Class 3 Site Plan Review, Class 1 Design Review, UGA, Class 2 Adjustments, and Class 2 Driveway Approach Permit

Submittal Date: December 2022

Submitted To: City of Salem Planning

Project Location: 3480 Blossom Drive NE

Salem, OR

Applicant(s): Clutch Industries Inc.

Applicant's Britany Randall of BRAND Land Use Representative: Britany@brandlanduse.com



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Arial View of Subject Property and Existing Development



Section 1: Property Background and Request

The applicant, Clutch Industries, Inc. (Clutch), is presenting a 90-unit multifamily development complete with a clubhouse and other onsite amenities. Previously, the subject property went through a partition, annexation and comprehensive plan amendment and zone change. The previous land use actions were completed with the intention of preparing the site for the proposed multiple family development presented within this application submittal.

The subject property is located at 3476 Blossom Drive NE in Salem. Clutch Industries previously applied for, and was granted approval of, an annexation consolidated with a comprehensive

plan amendment and zone change which brought the subject property into the city as RM2 (Multiple Family Residential 2). The subject property is approximately 3.25-acres in size and was previously developed with a single-family dwelling (which has been partitioned off) and accessory structures.

Section 2: Existing Conditions

The development site is approximately 3.25 acres in size and is described as Marion County Assessor Map and Tax Lots 073W01A003301, a City of Salem Vicinity Map is included in the exhibits.

Upon completion of the annexation, the site is now located within the corporate City limits of the City of Salem. The Salem Area Comprehensive Plan (SACP) map designates the subject property as "Multiple Family". Additionally, the property is not located within the city's Urban Service Area (USA) making an Urban Growth Area Development Permit a requirement for development. The applicant addresses the UGA criteria in Section 7 of this narrative.

The Comprehensive Plan designations of surrounding properties include:

North: Across Blossom Street NE, IND "Industrial"

South: MF "Multiple Family" and COM "Commercial"

East: MF "Multiple Family"

West: MU "Mixed Use"

The subject property is zoned RM2 (Multiple Family Residential 2). Surrounding properties are zoned as follows:

North: Across Blossom Street NE, IG (General Industrial)

South: Outside City Limits - Marion County RM and CR

East: Outside City Limits – Marion County RM

West: MUIII (Mixed Use 3)

Section 3: Applicable Zoning Codes

Salem Revised Code Chapter 200 – Urban Growth Management

Section 200.001 - Purpose

Section 200.010 – Urban Service Area Establishment; Effect

Section 200.015 – Urban Service Area Amendments; Procedure; Evaluation Criteria

Section 200.020 – Urban Growth Preliminary Declaration Required; Term and Fee

Section 200.025 – Urban Growth Preliminary Declaration

Section 200.035 – Determination of Extent of Required Improvement

Section 200.040 – Plan Approval

Section 200.055 – Standards for Street Improvements

Section 200.060 – Standards for Sewer Improvements

Section 200.065 – Standards for Storm Drainage Improvements

Section 200.070 – Standards for Water Improvements

Section 200.075 – Standards for Park Sites

Section 200.080 – Temporary Facilities

Salem Revised Code Chapter 220 – Site Plan Review

Section 220.001 - Purpose

Section 220.005 - Site Plan Review

Salem Revised Code Chapter 225 - Design Review

Section 225.001 - Purpose

Section 225.005 – Design Review

Salem Revised Code Chapter 230 – Historic Preservation

Section 230.001 - Purpose

Section 230.105 – Preservation of Archeological Resources

Salem Revised Code Chapter 250 – Adjustments

Section 250.001 – Purpose

Section 250.005 – Adjustments

Salem Revised Code Chapter 300 – Procedures for Land Use Applications and Legislative Land Use Proposals

Section 300.001 – Purpose

Section 300.010 - Scope and Applicability

Section 300.020 - General Rule

Section 300.100 – Procedure Types

Section 300.110 - Review Authorities

Section 300.120 – Procedures for Review of Multiple Applications

Section 300.200 – Initiation of Applications

Section 300.210 – Application Submittal

Section 300.220 – Completeness Review

Section 300.230 – Withdrawal of Application

Section 300.300 - Pre-application Conference

Section 300.310 – Neighborhood Association Contact

Section 300.500 – General Description

Section 300.510 – Type II Applications

Section 300.520 - Type II Procedure

Section 300.800 – Public Notice Compliance; Waiver of Notice

Section 300.810 – State Mandated Decision Date

Section 300.820 – Conditions of Approval

Section 300.830 – Amended Decisions

Section 300.840 – Issuance; Effective Date

Section 300.850 – Expiration and Extensions

Section 300.860 – Revocation of Approval

Salem Revised Code Chapter 514 – RMII Multiple Family Residential

Section 514.001 - Purpose

Section 514.005 – Uses

Section 514.010 – Development Standards

Section 514.015 – Design Review

Salem Revised Code Chapter 702 – Multiple Family Design Review Standards

Section 702.001 - Purpose

Section 702.005 – Multiple Family Design Review

Section 702.010 – Multiple Family Design Review Standards

Section 702.020 – Design Review Standards for Multiple Family Development with Thirteen or More Units

Salem Revised Code Chapter 800 – General Development Standards

Section 800.001 - Purpose

Section 800.005 – Applicability

Section 800.050 – Fences, Walls, Hedges, Gates, and Retaining Walls

Section 800.055 - Solid Waste Service Areas

Section 800.060 - Exterior Lighting

Section 800.065 - Pedestrian Access

Salem Revised Code Chapter 803 – Streets and Right-of-Way Improvements

Section 803.001 - Purpose

Section 803.010 – Streets, Generally

Section 803.015 – Traffic Impact Analysis

Section 803.025 - Right-of-Way and Pavement Widths

Salem Revised Code Chapter 804 – Driveway Approaches

Section 804.001 - Purpose

Section 804.010 – Applicability

Section 804.015 – Driveway Approach Permit Required

Section 804.025 – Class 2 Driveway Approach Permit

Section 804.030 – Access onto Local and Collector Streets

Section 804.050 – Driveway Approach Development Standards

Salem Revised Code Chapter 805 – Vision Clearance

Section 805.001 - Purpose

Section 805.005 – Vision Clearance Areas

Section 805.010 - Obstruction to Vision Prohibited

Section 805.015 - Alternative Standards

Salem Revised Code Chapter 806 – Off-Street Parking, Loading, and Driveways

Section 806.001 - Purpose

Section 806.005 – Off-Street Parking; When Required

Section 806.010 – Proximity of Off-Street Parking to Use or Activity Served

Section 806.015 – Amount Off-Street Parking

Section 806.020 – Method of Providing Off-Street Parking

Section 806.035 – Off-Street Parking and Vehicle Use Area Development Standards for Uses or Activities Other Than Single Family, Two Family, Three Family, and Four Family

Section 806.040 – Driveway Development Standards for Uses or Activities Other Than Single Family, Two Family, Three Family, or Four Family

Section 806.045 – Bicycle Parking; When Required

Section 806.050 – Proximity of Bicycle Parking to Use or Activity Served

Section 806.055 – Amount of Bicycle Parking

Section 806.060 – Bicycle Parking Development Standards

Section 806.065 – Off-Street Loading Areas; When Required

Section 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served

Section 806.075 – Amount of Off-Street Loading

Section 806.080 – Off-Street Loading Development Standards

Salem Revised Code Chapter 807 – Landscaping and Screening

Section 807.001 - Purpose

Section 807.010 - Applicability

Section 807.015 – Landscaping and Screening

Section 807.020 – Landscaping Plan and Landscaping Permit

Section 807.025 – Plant Material Standards

Section 807.030 – Tree Protection Measures During Construction

Section 807.035 - Installation

Section 807.040 – Irrigation

Section 807.045 – Maintenance

Section 807.050 – Compliance/Performance Assurance

Section 807.055 – Administrative Relief

Salem Revised Code Chapter 808 – Preservation of Trees and Vegetation

Section 808.001 - Purpose

Section 808.010 – Heritage Trees

Section 808.015 – Significant Trees

Section 808.020 – Trees and Native Vegetation in Riparian Corridors

Section 808.025 – Trees on Lots or Parcels 20,000 Square Feet or Greater

Section 808.030 – Tree and Vegetation Removal Permits

Section 808.035 - Tree Conservation Plans

Section 808.045 - Tree Variances

Section 808.046 – Protection Measures During Construction

Section 808.050 – Tree Planting Requirements

Section 4: Findings Applicable to Administrative Procedures

Chapter 300 – Procedures for Land Use Applications and Legislative Land Use Proposals Section 300.001 – Purpose

The purpose of this chapter is to establish uniform procedures for the review and processing of land use applications, and to establish procedures for legislative land use proposals. This chapter is intended to make the land use application review process clear and understandable for applicants; to facilitate timely review of land use applications by the City; and to enable the public to effectively participate in the local land use decision making process.

Applicant's Findings: The applicant understands the purpose of Chapter 300 and has provided findings in response to each applicable criterion to satisfy the burden of proof for approvability of the requested application.

Section 300.010 - Scope and Applicability

This chapter applies to all land use actions and all legislative land use proceedings under the UDC.

Applicant's Findings: The applicant understands this chapter is applicable to this application.

Section 300.020 - General Rule

No person shall engage in or cause development, as defined under SRC chapter 111, to occur without first obtaining the necessary land use approvals required by, and according to the procedures in, this chapter.

Applicant's Findings: The applicant understands they may not proceed with any development prior to obtaining land use approval.

Section 300.100 – Procedure Types

(a) Unless otherwise provided in the UDC, land use actions required under the UDC are classified as one of four procedure types set forth in Table 300-1. The procedure type governs the decision-making process for the specific land use application.

Applicant's Findings: The applicant understands Table 300-1 sets forth the four procedure types for land use actions within the City of Salem. This application will be reviewed using Type II procedures. Type II applications are administrative, and the decision authority is the planning administrator. "Type II procedure is used when the standards and criteria require limited discretion or legal judgment in their application. Decisions on Type II applications are made by staff. Public notice and opportunity to comment prior to issuance of a decision is provided. A public hearing is not required unless the decision is appealed."

(b) The specific procedure type assigned to a land use application is specified in Table 300-2.

Applicant's Findings: This is a consolidated application for Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and an Urban Growth Preliminary Declaration. In accordance with Table 300-1, a Class 3 Site Plan Review is a Type II decision, a Class 1 Design Review is a Type I decision, a Class 2 Adjustment is a Type II decision, a Class 2 Driveway Approach Permit is a Type II decision, and an Urban Growth Area Permit is a Type II decision. Because the applications are consolidated, they must be reviewed under the strictest procedure type within the application package which, in this case, is the Type II procedure.

(c) When the procedure type for a land use application is not identified in Table 300-2, specified elsewhere in the UDC, or otherwise required by law, the Planning Administrator shall determine the applicable procedure based on the guidelines in this

subsection. Questions as to the appropriate procedure shall be resolved in favor of the procedure type providing the greatest notice and opportunity to participate by the public.

- (1) Type I procedures shall be used when the land use action will be based on standards and criteria that do not require interpretation or the exercise of policy or legal judgment.
- (2) Type II procedures shall be used when the land use action will be based on standards or criteria that require only limited discretion or legal judgment.
- (3) Type III procedures shall be used when the land use action will be based on standards and criteria that require the exercise of discretion or legal judgment.
- (4) Type IV procedures shall be used when the land use action will be based on standards and criteria that require the exercise of discretion or legal judgment, and where the land use application must first be referred to an advisory body for review and recommendation to the Council, which then makes the decision.

Applicant's Findings: The review type for the application submitted is identified in Table 300-2. Therefore, this criterion is not applicable.

(d) Notwithstanding any other provision in this section, and upon payment of the applicable fee, an applicant may choose to process a land use application that would be a Type II procedure, or to process a land use application that would be a Type II procedure as a Type III procedure.

Applicant's Findings: The applicant is not choosing to process the application with a different procedure type. The application will be processed using Type II procedures as indicated in Table 300-2. This criterion is not applicable.

Section 300.110 – Review Authorities

(a) Review authorities, generally. Review authorities are those designated individuals or bodies that make recommendations or decisions regarding land use actions. The applicable Review Authorities for specific land use actions are identified under Table 300-2. The Review Authority shall review an application following the applicable procedure type for the application and according to the applicable approval standards and criteria.

Applicant's Findings: The applicant understands the review authority in this case to be city staff as the consolidated application will be reviewed using the Type II process.

- (b) *Review Authority hierarchy*. Review authorities are organized under the following hierarchy, from lowest to highest:
 - (1) Staff, including, but not limited to, the Planning Administrator, Community Development Director, Public Works Director, and Building Official;

- (2) Historic Landmarks Commission;
- (3) Hearings Officer;
- (4) Planning Commission;
- (5) Council.

Applicant's Findings: The applicant understands the hierarchy of review authorities.

(c) Historic Landmarks Commission jurisdiction over certain applications. Notwithstanding any other provision of this section, the Historic Landmarks Commission shall have exclusive jurisdiction over those land use applications under SRC chapter 230 requiring Historic Landmarks Commission review.

Applicant's Findings: The applicant understands the Historic Landmarks Commission (HLC) has review authority in this case.

Section 300.120 – Procedures for Review of Multiple Applications

When multiple land use actions are required or proposed by an applicant, the applications may be processed individually in sequence, concurrently, or through the consolidated procedure provided in this section. The applicant shall elect how the land use applications are to be processed, except where a specific review process or sequence is otherwise required or where the land use applications are subject to the same procedure type and decided upon by the same Review Authority. When multiple land use applications are subject to the same procedure type and decided upon by the same Review Authority, the land use applications shall be consolidated.

Applicant's Findings: This application is for a consolidated review of Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and an Urban Growth Preliminary Declaration. Because the application is consolidated, Type II review procedures will be used to review the request.

- (a) Applications processed individually in sequence. Multiple applications processed individually require the filing of separate applications for each land use action. Each application shall be reviewed separately according to the applicable procedure type and processed sequentially, as follows:
 - (1) Applications with the highest numbered procedure type must be processed first;
 - (2) Notwithstanding any other provision in this subsection, where a particular sequence for the review of land use applications is established by another section of the UDC, the applications shall be processed in that sequence; and
 - (3) Notwithstanding any other provision in this subsection, where one land use application is dependent upon the approval of another land use application (e.g., conditional use permit is subject to prior approval of a zone change), the land use application upon which the other is dependent shall be processed first.

Applicant's Findings: The applications are being processed consolidated, not individually. Therefore, these criteria are not applicable.

(b) Applications processed concurrently. Multiple applications processed concurrently require the filing of separate applications for each land use action. Each application shall be reviewed separately according to the applicable procedure type and processed simultaneously.

Applicant's Findings: The applications are being processed consolidated, not concurrently. Therefore, this criterion is not applicable.

