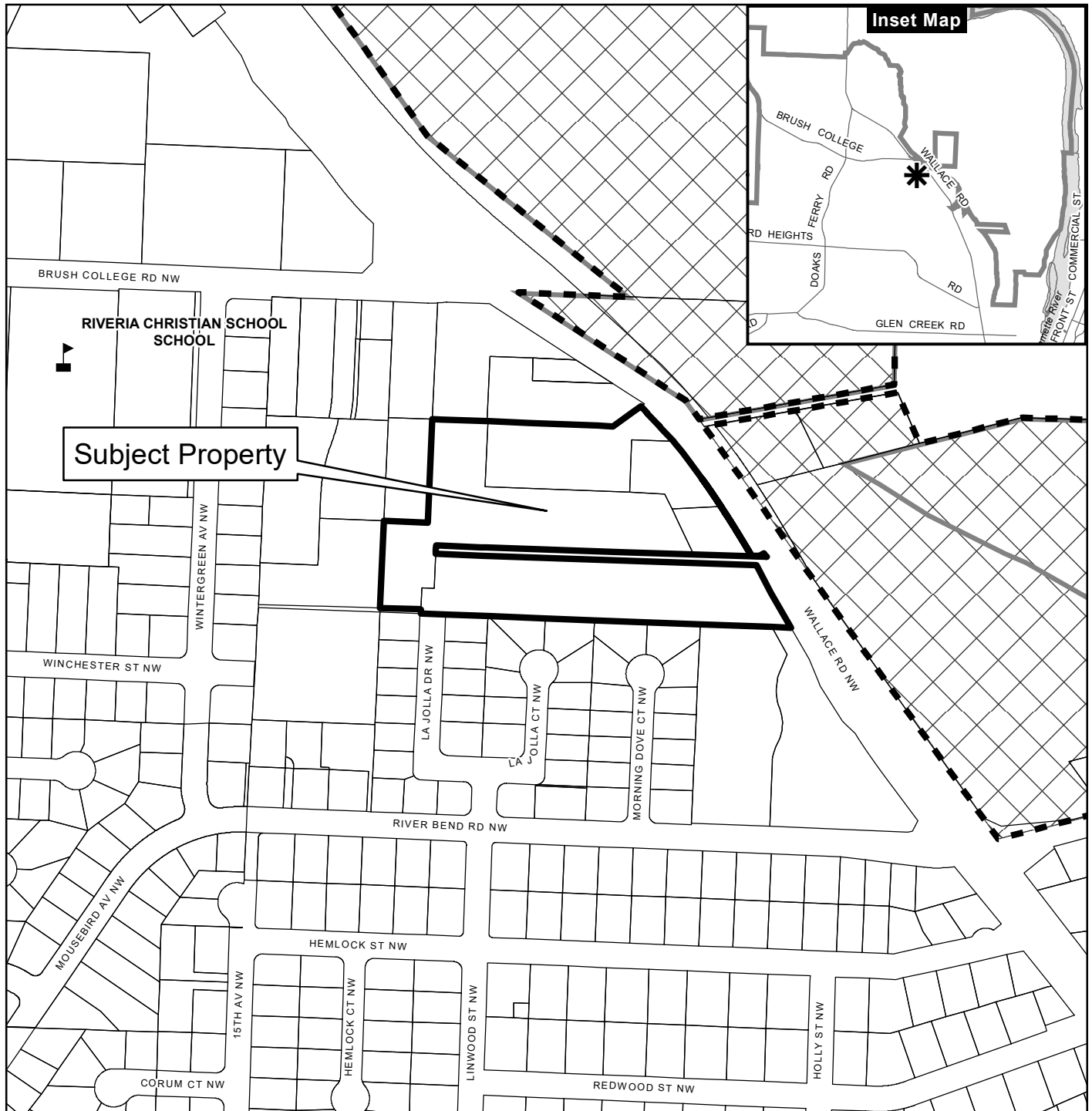


Vicinity Map

2499, 2501, 2519, 2539, 2551 Wallace Road NW



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

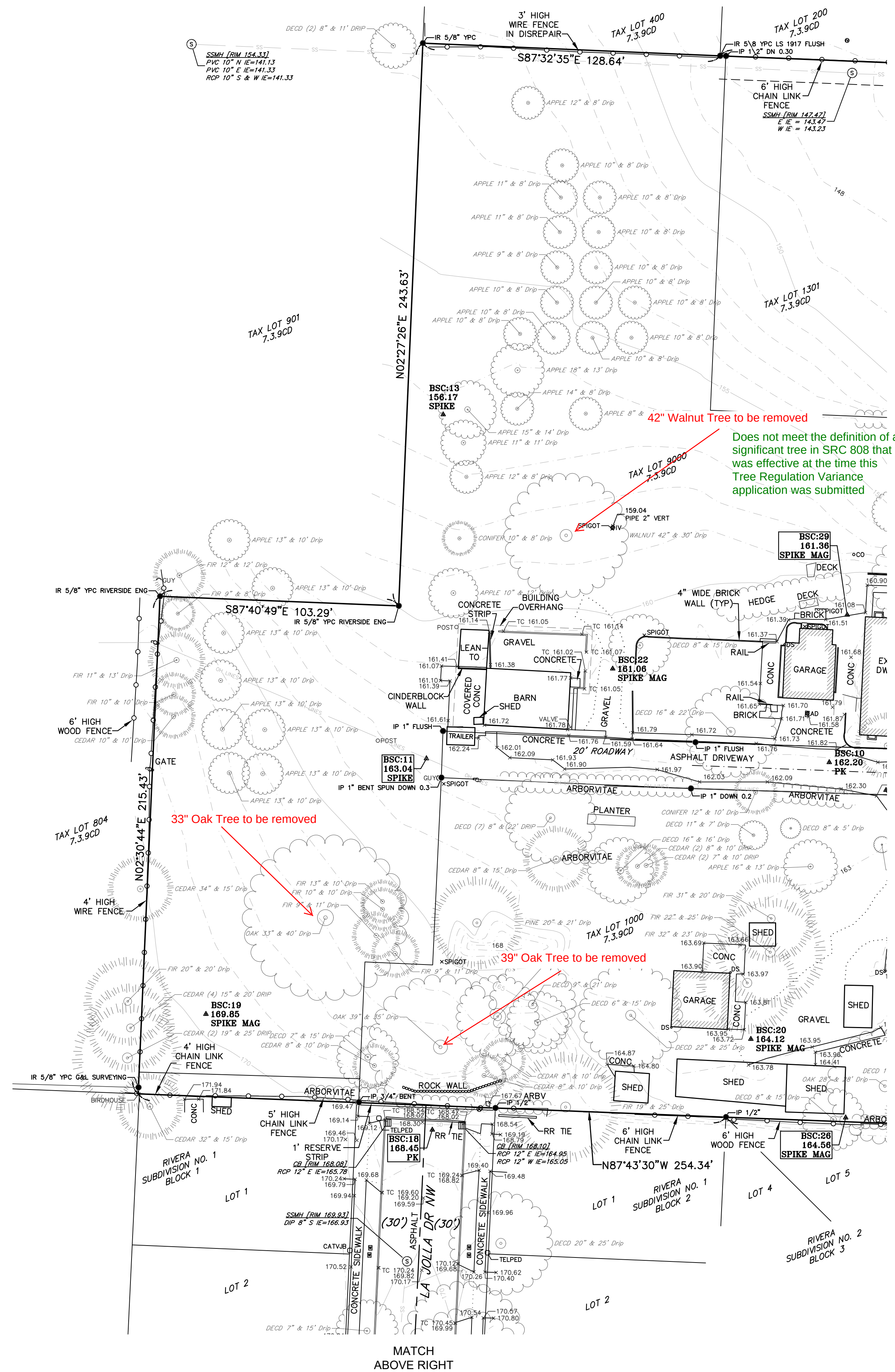
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



TOPOGRAPHIC SURVEY



ABBREVIATIONS

ASPH	ASPHALT	IRR	IRRIGATION
ARD	AREA DRAIN	INV.	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BDDG, BLDG	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	LM	METER, MAIN
CA TV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MB	MANHOLE
CO	CLEAN-OUT	OH	OVERHEAD
CONC	CONCRETE	P/L, R	PROPERTY LINE
CL, C	CENTERLINE	P, P	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EDGE	EDGE OF GRAVEL	PNR	POWER
EQ, EP, EDP	EDGE OF PAVEMENT	R	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDG	FEET DEPT. CONNECTOR	STD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDE WALK
FG	FINISH GRADE	TEL	TOP OF CURB
FG	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TYP	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTL	UTILITY
GV	GAS VALVE	V	VAULT
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

