entry Date	22-Mar-2002		Recorded Date	12-Mar-2002		Sale Date	17-Oct-2001	
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map					
4	860132	2002	ASSESSOR'S FILE	ANNX	2002	58	4		PT	ANNEXATION						
CODE CHANGE TO 32-25 FROM CODE 32-1, DUE TO ADOPTION OF WEST SALEM URBAN RENEWAL AREA BY CITY OF SALEM. WE DO NOT HAVE AN ANNEXATION ORDER FROM THE DOR BECAUSE IT IS NOT THE USUAL ANNEXATION.																
Size Changes		Code	+/- Size	Alternate Size	Code	Area Deleted	Move to Acct	Move to Code								
		3201	-8,995.00 SqFt			DELETED		3225								
		3225	8,995.00 SqFt													
Size Totals		Code	Acres	Sqft	Alternate Size											
		3225		8,995.00												

POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID Township Range Section 1/4 1/16 Taxlot Special Interest
260192 07 3 22 C B 00800

Effective Date	28-May-2002 12:00 AM	Transaction ID	642947	Entry Date	28-May-2002	Recorded Date	18-Oct-2001	Sale Date	18-Oct-2001
AMENDMENTS TO WEST SALEM URBAN RENEWAL AREA RECORDED AT BOR2011-8870, BOR2014-10266, BOR2016-13789 AND BOR2022-13246									
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	To/From Map
777	917335	2002	CLERK - BOR	U	2001	13809	1		
DOCUMENT IS BILL NO. 39, ORDINANCE NO. 51-2001. DETAILING THE WEST SALEM URBAN RENEWAL AREA. SEE AF 2002-58 FOR COMPLETE LIST OF ACCOUNTS.									
Size Totals		Code	Acres	Sqft	Alternate Size				
		3225		8,995.00					

Effective Date	04-Sep-2003 12:00 AM	Transaction ID	2293940	Entry Date	04-Sep-2003	Recorded Date	04-Mar-2003	Sale Date	04-Mar-2003
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	To/From Map
37	1133173	2003	TAX DISTRICT	ANNX	2003	10	7	DOR 24-1043-2003 PT 9	
WILLAMETTE REGIONAL EDUCATIONAL SERVICE DISTRICT CHANGED THERE NAME TO WILLAMETTE EDUCATION SERVICE DISTRICT FOR 2003 PER DOR 24-1043-2003. NO CODE CHANGES WERE NEEDED FOR CODES 02S, 13S, 21S, 32S, 57S.									
Size Totals		Code	Acres	Sqft	Alternate Size				
		3225		8,995.00					

Effective Date	08-Mar-2004 12:00 AM	Transaction ID	888152	Entry Date	08-Mar-2004	Recorded Date	03-Mar-2004	Sale Date	03-Mar-2004
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	To/From Map
105	1278744	2004	ASSESSOR'S FILE	U	2004	55	1		
Street Name Change 03-2									
Size Totals		Code	Acres	Sqft	Alternate Size				
		3225		8,995.00					

POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID Township Range Section 1/4 1/16 Taxlot Special Interest
260192 07 3 22 C B 00800

Effective Date	02-Aug-2005 02:23 PM	Transaction ID	1091822	Entry Date	26-Jul-2005	Recorded Date	21-Jul-2005	Sale Date	21-Jul-2005
VEALL LANE,MOYER LANE AND THE ALLEY BETWEEN THEM HAVE BEEN USED AND SHOWN ON THE ASSESSORS MAP AS CITY STREETS FOR MANY YEARS, THIS DEED IS NOW CONVEYING THE MOYER ESTATE INTEREST TO THE CITY OF SALEM. DEDICATION@BOR2005-13287									
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	To/From Map
11	1622371	2005	CLERK - BOR	DEED	2005	11978	1		PT TLC
Size Totals		Code	Acres	Sqft	Alternate Size				
		3225		8,995.00					

Effective Date	12-Apr-2006 02:05 PM	Transaction ID	1234723	Entry Date	04-Apr-2006	Recorded Date	04-Apr-2006	Sale Date	27-Feb-2006
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	To/From Map
1	1797370	2006	ASSESSOR'S FILE 5371 SQ FT TO BARTELL DR NW PER RESOLUTION NO. 2006-27 RESOLUTION@BOR2006-3597	REQ	2006	47	1	2006-27	PT SIZE CHANGE
Size Changes		Code	+/- Size	Alternate Size		Code Area Deleted		Move to Acct	
		3225	-5,371.00 SqFt	0					
Size Totals		Code	Acres	Sqft	Alternate Size				
		3225		3,624.00					

Effective Date	21-Jun-2010 12:00 AM	Transaction ID	2076993	Entry Date	21-Jun-2010	Recorded Date	21-Jun-2010	Sale Date	
FORMATION OF POLK CO. 4-H MASTER GARDENER, AGRICULTURE, FORESTRY EXTENSION DISTRICT FOR 2010 TAX YEAR. AFFECTS ALL POLK COUNTY, DISTRICT ADDED TO ALL CODES, NO CODE CHANGES. WORKED IN 2010 TAX YEAR, BUT DUE TO PROGRAMMING ISSUES COULD NOT POST TO LEDGER UNTIL 2013 TAX YEAR.									
Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	To/From Map

POLK COUNTY ASSESSOR'S
NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
260192	07	3	22	C	B	00800	
1 3302330	2013	TAX DISTRICT		ANNX	2013	1	11056 DOR27-404-2010 ANNEXATION

Size Totals	Code	Acres	Sqft	Alternate Size
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Effective Date	21-Feb-2014 11:44 AM	Transaction ID	2203955	Entry Date	05-Dec-2013	Recorded Date	10-Aug-2005	Sale Date	08-Aug-2005
ALREADY WORKED BY BOR2005-11978									

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
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8	3528216	2014	CLERK - BOR	RESO	2005	13287	1		PT	TLC	
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Size Totals	Code	Acres	Sqft	Alternate Size
	3225		3,624.00	

Effective Date	24-Feb-2014 01:41 PM	Transaction ID	2203950	Entry Date	05-Dec-2013	Recorded Date	07-Mar-2006	Sale Date	27-Feb-2006
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
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1	3528587	2014	CLERK - BOR ALREADY WORKED BY AF2006-47	RESO	2006	3597	1		PT	TLC	
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Size Totals	Code	Acres	Sqft	Alternate Size
	3225		3,624.00	

Effective Date	26-Feb-2015 09:58 AM	Transaction ID	2329089	Entry Date	25-Feb-2015	Recorded Date	10-Dec-2014	Sale Date	22-Aug-2011
ORDINANCE NO. 25-11, RESOLUTION NO. 11-8 URA, WEST SALEM URBAN RENEWAL PLAN, ORDINANCE APPROVING A MAJOR AMENDMENT									

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
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22	3736089	2015	CLERK - BOR	ORD	2014	10266	6		PT	TLC	
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Size Totals	Code	Acres	Sqft	Alternate Size
	3225		3,624.00	

**POLK COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 260192
Map 07322CB 00800
Owner CITY OF SALEM
555 LIBERTY ST SE 305
SALEM OR 97301

Name Type		Ownership Type	Own Pct
OWNER	CITY OF SALEM	OWNER	100.00

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

20-Feb-2024

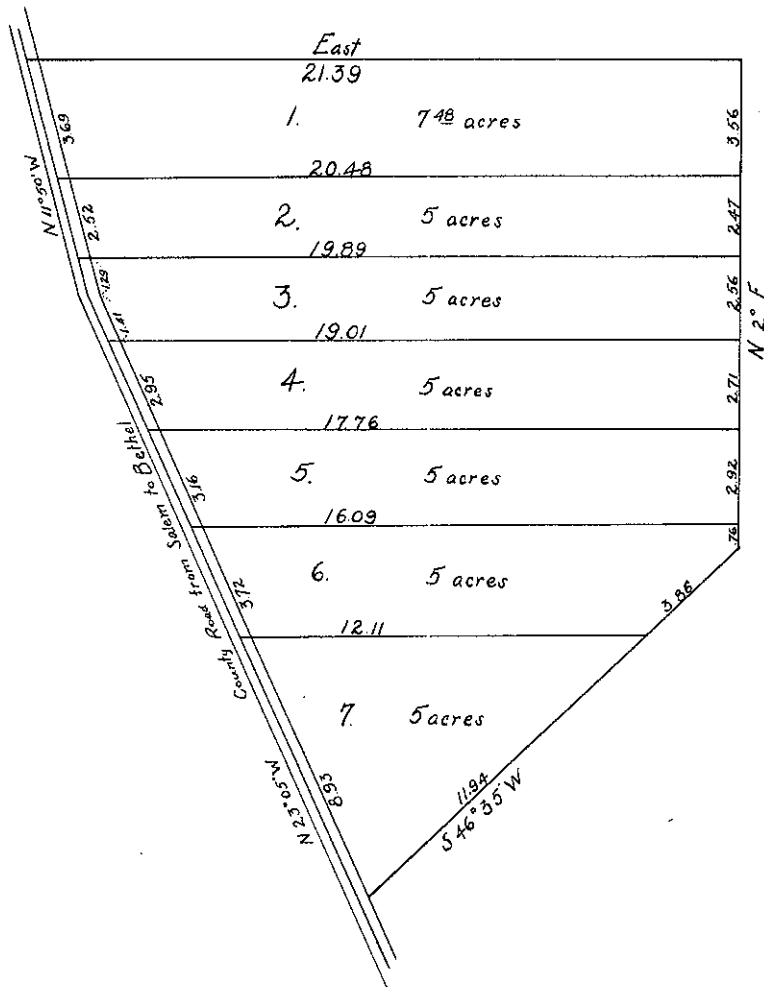
CITY OF SALEM
555 LIBERTY ST SE 305
SALEM OR 97301

Tax Account #	260192	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3225
Situs Address		Interest To	Feb 20, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$377.72	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$379.32	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$851.26	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$885.19	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$912.14	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$897.65	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$860.20	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$490.05	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$501.74	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$463.28	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$444.34	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

ORCHARD CO'S ADDITION to WEST SALEM



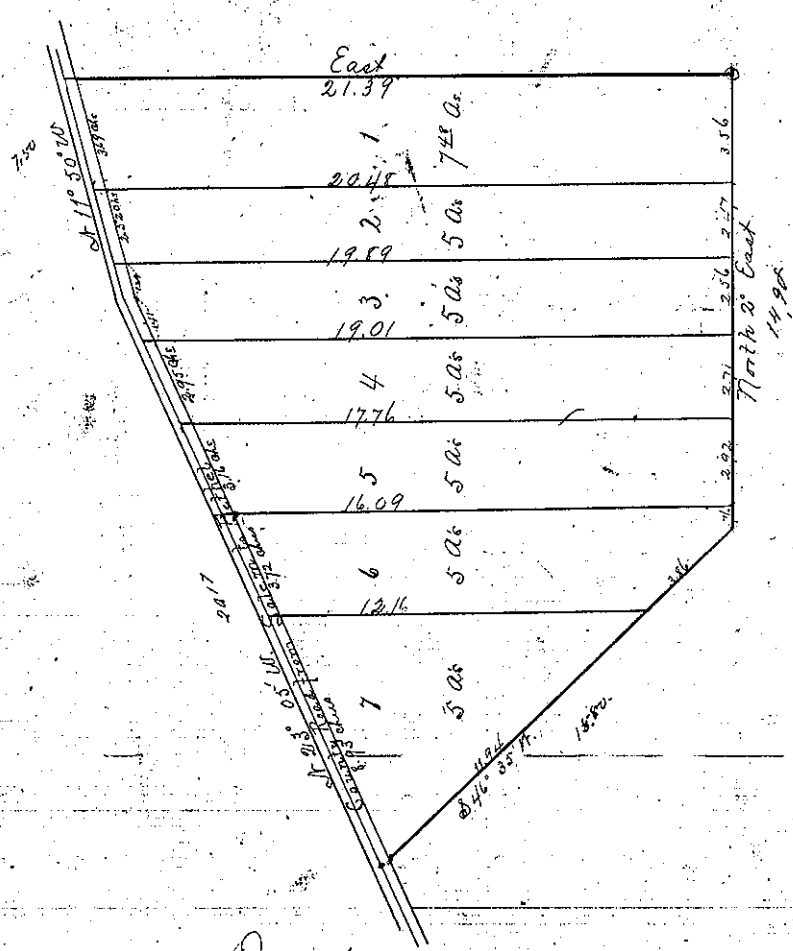
Beginning at a point on the North line of James White and wife's D.L.C. No. 51 13.40 chains North 89° 54' West from the N.E. corner of said claim, said point is marked by a planted rock, N. side of a large fir tree. Thence South 1° 57' West 14.98 chains to a rock planted. Thence South 46° 35' West 15.80 chains to the center of County Road leading from Salem to Bethel. Planted rock from which a white oak tree 30 inches in diameter bears south 44 links and a white oak tree 24 inches in diameter bears north 58° W 71 links Thence north 23° 05' W 20.17 chains in the center of said road. Thence north 11° 50' W 7.50 chains in the center of said road to the north line of claim aforesaid. Thence south 89° 54' East 21.39 chains following the north line of aforesaid claim to the place of beginning containing 37.48 acres more or less and being a part of aforesaid claim situated in Township 7 South of Range 3 West of the Will. Mer. Polk County, State of Oregon.

1-48

Book 1 - 41.

Orchard Co's Addition to West Salem

Clerk's Original

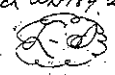


Dedication

Know all men by these presents, that the Pacific Land and Orchard Company a corporation duly incorporated under the laws of the State of Oregon, hereby declare the annexed map to be a true plat of the property owned and laid out by us as the Orchard Co's Addition to West Salem. This Orchard Co's Addition to West Salem comprises the following described Real Estate situated in Polk County, Oregon to-wit: Beginning at a point on the North line of James White and wife's D&C No 07 13.40 acs North 89° 54' West from the N.E. corner of said claim, said point marked by a planted rock, thence South 1° 57' West 14.98 chains to a rock planted, thence South 46° 35' West 10.80 chains to the center of County road leading from Salem Ferry to Aschland, thence North 89° 54' West from which a white oak tree 30 inches in diameter bears South 44° 44' West and a white oak tree 24 inches in diameter bears North 81° West 71' West. thence North 23° 05' West 20.7 chains in the center of said road, thence North 11° 52' West 7.50 chains in the center of said road to the North line of claim aforesaid, thence South 89° 54' East 21.39 chains following the North line of aforesaid claim to the place of beginning containing 37.45 acres more or less and being a part of aforesaid claim situated in Township 34th North Range 3rd East of the Willamette Meridian Polk County, State of Oregon. The Orchard Co's Addition to West Salem contains 37.45 acres of size and dimensions as shown on annexed plat. We hereby dedicate to the use of the public for the roads which are of size and dimensions shown on annexed plat.

In witness whereof the Pacific Land and Orchard Company has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 10th day of March A.D. 1892.

Done in the presence of
Margaret M. Biddle
J. A. Turner



Corporate seal attested by
F. N. Derby Asst. Secretary

State of Oregon }
County of Marion }

Pacific Land & Orchard Co. by E. S. Carthwright President, Pacific Land & Orchard Company - By F. N. Derby Asst. Secretary

On this 10th day of March 1892 personally came before me, a Notary Public in and for said County and State, the Pacific Land and Orchard Company by E. S. Carthwright its President and F. N. Derby its Assistant Secretary, who are personally known to me to be the identical persons described and who acknowledged to me that they executed the foregoing instrument as the free act and deed of the Pacific Land and Orchard Company, and the said F. N. Derby Assistant Secretary of the Pacific Land and Orchard Company, acknowledged to me that he attached to the foregoing instrument the seal of the Pacific Land and Orchard Company.

Witness my hand and Notarial seal the day and year above written.

Recorded March 11th 1892
C. E. Ford Clerk

F. A. Turner
Notary Public for Oregon

1-41(1-42 on back side)

Exhibit D – HOA Statement

BRAND

Homeowners Association Information

The applicant is submitting this statement to confirm there is no homeowners association (HOA) which is active or registered with the Oregon Secretary of State which impacts the subject property.

Exhibit E – HCRPZ Acknowledgement

BRAND

Historic and Cultural Resources Protection Zone Acknowledgement

The applicant is aware the subject site is identified on the City of Salem's Historic and Cultural Resources Protection Zone map. The applicant's consultant has discussed properties within these areas with the city's Historic Preservation Officer, Kimberli Fitzgerald. No public funding will be utilized to develop the subject site. At the time the site is developed, the applicant's contractors will have an inadvertent discovery plan on file with the city.

Exhibit F – TGE

CITY OF Salem

AT YOUR SERVICE

Traffic Engineering Section

Public Works Department

555 Liberty Street SE, Room 325 Telephone: 503-588-6211

Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received 6/21/2024

Section 1 (To be completed by applicant.)

Applicant Name: _____ Telephone: _____

Applicant Mailing Address: _____

Location of New Development: _____

(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: _____

(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed): _____

Planning Action Involved, if any: _____ Building Permit Involved: _____

(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Yes ☐ No ☐

Section 2 (To be completed by City staff.)

Proposed Use

Development Quantity: 2,353 sf retail 32 apartments

ITE Land Use Code: 855-Strip Retail 220-Apartments (Low Rise)

Trip Generation Rate/Equation: 54.54 Trips/KSF 6.74 Trips/DU

Average Daily Trips: 128 216 344 Total

ELNDT Adjustment Factors

Trip Length: 0.31 0.28 Linked Trip: 0.97 1.00

TSDC Trips: 11 210 221 Total

Existing Use

Development Quantity: 1 Single Family Home

ITE Land Use Code: 210-Single Family Detached

Trip Generation Rate or Equation: 9.43 Trips/DU

Average Daily Trips: 9

ELNDT Adjustment Factors

Trip Length: 1.00 Linked Trip: 1.00

TSDC Trips: 9

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: 335

(Proposed use minus existing use.)

☐ A TIA will be required:

☐ Arterial/Collector—1000 Trip/day Threshold

☐ Local Street/Alley—200 Trip/day Threshold

☐ Other: _____

☒ A TIA will not be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: 212

(Proposed use minus existing use.)

☒ A TSDC will be required.

(Fee determined by Development Services.)

Collected at Building Permit.

☐ A TSDC will not be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks: _____ Date: _____

- cc: ☐ Chief Development Services Engineer
- ☐ Community Development
- ☐ Building Permit Application
- ☐ _____

By: _____



Information Required to Assess the Need for a Traffic Impact Analysis and Transportation Systems Development Charge



The following information is required in order to assess the need for a Traffic Impact Analysis (TIA) and to calculate the Transportation Systems Development Charge (TSDC) to be levied on a proposed new development.

TIA Determination:

The City of Salem may require that a TIA be prepared as part of the approval process for major new development. The purpose of a TIA is to estimate the traffic impacts created by a new development on the surrounding street system. Any significantly adverse traffic impacts identified in the TIA must be mitigated by the applicant.

The estimated daily traffic generation of a new development is used as the criteria for determining whether a TIA is needed. If the new development access is located on an arterial or collector and the estimated daily traffic generation is more than 1000 trips, a TIA may be required. If access is located on a local street or alley and the generated trips exceed 200, a TIA may be required. Other criteria such as site access issues, driveway restrictions, and existing facilities deficiencies may also be used, if recommended by City Traffic Engineering staff.

The City Traffic Engineer makes the determination as to whether a TIA is required. (For more information on TIA criteria, see Development Bulletin No. 19 dated January 20, 1995.) When the determination has been made, copies of the Trip Generation Estimate form are sent to Public Works Development Services Division and the applicant. If a planning action is required, a copy is also forwarded to the Community Development Department.

TSDC Analysis:

The City of Salem charges a TSDC on all new development that creates a net increase in traffic on the surrounding street system. The total charge is assessed on a per trip fee times the TSDC trips calculated for the development. For more information on the TSDC, see Council Staff Report dated October 9, 1995.

To assist in estimating the daily trips generated by a new development, please answer the questions in Section 1 of this sheet and return it to Room 325 of the Civic Center. If you have any questions, Traffic Engineering staff are available at 503-588-6211. A copy of the completed trip generation estimate will be returned to you at the address provided in Section 1.

No Land Use, Planning, or Development Approval applications requiring Trip Generation Estimates will be processed until this information has been provided and the TIA/TSDC assessment has been made by City Traffic Engineering staff.

Exhibit G – Neighborhood Association/Transit Contact

Shelby Guizar

From: Shelby Guizar
Sent: Monday, May 13, 2024 4:34 PM
To: Michaelfreitas9459@att.net; Andersonriskanalysis@comcast.net
Cc: Britany Randall; Chris Randall; planning@cherriots.org
Subject: Notice of Land Use Application
Attachments: Skyline Moyer Neighborhood Contact.pdf; Building Renderings.pdf

Dear Neighborhood Chairs and Co-Chairs,

Please find notice of a design review, site plan review, driveway approach permit, property line adjustment, and replat within or abutting your neighborhood attached. If you have questions, please feel free to contact me.

Thank you,

Shelby Guizar

BRAND

Land Use Planner

Office: (503) 370-8704

Place: 1720 Liberty Street SE

Salem, OR 97302

www.brandlanduse.com



Notice of Land Use Application Submittal

May 13, 2024

West Salem Neighborhood Association

Mike Freitas

Michael Freitas 9459@att.net

Steve Anderson

Andersonriskanalysis@comcast.net

RE: Design Review, Site Plan Review, Driveway Approach Permit, Property Line Adjustment, and Replat for property identified as Polk County Map and Tax lot Numbers 260374, 260361, 260358, and 260192

Dear West Salem Neighborhood Association Chair and Land Use Chair,

We are reaching out to you regarding a project within the boundaries of your Neighborhood Association.

The applicant/property owners are seeking approval of a design review, site plan review, driveway approach permit, property line adjustment and replat for a mixed-use development including 32 residential units and a retail commercial space.

This application will be processed using Type III procedures. The neighborhood association, property owners, and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments. Additionally, a public hearing will be held with notice of the hearing being sent by the city, and hearing notice signs posted on the development site.

We hope that you find this letter and attached conceptual plan informative. If you have any questions regarding this notice, please [contact the applicant's land use representative.](#)

Thank you.

Applicant Information

Skyline Construction

Applicant Representative Information

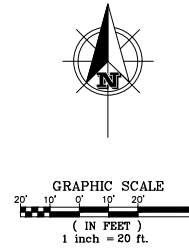
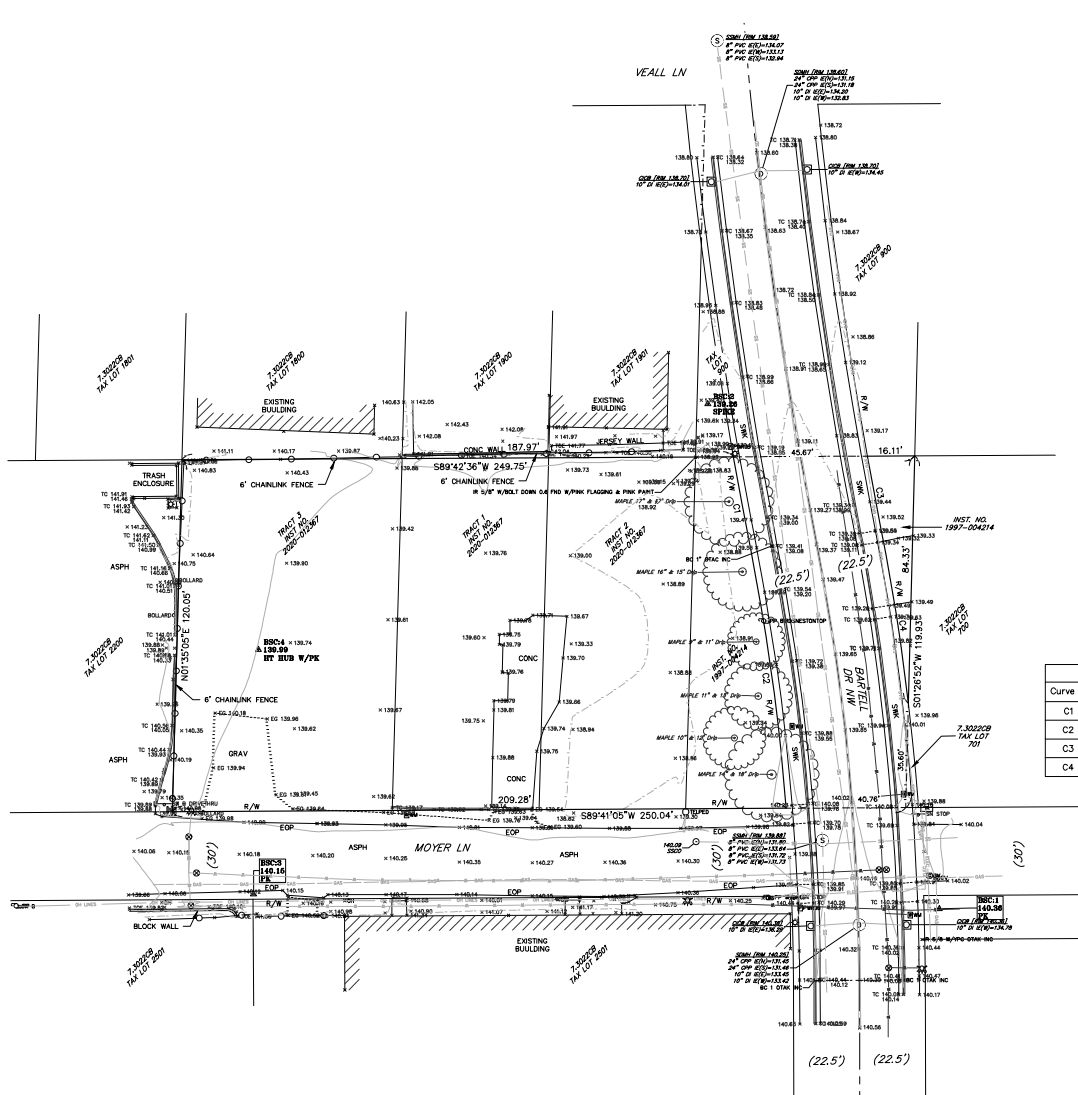
BRAND Land Use, LLC | Brittany Randall

Ph: 503-680-0949

Brittany@BRANDlanduse.com

Exhibit H – Existing Conditions Plan

TOPOGRAPHIC SURVEY



Curve #	Radius	Delta	Length	Chord Bearing & Distance
C1	1622.50'	01°08'38"	32.39'	S10°31'07"E 32.39'
C2	777.50'	06°32'46"	88.63'	S07°49'03"E 88.78'
C3	1577.50'	00°51'56"	23.83'	N10°39'28"W 23.83'
C4	822.50'	04°17'17"	61.56'	N08°56'48"W 61.54'

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	E	INVERT ELEVATION
ASST	ASSEMBLY	JB	JUNCTION BOX
BUILD	BUILDING	LP	LIGHT POLE
BM	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MANHOLE
CB	CATCH BASIN	MH	MANHOLE
CL	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L	PROPERTY LINE
CS	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
ED	EDGE OF GRAVEL	PP	POWER
EP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FD	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SW	SEWER
FG	FINISH GRADE	TC	TOP OF CURB
FI	FIRE HYDRANT	TEL	TELEPHONE
FL	FIELD NUT	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TYP	TYPICAL
GP	GATE POST	U/G	UNDER GROUND
GS	GROUND SHOT	UTL	UTILITY
GV	GAS VALVE	VLT	VAULT
HC	HANDICAP	W	WITH
HOPE	HIGH-DENSITY POLYETHYLENE	WM	WATER METER
HYD	HYDRANT	WLM	WETLANDS MARKER
IR	IRON ROD	YPC	YELLOW PLASTIC CAP
IP	IRON PIPE		

AD	AREA DRAIN	SP	SIGN POST
CB	CATCH BASIN	MBD	PEDESTAL
COO	CLEANOUT	MBX	MAIL BOX
FI	FIRE HYDRANT	IV	IRRIGATION VALVE
GV	GAS VALVE	LP	LIGHT POLE
WV	WATER VALVE	UTL	UTILITY/POWER POLES
GPW	GAS/POWER/WATER METER	TF	TEST PIT
DSO	DOWN SPOUT	MF	MONUMENT FOUND
MB	MANHOLE		
ST	STORM DRAIN		
TS	TRAFFIC SIGNAL		
W	WATER		
WM	WATER METER		
WLM	WETLANDS MARKER		
YPC	YELLOW PLASTIC CAP		

CATV LINE	— CATV — CATV — CATV — CATV — CATV — CATV — CATV —
COMMUNICATION LINE	— CSM — CSM — CSM — CSM — CSM — CSM — CSM —
EASEMENT LINE	— EASE — EASE — EASE — EASE — EASE — EASE — EASE —
FENCE LINE	— FENCE — FENCE — FENCE — FENCE — FENCE — FENCE — FENCE —
FIBER OPTIC LINE	— FIB — FIB — FIB — FIB — FIB — FIB — FIB —
GAS LINE	— GAS — GAS — GAS — GAS — GAS — GAS — GAS —
EDGE OF GRAVEL LINE	— ED — ED — ED — ED — ED — ED — ED —
OVERHEAD LINE	— OH — OH — OH — OH — OH — OH — OH —
PHONE LINE	— PH — PH — PH — PH — PH — PH — PH —
POWER LINE	— PWR — PWR — PWR — PWR — PWR — PWR — PWR —
SANITARY SEWER LINE	— SS — SS — SS — SS — SS — SS — SS —
STORM DRAIN LINE	— SD — SD — SD — SD — SD — SD — SD —
WATER LINE	— W — W — W — W — W — W — W —

BENCHMARK UTILIZED:
CITY OF SALEM CONTROL PT# 1021
ELEV: 150.93' NGVD 29
3" BRASS DISK IN SIDEWALK AT THE NORTHWEST
CORNER OF THE INTERSECTION OF COMMERCIAL
ST NE AND MARION ST NE

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON
EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR
OTHER GOVERNMENT DATA. SURVEYOR AND/OR
CONTRACTOR PLANS AND OTHER DOCUMENTS OF
RECORD. BARKER SURVEYING ASSUMES NO
RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN
USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY,
NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES
UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.
SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND
SURFACE PROVIDED BY LOCATION SERVICES MAY VARY
DUE TO UNDERGROUND DETECTION CAPABILITIES.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
"DIGITALLY SIGNED"
O B B O N
TEXT: JN, JSM
GREGORY E. WILSON
DATE: 6/30/2024
EXPIRES: 6/30/2024

SURVEY FOR SKYLINE BUILDERS
LOCATION: 415 MOYER LN
SW 1/4, SEC. 22
T7S, R3W, W.M.
SCALE: 1"=20'
DATE: 2-23-24
DRAWN BY: GL
CITY OF SALEM
POLK COUNTY, OREGON
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE: (503) 588-8800
FAX: (503) 583-2468
EMAIL: GREG@BARKERWILSON.COM
JOB NUMBER: 42567
SHEET 1 OF 1

Exhibit I – Architectural Sheet Set

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA = 19,930 SF (AFTER ROW) 100%
BLDG FOOTPRINT = 6,856 SF 34.4%
PAVEMENT = 9,231 SF 46.3%
LANDSCAPED = 3,843 SF 19.3%
FLOOD ELEVATION AT 141.0'

- BUILDING AREAS:
- TOTAL BUILDING AREA: (3 FLOORS) = 21,744 SF
 - BUILDING HEIGHT TO TOP OF PARAPET = 37'-6"
 - COMMERCIAL RETAIL AREA = 2,365 SF
 - 22 - ONE BEDROOM 519 SF AVG, 11,410 SF TOTAL
 - 10 - STUDIOS 411 SF AVG, 4,107 SF TOTAL
 - TOTAL LEASEABLE RESIDENTIAL = 15,517 SF.

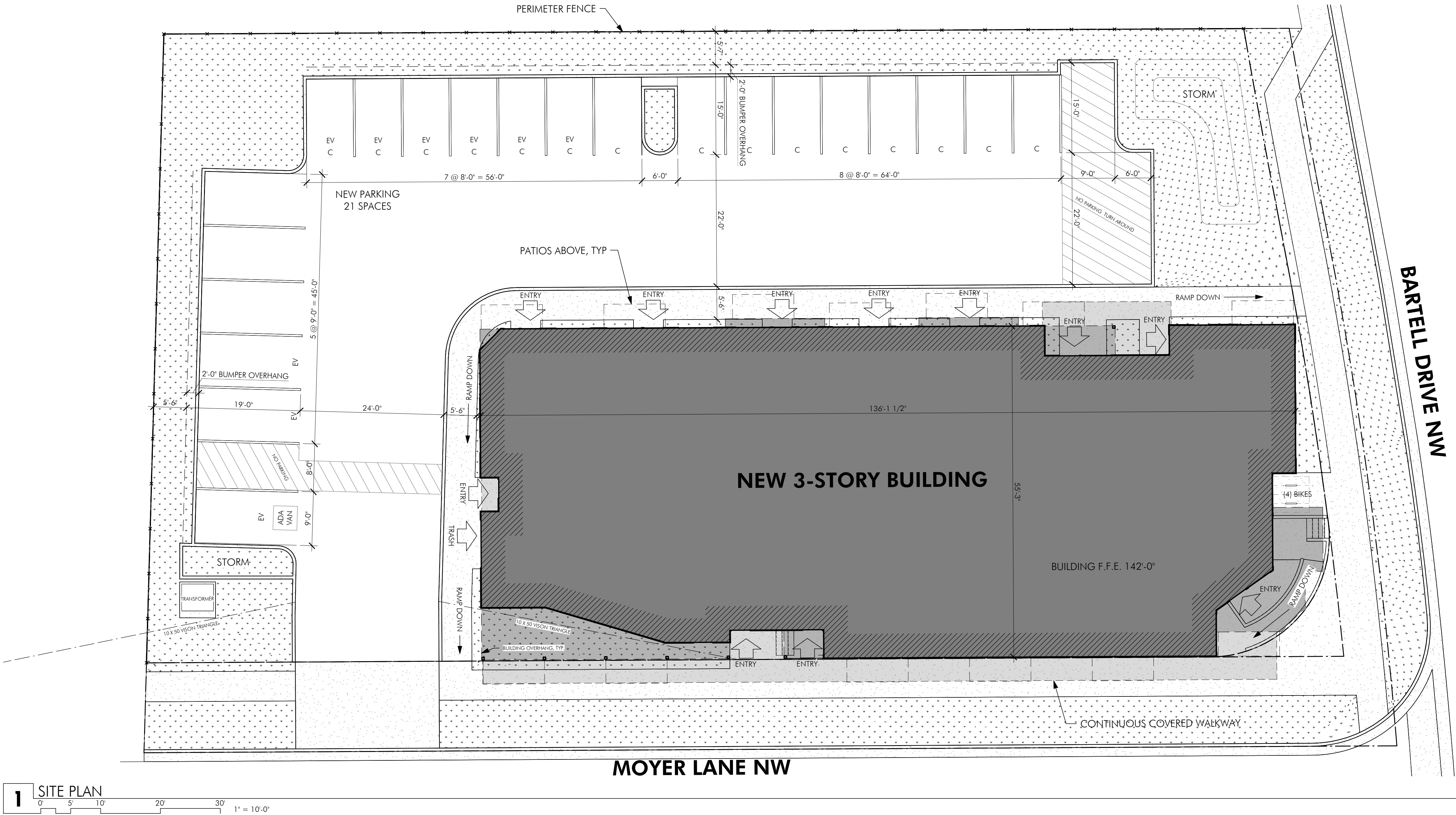
PARKING SUMMARY:

VEHICLE PARKING PROVIDED = 21 SPACES TOTAL
STANDARD (9' X 19') = 6
COMPACT (8' X 15') = 15 (71%)
ADA = 1 (VAN ACCESSIBLE)
EV READY = 9 (43%)

BICYCLE PARKING PROVIDED = 36 TOTAL
SHORT TERM = 4 HORIZONTAL NEAR COMMERCIAL ENTRANCE
LONG TERM = 32 WITHIN BUILDING IN SECURE BIKE ROOM
12 WALL MOUNTED VERTICAL, STAGGERED
20 DOUBLE STACKED HORIZONTAL WITH LIFT ASSIST

SITE PLAN NOTES:

1 TBD



1 SITE PLAN
0' 5' 10' 20' 30' 1" = 10'-0"



IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2023-152
DATE: 10/11/2024
REVISIONS

MIXED USE - MULTI FAMILY
NEW DEVELOPMENT
415 MOYER LANE NW SALEM, OR 97304



GENERAL PLAN NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
- SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
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 - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
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 - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
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 - NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

STUDIO



ARCHITECTURE
INCORPORATED

275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

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PROJECT # 2023-152
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MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304

SHEET:

A1.21



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PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

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PROJECT # 2023-152
DATE: 10/11/2024
REVISIONS

MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304

SHEET:

A1.22



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PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE



275 COURT ST. NE
SALEM, OR 97301-3442
P: 503.390.6500
www.studio3architecture.com

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PROJECT # 2023-152
DATE: 10/11/2024
REVISIONS

MIXED USE - MULTI FAMILY
NEW DEVELOPMENT
415 MOYER LANE NW SALEM, OR 97304

SHEET:

A1.23



1 NORTH ELEVATION



2 EAST ELEVATION

MIXED USE - MULTI FAMILY
NEW DEVELOPMENT
415 MOYER LANE NW SALEM, OR 97304

SHEET:

A2.01



1 SOUTH ELEVATION

0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"



2 WEST ELEVATION

0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"

MIXED USE - MULTI FAMILY
NEW DEVELOPMENT
415 MOYER LANE NW SALEM, OR 97304

SHEET:

A2.02



DERO
A PLAYCORE Company



Patent #8,950,592

Dero **Decker**

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our mechanical lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.



- Sturdy red handle grips
- Lift-assist trays (*weight limit 30lbs.*)
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available (*lower level only*)
- ADA cane-detectable extensions available for lower trays

FINISH OPTIONS

Galvanized



Powder Coat

 White	 Black	 Light Gray RAL 7042	 Deep Red RAL 3003	 Yellow RAL 1023
 CNH Bright Yellow	 Orange RAL 2004	 Beige RAL 1001	 Iron Gray RAL 7011	 Hunter Green RAL 6005
 Light Green RAL 6018	 Green RAL 6016	 Sepia Brown RAL 8014	 Blue RAL 5005	 Sky Blue RAL 5015
 Dark Purple	 Flat Black	 Wine Red RAL 3005	 Bronze	 Silver RAL 9007



DERO
A PLAYCORE Company



Hoop Rack

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrals.

Hoop Rack



YOUR **LOGO** HERE

Customize the HoopRack to brand your bike parking!