(c) Consolidated applications. When multiple applications are consolidated, a single application is filed for all land use actions. The application shall be accompanied by the information and supporting documentation required for each individual land use action. Review of the application shall be according to the highest numbered procedure type required for any of the land use applications. The Review Authority shall be the highest applicable Review Authority under the highest numbered procedure type required for any of the land use applications. Notwithstanding the provisions of this subsection, where multiple applications that are proposed to be consolidated include an application subject to review by the Historic Landmarks Commission, the application that is subject to Historic Landmarks Commission review shall be processed individually or concurrently.

Applicant's Findings: As stated previously, the applicant is submitting a consolidated review. Because the application is consolidated, the submittal will be reviewed using the Type II review procedures.

Section 300.200 – Initiation of Applications

- (a) Type I, Type II, Type III, and Type IV land use applications may be submitted by one or more of the following persons:
 - (1) The owner of the subject property;
 - (2) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;
 - (3) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or
 - (4) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by subsection (a)(1), (2) or (3) of this section and accompanied by proof of the agent's authority.

Applicant's Findings: The applicant is the owner of the subject property. This criterion is met.

(b) Type III applications may be initiated by the City where identified in the UDC for specific application type.

Applicant's Findings: The application is Type II; this criterion is not applicable.

(c) Type IV applications may be initiated by the City.

Applicant's Findings: The application is Type II; this criterion is not applicable.

Section 300.210 – Application Submittal

- (a) Land use applications shall be submitted on forms prescribed by the Planning Administrator. A land use application shall not be accepted in partial submittals. All of the following must be submitted to initiate completeness review under SRC 300.220. All information supplied on the application form and accompanying the application shall be complete and correct as to the applicable facts.
 - (1) A completed application form. The application form shall contain, at a minimum, the following information:
 - (A) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - (B) The address or location of the subject property and its assessor's map and tax lot number;
 - (C) The size of the subject property;
 - (D) The comprehensive plan designation and zoning of the subject property;
 - (E) The type of application(s);
 - (F) A brief description of the proposal; and
 - (G) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).

Applicant's Findings: The required form and information have been included with this application submittal for review by city staff.

(2) Recorded deed/land sales contract with legal description;

Applicant's Findings: The recorded deed has been supplied along with this application submittal.

(3) Any information that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application;

Applicant's Findings: The applicant sees no reason city staff would have a conflict of interest under any state or local ethics laws. This section is not applicable.

(4) Pre-application conference written summary, if a pre-application conference was required under SRC 300.310(a) and Table 300-2; or copy of the approved pre-application conference waiver, if such approval was granted pursuant to SRC 300.310(b);

Applicant's Findings: In accordance with Table 300-2, a pre-application conference is required. The applicant held the mandatory pre-application conference on February 10, 2022 (PRE-AP22-09). A copy of the pre-application conference notes is included with this land use submittal. This criterion is met.

(5) A statement as to whether any City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact and who it was with (e.g., phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

Applicant's Findings: In accordance with Table 300-2., contact with the Neighborhood Association ahead of application submittal is required for a Class 3 Site Plan Review. The letter sent to the neighborhood association is included with this submittal package. This criterion is met.

(6) For applications requiring neighborhood association contact under SRC 300.310, a copy of the required e-mail or letter to the neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent;

Applicant's Findings: As stated previously, neighborhood association contact is required for this application. The applicant provided notice and attached the emails and letter sent with this land use submittal.

- (7) For applications requiring an open house under SRC 300.320:
 - (A) A copy of the sign-in sheet for the open house and a summary of the comments provided; or
 - (B) When a neighborhood association meeting has been substituted for a required open house, a summary of the comments provided at the neighborhood association meeting;

Applicant's Findings: Pursuant to SRC 300.320, an open house is not required for this submittal.

(8) A statement as to whether the Salem-Keizer Transit District was contacted in advance of filing the application; and if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact, who it was with, and the result;

Applicant's Findings: The applicant provided the same information sent to the Neighborhood Association to the Salem-Keizer Transit District. A copy of the letter and email to transit is included with this application submittal.

(9) A written statement addressing each applicable approval criterion and standard;

Applicant's Findings: This narrative includes findings and responses to each applicable approval criterion and standard.

(10) For Type II, Type III, and applicant-initiated Type IV applications involving property subject to an active and duly incorporated Homeowner's Association (HOA) registered with the Oregon Secretary of State which includes an identified registered agent, the HOA name and mailing address for the registered agent.

Applicant's Findings: The subject property is not incorporated into an HOA that is registered with the Oregon Secretary of State. This section is not applicable.

(11) For applications for affordable multiple family housing where a 100-day state mandated decision date is sought, a draft copy of the covenant required under ORS 197.311 restricting the owner, and each successive owner, of the development or a residential unit within the development from selling or renting any of the identified affordable residential units as housing that is not affordable housing for a period of 60 years from the date of the certificate of occupancy.

Applicant's Findings: This application is not for affordable multiple family housing. This section is not appliable.

(12) Any additional information required under the UDC for the specific land use action sought;

Applicant's Findings: The applicant believes no additional information will be required to be submitted and staff will be able to move forward and write a favorable decision.

(13) Any additional information, as determined by the Planning Administrator, that may be required by another provision, or for any other permit elsewhere, in the UDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

Applicant's Findings: The applicant believes no additional information will be required to be submitted and staff will be able to move forward and write a favorable decision.

(14) Payment of the applicable application fee(s) pursuant to SRC 110.090.

Applicant's Findings: Upon population of the applicable application fees, the applicant will pay them within 5 days. This criterion will be met.

(b) The Planning Administrator may waive any submittal requirement if the Planning Administrator determines that the specific requirement would not provide evidence needed to satisfy any of the applicable criteria.

Applicant's Findings: The applicant understands that the planning administrator has the authority to waive any submittal requirement. However, a thorough and complete application is being submitted to city staff for review and it is not anticipated any requirement will be waived.

(c) Each application, when received, shall be date-stamped with the date the application was received, and designated with a receipt number and a notation of the staff person who received the application.

Applicant's Findings: The applicant understands this requirement of city staff for processing applications.

Section 300.220 – Completeness Review

(a) Except as otherwise provided under ORS 227.178, the Planning Administrator shall review an application for completeness within 30 days of its receipt.

Applicant's Findings: The applicant understands the 30-day completeness review rule pursuant to ORS 227.178. The applicant anticipates having satisfied all of the code requirements for the proposal.

(b) Determination of completeness shall be based upon the information required under SRC 300.210 and shall not be based on opinions as to quality or accuracy. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.

Applicant's Findings: The applicant understands the provisions for determining completeness of this application. The applicant believes this application is able to be deemed complete and a favorable decision will be rendered.

(c) If an application is determined to be complete, review of the application shall commence.

Applicant's Findings: The applicant anticipates the application submitted is complete and review of the application can proceed. However, it is understood staff will need a review period to examine the materials being submitted.

- (d) If an application is determined to be incomplete, written notice shall be provided to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete upon initial filing shall be deemed complete for purposes of this section upon receipt of:
 - (1) All of the missing information;
 - (2) Some of the missing information and written notice from the applicant that no other information will be provided; or
 - (3) Written notice from the applicant that none of the missing information will be provided.

Applicant's Findings: The applicant understands written notice of an incomplete application will be provided, if applicable. The applicant also understands the three actions they may take to satisfy completeness.

(e) If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application shall be based upon the standards and criteria that were in effect at the time the application was first submitted.

Applicant's Findings: The applicant understands if there is a code amendment to the approval criteria during the review process of the application, the code in effect at the time the application was submitted will be used to determine approval.

(f) An application shall be deemed void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (d) of this section.

Applicant's Findings: The applicant understands if the 180-days is surpassed and completeness is not satisfied, the application will be void.

Section 300.230 – Withdrawal of Application

(a) An application may be withdrawn by the applicant at any time prior to the issuance of the final written decision of the City, including the final written decision of the City on an appeal or City Council Review.

Applicant's Findings: The applicant understands they may withdraw their application at any time prior to the issuance of the final written decision of the city. The applicant does not believe they will need to withdraw their application at this time.

(b) A request to withdraw an application shall be in writing.

Applicant's Findings: The applicant understands, if they need to withdraw their application, they will need to do so in writing.

(c) Upon receipt of a request to withdraw, the application shall be deemed dismissed without further action by the Review Authority. A withdrawal shall not bar filing a new application; withdrawal shall not be deemed a final decision for any purpose. A new application, upon payment of a new fee, may be filed unless the filing is barred by another provision of the UDC. Withdrawals under this subsection cannot be appealed.

Applicant's Findings: The applicant understands, if they withdraw their application, a withdrawal of the application will not impact future applications.

(d) If an application is withdrawn after the mailing of public notice, the Planning Administrator shall send written notice stating the application has been withdrawn to all persons who were provided mailed notice of the application or public hearing.

Applicant's Findings: The applicant understands, if they withdraw their application, the planning administrator will send out written notices of the application being withdrawn.

Section 300.300 – Pre-Application Conference

(a) *Purpose.* Pre-application conferences are intended to familiarize applicants with the requirements of the UDC; to provide applicants with an opportunity to meet with city staff to discuss proposed projects in detail; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to orient applicants and assist them in navigating the land use process but is not intended to be an exhaustive review that identifies or resolves all potential issues and does not bind or preclude the City from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

Applicant's Findings: The applicant understands the purpose of requiring a pre-application conference. On February 10, 2022, the applicant held a pre-application conference with staff which satisfies the requirement of this section. The pre-application conference notes are included with this submittal.

- (b) Applicability and waiver of pre-application requirement.
 - (1) Pre-application conferences are mandatory for those land use actions identified under Table 300-2 as requiring a pre-application conference.

Applicant's Findings: As stated previously, Table 300-2 indicates a Design Review requires a preapplication conference or an approved waiver of a pre-application conference prior to

application submittal. The applicant satisfied this requirement on February 10, 2022. A copy of the pre-application conference notes is included with this application submittal.

(2) Nothing in this section shall preclude an applicant from voluntarily requesting a pre-application conference for any other land use action.

Applicant's Findings: The pre-application conference was a requirement for this application; this criterion is not applicable.

(3) Notwithstanding the provisions of this section, a mandatory pre-application conference may be waived by the Planning Administrator if the application is relatively simple, and good cause is shown by the applicant. An application for a waiver shall be made on forms provided by the Planning Administrator. The applicant for a waiver shall acknowledge that waiving the pre-application conference increases the risk of an application being rejected or processing delayed due to insufficient, incomplete, or incorrect information being provided. The decision of the Planning Administrator on an application to waive a pre-application conference is not appealable.

Applicant's Findings: The applicant held the mandatory pre-application conference and is not seeking a waiver. This criterion is not applicable.

Section 300.310 – Neighborhood Association Contact

(a) *Purpose*. The purpose of neighborhood association contact is to provide an opportunity for neighborhood associations to learn of upcoming land use applications involving land within or adjacent to their boundaries in advance of applications being submitted. This encourages dialogue and provides opportunities for feedback and resolution of potential issues prior to filing.

Applicant's Findings: The applicant understands the purpose of requiring neighborhood association contact.

- (b) Applicability.
 - (1) Neighborhood association contact, as provided in this section, is required for those land use applications identified under Table 300-2 as requiring neighborhood association contact.

Applicant's Findings: As mentioned previously, Table 300-2 requires neighborhood association contact for the applications. The applicant's representative prepared a letter and sent it to the chair and land use chair of the neighborhood association. The letter was sent via email. The email and the letter is included with this submittal.

(2) When multiple land use applications are consolidated into a single application and one or more of the applications involved include a requirement for neighborhood association contact and the other applications do not require neighborhood association contact, the entire consolidated application shall require neighborhood association contact.

Applicant's Findings: The applicant understands because the application is consolidated, neighborhood association contact is required for all applications included. As demonstrated by the contact materials provided, the applicant notified the chair and land use chair of all applications being requested. This criterion is met.

(3) Nothing in this section shall be construed to preclude additional contact between an applicant and neighborhood association beyond the requirements of this section, or an applicant from contacting a neighborhood association where no neighborhood association contact is required.

Applicant's Findings: The applicant understands nothing in this section shall preclude additional contact between the applicant and neighborhood association.

- (c) *Process*. Prior to submitting a land use application requiring neighborhood association contact, the applicant shall contact the City-recognized neighborhood association(s) whose boundaries include, or are adjacent to, the subject property via e-mail or mailed letter. The e-mail or mailed letter shall:
 - (1) Be sent to the chair(s) and land use chair(s) of the applicable neighborhood association(s) prior to submitting the land use application; and
 - (2) Contain the following information:
 - (A) The name, telephone number, and e-mail address of the applicant;
 - (B) The address of the subject property;
 - (C) A summary of the proposal;
 - (D) A conceptual site plan, if applicable, that includes the proposed development; and
 - (E) The date on which the e-mail or letter is being sent;

Applicant's Findings: The applicant emailed a letter with information relating to the proposal to both the chair and land use chair of the neighborhood association. The letter included all of the required information listed above. This criterion is met.

(d) Effect on subsequent land use application submittal. A land use application requiring neighborhood association contact shall not be accepted, as provided under SRC 300.210, unless it is accompanied by a copy of the e-mail or letter that was sent to the

neighborhood association, and a list of the e-mail or postal addresses to which the e-mail or letter was sent.

Applicant's Findings: The applicant understands the city is unable to accept applications requiring neighborhood association contact prior to contact being made. However, the applicant has demonstrated satisfying this criterion prior to submittal.

Section 300.500 – General description

Type II applications are administrative in nature and involve land use actions governed by approval criteria and standards which require the exercise of limited discretion. Impacts on nearby properties associated with the land use action may require imposition of conditions of approval to minimize those impacts or to ensure compliance with the UDC. A Type II application is an administrative review process where the Review Authority reviews the application for conformance with the applicable standards and approval criteria and issues a decision. The Type II process is illustrated in Figure 300-2.

Applicant's Findings: The applicant understands Type II applications follow an administrative review process. The applicant believes they have fulfilled all the requirements in this application and the review authority will be able to move forward with a favorable decision.

Section 300.510 – Tyle II Applications

The following land use actions are Type II applications:

- (a) Those identified in Table 300-2 as Type II applications;
- (b) Those identified in the UDC as Type II applications; or
- (c) Those identified by the Planning Administrator as Type II applications based upon the guidelines for classification of applications under SRC 300.100(c).

Applicant's Findings: The review type for the application submitted is identified in Table 300-2. Type II application procedures will be used to review the application package.

Section 300.520 – Tyle II Procedure

- (a) Application requirements.
 - (1) Application form. Type II applications shall be made on forms provided by the Planning Administrator.
 - (2) *Submittal requirements.* Type II applications shall include the information required under SRC 300.210.

Applicant's Findings: This submittal includes the required application forms provided by the city. Each submittal requirement is provided, and the applicant has demonstrated how the proposal meets each criterion.