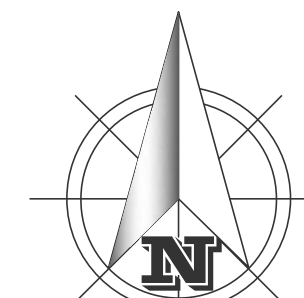
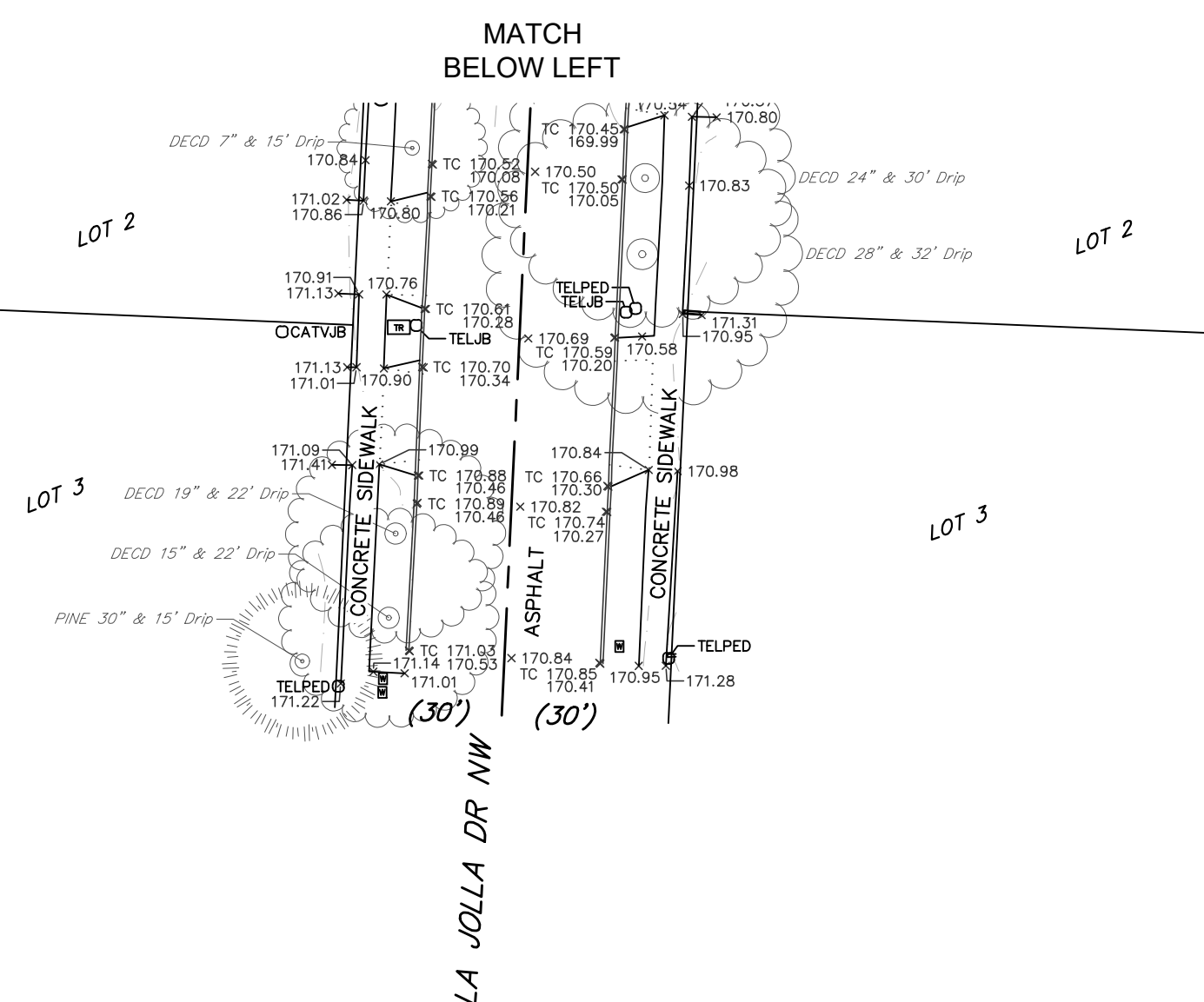
SYMBOLS			
	AREA DRAIN		SIGN POST
	CATCH BASIN		PEDESTAL
	CLEANOUT		MAIL BOX
	FIRE HYDRANT		IRRIGATION VALVE
	GAS VALVE		LIGHT POLE
	WATER VALVE		UTILITY/POWER POLES
	GAS/POWER/WATER METER		TEST PIT
	DOWN SPOUT		MONUMENT FOUND

 TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
 NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LINE TYPES

The diagram illustrates various utility line types and their corresponding symbols. Each line type is represented by a horizontal line with specific markers or labels above it. The line types are listed on the left, and their symbols are shown on the right.

