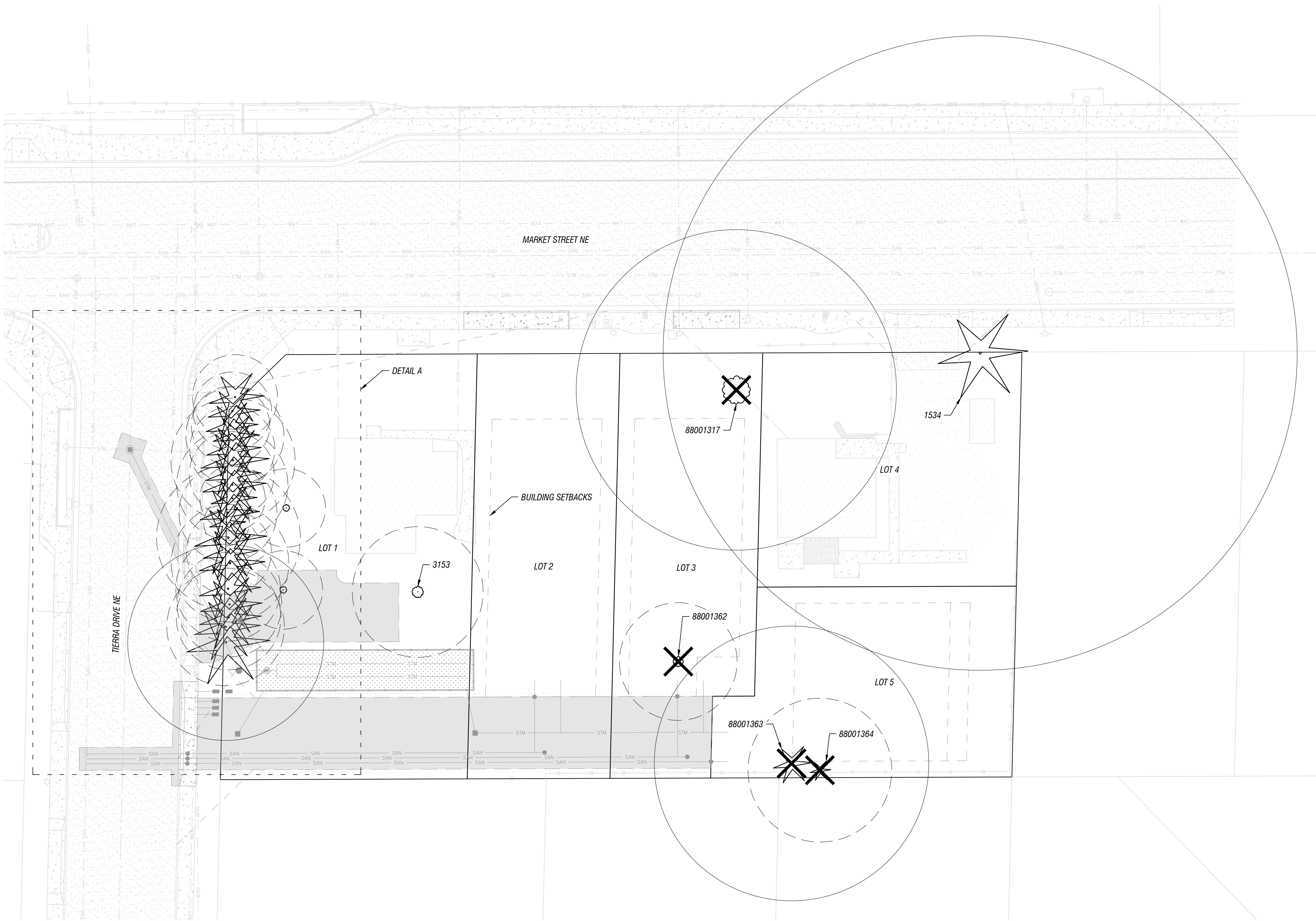




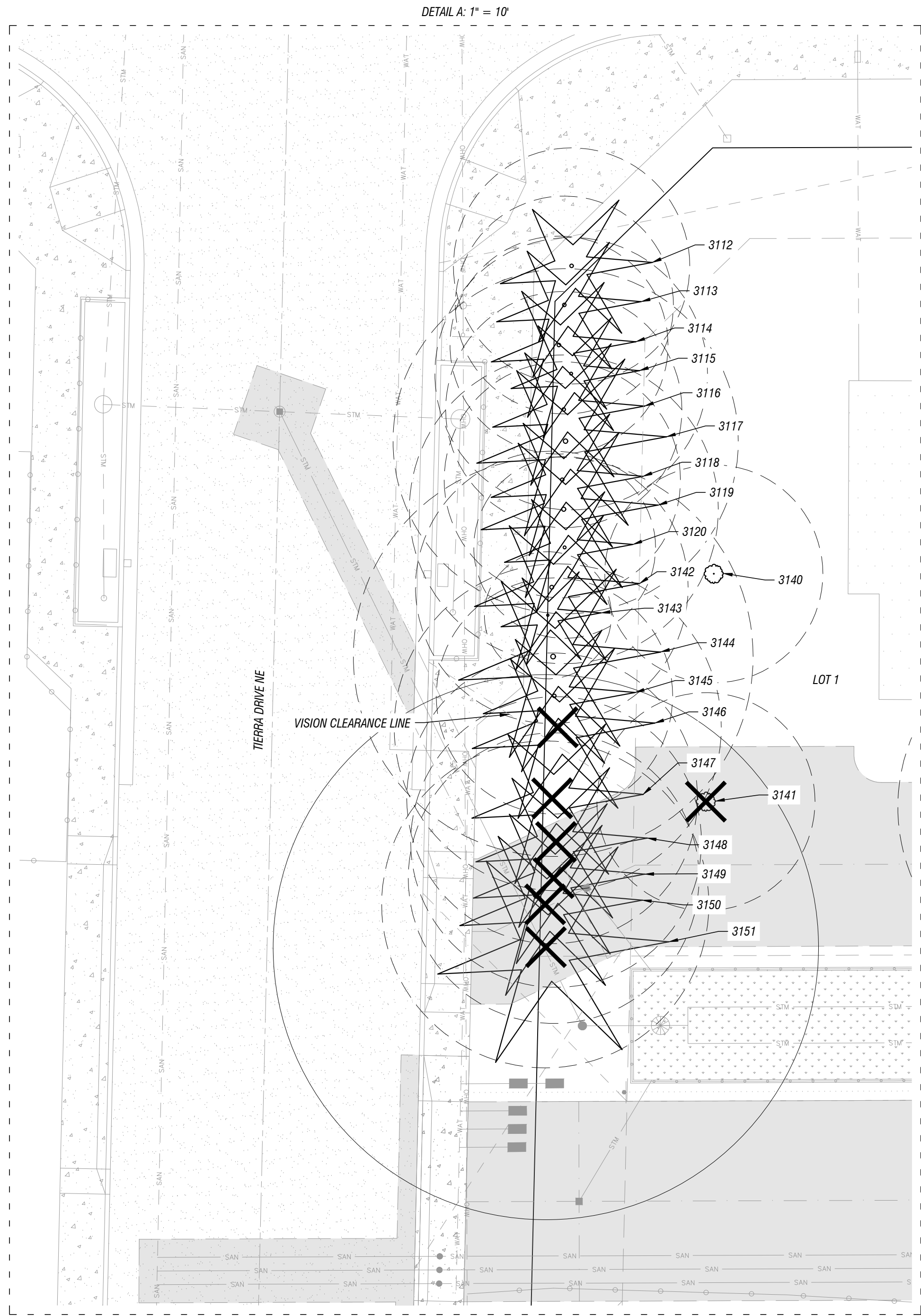
TREE TABLE									
TAG NUMBER	CATEGORY	DBH	SPECIES	REMOVE/PROTECT	TAG NUMBER	CATEGORY	DBH	SPECIES	REMOVE/PROTECT
1534	CT	97	SEQUOIA	PROTECT	3144	DT	22	CEDAR	PROTECT
3112	DT	13	CEDAR	PROTECT	3145	DT	13	CEDAR	PROTECT
3113	DT	12	CEDAR	PROTECT	3146	DT	18	CEDAR	REMOVE
3114	DT	12	CEDAR	PROTECT	3147	DT	16	CEDAR	REMOVE
3115	DT	10	CEDAR	PROTECT	3148	DT	16	CEDAR	REMOVE
3116	DT	13	CEDAR	PROTECT	3149	DT	16	CEDAR	REMOVE
3117	DT	19	CEDAR	PROTECT	3150	DT	18	CEDAR	REMOVE
3118	DT	13	CEDAR	PROTECT	3151	DT	30	CEDAR	REMOVE
3119	DT	17	CEDAR	PROTECT	3153	DT	20	APPLE	PROTECT
3120	DT	10	CEDAR	PROTECT	88001317	DT	49	PIN OAK	REMOVE
3140	DT	12	MAPLE	PROTECT	88001362	CT	18	PONDEROSA PINE	REMOVE
3141	DT	12	MAPLE	REMOVE	88001363	CT	42	INSENT CEDAR	REMOVE
3142	DT	15	CEDAR	PROTECT	88001364	CT	22	INSENT CEDAR	REMOVE
3143	DT	7	CEDAR	PROTECT					