- (b) *Public notice and comment*. Public notice is required for Type II applications. Public notice shall be by first class mail. Posted notice on the subject property is required for subdivisions, Class 2 wireless communications facilities siting, manufactured dwelling park permits, and Class 1 greenway development permits. All Type II applications include a comment period of 14 days from the date notice is mailed.
 - (1) Mailed notice. Mailed notice shall be provided as follows:
 - (A) The City shall mail notice of the application within ten days after the application is deemed complete. An affidavit of mailing shall be prepared and made part of the file.
 - (B) Notice of the application shall be mailed to:
 - (i) The applicant(s) and/or the applicant's authorized representative(s);
 - (ii) The owner(s) or contract purchaser(s) of record of the subject property;
 - (iii) The address of the subject property, based on the City's current addressing records;
 - (iv) Any active and duly incorporated Homeowner's Association (HOA) involving the subject property that is registered with the Oregon Secretary of State and which includes an identified registered agent. For purposes of this subsection, the HOA shall be the HOA as identified by the applicant. Notice requirements to the HOA shall be deemed to have been met when notice is provided to the registered agent of the HOA utilizing the contact information provided by the applicant;
 - (v) Any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property;
 - (vi) Property owners of record, as shown on the most recent property tax assessment roll, of properties located within 250 feet of the subject property;
 - (vii) Addresses, based on the City's current addressing records, within 250 feet of the subject property.
 - (viii) The Salem Area Mass Transit District
 - (ix) Any governmental agency which is entitled to notice by law or under an intergovernmental agreement with the City; and

- (x) Any community organizations, public utilities, agencies, or individuals who have submitted written requests for notification to the City.
- (C) Mailed notice shall include:
 - (i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;
 - (ii) The type of application and a concise description of the nature of the land use action;
 - (iii) The proposed site plan;
 - (iv) The street address, or other easily understood geographical reference, for the subject property;
 - (v) A vicinity map identifying the subject property with relation to nearby major streets or other landmarks;
 - (vi) A list of the approval criteria by name and code section;
 - (vii) A statement that the application and all documents and evidence submitted by the applicant are available for review and that copies can be obtained at a reasonable cost;
 - (viii) A brief summary of the decision-making process for the application;
 - (ix) The place, date, and time that written comments are due, and the person to whom the comments should be addressed;
 - (x) A statement that comments received after the close of the public comment period will not be considered;
 - (xi) A statement that issues which may provide the basis for an appeal to the Oregon Land Use Board of Appeals must be raised in writing prior to the expiration of the comment period and with sufficient specificity to enable the applicant and Review Authority to respond to the issue;
 - (xii) A statement that subsequent to the closing of the public comment period a decision will be issued and mailed to the applicant, property owner, everyone entitled to the initial notice of the

- application, anyone who submitted written comments on the application, and to any other persons otherwise legally entitled to notice of the decision; and
- (xiii) The name and contact information for the staff case manager.
- (2) Posted notice. Posted notice shall be provided, when required, as follows:
 - (A) The applicant shall post notice on the subject property no earlier than 14 and no later than ten days prior to the end of the 14-day comment period. The notice shall remain in place through the end of the comment period. The applicant shall file an affidavit of posting with the City no later than five days after the date of original posting. The affidavit shall be made a part of the file.
 - (B) Notice shall be posted on each street frontage of the subject property, in a conspicuous place that is visible from the public right-of-way. If no street abuts the subject property, the notice shall be placed as near as possible to the subject property in a conspicuous place that can be readily seen by the public.
 - (C) Posted notice shall be provided on signs as prescribed by the Planning Administrator.
 - (D) The applicant shall remove and return the signs within seven days after the end of the comment period.

Applicant's Findings: The applicant understands the noticing procedures required under this section. Posting notice on the subject property is not required for the requested application.

(c) Application review. The Review Authority shall review the application, all written comments submitted during the public comment period, and the applicant's response to the comments, if any. Written comments received after the expiration of the public comment period shall not be considered by the Review Authority.

Applicant's Findings: The applicant's representative, BRAND Land Use, will respond to any written comments received during the comment period. No comments received after the close of the comment period should be included in the official record or responded to.

(d) *Decision*. The Review Authority shall approve, conditionally approve, or deny the application based upon the facts contained within the record and according to the applicable standards and criteria. The decision of the Review Authority shall be a written order containing findings that explain the criteria and standards applicable to the decision, stating the facts relied upon in rendering the decision, and explaining the justification for the decision.

Applicant's Findings: The applicant understands the review authority's options to approve, conditionally approve, or deny the application. Based on the information submitted, it is anticipated the decision will be approved with minimal conditions.

- (e) *Notice of decision*. Notice of the decision shall be mailed within five days after the decision is signed. An affidavit of mailing shall be prepared and made part of the file.
 - (1) Notice of the decision shall be mailed to:
 - (A) The applicant(s) and/or authorized representative(s);
 - (B) The owner(s) or contract purchaser(s) of record of the subject property;
 - (C) The address of the subject property, based on the City's current addressing records;
 - (D) Any active and duly incorporated Homeowner's Association (HOA) involving the subject property that is registered with the Oregon Secretary of State and which includes an identified registered agent. For purposes of this subsection, the HOA shall be the HOA as identified by the applicant. Notice requirements to the HOA shall be deemed to have been met when notice is provided to the registered agent of the HOA utilizing the contact information provided by the applicant;
 - (E) Any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property;
 - (F) Any group or individual who submitted written comments during the comment period;
 - (G) Property owners of record, as shown on the most recent property tax assessment roll, of properties located within 250 feet of the subject property;
 - (H) Addresses, based on the City's current addressing records, within 250 feet of the subject property;
 - (I) The Salem Area Mass Transit District;
 - (J) Any governmental agency which is entitled to notice by law or under an intergovernmental agreement with the City, and any governmental agency which submitted written comments during the comment period; and
 - (K) Any community organizations, agencies, or individuals who have submitted written requests to the City for notice of the decision.
 - (2) Notice of the decision shall include:
 - (A) A brief description of the application;

- (B) A description of the site sufficient to inform the reader of its location, including site address, if available, map and tax lot number, and its comprehensive plan designation and zoning;
- (C) A brief summary of the decision, and conditions of approval, if any;
- (D) A statement of the facts relied upon;
- (E) The date the Review Authority's decision becomes effective, unless appealed;
- (F) The date and time by which an appeal must be filed, a brief statement explaining how to file an appeal, and where further information may be obtained concerning the appeal process;
- (G) A statement that all persons entitled to notice of the decision may appeal the decision; and
- (H) A statement that the complete case file, including findings, conclusions, and conditions of approval, if any, is available for review. The notice shall state where the case file is available and the name and telephone number of the staff case manager to contact about reviewing the case file.

Applicant's Findings: The applicant understands the procedures surrounding notice of decision.

- (f) Appeal and review.
 - (1) Unless appealed pursuant to SRC 300.1010, or review is initiated by the Council pursuant to SRC 300.1050, the decision of the Review Authority on a Type II application shall be the final decision of the City.
 - (2) Only the applicant, persons who provided comments during the public comment period, and persons entitled to notice of the decision have standing to appeal the decision.
 - (3) The Review Authorities for appeals are identified under Table 300-2. The decision of the Review Authority on appeal, or, if review is initiated by the Council, the Council on review, shall be the final decision of the City.
 - (4) Exceptions. Notwithstanding any other provision of this subsection:
 - (A) The decision on a Class 3 site plan review or modification of a Class 3 site plan review is not eligible for Council review unless appealed. Upon receipt of an appeal of a decision on a Class 3 site plan review or modification of a Class 3 site plan review, notice of the appeal shall be provided to the Council at its next regular meeting. The Council may, pursuant to SRC 300.1050, assume jurisdiction for review pursuant to SRC 300.1040. If the Council

- does not assume jurisdiction, then the decision of the Review Authority on the appeal is the final decision of the City.
- (B) The decision on a Class 1 adjustment, modification of a Class 1 adjustment, Class 2 adjustment, modification of a Class 2 adjustment, Class 2 design review, modification of a Class 2 design review, Class 2 driveway approach permit, Class 2 minor historic design review, Class 2 temporary use permit, PUD final plan, modification of a PUD final plan, or sign adjustment is not subject to Council review.
- (5) Appeal of the City's final decision is to the Oregon Land Use Board of Appeals.

Applicant's Findings: The applicant acknowledges and understands the rules surrounding an appeal and review of an appeal.

(g) Expiration of approval. Approval of a Type II application expires automatically as provided by SRC 300.850(a).

Applicant's Findings: In accordance with Table 300-3, because the applications are consolidated with the Class 3 Site Plan Review, approval for the entire application is valid for 4 years from the date the decision becomes effective.

Section 300.800 – Public Notice Compliance; Waiver of Notice

Notice of land use approval under the procedures of this chapter shall be deemed to have been satisfied as follows:

- (a) *Compliance*. The requirements for notice shall be deemed satisfied for any person who, prior to the public hearing and in any manner, obtains actual knowledge of the date, time, place, and subject matter of the hearing. Requirements for the provision of mailed, posted or published public hearing notice shall be deemed satisfied as follows:
 - (1) *Mailed notice*. Mailed notice shall be deemed to have been provided upon the date the notice is deposited in the mail. Failure of the addressee to receive such notice shall not invalidate the proceedings if it can be demonstrated by affidavit that such notice was deposited in the mail.
 - (2) *Posted notice*. Posted notice shall be deemed to have been provided upon the date when the sign is first posted. Subsequent removal of or damage to the sign by anyone other than the applicant or an officer of the City shall not invalidate the proceeding.
 - (3) *Published notice*. Published notice shall be deemed to have been provided upon the date when the notice appears within a newspaper of general circulation within the City.

Applicant's Findings: The applicant understands the public notice requirements including mailed, posted, and published notice.

(b) Waiver of notice. The appearance or provision of testimony or comments on an application by any person subsequent to the initiation of the application or prior to the close of the record after a public hearing shall be deemed a waiver of such person to any claim of defect in the provision of notice.

Applicant's Findings: The applicant understands the provisions of waiver of notice in accordance with this section.

Section 300.810 – State Mandated Decision Date

(a) Except as otherwise provided in this section, the City shall take final action on land use applications subject to ORS 227.178, including resolution of all local appeals, within 120 days after the application has been deemed complete pursuant to SRC 300.220, unless the applicant provides written request or consent to an extension of such period pursuant to ORS 227.178(5).

Applicant's Findings: The applicant understands the city must take final action on land use actions subject to ORS 227.178, including the resolution of appeals, within 120 days after the application has been deemed complete. The applicant understands they have the right to grant an extension to the 120-day rule.

(b) The City shall take final action on an application for affordable multiple family housing, including resolution of all local appeals, within 100 days after the application has been deemed complete pursuant to SRC 300.220, unless the applicant provides a written request or consent to an extension pursuant to ORS 227.178(5).

Applicant's Findings: This application is not for affordable multiple family housing and therefore does not apply.

Section 300.820 – Conditions of Approval

- (a) Imposition of conditions, generally. The Review Authority may impose conditions on land use actions to the extent allowed by law in order to protect the public and adjacent property owners from adverse impacts resulting from the proposed development, to fulfill an identified need for public services or infrastructure caused by or required for the proposed development, or to ensure conformance with the applicable development standards and criteria in the UDC. A condition of approval shall be valid and enforceable from and after the date the decision becomes effective.
 - (1) Conditions of approval should be stated in clear and unambiguous terms; be reasonably related to the public health, safety, and welfare; and be designed to reasonably effectuate the intended purpose.

Applicant's Findings: The applicant understands the review authority may impose conditions on the land use application included in this submittal. The conditions of approval should be clear, unambiguous, related to the public health, safety, and welfare, and designed in a manner to effectuate the intended purpose.

(2) The Review Authority shall not impose any permanent condition which would limit use of the subject property to one particular owner, tenant, or business. Permanent conditions may limit the subject property as to use but shall not be so restrictive that other occupants who might devote the property to the same or substantially similar use would be unable to reasonably comply with the conditions.

Applicant's Findings: The applicant understands the limits imposed on permanent conditions.

(b) *Effect of conditions*. Conditions of approval shall be construed and enforced, in all respects, as provisions of the UDC relating to the use and development of land.

Applicant's Findings: The applicant understands the effect of conditions in accordance with this section.

- (c) Imposition of conditions on applications for housing developments.
 - (1) Except as otherwise provided in this subsection, the Review Authority may impose conditions on applications for housing developments. The Review Authority may not, however:
 - (A) Impose a condition on an application for a housing development reducing its density if:
 - (i) The density applied for is at or below the maximum density allowed; and
 - (ii) At least 75 percent of the floor area applied for is reserved for housing.
 - (B) Impose a condition on an application for a housing development reducing its height if:
 - (i) The height applied for is at or below the maximum height allowed;
 - (ii) At least 75 percent of the floor area applied for is reserved for housing; and
 - (iii) Reducing the height would have the effect of reducing the proposed density.
 - (2) Notwithstanding paragraph (1) of this subsection, the Review Authority may impose a condition on an application for a housing development reducing its density or height if the reduction is necessary to resolve a health, safety, or

habitability issue or to comply with a protective measure adopted pursuant to a statewide land use planning goal.

Applicant's Findings: The application is not for a housing development and the provisions of this section are not applicable to this submittal.

Section 300.830 – Amended Decisions

(a) After notice of a decision on a land use action has been provided, an amended decision may be issued correcting typographical errors, rectifying inadvertent omissions, and/or making other minor changes that do not materially alter the decision if the amended decision is issued prior to the expiration of the appeal period of the original decision, but in no event beyond the state mandated decision date set forth under ORS 227.178 unless the applicant otherwise agrees to and requests an extension pursuant to ORS 227.178(5).

Applicant's Findings: The applicant understands an amended decision may be issued within the appeal period in accordance with the limitations listed in this section.

(b) Notice of an amended decision shall be given using the same mailing and distribution list as for the original notice of the decision.

Applicant's Findings: If an amended decision is issued, it is understood that it will be distributed to the same interested parties the original decision was distributed to.

(c) A new appeal period equal to that of the original decision shall be provided from the date of mailing the amended decision.

Applicant's Findings: The applicant understands with an amended decision, a new appeal period would be required.

Section 300.840 – Issuance; Effective Date

(a) Each decision shall be specific as to the approval granted and shall be subject to the standards and conditions set forth in UDC, including any variances or conditions authorized pursuant to the UDC.

Applicant's Findings: The applicant understands each application, when granted, is subject to their own conditions and standards listed within the UDC.

