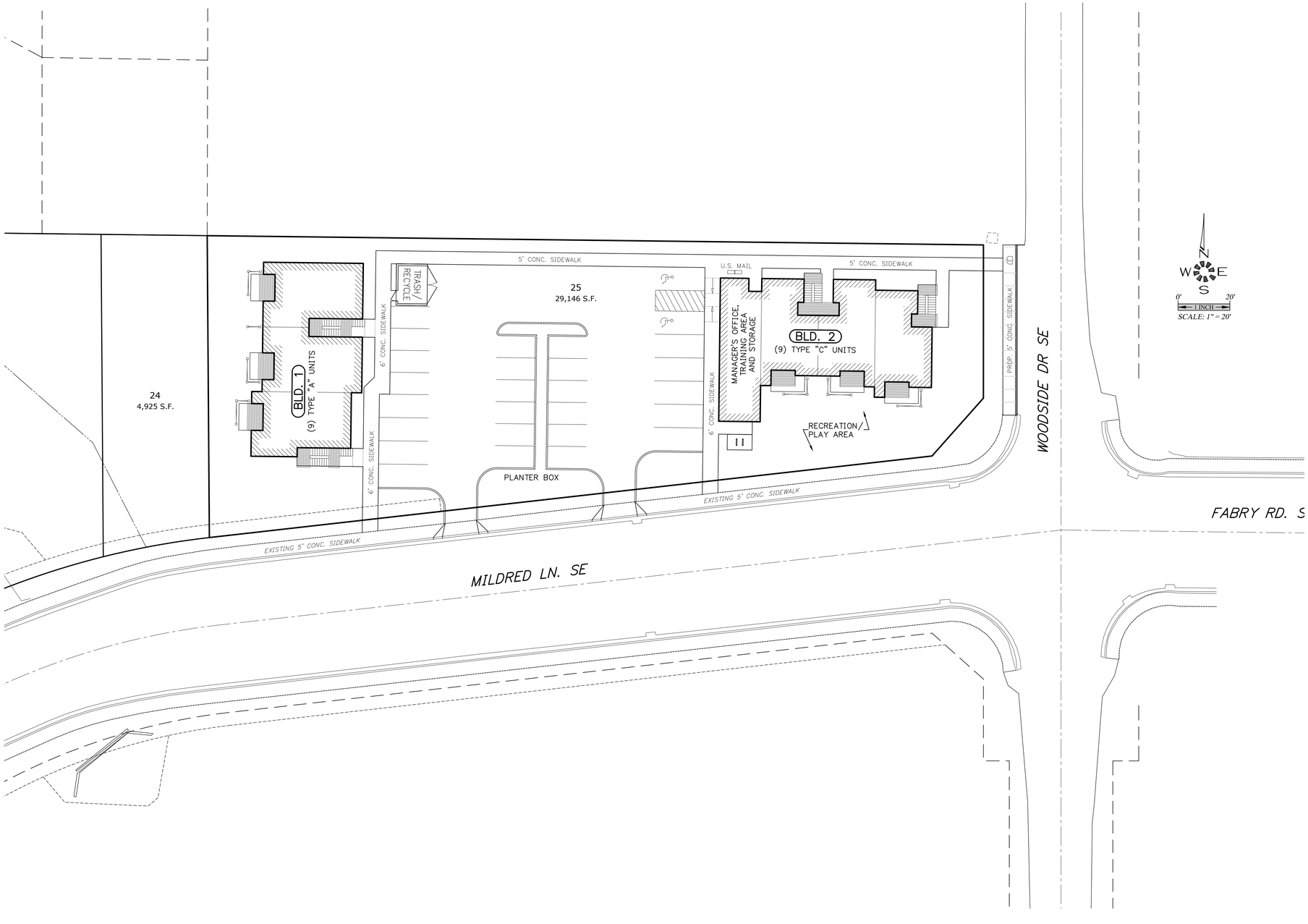
Owner / Developer:

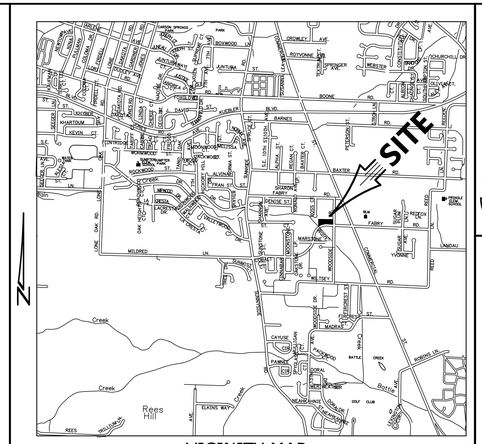
MOUNTAIN WEST INVESTMENTS

201 FERRY ST SE
SALEM, OREGON 97301

CHARLENE'S HOUSE APARTMENTS

SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON





VICINITY MAP

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MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

COVER SHEET

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR1

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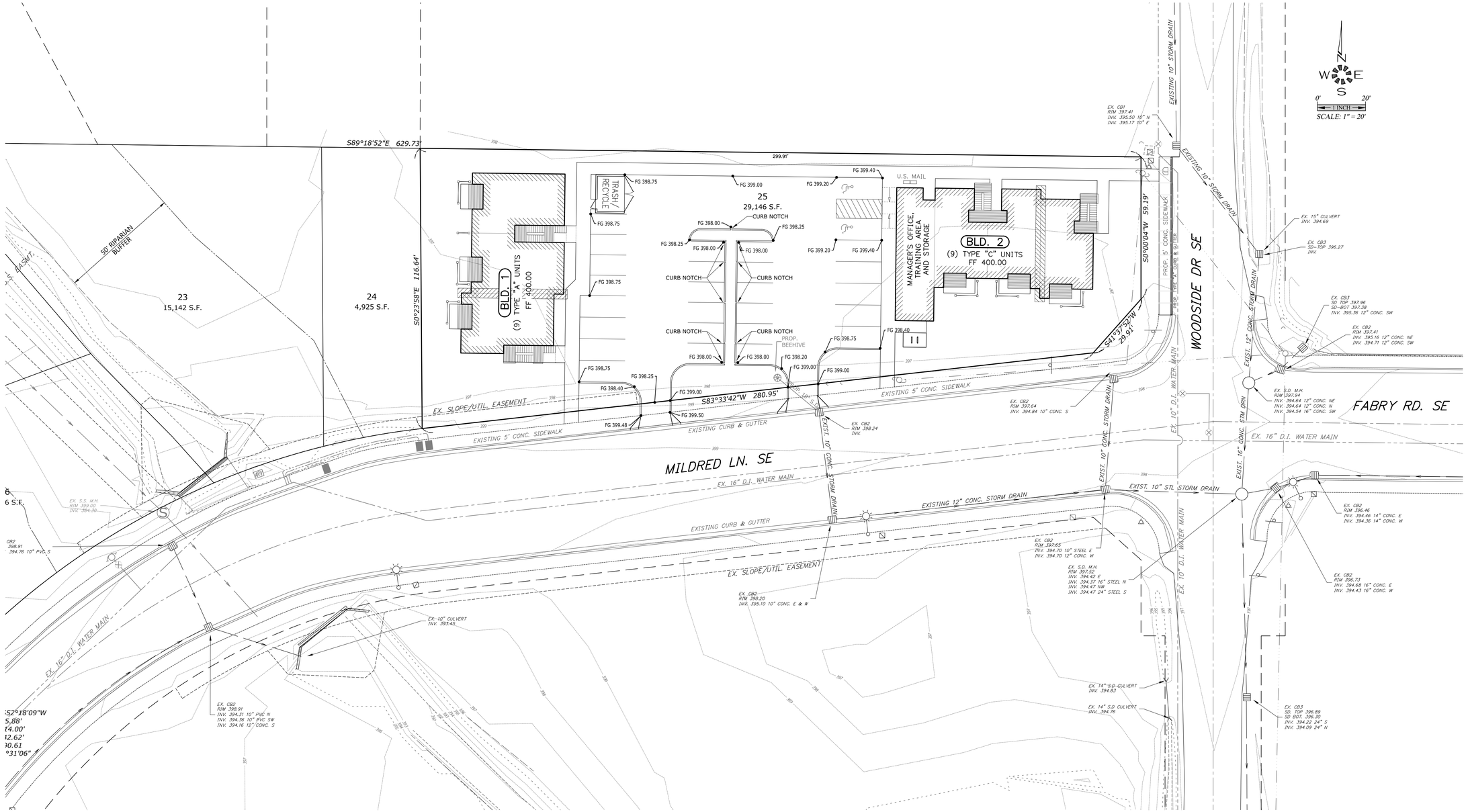

NOTE:
THE DEVELOPER WILL DESIGN AND CONSTRUCT A STORM DRAINAGE SYSTEM AT THE TIME OF DEVELOPEMENT IN COMPLIANCE WITH SALEM REVISED CODE (SRC) CHAPTER 71 AND PUBLIC WORKS DESIGN STANDARDS (PWDS)

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PRELIMINARY GRADING AND DRAINAGE PLAN

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OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR5

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Division 007 Appendix A – EPSC Plan Standard Notes

(a) Pre–Construction

(1). Prior to any land disturbing activities, the boundaries of the clearing and grading limits, vegetated buffers, and any sensitive areas shown on this plan shall be clearly delineated in the field. Unless otherwise approved, no disturbance is permitted beyond the clearing limits. The Contractor must maintain the delineation for the duration of the project. Note: vegetated corridors to be delineated with orange construction fence or approved equal.

(2). BMPs that must be installed prior to land disturbing activities are construction entrance, perimeter sediment control, and inlet protection.

(3). Hold a preconstruction conference to review the EPSCP and with the City's Project Manager and Inspector.

(b) Construction

(1). All sediment is required to stay on site. Sediment amounts greater than ½ cubic foot which leave the site must be cleaned up within 24 hours and placed back on the site and stabilized or properly disposed. Vacuuming or dry sweeping must be used to clean up released sediment and it must not be swept or washed into storm sewers, drainage ways, or water bodies. The cause of the sediment release must be found and prevented from causing a recurrence of the discharge within the same 24 hours. Any in–stream clean up of sediment shall be performed according to the DSL required time frame.

(2). Construction, maintenance, replacement, and upgrading of erosion prevention and sediment control facilities is the sole responsibility of the Contractor until all construction is completed, approved, and permanent erosion control (i.e., vegetation/landscaping) is established on all disturbed areas.

(3). All recommended erosion prevention and sediment control procedures are dependent on construction methods, staging, site conditions, weather, and scheduling. During the construction period, erosion control facilities shall be revised, upgraded, replaced, or added, to comply with SRC and State and Federal regulatory requirements.

(4). 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.

(5). When saturated soil is present, water–tight trucks must be used to transport saturated soils from the construction site. Soil may be drained on site at a designated location, using appropriate BMPs. Soil must be drained sufficiently to drip less than one gallon per hour prior to leaving the site.

(6). All materials spilled, dropped, or washed 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.

(7). All discharge of sediment–laden water must be treated with an appropriate BMP to remove sediment from discharge waters and to comply with SRC and State and Federal Regulatory Permits.

(8). In areas subject to wind erosion, appropriate BMPs must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

(9). The EPSC measures and BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these measures shall be upgraded as needed to maintain compliance with all regulations.

(10). The contractor shall provide onsite water or other appropriate BMPs to prevent dust and wind erosion of fine grain soils.

(11). Disturbed areas must be stabilized after 14 days of inactivity, or immediately if rain is forecasted. See Subsection 7A.1(d)–Wet Weather Period.

(12). During the wet weather work period or when rain is forecasted, all active and inactive soil stock piles must be covered with appropriate plastic sheeting. Plastic sheeting must cover the entire stock pile and be sufficiently anchored.

(c) Pollutants, Solid Waste and Hazardous Materials Management

(1). Any use of toxic or other hazardous materials must include proper storage, application, and disposal.

(2). The contractor is solely responsible to properly manage pollutants, hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction to prevent leakage, spills or release of pollutants to the environment and surface waters.

(3). Contractor shall develop a project specific written spill prevention and response procedures that includes employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles andmachinery; and material delivery and storage controls, signage, material use, and use of covered storage areas for waste and supplies. The plan shall comply with SRC and Federal and State requirements, and shall be available on site at all times.

(d) Wet Weather Period (October 15 through April 30)

(1). Construction activities must avoid or minimize the duration of disturbed areas.

(2). Temporary stabilization of the site including covering of bare soils with approved BMPs, must be installed at the end of the shift before a holiday or weekend, or at the end of each workday if rainfall is forecast in the next 24 hours.

(3). Temporary stabilization or covering of soil stockpiles and protection of stockpiles located away from construction activity must occur at the end of each workday.

(e) Maintenance

(1). Erosion control measures shall be maintained in such a manner as to ensure that erosion is prevented and sediment–laden water does not enter a drainage system, roadway, or violate applicable water quality standards.

(2). Sediment shall not be washed or swept into storm sewers, drainage ways, or water bodies.

(3). Sediment must be removed from behind all sediment control measures when it has reached a height of ½ the barrier height, and prior to the control measures removal.

(4). Removal of trapped sediment in a sediment basin or sediment trap or catch basins must occur when the sediment retention capacity has been reduced by 50 percent; is not functioning properly and/or at the completion of project.

(5). Cleaning of all structures, inlet protection BMPs, and sump pumps must be completed regularly and as required to ensure structures and inlets function properly and flow freely.

(6). Construction site exits shall be maintained in a condition that will prevent tracking or flow of mud onto the ROW 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. Wheel washing shall be required to prevent sediment and material tracking on road surfaces if passive BMPs are not effective.

(f) Inspection

(1). The EPSCP must be kept onsite at all times. All measures shown on the plan must be installed properly to ensure compliance with SRC and State and Regulatory permits, and that sediment does not enter a surface water system, roadway, or other properties.

(2). Written EPSC inspection logs shall be maintained onsite and available to City inspectors upon request.

(3). All BMPs shall be inspected at least every week. When a rainfall event exceeds ½" in a 24–hour period, daily inspection of the erosion controls, sediment controls, and discharge outfalls must be conducted and documented. Inspections shall be done by a representative of the permit registrant who is knowledgeable and experienced in the principles, practices, installation, and maintenance of erosion and sediment controls.

(g) Inactive Construction Periods and Post–Construction

(1). Should work cease in any area for 14 days, the inactive area must be stabilized with appropriate soil stabilization BMPs. If all construction activity ceases the entire site must be temporarily stabilized using vegetation, heavy mulch layer, temporary seeding, or other method.

(2). All temporary erosion prevention and sediment control facilities shall be removed by the contractor within 30 days after permanent landscaping/vegetation is established and the threat of erosion and sediment transport has been mitigated.

(3). Temporary grass cover measures must be fully established by October 15 or other cover measures (i.e., erosion control blankets with anchors, one–inch of straw mulch, six mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30. To establish an adequate grass stand for controlling erosion by October 15, it is recommended that seeding and mulching occur by September 1.

(4). Permanent erosion control vegetation on all embankments and disturbed areas shall be re–established as soon as construction is completed.

(h) Specifications

(1). Soil preparation. Topsoil should be prepared according to the landscape plans, if available, or recommendations of the grass seed supplier. Slopes shall 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.

(2). Seeding. Erosion control grass seed mix shall be as follows: Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 percent by weight), creeping red fescue (20 percent by weight). Application rate shall be 100 pounds per acre minimum.

(3). Grass seed shall be fertilized at a rate of ten pounds per 1,000 square feet with 16– 16–16 slow release type fertilizer. Disturbed areas within 50 feet of water bodies and wetlands must use a non–phosphorous fertilizer.

(4). The application rate of fertilizers used to reestablish vegetation shall follow manufacturer's recommendations. Nutrient releases from fertilizers to surface waters shall be minimized. Time release fertilizers shall be used. Care shall be made in the application of fertilizers within any waterway riparian zone to prevent leaching into the waterway.

(5). When used, hydromulch shall be applied with grass seed at a rate of 2,000 pounds per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than ten percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology shall be in accordance with seed supplier recommendations.

(6). When used in lieu of hydromulch, dry, loose, weed–free straw used as mulch shall be applied at a rate of 4,000 pounds 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.

(7). 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.

(8). 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 six–inch overlap, and both ends securely fastened to a post.

(9). The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and six 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.

(10). 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 pounds, and be contained in a bag made of ½ inch plastic mesh.

(11). Minimum wet weather slope protection. For 3H:1V or steeper slopes use Bon Terra Type C2 or North American Green Type C125 erosion control blankets. Use a minimum of two inches straw mulch or North American Green Type S150 for slopes flatter than 3H:1V and greater than 6H:1V. Slopes flatter than 6H:1V use one inch straw mulch, hydroseed with hydromulch and tackifier. 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 six–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.

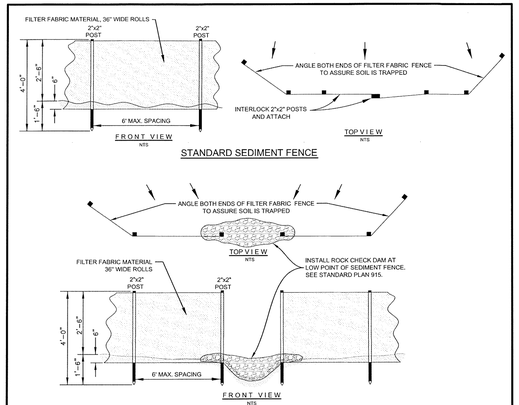
Section 2. Required Inspection Table and ESCP Drawing Standard Notes

When omitting ESCP Narratives, include one electronic version and one complete drawing set, containing a cover sheet with project location, required standard notes and inspection table, all numbered sheets to scale with match lines, and any corresponding ESC detail.

Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snow melt, 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 measure are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than fourteen (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 discharges likely.

1. Hold a pre–construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200-C permit requirements. (Schedule A.12.b and Schedule B.1)
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Schedule B.1.c and B.2)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, the above records must be retained by the permit registrant but do not need to be at the construction site. (Schedule B.2.c)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A 8.a)
6. The ESCP must be accurate and reflect site conditions. (Schedule A.12.c.i)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Schedule A.12.c.iv. and v)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A.7.a.iii)
9. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) and (2))
10. Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.a.v)
11. Maintain and delineate any existing natural buffer within the 50-feet of waters of the state. (Schedule A.7.b.i.and (2(a)(b))
12. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Schedule A.8.c.i.(5))
13. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Schedule A.7.c)
14. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Schedule A.7.d.i)
15. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
16. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads.(Schedule A.8.c.ii.(3))
17. Establish material and waste storage areas, and other non-stormwater controls. (Schedule A.8.c.i.(7))
18. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Schedule A 7.d.ii and A.8.c.i(4))

19. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Schedule A.7.d.ii.(5))
20. Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Schedule A.6)
21. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Schedule A.7.c.i.(2))
22. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Schedule A. 7.c.iii.)
23. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Schedule A 7.a.iv)
24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
25. If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
26. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
27. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.e.ii.(2))
28. Construction activities must avoid or minimize excavation and bare ground activities during wet weather. (Schedule A.7.a.i)
29. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
30. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Schedule A.9.c.i)
31. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii & iv)
32. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean-up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
33. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
34. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
35. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
36. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless doing so conflicts with local requirements. (Schedule A.8.c.iii(1) and D.3.c.ii and iii)

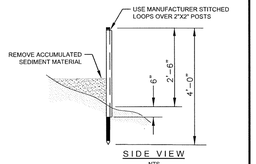


STANDARD SEDIMENT FENCE

SEDIMENT FENCE WITH ROCK CHECK DAM

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 FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN INTO THE THE GROUND A MINIMUM OF 18 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 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 UP-HILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE 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.



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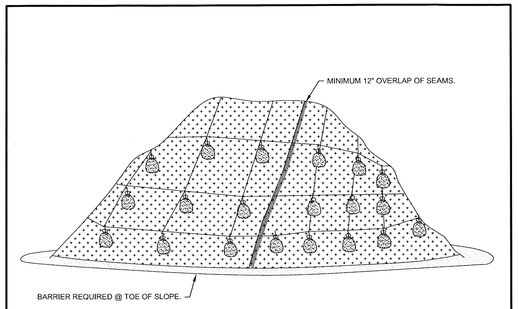
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
SEDIMENT FENCE



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

APPROVED	3/10/14	DRAWN BY	DTN	1/2014	NO.908
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
PLASTIC SHEET COVERING

NOTES:
1. PLASTIC SHEETING TO BE PLACED OVER STOCK PILES PER STOCK PILE DETAIL IF RAINFALL IS PREDICTED DURING PERIODS OF NONUSE OR NO WORK.
2. ALL EXPOSED SOILS SHALL BE HYDROSEEDED AS REQUIRED ONCE FINAL GRADING IS COMPLETED PRIOR TO FINAL LANDSCAPING.
HYDROSEED MIXTURE:
40% PERENNIAL RYGRASS
40% CREEPING RED FESCUE
10% COLONIAL BENTGRASS
10% WHITE CLOVER

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EROSION CONTROL NOTES & DETAILS

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 10, 1975
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR8

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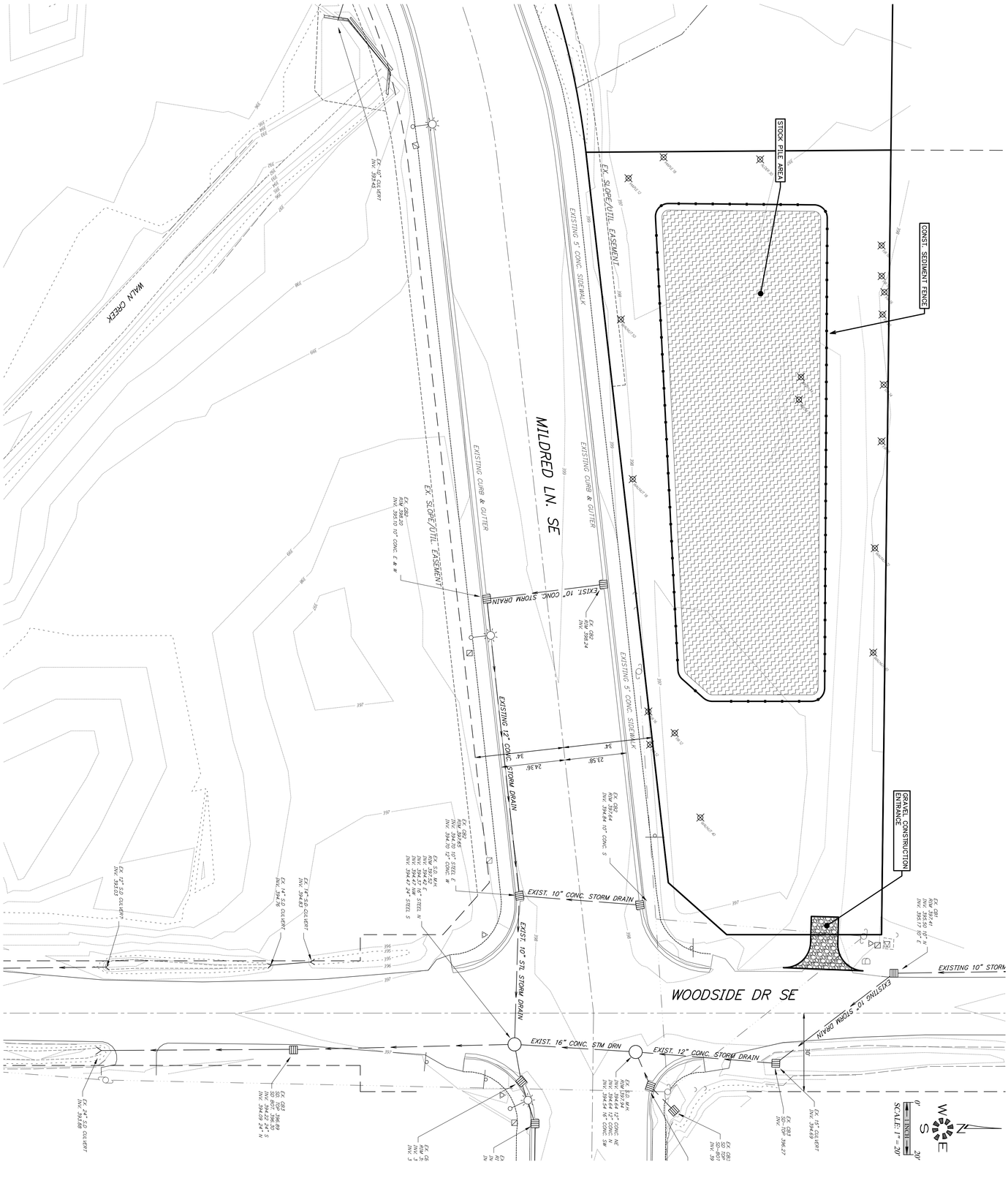
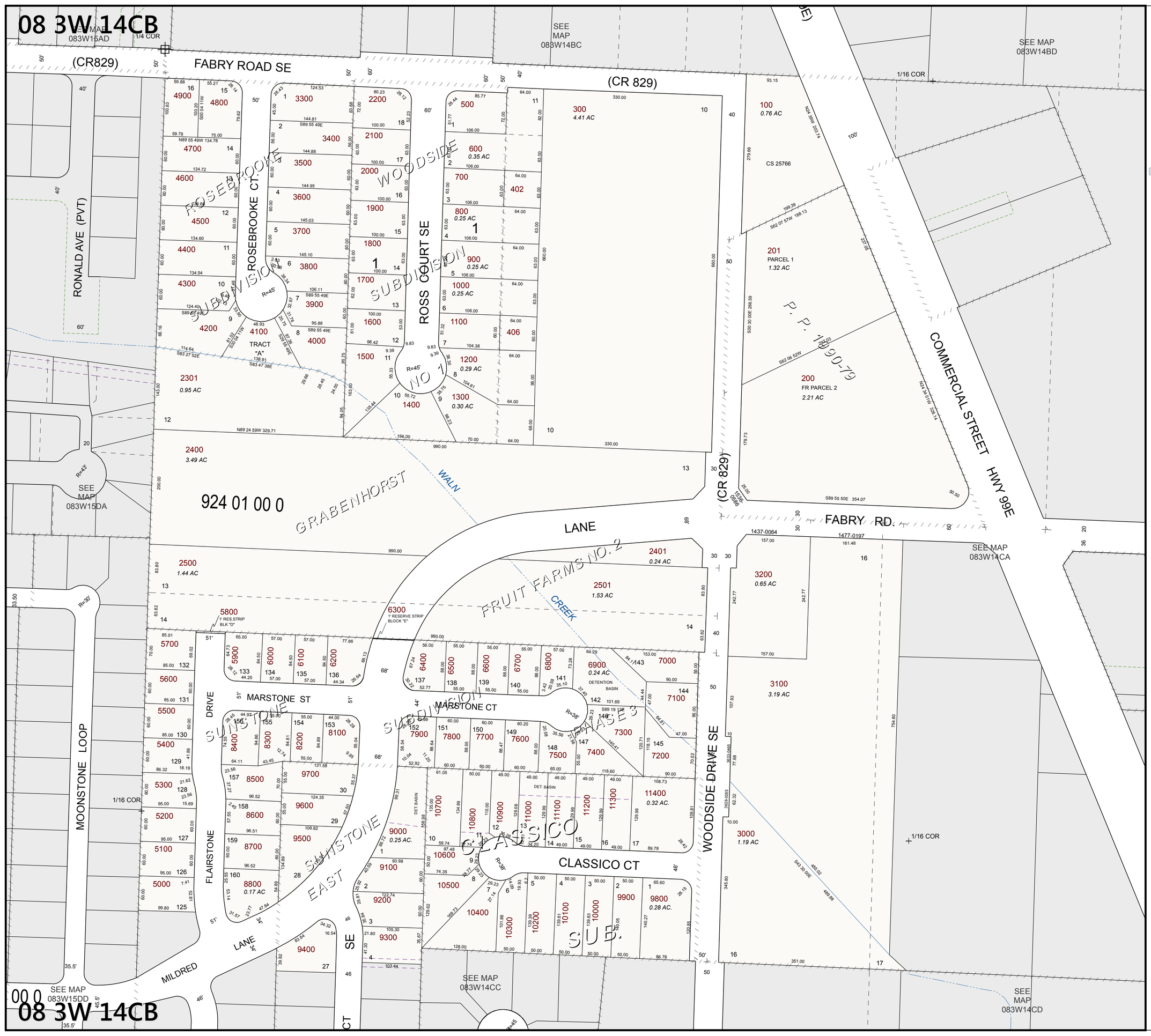
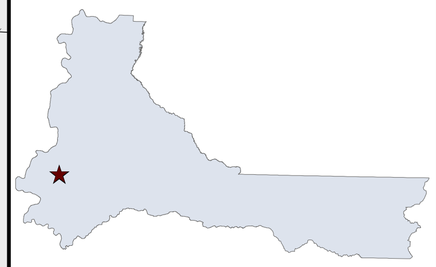

MILDRED LN. SE
WOODSIDE DR SE
MILL CREEK
STOCK PILE AREA
CONST. SEDIMENT FENCE
GRADE CONSTRUCTION ENTRANCE
EX. SLOPE/UTIL EASEMENT
EXISTING 5' CONC. SIDEWALK
EXISTING CURB & GUTTER
EXIST. 10" CONC. STORM DRAIN
EXISTING 12" CONC. STORM DRAIN
EXIST. 10" CONC. STORM DRAIN
EXIST. 10" STL STORM DRAIN
EXIST. 16" CONC. STM DRN
EXIST. 12" CONC. STORM DRAIN
EXISTING 10" STORM
EXISTING 18" STORM DRAIN
EX. 10" CULVERT INV. 384.48
EX. 12" S.D. CULVERT INV. 384.69
EX. 4"-6" S.D. CULVERT INV. 384.60
EX. 4"-6" S.D. CULVERT INV. 384.60
EX. 4" S.D. CULVERT INV. 384.88
EX. CB RIM 394.10 INV. 384.10 10" CONC. E & W
EX. CB RIM 394.44 INV. 384.44 10" CONC. S
EX. CB RIM 394.57 INV. 384.57 10" CONC. S
EX. CB RIM 395.15 INV. 385.15 10" CONC. N
EX. CB RIM 394.44 INV. 384.44 12" CONC. W
EX. CB RIM 394.47 INV. 384.47
EX. CB RIM 394.69 INV. 384.69
EX. CB RIM 394.88 INV. 384.88 12" CONC. S
EX. CB RIM 394.60 INV. 384.60 24" N
EX. CB RIM 394.60 INV. 384.60 24" S
EX. CB RIM 394.44 INV. 384.44 12" CONC. W
EX. CB RIM 394.44 INV. 384.44 12" CONC. W
EX. CB RIM 394.69 INV. 384.69

08 3W 14CB



08 3W 14CB
SALEM



MARION COUNTY, OREGON

NW1/4 SW1/4 SEC14 T8S 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 (16 15 / 21 22)

NUMBERS

Tax Code Number

000 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

200.00
175.00

CANCELLED NUMBERS

400
401
403
404
405
407
408
2300
2600
2700
2900
8000
8900

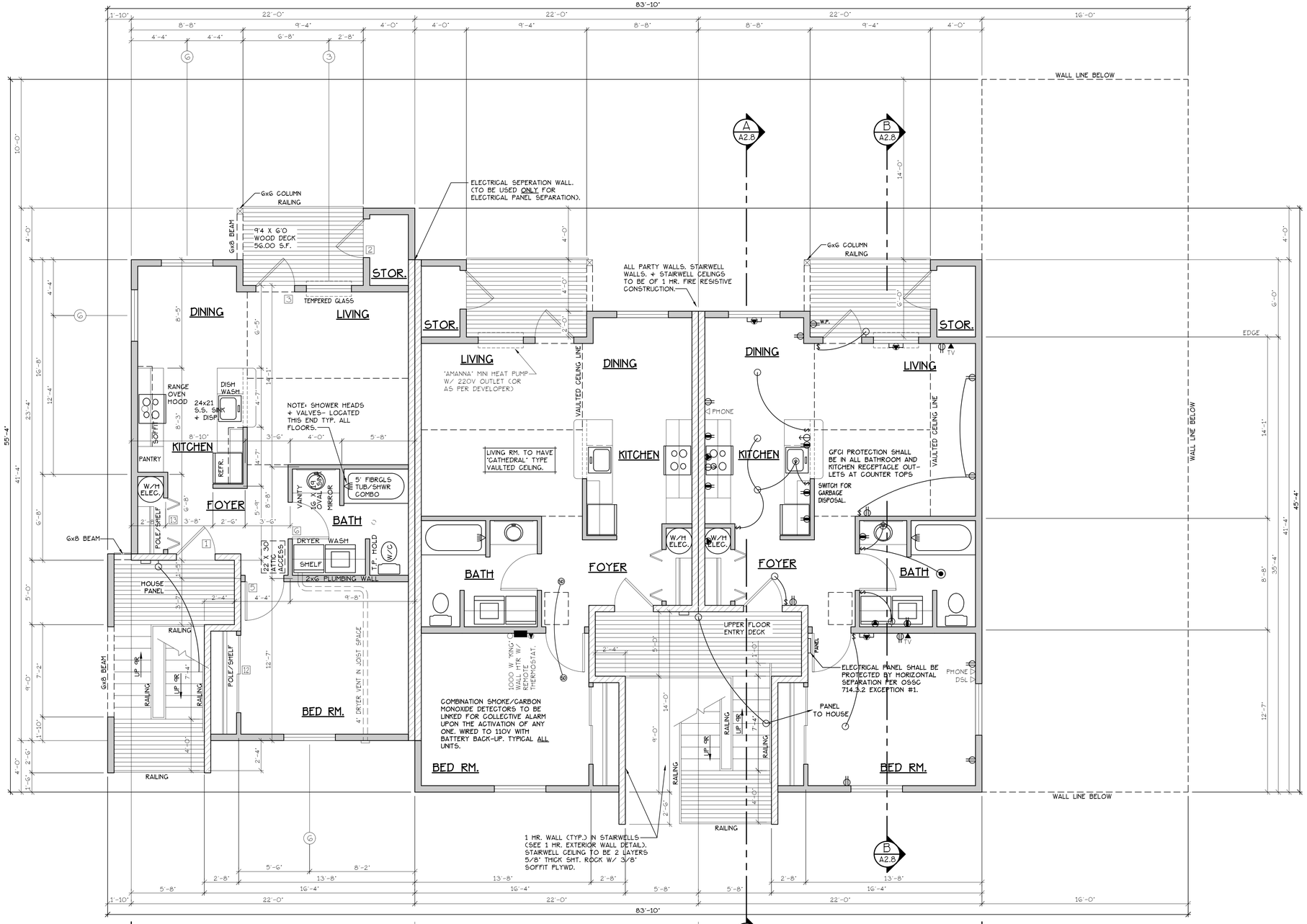
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Marion County OREGON — Assessors Office Cartography Dept

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

PLOT DATE: 1/24/2018

SALEM
08 3W 14CB



INTERIOR FRAMING + FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ◉ = HEATER/LIGHT/FAN

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

"C" UNIT = 728 S.F.

BLD. 2 — TYPE C UNITS

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

[F] 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LIFE TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
12	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 3'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
3	3'6 X 4'6	VINYL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
5	4'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
7	5'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
8	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
9	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.4.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.3 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT. OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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www.multitech.we office@multitech.we

CHARLENE'S HOUSE
APARTMENT COMPLEX

UPPER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2C-9-SDR/PLOT1
A2.50/DF1

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

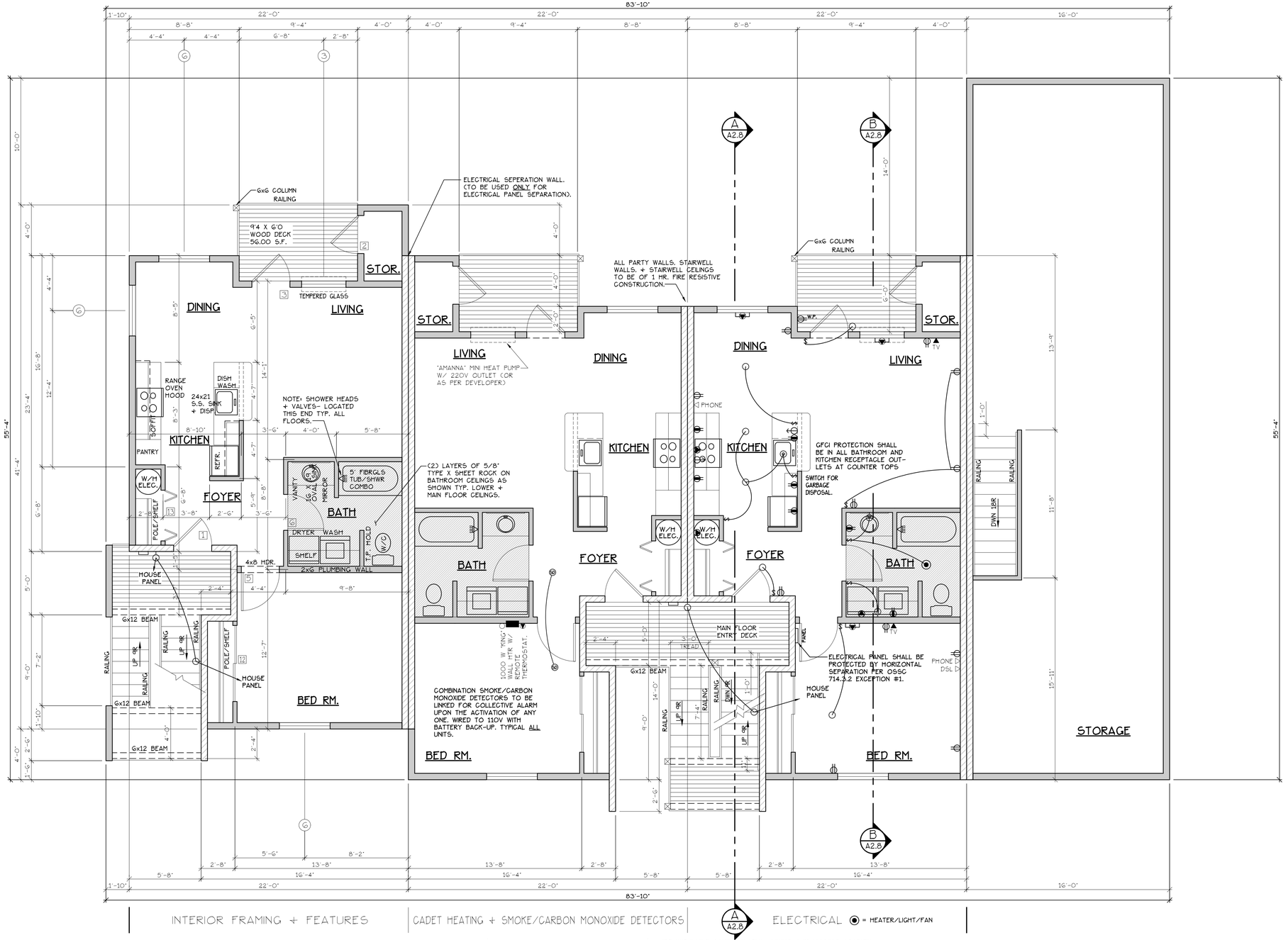
JOB # 6818

REGISTERED PROFESSIONAL ENGINEER 9654 OREGON JUNE 14, 2019 MARK D. GRENZ

Renew date June 30, 2019

A2.50

J:\Jobs\6818-Charlene Inhouse\Survey\Dwg v20\SDR\BLD2C-9-SDR.dwg, A2.50(FLR_1), 1/31/2020 11:12:38 AM, GDeMeyer



INTERIOR FRAMING + FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | A A2.8 ELECTRICAL ◉ = HEATER/LIGHT/FAN

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

"C" UNIT = 728 S.F.

BLD. 2 — TYPE C UNITS

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

DOOR SCHEDULE

	DOORS						FRAMES			
#	WIDTH	HEIGHT	THICK.	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 60 MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/8"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7DB	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
11DB	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
12	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
15	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
18	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 3'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
3	3'6 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
5	4'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
7	5'0 X 4'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
8	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
9	3'0 X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12
○							

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.4.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.3 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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www.multitech.ws office@multitech.ws

CHARLENE'S HOUSE APARTMENT COMPLEX

MAIN FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2C-9-SDR.PLOT1
A2.41SHEET

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER 19654 OREGON JUNE 14, 1974 MARK D. GRENZ

Renew date June 30, 2019

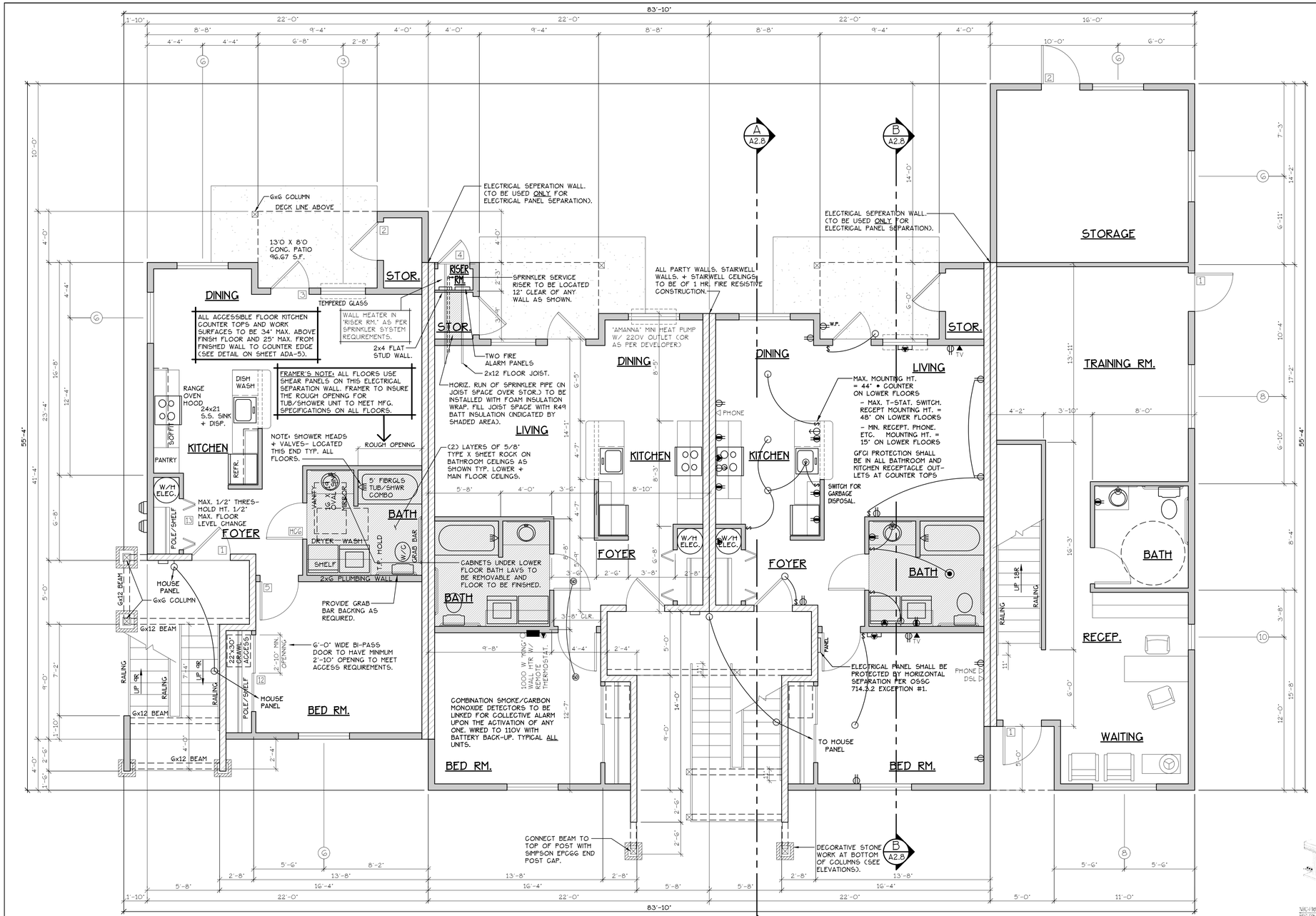
A2.41

J:\Misc\6818-Charlene's House\Temp\Dwg v20\SHT\BLD2C-9-SDR.dwg, A2.41MFLR, 1/17/2020 11:12:34 AM, GlenHeyer

2304.11 Protection against decay and Termites.

2304.11.1 General. Where required by this section, protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood.

2304.11.2 Wood used above ground. Wood used above ground in the locations specified in Sections 2304.11.2.1 through 2304.11.2.7, 2304.11.3 and 2304.11.5 shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPA U1 (Commodity Specifications A or F) for above-ground use.



INTERIOR FEATURES | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | A2.8 ELECTRICAL ⦿ = HEATER/LIGHT/FAN | MANAGER'S OFFICE/TRAINING + STORAGE

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F.