NOTE: CT(CATEGORY) 30(DBH)
CT = CONIFEROUS TREE
DT = DECIDUOUS TREE

✕ = TREES TO BE REMOVED

○ = CRITICAL ROOT ZONE (INCH OF DIAMETER X 1-FOOT RADIUS)

○ = SIGNIFICANT TREE CRITICAL ROOT ZONE (INCH OF DIAMETER X 1-FOOT RADIUS)



CORNER OF MARKET AND TERRA

CHOM CONSTRUCTION

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TREE REMOVAL PLAN

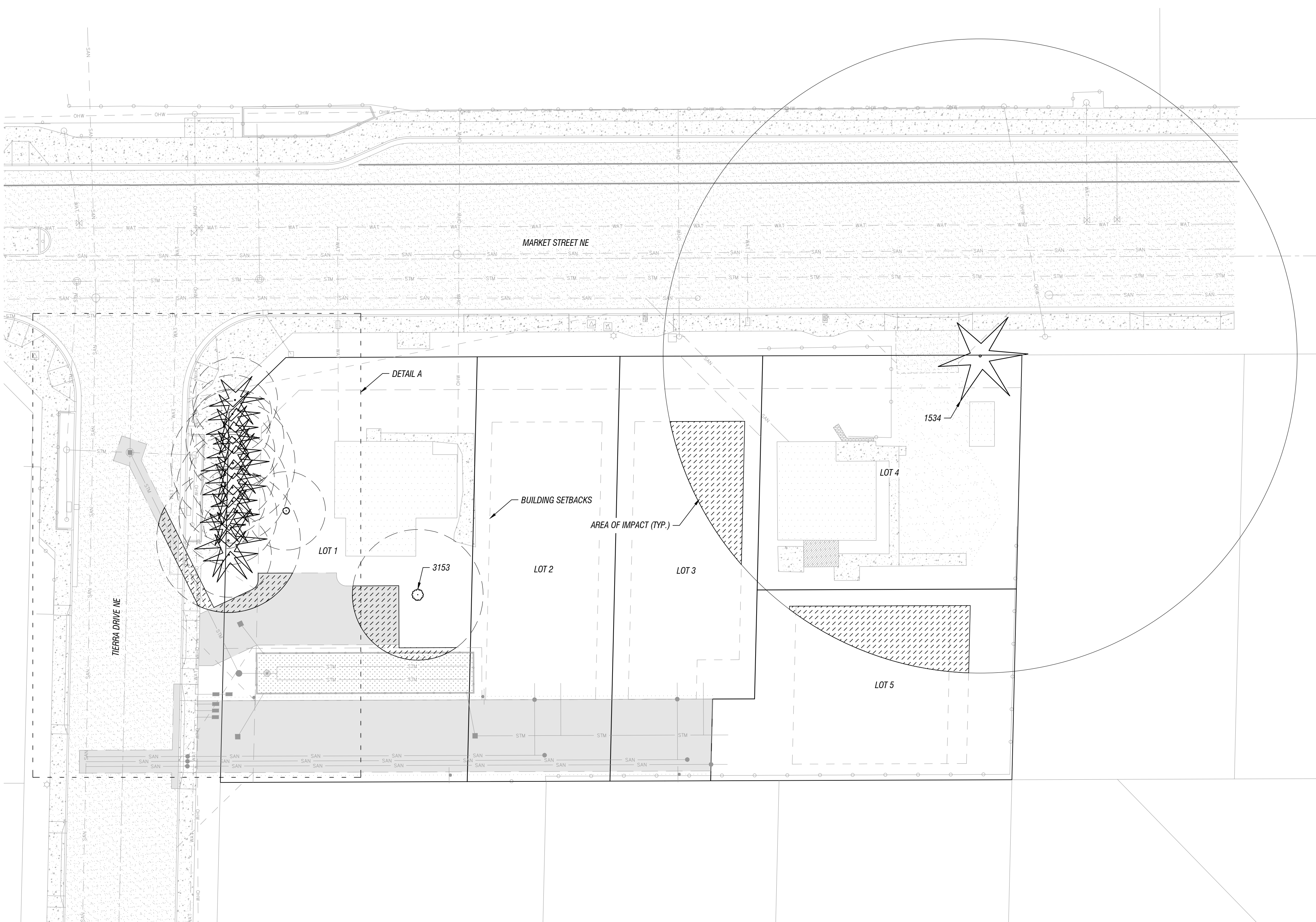
SCALE: 1" = 20'