- (b) Decisions on land use actions become effective on:
 - (1) The day the decision is issued, if no appeal is allowed;
 - (2) The later occurring of either:
 - (A) The day after the appeal period expires, if an appeal is allowed, but no notice of appeal is timely filed; or

- (B) The day after the decision appears on the City Council agenda, if the decision is eligible for Council Review pursuant to SRC 300.1050, but Council Review is not initiated;
- (3) The day the decision is issued by the final appeal body, if an appeal is allowed and notice of appeal is timely filed;
- (4) The day the decision is issued by the Council, if the decision is eligible for Council Review and Council Review is initiated pursuant to SRC 300.1050; or
- (5) The effective date of the ordinance, if the written decision is issued by ordinance.

Applicant's Findings: The applicant understands the provisions related to when the land use action becomes effective.

Section 300.850 – Expiration and Extensions

- (a) Approval expiration and termination.
 - (1) Unless a different period of time is established in the UDC or in the decision, all approvals of land use actions shall expire automatically upon the dates set forth in Table 300-3 unless one of the following has occurred:
 - (A) Development has commenced in compliance with the land use approval;
 - (B) An extension has been granted pursuant to SRC 300.850(b); or
 - (C) The land use approval has been revoked as provided under SRC 300.860 or is otherwise invalidated by an administrative board or court of competent jurisdiction.
 - (2) Where the decision involves work for which a building permit is required, no exercise of the rights granted under the land use action shall be deemed to have commenced until a building permit has been issued. Unless otherwise extended, the approval of the land use action shall automatically expire if the approval has expired as set forth in Table 300-3, and all required building permits issued for the land use action have expired.

Applicant's Findings: The applicant understands the provisions surrounding expiration standards.

- (b) Extensions.
 - (1) Whenever the decision requires exercise of approval rights or satisfaction of conditions of approval within a particular period of time, the approval period may be extended for the times set forth in Table 300-3 through filing an application for extension prior to the expiration date.
 - (2) Classes.

- (A) Class 1 extension. A Class 1 extension is an extension that applies when there have been no changes to the standards and criteria used to approve the original application.
- (B) Class 2 extension. A Class 2 extension is an extension that applies when there have been changes to the standards and criteria used to approve the original application, but such changes to the standards and criteria would not require modification of the original approval.
- (3) Procedure type.
 - (A) A Class 1 extension is processed as a Type I procedure under SRC chapter 300.
 - (B) A Class 2 extension is processed as a Type II procedure under SRC chapter 300.
- (4) Criteria.
- (A) A Class 1 extension shall be granted if there have been no changes to the standards and criteria used to approve the original application.
- (B) A Class 2 extension shall be granted if there have been no changes to the standards and criteria used to approve the original application that would require modification of the original approval.
- (5) Appeal and review.
 - (A) The decision on a Class 1 extension may not be appealed and is not subject to Council review.
 - (B) The decision on a Class 2 extension may be appealed and is subject to Council review pursuant to SRC 300.1050. The Review Authority for an appeal of a Class 2 extension shall be the Hearings Officer.
- (6) While an application for extension is pending, no further action to develop the subject property or expand any use dependent upon the approval shall be taken subsequent to the expiration of the approval period; but existing established uses may continue during the time the extension request is pending.
- (7) The decision granting an extension shall revive all rights under the original approval as they existed prior to the expiration of the original approval period.

Applicant's Findings: As expressed previously under the administrative procedures, the applicant understands both the expiration and extension provisions for this application.

Section 300.860 – Revocation of Approval

- (a) Unless otherwise provided under the UDC, the Director may revoke a permit or approval issued pursuant to the UDC when:
 - (1) The permit or approval was issued on the basis erroneous or misleading information, or a material misrepresentation;
 - (2) The development authorized under the permit or approval violates other applicable law;
 - (3) The development violates the permit or approval, the UDC, or other applicable law:
 - (4) The permittee failed to pay an administrative penalty for violations relating to the development authorized under the permit or approval;
 - (5) The work is, or threatens to become, an imminent hazard to property or public safety; or
 - (6) Prior to the development obtaining vested rights or nonconforming status, a change in the UDC, or the Salem Area Comprehensive Plan, has made the approved development unlawful or not permitted.

Applicant's Findings: The applicant understands the director may revoke a permit or approval if such instances, as those listed above, exist to warrant a revocation.

(b) Revocation of a permit or approval shall follow a Type I procedure.

Applicant's Findings: It is understood the revocation would follow a Type I procedure.

(c) Notice of revocation shall be given, in writing, to the applicant or the applicant's assigns or successors in interest, stating the grounds for revocation, the date upon which the revocation becomes effective, and the right to appeal.

Applicant's Findings: The applicant understands the notice procedure required in conjunction with a revocation.

(d) Any person entitled to notice under subsection (c) of this section may appeal the revocation to the Hearings Officer by filing written notice of appeal with the Planning Administrator within ten days of the date the notice of revocation was mailed.

Applicant's Findings: The applicant understands any person entitled to notice, as provided under subsection (c), would have the right to appeal any revocation of decision within ten days of the date of mailing the notice.

(e) Revocation shall be effective immediately upon the mailing of notice. Unless otherwise provided in the notice, revocation terminates all rights to continue the use or development under the approval of the land use action. It is unlawful to continue any use or development for which approval has been revoked.

Applicant's Findings: The applicant understands the effective date of a revocation is immediately upon the mailing of notice and that the revocation terminates the rights to continue the use or development.

(f) Revocation of approval of a land use action on the basis of false, inaccurate, or incomplete statements of material fact in the application shall not bar, nor otherwise prejudice the right of the applicant to resubmit a new application containing accurate and complete statements of material fact. Revocation on any other grounds shall be treated as a basis for denial of the application on its merits and resubmission of application shall be made as provided in SRC 300.870.

Applicant's Findings: The applicant understands they may resubmit an application following a revocation with a revised set of information.

(g) Revocation is in addition to, and not in lieu of, any other remedy provided by law or equity, and is not a condition precedent to any such remedy.

Applicant's Findings: The applicant understands the provisions of this section and that revocation is in addition to, and not in lieu of, any other remedy provided by law or equity, and is not a condition precedent to any such remedy in regard to applications involving false or inaccurate information.

Section 5: Findings Applicable to Class 3 Site Plan Review

Chapter 220 – Site Plan Review Section 220.001 – Purpose

The purpose of this chapter is to provide a unified, consistent and efficient means to conduct site plan review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Section 220.005 - Site Plan Review

- (a) Applicability.
 - (1) Except as provided in subsection (a)(2) of this section, site plan review approval is required:
 - (A) Prior to issuance of a building permit, for any development that requires a building permit;
 - (B) Prior to a change of use, when a building permit is not otherwise required; and
 - (C) Prior to commencement of work, for any of the following when a building permit is not otherwise required:

- (i) Development of a new off-street parking or vehicle use areas;
- (ii) Expansion of an existing off-street parking or vehicle use areas, when additional paved surface is added;
- (iii) Alteration of an existing off-street parking or vehicle use areas, when the existing paved surface is replaced with a new paved surface;
- (iv) Paving of an unpaved area; and
- (v) Restriping of an off-street parking or vehicular use areas, when the layout will be reconfigured.

Applicant's Findings: Site plan review, class 3, is applicable to this submittal as the applicant is seeking a building permit to construct a new multiple family complex on the subject property.

- (2) Exemptions.
 - (A) The following development that requires a building permit is exempt from site plan review:
 - (i) Development of a single-family use, two family use, three family use, four family use, or cottage cluster on an individual lot, including the construction of accessory structures and paving associated with such uses.
 - (ii) Sign installation.
 - (iii) Ordinary maintenance or repair of existing buildings, structures, utilities, landscaping, and impervious surfaces, and the installation or replacement of operational equipment or fixtures.
 - (iv) The alteration to the facade of a building except in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones.
 - (v) Interior construction or tenant improvements that involve no change of use or occupancy.
 - (vi) Demolition permit.
 - (vii) Construction of a fence.
 - (B) Any of the activities identified under subsection (a)(1)(C) of this section are exempt from site plan review if they are for a single-family use, two family use, three family use, four family use, or cottage cluster on an individual lot.

Applicant's Findings: The application, as proposed, is not exempt from site plan review. This section is not applicable.

- (b) *Classes*. The three classes of site plan review are:
 - (1) Class 1 site plan review. Class 1 site plan review is site plan review for any development under subsection (a)(1) of this section that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves either:
 - (A) A change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required; or
 - (B) A change of use when a building permit is not otherwise required.
 - (2) Class 2 site plan review. Class 2 site plan review is site plan review for any development under subsection (a)(1) of this section, other than development subject to Class 1 site plan review, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015.
 - (3) Class 3 site plan review. Class 3 site plan review is site plan review for any development under subsection (a)(1) of this section that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015. As used in this subsection, land use decisions and limited land use decisions include, but are not limited to, any development application that:
 - (A) Requires a Transportation Impact Analysis pursuant to SRC chapter 803;
 - (B) Requires a geotechnical report or geologic assessment under SRC chapter 810, except where a geotechnical report or geologic assessment has already been approved for the property subject to the development application;
 - (C) Requires deviation from clear and objective development standards of the UDC relating to streets, driveways or vision clearance areas;
 - (D) Proposes dedication of right-of-way which is less than the requirements of the Salem Transportation System Plan;
 - (E) Requires deviation from the clear and objective standards of the UDC and where the Review Authority is granted the authority to use limited discretion in deviating from the standard; or
 - (F) Involves the imposition of conditions of approval; or
 - (G) Requires a variance, adjustment, or conditional use permit.

Applicant's Findings: This proposal triggers a class 3 site plan review as it is consolidated with a driveway approach permit, class 1 design review, urban growth preliminary declaration, and adjustments.

- (c) Procedure type.
 - (1) Class 1 site plan review is processed as a Type I procedure under SRC chapter 300.
 - (2) Class 2 site plan review is processed as a Type I procedure under SRC chapter 300.
 - (3) Class 3 site plan review is processed as a Type II procedure under SRC chapter 300.
 - (4) An application for site plan review may be processed concurrently with an application for a building permit; provided, however, the building permit shall not be issued until site plan review approval has been granted.

Applicant's Findings: The consolidated application requires a Type II review.

- (d) Submittal requirements for Class 1 site plan review. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:
 - (1) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - (2) The address or location of the subject property and its assessor's map and tax lot number;
 - (3) The size of the subject property;
 - (4) The comprehensive plan designation and zoning of the subject property;
 - (5) The type of application(s);
 - (6) A brief description of the proposal; and
 - (7) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
- (e) Submittal requirements for Class 2 and Class 3 site plan review.
 - (1) Class 2 site plan review. In addition to the submittal requirements for a Type I application under SRC chapter 300, an application for Class 2 site plan review shall include the following:
 - (A) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of all proposed primary and accessory structures and other improvements, including

- fences, walls, and driveways, indicating distance from the structures and improvements to all property lines and adjacent on-site structures;
- (iii) Loading areas, if included in the proposed development;
- (iv) The size and location of solid waste and recyclables storage and collection areas, and amount of overhead clearance above such enclosures, if included in the proposed development;
- (v) An indication of future phases of development on the site, if applicable;
- (vi) All proposed landscape areas on the site, with an indication of square footage and their percentage of the total site area;
- (vii) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
- (viii) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808;
- (ix) The location of all street trees, if applicable, or proposed location of street trees required to be planted at time of development pursuant to SRC chapter 86; and
- (x) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.
- (B) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (i) The total site area, dimensions, and orientation relative to north;
 - (ii) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines; and
 - (iii) The location of the 100-year floodplain, if applicable.

- (C) A grading plan depicting proposed site conditions following completion of the proposed development, when grading of the subject property will be necessary to accommodate the proposed development.
- (D) A completed trip generation estimate for the proposed development, on forms provided by the City.
- (E) Building elevation drawings for any proposed new buildings and any exterior additions or alterations to existing buildings when the height of the building, or a portion of the building is changed.
- (F) For development in the Mixed Use-I (MU-I) and Mixed Use-II (MU-II) zones, architectural drawings, renderings, or sketches showing all elevations of the existing buildings and the proposed buildings as they will appear on completion.
- (2) Class 3 site plan review. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for Class 3 site plan review shall include the following:
 - (A) All submittal requirements for a Class 2 site plan review under subsection (e)(1) of this section;
 - (B) The zoning district, comprehensive plan designation, and land uses for all properties abutting the site;
 - (C) Driveway locations, public and private streets, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;
 - (D) The elevation of the site at two-foot contour intervals, with specific identification of slopes in excess of 15 percent;
 - (E) The location of drainage patterns and drainage courses, if applicable;
 - (F) A preliminary utility plan showing capacity needs for municipal water, stormwater facilities, and sewer service, and schematic location of connection points to existing municipal water and sewer services;
 - (G) Summary table which includes site zoning designation; total site area; gross floor area by use (e.g., manufacturing, office, retail, storage); building height; itemized number of full size compact and handicapped parking stalls, and the collective total number; total lot coverage proposed, including areas to be paved for parking and sidewalks;
 - (H) A geological assessment or geotechnical report, if required by SRC chapter 810, or a certification from an engineering geologist or a

geotechnical engineer that landslide risk on the site is low, and that there is no need for further landslide risk assessment; and

(I) A Transportation Impact Analysis, if required by SRC chapter 803.

Applicant's Findings: This application is for a class 3 site plan review and includes all of the required information outlined above.

- (f) Criteria.
 - (3) Class 3 site plan review. An application for Class 3 site plan review shall be granted if:
 - (A) The application meets all applicable standards of the UDC;

Applicant's Findings: The applicant has compiled a complete list of applicable standards and criteria and has provided a response to each within this narrative. Where the proposal is unable to meet the standard, the applicant is requesting adjustments with mitigation where needed and possible. This criterion is met.

(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's Findings: The applicant is proposing dedication and frontage improvements to Blossom Street NE. The transportation system within the area is built up and has a complete network of streets providing for the safe, orderly, and efficient circulation of traffic into and out of the development site. This criterion is met.

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

Applicant's Findings: The applicant has provided findings related to SRC Chapter 806 demonstrating the proposed parking area and driveway is deigned in accordance with the applicable provisions within this narrative. This criterion is 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's Findings: Complete civil plans are provided demonstrating approximately 85 percent design. The property is abutting the public right-of-way for Blossom Street NE along the north side. There are existing city services in place which will be extended to the development site as demonstrated by the plans provided. This criterion is met.

Chapter 514 – RMII Multiple Family Residential Section 514.001 – Purpose

The purpose of the Multiple Family Residential-II (RM-II) Zone is to implement the multiple family residential designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards. The RM-II zone generally allows multiple family residential uses, along with a mix of other uses that are compatible with and/or provide services to the residential area.

Section 514.005 - Uses

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the RM-II zone are set forth in Table 514-1.

Applicant's Findings: The applicant is proposing a 90-unit multiple family complex with associated improvements and amenities which is an outright permitted use within the zone.

Section 514.015 – Design Review

Design review under SRC chapter 225 is required for development within the RM-II as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.
- (b) Residential care with five or more self-contained dwelling units shall be subject to design review according to the multiple family design review standards set forth in SRC chapter 702.