- CATV LINE**: CATV CATV CATV CATV CATV CATV CATV CATV
- COMMUNICATION LINE**: COM COM COM COM COM COM COM COM
- EASEMENT LINE**: A dashed line.
- FENCE LINE**: A line with small circles (pickets) at regular intervals.
- FIBER OPTIC LINE**: FOC FOC FOC FOC FOC FOC FOC FOC
- GAS LINE**: GAS GAS GAS GAS GAS GAS GAS GAS
- EDGE OF GRAVEL LINE**: A dotted line.
- OVERHEAD LINE**: OH LINES OH LINES OH LINES OH LINES OH LINES OH LINES
- PHONE LINE**: PH PH PH PH PH PH PH PH
- POWER LINE**: ELEC ELEC ELEC ELEC ELEC ELEC ELEC ELEC
- SANITARY SEWER LINE**: SS SS SS SS SS SS SS SS
- STORM DRAIN LINE**: SD SD SD SD SD SD SD SD
- WATER LINE**: W W W W W W W W



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

BENCHMARK UTILIZED:
ELEV: 178.12' NGVD29
SURVEY MAG NAIL BSC POINT #11001 IN ASPHALT AS SHOWN
ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTCON ADJUST
OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.



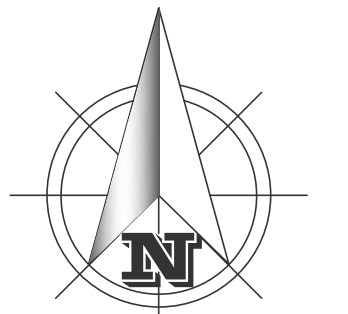
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/202

SURVEY FOR		WESTECH ENGINEERING	
LOCATION:		TAX LOTS 900, 1000, & 1301 7.3.9CD	
SW 1/4 SECTION 9 T7S, R3W, W.M.		CITY OF SALEM, POLK COUNTY, OREGON	
SCALE:	1"=30'	BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 363-2469 EMAIL: INFO@BARKERSURV.COM	SHEET 1 OF 2
DATE:	4/10/2019		
DRAWN BY:	R.J.C.		

TOPOGRAPHIC SURVEY



GRAPHIC SCALE
30' 15' 0' 15' 30' 60'
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
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IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

SYMBOLS

AD	AREA DRAIN	✓	SIGN POST
CB or	CATCH BASIN	PED	PEDESTAL
COO	CLEANOUT	MAIL	MAIL BOX
✓	FIRE HYDRANT	IRV	IRRIGATION VALVE
GV	GAS VALVE	★	LIGHT POLE
WV	WATER VALVE	UTL	UTILITY/POWER POLES
GPW	GAS/POWER/WATER METER	TP	TEST PIT
DSO	DOWN SPOUT	●	MONUMENT FOUND
①	MANHOLE TELEPHONE		
②	MANHOLE STORM DRAIN		
③	MANHOLE SANITARY SEWER		
○	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)		
	NOTE: DIAMETER MEASURED AT BREAST HEIGHT		