FINISH OPTIONS

Galvanized



Stainless

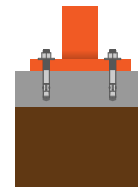


Powder Coat



MOUNT OPTIONS

Surface

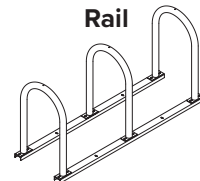


In-Ground



Tamper-resistant fasteners available upon request

Rail



OPTIONAL LEAN BAR

for ADA cane-detection compliance



*Example shown above is a 4-unit section.
Lengths may vary based on your space.*

Ultra Space Saver Squared

Dero's Ultra Space Saver Squared offers high-security, vertical bike parking. Adjustable sliding arms make it easy for customers to best utilize their space. It also creates flexibility to make sure bike spacing follows city requirements as they evolve. Pipe-cutter resistant squared steel tubing makes the Ultra Space Saver Squared more secure than the original Ultra Space Saver.

Patent D774,441

Ultra Space Saver Squared



- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity
- Square tubing for greater security
- Spacing between arms can be varied



FINISH OPTIONS

Galvanized

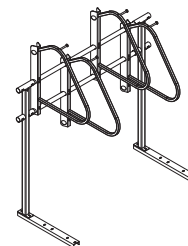


Powder Coat

 White	 Black	 Deep Red RAL 3003	 Yellow RAL 1023
 CNH Bright Yellow	 Orange RAL 2004	 Beige RAL 1001	 Hunter Green RAL 6005
 Light Green RAL 6018	 Green RAL 6016	 Sky Blue RAL 5015	 Blue RAL 5005
 Dark Purple	 Flat Black	 Wine Red RAL 3005	 Iron Gray RAL 7011
 Light Gray RAL 7042	 Silver RAL 9007	 Sepia Brown RAL 8014	 Bronze

MOUNT OPTIONS

Floor



Wall

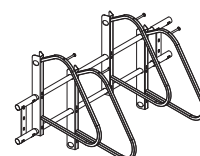


Exhibit J – Civil Sheet Set

PROJECT DIRECTORY:

ARCHITECT:

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

CIVIL ENGINEER:

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

LAND SURVEYOR:

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
503.588.8800

GEOTECH:

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

UTILITY PURVEYORS:

WATER:

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

STORM DRAIN:

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

SEWER:

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

NATURAL GAS:

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

ELECTRIC:

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

PROJECT SURVEY:

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

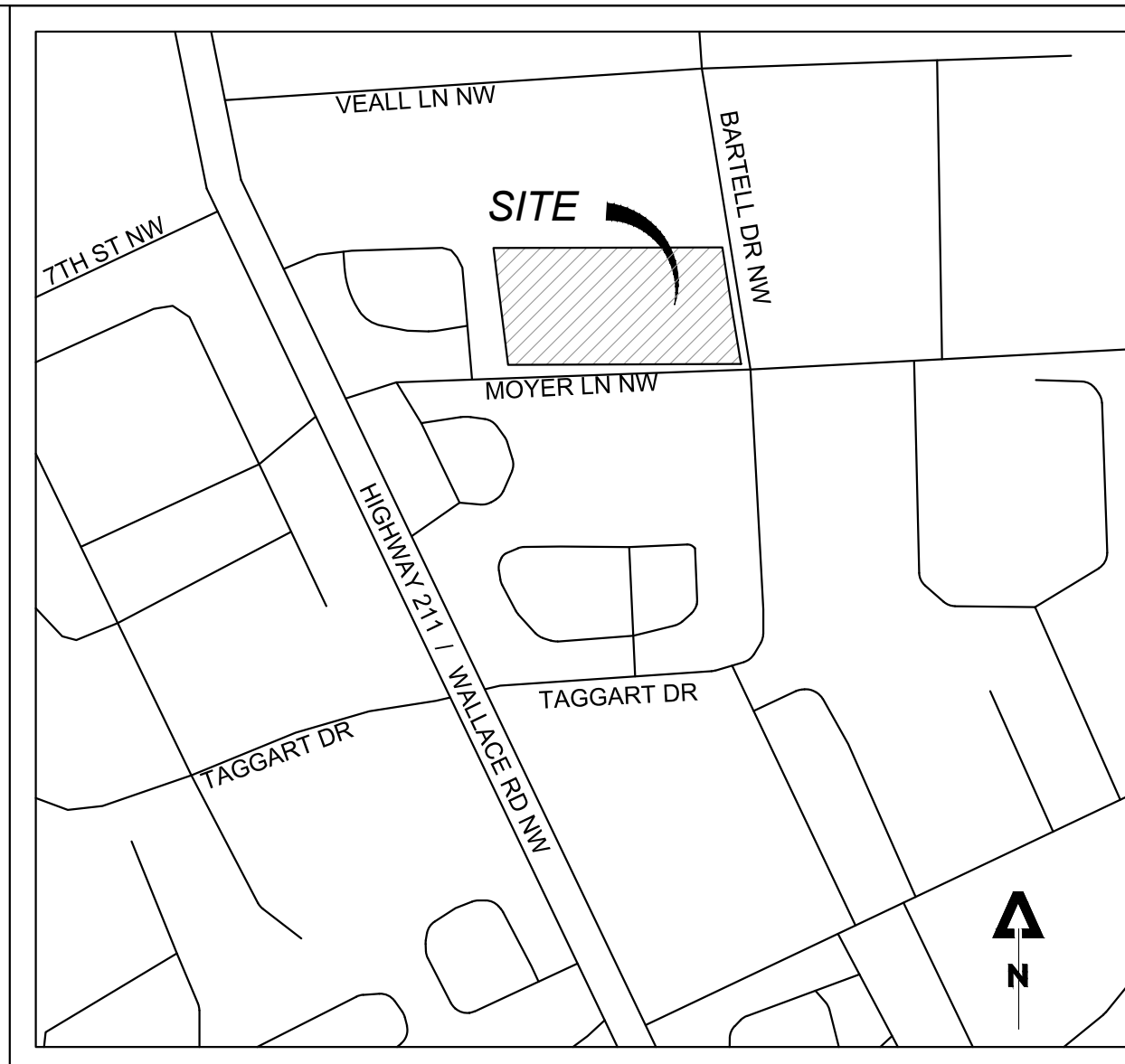
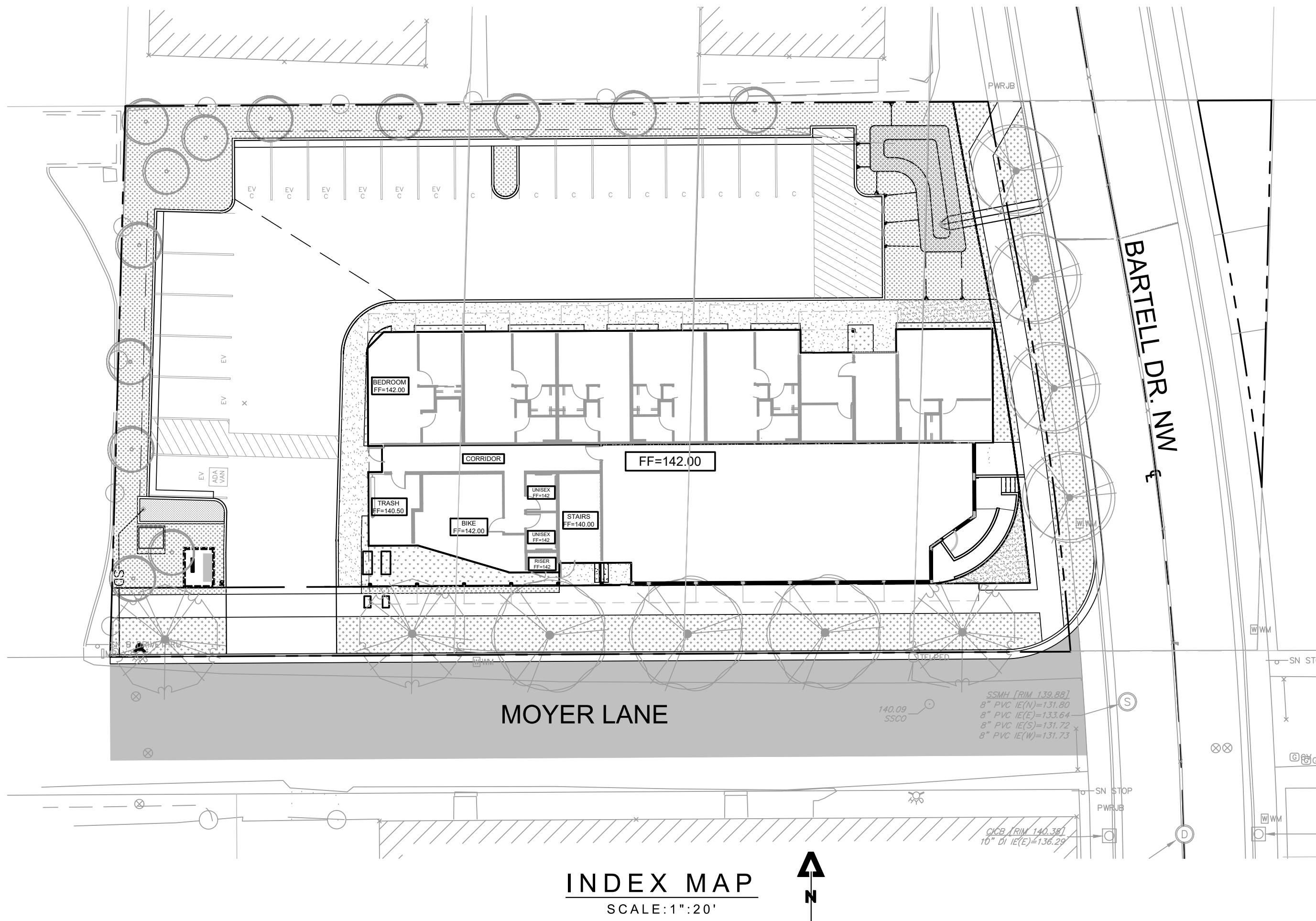
BENCHMARK UTILIZED
CITY OF SALEM CONTROL PT#1021

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

PRELIMINARY ENGINEERING PLANS FOR:
MIXED-USE DEVELOPMENT

AT 415 MOYER LANE NW,
SALEM, OR. 97304



VICINITY MAP

SHEET INDEX:

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

7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SILVERTON, OR. 97381
503.308.8554
ADMIN@7OAKSENGINEERING.COM

STAMP:



NO	DATE	ISSUE DESCRIPTION

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 BEEN
REPRODUCED AT A SIZE DIFFERENTLY
THAN ORIGINALLY DRAWN. OWNER AND
ENGINEER ASSUME NO RESPONSIBILITY
FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING
CONDITIONS PRIOR TO PROCEEDING WITH
CONSTRUCTION AND NOTIFY ARCHITECT
IMMEDIATELY OF ANY DISCREPANCIES OR
CONFLICTS.

QC BY:

DRAWN BY:

PROJECT NAME:

MIXED-USE DEVELOPMENT

PROJECT ADDRESS:

415 MOYER LANE NW

SALEM, OR. 97304

SHEET TITLE:

PRELIMINARY
TITLE SHEET

DATE:

10/15/2024

SHEET NUMBER:

1

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

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
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CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND
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THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE
PERFORMANCE OF WORK ON THIS PROJECT.

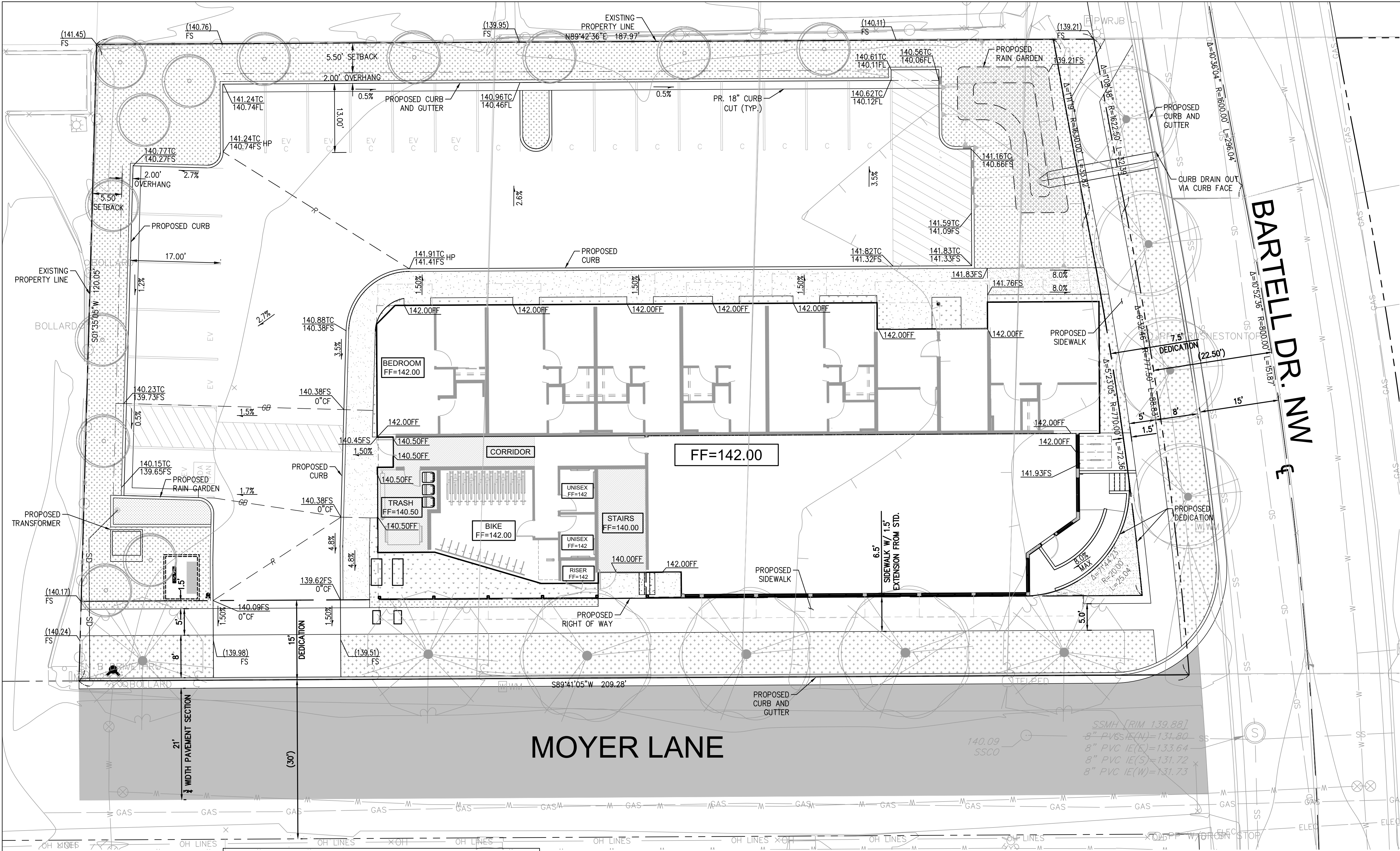
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS
IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE
FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

ABBREVIATIONS:

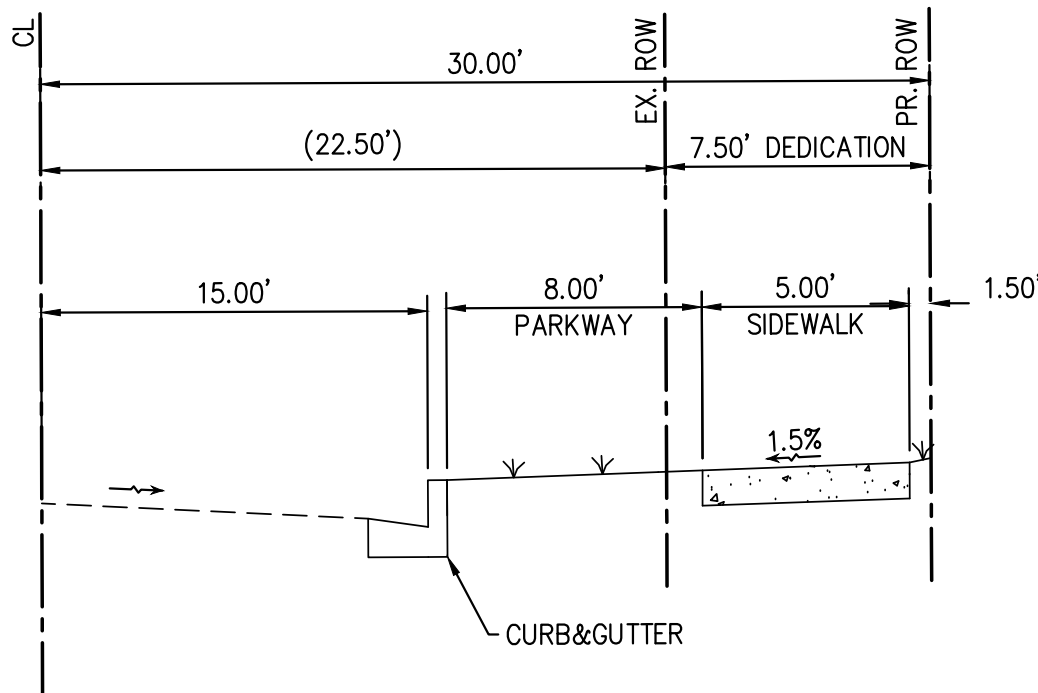
PL	PROPERTY LINE	TYP.	TYPICAL
FF	FINISHED FLOOR	MIN.	MINIMUM
TC	TOP OF CURB	SS	SANITARY SEWER
FS	FINISHED SURFACE	SD	STORM DRAIN
FL	FLOW LINE	CF	CURB FACE
FG	FINISHED GRADE	WM	WATER METER
GB	GRADE BREAK	FDC	FIRE DEPARTMENT CONNECTION
CL	CENTERLINE	APN	ACCESSOR'S PARCEL MAP
R	RIDGE LINE	SQ.FT	SQUARE FEET
R/W	RIGHT OF WAY	IN.V.	INVERT
WV	WATER VALVE	BF	BACKFLOW
PR.	PROPOSED	CFS	CUBIC FEET PER SECOND
NAP	NOT A PART	SCH.	SCHEDULE
FT	FEET	PVC	POLYVINYL CHLORIDE
EV	ELECTRIC VEHICLE	SDR	SPECIAL DRAWING RIGHT
CAV	CLEAN AIR VEHICLE	PSI	POUNDS PER SQUARE INCH
STD.	STANDARD	NFPA	NATIONAL FIRE PREVENTION ASSOCIATION
AC.	ACRES	CB	CATCH BASIN
CUP	CONDITIONAL USE PERMIT	D.	DIAMETER
EX.	EXISTING	VCP	VITRIFIED CLAY PIPE

FEMA:

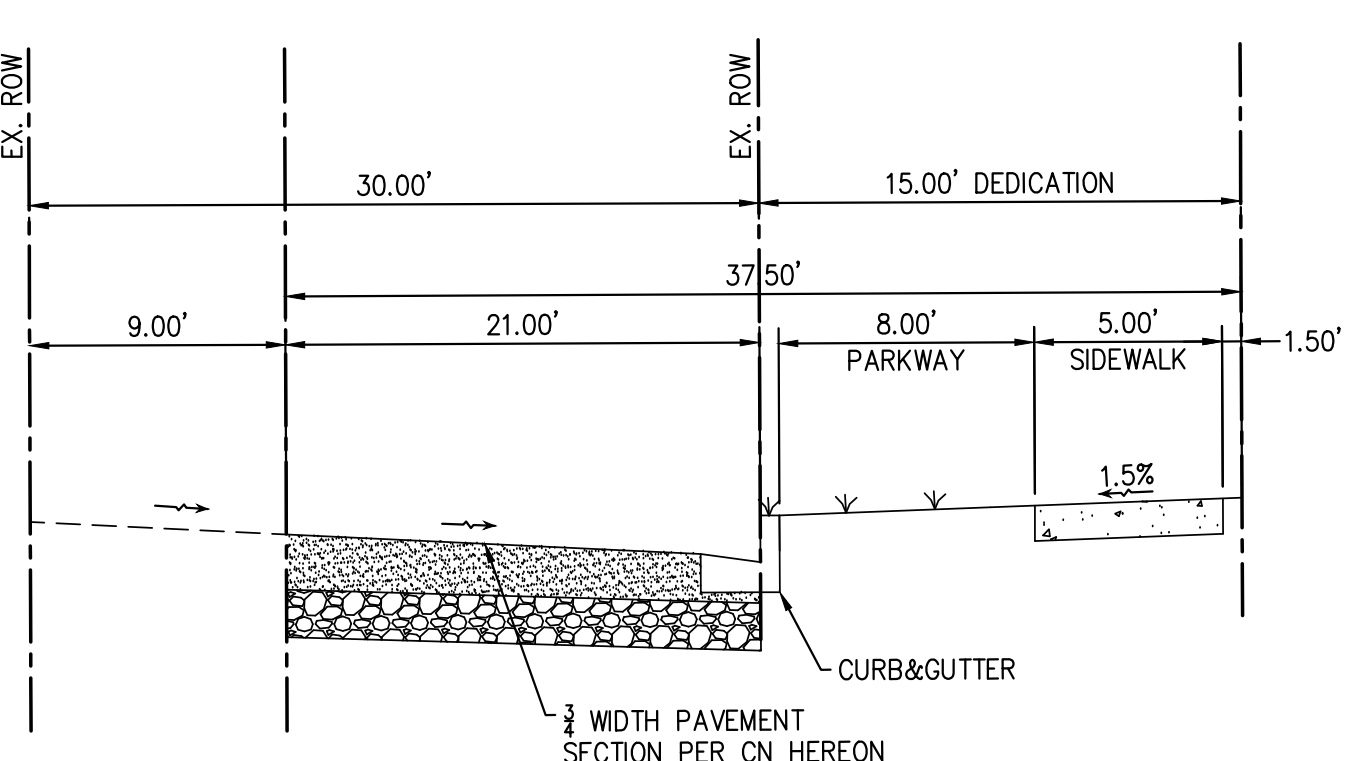
PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE 'AE'
PER MAP 41047C0333H, EFFECTIVE 01/02/2003.
BASE FLOOD ELEVATION= 141.00'



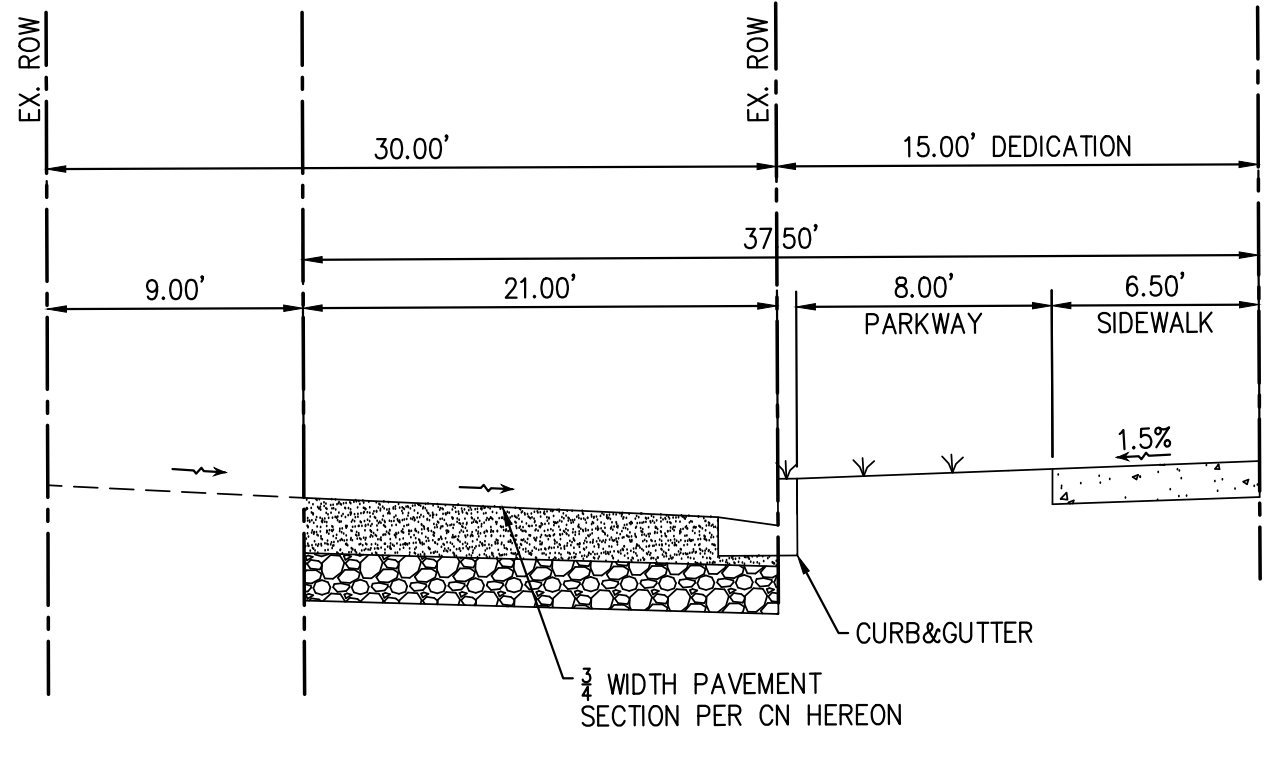
- LEGEND:
- PROPERTY LINE / ROW
 - PROPOSED LANDSCAPING
 - PROPOSED PERVIOUS PAVING DRIVE ACCESS AND PARKING



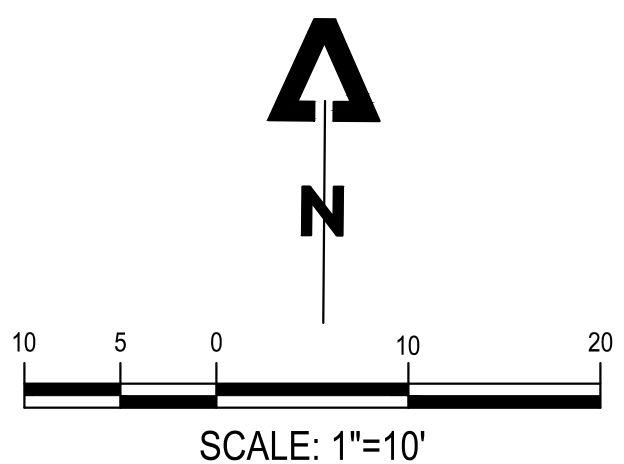
TYPICAL SECTION
BARTELL DR. NW
NTS



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.

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503.681.8655
ADMIN@7OAKSENGINEERING.COM

STAMP:



NO	DATE	ISSUE DESCRIPTION

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

QC BY:

DRAWN BY:

PROJECT NAME:
MIXED-USE DEVELOPMENT
PROJECT ADDRESS:
415 MOYER LANE NW
SALEM, OR. 97304

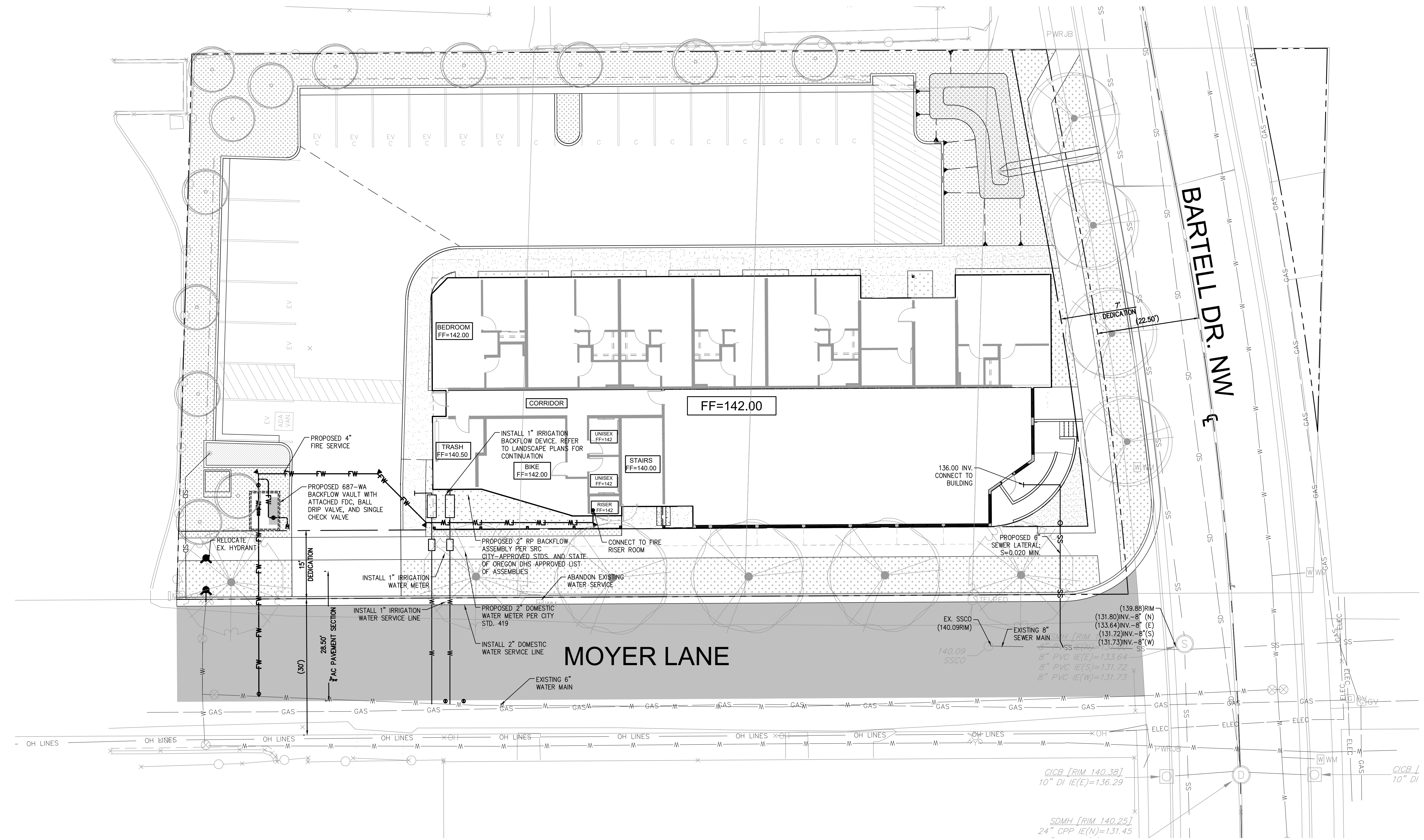
SHEET TITLE:

PRELIMINARY
GRADING PLAN

DATE:
10/15/2024

SHEET NUMBER:

2



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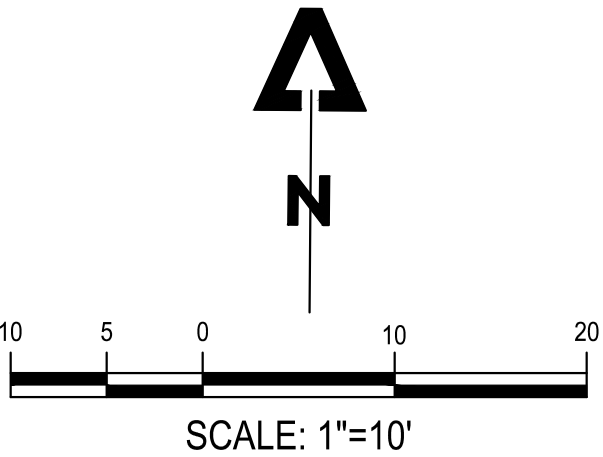
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LEGEND:

- 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.



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345 WESTFIELD ST. #107
SALEM, OR. 97301
503-232-8855
ADMIN@7OAKSENGINEERING.COM



NO	DATE	ISSUE DESCRIPTION

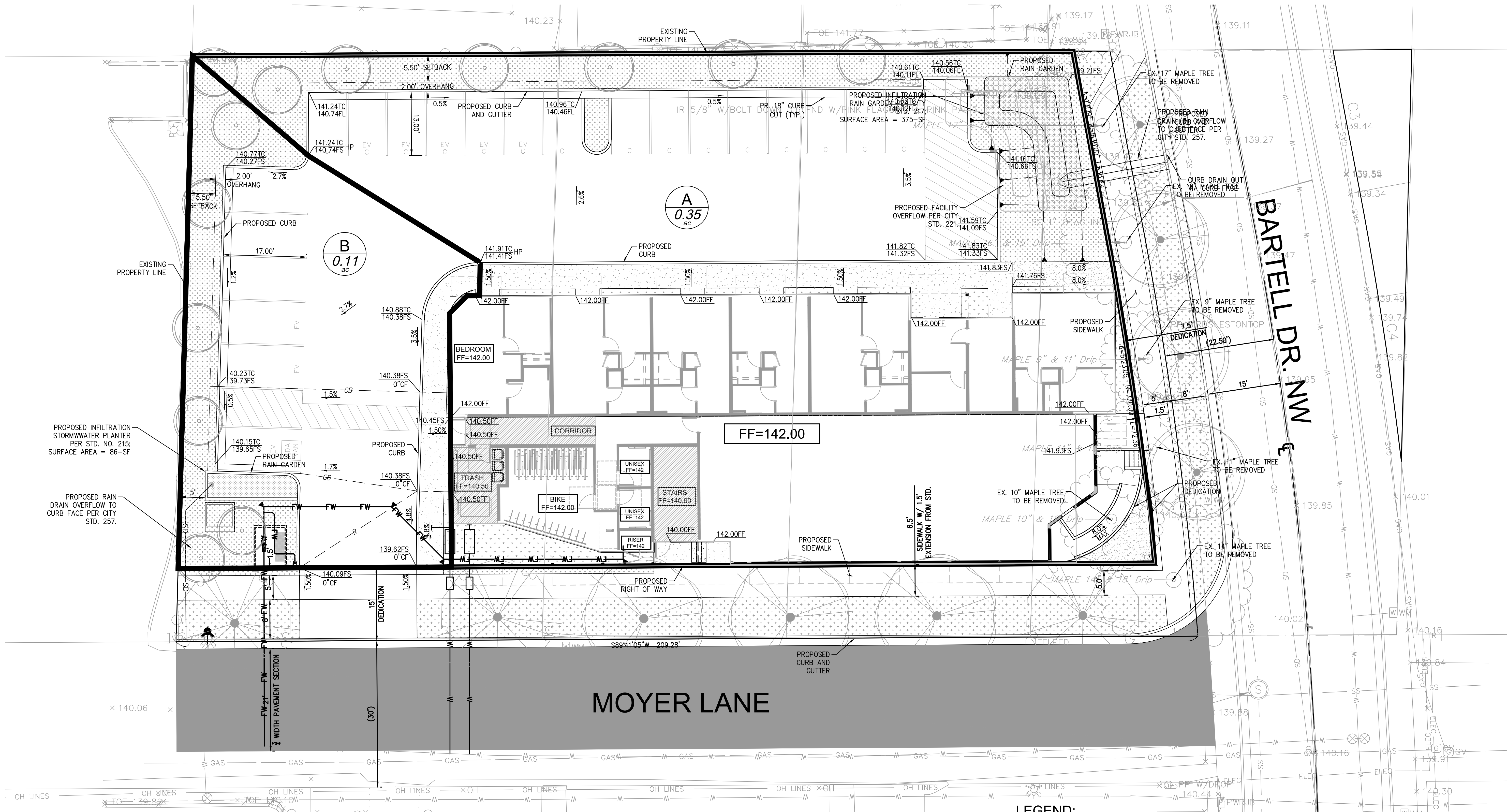
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QC BY: DRAWN BY:

PROJECT NAME: **MIXED-USE DEVELOPMENT**
PROJECT ADDRESS: **415 MOYER LANE NW**
SALEM, OR. 97304

SHEET TITLE:
PRELIMINARY UTILITY PLAN

DATE: 10/15/2024
SHEET NUMBER: **3**



PROPOSED INFILTRATION STORMWATER PLANTER PER STD. NO. 215; SURFACE AREA = 86-SF

PROPOSED RAIN DRAIN OVERFLOW TO CURB FACE PER CITY STD. 257.

CATCHMENT AND FACILITY TABLE					
CATCHMENT/ FACILITY ID	TOTAL AREA (SF)/(AC)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	OWNERSHIP (PRIVATE/ PUBLIC)	FACILITY TYPE
A	15,392	12,692	2,700	PRIVATE	INFILTRATION RAIN GARDEN
B	4,653	3,853	800	PRIVATE	INFILTRATION STORMWATER

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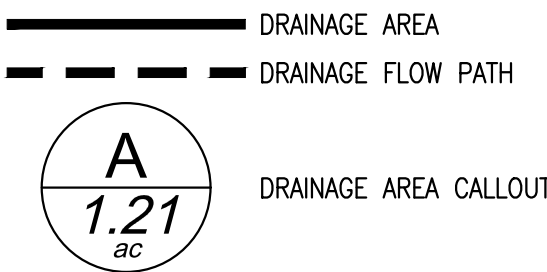
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PRE VS. POST CONSTRUCTION FLOW RATES							
FACILITY ID	PEAK FLOW RATE (CFS)						
	HALF OF THE 2 YEAR STORM		10 YEAR STORM		25 YEAR STORM		100 YEAR STORM
PROJECT SITE	FRE	POST	FRE	POST	FRE	POST	FRE POST
A	0.015	0	0.1	0	0.14	0	0.21 0.02
B		0		0.02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

LEGEND:



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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 STORMWATER PLAN

DATE: 10/15/2024

SHEET NUMBER:

4

JOB #00318

Exhibit K – Stormwater Report

PRELIMINARY STORMWATER MANAGEMENT REPORT

FOR

MIXED USE – MULTIFAMILY

at

415 MOYER LANE NW

SALEM, OR. 97304

September 9th, 2024



PREPARED BY:

7 OAKS ENGINEERING, INC.

Kimberly Johnson, P.E.

345 Westfield St. #107

Silverton, Or. 97381

503.308.8554

kim@7oaksengineering.com

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I.	PURPOSE OF REPORT	3
II.	PROJECT DESCRIPTION.....	3
A.	EXISTING CONDITION.....	3
B.	PROPOSED CONDITION.....	3
III.	METHODOLOGY	5
IV.	CALCULATIONS	6
V.	SUMMARY	7

APPENDICES

APPENDIX A -	MAPS
APPENDIX B -	CALCULATIONS
APPENDIX C -	PLANS
APPENDIX D -	SOIL INFORMATION

I. PURPOSE OF REPORT

This report describes the proposed improvements compliance with the City of Salem Stormwater Design Handbook for Developers and Large Projects.

II. PROJECT DESCRIPTION

The site is located at 415 Moyer Lane NW in the City of Salem. The property is bordered by Moyer Lane to the south and Bartell Drive to the east, with private property to the west and north.

A. EXISTING CONDITION

The existing site is currently vacant with a small portion of old concrete and gravel driveways remaining. The site is generally flat but slopes from the west towards the east, towards Bartell Drive NW.