BLD. 2 — TYPE C UNITS

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A2.3 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL GD MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK.
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
11	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
17	2'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN		HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 3'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
3	3'6 X 4'6	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
5	4'O X 4'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
6	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
7	5'O X 4'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
8	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
9	3'O X 4'6	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12
○							

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.4.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT. OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

HANDICAP UNIT NOTES:

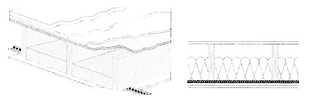
THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1. CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE TYPE 'A' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1003.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE 'B' UNITS UNLESS SPECIFICALLY DESIGNATED TYPE 'A' UNITS. WITHIN THESE TYPE 'B' UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION 'B' ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.



NRC-FRW	1 hr	TLI-95-107a	55	IIF-95-033	49	SWK15807
NRC-FRW	45 min	TLI-95-115a	56	IIF-95-041	50	SWK15807
NRC-FRW	1 hr	NRC-FRW	51	NRC-FRW	44	SWK15807

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") OSB subfloor, resilient channels spacing specified below, single 152 mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS™ Acoustic Batt Insulation, double layer type 'x' gypsum board thickness specified below:
Gypsum board Thickness: Resilient channel spacing o.c.
15.9 mm (5/8") 610 mm (24")
12.7 mm (1/2") 610 mm (24")
12.7 mm (1/2") 406 mm (16")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
1155 25th St. S.E. • Salem, OR 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.ws office@multitech.ws

CHARLENE'S HOUSE APARTMENT COMPLEX

LOWER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2C-9-SDK/DJT/21
A2.31.DWG

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

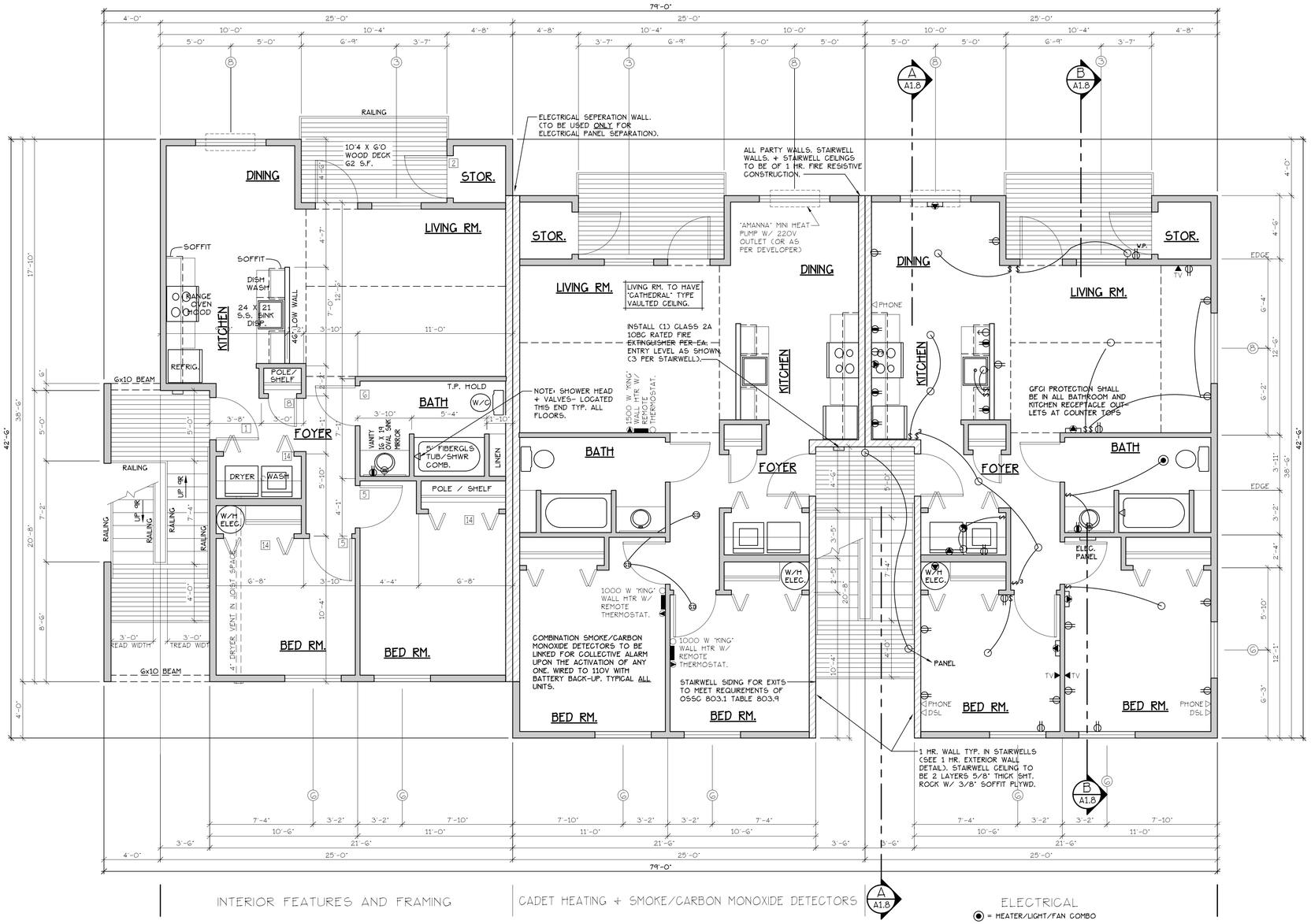
JOB # 6818

REGISTERED PROFESSIONAL ENGINEER — OREGON — JUNE 14, 2005 — MARK D. GRENZ

Renew date June 30, 2019

A2.31

J:\06xx\6818-Charlene\House\Torrey\Dwg v20\SDR\BLD2C-9-SDR.dwg, A2.31LYR, 1/11/2020 11:12:32 AM, GlenHeyler



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

EA. UNIT = 844 S.F.

TYPE A UNITS

BLD. 1

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS							FRAMES		REMARKS
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	MATL.	FIN.	
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-4"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10A	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
11	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
13	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
14	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
16A	1'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

®	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 3'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
3	3'6 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
5	4'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
7	5'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
8	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
9	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12
10							

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.4.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR, BATH RM. = 2'-4" DOOR.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A1.2 BEFORE BEGINNING ANY CONSTRUCTION.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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CHARLENE'S HOUSE
APARTMENT COMPLEX

UPPER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG A-9-SDR/PLOT1
A1.50/DJE

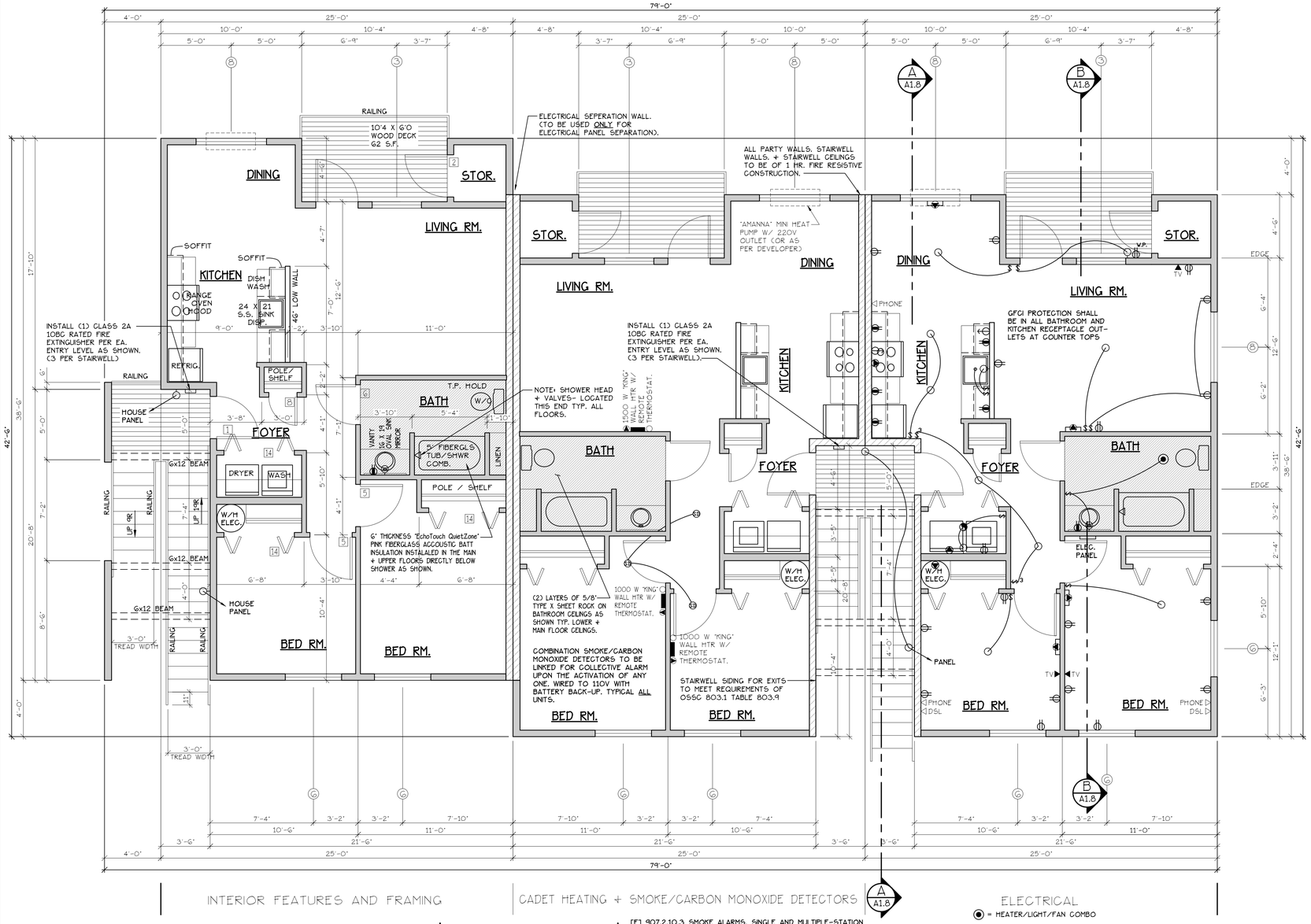
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jan - 20
Scale: AS SHOWN

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2019

A1.50

J:\6Esx\6818-Charlene Inhouse(Toney)\Dwg\20YDSR\BLDTA-9-SDR.dwg, A1.50JUL 1/8/2020 11:41:38 AM, GileHarter



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

EA. UNIT = 844 S.F.

TYPE A UNITS

BLD. 1

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	FRAMES TYP.	FRAMES MATL.	FRAMES FIN.	TYP	MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL, 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(A)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(B)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(C)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(D)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(E)	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(E)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(F)(G)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(H)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(H)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(H)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(I)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(I)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(I)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(J)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 3'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
(3)	3'6 X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(4)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
(5)	4'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
(7)	5'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
(8)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
(9)	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12
(10)							

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A13.4.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

NOTE: MAIN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS: BED RM. = 2'-6" DOOR, BATH RM. = 2'-4" DOOR.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A1.2 BEFORE BEGINNING ANY CONSTRUCTION.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT. OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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CHARLENE'S HOUSE APARTMENT COMPLEX

MAIN FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

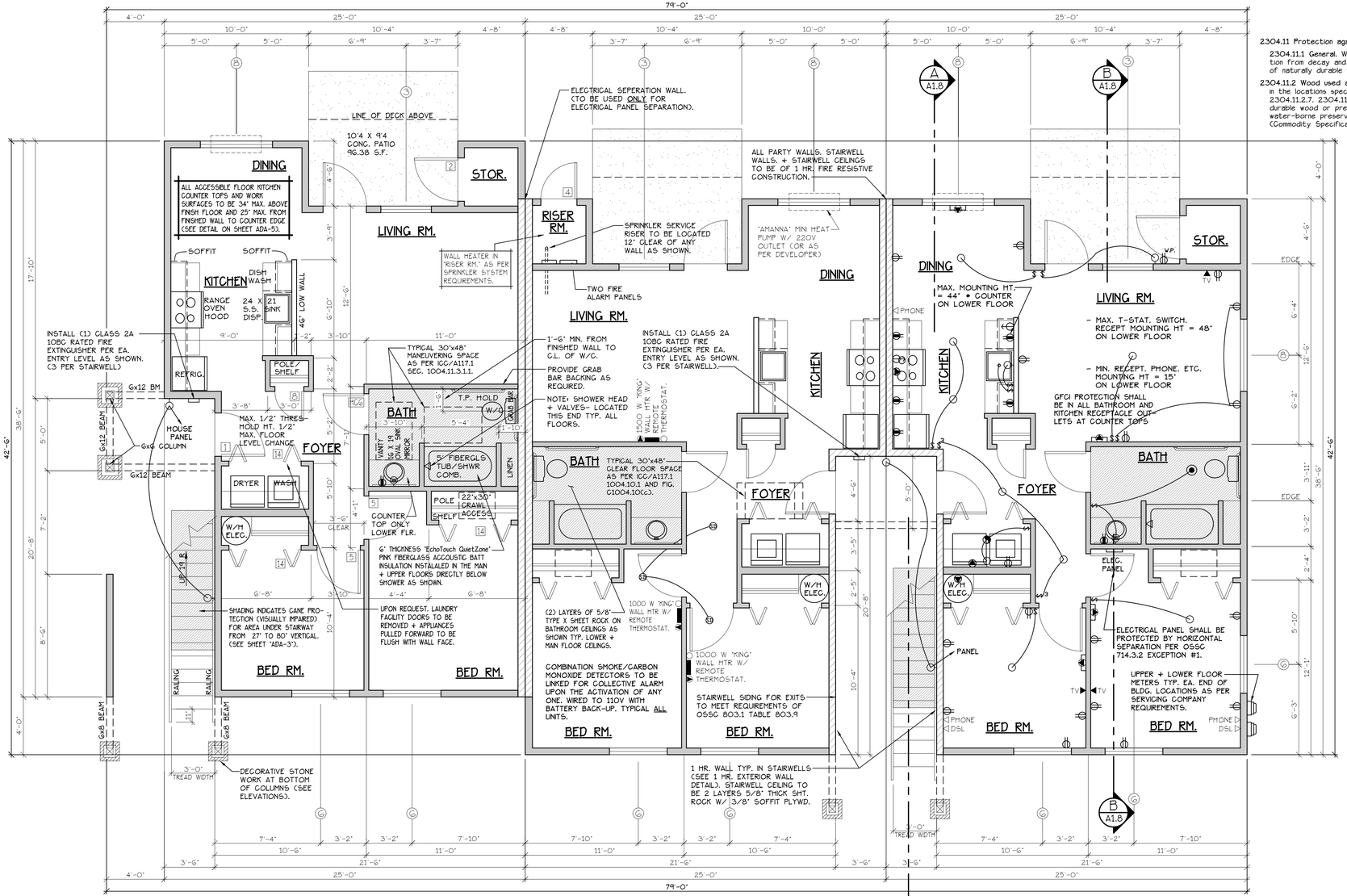
BLDG A-9-SDX/PLOT1
A1.41MF.DE

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2019

A1.41

J:\JOBS\6818-Charlene Inhouse(Toney)\Dwg\20YDSR\BLDG A-9-SDX.dwg, A1.41MF.DE, 1/8/2020 11:41:37 AM, GDeHaven



INTERIOR FEATURES AND FRAMING | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL

◉ = HEATER/LIGHT/FAN COMBO

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

(HANDICAP ACCESSIBLE)

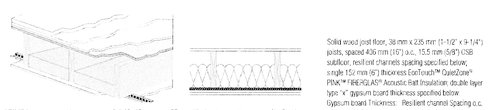
EA. UNIT = 844 S.F.

TYPE A UNITS

BLD. 1

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") OSB subfloor, resilient channels spacing specified below, single 15c mm (6") thickness EcoTouch™ QuietZone® PINK™ FIBERGLAS® Acoustic Batt Insulation, double layer type "x" gypsum board thickness specified below

NBC-19d	1 h	TLI-95-107a	55	BF-95-033	49	SW/S-602	
NBC-19h	45 min	TLI-95-115a	56	BF-95-041	50	SW/S-607	
NBC-19g	1 h	NBC-19g	51	NBC-19g	44	SW/S-280	

Gypsum board Thickness:	Resilient channel Spacing o.c.
15.9 mm (5/8")	610 mm (24")
12.7 mm (1/2")	610 mm (24")
12.7 mm (1/2")	406 mm (16")

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A1.2 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	FRAMES MATL.	FIN.	TYP.	FRAMES MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL 60 MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
8	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
10A	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
10	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
11	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
12	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
13	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
14	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
15	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 3'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ FROSTED GLASS	
3	3'6 X 4'6	VINYL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
5	4'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
7	5'0 X 4'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
8	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	
9	3'0 X 4'6	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12
○							

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.4.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

2304.11 Protection against decay and Termites.

2304.11.1 General. Where required by this section, protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood.

2304.11.2 Wood used above ground. Wood used above ground in the locations specified in Sections 2304.11.2.1 through 2304.11.2.7, 2304.11.3 and 2304.11.5 shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPA U1 (Commodity Specifications A or F) for above-ground use.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSSC 718.2.2 AND OSSC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OEESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT. AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT "ALL" GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE TYPE "A" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1003.

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE "B" UNITS UNLESS SPECIFICALLY DESIGNATED TYPE "A" UNITS. WITHIN THESE TYPE "B" UNITS THE MAIN BATHROOM (OR ONLY BATHROOM) SHALL BE DESIGNATED AS AN OPTION "B" ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014. CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

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e-mail: office@multitech.ws
www.multitech.ws

CHARLENE'S HOUSE APARTMENT COMPLEX

LOWER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

BLDG-A-SER/PLOT1 A1.31.DGN

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

Renew date June 30, 2019

A1.31

J:\JOBS\6818-Charlene Inhouse\Tonny\Dwg v20\SER\BLDG A-9-SER.dwg, A1.31ELK, 1/8/2020 11:41:35 AM, GDeWeyer

SOUTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

EAST ELEVATION (TYPE C UNITS)

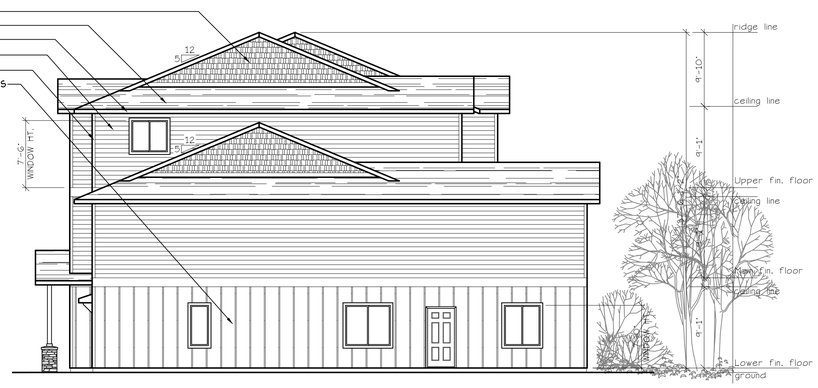
SCALE: 1/8" = 1'-0"

BLD. 2

NORTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2



WEST ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

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BUILDING ELEVATIONS

CHARLENE'S HOUSE APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDGC-9-SDR/PLOT1
A2.90ELEV

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

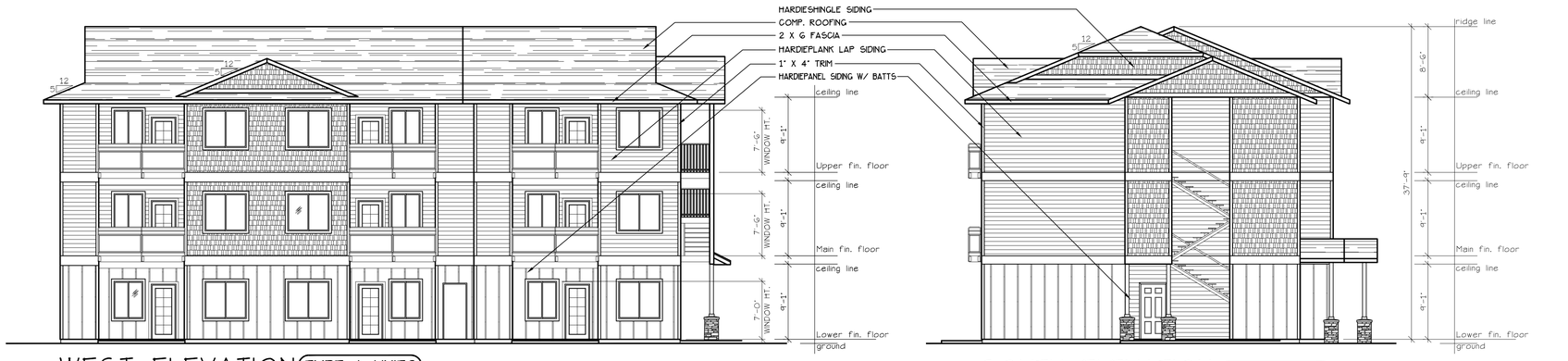
JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

Renew date June 30, 2019

A2.90

J:\JOBS\6818-Charlene's House\Survey\Dwg 2d\SDR\BLDGC-9-SDR.dwg, A2.90ELEV, 1/11/2020 11:13:39 AM, GDeHaven



WEST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

EAST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

NORTH ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

CHARLENE'S HOUSE APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD1A-9-SDR/PLOT1
A1.90/E1.1

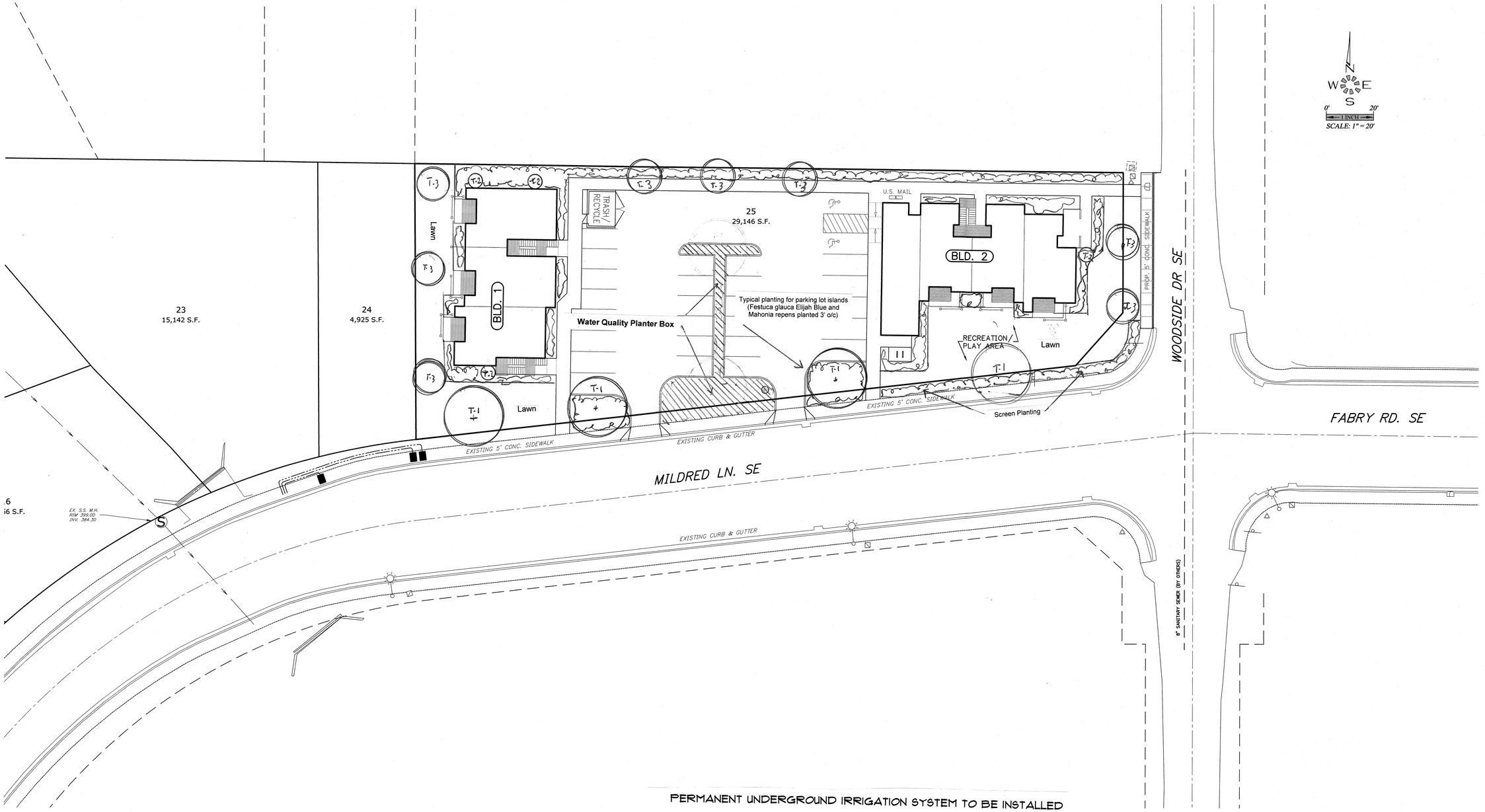
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
9454
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A1.90

J:\JBs+\6818-Charlene'sHouse(Torrey)\Dwg v20\SDR\BLD1A-9-SDR.dwg, A1.90(ELEV), 1/9/2020 11:41:39 AM, GDeHeyler



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SCHEMATIC LANDSCAPE PLAN

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

6818p L1.1

Design: M.D.G.
Drawn: G.I.D.
Checked: ----
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

L1.1

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

GENERAL LANDSCAPE NOTES:

General:

1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
5. Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not to interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control / Rain Gardens:

1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly tight Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
2. For erosion control seed mix shall be Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro-Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimelawnseed.com
3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
4. Grading shall be preformed during optimal weather conditions.
5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards
6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.'
6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken toot systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cove plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
7 Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
8. Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced wit new vegetation at the beginning of the next growing season.

Planting:

1. Planting shall be installed between February 1st to March 30th or from October 1st to November 15th. If planting is installed outside these times frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
4 Provide the following clearance for planting of trees where applicable:
   Maintain 30 feet vision triangles at all intersections and corners
   5 feet from all street/parking lot light standards
   10 feet from fire hydrants
   5 feet from all utility vaults, meter boxes, etc.
5. No trees or shrubs shall be planted on existing or proposed utility lines.
6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
7. Excavate plant pits for shrubs and trees as follows:
   Container stock width = 2 times the container diameter, depth = container depth.
   Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
   B & B: width = 2 times ball diameter, depth = ball depth.
   Scarify sides and bottom of plant pits to roughen surfaces.
8. Place plants plumb in the pit, Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Bark Mulch:

1. All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.

Poly Jute Netting:

1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Bio Swales/Detention Ponds/Vegetated Swales:

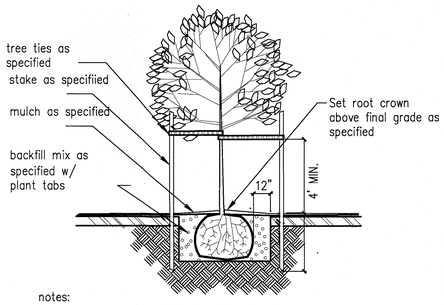
1. Bark Mulch shall not be applied to Bio Swales/Detention Ponds or Vegetated Swales.

Weed Control Agent:

1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

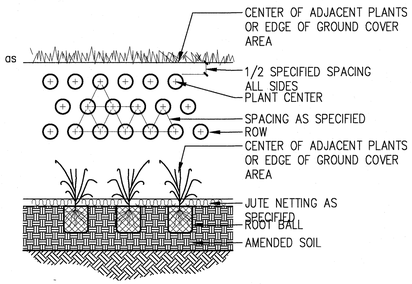
Non-Native Plant Species:

1. All non-native, invasive plant species shall be removed from the site.

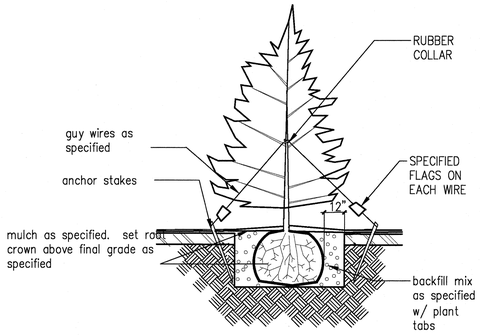


notes:
1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

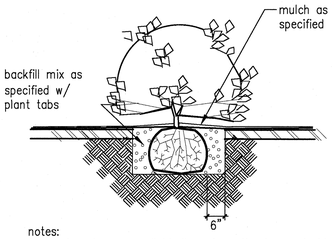


PLANTING plugs and 4" pots
NOT TO SCALE



notes:
1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



notes:
1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

shrub PLANTING DETAIL
NOT TO SCALE

STORM WATER PLANTERS
PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
			BOTTOM WET ZONE 1 EQUALS 0000 Sq. Ft.			
	P-1	Spiraea Douglasii	Douglas Spiraea	2 gal.	cont.	4' o/c
	P-2	Rubus spectabilis	Salmonberry	2 gal.	cont.	2' o/c
	P-3	Carex densa	Dense Sedge	4" Pots.	Planted 9" o/c	Tri-Space
	P-4	Juncus ensifolius	Dagger-leaf Rush	4" Pots.	Planted 9" o/c	Tri-Space
	P-5	Deschampsia cespitosa	Tufted Hair-grass	4" Pots.	Planted 9" o/c	Tri-Space

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE ARCHITECTURAL CONSULTANT PRIOR TO INSTALLATION
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY
SEE LANDSCAPE NOTES BEFORE PLANTING THE RAIN GARDENS:
Please read Poly Jute Netting within General Landscape Notes.
For planting the Bottom Wet Zone 1, group 15 to20 species of each plant together and very the plantings species till the area is covered as per the plant spacing above. Plantings shall be on a triangle grid.

APARTMENTS
PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
			TREES			
4	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 ½"- 2" cal.	B & B	6' Standard
4	T-2	Juniperus Virginana 'Skyrocket'	Skyrocket Juniper	4'-5' Tall	B & B	Full/Natural
8	T-3	Fagus sylvatica 'Dawyck Purple' Columnar	Columnar Dawyck Purple Leaf Beech	1 ½"- 2" cal.	B & B	3' Standard
			SHRUBS			
	S-1	Abelia grandifloria 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
	S-2	Carex comans Phoenix Green	Phoenix Green Leatherleaf Sedge	2 gal.	cont.	Full
	S-3	Cornus stolonifera 'Kelseyi'	Kelseyi Dwarf Redwig Dogwood	2 gal.	cont.	Full
	S-4	Festuca glauca Elijah Blue	Elijah Blue Festuca Grass	1 gal.	cont.	Planted 3' o/c
	S-5	Daphne ordora	Winter Daphne	2 gal.	cont.	Full
	S-6	Euonymus japonica Golden	Golden Euonymus	2 gal.	cont.	Full
	S-7	Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	5'-6"Tall Min.	cont.	Full
	S-8	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	cont.	Full
	S-9	Mahonia repens	Creeping Mahonia	1 gal.	cont.	Planted 3' o/c
	S-10	Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
	S-11	Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
	S-12	Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full
	S-13	Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal	cont.	Full
	S-14	Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laural	2 gal.	cont.	Full
	S-15	Rhododendron 'Unique'	Unique Rhododendron	18"-24"	w/buds	Full
	S-16	Rosa 'Radtko 'Double Knockout Rose'	Double Knockout Rose	2 gal.	cont.	Full
	S-17	Spiraea japonica 'Double Pink'	Double Pink Spirea	2 gal.	cont.	Full
	S-18	Viburnum davidii	Davidii Viburnum	2 gal.	cont.	Full

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SCHEMATIC LANDSCAPE NOTES & DETAILS

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818b L1.2
Design: M.D.G.
Drawn: G.I.D.
Checked: ----
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

JOB # 6818

L1.2

CITY OF Salem AT YOUR SERVICE

Land Use Application

Planning/Permit Application Center
City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513
503-588-6173 * planning@cityofsalem.net
If you need the following translated in Spanish, please call 503-588-6256.
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)
Permit #:

Application type

Please describe the type of land use action requested:

Adjustment Class-2

Work site location and information

Street address or location of subject property	5611 Woodside Drive SE
Total size of subject property	0.67 Acres
Assessor tax lot numbers	Eastern portion of 083W14CB/Tax Lot 2400
Existing use structures and/or other improvements on site	Vacant
Zoning	IC
Comprehensive Plan Designation	Industrial Commercial
Project description	18-Unit Multi-Family Development

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Mountain West Investments	201 Ferry Street SE Salem, Oregon 97301	503 581 4654
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th Street, Salem, OR, 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway Neighborhood Association
Have you contacted the Neighborhood Association?	⊙ Yes O No
Date Neighborhood Association contacted	1-16-2020
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Via email
Have you contacted Salem-Keizer Transit?	O Yes ⊙ No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- **All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.**
- **I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.**
- **I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:**

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: Jason E. Tokarski

Print Name: Jason Tokarski **Date:** 1/22/2020

Address (include ZIP): 201 Ferry St, Ste 400 Salem OR 97301

Authorized Signature:

Print Name: **Date:**

Address (include ZIP):

(For office use only)		
Received by	**Date:**	**Receipt Number:**

Not using Internet Explorer?
Save the file to your computer and email to planning@cityofsalem.net.

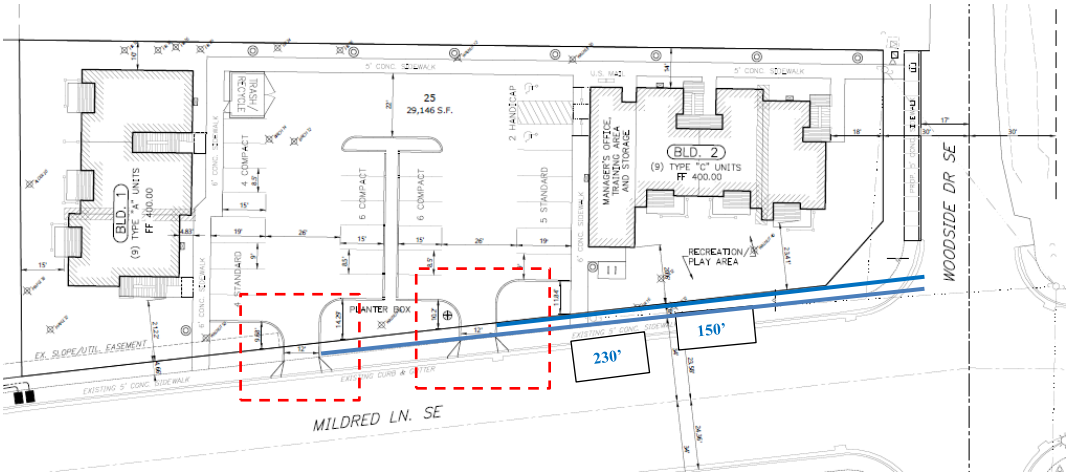
Charlene's House Apartments

Adjustment Class-2 Application

Proposal:

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019. The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is proposing a driveway that is located closing than 370 feet from an existing driveway to the north. Therefore, an adjustment to this standard is required.



The applicant is requesting an adjustment greater than 20% adjustment to SRC 804.035(d):

> ***(d) Spacing. Driveway approaches providing direct access to a major or minor arterial shall be no less than 370 feet from the nearest driveway or street intersection, measured from centerline to centerline.***

Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

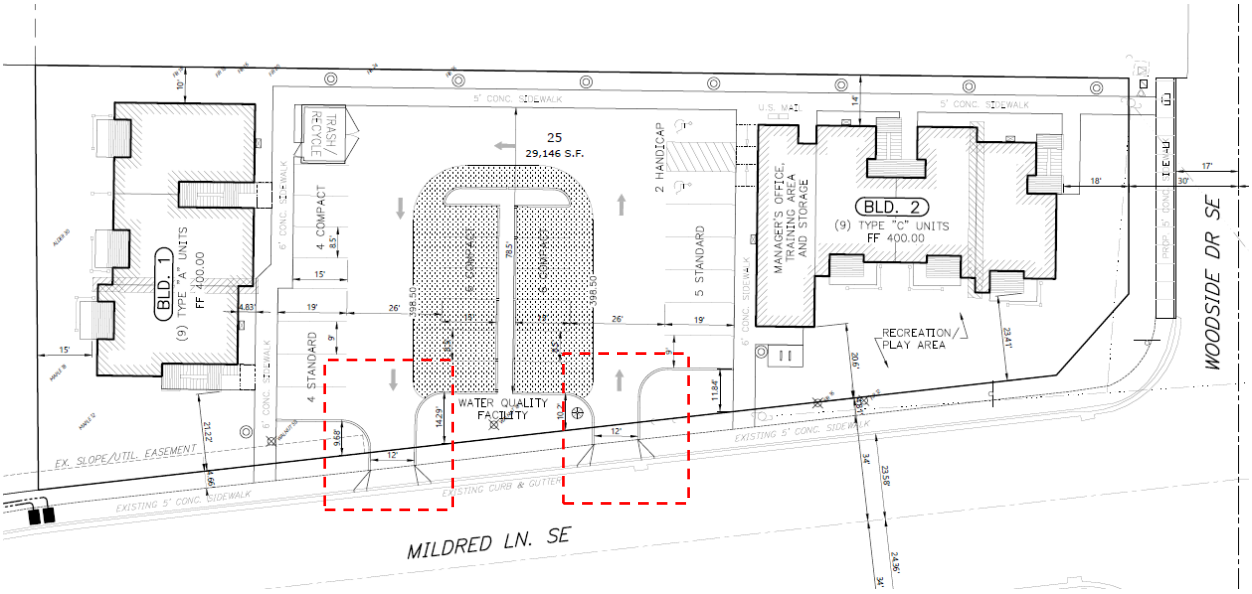
Applicant Findings:

(A) Two one-way driveways are proposed onto Mildred Lane from the development site. The proposed driveways appears to be located approximately 150 to 230 feet from the Mildred Land and Woodside Intersection. Due to the size and location of the subject property, locating the driveway further away from the intersection is not feasible or safe. Relocating the driveways would require the elimination of parking spaces and would provide an unsafe visual situation near the curve of Mildred Lane. Therefore, this standard is clearly inapplicable to the proposed development. After review of the site and layout, it was determined that the most feasible driveway location is as shown on the site plan, ad is clearly better met by the proposed. Therefore, the applicant is requesting an Adjustment to this requirement.

(B) The subject property is located within a residential zone. The subject property is zoned IC and surrounded by residential uses. The location of the driveway as shown on the site plan will not have an impact on residential uses or any of the other uses in the area. The location will provide a safe and convenient one-way entrance and exit out of the development. The location does not create any vision or traffic hazards onto Mildred Lane as shown on the site plans. Therefore, the driveway location will have no effect on the proposed use or surrounding uses.

(C) The applicant is requesting more than one adjustment. The requested adjustment will not have any effect on the overall purpose of the zone. The site will be developed to Code and designed to City standards. Therefore, the purpose of the zone will be met.

Class 2-Driveway Approach Permit



SRC 804.025 (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 Response: The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The proposed development will have two one-way driveways onto Mildred Lane to the south of the property. Mildred Lane is designated as a 'minor arterial' street on the Salem Transportation System Plan. The development will not have access driveways onto Woodside Drive abutting the east property line of the site. As shown on the site plan the driveways are required for access to the site and are in compliance with design standards.

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

Applicant Response: The location of the driveways was taken into consideration prior to laying the site out. Access onto Woodside Drive to the east is not allowed, so all access for the development is taken to and from Mildred Lane. The location of the proposed driveways takes

into consideration the shape and location of the site. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

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

Applicant Response: Both one-way driveway approaches are onto Mildred Lane, which is an arterial street. Access onto Woodside Drive is not permitted, therefore, both driveway approaches have to be Mildred Lane. Both driveways are one-way, therefore, minimizes access issues onto Mildred Lane.

(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 Response to (4)(B): The subject property is located on Mildred Lane to the south and Woodside Drive to the east. Woodside Drive is designated as a 'local' street, however, access onto Woodside Drive is not permitted due to safety issues. A driveway approach onto Woodside Drive would not meet separation standards with the intersection. Therefore, access onto the local street would not be safe or feasible.

There are no adjacent driveways to share access with. Therefore, there is no lower classified streets abutting the property that can provide safe and efficient access.

Therefore, this criterion has been met.

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

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveway approach does not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveway will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveways takes into consideration the location of the streets adjacent to the site and access onto Mildred Lane. As shown on the site plan, this criterion has been met.

Charlene's House-Apartments

Design Review

Revised-April 10, 2020

The following statement addresses the applicable Design Review **Guidelines** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Guidelines) and the requirements under the IC Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On March 4, 2019, a Design Review Pre-Application Conference (PRE-AP19-13) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review Guidelines.

Industrial Commercial (IC)-SRC Chapter 551

Setbacks **(Sheet SDR3)**: Setbacks are shown on the tentative plan.

Northwest:	10-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	14-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 20.6-foot (Building 2) setback
Southwest:	Adjacent Mildred Lane, 21-foot (Building 1) setback
West:	15-foot (Building 1) setback; (RA zoned/vacant land)

Maximum Height **(Sheets A1.8 and A2.8)**: Maximum building height allowed in the IC zone is 70'. Both proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 37.9 feet in height (measured to the highest point)

*Building 2 is 37.6 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Stormwater **(Sheet SDR5)**: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

Multiple Family Design Review Guidelines- Chapter 702

702.015 Common Open Space Guidelines **(Sheet SDR4)**: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The guidelines are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The portion of the subject property being developed is 29,145 (0.67 acres) square feet in size with 9,991 square feet of landscaped open space. Therefore, totaling 34% open space.

Therefore, this guideline has been met. See attached site plans and open space plan.

702.015 Private Open Space Guidelines **(Sheets A1.3, A1.4, A2.3, and A2.4)**: Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this guideline has been met.

702.020 Landscaping Guideline **(Sheets SDR2, SDR3, L1.1 and L1.2)**: The subject property does abut RA zoned property to the west. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 9,991 square feet of landscaped area throughout the site. Therefore, 34% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape guidelines have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are 19 trees located on the subject property. Due to the size of the site and the location of the trees, all nineteen (19) trees are proposed to be removed. There are no significant trees located on the site.

New trees will be provided through the site as shown on the landscape plans.

702.020 Street Frontage Guidelines **(Sheet L1.1 and L1.2):** The landscape plans identify how this standard is met. Trees will be provided along the street frontage with one canopy tree per 50 linear feet. See attached landscaped plans. Therefore, this standard has been met.

702.020 Building Exterior Guidelines **(Sheet L1.1 and L1.2):** The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents. Therefore, this standard has been met.

702.020 Privacy Guidelines **(Sheet L1.1, L1.2, A1.3 and A2.3)**: All ground level private open space areas (patios) will be screened and separated with fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

702.020 Landscape Parking Guidelines **(Sheet SDR3, L1.1, and L1.2)**: In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 9,639 (parking and driveways) square feet in size with 1,466 square feet (15%) of landscaping.

Therefore, this standard has been met. See attached site plans.

702.025 Crime Prevention Guidelines **(Sheet SDR3, A1.3, A1.4, A1.8, A2.3, A2.4, and A2.8)**: Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

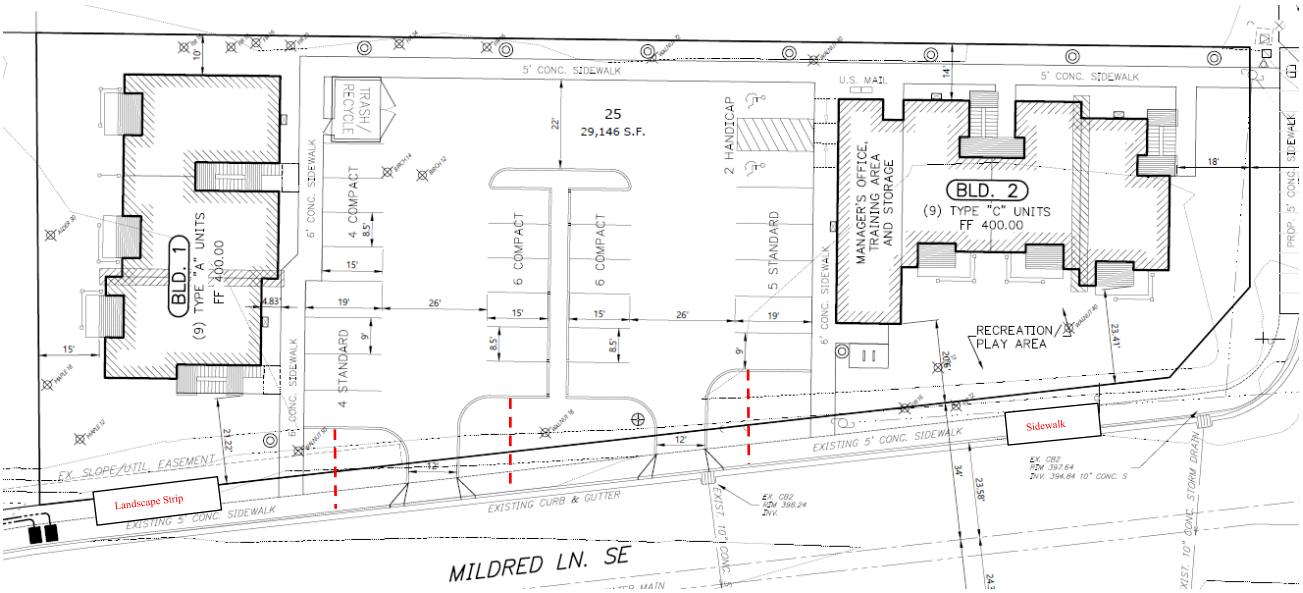
<u>702.030 Parking, Site Access, and Circulation Guidelines **(Sheet SDR3)**</u>:

The subject property has street frontage on Woodside Drive (east) and Mildred Lane (south) along the property lines. Internal accessways are proposed within the development.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development.