LINE TYPES

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

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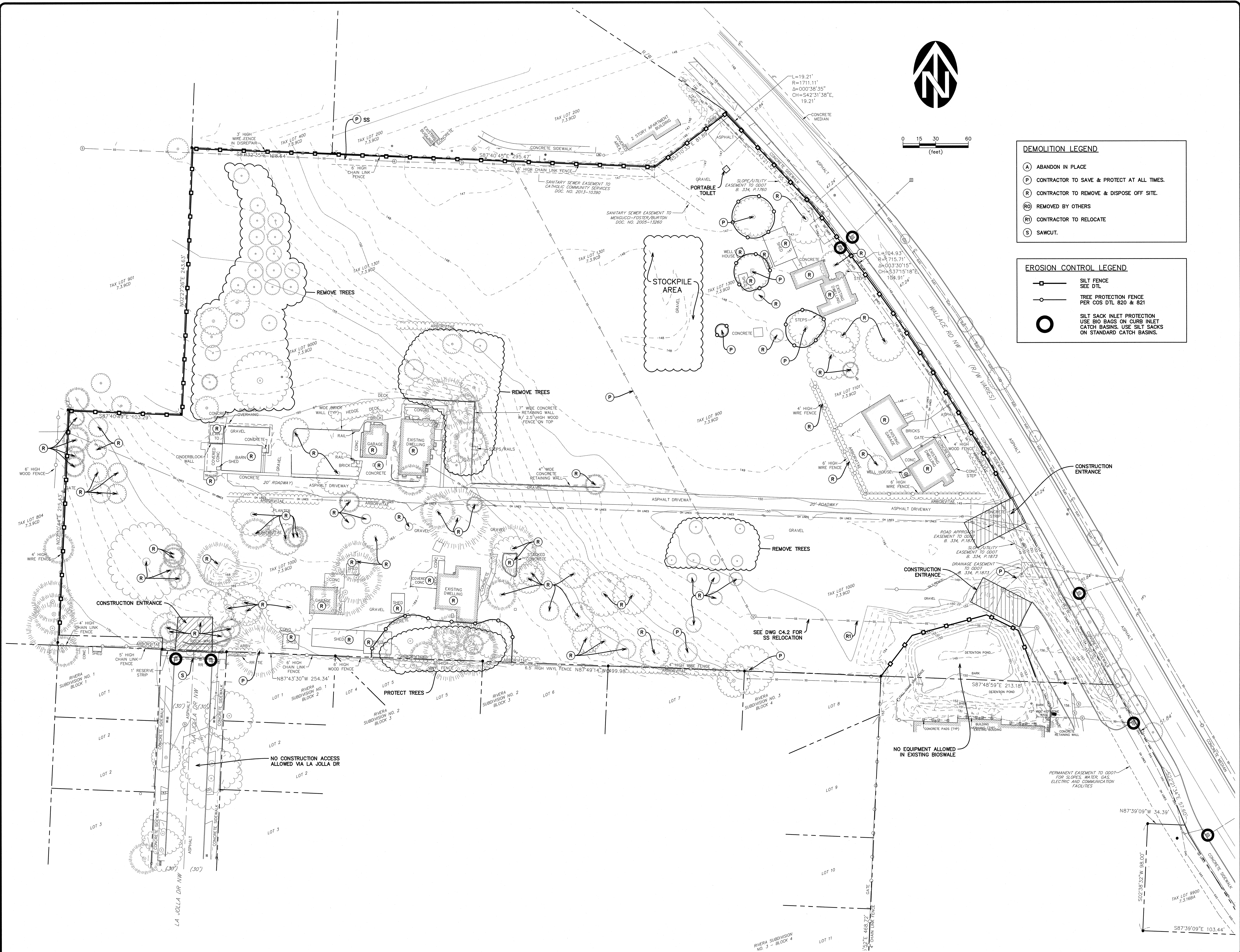


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DATE: 4/10/2019	SHEET 2 OF 2
DRAWN BY: R.J.C.	JOB NUMBER: 40843

[illegible]

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

41 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

SCOTT MARTIN
RIVERBEND ROAD SITE PHASE II
EXISTING CONDITIONS, EROSION CONTROL
& DEMOLITION PLAN

DRAWING
C2.0

JOB NUMBER
7040 7000 0

REVISED SITE PLAN SUBMITTED JUNE 10, 2022 TO PROVIDE REQUIRED CONNECTIVITY

BLDG. 1 18 UNITS 5,851 SQ. FT.	BLDG. 7 18 UNITS 5,851 SQ. FT.
BLDG. 2 24 UNITS 7,797 SQ. FT.	BLDG. 8 15 UNITS 4,922 SQ. FT.
BLDG. 3 24 UNITS 7,797 SQ. FT.	BLDG. 9 9 UNITS 2,931 SQ. FT.
BLDG. 4 24 UNITS 7,797 SQ. FT.	BLDG. 10 21 UNITS 6,777 SQ. FT.
BLDG. 5 15 UNITS 4,979 SQ. FT.	BLDG. 11 9 UNITS 2,931 SQ. FT.
BLDG. 6 24 UNITS 7,797 SQ. FT.	
TOTAL UNITS = 201	

A1	ADJUSTMENT #1: INCREASE MAXIMUM BUILDING SETBACK ADJACENT TO WALLACE RD. REQUEST TO INCREASE MAXIMUM BUILDING SETBACK FROM 10 FEET TO 15 FEET FOR BUILDING 1 ALONG WALLACE RD DUE TO EXISTING DODT EASEMENTS
A2	ADJUSTMENT #2: BUILDING SETBACKS ADJACENT TO INTERNAL LOT LINES. REDUCE BUILDING SETBACKS TO 0 FEET FOR INTERNAL PROPERTY LINES.
A3	ADJUSTMENT #3: VEHICLE USE AREAS ADJACENT TO INTERNAL LOT LINES. REDUCE VEHICLE USE AREA SETBACKS TO 0 FEET FOR DRIVE AISLES AND PARKING AREAS
A4	ADJUSTMENT #4: REDUCE BUILDING FRONTAGE MINIMUM FROM 50% TO 0% FOR WALLACE ROAD NW.

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PROPOSED PARKING LOT SHADE TREE

0' 20' 40' 80'

SCALE: 1" = 40'
REVISED 2022.01.13

A1.0

SITE PLAN REVIEW SET 05.06.22