CITY OF Salem AT YOUR SERVICE
Public Works Department
APWA ACCREDITED AGENCY

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

May 5, 2025

JCCD Property Holding LLC
3892 Auburn Road NE
Salem OR 97301

SUBJECT: **Wetland Land Use Notification: 3271 Lancaster Drive NE**
Permit # 24-124417-PLN

Tax lot 072W18BB06000 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute* 227.350(5) allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

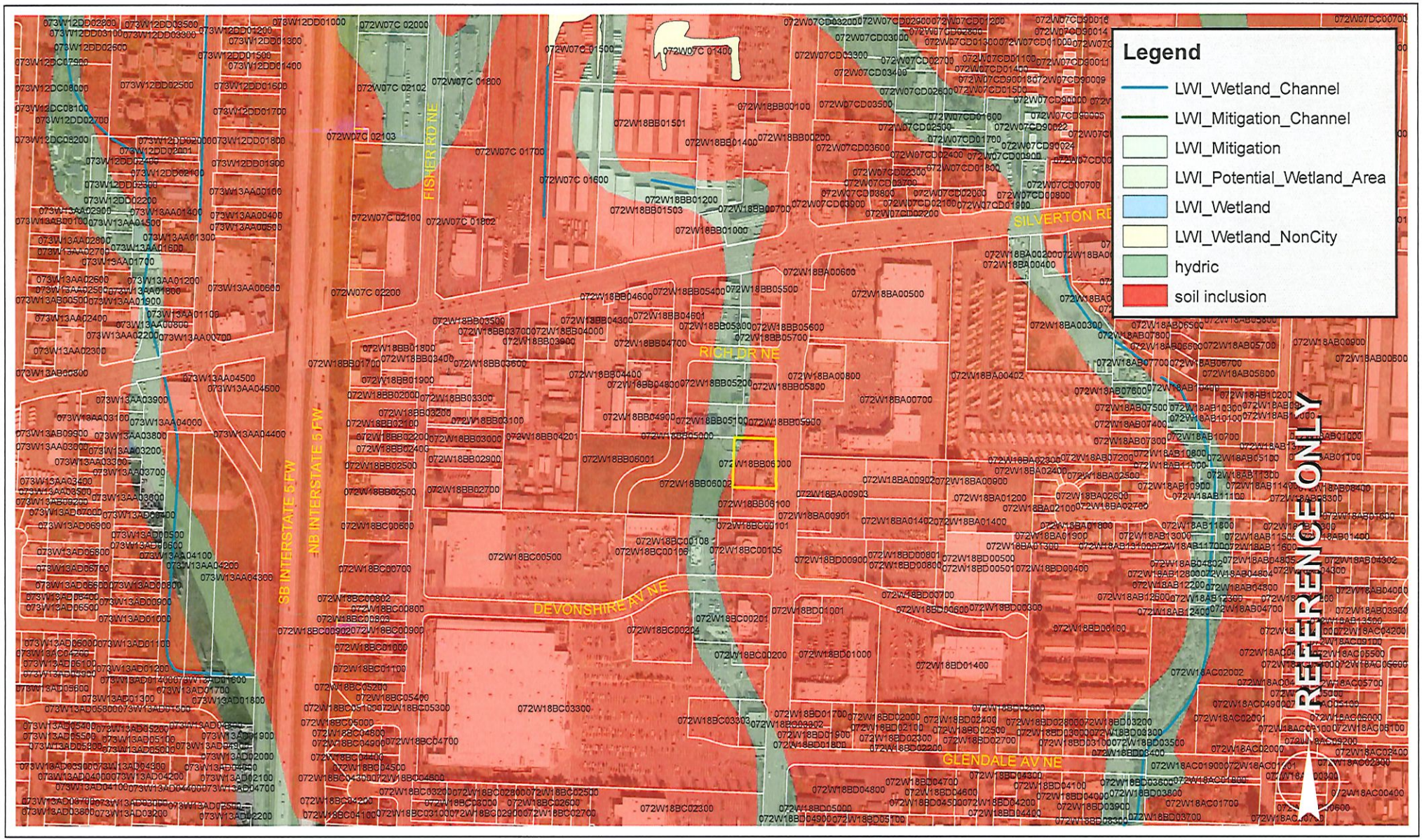
- Providing written notice to the applicant and landowner of the possible presence of wetlands on their property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.

Jason Valyou
Program Coordinator

F:\Common\PAC\DevSvcsLandUse\24-124417-PLN_3271 Lancaster Drive NE\WLUN
Enclosures: GIS Map, Site Map, Wetland Land Use Notification Form

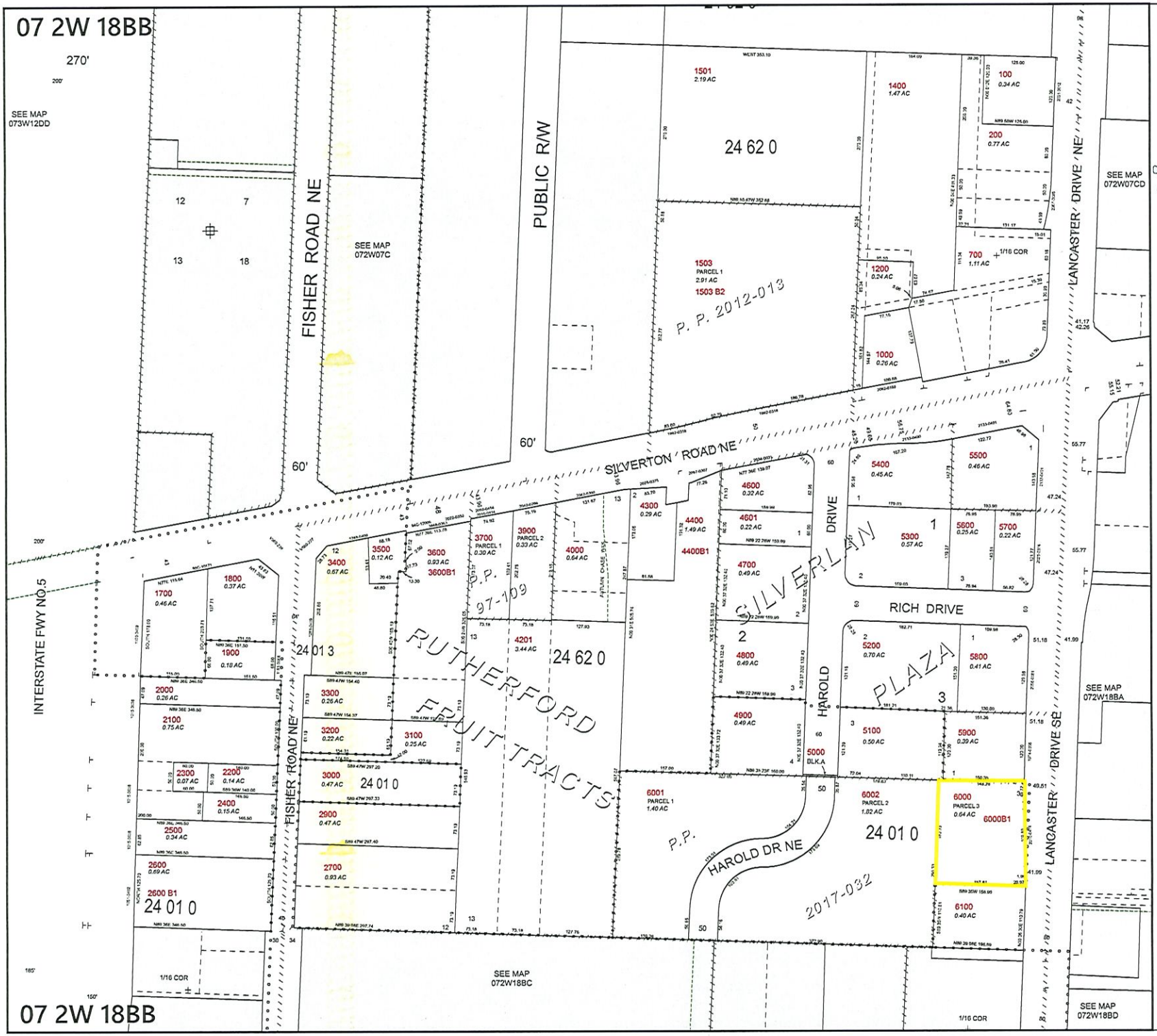
cc: Zachary Diehl, Program Manager
File



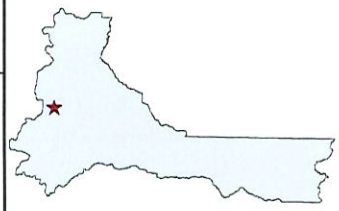
300 150 0 300 600 900 1,200 1,500 1,800 2,100 Feet

1 inch = 300 feet

This product is provided as-is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



07 2W 18BB
SALEM



MARION COUNTY, OREGON

NW1/4 NW1/4 SEC18 T7S R2W 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

200S1	1502	4500	
300	1503B1		
400	1504		
401	1504B1		
500	1600		
501	1701		
600	1901		
700M1	2001		
701	2101		
800	2501		
801	2601		
900	2800		
901	3800		
1100	3801		
1300	3901		
1500	4100		
1500B1	4200		

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Marion County OREGON — Assessors Office Cartography Dept

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

PLOT DATE: 10/16/2020

SALEM
07 2W 18BB

Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Activity Location

Township* (?)
07S

Range* (?)
02W

Section* (?)
18

Quarter-quarter Section (?)
BB

Tax Lot(s)*
06000
You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address
3271 Lancaster Drive NE

Address Line 2

City
Salem

State
OR

Postal / Zip Code
97305

Country
USA

County*
Marion

Adjacent Waterbody
Hydric Soils

Geolocation*
44.9670345, -122.9864282

Proposed Activity

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)
24-124417-PLN

Zoning
CR

Describe any Earthwork/Ground Disturbance*

Development of a new drive-through oil change business.

Request: A consolidated application for a Tentative Partition Plan to divide the subject property into two lots 13,359 square feet and 14,331 square feet in size, with a Conditional Use Permit and Class 3 Site Plan Review for the development of a new drive-through oil change business on one of the lots. The consolidated application includes two Class 2 Adjustments to:
1.) Increase the maximum allowed off-street parking from three to five spaces, per SRC 806.015; and
2.) Reduce the minimum opening of the trash enclosure from twelve feet to nine feet, per SRC 800.055.
The subject property is 0.64 acres in size, zoned CR (Retail Commercial) and located at 3271 Lancaster Drive NE (Marion County Assessors Map and Tax Lot Number 072W18BB / 6000).

Proposed

- [x] Building Permit (new structures)
- [x] Grading Permit
- [x] Site Plan Approval
- [ ] Other (please describe)
- [ ] Conditional use Permit
- [ ] Planned Unit Development
- [ ] Subdivision

Applicant's Project Description and Planner's Comments:*

Development of a new drive-through oil change business.

Request: A consolidated application for a Tentative Partition Plan to divide the subject property into two lots 13,359 square feet and 14,331 square feet in size, with a Conditional Use Permit and Class 3 Site Plan Review for the development of a new drive-through oil change business on one of the lots. The consolidated application includes two Class 2 Adjustments to:
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Required attachments with site marked: Tax map and legible, scaled site plan map.* (?)

24-124417-PLN_Plans.pdf	13.16MB
24-124417-PLN_LWI Map.pdf	4.96MB
24-124417-PLN_Tax Lot Map.pdf	333.46KB

Additional Attachments

Applicant

First Name*

JCCD Property

Last Name*

Holding LLC

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

3892 Auburn Road NE

Address Line 2

City

Salem

State

OR

Postal / Zip Code

97301

Country

USA

Phone (?)

754-224-7422

Email (?)

charles@hashstoria.com

Is the Property Owner name and address the same as the Applicant?*

No Yes

Responsible Jurisdiction

*

City of County of

Municipality*

Salem

Date*

5/2/2025

Staff Contact

First Name*

Jason

Last Name*

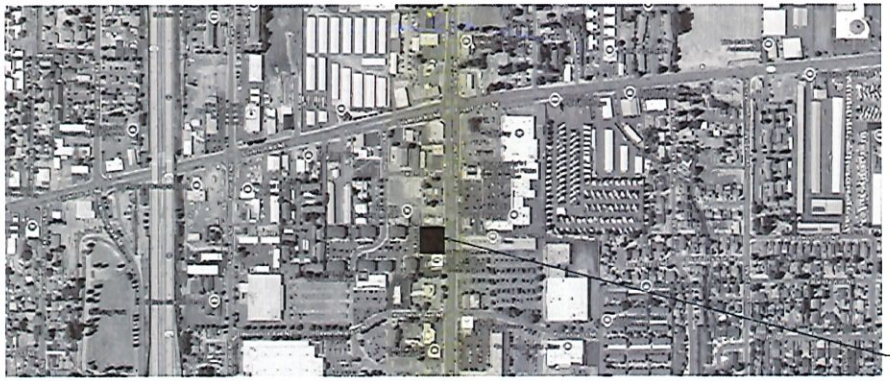
Valyou

Phone* (?)