PROJECT NO: 14-116

SHEET: 04 OF 15

TR-1

REGISTERED PROFESSIONAL ENGINEER
5500
J. VAN ARMAN
EXPIRES: 06/30/2026



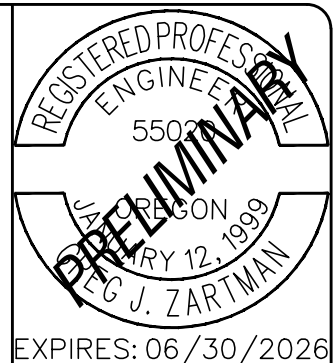
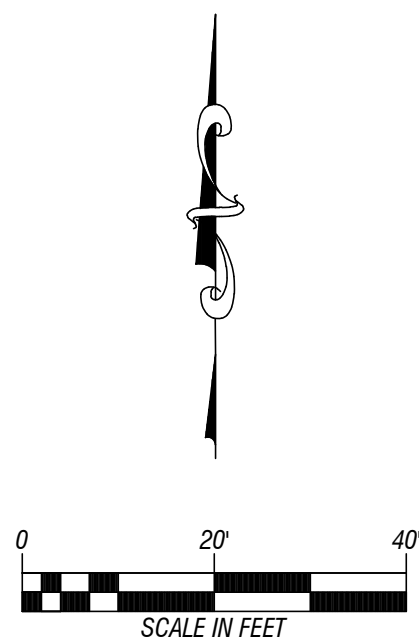
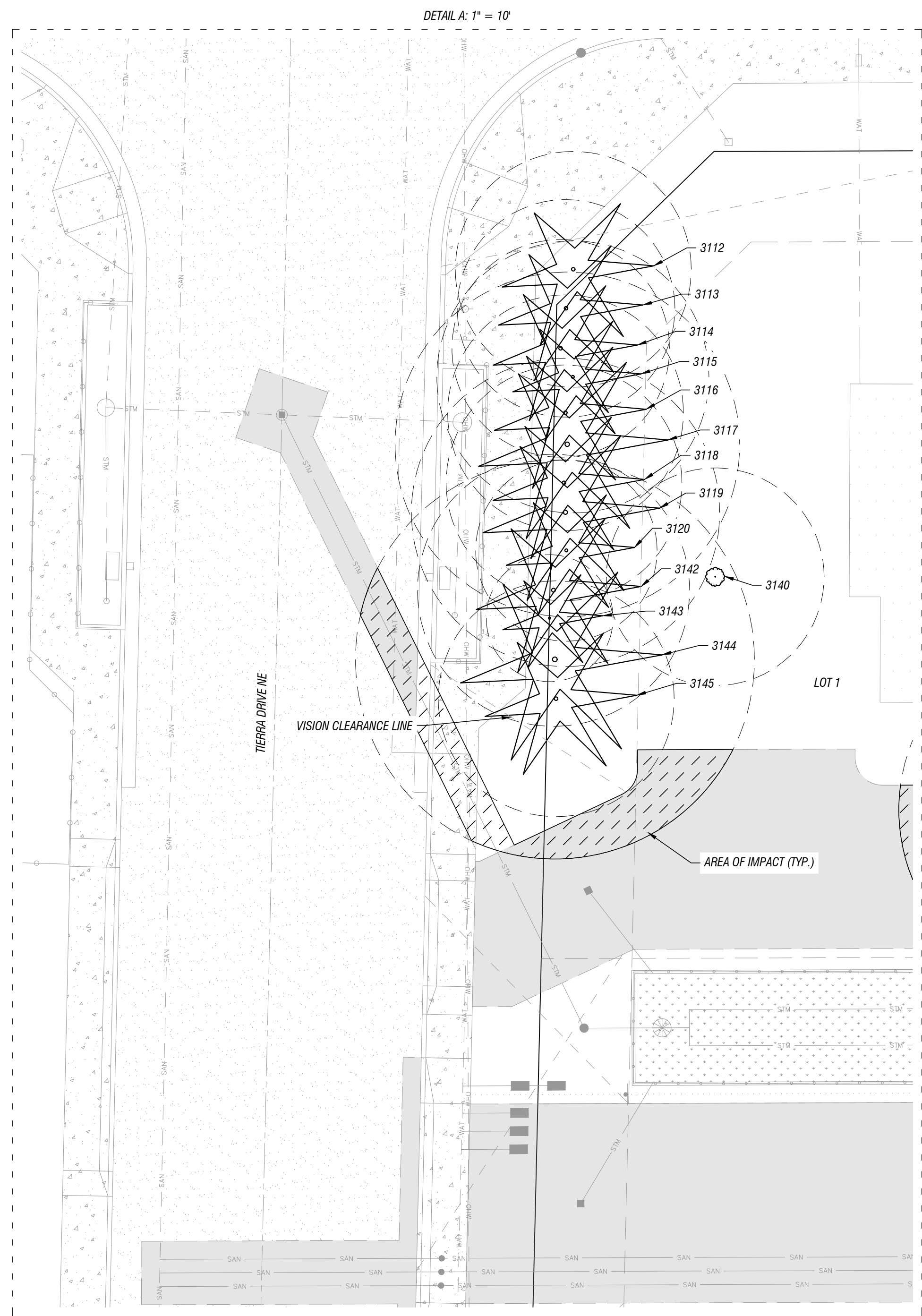
TAG NUMBER	CATEGORY	DBH	SPECIES	% IMPACTED	TAG NUMBER	CATEGORY	DBH	SPECIES	% IMPACTED
1534	CT	97	SEQUOIA	4.70%	3119	DT	17	CEDAR	0.00%
3112	DT	13	CEDAR	0.00%	3120	DT	10	CEDAR	0.00%
3113	DT	12	CEDAR	0.00%	3140	DT	12	MAPLE	0.00%
3114	DT	12	CEDAR	0.00%	3142	DT	15	CEDAR	0.00%
3115	DT	10	CEDAR	0.00%	3143	DT	7	CEDAR	0.00%
3116	DT	13	CEDAR	0.00%	3144	DT	22	CEDAR	16.50%
3117	DT	19	CEDAR	0.00%	3145	DT	13	CEDAR	4.30%
3118	DT	13	CEDAR	0.00%	3153	DT	20	APPLE	23.10%

NOTE: CT (CATEGORY) 30 (DBH)
CT = CONIFEROUS TREE
DT = DECIDUOUS TREE

 = TREES TO BE REMOVED

 = CRITICAL ROOT ZONE (INCH OF DIAMETER X 1-FOOT RADIUS)

 = SIGNIFICANT TREE CRITICAL ROOT ZONE (INCH OF DIAMETER X 1-FOOT RADIUS)

[illegible]

