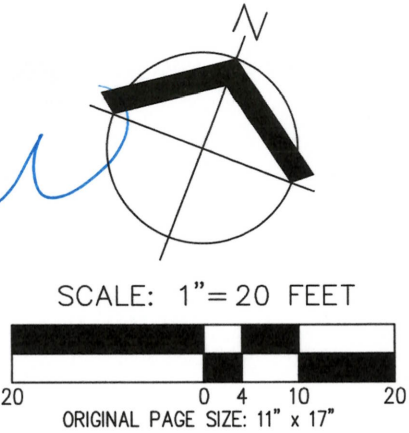


RESERVE AT
BATTLE CREEK
LOT 53
PLOT PLAN

KIFFEN STREET, SALEM
MARION COUNTY TAX LOT: TBD
SUBDIVISION CASE NO.: SUB-ADJ21-04
RICHMOND AMERICAN HOMES
PLAN: G260 JEFFERSON-C
OPTION: COVERED PATIO

- NOTES:
1. PLOT PLAN BASED ON CIVIL PLANS AND CAD LINEWORK BY WESTECH ENGINEERING, INC. AND APPROVED BY CITY OF SALEM ON 01/17/2022.
 2. PLOT PLAN BASED ON DRONE TOPOGRAPHIC SURVEY BY AKS COMPLETED 04/08/2024.
 3. PLOT PLAN BASED ON PLAT "RESERVE AT BATTLECREEK" RECORDED 04/18/2022. (NOTE: CAD FILE PROVIDED BY WESTECH ENGINEERING DOES NOT EXACTLY MATCH RECORDED PLAT.)
 4. ALL UTILITIES AND CONTOUR LINES ARE CONSIDERED APPROXIMATE UNTIL APPROVED AS-BUILT PLANS AND TOPO SURVEY ARE AVAILABLE.
 5. ELECTRICAL LAYOUT BASED ON DESIGN BY PGE DATED 04/19/2022.
 6. PLOT PLAN SUBJECT TO APPROVAL BY ZONING / BUILDING AUTHORITY PRIOR TO STAKEOUT.
 7. GRADE MINIMUM 5% AWAY FROM BUILDING PER CURRENT BUILDING CODE.
 8. FLATWORK ELEVATION NOTED AT BUILDING WALL. SLOPE 2% MIN. AWAY FROM BUILDING.
 9. SHALLOW CONVEYANCE SWALE TO HAVE MINIMUM 2.5% LONGITUDINAL SLOPE.
 10. INSTALL CRAWL SPACE VENT WELLS AS NEEDED.