The existing site is located within a FEMA flood zone, Zone AE with a Base Flood Elevation of 141', per FEMA flood map 41047C0333H, effective 1/2/2003.

B. PROPOSED CONDITION

The proposed development is a new mixed use building, with a proposed parking lot and proposed landscape. The $\frac{3}{4}$ width street section on Moyer will be constructed. The overall drainage pattern will be maintained, draining from west to east towards the proposed infiltration rain garden. A small portion of the parking lot will drain to the southwest corner of the site towards the proposed infiltration stormwater planter.

The proposed rain garden will utilize the available site infiltration rates, as noted in the Geotechnical Report prepared by Branch Engineering on March 13, 2024. The overflow will then be conveyed out via curb face into Bartell Drive or Moyer Lane. The total post development flow rate will not exceed the total predevelopment flow rate.

Geotechnical Report:

Branch Engineering, dated March 13, 2024

Project No. 24-055

Infiltration Rates:

Table 1: Infiltration Test Results

<i>Test ID</i>	<i>Soil Description</i>	<i>Test Depth (inches)</i>	<i>Infiltration Rate (in/hr)</i>
TP-1	Light Reddish Brown silt with clay (ML)	48	13
TP-2	Light Reddish Brown silt with clay (ML)	60	28
TP-4	Light Reddish Brown silt with clay (ML)	60	25

Groundwater:

Groundwater was not encountered at the explored depth of 11-feet. One nearby well log indicated that the groundwater is at a depth of approximately 29-feet.

III. METHODOLOGY

The City of Salem's stormwater design handbook for developers and large projects, and Chapter 71 of the Salem Revised Code (SRC) require the following;

Flow Control Requirements

- Stormwater detention facilities must be designed such that the post-development peak runoff rate is equal to or less than the pre-development peak runoff rate for half of the 2-year, 24-hour storm and the 10-year, 24-hour storm, 25-year and 100-year 24-hour storm event.
- The detention volume for a volume-based stormwater flow control facility (such as dry detention basin) shall be sufficient to detain a 100-year design storm event without overflow.

The proposed development will utilize an infiltration rain garden to mitigate the required flow rate.

Water Quality Treatment Requirements

- Stormwater treatment facilities must be designed to treat 80% of the average annual rainfall using the water quality design storm event of 1.38 inches in 24 hours.

GSI Requirements

The City of Salem requires large projects to apply GIS to the maximum extent feasible (MEF). The MEF requirements are;

- The total area of the site covered by GSI facilities is at least 10 percent of the combined amount of new plus replaced impervious surfaces on the entire site or;
- GSI is used to fully mitigate the impacts of stormwater runoff from at least 80 percent of the total new plus replaced impervious surfaces.

The proposed development will utilize an infiltration rain garden to mitigate 80 percent of the total new impervious surface area.

IV. CALCULATIONS

The development will be designed in accordance with the Design Standards in Division 004, Appendix D. The Santa Barbara Urban Hydrograph (SBUH) method will be the selected methodology used in the computer program HydroCAD Version 10.20. The following parameters were inputted;

Storm Type: Type 1A Rainfall Distribution

Soil Group: Group C

Curve Number:

Land Cover Category	Curve Numbers for Hydrologic Soil Group			
	A	B	C	D
Impervious Surface	98	98	98	98
Pervious Land Cover				
Pre-developed	35	58	72	79
Unamended Soils	72	82	87	89
Amended Soils	39	61	74	80

Rainfall Depth:

24-hour Rainfall Depths for Salem	
Design Storm Event	Precipitation (inches/24 hours)
WQ Event	1.38
2-year	2.20
10-year	3.20
100-year	4.40

The 25-year 24-hour storm event precipitation is 3.6in/24hr per PWDS Table 4D-3.

V. SUMMARY

A proposed GSI infiltration rain garden is being proposed at the east property line.

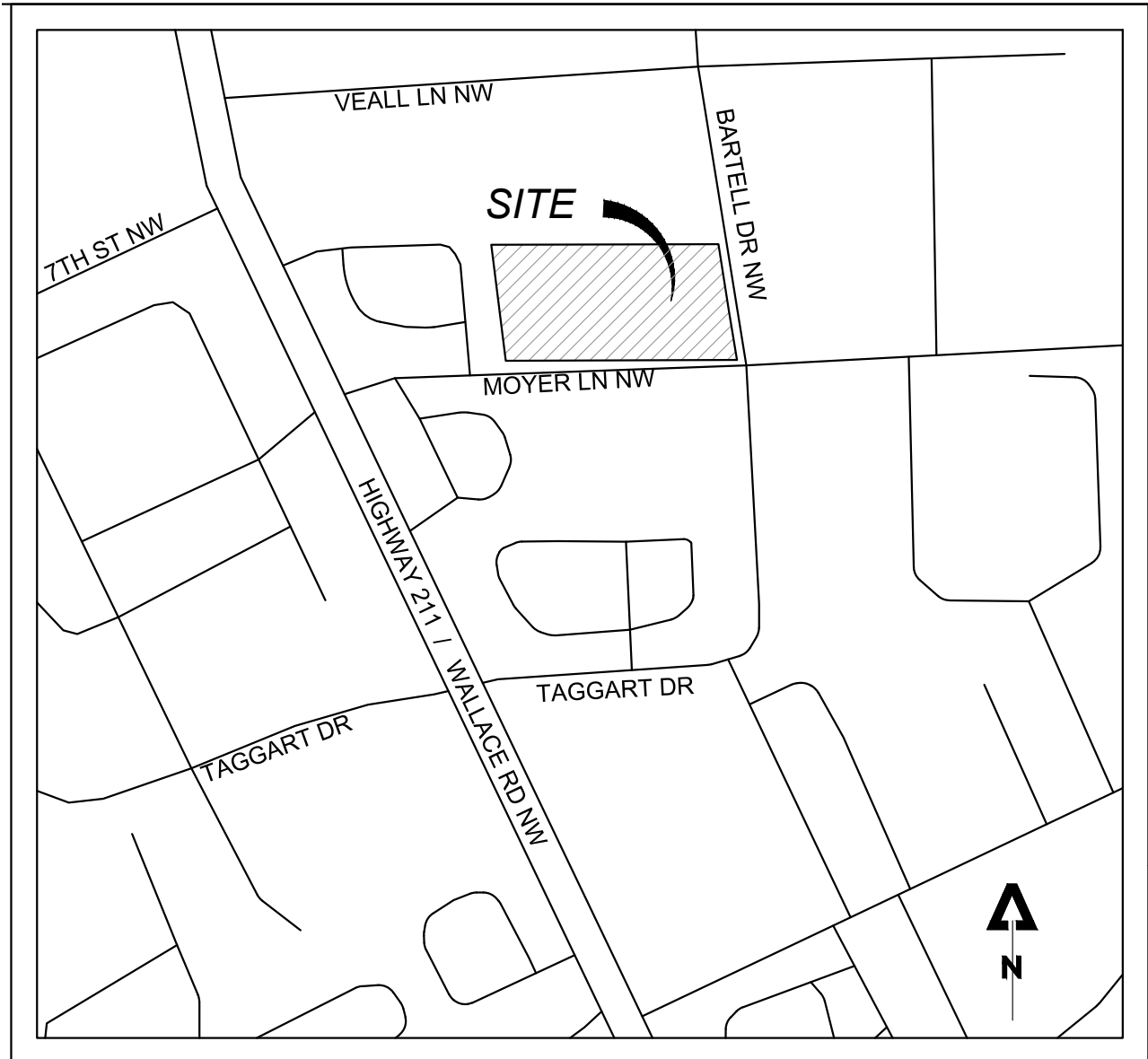
However, the GSI infiltration rain garden and infiltration stormwater planter will mitigate 80% of the proposed impervious surface area. Additionally, the rain garden has demonstrated flow restriction for the 2-Year, 10-year, 25-year, and 100-year 24-Hour Storm Event, and the post-development flow rate will not exceed the pre-development flow rate.

Lastly, the GSI infiltration rain garden and infiltration stormwater planter has been sized to properly treat the Water Quality Storm Event of 1.38 in/hr. The tables below provide the summary of calculations derived using HydroCAD. Please refer to the Appendix for the complete calculations.

CATCHMENT AND FACILITY TABLE						
CATCHMENT/ FACILITY ID	TOTAL AREA (SF)/(AC.)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	OWNERSHIP (PRIVATE/ PUBLIC)	FACILITY TYPE	FACILITY SIZE
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B	4,653	3,853	800	PRIVATE	INFILTRATION STORMWATER PLANTER	86 SQ.FT.

PRE VS. POST CONSTRUCTION FLOW RATES								
FACILITY ID	PEAK FLOW RATE (CFS)							
	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		0		0.06

APPENDIX A – MAPS

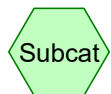
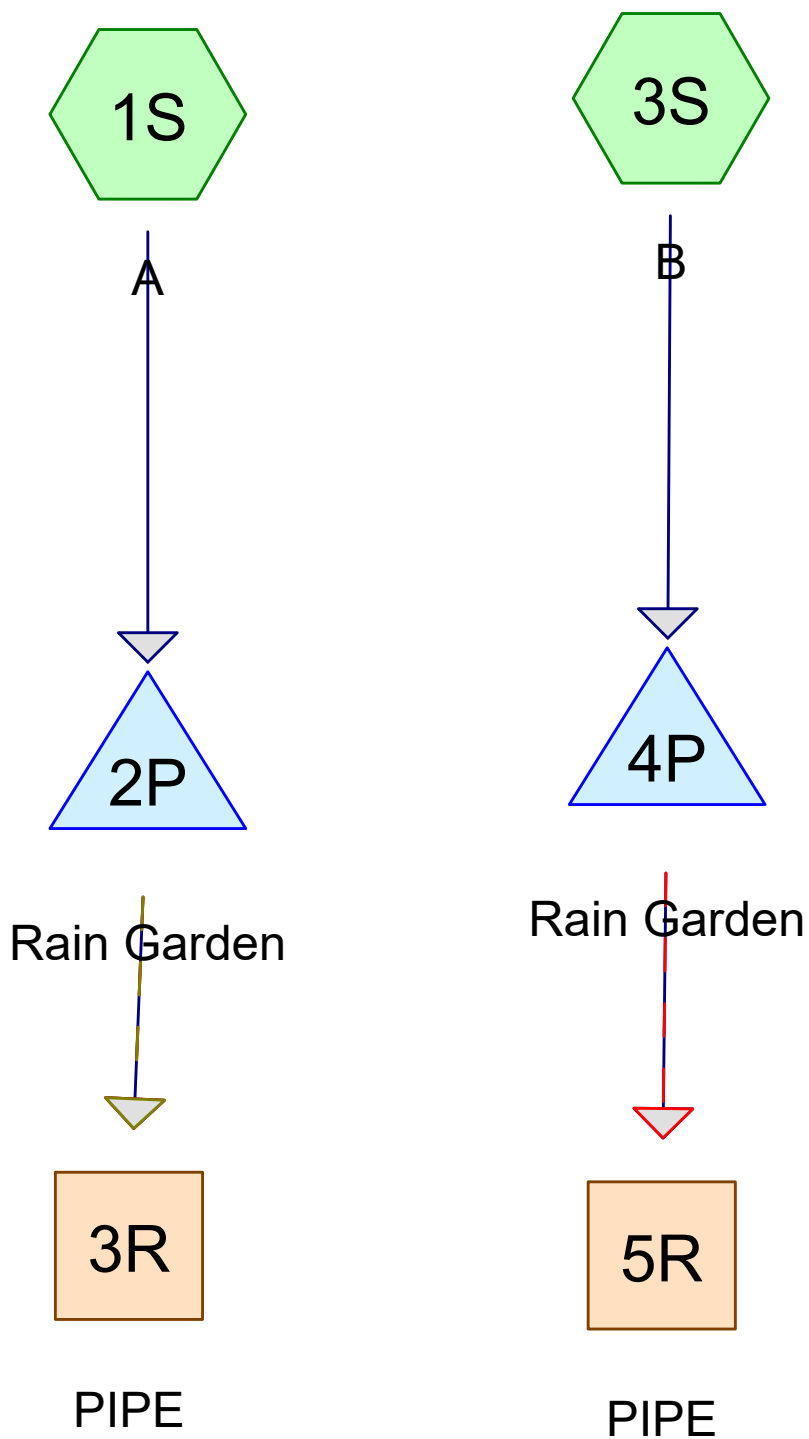


VICINITY MAP

APPENDIX B – CALCULATIONS

POST DEVELOPMENT HYDROCAD

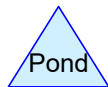
THE ELEVATIONS SHOWN HEREIN ARE ARBITRARY AND USED FOR CALCULATION PURPOSES ONLY



Subcat



Reach



Pond



Link

Routing Diagram for Post-Development

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Post-Development

Prepared by 7 Oaks Engineering, Inc

Printed 8/28/2024

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Yr	Type IA 24-hr		Default	24.00	1	2.20	2
2	10-Yr	Type IA 24-hr		Default	24.00	1	3.20	2
3	25-YR	Type IA 24-hr		Default	24.00	1	3.60	2
4	100-Yr	Type IA 24-hr		Default	24.00	1	4.40	2
5	WQV	Type IA 24-hr		Default	24.00	1	1.38	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.080	74	>75% Grass cover, Good, HSG C (1S, 3S)
0.380	98	Paved parking, HSG C (1S, 3S)
0.460	94	TOTAL AREA

Post-Development

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.460	HSG C	1S, 3S
0.000	HSG D	
0.000	Other	
0.460		TOTAL AREA

Post-Development

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.080	0.000	0.000	0.080	>75% Grass cover, Good	1S, 3S
0.000	0.000	0.380	0.000	0.000	0.380	Paved parking	1S, 3S
0.000	0.000	0.460	0.000	0.000	0.460	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3R	100.00	99.85	15.0	0.0100	0.013	0.0	3.0	0.0	
2	5R	100.00	99.85	15.0	0.0100	0.013	0.0	3.0	0.0	

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Type IA 24-hr 2-Yr Rainfall=2.20"

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: A

Runoff Area=15,392 sf 82.46% Impervious Runoff Depth=1.71"

Tc=5.0 min CN=74/98 Runoff=0.15 cfs 0.050 af

Subcatchment3S: B

Runoff Area=4,653 sf 82.81% Impervious Runoff Depth=1.71"

Tc=5.0 min CN=74/98 Runoff=0.05 cfs 0.015 af

Reach 3R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Reach 5R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Pond 2P: Rain Garden

Peak Elev=100.93' Storage=128 cf Inflow=0.15 cfs 0.050 af

Discarded=0.08 cfs 0.050 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.08 cfs 0.050 af

Pond 4P: Rain Garden

Peak Elev=101.61' Storage=50 cf Inflow=0.05 cfs 0.015 af

Discarded=0.02 cfs 0.015 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.015 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.065 af Average Runoff Depth = 1.71"
17.46% Pervious = 0.080 ac 82.54% Impervious = 0.380 ac

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Type IA 24-hr 2-Yr Rainfall=2.20"

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Summary for Subcatchment 1S: A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.15 cfs @ 7.91 hrs, Volume= 0.050 af, Depth= 1.71"
Routed to Pond 2P : Rain Garden

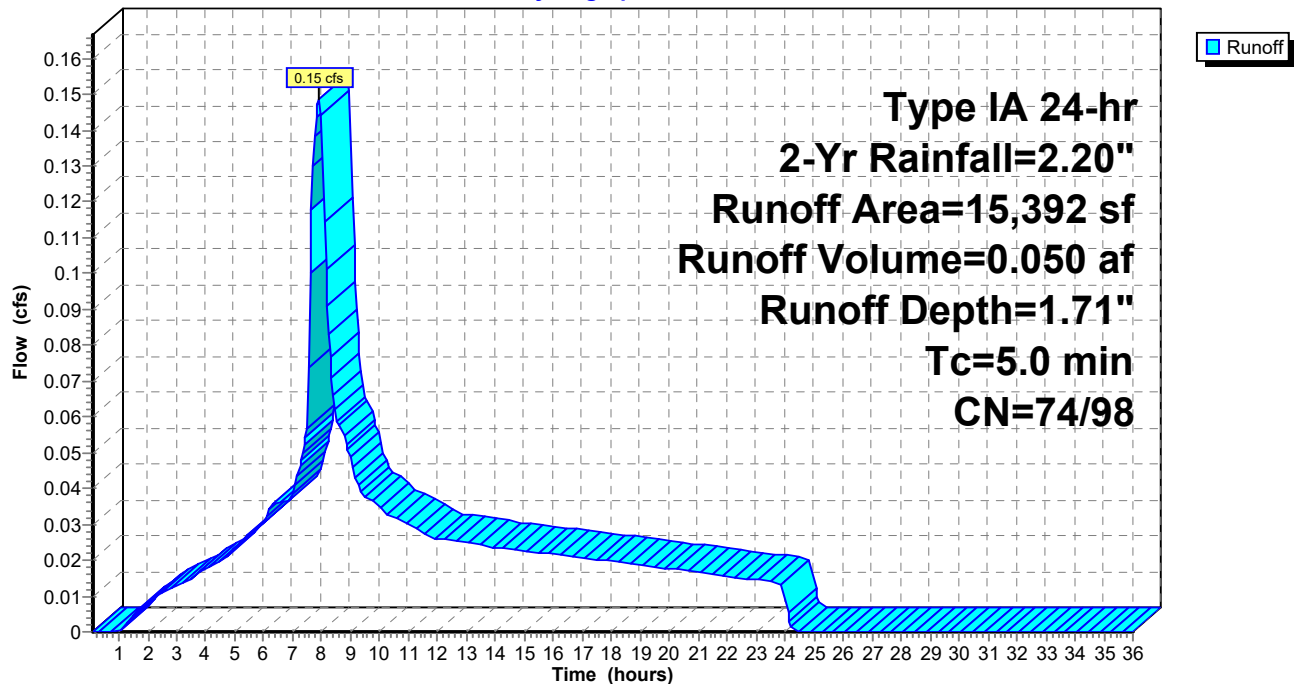
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 2-Yr Rainfall=2.20"

Area (sf)	CN	Description
12,692	98	Paved parking, HSG C
2,700	74	>75% Grass cover, Good, HSG C
15,392	94	Weighted Average
2,700	74	17.54% Pervious Area
12,692	98	82.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: A

Hydrograph



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Type IA 24-hr 2-Yr Rainfall=2.20"

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Summary for Subcatchment 3S: B

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.05 cfs @ 7.91 hrs, Volume= 0.015 af, Depth= 1.71"
Routed to Pond 4P : Rain Garden

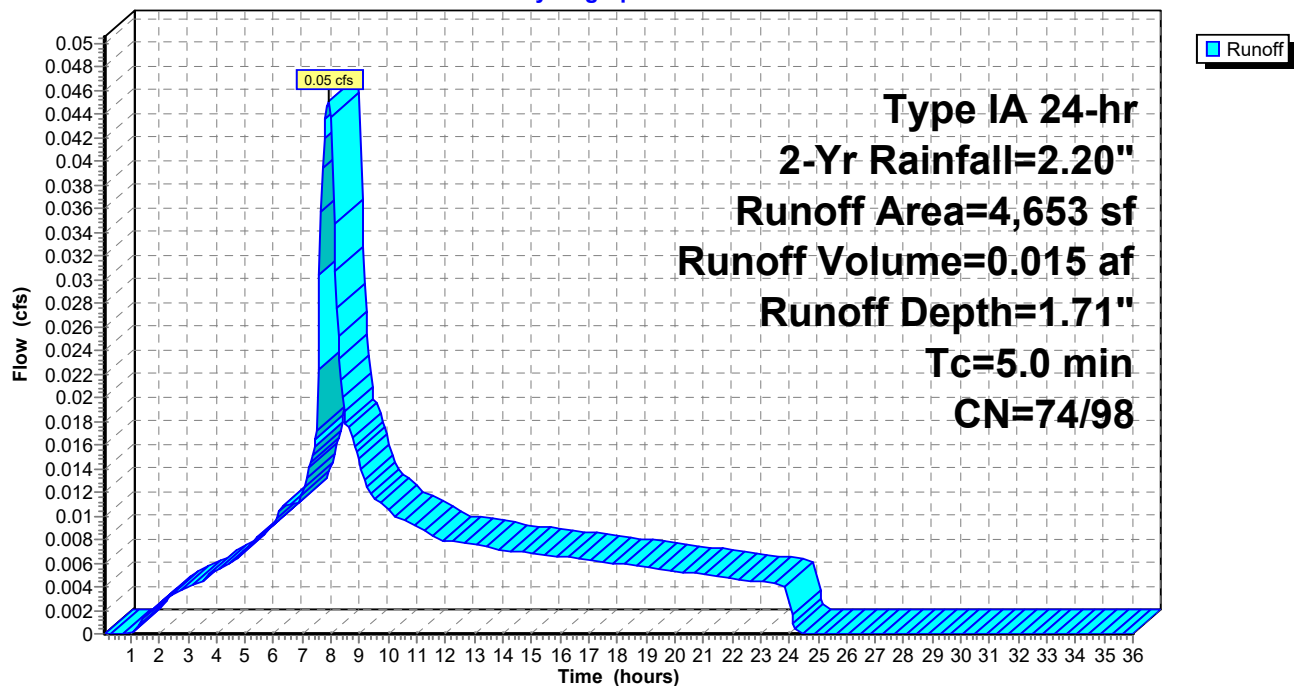
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 2-Yr Rainfall=2.20"

Area (sf)	CN	Description
3,853	98	Paved parking, HSG C
800	74	>75% Grass cover, Good, HSG C
4,653	94	Weighted Average
800	74	17.19% Pervious Area
3,853	98	82.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: B

Hydrograph



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Type IA 24-hr 2-Yr Rainfall=2.20"

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Summary for Reach 3R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 0.00" for 2-Yr event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

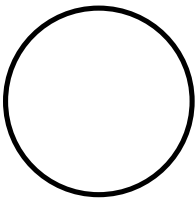
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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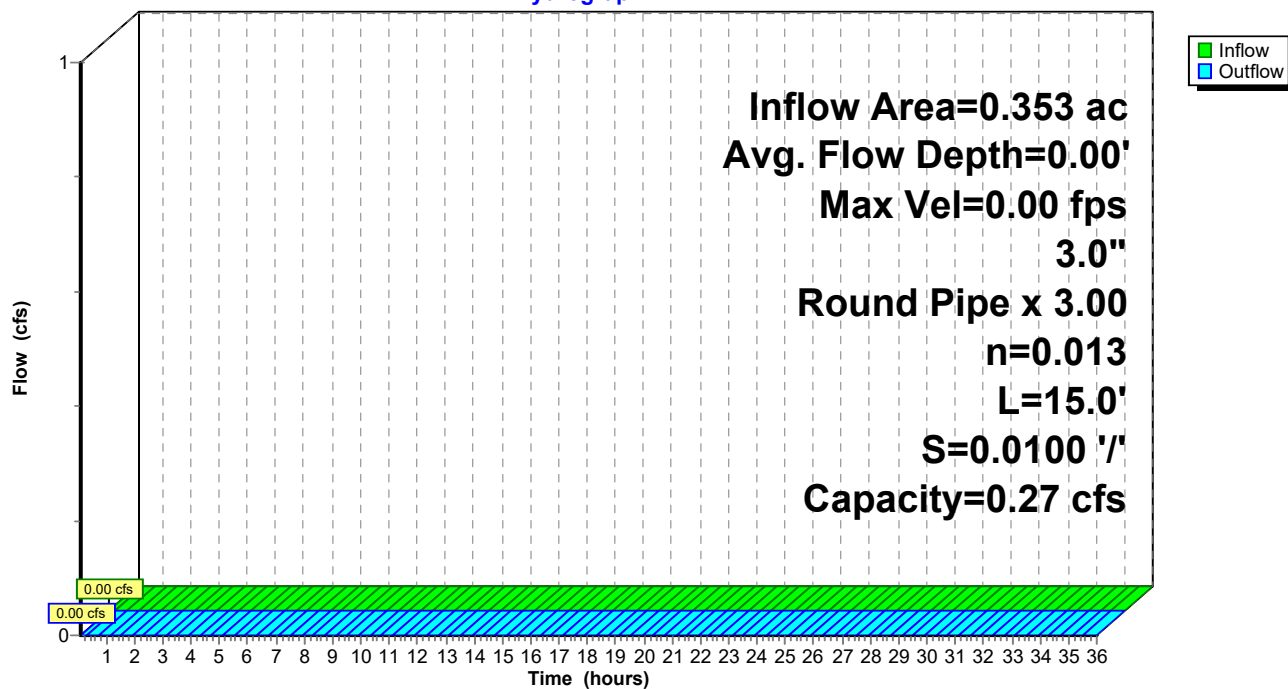
Type IA 24-hr 2-Yr Rainfall=2.20"

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Reach 3R: PIPE

Hydrograph



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Type IA 24-hr 2-Yr Rainfall=2.20"

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Summary for Reach 5R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 0.00" for 2-Yr event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

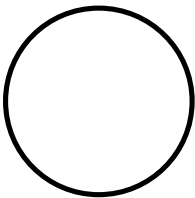
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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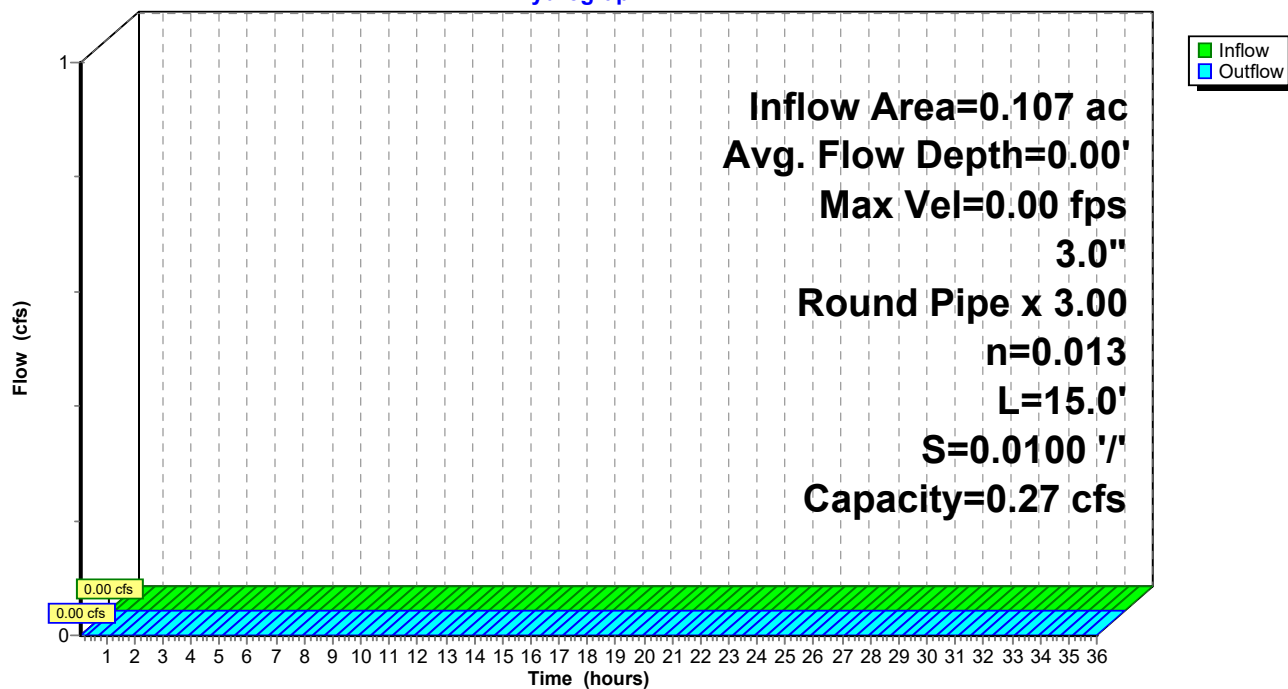
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Reach 5R: PIPE

Hydrograph



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Type IA 24-hr 2-Yr Rainfall=2.20"

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Summary for Pond 2P: Rain Garden

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 1.71" for 2-Yr event
Inflow = 0.15 cfs @ 7.91 hrs, Volume= 0.050 af
Outflow = 0.08 cfs @ 8.30 hrs, Volume= 0.050 af, Atten= 48%, Lag= 23.3 min
Discarded = 0.08 cfs @ 8.30 hrs, Volume= 0.050 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Peak Elev= 100.93' @ 8.30 hrs Surf.Area= 345 sf Storage= 128 cf
Flood Elev= 104.00' Surf.Area= 345 sf Storage= 731 cf

Plug-Flow detention time= 5.3 min calculated for 0.050 af (100% of inflow)
Center-of-Mass det. time= 5.3 min (694.9 - 689.6)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	731 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	345	0.0	0	0
101.00	345	40.0	138	138
101.33	345	30.0	34	172
102.83	345	30.0	155	327
103.83	345	100.0	345	672
104.00	345	100.0	59	731

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 8.30 hrs HW=100.93' (Free Discharge)
↑**1=Exfiltration** (Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)
↑**2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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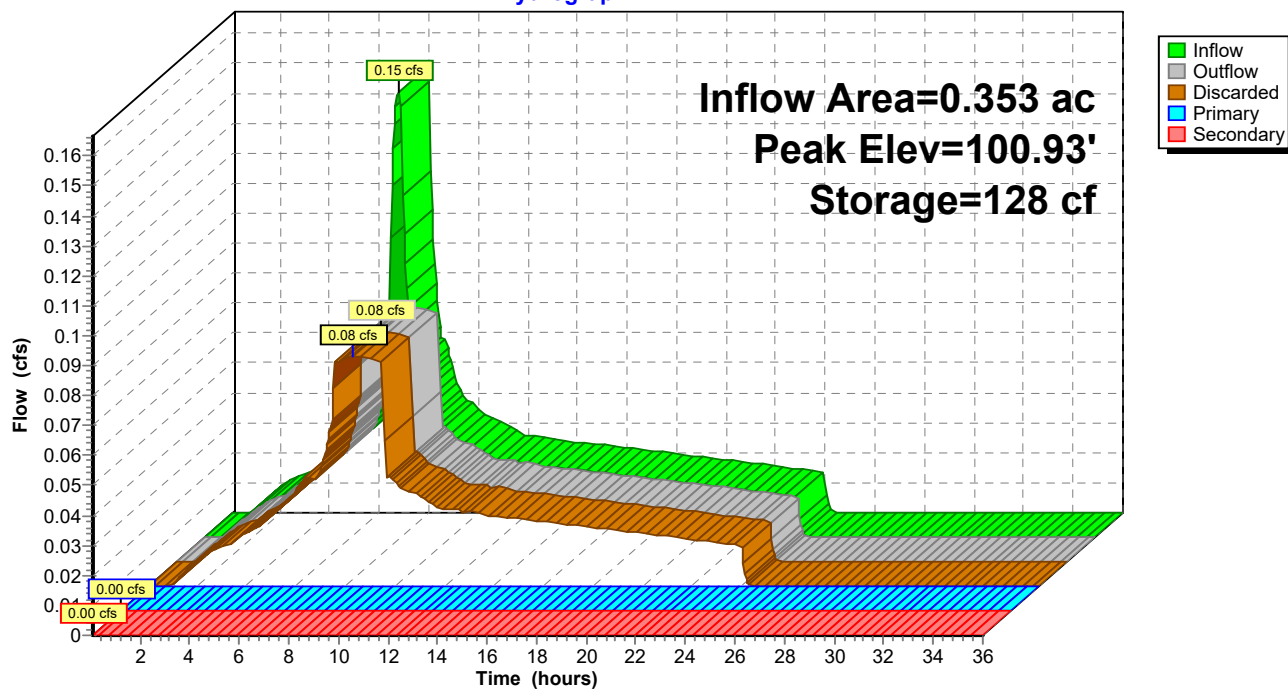
Type IA 24-hr 2-Yr Rainfall=2.20"

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Pond 2P: Rain Garden

Hydrograph



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Type IA 24-hr 2-Yr Rainfall=2.20"

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Summary for Pond 4P: Rain Garden

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 1.71" for 2-Yr event
Inflow = 0.05 cfs @ 7.91 hrs, Volume= 0.015 af
Outflow = 0.02 cfs @ 8.42 hrs, Volume= 0.015 af, Atten= 57%, Lag= 30.5 min
Discarded = 0.02 cfs @ 8.42 hrs, Volume= 0.015 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 101.61' @ 8.42 hrs Surf.Area= 86 sf Storage= 50 cf
Flood Elev= 104.00' Surf.Area= 86 sf Storage= 182 cf

Plug-Flow detention time= 9.3 min calculated for 0.015 af (100% of inflow)
Center-of-Mass det. time= 9.2 min (698.5 - 689.3)

Volume	Invert	Avail.Storage	Storage Description	
#1	100.00'	182 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	86	0.0	0	0
101.00	86	40.0	34	34
101.33	86	30.0	9	43
102.83	86	30.0	39	82
103.83	86	100.0	86	168
104.00	86	100.0	15	182

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 8.42 hrs HW=101.61' (Free Discharge)
↑**1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)
↑**2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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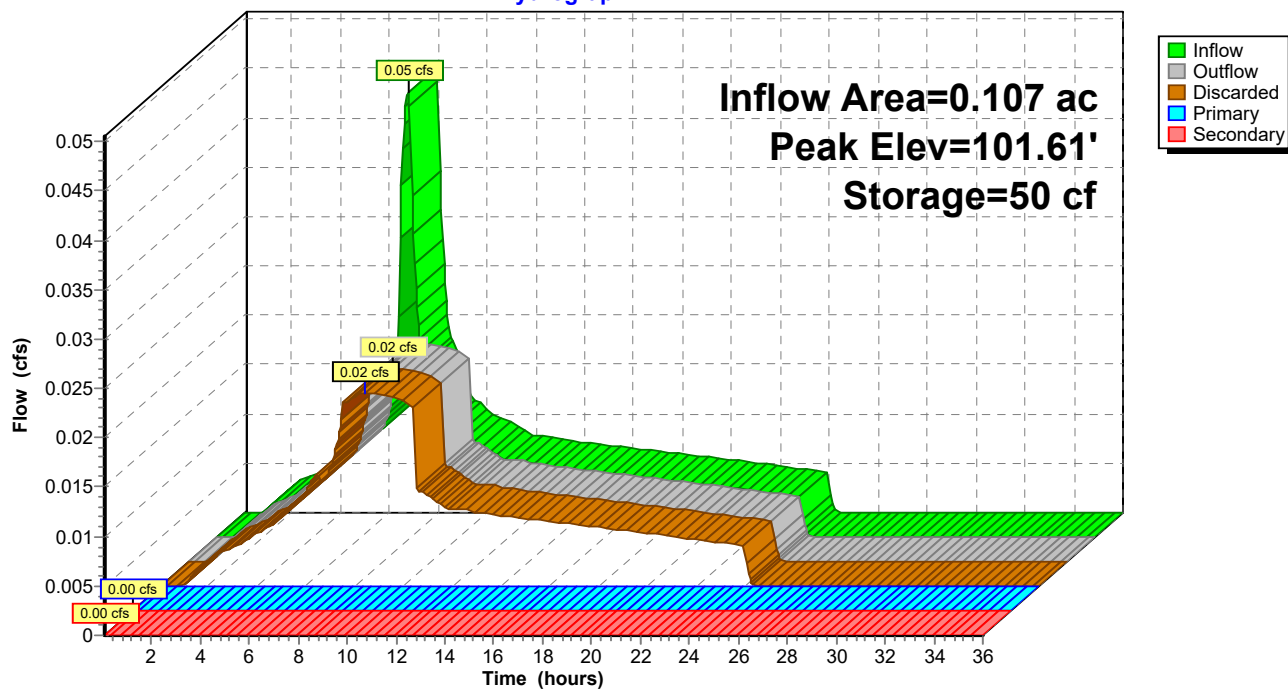
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Pond 4P: Rain Garden

Hydrograph



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Type IA 24-hr 10-Yr Rainfall=3.20"

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: A

Runoff Area=15,392 sf 82.46% Impervious Runoff Depth=2.63"

Tc=5.0 min CN=74/98 Runoff=0.23 cfs 0.077 af

Subcatchment3S: B

Runoff Area=4,653 sf 82.81% Impervious Runoff Depth=2.64"

Tc=5.0 min CN=74/98 Runoff=0.07 cfs 0.023 af

Reach 3R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Reach 5R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Pond 2P: Rain Garden

Peak Elev=102.83' Storage=328 cf Inflow=0.23 cfs 0.077 af

Discarded=0.08 cfs 0.077 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.08 cfs 0.077 af

Pond 4P: Rain Garden

Peak Elev=103.33' Storage=125 cf Inflow=0.07 cfs 0.023 af

Discarded=0.02 cfs 0.023 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.023 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.101 af Average Runoff Depth = 2.63"
17.46% Pervious = 0.080 ac 82.54% Impervious = 0.380 ac

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Type IA 24-hr 10-Yr Rainfall=3.20"

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Summary for Subcatchment 1S: A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.23 cfs @ 7.91 hrs, Volume= 0.077 af, Depth= 2.63"
Routed to Pond 2P : Rain Garden

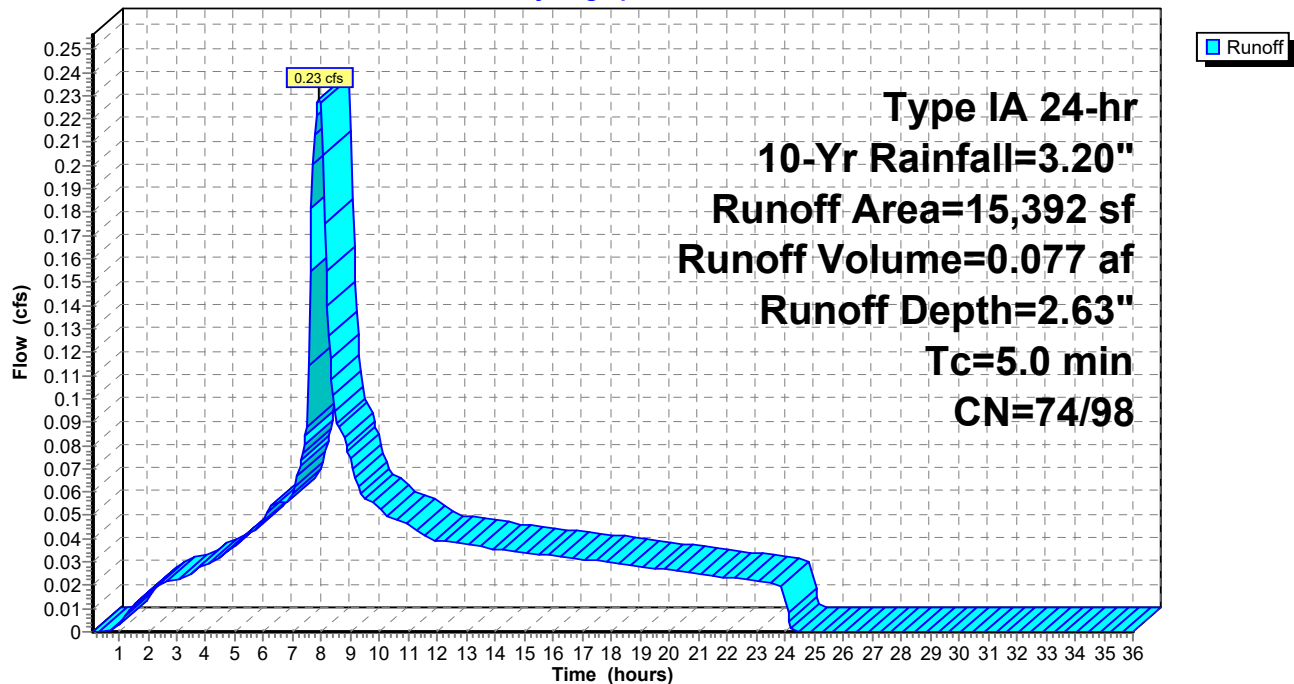
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 10-Yr Rainfall=3.20"