CORNER OF MARKET AND TERRA

CHOM CONSTRUCTION

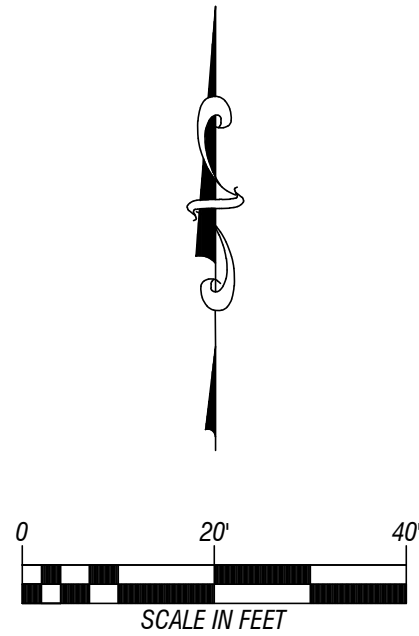
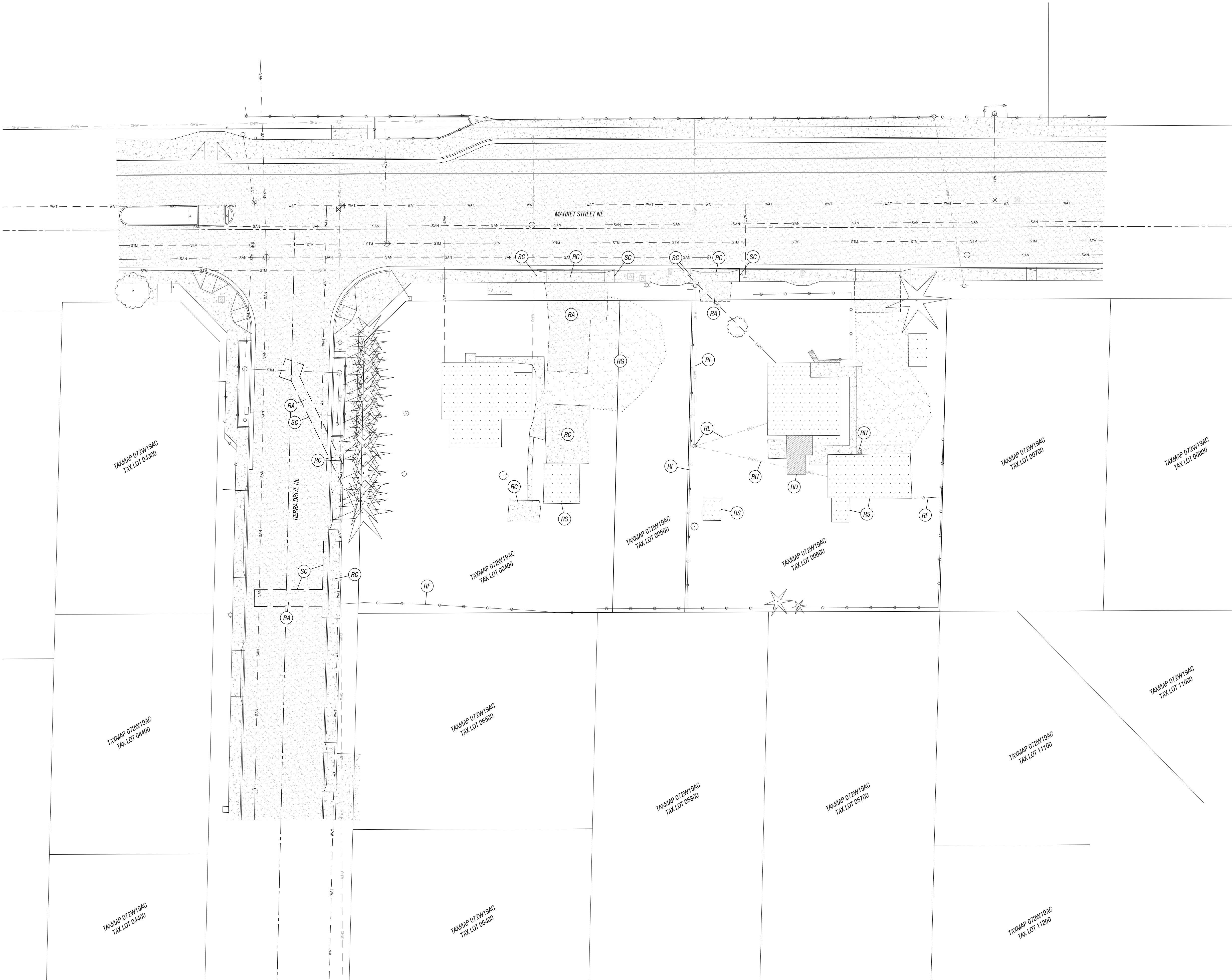
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*TREE PRESERVATION
PLAN*

SCALE $1" = 20'$	TR-2
PROJECT NO. 14-116	
SHEET 05 OF 15	

DATE: 07/24/2024 10:46:43 AM; DRAWN BY: J. VAN ARMAN, PLS; CHECKED BY: G. ZARINIAN, PLS; DATE: 07/24/2024 10:46:43 AM; PROJECT: 14-116; SHEET: 06 OF 15; SCALE: 1" = 20';

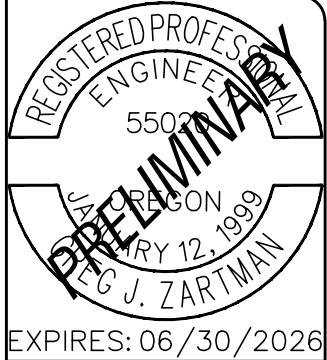


CONSTRUCTION NOTES:

- (SC) CONTRACTOR SHALL SAWCUT EXISTING HARD SURFACE, AS SHOWN.
- (RF) CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING FENCE, AS SHOWN.
- (RC) CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING CONCRETE, AS SHOWN.
- (RS) CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING STRUCTURE, AS SHOWN.
- (RA) CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ASPHALT, AS SHOWN.
- (RD) CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING DECK, AS SHOWN.
- (RG) CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING GRAVEL, AS SHOWN.
- (RU) CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER FOR THE REMOVAL OF EXISTING UTILITY STRUCTURE.
- (RL) CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER FOR THE RELOCATION OF EXISTING UTILITY STRUCTURE.

GENERAL NOTES:

- THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES; 811 OREGON UTILITY NOTIFICATION CENTER. THE LOCATION OF THE UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARRANTIES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION ACTIVITIES.
- THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.



CORNER OF MARKET AND TIERRA

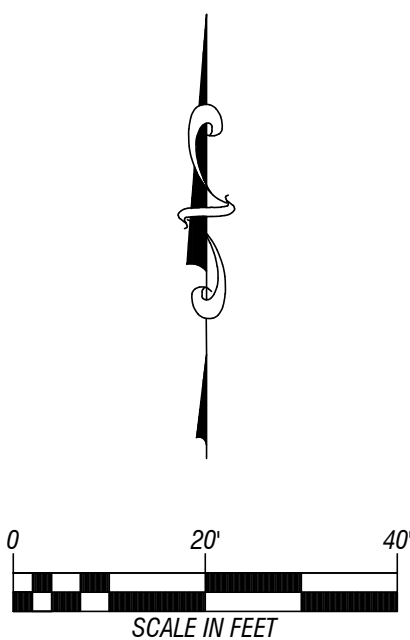
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LEI ENGINEERING & SURVEYING OF OREGON