Applicant's Findings: As stated throughout this narrative, the applicant is seeking approval of a 90-unit multiple family complex. In accordance with this provision, design review is required. The applicant has provided findings applicable to design review in Section 6 of this narrative.

Chapter 800 – General Development Standards Section 800.001 – Purpose

The purpose of this chapter is to establish certain standards that apply generally to development throughout the City, regardless of zone.

Section 800.005 – Applicability

The standards set forth in this chapter apply to all development in every zone unless otherwise exempted by the UDC. In the event of a conflict between the standards set forth in this chapter and any other provision of the UDC, the more restrictive provision shall apply.

Applicant's Findings: The provisions of SRC Chapter 800 are triggered because the applicant is applying for a class 3 site plan review to develop the subject property with a multiple family use.

The applicant understands if any conflict of standards exists within the UDC, the more restrictive provision will be applicable.

Section 800.050 – Fences, Walls, Hedges, Gates, and Retaining Walls

Unless otherwise provided under the UDC, the standards set forth in this section shall apply to fences, walls, hedges, gates, and retaining walls in all zones. Where screening is required under the UDC in the form of a fence, wall, or hedge, it shall meet the standards set forth in SRC chapter 807, in addition to the standards set forth in this section. For purposes of this section, the term "front yard" means that portion of a lot located between the front property line and a line parallel to the front property line extended from the wall of the main building lying at the greatest distance from the front property line.

Applicant's Findings: Residential perimeter fencing will be utilized. In areas where Type C landscaping and screening is required, the applicant will meet the requirement. The applicant will comply with the screening requirements of Chapters 702 and 807 which are more restrictive than this chapter, and these criteria are not applicable.

Section 800.055 - Solid Waste Service Areas

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee.

Applicant's Findings: The two solid waste areas proposed are identified on the architectural site plan as number 14. The two enclosures are located conveniently for residents to use and in locations which allow for safe collection from the franchisee. As demonstrated below, the design of the solid waste areas meet the standards.

- (a) Applicability. Solid waste service area design standards shall apply to:
 - (1) All new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of one cubic yard or larger is proposed; and
 - (2) Any change to an existing solid waste service area for receptacles of one cubic yard or larger that requires a building permit.

Applicant's Findings: The applicant is proposing two new solid waste collection areas alongside the 90-unit multiple family complex. The inclusion of the new solid waste areas trigger the applicability of this section.

(b) Solid waste receptacle placement standards. All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of four inches thick, or on an asphalt pad that is a minimum of six inches thick. The pad shall have a slope of no more than a three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.

Applicant's Findings: As shown on the civil plans provided with this application submittal, the new trash enclosure will be placed at grade on a concrete pad. At the time of building permit, the applicant will supply construction details demonstrating compliance with these design standards, including slope and runoff discharge. This criterion will be met.

- (1) *Pad area*. In determining the total concrete pad area for any solid waste service area:
 - (A) The pad area shall extend a minimum of one foot beyond the sides and rear of the receptacle; and
 - (B) The pad area shall extend a minimum three feet beyond the front of the receptacle.
 - (C) In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles.

Applicant's Findings: As demonstrated on the trash enclosure detail plan provided with this application submittal, the pad area will extend an additional 1.5 feet beyond the rear and sides of the receptacle within the trash enclosure. Additionally, there is planned to be just over 9.5 feet between the fronts of each receptacle which will face each other within the enclosure. These standards are met.

- (2) Minimum separation.
 - (A) A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.

Applicant's Findings: As stated previously, there is 1.5 feet between the receptacle wall and the trash enclosure. This criterion is met.

(B) A minimum separation of five feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

Applicant's Findings: The site includes two trash enclosure areas. As demonstrated, the trash enclosures will be separated from the buildings by more than 10-feet. This criterion is met.

- (3) Vertical clearance.
 - (A) Receptacles two cubic yards or less. Receptacles two cubic yards or less in size shall be provided with a minimum of eight feet of unobstructed overhead or vertical clearance for servicing.
 - (B) Receptacles greater than two cubic yards. Receptacles greater than two cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for

servicing; provided, however, overhead or vertical clearance may be reduced to eight feet:

- (i) For enclosures covered by partial roofs, where the partial roof over the enclosure does not cover more than the rear eight feet of the enclosure, as measured from the inside of the rear wall of the enclosure (see Figure 800-6); or
- (ii) Where a physical barrier is installed within, and a maximum of eight feet from the front opening of, the enclosure preventing the backward movement of the receptacle (see Figure 800-7).

Applicant's Findings: At the time of building permit, the applicant will identify the receptacle size and demonstrate adequate vertical clearance. This criterion will be met.

- (c) Permanent drop box and compactor placement standards.
 - (1) All permanent drop boxes shall be placed on a concrete pad that is a minimum of six inches thick. The pad shall have a slope of no more than one percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.
 - (2) All permanent compactors shall be placed on a concrete pad that is structurally engineered or in compliance with the manufacturer specifications. The pad shall have a slope of no more than three percent and shall be designed to discharge stormwater runoff consistent with the overall stormwater management plan for the site approved by the Director.
 - (3) Pad area. The pad area shall be a minimum of 12 feet in width. The pad area shall extend a minimum of five feet beyond the rear of the permanent drop box or compactor.
 - (4) Minimum separation. A minimum separation of five feet shall be provided between the permanent drop box or compactor and any combustible walls, combustible roof eave lines, or building or structure openings.

Applicant's Findings: The applicant is not proposing a drop box or compacter for this site. Therefore, these criteria are not applicable.

- (d) Solid waste service area screening standards.
 - (1) Solid waste, recycling, and compostable service areas shall be screened from all streets abutting the property and from all abutting residentially zoned property by a minimum six-foot-tall sight-obscuring fence or wall; provided, however, where receptacles, drop boxes, and compactors are located within an enclosure, screening is not required. For the purpose of this standard, abutting property

shall also include any residentially zoned property located across an alley from the property.

Applicant's Findings: The applicant is proposing to construct a trash enclosure, eliminating the requirement of screening. Additionally, the entire site will be screened from abutting properties to the east, west, and south but trash enclosures are not proposed at the property line. The placement of the buildings, the trash enclosure, and the perimeter sight obscuring fence collectively will render the trash areas virtually undetectable from neighboring properties. This criterion is met.

(2) Existing screening at the property line shall satisfy screening requirements if it includes a six-foot-tall sight-obscuring fence or wall.

Applicant's Findings: The applicant is proposing to construct a trash enclosure, eliminating the requirement of screening. Additionally, the entire site will be screened from abutting properties to the east, west, and south but trash enclosures are not proposed at the property line. The placement of the buildings, the trash enclosure, and the perimeter sight obscuring fence collectively will render the trash areas virtually undetectable from neighboring properties. This criterion is met.

(e) Solid waste service area enclosure standards. When enclosures are used for required screening or aesthetics, such enclosures shall conform to the standards set forth in this subsection. The overall dimensions of an enclosure are dependent upon the number and size of receptacles the enclosure is designed to accommodate.

Applicant's Findings: The site includes screening and the solid waste areas are placed in a manner on site that they are screened by buildings to abutting properties. The applicant is not relying on the enclosure for screening or aesthetics. These criteria are met but not applicable.

- (f) Solid waste service area vehicle access.
 - (1) Vehicle operation area.
 - (A) A vehicle operation area shall be provided for solid waste collection service vehicles that is free of obstructions and no less than 45 feet in length and 15 feet in width; provided, however, where the front opening of an enclosure is wider than 15 feet, the width of the vehicle operation area shall be increased to equal the width of the front opening of the enclosure. Vehicle operation areas shall be made available perpendicular to the front of every receptacle, or, in the case of multiple receptacles within an enclosure, perpendicular to every enclosure opening.

Applicant's Findings: A perpendicular unobstructed vehicle operation area meeting or exceeding the minimum 15-foot width and 45-foot length area is provided for both trash enclosures on site. This criterion is met.

- (B) For solid waste service areas having receptacles of two cubic yards or less, the vehicle operation area may be located:
 - (i) Perpendicular to the permanent location of the receptacle or the enclosure opening (see Figure 800-8);
 - (ii) Parallel to the permanent location of the receptacle or the enclosure opening (see Figure 800-9); or
 - (iii) In a location where the receptacle can be safely maneuvered manually not more than 45 feet into a position at one end of the vehicle operation area for receptacle servicing.

Applicant's Findings: A perpendicular unobstructed vehicle operation area meeting or exceeding the minimum 15-foot width and 45-foot length area is provided for both trash enclosures on site. This criterion is met.

(C) The vehicle operation area may be coincident with a parking lot drive aisle, driveway, or alley provided that such area is kept free of parked vehicles and other obstructions at all times except for the normal ingress and egress of vehicles.

Applicant's Findings: The operation areas are coincident with the parking lot drive aisles in accordance with this section. This criterion is met.

(D) Vertical clearance. Vehicle operation areas shall have a minimum vertical clearance of 14 feet.

Applicant's Findings: With no overhead obstructions, this criterion is met.

(E) In the event that access to the vehicle operation area is not a direct approach into position for operation of the service vehicle, a turnaround, in conformance with the minimum dimension and turning radius requirements shown in Figure 800-10, shall be required to allow safe and convenient access for collection service.

Applicant's Findings: Both trash enclosures provide access at a direct approach. This criterion is not applicable.

(2) Vehicle operation areas shall be designed so that waste collection service vehicles are not required to back onto a public street or leave the premises.

Applicant's Findings: The looped site design will allow the collection vehicles to keep a continued forward movement and will never require backing into the street or backing movements to leave the premises. This criterion is met.

(3) Vehicle operation areas shall be paved with asphalt, concrete, or other hard surfacing approved by the Director, and shall be adequately designed, graded, and drained to the approval of the Director.

Applicant's Findings: The civil plans provided with this application submittal demonstrate compliance with this standard. Additional information, as needed, will be provided at the time of building permit for review and approval of the Director. This criterion is met.

(4) Signs. "No Parking" signs shall be placed in a prominent location on the enclosure or painted on the pavement in front of the enclosure or receptacle, to ensure unobstructed and safe access for the servicing of receptacles.

Applicant's Findings: No parking signs will be placed in compliance with this section. This criterion will be met.

(g) Notice to solid waste collection franchisee. Upon receipt of an application to vary or adjust the standards set forth in this section, notification and opportunity to comment shall be provided to the applicable solid waste collection franchisee. Notice required under this subsection shall be in addition to the notification required for a variance or adjustment under SRC chapter 300.

Applicant's Findings: The applicant is not proposing to adjust any of the standards set forth in this section, therefore, this criterion is not applicable.

Section 800.060 – Exterior Lighting

(a) Exterior lighting shall not shine or reflect onto adjacent properties or cast glare onto the public right-of-way.

Applicant's Findings: The newly proposed lighting plan will not cast a glare onto the public right-of-way. This criterion is met.

- (b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:
 - (1) Completely shielded from direct view; or
 - (2) No greater than five foot-candles in illumination.

Applicant's Findings: Taller light fixtures are provided to adequately illuminate the parking area and will be equipped with shields in accordance with this provision. This criterion will be met.

Section 800.065 – Pedestrian Access

Except where pedestrian access standards are provided elsewhere under the UDC, and unless otherwise provided in this section, all developments, other than development of single family, two family, three family, four family, and multiple family uses, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section. For purposes of this section development means the construction of, or addition to, a building or accessory structure or the construction of, or alteration or addition to, an off-street parking or vehicle use area. Development does not include construction of, or additions to, buildings or accessory structures that are less than 200 square feet in floor area.

Applicant's Findings: The pedestrian standards of this section are applicable. The applicant has demonstrated compliance with all applicable standards through this narrative and shown on the site plan included with this submittal.

- (a) *Pedestrian connections required*. The on-site pedestrian circulation system shall provide pedestrian connectivity throughout the development site as follows:
 - (1) Connection between building entrances and streets.
 - (A) Except as otherwise provided in this subsection, a pedestrian connection shall be provided between the primary building entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street (see Figure 800-11).
 - (B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop (see Figure 800-12).
 - (C) A pedestrian connection is not required between the primary building entrance of a building and each adjacent street if:
 - (i) The development site is a corner lot, and the building has a primary building entrance that is located within 20 feet of, and has a pedestrian

- connection to, the property line abutting one of the adjacent streets; or
- (ii) The building is a service, storage, maintenance, or similar type building not primarily intended for human occupancy.

Applicant's Findings: As shown on the site plan provided, none of the buildings are oriented toward the street as the street frontage is actually quite narrow in comparison to other portions of the site. However, the site has been designed in a manner which includes a complete and complex network of pedestrian connections. The front of every building on the site will have a complete, unobstructed walkway out to the street and the public sidewalk along Blossom Street NE. The frontage of the site is not along a transit route. These criteria, as applicable, are met.

- (2) Connection between buildings on the same development site.
 - (A) Except as otherwise provided in this subsection, where there is more than one building on a development site, a pedestrian connection, or pedestrian connections, shall be provided to connect the primary building entrances of all of the buildings.
 - (B) A pedestrian connection, or pedestrian connections, is not required between buildings on the same development site if:
 - (i) The buildings have a primary building entrance that is located within 20 feet of, and has a pedestrian connection to, the property line abutting a street; and
 - (ii) A public sidewalk within the adjacent street rightof-way provides pedestrian access between the primary building entrances; or
 - (iii) The buildings are service, storage, maintenance, or similar type buildings not primarily intended for human occupancy.

Applicant's Findings: As shown on the site plan provided, there are nine buildings with dwelling units and one building which is a clubhouse and leasing office. Each of the buildings are connected to each other by a complete and complex network of pedestrian paths. The paths lead to and through the parking areas, to Blossom Street NE, to the common open areas, mailboxes, and trash enclosures. These criteria are met.

- (3) Connection through off-street parking areas.
 - (A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iii) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more

consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance or where there is no building, through the parking area as provided in this subsection.

- (i) The pedestrian connections shall be:
 - (a) Provided in a minimum amount of either one connection for every four drive aisles or one connection for every 250 feet (See Figure 800-13); provided, however, in no case shall less than one pedestrian connection be provided. Where the pedestrian connection requirements of this subsection result in a fractional number, any fractional number greater than 0.5 shall be round up to require an additional pedestrian connection;
 - (b) Spaced a minimum of two drive aisles apart;and
 - (c) Connected to a pedestrian connection, or pedestrian connections, that lead to the primary building entrance. Where there is no building, the pedestrian connections shall connect to the street either at the sidewalk or at the public street right-of-way when there is no sidewalk.
- (ii) Where the off-street surface parking area is adjacent to a street that is a transit route and there is an existing or planned transit stop along the street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop.
- (iii) A pedestrian connection provided between a primary building entrance and a street may be counted as a required connection through an offstreet surface parking area.
- (iv) Regardless of the size of the off-street parking area, pedestrian connections are not required through off-street surface parking areas that have a

- depth, in all locations, of not more than 124 feet. For purposes of this subsection, parking area depth is measured through the parking area from its outside edge towards the building.
- (v) For purposes of this subsection, off-street surface parking area means:
 - (a) An off-street surface parking area that is separated from other off-street surface parking areas on the development site by either a driveway, which begins at the street and extends into the site, or other physical separation; or
 - (b) An off-street surface parking area located in a separate location on the development site from other off-street surface parking areas.