As shown on the site plan, all buildings are not separated from all pathways by a minimum 10-foot setback. The intent of this standard is to provide privacy for residents. However, due to the site of the site, this standard cannot be met. The development does provide at 5-foot setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses. Therefore, providing privacy and meeting the intent of the Code and the Guidelines.

The parking areas along Mildred Lane do not meet the 20-foot setback standard. The intent of this standard is to provide an adequate setback for safety and visual reasons. Due to the required 5-foot landscape strip and sidewalk along Mildred Lane, a 20-foot setback on-site is difficult to provide while adequately developing the site. However, as shown on the site plan, the parking is setback at least 20 feet when including the setback, 5-foot landscape strip, and the 5-foot sidewalk.



Therefore, this guideline has been met.

Parking**:** The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 27 on-site parking spaces are being provided.

Total:

9	Standard Parking Stalls
18	Compact Parking Stalls
2	Handicap Parking Stalls
27	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.5 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents.

702.030 Pedestrian Site Access Guidelines **(Sheet SDR3)**: The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, adjacent properties, and to the future park to the north as required.

The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

702.035 Building Mass and Façade Design Guidelines **(Sheet SDR3, A1.8, and A2.8)**: These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Both buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Building 2 faces Mildred Lane to the south of the site. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations. Therefore, this guideline has been met.

702.035 Compatibility Guidelines **(Sheet SDR3)**: The subject property does abut RA zoned property to the west. Setbacks are shown on the tentative plan.

Northwest:	10-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	14-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 20.6-foot (Building 2) setback
Southwest:	Adjacent Mildred Lane, 21-foot (Building 1) setback
West:	15-foot (Building 1) setback; (RA zoned/vacant land)

Since the subject property abuts RA zoned property to the west, Building 1 is required to provide a setback of a minimum 1 foot for each 1 foot of building height, but in no case less than 20 feet.

Building 1 has an average building height of about 33.6’ in height. Therefore, Building 1 is required to provide a 33.6’ setback along the west property line, where only a 15-foot setback is being provided. The intent of setbacks is to provide a privacy buffer for residents and

adjacent residents. The 15-foot setback between Building 1 and the adjacent RA zone property will provide landscaping and a 6-foot high sight obscuring fence. All of which will help to provide privacy.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood. All building entrances face the internal street/parking system.

Mildred Lane

The subject property has 241 feet of buildable width (this excludes required side setbacks and driveway) along Mildred Lane. Buildings 1 and 2 are located on the setback line along Mildred Lane. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 138.5 feet of the buildable width along the street frontage. Therefore, occupying 55% of the buildable width of street frontage along Mildred Lane.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

Therefore, this guideline has been met.

702.035 Building Articulation Guidelines **(Sheet SDR3, A1.8 and A2.8)**: All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

702.040 Recycling **(Sheet SDR3):** There is one trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

Conclusion: The applicant is requesting to meet all Design Review Guidelines as outlined above.

Charlene's House Apartments
Adjustment Class-2 Application

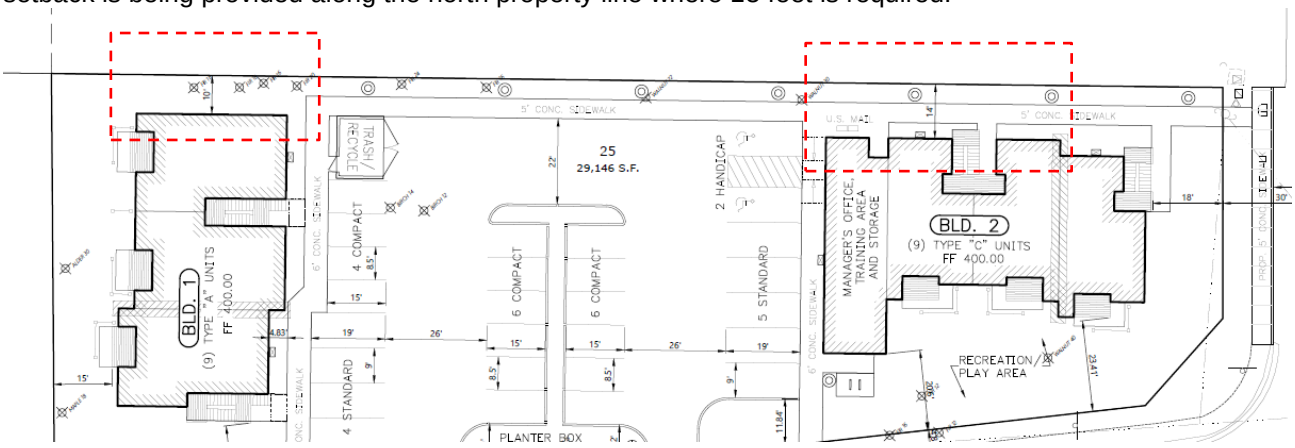
Proposal:

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019. The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is requesting an adjustment greater than 20% adjustment to SRC Table 551-3 (Setbacks):

> ***Table 551-3 requires multi-family buildings to be setback a minimum of 15 feet from adjacent property lines.***

The subject property to the north is zoned RM2 and is fully developed. Buildings 1 has a setback of 10 feet and Building 2 has a setback of 14 feet from the north property line. Therefore, a 10 to 14-foot setback is being provided along the north property line where 15 feet is required.



Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) Table 551-3 requires multi-family buildings to be setback a minimum of 15 feet from adjacent property lines.

The purpose of this requirement is to provide a visible and separated landscaped setback.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans. The subject property to the north is zoned RM2 and is fully developed. Buildings 1 has a setback of 10 feet and Building 2 has a setback of 14 feet from the north property line. Therefore, a 10 to 14-foot setback is being provided along the north property line where 15 feet is required.

Due to the shape and location of the property, providing a larger setback along the north property is not feasibly. The reduction in the setback allows the applicant to provide a play area and adequate open space areas in the front of the development. Therefore, providing a more visible appealing and pedestrian friendly development.

The shape and location of the site creates a difficulty in the placement of building and parking areas on the site. The reduction in this requirement and providing additional landscaping (open space) elsewhere on the site, is better for the development.

See attached landscape plans.

(B) The apartment development will provide landscaped open space areas throughout the site, which makes up for the reduction of the required 15-foot setback along the north property line. Adequate landscaping will be provided along the north property to help meet requirements. The reduction of this setback will have no effect on the proposed use or surrounding uses.

(C) There are two adjustments being requested for this proposal.

Charlene's House-Apartments

Class 3-Site Plan Review

Revised-April 9, 2020

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The applicant is requesting to meet all Design Review Guidelines.

All guidelines have been addressed and met as outlined within the Design Review narrative and on the site plans.

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

All applicable guidelines have been outlined below and on the attached site plans.

Industrial Commercial (IC)-SRC Chapter 551

Setbacks (Sheet SDR3): Setbacks are shown on the tentative plan.

Northwest:	10-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	14-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 20.6-foot (Building 2) setback
Southwest:	Adjacent Mildred Lane, 21-foot (Building 1) setback
West:	15-foot (Building 1) setback; (RA zoned/vacant land)

Maximum Height (Sheets A1.8 and A2.8): Maximum building height allowed in the IC zone is 70'. Both proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 37.9 feet in height (measured to the highest point)

*Building 2 is 37.6 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

(B) ***The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;***

Applicant Findings: A TGE form has been submitted as part of this packet to determine if a TIA is needed. The subject property has street frontage on Woodside Drive to the east and Mildred Lane to the south.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development 26-foot wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

(*C)* ***Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and***

Applicant Findings: Parking: The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 27 on-site parking spaces are being provided.

Total:
9 Standard Parking Stalls
18 Compact Parking Stalls
2 Handicap Parking Stalls
27 Total Parking Stalls

Adequate parking has been provided throughout the development with 1.5 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development. Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

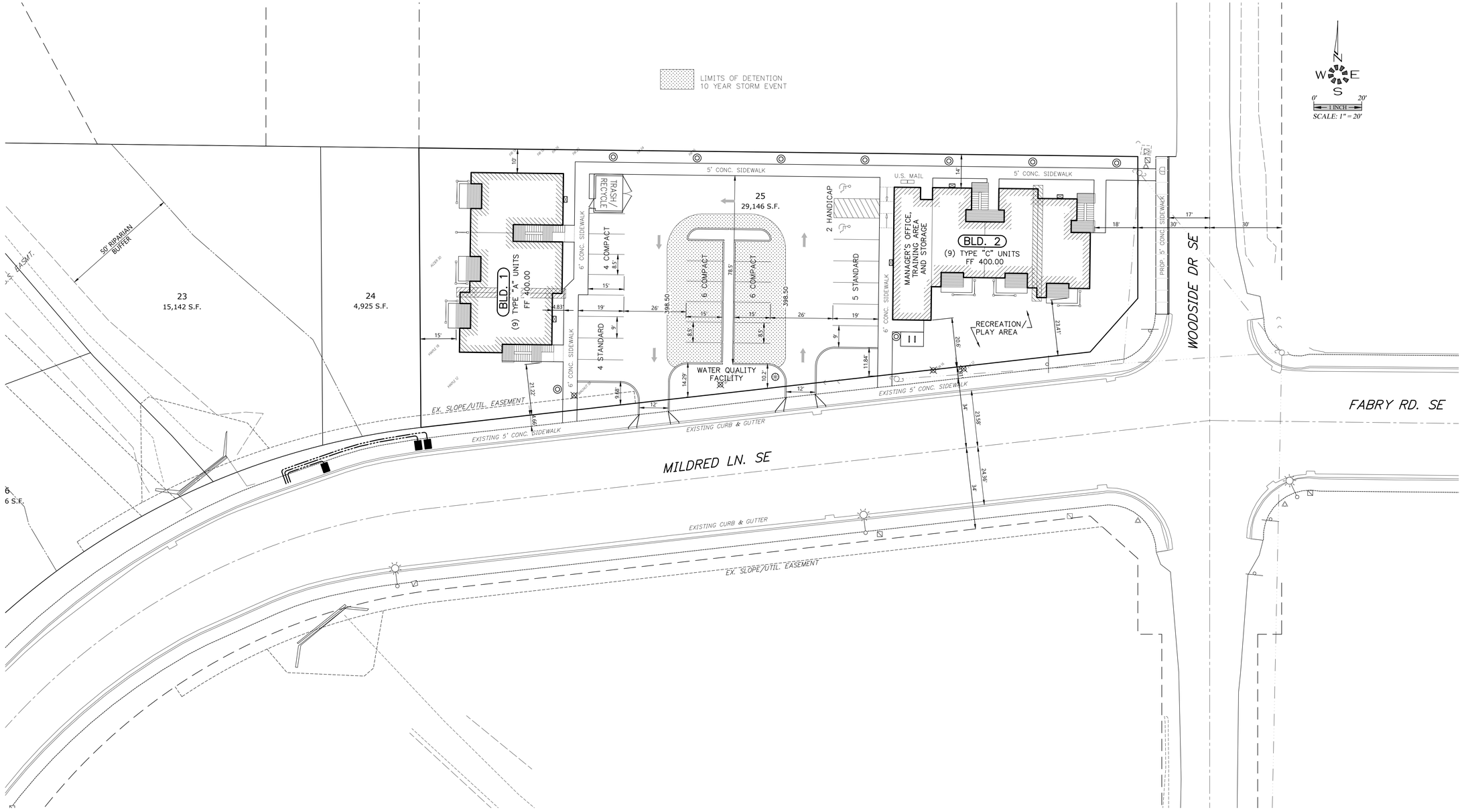
Bike racks have been provided on the site and located in a convenient location for the residents.

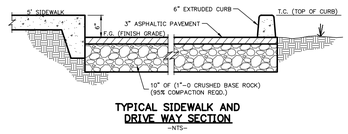
The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this criteria has been met.

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.





TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

27 TOTAL PARKING STALLS
9 STANDARD STALLS
18 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

▭ – WALL PACK LIGHTS MOUNTED ON BUILDINGS
Ⓟ – POLE LIGHT MAXIMUM 14' TALL
◎ – POST LIGHT MAXIMUM 5' TALL
▨ – LOCATION OF ELECTRICAL SEPARATION WALL
(1) – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
[11] – 4 BICYCLE SPACES

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PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p SDR3-SITE
Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR3

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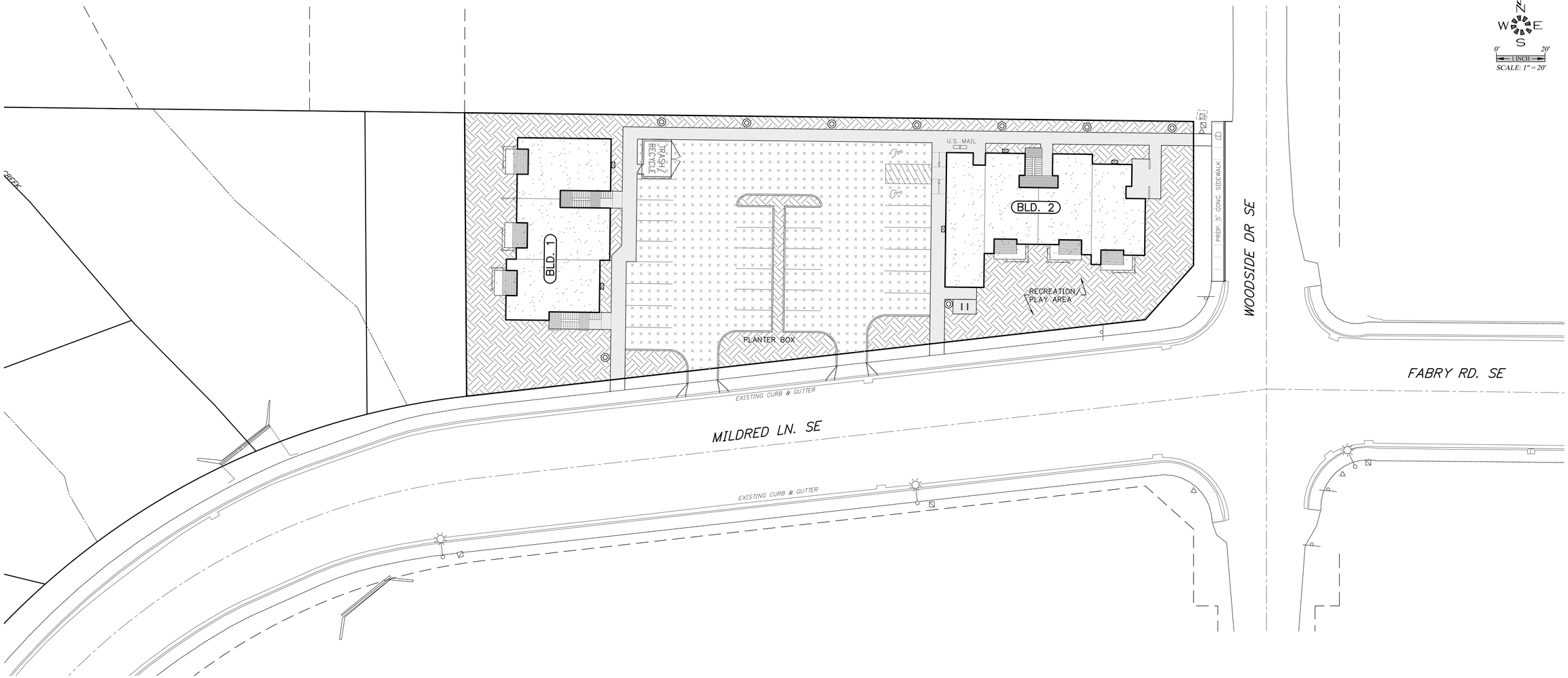

SITE AREAS

BOUNDARY	29,145 S.F. (0.67 AC)

PERVIOUS AREA:

OPEN SPACE

COMMON OPEN SPACE	8,525 S.F. (29.25%)
INTERIOR PARKING LOT LANDSCAPING	1,466 S.F. (5%)

IMPERVIOUS AREA

PARKING AREA	9,682 S.F. (32.75%)
SIDEWALK	3,252 S.F. (11.5%)
BUILDINGS	6,163 S.F. (21.5%)

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OPEN SPACE PLAN

CHARLENE'S HOUSE APARTMENTS

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6818p SDR4.DS

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

JOB # 6818

SDR4

J:\SBA\6818-Charlene'sHouse(Turner)\Dwg_2021\6818p.dwg, SDR4-DS, 2/26/2020 12:20:34 PM, CSchreiner

13 = EXISTING TREES

9 = EXISTING TREES TO REMAIN

4 = EXISTING TREE MAY BE REMOVED

N
W E
S

0' 20'
1 INCH
SCALE: 1" = 20'

S89°18'52"E 629.73'

WALN CREEK

50' RIPARIAN BUFFER

EX. 15' S.S. EASMT.

EX. SLOPE/UTIL. EASEMENT

S83°33'42"W 280.95'

EXISTING 5' CONC. SIDEWALK

EXISTING CURB & GUTTER

MILDRED LN. SE

EX. 16" D.I. WATER MAIN

EXISTING 12" CONC. STORM DRAIN

EXISTING 10" STORM DRAIN

EX. 10" D.I. WATER MAIN

EXIST. 10" CONC. STORM DRAIN

EXIST. 10" STL STORM DRAIN

EXIST. 16" CONC. STM DRN

EX. 10" CULVERT
INV. 393.45

EX. 14" S.D. CULVERT
INV. 394.83

EX. 14" S.D. CULVERT
INV. 394.76

EX. 12" S.D. CULVERT
INV. 393.03

EX. 24" S.D. CULVERT
INV. 393.88

EX. 15" CULVERT
INV. 394.69

EX. CB1
RIM 397.41
INV. 395.50 10" N
INV. 395.17 10" E

EX. CB3
SD-TOP 396.27
INV.

EX. CB3
SD TOP 397.96
SD-BOT 397.38
INV. 395.36 12" CONC. SW

EX. CB2
RIM 397.41
INV. 395.16 12" CONC. NE
INV. 394.71 12" CONC. SW

EX. S.D. M.H.
RIM 394.64 12" CONC. NE
INV. 394.64 12" CONC. N
INV. 394.54 16" CONC. SW

EX. CB2
RIM 396.46
INV. 394.46 14" CONC. E
INV. 394.36 14" CONC. W

EX. CB2
RIM 396.73
INV. 394.68 16" CONC. E
INV. 394.43 16" CONC. W

EX. CB3
SD TOP 396.89
SD BOT 396.30
INV. 394.22 24" S
INV. 394.09 24" N

EX. CB2
RIM 398.24
INV.

EX. CB2
RIM 397.64
INV. 394.84 10" CONC. S

EX. CB2
RIM 397.65
INV. 394.70 10" STEEL E
INV. 394.70 12" CONC. W

EX. S.D. M.H.
RIM 397.52
INV. 394.42 E
INV. 394.37 16" STEEL N
INV. 394.47 NW
INV. 394.47 24" STEEL S

EX. CB2
RIM 398.20
INV. 395.10 10" CONC. E & W

EX. S.S. M.H.
RIM 399.00
INV. 384.30

EX. CB2
RIM 398.91
INV. 394.76 10" PVC S

EX. CB2
RIM 398.91
INV. 394.31 10" PVC N
INV. 394.36 10" PVC SW
INV. 394.16 12" CONC. S

EX. CB2
RIM 397.15
INV. 395.15 12" CONC. S
INV. 395.05 12 PVC N

S41°37'52"W
29.91'

S0°00'04"W 59.19'

23.95'

24.35'

30'

CH=S52°18'09"W
325.88'
R=314.00'
L=342.62'
T=190.61'
Δ=62°31'06"

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EXISITNG CONDITIONS PLAN

CHARLENE'S HOUSE APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p SDR2-XCOND

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Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR2

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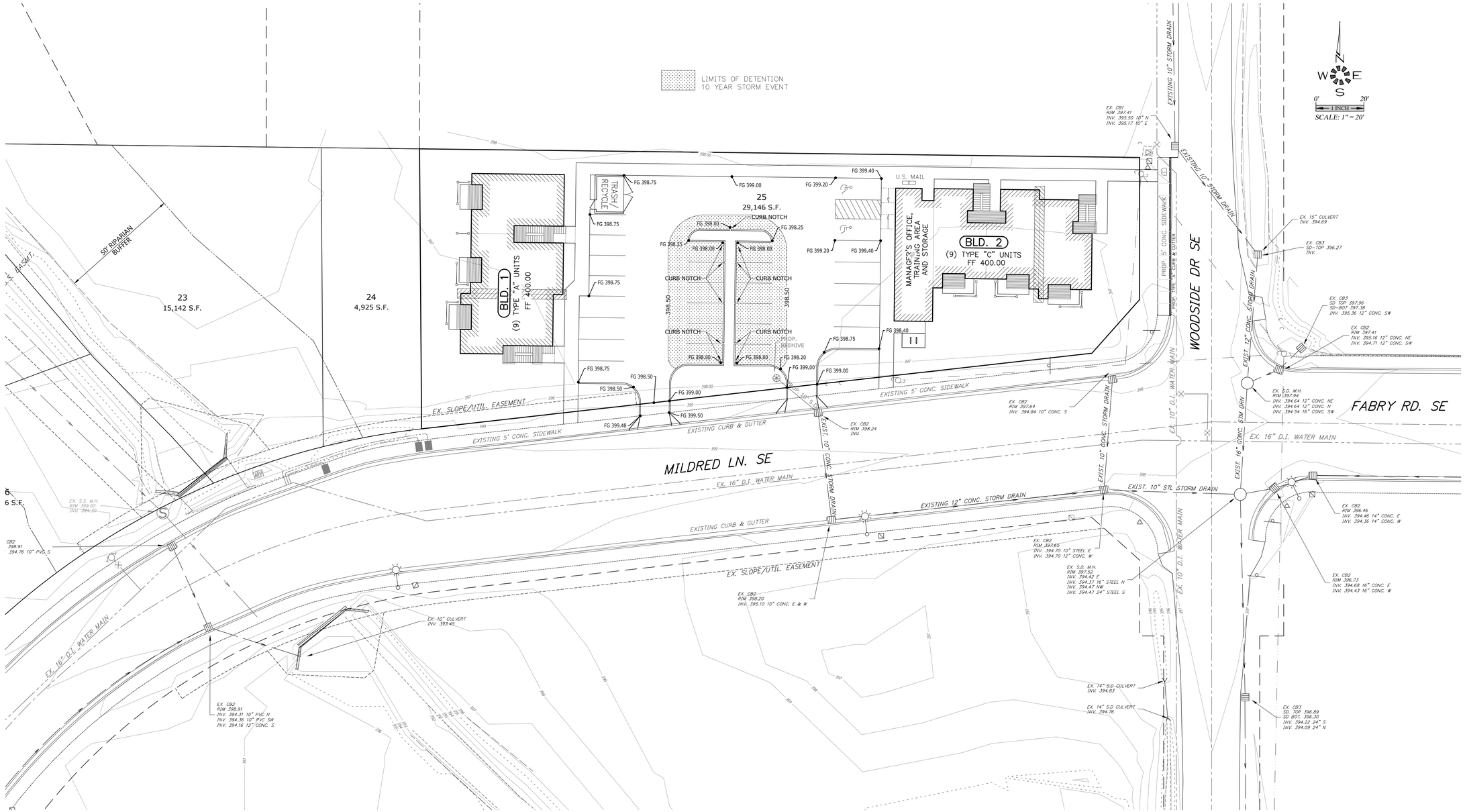

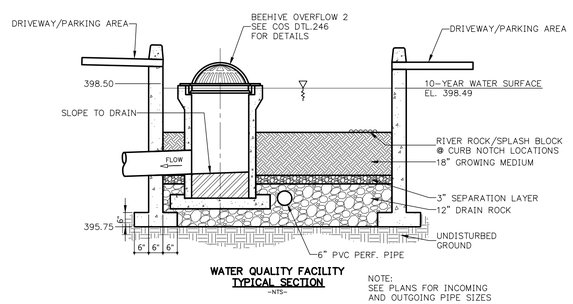

WATER QUALITY FACILITY
TYPICAL SECTION
-NTS-

NOTE:
SEE PLANS FOR INCOMING AND OUTGOING PIPE SIZES

NOTE:
THE DEVELOPER WILL DESIGN AND CONSTRUCT A STORM DRAINAGE SYSTEM AT THE TIME OF DEVELOPEMENT IN COMPLIANCE WITH SALEM REVISED CODE (SRC) CHAPTER 71 AND PUBLIC WORKS DESIGN STANDARDS (PWDS)

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PRELIMINARY GRADING AND DRAINAGE PLAN

CHARLENE'S HOUSE APARTMENTS

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6818p SDR5-GRD

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Drawn: C.D.S.
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Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR5

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6818

PRELIMINARY DRAINAGE REPORT
FOR

Charlene's House Apartments
Salem, Oregon

Prepared For:
Empire Builders
8527 Saghalie Dr. S
Salem, Oregon 97306

March 2, 2020

MULTI/TECH
ENGINEERING SERVICES, INC.

1155 13th Street SE
Salem OR 97302

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FAX: (503) 364-1260
EMAIL: mhendrick@mtengineering.net

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Introduction 1

Existing Conditions 1

Soils 2

Infiltration 2

Water Quality Methodology 2

Water Quality Analysis 2

Water Quality Design 2

Stormwater Quantity Analysis 2

Stormwater Quality Analysis 4

Conclusion 4

Appendix A	Maps
Appendix B	Soils Report
Appendix C	Time of Concentration
Appendix D	Stormwater Analysis

INTRODUCTION

The Charlene's House Apartments is a proposed 18-unit apartment complex located at the intersection of Woodside Dr. SE and Mildred Lane SE. The parcel of land to be developed is a portion of Tax Lot 2400 of Marion County Assessor's Map 08 3W 14CB. A vicinity map and supporting maps are in Appendix A of this report. An aerial image is below.

Project Site

Green Stormwater Infrastructure (GSI) to the Maximum Extent Feasible (MEF) is being used for the new developed areas per City of Salem Administrative Rules, Chapter 109, Division 004, Stormwater System, Appendix 4E (Standards). All facilities will be constructed to meet the City of Salem standards.

EXISTING CONDITIONS

The 0.67-acre site is rectangular in the shape. Surface conditions consists of grassy meadow with trees. There are no identified wetlands or sensitive areas located on the property. Waln Creek traverses near the westerly property line. A topographical high point ridge is located on the northerly side of the site. Drainage from this high point flows southwesterly. The maximum relief is approximately 2-feet with a

high point elevation of 398-feet. The abutting properties are zoned single family residential, residential agriculture and Industrial commercial with public improvements that include storm water conveyance systems. Appendix A contains multiple maps of the site.

Soils

The Natural Resources Conservation Service (NRCS) Soil Resource Report for Marion County was used to determine a Hydrological Soil Group classification for runoff calculations. The report identifies the site soil to be McAlpin silty clay loam. The soil is in the hydrologic soil group C. The report is in Appendix B.

Infiltration

Infiltration testing will be performed at the site to determine percolation rates of the soils. It is anticipated that test results will indicate rates near 0.5 inches.

Water Quality Methodology

Because of limited land space and a small development footprint, green stormwater facilities will be a infiltration planter.

Water Quality Analysis

Water quality flow rates will be calculated with HydroCAD 10.00. The SCS TR-20 Unit Hydrograph method will be used to generate the hydrographs. A Type 1A storm and a 24-hour rainfall depth of 1.38 inches per hour will be used to determine the water quality flow rate.

Water Quality Design

The proposed filtration facility will provide water quality treatment by allowing for the removal of pollutants through sedimentation, adsorption onto surrounding vegetation, filtration and biological uptake. The facility will be designed per the City of Salem designed standards.

Stormwater Quantity Analysis

Stormwater quantity (Flow Control) is proposed to be handled by infiltration. Runoff from the developed site will be routed to the facility that ultimately controls runoff to pre-developed flow rates.

Per Subsection 4.2(p)(3)(A) of the standards, one-half of the post development peak runoff rate of the two-year storm must be equal to or less than one-half of the peak runoff rate of the pre-developed two-year, 24-hour storm. This also applies to the 10-year, 24-hour storm event.

The pre-developed flow rates were calculated using HydroCAD 10.00. Table 1 below lists the 24-hour rainfall depths used for the analysis of each storm event. Please note that the 2-year event was halved and then analyzed.

Table 1

Storm Event	24-hour Rainfall Depth (in)
2	2.2
10	3.2

For the pre-developed conditions, a time of concentration of 41.5 minutes was calculated for the Basin. The time of concentration data is in Appendix C. The calculations are incorporated in the HydroCAD output located in Appendix D. The entire area was classified as "City of Salem Pre-Development, HSG C" with a Curve Number (CN) of 72. A pre-developed basin map is in Appendix A.

The SCS TR-20 Unit Hydrograph method was used to generate the hydrographs. A Type 1A rainfall distribution was used with the above rainfall depths. Table 2 below identifies the allowable pre-developed release rate for each storm event.

Table 2

Storm Event	Basin Allowable Release Rate (cfs)
1/2 of 2-year	0.002
10-year	0.08

The post-developed flow rates were calculated using HydroCAD 10.00. A time of concentration of 5 minutes was assumed for the developed site. The calculations are incorporated in the HydroCAD output located in Appendix D. The site was classified as "Impervious, HSG C" with a CN of 98 and “> 75% Grass cover, HSG C” with a CN of 74. Area percentages were based on AutoCAD analysis. Table 3 below lists the CN values for the developed areas that will contribute storm water runoff to the system. A developed basin map is in Appendix A.

Table 3

Basin	Impervious Area (Ac) CN = 98	Landscape Area (Ac) CN = 74	TOTAL Area (Ac)	Composite CN
Site	0.44	0.23	0.67	90

Table 4 below identifies the calculated detention volume requirements for each storm event. The required detention was determined by using HydroCAD.

Table 4

Storm Event	Storage Volume (cf)
1/2 of 2-year	300
10-year	2,800

STORMWATER QUALITY ANALYSIS

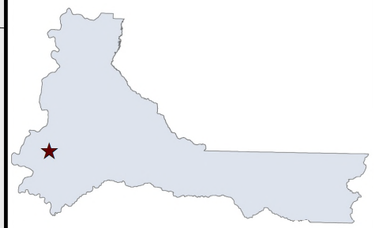
Water quality flow rates were calculated using HydroCAD 10.00. The SCS TR-20 Unit Hydrograph method was used to generate the hydrographs. A Type 1A rainfall distribution was used with a 1.38 rainfall depth. Appendix E contains the analysis.

CONCLUSION

Based on the presented information, the proposed design will meet the water quality and quantity standards. If there are any questions regarding this analysis or the design, please contact Matthew Hendrick at Multi/Tech Engineering by phone at (503) 363-9227 or via e-mail at mhendrick@mtengineering.net.

Appendix A

08 3W 14CB SALEM



MARION COUNTY, OREGON

NW1/4 SW1/4 SEC14 T8S R3W W.M.

SCALE 1" = 100'

LEGEND

LINE TYPES

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

CORNER TYPES

- + 1/16TH Section Cor.
- ⊕ 1/4 Section Cor.
- ◎ DLC Corner
- 16 15 / 21 22 Section Corner

NUMBERS

Tax Code Number

000 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

200.00
175.00

CANCELLED NUMBERS

400
401
403
404
405
407
408
2300
2600
2700
2900
8000
8900

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

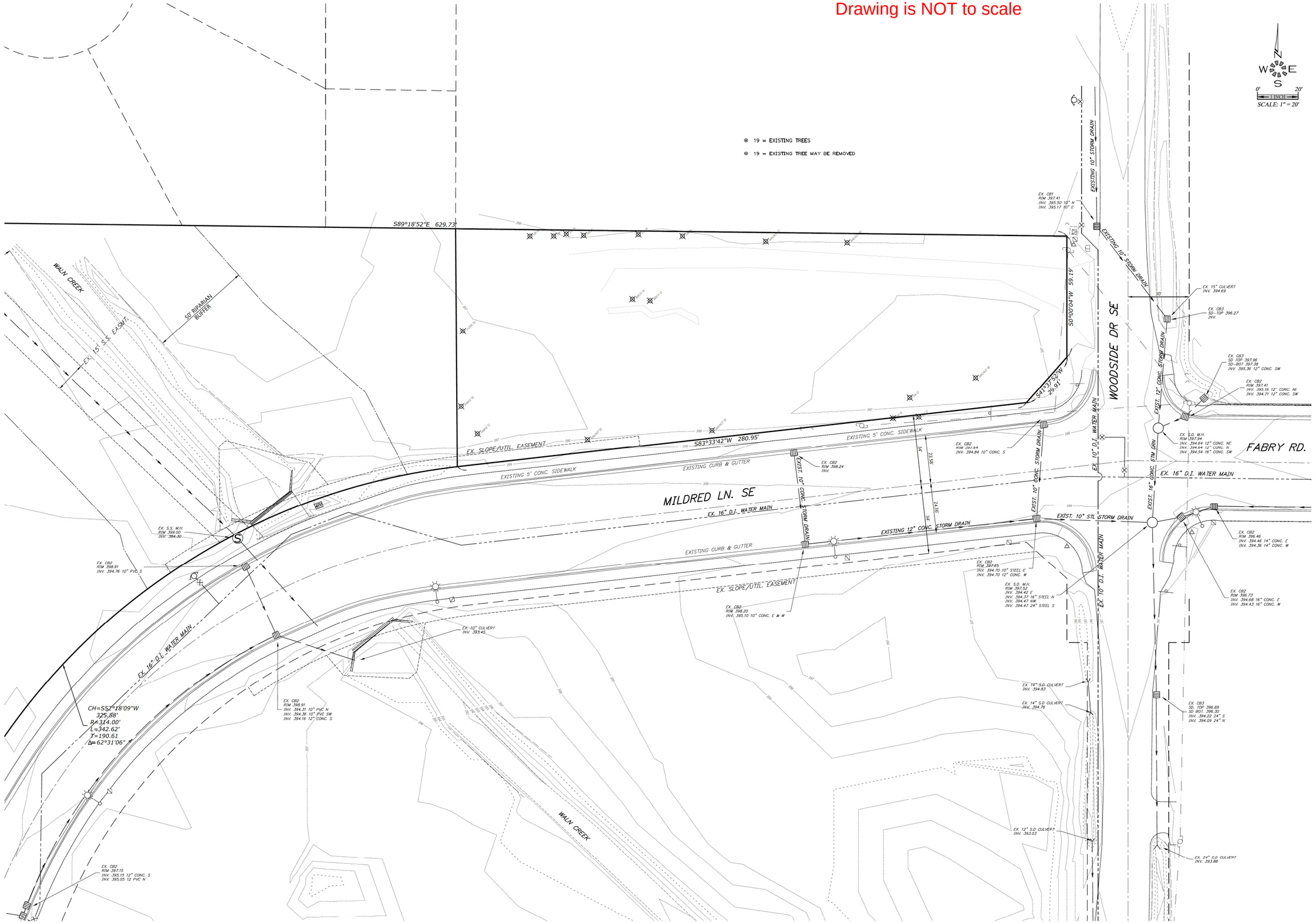
PLOT DATE: 1/24/2018

SALEM

08 3W 14CB

08 3W 14CB

Drawing is NOT to scale



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EXISITNG CONDITIONS PLAN

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR2

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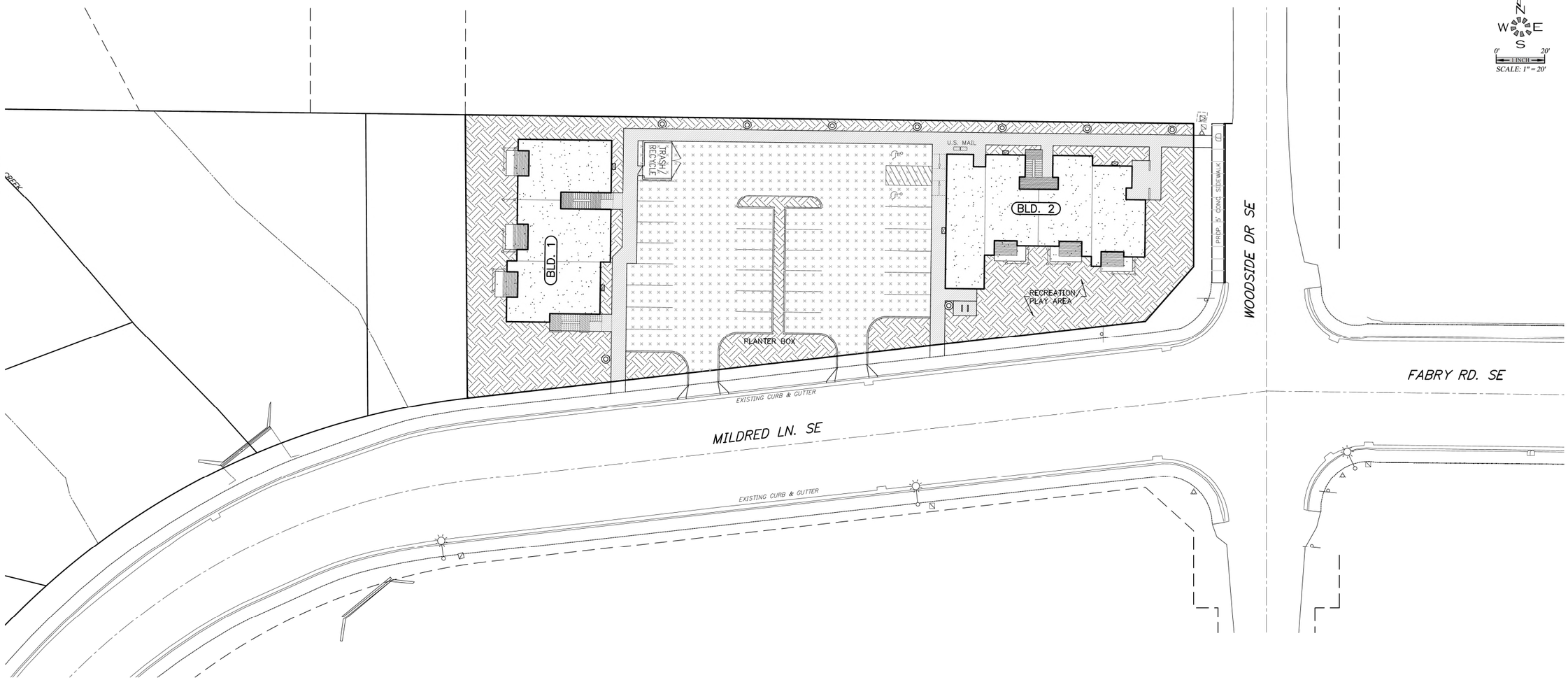

Drawing is NOT to scale

SITE AREAS

BOUNDARY	29,145 S.F. (0.67 AC)

PERVIOUS AREA:

OPEN SPACE

COMMON OPEN SPACE	8,525 S.F. (29.25%)
INTERIOR PARKING LOT LANDSCAPING	1,466 S.F. (5%)

IMPERVIOUS AREA

PARKING AREA	9,682 S.F. (32.75%)
SIDEWALK	3,252 S.F. (11.5%)
BUILDINGS	6,163 S.F. (21.5%)

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OPEN SPACE PLAN

CHARLENE'S HOUSE APARTMENTS

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6818p SDR4-OS

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JOB # 6818

SDR4

J:\68xx\6818-Charlene Whipple(Toney)\dwg -2017\6818p-dwg, SDR4-OS, 2/28/2020 12:20:34 PM, CSchreiner

Appendix B

United States Department of Agriculture

NRCS

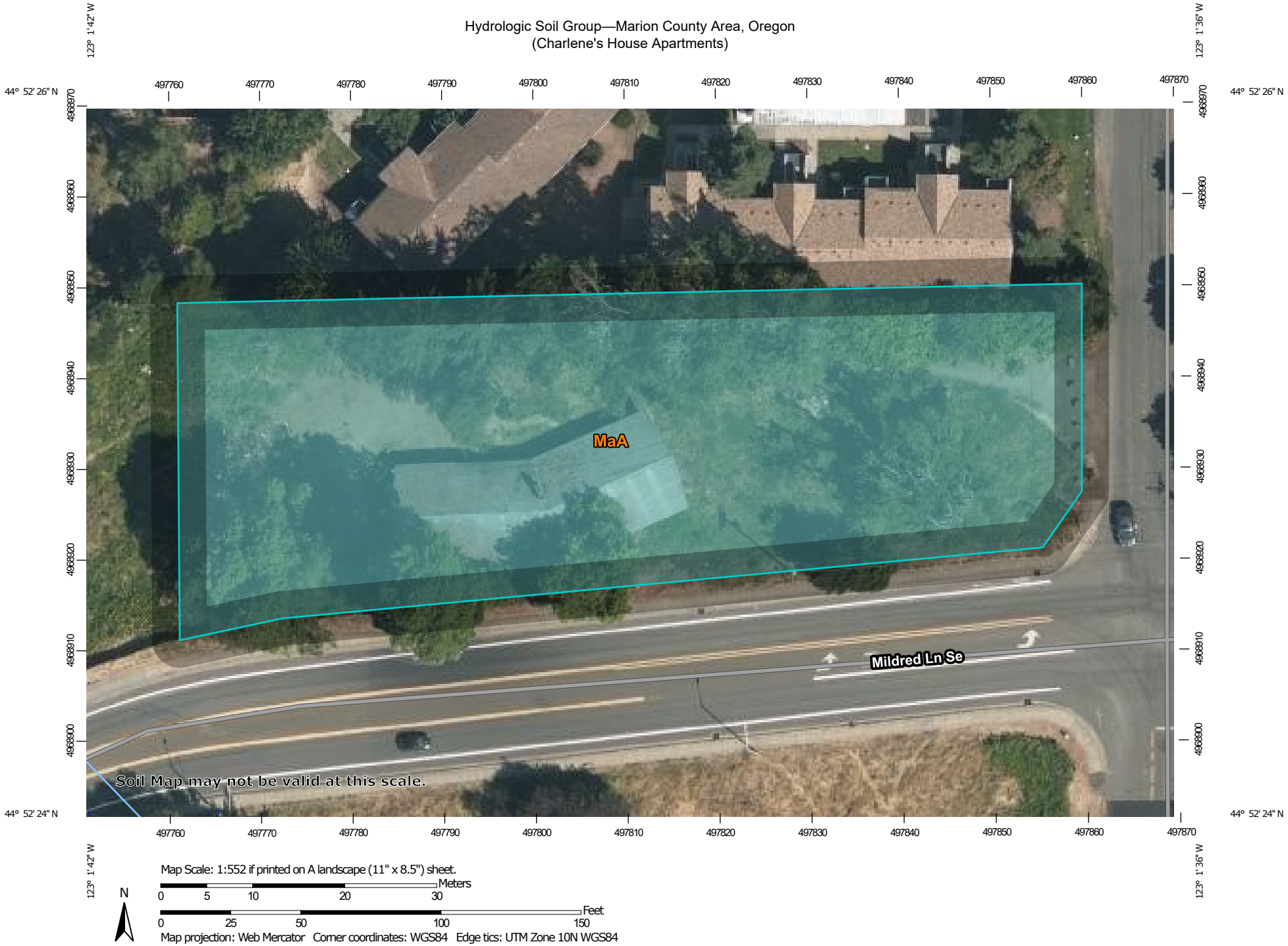
Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Marion County Area, Oregon

Charlene's House Apartments

February 28, 2020



Map Scale: 1:552 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Oregon
Survey Area Data: Version 16, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2018—Aug 31, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MaA	McAlpin silty clay loam, 0 to 3 percent slopes	C	0.8	100.0%
Totals for Area of Interest			**0.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Appendix C

Drawing is NOT to scale

Point A
Elev. 398.25

Point B
Elev. 396.50

L = 170'

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

S89°18'52"E 629.73'

S83°33'42"W 280.95'

S41°37'52"W 29.91'

S0°00'04"W 59.19'

WALN CREEK

50' RIPARIAN BUFFER

EX. 15' S.S. EASMT.

