

# Tree Removal Variance and Driveway Approach Permit

Submittal Date: December 2024

Submitted To: City of Salem Planning

Project Location: SE Corner of  
Gilbert St S and Schurman DR S

Applicant(s): Schurman Cottages LLC

Applicant's Land Use Representative: Britany Randall of BRAND Land Use  
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# BRAND

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## An aerial photograph of a residential neighborhood with white property line overlays. A pink star is placed on a wooded lot. Surrounding lots are labeled with numbers: 1101, 1103, 1150 APT 112, 1150 APT 212, 1150 APT 111, 1150 APT 211, 50 APT 110, 50 1150 APT 310, 2605, 2611, 2617, 2623, 2629, 2635, 2656, 2664, 2676, 2626, 1051 UNIT 101, 1051 UNIT 102, 1051 UNIT 104, 1051 UNIT 201, 1051 UNIT 303, 1030, and 267. Streets shown are SCHURMAN DR S and GILBERT ST S.

The applicant, Schurman Cottages, LLC, is presenting an 11 unit cottage cluster development including applications for a driveway approach permit and two tree variances.

1. Removal of three significant trees; and
2. Removal of more than 50 percent of trees within five consecutive years.

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maximum of dwelling units feasible on this site within the RS zone. The development includes 11 cottages providing a needed housing type within the SWAN Neighborhood Association on Marion County Tax Map and Tax Lot Numbers 073W33DB04800.

The applicant has set aside at least 10 percent of the new impervious area for a stormwater facility.

## Section 2: Existing Conditions

The development site is approximately .84 acres in size and is described as Marion County Assessor Map and Tax Lot 073W33DB04800, a Marion 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 has a designation of "Single Family Residential".

The Comprehensive Plan designations of surrounding properties include:

North: Across Schurman Drive S, MF "Multifamily Residential"

South: SF "Single Family Residential"

East: SF "Single Family Residential"

West: SF "Single Family Residential"

The subject property is zoned RS (Single Family Residential)

Surrounding properties are zoned as follows:

North: Across Schurman Drive S, RM2 (Multiple Family Residential-II)

South: RS (Single Family Residential)

East: RS (Single Family Residential)

West: RS (Single Family Residential)

## Section 3: Findings Applicable to 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 to Gilbert Street S; therefore, 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 has applied for a driveway approach permit as part of this application submittal; with the approval of this application this criterion is 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 proposal does not meet either of the exceptions listed above; therefore, the applicant is applying for a driveway approach permit as part of this application.*

#### 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 requesting a new driveway approach to Gilbert Street S, classified as a local street in the Salem TSP; therefore, a class 2 driveway approach permit is required and the applicant has applied for this permit as part of this application.*

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

***Applicant's Findings:*** *The applicant understands that the class 2 driveway approach permit will be processed 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 information above with this application package. This requirement 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;

***Applicant's Findings:*** *The applicant is proposing a two-way driveway approach to Gilbert Street S. The proposed driveway approach meets the width requirements outlined in table 804-2 and will meet the Public Works Design Standards. This criterion is met.*

- (2) No site conditions prevent placing the driveway approach in the required location;

***Applicant's Findings:*** The driveway approach is provided in the best location for the site as it is the furthest location from the intersection of Schurman Drive S, classified as a collector street in the Salem TSP, and provides access to the lowest classification of street abutting the subject property. There are no site conditions that prevent placing the driveway approach in the proposed location. This criterion is met.

(3) The number of driveway approaches onto an arterial are minimized;

***Applicant's Findings:*** The applicant is proposing a driveway approach onto a local street and there are no arterial streets abutting the subject property; therefore, this criterion is met.

(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;

***Applicant's Findings:*** The subject property is a corner lot abutting a collector street, Schurman Drive S, and a local street, Gilbert Street S. The applicant is proposing the driveway approach to Gilbert Street S, which is the lowest classification of street abutting the subject property; therefore, this criterion is met.

(5) The proposed driveway approach meets vision clearance standards;

***Applicant's Findings:*** The proposed driveway approach will serve a use other than single family and two family, which requires ten-foot legs along the driveway and 50-foot legs along the street; as demonstrated on the submitted site plan, the driveway approach meets the vision clearance standards; therefore, this criterion is met.

(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. The driveway approach does not create traffic hazards and provides for safe turning movements and access into and out of the proposed development. There are no known adverse impacts to the vicinity and the proposed location minimizes impact

*to the functionality of adjacent streets and the intersection at Schurman Drive S. 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 Gilbert Street S which is classified as a local street in the Salem Transportation System Plan. This criterion 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 submitted applications, 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 proposed driveway approach will serve a use other than single family and two family, which requires ten-foot legs along the driveway and 50-foot legs along the street; as demonstrated on the submitted site plan, the driveway approach meets the vision clearance standards; therefore, this criterion is met.*



## 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).
- (3) *One-way streets.* Notwithstanding subsections (a)(1) and (2) of this section, at an uncontrolled or controlled intersection of a one-way street, no vision clearance area is required on the corners of the intersection located downstream from the flow of traffic (see Figure 805-3).

(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).

(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).
- (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).
- (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 proposed driveway approach will serve a use other than single family and two family, which requires ten-foot legs along the driveway and 50-foot legs along the street; as demonstrated on the submitted site plan, the driveway approach meets the vision clearance standards; therefore, this 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 4: Findings Applicable to Tree Variance

### 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 808.015 – Significant Trees

No person shall remove a significant tree, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045.

***Applicant's Findings:*** *The applicant is proposing to remove three significant trees for the cottage cluster development. Pursuant to 808.030 a cottage cluster development does not meet the criteria for a tree removal permit; therefore, the applicant is applying for a tree variance. Findings addressing the tree variance are provided below.*

## Section 808.025 – Trees on Lots or Parcels 20,000 Square Feet or Greater

No person shall, prior to site plan review or building permit approval, remove a tree on a lot or parcel that is 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Nothing in this section shall be construed to require the retention of trees, other than heritage trees, significant trees, and trees and vegetation in riparian corridors, beyond the date of site plan review or building permit approval, if the proposed development is other than single family residential, two family residential, three family residential, four family residential, or a cottage cluster.

***Applicant's Findings:*** *The subject property is approximately 36,590 square feet and subject to the requirements of this section. The site contains 17 trees meeting the definition of a tree in SRC chapter 808.005. The applicant removed five trees, or 29 percent, within the calendar year of 2024, meeting the exception under SRC 808.030(a)(2)(N) for a tree removal permit. The applicant is requesting to remove a 10-inch tree within the area of the proposed driveway approach as well as three significant trees, as mentioned above, resulting in a total of 53 percent removal within five consecutive calendar years. Therefore, the applicant is applying for a second variance request to remove a total of four trees, or an additional 23 percent, of the trees on the site.*

## Section 808.045 – Tree Variances

- (a) *Applicability.* Tree variances may be granted to allow deviation from the requirements of this chapter where the deviation is reasonably necessary to permit the otherwise lawful development of a property.

***Applicant's Findings:*** *As stated above, the applicant is requesting two variance requests, the first to remove three significant trees and the second to remove more than 50 percent of the trees on the site within five consecutive years, which includes the removal of one 10-inch tree within the proposed driveway approach location for a cottage cluster development. The requested tree removals do not meet any of the approval criteria for a tree removal permit; therefore, triggering the applicability of this section for the lawful development of the property.*

- (b) *Procedure type.* A tree variance is processed as a Type II procedure under SRC chapter 300.

***Applicant's Findings:*** *The applicant has applied for a consolidated permit and understands that both applications will be reviewed using type II procedures.*



(c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a tree variance 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 the following information:
  - (A) The total site area, dimensions, and orientation relative to north;
  - (B) The location of any existing structures on the site;
  - (C) Identification of the type, size, and location of all existing trees on the property;
  - (D) Identification of those trees proposed for preservation and those designated for removal; and
  - (E) The location of roads, bridges, utilities, and other improvements;

***Applicant's Findings:*** *The applicant has submitted a site plan demonstrating the applicable items above. This criterion is met.*

- (2) In addition to the information required by subsection (c)(1) of this section, when a riparian corridor is located on the property, an application for a tree variance shall include:
  - (A) A delineation of the boundaries of the riparian corridor on the site plan;
  - (B) Identification of the type and location of any native vegetation within the riparian corridor proposed for removal.

***Applicant's Findings:*** *There is not an existing riparian corridor located on the property; therefore, this is not applicable.*

(d) *Approval criteria.* A tree variance shall be granted if either of the following criteria is met:

- (1) *Hardship.*
  - (A) There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be most effectively relieved by a variance; and

***Applicant's Findings:*** *The proposed cottage cluster development has been designed around a grouping of existing significant trees on the property. The applicant wanted to ensure that the maximum number of significant trees were kept in order to create privacy and a buffer from an abutting street that is a higher classification of street. Additionally, the applicant is proposing the driveway approach and parking in the only location allowed: to the lowest classification of street and furthest away from an intersection. While the applicant understands parking is not a requirement, providing parking on the site prevents negative impacts and vehicle congestion on Gilbert Street S for the surrounding residential properties and ADA accessibility. The common*

*courtyard for the cottage cluster development has been designed to incorporate the grouping of seven significant trees, providing an amenity to the future tenants. A cottage cluster is the only type of multiple family permitted within the RS zone; without approval of the variance requests to remove three significant trees and more than 50 percent within five consecutive years the applicant would not be able to provide as many units of additional needed housing on this property. This criterion is met.*

- (B) The proposed variance is the minimum necessary to allow the otherwise lawful proposed development or activity; or

***Applicant's Findings:*** *As mentioned above, the cottage cluster development is the only type of multiple family permitted within the RS zone, allowing the development of 11 new housing units. The cottages have been designed with the future residents in mind, with associated parking and a common courtyard that includes a grouping of seven significant trees. A parking lot is being provided to prevent potential traffic impacts to the surrounding residential properties and provide ADA accessible housing units. The proposed variance is the minimum necessary to allow the lawful development of the proposed cottage cluster housing development. This criterion is met.*

(2) *Economical use.*

- (A) Without the variance, the applicant would suffer a reduction in the fair market value of the applicant's property, or otherwise suffer an unconstitutional taking of the applicant's property;
- (B) The proposed variance is the minimum necessary to prevent a reduction in the fair market value of the applicant's property or otherwise avoid a taking of property; and
- (C) The proposed variance is consistent with all other applicable local, state, and federal laws.

***Applicant's Findings:*** *The applicant is applying for the variance under the hardship approval criteria; therefore, these criteria are not applicable.*

(e) *Conditions of approval.*

- (1) Conditions may be imposed on the approval of a tree variance to ensure compliance with the approval criteria and to limit any adverse impacts that may result from granting the tree variance.

***Applicant's Findings:*** *The applicant is aware that conditions of approval may be imposed on the approval of the tree variance. The applicant requests to review any proposed conditions of approval prior to decision issuance to ensure that the conditions are achievable and does not make the project cost prohibitive.*

- (2) In addition to any condition imposed under subsection (e)(1) of this section, where a variance is proposed to the requirements for the preservation of trees and native vegetation in riparian corridors, the approval shall include the following conditions:
- (A) Altered riparian corridor areas that can be reasonably restored, shall be restored; and
  - (B) In no case shall alterations to the riparian corridor:
    - (i) Occupy more than 50 percent of the width of the riparian corridor measured from the upland edge of the corridor; or
    - (ii) Result in less than 15 feet of vegetated corridor on each side of the waterway.

***Applicant's Findings:*** *As stated previously, the site does not contain a riparian corridor; these additional conditions of approval do not apply.*

#### Section 808.046 – Protection Measures During Construction

Except where specific protection requirements are established elsewhere under the UDC, any trees or native vegetation required to be preserved or protected under the UDC shall be protected during construction as follows:

- (a) *Trees.* All trees shall be protected during construction with the installation of an above ground silt fence, or its equivalent.
  - (1) The above ground silt fence shall encompass 100 percent of the critical root zone of the tree.
  - (2) Within the area protected by the above ground silt fence, the tree's trunk, roots, branches, and soil shall be protected to ensure the health and stability of the tree; and there shall be no grading, placement of fill, storage of building materials, or parking of vehicles.
- (3) Notwithstanding SRC 808.046(a)(2):
  - (A) Up to a maximum of 30 percent of the critical root zone of a tree may be disturbed in order to accommodate development of the property when a report from an arborist is submitted documenting that such disturbance will not compromise the long-term health and stability of the tree and all recommendations included in the report to minimize any impacts to the tree are followed.
  - (B) Fences, patios, landscaping and irrigation, and accessory and similar structures that do not require a building permit, may be placed or constructed within the critical root zone of a tree.

(b) *Native vegetation.* All native vegetation shall be protected during construction with the installation of an above ground silt fence, or its equivalent.

(1) The above ground silt fence shall be located around the perimeter of the native vegetation.

(2) Within the area protected by the above ground silt fence, native vegetation shall not be removed and there shall be no grading, placement of fill, storage of building materials, or parking of vehicles.

(c) *Duration.* Protection measures required under this section shall remain in place until issuance of notice of final completion for the dwelling unit(s) on the lot, or issuance of certificate of occupancy in all other cases.

***Applicant's Findings:*** *The applicant understands the protection measures as described above and will protect the remaining trees on site during development for the duration of development until the issuance of final completion of the dwelling units.*

## Section 5: 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 cottage cluster development not only satisfies all applicable criteria but would also be a benefit to the community by providing a diverse and needed housing type within the Southwest Association of Neighbors Neighborhood.

## Section 6: Exhibits



Exhibit A – Marion County Tax Map

07 3W 33DB

CITY

07 3W 33DB  
SALEM



MARION COUNTY, OREGON  
NW1/4 SE1/4 SEC33 T7S R3W W.M.  
SCALE 1" = 100'

LEGEND

LINE TYPES

- |                          |                       |
|--------------------------|-----------------------|
| Taxlot Boundary          | Historical Boundary   |
| Road Right-of-Way        | Easement              |
| Railroad Right-of-Way    | Railroad Centerline   |
| Private Road ROW         | Taxcode Line          |
| Subdivision/Plat Bndry   | Map Boundary          |
| Waterline - Taxlot Bndry | Waterline - Non Bndry |

CORNER TYPES

- |                       |                  |
|-----------------------|------------------|
| + 1/16TH Section Cor. | 1/4 Section Cor. |
| ⊙ DLC Corner          | Section Corner   |

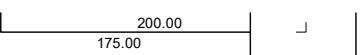
NUMBERS

Tax Code Number  
00 00 0

Acreage 0.25 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

1400  
2401  
5100  
5200

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY

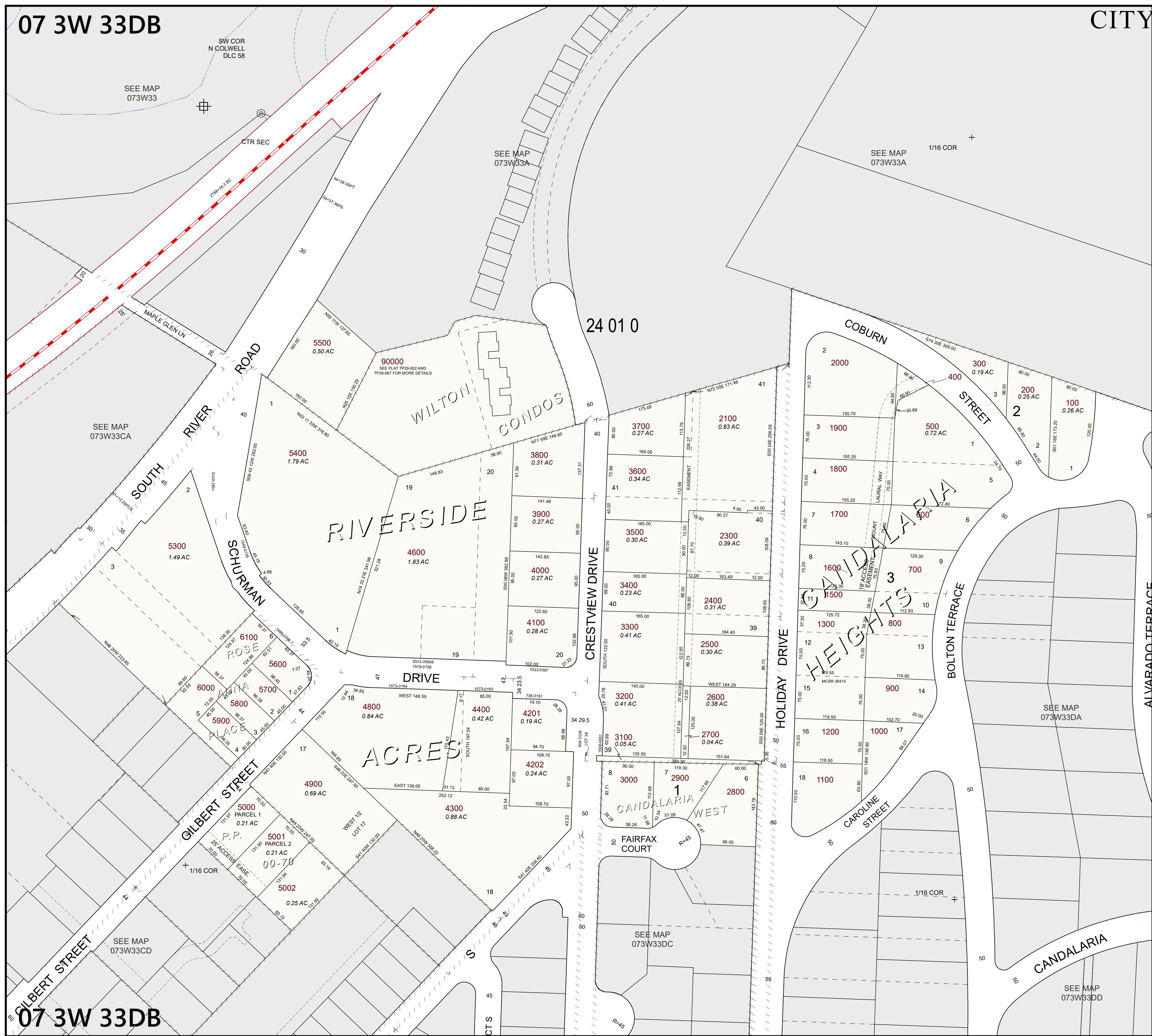


Assessors Office  
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
www.co.marion.or.us

