

# BRAND

## Land Use

### **Incomplete Application Response**

24-118643 | 073W35AC01700

This letter shall serve as the applicant's response to an incomplete application notice received on October 1, 2024. This response is organized by item in the same order as the incomplete letter.

#### Item 1: Site Plan

**Applicant's Response:** *The applicant has provided a revised site plan which now includes approximate floodplain locations. This item is resolved.*

#### Item 2: Easement/Property Line Adjustment

**Applicant's Response:** *The project team received confirmation from the city planner that the indication a PLA is required when a driveway crosses property lines under common ownership was an error. The applicant is not seeking a PLA as both properties are under common ownership. Additionally, PGE will issue a license agreement to themselves to protect the access to the battery storage facility.*

#### Item 3: Floodplain Development

**Applicant's Response:** *This item is essentially a duplicate of Item 1, which the applicant has resolved. Additional permitting required for development within the floodway will be obtained under a separate scope and is not required to be tied to land use. This item is resolved.*

#### Item 4: Stormwater Management and/or Design Exception

**Applicant's Response:** *The applicant has now shown 10 percent GSI on the revised plan, eliminating the requirement of submitting a stormwater report. This item is resolved.*

#### Item 5: Grading Plan

**Applicant's Response:** *The applicant's revised plan includes details regarding the limits of grading and fill on the site. This item is resolved.*

#### Item 6: Historic and Cultural Resources

**Applicant's Response:** *The applicant has submitted a letter acknowledging*

*the site falls within the HCRPZ. This item is resolved.*

Item 7: Special Setback

**Applicant's Response:** *The special setback is now shown on the revised site plan. This item is resolved.*

Item 8: Paving Existing Gravel Driveway

**Applicant's Response:** *The driveway on private property will be upgraded to hard surface material consistent with the Public Works Design Standards. This is now demonstrated on the revised site plan included. This item is resolved.*

Item 8: Wetlands and/or Hydric Soils

**Applicant's Response:** *The project limits are outside of the area identified as having hydric soils. The applicant understands wetland notice will be sent to DSL. This item is resolved.*

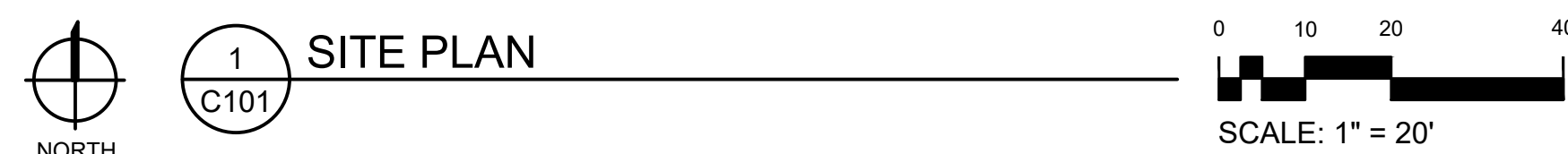




1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.
3. HARD SURFACES WILL MEET THE PUBLIC WORKS DESIGN STANDARDS, INCLUDING THE PAVING OF EXISTING GRAVEL ACCESS OFF 22ND STREET.

1. CONCRETE EQUIPMENT PAD.
2. ASPHALT DRIVEWAY TO MEET PUBLIC WORKS DESIGN STANDARDS.
3. CHAIN LINK FENCE.
4. PAIR 10" WIDE CHAIN LINK SWING GATES.
5. 4' WIDE PERSONNEL GATE.
6. EXISTING OVERHEAD POWER LINE.
7. EXISTING POWER POLE.
8. EXISTING DRIVE ACCESS. REMOVE GRAVEL PAVING AND REPLACE WITH PAVED ASPHALT SECTION TO MEET PUBLIC WORKS DESIGN STANDARDS.
9. GRAVEL PAD.



SALEM, OREGON  
PORTLAND GENERAL ELECTRIC  
**PG&E SALEM BESS**

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LAND USE

8.23.2024  
PROJ# | PORTGEN\_SALEM  
DESIGNED BY |  
DRAWN BY | MAHONEY  
REVIEWED BY | MINNICK  
REVISIONS

## SITE PLAN

C101