EX. SLOPE/UTIL. EASEMENT

EXISTING 5' CONC. SIDEWALK

EXISTING CURB & GUTTER

MILDRED LN. SE

EX. 16" D.I. WATER MAIN

EXISTING 12" CONC. STORM DRAIN

EXISTING 10" STORM DRAIN

EXIST. 10" CONC. STORM DRAIN

EXIST. 10" STL. STORM DRAIN

EXIST. 12" CONC. STORM DRAIN

EXIST. 16" CONC. STM DRN

WOODSIDE DR SE

EX. 10" D.I. WATER MAIN

EX. 10" D.I. WATER MAIN

EX. 16" D.I. WATER MAIN

FABRY RD.

EX. S.S. M.H.
RIM 399.00
INV. 394.30

EX. CB2
RIM 398.91
INV. 394.76 10" PVC. S

EX. CB2
RIM 398.91
INV. 394.31 10" PVC. N
INV. 394.36 10" PVC. SW
INV. 394.16 12" CONC. S

EX. CB2
RIM 397.15
INV. 395.15 12" CONC. S
INV. 395.05 12" PVC. N

EX. 10" CULVERT
INV. 393.43

EX. CB2
RIM 398.24
INV.

EX. CB2
RIM 394.64
INV. 394.84 10" CONC. S

EX. CB2
RIM 397.65
INV. 394.70 10" STEEL E
INV. 394.70 12" CONC. W

EX. S.D. M.H.
RIM 397.52
INV. 394.42 E
INV. 394.37 16" STEEL N
INV. 394.47 NW
INV. 394.47 24" STEEL S

EX. CB2
RIM 398.20
INV. 395.10 10" CONC. E & W

EX. 14" S.D. CULVERT
INV. 394.83

EX. 14" S.D. CULVERT
INV. 394.76

EX. 12" S.D. CULVERT
INV. 393.03

EX. 24" S.D. CULVERT
INV. 393.88

EX. CB3
SD TOP 396.89
SD BOT. 396.30
INV. 394.22 24" S
INV. 394.09 24" N

EX. CB2
RIM 396.46
INV. 394.46 14" CONC. E
INV. 394.36 14" CONC. W

EX. CB2
RIM 396.73
INV. 394.68 16" CONC. E
INV. 394.43 16" CONC. W

EX. 15" CULVERT
INV. 394.69

EX. CB3
SD TOP 396.27
INV.

EX. CB3
SD TOP 397.96
SD-BOT 397.38
INV. 395.36 12" CONC. SW

EX. CB2
RIM 397.41
INV. 395.16 12" CONC. NE
INV. 394.71 12" CONC. SW

EX. S.D. M.H.
RIM 397.94
INV. 394.64 12" CONC. NE
INV. 394.64 12" CONC. N
INV. 394.54 16" CONC. SW

CH=S52°18'09"W
325.88'
R=314.00'
L=342.62'
T=190.61'
Δ=62°31'06"

WALN CREEK

Time of concentration

N
W E
S
0' 20'
1 INCH
SCALE: 1" = 20'

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Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 19, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR2

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Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	By	Date
Charlene's House Apartments	M. Hendrick	3/2020
Location	**Checked**	**Date**
Salem, Oregon		

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☑ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID	A-B	
1.	Surface description (Table 4D-4)	Mixed	
2.	Manning's roughness coefficient, n (Table 4D-4)	0.30	
3.	Flow length, L (total L † 300 ft) ft	170	
4.	Two-year 24-hour rainfall, P_2 in	2.2	
5.	Land slope, s ft/ft	0.01	
6.	$T_t = \frac{0.007\ (nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$ Compute T_t hr	0.692	+ = 0.692

Shallow concentrated flow

	Segment ID		
7.	Surface description (paved or unpaved)		
8.	Flow length, L ft		
9.	Watercourse slope, s ft/ft		
10.	Average velocity, V (figure 3-1) ft/s		
11.	$T_t = \frac{L}{3600\ V}$ Compute T_t hr		+ =

Channel flow

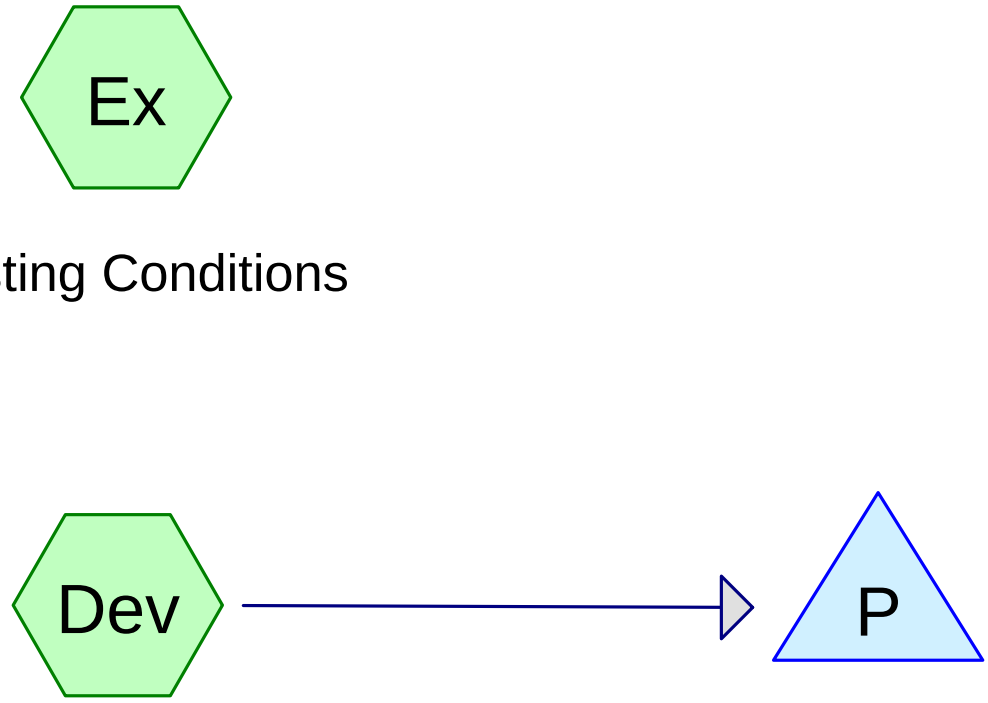
	Segment ID		
12.	Cross sectional flow area, a ft^2		
13.	Wetted perimeter, p_w ft		
14.	Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ft		
15	Channel slope, s ft/ft		
16.	Manning's roughness coefficient, n		
17.	$V = \frac{1.49\ r^{2/3}\ s^{1/2}}{n}$ Compute V ft/s		
18.	~~Flow~~ length, L ft		
19.	$T_t = \frac{L}{3600\ V}$ Compute T_t hr		+ =
20.	Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) Hr		0.692

0.692 Hrs = 41.5 Minutes

Manning's Roughness Coefficients for Overland Sheet Flow	
Surface Types:	**n**
Impervious Areas	0.014
Gravel Pavement	0.02
Developed: Landscape Areas (Except Lawns)	0.08
Undeveloped: Meadow, Pasture, or Farm	0.15
Developed: Lawns	0.24
Pre-developed: Mixed	0.30
Pre-developed: Woodland and Forest	0.40
Development Types:	**n**
Commercial Development	0.015
Industrial Development, Heavy	0.04
Industrial Development, Light	0.05
Dense Residential (over 6 units/acre)	0.08
Normal Residential (3 to 6 units/acre)	0.20
Light Residential (1 to 3 units/acre)	0.30
Parks	0.40

Table 4D-4. Manning's Roughness Coefficients for Overland Sheet Flow

Appendix D



Subcat Reach Pond Link

Routing Diagram for Hydrology

Prepared by Multitech Engineering Services, Inc., Printed 2/28/2020

HydroCAD® 10.00-17 s/n 09412 © 2016 HydroCAD Software Solutions LLC

Summary for Subcatchment Ex: Existing Conditions

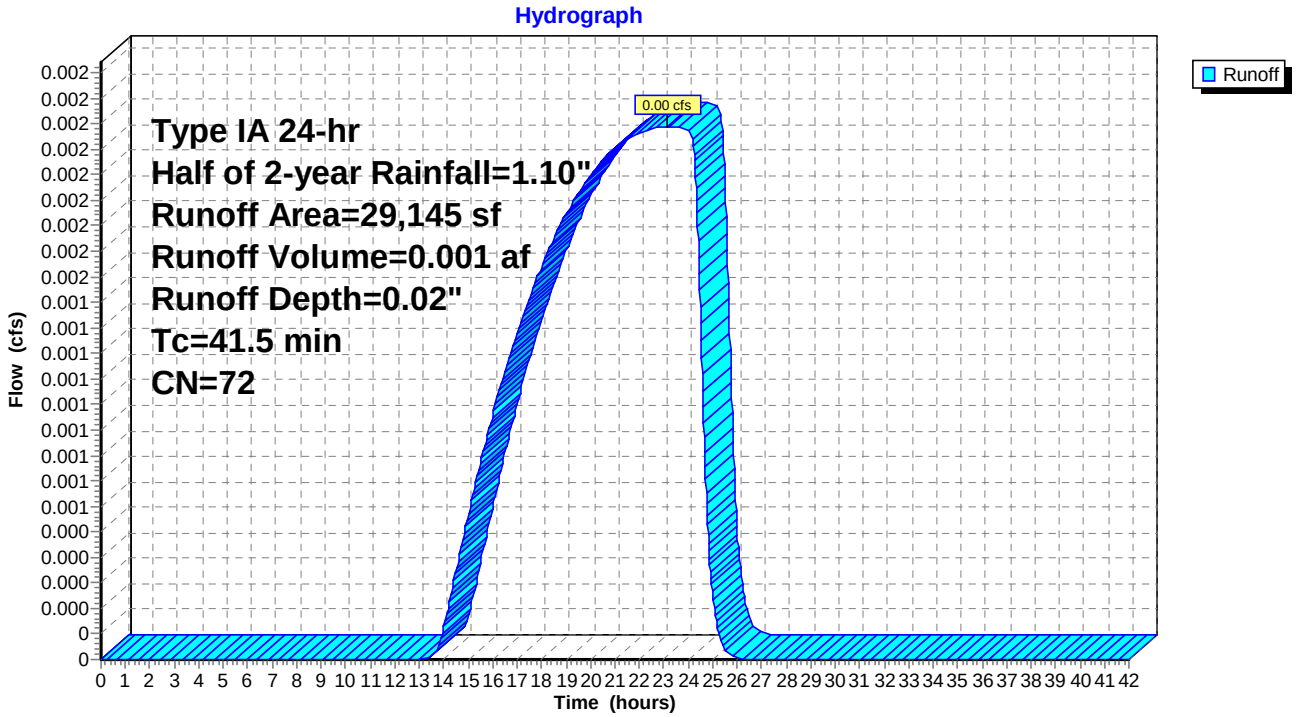
Runoff = 0.00 cfs @ 23.10 hrs, Volume= 0.001 af, Depth= 0.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr Half of 2-year Rainfall=1.10"

	Area (sf)	CN	Description
*	29,145	72	City of Salem Predeveloped, HSG C
	29,145		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.5					**Direct Entry, TR-55 Worksheet**

Subcatchment Ex: Existing Conditions



Summary for Subcatchment Dev: Developed Conditions

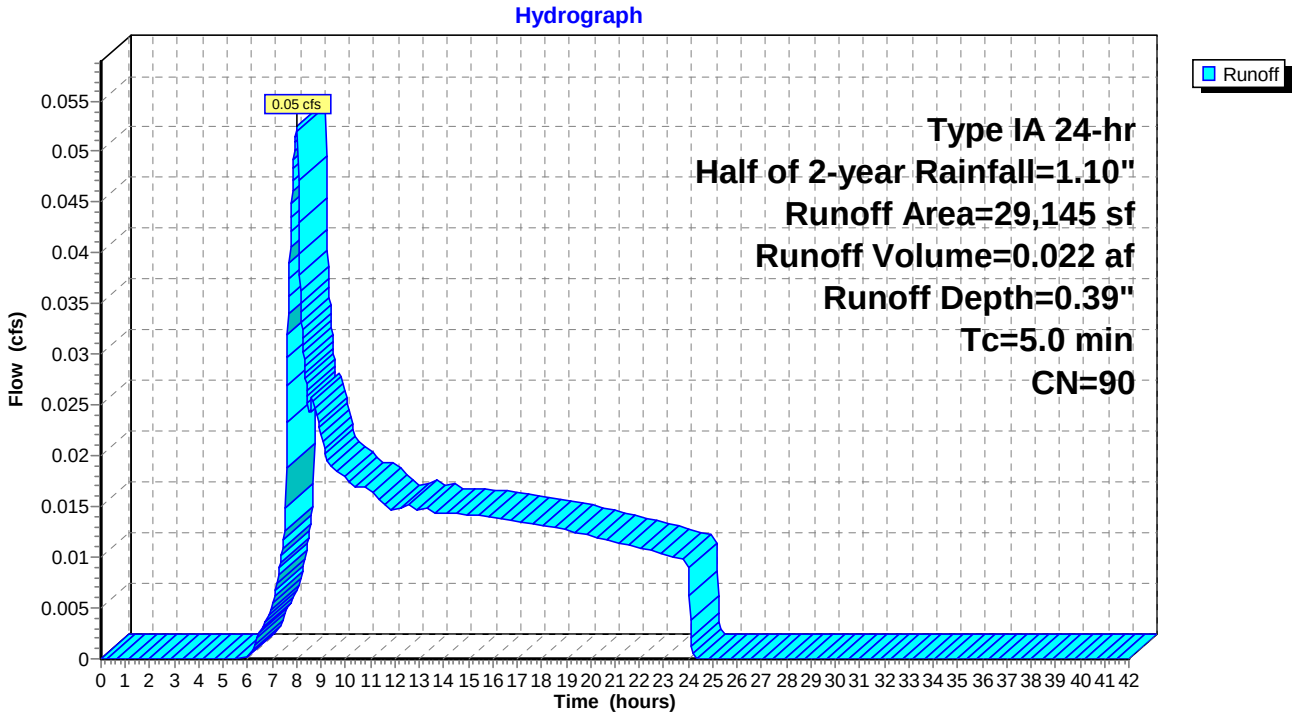
Runoff = 0.05 cfs @ 8.00 hrs, Volume= 0.022 af, Depth= 0.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr Half of 2-year Rainfall=1.10"

Area (sf)	CN	Description
19,154	98	Paved parking, HSG C
9,991	74	>75% Grass cover, Good, HSG C
29,145	90	Weighted Average
9,991		34.28% Pervious Area
19,154		65.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Subcatchment Dev: Developed Conditions



Summary for Pond P: Planter Media

Inflow Area = 0.669 ac, 65.72% Impervious, Inflow Depth = 0.39" for Half of 2-year event
Inflow = 0.05 cfs @ 8.00 hrs, Volume= 0.022 af
Outflow = 0.01 cfs @ 7.50 hrs, Volume= 0.022 af, Atten= 80%, Lag= 0.0 min
Discarded = 0.01 cfs @ 7.50 hrs, Volume= 0.022 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Peak Elev= 394.56' @ 22.75 hrs Surf.Area= 906 sf Storage= 297 cf

Plug-Flow detention time= 313.5 min calculated for 0.022 af (100% of inflow)
Center-of-Mass det. time= 313.6 min (1,164.8 - 851.2)

Volume	Invert	Avail.Storage	Storage Description
#1	393.74'	2,825 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

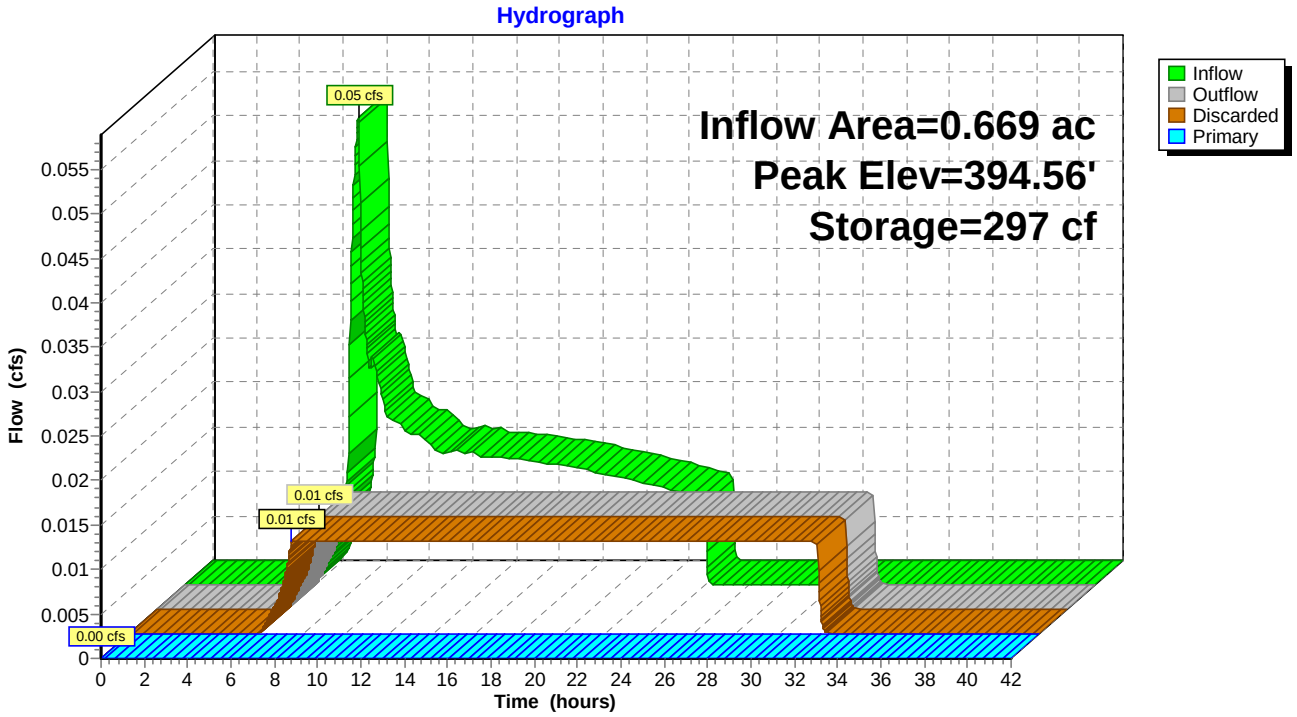
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
393.74	906	0.0	0	0
393.75	906	40.0	4	4
394.74	906	40.0	359	362
394.75	906	5.0	0	363
396.49	906	5.0	79	442
396.50	906	100.0	9	451
398.00	906	100.0	1,359	1,810
398.01	906	100.0	9	1,819
398.50	3,200	100.0	1,006	2,825

Device	Routing	Invert	Outlet Devices
#1	Discarded	393.74'	**0.500 in/hr Exfiltration over Surface area**
#2	Primary	398.49'	**2.5" x 31.5" Horiz. Grate X 7.00** C= 0.600 in 27.0" x 32.0" Grate (64% open area)

Discarded OutFlow Max=0.01 cfs @ 7.50 hrs HW=393.75' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=393.74' (Free Discharge)
↑—**2=Grate** (Controls 0.00 cfs)

Pond P: Planter Media



Summary for Subcatchment Ex: Existing Conditions

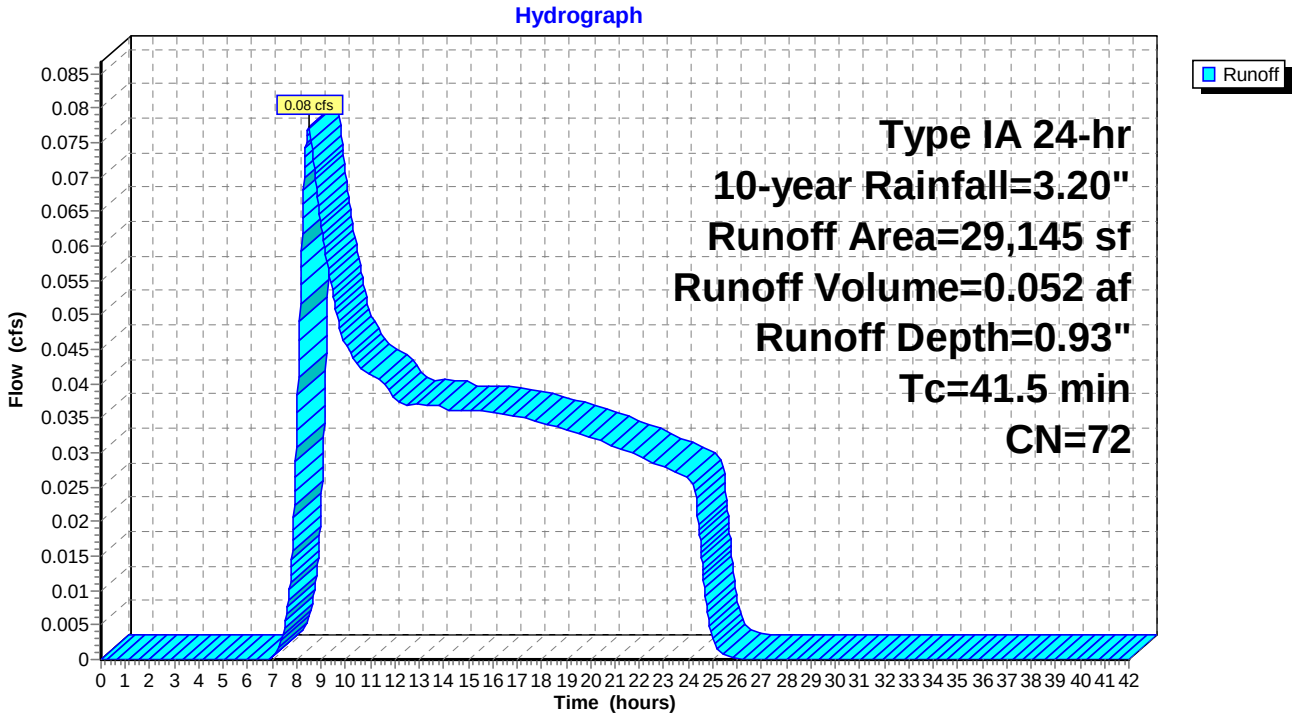
Runoff = 0.08 cfs @ 8.49 hrs, Volume= 0.052 af, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr 10-year Rainfall=3.20"

	Area (sf)	CN	Description
*	29,145	72	City of Salem Predeveloped, HSG C
	29,145		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.5					**Direct Entry, TR-55 Worksheet**

Subcatchment Ex: Existing Conditions



Summary for Subcatchment Dev: Developed Conditions

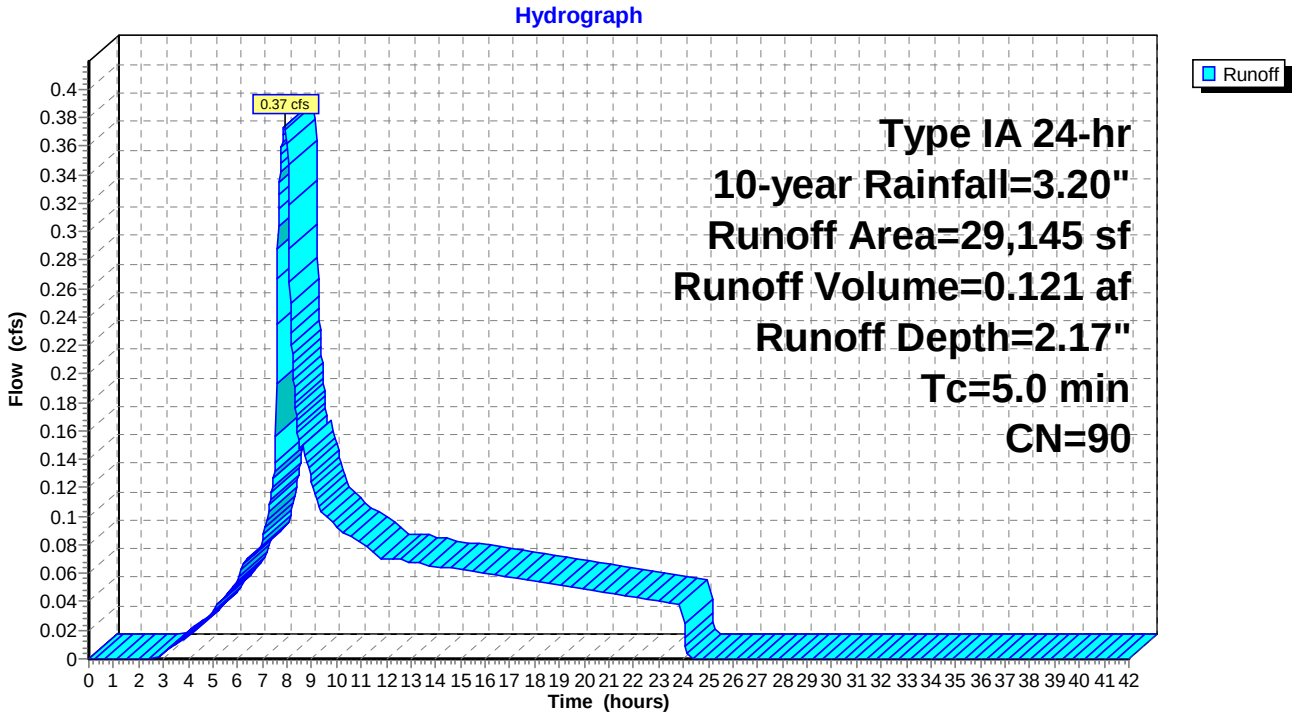
Runoff = 0.37 cfs @ 7.91 hrs, Volume= 0.121 af, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr 10-year Rainfall=3.20"

Area (sf)	CN	Description
19,154	98	Paved parking, HSG C
9,991	74	>75% Grass cover, Good, HSG C
29,145	90	Weighted Average
9,991		34.28% Pervious Area
19,154		65.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Subcatchment Dev: Developed Conditions



Summary for Pond P: Planter Media

Inflow Area = 0.669 ac, 65.72% Impervious, Inflow Depth = 2.17" for 10-year event
Inflow = 0.37 cfs @ 7.91 hrs, Volume= 0.121 af
Outflow = 0.07 cfs @ 14.96 hrs, Volume= 0.085 af, Atten= 82%, Lag= 423.2 min
Discarded = 0.04 cfs @ 14.96 hrs, Volume= 0.074 af
Primary = 0.03 cfs @ 14.96 hrs, Volume= 0.011 af

Routing by Stor-Ind method, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Peak Elev= 398.49' @ 14.96 hrs Surf.Area= 3,154 sf Storage= 2,794 cf

Plug-Flow detention time= 697.1 min calculated for 0.085 af (70% of inflow)
Center-of-Mass det. time= 520.5 min (1,266.9 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1	393.74'	2,825 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

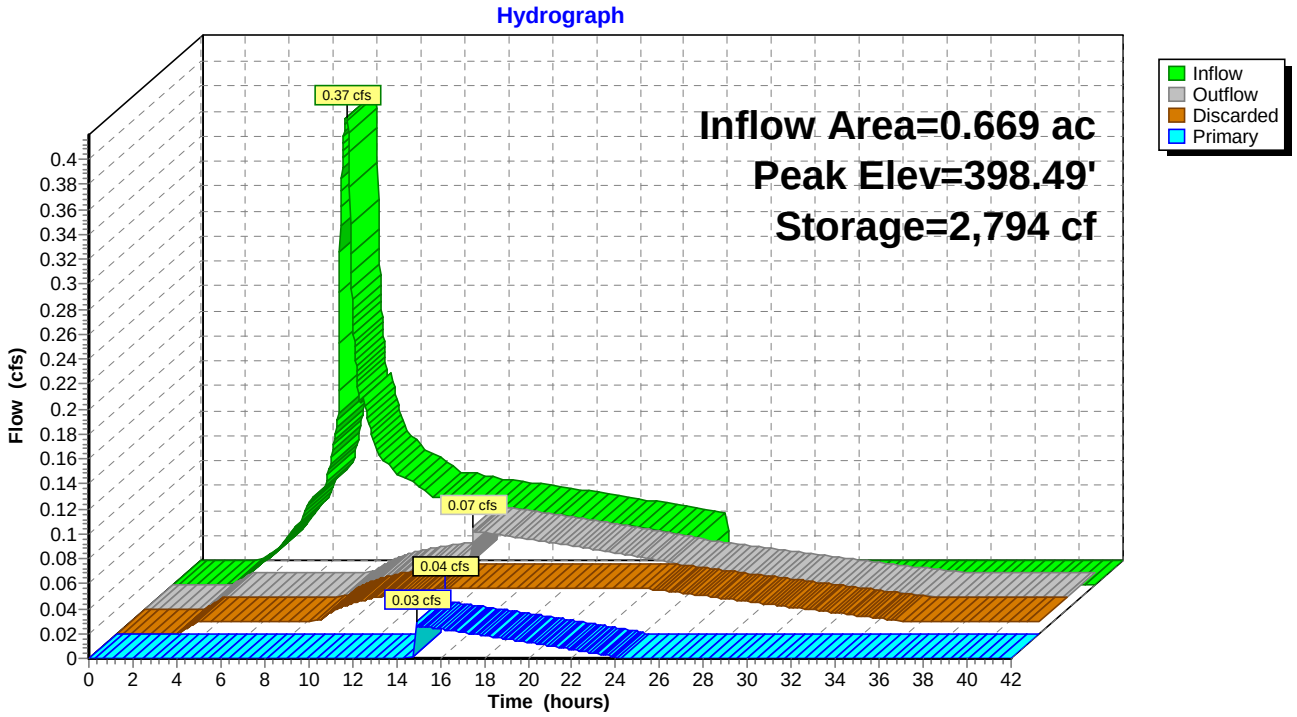
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
393.74	906	0.0	0	0
393.75	906	40.0	4	4
394.74	906	40.0	359	362
394.75	906	5.0	0	363
396.49	906	5.0	79	442
396.50	906	100.0	9	451
398.00	906	100.0	1,359	1,810
398.01	906	100.0	9	1,819
398.50	3,200	100.0	1,006	2,825

Device	Routing	Invert	Outlet Devices
#1	Discarded	393.74'	**0.500 in/hr Exfiltration over Surface area**
#2	Primary	398.49'	**2.5" x 31.5" Horiz. Grate X 7.00** C= 0.600 in 27.0" x 32.0" Grate (64% open area)

Discarded OutFlow Max=0.04 cfs @ 14.96 hrs HW=398.49' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.23 cfs @ 14.96 hrs HW=398.49' (Free Discharge)
↑—**2=Grate** (Orifice Controls 0.23 cfs @ 0.06 fps)

Pond P: Planter Media



Appendix E

Existing Conditions

Planter Media

Subcat Reach Pond Link

Routing Diagram for Hydrology WQ

Prepared by Multitech Engineering Services, Inc., Printed 2/28/2020

HydroCAD® 10.00-17 s/n 09412 © 2016 HydroCAD Software Solutions LLC

Summary for Subcatchment WQ: Existing Conditions

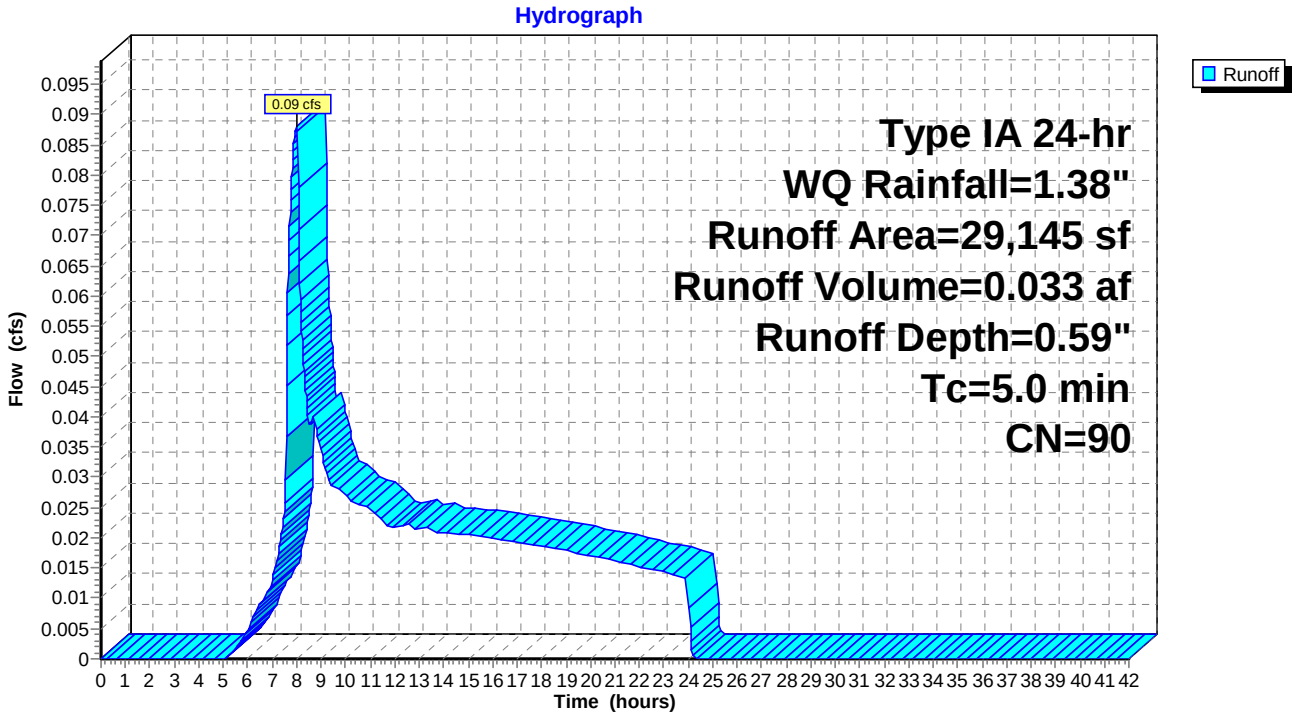
Runoff = 0.09 cfs @ 7.99 hrs, Volume= 0.033 af, Depth= 0.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr WQ Rainfall=1.38"

Area (sf)	CN	Description
19,154	98	Paved parking, HSG C
9,991	74	>75% Grass cover, Good, HSG C
29,145	90	Weighted Average
9,991		34.28% Pervious Area
19,154		65.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Subcatchment WQ: Existing Conditions



Summary for Pond WQ1: Planter Media

Inflow Area = 0.669 ac, 65.72% Impervious, Inflow Depth = 0.59" for WQ event
Inflow = 0.09 cfs @ 7.99 hrs, Volume= 0.033 af
Outflow = 0.04 cfs @ 7.64 hrs, Volume= 0.033 af, Atten= 52%, Lag= 0.0 min
Discarded = 0.04 cfs @ 7.64 hrs, Volume= 0.033 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Peak Elev= 396.58' @ 8.41 hrs Surf.Area= 906 sf Storage= 82 cf

Plug-Flow detention time= 8.9 min calculated for 0.033 af (100% of inflow)
Center-of-Mass det. time= 8.8 min (832.4 - 823.5)

Volume	Invert	Avail.Storage	Storage Description
#1	396.49'	1,368 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

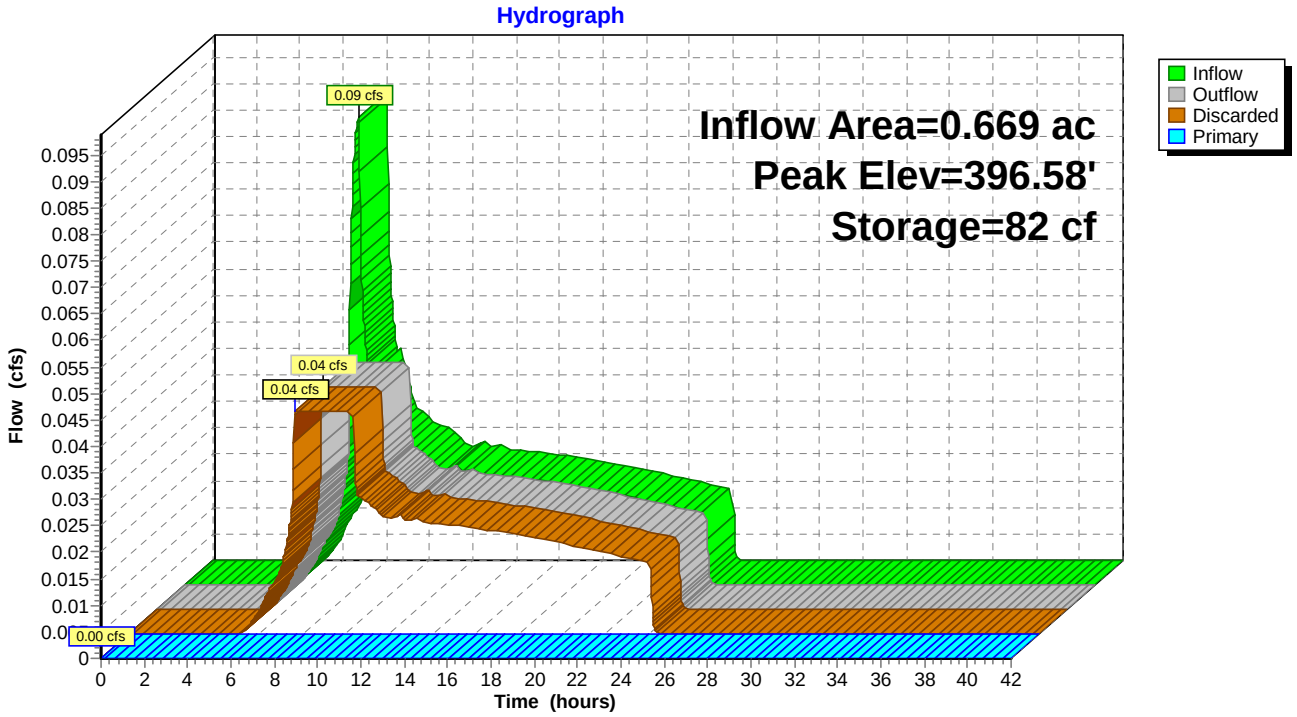
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
396.49	906	0.0	0	0
396.50	906	100.0	9	9
397.00	906	100.0	453	462
398.00	906	100.0	906	1,368

Device	Routing	Invert	Outlet Devices
#1	Discarded	396.49'	**2.000 in/hr Exfiltration over Surface area**
#2	Primary	397.99'	**2.5" x 31.5" Horiz. Grate X 7.00** C= 0.600 in 27.0" x 32.0" Grate (64% open area)

Discarded OutFlow Max=0.04 cfs @ 7.64 hrs HW=396.50' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=396.49' (Free Discharge)
↑**2=Grate** (Controls 0.00 cfs)

Pond WQ1: Planter Media



Charlene's House-Apartments

Design Review

Revised-May 14, 2020

The following statement addresses the applicable Design Review **Guidelines** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Guidelines) and the requirements under the IC Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On March 4, 2019, a Design Review Pre-Application Conference (PRE-AP19-13) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review Guidelines.

Industrial Commercial (IC)-SRC Chapter 551

Setbacks **(Sheet SDR3)**: Setbacks are shown on the tentative plan.

Northwest:	20-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	24-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 10-foot (Building 2) setback
Southwest:	Adjacent Mildred Lane, 10-foot (Building 1) setback
West:	15-foot (Building 1) setback; (RA zoned/vacant land)

Maximum Height **(Sheets A1.8 and A2.8)**: Maximum building height allowed in the IC zone is 70'. Both proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 37.9 feet in height (measured to the highest point)

*Building 2 is 37.6 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Stormwater **(Sheet SDR5)**: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

Multiple Family Design Review Guidelines- Chapter 702

702.015 Common Open Space Guidelines **(Sheet SDR4)**: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The guidelines are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The portion of the subject property being developed is 29,145 (0.67 acres) square feet in size with 9,991 square feet of landscaped open space. Therefore, totaling 34% open space.

Therefore, this guideline has been met. See attached site plans and open space plan.

702.015 Private Open Space Guidelines **(Sheets A1.3, A1.4, A2.3, and A2.4)**: Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this guideline has been met.

702.020 Landscaping Guideline **(Sheets SDR2, SDR3, L1.1 and L1.2)**: The subject property does abut RA zoned property to the west. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 9,991 square feet of landscaped area throughout the site. Therefore, 34% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape guidelines have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are 19 trees located on the subject property. Due to the size of the site and the location of the trees, all nineteen (19) trees are proposed to be removed. There are no significant trees located on the site.

New trees will be provided through the site as shown on the landscape plans.

702.020 Street Frontage Guidelines **(Sheet L1.1 and L1.2):** The landscape plans identify how this standard is met. Trees will be provided along the street frontage with one canopy tree per 50 linear feet. See attached landscaped plans. Therefore, this standard has been met.

702.020 Building Exterior Guidelines **(Sheet L1.1 and L1.2):** The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents. Therefore, this standard has been met.

702.020 Privacy Guidelines **(Sheet L1.1, L1.2, A1.3 and A2.3)**: All ground level private open space areas (patios) will be screened and separated with fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

702.020 Landscape Parking Guidelines **(Sheet SDR3, L1.1, and L1.2)**: In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 9,639 (parking and driveways) square feet in size with 1,466 square feet (15%) of landscaping.

Therefore, this standard has been met. See attached site plans.

702.025 Crime Prevention Guidelines **(Sheet SDR3, A1.3, A1.4, A1.8, A2.3, A2.4, and A2.8)**: Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

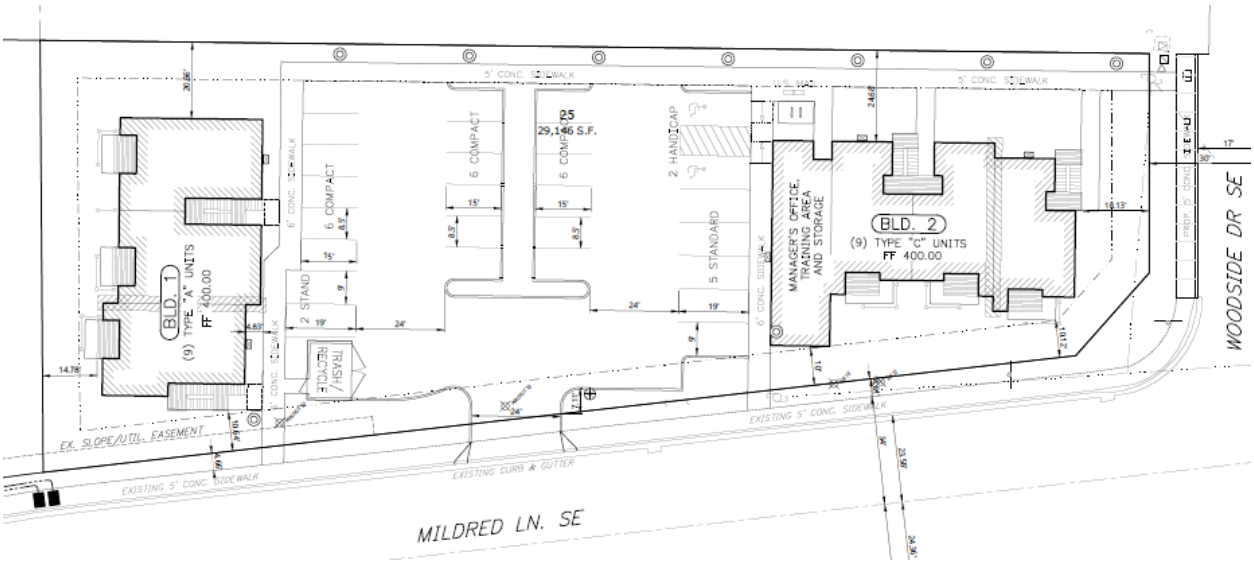
702.030 Parking, Site Access, and Circulation Guidelines **(Sheet SDR3)**:

The subject property has street frontage on Woodside Drive (east) and Mildred Lane (south) along the property lines. Internal accessways are proposed within the development.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development.

As shown on the site plan, all buildings are not separated from all pathways by a minimum 10-foot setback. The intent of this standard is to provide privacy for residents. However, due to the site of the site, this standard cannot be met. The development does provide at 5-foot setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses. Therefore, providing privacy and meeting the intent of the Code and the Guidelines.

The parking areas along Mildred Lane do not meet the 20-foot setback standard. The intent of this standard is to provide an adequate setback for safety and visual reasons. Due to the required 5-foot landscape strip and sidewalk along Mildred Lane, a 20-foot setback on-site is difficult to provide while adequately developing the site. However, as shown on the site plan, the parking is setback at least 20 feet when including the setback, 5-foot landscape strip, and the 5-foot sidewalk.



Therefore, this guideline has been met.

Parking**:** The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 27 on-site parking spaces are being provided. Required setbacks and landscaping requirements on a lot this size make it difficult to provided additional parking.

Total:

7	Standard Parking Stalls
18	Compact Parking Stalls
2	Handicap Parking Stalls
27	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.5 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents.

702.030 Pedestrian Site Access Guidelines **(Sheet SDR3)**: The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, adjacent properties, and to the future park to the north as required.

The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

702.035 Building Mass and Façade Design Guidelines **(Sheet SDR3, A1.8, and A2.8)**: These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Both buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Building 2 faces Mildred Lane to the south of the site. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations. Therefore, this guideline has been met.

702.035 Compatibility Guidelines **(Sheet SDR3)**: The subject property does abut RA zoned property to the west. Setbacks are shown on the tentative plan.