PLOT DATE: 3/14/2024

SALEM  
07 3W 33DB



## Exhibit B – Deeds



### Parcel Information

<b>Parcel #:</b>	587475
<b>Tax Lot:</b>	073W33DB04800
<b>Site Address:</b>	
	Salem OR 97302
<b>Owner:</b>	Schurman Cottages LLC
<b>Owner2:</b>	
<b>Owner Address:</b>	PO Box 3230
	Salem OR 97302 - 0230
<b>Twn/Range/Section:</b>	07S / 03W / 33 / SE
<b>Parcel Size:</b>	0.84 Acres (36,590 SqFt)
<b>Plat/Subdivision:</b>	Riverside Acres
<b>Lot:</b>	18
<b>Block:</b>	
<b>Census Tract/Block:</b>	001300 / 1019
<b>Waterfront:</b>	

### Assessment Information

<b>Market Value Land:</b>	\$210,340.00
<b>Market Value Impr:</b>	\$0.00
<b>Market Value Total:</b>	\$210,340.00
<b>Assessed Value:</b>	\$71,420.00

### Land

<b>Zoning:</b>	Salem-RS - Single Family Residential	<b>Cnty Bldg Use:</b>	Residential
<b>Cnty Land Use:</b>	100 - Residential land only, 1 acre and under, inside city or urban growth boundary	<b>Neighborhood:</b>	
<b>Std Land Use:</b>	RSFR - Single Family Residence	<b>Recreation:</b>	
<b>School District:</b>	24J - Salem-Keizer	<b>Primary School:</b>	Candalaria Elementary School
<b>Middle School:</b>	Leslie Middle School	<b>High School:</b>	South Salem High School

### Improvement

<b>Year Built:</b>	<b>Stories:</b>	<b>Finished Area:</b>
<b>Bedrooms:</b>	<b>Bathrooms:</b>	<b>Garage:</b>
<b>Basement Fin:</b>		



### Transfer Information

<b>Rec. Date:</b> 09/10/2024	<b>Sale Price:</b> \$275,000.00	<b>Doc Num:</b> 28452	<b>Doc Type:</b> Deed
<b>Owner:</b> Schurman Cottages LLC		<b>Grantor:</b> MILLER JOAN E	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b> AMERITITLE	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Schurman Cottages, LLC  
PO Box 3230  
Salem, OR 97302

Until a change is requested all tax statements shall be  
sent to the following address:  
Schurman Cottages, LLC  
PO Box 3230  
Salem, OR 97302  
File No. 640650AM

MARION COUNTY RECORDS **2024-28452**  
D-DEED 09/10/2024 02:10 PM  
\$10.00 \$11.00 \$10.00 \$60.00 \$91.00



I, Bill Burgess, County Clerk for Marion County,  
Oregon, certify that the instrument identified  
herein was recorded in the Official Records.

Pgs=2 TLM

### STATUTORY WARRANTY DEED

**Joan E. Miller, an estate in fee simple,**

Grantor(s), hereby convey and warrant to

**Schurman Cottages, LLC, an Oregon limited liability company,**

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

Beginning on the North line of Lot 18, Riverside Acres in Marion County, Oregon, at a point that is  
213.90 feet West of the Northeast corner of said lot, and running thence South parallel with the  
East line of said lot, a distance of 197.54 feet; thence West a distance of 167.12 feet to a point on the  
Southwesterly line of said lot; thence North 48°20' West, a distance of 166.98 feet to the most  
Westerly corner of said lot; thence North 41°40' East a distance of 115.50 feet to the Northwest  
corner of said 115.50 feet to the Northwest corner of said lot; thence East, a distance of 215.10 feet  
to the point of beginning.

SAVE AND EXCEPT that tract of land conveyed to the City of Salem by deed recorded March 1,  
1999 in Reel 1573, Page 164 of the Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT the following described tract: Beginning at the Southeast corner of  
that certain tract of land conveyed to Carlton J. Snow and Sally S. Snow by deed recorded January  
14, 1976, in Reel 34, Page 766 of Deed Records for Marion County, Oregon, and running thence  
South 89°58'22" West along the South line of said Snow tract, a distance of 31.12 feet to a 5/8" iron  
rod; thence North 07°11'56" East, a distance of 175.43 feet to a 5/8" iron rod on the South line of  
that certain tract of land conveyed to the City of Salem by deed recorded March 1, 1999 in Reel  
1573, Page 164 of the Marion County Deed Records; thence North 90°00'00" East along the South  
line of said City of Salem tract, a distance of 9.17 feet to a 5/8" iron rod; thence South 00°00'41"  
West along the East line of said Snow tract, a distance of 174.03 feet to the point of beginning.

The true and actual consideration for this conveyance is \$275,000.00.

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:

*Real property taxes due, if any, but not yet payable*

AmeriTitle 640650AM

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: September 6, 2024

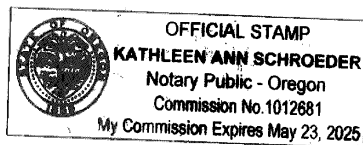
*Joan E Miller*  
Joan E Miller

State of Oregon } ss  
County of Marion } Polk

On this 9 day of September, 2024, before me, Kathleen Ann Schroeder a Notary Public in and for said state, personally appeared Joan E. Miller, 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.

*Kathleen Ann Schroeder*  
Notary Public for the State of Oregon  
Residing at: Stayton, Oregon  
Commission Expires: 5-23-2025



Marion County  
Document Separator Page

**Instrument # 2024-28452**

**September 10, 2024 02:10 PM**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

Fee: \$91.00

Bill Burgess  
Marion County Clerk

This is not an invoice.

## Exhibit C – Articles of Organization

# ARTICLES OF ORGANIZATION



Corporation Division  
[sos.oregon.gov/business](https://sos.oregon.gov/business)

**E-FILED**  
Sep 04, 2024  
**OREGON SECRETARY OF STATE**

## REGISTRY NUMBER

230547598

## TYPE

DOMESTIC LIMITED LIABILITY COMPANY

## 1. ENTITY NAME

SCHURMAN COTTAGES LLC

## 2. MAILING ADDRESS

360 BELMONT ST NE  
SALEM OR 97301 USA

## 3. PRINCIPAL PLACE OF BUSINESS

360 BELMONT ST NE  
SALEM OR 97301 USA

## 4. NAME & ADDRESS OF REGISTERED AGENT

TYRENE BIELENBERG  
  
360 BELMONT ST NE  
SALEM OR 97301 USA

## 5. ORGANIZERS

TYRENE BIELENBERG  
  
360 BELMONT ST NE  
SALEM OR 97301 USA

## 6. INDIVIDUALS WITH DIRECT KNOWLEDGE

TERENCE BLACKBURN  
  
360 BELMONT ST NE  
SALEM OR 97301 USA

## 7. INITIAL MEMBERS/MANAGERS

### MEMBER

230420697 - 1030 SCHURMAN LLC  
  
360 BELMONT ST NE  
SALEM OR 97301 USA

## 8. DURATION

PERPETUAL



## 9. MANAGEMENT

This Limited Liability Company will be manager-managed by one or more managers

## 10. OPTIONAL PROVISIONS

The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160 to 63.170.

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

## ELECTRONIC SIGNATURE

### NAME

TYRENE BIELENBERG

### TITLE

ORGANIZER

### DATE

09-03-2024



## 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 Form

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 \_\_\_\_\_

### Section 1 (To be completed by applicant.)

Applicant Name: BRAND Land Use Telephone: 503-370-8704

Applicant Mailing Address: 1720 Liberty St SE, Salem OR 97302

Location of New Development: Marion Co. Tax Lot 073W33DB04800

(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 11 Unit Cottage Cluster Development with associated parking

(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	Existing Use
Development Quantity: _____	Development Quantity: _____
ITE Land Use Code: _____	ITE Land Use Code: _____
Trip Generation Rate/Equation: _____	Trip Generation Rate or Equation: _____
Average Daily Trips: _____	Average Daily Trips: _____
<b>ELNDT Adjustment Factors</b>	<b>ELNDT Adjustment Factors</b>
Trip Length: _____ Linked Trip: _____	Trip Length: _____ Linked Trip: _____
TSDC Trips: _____	TSDC Trips: _____

### Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)	Transportation Systems Development Charge
Net Increase in Average Daily Trips: _____ (Proposed use minus existing use.)	Net Increase in TSDC Trips: _____ (Proposed use minus existing use.)
<input type="checkbox"/> A TIA <b>will</b> be required:	<input type="checkbox"/> A TSDC <b>will</b> be required.
<input type="checkbox"/> Arterial/Collector—1000 Trip/day Threshold <input type="checkbox"/> Local Street/Alley—200 Trip/day Threshold <input type="checkbox"/> Other: _____	(Fee determined by Development Services.)
<input type="checkbox"/> A TIA <b>will not</b> be required.	<input type="checkbox"/> A TSDC <b>will not</b> 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 – Tree Inventory and Removal Plan



DRAWINGS FOR:

SCHURMAN COTTAGES

SE CORNER SHURMAN DR S AND GILBERT ST,

TL 073W33DB04800,

SALEM, OR 97302

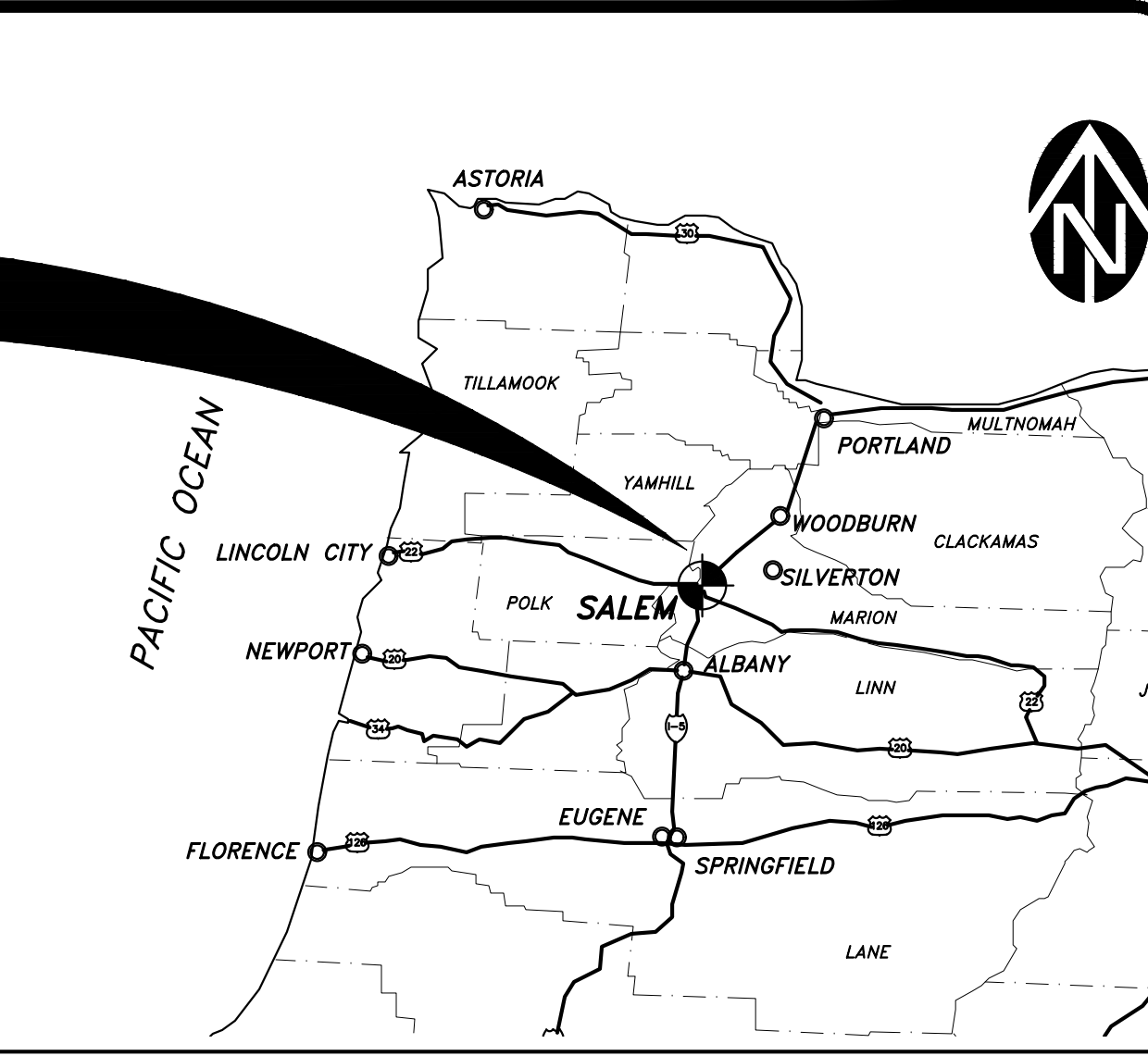
FOR:

CLUTCH INDUSTRIES INC

360 BELMONT ST NE,

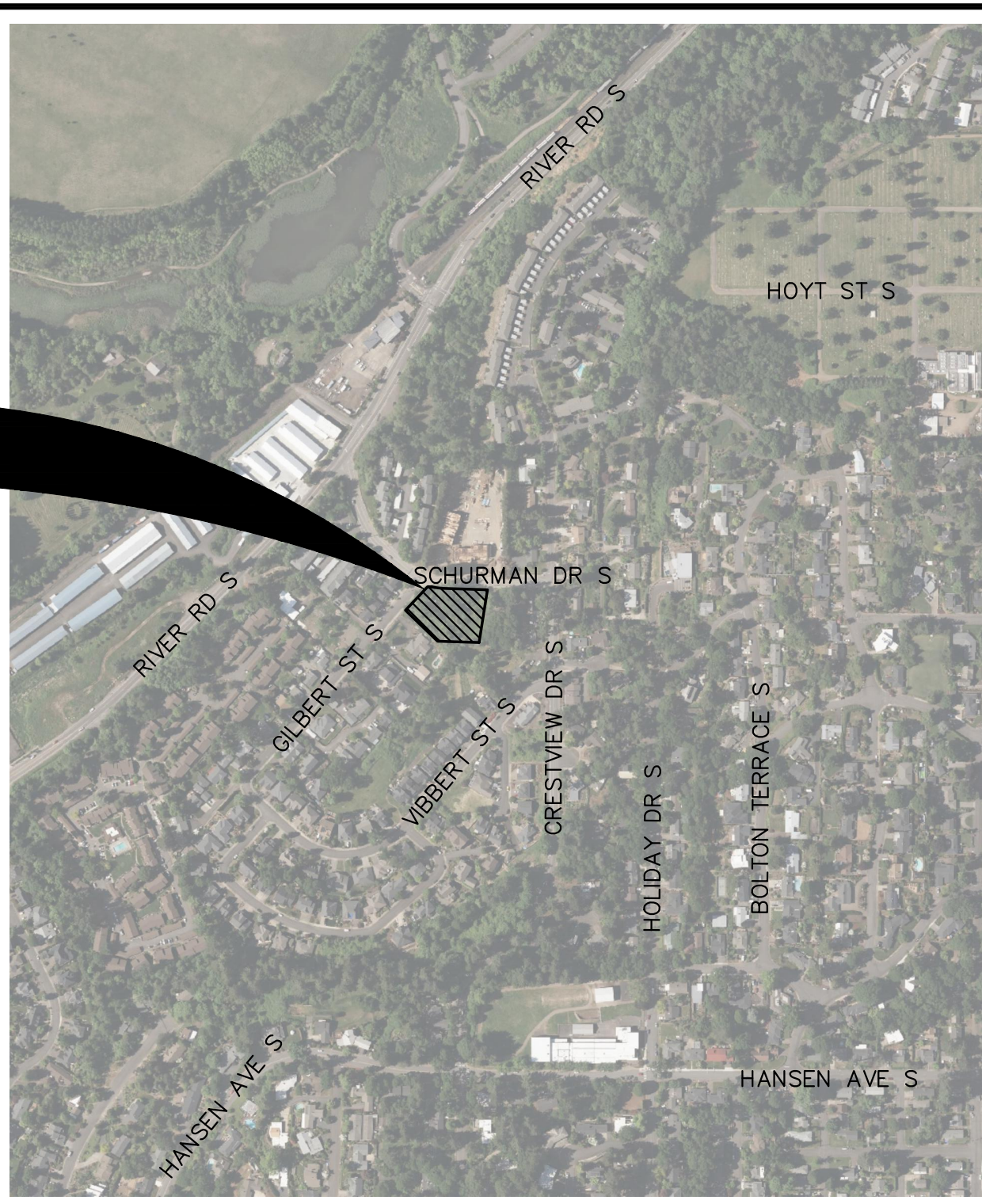
SALEM, OR 97301

PROJECT  
LOCATION



VICINITY MAP

PROJECT  
LOCATION



SHEET INDEX

SHT NO	DESCRIPTION
C0.0	COVER SHEET, VICINITY AND LOCATION MAPS, DRAWING INDEX
C0.1	TREE REMOVAL PLAN
C0.2	TREE REMOVAL LEGEND
C1.0	EXISTING CONDITIONS, EROSION CONTROL, AND DEMOLITION PLAN
C1.1	POST-DEVELOPED EROSION CONTROL PLAN
C1.2	EROSION CONTROL NOTES
C1.3	EROSION CONTROL DETAILS
C2.0	GRADING AND DRAINAGE PLAN
* C2.1	GILBERT ST S PUBLIC STORM DRAIN PLAN AND PROFILE
C2.2	SECTION A-A
C2.3	STORMWATER MANAGEMENT
C3.0	UTILITY PLAN
C4.0	SURFACING PLAN
C5.0	CONSTRUCTION NOTES
C6.0	CONSTRUCTION DETAILS
C6.1	CITY DETAILS
-	-



Know what's below.  
Call before you dig.