Applicant's Findings: The proposed development includes a complete and complex network of pedestrian paths. The paths lead to and through the parking areas, to Blossom Street NE, to the common open areas, mailboxes, and trash enclosures. These criteria are met.

(B) Parking structures and parking garages. Where an individual floor of a parking structure or parking garage exceeds 25,000 square feet in size, a pedestrian connection shall be provided through the parking area on that floor to an entrance/exit.

Applicant's Findings: The site does not include parking structures or garages. This criterion is not applicable.

- (4) Connection to existing or planned paths and trails. Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:
 - (A) Be constructed, and a public access easement or dedication provided; or
 - (B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.

Applicant's Findings: There are no existing or planned paths or trails abutting the development site. This criterion is not applicable.

- (5) Connection to abutting properties. Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided. A pedestrian connection is not required, however:
 - (A) To abutting properties used for activities falling within the following use classifications, use categories, and uses under SRC Chapter 400:
 - (i) Single family;
 - (ii) Two family;
 - (iii) Group living;
 - (iv) Industrial;
 - (v) Infrastructure and utilities; and
 - (vi) Natural resources.
 - (B) Where the use of an abutting property has specific security needs that make providing a connection impractical or undesirable;
 - (C) Where on-site activities on abutting properties, such as the operation of trucks, forklifts, and other equipment and machinery would present safety conflicts with pedestrians;
 - (D) Where buildings or other improvements on abutting properties physically preclude a connection now or in the future; or
 - (E) Where physical conditions of the land, such as topography or existing natural resource areas, including, but not limited to, wetlands, ponds, lakes, streams, or rivers, make providing a connection impractical.

Applicant's Findings: Pedestrian connections to abutting properties is not proposed or warranted due to the fact that no vehicular connections are proposed or required though a connection could be made in the future if property to the south is annexed. At this time, this criterion is not applicable.

- (b) *Design and materials*. Required pedestrian connections shall be in the form of a walkway or may be in the form of a plaza. Where a path or trail identified in the Salem Transportation System Plan (TSP) or Salem Comprehensive Parks System Master Plan is required, the path or trail shall conform to the applicable standards of the TSP or Salem Comprehensive Parks System Master Plan in-lieu of the standards in this subsection.
 - (1) Walkways shall conform to the following:
 - (A) Material and width. Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.

Applicant's Findings: All required pedestrian connections will be 5-feet in width. All walkways will be hard surfaced meeting the public works design standards. This criterion is met.

(B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

Applicant's Findings: There are five instances where a pedestrian walkway will cross a driveway or parking lot drive aisle. As shown on the site plan included, these crossings will be differentiated through the use of a different paving material, or similar method. It is understood that striping is not a sufficient manner in which to meet this requirement. This criterion is met by the proposal.

(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

Applicant's Findings: Walkways adjacent to vehicle use areas are separated by a 6-inch raised curb. This criterion is met.

(2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Applicant's Findings: As shown on the site plan included, all 125 parking stalls will be equipped with wheel stops to prevent encroachment into the pedestrian walkway. This criterion is met.

(c) *Lighting*. The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Applicant's Findings: The pedestrian path will be lit, as shown on the site plan included with this application submittal. Each light will be equipped with a house shield or will be kept at the pedestrian scale to prevent light or glare from impacting the adjacent residential uses. This criterion is met.

(d) Applicability of standards to development sites comprised of lots under separate ownership.

- (1) When a development site is comprised of lots under separate ownership, the pedestrian access standards set forth in this section shall apply only to the lot, or lots, proposed for development, together with any additional contiguous lots within the development site that are under the same ownership as those proposed for development.
- (2) Where the pedestrian access standards of this section would otherwise require additional pedestrian connections throughout the development site beyond just the lot, or lots, proposed for development and any contiguous lots under the same ownership, the required pedestrian connections shall be extended to the boundaries of the lot, or lots, proposed for development and any contiguous lots under the same ownership in order to allow for future extension of required pedestrian connections through the other lots within the development site in conformance with the standards in this section.

Applicant's Findings: The applicant has provided all required pedestrian connections in conformance with this section.

Chapter 802 – Public Improvements Section 802.001 – Purpose

The purpose of this chapter is to establish the means and standards whereby public improvements are provided for development within the City.

Applicant's Findings: The applicant understands the purpose of the provisions of this chapter. The proposal triggers public improvements thereby triggering the applicability of this section. The applicant has provided findings for all applicable criteria.

Section 802.015 – Development to be Served by City Utilities

Except as provided under SRC 802.035 and 802.040, all development shall be served by city utilities designed and constructed according to all applicable provisions of the Salem Revised Code and the Public Works Design Standards.

Applicant's Findings: The applicant has provided civil plans detailing how the proposal will be served by city infrastructure and demonstrating compliance with all applicable Public Works Design Standards. This criterion is met.

Section 802.020 - Easements

Subject to any constitutional limitations, the conveyance or dedication of easements for city utilities may be required as conditions of development approval. Easements may be required that are necessary for the development of adjacent properties. Easements shall, where possible, be centered on, or abut property lines, and shall be not less than ten feet in width. No

building, structure, tree, or other obstruction other than landscaping shall be located within an easement required by this section.

Applicant's Findings: As required, easements will be provided. If applicable, this criterion will be met.

Section 802.025 – Utilities to be Placed Underground

- (a) Except as otherwise provided in this section, all utility service shall be provided by underground facilities.
- (b) In industrial and employment and commercial zones, electrical service may be provided by overhead wires where underground utility service is unavailable.
- (c) Stormwater management shall be provided by above ground and below ground facilities.

Applicant's Findings: The applicant has retained an engineer who designs and constructs utilities to Public Works Design Standards including placing utilities underground. As applicable, these criteria will be met.

Chapter 803 – Streets and Right-of-Way Improvements Section 803.001 – Purpose

The purpose of this chapter is to establish standards for streets and other improvements within public right-of-way in the City.

Section 803.010 – Streets, Generally

Except as otherwise provided in this chapter, all streets shall be improved to include the following: adequate right-of-way, paving, curbing, bike lanes (where required), sidewalks, street lighting, stormwater facilities; utility easements, turnarounds, construction strips, landscape strips, parking lanes, adequate right-of-way geometry, paving width, grade, structural sections and monumentation, that conforms to the Public Works Design Standards.

Applicant's Findings: Dedication of frontage and frontage improvements from Blossom Street NE to Collector Street standards is proposed with this project as detailed on the civil drawings included with this application submittal. All improvements are proposed to meet the Public Works Design Standards in accordance with this section. This criterion is met.

Section 803.015 – Traffic Impact Analysis

(a) *Purpose*. The purpose of a traffic impact analysis is to ensure that development generating a significant amount of traffic provides the facilities necessary to accommodate the traffic impacts of the proposed development.

Applicant's Findings: The applicant understands the purpose of some development triggering a TIA. As shown in section (b) below, a TIA is not applicable in this case due to the limited number of daily trips generated onto a collector street, no documented traffic issues within the area, and no analysis done by the city to demonstrate the network of streets do not meet adopted level of service standards within the area.

- (b) *Applicability*. An applicant shall provide a traffic impact analysis if one of the following conditions exists:
 - (1) The development will generate 200 or more daily vehicle trips onto a local street or alley, or 1,000 daily vehicle trips onto a collector, minor arterial, major arterial, or parkway. Trips shall be calculated using the adopted Institute of Transportation Engineer's Trip Generation Manual. In developments involving a land division, the trips shall be calculated based on the proposed development that will occur on all lots that will be created by the land division.

Applicant's Findings: The property fronts on, and will have access to, Blossom Street NE which is designated a Collector Street along the subject property frontage in accordance with the City of Salem's Transportation System Plan. The applicant is proposing a multiple family development with 90 dwelling units. In accordance with the most current Transportation Engineer's Trip Generation Manual, one multiple family dwelling unit generates approximately 6.74 trips per day. Because the applicant is proposing 90 dwelling units, the overall development will introduce approximately 606.6 new daily trips onto Blossom Street NE. Due to the classification of Blossom Street NE being a Collector, the threshold for a TIA is 1,000 new trips. This project does not trigger a TIA.

(2) The increased traffic resulting from the development will contribute to documented traffic problems, based on current accident rates, traffic volumes or speeds, and identified locations where pedestrian and/or bicyclist safety is a concern.

Applicant's Findings: The applicant has worked with the city in many facets regarding the subject property including through the annexation process and several pre-application conferences. The city has not brought forward any documented traffic problems within the area during this time. The applicant concludes there are no documented traffic issues within the immediate vicinity of the proposal which would trigger the requirement of a TIA.

(3) The City has performed or reviewed traffic engineering analyses that indicate approval of the development will result in levels of service of the street system that do not meet adopted level of service standards.

Applicant's Findings: The applicant has not been made aware of any city traffic engineering analysis indicating this development would result in service issues for the adjacent street

system. Because the applicant is proposing dedication and frontage improvements proportional to the project, and the project puts far less than the 1,000-trip threshold onto Blossom, the applicant has demonstrated a TIA is not warranted for this project.

Section 803.025 – Right-of-Way and Pavement Widths

(a) Except as otherwise provided in this chapter, right-of-way width for streets and alleys shall conform to the standards set forth in Table 803-1.

Applicant's Findings: In accordance with Table 803-1, the right-of-way width for a collector street is 60-feet. Along the project frontage, the right-of-way width was substandard, and a 10-foot dedication is needed. The applicant has shown in detail on the civil plans provided that a 10-foot dedication will take place providing a 30-foot improvement from the centerline of Blossom Street NE. This criterion is met.

(b) Except as otherwise provided in this chapter, streets shall have an improved curb-to-curb pavement width as set forth in Table 803-2.

Applicant's Findings: The applicant is responsible for a half street improvement along their frontage of Blossom Street NE. Upon property development across the street, the city will have the nexus to require the full improvement to Blossom Street NE in this area. The applicant has detailed their proportional frontage improvement on the civil plans provided. This criterion is met.

(c) Additional right-of-way, easements, and improvements may be required to accommodate the design and construction of street improvement projects due to steep slopes, soils, water features, wetlands, transit bus bays, and other physical constraints.

Applicant's Findings: None of the physical constraints listed within this section are applicable to the subject site. The applicant is providing a full 10-foot right-of-way dedication along their frontage, it is not anticipated any additional dedication or easements would be required outside of the standard 10-foot PUE along the new property line.

(d) Additional right-of-way and roadway improvements at the intersections of parkways, major arterial, minor arterial, and collector streets, and at intersections and access points for high traffic generators, including, but not limited to, shopping centers, schools, major recreational sites, and office complexes, may be required. The design of all intersections shall conform to the Public Works Design Standards.

Applicant's Findings: This project does not include or trigger intersection improvements. As demonstrated earlier in this narrative, the project generates just about 606 trips daily onto a collector street. The street is currently substandard, but the applicant is proposing both dedication and frontage improvements up to a half street pursuant to code to bring Blossom Street NE up to its expected service level.

(e) When an area within a subdivision is set aside for commercial or industrial uses, or where probable future conditions warrant, dedication and improvement of streets to greater widths than those provided in subsection (a) of this section may be required.

Applicant's Findings: This project does not include a subdivision. This criterion is not applicable.

Chapter 806 – Off-Street Parking, Loading, and Driveways Section 806.001 – Purpose

The purpose of this chapter is to establish standards for off-street parking and vehicle use areas, bicycle parking, loading areas, and driveways.

Section 806.005 - Off-Street Parking; When Required

- (a) *General applicability*. Except as otherwise provided in this section, off-street parking shall be provided and maintained as required under this chapter for:
 - (1) Each proposed new use or activity.
 - (2) Any change of use or activity, when such change of use or activity results in a parking ratio requiring a greater number of spaces than the previous use or activity.
 - (3) Any intensification, expansion, or enlargement of a use or activity.

Applicant's Findings: The newly developed off-street parking area triggers the applicability of SRC Chapter 806.

(b) Applicability to Downtown Parking District. Within the Downtown Parking District, offstreet parking shall only be required and maintained for uses or activities falling under household living.

Applicant's Findings: The development site is not within the downtown parking district. This criterion is not applicable.

- (c) Applicability to nonconforming off-street parking areas.
 - (1) When off-street parking is required to be added to an existing off-street parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.
 - (2) Notwithstanding subsection (1) of this section, when a property is changed in use to any of the following uses or activities, or any of the following uses or activities are added to a property, any existing deficiency in the number of off-street parking spaces shall not be required to be remedied and only those

additional spaces required for the change of use or addition of the new use shall be required:

(A) Accessory dwelling unit.

Applicant's Findings: The development site includes a new off-street parking area and does not include any existing nonconforming off-street parking areas. These criteria are not applicable.

Section 806.010 - Proximity of Off-Street Parking to use of Activity Served

Required off-street parking shall be located on the same development site as the use or activity it serves or in the following locations:

(a) *Residential zones*. Within residential zones, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

Applicant's Findings: The applicant is proposing to provide all required parking on the same development site that it will serve. The additional criteria within this section are not applicable because this standard is met.

Section 806.015 – Amount of Off-Street Parking

(a) Minimum required off-street parking. Unless otherwise provided under the UDC, off-street parking shall be provided in amounts not less than those set forth in Table 806-1.

Applicant's Findings: In accordance with Table 806-1, because the multiple family development is not located within $\frac{1}{2}$ mile of the Cherriots Core Network, the minimum required off-street parking is one space per dwelling unit (90 x 1 = 90 off-street parking spaces). As demonstrated on the site plan provided, the proposal includes 125 parking spaces. This criterion is met.

(b) *Compact parking*. Up to 75 percent of the minimum off-street parking spaces required under this chapter may be compact parking spaces.

Applicant's Findings: The minimum required off-street parking spaces is 90. In accordance with this provision, 68 of the 90 spaces required may be compact (90 x 0.75 = 67.5 rounded to 68). As demonstrated on the site plan provided, the proposal includes 32 compact parking spaces. This criterion is met.

(c) Carpool and vanpool parking. New developments with 60 or more required off-street parking spaces and falling within the public services and industrial use classifications, and the business and professional services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

Applicant's Findings: The use classification of the multiple family development is residential and does not trigger carpool and vanpool parking. This criterion is not applicable.

(d) Maximum off-street parking.