DEMOLITION PLAN

SCALE: 1" = 20'
PROJECT NO: 14-116
SHEET: 06 OF 15
DM-1



EXPIRES: 06/30/2026

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CORNER OF MARKET AND TIERRA

CHOM CONSTRUCTION

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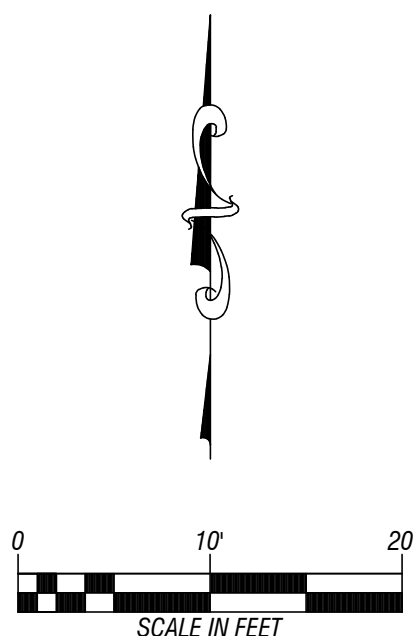
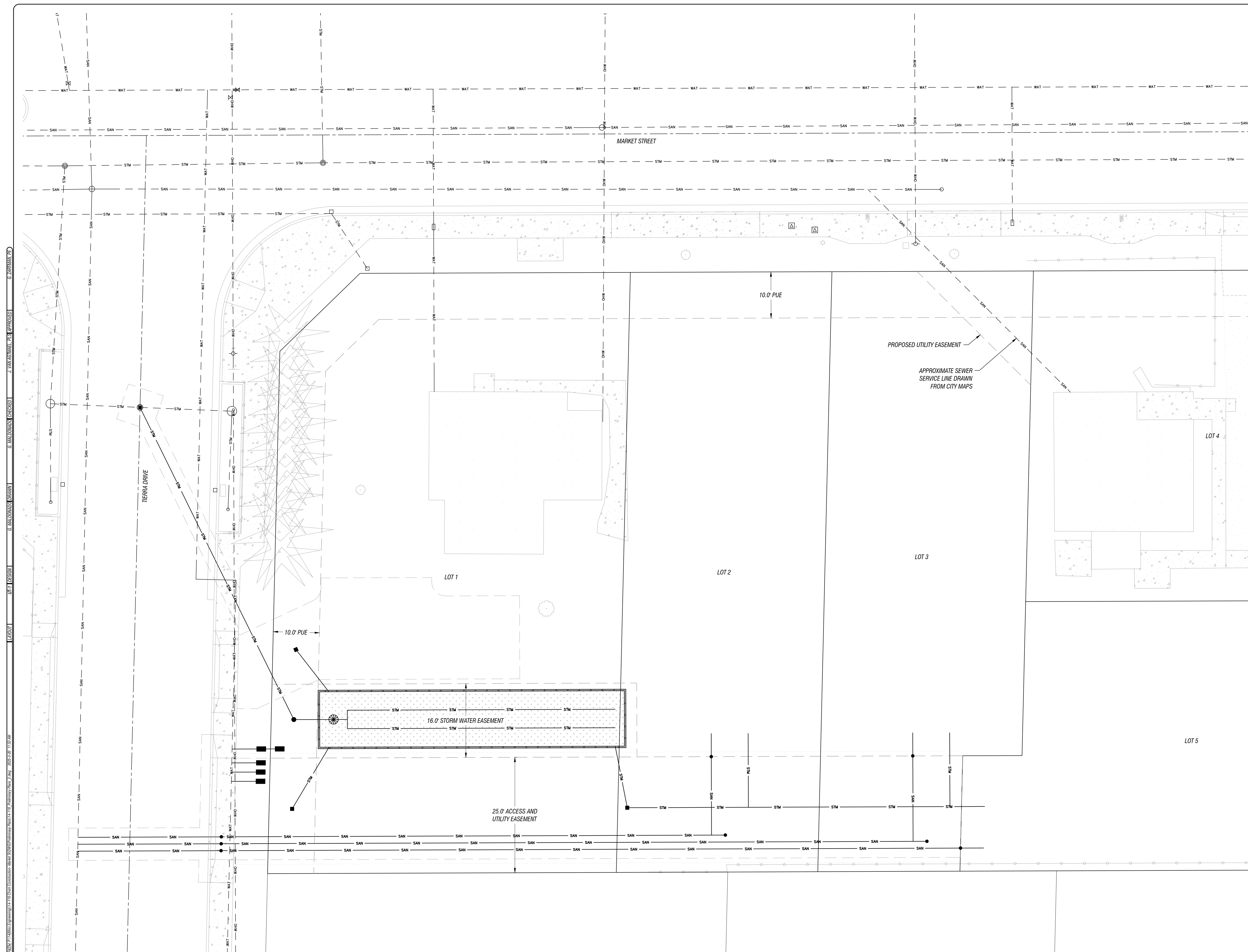
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OF OREGON

DIMENSION PLAN

SCALE 1" = 20'	DP-1
PROJECT NO. 14-116	
SHEET 07 OF 15	

GENERAL NOTES:

- THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.



EXPIRES: 06/30/2026

[illegible]

CORNER OF MARKET AND TIERRA

CHOM CONSTRUCTION

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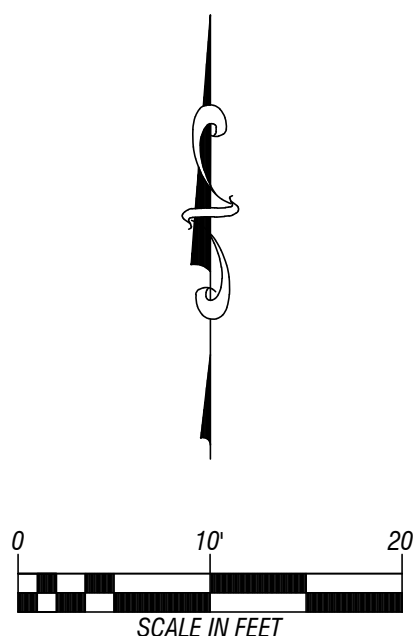
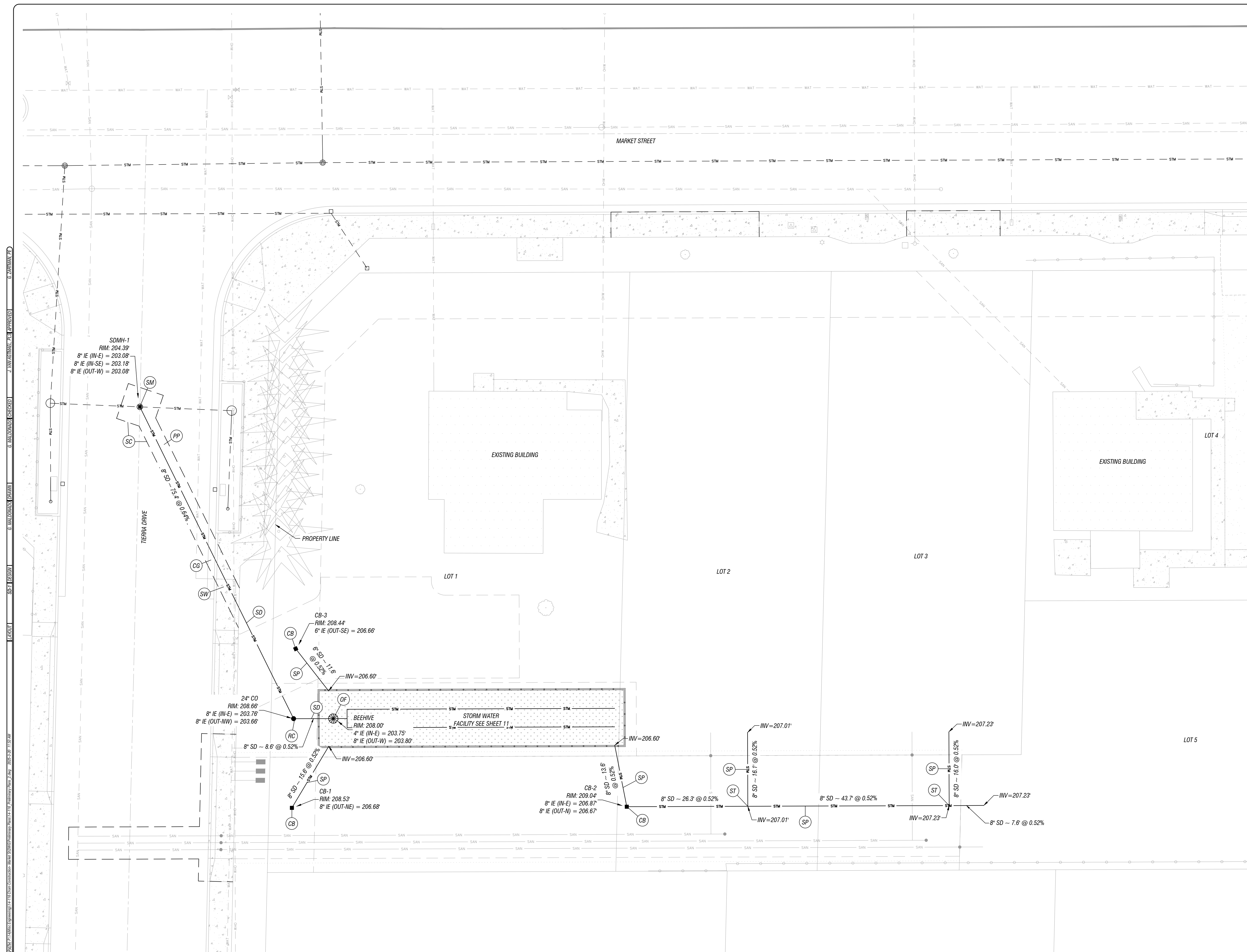
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OF OREGON