BENCHMARK UTILIZED:  
C.O.S. 3209

ELEV: 151.95' NGVD 29

MARK IS A 1" BRASS DISK, SET IN NORTH CURB AT INTERSECTION OF  
CROISAN CREEK RD AND RIVER RD S, 14.2' SOUTHEAST OF PP#973,  
25.6 FEET NORTH OF MONUMENT BOX IN CENTER OF INTERSECTION.

\* = PUBLIC PLAN

ABBREVIATIONS	
ASPH	ASPHALT
AD	AREA DRAIN
ASSY	ASSEMBLY
BLDG, BLD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CO	CLEAN-OUT
CONC	CONCRETE
CL, C	CENTERLINE
DIP	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EP, EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EX, EXIST	EXISTING
FDC	FIRE DEPT. CONNECTOR
FT	FEET
FM	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FM	FORCE MAIN
GRAV	GRAVEL
GM	GAS METER
GP	GATE POST
GS	GROUND SHOT
GV	GAS VALVE
HC	HANDICAP
HDPE	HIGH-DENSITY POLYETHYLENE
HYD	HYDRANT
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
IE	INVERT ELEVATION
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, R	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
VLT	VAULT
W	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

SYMBOLS	
AD	AREA DRAIN
IE	INVERT ELEVATION
JB	JUNCTION BOX
LP	LIGHT POLE
M	METER, MAIN
MB	MAILBOX
MH	MANHOLE
OH	OVER-HEAD
P/L, R	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
R, RAD	RADIUS
ROW, R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SD	STORM DRAIN
SVC	SERVICE
SWK, S/W	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG, U/G	UNDER GROUND
UTIL	UTILITY
VLT	VAULT
W	WITH
WM	WATER METER
WLM	WETLANDS MARKER
YPC	YELLOW PLASTIC CAP

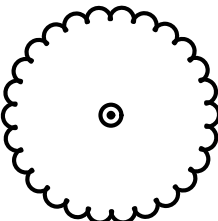
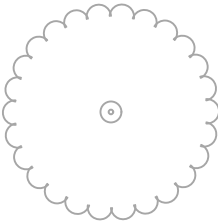

LINE TYPES	
CATV LINE	CATV CATV CATV CATV CATV CATV CATV
COMMUNICATION LINE	COM COM COM COM COM COM COM
EASEMENT LINE	-----
FENCE LINE	-----
FIBER OPTIC LINE	FOC FOC FOC FOC FOC FOC FOC
GAS LINE	GAS GAS GAS GAS GAS GAS GAS
EDGE OF GRAVEL LINE	-----
OVERHEAD LINE	OH LINES OH LINES OH LINES OH LINES OH LINES
PHONE LINE	PH PH PH PH PH PH PH PH
POWER LINE	ELEC ELEC ELEC ELEC ELEC ELEC ELEC
SANITARY SEWER LINE	SS SS SS SS SS SS SS SS
STORM DRAIN LINE	SD SD SD SD SD SD SD SD
WATER LINE	W W W W W W W W







TREE TABLE							
Point No.	Tree Description	Point No.	Tree Description	Point No.	Tree Description	Point No.	Tree Description
1000	DECD 8 4	2043	DECD 4 5	2097	DECD 5 6	2147	DECD 7 10
1001	DECD 8 8	2044	DECD 4 1	2098	DECD 5 8	2148	DECD 8 14
1002 *	MAPLE 10 14	2045	DECD 4 1	2099	DECD 5 4	2151	DECD 4 4
* 1003	OAK 27 16	2046	DECD 5 2	2100	DECD 4 4	2152	DECD 4 4
* 1004	OAK 36 26	2047	DECD 4 6	2101	DECD 6 6	2153	DECD 8 6
* 1005	OAK 26 20	2048	DECD 5 3	2102	DECD 5 2	2154	DECD 4 3
* 1006	OAK 21 12	2049	DECD 4 5	2103	DECD 5 2	2155	DECD 5 4
* 1007	OAK 22 15	2050	DECD 4 5	2104	DECD 5 4	2156	DECD 5 4
* 1008	OAK 22 14	2051	DECD 4 3	2105	DECD 4 7	2157	DECD 7 6
* 1009	OAK 33 25	2052	DECD 4 3	2106	DECD 4 6	2158	DECD 6 5
1010	FIR 12 7	2053	DECD 4 4	2107	DECD 4 5	2159	DECD 5 6
* 1011	OAK 51 20	2054	DECD 4 4	2108	DECD 4 3	2160	DECD 4 5
* 1012	OAK 26 27	2055	DECD 5 3	2109	DECD 4 3	2161	DECD 6 5
* 1013	OAK 32 28	2056	DECD 4 2	2110	DECD 8 5	2162	DECD 4 3
1014	POPLAR 10 6	2058	DECD 8 11	2111	DECD 5 8	2163	DECD 4 2
1015 *	POPLAR 10 6	2059	HOLLY 4 5	2112	DECD 7 7 X2	2164	DECD 4 2
1016	POPLAR 8 5	2062	DECD 6 4	2113	DECD 6 5 X2	2165	DECD 6 3
1017	POPLAR 9 8	2063	DECD 4 4	2114	DECD 6 5	2166	DECD 5 6
1018 *	DECD 10 11	2064	DECD 6 12	2115	DECD 4 6	2167	DECD 5 3
* 1751(1)	FIR 37 18	2065	DECD 6 6	2116	DECD 4 3	2168	DECD 6 6
1755(1)	OAK 19 12	2066	DECD 5 4	2117	DECD 6 5	2169	DECD 6 5
1925(1)	FIR 19 12	2068	DECD 4 2	2118	DECD 5 6	2170	DECD 6 9
1926(1)	FIR 20 15	2070	DECD 4 3	2119	DECD 7 9	2171	DECD 9 7
2018	POPLAR 7 7	2071	DECD 7 6	2120	DECD 5 3	2172	DECD 4 3
2019	DECD 7 4	2073	DECD 6 6	2121	DECD 7 4	2173	DECD 5 3
2020	DECD 8 4	2074	APPLE 6 8	2122	DECD 5 2	2174	DECD 4 6
2021	DECD 5 4	2075	APPLE 5 3	2123	DECD 6 5 X2	2175	DECD 4 5
2022	DECD 4 6	2076	DECD 4 1	2124	DECD 6 10	2177	DECD 4 4
2023	ASH 5 7	2078	DECD 4 1 X2	2125	DECD 4 2	2178	DECD 4 4
2024	DECD 4 4	2079	DECD 5 2	2126	DECD 7 5	2179	DECD 4 4
2025	HOLLY 4 4	2080	DECD 5 3 X2	2127	DECD 4 2	2180	DECD 5 4
2026	HOLLY 5 4	2082	DECD 7 10	2128	DECD 5 5	2181	DECD 5 3
2027	ASH 4 3	2083	DECD 6 10	2129	DECD 5 4	2182	DECD 6 4
2028	DECD 5 4 X2	2084	DECD 6 7	2130	DECD 5 9	2183	DECD 8 12
2029	DECD 5 2	2085	DECD 7 8	2131	DECD 5 4	2184 *	DECD 12 4 X3
2030	DECD 4 2	2086	DECD 6 6	2132	DECD 4 4	2185	DECD 4 6
2031	CHERRY 4 6	2087	DECD 4 5	2133 *	DECD 10 7	2186	DECD 4 5
2033	DECD 7 4	2088	DECD 7 9	2134	DECD 7 9	2187	DECD 4 3
2035	DECD 6 3	2089	DECD 5 6	2135	DECD 4 3	2188	DECD 4 3
2036	DECD 9 5	2090	DECD 4 4	2136	DECD 4 5	2189	DECD 4 5
2037	DECD 4 2	2091	DECD 7 4	2137	DECD 5 7	2190	DECD 4 5
2038	DECD 4 3	2092	DECD 5 5	2138	DECD 4 6	2191	DECD 8 8
2039	DECD 6 2	2093	DECD 5 4	2139	DECD 8 12	(1) NOT ON PROPERTY	
2040	DECD 5 2	2094	DECD 7 4	2140	DECD 5 7 X2		
2041	DECD 5 3 X2	2095	DECD 5 9	2141	DECD 6 8		
2042	DECD 4 2	2096	DECD 4 4	2142	DECD 7 5		

TREE LEGEND			
POINT #	TREE DESCRIPTION		
####	TREE TYPE	##	##
LABEL ON PLAN	TYPE OF TREE	TREE DIAMETER @ BREAST HEIGHT (IN)	DRIP LINE (FT)
*	SIGNIFICANT TREE		
	SIGNIFICANT TREE OAK TREE ≥ 20"Ø OR OTHER ≥ 3"Ø		
	TREE ≥ 10"Ø @ BREAST HEIGHT.		
	TREE REMOVAL		
*	TREE REMOVED IN 2024		

[illegible]

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING

1"

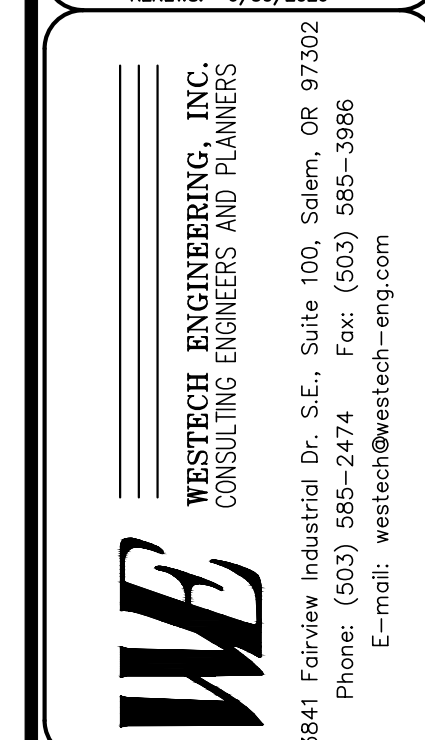
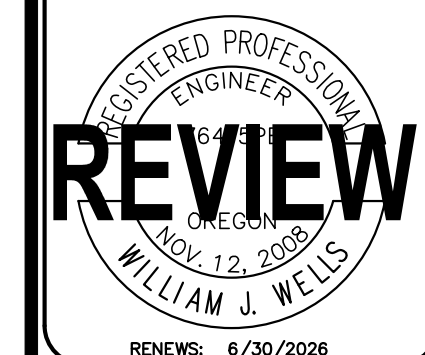
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. JW

DRN. IH

CKD. JW

DATE: OCT. 2024

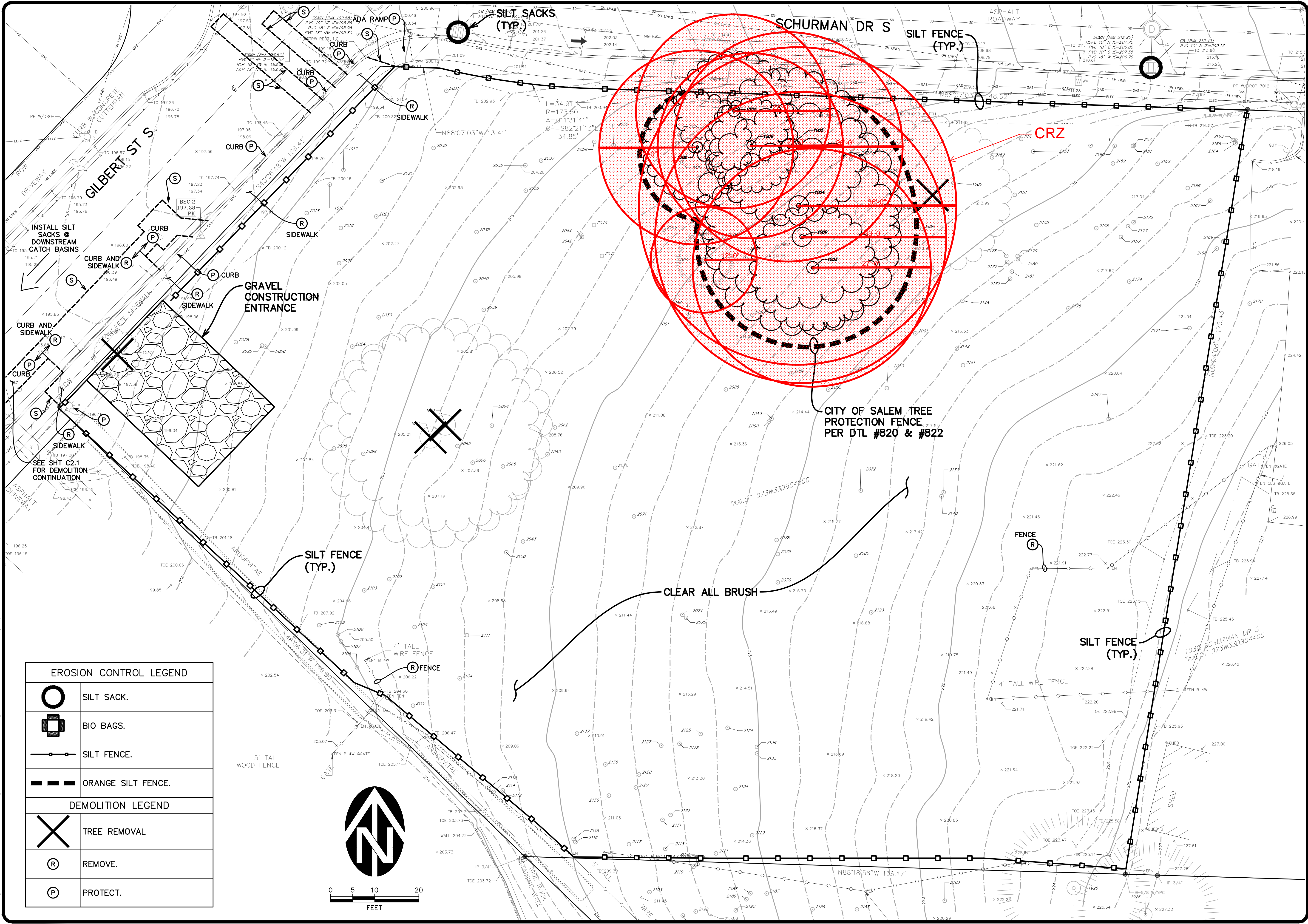


CLUTCH INDUSTRIES INC  
SCHURMAN COTTAGES  
TREE REMOVAL LEGEND

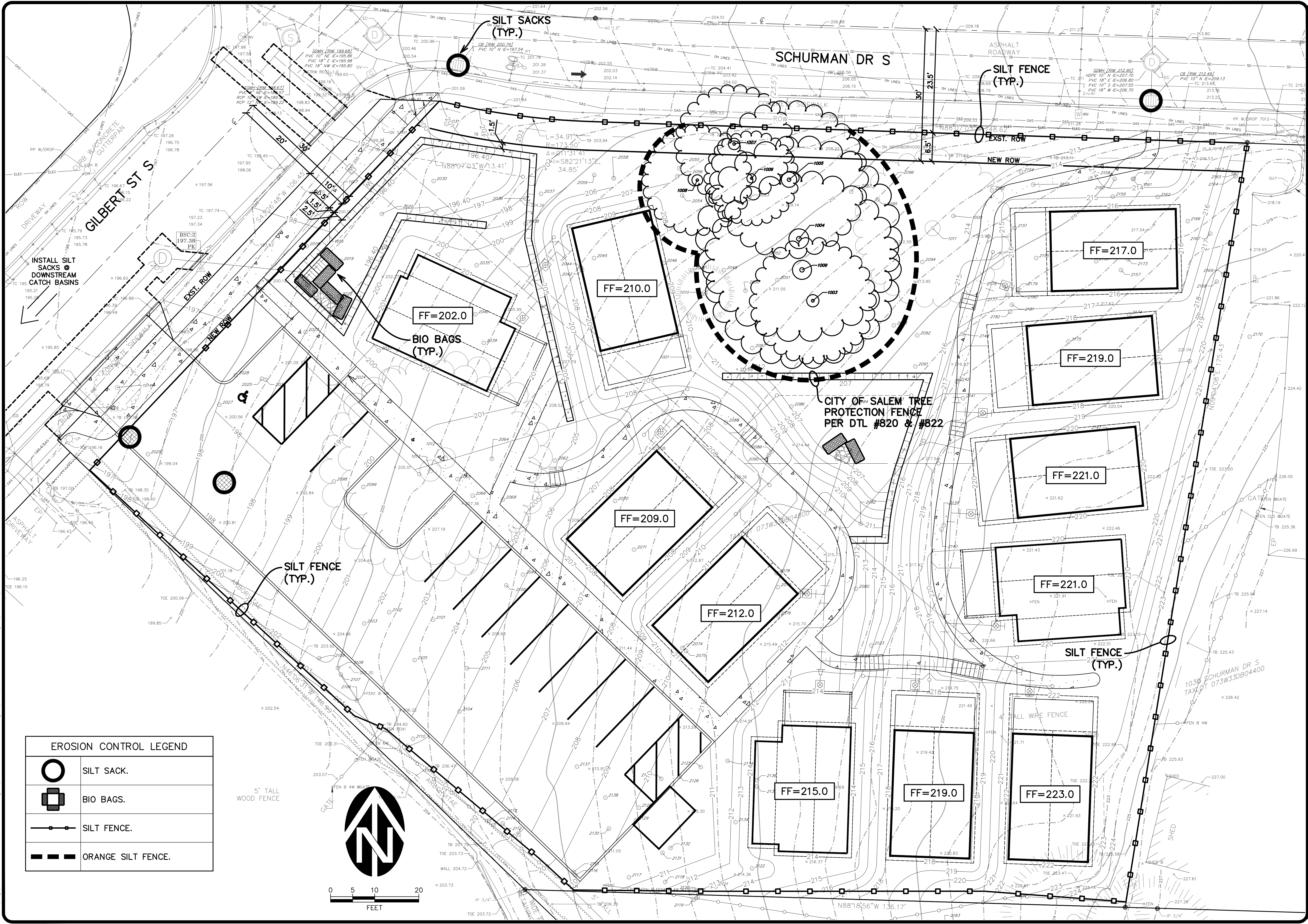
DRAWING  
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JOB NUMBER  
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- Rev. 12/15/15 By: Krista Ratliff

