



MEMORANDUM

To: Bryce Bishop, Salem Planning
From: Ben Schonberger, AICP
Date: October 17, 2022
Re: **Planning 2nd Review Response**
(case file 22-116522-PLN)

The following memo is a response to a letter issued by Salem Planning on October 11 for the above referenced case, a housing development at 5205 Battle Creek Road SE. The table below lists responses to each item in the same order as the letter from the city.

This is a narrative response to the items in the letter and on plan mark-ups. Revised drawings and exhibits referenced here will be submitted separately.

Responses to 2nd Review Letter

Issue	Applicant Response
Patio Screening	The outside edge of the patios will be screened with a low hedge, which will be shown on a revised landscape drawing. This is the same treatment as the patios in Phase 1 of the development. This satisfies the requirement of SRC 702.020(B)(6) for physical and visual separation.
Republic Services Letter	A revised letter from Republic Services, indicating their approval of the proposed layout for the trash enclosure areas, has been uploaded to Salem's project folder for this case. That letter constitutes evidence in support of the adjustment request from SRC 800.055.
Arborist Report	The two blank pages at the end of the submitted arborist report are not meant to have any content. They are merely an artifact of the conversion to a pdf file. As confirmed with the project arborist, these are unintentional and can be ignored.
Additional Comments on Plans	See next page.

Comments on Plans

Staff included numerous plan mark-ups. The list below summarizes responses to these comments. These changes are reflected in a revised site and landscape drawing set. The architectural drawing sets have not changed (except for the floor plan of Building I.3, which is attached to this memo)

1. Patio sizes. All patios meet the minimum dimensional standards of 96 square feet and minimum dimension (depth) of 6 feet. Revised drawings indicate the minimum standards are met.
2. Patio Screening. As noted in the table, the patios will be screened from the common open spaces with a low hedge. This barrier is indicated on a revised landscape plan.
3. Trees on RA/RS Boundary. At the location indicated on the plans, the property boundary is screened with a row of incense cedar trees as shown on the landscape drawing. These trees are planted at least one per every 30 linear feet along the boundary between the two sites.
4. Bike Rack Access. Bike parking on the east side of Building I.3 has been reconfigured to comply with bike parking standards in Table 806-10.
5. Maintenance Pathway. The access to the west side of Building I.3 is in fact a maintenance pathway. The ground floor plan for the building has been revised and the plans updated to show the internal configuration of space.

In short, the second door on the west side of Building I.3 now leads into a maintenance storage room. Neither of the doors have access to other internal space in the building (*i.e.*, hallway or dwelling units). They are only accessible to maintenance workers or emergency services personnel, and are therefore very infrequently used. The path to these doors is thus a maintenance pathway that does not require a full five-foot pedestrian path. A revised floor plan drawing is attached to this memo and will be part of revised set submitted to Salem for building permits.

MAHONIA
CROSSING -
PHASE 2
BUILDING I.3

Job Number: 22047

5120 SALAL ST SE
SALEM, OR



GENERAL SHEET NOTES

- A. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF SHEATHING OR CL OF COLUMN UNO. INTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD OR CL ORF COLUMN UNO.
- B. EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO. INTERIOR GRID LINES ARE TO FACE OF STUD UNO.
- C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES.
- D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES.
- E. SEE SPEC FOR SHELVING AND ROD TYPES AND LOCATIONS. ALL CLOSETS RECEIVE SHELF AND ROD UNO IN SPEC.
- F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS.
- G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS. WHERE GRAB BARS ARE NOT SHOWN IN PLAN, REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS.
- H. DOWNSPOUT SHAPE AND SIZE PER PLUMBING AND CIVIL.
- I. UNIT DEMISING WALLS TYPE IW3-6, UNO.
- J. UNIT INTERIOR WALLS TYPE IW1-4, UNO.
- K. WHERE WALLS, DOORS AND WINDOWS ARE NOT DIMENSIONED, ALIGN WITH THOSE ON THE FLOOR BELOW, TYP. SEE SECTIONS AND EXTERIOR ELEVATIONS.

LEGEND

- REF A0.01 FOR GENERAL LEGENDS
- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS 2x3 FLAT STYLE DOWNSPOUT
- FD FLOOR DRAIN
- WH WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