Area (sf)	CN	Description
12,692	98	Paved parking, HSG C
2,700	74	>75% Grass cover, Good, HSG C
15,392	94	Weighted Average
2,700	74	17.54% Pervious Area
12,692	98	82.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: A

Hydrograph



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Type IA 24-hr 10-Yr Rainfall=3.20"

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Summary for Subcatchment 3S: B

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.07 cfs @ 7.91 hrs, Volume= 0.023 af, Depth= 2.64"
Routed to Pond 4P : Rain Garden

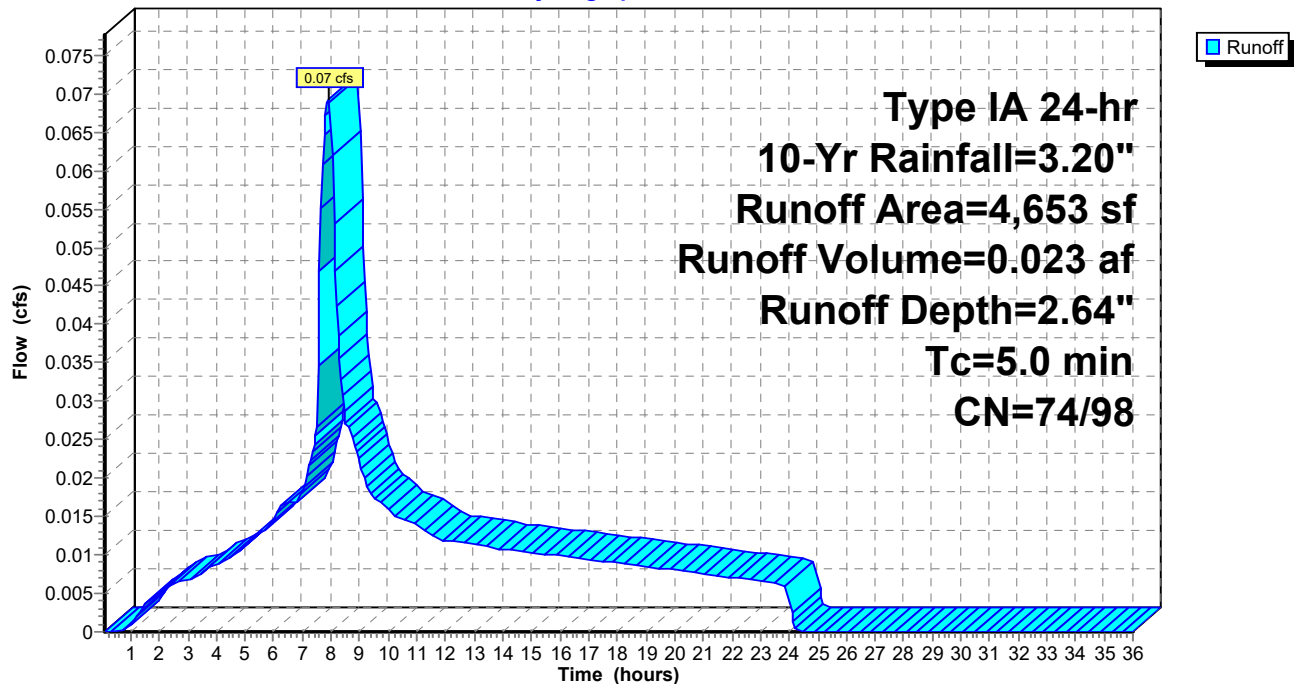
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 10-Yr Rainfall=3.20"

Area (sf)	CN	Description
3,853	98	Paved parking, HSG C
800	74	>75% Grass cover, Good, HSG C
4,653	94	Weighted Average
800	74	17.19% Pervious Area
3,853	98	82.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: B

Hydrograph



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Type IA 24-hr 10-Yr Rainfall=3.20"

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Summary for Reach 3R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 0.00" for 10-Yr event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

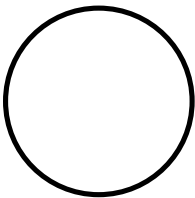
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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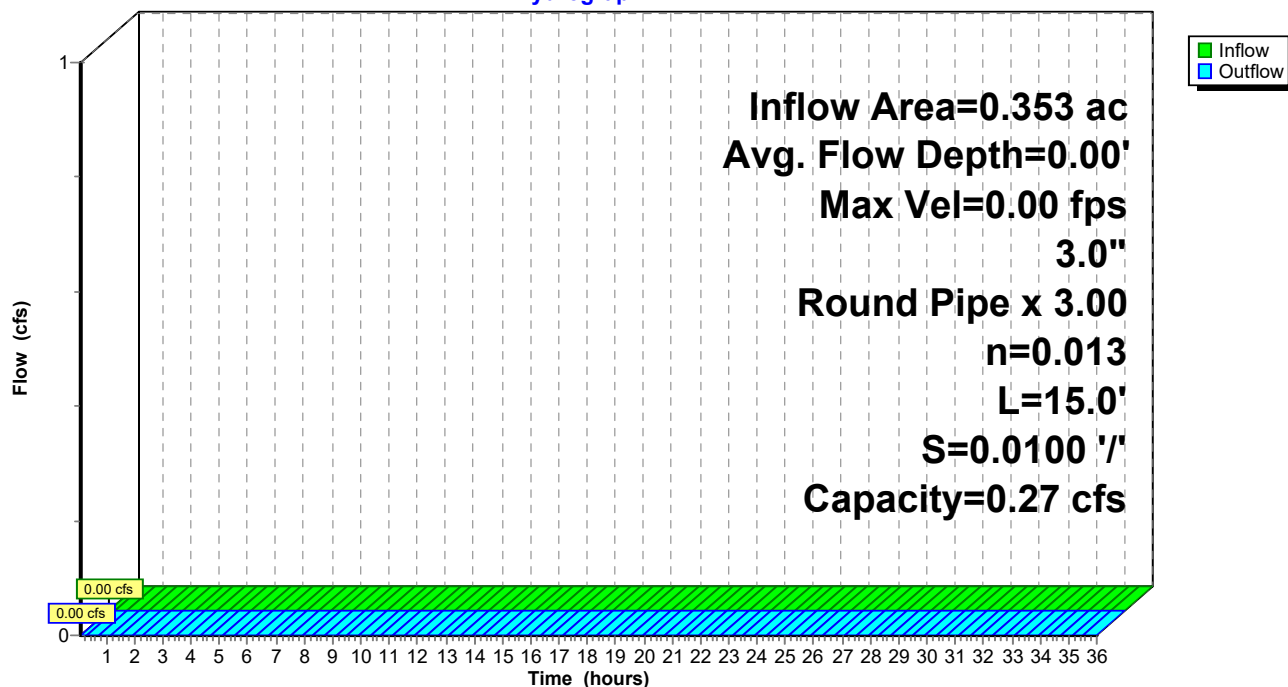
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Reach 3R: PIPE

Hydrograph



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Summary for Reach 5R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 0.00" for 10-Yr event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

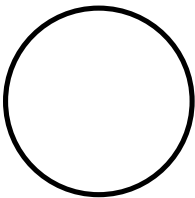
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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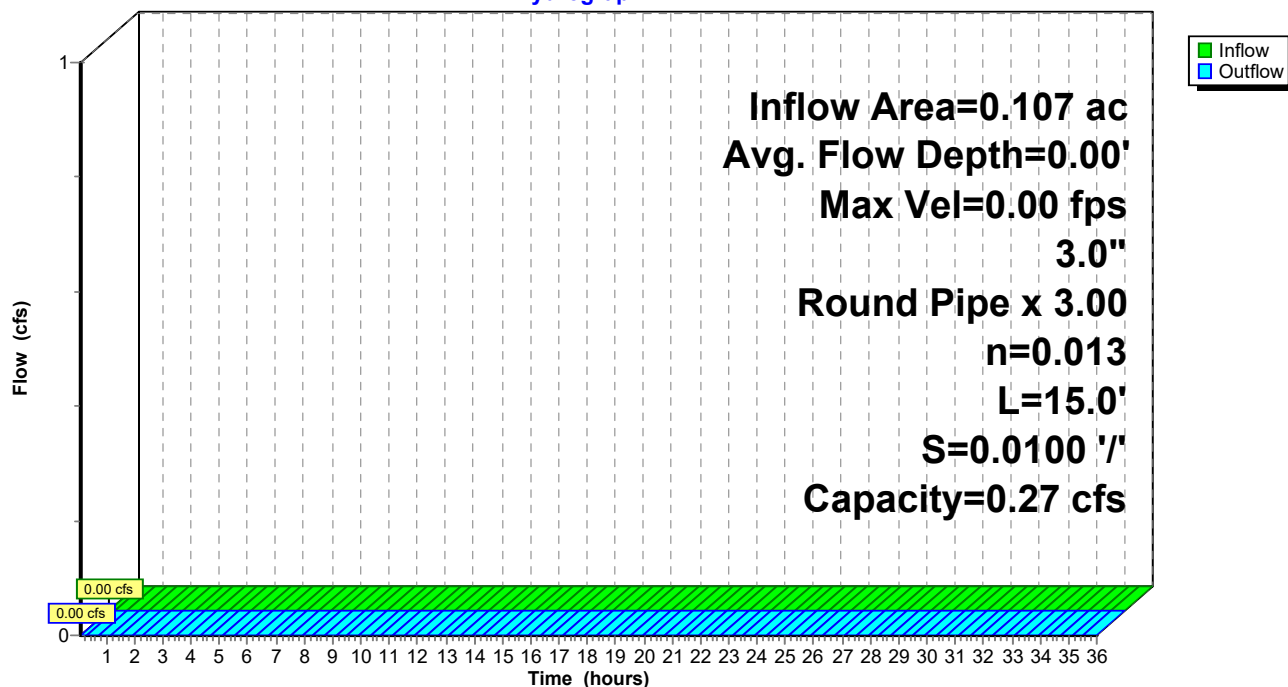
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Reach 5R: PIPE

Hydrograph



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Type IA 24-hr 10-Yr Rainfall=3.20"

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Summary for Pond 2P: Rain Garden

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 2.63" for 10-Yr event
Inflow = 0.23 cfs @ 7.91 hrs, Volume= 0.077 af
Outflow = 0.08 cfs @ 8.82 hrs, Volume= 0.077 af, Atten= 64%, Lag= 54.5 min
Discarded = 0.08 cfs @ 8.82 hrs, Volume= 0.077 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Peak Elev= 102.83' @ 8.82 hrs Surf.Area= 345 sf Storage= 328 cf
Flood Elev= 104.00' Surf.Area= 345 sf Storage= 731 cf

Plug-Flow detention time= 17.3 min calculated for 0.077 af (100% of inflow)
Center-of-Mass det. time= 17.3 min (697.4 - 680.1)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	731 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	345	0.0	0	0
101.00	345	40.0	138	138
101.33	345	30.0	34	172
102.83	345	30.0	155	327
103.83	345	100.0	345	672
104.00	345	100.0	59	731

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 8.82 hrs HW=102.83' (Free Discharge)
↑1=Exfiltration (Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)
↑2=Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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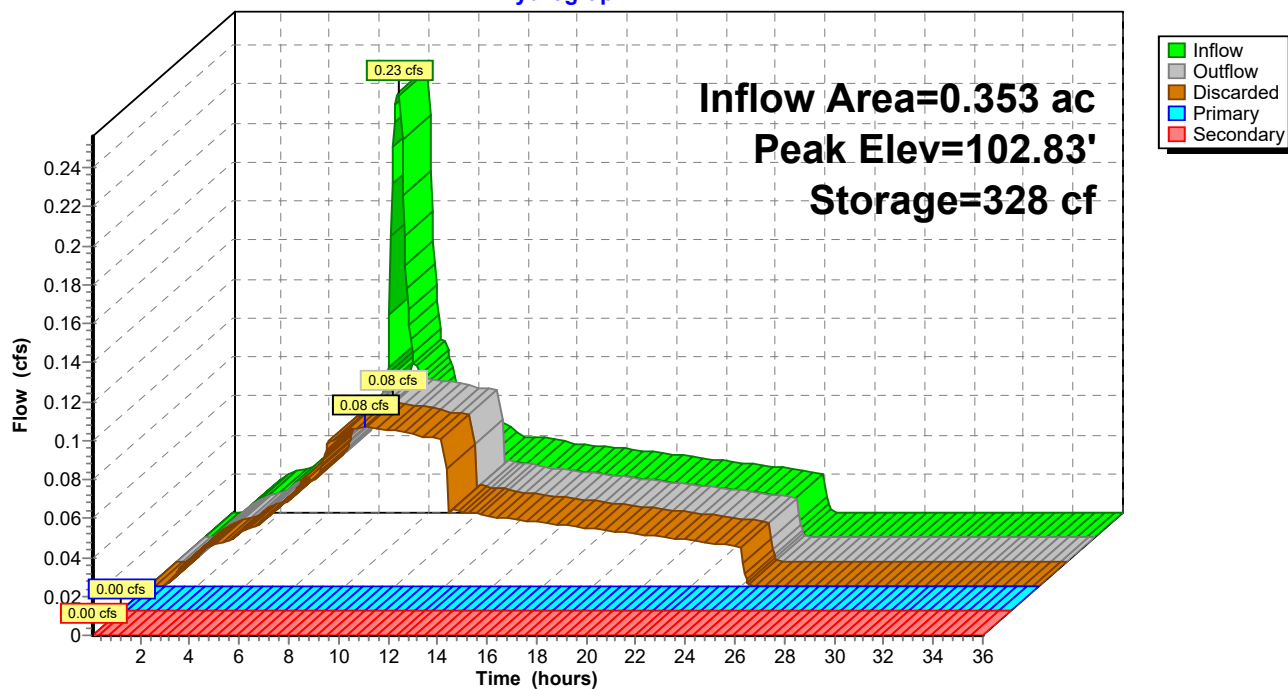
Type IA 24-hr 10-Yr Rainfall=3.20"

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Pond 2P: Rain Garden

Hydrograph



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Type IA 24-hr 10-Yr Rainfall=3.20"

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Summary for Pond 4P: Rain Garden

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 2.64" for 10-Yr event
Inflow = 0.07 cfs @ 7.91 hrs, Volume= 0.023 af
Outflow = 0.02 cfs @ 9.12 hrs, Volume= 0.023 af, Atten= 70%, Lag= 72.5 min
Discarded = 0.02 cfs @ 9.12 hrs, Volume= 0.023 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 103.33' @ 9.12 hrs Surf.Area= 86 sf Storage= 125 cf

Flood Elev= 104.00' Surf.Area= 86 sf Storage= 182 cf

Plug-Flow detention time= 31.0 min calculated for 0.023 af (100% of inflow)

Center-of-Mass det. time= 31.1 min (710.9 - 679.8)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	182 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	86	0.0	0	0
101.00	86	40.0	34	34
101.33	86	30.0	9	43
102.83	86	30.0	39	82
103.83	86	100.0	86	168
104.00	86	100.0	15	182

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 9.12 hrs HW=103.33' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

↑ **2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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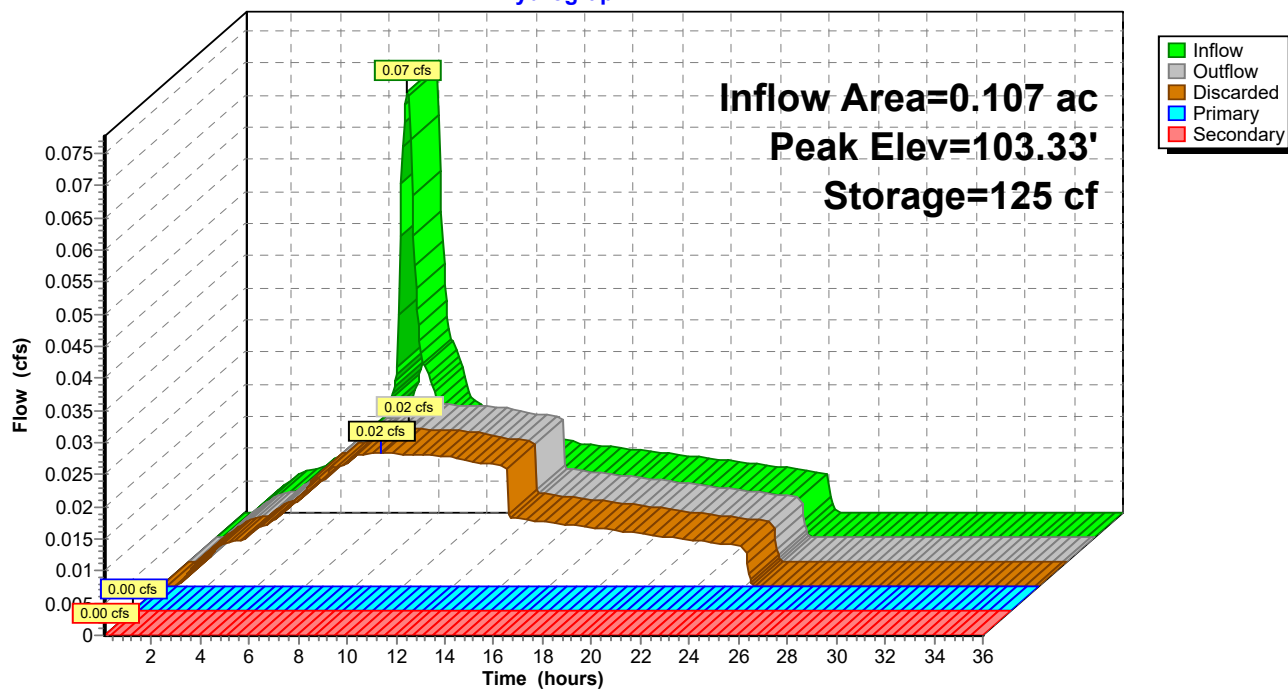
Type IA 24-hr 10-Yr Rainfall=3.20"

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Pond 4P: Rain Garden

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.60"

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: A

Runoff Area=15,392 sf 82.46% Impervious Runoff Depth=3.01"

Tc=5.0 min CN=74/98 Runoff=0.26 cfs 0.088 af

Subcatchment3S: B

Runoff Area=4,653 sf 82.81% Impervious Runoff Depth=3.01"

Tc=5.0 min CN=74/98 Runoff=0.08 cfs 0.027 af

Reach 3R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Reach 5R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Pond 2P: Rain Garden

Peak Elev=103.15' Storage=437 cf Inflow=0.26 cfs 0.088 af

Discarded=0.08 cfs 0.088 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.08 cfs 0.088 af

Pond 4P: Rain Garden

Peak Elev=103.80' Storage=165 cf Inflow=0.08 cfs 0.027 af

Discarded=0.02 cfs 0.027 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.027 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.115 af Average Runoff Depth = 3.01"
17.46% Pervious = 0.080 ac 82.54% Impervious = 0.380 ac

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Type IA 24-hr 25-YR Rainfall=3.60"

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Summary for Subcatchment 1S: A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.26 cfs @ 7.91 hrs, Volume= 0.088 af, Depth= 3.01"
Routed to Pond 2P : Rain Garden

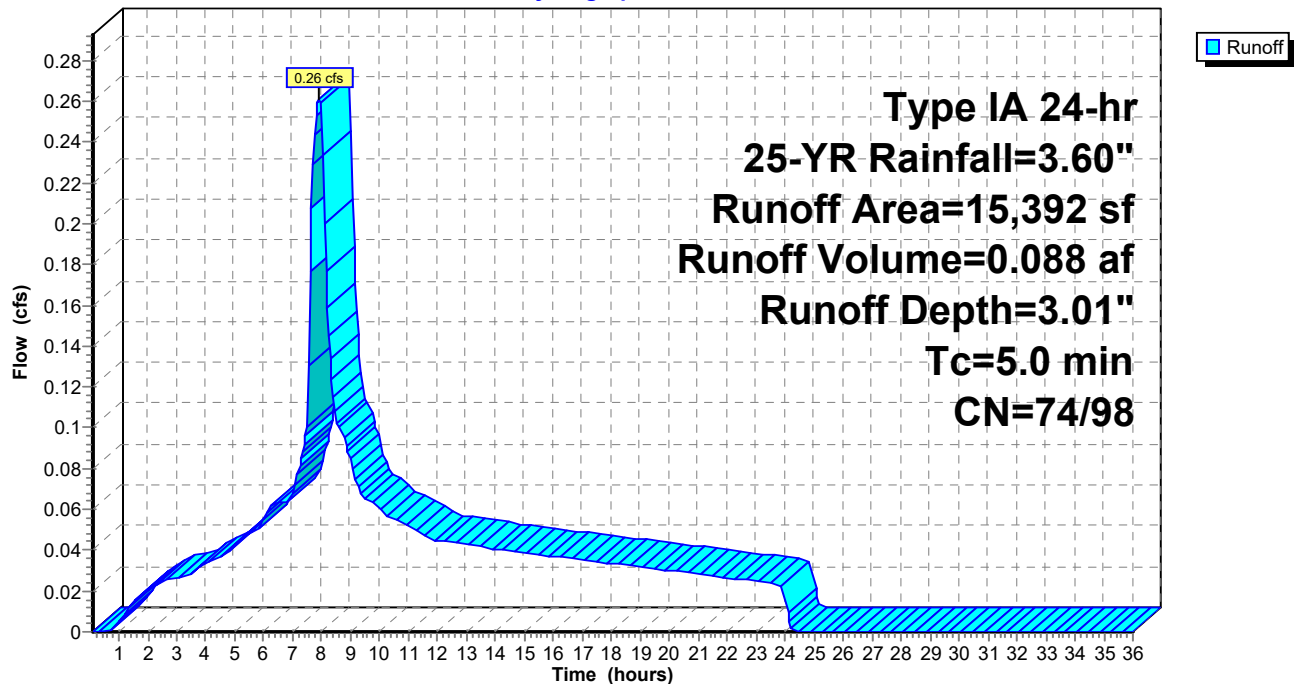
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 25-YR Rainfall=3.60"

Area (sf)	CN	Description
12,692	98	Paved parking, HSG C
2,700	74	>75% Grass cover, Good, HSG C
15,392	94	Weighted Average
2,700	74	17.54% Pervious Area
12,692	98	82.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: A

Hydrograph



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Summary for Subcatchment 3S: B

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.08 cfs @ 7.91 hrs, Volume= 0.027 af, Depth= 3.01"
Routed to Pond 4P : Rain Garden

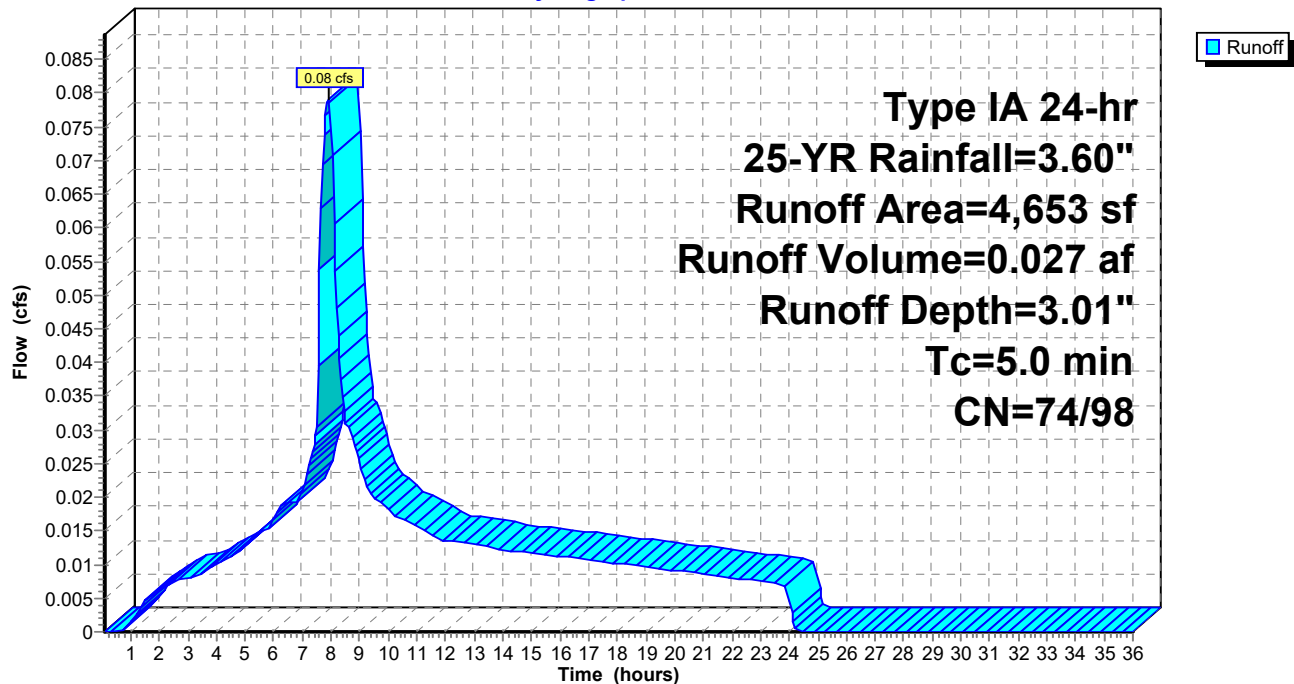
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 25-YR Rainfall=3.60"

Area (sf)	CN	Description
3,853	98	Paved parking, HSG C
800	74	>75% Grass cover, Good, HSG C
4,653	94	Weighted Average
800	74	17.19% Pervious Area
3,853	98	82.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: B

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.60"

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Summary for Reach 3R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 0.00" for 25-YR event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

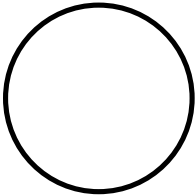
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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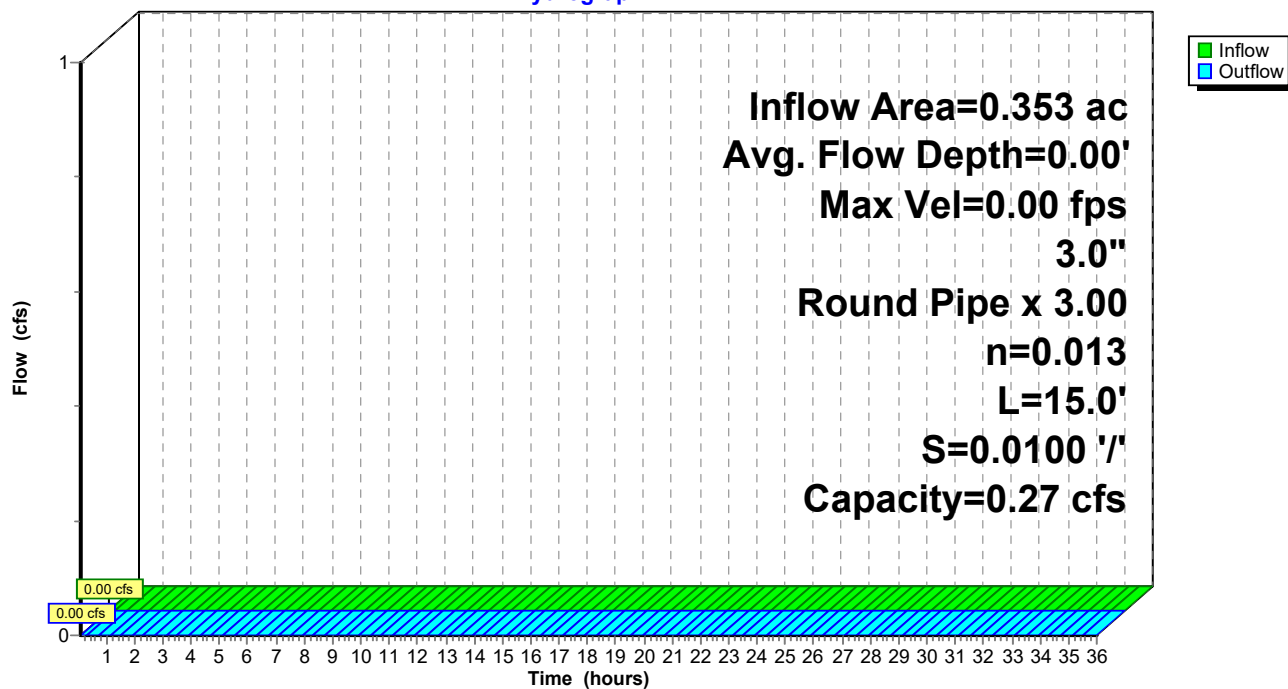
Type IA 24-hr 25-YR Rainfall=3.60"

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Reach 3R: PIPE

Hydrograph



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Summary for Reach 5R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 0.00" for 25-YR event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

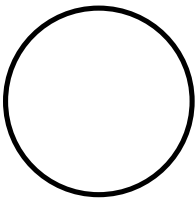
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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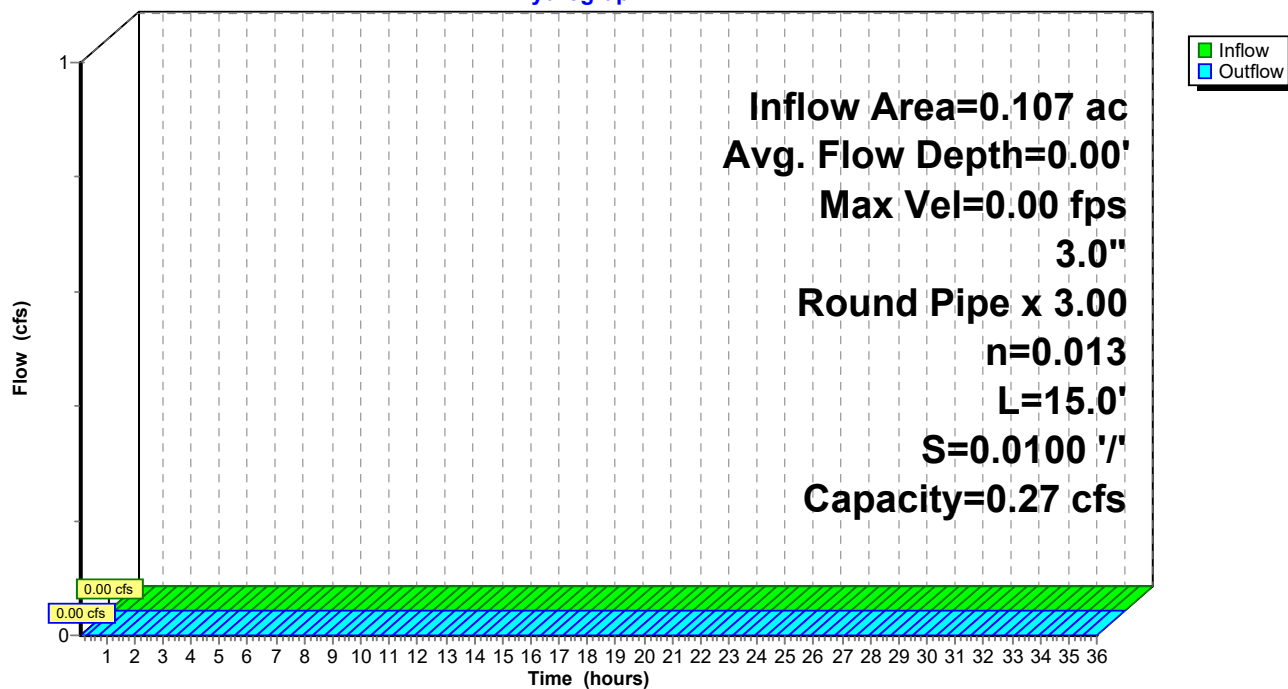
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Reach 5R: PIPE

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.60"

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Summary for Pond 2P: Rain Garden

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 3.01" for 25-YR event
Inflow = 0.26 cfs @ 7.91 hrs, Volume= 0.088 af
Outflow = 0.08 cfs @ 9.02 hrs, Volume= 0.088 af, Atten= 68%, Lag= 66.9 min
Discarded = 0.08 cfs @ 9.02 hrs, Volume= 0.088 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Peak Elev= 103.15' @ 9.02 hrs Surf.Area= 345 sf Storage= 437 cf
Flood Elev= 104.00' Surf.Area= 345 sf Storage= 731 cf

Plug-Flow detention time= 25.5 min calculated for 0.088 af (100% of inflow)
Center-of-Mass det. time= 25.5 min (703.0 - 677.5)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	731 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	345	0.0	0	0
101.00	345	40.0	138	138
101.33	345	30.0	34	172
102.83	345	30.0	155	327
103.83	345	100.0	345	672
104.00	345	100.0	59	731

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 9.02 hrs HW=103.15' (Free Discharge)
↑**1=Exfiltration** (Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)
↑**2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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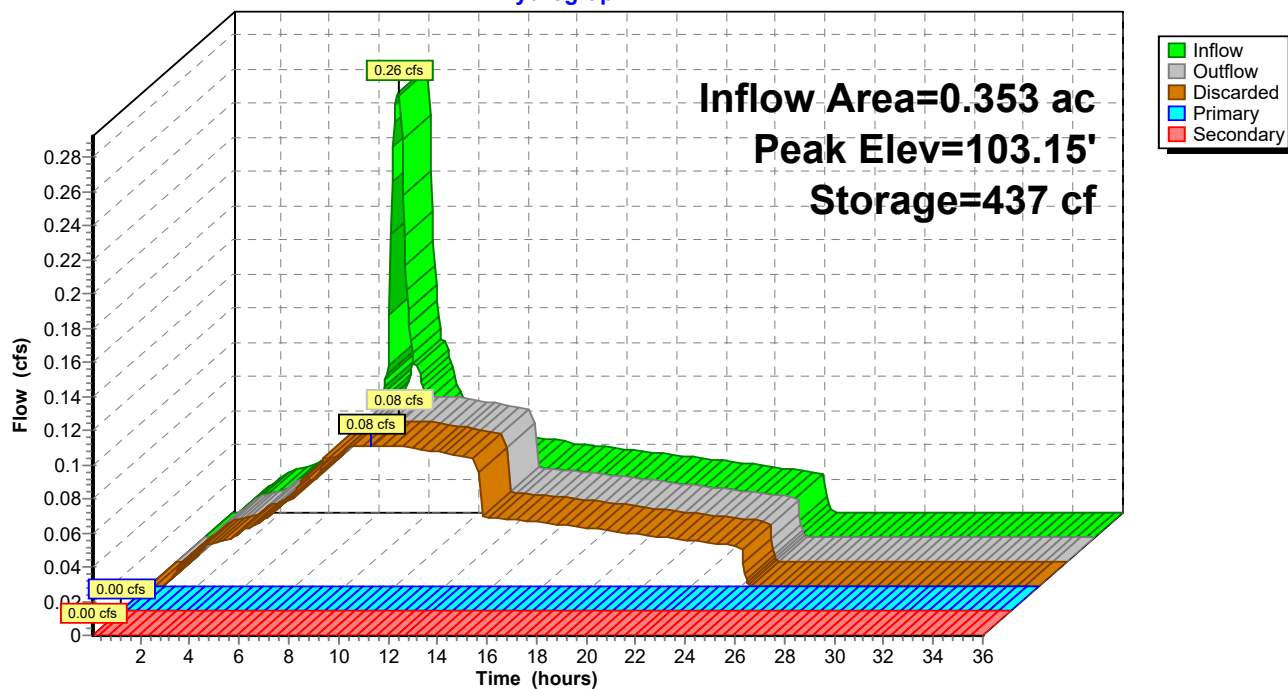
Type IA 24-hr 25-YR Rainfall=3.60"

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Pond 2P: Rain Garden

Hydrograph



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Type IA 24-hr 25-YR Rainfall=3.60"

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Summary for Pond 4P: Rain Garden

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 3.01" for 25-YR event
Inflow = 0.08 cfs @ 7.91 hrs, Volume= 0.027 af
Outflow = 0.02 cfs @ 9.34 hrs, Volume= 0.027 af, Atten= 74%, Lag= 86.0 min
Discarded = 0.02 cfs @ 9.34 hrs, Volume= 0.027 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 103.80' @ 9.34 hrs Surf.Area= 86 sf Storage= 165 cf
Flood Elev= 104.00' Surf.Area= 86 sf Storage= 182 cf

Plug-Flow detention time= 47.4 min calculated for 0.027 af (100% of inflow)
Center-of-Mass det. time= 47.3 min (724.5 - 677.2)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	182 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	86	0.0	0	0
101.00	86	40.0	34	34
101.33	86	30.0	9	43
102.83	86	30.0	39	82
103.83	86	100.0	86	168
104.00	86	100.0	15	182