503-588-6211

Email*

jvalyou@cityofsalem.net



UTILITY PROVIDERS

ELECTRIC:
PGE
Kenneth.Spencer@pgn.com

DRINKING WATER/ SEWER/ STORMWATER/ STREETLIGHT SERVICES:
CITY OF SALEM

GARBAGE & RECYCLING:
PACIFIC SANITATION INC.
Kyle@pacsan.net

GAS:
NORTHWEST NATURAL GAS

PROPERTY DESCRIPTION PER CURRENT TITLE

PARCEL 3, PARTITION PLAT 2017-32, IN THE CITY OF SALEM, MARION COUNTY, OREGON. (RECORDED JUNE 16, 2017, IN REEL 3957, PAGE 424, MARION COUNTY, OREGON DEED RECORDS.)

LAND OWNER

JCCD PROPERTY HOLDING LLC
C/O CHARLES DELVALLE
3892 AUBURN RD NE
SALEM, OR 97301

DEVELOPER

COLE VALLEY PARTNERS
RYAN RAMEY
2188 SW PARK PLACE, SUITE 100
PORTLAND, OR 97205
(971) 506-9878
RYAN.RAMEY@CVPRE.COM

ENGINEER

ABBASI DESIGN WORKS
RAHIM ABBASI
500 E 24TH ST,
VANCOUVER, WA 98663
(503) 816-9466
RAHIM@ABBASIDESIGN.COM

SURVEYOR

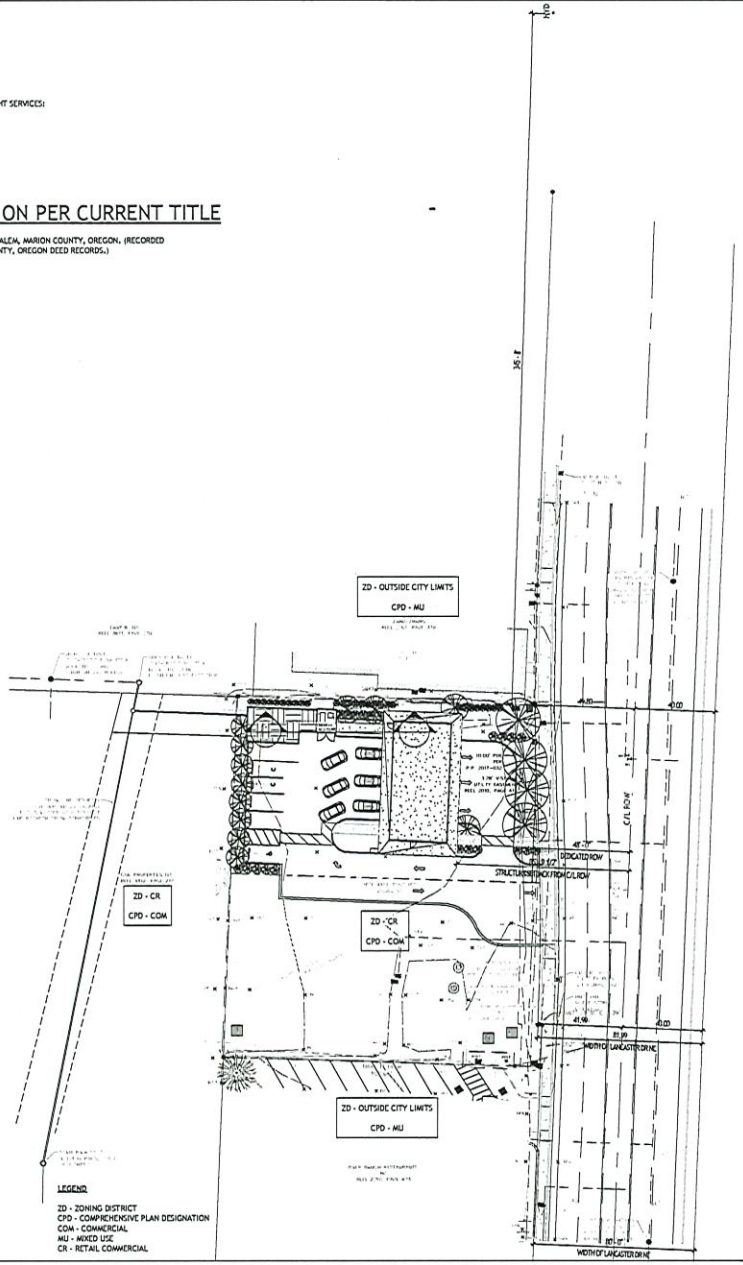
FFN SURVEYING
STEVEN L HOWELL, PLS
7230 3RD STREET SE#145
TURNER, OR 97392
(503) 558-3330
SHOWELL@FFNSURVEYING.COM

LANDSCAPE ARCHITECT

MEDIUMLA
MICHAEL MOYERS
(503) 780-1791
MICHAEL@MEDIUMLA.COM

Sheet Index

Sheet Number	Sheet Name
A1.0	COVER SHEET
A1.1	EXISTING CONDITIONS PLAN
A1.2	ENLARGED LOT A SITE PLAN
A1.3	TENTATIVE PARTITION PLAN
A1.4	OVERALL SITE PLAN
C1.0	GENERAL NOTES
C2.0	EROSION CONTROL PLAN
C3.0	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C5.0	STORMWATER PLAN
C6.0	STORMWATER DETAILS
C7.0	UTILITY PLAN



abbasi design works LLC
500 e 24th st
vancouver wa 98663
rahim@abbasidesign.com
+1.503.816.9466

REGISTERED PROFESSIONAL ENGINEER
82291
OREGON
Dec. 13, 2005
RAHIM A. ABBASI
EXPIRES: 12/31/2025

No.	Date

SALEM TAKE 5
3271 Lancaster Dr NE
Salem, OR 97305

ADW # 24011.00

NOT FOR CONSTRUCTION

COVER SHEET

Date 3/17/2025 2:46:51 PM
Drawn Author
Checked Checker

A1.0

1" = 30'-0"

3/17/2025 2:46:51 PM

SITE INFO

ASSESSOR'S MAP AND TAX LOT NUMBER : 072W18BB06000

EXISTING USE : VACANT LOT

PROPOSED USE: COMMERCIAL

PARCEL ADDRESS : 3271 LANCASTER DR NE, SALEM, OR 97305

NEIGHBORHOOD ASSOCIATION : NORTH LANCASTER NEIGHBORHOOD ASSOCIATION (NOLA)

ZONING DISTRICT : CR (RETAIL COMMERCIAL)

COUNTY NAME: MARION COUNTY

COMPREHENSIVE PLAN MAP DESIGNATION : COM (COMMERCIAL)

LOT SIZE : 0.64 ACRE (27,690 SF)

LOT A : 13,359 SF (0.31 ACRES)

LOT B : 14,331 SF (0.33 ACRES)

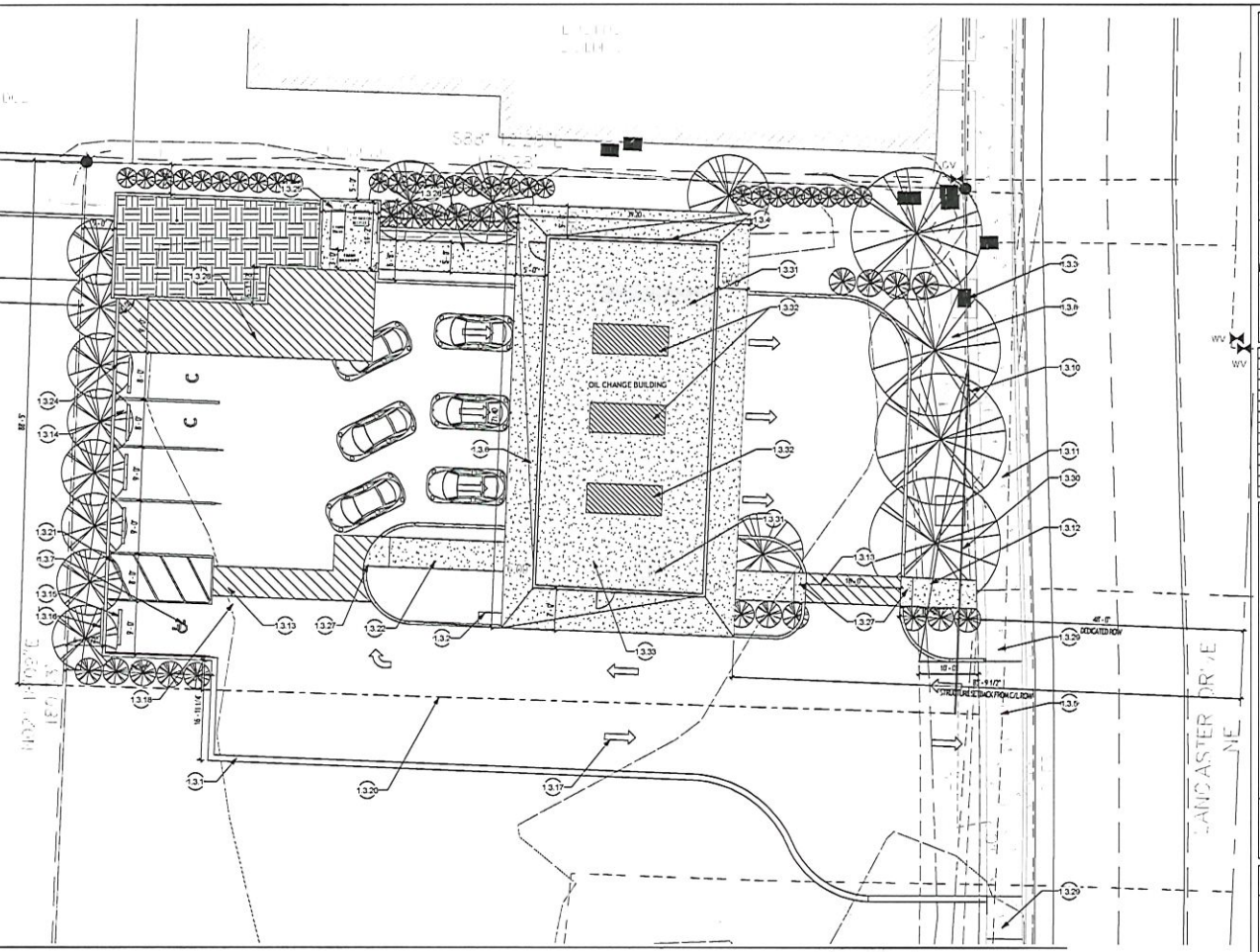
PROPOSED LANDSCAPE AREAS = 3238 SF

% OF LANDSCAPED AREA ON SITE = 3238/13359 = 24.23% > REQUIRED 15%

PER TABLE 522.4, A BUILDING IN A COMMERCIAL ZONE REQUIRES TYPE A LANDSCAPING AND SCREENING IN VEHICLE USE AREAS

PER TABLE 807-1, NO SCREENING IS REQUIRED FOR TYPE A LANDSCAPING AND REQUIRED PLANT UNITS (PU) IS MIN. 1 PU PER 20 SF OF LANDSCAPED AREA, i.e. 2811/20 = 140.55 PU REQUIRED

TOPOGRAPHY: PER SURVEY PREPARED BY FFN SURVEYING



1 ENLARGED SITE PLAN
1" = 10'-0"

KEYNOTES	
1.3.1	1' DEEP ROLLED CURB
1.3.2	MAILBOX
1.3.3	(E) ELECTRICAL VAULT TO REMAIN
1.3.4	ELECTRICAL PANEL
1.3.5	(E) DRIVEWAY
1.3.6	6" DIA. PIPE BOLLARDS, TYP.
1.3.7	PAVEMENT MARKING STENCIL FOR ACCESSIBLE PARKING SPOT (BLUE BACKGROUND W/ WHITE STENCIL)
1.3.8	10' PUBLIC UTILITY EASEMENT PER P.P.2017-032
1.3.10	3.28' VISION AND UTILITY EASEMENT
1.3.11	(E) PUBLIC SIDEWALK
1.3.12	5' WIDE SIDEWALK CONNECTING PEDESTRIANS TO (E) PUBLIC SIDEWALK ON LANCASTER DR NE
1.3.13	PAINTED CROSSWALK, TYP.
1.3.14	VEHICLE PARKING
1.3.15	BUMPER GUARDS OR WHEEL BARRIERS
1.3.16	VAN ACCESSIBLE SIGN IN FRONT OF CURB
1.3.17	DIRECTIONAL ARROW PAINTED YELLOW (TYP.)
1.3.18	PROPOSED HEAVY DUTY ASPHALT PAVEMENT IN DRIVEWAYS
1.3.20	(N) LOT PARTITION LINE
1.3.21	DISEMBARKING AREA
1.3.22	ACCESSIBLE ROUTE OF TRAVEL
1.3.24	LIGHT DUTY ASPHALT PAVEMENT IN THE PARKING STALLS