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X			
Sediment Traps			X	X	
Storm Inlet Protection	X	X	X	X	
Concrete Washout					
Rock Outlet Protection			X	X	X
Permanent Seeding and Planting					X
Phase 1: Prior to Ground Disturbance Phase 2: After Completion of Rough Grading Phase 3: After Installation of Storm Facilities Phase 4: After Paving & Construction Phase 5: After Project Completion and Cleanup					

Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snowmelt, is occurring.  At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Prior to the site becoming inactive or in anticipation of site inaccessibility.	Once to ensure that erosion and sediment control measures are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than seven (14) consecutive calendar days	Once every month.
4. Periods during which the site is inaccessible due to inclement weather	If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location.
5. Periods during which discharge is unlikely due to frozen conditions	Monthly. Resume monitoring immediately upon melt, or when weather conditions make discharge likely.

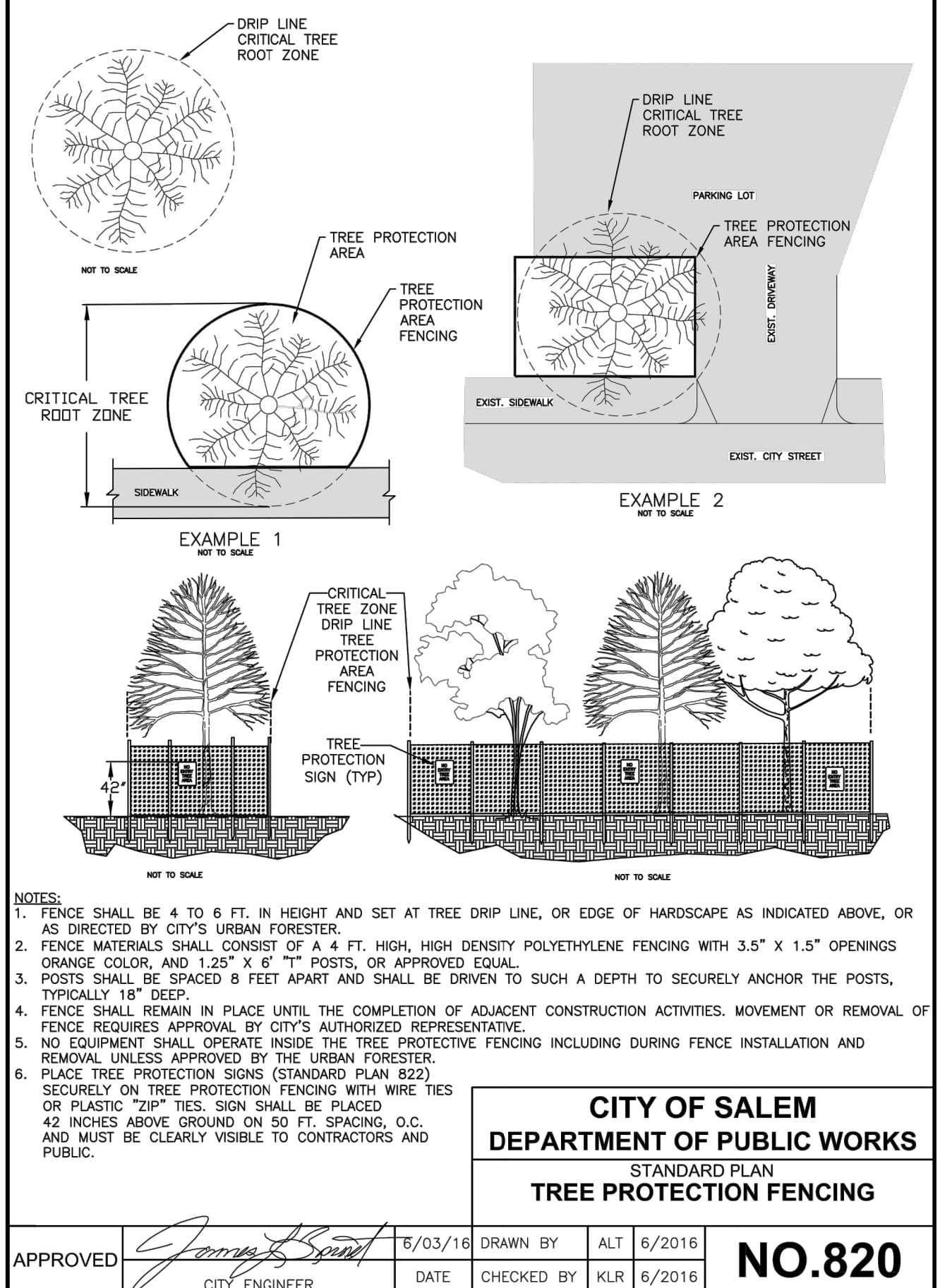
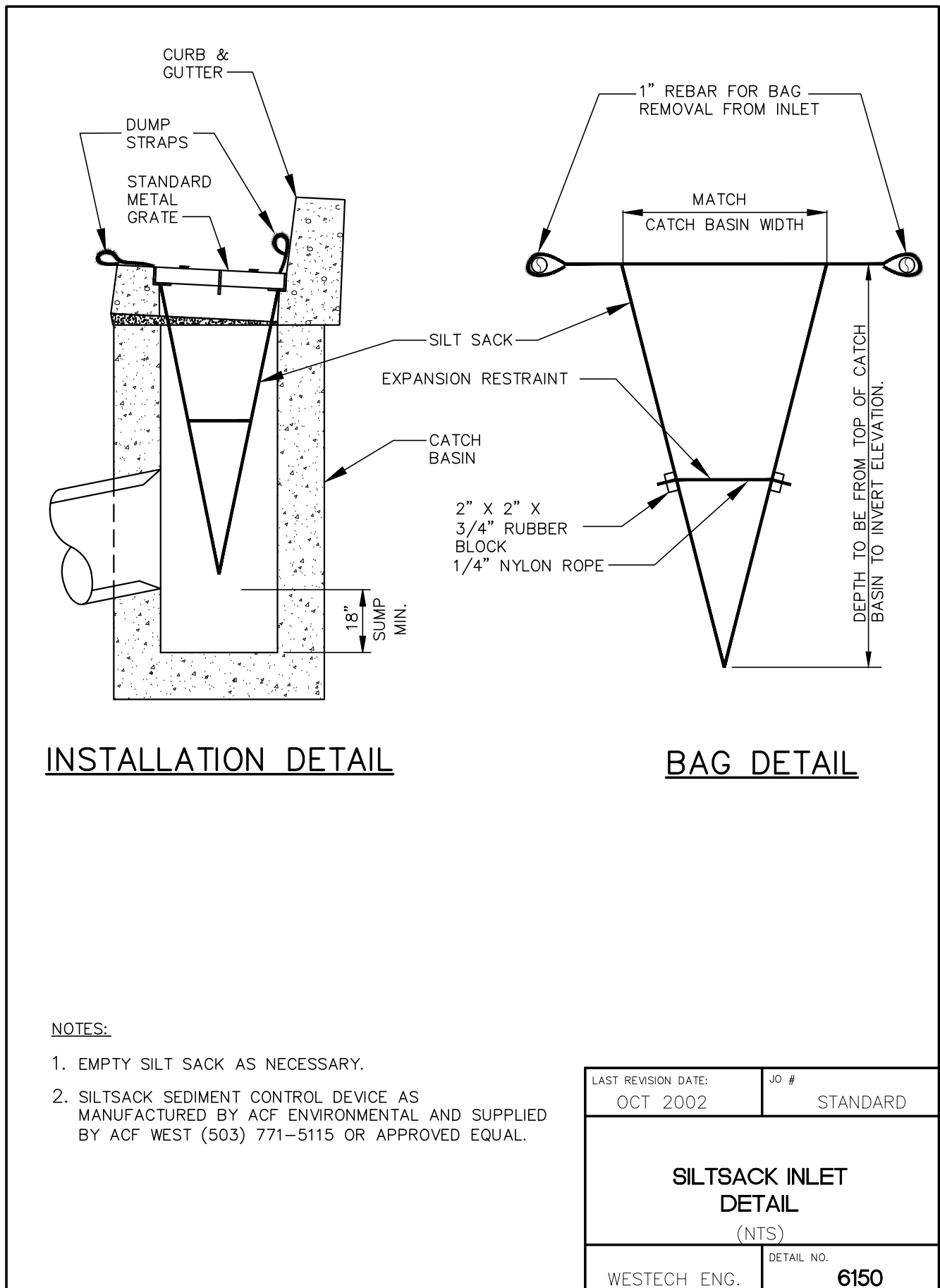
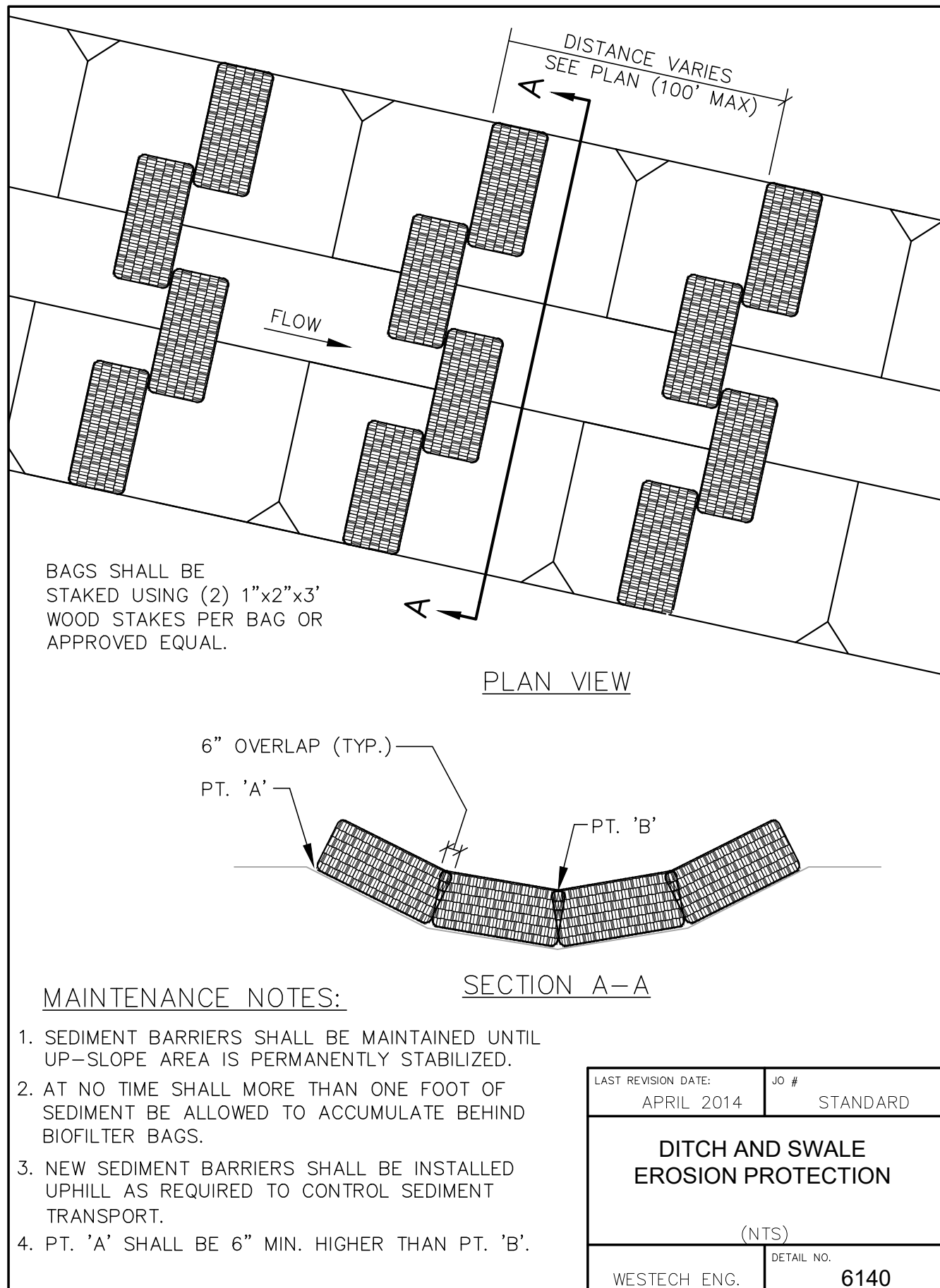
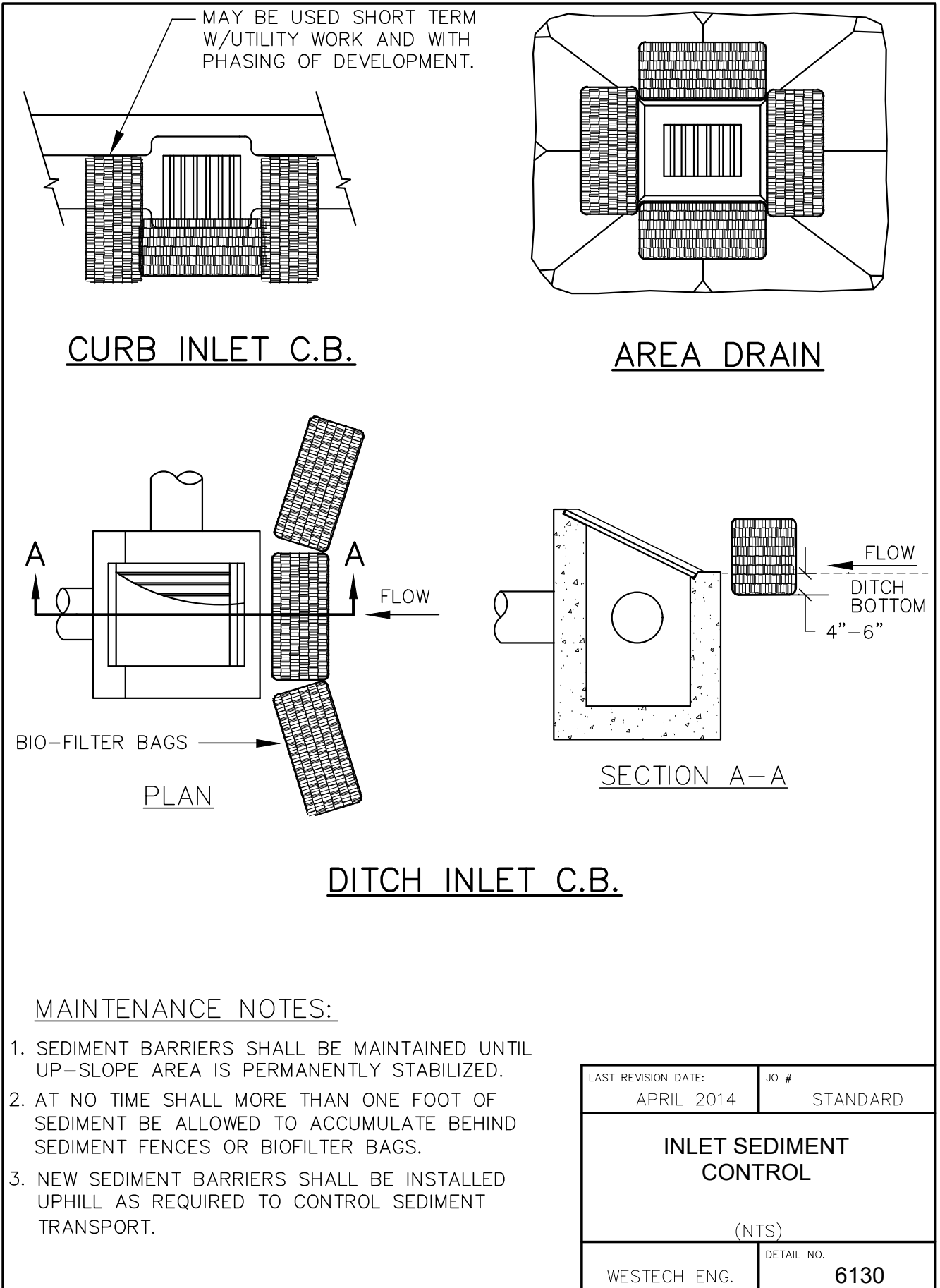
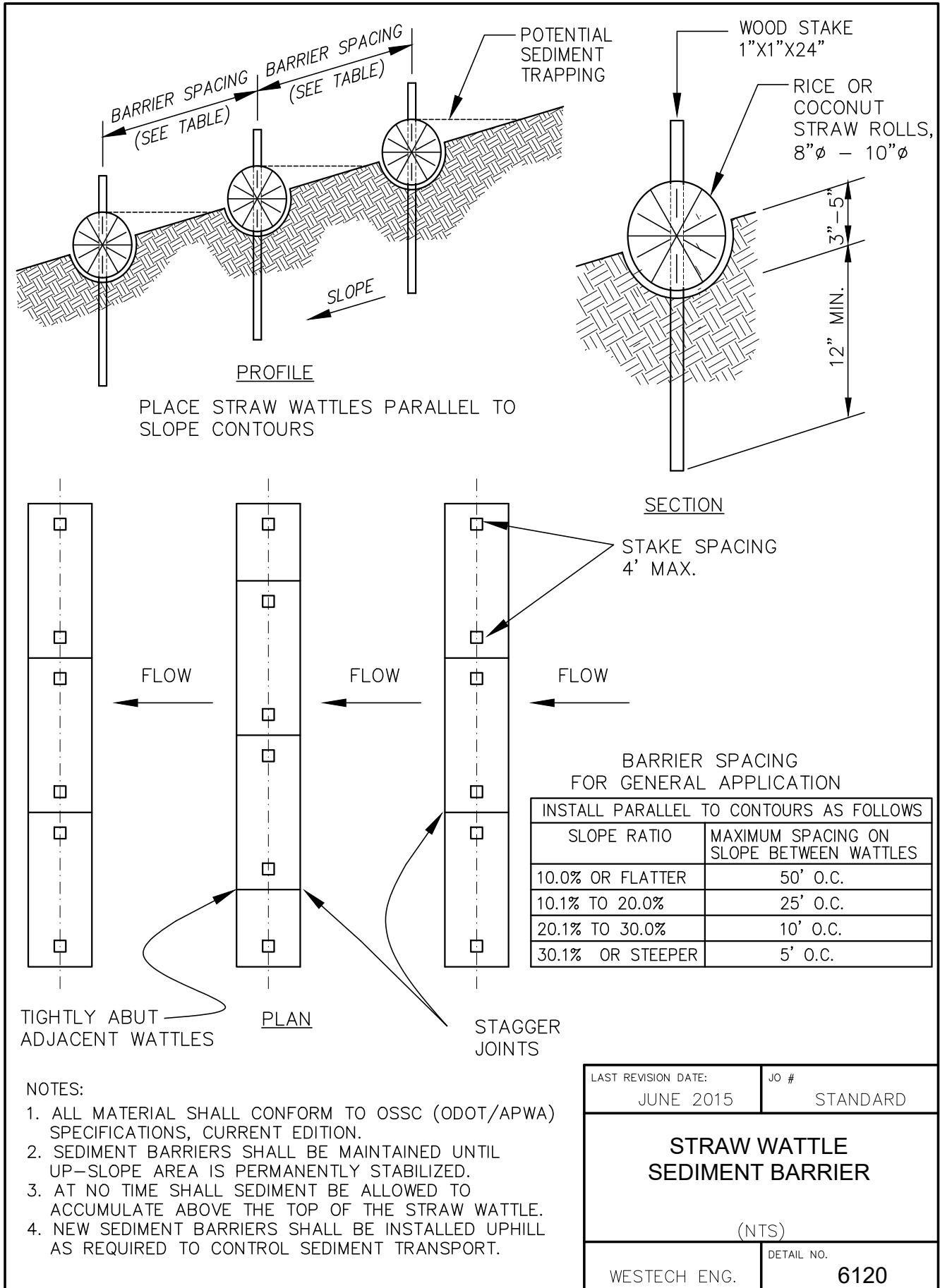
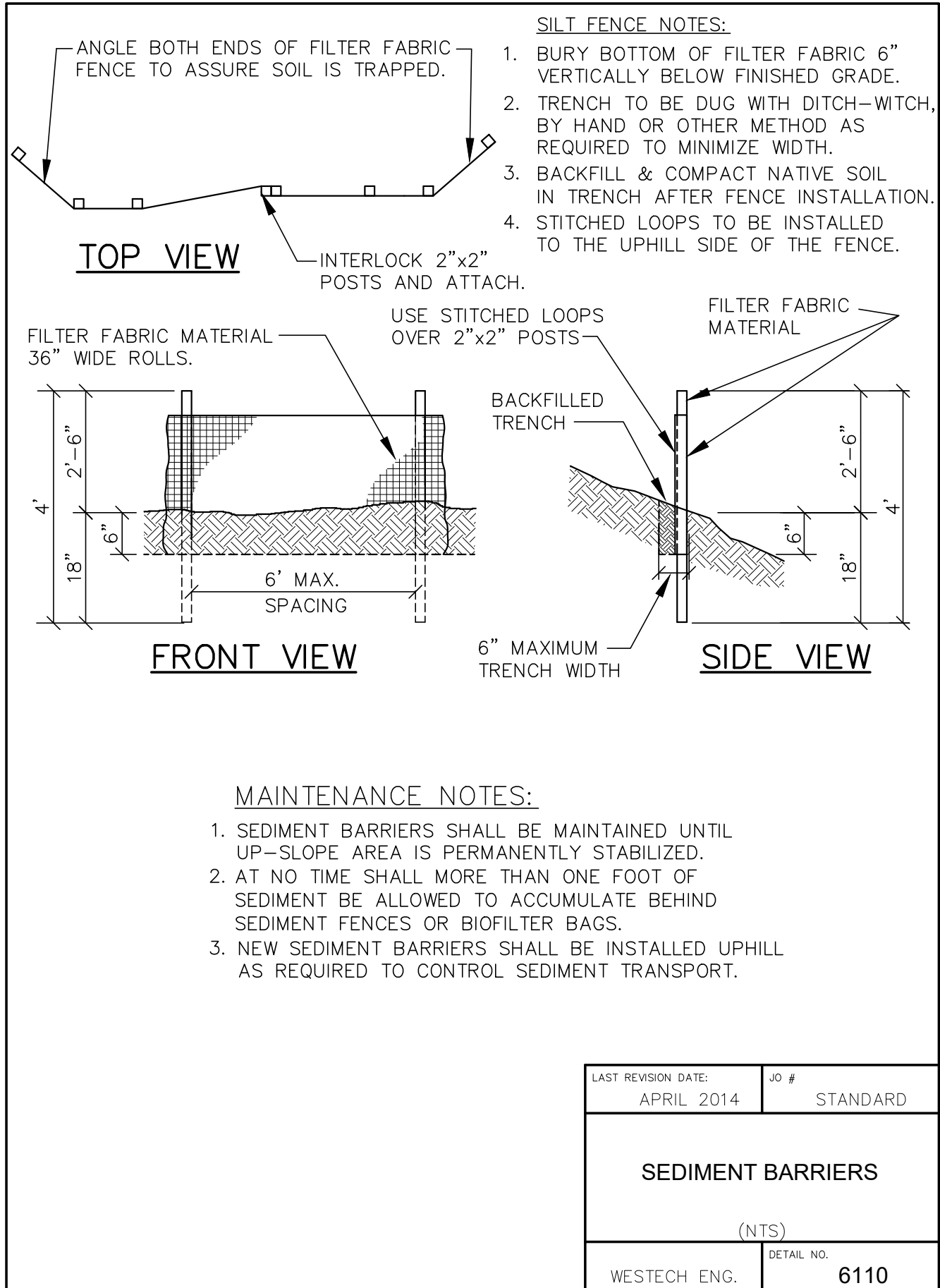
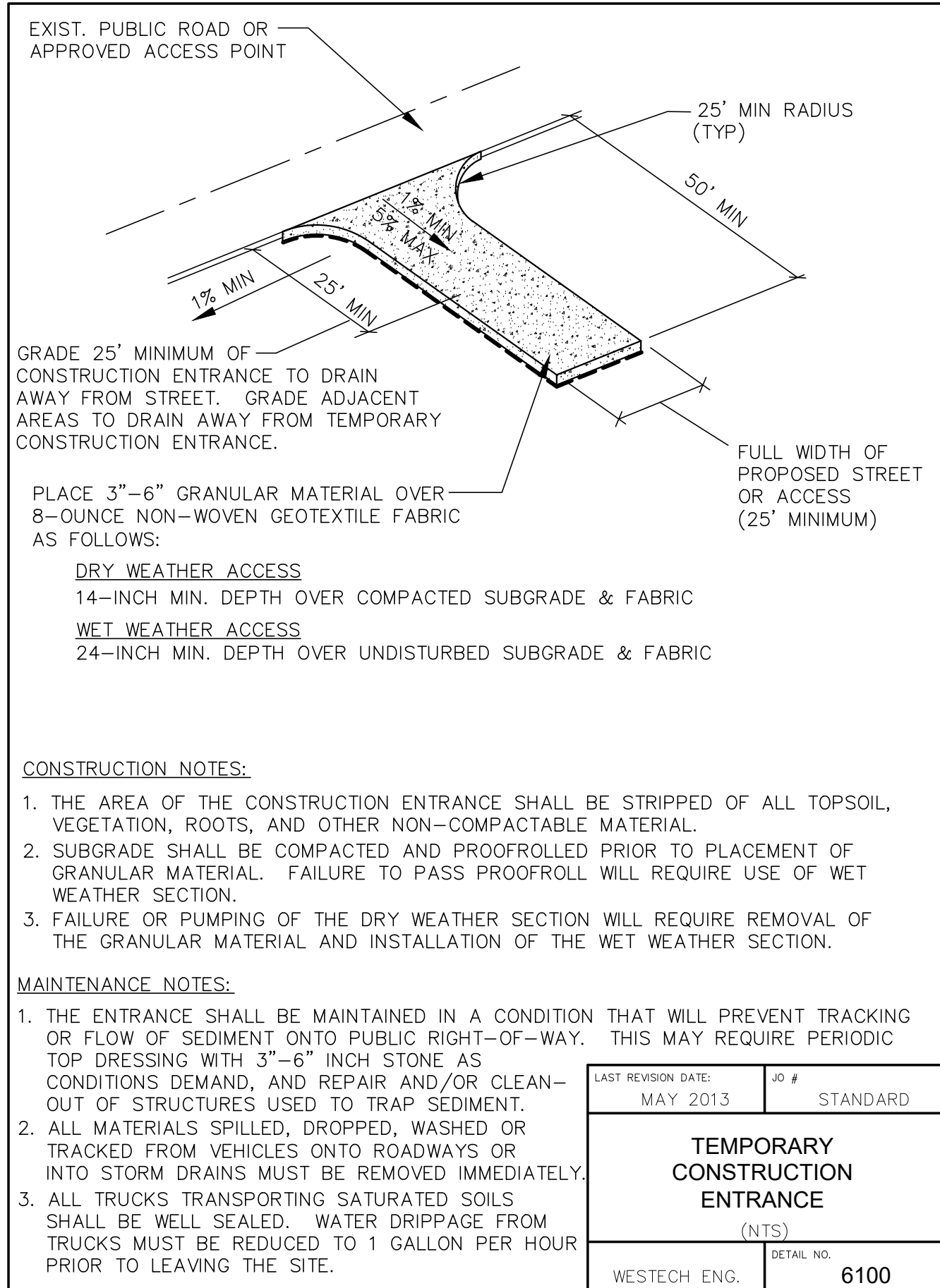
A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SOIL TYPE(S):	PER MARION CO. SOIL SURVEY THE SITE SOILS INCLUDE, "SANTIAM SILT LOAM, 3 TO 6 PERCENT SLOPES" AND "SILVERTON SILT LOAM, 2 TO 12 PERCENT SLOPES".
EROSION HAZARD:	PER MARION CO. SOIL SURVEY EROSION HAZARD RANGE IS "SLIGHT" TO "MODERATE"
SITE AREA:	0.85 Ac
DISTURBANCE AREA:	0.82 Ac