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 9.34 hrs HW=103.80' (Free Discharge)
↑**1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)
↑**2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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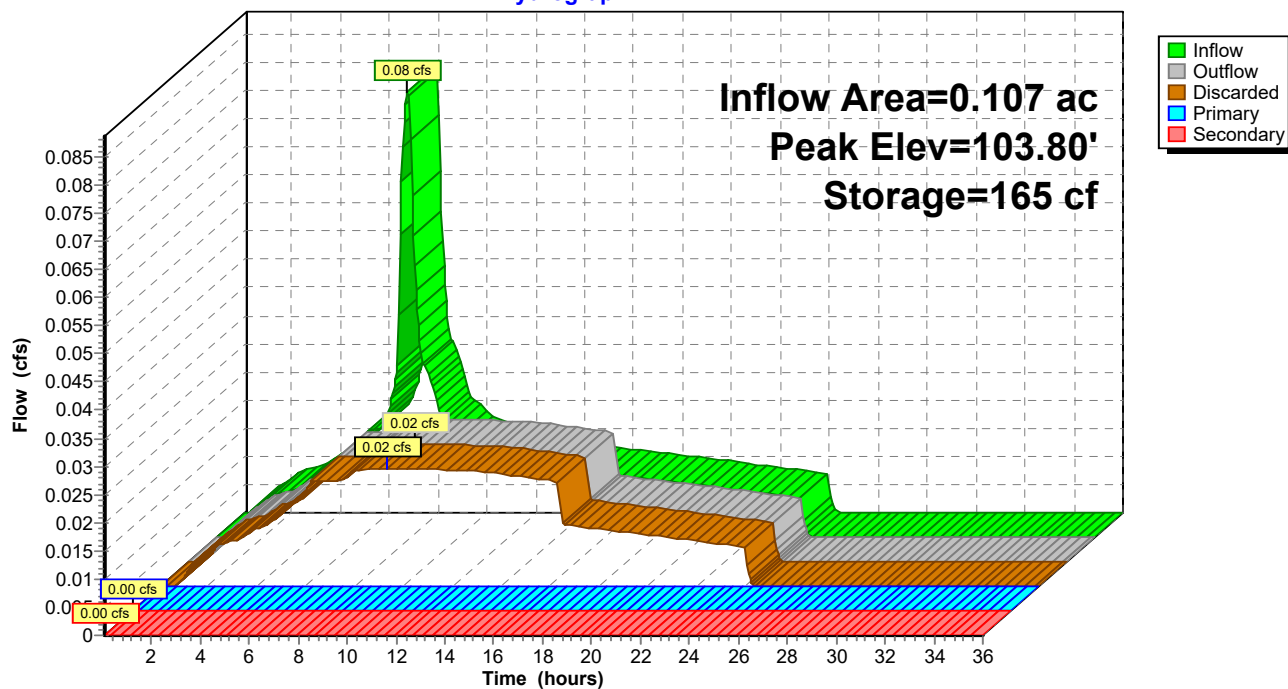
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Pond 4P: Rain Garden

Hydrograph



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Type IA 24-hr 100-Yr Rainfall=4.40"

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: A

Runoff Area=15,392 sf 82.46% Impervious Runoff Depth=3.77"

Tc=5.0 min CN=74/98 Runoff=0.33 cfs 0.111 af

Subcatchment3S: B

Runoff Area=4,653 sf 82.81% Impervious Runoff Depth=3.77"

Tc=5.0 min CN=74/98 Runoff=0.10 cfs 0.034 af

Reach 3R: PIPE

Avg. Flow Depth=0.05' Max Vel=1.10 fps Inflow=0.02 cfs 0.001 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.02 cfs 0.001 af

Reach 5R: PIPE

Avg. Flow Depth=0.08' Max Vel=1.43 fps Inflow=0.06 cfs 0.002 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.06 cfs 0.002 af

Pond 2P: Rain Garden

Peak Elev=103.85' Storage=681 cf Inflow=0.33 cfs 0.111 af

Discarded=0.08 cfs 0.110 af Primary=0.02 cfs 0.001 af Secondary=0.00 cfs 0.000 af Outflow=0.11 cfs 0.111 af

Pond 4P: Rain Garden

Peak Elev=103.88' Storage=172 cf Inflow=0.10 cfs 0.034 af

Discarded=0.02 cfs 0.031 af Primary=0.06 cfs 0.002 af Secondary=0.00 cfs 0.000 af Outflow=0.08 cfs 0.034 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.144 af Average Runoff Depth = 3.77"
17.46% Pervious = 0.080 ac 82.54% Impervious = 0.380 ac

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Type IA 24-hr 100-Yr Rainfall=4.40"

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Summary for Subcatchment 1S: A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.33 cfs @ 7.91 hrs, Volume= 0.111 af, Depth= 3.77"
Routed to Pond 2P : Rain Garden

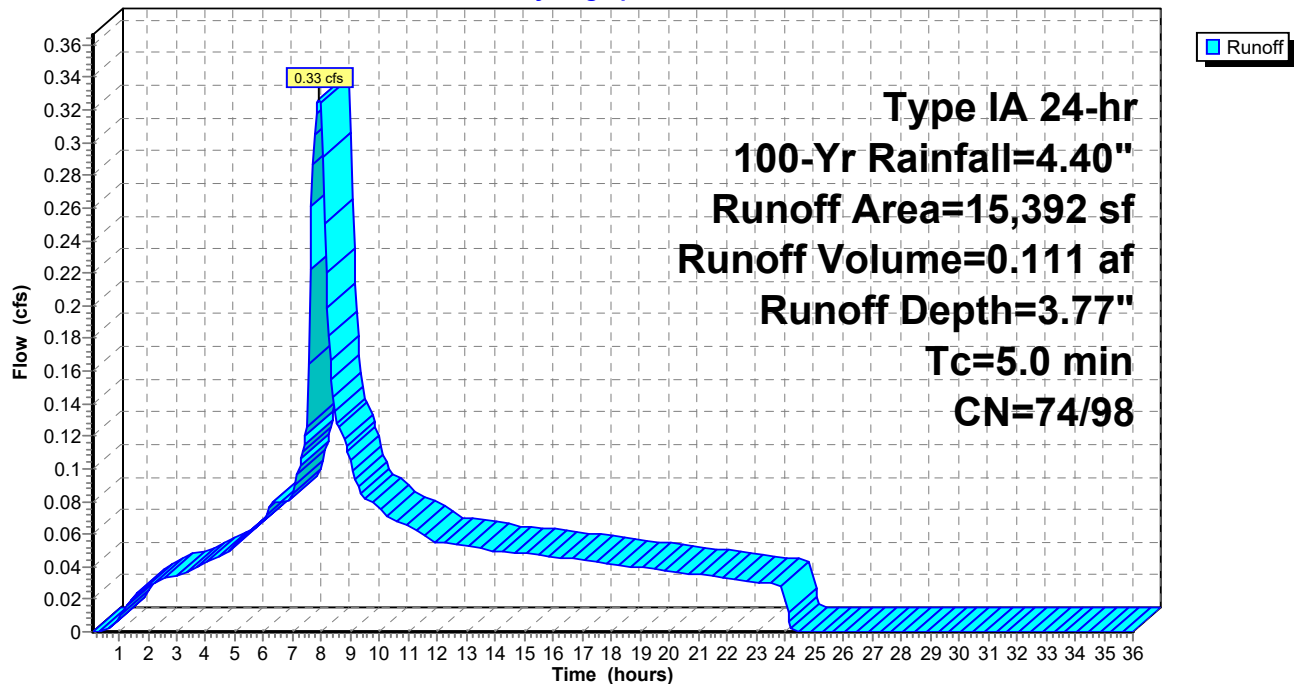
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 100-Yr Rainfall=4.40"

Area (sf)	CN	Description
12,692	98	Paved parking, HSG C
2,700	74	>75% Grass cover, Good, HSG C
15,392	94	Weighted Average
2,700	74	17.54% Pervious Area
12,692	98	82.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: A

Hydrograph



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Type IA 24-hr 100-Yr Rainfall=4.40"

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Summary for Subcatchment 3S: B

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.10 cfs @ 7.91 hrs, Volume= 0.034 af, Depth= 3.77"
Routed to Pond 4P : Rain Garden

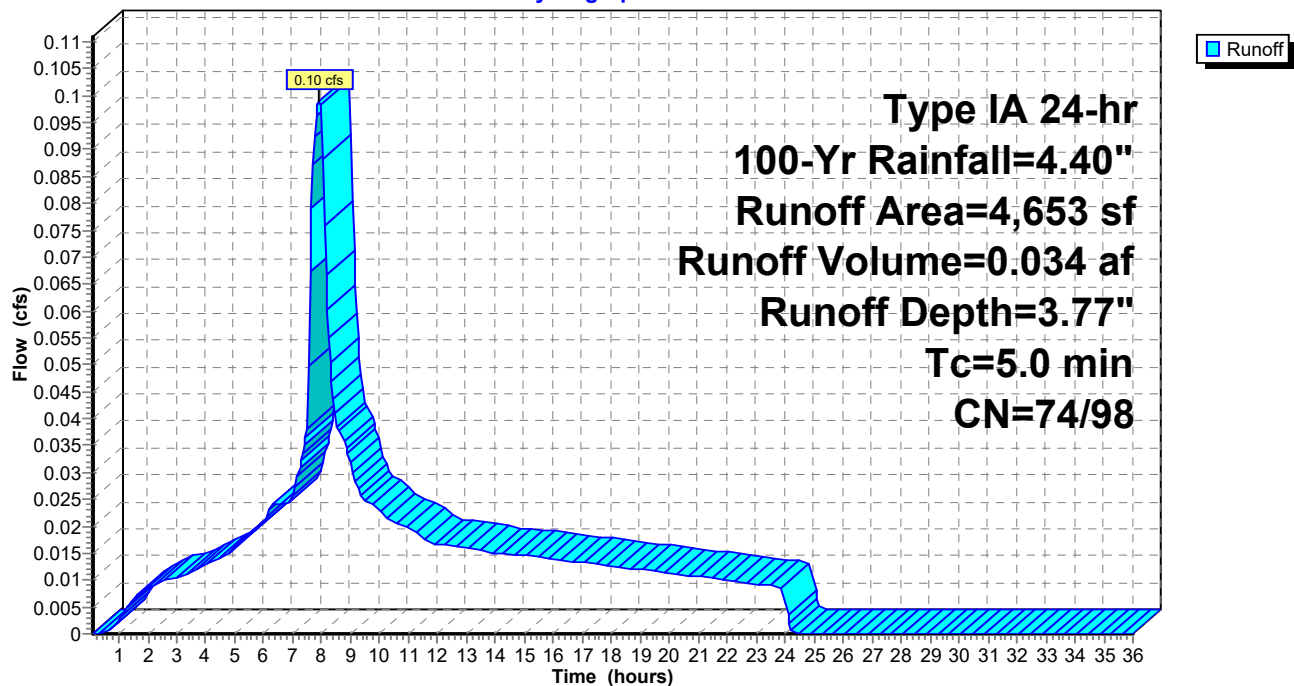
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 100-Yr Rainfall=4.40"

Area (sf)	CN	Description
3,853	98	Paved parking, HSG C
800	74	>75% Grass cover, Good, HSG C
4,653	94	Weighted Average
800	74	17.19% Pervious Area
3,853	98	82.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: B

Hydrograph



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Type IA 24-hr 100-Yr Rainfall=4.40"

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Summary for Reach 3R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 0.02" for 100-Yr event
Inflow = 0.02 cfs @ 8.96 hrs, Volume= 0.001 af
Outflow = 0.02 cfs @ 8.98 hrs, Volume= 0.001 af, Atten= 1%, Lag= 0.9 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.10 fps, Min. Travel Time= 0.2 min

Avg. Velocity = 0.78 fps, Avg. Travel Time= 0.3 min

Peak Storage= 0 cf @ 8.98 hrs

Average Depth at Peak Storage= 0.05' , Surface Width= 0.60'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

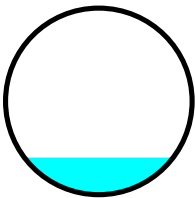
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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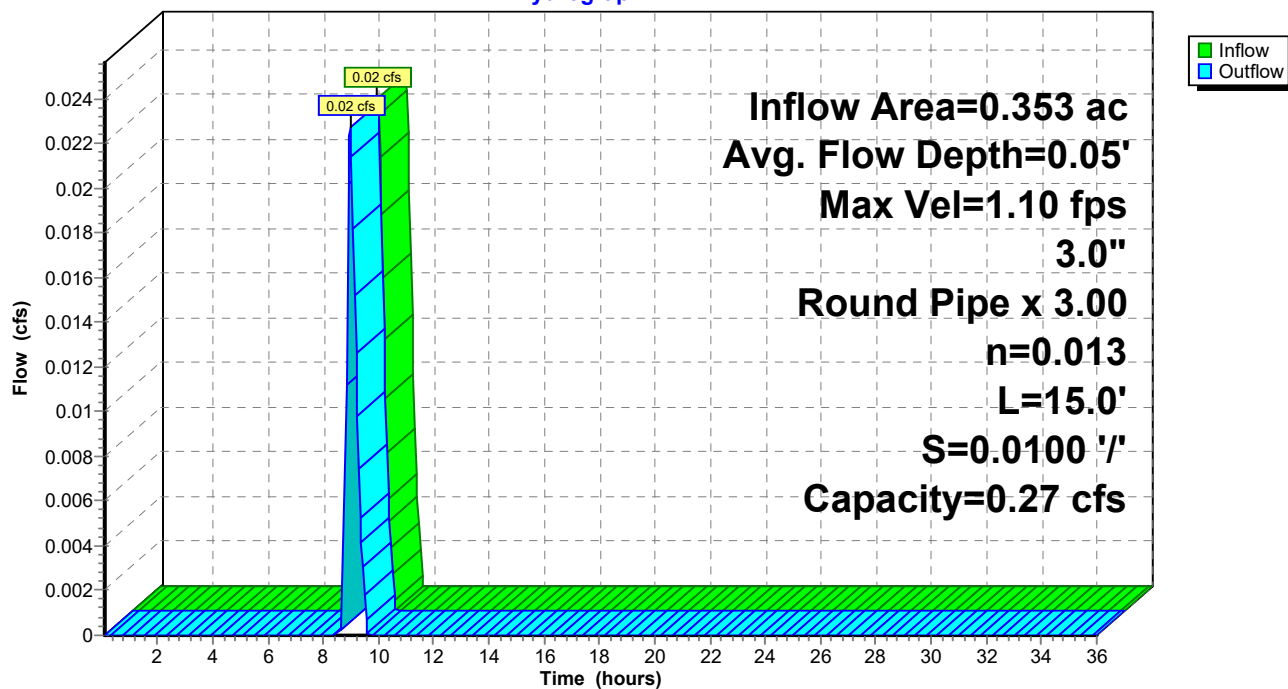
Type IA 24-hr 100-Yr Rainfall=4.40"

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Reach 3R: PIPE

Hydrograph



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Summary for Reach 5R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 0.27" for 100-Yr event
Inflow = 0.06 cfs @ 8.12 hrs, Volume= 0.002 af
Outflow = 0.06 cfs @ 8.12 hrs, Volume= 0.002 af, Atten= 4%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.43 fps, Min. Travel Time= 0.2 min

Avg. Velocity = 0.80 fps, Avg. Travel Time= 0.3 min

Peak Storage= 1 cf @ 8.12 hrs

Average Depth at Peak Storage= 0.08' , Surface Width= 0.70'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

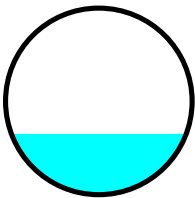
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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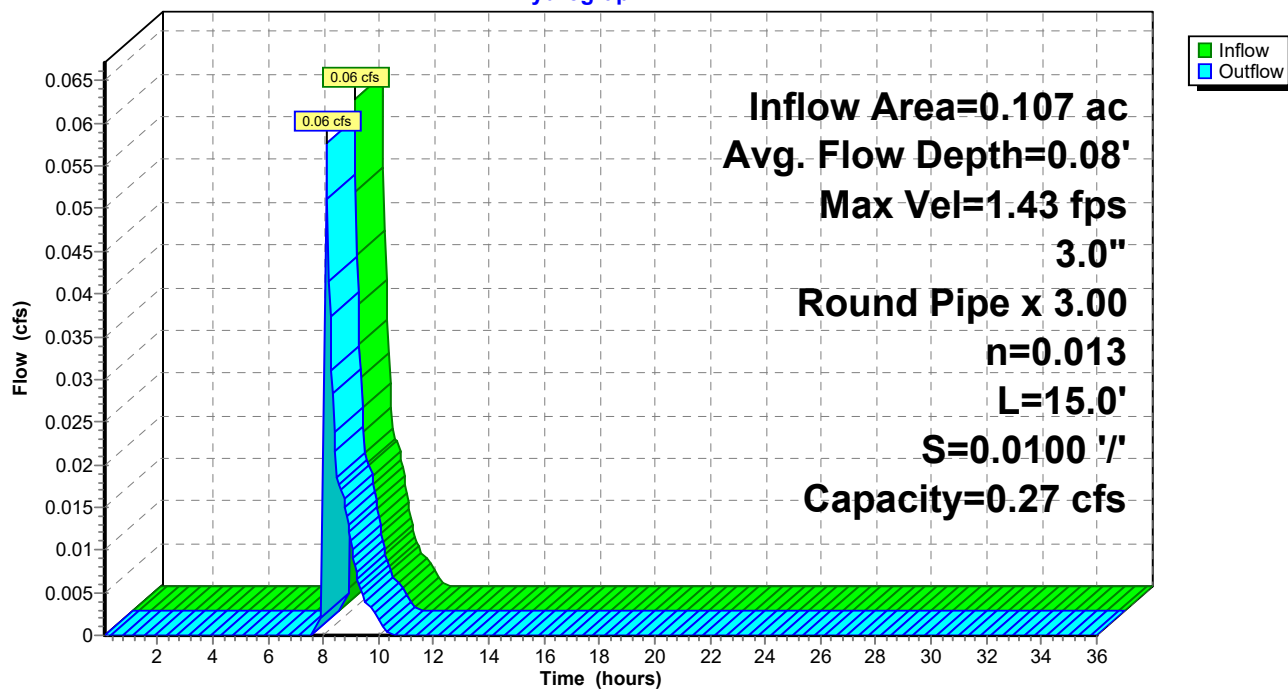
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Reach 5R: PIPE

Hydrograph



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Type IA 24-hr 100-Yr Rainfall=4.40"

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Summary for Pond 2P: Rain Garden

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 3.77" for 100-Yr event
Inflow = 0.33 cfs @ 7.91 hrs, Volume= 0.111 af
Outflow = 0.11 cfs @ 8.96 hrs, Volume= 0.111 af, Atten= 67%, Lag= 63.4 min
Discarded = 0.08 cfs @ 8.96 hrs, Volume= 0.110 af
Primary = 0.02 cfs @ 8.96 hrs, Volume= 0.001 af
Routed to Reach 3R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Peak Elev= 103.85' @ 8.96 hrs Surf.Area= 345 sf Storage= 681 cf
Flood Elev= 104.00' Surf.Area= 345 sf Storage= 731 cf

Plug-Flow detention time= 49.3 min calculated for 0.111 af (100% of inflow)
Center-of-Mass det. time= 49.3 min (722.5 - 673.2)

Volume	Invert	Avail.Storage	Storage Description	
#1	100.00'	731 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	345	0.0	0	0
101.00	345	40.0	138	138
101.33	345	30.0	34	172
102.83	345	30.0	155	327
103.83	345	100.0	345	672
104.00	345	100.0	59	731

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 8.96 hrs HW=103.85' (Free Discharge)

↑**1=Exfiltration** (Controls 0.08 cfs)

Primary OutFlow Max=0.02 cfs @ 8.96 hrs HW=103.85' (Free Discharge)

↑**2=Grate** (Weir Controls 0.02 cfs @ 0.50 fps)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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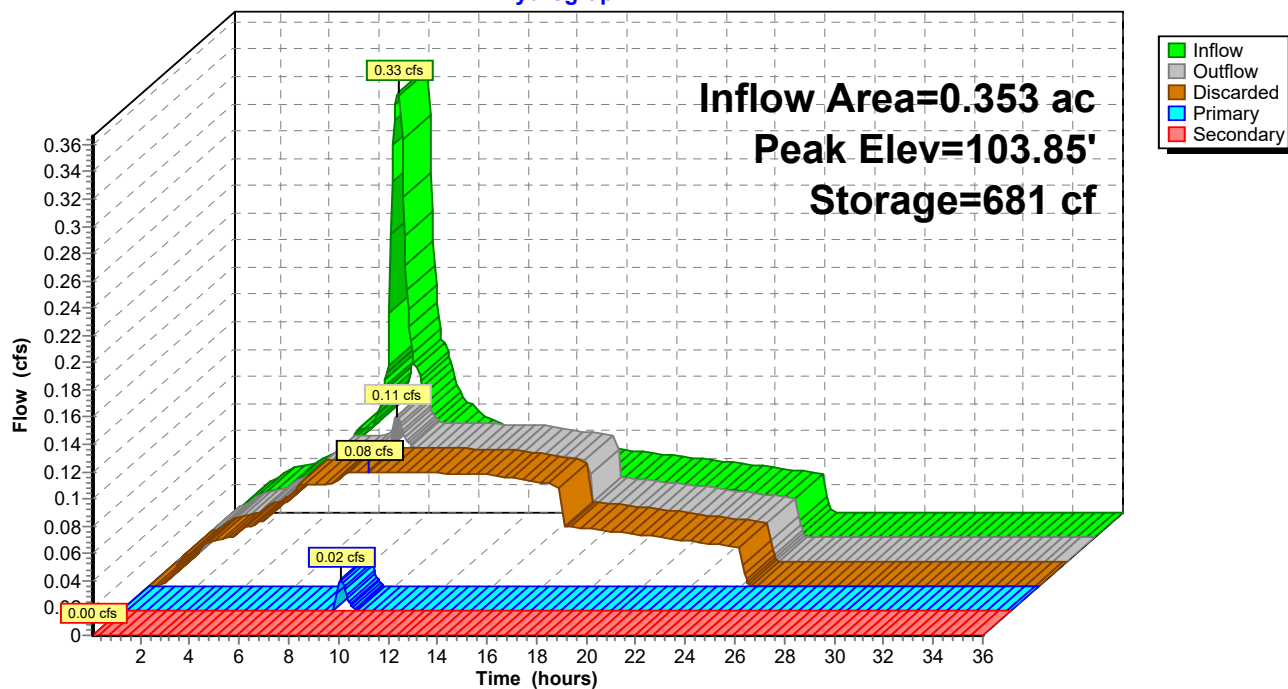
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Pond 2P: Rain Garden

Hydrograph



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Summary for Pond 4P: Rain Garden

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 3.77" for 100-Yr event
Inflow = 0.10 cfs @ 7.91 hrs, Volume= 0.034 af
Outflow = 0.08 cfs @ 8.12 hrs, Volume= 0.034 af, Atten= 18%, Lag= 12.6 min
Discarded = 0.02 cfs @ 8.12 hrs, Volume= 0.031 af
Primary = 0.06 cfs @ 8.12 hrs, Volume= 0.002 af
Routed to Reach 5R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 103.88' @ 8.12 hrs Surf.Area= 86 sf Storage= 172 cf

Flood Elev= 104.00' Surf.Area= 86 sf Storage= 182 cf

Plug-Flow detention time= 56.6 min calculated for 0.034 af (100% of inflow)

Center-of-Mass det. time= 56.1 min (729.0 - 672.9)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	182 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	86	0.0	0	0
101.00	86	40.0	34	34
101.33	86	30.0	9	43
102.83	86	30.0	39	82
103.83	86	100.0	86	168
104.00	86	100.0	15	182

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 8.12 hrs HW=103.88' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.05 cfs @ 8.12 hrs HW=103.88' (Free Discharge)

↑ **2=Grate** (Weir Controls 0.05 cfs @ 0.72 fps)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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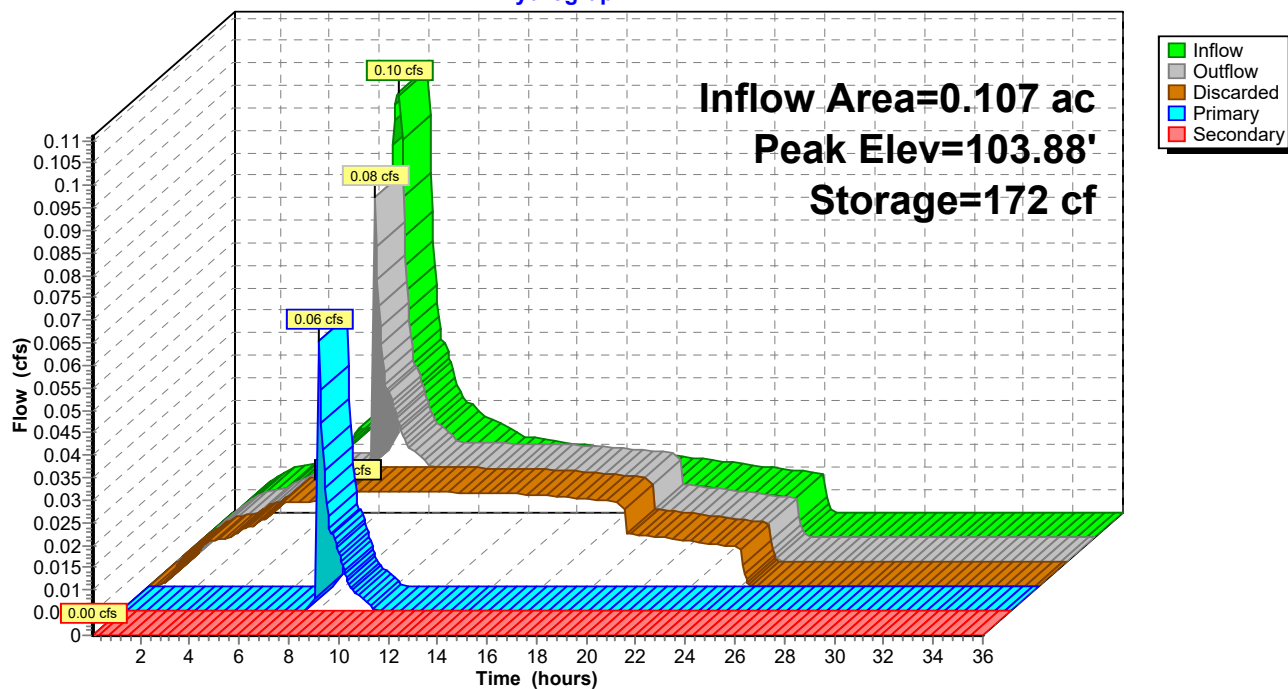
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Pond 4P: Rain Garden

Hydrograph



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Type IA 24-hr WQV Rainfall=1.38"

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: A

Runoff Area=15,392 sf 82.46% Impervious Runoff Depth=0.98"

Tc=5.0 min CN=74/98 Runoff=0.09 cfs 0.029 af

Subcatchment3S: B

Runoff Area=4,653 sf 82.81% Impervious Runoff Depth=0.98"

Tc=5.0 min CN=74/98 Runoff=0.03 cfs 0.009 af

Reach 3R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Reach 5R: PIPE

Avg. Flow Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af

3.0" Round Pipe x 3.00 n=0.013 L=15.0' S=0.0100 '/' Capacity=0.27 cfs Outflow=0.00 cfs 0.000 af

Pond 2P: Rain Garden

Peak Elev=100.13' Storage=18 cf Inflow=0.09 cfs 0.029 af

Discarded=0.07 cfs 0.029 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.029 af

Pond 4P: Rain Garden

Peak Elev=100.33' Storage=11 cf Inflow=0.03 cfs 0.009 af

Discarded=0.02 cfs 0.009 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.009 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.038 af Average Runoff Depth = 0.98"
17.46% Pervious = 0.080 ac 82.54% Impervious = 0.380 ac

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Summary for Subcatchment 1S: A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.09 cfs @ 7.91 hrs, Volume= 0.029 af, Depth= 0.98"
Routed to Pond 2P : Rain Garden

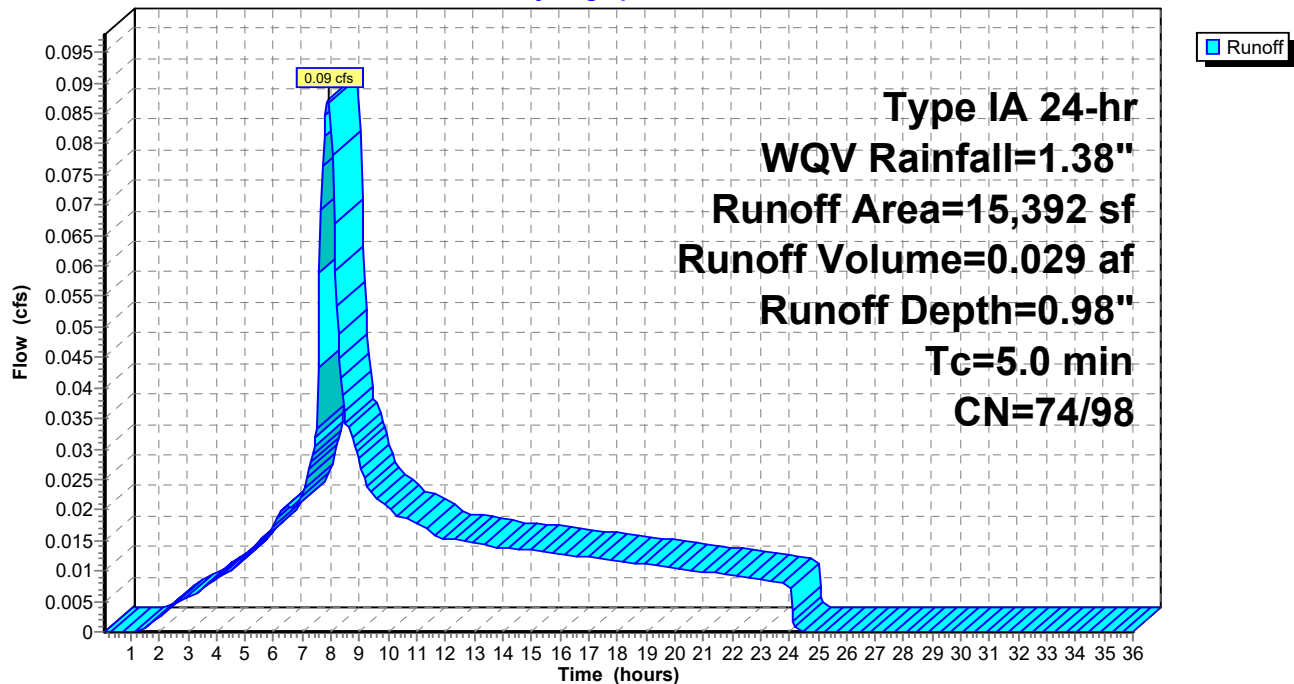
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr WQV Rainfall=1.38"

Area (sf)	CN	Description
12,692	98	Paved parking, HSG C
2,700	74	>75% Grass cover, Good, HSG C
15,392	94	Weighted Average
2,700	74	17.54% Pervious Area
12,692	98	82.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: A

Hydrograph



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Summary for Subcatchment 3S: B

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.03 cfs @ 7.91 hrs, Volume= 0.009 af, Depth= 0.98"
Routed to Pond 4P : Rain Garden

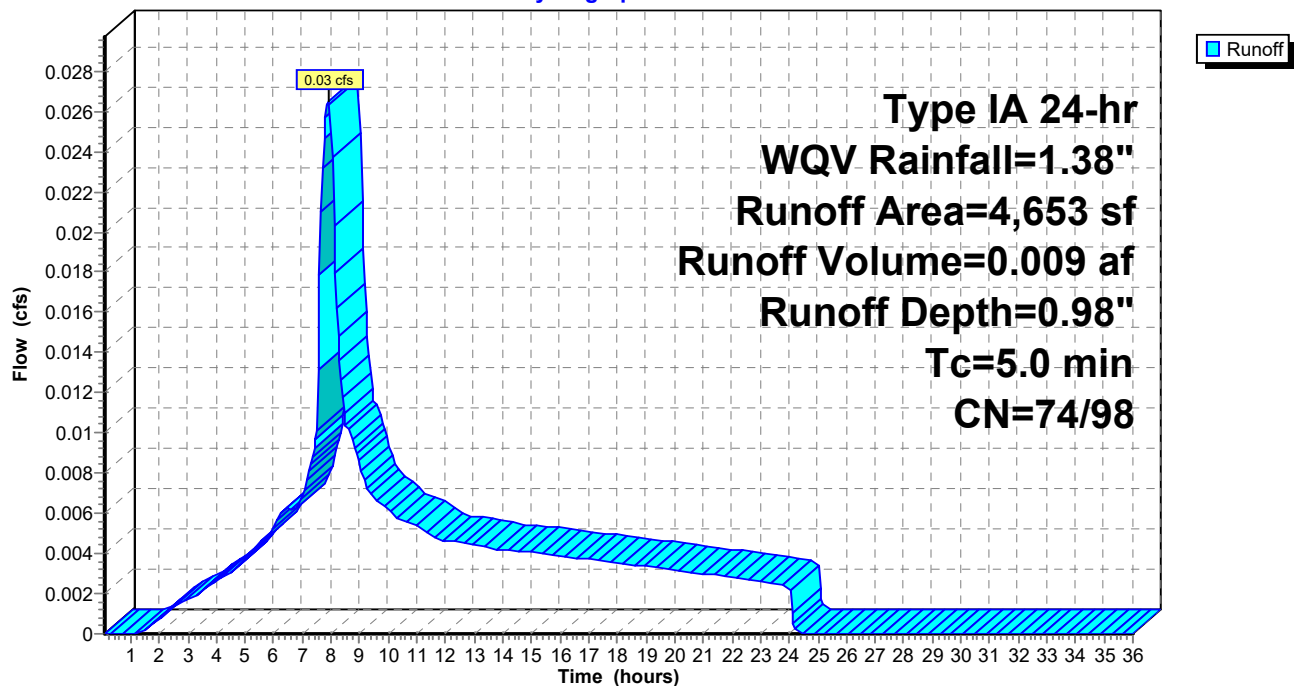
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, $dt=0.05$ hrs
Type IA 24-hr WQV Rainfall=1.38"

Area (sf)	CN	Description
3,853	98	Paved parking, HSG C
800	74	>75% Grass cover, Good, HSG C
4,653	94	Weighted Average
800	74	17.19% Pervious Area
3,853	98	82.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: B

Hydrograph



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Type IA 24-hr WQV Rainfall=1.38"

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Summary for Reach 3R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 0.00" for WQV event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

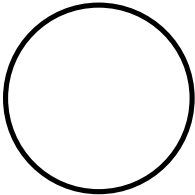
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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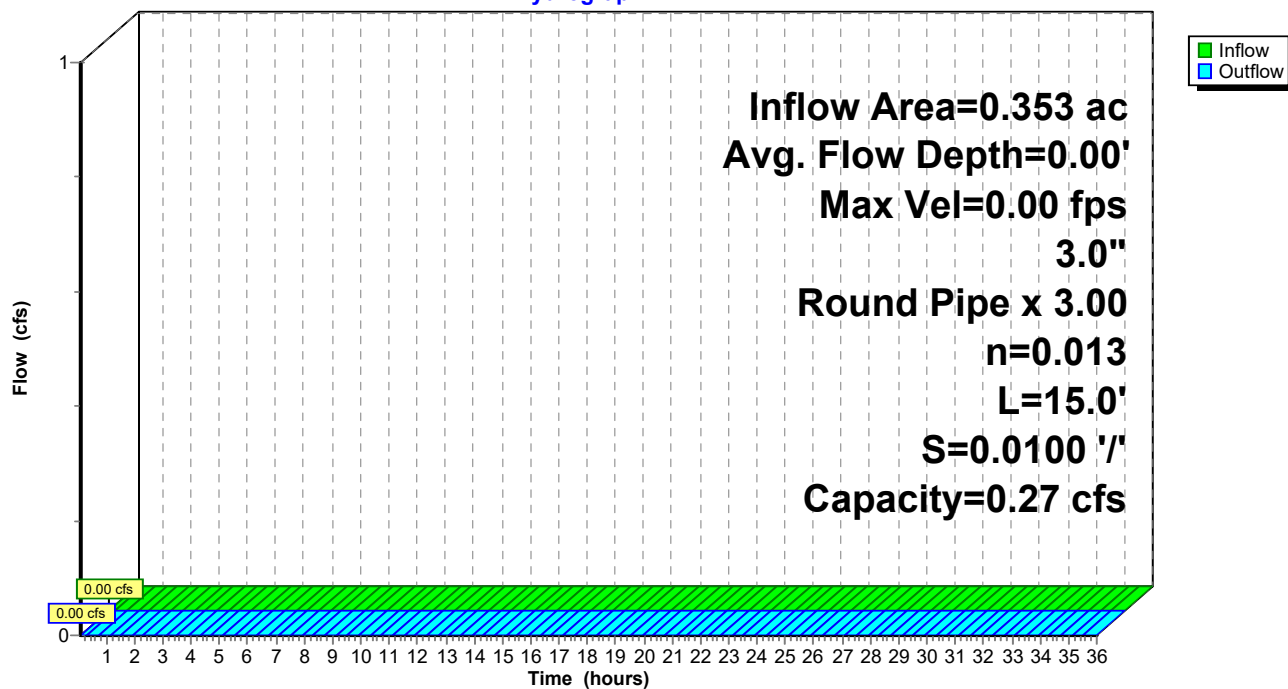
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Reach 3R: PIPE

Hydrograph



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Summary for Reach 5R: PIPE

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 0.00" for WQV event
Inflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.10 hrs

Average Depth at Peak Storage= 0.00'

Bank-Full Depth= 0.25' Flow Area= 0.1 sf, Capacity= 0.27 cfs

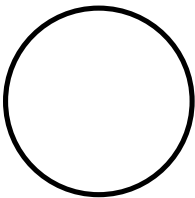
A factor of 3.00 has been applied to the storage and discharge capacity

3.0" Round Pipe

n= 0.013

Length= 15.0' Slope= 0.0100 '/'

Inlet Invert= 100.00', Outlet Invert= 99.85'



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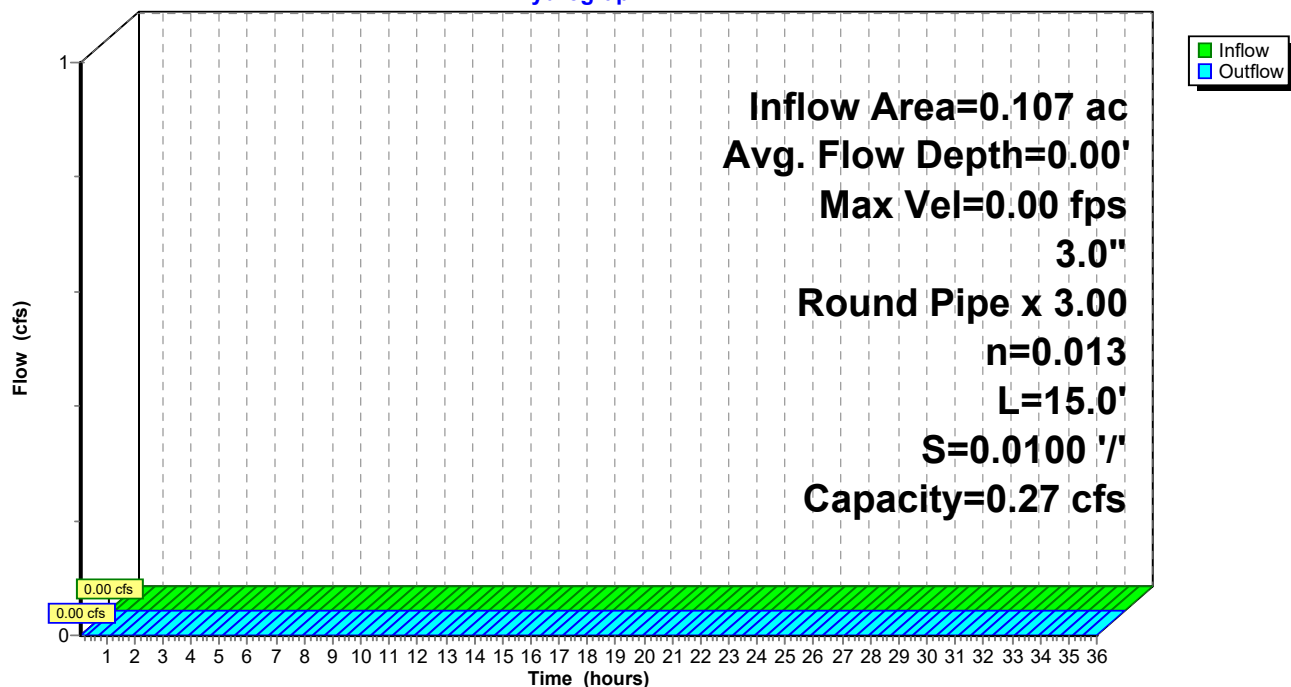
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Reach 5R: PIPE