COMPOSITE
UTILITY PLAN

SCALE $1" = 10'$	<i>UT-1</i>
PROJECT NO. 14-116	
SHEET 09 OF 15	

GENERAL NOTES:

1. ALL ELECTRICAL SHALL BE PLACED BELOW GROUND. ELECTRICAL FACILITIES AND LAYOUT SHALL BE SUPPLIED BY OTHERS.
2. ALL TELECOMMUNICATION FACILITIES AND LAYOUT SHALL BE PROVIDED BY OTHERS.
3. ALL NATURAL GAS FACILITIES AND LAYOUT SHALL BE PROVIDED BY OTHERS.
4. CONTRACTOR SHALL INSTALL TRACER WIRE ON ALL PUBLIC SEWER, STORM DRAINAGE, AND WATER LINE PIPES.
5. ALL PROPOSED ON-SITE UTILITY SYSTEMS, INCLUDING STORM SEWER, SANITARY SEWER, AND WATER, SHALL BE MAINTAINED BY THE OWNER IN PERPETUITY. WATER IS CITY RESPONSIBILITY UP TO, AND INCLUDING, THE METER.
6. ALL PUBLIC SEWER, STORM DRAINAGE, AND MAIN PIPING REQUIRES TRACER WIRE, INCLUDING DUCTILE IRON PIPES AND SERVICES TO AND FROM THE MAIN TO PROPERTY LINES. GAUGE OF WIRE USED SHALL CONFORM TO CITY OF LAKE OSWEGO SPECIFICATIONS, OR OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, IN THAT ORDER.



CONSTRUCTION NOTES

- (SD) **STORM SEWER NOTES:**
CONTRACTOR SHALL INSTALL ADS N-12 PIPE, AS SHOWN, BACKFILL AND BED IN ACCORDANCE WITH CITY OF SALEM STANDARD DETAIL NO. 601 & 605.
- (SP) CONTRACTOR SHALL INSTALL C900 PVC PIPE, AS SHOWN, BACKFILL AND BED IN ACCORDANCE WITH CITY OF SALEM STANDARD DETAIL NO. 601 & 605.
- (CB) CONTRACTOR SHALL INSTALL TYPE 2 CATCH BASIN, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 201 & 204.
- (SM) CONTRACTOR SHALL INSTALL STANDARD STORM WATER MANHOLE, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 101.
- (RC) CONTRACTOR SHALL INSTALL ROUND CLEANOUT, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 205.
- (DF) CONTRACTOR SHALL INSTALL BEEHIVE INLET CONTROL, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 251D.
- (SC) **ROAD NOTES:**
CONTRACTOR SHALL SAWCUT EXISTING HARD SURFACE, AS SHOWN.
- (PP) CONTRACTOR SHALL CONSTRUCT PAVEMENT PATCHING, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 309.
- (CG) CONTRACTOR SHALL CONSTRUCT CURB AND GUTTER, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 303.
- (SW) CONTRACTOR SHALL CONSTRUCT CURB LINE SIDEWALK, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 306A.