1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water quality standards.
2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
4. The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
8. The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
9. The Contractor shall provide site watering as necessary to prevent wind erosion of fine-grained soils.
10. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio-bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
11. Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to a post.
12. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain a silt and sediment captured.
13. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
14. Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 30-inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2-inch plastic mesh.
15. Sediment barriers shall be maintained until the up-slope area has been permanently stabilized. At no time shall more than 10-inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio-filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
16. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
17. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water dripage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
18. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right-of-way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
19. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
20. Temporary grass cover measures must be fully established by October 15th, or other cover measures (i.e. erosion control blankets with anchors, 3-inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
21. Minimum wet weather slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensar/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensar/North American Green Type SC150 erosion control blanket. Use a minimum of 2-inches straw mulch or Tensar/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6-mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
22. Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.
23. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (i.e. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
24. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydrosseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
25. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.
26. When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
27. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
28. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F. with 16- 16-16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorous fertilizer.
29. Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.ii of the 1200-C Permit.
30. Contractor shall submit "Notice of Termination" to DEQ to end the 1200-C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occurred.

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<div style="text-align: center;">  <p><b>WESTECH ENGINEERING, INC.</b> CONSULTING ENGINEERS AND PLANNERS</p> </div> <div style="margin-top: 10px;">             3844 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302              Phone: (503) 585-2474 Fax: (503) 585-3986              E-mail: westech@westech-eng.com         </div>																																																																															
																																																																															
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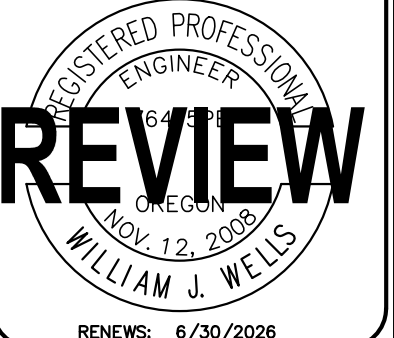


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DATE: OCT 2024

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CKD. JW



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CONSULTING ENGINEERS AND PLANNERS  
WILLIAM J. WELLS  
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E-mail: westech@westech-eng.com

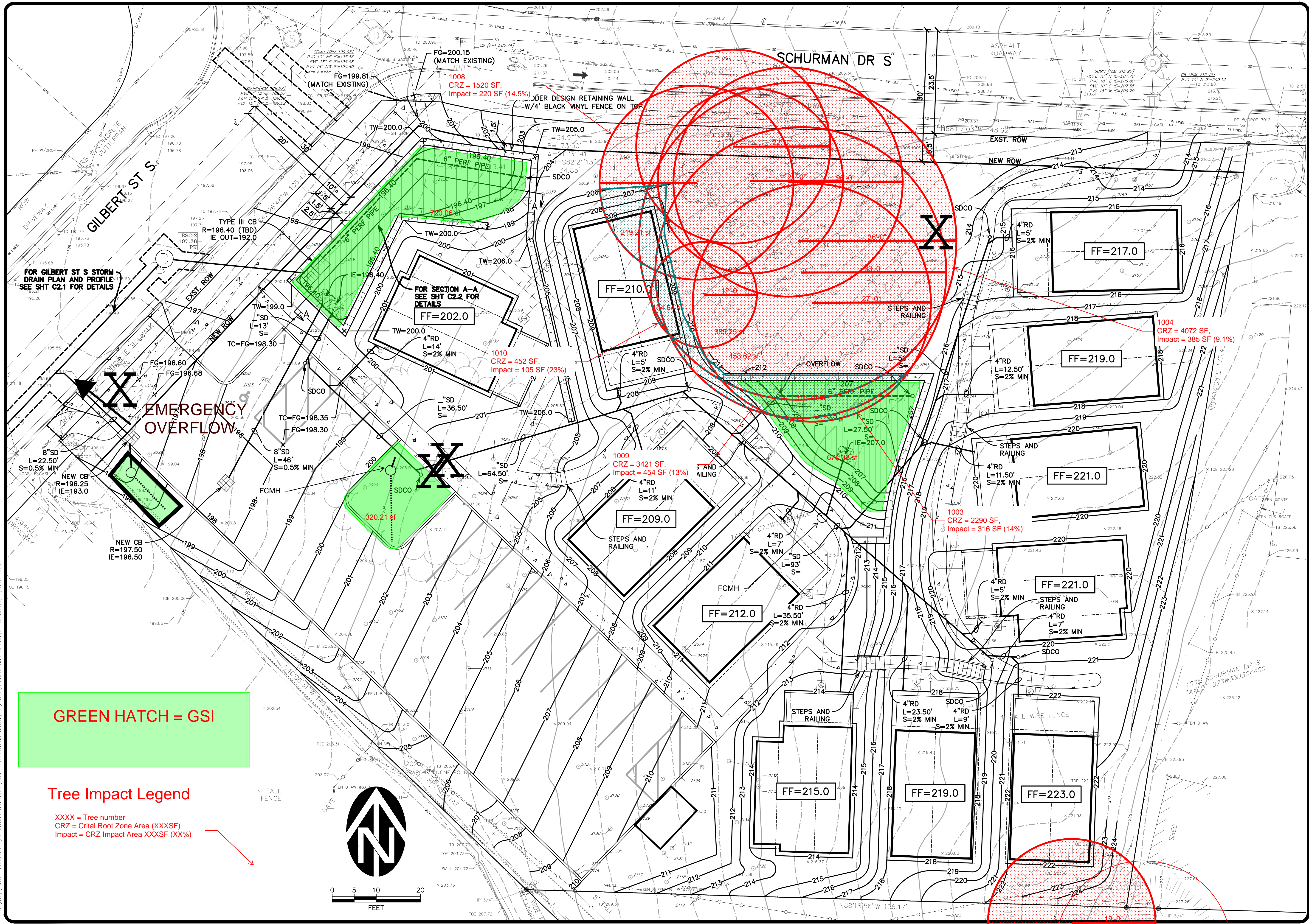
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SCHURMAN COTTAGES