Hydrograph



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Summary for Pond 2P: Rain Garden

Inflow Area = 0.353 ac, 82.46% Impervious, Inflow Depth = 0.98" for WQV event
Inflow = 0.09 cfs @ 7.91 hrs, Volume= 0.029 af
Outflow = 0.07 cfs @ 8.06 hrs, Volume= 0.029 af, Atten= 14%, Lag= 9.1 min
Discarded = 0.07 cfs @ 8.06 hrs, Volume= 0.029 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 3R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Peak Elev= 100.13' @ 8.06 hrs Surf.Area= 345 sf Storage= 18 cf
Flood Elev= 104.00' Surf.Area= 345 sf Storage= 731 cf

Plug-Flow detention time= 1.4 min calculated for 0.029 af (100% of inflow)
Center-of-Mass det. time= 1.4 min (705.6 - 704.2)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	731 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	345	0.0	0	0
101.00	345	40.0	138	138
101.33	345	30.0	34	172
102.83	345	30.0	155	327
103.83	345	100.0	345	672
104.00	345	100.0	59	731

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.07 cfs @ 8.06 hrs HW=100.13' (Free Discharge)
↑**1=Exfiltration** (Controls 0.07 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)
↑**2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

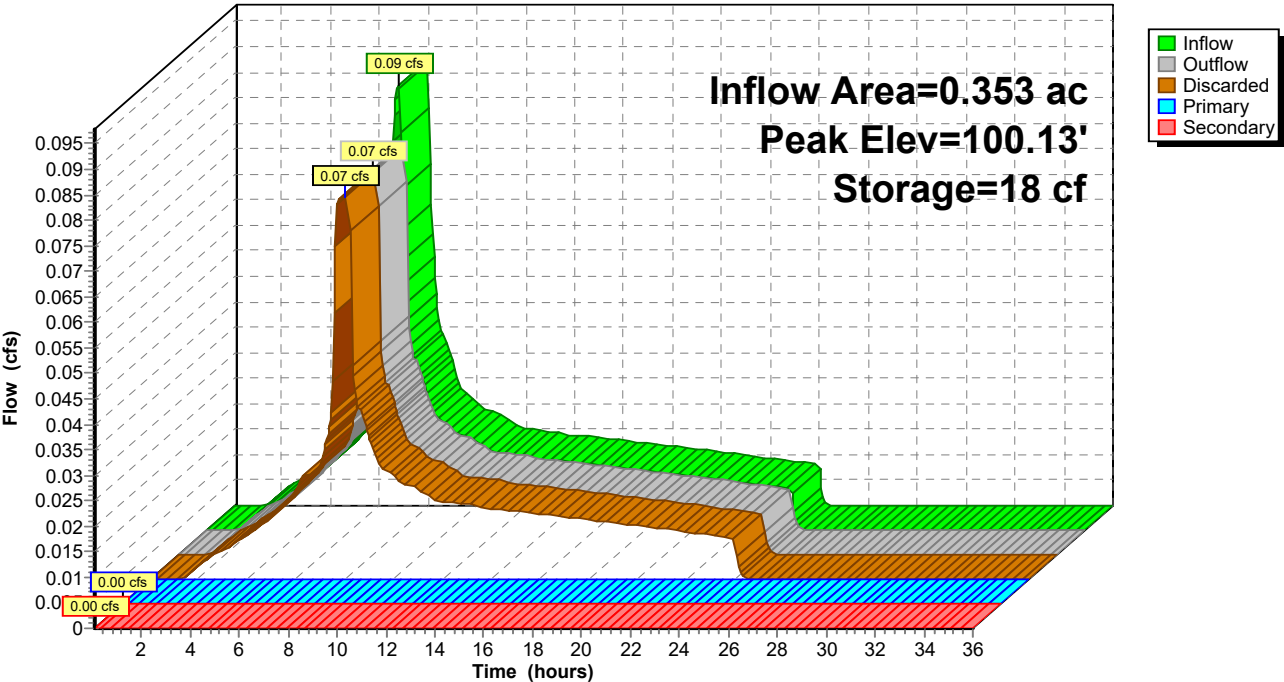
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Pond 2P: Rain Garden

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Summary for Pond 4P: Rain Garden

Inflow Area = 0.107 ac, 82.81% Impervious, Inflow Depth = 0.98" for WQV event
Inflow = 0.03 cfs @ 7.91 hrs, Volume= 0.009 af
Outflow = 0.02 cfs @ 8.13 hrs, Volume= 0.009 af, Atten= 29%, Lag= 13.4 min
Discarded = 0.02 cfs @ 8.13 hrs, Volume= 0.009 af
Primary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE
Secondary = 0.00 cfs @ 0.10 hrs, Volume= 0.000 af
Routed to Reach 5R : PIPE

Routing by Stor-Ind method, Time Span= 0.10-36.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 100.33' @ 8.13 hrs Surf.Area= 86 sf Storage= 11 cf

Flood Elev= 104.00' Surf.Area= 86 sf Storage= 182 cf

Plug-Flow detention time= 2.3 min calculated for 0.009 af (100% of inflow)

Center-of-Mass det. time= 2.1 min (706.1 - 704.0)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	182 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	86	0.0	0	0
101.00	86	40.0	34	34
101.33	86	30.0	9	43
102.83	86	30.0	39	82
103.83	86	100.0	86	168
104.00	86	100.0	15	182

Device	Routing	Invert	Outlet Devices
#0	Secondary	104.00'	Automatic Storage Overflow (Discharged without head)
#1	Discarded	100.00'	9.330 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 70.00'
#2	Primary	103.83'	6.0" Horiz. Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.02 cfs @ 8.13 hrs HW=100.33' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

↑ **2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.10 hrs HW=100.00' (Free Discharge)

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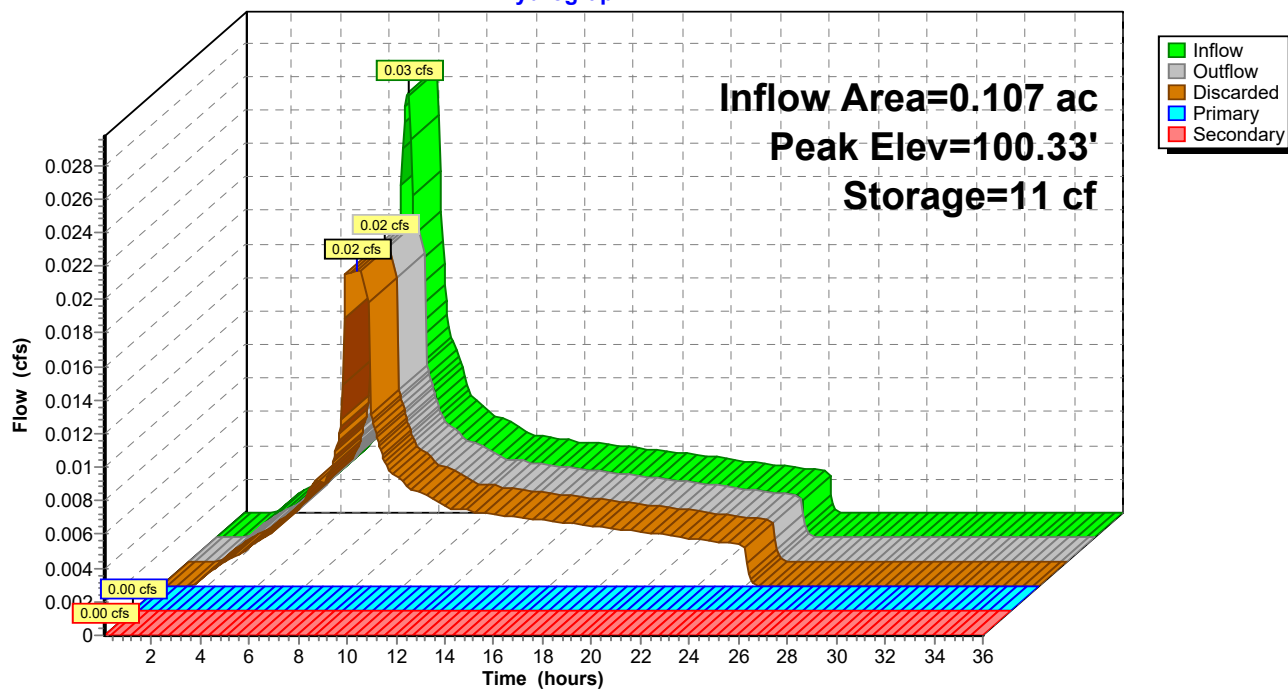
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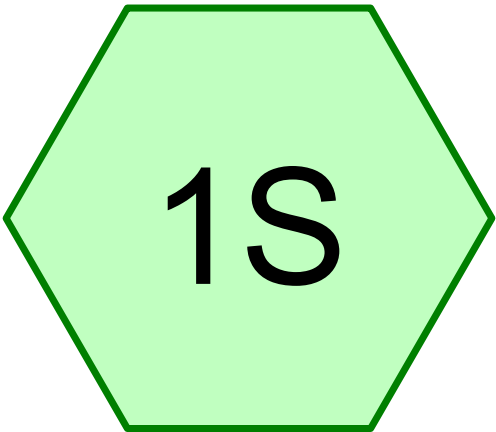
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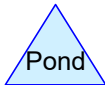
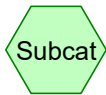
Pond 4P: Rain Garden

Hydrograph





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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Yr	Type IA 24-hr		Default	24.00	1	2.20	2
2	10-Yr	Type IA 24-hr		Default	24.00	1	3.20	2
3	25-YR	Type IA 24-hr		Default	24.00	1	3.60	2
4	100-Yr	Type IA 24-hr		Default	24.00	1	4.40	2
5	WQV	Type IA 24-hr		Default	24.00	1	1.38	2

Pre-Development

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.460	77	Brush, Poor, HSG C (1S)
0.460	77	TOTAL AREA

Pre-Development

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Page 4

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.460	HSG C	1S
0.000	HSG D	
0.000	Other	
0.460		TOTAL AREA

Pre-Development

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Page 5

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.460	0.000	0.000	0.460	Brush, Poor	1S
0.000	0.000	0.460	0.000	0.000	0.460	TOTAL AREA	

Pre-Development

Type IA 24-hr 2-Yr Rainfall=2.20"

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Page 6

Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX

Runoff Area=20,045 sf 0.00% Impervious Runoff Depth=0.56"

Flow Length=179' Slope=0.0090 '/' Tc=10.8 min CN=77/0 Runoff=0.03 cfs 0.021 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.021 af Average Runoff Depth = 0.56"

100.00% Pervious = 0.460 ac 0.00% Impervious = 0.000 ac

Pre-Development

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Type IA 24-hr 2-Yr Rainfall=2.20"

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Page 7

Summary for Subcatchment 1S: EX

Runoff = 0.03 cfs @ 8.05 hrs, Volume= 0.021 af, Depth= 0.56"

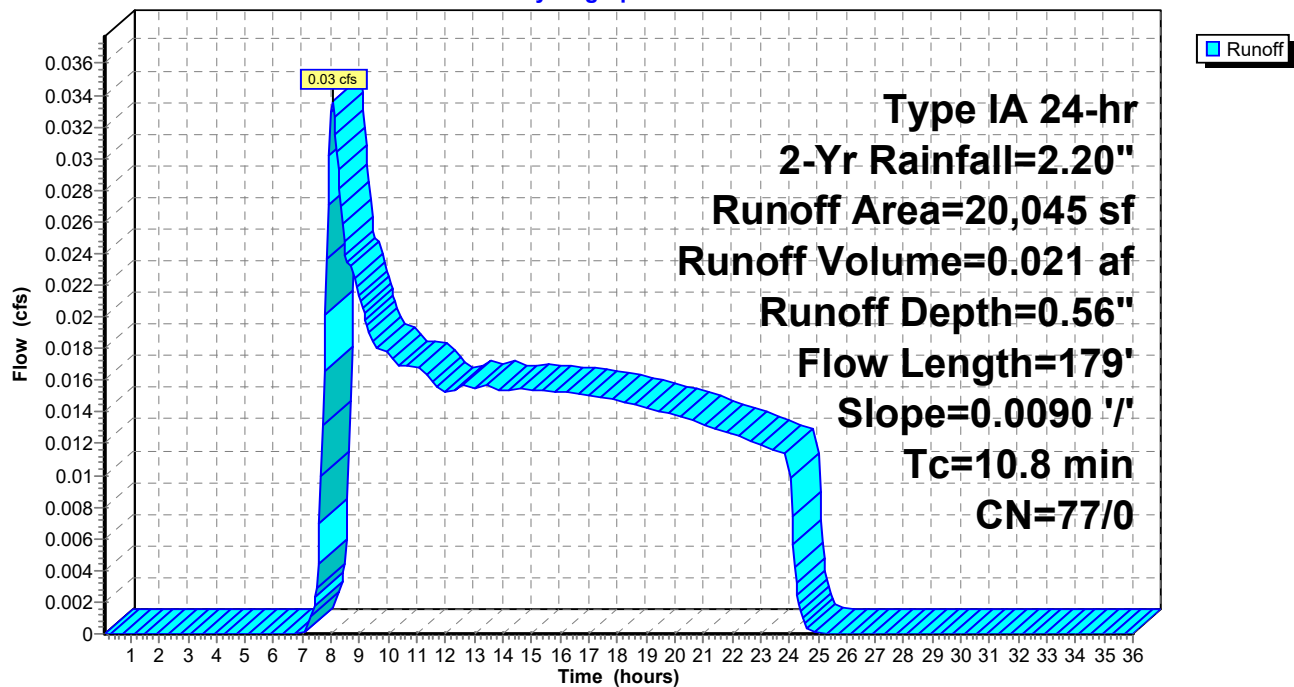
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2-Yr Rainfall=2.20"

Area (sf)	CN	Description
20,045	77	Brush, Poor, HSG C
20,045	77	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	179	0.0090	0.28		Sheet Flow, Fallow n= 0.050 P2= 2.20"

Subcatchment 1S: EX

Hydrograph



Pre-Development

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Type IA 24-hr 10-Yr Rainfall=3.20"

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Page 8

Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX

Runoff Area=20,045 sf 0.00% Impervious Runoff Depth=1.21"

Flow Length=179' Slope=0.0090 '/' Tc=10.8 min CN=77/0 Runoff=0.10 cfs 0.046 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.046 af Average Runoff Depth = 1.21"

100.00% Pervious = 0.460 ac 0.00% Impervious = 0.000 ac

Pre-Development

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Type IA 24-hr 10-Yr Rainfall=3.20"

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Page 9

Summary for Subcatchment 1S: EX

Runoff = 0.10 cfs @ 8.01 hrs, Volume= 0.046 af, Depth= 1.21"

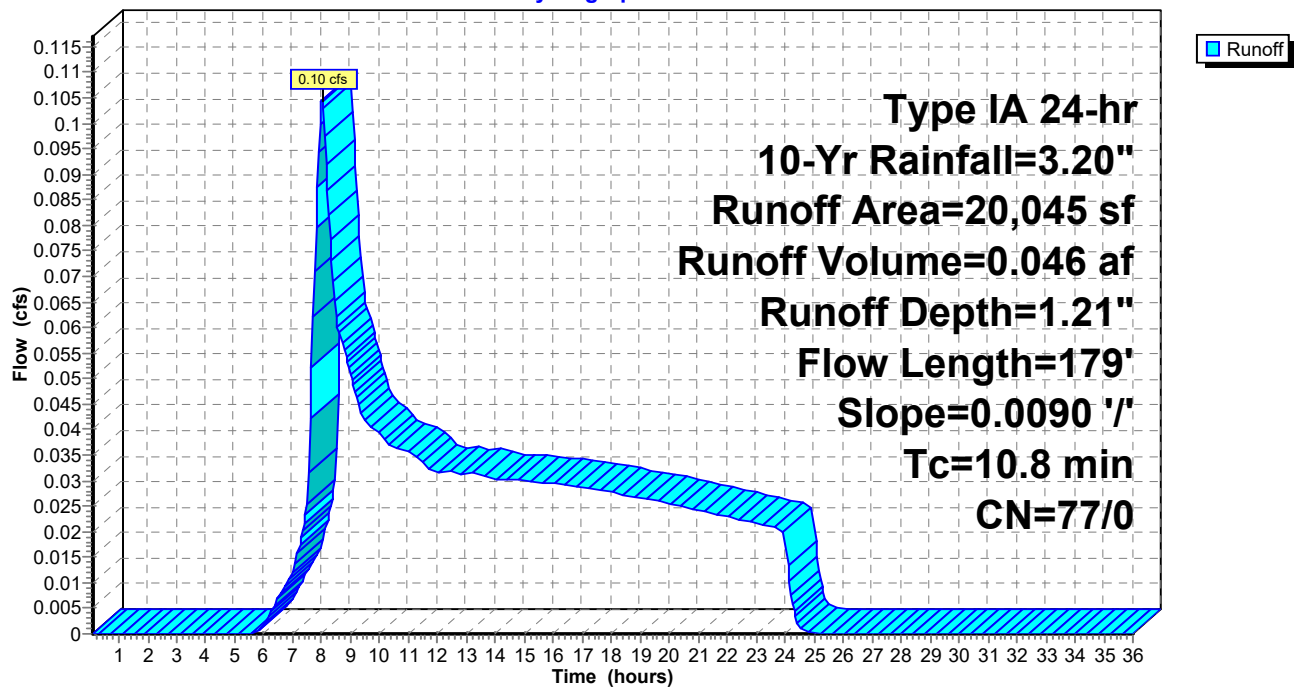
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-Yr Rainfall=3.20"

Area (sf)	CN	Description
20,045	77	Brush, Poor, HSG C
20,045	77	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	179	0.0090	0.28		Sheet Flow, Fallow n= 0.050 P2= 2.20"

Subcatchment 1S: EX

Hydrograph



Pre-Development

Type IA 24-hr 25-YR Rainfall=3.60"

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Page 10

Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX

Runoff Area=20,045 sf 0.00% Impervious Runoff Depth=1.51"

Flow Length=179' Slope=0.0090 '/' Tc=10.8 min CN=77/0 Runoff=0.14 cfs 0.058 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.058 af Average Runoff Depth = 1.51"

100.00% Pervious = 0.460 ac 0.00% Impervious = 0.000 ac

Pre-Development

Prepared by 7 Oaks Engineering, Inc
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Type IA 24-hr 25-YR Rainfall=3.60"

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Page 11

Summary for Subcatchment 1S: EX

Runoff = 0.14 cfs @ 8.01 hrs, Volume= 0.058 af, Depth= 1.51"

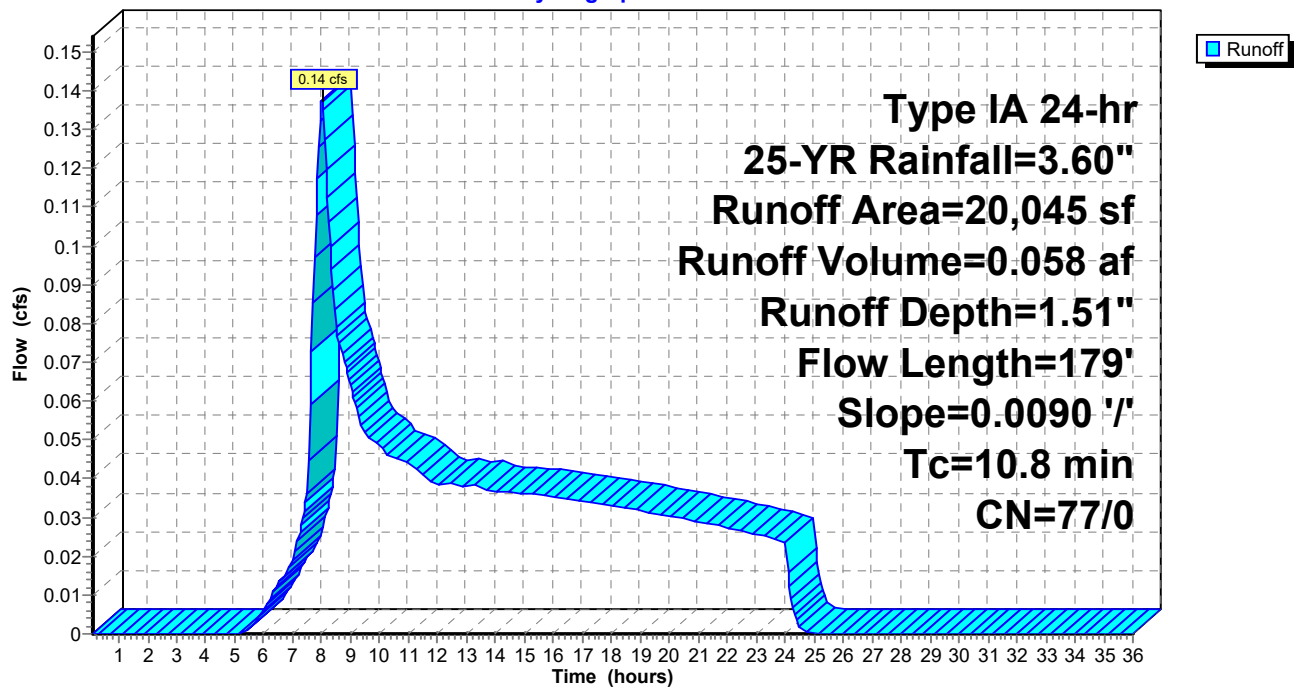
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-YR Rainfall=3.60"

Area (sf)	CN	Description
20,045	77	Brush, Poor, HSG C
20,045	77	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	179	0.0090	0.28		Sheet Flow, Fallow n= 0.050 P2= 2.20"

Subcatchment 1S: EX

Hydrograph



Pre-Development

Type IA 24-hr 100-Yr Rainfall=4.40"

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX

Runoff Area=20,045 sf 0.00% Impervious Runoff Depth=2.13"

Flow Length=179' Slope=0.0090 '/' Tc=10.8 min CN=77/0 Runoff=0.21 cfs 0.082 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.082 af Average Runoff Depth = 2.13"

100.00% Pervious = 0.460 ac 0.00% Impervious = 0.000 ac

Pre-Development

Prepared by 7 Oaks Engineering, Inc
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Type IA 24-hr 100-Yr Rainfall=4.40"

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Page 13

Summary for Subcatchment 1S: EX

Runoff = 0.21 cfs @ 8.00 hrs, Volume= 0.082 af, Depth= 2.13"

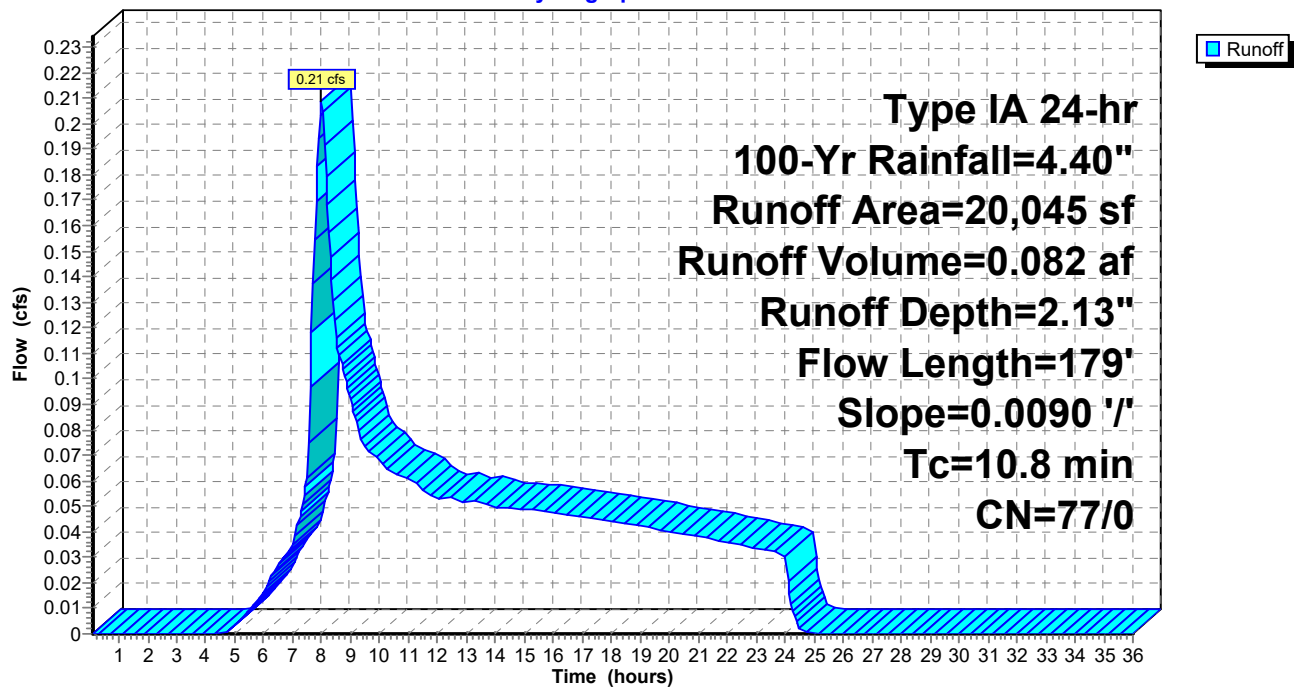
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100-Yr Rainfall=4.40"

Area (sf)	CN	Description
20,045	77	Brush, Poor, HSG C
20,045	77	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	179	0.0090	0.28		Sheet Flow, Fallow n= 0.050 P2= 2.20"

Subcatchment 1S: EX

Hydrograph



Pre-Development

Type IA 24-hr WQV Rainfall=1.38"

Prepared by 7 Oaks Engineering, Inc

Printed 4/8/2024

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Time span=0.10-36.00 hrs, dt=0.05 hrs, 719 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX

Runoff Area=20,045 sf 0.00% Impervious Runoff Depth=0.16"

Flow Length=179' Slope=0.0090 '/' Tc=10.8 min CN=77/0 Runoff=0.01 cfs 0.006 af

Total Runoff Area = 0.460 ac Runoff Volume = 0.006 af Average Runoff Depth = 0.16"

100.00% Pervious = 0.460 ac 0.00% Impervious = 0.000 ac

Pre-Development

Prepared by 7 Oaks Engineering, Inc
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Type IA 24-hr WQV Rainfall=1.38"

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Page 15

Summary for Subcatchment 1S: EX

Runoff = 0.01 cfs @ 17.73 hrs, Volume= 0.006 af, Depth= 0.16"

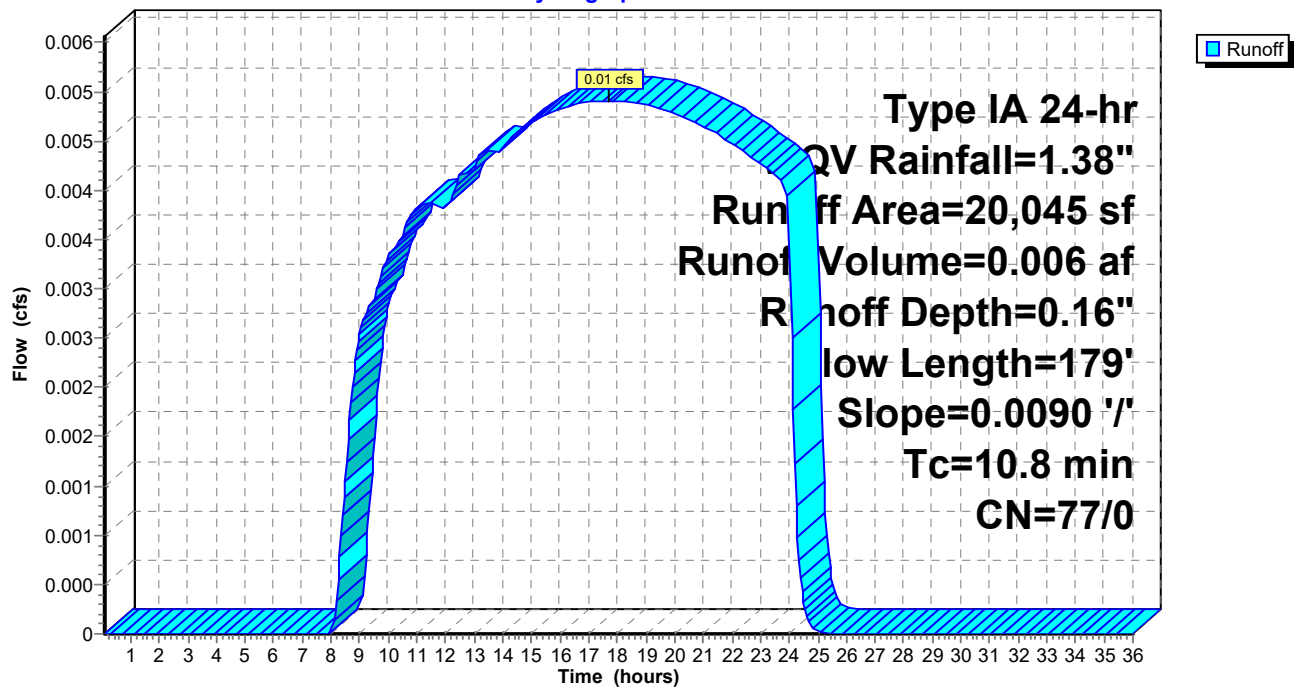
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.10-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQV Rainfall=1.38"

Area (sf)	CN	Description
20,045	77	Brush, Poor, HSG C
20,045	77	100.00% Pervious Area

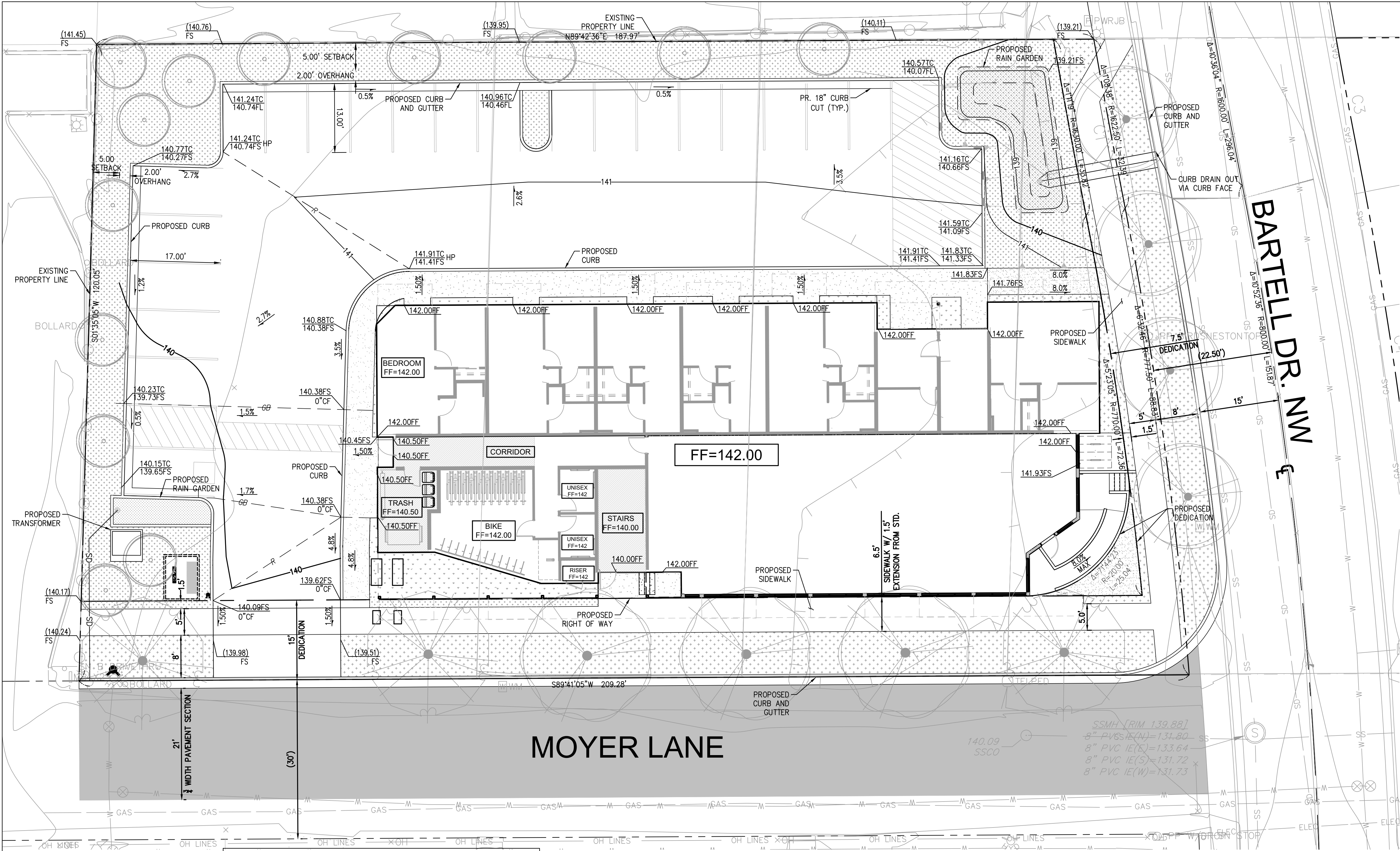
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	179	0.0090	0.28		Sheet Flow, Fallow n= 0.050 P2= 2.20"