Northwest: 20-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast: 24-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East: Adjacent Woodside Drive, 18-foot (building)
Southeast: Adjacent Mildred Lane, 10-foot (Building 2) setback
Southwest: Adjacent Mildred Lane, 10-foot (Building 1) setback
West: 15-foot (Building 1) setback; (RA zoned/vacant land)

Building 1 has an average building height of about 33.6’ in height. Therefore, Building 1 is required to provide a 33.6’ setback along the west property line, where only a 15-foot setback is being provided. The intent of setbacks is to provide a privacy buffer for residents and adjacent residents. The 15-foot setback between Building 1 and the adjacent RA zone property will provide landscaping and a 6-foot high sight obscuring fence. All of which will help to provide privacy.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use

of roofline offsets and covered entry ways, promote a positive sense of neighborhood. All building entrances face the internal street/parking system.

Mildred Lane

The subject property has 241 feet of buildable width (this excludes required side setbacks and driveway) along Mildred Lane. Buildings 1 and 2 are located on the setback line along Mildred Lane. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 138.5 feet of the buildable width along the street frontage. Therefore, occupying 55% of the buildable width of street frontage along Mildred Lane.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

Therefore, this guideline has been met.

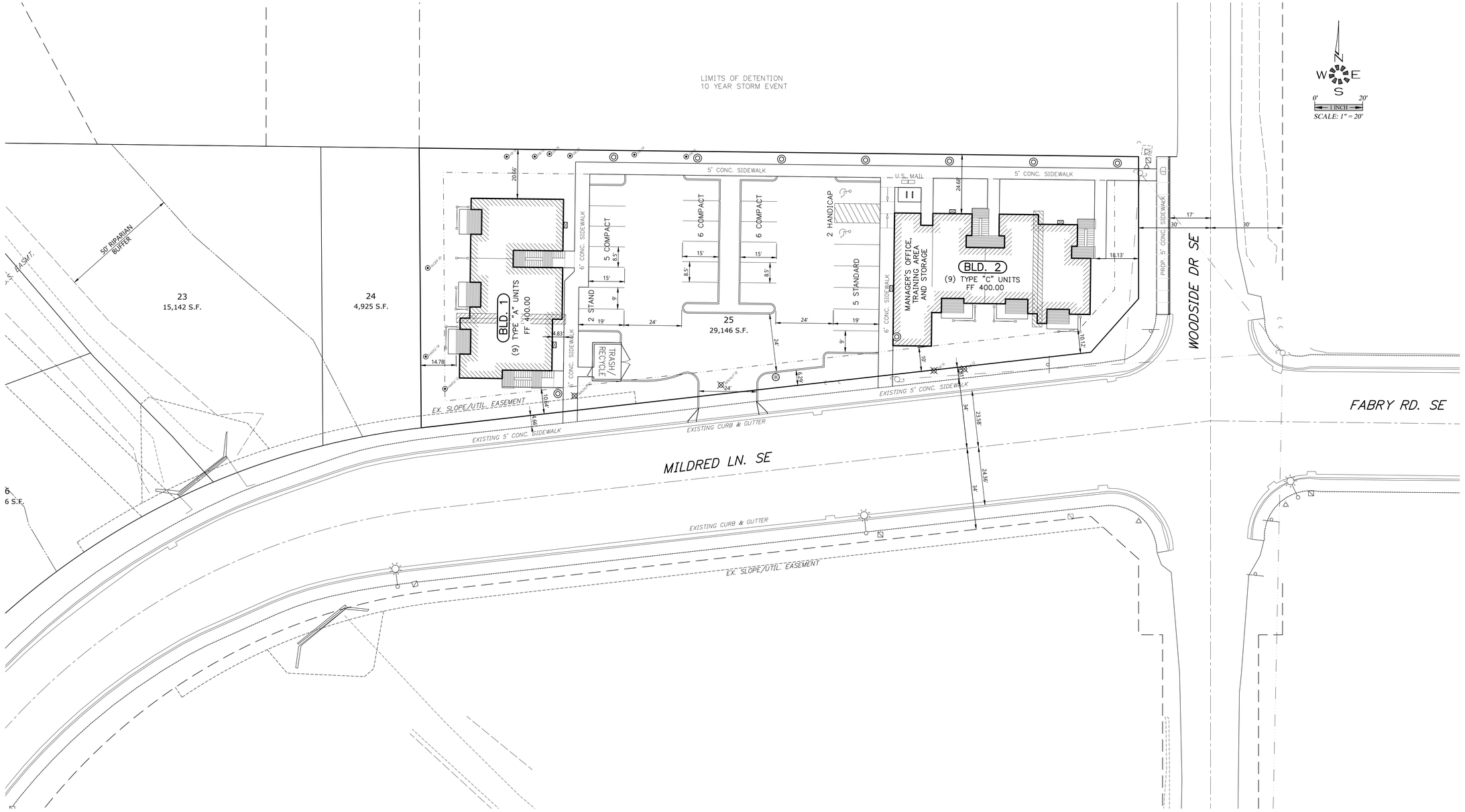
702.035 Building Articulation Guidelines **(Sheet SDR3, A1.8 and A2.8)**: All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

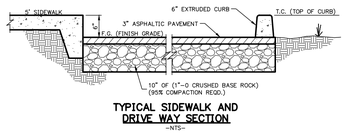
The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

702.040 Recycling **(Sheet SDR3):** There is one trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

Conclusion: The applicant is requesting to meet all Design Review Guidelines as outlined above.





TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
7 STANDARD STALLS
17 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

▭ – WALL PACK LIGHTS MOUNTED ON BUILDINGS
Ⓟ – POLE LIGHT MAXIMUM 14' TALL
◎ – POST LIGHT MAXIMUM 5' TALL
▨ – LOCATION OF ELECTRICAL SEPARATION WALL
1 – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
II – 4 BICYCLE SPACES

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p SDR3-SITE
Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR3

J:\68xx\6818-Charlene's House\Survey\Dwg 2D\6818p.dwg, SDR3-SITE, 1/15/2020 8:17:39 AM, CSchreiner

CLASS-1 ADJUSTMENT

The applicant is requesting a Class-1 Adjustment to Section 806 (Off-Street Parking).

The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. Required setbacks and landscaping requirements on a lot this size make it difficult to provided additional parking. Therefore, the applicant has requested a Class-1 Adjustment to the parking requirements.

Total:

7	Standard Parking Stalls
17	Compact Parking Stalls
2	Handicap Parking Stalls
26	Total Parking Stalls

Adjustment Criteria-SRC 250.005(d)(1) Criteria

(1) An application for a Class 1 adjustment shall be granted if all of the following criteria are met:

(A) The purpose underlying the specific development standard proposed for adjustment is:
(i) Clearly inapplicable to the proposed development; or

(ii) Clearly satisfied by the proposed development.

(B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

Applicant Findings:

(A) The purpose of having adequate parking on-site is to provide enough parking for residents and not have overflow parking into adjacent neighborhoods. The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. The applicant is only requesting an adjustment for a reduction of 1 parking space. There will be 26 on-site parking available to residents, which means 1.44 parking spaces are available to each unit.

Under the new parking standards, the proposed development would only be required to have 23 on-site parking spaces. Therefore, by providing 26 on-site parking spacing the proposal meets the purpose of the code and is clearly satisfied by the proposed development.

(B) With more than adequate parking spaces on-site, the adjustment will not impact the surrounding existing or potential developments in the area. Adequate parking is provided and is only a reduction of 1 parking space. The reduction of 1 parking space will still provide

1.44 spaces per unit. The parking provided on-site exceeds the newly adopted parking requirements.

Therefore, the adjustment to parking will not create parking overflow issues and will have no effect on the surrounding uses.

CITY OF Salem AT YOUR SERVICE

Land Use Application

Planning/Permit Application Center
City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513
503-588-6173 * planning@cityofsalem.net
If you need the following translated in Spanish, please call 503-588-6256.
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)
Permit #:

Application type

Please describe the type of land use action requested:
Adjustment Class-1

Work site location and information

Street address or location of subject property	5611 Woodside Drive SE
Total size of subject property	0.67 Acres
Assessor tax lot numbers	Eastern portion of 083W14CB/Tax Lot 2400
Existing use structures and/or other improvements on site	Vacant
Zoning	IC
Comprehensive Plan Designation	Industrial Commercial
Project description	18-Unit Multi-Family Development

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Mountain West Investments	201 Ferry Street SE Salem, Oregon 97301	503 581 4654
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th Street, Salem, OR, 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway Neighborhood Association
Have you contacted the Neighborhood Association?	⊙ Yes O No
Date Neighborhood Association contacted	1-16-2020
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Via email
Have you contacted Salem-Keizer Transit?	O Yes ⊙ No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- **All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.**
- **I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.**
- **I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:**

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: Jason F. Tokarski

Print Name: Jason Tokarski **Date:** 1/22/2020

Address (include ZIP): 201 Ferry St, Ste 400 Salem OR 97301

Authorized Signature:

Print Name: **Date:**

Address (include ZIP):

(For office use only)		
Received by	**Date:**	**Receipt Number:**

Not using Internet Explorer?
Save the file to your computer and email to planning@cityofsalem.net.

6818

PRELIMINARY DRAINAGE REPORT
FOR

Charlene's House Apartments
Salem, Oregon

Prepared For:
Empire Builders
8527 Saghalie Dr. S
Salem, Oregon 97306

May 19, 2020

MULTI/TECH
ENGINEERING SERVICES, INC.

1155 13th Street SE
Salem OR 97302

PHONE: (503) 363-9227
FAX: (503) 364-1260
EMAIL: mhendrick@mtengineering.net

Contents

Introduction 1

Existing Conditions 1

Soils 2

Infiltration 2

Water Quality Methodology 2

Water Quality Analysis 2

Water Quality Design 2

Stormwater Quantity Analysis 2

Stormwater Quality Analysis 4

Conclusion 4

Appendix A	Maps
Appendix B	Soils Report
Appendix C	Time of Concentration
Appendix D	Stormwater Analysis

INTRODUCTION

The Charlene's House Apartments is a proposed 18-unit apartment complex located at the intersection of Woodside Dr. SE and Mildred Lane SE. The parcel of land to be developed is a portion of Tax Lot 2400 of Marion County Assessor's Map 08 3W 14CB. A vicinity map and supporting maps are in Appendix A of this report. An aerial image is below.

Project Site

Green Stormwater Infrastructure (GSI) to the Maximum Extent Feasible (MEF) is being used for the new developed areas per City of Salem Administrative Rules, Chapter 109, Division 004, Stormwater System, Appendix 4E (Standards). All facilities will be constructed to meet the City of Salem standards.

EXISTING CONDITIONS

The 0.67-acre site is rectangular in the shape. Surface conditions consists of grassy meadow with trees. There are no identified wetlands or sensitive areas located on the property. Waln Creek traverses near the westerly property line. A topographical high point ridge is located on the northerly side of the site. Drainage from this high point flows southwesterly. The maximum relief is approximately 2-feet with a

high point elevation of 398-feet. The abutting properties are zoned single family residential, residential agriculture and Industrial commercial with public improvements that include storm water conveyance systems. Appendix A contains multiple maps of the site.

Soils

The Natural Resources Conservation Service (NRCS) Soil Resource Report for Marion County was used to determine a Hydrological Soil Group classification for runoff calculations. The report identifies the site soil to be McAlpin silty clay loam. The soil is in the hydrologic soil group C. The report is in Appendix B.

Infiltration

Infiltration testing will be performed at the site to determine percolation rates of the soils. It is anticipated that test results will indicate rates near 0.6 inches.

Water Quality Methodology

Because of limited land space and a small development footprint, green stormwater facilities will be a infiltration planter.

Water Quality Analysis

Water quality flow rates will be calculated with HydroCAD 10.00. The SCS TR-20 Unit Hydrograph method will be used to generate the hydrographs. A Type 1A storm and a 24-hour rainfall depth of 1.38 inches per hour will be used to determine the water quality flow rate.

Water Quality Design

The proposed filtration facility will provide water quality treatment by allowing for the removal of pollutants through sedimentation, adsorption onto surrounding vegetation, filtration and biological uptake. The facility will be designed per the City of Salem designed standards.

Stormwater Quantity Analysis

Stormwater quantity (Flow Control) is proposed to be handled by infiltration. Runoff from the developed site will be routed to the facility that ultimately controls runoff to pre-developed flow rates.

Per Subsection 4.2(p)(3)(A) of the standards, one-half of the post development peak runoff rate of the two-year storm must be equal to or less than one-half of the peak runoff rate of the pre-developed two-year, 24-hour storm. This also applies to the 10-year, 24-hour storm event.

The pre-developed flow rates were calculated using HydroCAD 10.00. Table 1 below lists the 24-hour rainfall depths used for the analysis of each storm event. Please note that the 2-year event was halved and then analyzed.

Table 1

Storm Event	24-hour Rainfall Depth (in)
2	2.2
10	3.2

For the pre-developed conditions, a time of concentration of 41.5 minutes was calculated for the Basin. The time of concentration data is in Appendix C. The calculations are incorporated in the HydroCAD output located in Appendix D. The entire area was classified as "City of Salem Pre-Development, HSG C" with a Curve Number (CN) of 72. A pre-developed basin map is in Appendix A.

The SCS TR-20 Unit Hydrograph method was used to generate the hydrographs. A Type 1A rainfall distribution was used with the above rainfall depths. Table 2 below identifies the allowable pre-developed release rate for each storm event.

Table 2

Storm Event	Basin Allowable Release Rate (cfs)
1/2 of 2-year	0.002
10-year	0.08

The post-developed flow rates were calculated using HydroCAD 10.00. A time of concentration of 5 minutes was assumed for the developed site. The calculations are incorporated in the HydroCAD output located in Appendix D. The site was classified as "Impervious, HSG C" with a CN of 98 and “> 75% Grass cover, HSG C” with a CN of 74. Area percentages were based on AutoCAD analysis. Table 3 below lists the CN values for the developed areas that will contribute storm water runoff to the system. A developed basin map is in Appendix A.

Table 3

Basin	Impervious Area (Ac) CN = 98	Landscape Area (Ac) CN = 74	TOTAL Area (Ac)	Composite CN
Site	0.44	0.23	0.67	90

Table 4 below identifies the calculated detention volume requirements for each storm event. The required detention was determined by using HydroCAD.

Table 4

Storm Event	Storage Volume (cf)
1/2 of 2-year	300
10-year	2,800

STORMWATER QUALITY ANALYSIS

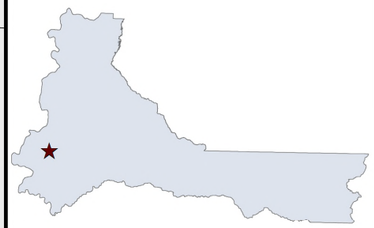
Water quality flow rates were calculated using HydroCAD 10.00. The SCS TR-20 Unit Hydrograph method was used to generate the hydrographs. A Type 1A rainfall distribution was used with a 1.38 rainfall depth. Appendix E contains the analysis.

CONCLUSION

Based on the presented information, the proposed design will meet the water quality and quantity standards. If there are any questions regarding this analysis or the design, please contact Matthew Hendrick at Multi/Tech Engineering by phone at (503) 363-9227 or via e-mail at mhendrick@mtengineering.net.

Appendix A

08 3W 14CB SALEM



MARION COUNTY, OREGON

NW1/4 SW1/4 SEC14 T8S R3W W.M.

SCALE 1" = 100'

LEGEND

LINE TYPES

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

CORNER TYPES

- + 1/16TH Section Cor.
- ⊕ 1/4 Section Cor.
- ◎ DLC Corner
- 16 15 / 21 22 Section Corner

NUMBERS

Tax Code Number

000 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

200.00
175.00

CANCELLED NUMBERS

400
401
403
404
405
407
408
2300
2600
2700
2900
8000
8900

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

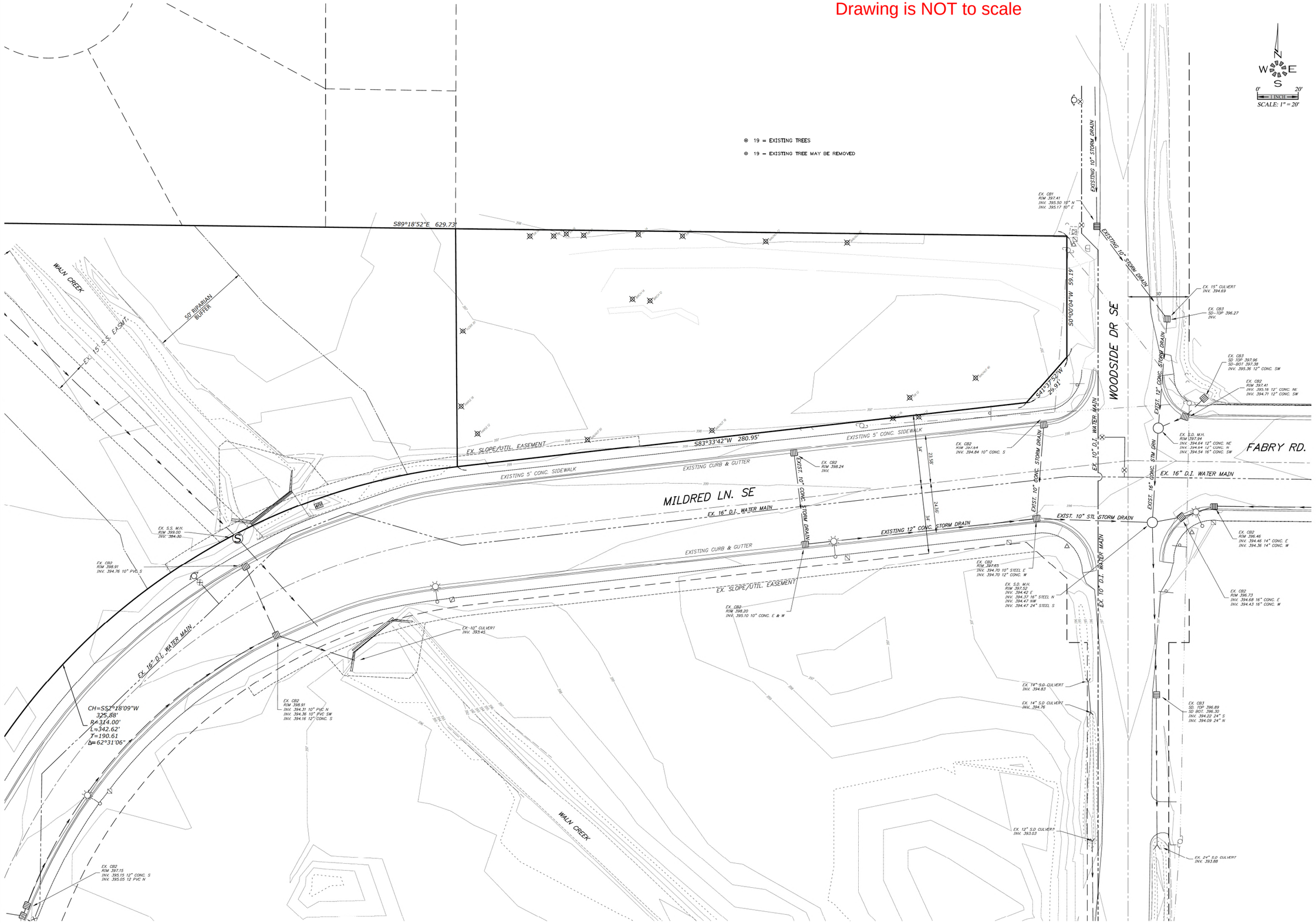
PLOT DATE: 1/24/2018

SALEM

08 3W 14CB

08 3W 14CB

Drawing is NOT to scale



MULTI/TECH
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www.mtengineering.net office@mtengineering.net

EXISITNG CONDITIONS PLAN

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p SDR2-XCOND

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR2

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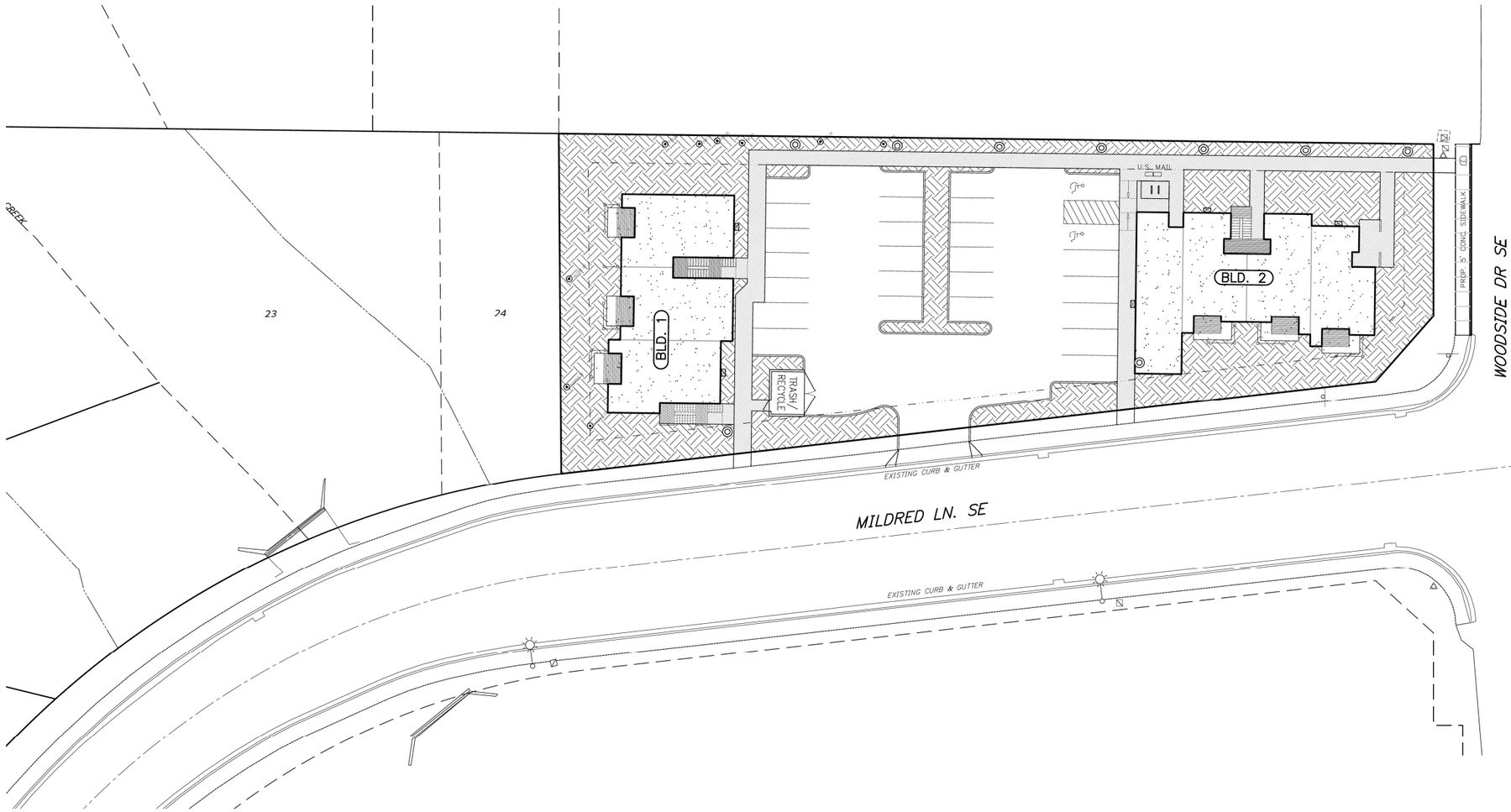

W E S

0' 20'
1 INCH
SCALE: 1" = 20'

Drawing is NOT to scale

SITE AREAS
BOUNDARY — 29,145 S.F. (0.67 AC)

PERVIOUS AREA:
OPEN SPACE
COMMON OPEN SPACE — 8,360 S.F. (29.25%)
INTERIOR PARKING LOT LANDSCAPING — 1,732 S.F. (5%)

IMPERVIOUS AREA
PARKING AREA — 9,024 S.F. (32.75%)
SIDEWALK — 3,401 S.F. (11.5%)
BUILDINGS — 6,163 S.F. (21.5%)

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OPEN SPACE PLAN

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Date: SEPT 19
Scale: AS SHOWN

JOB # 6818

SDR4

J:\68xx\1818--Charlene Hhouse(Toney)\dwg -2D\6818p-dwg, SDR4-OS, 9/19/2020 9:54:18 AM, CS-Inesner

Appendix B

United States Department of Agriculture

NRCS

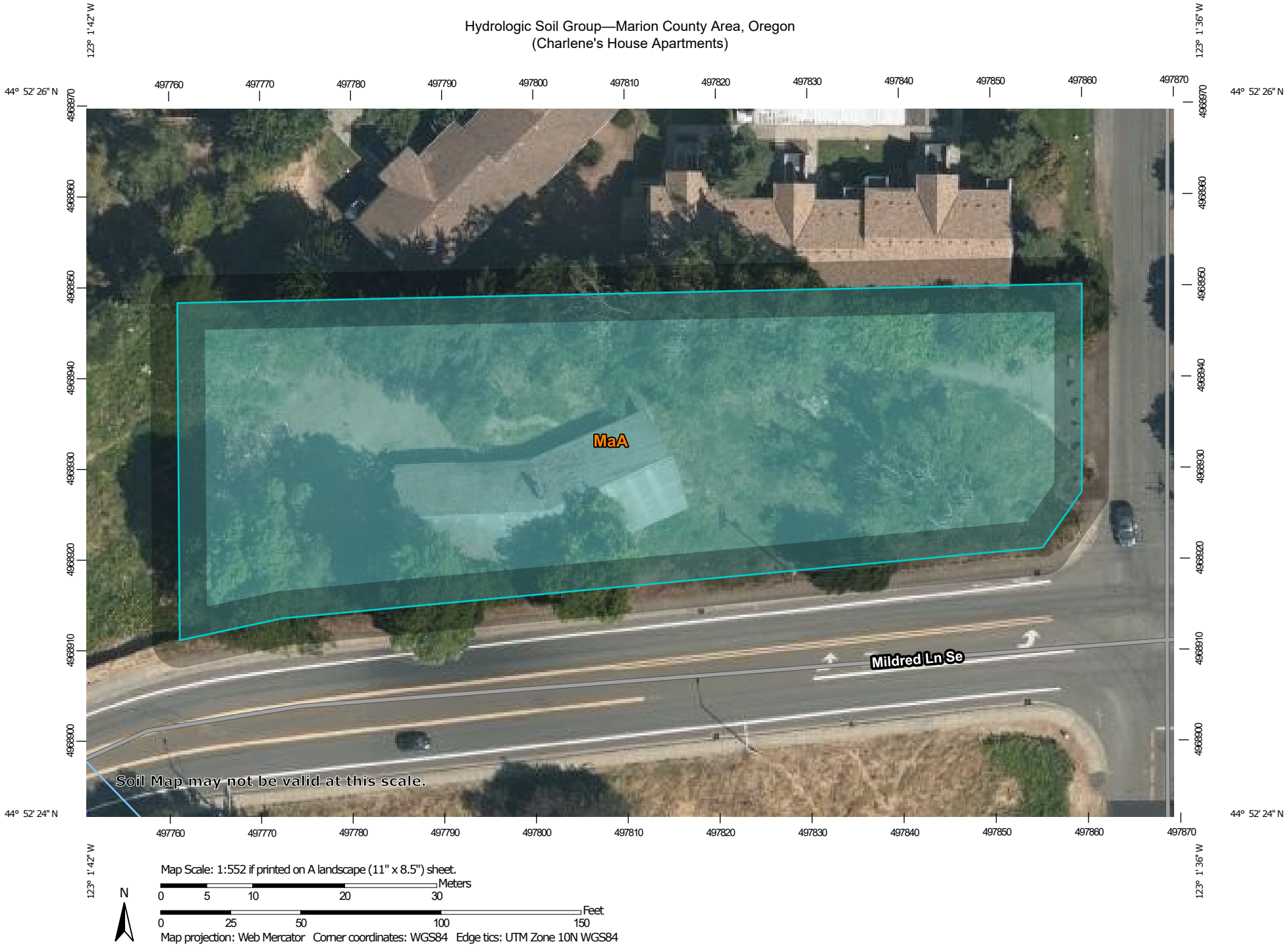
Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Marion County Area, Oregon

Charlene's House Apartments

February 28, 2020



Map Scale: 1:552 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Oregon
Survey Area Data: Version 16, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2018—Aug 31, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MaA	McAlpin silty clay loam, 0 to 3 percent slopes	C	0.8	100.0%
Totals for Area of Interest			**0.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Appendix C

Drawing is NOT to scale

Point A
Elev. 398.25

Point B
Elev. 396.50

L = 170'

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

S89°18'52"E 629.73'

WALN CREEK

50' RIPARIAN BUFFER

EX. 15' S.S. EASMT.

EX. SLOPE/UTIL. EASEMENT

S83°33'42"W 280.95'

EXISTING 5' CONC. SIDEWALK

EXISTING CURB & GUTTER

MILDRED LN. SE

EX. 16" D.I. WATER MAIN

EXIST. 10" CONC. STORM DRAIN

EX. CB2
RIM 398.24
INV.

EXISTING 12" CONC. STORM DRAIN

EX. CB2
RIM 394.64
INV. 394.84 10" CONC. S

EXIST. 10" STL. STORM DRAIN

EX. 10" D.I. WATER MAIN

EXISTING 10" STORM DRAIN

EX. CB1
RIM 397.41
INV. 395.50 10" N
INV. 395.17 10" E

S0°00'04"W 59.19'

S41°37'52"W 29.91'

WOODSIDE DR SE

EXIST. 12" CONC. STORM DRAIN

EX. 15" CULVERT
INV. 394.69

EX. CB3
SD-TOP 396.27
INV.

EX. CB3
SD TOP 397.96
SD-BOT 397.38
INV. 395.36 12" CONC. SW

EX. CB2
RIM 397.41
INV. 395.16 12" CONC. NE
INV. 394.71 12" CONC. SW

EX. S.D. M.H.
RIM 397.94
INV. 394.64 12" CONC. NE
INV. 394.64 12" CONC. N
INV. 394.54 16" CONC. SW

FABRY RD.

EX. 16" D.I. WATER MAIN

EXIST. 16" CONC. STM DRN

EX. CB2
RIM 396.46
INV. 394.46 14" CONC. E
INV. 394.36 14" CONC. W

EX. CB2
RIM 396.73
INV. 394.68 16" CONC. E
INV. 394.43 16" CONC. W

EX. CB2
RIM 397.65
INV. 394.70 10" STEEL E
INV. 394.70 12" CONC. W

EX. S.D. M.H.
RIM 397.52
INV. 394.42 E
INV. 394.37 16" STEEL N
INV. 394.47 NW
INV. 394.47 24" STEEL S

EX. 10" D.I. WATER MAIN

EX. 14" S.D. CULVERT
INV. 394.83

EX. 14" S.D. CULVERT
INV. 394.76

EX. CB3
SD TOP 396.89
SD BOT. 396.30
INV. 394.22 24" S
INV. 394.09 24" N

EX. 12" S.D. CULVERT
INV. 393.03

EX. 24" S.D. CULVERT
INV. 393.88

EX. 10" CULVERT
INV. 393.43

EX. 16" D.I. WATER MAIN

CH=S52°18'09"W
325.88'
R=314.00'
L=342.62'
T=190.61
Δ=62°31'06"

EX. CB2
RIM 398.91
INV. 394.31 10" PVC N
INV. 394.36 10" PVC SW
INV. 394.16 12" CONC. S

EX. CB2
RIM 398.91
INV. 394.76 10" PVC S

EX. S.S. M.H.
RIM 399.00
INV. 394.90

EX. CB2
RIM 397.15
INV. 395.15 12" CONC. S
INV. 395.05 12" PVC N

EX. CB2
RIM 398.20
INV. 395.10 10" CONC. E & W

WALN CREEK

Time of concentration

SCALE: 1" = 20'

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EXISITNG CONDITIONS PLAN

CHARLENE'S HOUSE
APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p SDR2-XCOND

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR2

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Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	By	Date
Charlene's House Apartments	M. Hendrick	3/2020
Location	**Checked**	**Date**
Salem, Oregon		

Check one: ☑ Present ☐ Developed

Check one: ☑ T_c ☑ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID	A-B	
1.	Surface description (Table 4D-4)	Mixed	
2.	Manning's roughness coefficient, n (Table 4D-4)	0.30	
3.	Flow length, L (total L † 300 ft) ft	170	
4.	Two-year 24-hour rainfall, P_2 in	2.2	
5.	Land slope, s ft/ft	0.01	
6.	$T_t = \frac{0.007\ (nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$ Compute T_t hr	0.692	+ = 0.692

Shallow concentrated flow

	Segment ID		
7.	Surface description (paved or unpaved)		
8.	Flow length, L ft		
9.	Watercourse slope, s ft/ft		
10.	Average velocity, V (figure 3-1) ft/s		
11.	$T_t = \frac{L}{3600\ V}$ Compute T_t hr		+ =

Channel flow

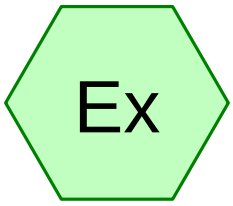
	Segment ID		
12.	Cross sectional flow area, a ft^2		
13.	Wetted perimeter, p_w ft		
14.	Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ft		
15	Channel slope, s ft/ft		
16.	Manning's roughness coefficient, n		
17.	$V = \frac{1.49\ r^{2/3}\ s^{1/2}}{n}$ Compute V ft/s		
18.	~~Flow~~ length, L ft		
19.	$T_t = \frac{L}{3600\ V}$ Compute T_t hr		+ =
20.	Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) Hr		0.692

0.692 Hrs = 41.5 Minutes

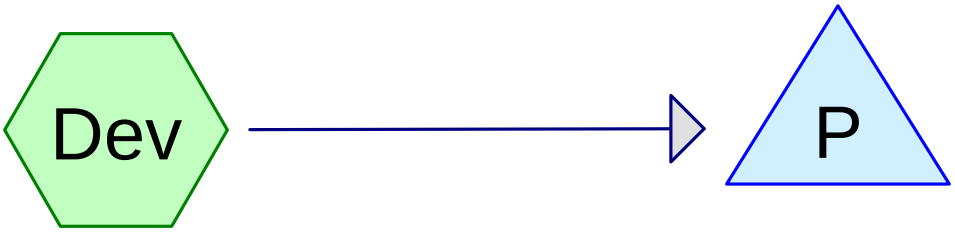
Manning's Roughness Coefficients for Overland Sheet Flow	
Surface Types:	**n**
Impervious Areas	0.014
Gravel Pavement	0.02
Developed: Landscape Areas (Except Lawns)	0.08
Undeveloped: Meadow, Pasture, or Farm	0.15
Developed: Lawns	0.24
Pre-developed: Mixed	0.30
Pre-developed: Woodland and Forest	0.40
Development Types:	**n**
Commercial Development	0.015
Industrial Development, Heavy	0.04
Industrial Development, Light	0.05
Dense Residential (over 6 units/acre)	0.08
Normal Residential (3 to 6 units/acre)	0.20
Light Residential (1 to 3 units/acre)	0.30
Parks	0.40

Table 4D-4. Manning's Roughness Coefficients for Overland Sheet Flow

Appendix D

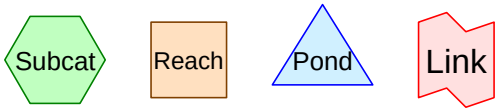


Existing Conditions



Developed Conditions

Planter Media



Routing Diagram for Hydrology

Prepared by Multitech Engineering Services, Inc., Printed 5/19/2020

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Summary for Subcatchment Ex: Existing Conditions

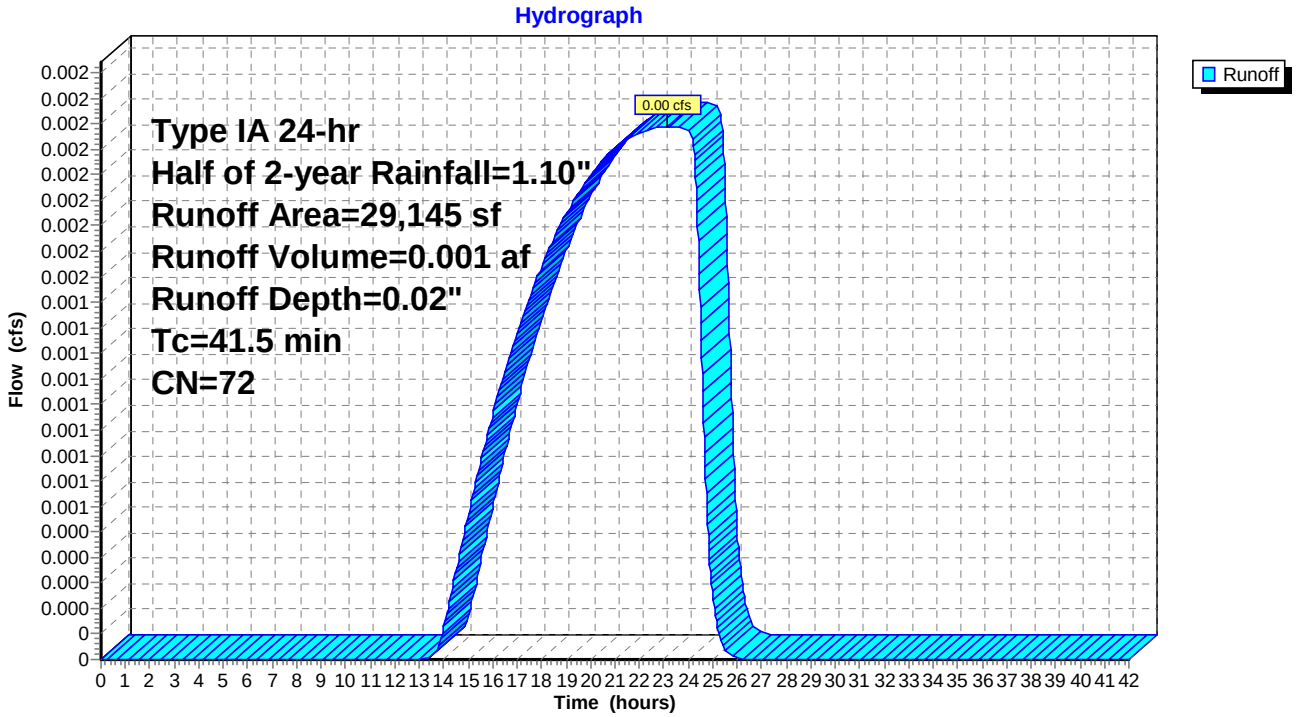
Runoff = 0.00 cfs @ 23.10 hrs, Volume= 0.001 af, Depth= 0.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr Half of 2-year Rainfall=1.10"

	Area (sf)	CN	Description
*	29,145	72	City of Salem Predeveloped, HSG C
	29,145		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.5					**Direct Entry, TR-55 Worksheet**

Subcatchment Ex: Existing Conditions



Summary for Subcatchment Dev: Developed Conditions

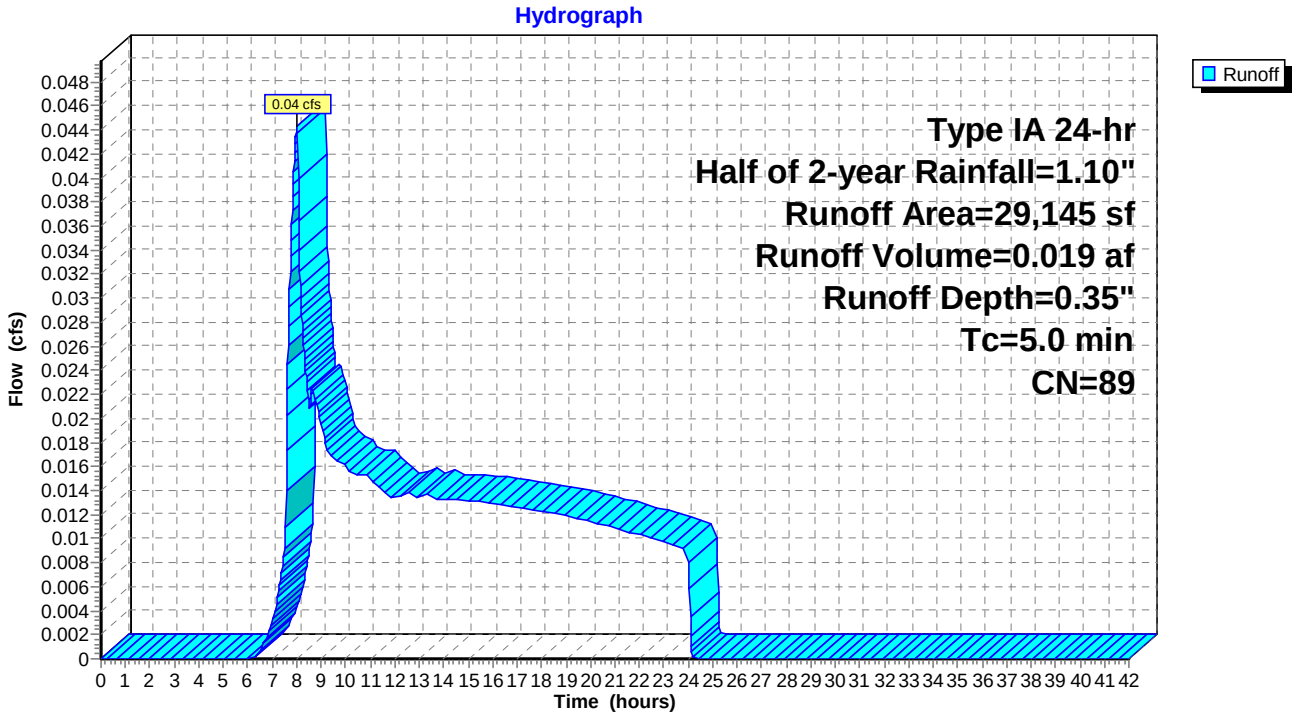
Runoff = 0.04 cfs @ 8.01 hrs, Volume= 0.019 af, Depth= 0.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr Half of 2-year Rainfall=1.10"

Area (sf)	CN	Description
18,588	98	Paved parking, HSG C
10,557	74	>75% Grass cover, Good, HSG C
29,145	89	Weighted Average
10,557		36.22% Pervious Area
18,588		63.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Subcatchment Dev: Developed Conditions



Summary for Pond P: Planter Media

Inflow Area = 0.669 ac, 63.78% Impervious, Inflow Depth = 0.35" for Half of 2-year event
Inflow = 0.04 cfs @ 8.01 hrs, Volume= 0.019 af
Outflow = 0.01 cfs @ 7.56 hrs, Volume= 0.019 af, Atten= 81%, Lag= 0.0 min
Discarded = 0.01 cfs @ 7.56 hrs, Volume= 0.019 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Peak Elev= 396.53' @ 24.03 hrs Surf.Area= 615 sf Storage= 325 cf

Plug-Flow detention time= 387.4 min calculated for 0.019 af (100% of inflow)
Center-of-Mass det. time= 387.4 min (1,253.2 - 865.8)

Volume	Invert	Avail.Storage	Storage Description
#1	393.74'	2,625 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

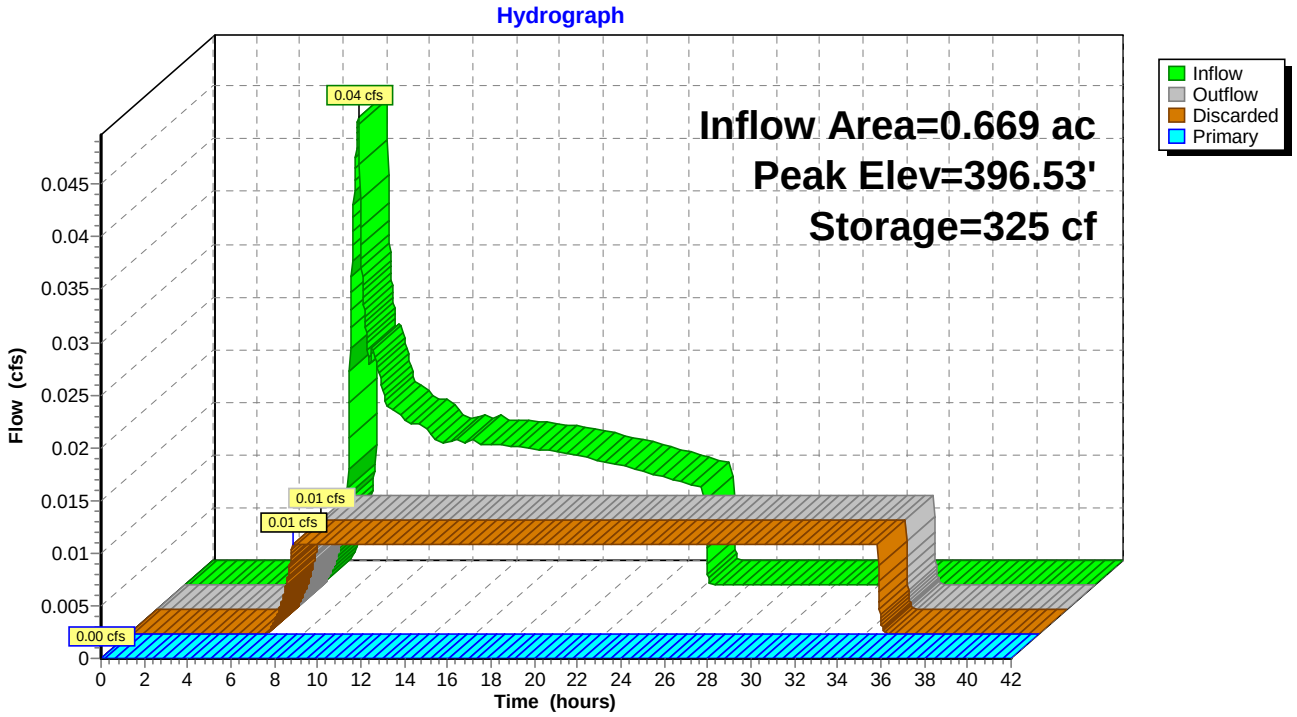
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
393.74	615	0.0	0	0
393.75	615	40.0	2	2
394.74	615	40.0	244	246
394.75	615	5.0	0	246
396.49	615	5.0	54	300
396.50	615	100.0	6	306
398.00	615	100.0	923	1,228
398.01	615	100.0	6	1,235
398.51	4,945	100.0	1,390	2,625