KEYNOTES	
1.3.25	4" TH. HEAVY DUTY CONCRETE PAD IN THE TRASH ENCLOSURE AREA
1.3.26	CONCRETE PAVEMENT SECTION IN THE SIDEWALKS
1.3.27	DETECTABLE WARNING
1.3.28	TURNAROUND AREA
1.3.29	(E) CURB RAMP
1.3.30	VISION CLEARANCE AREA
1.3.31	RECESSED SLAB CONTAINMENT AREA
1.3.32	LUBE TRENCH CONTAINMENT AREA
1.3.33	OIL/WATER SEPARATOR

OFF-STREET PARKING SUMMARY

LAND USE	MAX. PKG SPACES ALLOWED	ADA PARKING STALLS	COMPACT PARKING STALLS	TOTAL PARKING STALLS PROVIDED
MOTOR VEHICLE SERVICES	1 PER 600 SF 1/600 X 1738 = 2.89 STALLS = 3 STALLS (PER TABLE 806-1)	MIN. ACCESSIBLE STALL = 1 REQD. VAN ACCESSIBLE STALL = 1 REQD. (PER TABLE 1106.1) 1 VAN ACCESSIBLE STALL IS PROVIDED	UPTO 75% OF COMPACT STALLS ALLOWED 75% OF 5 STALLS = 3.75 STALLS ALLOWED 2 STALLS PROVIDED	5 STALLS INCLUDING VAN ACCESSIBLE AND COMPACT STALLS (2 STD + 2 COMPACT + 1 ADA)

PARKING STALL SIZES

STANDARD PARKING STALL - 9' X 19' PER TABLE 806-2
COMPACT PARKING STALL - 8' X 15' PER TABLE 806-2
ADA PARKING STALL - 9' X 18' WITH 8' ACCESS AISLE
AISLE WIDTH - 24' 0"
TURNAROUND DIMENSIONS ARE PER TABLE 806-6
LOADING AREA - N/A SINCE THE BUILDING AREA IS LESS THAN 5000 SF PER TABLE 806-11

NOTES

- A SEPARATE SIGNAGE PERMIT WILL BE ACQUIRED AND APPLIED FOR SEPARATELY FOR ALL THE SIGNAGES REQUIRED FOR THE SITE.
- ALL TRASH ENCLOSURES WILL BE SCREENED.
- ALL LANDSCAPING WILL HAVE AN IRRIGATION SYSTEM INSTALLED.
- ALL MEASUREMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.

BUILDING INFO

PROPOSED BUILDING AREA: 1738 SF

PROPOSED BUILDING HEIGHT: 28' 6 3/8" = ALLOWABLE 40' HEIGHT WITHOUT SPRINKLERS (60' HEIGHT WITH SPRINKLERS)

PROPOSED NUMBER OF STORIES: 1 = 1 ALLOWED WITHOUT SPRINKLERS (2 WITH SPRINKLERS)

abbasi design works LLC
500 e 24th st
vancouver wa 98663
rahim@abbasidesign.com
+1.503.816.9466

REGISTERED PROFESSIONAL ENGINEER
82291
OREGON
JAN. 13, 2009
RAHIM A. ABBASI
EXPIRES: 12/31/2025

No.	Date

SALEM TAKE 5
3271 Lancaster Dr NE
Salem, OR 97305

ADW # 24011.00

NOT FOR CONSTRUCTION

ENLARGED LOT A SITE PLAN

Date 3/17/2025 1:44:22 PM
Drawn Author
Checked Checker

A1.2

1" = 10'-0"

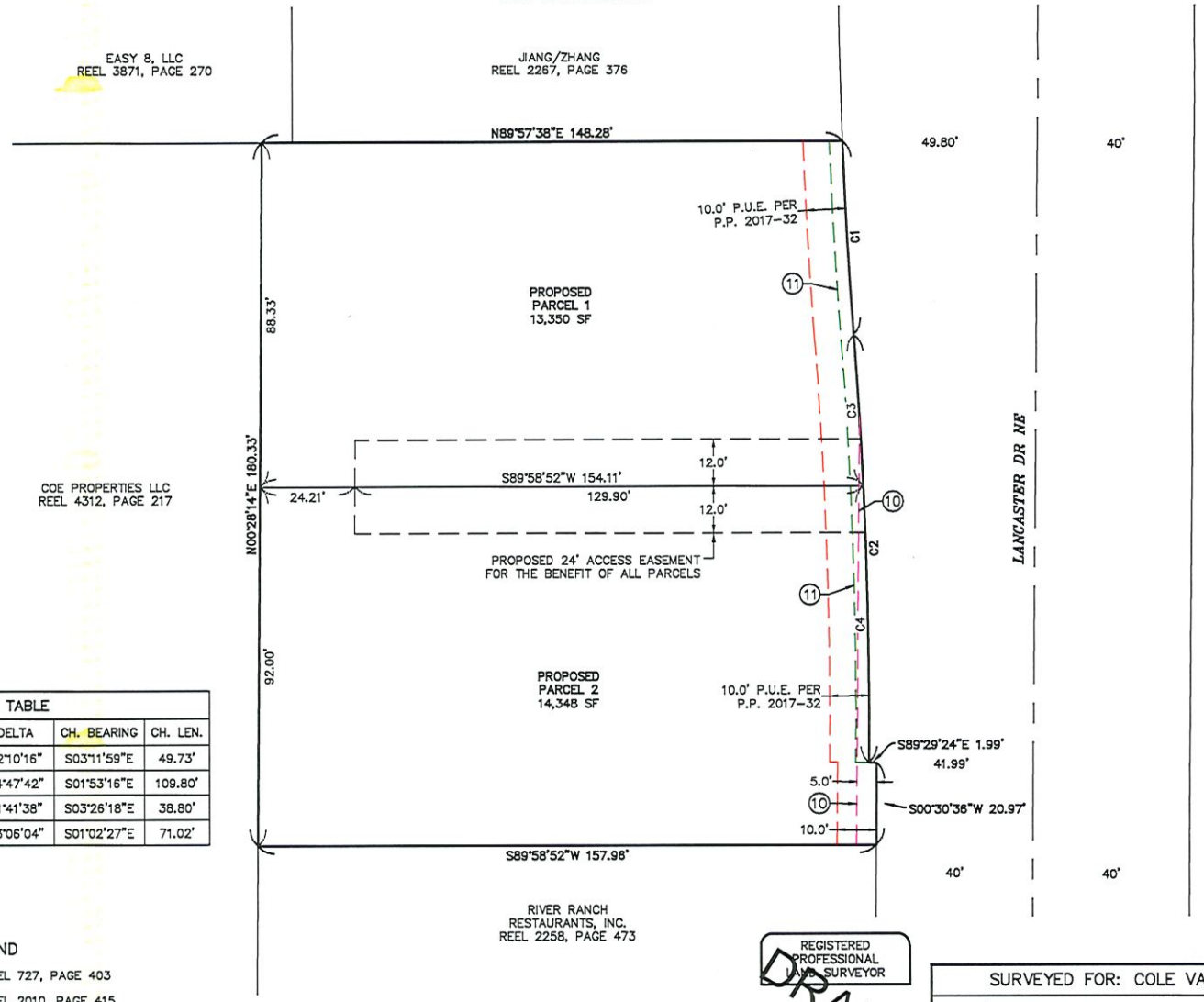
3/17/2025 1:44:22 PM

PROPOSED PARTITION PLAT

A REPLAT OF PARCEL 3, P.P. 2017–32
IN THE NW 1/4 OF SECTION 18, T.7S., R.2W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: AUGUST 20, 2024

0' 20' 40'
SCALE: 1 INCH = 20 FEET



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	49.73'	1312.34'	02°10'16"	S03°11'59"E	49.73'
C2	109.83'	1312.34'	04°47'42"	S01°53'16"E	109.80'
C3	38.80'	1312.34'	01°41'38"	S03°26'18"E	38.80'
C4	71.03'	1312.34'	03°06'04"	S01°02'27"E	71.02'

EASEMENT LEGEND

— — — (10) REEL 727, PAGE 403

— — — (11) REEL 2010, PAGE 415

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAFT

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6–30–2025

SURVEYED FOR: COLE VALLEY PARTNERS, LLC

FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24–510

SHEET 1/1

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY FFN SURVEYING. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/ OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION /REQUIREMENTS.

5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

6. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

7. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSPORWER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

8. SAFETY:
A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.

C. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S.DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

D. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA REGULATIONS).

E. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R—O—W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WLL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

10. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE.HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

11. ALL UNDERGROUND UTILITIES MUST BE IN—PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE.

12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

13. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE AND PLANS WHICH MAY REQUIRE ADDITIONAL DEWATERING PERMITS.

STORM DRAINAGE SYSTEM

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C—76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH O.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

2. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

3. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CETRIFICATE OF OCCUPANCY, INITITATION OF INTENDED USE OF THE INFRASTRUCTURE, ORE TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OF OTHER RESPONSIBLE ENTITY.

4. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF COMPLETION, ALL STORM DRAIN INLETS SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL READ 'NO DUMPING, ONLY RAIN IN THE DRAIN." SPECIFICATION DETAIL WILL BE PROVIDED WITHIN ALL PLAN SETS.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

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JAN. 13, 2009
RAHIM A. ABBASI
EXPIRES: 12/31/2025

No.	Date

Salem Take 5
3271 Lancaster Dr NE
Salem, OR 97305

ADW #
24011.00

NOT FOR CONSTRUCTION

GENERAL NOTES

Date 10/18/2024
Drawn
Checked

C1.0

EXISTING UTILITY NOTES

THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.

DEMOLITION NOTES

ANY EXISTING WELLS (IE ARTESIAN, IRRIGATION, DRINKING, ET.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTION AGENCIES, OWNER AND OWNERS ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

EROSION CONTROL NOTES

INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION.

PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS

EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENT.

EROSION CONTROL MEASURES ARE SHOWN FOR DRY WEATHER CONSTRUCTION . ADJUSTMENTS WILL BE REQUIRED IF WET WEATHER CONSTRUCTION IS UNDERTAKEN.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT A STORMWATER POLLUTION PREVENTION PLAN BE ONSITE AT ALL TIMES DURING CONSTRUCTION.

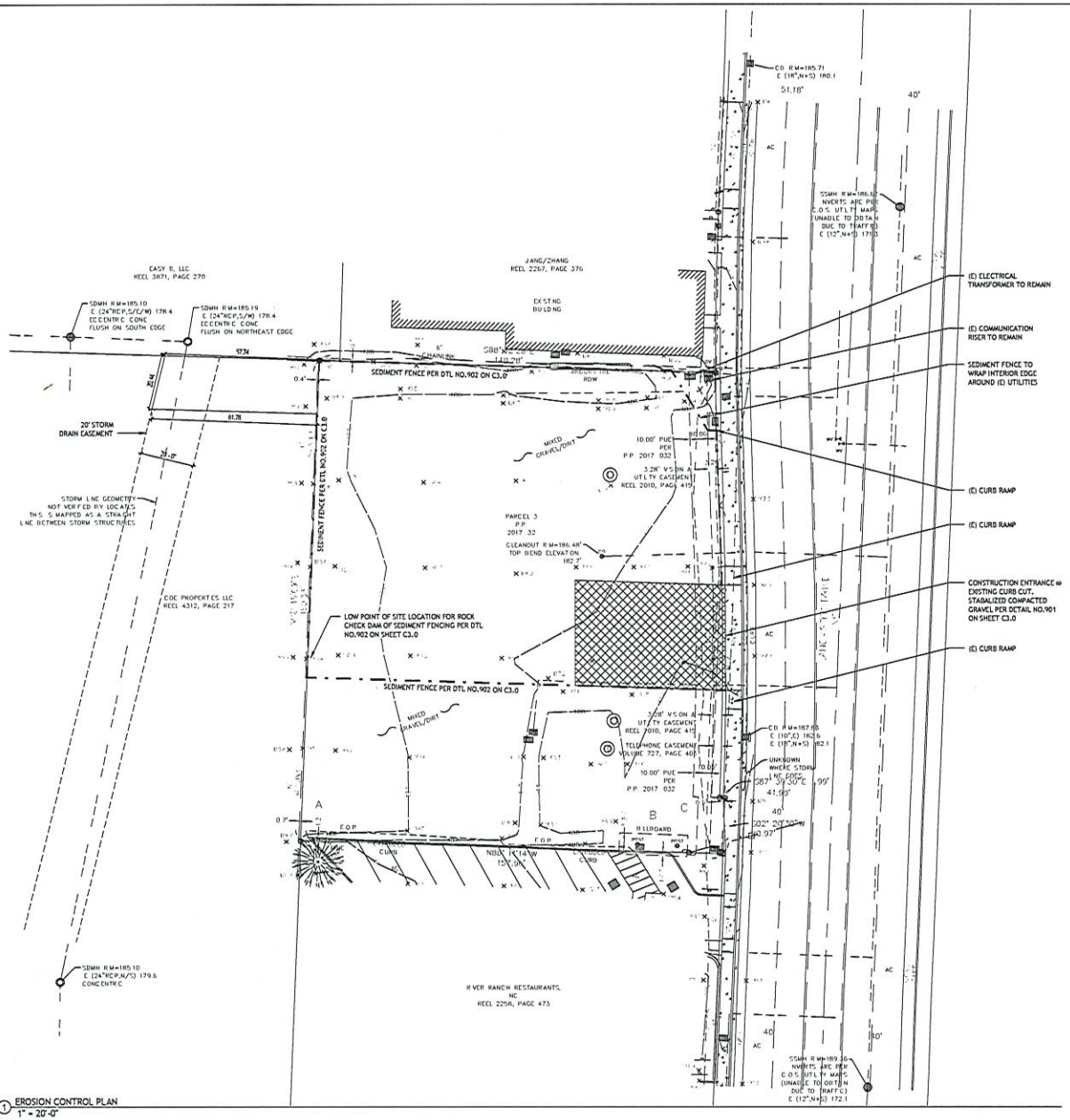
PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE THE SITE AND BUILDING DURING CONSTRUCTION