Subcatchment 1S: EX

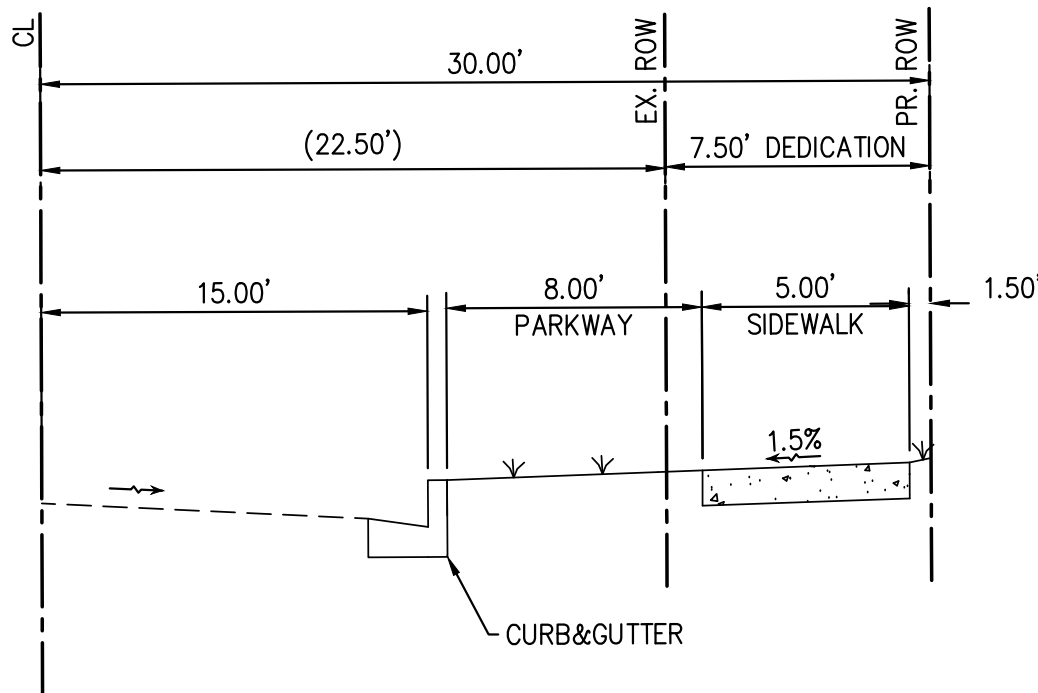
Hydrograph



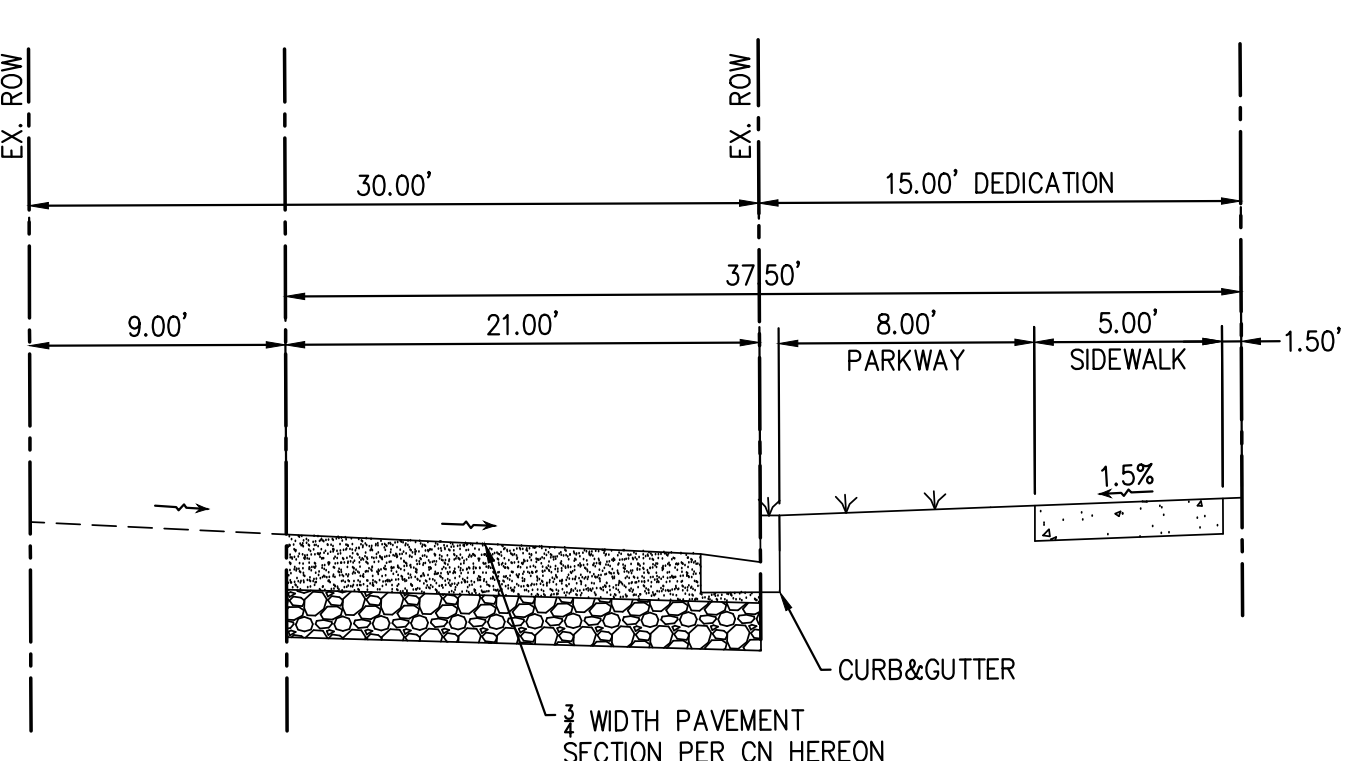
APPENDIX C – PLANS



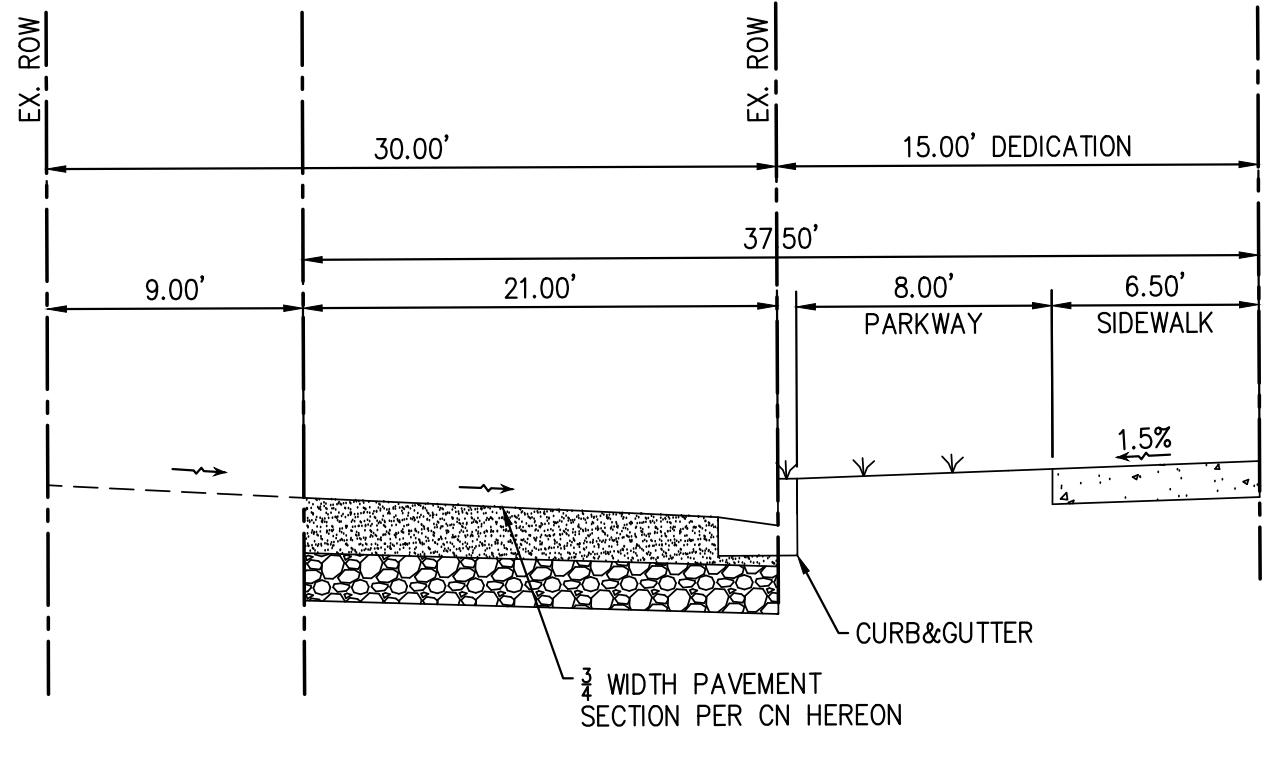
- LEGEND:
- PROPERTY LINE / ROW
 - PROPOSED LANDSCAPING
 - PROPOSED PERVIOUS PAVING DRIVE ACCESS AND PARKING



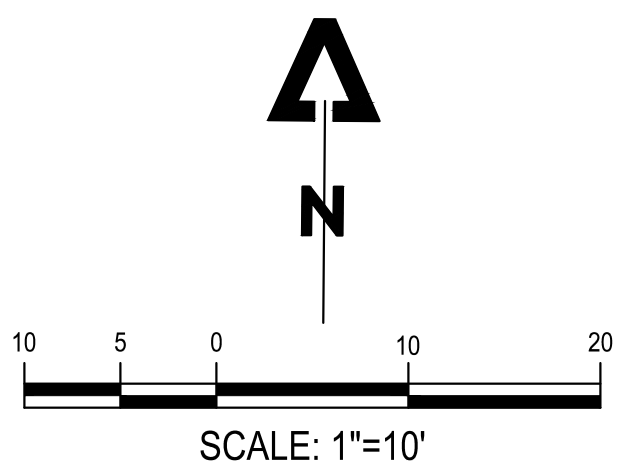
TYPICAL SECTION
BARTELL DR. NW
NTS



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.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

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. 97304
ADMIN@7OAKSENGINEERING.COM

STAMP:
REGISTERED PROFESSIONAL ENGINEER
94115PE
PRELIMINARY
OREGON
NOV 13, 2018
KIMBERLY JOHNSON

NO	DATE	ISSUE DESCRIPTION

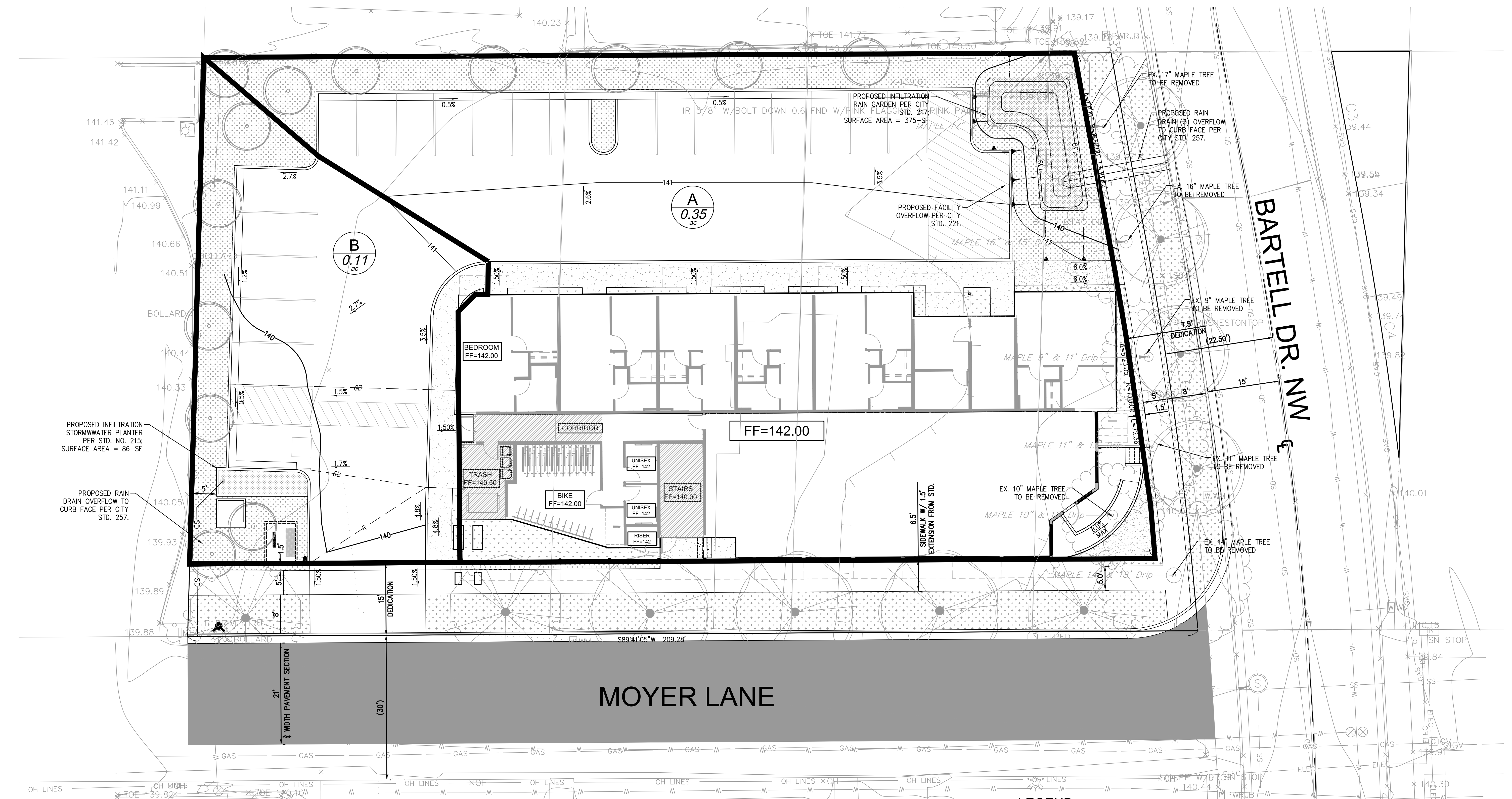
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.
THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND CONTRACTOR ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

QC BY: DRAWN BY:

PROJECT NAME:
MIXED-USE DEVELOPMENT
PROJECT ADDRESS:
415 MOYER LANE NW
SALEM, OR. 97304

SHEET TITLE:
PRELIMINARY GRADING PLAN

DATE:
05/24/2024
SHEET NUMBER:
2



PROPOSED INFILTRATION
STORMWATER PLANTER
PER STD. NO. 215;
SURFACE AREA = 86-SF

PROPOSED RAIN
DRAIN OVERFLOW TO
CURB FACE PER CITY
STD. 257.

CATCHMENT AND FACILITY TABLE					
CATCHMENT/ FACILITY ID	TOTAL AREA (SF)/(AC)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	OWNERSHIP (PRIVATE/ PUBLIC)	FACILITY TYPE FACILITY SIZE
A	15,392	12,692	2,700	PRIVATE	INFILTRAITON RAIN GARDEN 345 SQ.FT.
B	4,653	3,853	800	PRIVATE	INFILTRATION STORMWATER 68 SQ.FT.

ENGINEER'S NOTICE TO CONTRACTOR:

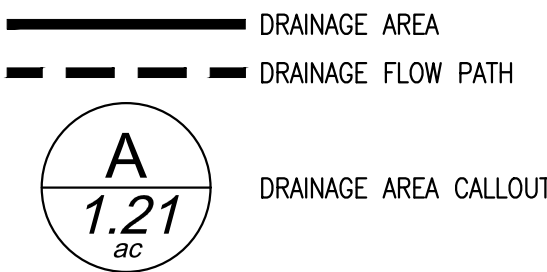
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES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

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

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

LEGEND:



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
503-581-8855
ADMIN@7OAKSENGINEERING.COM

STAMP:



NO	DATE	ISSUE DESCRIPTION

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 BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

QC BY:

DRAWN BY:

PROJECT NAME:
MIXED-USE DEVELOPMENT

PROJECT ADDRESS:
415 MOYER LANE NW

SALEM, OR. 97304

SHEET TITLE:
**PRELIMINARY
STORMWATER
PLAN**

DATE:
05/24/2024

SHEET NUMBER:

4

JOB #00318

APPENDIX D – SUPPORTING SOILS REPORT

March 13, 2024

Landon Hattan
Skyline Builders
1280 Fir Street S
Salem, Oregon 97302

RE: SITE INFILTRATION TESTING
415 MOYER LANE
SALEM, OREGON
BRANCH ENGINEERING INC. PROJECT NO. 24-055

Branch Engineering Inc (BEI) visited the site, see Figure 1, on February 22, 2024 to set up three site infiltration tests and returned on February 24, 2024 to determine the rate of infiltration of the onsite soils for use in an onsite stormwater disposal system that will be designed by others. The results presented herein are for initial design and should be verified by the design engineer of record (EOR) at the time of construction. The following is a summary of our visit to the site and testing results.

SITE SOILS

Five test pits were excavated using a rubber-tracked excavator on the site in the approximate locations shown on the attached Figure-2. Three of the pits (1, 2 & 4) were set up for infiltration testing of the subsurface soils at 4- to 5-feet below surface grade (BSG). The observed soils were visually classified using the American Society of Testing and Materials (ASTM) Method D-2488. The soils observed in the test pits were generally consistent in composition with 1.5- to 2-feet of either soft fill or topsoil overlying a clayey silt alluvium that is moist and medium stiff, a more detail description of the soils and logs of each test pits are presented in our *Geotechnical Investigation Report* for the site.

A nearby Oregon Water Resources Department (OWRD) well log, see attached, shows similar soil conditions as described above down to 27-feet BGS and transitioning to sandy silt down to 32-feet. The NRCS Web Soil Survey of Polk County maps the site soils as stream terrace deposits of Coburg and Malabon silty clay loam derived from mixed alluvium and are moderate to well drained.

GROUNDWATER

We did not encounter any groundwater during our onsite explorations to a depth of 11-feet BGS. One nearby well log indicates that the groundwater is at depth of approximately 29-feet BGS.

INFILTRATION TESTING

Site infiltration testing was conducted on February 24, 2024 in general accordance with the procedures set forth in the Salem Administrative Rules 109-004 Appendix C for the encased falling head method. The soil is assumed to be laterally homogeneous and that sidewall infiltration is negligible as a 6-inch diameter, open-ended, plastic standpipe was used for containment of the water column. Water was added to the pipe to pre-saturate the soil prior to testing. Infiltration testing commenced over three successive trials with water being added and the height of the water column being recorded over time. The measured infiltration rates are tabulated in the following Table and shown in the attached Field Data Sheet; no factor of safety has been applied to the rates.

Table 1: Infiltration Test Results

<i>Test ID</i>	<i>Soil Description</i>	<i>Test Depth (inches)</i>	<i>Infiltration Rate (in/hr)</i>
TP-1	Light Reddish Brown silt with clay (ML)	48	13
TP-2	Light Reddish Brown silt with clay (ML)	60	28
TP-4	Light Reddish Brown silt with clay (ML)	60	25

CONCLUSIONS

The infiltration rates measured in the field ranged from 13 to 28 inches per hour with no factor of safety applied to the results. The rates appear to increase between 4 and 5-feet BGS and rates of infiltration may vary across the site. The rates reported herein should be considered preliminary and be confirmed by the EOR once the stormwater facility has been completed as soil type and consistency may vary with distance from the test location.

Any areas proposed for infiltration shall not be subjected to compaction of the soil by vehicle traffic, storage of materials, or other means that can influence the rate of infiltration in those areas. It is the client/design professional's responsibility to determine that the stormwater facility meets these requirements for sizing, setbacks, and overflow routing.

LIMITATIONS

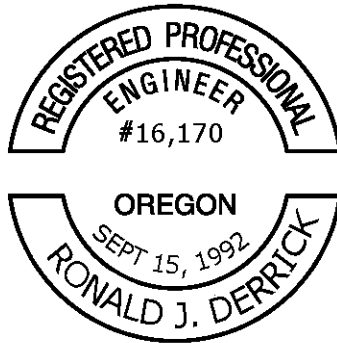
This report has been prepared for the exclusive use of the addressee and their designated representatives for use in design of the proposed development. The analysis and recommendations contained herein were prepared in general accordance with the standards of practice for the area at the time of this report's preparation, and may not be suitable for purposes other than those described in this report.

Subsurface explorations indicate soil conditions at specific locations and depths and do not necessarily reflect soil and groundwater variations that may exist at other locations at the site; however, site conditions were generally consistent in all our explorations. If design changes are made that may affect the results of our testing, development plans change, or at least a year passes between our investigation and the site development, we reserve the right to review the changes for applicability.

We assume no responsibility or liability for engineering, inspection, or testing performed by others and no warranty, expressed or implied, is given. Use of this report constitutes an agreement and consent by the addressee and their designated representatives to the limitations listed above.

If you have any questions regarding the test method, data analysis or design, please contact the undersigned.

Sincerely,
Branch Engineering Inc,



EXPIRES: 12/31/25

Ronald J. Derrick, P.E., G.E.
Principal Geotechnical Engineer

ATTACHED:

Figure-1, Site Vicinity Map
Figure-2, Site Exploration Map
Infiltration Test Results
ORWD Well Log (1)
USDA NRCS Site Soil Mapping and Soil Descriptions



NOTE: MAP COURTESY OF DOGAMI ONLINE HAZARD VIEWER, 2024

SCALE: NOT TO SCALE

SITE VICINITY MAP - MOYER LANE MIXED USE

415 MOYER LANE NW SALEM, OREGON

FIGURE-1

02-22-2024

PROJECT NO. 24-055

LEGEND:

TP-1



APPROXIMATE TEST
PIT LOCATION

IT-1



INFILTRATION TEST
LOCATION

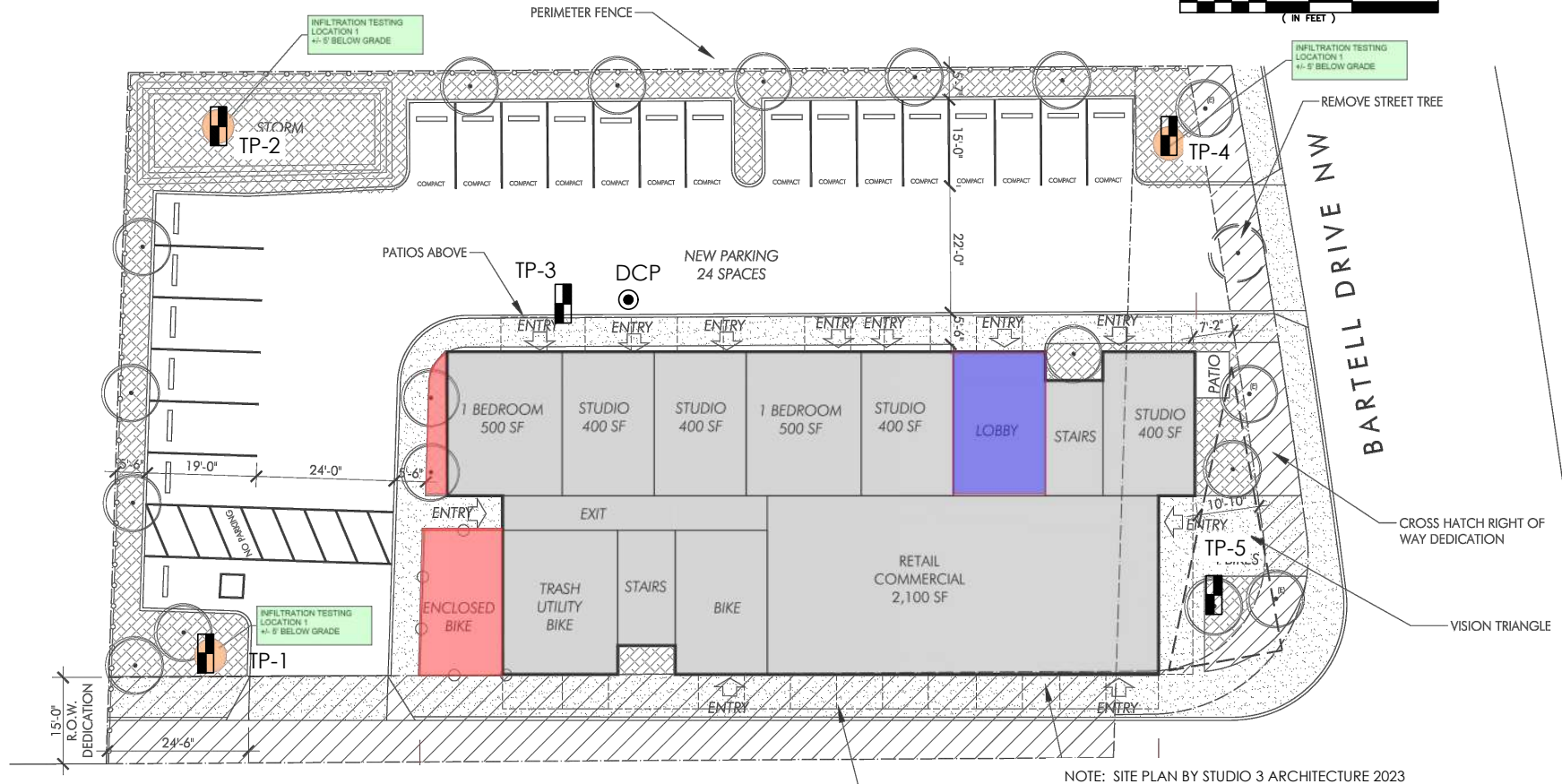
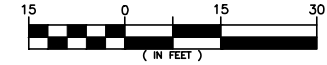
DCP



DYNAMIC CONE
PENETROMETER TEST



GRAPHIC SCALE



SCALE: 1:30 (8.5 x 11)

SITE EXPLORATION MAP - MOYER LANE MIXED USE

415 MOYER LANE NW SALEM, OREGON

FIGURE-2

02-27-2024

PROJECT NO. 24-039



Infiltration Test Results

Project: 415 Moyer Lane, Salem

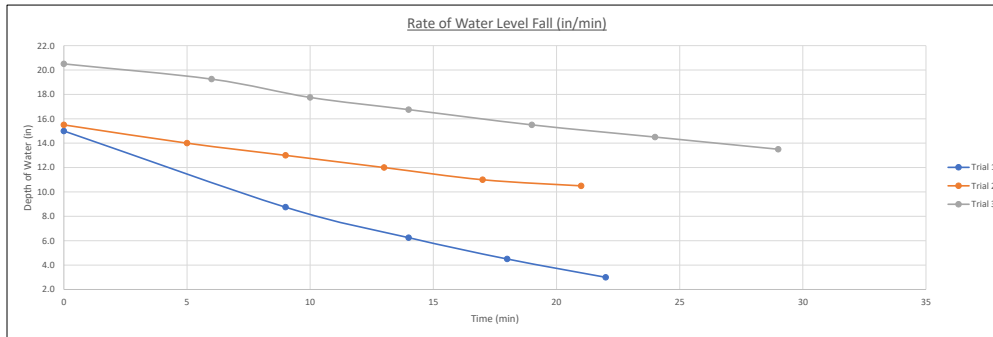
Testing Date: 02/24/2024

BEI Project Number: 24-055

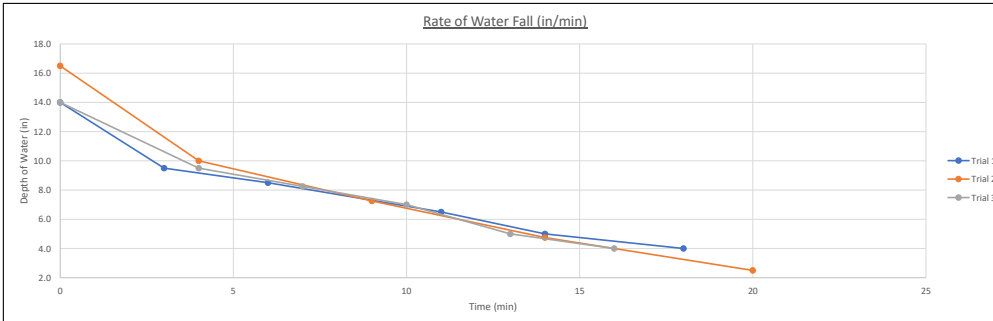
Test Type: Encased Falling Head Infiltration

Time = 0 at addition of H₂O

Infiltration Test 1 Trial 1		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-1 (in/hr)
Standpipe Diameter (in)	6	0	31.5	15.0			
Standpipe Height AGS (in)	0	9	37.8	8.8	0.69	41.7	
Test Depth BGS (in)	46.5	14	40.3	6.3	0.50	30.0	
Volume of Water Added (gal)	1.5	18	42.0	4.5	0.44	26.3	
Clocktime at Start	13:02	22	43.5	3.0	0.38	22.5	24.4
ASTM Soil Type	(CL)						
Infiltration Test 1 Trial 2		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	31.0	15.5			
Clocktime	14:01	5	32.5	14.0	0.30	18.0	
		9	33.5	13.0	0.25	15.0	
		13	34.5	12.0	0.25	15.0	
		17	35.5	11.00	0.25	15.0	
		21	36	10.5	0.13	7.5	13.1
Infiltration Test 1 Trial 3		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-3 (in/hr)
Volume of Water Added (gal)	1.5	0	26.0	20.5			
Clocktime	14:54	6	27.3	19.3	0.21	12.5	
		10	28.8	17.8	0.38	22.5	
		14	29.8	16.8	0.25	15.0	
		19	31.0	15.5	0.25	15.0	
		24	32	14.5	0.20	12.0	
		29	33	13.5	0.20	12.0	13.5



Infiltration Test 2 Trial 1		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-1 (in/hr)
Standpipe Diameter (in)	6	0	47.5	14.0			
Standpipe Height AGS (in)	0	3	52.0	9.5	1.50	90.0	
Test Depth BGS (in)	61.5	6	53.0	8.5	0.33	20.0	
Volume of Water Added (gal)	1.5	11	55.0	6.5	0.40	24.0	
Clocktime	14:05	14	56.5	5.0	0.50	30.0	
ASTM Soil Type	(CL)	18	57.5	4.0	0.25	15.0	23.0
Infiltration Test 2 Trial 2		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	AVG Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	45.0	16.5			
Clocktime	14:30	4	51.5	10.0	1.63	97.5	
		9	54.3	7.3	0.55	33.0	
		14	56.8	4.8	0.50	30.0	
		20	59.0	2.5	0.38	22.5	28.5
Infiltration Test 2 Trial 3		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	AVG Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	47.5	14.0			
Clocktime	15:58	4	52.0	9.5	1.13	67.5	
		7	53.3	8.3	0.42	25.0	
		10	54.5	7.0	0.42	25.0	
		13	56.5	5.0	0.67	40.0	
		16	57.5	4.0	0.33	20.0	28.3





Infiltration Test Results

Project: 415 Moyer Lane, Salem

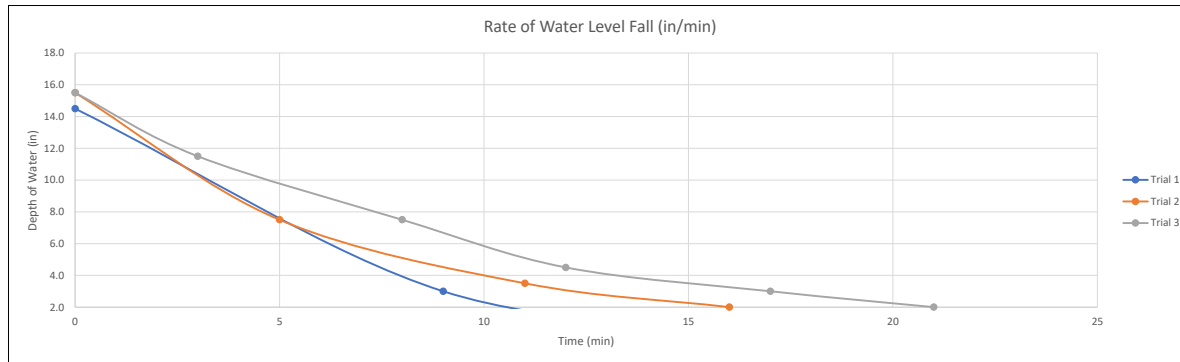
Testing Date: 02/23/2024

BEI Project Number: 24-055

Test Type: Encased Falling Head Infiltration

Time = 0 at addition of H₂O

Infiltration Test 4 Trial 1		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-1 (in/hr)
Standpipe Diameter (in)	6	0	31.0	14.5			
Standpipe Height AGS (in)	0	9	42.5	3.0	1.28	76.7	
Test Depth BGS (in)	45.5	17	45.0	0.5	0.31	18.8	18.8
Volume of Water Added (gal)	1.5						
Clocktime at Start	12:48						
ASTM Soil Type	(CL)						
Infiltration Test 3 Trial 2		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	30.0	15.5			
Clocktime	14:26	5	38.0	7.5	1.60	96.0	
		11	42.0	3.5	0.67	40.0	
		16	43.5	2.0	0.30	18.0	
		21	45.0	0.50	0.30	18.0	25.3
Infiltration Test 3 Trial 3		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-3 (in/hr)
Volume of Water Added (gal)	1.5	0	30.0	15.5			
Clocktime	14:58	3	34.0	11.5	1.33	80.0	
		8	38.0	7.5	0.80	48.0	
		12	41.0	4.5	0.75	45.0	
		17	42.5	3.0	0.30	18.0	
		21	43.5	2.0	0.25	15.0	26.0



MONITORING WELL REPORT

(as required by ORS 537.765 & OAR 690-240-095)

Instructions for completing this report are on the last page of this form.

Well ID# L56354

Start Card # W127131

(1) OWNER/PROJECT

Name Westgate Shopping Center Attn: Richard Fisher
Address 3450 Cherry Ave, NE
City Salem State OR Zip 97303

(2) TYPE OF WORK

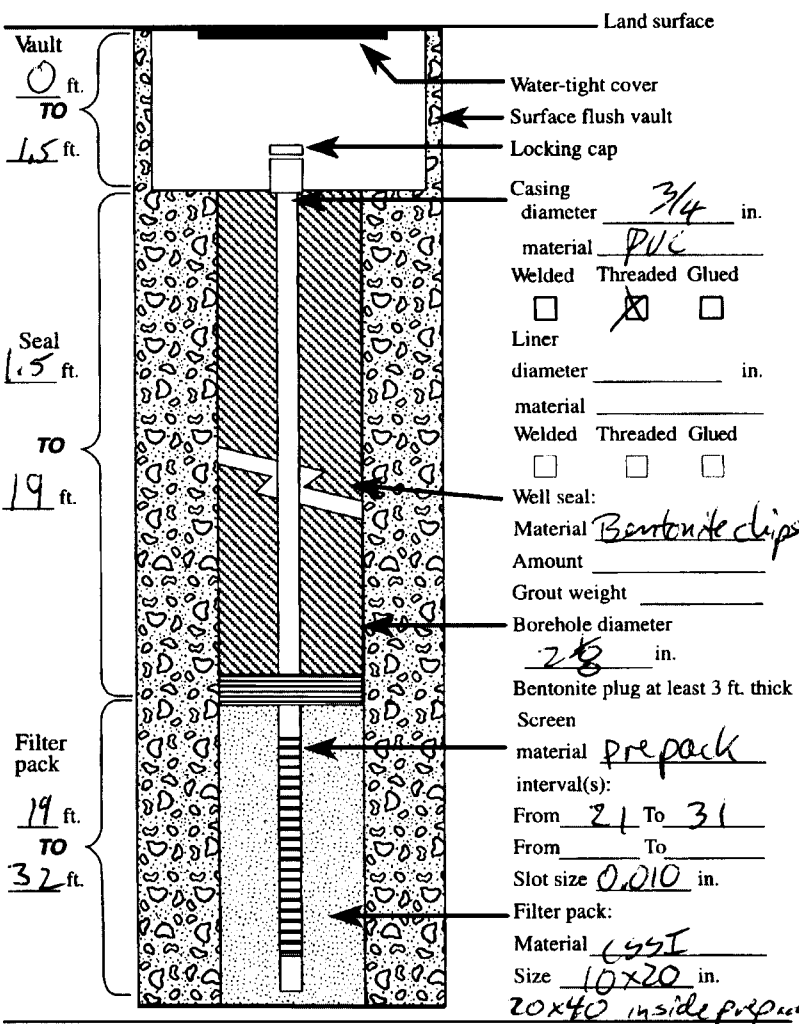
☒ New construction ☐ Alteration (Repair/Recondition)
☐ Conversion ☐ Deepening ☐ Abandonment

(3) DRILLING METHOD

☐ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Hollow Stem Auger ☒ Other Push Probe

(4) BORE HOLE CONSTRUCTION:

Special Standards ☐ Yes ☒ No Depth of Completed Well 32 ft.



(5) WELL TESTS:

☒ Pump ☐ Bailor ☐ Air ☐ Flowing Artesian
 Permeability Yield < 1 GPM
 Conductivity 331 μ S PH 8.1
 Temperature of water 14.0 °F/C Depth artesian flow found ft.
 Was water analysis done? ☒ Yes ☐ No
 By whom? North Creek Analytical
 Depth of strata to be analyzed. From 19 ft. to 32 ft.
 Remarks: 8260 HOCs

(6) LOCATION OF WELL By legal description:

County Polk Latitude 44° 58.87' Longitude 123° 3.13'
Township 7 (N or S) Range 3 (E or W) Section 21
NE 1/4 of S/E 1/4 of above section.

Street address of well location Intersection of
7th St. Nev and Wallace Rd

Tax lot number of well location 100

ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

(7) STATIC WATER LEVEL:

16 Ft. below land surface. Date 2/27/02
Artesian Pressure _____ lb/sq. in. Date _____

(8) WATER BEARING ZONES:

Depth at which water was first found 29 ft.

From	To	Est. Flow Rate	SWL

(9) WELL LOG:

Ground Elevation 160

[illegible]

Date started 2/27/02 Completed 2/27/02

(unbonded) Monitor Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed [Signature] MWC Number 10363
Date 2/15/02

(bonded) Monitor Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Name of supervising Geologist/Engineer Julie LeGassick (Hartmann)

Signed _____ MWC Number _____
Date _____

ORIGINAL COPY - WATER RESOURCES DEPARTMENT

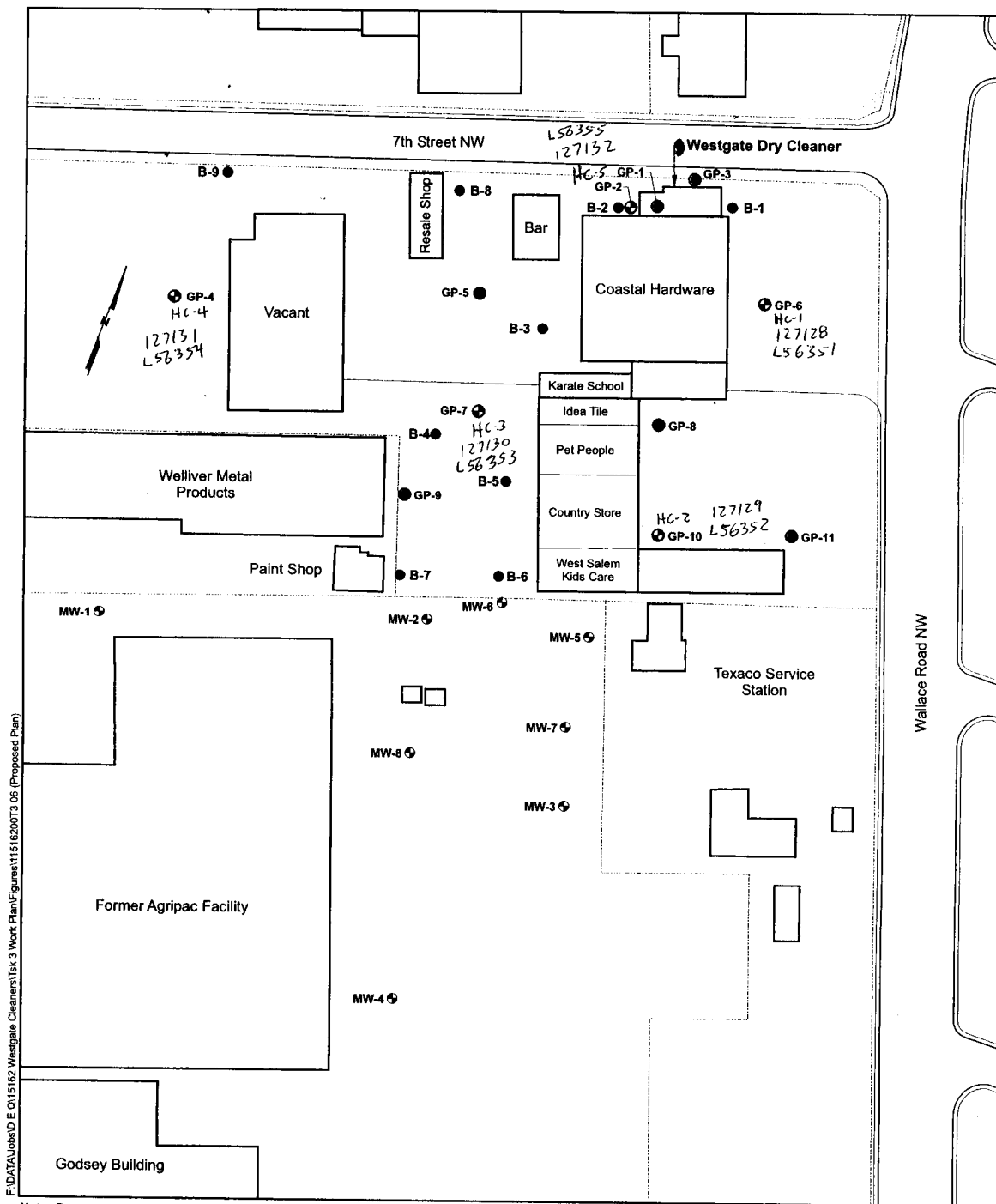
FIRST COPY – CONSTRUCTOR

SECOND COPY – CUSTOMER

RECEIVED

Proposed Site Exploration Plan
Westgate Cleaners - 697 Wallace Road NW
Salem, Oregon

APR 22 2002
 WATER RESOURCES DEPT.
 SALEM, OREGON



Note: Base map prepared from the USGS 7.5-minute quadrangle of Salem West, Oregon photorevised 1986.