**EROSION CONTROL DETAILS**

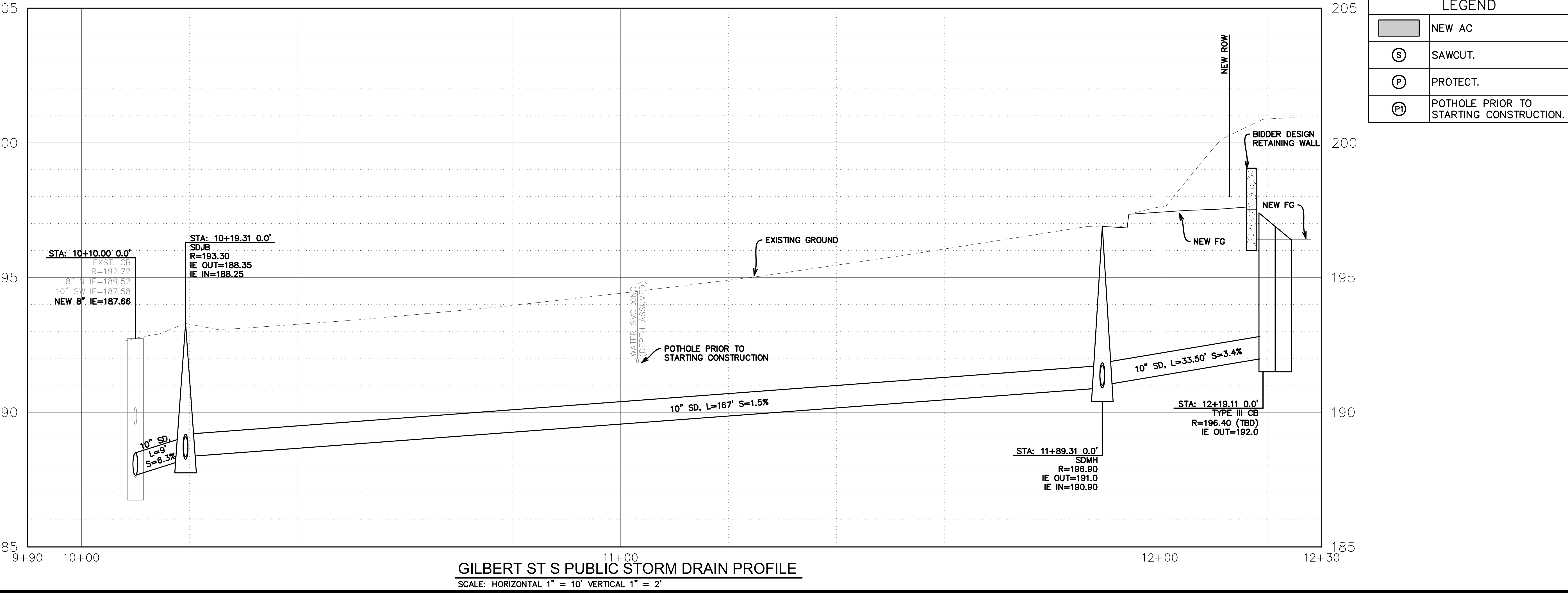
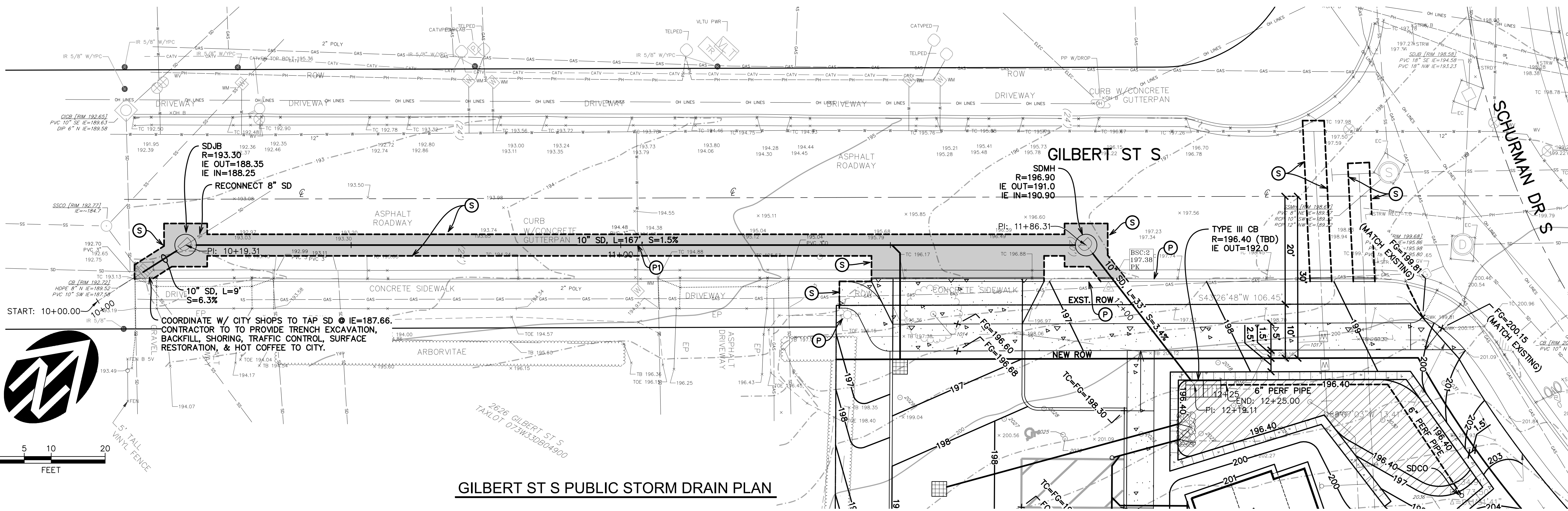
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DATE: OCT 2024

REGISTERED PROFESSIONAL ENGINEER  
NOV. 12, 2008  
WILLIAM J. WELLS

RENEWS: 6/30/2028

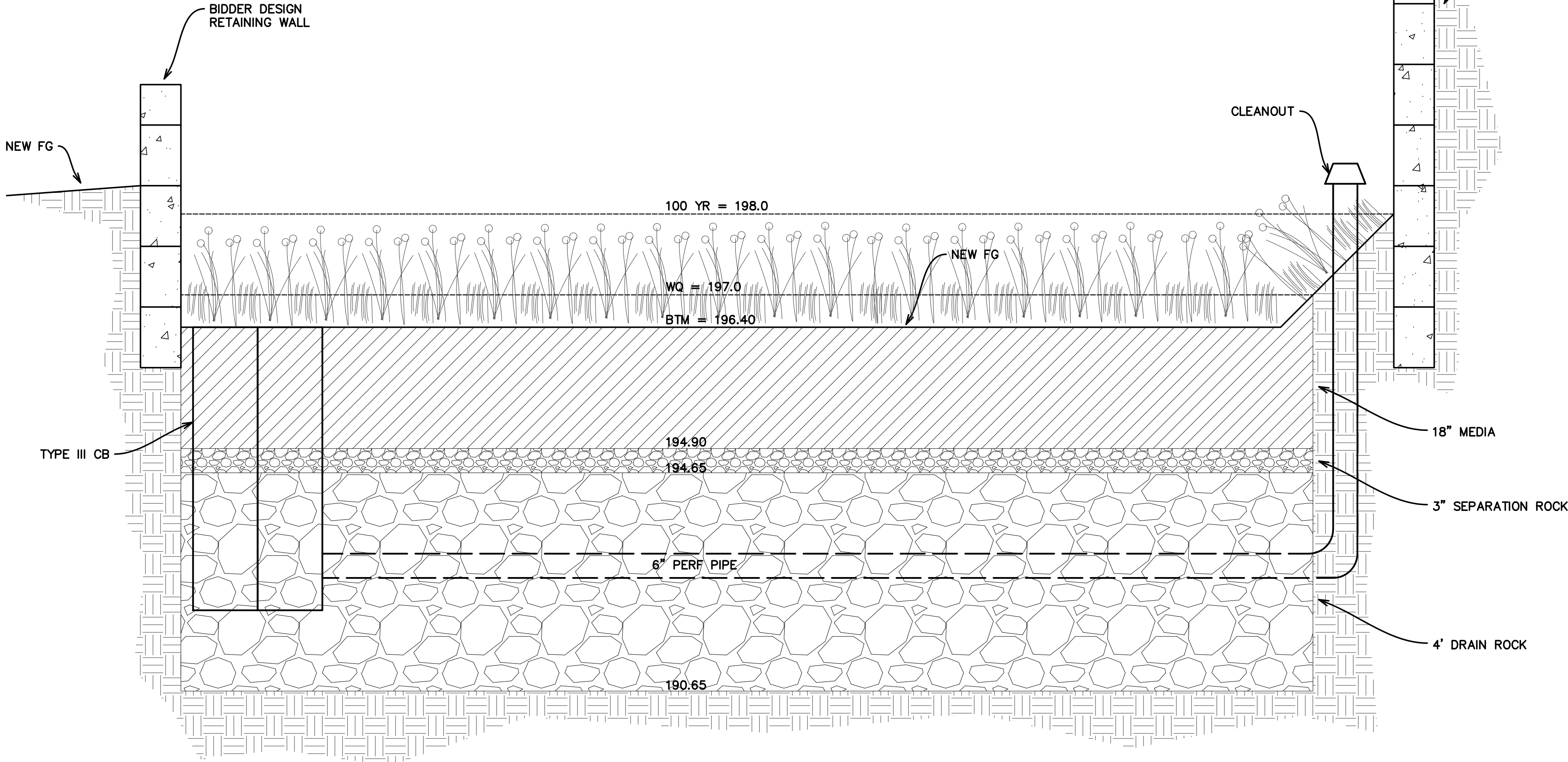
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Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westech@westech-eng.com

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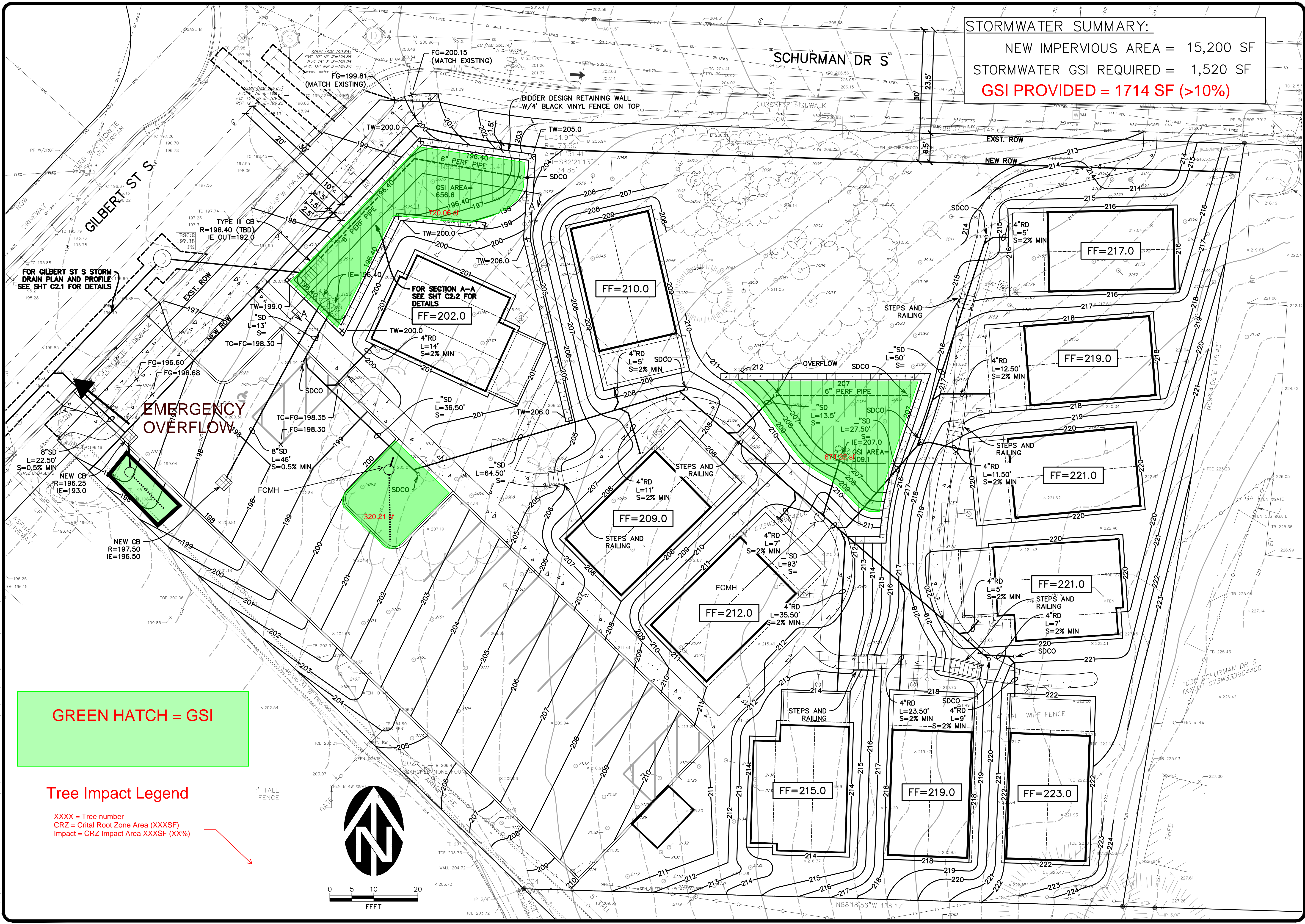
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CLUTCH INDUSTRIES INC  
SCHURMAN COTTAGES  
SECTION A-A

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JOB NUMBER  
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### STORMWATER SUMMARY:

NEW IMPERVIOUS AREA = 15,200 SF  
STORMWATER GSI REQUIRED = 1,520 SF  
**GSI PROVIDED = 1714 SF (>10%)**

**EMERGENCY  
OVERFLOW**

**GREEN HATCH = GSI**

### Tree Impact Legend

XXXX = Tree number  
CRZ = Critical Root Zone Area (XXXXSF)  
Impact = CRZ Impact Area XXXSF (XX%)

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ENGINEER  
NOV. 12, 2009  
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REVISIONS: 6/30/2026

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Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westtech@westtech-eng.com