LEGEND

- CATCH BASIN
- SANITARY SEWER MANHOLE
- CO — CLEANOUT
- WATER METER
- WV — WATER VALVE
- IRRIGATION VALVE
- WELL
- POWER METER
- LIGHT POLE
- UTILITY POLE
- GUY — GUY WIRE
- GAS METER
- GAS RISER
- GV — GAS VALVE
- SIGN
- POST — MISC. POST
- HANDICAP PARKING
- CONCRETE
- CONIFEROUS TREE & TRUNK SIZE

- SEWER LINE UNDERGROUND
- STORM LINE UNDERGROUND
- WATERLINE UNDERGROUND
- GAS LINE UNDERGROUND
- COMMUNICATION LINE UNDERGROUND
- ELECTRICAL LINE UNDERGROUND
- OVERHEAD POWER LINE
- FENCE LINE

AC	ASPHALT
CONC	CONCRETE
E.O.P.	EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
P.P.	PARTITION PLAT
R.#, P.#	REEL, PAGE
SF	SQUARE FEET



1 EROSION CONTROL PLAN
1" = 20'-0"

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NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

Date 12/5/2024 10:27:36 AM
Drawn Author
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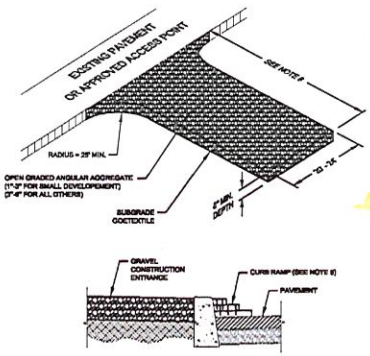
C2.0

As indicated

12/5/2024 10:27:36 AM

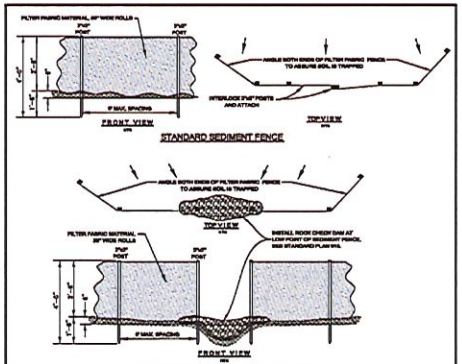


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. WHEN THE CURB HAS BEEN REMOVED FOR A NEW DRIVEWAY, WOOD CURB RAMP ARE NOT NEEDED. ADJUST GRAVEL DEPTH AS NEEDED TO PROVIDE MINIMUM DEPTH SHOWN.
6. DIMENSIONS:
   SINGLE FAMILY = 20' LONG X 20' WIDE X 6" DEEP
   COMMERCIAL = 50' LONG X 24' WIDE X 6" DEEP

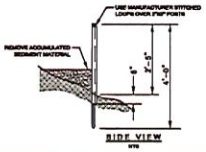
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
GRAVEL CONSTRUCTION ENTRANCE

APPROVED	3/10/14	DRAWN BY	DTN	1/2014	NO.901
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



NOTES:

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER 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, BOTH ENDS SHALL BE SECURELY FASTENED TO THE POST OR OVERLAPPED AS SHOWN.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE PRACTICABLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN INTO THE THE GROUND A MINIMUM OF 16 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 8 INCHES. ALL EXCAVATED MATERIAL FROM THE FENCE INSTALLATION SHALL BE BACKFILLED AND COMPACTED ALONG THE ENTIRE UPHILL SIDE OF THE DISTURBED AREA.
4. STANDARD HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UPHILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPHILSPE AREA HAS BEEN PERMANENTLY PROTECTED, STABILIZED, AND APPROVED BY THE CITY.
6. REMOVE ACCUMULATED SEDIMENT MATERIAL ONCE IT HAS REACHED WITHIN 18 INCHES OF THE TOP OF THE SEDIMENT FENCE.



CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
SEDIMENT FENCE

APPROVED	3/10/14	DRAWN BY	DTN	1/2014	NO.902
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	

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RAHIM A. ABBASI
EXPIRES: 12/31/2025

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ADW #
24011.00

NOT FOR CONSTRUCTION

EROSION CONTROL DETAILS

Date 12/5/2024 10:39:25 AM
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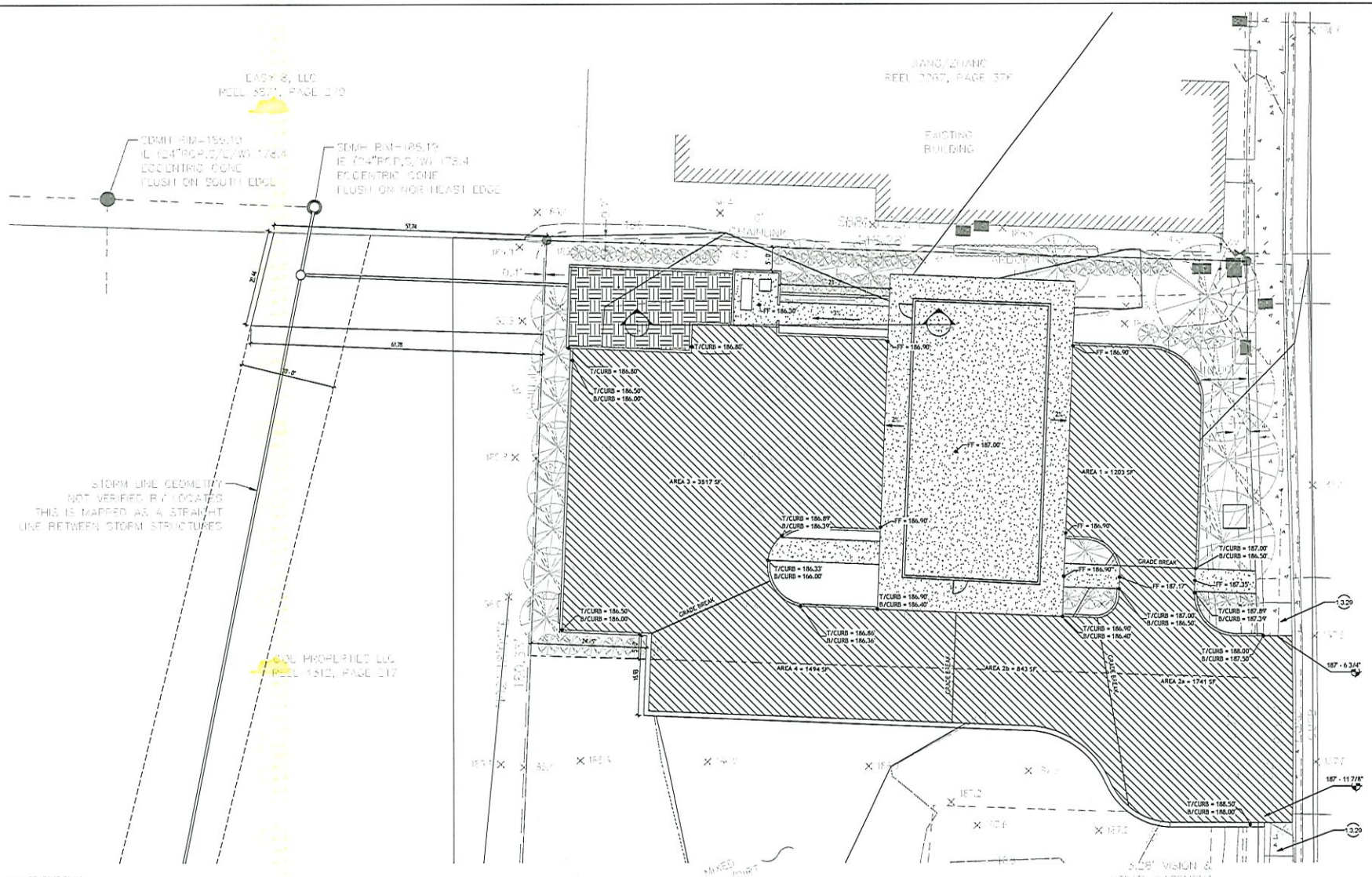
KEYNOTES

1.3.29 (E) CURB RAMP



1 GRADING PLAN
1" = 10'-0"

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24011.00

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GRADING PLAN

Date 3/17/2025 4:03:33 PM
Drawn Author
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1" = 10'-0"

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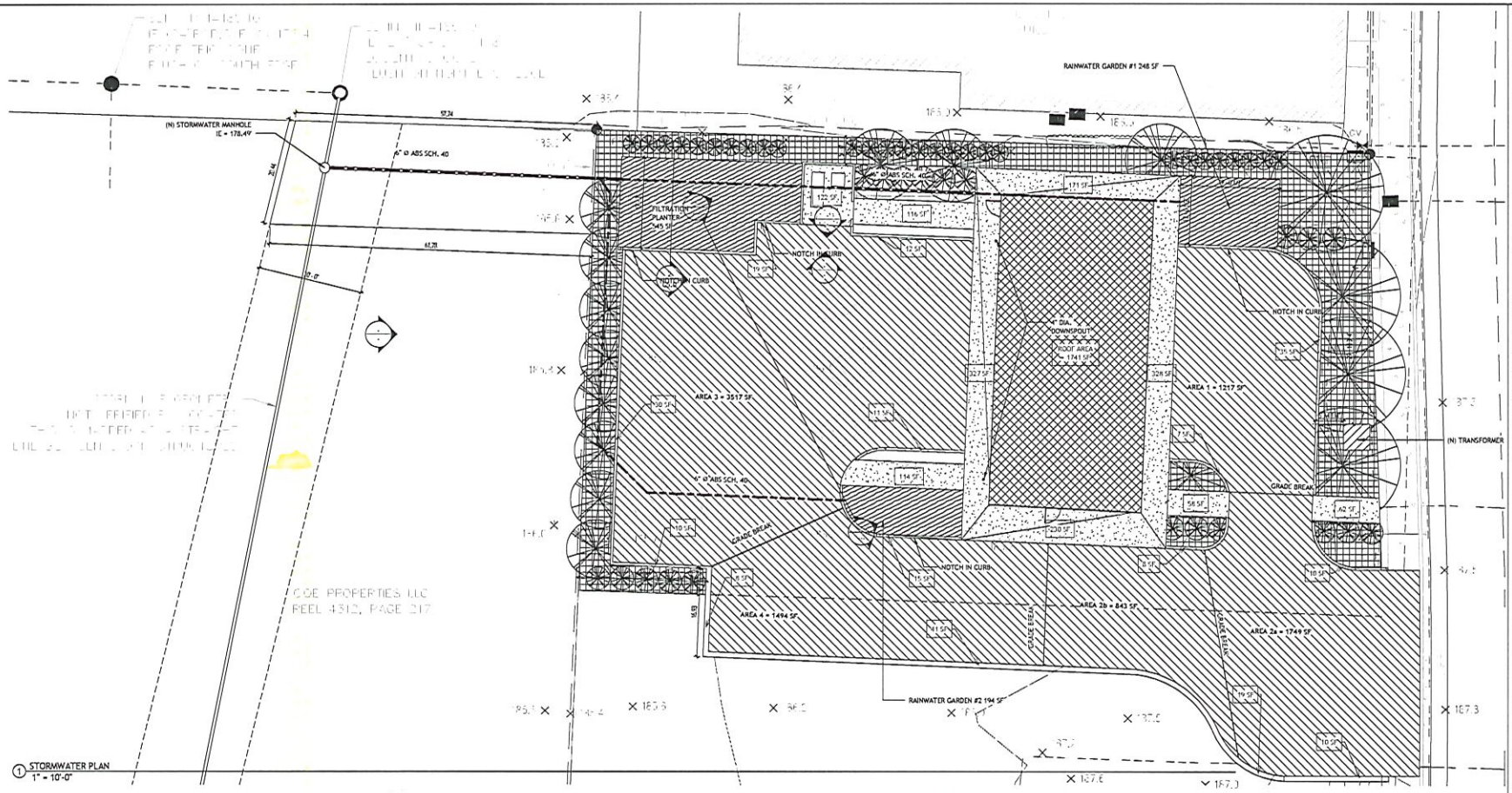
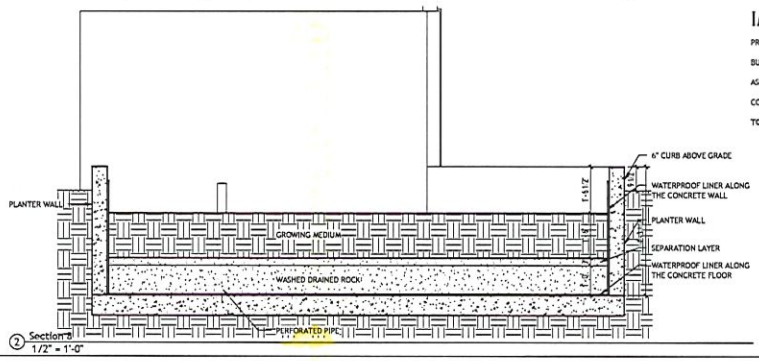