EXPIRES: 06/30/2026

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CORNER OF MARKET AND TERRA

OR:
CHOM CONSTRUCTION

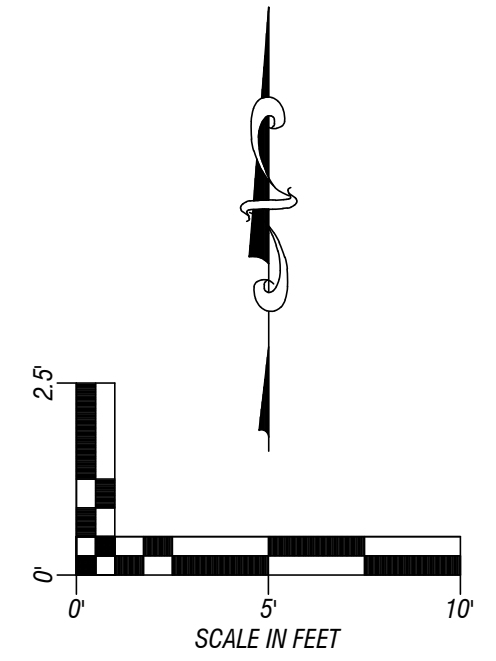
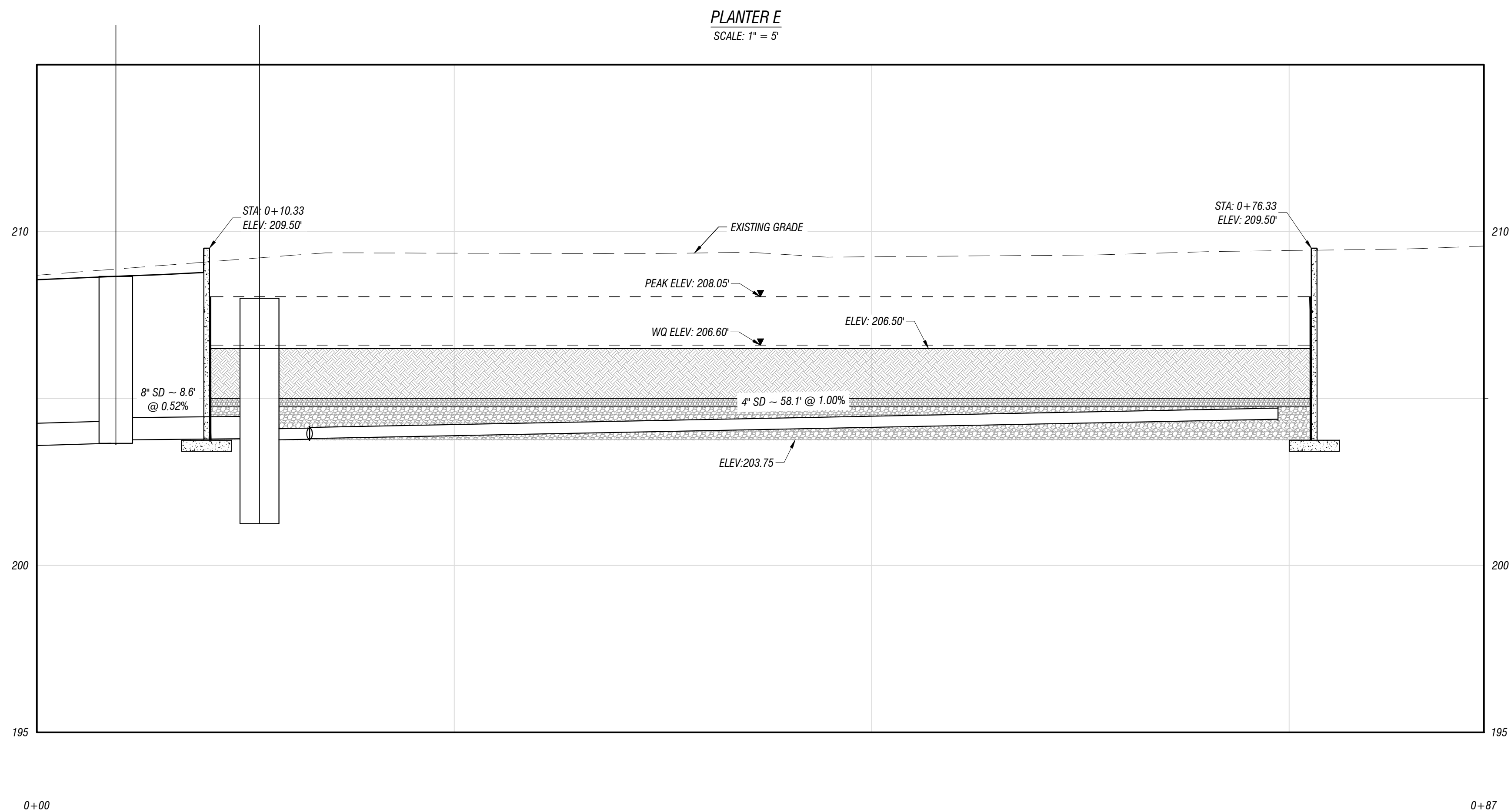
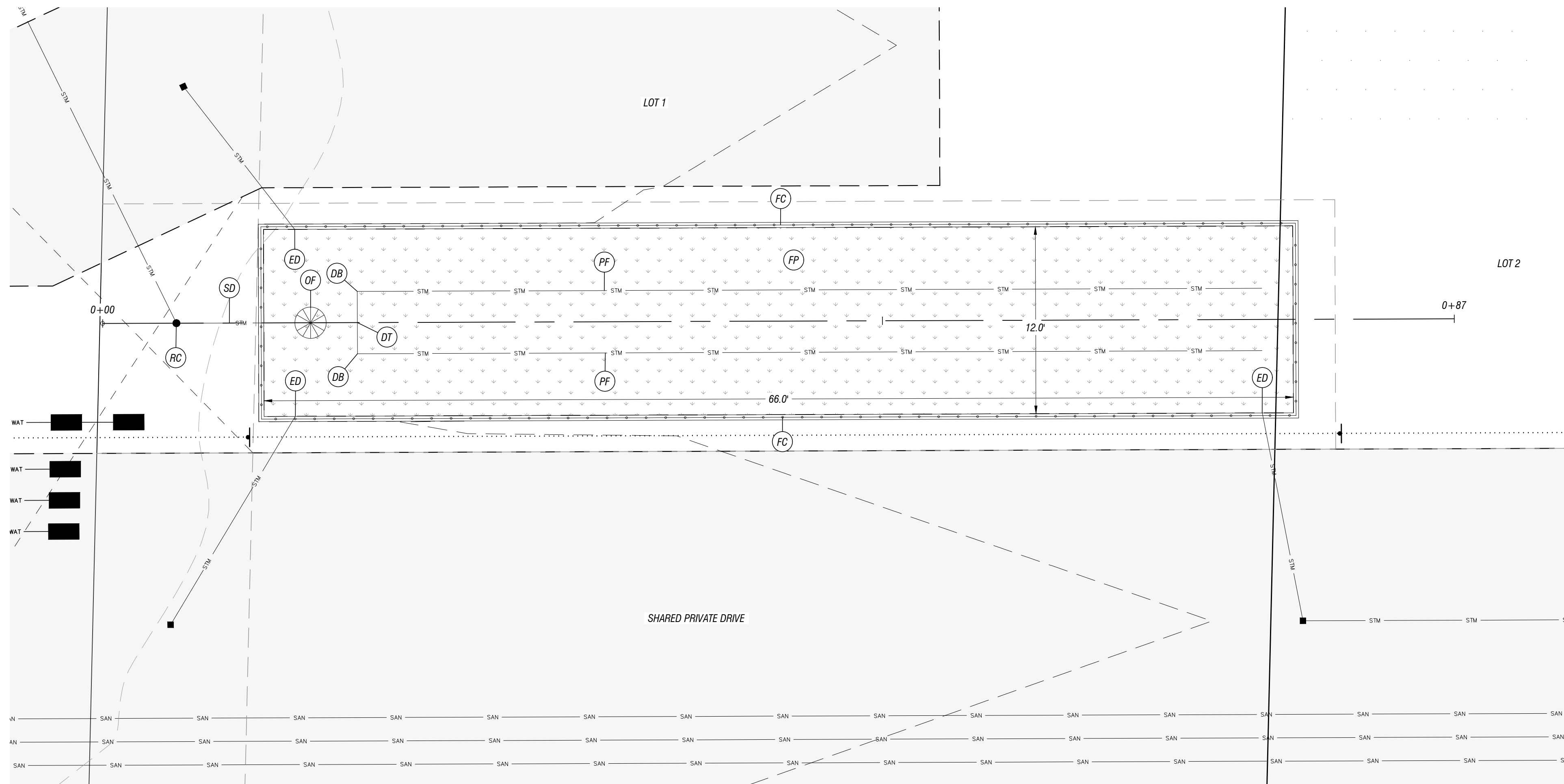
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STORM WATER
SITE PLAN

SCALE $1" = 10'$	SD-1
PROJECT NO. 14-116	
SHEET 10 OF 15	

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CONSTRUCTION NOTES:

- (SO) CONTRACTOR SHALL INSTALL 3034 SDR-35 PVC PIPE, AS SHOWN, AND SHALL BACKFILL AND BED IN ACCORDANCE WITH CITY OF SALEM STANDARD DETAIL NO. 601 & 605. PIPE SIZES INDICATED HEREON.
- (FP) CONTRACTOR SHALL CONSTRUCT INFILTRATION PLANTER, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 215.
- (PF) CONTRACTOR SHALL INSTALL 4" PERFORATED PVC SCH. 40 PIPE @ 1.0% SLOPE, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 221.
- (DT) CONTRACTOR SHALL INSTALL PVC TEE, AS SHOWN, PURSUANT TO MANUFACTURERS SPECIFICATIONS.
- (DB) CONTRACTOR SHALL INSTALL PVC BEND, AS SHOWN, PURSUANT TO MANUFACTURERS SPECIFICATIONS.
- (DT) CONTRACTOR SHALL CONSTRUCT 24" X 24" ENERGY DISSIPATION PAD 8" DEEP OF 4" - 2" AGGREGATE AT ALL PIPE INLETS, AS SHOWN.
- (ED) CONTRACTOR SHALL INSTALL 4' CHAIN LINK FENCE ALONG THE TOP OF THE PLANTER WALL WITH GATE ACCESS FOR MAINTENANCE, AS SHOWN.
- (PC) CONTRACTOR SHALL INSTALL ROUND CULOUT, AS SHOWN, PURSUANT TO CITY OF SALEM DETAIL NO. 205.
- (OF) CONTRACTOR TO INSTALL BEEHIVE INLET CONTROL, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL 251D.

GENERAL NOTES:

CORNER OF MARKEI AND TIERRA

CHOM CONSTRUCTION

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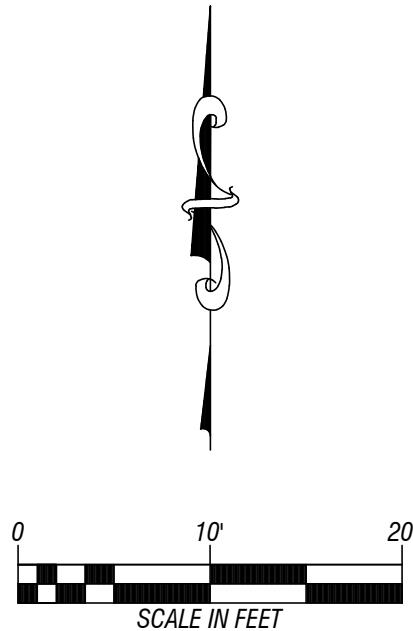
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OF OREGON

*TORM WATER
PLANTER*

SCALE 1" = 5'
PROJECT NO. 14-116
SHEET 11 OF 15

IP-1

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SANITARY SEWER NOTES:

(SL) CONTRACTOR SHALL INSTALL SANITARY SEWER SERVICE, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 106. BACKFILL AND BED IN ACCORDANCE WITH CITY OF SALEM STANDARD DETAIL NO. 601 & 605.