- (1) Maximum off-street parking is based upon the minimum number of required offstreet parking spaces. Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2A.
- (2) Maximum off-street parking where no minimum off-street parking is required. Where an activity does not require a minimum number of off-street parking spaces based on the requirements of Table 806-1, or because it is located in an area where no minimum off-street parking is required for the activity, off-street parking shall not exceed the amounts set forth in Table 806-2B. Parks and open space are exempt from maximum off-street parking standards.

Applicant's Findings: In accordance with Table 806-2A, the maximum off-street parking allowed shall be 1.75 times the minimum required because the development triggers more than 20 minimum parking spaces. In this case, the maximum off-street parking allowed is 158 parking stalls (90 x 1.75 = 157.5 rounded to 158). As demonstrated on the site plan provided with this submittal, the applicant is proposing to provide 125 parking spaces. This criterion is met.

- (e) Reductions to required off-street parking through alternative modes of transportation.
 - (1) Construction of transit related improvements. When adjacent to transit service, minimum required off-street parking may be reduced by up to ten percent for redevelopment of an existing off-street parking area for transit-related improvements, including transit stops, pullouts and shelters, park and ride lots, transit-oriented developments, and similar facilities.
 - (2) Satisfaction of off-street parking through implementation of a plan for alternative modes of transportation. Minimum required off-street parking for uses or activities other than household living may be reduced through implementation of a plan providing for the use of alternative modes of transportation to decrease the need for off-street parking. The plan shall be reviewed as a Class 2 Adjustment under SRC chapter 250.
- (f) Reductions to required off-street parking for multiple family developments.
 - (1) For multiple family developments, the minimum number of required off-street parking spaces may be reduced through one or more of the following options, provided that the total number of off-street parking spaces reduced shall not exceed 25 percent:
 - (A) *Transit access*. The minimum number of required off-street parking spaces may be reduced by:
 - (i) 10 percent where developments are located within one-quarter mile of a transit stop as measured along a route utilizing public or private streets that

- are existing or will be constructed with the development; or
- (ii) 20 percent where developments are located within one-quarter mile of a transit stop that has 15minute transit service as measured along a route utilizing public or private streets that are existing or will be constructed with the development.
- (B) Covered bicycle parking. The minimum number of required off-street parking spaces may be reduced by one space for every four covered bicycle parking spaces provided in addition to the minimum number of bicycle parking spaces required as set forth in SRC 806.055. The additional covered bicycle parking spaces must meet the standards of SRC 806.060 and must be located on site either outdoors or in a bike storage room that is accessible to all residents of the multiple family development.
- (C) Shared car or van. The minimum number of required off-street parking spaces may be reduced by four spaces for every shared car or shuttle van that is provided on site and available for use by all residents.

Applicant's Findings: The proposal meets both the minimum and maximum off-street parking requirements. Subsections (e) and (f) are not applicable.

Section 806.020 – Method of Providing Off-Street Parking

- (a) *General*. Off-street parking shall be provided through one or more of the following methods:
 - (1) *Ownership*. Ownership in fee by the owner of the property served by the parking;
 - (2) *Easement*. A permanent and irrevocable easement appurtenant to the property served by the parking;
 - (3) Lease Agreement. A lease agreement with a minimum term of five years; such agreement may be utilized for:
 - (A) Uses or activities other than single family and two family in all zones other than the Central Business (CB) Zone; and
 - (B) All uses in the Central Business (CB) Zone;
 - (4) Lease or rental agreement in parking structure. A lease or rental agreement in an off-street parking facility established pursuant to ORS 223.805 to 223.845; such agreement may be utilized for:
 - (A) Uses or activities other than single family and two family in all zones other than the Central Business (CB) Zone; and

- (B) All uses in the Central Business (CB) Zone;
- (5) Joint parking agreement. A joint parking agreement between the owners of two or more uses or activities, buildings or structures, or lots may be approved by the City. Joint use of required off-street parking spaces through a joint parking agreement may occur where two or more uses or activities on the same or separate development sites are able to share the same parking spaces because their parking demands occur at different times. Joint parking shall meet the following standards:
 - (A) Proximity of joint parking to uses or activities served. Joint parking areas shall be located as set forth in SRC 806.010.
 - (B) Compatible hours of operation. The hours of operation for the uses or activities subject to a joint parking agreement shall not substantially overlap and there shall be no substantial conflict in the principal operating hours.

Applicant's Findings: All off-street parking will be provided utilizing method (1) ownership, as it will be provided on the same property which it serves under the ownership of the applicant.

- (b) Review and filing of agreement. Prior to execution of any lease, rental, or joint parking agreement set forth in this section, the form of such agreement shall be reviewed by the City Attorney. An executed copy of the approved agreement shall be filed with the Planning Administrator.
- (c) Effect of expiration or termination of agreement. Upon expiration or termination of any lease, rental, or joint parking agreement set forth in this section, the parking requirements set forth in this chapter shall be fully met within 60 days of the date of such expiration or termination or the use or activity discontinued until the parking requirements are met.

Applicant's Findings: Subsections (b) and (c) are not applicable as the applicant is utilizing method (1) for providing parking which is ownership.

Section 806.035 – Off-Street Parking and Vehicle Use Are Development Standards for Uses of Activities Other Than Single-Family, Two-Family, Three-Family, and Four-Family

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than single family, two family, three family, and four family shall be developed and maintained as provided in this section.

- (a) *General applicability*. The off-street parking and vehicle use area development standards set forth in this section shall apply to:
 - (1) The development of new off-street parking and vehicle use areas;

- (2) The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;
- (3) The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
- (4) The paving of an unpaved area.

Applicant's Findings: The off-street parking area is being proposed alongside a new 90-unit multifamily development, which triggers the applicability of this section.

- (b) Location.
 - (1) *Generally*. Off-street parking and vehicle use areas shall not be located within required setbacks.

Applicant's Findings: The off-street parking and vehicle use areas are not proposed to be placed within setbacks. This criterion is met.

(2) Carpool and vanpool parking. Carpool and vanpool parking shall be located so it is the closest employee parking to the building entrance normally used by employees; provided, however, it shall not be located closer than any parking designated for disabled parking.

Applicant's Findings: Carpool and vanpool parking are not required or proposed. This criterion is not applicable.

(3) *Underground parking*. Off-street parking may be located underground in all zones, except the RA and RS zones. Such underground parking may be located beneath required setbacks; provided, however, no portion of the structure enclosing the underground parking shall project into the required setback, and all required setbacks located above the underground parking structure shall be landscaped as otherwise required under the UDC.

Applicant's Findings: Underground parking is not proposed. This criterion is not applicable.

- (c) Perimeter setbacks and landscaping.
 - (1) Perimeter setbacks and landscaping, generally.
 - (A) Perimeter setbacks. Perimeter setbacks, as set forth in this subsection, shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures. Perimeter setbacks for parking garages are set forth under subsection (c)(5) of this section. Perimeter setbacks are not required for:

- (i) Off-street parking and vehicle use areas abutting an alley.
- (ii) Vehicle storage areas within the IG zone.
- (iii) Temporary and seasonal gravel off-street parking areas, approved pursuant to SRC chapter 701, abutting nonresidential zones, uses or activities other than household living, or local streets.
- (iv) Gravel off-street parking areas, approved through a conditional use permit, abutting nonresidential zones, uses or activities other than household living, or local streets.
- (v) Underground parking.
- (B) *Perimeter landscaping*. Required perimeter setbacks for off-street parking and vehicle use areas shall be landscaped as set forth in this subsection.

Applicant's Findings: The applicant has provided a preliminary landscape and irrigation plan demonstrating compliance with the requirement that all perimeter setbacks be landscaped. This criterion is met.

- (2) <u>Perimeter setbacks and landscaping abutting streets</u>. Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting a street shall be setback and landscaped according to one the methods set forth in this subsection. Street trees located along an arterial street may be counted towards meeting the minimum required number of plant units.
 - (A) Method A. The off-street parking and vehicle use area shall be setback a minimum of ten feet (see Figure 806-1). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.
 - (B) Method B. The off-street parking and vehicle use area shall be setback to accommodate a berm, the top of which shall be a minimum of 2.5 feet higher than the elevation of the abutting off-street parking or vehicle use area (see Figure 806-2). The berm shall have a slope no steeper than a 3:1 on all sides and shall be landscaped according to the Type A standard set forth in SRC chapter 807 with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties. Any portion of the berm that encroaches into a vision clearance area set forth in SRC chapter 805 shall have a height no greater than the maximum allowed under SRC 805.010.

- (C) Method C. The off-street parking and vehicle use area shall be setback a minimum six feet to accommodate a minimum three-foot drop in grade from the elevation at the right-of-way line to the elevation of the abutting off-street parking or vehicular use area (see Figure 806-3). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.
- (D) Method D. The off-street parking and vehicle use area shall be setback a minimum six feet in conjunction with a minimum three-foot-tall brick, stone, or finished concrete wall (see Figure 806-4). The wall shall be located adjacent to, but entirely outside, the required setback. The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807. Any portion of the wall that encroaches into a vision clearance area set forth in SRC chapter 805 shall have a height no greater than the maximum allowed under SRC 805.010.
- (E) *Method E*. The off-street parking and vehicle use area shall be setback a minimum of six feet to accommodate green stormwater infrastructure meeting the Public Works Design Standards.

Applicant's Findings: As demonstrated on the site plan included with this application submittal, a small portion of the off-street parking area will abut Blossom Street NE. The applicant is meeting Method A and is providing a minimum setback of 10-feet from the street. The parking stalls are setback more than 27-feet from the newly dedicated right-of-way line. This criterion is met.

(3) Perimeter setbacks and landscaping abutting interior front, side, and rear property lines. Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Applicant's Findings: The site has been designed in a manner that orients the buildings against property lines with the common spaces including parking and vehicle use areas, are in the center of the site.

Table 514-5 zone-to-zone setbacks requires the vehicle use area to be setback from the side property line abutting a residential zone a minimum of 10-feet with Type C landscaping. Though the property abutting to the south is not within the corporate city limits, upon annexation, it will come in as a residential zone which requires this larger setback. There is a portion of the vehicle use area that is intended to allow for future connection to properties abutting to the south. As

demonstrated on the site plan, the vehicle use area stops short of the property line by 10-feet and will be landscaped in accordance with this section. This criterion is met.

(4) Setback adjacent to buildings and structures. Except for drive-through lanes, where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, planted to the Type A standard set forth in SRC chapter 807, or by a minimum five-foot-wide paved pedestrian walkway (see Figure 806-6). A landscape strip or paved pedestrian walkway is not required for drive-through lanes located adjacent to a building or structure.

Applicant's Findings: The vehicle use areas are setback from all proposed buildings a minimum of 11-feet. Within the setback, the applicant provides pedestrian amenities and connections as well as landscaping and bicycle parking. This criterion is met.

- (5) Perimeter setbacks and landscaping for parking garages. Perimeter setbacks and landscaping as set forth in subsection (c) of this section shall be required for parking garages; provided, however, perimeter setbacks and landscaping are not required for:
 - (A) Any portion of a parking garage with frontage on a street and containing ground floor uses or activities other than parking.
 - (B) Any parking garage within an industrial zone, public zone, or commercial zone, other than a CO zone, that abuts an interior front, side, or rear property line where there is no required building setback.
 - (C) Any parking garage abutting an alley.

Applicant's Findings: The applicant is not proposing a parking garage. This criterion is not applicable.

- (d) Interior landscaping.
 - (1) *Interior landscaping, generally*. Interior landscaping, as set forth in this subsection, shall be required for off-street parking areas 5,000 square feet or greater in size; provided, however, interior landscaping is not required for:
 - (A) Vehicle storage areas.
 - (B) Vehicle display areas.
 - (C) Temporary and seasonal gravel off-street parking areas approved pursuant to SRC chapter 701.
 - (D) Gravel off-street parking areas, approved through a conditional use permit.
 - (E) Underground parking.

(F) Parking garages.

Applicant's Findings: As shown on the site plan provided, the off-street parking areas total approximately 34,078 square feet, triggering the applicability of interior landscaping within the parking lot.

(2) Minimum percentage of interior landscaping required. Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For purposes of this subsection, the total interior area of an off-street parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways. Perimeter landscaped setbacks and required landscape strips separating off-street parking areas from buildings and structures shall not count towards satisfying minimum interior landscaping requirements.

Applicant's Findings: In accordance with Table 806-5, because the off-street parking area is less than 50,000 square feet in size, a minimum of 5 percent is required to be landscaped. The parking area is approximately 34,078 square feet in size which requires a minimum of 1,704 square feet of landscaping (34,078 \times .05 = 1,703.9 rounded up to 1,704). There are several landscape islands spread throughout the parking area which total approximately 5,531 square feet in size, exceeding the minimum 5 percent requirement. This criterion is met.

(3) *Trees*. A minimum of one deciduous shade tree shall be planted for every 12 parking spaces within an off-street parking area. Trees may be clustered within landscape islands or planter bays and shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

Applicant's Findings: The proposed development includes 125 off-street parking spaces and, in accordance with this provision, 1 tree must be planted for every 12 parking spaces. For this proposal, a minimum of 10 deciduous shade trees is required (125 / 12 = 10.41 rounded to 10). With approximately 23 planter bays spread throughout the parking area, the required trees will be spread throughout the site to create a canopy effect breaking up expanses of paving in accordance with this section.

(4) Landscape islands and planter bays. Landscape islands and planter bays shall have a minimum planting area of 25 square feet and shall have a minimum width of five feet (see Figure 806-7).

Applicant's Findings: All of the landscape islands and planter bays within the proposed development site exceed the minimum square footage and width. This criterion is met.

- (e) Off-street parking area dimensions. Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6; provided, however, minimum off-street parking area dimensions shall not apply to:
 - (1) Vehicle storage areas.
 - (2) Vehicle display areas.

Applicant's Findings: The parking area includes 125 parking stalls, of which, 32 are proposed to be compact meeting the dimensions of 15-feet in depth and 8.5-feet in width. The remaining standard stalls are 19-feet in depth and 9-feet in width. All of the parking stalls meet the dimensions for the 90-degree parking angle standards. This criterion is met.

- (f) Off-street parking area access and maneuvering. In order to ensure safe and convenient vehicular access and maneuvering, off-street parking areas shall:
 - (1) Be designed so that vehicles enter and exit the street in a forward motion with no backing or maneuvering within the street; and
 - (2) Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-7.

Applicant's Findings: In no case will any vehicle be forced to back out into a street. There is enough room behind all parking stalls which would allow vehicles to enter and exit the street in a forward motion. There is one instance where a drive aisle terminates at a dead-end. In this area, the drive aisle is 26-feet wide requiring a 4-foot turnaround. As shown on the site plan provided, the turnaround is approximately 7 and a half feet in depth. This criterion is met.