1 STORMWATER PLAN
1" = 10'-0"



2 Section B
1/2" = 1'-0"

IMPERVIOUS AREA CALCULATIONS

PROPOSED IMPERVIOUS AREAS:

BUILDING ROOF AREA = 1741 SF

ASPHALT PAVEMENT AREA = 1217 + 1749 + 843 + 3517 + 1494 = 8820 SF (THIS INCLUDES ASPHALT PAVEMENT AREAS OUTSIDE THE LOT LINE AS SHOWN ON THIS SHEET)

CONCRETE @ SIDEWALK & TRASH ENCLOSURE AREA = 122 + 116 + 171 + 327 + 230 + 328 + 114 + 58 + 62 + 10 + 35 + 12 + 19 + 30 + 10 + 8 + 41 + 19 + 10 + 8 + 7 + 15 + 11 = 1763 SF

TOTAL PROPOSED IMPERVIOUS AREAS = 12324 SF

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24011.00

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STORMWATER PLAN

Date 3/17/2025 4:05:30 PM
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As indicated

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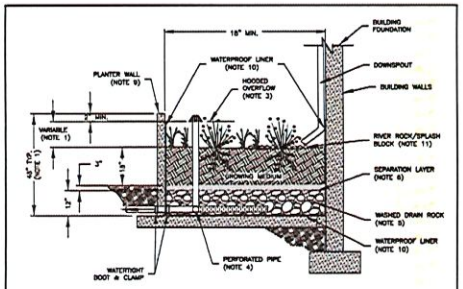


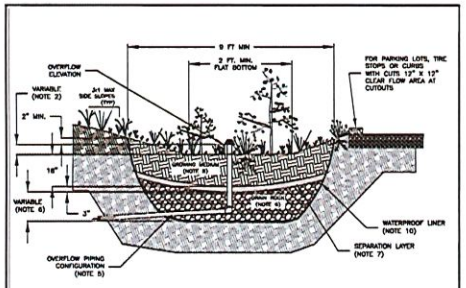
NOTES:

1. DIMENSIONS:
   A. WIDTH: 18" MINIMUM
   B. DEPTH OF PLANTER (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION):
      SIMPLIFIED: 13"
      ENGINEERED: 6"-18"
   C. SLOPE OF PLANTER: 0.5% OR LESS
   D. PLANTERS MUST BE LESS THAN 30" IN HEIGHT ABOVE FINISHED GRADE
2. SETBACKS:
   A. NO SETBACK FROM FOUNDATION REQUIRED
   B. SETBACKS FROM PROPERTY LINES VARY DEPENDING ON SITE CONDITIONS (SEE DESIGN STANDARDS)
3. OVERFLOW:
   A. INLET ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM
   B. PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE
4. PIPING:
   SEE STANDARD PLAN 221
5. DRAIN ROCK:
   A. 1 ½"-¾" WASHED AGGREGATE WITH 40% VOIDS
   B. DEPTH: 12 INCHES
6. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 2" LAYER OF ¾"-¼" OPEN GRADED AGGREGATE.
7. GROWING MEDIUM:
   A. DEPTH: 18" MINIMUM
   B. SEE DESIGN STANDARDS FOR REQUIREMENTS
8. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN DESIGN STANDARDS.
9. PLANTER FOUNDATION AND WALLS:
   A. MATERIAL SHALL BE 4" REINFORCED CONCRETE, STONE, BRICK, OR OTHER DURABLE MATERIAL.
   B. PLANTER CONCRETE, BRICK, OR STONE WALLS SHALL BE INCLUDED IN FOUNDATION BUILDING PLANS
10. WATERPROOF LINER: WATERPROOF LINER SHALL BE 30 mil PVC, HDPE OR EQUIVALENT. WATERPROOF LINER IS NOT REQUIRED IF THE FOUNDATION AND WALL MATERIAL IS WATERPROOF REINFORCED CONCRETE OR APPROVED EQUAL
11. INSTALL RIVER ROCK SPLASH PAD TO TRANSITION FROM INLET TO GROWING MEDIUM

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
FILTRATION PLANTER

APPROVED	CITY ENGINEER	7/01/14 DATE	DRAWN BY KAK 12/2013	CHECKED BY KR 12/2013	NO. 216



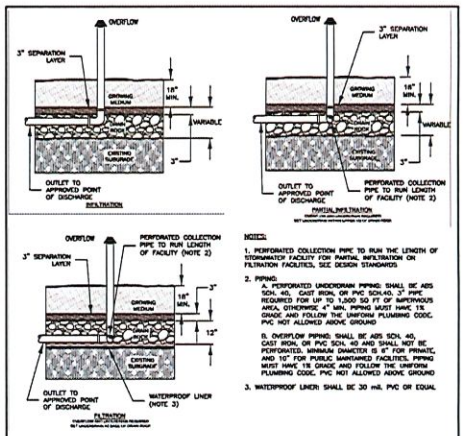
NOTES:

1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS FROM TO, DURING, AND AFTER CONSTRUCTION.
2. DIMENSIONS:
   A. WIDTH: 9 FT. MINIMUM.
   B. DEPTH OF RAIN GARDEN (MEASURED FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION):
      1)SIMPLIFIED: 12"
      2)ENGINEERED: 6"-18"
   C. SLOPE OF PLANTER: 0.5% OR LESS
3. SETBACKS (FROM NEAREST POINT AT FINISHED GRADE):
   A. INFILTRATION=10 FT. FROM FOUNDATIONS.
   B. FILTRATION MUST BE LINED, NO SETBACK REQUIREMENT FROM FOUNDATIONS
   C. SETBACKS FROM PROPERTY LINES VARY DEPENDING ON SITE CONDITIONS (SEE DESIGN STANDARDS)
4. OVERFLOW:
   A. INLET ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM
   B. PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE
5. PIPING:
   SEE STANDARD PLAN 221
6. DRAIN ROCK:
   A. 1 ½"-¾"/4" WASHED AGGREGATE WITH 40% VOIDS
   B. DEPTH:
      SIMPLIFIED:- 18" (IF ≤ 1.75 "/hr INFILTRATION RATE)
      12" (IF > 1.75 "/hr INFILTRATION RATE)
      ENGINEERED:- 0"-48"
7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 3" LAYER OF ¾"-¼" OPEN GRADED AGGREGATE.
8. GROWING MEDIUM:
   A. DEPTH: 18"
   B. SEE DESIGN STANDARDS FOR REQUIREMENTS
9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN DESIGN STANDARDS.
10. FOR FILTRATION RAIN GARDEN INSTALL 30 mil. PVC, HDPE OR EQUIVALENT WATERPROOF LINER(SEE STANDARD PLAN #221).
11. INSTALL RIVER ROCK SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
RAIN GARDEN

APPROVED	CITY ENGINEER	7/01/14 DATE	DRAWN BY KAK 12/2013	CHECKED BY KR 12/2013	NO. 217



NOTES:

1. PERFORATED COLLECTION PIPE TO RUN THE LENGTH OF STORMWATER FACILITY FOR PARTIAL INFILTRATION OR FILTRATION FACILITIES, SEE DESIGN STANDARDS
2. PIPING:
   A. PERFORATED UNDERDRAIN PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH.40. 3" PIPE REQUIRED FOR UP TO 1,200 SQ FT OF IMPERVIOUS AREA, OTHERWISE 4" MIN. PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND
   B. OVERFLOW PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6" FOR PRIVATE, AND 10" FOR PUBLIC MAINTAINED FACILITIES. PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND
3. WATERPROOF LINER: SHALL BE 30 mil. PVC OR EQUAL

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
FACILITY OVERFLOW CONFIGURATIONS

APPROVED	CITY ENGINEER	7/01/14 DATE	DRAWN BY KAK 12/2013	CHECKED BY KR 12/2013	NO. 221

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NOT FOR CONSTRUCTION

STORMWATER DETAILS

Date 12/5/2024 10:59:04 AM
Drawn Author
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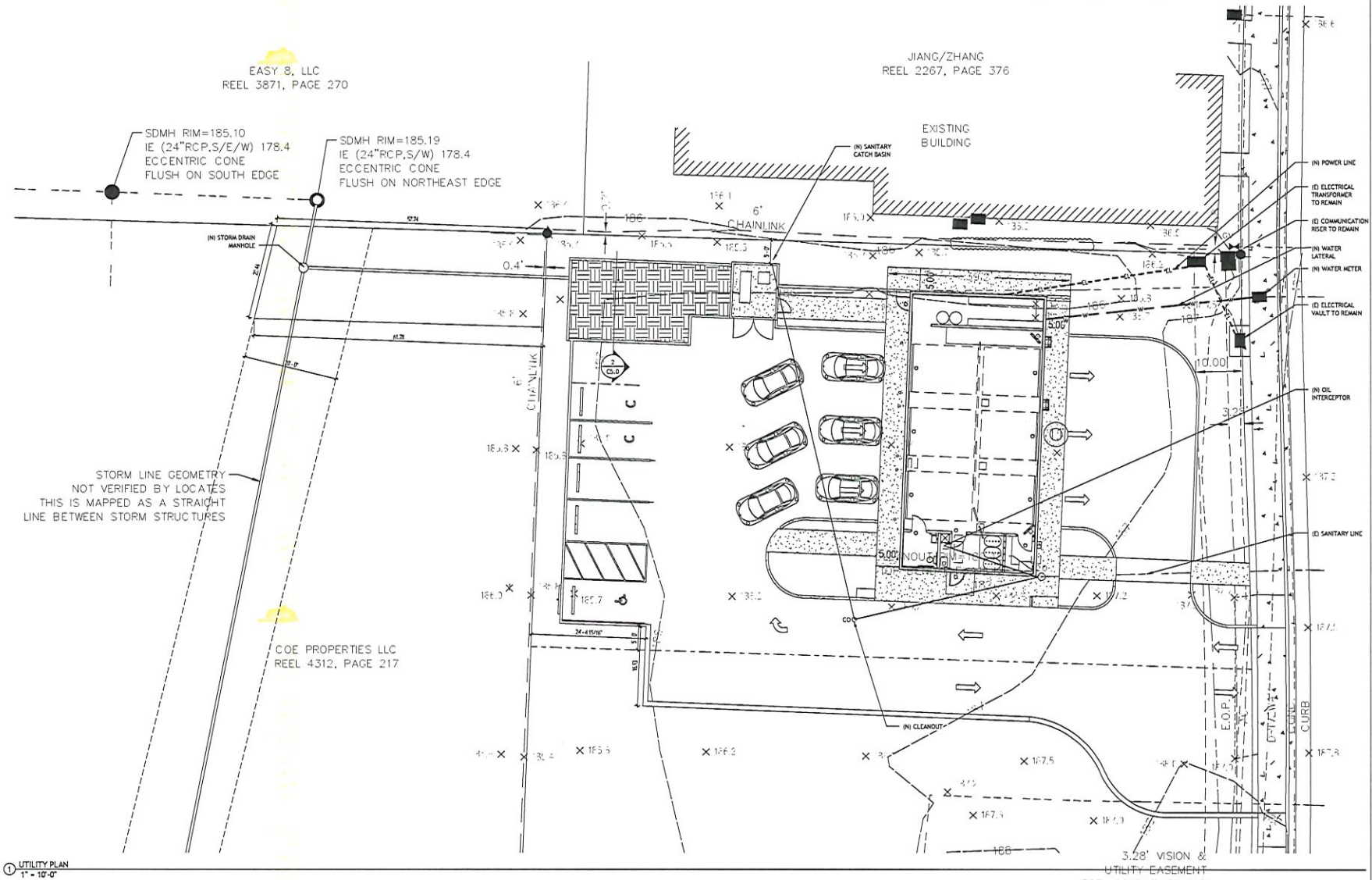
12/5/2024 10:59:04 AM