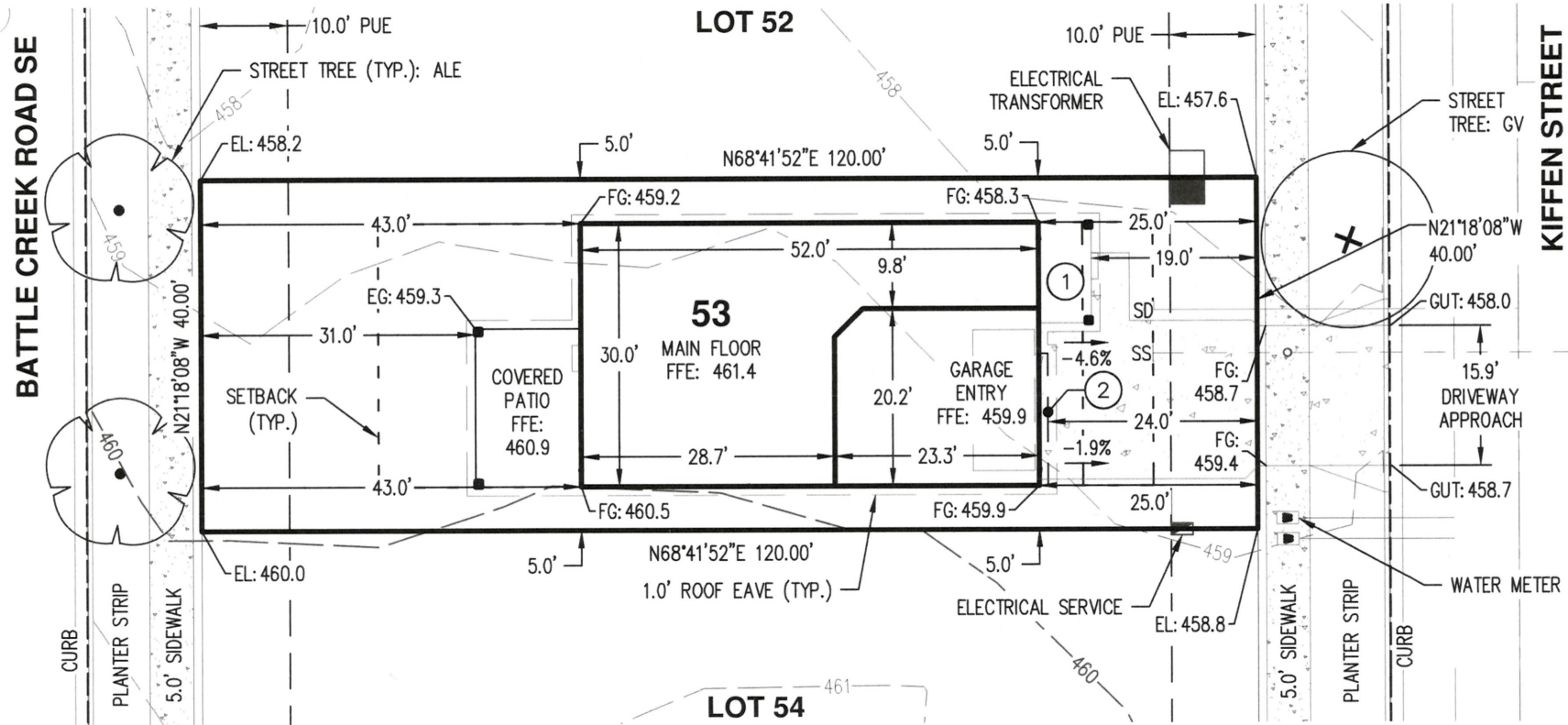
- KEY NOTES:
1. COVERED PORCH FFE: 460.9
 2. 1.0' UPPER FLOOR CANTILEVER

- ABBREVIATIONS:
- EG EXISTING GRADE
 - EL ELEVATION (EG AT PROPERTY CORNERS)
 - FFE FINISHED FLOOR ELEVATION
 - FG FINISHED GRADE
 - GUT GUTTER ELEVATION
 - PUE PUBLIC UTILITY EASEMENT
 - SS SANITARY SEWER LATERAL
 - SD STORM LATERAL

LOT COVERAGE	
LOT AREA	4,800 SF
BUILDING COVERAGE AREA	1,860 SF
BUILDING COVERAGE	38.8%
ROOF COVERAGE AREA	2,066 SF
IMPERVIOUS COVERAGE	481 SF
TOTAL IMPERVIOUS AREA	53.1%

LAND USE DISTRICT AND SETBACKS	
LAND USE DISTRICT	RS
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	60%
FRONT YARD TO BUILDING SETBACK	12'
FRONT YARD TO GARAGE SETBACK	20'
STREET SIDE YARD SETBACK	12'
SIDE YARD SETBACK	5'
REAR YARD SETBACK (2-STORY)	20'

STREET TREES:			
ALE	ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	1.5" CAL. B&B
GV	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	1.5" CAL. B&B



DATE: 06/06/2024

PLOT PLAN LOT 53		EXHIBIT
RESERVE AT BATTLECREEK		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: JF CHKD: SCR AKS JOB: 11232