(SS) CONTRACTOR SHALL INSTALL 3034 PVC SDR-35 PIPE, AS SHOWN. BACKFILL AND BED IN ACCORDANCE WITH CITY OF SALEM STANDARD DETAIL NO. 601 & 605.

(CO) CONTRACTOR SHALL INSTALL CLEANDOUT, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 105 & 106.

(ST) CONTRACTOR SHALL INSTALL SANITARY SEWER TEE, AS SHOWN, PURSUANT TO THE MANUFACTURERS SPECIFICATIONS.

WATERLINE NOTES:

(W1) CONTRACTOR SHALL INSTALL 1" WATER SERVICE ASSEMBLY, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 410.

(L1) CONTRACTOR SHALL INSTALL 1" LANDSCAPE WATER SERVICE ASSEMBLY, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 410.

(DC) CONTRACTOR SHALL INSTALL 1" DOUBLE CHECK BACKFLOW ASSEMBLY, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARDS.

ROAD NOTES:

(SC) CONTRACTOR SHALL SAWCUT EXISTING HARD SURFACE, AS SHOWN.

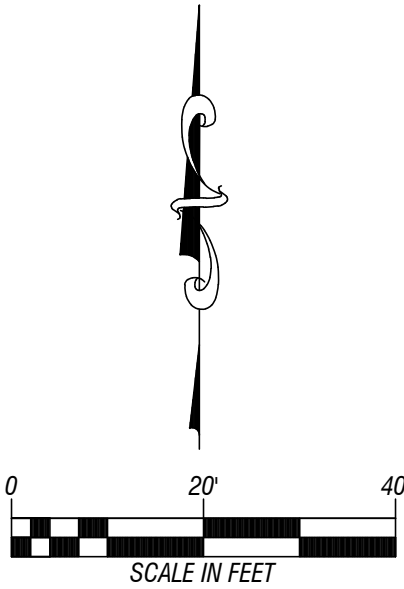
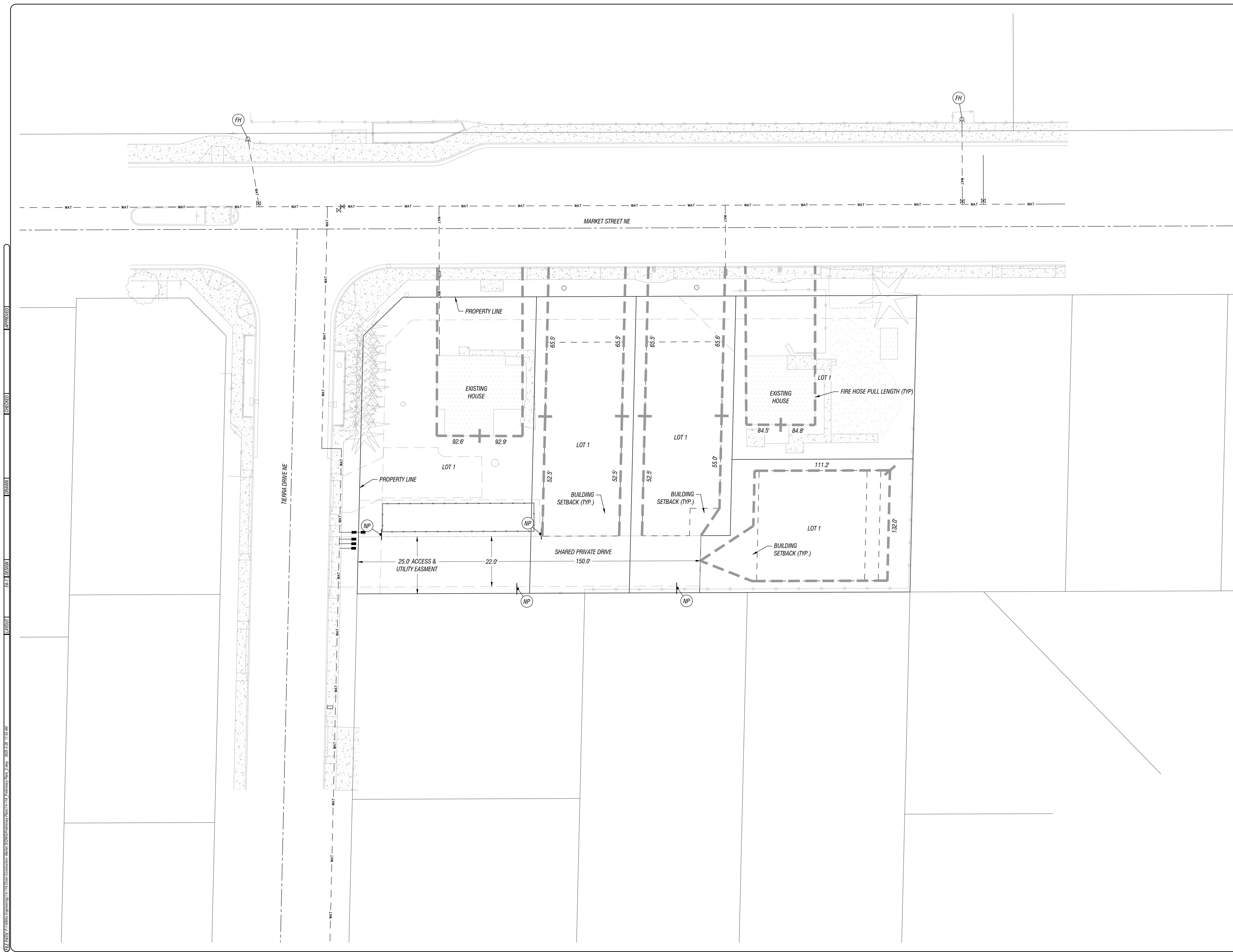
(PP) CONTRACTOR SHALL CONSTRUCT PAVEMENT PATCHING, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 309.

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SANITARY SEWER & WATERLINE PLAN

SCALE $1" = 10'$	SW-1
PROJECT NO. 14-116	
SHEET 12 OF 15	



- NOTES:
- (FH) FIRE HYDRANT
 - (NP) CONTRACTOR SHALL INSTALL "NO PARKING - FIRE LANE" SIGNS, AS SHOWN, PURSUANT TO CITY OF SALEM STANDARD DETAIL NO. 323.

GENERAL NOTES:
ALL FIRST FLOOR BUILDING FACES ARE LESS THAN 150' FROM THE FIRE ACCESS DRIVE AISLES.

REGISTERED PROFESSIONAL ENGINEER
5500
JASON
J. ZARTMAN
EXPIRES: 06/30/2026

BY: []
REVISION: []
DATE: []
NO: []

CORNER OF MARKET AND TERRA

CHOM CONSTRUCTION

PREPARED FOR:

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OF OREGON

FIRE ACCESS PLAN

SCALE:
1" = 20'

PROJECT NO:
14-116

SHEET:
15 OF 15

FA-1

06/24/2024 10:16:04am
C:\Users\jzartman\Documents\14-116\14-116-FireAccessPlan.dwg
J. Zartman
2024-06-20 10:16:04am

APPROVED
CHECKED
DESIGNED
DRAWN
DATE

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