1 UTILITY PLAN
1" = 10'-0"

CHAPTER 29 PLUMBING FIXTURE ANALYSIS (2022 OSSC)

- PER TABLE 2902.1, THE NUMBER OF PLUMBING FIXTURES ARE SHOWN AS BELOW

	TYPE OF USE	CLASSIFICATION	WATER CLOSETS		LAVATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS
			MALE REQUIRED	FEMALE REQUIRED			
PROPOSED	COMMERCIAL	STORAGE	1 PER 100 1 REQUIRED 1 PROPOSED		1 PER 100 1 REQUIRED. 1 PROPOSED	-	-

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NOT FOR CONSTRUCTION

UTILITY PLAN

Date 12/5/2024 9:52:13 AM
Drawn Author
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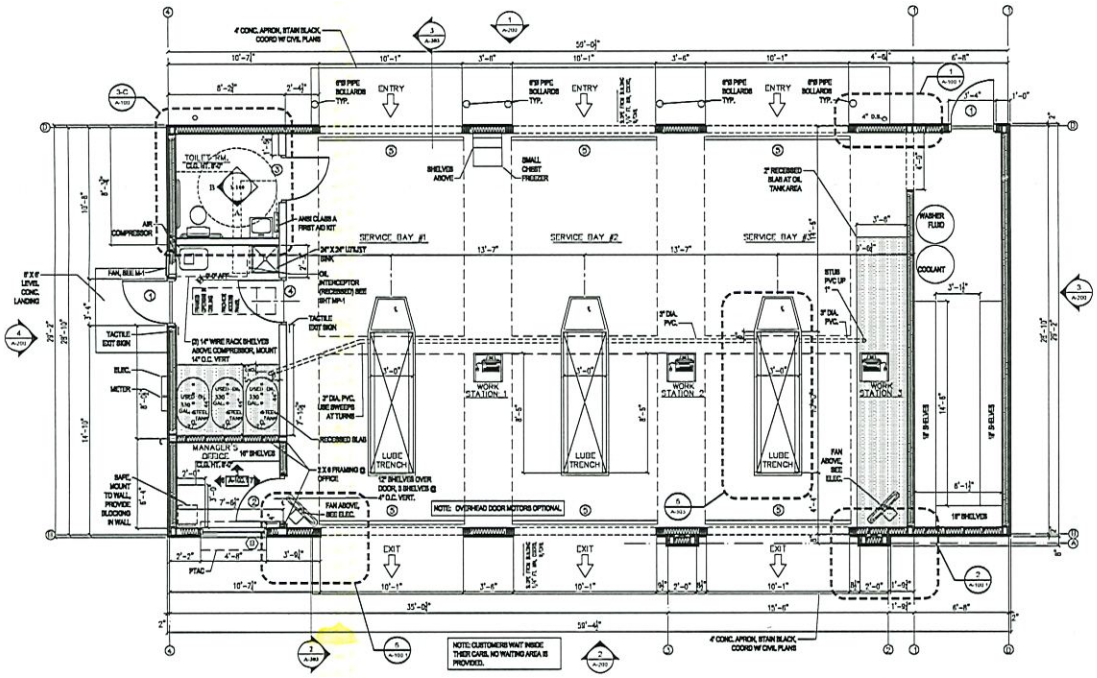
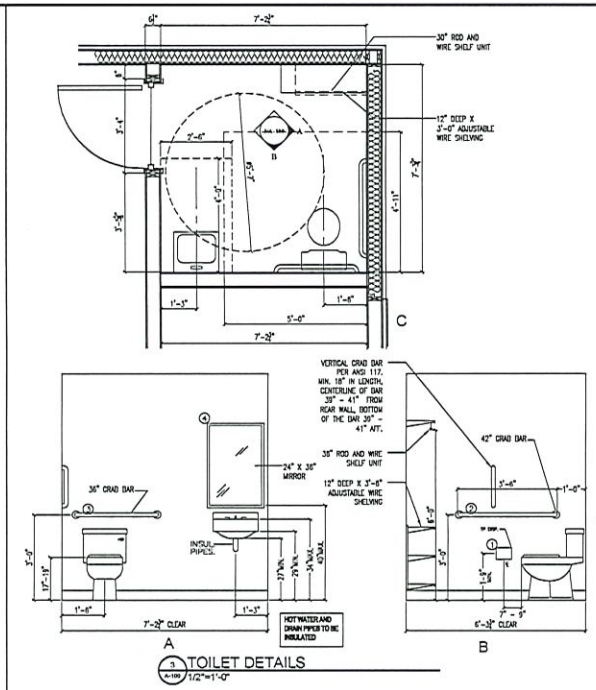
1" = 10'-0"

12/5/2024 9:52:13 AM



1 PLAN
A-100 1/4"=1'-0"



3 TOILET DETAILS
A-100 1/2"=1'-0"

TOILET ACCESSORIES SCHEDULE

MARK	LOCATION	DESCRIPTION	MOUNTING HEIGHT
1	TOILET ROOM	TOILET PAPER DISPENSER	22" A.F.F. TO OPERABLE PARTS
2	TOILET ROOM	42" GRAB BAR	36" A.F.F. TO TOP
3	TOILET ROOM	36" GRAB BAR	36" A.F.F. TO TOP
4	TOILET ROOM	18" x 30" MIRROR	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE
5	TOILET ROOM	VERTICAL GRAB BAR	SEE 3/A100
6	TOILET ROOM	PAPER TOWEL DISPENSER	48" A.F.F. TO OPERABLE PARTS
8	TOILET ROOM	UNDER LAVATORY GUARD	LAVATORY SUPPLY & DRAIN PIPES

NOTES:
1. ALL TOILET ACCESSORIES SHALL BE LOCATED AND MOUNTED TO MEET ALL REQUIREMENTS OF THE ADA AND ALL LOCAL ACCESSIBILITY CODE REQUIREMENTS.
2. ALL TOILET ACCESSORIES SHALL BE BY BOBRICK OR EQUAL.
3. PROVIDE BLOCKING PER MANUFACTURER'S RECOMMENDATIONS.

FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS		
SERVICE BAYS	CONC., SEALED	VINYL	1/2" PLYWD.	NONE	OPEN (13'-4" TRUSS HT)	SMOOTH FINISH, STAINED	B-C PLYWD.	NOTE 1,2,3,4,8,9,10
MANAGER'S OFFICE	CONC., SEALED	VINYL	1/2" PLYWD.	1/2" PLYWD.	8'-0"	SMOOTH FINISH, STAINED	B-C PLYWD.	NOTE 1,2,3,4,8,9,10
TOILET RM.	CONC., SEALED	VINYL	1/2" PLYWD.	1/2" PLYWD.	8'-0"	SMOOTH FINISH, STAINED	B-C PLYWD.	NOTE 1,2,3,4,8,9,10,11
WASTE OIL	CONC., SEALED	CONC. 2" DEPRESSED SLAB @ OIL TANK AREAS	1/2" PLYWD.	NONE	OPEN (13'-4" TRUSS HT)	SMOOTH FINISH, STAINED	B-C PLYWD.	NOTE 1,2,3,4,8,9,10

NOTE 1: PAINT EXPOSED WALL SURFACE (DWD OR PWD)
NOTE 2: PAINT EXPOSED CEILING
NOTE 3: ALL INTERIOR FINISHES ARE TO MEET TABLE 803.5 OF THE MCBC.
NOTE 4: INTERIOR PAINT COLOR TO BE EGGSHELL WHITE (SW 7006 "EXTRA WHITE") EXCEPT WHERE NOTED.
NOTE 7: SEE STRUCTURAL DWGS FOR DEPRESSED SLAB DETAILS
NOTE 8: STAIN - H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED AD.00208A. ADD A LIGHT BROADCAST OF "SHARK GRIP" PRODUCT TO FINAL COAT OF STAINED AND SEALED FLOORING SYSTEM.
NOTE 9: SEALER - H&C PRO SERIES SOLVENT BASED DECORATIVE CONC. SEALER (CLEAR)
NOTE 10: ALL INTERIOR TRIM TO BE "INDUSTRIAL GRAY" (SW 7017 "DORIAN GRAY")
NOTE 11: ALL INTERIOR WALL PAINT TO BE WASHABLE SEMI-GLOSS ENAMEL PAINT

DOOR SCHEDULE

MARK	SIZE	DOOR TYPE	DOOR FINISH		FRAME	FRAME FINISH		HARDWARE	ELEV.	REMARKS	
1	3' x 7'-4"	FLUSH H.M.	PAINT	DK BRONZE EXT. GRAY INT.	H.M.	PAINT	DK BRONZE EXT. GRAY INT.	SET 1	1	CLOSER, LOCKSET, THRESHOLD.	NOTE 1,2,5
2	3' x 7'	FLUSH H.M.	PAINT	GRAY EXT. GRAY INT.	H.M.	PAINT	GRAY EXT. GRAY INT.	SET 2	2	LOCKSET, HALF GLASS (TINTED), CLOSER	NOTE 1,2,4
3	3' x 7'	FLUSH H.M.	PAINT	GRAY EXT. GRAY INT.	H.M.	PAINT	GRAY EXT. GRAY INT.	SET 3	3	LOCKSET, CLOSER.	NOTE 1,2, 6
4	3' x 7'	FLUSH H.M.	PAINT	GRAY EXT. GRAY INT.	H.M.	PAINT	GRAY EXT. GRAY INT.	SET 4	4	LOCKSET, CLOSER	NOTE 1,2
5	10' x 11'-6"	UPWARD ACTING	FACTORY FINISH	CLOPAY "CHOCOLATE"	H.M.	FACTORY FINISH CLOPAY "CHOCOLATE"		-	5	3 CENTER SECTIONS GLASS	NOTE 3,4

OVERHEAD DOOR VENDOR - CLOPAY, SEE SHEET A-103, NO SUBSTITUTIONS

WINDOW SCHEDULE

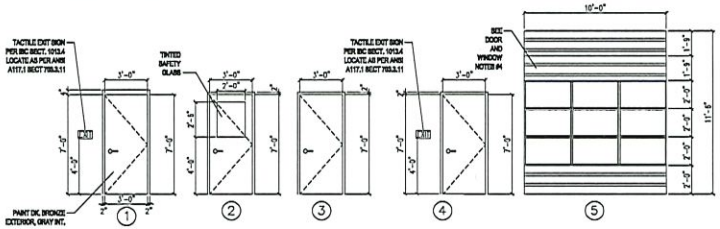
B	4'-8" x 4'-0"	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	-	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	—	NOTE 4

DOOR AND WINDOW NOTES
NOTE 1: HARDWARE TO BE LEVER ACTION AND MEET ALL ADA REQUIREMENTS
NOTE 2: HARDWARE TO BE COMMERCIAL GRADE
NOTE 3: HARDWARE PER MANUF. REQUIREMENTS
NOTE 4: SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A
NOTE 5: DARK BRONZE PAINT COLOR TO BE (SW 6076 "TURKISH COFFEE")
NOTE 6: EXTERIOR DOOR WHEN INDICATED ON PLAN 1/A-100

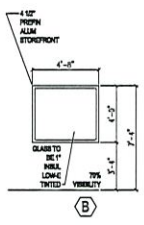
2 SCHEDULES
A-100 NTS

SET	
SET 1	1 1/2 PAIR HINGES NRP MORRISED DEADBOLT AND LOCKSET COMBINED WITH THUMB TURN INSIDE AND KEYED OUTSIDE. ONE ACTION OPERATED BOTH BOLT AND LOCKSET CLOSER FULL WEATHERSTRIP SWEEP RAIN DRIP ON FRAME OVERHEAD THRESHOLD SILENCERS FLOOR STOP
SET 2	1 1/2 PAIR HINGES LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE CLOSER FLOOR STOP - COORD. LOCATION W/ AC UNIT SILENCERS
SET 3	1 1/2 PAIR HINGES LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE CLOSER WALL STOP SILENCERS TACTILE SIGN W/ INTERNATIONAL SYMBOL: MEN/WOMEN
SET 4	1 1/2 PAIR HINGES LOCKSET - PASSAGE 1 STOP - FLOOR MTD. CLOSER SILENCERS

NOTE: ALL FIN. HARDWARE TO BE ADA COMPLIANT



3 DOOR ELEVATIONS
A-100 1/4" = 1'-0"



4 WINDOW ELEVATIONS
A-100 1/4" = 1'-0"

TAKE 5 OIL CHANGE
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REV.	DESCRIPTION

08/20/24

PLAN AND SCHEDULES

A-100

TAKE 5 OIL CHANGE, LLC
STORAGE SYSTEM REVIEW

SYSTEMS ARE DIVIDED INTO 2 SEPARATE PROCESSES.