Device	Routing	Invert	Outlet Devices
#1	Discarded	393.74'	**0.600 in/hr Exfiltration over Surface area**
#2	Primary	398.45'	**2.5" x 31.5" Horiz. Grate X 7.00** C= 0.600 in 27.0" x 32.0" Grate (64% open area)

Discarded OutFlow Max=0.01 cfs @ 7.56 hrs HW=393.75' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=393.74' (Free Discharge)
↑—**2=Grate** (Controls 0.00 cfs)

Pond P: Planter Media



Summary for Subcatchment Ex: Existing Conditions

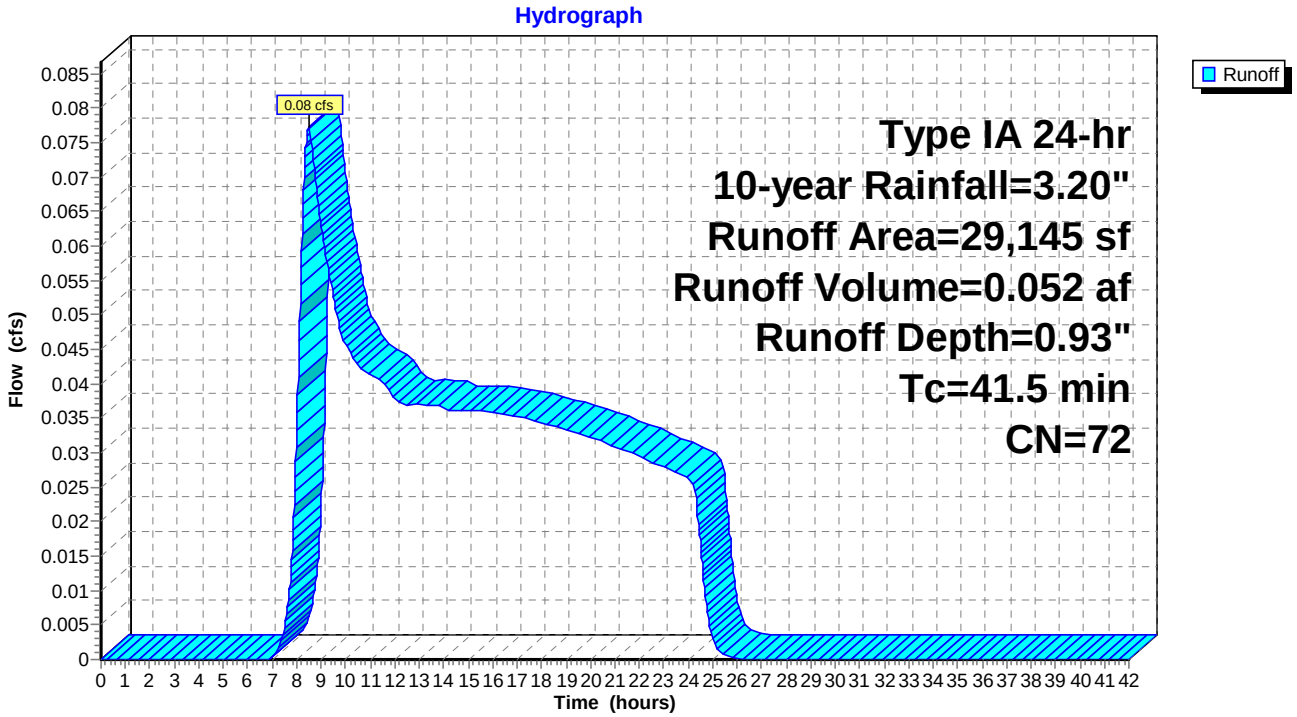
Runoff = 0.08 cfs @ 8.49 hrs, Volume= 0.052 af, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr 10-year Rainfall=3.20"

	Area (sf)	CN	Description
*	29,145	72	City of Salem Predeveloped, HSG C
	29,145		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.5					**Direct Entry, TR-55 Worksheet**

Subcatchment Ex: Existing Conditions



Summary for Subcatchment Dev: Developed Conditions

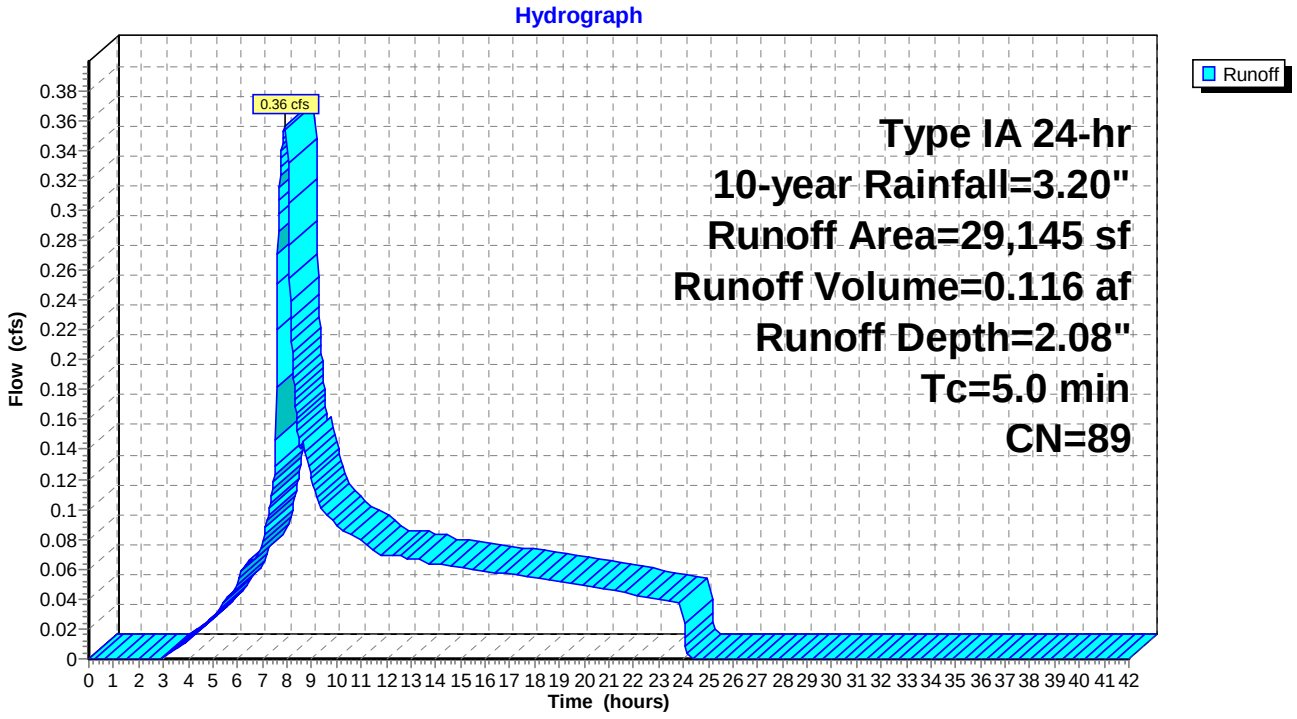
Runoff = 0.36 cfs @ 7.92 hrs, Volume= 0.116 af, Depth= 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr 10-year Rainfall=3.20"

Area (sf)	CN	Description
18,588	98	Paved parking, HSG C
10,557	74	>75% Grass cover, Good, HSG C
29,145	89	Weighted Average
10,557		36.22% Pervious Area
18,588		63.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Subcatchment Dev: Developed Conditions



Summary for Pond P: Planter Media

Inflow Area = 0.669 ac, 63.78% Impervious, Inflow Depth = 2.08" for 10-year event
Inflow = 0.36 cfs @ 7.92 hrs, Volume= 0.116 af
Outflow = 0.06 cfs @ 17.13 hrs, Volume= 0.095 af, Atten= 84%, Lag= 552.9 min
Discarded = 0.06 cfs @ 17.13 hrs, Volume= 0.095 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Peak Elev= 398.41' @ 17.13 hrs Surf.Area= 4,041 sf Storage= 2,155 cf

Plug-Flow detention time= 530.7 min calculated for 0.095 af (82% of inflow)
Center-of-Mass det. time= 419.7 min (1,174.2 - 754.5)

Volume	Invert	Avail.Storage	Storage Description
#1	393.74'	2,625 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

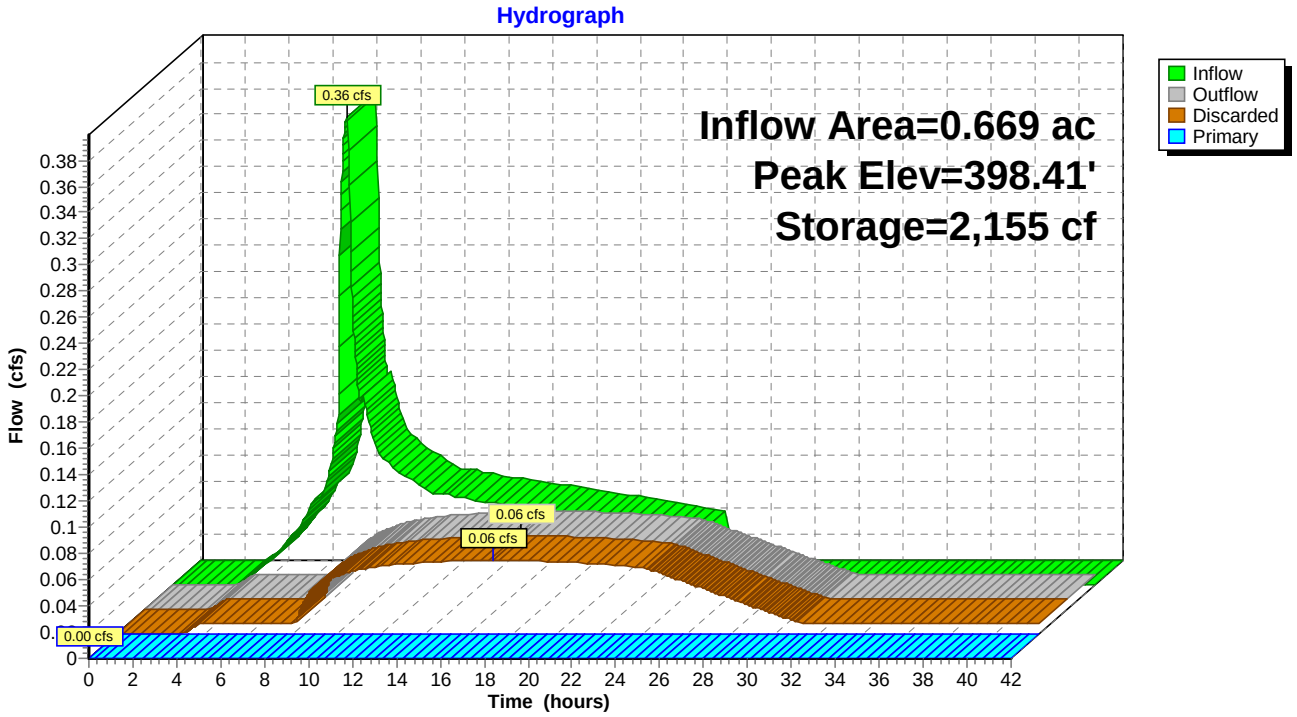
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
393.74	615	0.0	0	0
393.75	615	40.0	2	2
394.74	615	40.0	244	246
394.75	615	5.0	0	246
396.49	615	5.0	54	300
396.50	615	100.0	6	306
398.00	615	100.0	923	1,228
398.01	615	100.0	6	1,235
398.51	4,945	100.0	1,390	2,625

Device	Routing	Invert	Outlet Devices
#1	Discarded	393.74'	**0.600 in/hr Exfiltration over Surface area**
#2	Primary	398.45'	**2.5" x 31.5" Horiz. Grate X 7.00** C= 0.600 in 27.0" x 32.0" Grate (64% open area)

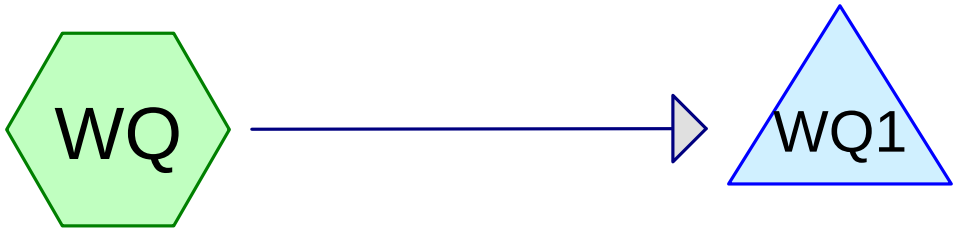
Discarded OutFlow Max=0.06 cfs @ 17.13 hrs HW=398.41' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=393.74' (Free Discharge)
↑—**2=Grate** (Controls 0.00 cfs)

Pond P: Planter Media



Appendix E



Developed Conditions

Planter Media

Subcat Reach Pond Link

Routing Diagram for Hydrology

Prepared by Multitech Engineering Services, Inc., Printed 5/19/2020

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Summary for Subcatchment WQ: Developed Conditions

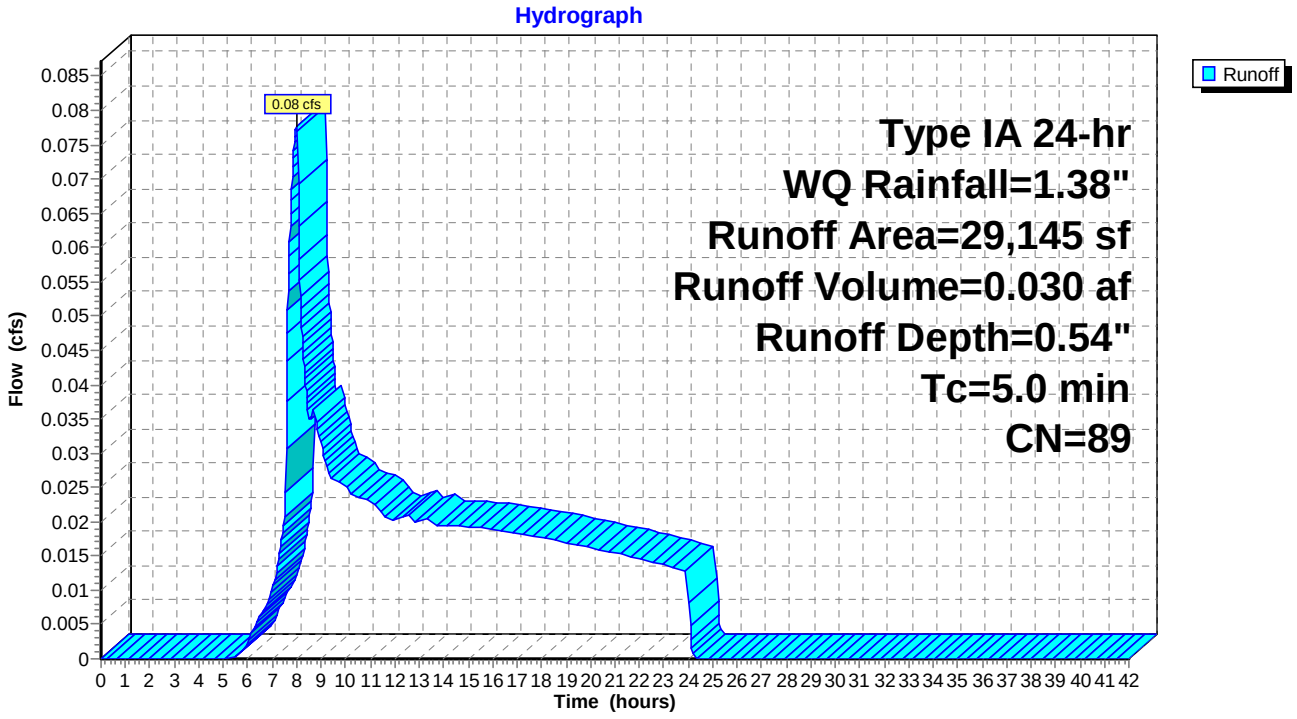
Runoff = 0.08 cfs @ 7.99 hrs, Volume= 0.030 af, Depth= 0.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Type IA 24-hr WQ Rainfall=1.38"

Area (sf)	CN	Description
18,588	98	Paved parking, HSG C
10,557	74	>75% Grass cover, Good, HSG C
29,145	89	Weighted Average
10,557		36.22% Pervious Area
18,588		63.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Subcatchment WQ: Developed Conditions



Summary for Pond WQ1: Planter Media

Inflow Area = 0.669 ac, 63.78% Impervious, Inflow Depth = 0.54" for WQ event
Inflow = 0.08 cfs @ 7.99 hrs, Volume= 0.030 af
Outflow = 0.01 cfs @ 6.94 hrs, Volume= 0.025 af, Atten= 89%, Lag= 0.0 min
Discarded = 0.01 cfs @ 6.94 hrs, Volume= 0.025 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-42.00 hrs, dt= 0.02 hrs
Peak Elev= 397.25' @ 24.06 hrs Surf.Area= 615 sf Storage= 769 cf

Plug-Flow detention time= 708.2 min calculated for 0.025 af (83% of inflow)
Center-of-Mass det. time= 613.4 min (1,449.5 - 836.0)

Volume	Invert	Avail.Storage	Storage Description
#1	393.74'	2,625 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

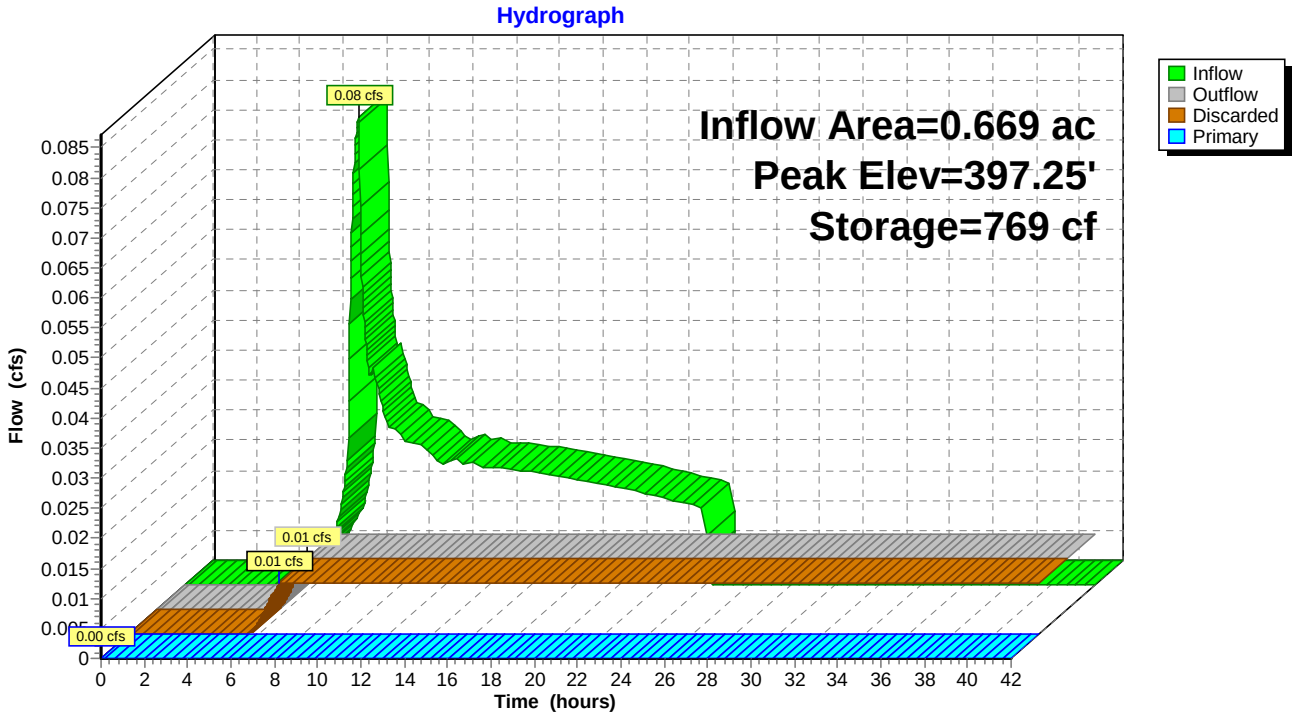
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
393.74	615	0.0	0	0
393.75	615	40.0	2	2
394.74	615	40.0	244	246
394.75	615	5.0	0	246
396.49	615	5.0	54	300
396.50	615	100.0	6	306
398.00	615	100.0	923	1,228
398.01	615	100.0	6	1,235
398.51	4,945	100.0	1,390	2,625

Device	Routing	Invert	Outlet Devices
#1	Discarded	393.74'	**0.600 in/hr Exfiltration over Surface area**
#2	Primary	398.45'	**2.5" x 31.5" Horiz. Grate X 7.00** C= 0.600 in 27.0" x 32.0" Grate (64% open area)

Discarded OutFlow Max=0.01 cfs @ 6.94 hrs HW=393.75' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=393.74' (Free Discharge)
↑—**2=Grate** (Controls 0.00 cfs)

Pond WQ1: Planter Media



Charlene's House-Apartments

Design Review

Revised-May 20, 2020

The following statement addresses the applicable Design Review **Guidelines** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Guidelines) and the requirements under the IC Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On March 4, 2019, a Design Review Pre-Application Conference (PRE-AP19-13) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review Guidelines.

Industrial Commercial (IC)-SRC Chapter 551

Setbacks **(Sheet SDR3)**: Setbacks are shown on the tentative plan.

Northwest:	20-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast:	24-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East:	Adjacent Woodside Drive, 18-foot (building)
Southeast:	Adjacent Mildred Lane, 10-foot (Building 2) setback
Southwest:	Adjacent Mildred Lane, 10-foot (Building 1) setback
West:	15-foot (Building 1) setback; (RA zoned/vacant land)

Maximum Height **(Sheets A1.8 and A2.8)**: Maximum building height allowed in the IC zone is 70'. Both proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 37.9 feet in height (measured to the highest point)

*Building 2 is 37.6 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Stormwater **(Sheet SDR5)**: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department. A Stormwater Drainage Report has been submitted as part of this packet.

Multiple Family Design Review Guidelines- Chapter 702

702.015 Common Open Space Guidelines **(Sheet SDR4)**: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The guidelines are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The portion of the subject property being developed is 29,145 (0.67 acres) square feet in size with 8,360 square feet of landscaped open space. Therefore, totaling 29.25% open space.

Therefore, this guideline has been met. See attached site plans and open space plan.

702.015 Private Open Space Guidelines **(Sheets A1.3, A1.4, A2.3, and A2.4)**: Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this guideline has been met.

702.020 Landscaping Guideline **(Sheets SDR2, SDR3, L1.1 and L1.2)**: The subject property does abut RA zoned property to the west. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 8,360 square feet of landscaped area throughout the site. Therefore, 29.25% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape guidelines have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are 19 trees located on the subject property. Due to the size of the site and the location of the trees, all nineteen (19) trees are proposed to be removed. There are no significant trees located on the site.

New trees will be provided through the site as shown on the landscape plans.

702.020 Street Frontage Guidelines **(Sheet L1.1 and L1.2):** The landscape plans identify how this standard is met. Trees will be provided along the street frontage with one canopy tree per 50 linear feet. See attached landscaped plans. Therefore, this standard has been met.

702.020 Building Exterior Guidelines **(Sheet L1.1 and L1.2):** The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents. Therefore, this standard has been met.

702.020 Privacy Guidelines **(Sheet L1.1, L1.2, A1.3 and A2.3)**: All ground level private open space areas (patios) will be screened and separated with fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

702.020 Landscape Parking Guidelines **(Sheet SDR3, L1.1, and L1.2)**: In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 9,024 (parking and driveways) square feet in size with 1,732 square feet (19%) of landscaping.

Therefore, this standard has been met. See attached site plans.

702.025 Crime Prevention Guidelines **(Sheet SDR3, A1.3, A1.4, A1.8, A2.3, A2.4, and A2.8)**: Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the

buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

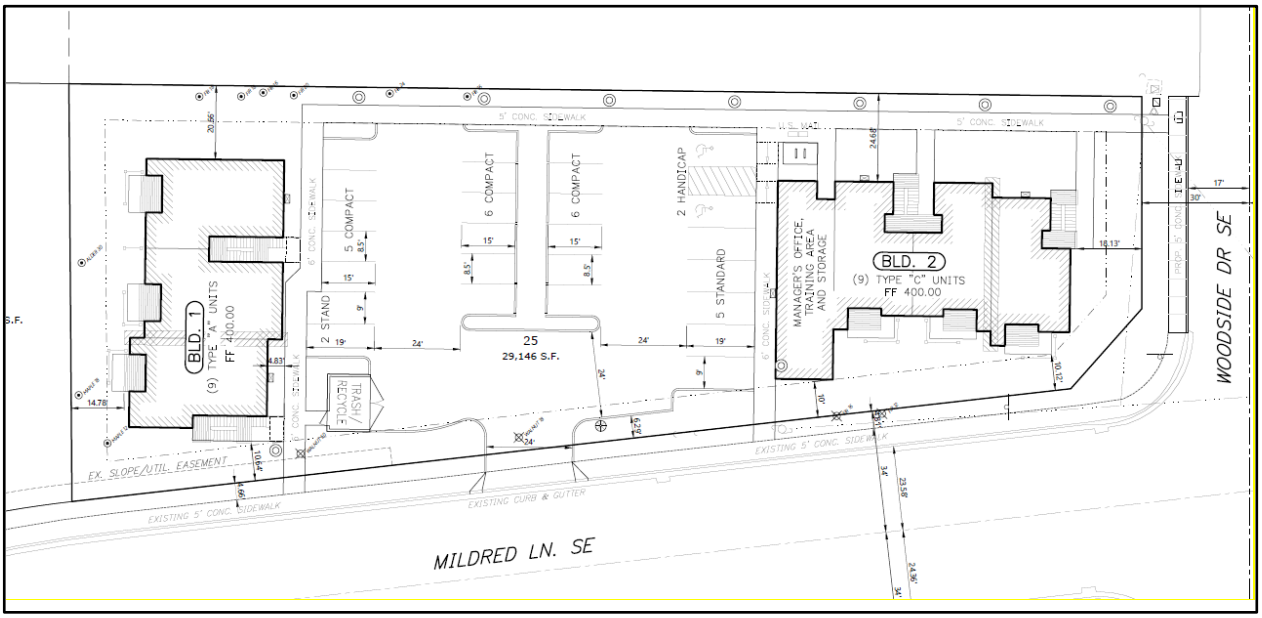
<u>702.030 Parking, Site Access, and Circulation Guidelines **(Sheet SDR3)**</u>:

The subject property has street frontage on Woodside Drive (east) and Mildred Lane (south) along the property lines. Internal accessways are proposed within the development.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development.

As shown on the site plan, all buildings are not separated from all pathways by a minimum 10-foot setback. The intent of this standard is to provide privacy for residents. However, due to the site of the site, this standard cannot be met. The development does provide at 5-foot setbacks between the buildings and pathways. All the pathways connect the buildings, open space, parking areas, and surrounding uses. Therefore, providing privacy and meeting the intent of the Code and the Guidelines.

The parking areas along Mildred Lane do not meet the 20-foot setback standard. The intent of this standard is to provide an adequate setback for safety and visual reasons. Due to the required 5-foot landscape strip and sidewalk along Mildred Lane, a 20-foot setback on-site is difficult to provide while adequately developing the site. However, as shown on the site plan, the parking is setback at least 20 feet when including the setback, 5-foot landscape strip, and the 5-foot sidewalk.



Therefore, this guideline has been met.

Parking**:** The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. Required setbacks and landscaping requirements on a lot this size make it difficult to provided additional parking. Therefore, the applicant has requested a Class-1 Adjustment to the parking requirements.

Total:

7 Standard Parking Stalls
17 Compact Parking Stalls
2 Handicap Parking Stalls
26 Total Parking Stalls

Adequate parking has been provided throughout the development with 1.5 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Bike racks will be provided on the site and located in a convenient location for the residents.

702.030 Pedestrian Site Access Guidelines **(Sheet SDR3)**: The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, adjacent properties, and to the future park to the north as required.

The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

702.035 Building Mass and Façade Design Guidelines **(Sheet SDR3, A1.8, and A2.8)**: These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Both buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Building 2 faces Mildred Lane to the south of the site. The street side of this building (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations. Therefore, this guideline has been met.

702.035 Compatibility Guidelines **(Sheet SDR3)**: The subject property does abut RA zoned property to the west. Setbacks are shown on the tentative plan.

Northwest: 20-foot (Building 1) setback; (RM2 zoned/existing residential uses)
Northeast: 24-foot (Building 2) setback; (RM2 zoned/existing residential uses)
East: Adjacent Woodside Drive, 18-foot (building)
Southeast: Adjacent Mildred Lane, 10-foot (Building 2) setback
Southwest: Adjacent Mildred Lane, 10-foot (Building 1) setback
West: 15-foot (Building 1) setback; (RA zoned/vacant land)

Building 1 has an average building height of about 33.6' in height. Therefore, Building 1 is required to provide a 33.6' setback along the west property line, where only a 15-foot setback is being provided. The intent of setbacks is to provide a privacy buffer for residents and adjacent residents. The 15-foot setback between Building 1 and the adjacent RA zone property will provide landscaping and a 6-foot high sight obscuring fence. All of which will help to provide privacy.

The primary entrances for each individual unit are provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood. All building entrances face the internal street/parking system.

Mildred Lane
The subject property has 241 feet of buildable width (this excludes required side setbacks and driveway) along Mildred Lane. Buildings 1 and 2 are located on the setback line along Mildred Lane. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 138.5 feet of the buildable width along the street frontage. Therefore, occupying 55% of the buildable width of street frontage along Mildred Lane.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

Therefore, this guideline has been met.

702.035 Building Articulation Guidelines **(Sheet SDR3, A1.8 and A2.8)**: All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit are provided through a covered entry way. All

building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

<u>702.040 Recycling **(Sheet SDR3):**</u> There is one trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

<u>Conclusion:</u> The applicant is requesting to meet all Design Review Guidelines as outlined above.

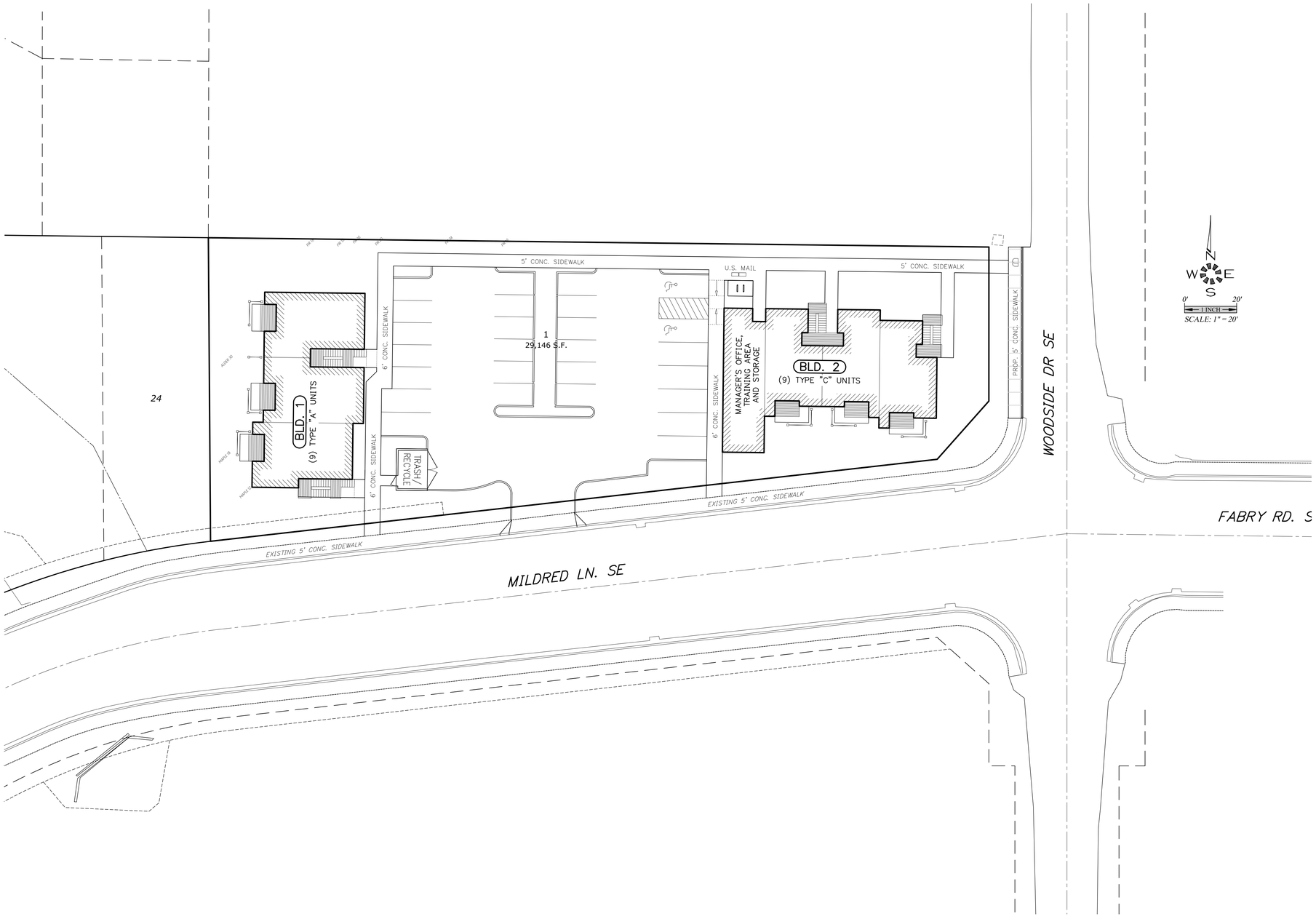
Owner / Developer:

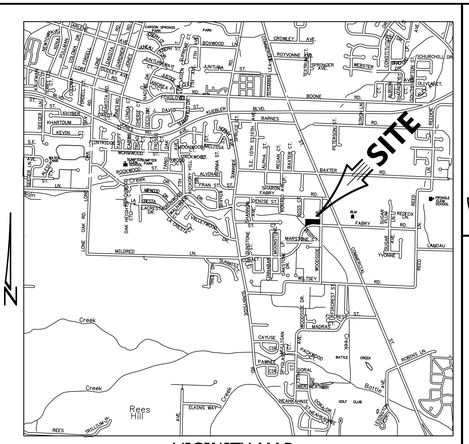
MOUNTAIN WEST INVESTMENTS

201 FERRY ST SE
SALEM, OREGON 97301

CHARLENE'S HOUSE APARTMENTS

SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON





VICINITY MAP

SHEET INDEX

SDR1 - COVER SHEET
SDR2 - EXISITNG CONDITIONS PLAN
SDR3 - PRELIMINARY SITE PLAN
SDR4 - OPEN SPACE PLAN
SDR5 - PRELIMINARY GRADING AND DRAINAGE PLAN
SDR6 - PRELIMINARY UTILITY PLAN
SDR7 - EROSION CONTROL PLAN
SDR8 - EROSION CONTROL NOTES
SDR9 - EROSION CONTROL DETAILS

L1.1 SCHEMATIC LANDSCAPE PLAN
L1.2 SCHEMATIC LANDSCAPE DETAILS & NOTES
BUILDING 1 (TYPE "A" UNITS)
A1.3 LOWER FLOOR PLAN
A1.4 MIDDLE & UPPER FLOOR PLAN
A1.8 BUILDING ELEVATIONS

BUILDING 2 (TYPES "C" UNITS)
A2.3 LOWER FLOOR PLAN
A2.4 UPPER FLOOR PLAN
A2.8 BUILDING ELEVATIONS

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COVER SHEET

CHARLENE'S HOUSE APARTMENTS

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6818p SDR1.COV

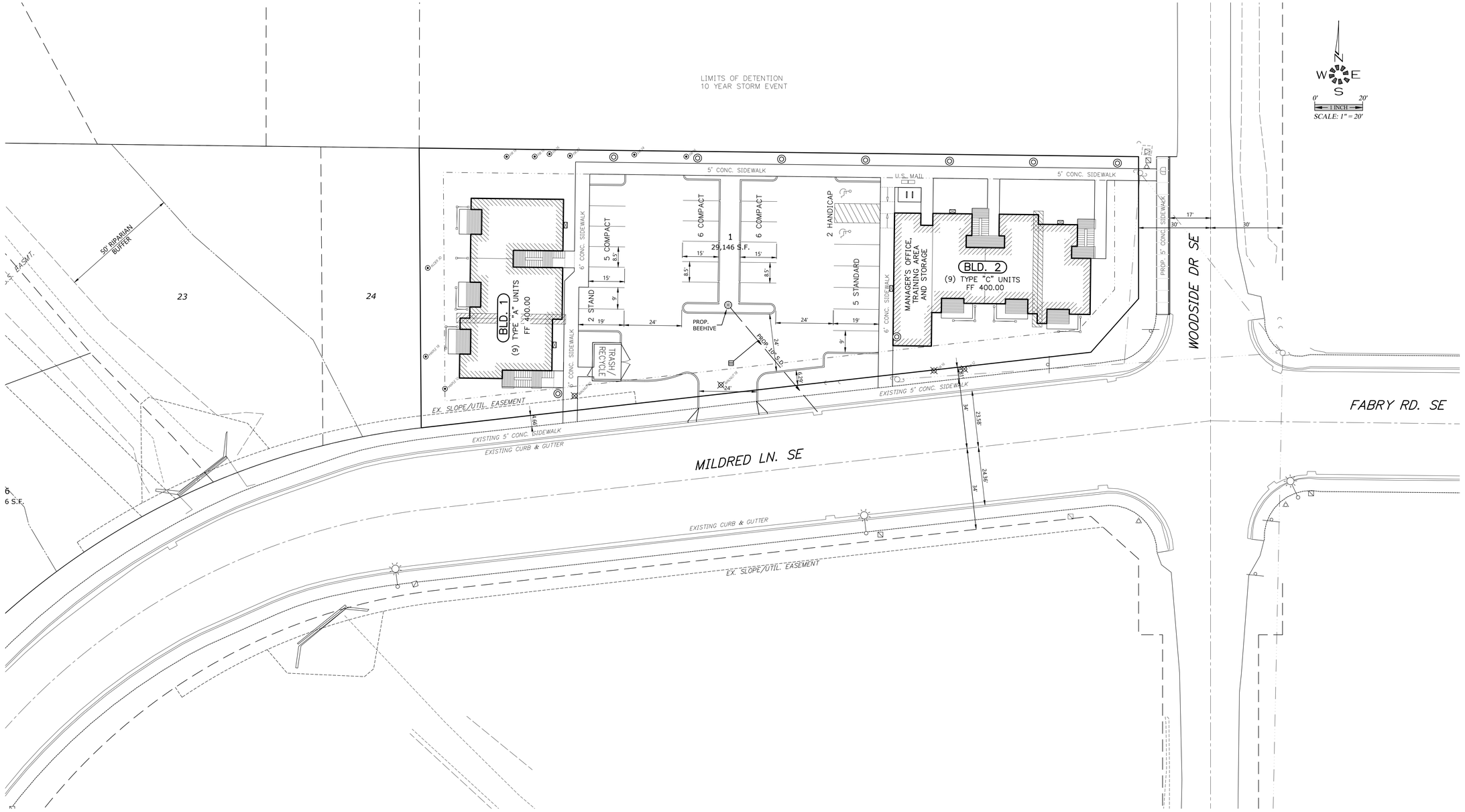
Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

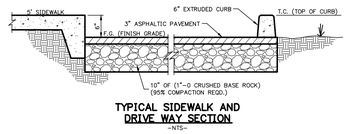
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR1

J:\6818\6818-Charlene's House(Torrey)\Dwg 2D\6818sdrdwg, SDR1-COV, 5/19/2020 12:52:51 PM, CStolnitzer





TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
7 STANDARD STALLS
17 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

- WALL PACK LIGHTS MOUNTED ON BUILDINGS
- (P) – POLE LIGHT MAXIMUM 14' TALL
- (O) – POST LIGHT MAXIMUM 5' TALL
- – LOCATION OF ELECTRICAL SEPARATION WALL
- (1) – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- II – 4 BICYCLE SPACES

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PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

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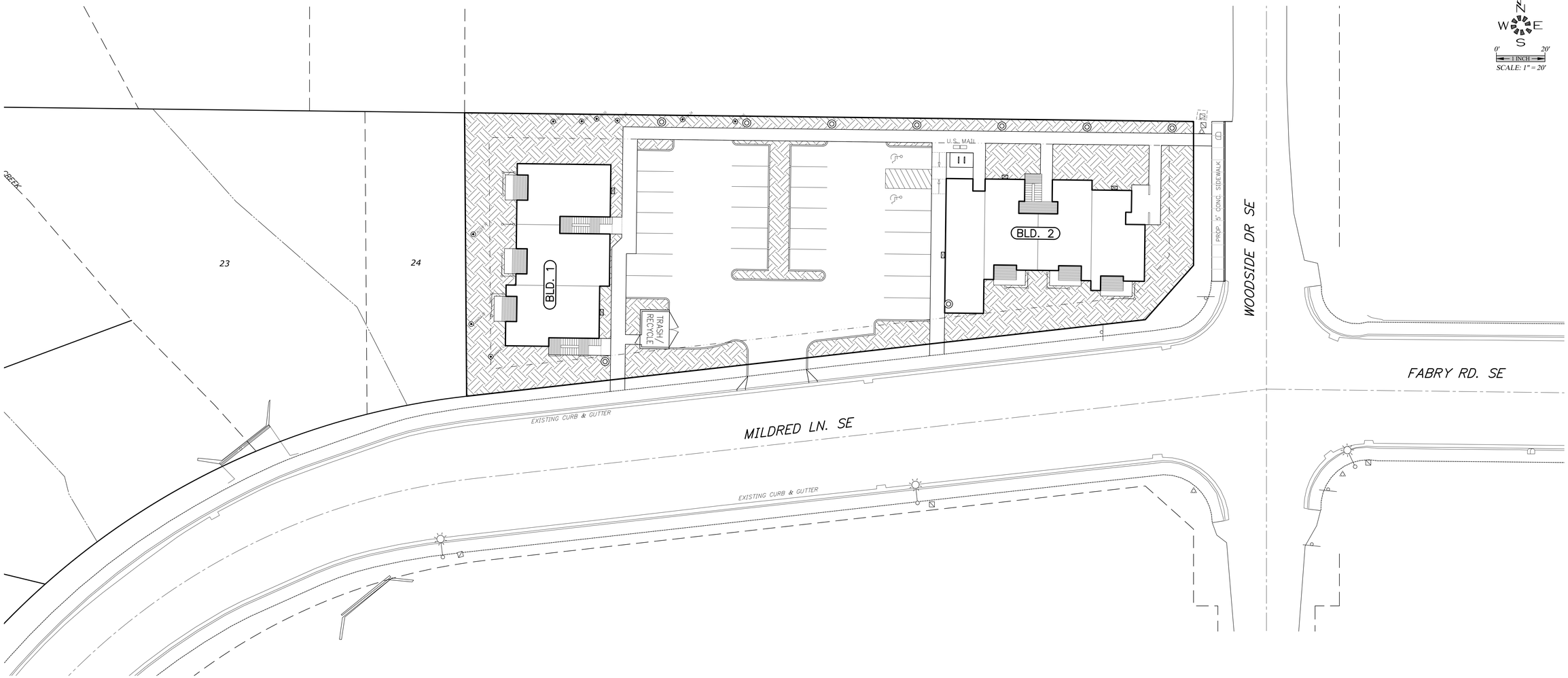
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR3

J:\6Bxx\6818-Charlene's House(Turney)\Dwg 2D\6818p.dwg, SDR3-SITE, 1/19/2020 12:53:07 PM, CSchreiner



SITE AREAS

BOUNDARY	29,145 S.F. (0.67 AC)

PERVIOUS AREA:

OPEN SPACE

COMMON OPEN SPACE	8,360 S.F. (29.25%)
INTERIOR PARKING LOT LANDSCAPING	1,732 S.F. (5%)

IMPERVIOUS AREA

PARKING AREA	9,024 S.F. (32.75%)
SIDEWALK	3,401 S.F. (11.5%)
BUILDINGS	6,163 S.F. (21.5%)

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OPEN SPACE PLAN

CHARLENE'S HOUSE APARTMENTS

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JOB # 6818

SDR4

J:\SBA\6818-Charlene'sHouse(Turner)\Dwg_2021\6818x4vp_SDR4-DS_ 5/19/2020 12:53:17 PM_ CSchreiner

13 = EXISTING TREES

9 = EXISTING TREES TO REMAIN

4 = EXISTING TREE MAY BE REMOVED

SCALE: 1" = 20'

S89°18'52"E 629.73'

WALN CREEK

50' RIPARIAN BUFFER

EX. 15' S.S. EASMT.