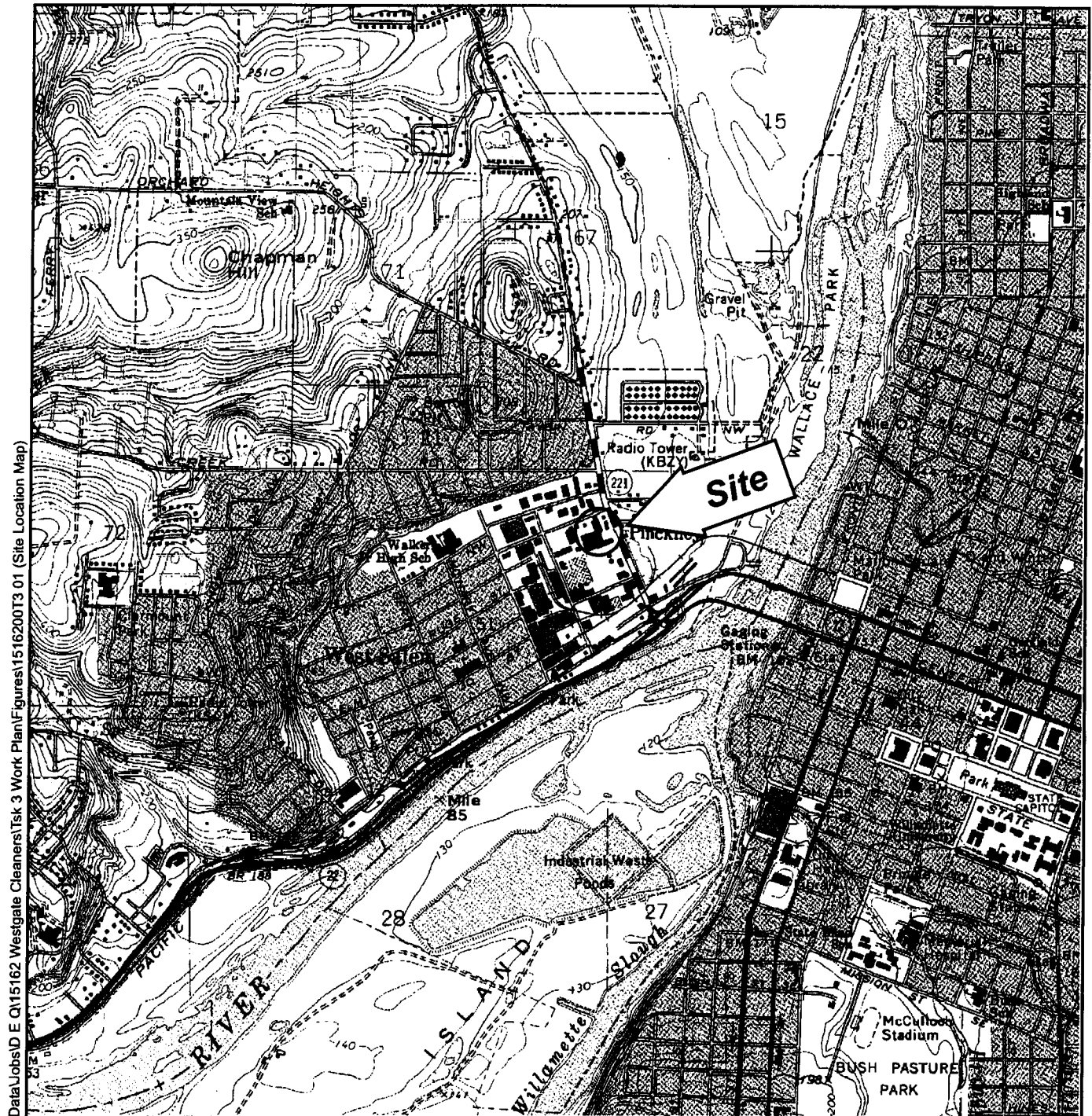
Legend:

- B-4 ● Historical Geoprobe Location and Number per Evergreen Enviro, 1/01
- MW-1 ● Historical Monitoring Well Location and Number per PBS Environmental & LPG Associates
- GP-1 ● Proposed Soil Exploration Location and Number
- GP-3 ● Proposed Soil Exploration Location and Number (To Be Converted to a Monitoring Well)

0 100 200
 Approximate Scale in Feet

Site Location Map
Westgate Cleaners - 697 Wallace Road NW
Salem, Oregon

APR 22 2002

WATER RESOURCES DEPT.
SALEM, OREGON

Note: Base map prepared from the USGS 7.5-minute quadrangle of Salem West, Oregon photorevised 1986.

0 2,000 4,000

Scale in Feet
 Contour Interval 10 Feet

**HARTCROWSER**

15162-00\Task3

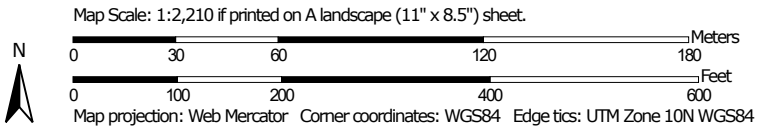
12/01

Figure 1

Soil Map—Polk County, Oregon
(415 Moyer Lane)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Oregon

Survey Area Data: Version 22, Sep 7, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2023—Jun 3, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Coburg silty clay loam	5.8	22.9%
21	Cove silty clay loam	10.3	40.2%
45	Malabon silty clay loam	9.4	37.0%
Totals for Area of Interest		25.5	100.0%

Polk County, Oregon

45—Malabon silty clay loam

Map Unit Setting

National map unit symbol: 22ww

Elevation: 200 to 300 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Malabon and similar soils: 95 percent

Minor components: 1 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabon

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed silty and clayey alluvium

Typical profile

H1 - 0 to 15 inches: silty clay loam

H2 - 15 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: C

Ecological site: R002XC006OR - Stream Terrace Group

Forage suitability group: Well drained < 15% Slopes

(G002XY002OR)

Other vegetative classification: Well drained < 15% Slopes

(G002XY002OR)

Hydric soil rating: No

Minor Components

Aquolls

Percent of map unit: 1 percent

Landform: Terraces

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Polk County, Oregon

Survey Area Data: Version 22, Sep 7, 2023

Polk County, Oregon

18—Coburg silty clay loam

Map Unit Setting

National map unit symbol: 22v1

Elevation: 180 to 200 feet

Mean annual precipitation: 40 to 60 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Coburg and similar soils: 85 percent

Minor components: 1 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coburg

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty alluvium

Typical profile

H1 - 0 to 15 inches: silty clay loam

H2 - 15 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 2w

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Ecological site: R002XC006OR - Stream Terrace Group

Forage suitability group: Moderately Well Drained < 15% Slopes
(G002XY004OR)

Other vegetative classification: Moderately Well Drained < 15%
Slopes (G002XY004OR)

Hydric soil rating: No

Minor Components

Aquolls

Percent of map unit: 1 percent

Landform: Flood plains

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Polk County, Oregon

Survey Area Data: Version 22, Sep 7, 2023

Exhibit M – Geotechnical Report

March 13, 2024

Landon Hattan
Skyline Builders
1280 Fir Street S
Salem, Oregon 97302

RE: SITE INFILTRATION TESTING
415 MOYER LANE
SALEM, OREGON
BRANCH ENGINEERING INC. PROJECT NO. 24-055

Branch Engineering Inc (BEI) visited the site, see Figure 1, on February 22, 2024 to set up three site infiltration tests and returned on February 24, 2024 to determine the rate of infiltration of the onsite soils for use in an onsite stormwater disposal system that will be designed by others. The results presented herein are for initial design and should be verified by the design engineer of record (EOR) at the time of construction. The following is a summary of our visit to the site and testing results.

SITE SOILS

Five test pits were excavated using a rubber-tracked excavator on the site in the approximate locations shown on the attached Figure-2. Three of the pits (1, 2 & 4) were set up for infiltration testing of the subsurface soils at 4- to 5-feet below surface grade (BSG). The observed soils were visually classified using the American Society of Testing and Materials (ASTM) Method D-2488. The soils observed in the test pits were generally consistent in composition with 1.5- to 2-feet of either soft fill or topsoil overlying a clayey silt alluvium that is moist and medium stiff, a more detail description of the soils and logs of each test pits are presented in our *Geotechnical Investigation Report* for the site.

A nearby Oregon Water Resources Department (OWRD) well log, see attached, shows similar soil conditions as described above down to 27-feet BGS and transitioning to sandy silt down to 32-feet. The NRCS Web Soil Survey of Polk County maps the site soils as stream terrace deposits of Coburg and Malabon silty clay loam derived from mixed alluvium and are moderate to well drained.

GROUNDWATER

We did not encounter any groundwater during our onsite explorations to a depth of 11-feet BGS. One nearby well log indicates that the groundwater is at depth of approximately 29-feet BGS.

INFILTRATION TESTING

Site infiltration testing was conducted on February 24, 2024 in general accordance with the procedures set forth in the Salem Administrative Rules 109-004 Appendix C for the encased falling head method. The soil is assumed to be laterally homogeneous and that sidewall infiltration is negligible as a 6-inch diameter, open-ended, plastic standpipe was used for containment of the water column. Water was added to the pipe to pre-saturate the soil prior to testing. Infiltration testing commenced over three successive trials with water being added and the height of the water column being recorded over time. The measured infiltration rates are tabulated in the following Table and shown in the attached Field Data Sheet; no factor of safety has been applied to the rates.

Table 1: Infiltration Test Results

<i>Test ID</i>	<i>Soil Description</i>	<i>Test Depth (inches)</i>	<i>Infiltration Rate (in/hr)</i>
TP-1	Light Reddish Brown silt with clay (ML)	48	13
TP-2	Light Reddish Brown silt with clay (ML)	60	28
TP-4	Light Reddish Brown silt with clay (ML)	60	25

CONCLUSIONS

The infiltration rates measured in the field ranged from 13 to 28 inches per hour with no factor of safety applied to the results. The rates appear to increase between 4 and 5-feet BGS and rates of infiltration may vary across the site. The rates reported herein should be considered preliminary and be confirmed by the EOR once the stormwater facility has been completed as soil type and consistency may vary with distance from the test location.

Any areas proposed for infiltration shall not be subjected to compaction of the soil by vehicle traffic, storage of materials, or other means that can influence the rate of infiltration in those areas. It is the client/design professional's responsibility to determine that the stormwater facility meets these requirements for sizing, setbacks, and overflow routing.

LIMITATIONS

This report has been prepared for the exclusive use of the addressee and their designated representatives for use in design of the proposed development. The analysis and recommendations contained herein were prepared in general accordance with the standards of practice for the area at the time of this report's preparation, and may not be suitable for purposes other than those described in this report.

Subsurface explorations indicate soil conditions at specific locations and depths and do not necessarily reflect soil and groundwater variations that may exist at other locations at the site; however, site conditions were generally consistent in all our explorations. If design changes are made that may affect the results of our testing, development plans change, or at least a year passes between our investigation and the site development, we reserve the right to review the changes for applicability.

We assume no responsibility or liability for engineering, inspection, or testing performed by others and no warranty, expressed or implied, is given. Use of this report constitutes an agreement and consent by the addressee and their designated representatives to the limitations listed above.

If you have any questions regarding the test method, data analysis or design, please contact the undersigned.

Sincerely,
Branch Engineering Inc,



EXPIRES: 12/31/25

Ronald J. Derrick, P.E., G.E.
Principal Geotechnical Engineer

Digitally signed by Ronald J.
Derrick
Date: 2024.03.13 14:15:18 -07'00'

ATTACHED:

Figure-1, Site Vicinity Map
Figure-2, Site Exploration Map
Infiltration Test Results
ORWD Well Log (1)
USDA NRCS Site Soil Mapping and Soil Descriptions



NOTE: MAP COURTESY OF DOGAMI ONLINE HAZARD VIEWER, 2024

SCALE: NOT TO SCALE

SITE VICINITY MAP - MOYER LANE MIXED USE

415 MOYER LANE NW SALEM, OREGON

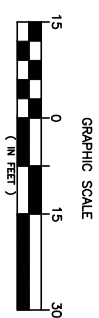
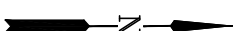
FIGURE-1

02-22-2024

PROJECT NO. 24-055

LEGEND:

- TP-1  APPROXIMATE TEST PIT LOCATION
- IT-1  INFILTRATION TEST LOCATION
- DCP  DCP DYNAMIC CONE PENETROMETER TEST



SCALE: 1:30 (8.5 x 11)

SITE EXPLORATION MAP - MOYER LANE MIXED USE

415 MOYER LANE NW SALEM, OREGON

FIGURE-2

02-27-2024

PROJECT NO. 24-039



Infiltration Test Results

Project: 415 Moyer Lane, Salem

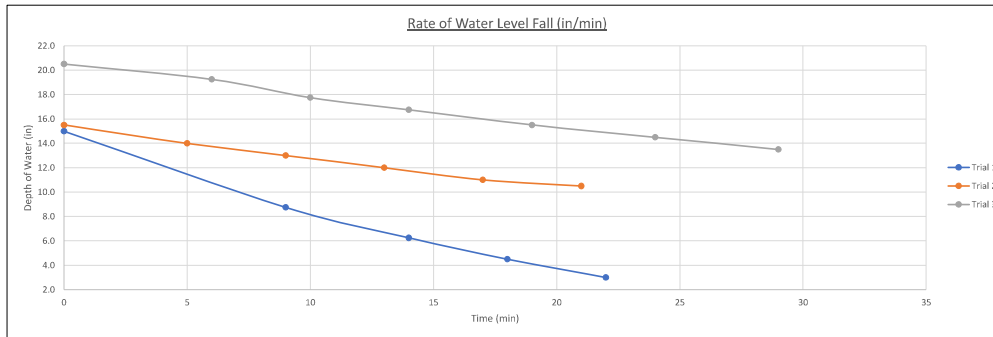
Testing Date: 02/24/2024

BEI Project Number: 24-055

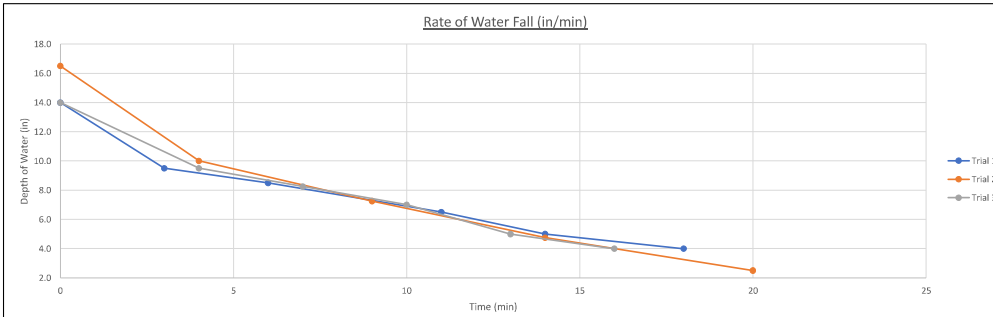
Test Type: Encased Falling Head Infiltration

Time = 0 at addition of H₂O

Infiltration Test 1 Trial 1		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-1 (in/hr)
Standpipe Diameter (in)	6	0	31.5	15.0			
Standpipe Height AGS (in)	0	9	37.8	8.8	0.69	41.7	
Test Depth BGS (in)	46.5	14	40.3	6.3	0.50	30.0	
Volume of Water Added (gal)	1.5	18	42.0	4.5	0.44	26.3	
Clocktime at Start	13:02	22	43.5	3.0	0.38	22.5	24.4
ASTM Soil Type	(CL)						
Infiltration Test 1 Trial 2		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	31.0	15.5			
Clocktime	14:01	5	32.5	14.0	0.30	18.0	
		9	33.5	13.0	0.25	15.0	
		13	34.5	12.0	0.25	15.0	
		17	35.5	11.00	0.25	15.0	
		21	36	10.5	0.13	7.5	13.1
Infiltration Test 1 Trial 3		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-3 (in/hr)
Volume of Water Added (gal)	1.5	0	26.0	20.5			
Clocktime	14:54	6	27.3	19.3	0.21	12.5	
		10	28.8	17.8	0.38	22.5	
		14	29.8	16.8	0.25	15.0	
		19	31.0	15.5	0.25	15.0	
		24	32	14.5	0.20	12.0	
		29	33	13.5	0.20	12.0	13.5



Infiltration Test 2 Trial 1		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-1 (in/hr)
Standpipe Diameter (in)	6	0	47.5	14.0			
Standpipe Height AGS (in)	0	3	52.0	9.5	1.50	90.0	
Test Depth BGS (in)	61.5	6	53.0	8.5	0.33	20.0	
Volume of Water Added (gal)	1.5	11	55.0	6.5	0.40	24.0	
Clocktime	14:05	14	56.5	5.0	0.50	30.0	
ASTM Soil Type	(CL)	18	57.5	4.0	0.25	15.0	23.0
Infiltration Test 2 Trial 2		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	AVG Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	45.0	16.5			
Clocktime	14:30	4	51.5	10.0	1.63	97.5	
		9	54.3	7.3	0.55	33.0	
		14	56.8	4.8	0.50	30.0	
		20	59.0	2.5	0.38	22.5	28.5
Infiltration Test 2 Trial 3		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	AVG Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	47.5	14.0			
Clocktime	15:58	4	52.0	9.5	1.13	67.5	
		7	53.3	8.3	0.42	25.0	
		10	54.5	7.0	0.42	25.0	
		13	56.5	5.0	0.67	40.0	
		16	57.5	4.0	0.33	20.0	28.3





Infiltration Test Results

Project: 415 Moyer Lane, Salem

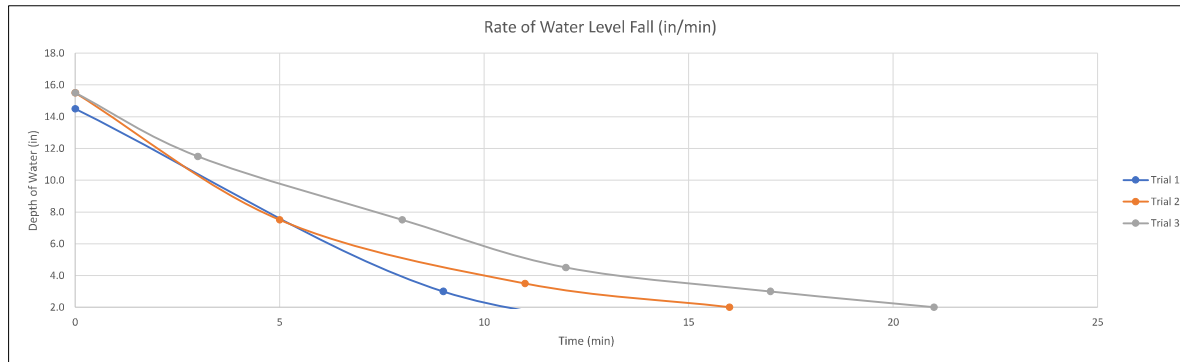
Testing Date: 02/23/2024

BEI Project Number: 24-055

Test Type: Encased Falling Head Infiltration

Time = 0 at addition of H2O

Infiltration Test 4 Trial 1		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-1 (in/hr)
Standpipe Diameter (in)	6	0	31.0	14.5			
Standpipe Height AGS (in)	0	9	42.5	3.0	1.28	76.7	
Test Depth BGS (in)	45.5	17	45.0	0.5	0.31	18.8	18.8
Volume of Water Added (gal)	1.5						
Clocktime at Start	12:48						
ASTM Soil Type	(CL)						
Infiltration Test 3 Trial 2		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-2 (in/hr)
Volume of Water Added (gal)	1.5	0	30.0	15.5			
Clocktime	14:26	5	38.0	7.5	1.60	96.0	
		11	42.0	3.5	0.67	40.0	
		16	43.5	2.0	0.30	18.0	
		21	45.0	0.50	0.30	18.0	25.3
Infiltration Test 3 Trial 3		Elapsed Time (min)	Depth to Water Surface (in)	Height of Water (in)	Rate of Fall (in/min)	Rate of Fall (in/hr)	Avg Rate of Fall T-3 (in/hr)
Volume of Water Added (gal)	1.5	0	30.0	15.5			
Clocktime	14:58	3	34.0	11.5	1.33	80.0	
		8	38.0	7.5	0.80	48.0	
		12	41.0	4.5	0.75	45.0	
		17	42.5	3.0	0.30	18.0	
		21	43.5	2.0	0.25	15.0	26.0



Start Card # W 127131

Instructions for completing this report are on the last page of this form.

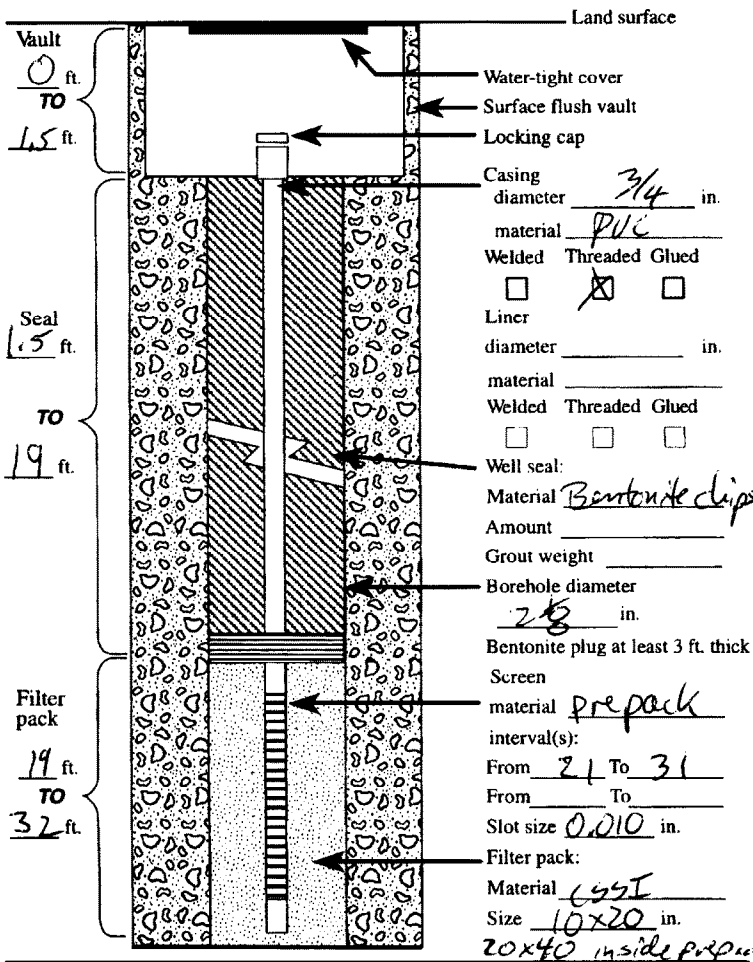
WELL NO. HG-4

Name Westgate Shopping Center, Attn: Richard Fisher
Address 3450 Cherry Ave NE
City Salem State OR Zip 97303

☒ New construction ☐ Alteration (Repair/Recondition)
☐ Conversion ☐ Deepening ☐ Abandonment

☐ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Hollow Stem Auger ☒ Other Push Probe

Special Standards Yes ☐ No ☒ Depth of Completed Well 32 ft.



☒ Pump ☐ Bailor ☐ Air ☐ Flowing Artesian
 Permeability — Yield < 1 GPM
 Conductivity 331 μ S PH 8.1
 Temperature of water 14.0 °F/C Depth artesian flow found — ft.
 Was water analysis done? ☒ Yes ☐ No
 By whom? North Creek Analytical
 Depth of strata to be analyzed. From 19 ft. to 32 ft.
 Remarks: 8260 HOCs

County Polk Latitude 44° 53.87' Longitude 123° 3.13'
Township 7 (N or S) Range 3 (E or W) Section 21
NE 1/4 of SE 1/4 of above section.

Street address of well location Intersection of
7th St. NEV and Wallace Rd.
Tax lot number of well location 100 Sulzer

ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include
approximate scale and north arrow.

16 Ft. below land surface. Date 2/27/02
Artesian Pressure _____ lb/sq. in. Date _____

Depth at which water was first found 29 ft.

From	To	Est. Flow Rate	SWL

Ground Elevation 160

[illegible]

Date started 2/27/02 Completed 2/27/02

(unbonded) Monitor Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed: [Signature] MWC Number WMC 1033 Date 2/15/02

(bonded) Monitor Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Name of supervising Geologist/Engineer Julie LeGassick (Hart) Signed _____

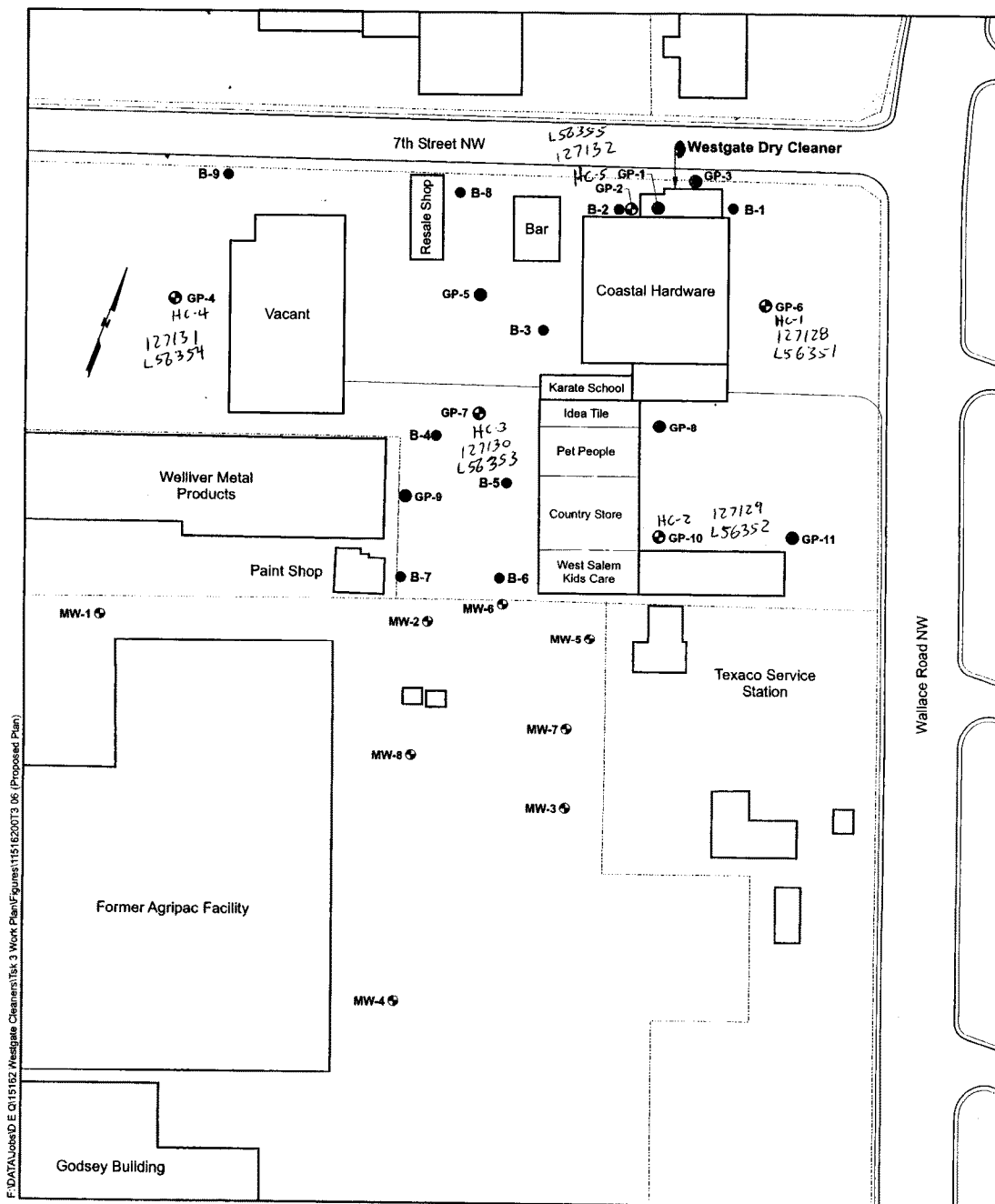
MWC Number _____
Date _____

ORIGINAL COPY – WATER RESOURCES DEPARTMENT FIRST COPY – CONSTRUCTOR SECOND COPY – CUSTOMER

RECEIVED

Proposed Site Exploration Plan
Westgate Cleaners - 697 Wallace Road NW
Salem, Oregon

APR 22 2002
 WATER RESOURCES DEPT.
 SALEM, OREGON

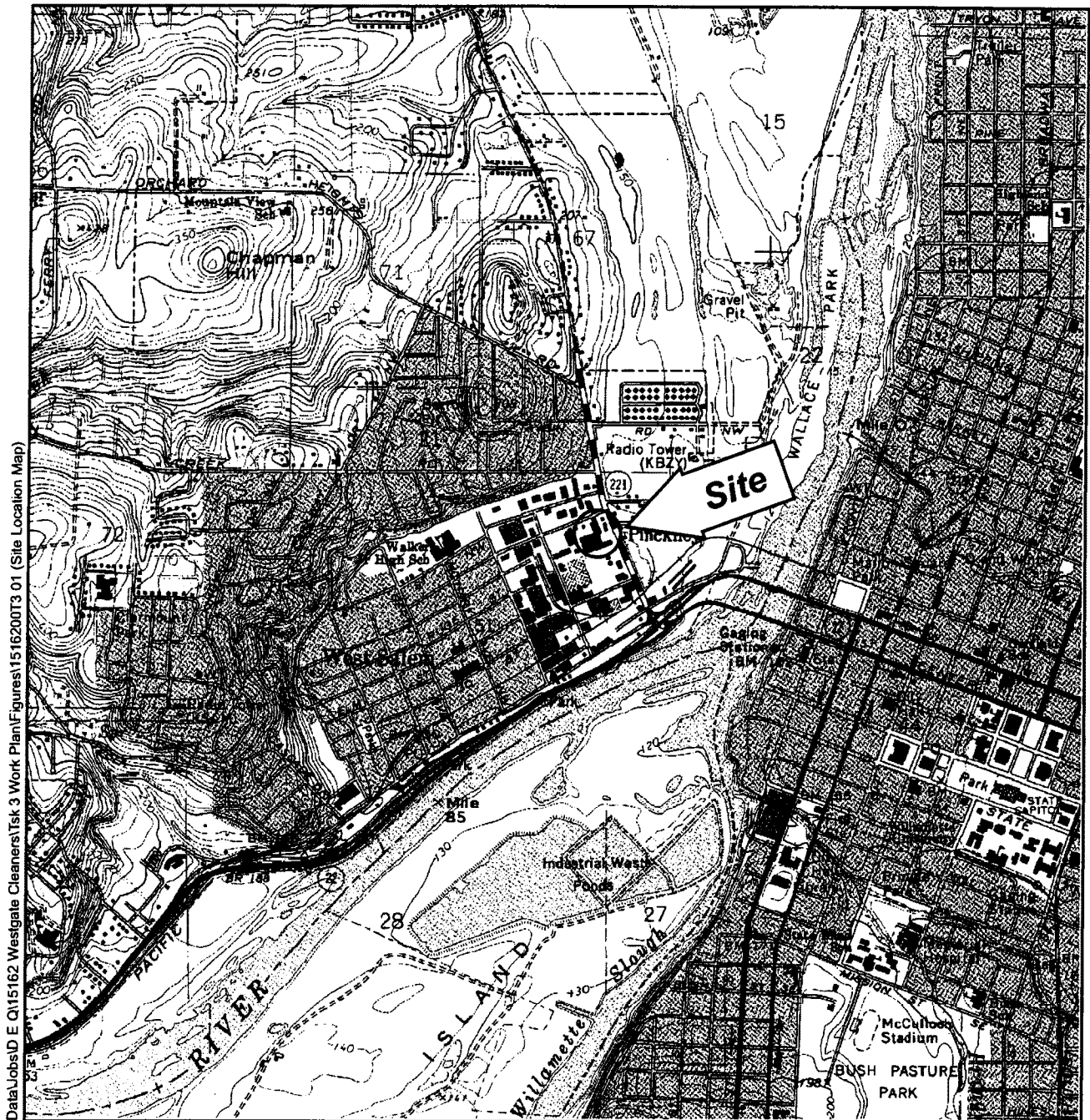
**Legend:**

- B-4 ● Historical Geoprobe Location and Number per Evergreen Enviro, 1/01
- MW-1 ● Historical Monitoring Well Location and Number per PBS Environmental & LPG Associates
- GP-1 ● Proposed Soil Exploration Location and Number
- GP-3 ● Proposed Soil Exploration Location and Number (To Be Converted to a Monitoring Well)

0 100 200
 Approximate Scale in Feet

Site Location Map
Westgate Cleaners - 697 Wallace Road NW
Salem, Oregon

APR 22 2002

WATER RESOURCES DEPT.
SALEM, OREGON

Note: Base map prepared from the USGS 7.5-minute quadrangle of Salem West, Oregon photorevised 1986.

0 2,000 4,000

Scale in Feet
 Contour Interval 10 Feet

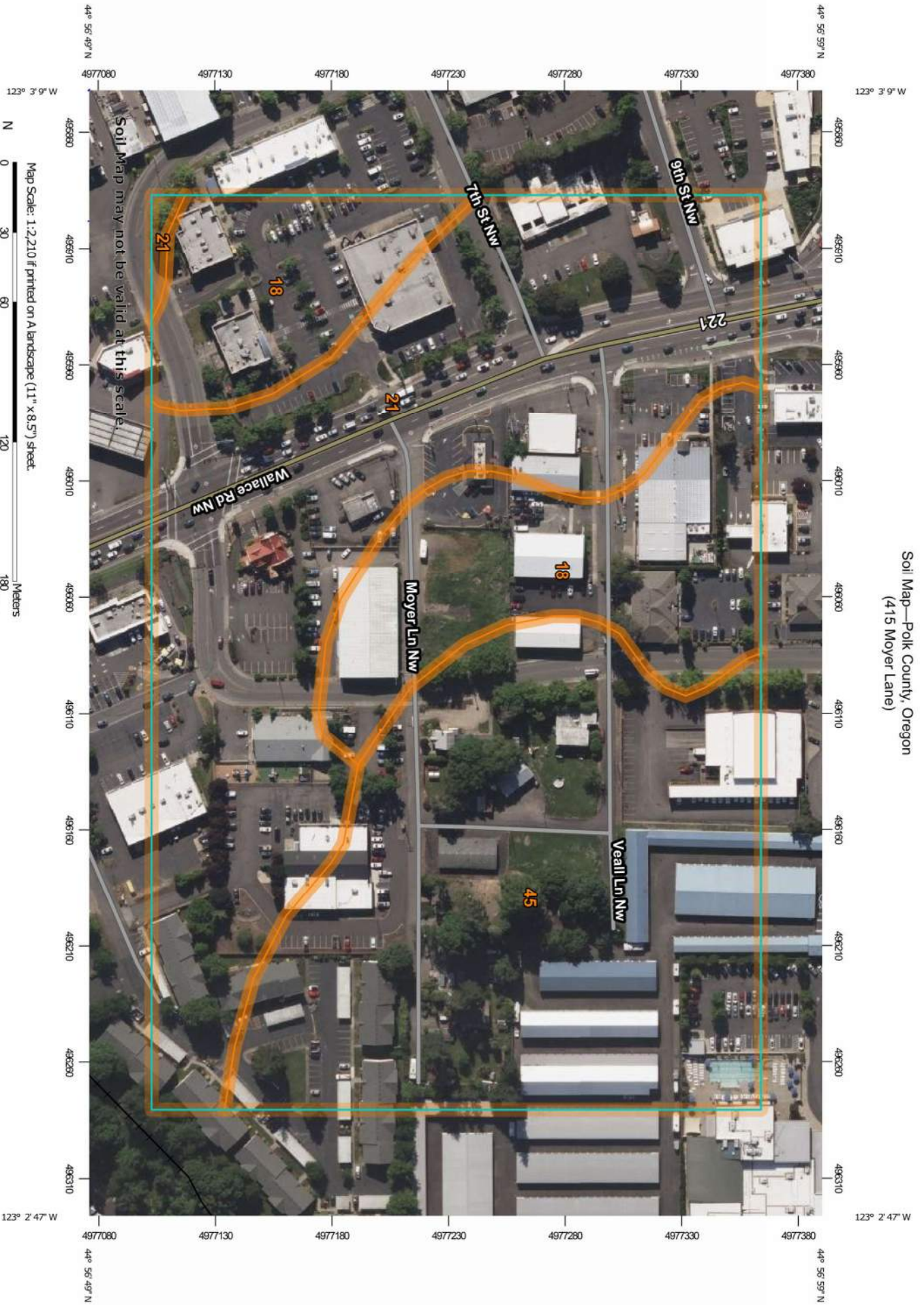
**HARTCROWSER**

15162-00\Task3






































































12/01

Figure 1

Soil Map—Polk County, Oregon
(415 Moyer Lane)



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils				Stony Spot
	Soil Map Unit Polygons			Very Stony Spot
	Soil Map Unit Lines			Wet Spot
	Soil Map Unit Points			Other
Special Point Features				Special Line Features
	Blowout			Water Features
	Borrow Pit			Streams and Canals
	Clay Spot			Transportation
	Closed Depression			Rails
	Gravel Pit			Interstate Highways
	Gravelly Spot			US Routes
	Landfill			Major Roads
	Lava Flow			Local Roads
	Marsh or swamp			Background
	Mine or Quarry			Aerial Photography
	Miscellaneous Water			
	Perennial Water			
	Rock Outcrop			
	Saline Spot			
	Sandy Spot			
	Severely Eroded Spot			
	Sinkhole			
	Slide or Slip			
	Sodic Spot			

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Oregon
Survey Area Data: Version 22, Sep 7, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2023—Jun 3, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Coburg silty clay loam	5.8	22.9%
21	Cove silty clay loam	10.3	40.2%
45	Malabon silty clay loam	9.4	37.0%
Totals for Area of Interest		25.5	100.0%

Polk County, Oregon

45—Malabon silty clay loam

Map Unit Setting

National map unit symbol: 22ww

Elevation: 200 to 300 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Malabon and similar soils: 95 percent

Minor components: 1 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabon

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed silty and clayey alluvium

Typical profile

H1 - 0 to 15 inches: silty clay loam

H2 - 15 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: C

Ecological site: R002XC006OR - Stream Terrace Group

Forage suitability group: Well drained < 15% Slopes

(G002XY002OR)

Other vegetative classification: Well drained < 15% Slopes

(G002XY002OR)

Hydric soil rating: No

Minor Components

Aquolls

Percent of map unit: 1 percent

Landform: Terraces

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Polk County, Oregon

Survey Area Data: Version 22, Sep 7, 2023

Polk County, Oregon

18—Coburg silty clay loam

Map Unit Setting

National map unit symbol: 22v1

Elevation: 180 to 200 feet

Mean annual precipitation: 40 to 60 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Coburg and similar soils: 85 percent

Minor components: 1 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coburg

Setting

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty alluvium

Typical profile

H1 - 0 to 15 inches: silty clay loam

H2 - 15 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 2w

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Ecological site: R002XC006OR - Stream Terrace Group

Forage suitability group: Moderately Well Drained < 15% Slopes
(G002XY004OR)

Other vegetative classification: Moderately Well Drained < 15%
Slopes (G002XY004OR)

Hydric soil rating: No

Minor Components

Aquolls

Percent of map unit: 1 percent

Landform: Flood plains

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Polk County, Oregon

Survey Area Data: Version 22, Sep 7, 2023