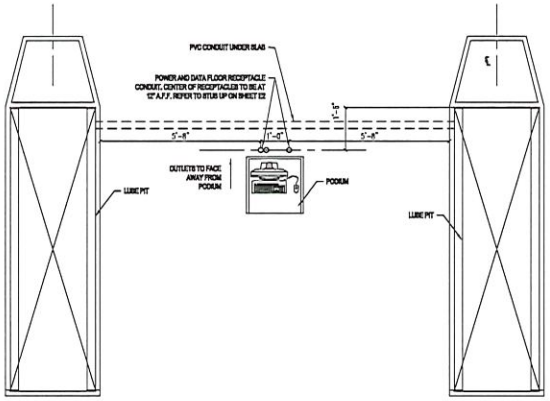
1. USED OIL.-
   AFTER A TAKE 5 TECHNICIAN DIRECTS AND GUIDES THE CUSTOMER OVER A SHALLOW TRENCH THE USED OIL IS DRAINED INTO A ROLLING DRAIN PAN THAT IS POSITIONED UNDER THE VEHICLE. THE OIL FILTER IS ALSO CHANGED ABOVE THE DRAIN PAN. WHEN NECESSARY, THE DRAIN PANS ARE EMPTIED TO DESIGNATED OIL TANKS VIA N° GASOLINE-RATED HOSE, ROUTED THROUGH CHASES TO THE STORAGE ROOM. THE HOSES ARE CONNECTED VIA A VACUUM DIAPHRAGM PUMP, SO THE SYSTEM IS TOTALLY NON-PRESSURIZED. 100% OF TAKE #'S USED OIL AND OIL FILTERS ARE RECLAIMED AND RECYCLED BY OSHA CERTIFIED USED OIL RECYCLING COMPANIES.

2. NEW OIL.-
   WE STORE NEW BULK OILS IN RHINO GRAVITY FEED SYSTEMS INSIDE THE BAY AREAS. THESE SYSTEMS HAVE NO PUMPS OR PRESSURE, ARE APPROVED BY OSHA AND DOT, AND ARE LOCATED WITHIN A RECESSED AREA WITHIN THE SHOP. TAKE 5 ALSO CARRIES A MINIMUM AMOUNT OF RETAIL BOTTLED OILS FOR SPECIALTY VEHICLES AS NECESSARY.

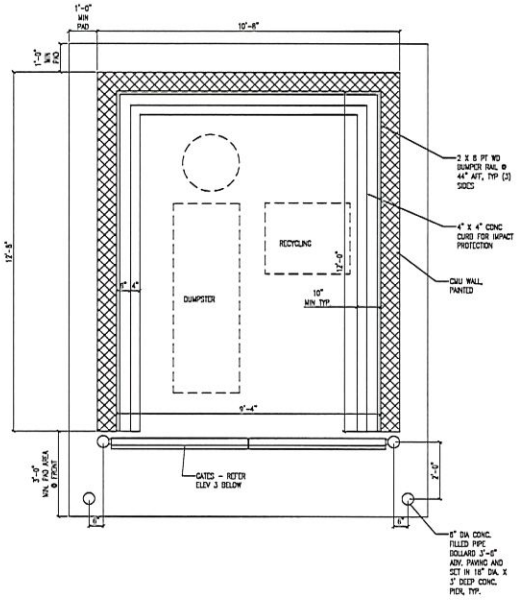
NOTES -
1. TYPE OF LIQUIDS BEING STORED ARE CLASS IIIB LUBRICANTS ONLY.
2. ALL TANKS ARE ABOVE GROUND, SINGLE WALL. 3 ARE STEEL AND 12 ARE HIGH-DENSITY POLYETHYLENE.
3. VOLUME OF TANKS:
   (2) WASTE OIL TANKS OF APPROXIMATELY 220 GALLONS EACH
   (8) NEW OIL RHINO TANKS OF 220 GALLONS EACH, (4) STACKS OF (2) EACH

FOR CONTAINMENT - BULK TANKS ARE PLACED WITHIN RECESSED AREAS. THE RECESSED AREAS ARE CONNECTED VIA 3" CHASES TO THE SHALLOW TRENCHES, PROVIDING SECONDARY CONTAINMENT. EACH TRENCH MEASURES 10' X 3' X 30", YIELDING A TOTAL EXTRA VOLUME OF 1,980 GALLONS, IN ADDITION TO THE RECESSED AREAS WHERE THE TANKS ARE LOCATED.

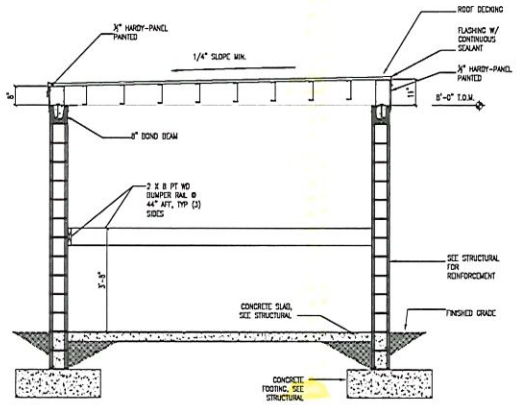
4. TAKE 5 DOES NOT INCORPORATE DRAINS IN THEIR SHOP, SHALLOW TRENCH, OR STORAGE AREAS. THE ONLY DRAIN IN A TAKE 5 IS LOCATED IN THE RESTROOM.
5. WE MOP OUR FLOORS, RINSING THE MOP IN A MOP SINK THAT IS CONNECTED DIRECTLY TO AN OIL SEPARATOR.
6. THE OIL SEPARATOR IS CLEANED/EMPTIED/MAINTAINED BY THE OSHA CERTIFIED RECYCLING COMPANY THAT COLLECTS AND RECYCLES THE USED OIL.
7. BOMC TANKS ARE PLACED ON SHOP FLOOR BETWEEN BAYS.



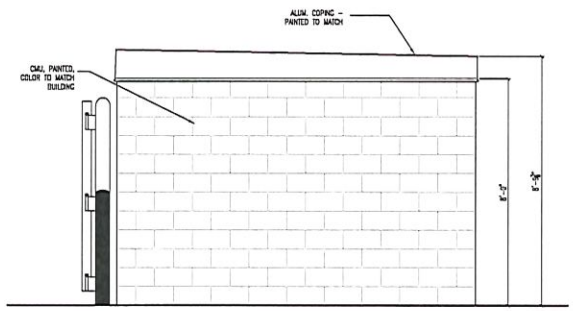
4 A-102 POWER / DATA FLOOR RECEPTACLES TYP.
1/2"=1'-0"



1 A-102 DUMPSTER SCREEN PLAN
1/2"=1'-0"

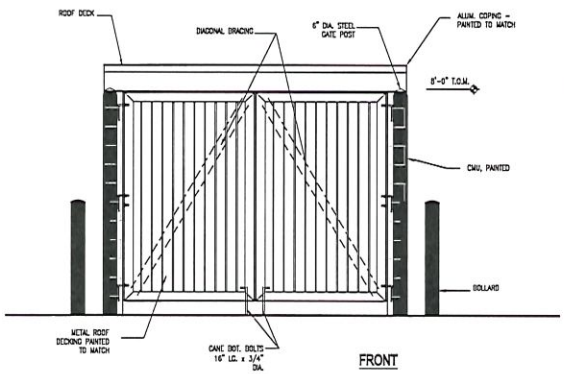


5 A-102 DUMPSTER SCREEN SECTION
1/2"=1'-0"



SIDES

2 A-102 DUMPSTER SCREEN ELEVATIONS
1/2"=1'-0"



FRONT

3 A-102 DUMPSTER SCREEN ELEVATIONS
1/2"=1'-0"

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REV.	DESCRIPTION

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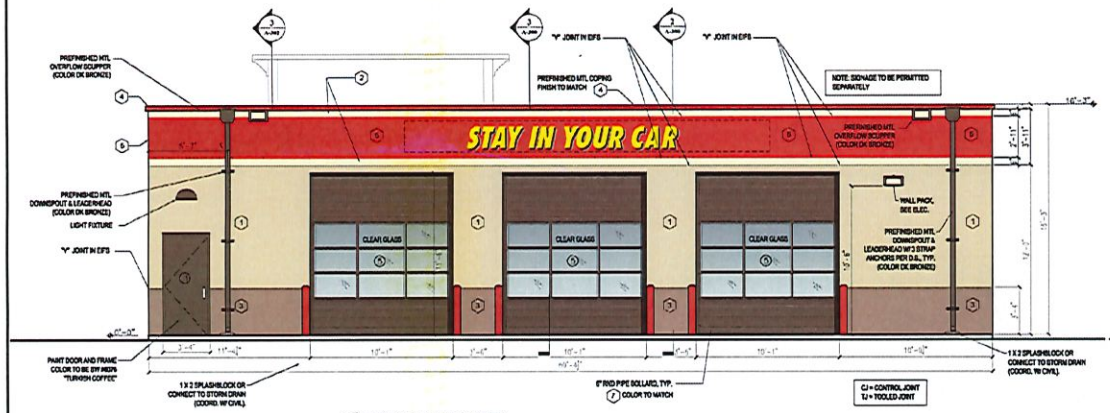
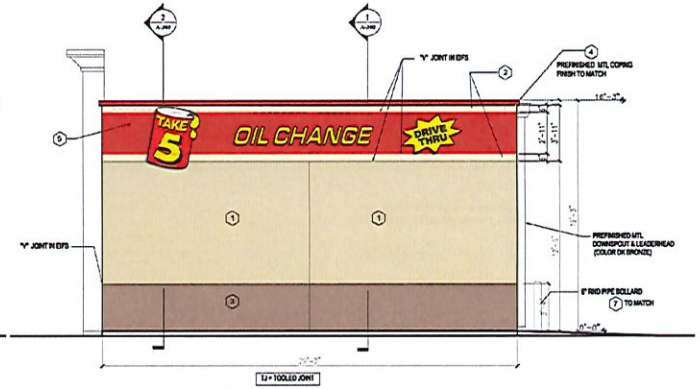
DUMPSTER SCREEN

A-102

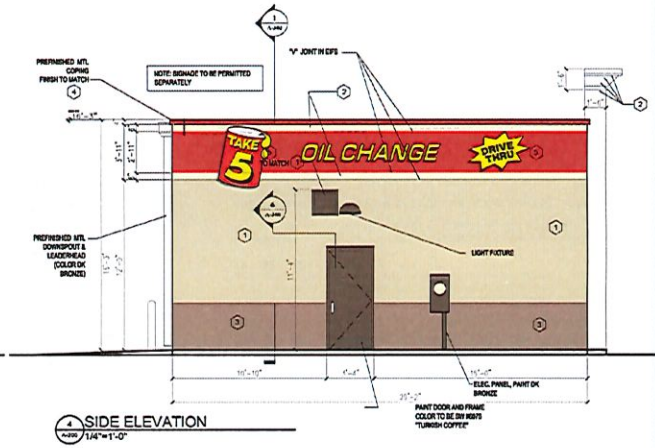


1 A-200 ENTRY ELEVATION
1/4"=1'-0"



3 A-200 SIDE ELEVATION
1/4"=1'-0"

2 A-200 EXIT ELEVATION
1/4"=1'-0"



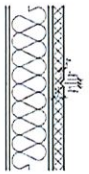
4 A-200 SIDE ELEVATION
1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR	FINISH
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #7653, STONEBRIAR	------
2	EIFS ACCENT BAND AND FACE EIFS SIGNAGE.	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	------
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6097, STURDY BROWN	------
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	------
6	TOWER PREFINISHED STANDING SEAM ROOF	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	------

EXTERIOR FINISH NOTES:

1. N/A
2. EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
3. EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF
4. EIFS TO HAVE STANDARD IMPACT MESH ABOVE 8'-0" AFF.
5. METAL ROOF TO BE ATAS DUTCH SEAM OR HERMIDGE MANUF. WITH DEEP WEE PANELS AND 2" BATTEN CAPS.
6. METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLUOROCARBON FINISH.
7. METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLUOROCARBON FINISH.