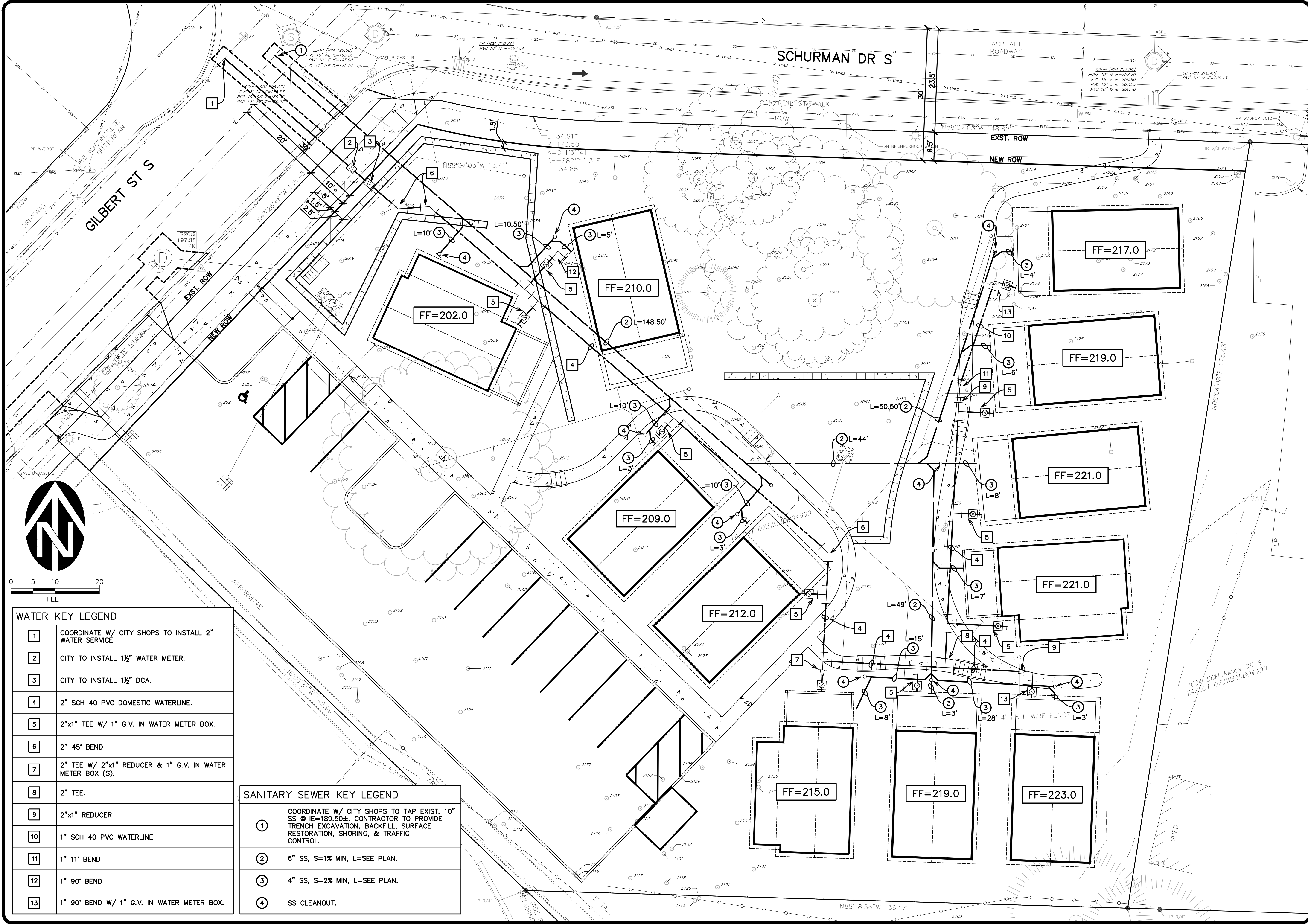
CLUTCH INDUSTRIES INC  
SCHURMAN COTTAGES  
STORMWATER MANAGEMENT  
PLAN

DRAWING  
C2.3

JOB NUMBER  
3541.1000.0



12/16/2024 2:34:37 PM  
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#### WATER KEY LEGEND

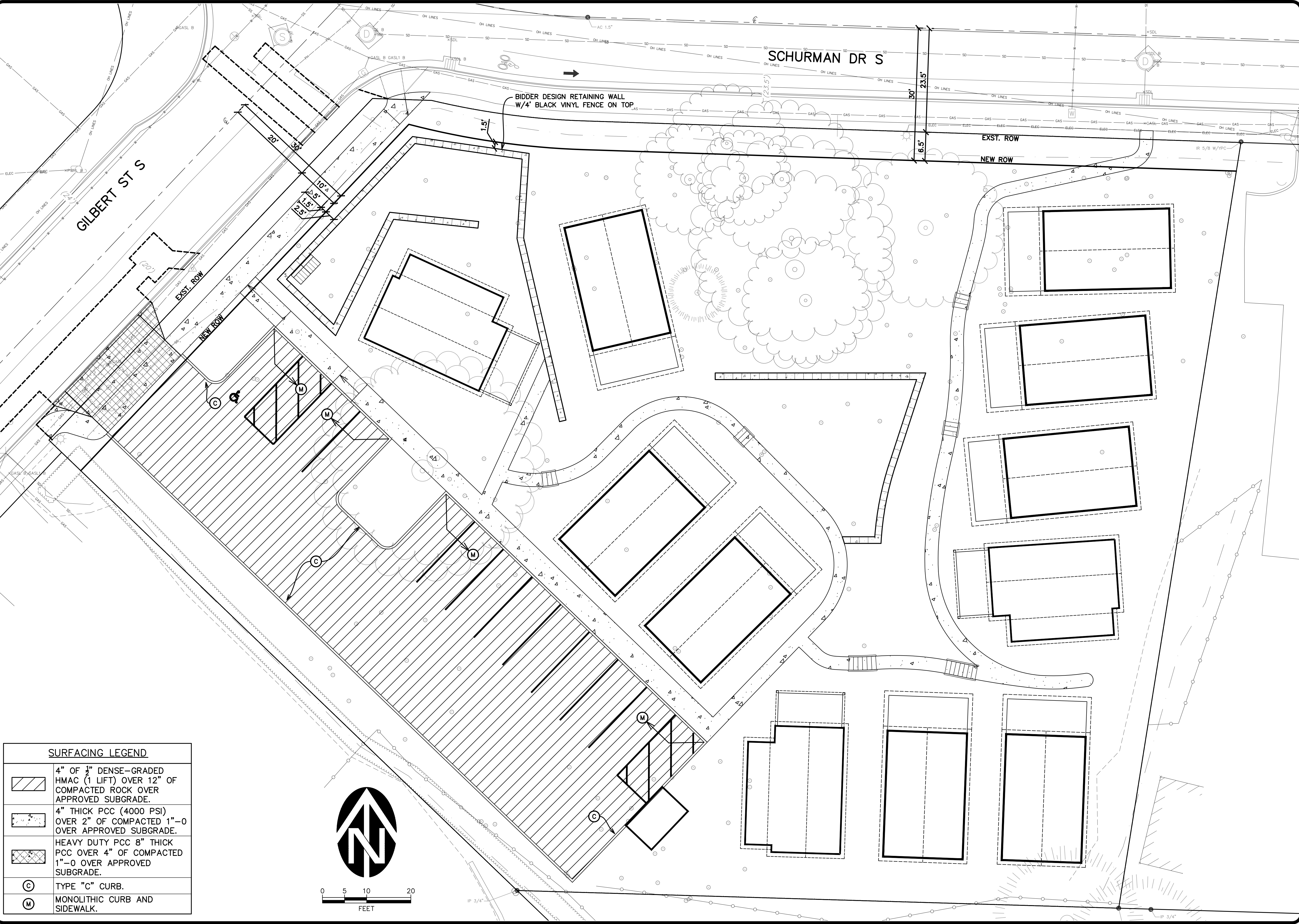
1	COORDINATE W/ CITY SHOPS TO INSTALL 2" WATER SERVICE.
2	CITY TO INSTALL 1½" WATER METER.
3	CITY TO INSTALL 1½" DCA.
4	2" SCH 40 PVC DOMESTIC WATERLINE.
5	2"x1" TEE W/ 1" G.V. IN WATER METER BOX.
6	2" 45° BEND
7	2" TEE W/ 2"x1" REDUCER & 1" G.V. IN WATER METER BOX (S).
8	2" TEE.
9	2"x1" REDUCER
10	1" SCH 40 PVC WATERLINE
11	1" 11° BEND
12	1" 90° BEND
13	1" 90° BEND W/ 1" G.V. IN WATER METER BOX.

#### SANITARY SEWER KEY LEGEND

1	COORDINATE W/ CITY SHOPS TO TAP EXIST. 10" SS @ IE=189.50±. CONTRACTOR TO PROVIDE TRENCH EXCAVATION, BACKFILL, SURFACE RESTORATION, SHORING, & TRAFFIC CONTROL.
2	6" SS, S=1% MIN, L=SEE PLAN.
3	4" SS, S=2% MIN, L=SEE PLAN.
4	SS CLEANOUT.

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON ORIGINAL DRAWING, SCALES ACCORDINGLY		DSN. JW DRN. JW CKD. JW	NO. 1 DATE OCT 2024	DESCRIPTION REVIEWS	BY
<div><div>REGISTERED PROFESSIONAL ENGINEER NOV. 12, 2008 WILLIAM J. WELLS RENEWS: 6/30/2028</div><div><div>WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com</div><div><div>CLUTCH INDUSTRIES INC SCHURMAN COTTAGES UTILITY PLAN</div><div>DRAWING C3.0</div><div>JOB NUMBER 3541.1000.0</div></div></div></div>					

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**SURFACING LEGEND**

	4" OF 1/2" DENSE-GRADED HMAC (1 LIFT) OVER 12" OF COMPACTED ROCK OVER APPROVED SUBGRADE.
	4" THICK PCC (4000 PSI) OVER 2" OF COMPACTED 1"-0 OVER APPROVED SUBGRADE.
	HEAVY DUTY PCC 8" THICK PCC OVER 4" OF COMPACTED 1"-0 OVER APPROVED SUBGRADE.
	TYPE "C" CURB.
	MONOLITHIC CURB AND SIDEWALK.

CLUTCH INDUSTRIES INC

SCHURMAN COTTAGES

SURFACING PLAN

DRAWING  
C4.0

JOB NUMBER  
3541.1000.0

REGISTERED PROFESSIONAL  
ENGINEER  
NOV. 12, 2008  
WILLIAM J. WEIS

WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westech@westech-eng.com

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS DRAWING  
SIZES ACCORDINGLY