EX. SLOPE/UTIL. EASEMENT

S83°33'42"W 280.95'

EXISTING 5' CONC. SIDEWALK

EXISTING CURB & GUTTER

MILDRED LN. SE

EX. 16" D.I. WATER MAIN

EXISTING 12" CONC. STORM DRAIN

EXISTING 10" STORM DRAIN

EXISTING 10" S.D.

WOODSIDE DR SE

EX. 10" D.I. WATER MAIN

EXIST. 10" CONC. S.D.

EXIST. 16" CONC. S.D.

EXIST. 10" STL S.D.

EXIST. 12" CONC. S.D.

FABRY RD.

EX. 15" CULVERT
INV. 394.69

EX. CB3
SD-TOP 396.27
INV.

EX. CB3
SD TOP 397.96
SD-BOT 397.38
INV. 395.36 12" CONC. SW

EX. CB2
RIM 397.41
INV. 395.16 12" CONC. NE
INV. 394.71 12" CONC. SW

EX. S.D. M.H.
RIM 397.94
INV. 394.64 12" CONC. NE
INV. 394.64 12" CONC. N
INV. 394.54 16" CONC. SW

EX. CB2
RIM 397.64
INV. 394.84 10" CONC. S

EX. CB2
RIM 398.24
INV.

EX. CB2
RIM 396.46
INV. 394.46 14" CONC. E
INV. 394.36 14" CONC. W

EX. CB2
RIM 396.73
INV. 394.68 16" CONC. E
INV. 394.43 16" CONC. W

EX. CB2
RIM 397.65
INV. 394.70 10" STEEL E
INV. 394.70 12" CONC. W

EX. S.D. M.H.
RIM 397.52
INV. 394.42 E
INV. 394.37 16" STEEL N
INV. 394.47 NW
INV. 394.47 24" STEEL S

EX. 14" S.D. CULVERT
INV. 394.83

EX. 14" S.D. CULVERT
INV. 394.76

EX. 12" S.D. CULVERT
INV. 393.03

EX. 24" S.D. CULVERT
INV. 393.88

EX. CB3
SD. TOP 396.89
SD. BOT. 396.30
INV. 394.22 24" S
INV. 394.09 24" N

EX. S.S. M.H.
RIM 399.00
INV. 384.30

EX. CB2
RIM 398.91
INV. 394.76 10" PVC S

EX. 10" CULVERT
INV. 393.45

EX. CB2
RIM 398.91
INV. 394.31 10" PVC N
INV. 394.36 10" PVC SW
INV. 394.16 12" CONC. S

EX. CB2
RIM 398.20
INV. 395.10 10" CONC. E & W

CH=S52°18'09"W
325.88'
R=314.00'
L=342.62'
T=190.61'
Δ=62°31'06"

EX. CB2
RIM 397.15
INV. 395.15 12" CONC. S
INV. 395.05 12 PVC N

30'

34'

23.58'

24.36'

S41°37'52"W
29.91'

S0°00'04"W 59.19'

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EXISITNG CONDITIONS PLAN

CHARLENE'S HOUSE APARTMENTS

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6818p SDR2-XCOND

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

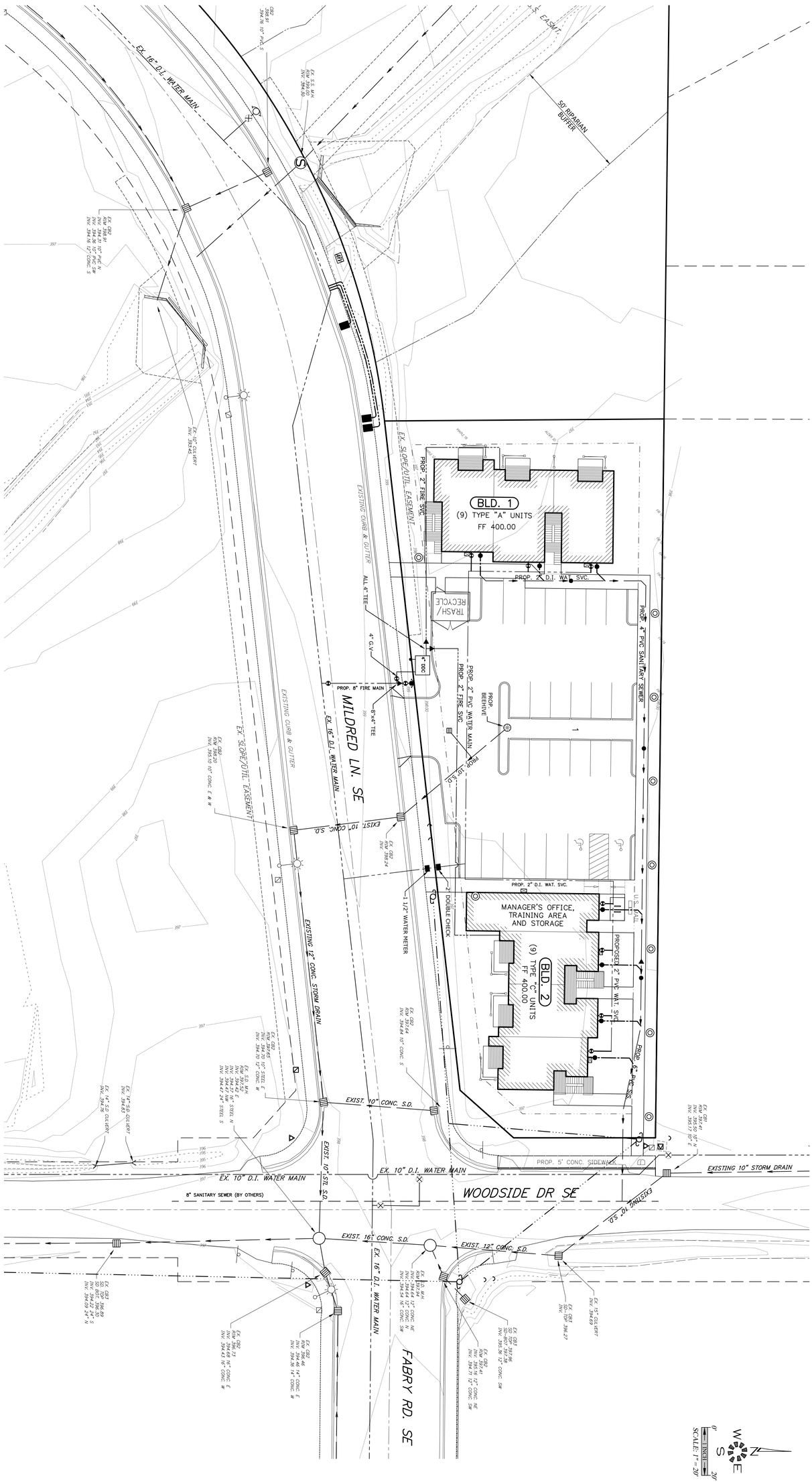
EXPIRES: 06-30-2021

JOB # 6818

SDR2

J:\68xx\6818-Charlene's House\Survey\Dwg\6818p-dwg, SDR2-XCOND, 5/19/2020 12:52:57 PM, CStreitmer

J:\68xx\6818-Charlene'sHouse(Toney)\Dwg v20\6818p.dwg, SDR6-SS, 5/19/2020 12:53:37 PM, CSchreiner



SDR6

JOB # 6818

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

6818p SDR6-SS

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Date: SEPT 19
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CHARLENE'S HOUSE APARTMENTS

PRELIMINARY UTILITY PLAN

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CONST. SEDIMENT FENCE

STOCK PILE AREA

50' RIPARIAN BUFFER

GRAVEL CONSTRUCTION ENTRANCE

EX. SLOPE/UTIL. EASEMENT

EXISTING 5' CONC. SIDEWALK

EXISTING CURB & GUTTER

MILDRED LN. SE

EXISTING 12" CONC. STORM DRAIN

EX. SLOPE/UTIL. EASEMENT

EX. CB1
RIM 397.41
INV. 395.50 10" N
INV. 395.17 10" E

EXISTING 10" STORM

EXISTING 10" S.D.

WOODSIDE DR SE

EX. 15" CULVERT
INV. 394.69

EX. CB3
SD-TOP 396.27
INV.

EXIST. 12" CONC. S.D.

EX. CB3
SD TOP
SD-BOT
INV. 39

EX. S.D. M.H.
RIM 397.94
INV. 394.64 12" CONC. NE
INV. 394.64 12" CONC. N
INV. 394.54 16" CONC. SW

EXIST. 16" CONC. S.D.

EX. CB2
RIM 397.64
INV. 394.84 10" CONC. S

EX. CB2
RIM 398.24
INV.

EXIST. 10" CONC. S.D.

EXIST. 10" CONC. S.D.

EXIST. 10" STL. S.D.

EX. CB2
RIM 397.65
INV. 394.70 10" STEEL E
INV. 394.70 12" CONC. W

EX. S.D. M.H.
RIM 397.52
INV. 394.42 E
INV. 394.37 16" STEEL N
INV. 394.47 NW
INV. 394.47 24" STEEL S

EX. CB2
RIM 398.20
INV. 395.10 10" CONC. E & W

INSTALL INLET PROTECTION (TYPICAL)

INLET PROTECTION LAID IN BIKE LANE IS TO NOT IMPACT BIKE TRAFFIC

EX. 10" CULVERT
INV. 393.43

WAJA CREEK

EX. 14" S.D. CULVERT
INV. 394.83

EX. 14" S.D. CULVERT
INV. 394.76

EX. CB3
SD. TOP 396.89
SD BOT. 396.30
INV. 394.22 24" S
INV. 394.09 24" N

N
W E
S

0' 20'
1 INCH
SCALE: 1" = 20'

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EROSION CONTROL PLAN

CHARLENE'S HOUSE APARTMENTS

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T.N.S. 02/13/2020
6818p SDR7-ECC

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Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1979
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR7

1. COMMENT CORRECTIONS

J:\SBA\6818-Charlene's House\Tonne\SDwg_sdr\6818sdr4wg, SDR7-ECC, 5/19/2020 12:53:47 PM, CSchreiner

Division 007 Appendix A – EPSC Plan Standard Notes

(a) Pre–Construction

(1). Prior to any land disturbing activities, the boundaries of the clearing and grading limits, vegetated buffers, and any sensitive areas shown on this plan shall be clearly delineated in the field. Unless otherwise approved, no disturbance is permitted beyond the clearing limits. The Contractor must maintain the delineation for the duration of the project. Note: vegetated corridors to be delineated with orange construction fence or approved equal.

(2). BMPs that must be installed prior to land disturbing activities are construction entrance, perimeter sediment control, and inlet protection.

(3). Hold a preconstruction conference to review the EPSCP and with the City's Project Manager and Inspector.

(b) Construction

(1). All sediment is required to stay on site. Sediment amounts greater than ½ cubic foot which leave the site must be cleaned up within 24 hours and placed back on the site and stabilized or properly disposed. Vacuuming or dry sweeping must be used to clean up released sediment and it must not be swept or washed into storm sewers, drainage ways, or water bodies. The cause of the sediment release must be found and prevented from causing a recurrence of the discharge within the same 24 hours. Any in–stream clean up of sediment shall be performed according to the DSL required time frame.

(2). Construction, maintenance, replacement, and upgrading of erosion prevention and sediment control facilities is the sole responsibility of the Contractor until all construction is completed, approved, and permanent erosion control (i.e., vegetation/landscaping) is established on all disturbed areas.

(3). All recommended erosion prevention and sediment control procedures are dependent on construction methods, staging, site conditions, weather, and scheduling. During the construction period, erosion control facilities shall be revised, upgraded, replaced, or added, to comply with SRC and State and Federal regulatory requirements.

(4). 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.

(5). When saturated soil is present, water–tight trucks must be used to transport saturated soils from the construction site. Soil may be drained on site at a designated location, using appropriate BMPs. Soil must be drained sufficiently to drip less than one gallon per hour prior to leaving the site.

(6). All materials spilled, dropped, or washed 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.

(7). All discharge of sediment–laden water must be treated with an appropriate BMP to remove sediment from discharge waters and to comply with SRC and State and Federal Regulatory Permits.

(8). In areas subject to wind erosion, appropriate BMPs must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

(9). The EPSC measures and BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these measures shall be upgraded as needed to maintain compliance with all regulations.

(10). The contractor shall provide onsite water or other appropriate BMPs to prevent dust and wind erosion of fine grain soils.

(11). Disturbed areas must be stabilized after 14 days of inactivity, or immediately if rain is forecasted. See Subsection 7A.1(d)–Wet Weather Period.

(12). During the wet weather work period or when rain is forecasted, all active and inactive soil stock piles must be covered with appropriate plastic sheeting. Plastic sheeting must cover the entire stock pile and be sufficiently anchored.

(c) Pollutants, Solid Waste and Hazardous Materials Management

(1). Any use of toxic or other hazardous materials must include proper storage, application, and disposal.

(2). The contractor is solely responsible to properly manage pollutants, hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction to prevent leakage, spills or release of pollutants to the environment and surface waters.

(3). Contractor shall develop a project specific written spill prevention and response procedures that includes employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles andmachinery; and material delivery and storage controls, signage, material use, and use of covered storage areas for waste and supplies. The plan shall comply with SRC and Federal and State requirements, and shall be available on site at all times.

(d) Wet Weather Period (October 15 through April 30)

(1). Construction activities must avoid or minimize the duration of disturbed areas.

(2). Temporary stabilization of the site including covering of bare soils with approved BMPs, must be installed at the end of the shift before a holiday or weekend, or at the end of each workday if rainfall is forecast in the next 24 hours.

(3). Temporary stabilization or covering of soil stockpiles and protection of stockpiles located away from construction activity must occur at the end of each workday.

(e) Maintenance

(1). Erosion control measures shall be maintained in such a manner as to ensure that erosion is prevented and sediment–laden water does not enter a drainage system, roadway, or violate applicable water quality standards.

(2). Sediment shall not be washed or swept into storm sewers, drainage ways, or water bodies.

(3). Sediment must be removed from behind all sediment control measures when it has reached a height of ⅓ the barrier height, and prior to the control measures removal.

(4). Removal of trapped sediment in a sediment basin or sediment trap or catch basins must occur when the sediment retention capacity has been reduced by 50 percent; is not functioning properly and/or at the completion of project.

(5). Cleaning of all structures, inlet protection BMPs, and sump pumps must be completed regularly and as required to ensure structures and inlets function properly and flow freely.

(6). Construction site exits shall be maintained in a condition that will prevent tracking or flow of mud onto the ROW 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. Wheel washing shall be required to prevent sediment and material tracking on road surfaces if passive BMPs are not effective.

(f) Inspection

(1). The EPSCP must be kept onsite at all times. All measures shown on the plan must be installed properly to ensure compliance with SRC and State and Regulatory permits, and that sediment does not enter a surface water system, roadway, or other properties.

(2). Written EPSC inspection logs shall be maintained onsite and available to City inspectors upon request.

(3). All BMPs shall be inspected at least every week. When a rainfall event exceeds ½" in a 24–hour period, daily inspection of the erosion controls, sediment controls, and discharge outfalls must be conducted and documented. Inspections shall be done by a representative of the permit registrant who is knowledgeable and experienced in the principles, practices, installation, and maintenance of erosion and sediment controls.

(g) Inactive Construction Periods and Post–Construction

(1). Should work cease in any area for 14 days, the inactive area must be stabilized with appropriate soil stabilization BMPs. If all construction activity ceases the entire site must be temporarily stabilized using vegetation, heavy mulch layer, temporary seeding, or other method.

(2). All temporary erosion prevention and sediment control facilities shall be removed by the contractor within 30 days after permanent landscaping/vegetation is established and the threat of erosion and sediment transport has been mitigated.

(3). Temporary grass cover measures must be fully established by October 15 or other cover measures (i.e., erosion control blankets with anchors, one–inch of straw mulch, six mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30. To establish an adequate grass stand for controlling erosion by October 15, it is recommended that seeding and mulching occur by September 1.

(4). Permanent erosion control vegetation on all embankments and disturbed areas shall be re–established as soon as construction is completed.

(h) Specifications

(1). Soil preparation. Topsoil should be prepared according to the landscape plans, if available, or recommendations of the grass seed supplier. Slopes shall 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.

(2). Seeding. Erosion control grass seed mix shall be as follows: Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 percent by weight), creeping red fescue (20 percent by weight). Application rate shall be 100 pounds per acre minimum.

(3). Grass seed shall be fertilized at a rate of ten pounds per 1,000 square feet with 16– 16–16 slow release type fertilizer. Disturbed areas within 50 feet of water bodies and wetlands must use a non–phosphorous fertilizer.

(4). The application rate of fertilizers used to reestablish vegetation shall follow manufacturer's recommendations. Nutrient releases from fertilizers to surface waters shall be minimized. Time release fertilizers shall be used. Care shall be made in the application of fertilizers within any waterway riparian zone to prevent leaching into the waterway.

(5). When used, hydromulch shall be applied with grass seed at a rate of 2,000 pounds per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than ten percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology shall be in accordance with seed supplier recommendations.

(6). When used in lieu of hydromulch, dry, loose, weed–free straw used as mulch shall be applied at a rate of 4,000 pounds 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.

(7). 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.

(8). 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 six–inch overlap, and both ends securely fastened to a post.

(9). The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and six 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.

(10). 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 pounds, and be contained in a bag made of ½ inch plastic mesh.

(11). Minimum wet weather slope protection. For 3H:1V or steeper slopes use Bon Terra Type C2 or North American Green Type C125 erosion control blankets. Use a minimum of two inches straw mulch or North American Green Type S150 for slopes flatter than 3H:1V and greater than 6H:1V. Slopes flatter than 6H:1V use one inch straw mulch, hydroseed with hydromulch and tackifier. 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 six–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.

Section 2. Required Inspection Table and ESCP Drawing Standard Notes

When omitting ESCP Narratives, include one electronic version and one complete drawing set, containing a cover sheet with project location, required standard notes and inspection table, all numbered sheets to scale with match lines, and any corresponding ESC detail.

Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snow melt, 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 measure are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than fourteen (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 discharges likely.

1. Hold a pre-construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200-C permit requirements. (Schedule A.12.b and Schedule B.1)
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Schedule B.1.c and B.2)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, the above records must be retained by the permit registrant but do not need to be at the construction site. (Schedule B.2.c)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A 8.a)
6. The ESCP must be accurate and reflect site conditions. (Schedule A.12.c.i)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Schedule A.12.c.iv. and v)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A.7.a.iii)
9. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) and (2))
10. Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.a.v)
11. Maintain and delineate any existing natural buffer within the 50-feet of waters of the state. (Schedule A.7.b.i.and (2(a)(b))
12. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Schedule A.8.c.i.(5))
13. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Schedule A.7.c)
14. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Schedule A.7.d.i)
15. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
16. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads.(Schedule A.8.c.ii.(3))
17. Establish material and waste storage areas, and other non-stormwater controls. (Schedule A.8.c.i.(7))
18. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Schedule A 7.d.ii and A.8.c.i(4))

19. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Schedule A.7.d.ii.(5))
20. Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Schedule A.6)
21. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Schedule A.7.c.i.(2))
22. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Schedule A. 7.c.iii.)
23. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Schedule A 7.a.iv)
24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
25. If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
26. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
27. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.e.ii.(2))
28. Construction activities must avoid or minimize excavation and bare ground activities during wet weather. (Schedule A.7.a.i)
29. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
30. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Schedule A.9.c.i)
31. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii & iv)
32. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean-up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
33. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
34. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
35. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
36. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless doing so conflicts with local requirements. (Schedule A.8.c.iii(1) and D.3.c.ii and iii)

Rev. 12/15/15
By: Krista Ratliff
p. 7 of 7

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EROSION CONTROL NOTES

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p - SDR8-EC

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 17, 1975
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6818

SDR8

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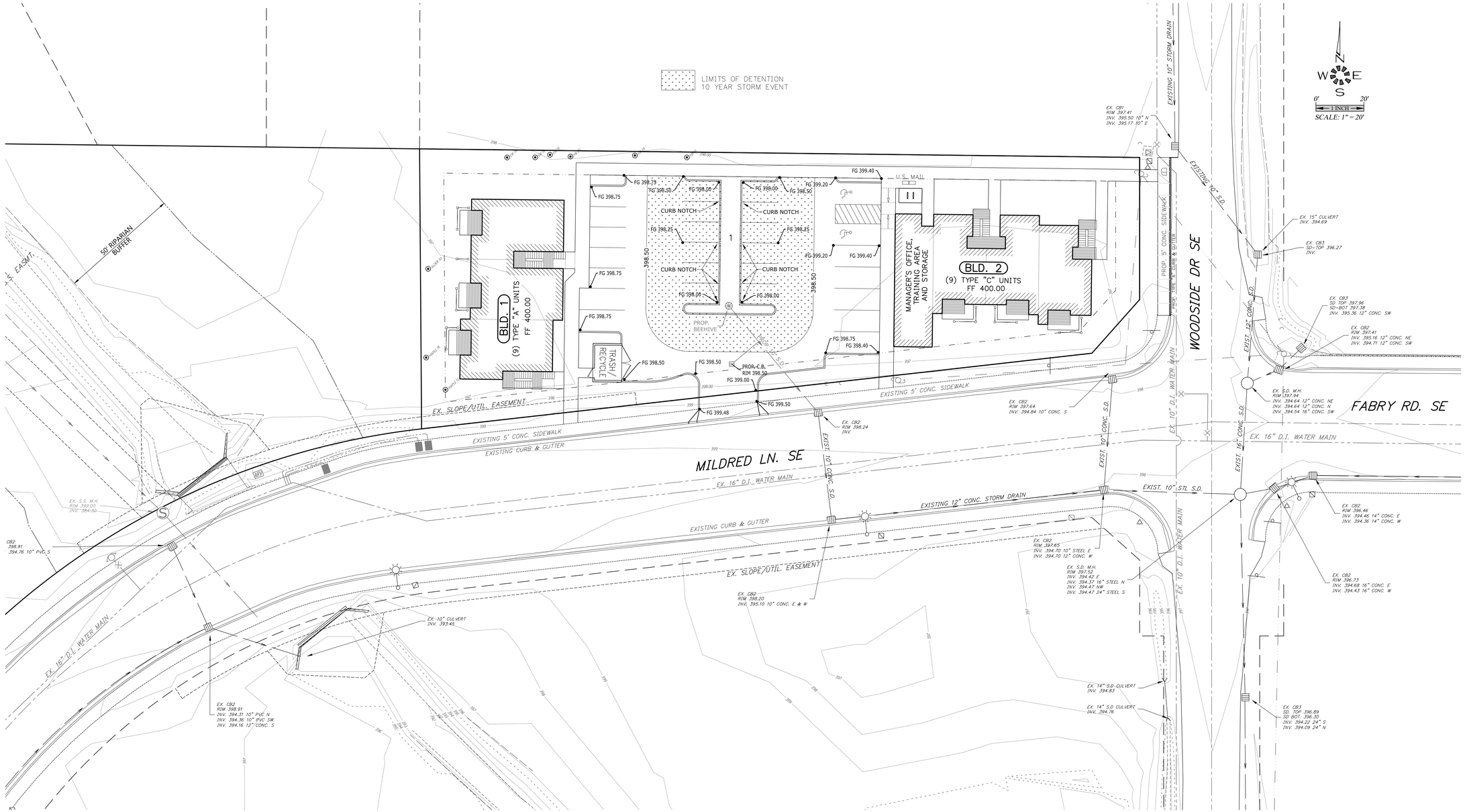

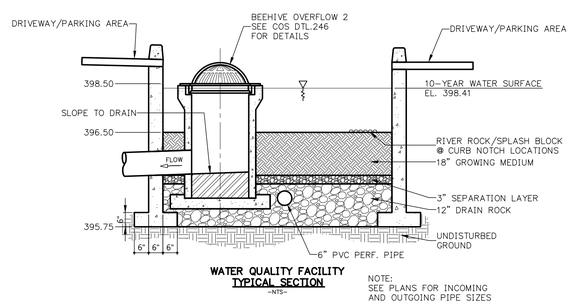

WATER QUALITY FACILITY
TYPICAL SECTION
-NTS-

NOTE:
SEE PLANS FOR INCOMING AND OUTGOING PIPE SIZES

NOTE:
THE DEVELOPER WILL DESIGN AND CONSTRUCT A STORM DRAINAGE SYSTEM AT THE TIME OF DEVELOPEMENT IN COMPLIANCE WITH SALEM REVISED CODE (SRC) CHAPTER 71 AND PUBLIC WORKS DESIGN STANDARDS (PWDS)

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PRELIMINARY GRADING AND DRAINAGE PLAN

CHARLENE'S HOUSE APARTMENTS

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Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR5

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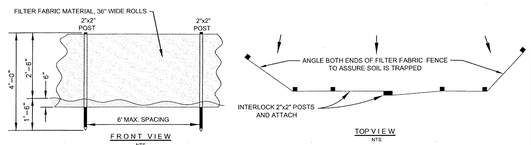
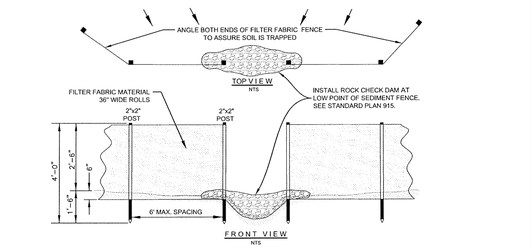


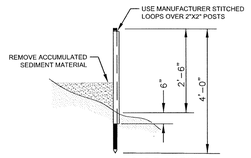
STANDARD SEDIMENT FENCE



SEDIMENT FENCE WITH ROCK CHECK DAM

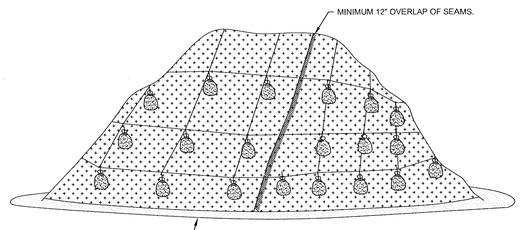
NOTES:

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 FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN INTO THE THE GROUND A MINIMUM OF 18 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 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 UP-HILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE 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	



PLASTIC SHEETING

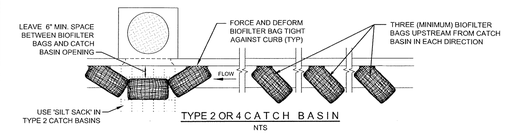
NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

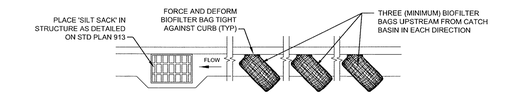
NOTES:
1. PLASTIC SHEETING TO BE PLACED OVER STOCK PILES PER STOCK PILE DETAIL IF RAINFALL IS PREDICTED DURING PERIODS OF NONUSE OR NO WORK.
2. ALL EXPOSED SOILS SHALL BE HYDROSEEDED AS REQUIRED ONCE FINAL GRADING IS COMPLETED PRIOR TO FINAL LANDSCAPING.
HYDROSEED MIXTURE:
40% PERENNIAL RYGRASS
40% CREEPING RED FESCUE
10% COLONIAL BENTGRASS
10% WHITE CLOVER

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
PLASTIC SHEET COVERING

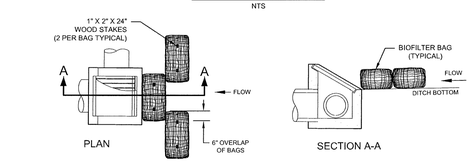
APPROVED	3/10/14	DRAWN BY	DTN	1/2014	NO.908
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



TYPE 2 OR 4 CATCH BASIN
NTS



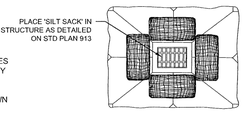
TYPE 1 CATCH BASIN
NTS



DITCH INLET
NTS

NOTES:

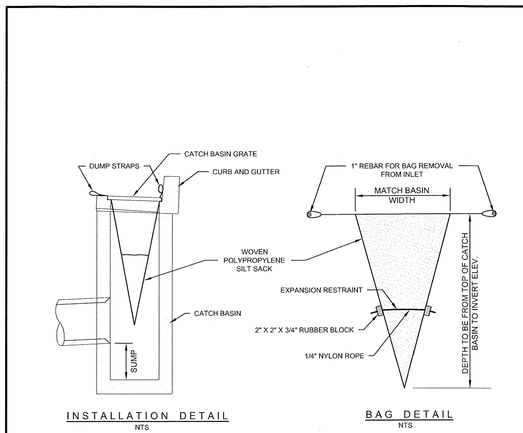
1. LOCATION OF INDIVIDUAL PROTECTION DEVICES TO BE FIELD LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. IF FLOW IS IN THE OPPOSITE DIRECTION SHOWN OR FROM BOTH DIRECTIONS, MIRROR THE PLACEMENT OF THE BIOFILTER BAGS TO THE UPHILL SIDE (OR BOTH SIDES) OF CATCH BASIN.
3. OVERLAP BIOFILTER BAGS A MINIMUM OF 6" IN ALL CASES WHERE OVERLAP IS SHOWN.
4. STAKE BIOFILTER BAGS WHEN INSTALLED ON NON HARD SURFACE AREAS. ANCHOR ON HARD SURFACES WITH SANDBAGS OR OTHER APPROVED METHODS.



AREA DRAIN
NTS

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
BIOFILTER BAG INLET PROTECTION

APPROVED	3/10/14	DRAWN BY	DTN	1/2014	NO.914
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	



NOTES:

1. EMPTY SILT SACK WHEN ACCUMULATED SEDIMENT HAS FILLED OVER 1/2 OF THE DEPTH OF SACK.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503-771-5115) OR APPROVED EQUAL.
3. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
SILT SACK

APPROVED	3/10/14	DRAWN BY	DTN	1/2014	NO.913
CITY ENGINEER	DATE	CHECKED BY	RLB	1/2014	

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EROSION CONTROL DETAILS

CHARLENE'S HOUSE APARTMENTS

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T.N.S. 02/13/2020
6818p SDR9 EC

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1979
MARK D. GRENZ
EXPIRES: 06-30-2021

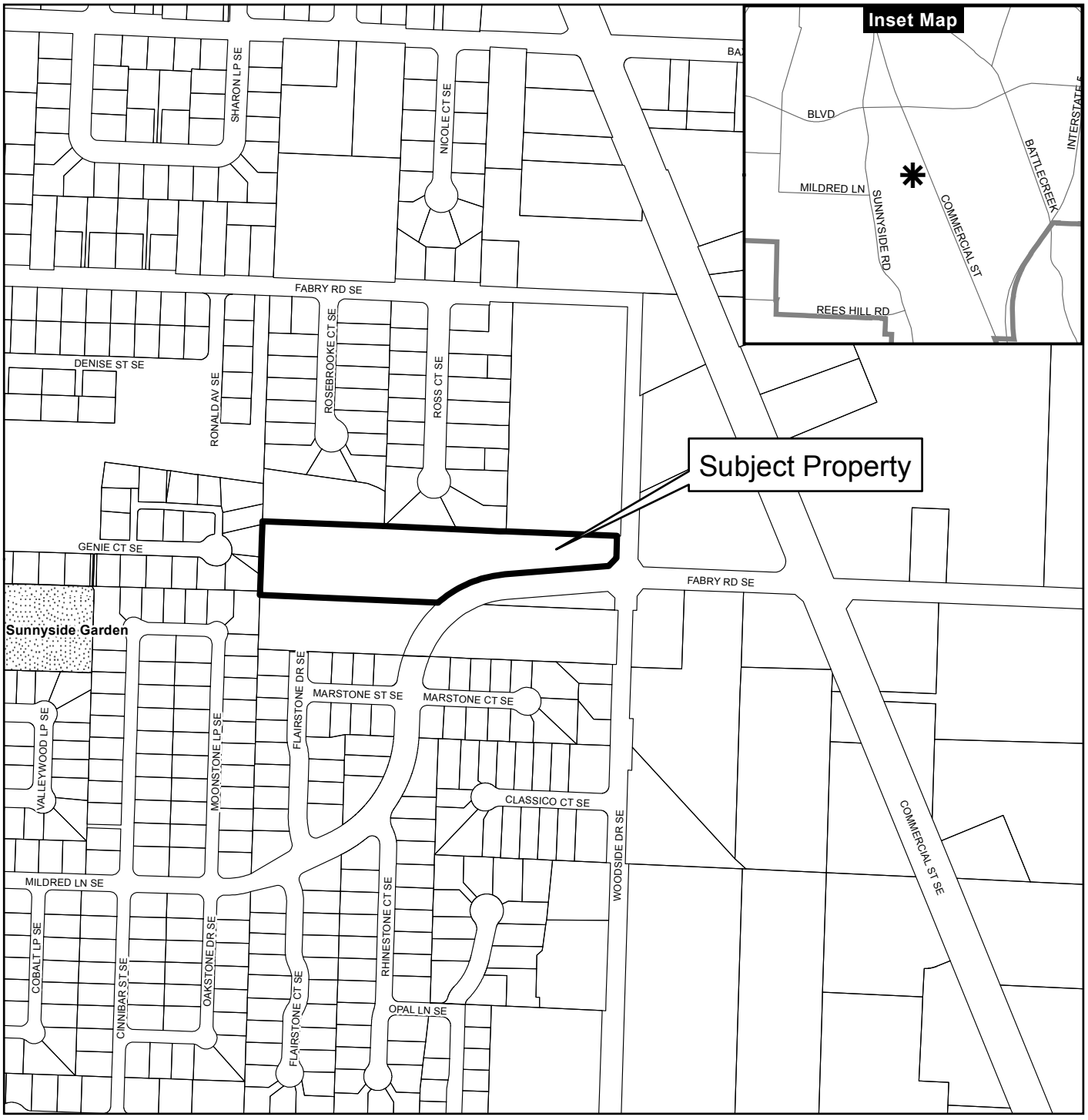
JOB # 6818

SDR9

1. COMMENT CORRECTIONS

J:\6Acs\6818-Charlene's House\Tonwy\Dwg. p2015\6818p.dwg, SDR9-EC, 2/18/2020 12:54:07 PM, CSchreiner

Vicinity Map
5611 Woodside Drive SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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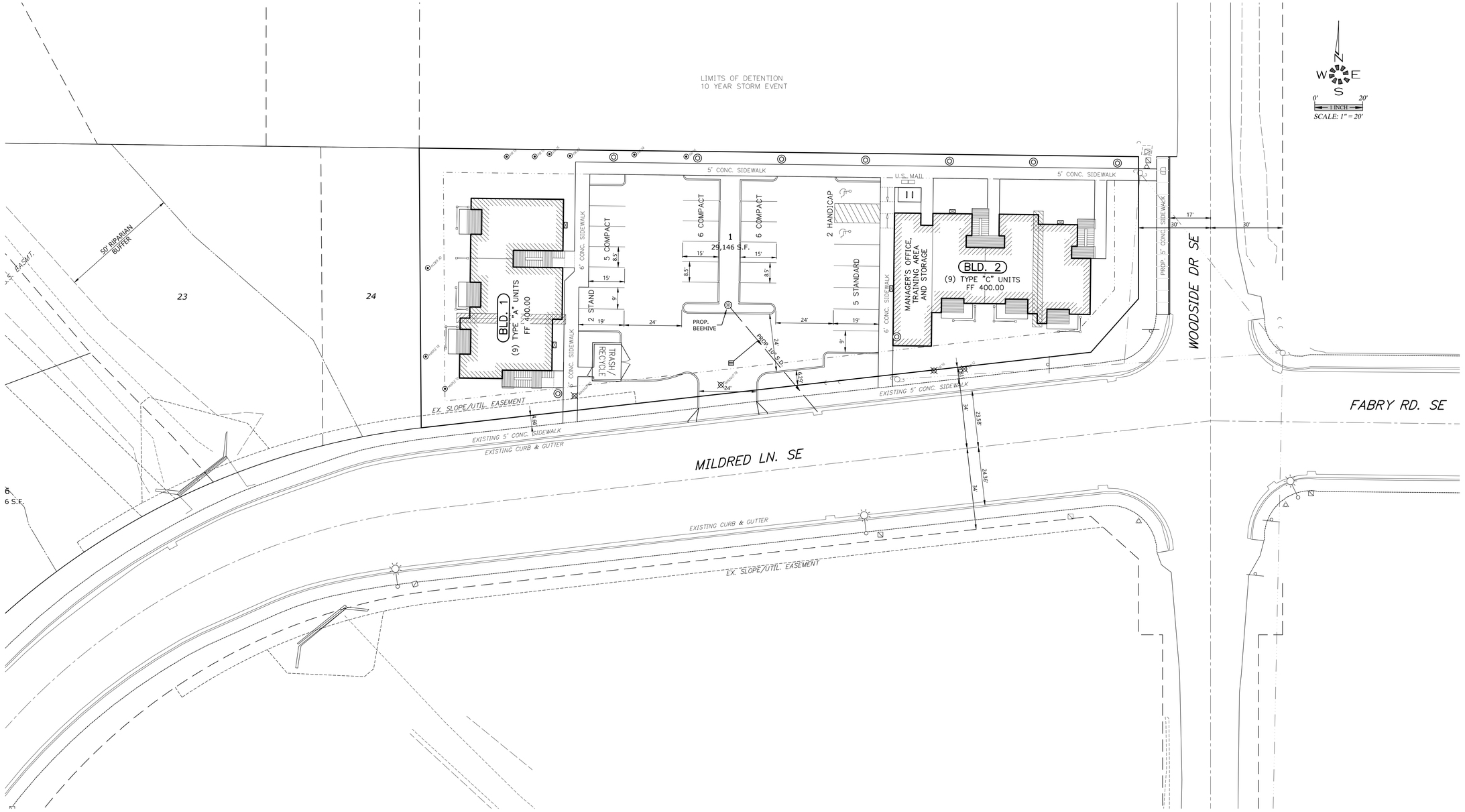
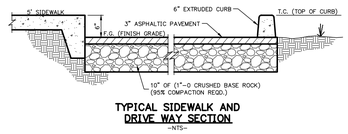
G:\CD\PLANNING\Brandon\ZO-Zoning\CU\5611 Woodside Dr SE\103-Vicinity-Map.mxd - 6/16/2020 @ 5:10:56 PM





TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
7 STANDARD STALLS
17 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

- WALL PACK LIGHTS MOUNTED ON BUILDINGS
- (P) – POLE LIGHT MAXIMUM 14' TALL
- (O) – POST LIGHT MAXIMUM 5' TALL
- – LOCATION OF ELECTRICAL SEPARATION WALL
- (1) – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- II – 4 BICYCLE SPACES

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PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

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Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

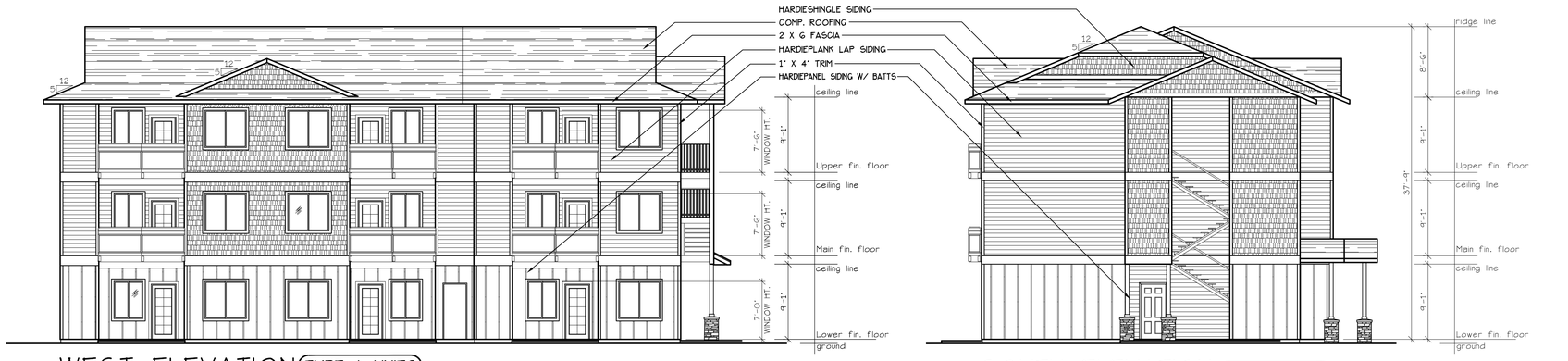
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR3

J:\6Bxx\6818-Charlene's House(Turney)\Dwg 2D\6818p.dwg, SDR3-SITE, 1/19/2020 12:53:07 PM, CSchreiner



WEST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

EAST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

NORTH ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 NW 3rd Street • Prineville, OR 97754
PHONE: (541) 383 – 9227 • FAX: (541) 364-1260
www.multitech.we office@multitech.we

BUILDING ELEVATIONS

CHARLENE'S HOUSE APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD1A-9-SDR/PLOT1
A1.90/E1.1

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
9454
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A1.90

J:\JBs+\6818-Charlene'sHouse(Torrey)\Dwg v20\SDR\BLD1A-9-SDR.dwg, A1.90(ELEV), 1/9/2020 11:41:39 AM, GDeHeyler

SOUTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

EAST ELEVATION (TYPE C UNITS)

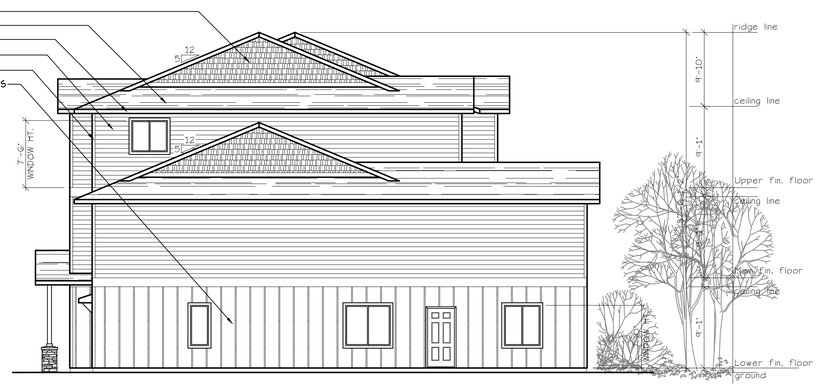
SCALE: 1/8" = 1'-0"

BLD. 2

NORTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2



WEST ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

MULTI/TECH CONSULTANTS
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1155 13th Ave. S.E. • Salem, OR 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
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BUILDING ELEVATIONS

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BLDGC-9-SDR/PLOT1
A2.90ELEV

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Drawn: G.I.D.
Checked: M.D.G.
Date: Jan-20
Scale: AS SHOWN

JOB # 6818

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

Renew date June 30, 2019

A2.90

J:\JOBS\6818-Charlene's House\Survey\Dwg 2d\SDR\BLDGC-9-SDR.dwg, A2.90ELEV, 1/11/2020 11:13:39 AM, GDeHaven

CITY OF Salem AT YOUR SERVICE
Community Development
Planning Division
555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • TTY 503-588-6005
Fax 503-588-6005 • www.cityofsalem.net/planning • www.cityofsalem.net

Feb. 21, 2020

Brandi Dalton,
Multi/Tech Engineering
1155 13th Street SE
Salem, OR 97302
bdalton@mtengineering.net

RE: Conditional use permit, Class 3 design review, Class 3 site plan review, and Class 2 driveway approach permit application for 5611 Woodside Drive SE

A land use application was received for the subject property on January 24, 2020. Prior to deeming the application complete, modifications and/or additional information must be provided to address the following item(s):

Item	Description
Missing Land Use Application(s)	Based on the provided plans, Class 2 adjustment applications would be required to reduce driveway approach spacing along Mildred Lane SE, and to reduce building setbacks to the north property line. See the section below which addresses the potential 'fatal flaws' of the current plans for more detailed explanations.
Standards vs. Guidelines	As outlined below, additional design review standards are not met by the proposed plans, and findings which address each additional standard which is not met will need to be provided.