5 A-200 EIFS V-JOINT DETAIL
1 1/2"=1'-0"

TAKE 5 OIL CHANGE
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FOR: COLE VALLEY PARNERS
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REV.	DESCRIPTION

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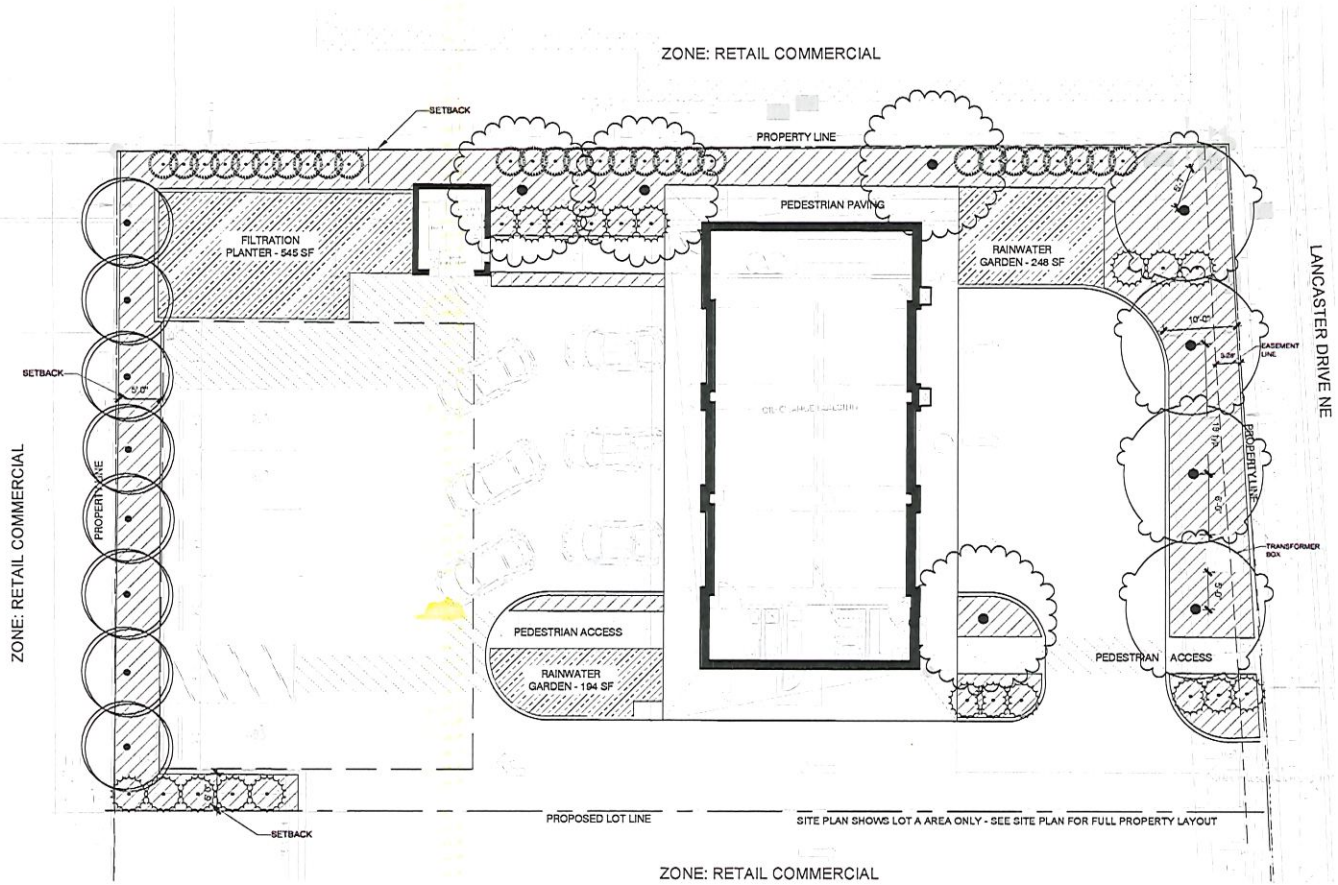
ELEVATIONS

A-200



NORTH

0 8 16 24 32 feet
1/8" = 1' 0"

1 PROPOSED LANDSCAPE PLAN
1/8" = 1' 0"

SITE INFORMATION

ZONING: COMMERCIAL- MOTOR VEHICLE SERVICES
SITE AREA: 13,359 SF
BUILDING AREA: 1,738 SF

	PAVED PARKING/ACCESS - 2,584 SF
	REQUIRED PLANTING AREA - 13,359 SF x 0.15 = 2,004 SF PLANTING AREA PROVIDED = 2,565 SF
REQUIRED TYPE A PLANTING UNITS - 1 PU PER 20 SF 2,004 / 20 = 101 PU REQUIRED	
TYPE A PLANTING TREE REQUIRMENT - 40% OF REQUIRED PU 101 PU x 0.40 = 41 PU REQUIRED	

LANDSCAPE NOTES

1. A MINIMUM OF 15% OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED. LANDSCAPING SHALL MEET THE TYPE A STANDARD SET FORTH IN SRC CHAPTER 807.
2. LANDSCAPING SHALL BE REPLACED WITHIN SIX MONTHS AFTER DYING OR BECOMING DECEASED TO THE POINT THAT REQUIRED OPACITY CAN NO LONGER BE MAINTAINED.
3. LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION, UNLESS SEASONAL CONDITIONS OR TEMPORARY SITE CONDITIONS MAKE INSTALLATION IMPRACTICAL; IN WHICH CASE, AN ACCEPTABLE PERFORMANCE GUARANTEE TO ENSURE INSTALLATION OF THE LANDSCAPING SHALL BE PROVIDED AS SET FORTH IN SRC 807.050.
4. LANDSCAPING SHALL BE INSTALLED IN A MANNER THAT CONFORMS TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
5. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
6. ALL PLANTS SHALL BE HEALTHY AND VIGOROUS, CONFORMING TO ANSI A-300 STANDARDS. SPACING SHALL NOT EXCEED THE DIMENSIONS INDICATED FOR EACH PLANT.
7. A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH AN APPROVED BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS REQUIRED UNDER THE UDC.

STREET TREE NOTES

1. STREET TREES SHALL BE MINIMUM 1.5" CALIPER AT PLANTING.
2. ROOT FLARE SHALL BE EXPOSED TO FACILITATE REMOVAL OF ANY GIRDLING OR CIRCLING ROOTS AND SHALL BE SLIGHTLY ABOVE GRADE WHEN PLANTING.
3. HOLES SHALL BE NO DEEPER THAN THE ROOT BALL, BUT AT LEAST 2 TO 3 TIMES THE ROOT BALL WIDTH TO ENCOURAGE LATERAL ROOTING.
4. MULCHING IS NECESSARY TO RETAIN SOIL MOISTURE, PROVIDE ORGANIC MATERIAL AND PREVENT WEEDS. MULCH SHALL BE APPROX. 3 IN. IN DEPTH, NOT CONTACTING THE TRUNK AND EXTEND TO THE DRIP LINE OF THE TREE.
5. NURSERY STAKES SHALL BE REMOVED AT THE TIME OF PLANTING TO PREVENT TRUNK GIRDLING. IF SUPPLEMENTAL STAKING IS NEEDED TO KEEP THE TREE UPRIGHT AFTER PLANTING, MAKE SURE TO DO SO IN A MANNER THAT ALLOWS THE TREE TO MOVE SLIGHTLY.
6. ESTABLISHMENT PERIOD FOR TREES IS TYPICALLY THREE YEARS AND REQUIRES APPROX. 15 GAL. OF WATER PER WEEK DURING SUMMER MONTHS.
7. REFER TO ANSI A300 FOR PLANTING STANDARDS AND ANSI Z60.1 FOR NURSERY STOCK STANDARDS.

CONCEPT PLANT SCHEDULE

LARGE TREE SHADE TREE - 10 PU	4	40 PU
SMALL TREE EVERGREEN / CONIFER TREE - 5 PU ORNAMENTAL TREE - 2 PU	8	16 PU
STREET TREE (Nyssa Sylvatica "Wildfire") SHADE TREE - 10 PU	4	40 PU
SHRUB SMALL TO MEDIUM SHRUB - 1 PU	20	20 PU
HEDGE LARGE DECIDUOUS OR EVERGREEN SHRUB - 2 PU	28	56 PU
		172 PU TOTAL

1. HATCHED PLANTING AREAS ARE TO BE PLANTED WITH GROUND COVERS MIN. 1 GAL. 24" OC.
2. STORMWATER FACILITIES ARE TO BE PLANTED PER CITY REQUIREMENTS

RAIN GARDEN/INFILTRATION PLANTERS; 937 SF TOTAL
PROVIDE FULL COVERAGE PLANTING AS NOTED:

(12) 5 GAL. SALIX PURPUREA 'NANA'
1 GAL. JUNCUS PATENS @ 12" O.C.

medium
LANDSCAPE ARCHITECTURE + design
6231 NE Sandy Blvd., Portland Oregon
503.788.7791 medium.com

REGISTERED LANDSCAPE ARCHITECT
876
MICHAEL MYERS
OREGON
11/12/15

No.	Date

Salem Take 5
3271 Lancaster Dr NE
Salem, OR 97305

ADW#
24011.00

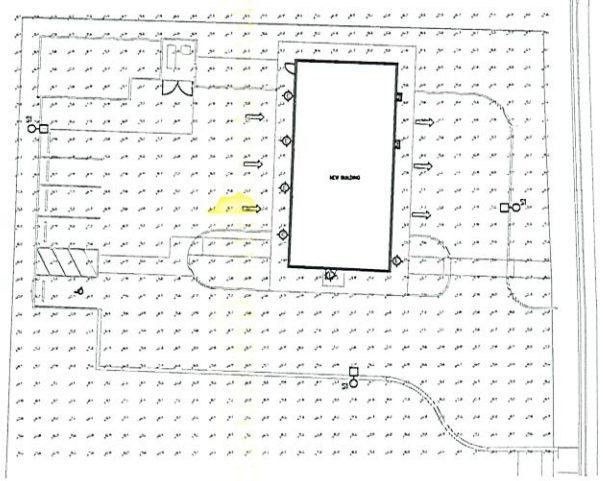
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

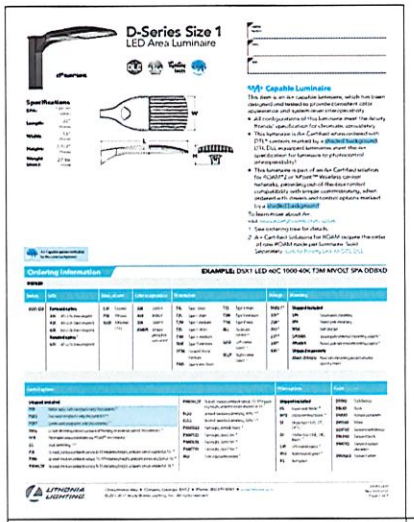
Date 12/06/2024
Drawn
Checked

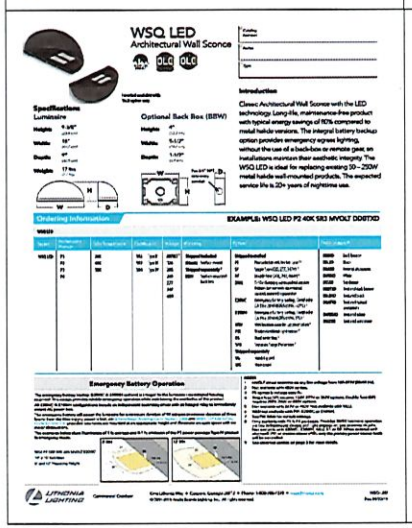
L 1.0

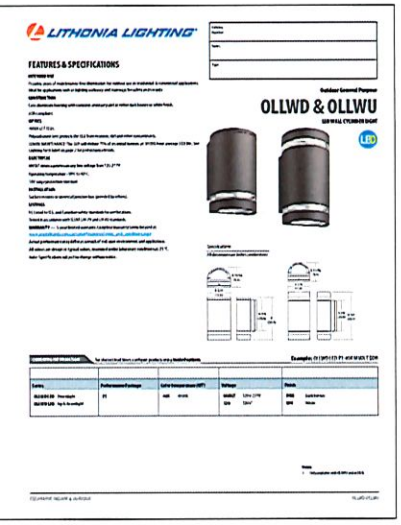
Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Description
	C	4	Lithonia Lighting	OLLWU	LED	1	OLLWU.ies	491	1	14.3	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT DYNIDEFINITH 4000K LEDS AND PCA YCARBONATE LENSES 700mA. COORDINATE MOUNTING HEIGHTS WIARCH ELEVATIONS.
	E	2	Lithonia Lighting	WSQ LED	LED	1	-	3200	0.8	72	ARCHITECTURAL SCONCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. COATED LAMP WITH THE NIGHTTIME FRIENDLY® CRITERIA. COORDINATE MOUNTING HEIGHTS WI ARCH ELEVATIONS.
	S1	3	Lithonia Lighting	DSX1 LED 30C 700 30K T4M MVOLT HS	LED	1	DSX1_LED_30C_700_3 0K_T4M_MVOLT_HS.ies	5080	1	68	DSX1 LED with 30 LEDs @ 700 mA, 3000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD. MOUNT @ 30' AFG



1 PHOTOMETRIC SITE PLAN
1/16"=1'-0"







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MECHANICAL ELECTRICAL PLUMBING

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STATUS

REVISIONS

NO.	DESCRIPTION

DATE
09/09/24

SHEET NAME
PHOTOMETRIC SITE PLAN

SHEET NUMBER
PH-1