1"  
0

DSN. JW  
DRN. JH  
CKD. JW

NO. 1  
DATE: OCT 2024

DESCRIPTION  
REVISIONS  
BY






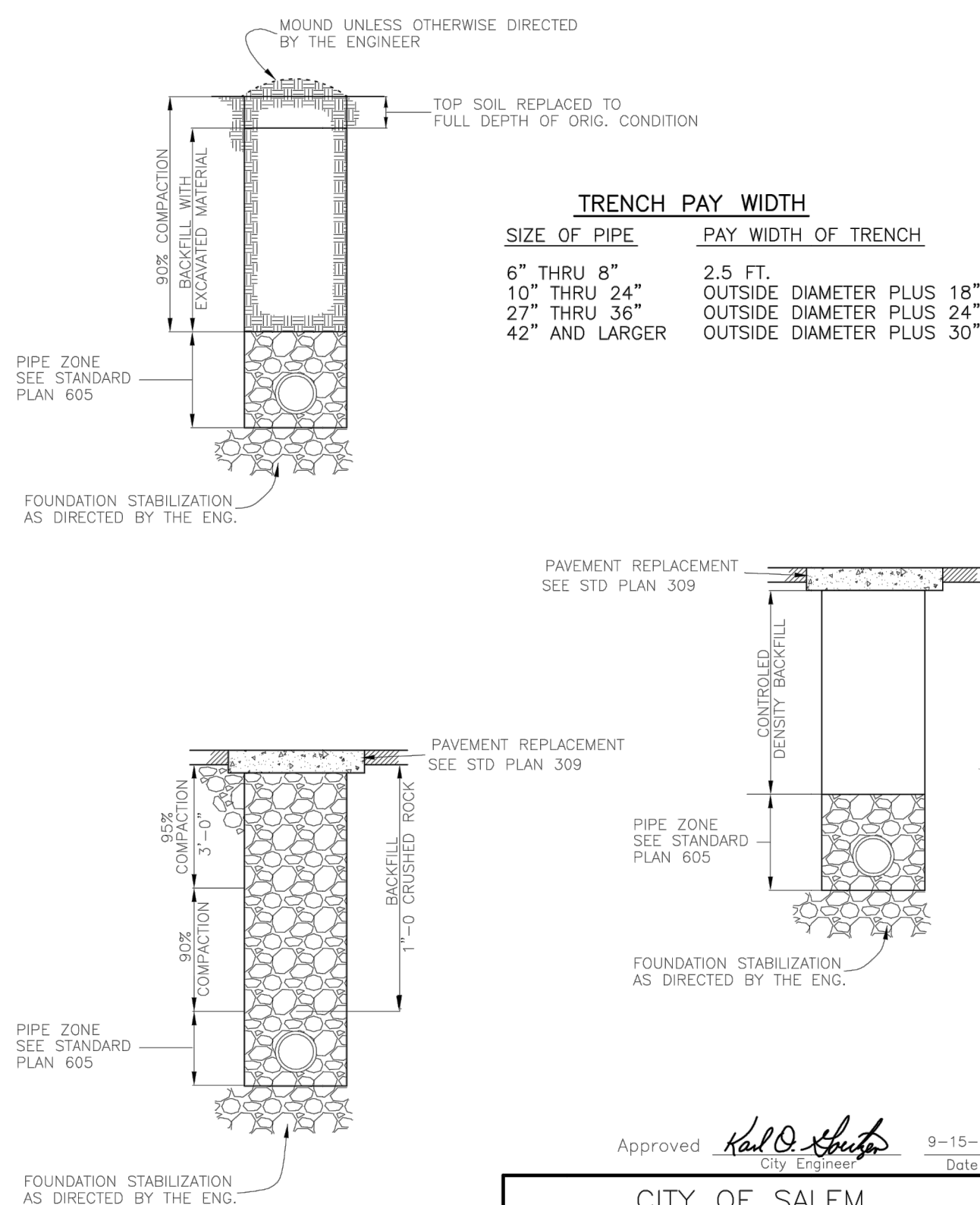




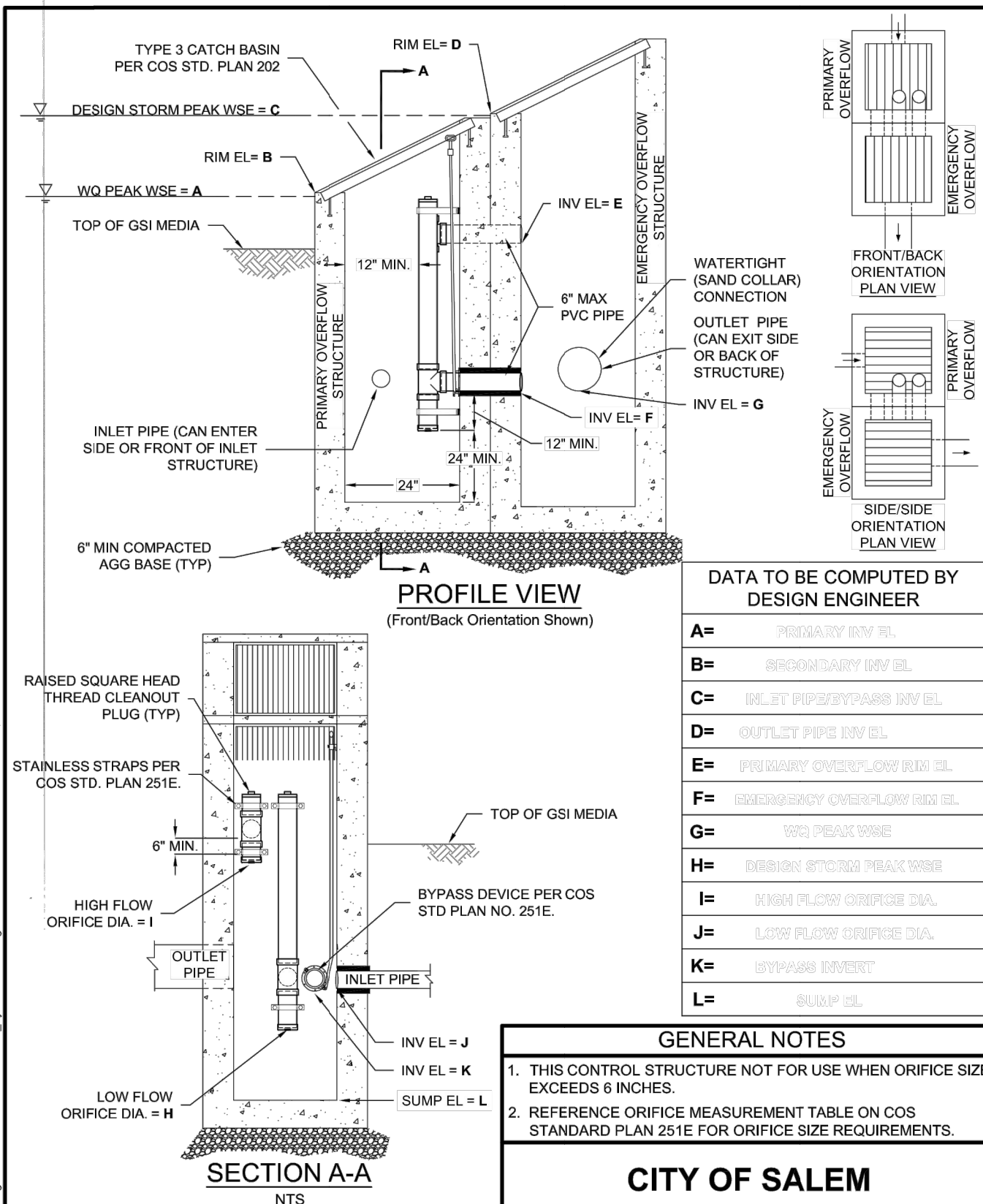



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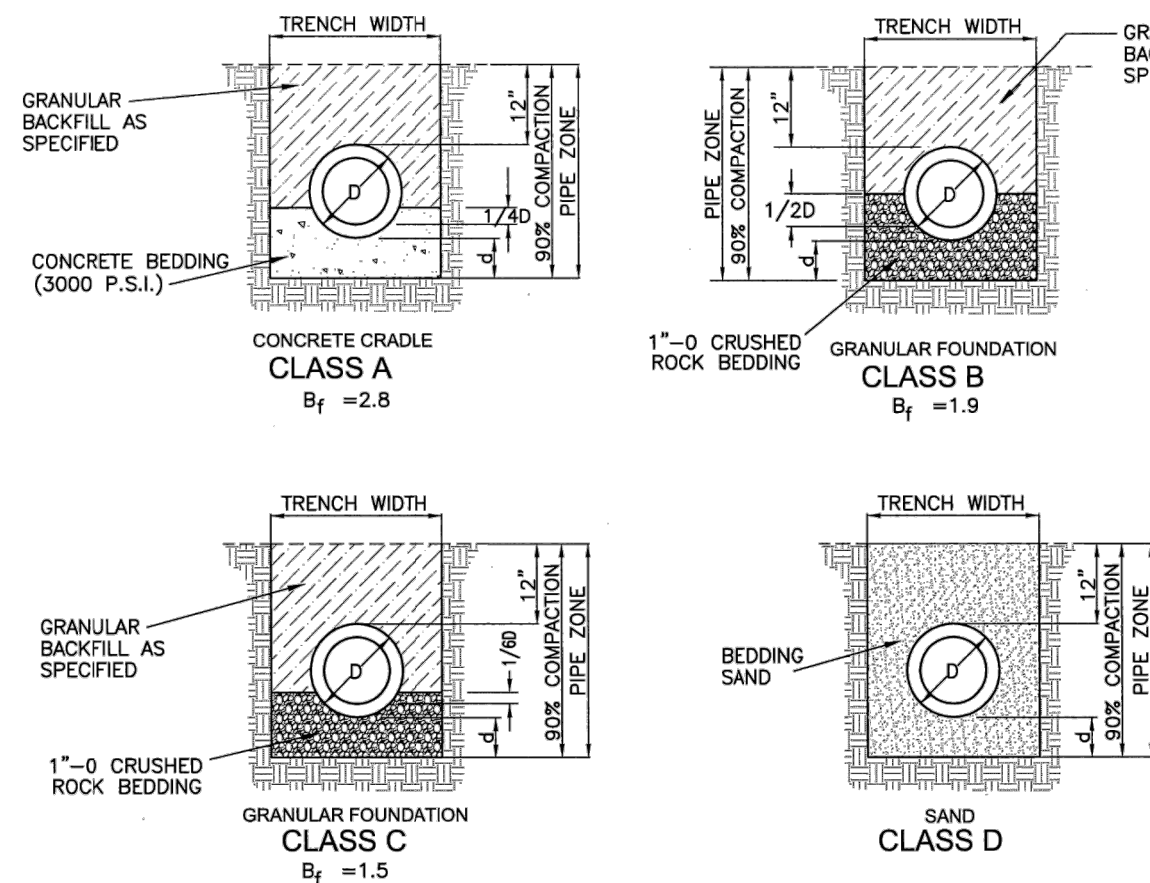
4	Added external seals	2/15	JAP		<div style="text-align: center;"> <b>CITY OF SALEM</b>  <b>DEPARTMENT OF PUBLIC WORKS</b>    <b>STANDARD PLAN</b>  <b>MANHOLE</b> </div>
3	Removed table, changed max fall	12/13	KAK		
2	Changed note on alternate config.	8/99			
1	Allowed low profile cone section	8/99			
No.	Description	Date	By	Appr	
<b>REVISION</b>					
APPROVED	 CITY ENGINEER	4/2015	DRAWN BY	JAP	5/2014
			CHECKED BY	DEW	5/2014
<b>NO. 101</b>					



				DEPARTMENT OF PUBLIC WORKS			
				STANDARD PLAN			
				PIPE TRENCH			
1	CONVERTED TO CAD DWG.	3/99		DRAWN BY CS		NO.601	
No.	Description	Date	By	Appr	CHECKED BY D.W.		
	REVISION						



CHANGES						STANDARD PLAN			
						FLOW CONTROL STRUCTURE-TYPE 3			
APPROVED	 JODY MATTHEI CITY ENGINEER				6/8/2021	DRAWN BY	KLA	4/20/21	NO.251C
					DATE	CHECKED BY	JDL	4/20/21	



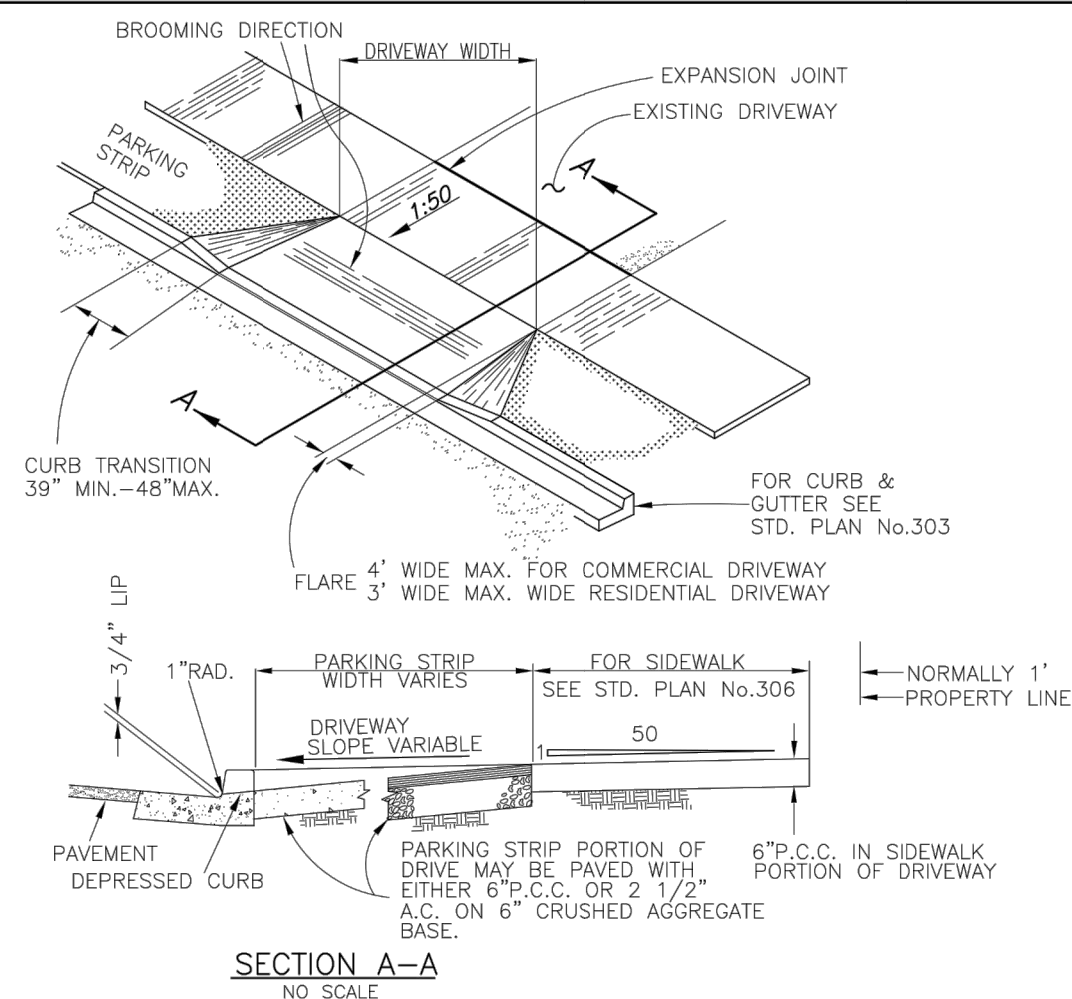
<p align="center"><b>GENERAL NOTES</b></p> <p>1. WHERE DIRECTED BY THE ENGINEER GRANULAR TRENCH STABILIZATION SHALL BE PLACED PRIOR TO LAYOUT OF THE BEDDING. SIZE AND DEPTH ARE DEPENDENT ON SOIL CONDITIONS.</p> <p>2. FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR MATERIAL AS DIRECTED BY THE ENGINEER.</p> <p>3. BEDDING AND BACKFILL MATERIALS IN THE PIPE ZONE SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.</p> <p>4. WHERE DIRECTED BY THE ENGINEER USE 1"-0 CRUSHED ROCK FOR ENTIRE PIPE ZONE. (SEE SCS 204.3.18)</p>	<p align="center"><b>CITY OF SALEM</b></p> <p align="center"><b>DEPARTMENT OF PUBLIC WORKS</b></p> <p align="center"><b>STANDARD PLAN</b></p> <p align="center"><b>PIPE ZONE</b></p>
---	---

<p>D = OUTSIDE DIAMETER d = DEPTH OF BEDDING MATERIAL BELOW PIPE</p>	
<p align="center">DEPTH OF BEDDING MATERIAL BELOW PIPE</p>	
<p align="center">D</p>	<p align="center">d(min).</p>
<p align="center">12" &amp; SMALLER</p>	<p align="center">6"</p>
<p align="center">15" to 36"</p>	<p align="center">8"</p>
<p align="center">42" &amp; LARGER</p>	<p align="center">10"</p>

<p>CHANGES</p>	<p>REMOVED COMMON BACKFILL AS OPTION 1/2016</p>				

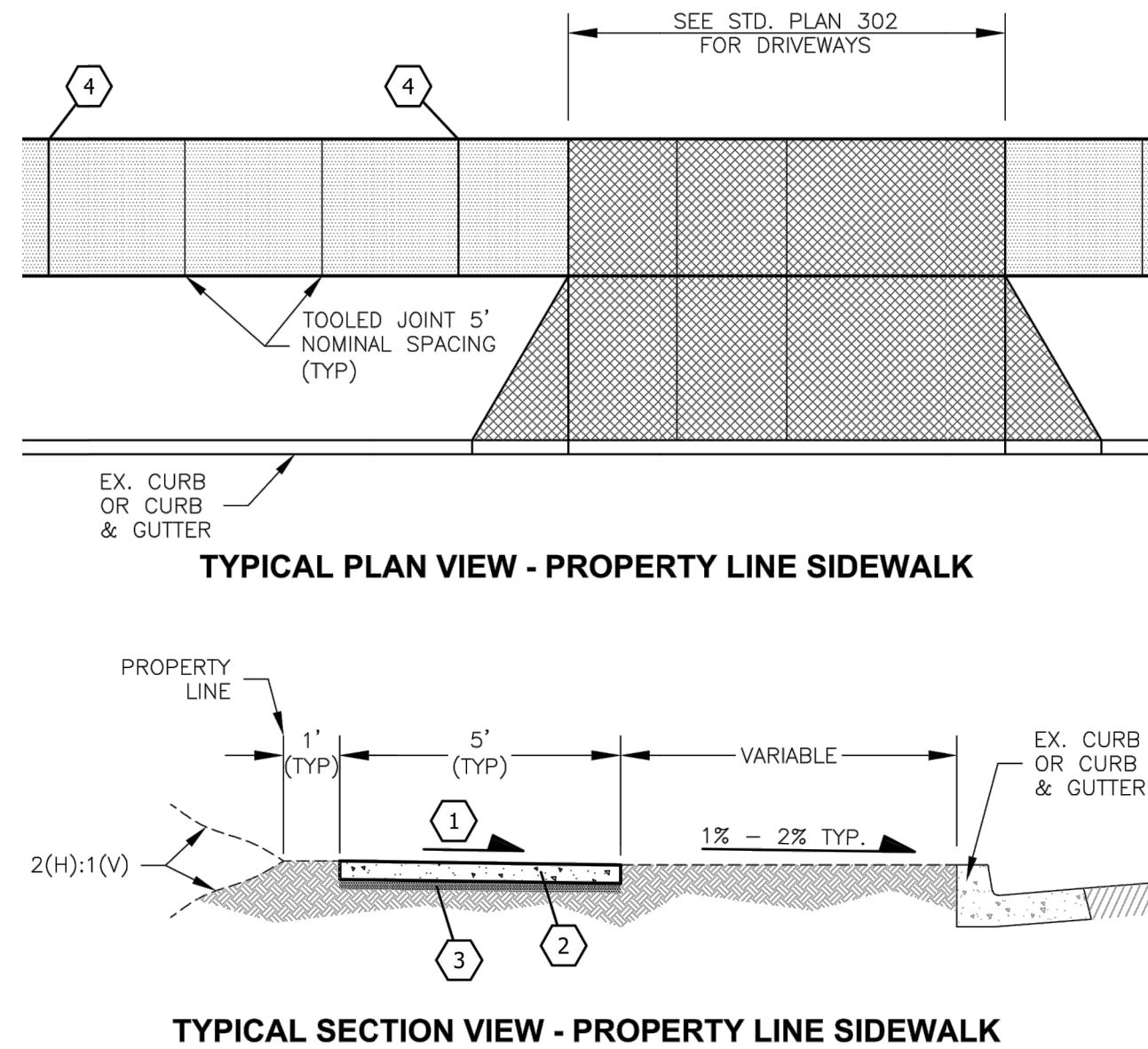
<p>APPROVED </p>	<p align="center">CITY ENGINEER</p>	<p align="center">2-23-16</p>

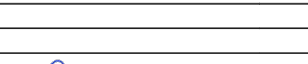
<p>DRAWN BY JAK</p>	<p>JAN 1/2016</p>	<p align="center" style="font-size: 2em; font-weight: bold;">NO.605</p>
<p>CHECKED BY JFK</p>	<p>JAN 1/2016</p>	



- NOTES:
1. DRIVEWAY WIDTH WILL NORMALLY BE SHOWN ON PROJECT PLANS. WHEN NOT SHOWN, WIDTH SHALL BE AS DIRECTED BY THE ENGINEER. IN EITHER CASE, THE DRIVEWAY WIDTH SHALL NOT EXCEED THE LIMITS SET FORTH IN SALEM REVISED CODE CHAPTER 80.
  2. SIDEWALKS, INCLUDING THAT PORTION CROSSING THE DRIVEWAY SHALL HAVE TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS AND TOOL ROUNDED BEFORE BROOMING. ALL EDGES SHALL BE TOOL ROUNDED AND SHINED (3") AFTER BROOMING.
  3. WHEN EXISTING DRIVEWAY CANNOT BE MATCHED TO NEW DRIVEWAY WITHIN SLOPE LIMITATIONS SHOWN, ADJUST EXISTING DRIVEWAY NOT CURB AND SIDEWALK GRADE.
  4. EXPANSION JOINTS 1/2"x3 1/2" PREMOLED JOINT MATERIAL AT LOCATIONS SHOWN.
  5. THE DIMENSIONS OF DRIVEWAY APPROACH SHALL NOT BE ADJUSTED WITHOUT SPECIFIC PRIOR (BEFORE FORMING) APPROVAL OF THE INSPECTOR.
  6. CONCRETE STRENGTH SHALL BE PER SCS 308.
  7. THE 1:50 CROSS-SLOPE OF SIDEWALK IS MEASURED FROM HORIZONTAL.
  8. SEE SIDEWALK DETAILS FOR RESTRICTIONS AND SPECIFICATIONS NOT SHOWN.

Approved <i>Karl O. Schubert</i>	5-18-04	CITY OF SALEM DEPARTMENT OF PUBLIC WORKS STANDARD PLAN DRIVEWAY APPROACH PROPERTY LINE SIDEWALK LAST REV. BY: DTM CHECKED BY: DFW NO. 302
City Engineer	Date	
DELETED ONE EXPANSION JOINT CURBING DETAIL CONVERTED TO SEPARATE DRAWING	5/04 7/99	
Description REVISION	Date	



KEYNOTES		GENERAL NOTES			
1	SLOPE 1.5% TYPICAL (2.0% MAXIMUM)	<ul style="list-style-type: none"> <li>• SIDEWALK WIDTH SHALL BE 5' UNLESS OTHERWISE SHOWN ON PLANS.</li> <li>• FINISH SIDEWALK WITH LIGHT TRAVERSE BROOMING.</li> <li>• ALL EDGES SHALL BE TOOL ROUNDED AND SHINED (3") AFTER BROOMING.</li> <li>• SET SIDEWALK 1FT FROM PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.</li> </ul>			
2	4" MIN. THICK P.C.C. COMMERCIAL GRADE CONCRETE.				
3	2" MIN. COMPACTED CRUSHED AGGREGATE.				
4	CONSTRUCT CONTRACTION JOINTS AT 15' FT MAX SPACING.				
		<b>CITY OF SALEM</b> <b>DEPARTMENT OF PUBLIC WORKS</b>			
CHANGES ALL NEW DRAWING		STANDARD PLAN <b>PROPERTY LINE SIDEWALK</b>			
APPROVED	 CITY ENGINEER	12/27/19	DATE	DRAWN BY JAK	10/2019 DEW
		<b>NO.306B</b>			

VERIFY SCALE					
BAR IS ONE INCH ON ORIGINAL DRAWING					
D	1"				
IF NOT ONE INCH ON SCALE, INDICATE SPACES ACCORDINGLY					
DSN.	JW				
DRN.	IH	1			
CKD.	JW	NO.	DATE	DESCRIPTION	BY
DATE: OCT 2024					
REVISIONS					



**WE**  
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841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97301  
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CLUTCH INDUSTRIES INC  
SCHURMAN COTTAGES  
CITY DETAILS

## CITY DETAILS

**DRAWING**  
**C6.1**

JOB NUMBER  
3541.1000.C