The following items are identified deficiencies in your application and will need to be addressed. **Failure to address issues could result in denial of the application.**

- Green Stormwater Infrastructure (GSI) – The site plan and open space plan do not show the location of GSI to serve the proposed development.
- Buildable Width – Pursuant to SRC 702.035(c)(2)(C), a minimum of 50 percent of the buildable width shall be occupied by building(s) placed at the setback line. The corresponding *guideline* for this standard is SRC 702.035(c)(1)(D), which states that the majority of dwelling units within the

development shall be placed as close as possible to the street right-of-way. As proposed, the buildings are placed near the north portion of the site, away from Mildred Lane SE (the only street with 75 feet or more of buildable width). The IC zone requires a minimum building setback of 5' to street-abutting property lines. There is a 10' public utility easement along Mildred Lane as required under case no. PAR19-11, which would push the buildings back to 10' from the Mildred-abutting property line. In either case, the standard/guideline would require that the buildings be built up near Mildred Lane.

- Play Area – The children's play and/or adult recreation area is not centrally located on the site, as required under SRC 702.015(c)(1)(b) (*guidelines*) and 702.015(c)(2)(B) (*standards*).
- Driveway Approach Location – Pursuant to SRC 804.035(d), driveway approaches onto minor arterials shall be no less than 370 feet from the nearest driveway or street intersection. There are two driveway approaches shown on the plan that do not meet this standard.
- Driveway Approach Number – Having two driveway approaches onto Mildred Lane do not seem to meet the approval criteria set forth in SRC 804.025(d)(3) and (4). Having a single driveway approach onto Woodside Drive SE (a Local street) would address this issue, as well as the spacing issue addressed above.
- Setbacks – SRC 551.010(b) requires a minimum building setback of 15 feet to the north property line, with Type C landscaping and screening. The proposed 10' and 14' building setbacks do not meet this standard, and an adjustment would be required to approve the proposed location.
- Windows – SRC 702.035(d)(1)(A)(ii) (*guidelines*) and 702.035(d)(2)(F) (*standards*) require that windows be dispersed throughout building facades. The south elevation of Building 1 should be revised to include windows. This could be included as a condition of approval.
- Canopy Trees – Pursuant to SRC 702.020(f)(2)(A) (*standards*) or 702.020(f)(1) (*guidelines*), there should be canopy trees planted along the perimeter or parking areas – every 50 feet if the proposal is to meet the *standard.* The easternmost portion of the parking area does not appear to allow for this.

Finally, note that right-of-way dedication was required along both street frontages for case no. PAR19-11. It is not clear if this is accurately reflected on the site plan, though we do acknowledge that this partition has not been platted yet. For questions about this and any other matters related to Public Works, please contact Jennifer Scott at 503-588-6211 or jrscott@cityofsalem.net.

The application will be deemed complete upon receipt of one of the following:

(1) All the missing information;

CITY OF Salem AT YOUR SERVICE
Community Development
Planning Division
555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • TTY 503-588-6005
Fax 503-588-6005 • www.cityofsalem.net/planning • www.cityofsalem.net

(2) Some of the missing information and written notice from the applicant that no other information will be provided;
(3) Written notice from the applicant that none of the missing information will be provided.

You have 180 days from the date the application was submitted to respond in one of the three ways listed above, or the application will be deemed void.

Please submit the above requested materials and/information to our office through SPLASH, by mail, email, or in person. If you have questions, please contact me at (503) 540-2326 or bpike@cityofsalem.net.

The Salem Revised Code may be accessed online at the following location:

https://www.cityofsalem.net/Pages/salem-revised-code.aspx

Sincerely,

Brandon Pike, Planner I

G:\CD\PLANNING\PAC Planning Protocols\2019 Training, Checklist and Template\Completeness\Incomplete Letter.2.docx

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NO: DR-CU-SPR-ADJ-DAP20-02

AMANDA NO.: 20-102371-DR / 20-102369-ZO / 20-102373-RP / 20-108782-ZO / 20-102375-ZO

ADDRESS: 5611 Woodside Drive SE

HEARD BY: Planning Commission

SUMMARY: An application to develop an 18-unit multiple family residential development, with associated site improvements.

REQUEST: A conditional use permit, Class 3 design review, Class 3 site plan review, and Class 2 driveway approach permit application for a new multiple family residential development consisting of two 9-unit buildings, with associated site improvements including an off-street parking area and common open space. The application also includes a Class 2 adjustment request to:

1) Reduce the minimum number of required off-street parking spaces from 27 to 26; and
2) Reduce the minimum spacing between the proposed driveway approach and Woodside Drive SE from 370 feet to approximately 200 feet.

For property approximately 0.67 acres in size, zoned IC (Industrial Commercial), and located at 5611 Woodside Drive SE (Marion County Assessor map and tax lot number(s): 083W14CB / 02400).

The Planning Department is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 P.M., Monday, June 29, 2020, will be considered in the staff report. Comments received after this date will be provided to the review body. ***PLEASE NOTE: While City offices are closed to the public in response to the COVID-19 pandemic, Staff encourages you to e-mail your comments directly to the Case Manager listed below. Mailed comments will still be accepted but Staff cannot guarantee they will be received before the comment deadline.***

CASE MANAGER: Brandon Pike, Planner I, **Phone: 503-540-2326; E-Mail: bpike@cityofsalem.net**.

For information about Planning in Salem, please visit: http://www.cityofsalem.net/planning

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

____ 1. We have reviewed the proposal and have no comments.

____ 2. We have reviewed the proposal and have the following comments:

_____

_____

_____

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

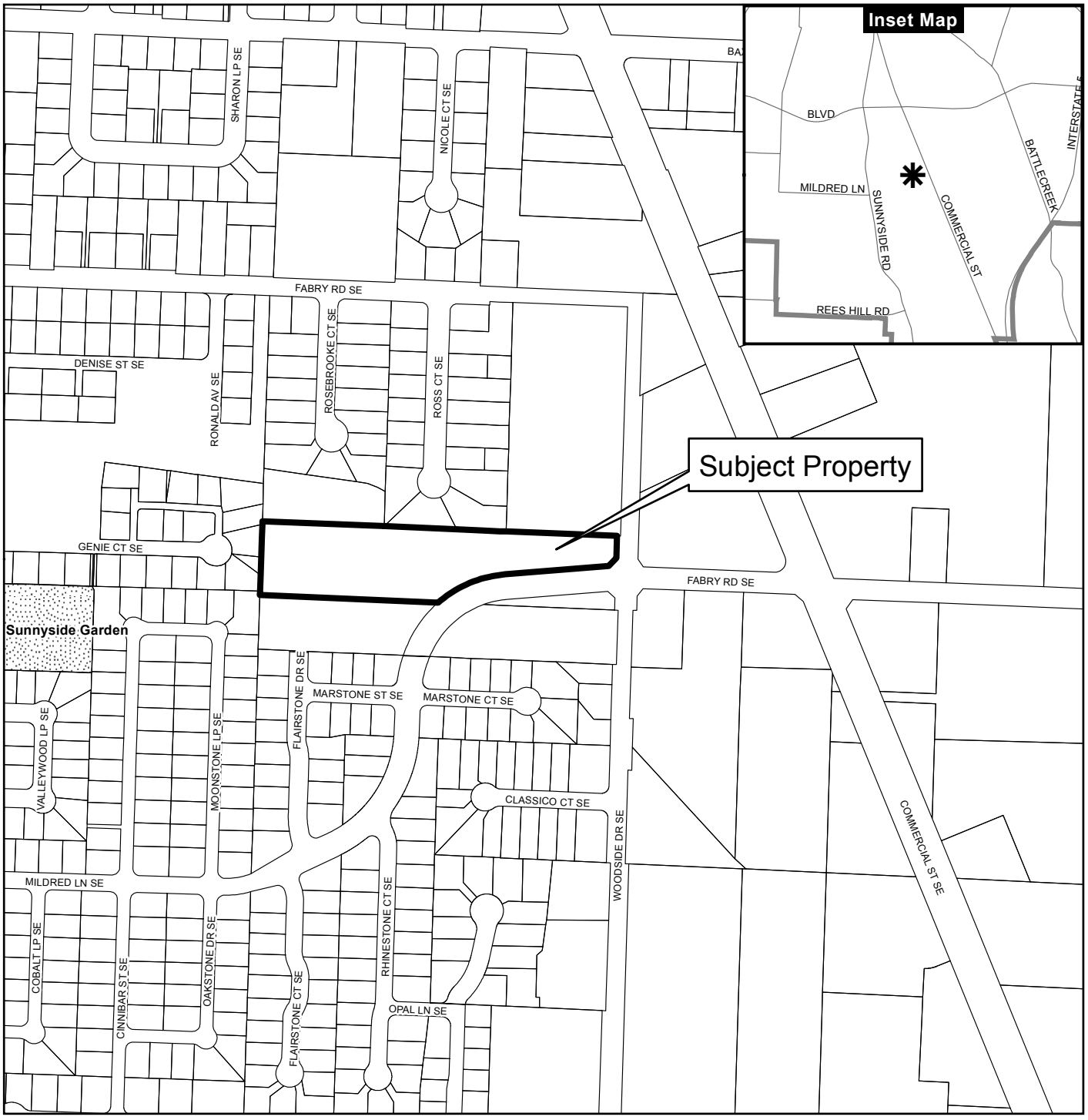
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

Vicinity Map
5611 Woodside Drive SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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.

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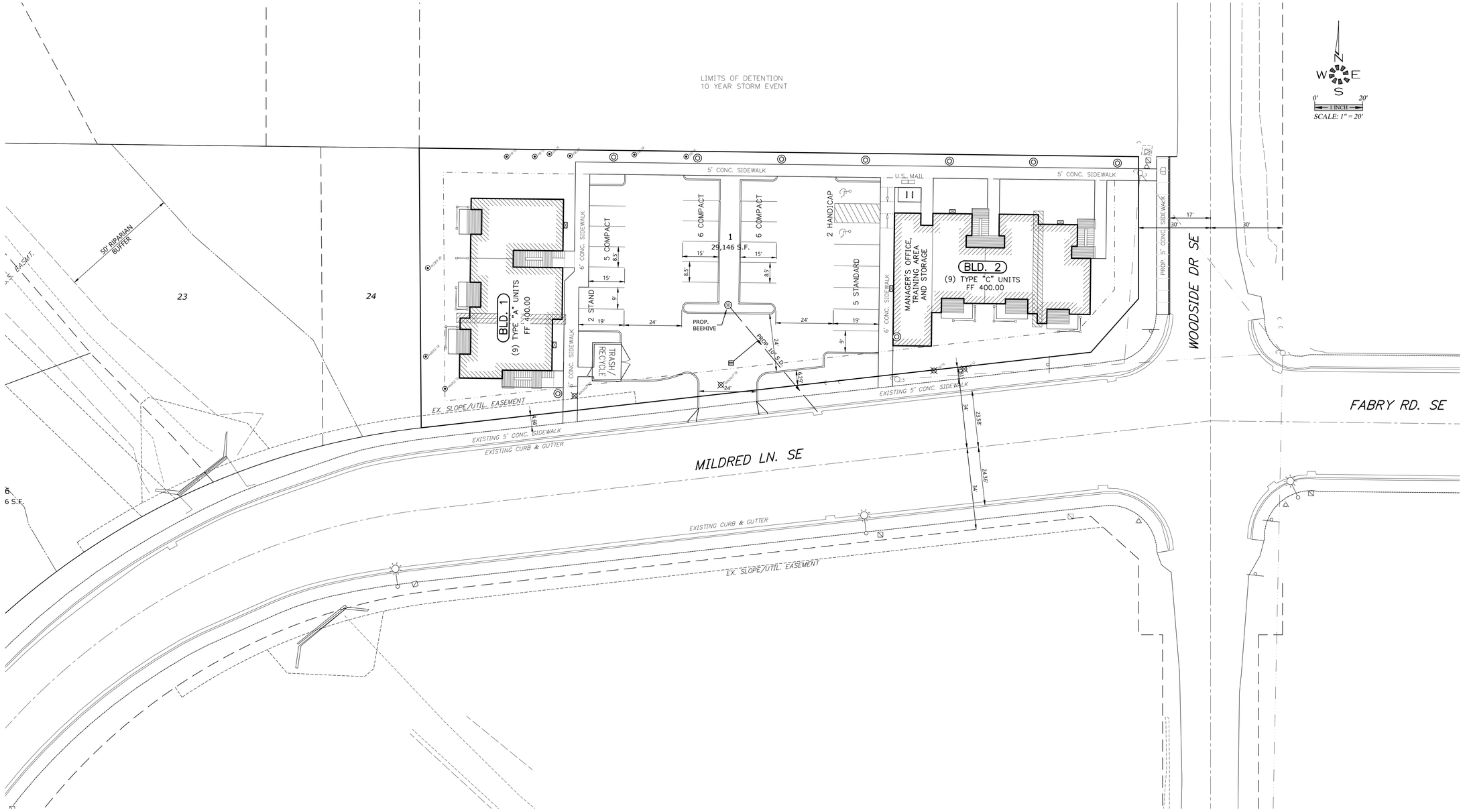

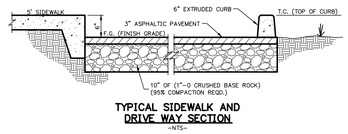

TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
7 STANDARD STALLS
17 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

- WALL PACK LIGHTS MOUNTED ON BUILDINGS
- (P) – POLE LIGHT MAXIMUM 14' TALL
- (O) – POST LIGHT MAXIMUM 5' TALL
- – LOCATION OF ELECTRICAL SEPARATION WALL
- (1) – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- II – 4 BICYCLE SPACES

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

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6818p SDR3-SITE
Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR3

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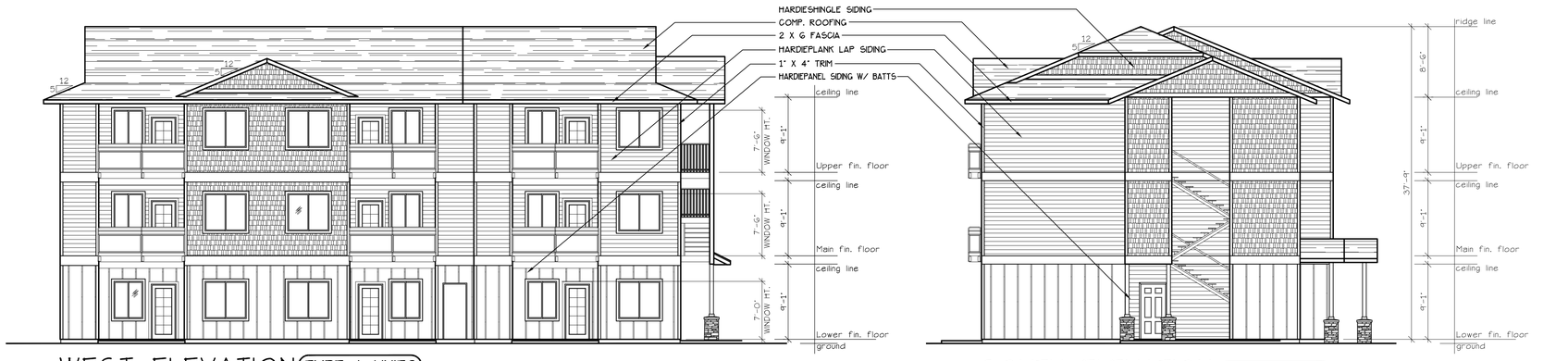

WEST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

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Renew date June 30, 2019

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SOUTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

EAST ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

NORTH ELEVATION (TYPE C UNITS)

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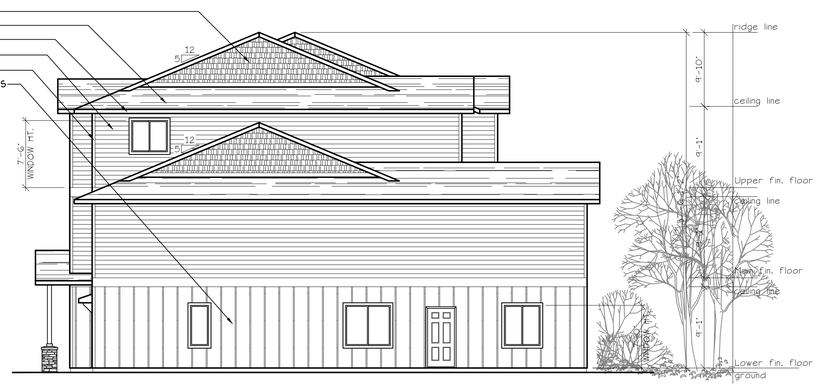

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BLDGC-9-SDR/PLOT1
A2.90ELEV

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CITY OF Salem AT YOUR SERVICE
Community Development
Planning Division

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www.cityofsalem.net/planning • www.cityofsalem.net

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

June 17, 2020

Owner and Applicant:
Mountain West Investment Corporation
201 Ferry St Se Suite 400
Salem OR 97301

Contact:
Brandie Dalton
Multi-Tech Engineering
1155 13th Street SE
Salem OR 97302-2508

I. TYPE OF LAND USE CASE: Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Driveway Approach Permit; Case No. DR-CU-SPR-ADJ-DAP20-02; Application No. 20-102371-DR / 20-102369-ZO / 20-102373-RP / 20-108782-ZO / 20-102375-ZO

II. DATE APPLICATION DEEMED COMPLETE: June 16, 2020

III. LOCATION OF SUBJECT PROPERTY: 5611 Woodside Drive SE, Salem OR 97306

IV. SUMMARY: An application to develop an 18-unit multiple family residential development, with associated site improvements.

REQUEST: A conditional use permit, Class 3 design review, Class 3 site plan review, and Class 2 driveway approach permit application for a new multiple family residential development consisting of two 9-unit buildings, with associated site improvements including an off-street parking area and common open space. The application also includes a Class 2 adjustment request to:

1) Reduce the minimum number of required off-street parking spaces from 27 to 26; and
2) Reduce the minimum spacing between the proposed driveway approach and Woodside Drive SE from 370 feet to approximately 200 feet.

For property approximately 0.67 acres in size, zoned IC (Industrial Commercial), and located at 5611 Woodside Drive SE (Marion County Assessor map and tax lot number(s): 083W14CB / 02400).

V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.

a. Twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.

b. DUE TO SOCIAL DISTACING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.

c. Hearing Authority: **Planning Commission**

Day and time of hearing: **Tuesday, July 7, 2020 at 5:30 P.M.**

To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone:
https://zoom.us/j/99855985866?pwd=bVhWcit3N0o5TmdHc0E1L2ZXcFhqZz09

Meeting ID: 998 5598 5866 *Meeting Password:* 587209

To only listen to the meeting, you may dial in with your phone using this number and the ID and password listed above: *Phone:* +1 253 215 8782

d. You may present digitally during the hearing if you wish. The Hearing Authority may have questions for you during the hearing. Written testimony will be accepted, and the record will be held open after the hearing to allow for further comments.

e. Staff will be completing the posting requirement for the applicant during the closure of City Hall.

If you have any questions, please contact Brandon Pike, Planner I at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2326, E-mail: bpike@cityofsalem.net

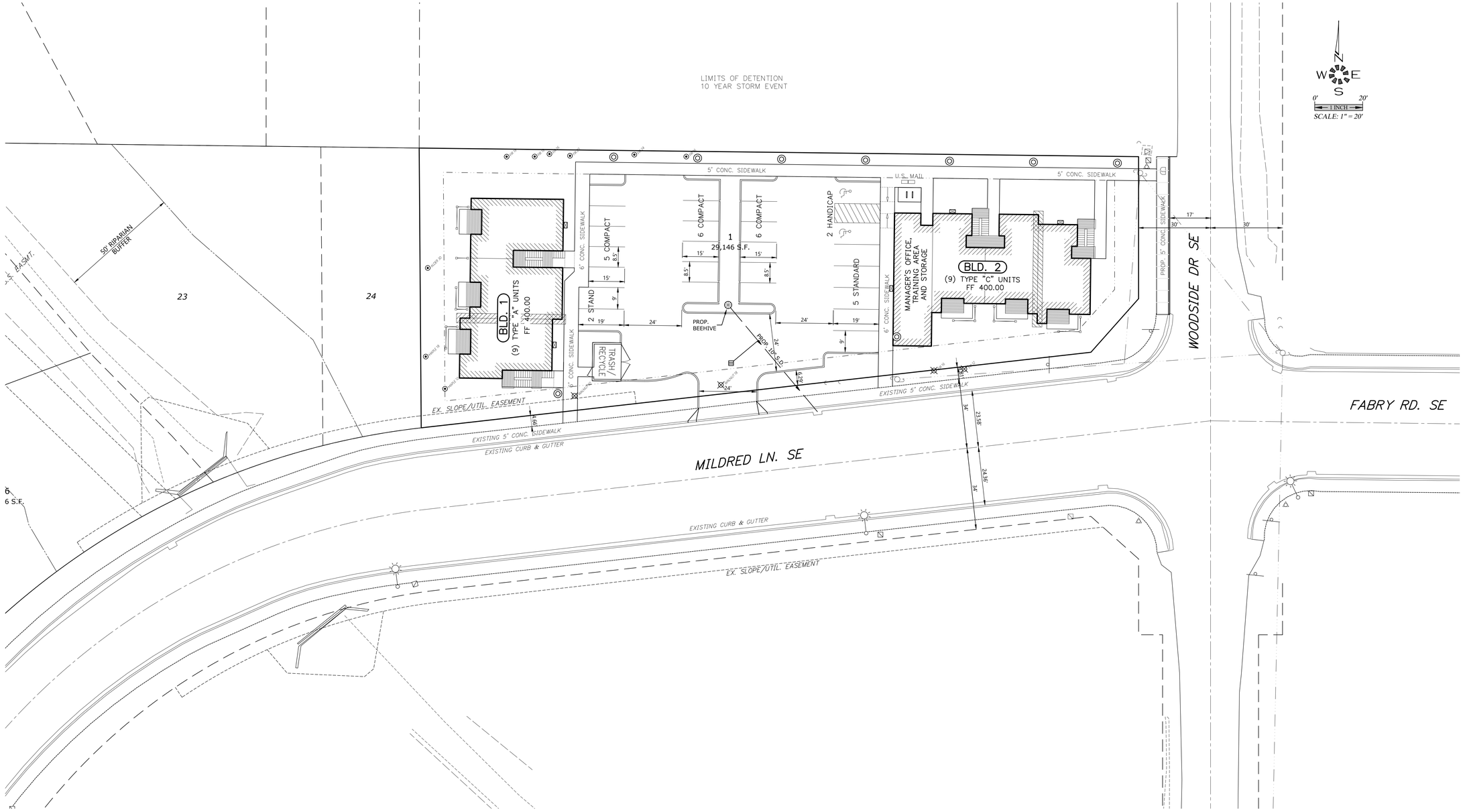
HEARING NOTICE

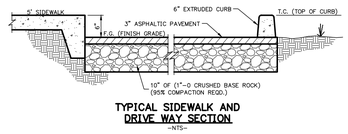
LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Adjustments / Driveway Approach Permit Case No. DR-CU-SPR-ADJ-DAP20-02
PROPERTY LOCATION:	5611 Woodside Drive SE, Salem OR 97306
SUMMARY:	An application to develop an 18-unit multiple family residential development, with associated site improvements.
HEARING INFORMATION:	DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. **THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.** Planning Commission, Tuesday, July 7, 2020 at 5:30 P.M. To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: https://bit.ly/planningpublicmeetings
TO PROVIDE WRITTEN TESTIMONY:	**PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW.** Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.
CASE MANAGER:	**Brandon Pike, Planner I,** City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2326; E-mail: bpike@cityofsalem.net.
NEIGHBORHOOD ORGANIZATION:	*Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:* South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@comcast.net.
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice.
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 225.005(e)(2) – Design Review; 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d) – Class 2 Adjustment; and 804.025(d) – Driveway Approach Permit Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.





TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
7 STANDARD STALLS
17 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

- WALL PACK LIGHTS MOUNTED ON BUILDINGS
- (P) – POLE LIGHT MAXIMUM 14' TALL
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- – LOCATION OF ELECTRICAL SEPARATION WALL
- (1) – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- II – 4 BICYCLE SPACES

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6818p SDR3-SITE
Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6818

SDR3

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HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Adjustments / Driveway Approach Permit Case No. DR-CU-SPR-ADJ-DAP20-02
PROPERTY LOCATION:	5611 Woodside Drive SE, Salem OR 97306
SUMMARY:	An application to develop an 18-unit multiple family residential development, with associated site improvements.
HEARING INFORMATION:	DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. **THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.** Planning Commission, Tuesday, July 7, 2020 at 5:30 P.M. To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: https://bit.ly/planningpublicmeetings
TO PROVIDE WRITTEN TESTIMONY:	**PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW.** Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.
CASE MANAGER:	**Brandon Pike, Planner I,** City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2326; E-mail: bpike@cityofsalem.net.
NEIGHBORHOOD ORGANIZATION:	*Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:* South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@comcast.net.
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice.
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 225.005(e)(2) – Design Review; 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d) – Class 2 Adjustment; and 804.025(d) – Driveway Approach Permit Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Mountain West Investment Corporation
APPLICANT/ AGENT(S):	Brandie Dalton, Multi-Tech Engineering, on behalf of Mountain West Investment Corp.
PROPOSAL REQUEST:	A conditional use permit, Class 3 design review, Class 3 site plan review, and Class 2 driveway approach permit application for a new multiple family residential development consisting of two 9-unit buildings, with associated site improvements including an off-street parking area and common open space. The application also includes a Class 2 adjustment request to: 1) Reduce the minimum number of required off-street parking spaces from 27 to 26; and 2) Reduce the minimum spacing between the proposed driveway approach and Woodside Drive SE from 370 feet to approximately 200 feet. For property approximately 0.67 acres in size, zoned IC (Industrial Commercial), and located at 5611 Woodside Drive SE (Marion County Assessor map and tax lot number(s): 083W14CB / 02400).
TEMPORARY HEARING PROCEDURE:	The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Commissioners. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court. Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 102371
NOTICE MAILING DATE:	June 17, 2020

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

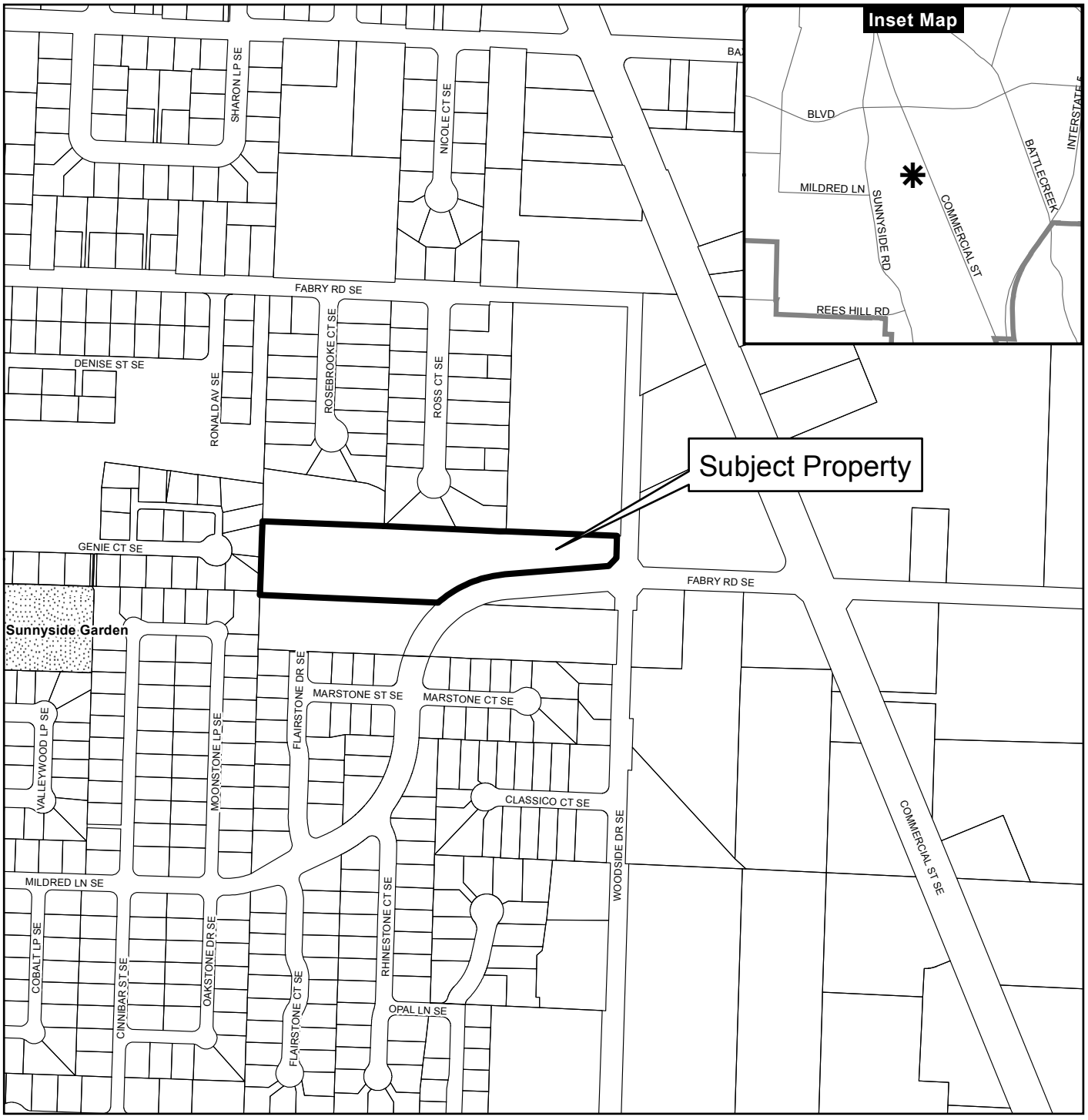
For more information about Planning in Salem:

http://www.cityofsalem.net/planning

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map
5611 Woodside Drive SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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.

G:\CD\PLANNING\Brandon\ZO-Zoning\CU\5611 Woodside Dr SE\103-Vicinity-Map.mxd - 6/16/2020 @ 5:10:56 PM

LIMITS OF DETENTION
10 YEAR STORM EVENT

50' RIPARIAN BUFFER

23

24

6 S.F.

5' EASMT.

5' CONC. SIDEWALK

U.S. MAIL

BLD. 1
(9) TYPE "A" UNITS
FF 400.00

5 COMPACT

6 COMPACT

1
29,146 S.F.

6 COMPACT

2 HANDICAP

5 STANDARD

2 STAND

PROP. BEEHIVE

TRASH/ RECYCLE

MANAGER'S OFFICE, TRAINING AREA AND STORAGE

BLD. 2
(9) TYPE "C" UNITS
FF 400.00

6' CONC. SIDEWALK

PROP. 5' CONC. SIDEWALK

EX. SLOPE/UTIL. EASEMENT

EXISTING 5' CONC. SIDEWALK

EXISTING CURB & GUTTER

MILDRED LN. SE

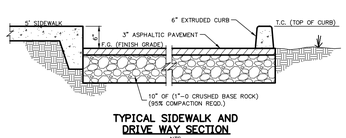
WOODSIDE DR SE

FABRY RD. SE

N
W E
S

1 INCH = 20'

SCALE: 1"



TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-

⊛ 19 = EXISTING TREES

⊛ 19 = EXISTING TREE MAY BE REMOVED

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9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

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✉ – WALL PACK LIGHTS MOUNTED ON BUILDINGS
Ⓟ – POLE LIGHT MAXIMUM 14' TALL
◎ – POST LIGHT MAXIMUM 5' TALL
▨ – LOCATION OF ELECTRICAL SEPARATION WALL
① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
II – 4 BICYCLE SPACES

PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

6818p SDR3-SITE
Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN

EXP 06

JOB # 6818

SDR3

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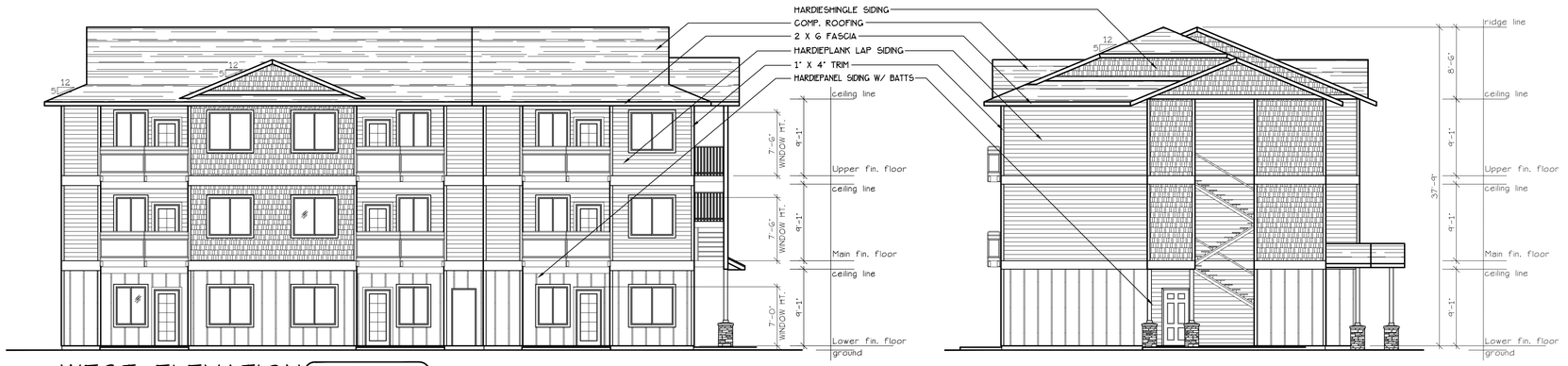

WEST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

EAST ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

NORTH ELEVATION (TYPE A UNITS) (BLD. 1)

SCALE: 1/8" = 1'-0"

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 N.W. 11th Avenue, Suite 207, Portland, OR 97209-2849
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.ws office@multitech.ws

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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PLOT:

JOB #

OREGON

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SOUTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

EAST ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

NORTH ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

WEST ELEVATION (TYPE C UNITS)

SCALE: 1/8" = 1'-0"

BLD. 2

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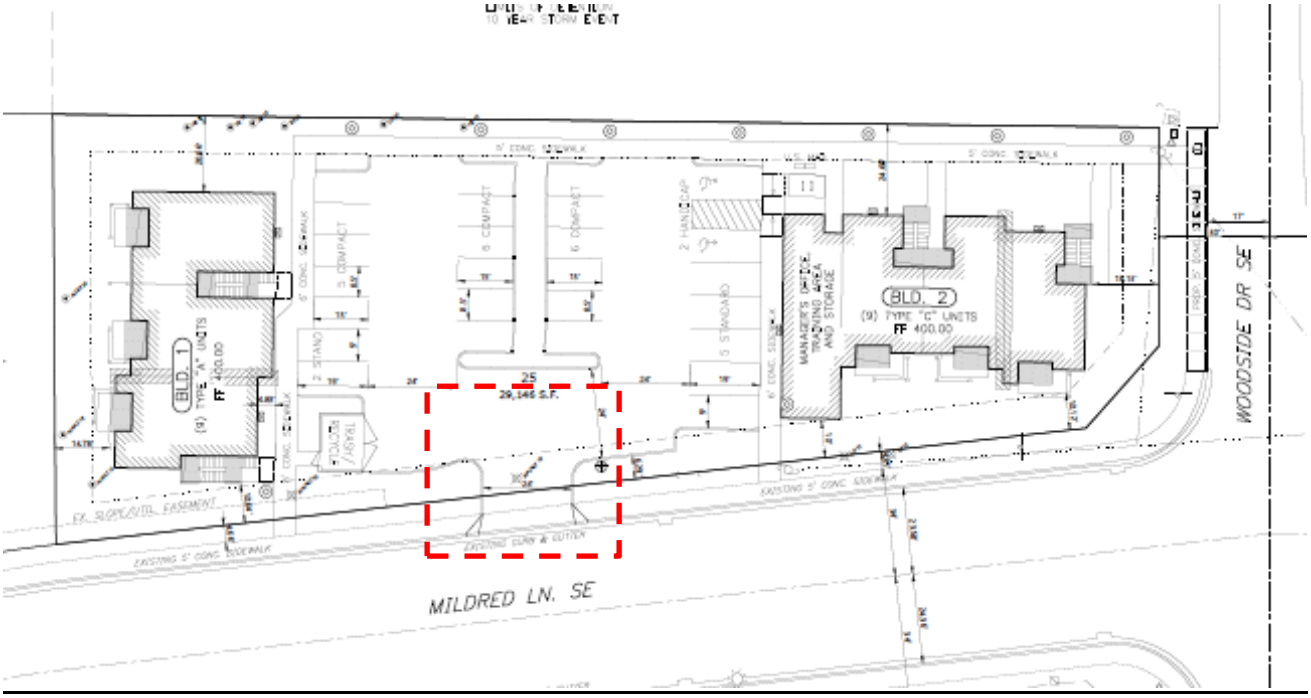
Class 2-Driveway Approach Permit



SRC 804.025 (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 Response: The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The proposed development will have access onto Mildred Lane to the south of the property. Mildred Lane is designated as a 'minor arterial' street on the Salem Transportation System Plan. The development will not have access onto Woodside Drive abutting the east property line of the site. As shown on the site plan the driveway is required for access to the site and is in compliance with design standards.

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

Applicant Response: The location of the driveway was taken into consideration prior to laying the site out. Access onto Woodside Drive to the east is not allowed, so all access for the development is taken to and from Mildred Lane. The location of the proposed driveway takes into consideration the layout of the site. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approach.

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

Applicant Response: The driveway approach is onto Mildred Lane, which is an arterial street. Access onto Woodside Drive is not permitted, therefore, the driveway approach is onto Mildred Lane.

(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 Response to (4)(B): The subject property is located on Mildred Lane to the south and Woodside Drive to the east. Woodside Drive is designated as a 'local' street, however, access onto Woodside Drive is not permitted due to safety issues. A driveway approach onto Woodside Drive would not meet separation standards with the intersection. Therefore, access onto the local street would not be safe or feasible.

There are no adjacent driveways to share access with. Therefore, there is no lower classified streets abutting the property that can provide safe and efficient access.

Therefore, this criterion has been met.

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

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approach is in the required location and meets vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveway approach does not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveway will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approach is in the required location to help balance the adverse impacts to residentially zoned property. The location of the proposed driveway takes into consideration the location of the streets adjacent to the site and access onto Mildred Lane. As shown on the site plan, this criterion has been met.

CLASS-2 ADJUSTMENT

The applicant is requesting a Class-2 Adjustment to Section 806 (Off-Street Parking).

The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. Required setbacks and landscaping requirements on a lot this size make it difficult to provided additional parking. Therefore, the applicant has requested a Class-1 Adjustment to the parking requirements.

Total:
7 Standard Parking Stalls
17 Compact Parking Stalls
2 Handicap Parking Stalls
26 Total Parking Stalls

Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) The purpose of having adequate parking on-site is to provide enough parking for residents and not have overflow parking into adjacent neighborhoods. The development is for an 18-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 27 on-site vehicle parking spaces. As shown on the site plan, 26 on-site parking spaces are being provided. The applicant is only requesting an adjustment for a reduction of 1 parking space. There will be 26 on-site parking available to residents, which means 1.44 parking spaces are available to each unit.

Under the new parking standards, the proposed development would only be required to have 23 on-site parking spaces. By providing 26 on-site parking spacing the proposal meets the purpose of the code and is clearly satisfied by the proposed development. Therefore, development standard proposed for adjustment is better met by the reduction in parking.

(B) The proposed development is located in a residential area. However, with more than adequate parking spaces on-site, the adjustment will not impact the surrounding existing or

potential developments in the area. Adequate parking is provided and is only a reduction of 1 parking space. The reduction of 1 parking space will still provide 1.44 spaces per unit. The parking provided on-site exceeds the newly adopted parking requirements.

Therefore, the adjustment to parking will not create parking overflow issues and will have no effect on the surrounding uses.

(C) There are more than one adjustment being requested for this proposed development. However, the adjustments will allow the site to be fully developed will being consistent with the intent of the zone.

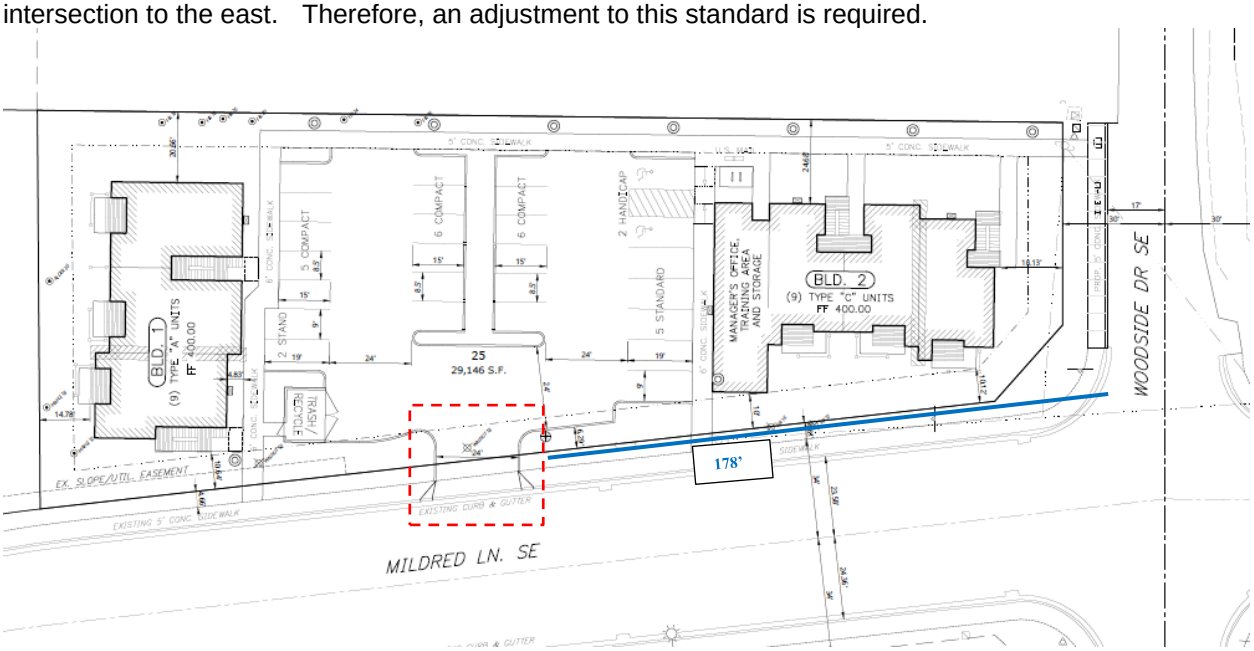
Charlene's House Apartments

Adjustment Class-2 Application

Proposal:

The subject property is 0.67 acres in size, zoned IC, and located at 5611 Woodside Drive (083W14CB/Tax Lot 2400). The subject property is Parcel 2 of Partition Case No. 19-11, dated August 29, 2019. The applicant is proposing a development consisting of 18-apartment units as shown on the site plans.

The applicant is proposing a driveway that is located closing than 370 feet from Woodside Drive intersection to the east. Therefore, an adjustment to this standard is required.



The applicant is requesting an adjustment greater than 20% adjustment to SRC 804.035(d):

> ***(d) Spacing. Driveway approaches providing direct access to a major or minor arterial shall be no less than 370 feet from the nearest driveway or street intersection, measured from centerline to centerline.***

Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

(i) Clearly inapplicable to the proposed development; or
(ii) Equally or better met by the proposed development.

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant Findings:

(A) One two-way driveway is proposed onto Mildred Lane from the development site. The proposed driveway appears to be located approximately 178 feet from the Mildred Land and Woodside Intersection. Due to the size and location of the subject property, locating the driveway further away from the intersection is not feasible or safe. Relocating the driveway would require the elimination of parking spaces and would provide an unsafe visual situation near the curve of Mildred Lane. Therefore, this standard is clearly inapplicable to the proposed development. After review of the site and layout, it was determined that the most feasible driveway location is as shown on the site plan, ad is clearly better met by the proposed. Therefore, the applicant is requesting an Adjustment to this requirement.

(B) The subject property is located within a residential zone. The subject property is zoned IC and surrounded by residential uses. The location of the driveway as shown on the site plan will not have an impact on residential uses or any of the other uses in the area. The location will provide a safe and convenient one-way entrance and exit out of the development. The location does not create any vision or traffic hazards onto Mildred Lane as shown on the site plans. Therefore, the driveway location will have no effect on the proposed use or surrounding uses.

(C) The applicant is requesting more than one adjustment. The requested adjustment will not have any effect on the overall purpose of the zone. The site will be developed to Code and designed to City standards. Therefore, the purpose of the zone will be met.