(g) *Grade*. Off-street parking and vehicle use areas shall not exceed a maximum grade of ten percent. Ramps shall not exceed a maximum grade of 15 percent.

Applicant's Findings: The site is relatively flat; the only grades present were designed by the applicant's civil engineer in the interest of properly draining stormwater. This criterion is met.

- (h) Surfacing. Off-street parking and vehicle use areas shall be paved with a hard surface material meeting the Public Works Design Standards; provided, however, up to two feet of the front of a parking space may be landscaped with ground cover plants (see Figure 806-10). Such two-foot landscaped area counts towards meeting interior off-street parking area landscaping requirements but shall not count towards meeting perimeter setbacks and landscaping requirements. Paving is not required for:
 - (1) Vehicle storage areas within the IG zone.
 - (2) Temporary and seasonal gravel off-street parking areas approved pursuant to SRC chapter 701.
 - (3) Gravel off-street parking areas, approved through a conditional use permit.

Applicant's Findings: The proposed off-street parking and vehicle use areas are proposed to be paved with a hard surface material meeting the Public Works Design Standards. Details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.

 (i) Drainage. Off-street parking and vehicle use areas shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Applicant's Findings: As shown on the civil plans provided, the off-street parking and vehicle use areas are designed, graded, and drained according to the Public Works Design Standards, or to the approval of the director. Additional details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.

- (j) Bumper guards or wheel barriers. Off-street parking and vehicle use areas shall include bumper guards or wheel barriers so that no portion of a vehicle will overhang or project into required setbacks and landscaped areas, pedestrian accessways, streets or alleys, or abutting property; provided, however, bumper guards or wheel barriers are not required for:
 - (1) Vehicle storage areas.
 - (2) Vehicle sales display areas.

Applicant's Findings: As demonstrated on the site plan provided, the applicant is proposing to provide wheel stops at the front of all 125 parking stalls. This criterion is met.

- (k) Off-street parking area striping. Off-street parking areas shall be striped in conformance with the off-street parking area dimension standards set forth in Table 806-6; provided, however, off-street parking area striping shall not be required for:
 - (1) Vehicle storage areas.
 - (2) Vehicle sales display areas.
 - (3) Temporary and seasonal gravel off-street parking areas approved pursuant to SRC chapter 701.
 - (4) Gravel off-street parking areas, approved through a conditional use permit.

Applicant's Findings: The proposed vehicle use area consists of 125 parking stalls all situated at 90 degrees. There is a mix of standard (90 stalls) and compact (35 stalls) which meet the minimum dimensional standards set forth for 90-degree parking stalls in Table 806-6. The offstreet parking area will be striped in a manner consistent with this design. This criterion is met.

- (I) Marking and signage.
 - (1) Off-street parking and vehicle use area circulation. Where directional signs and pavement markings are included within an off-street parking or vehicle use area

to control vehicle movement, such signs and marking shall conform to the Manual of Uniform Traffic Control Devices.

Applicant's Findings: The proposed parking area is designed in a manner that maneuvering is intuitive. It is not anticipated directional markings or signage will be necessary to control vehicular movement. However, if markings or signage are determined to be necessary, the applicant will ensure they conform to the Manual or Uniform Traffic Control Devices. If applicable, this criterion will be met.

(2) *Compact parking*. Compact parking spaces shall be clearly marked indicating the spaces are reserved for compact parking only.

Applicant's Findings: The site plan shows the compact parking stalls will be marked indicating they are reserved for compact parking only. This criterion is met.

(3) Carpool and vanpool parking. Carpool and vanpool parking spaces shall be posted with signs indicating the spaces are reserved for carpool or vanpool use only before 9:00 a.m. on weekdays.

Applicant's Findings: Carpool and vanpool parking is not proposed or required. This criterion is not applicable.

(m) *Lighting*. Lighting for off-street parking and vehicle use areas shall not shine or reflect onto adjacent residentially zoned property, or property used for uses or activities falling under household living or cast glare onto the street.

Applicant's Findings: As demonstrated on the site plan, lighting placement and height was considered for all parking lot lighting to ensure it will not shine or reflect onto adjacent residentially zoned property. This criterion is met.

(n) Off-street parking area screening. Off-street parking areas with more than six spaces shall be screened from abutting residentially zoned property, or property used for uses or activities falling under household living, by a minimum six-foot-tall sight-obscuring fence, wall, or hedge; provided, however, screening is not required for vehicle storage areas within the IG zone.

Applicant's Findings: The entire site is planned to be screened by a 6-foot sight obscuring fence. Additionally, the buildings are placed at the property line to provide an additional buffer from the vehicle use areas and other common spaces for the complex. This criterion is met.

Section 806.040 – Driveway Development Standards for Uses of Activities Other Than Single-Family, Two-Family, Three-Family, and Four-Family

Unless otherwise provided under the UDC, driveways for uses or activities other than single family, two family, three family, or four family shall be developed and maintained as provided in this section.

(a) Access. Off-street parking and vehicle use areas shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available, or a loop to the single point of access. The driveway approaches to the driveways shall conform to SRC chapter 804.

Applicant's Findings: The applicant is seeking approval of a class 2 driveway approach permit and has provided findings in response to SRC Chapters 804 and 805. As demonstrated on the site plan included with this submittal, a single driveway is proposed with adequate width to accommodate ingress and egress. The driveway loops through the site returning vehicles to the single access point.

- (b) Location. Driveways shall not be located within required setbacks except where:
 - (1) The driveway provides direct access to the street, alley, or abutting property.
 - (2) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.

Applicant's Findings: The proposed driveway falls within the setback area, but it provides direct access to Blossom Street NE in accordance with this section.

- (c) Setbacks and landscaping.
 - (1) Perimeter setbacks and landscaping, generally. Perimeter setbacks and landscaping as set forth in this subsection shall be required for driveways abutting streets and abutting interior front, side, and rear property lines; provided, however, perimeter setbacks and landscaping are not required where:
 - (2) The driveway provides direct access to the street, alley, or abutting property.
 - (3) The driveway is a shared driveway located over the common lot line and providing access to two or more uses.
 - (4) Perimeter setbacks and landscaping abutting streets. Unless a greater setback is required elsewhere within the UDC, driveways abutting a street shall be setback and landscaped according to the off-street parking and vehicle use area perimeter setbacks and landscaping standards set forth under SRC 806.035(c)(2).
 - (5) Perimeter setbacks and landscaping abutting interior front, side, and rear property lines. Unless a greater setback is required elsewhere within the UDC, driveways abutting an interior front, side, or rear property line shall be setback a

minimum of five feet. The setback shall be landscaped according to the Type A standard set forth in SRC chapter 807.

Applicant's Findings: Because the driveway provides direct access to the street, there is no setback required. This criterion is not applicable.

(d) Dimensions. Driveways shall conform to the minimum width set forth in Table 806-8.

Applicant's Findings: In accordance with Table 806-8, the minimum driveway width for two-way traffic is 22-feet. As demonstrated on the site plan provided, the driveway is proposed to be 25-feet in width. This criterion is met.

(e) Surfacing. All driveways, other than access roads required by the Public Works Design Standards to provide access to City utilities, shall be paved with a hard surface material meeting the Public Works Design Standards. Access roads required by the Public Works Design Standards to provide access to City utilities shall be an all-weather surface material meeting the Public Works Design Standards; provided, however, the first ten feet of the access road leading into the property, as measured from the property line, shall be paved with a hard surface material.

Applicant's Findings: The driveway is proposed to be paved with a hard surface material meeting the Public Works Design Standards. Details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.

(f) *Drainage*. Driveways shall be adequately designed, graded, and drained according to the Public Works Design Standards, or to the approval of the Director.

Applicant's Findings: As shown on the civil plans provided, the driveway has been designed, graded, and drained according to the Public Works Design Standards, or to the approval of the director. Additional details regarding the construction will be provided at the time of building permit for the director's review and approval. This criterion will be met.

(g) "No Parking" signs. Driveways shall be posted with one "no parking" sign for every 60 feet of driveway length, but in no event shall less than two signs be posted.

Applicant's Findings: "No parking" signs may need to be posted along the east side of the driveway as that portion of the driveway does not lead to any parking stalls and it is approximately 178-feet in length, which could three no parking signs. If applicable, this criterion will be met.

Section 806.045 – Bicycle Parking; When Required

- (a) General applicability. Bicycle parking shall be provided as required under this chapter for:
 - (1) Each proposed new use or activity.

- (2) Any change of use or activity.
- (3) Any intensification, expansion, or enlargement of a use or activity.
- (b) Applicability to change of use of existing building in Central Business District (CB) zone. Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.
- (c) Applicability to nonconforming bicycle parking area. When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

Applicant's Findings: The proposed new development of the subject site triggers the applicability of this section.

Section 806.050 – Proximity of Bicycle Parking to Use or Activity Served

Except as otherwise provided in this chapter, bicycle parking shall be located on the same development site as the use or activity it serves.

Applicant's Findings: As shown on the site plan provided, bicycle parking is provided on the same development site at the use it serves. This criterion is met.

Section 806.055 – Amount of Bicycle Parking

(a) *Minimum required bicycle parking*. Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Applicant's Findings: In accordance with Table 806-9, the minimum off-street bicycle parking spaces required is .1 spaces per dwelling unit. With 90 dwelling units proposed, 9 bicycle parking spaces are required (90 x 0.1 = 9). As shown on the site plan provided, the site includes 36 bicycle parking spaces spread throughout the development site for convenient access for residents. This criterion is met.

(b) Long-term bicycle parking. Long-term bicycle parking may be provided to satisfy a percentage of the minimum bicycle parking spaces required under this chapter. Such long-term bicycle parking shall not exceed the amounts set forth in Table 806-8. The

maximum percentage of long-term bicycle parking allowed is based solely on the minimum number of bicycle parking spaces required. This standard shall not be construed to prohibit the provision of additional long-term bicycle parking spaces provided the minimum number of required spaces is met. (Example: A restaurant requiring a minimum of four bicycle parking spaces may, but is not required to, designate one of the required spaces as a long-term space. Additional short-term and long-term spaces may be provided as long as the minimum required three short-term spaces are maintained).

Applicant's Findings: All of the bicycle parking to serve this development is short-term parking, none is proposed to be long-term bicycle parking. This criterion Is not applicable.

Section 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, bicycle parking shall be developed and maintained as set forth in this section. The standards set forth in this section shall not apply to City approved bike share stations which utilize bike docking stations.

- (a) Location.
 - (1) Short-term bicycle parking. Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.

Applicant's Findings: The site is sprawling, and bicycle parking facilities are distributed throughout the site in an effort to provide parking opportunities to all residents which are safe and convenient. There are instances where bicycle parking is located more than 50 feet from the primary building entrances. To remedy this, the applicant is seeking a class 2 adjustment with findings provided in Section 8 of this narrative. As mitigation, the applicant is providing 36 bicycle parking spaces where only 9 are required. Upon approval of the class 2 adjustment, this criterion will be met.

- (2) Long-term bicycle parking.
 - (A) Generally. Long-term bicycle parking shall be located:
 - (i) Within a building, on the ground floor or on upper floors when the bicycle parking areas are easily accessible by an elevator; or
 - (ii) On-site, outside of a building, in a well-lighted secure location that is sheltered from precipitation and within a convenient distance of the primary entrance.

- (B) Long-term bicycle parking for residential uses. Long-term bicycle parking spaces for residential uses shall be located within:
 - (i) A residential dwelling unit;
 - (ii) A lockable garage;
 - (iii) A restricted access lockable room serving an individual dwelling unit or multiple dwelling units;
 - (iv) A lockable bicycle enclosure; or
 - (v) A bicycle locker.
- (C) Long-term bicycle parking for non-residential uses. Long-term bicycle parking spaces for non-residential uses shall be located within:
 - (i) A restricted access lockable room;
 - (ii) A lockable bicycle enclosure; or
 - (iii) A bicycle locker.

Applicant's Findings: No long-term bicycle parking is proposed. These criteria are not applicable.

(b) Access. All bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.

Applicant's Findings: Each bicycle parking area has direct access to the pedestrian network on site. The pedestrian network provides access to the primary building entrances and to the public sidewalk along Blossom Street NE. This criterion is met.

- (c) Dimensions. All bicycle parking areas shall meet the following dimension requirements:
 - (1) *Bicycle parking spaces*. Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-10.
 - (2) Access aisles. Bicycle parking spaces shall be served by access aisles conforming to the minimum widths set forth in Table 806-10. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Applicant's Findings: As shown on the site plan provided, the applicant is proposing staple bicycle racks meeting the dimensions of a horizontal side-by-side parking space, meeting the dimensional requirements detailed in Table 806-10. This criterion is met.

(d) *Surfacing*. Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

Applicant's Findings: As shown on the site plan provided, the bicycle parking area will consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards. This criterion will be met.

- (e) *Bicycle racks*. Where bicycle parking is provided in racks, the racks may be horizontal or vertical racks mounted to the ground, floor, or wall. Bicycle racks shall meet the following standards:
 - (1) Racks must support the bicycle in a stable position.
 - (A) For horizontal racks, the rack must support the bicycle frame in a stable position in two or more places a minimum of six inches horizontally apart without damage to the wheels, frame, or components.
 - (B) For vertical racks, the rack must support the bicycle in a stable vertical position in two or more places without damage to the wheels, frame, or components.
 - (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;
 - (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and
 - (4) Racks shall be securely anchored.
 - (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-11.

Applicant's Findings: As stated previously, the applicant will be providing horizontal side-by-side bicycle parking spaces, which will be secured to the ground and meet all development standards provided within this section. This criterion will be met.

- (f) Bicycle lockers. Where bicycle parking is provided in lockers, the lockers shall meet the following standards:
 - (1) Lockers shall conform to the minimum dimensions set forth in Table 806-10.
 - (2) Lockers shall be served by an access aisle conforming to the minimum width set forth in Table 806-10 in front of each locker opening.
 - (3) Lockers shall be securely anchored.

Applicant's Findings: Bicycle lockers are not proposed. These criteria are not applicable.

Section 806.065 - Off-Street Loading Areas; When Required

- (a) *General applicability*. Off-street loading shall be provided and maintained as required under this chapter for:
 - (1) Each proposed new use or activity.

- (2) Any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity.
- (3) Any intensification, expansion, or enlargement of a use or activity.

Applicant's Findings: One off-street loading space is required for the proposed multiple family development because 90 dwelling units are proposed. Because one loading space is required, the provisions of this section are applicable to the proposal.

(b) Applicability to nonconforming off-street loading area. When off-street loading is required to be added to an existing off-street loading area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

Applicant's Findings: The development site is vacant, and all parking areas are newly proposed. None of the off-street loading areas are nonconforming. This criterion is not applicable.

Section 806.070 - Proximity of Off-Street Loading Areas to Use or Activity Served

Off-street loading shall be located on the same development site as the use or activity it serves.

Applicant's Findings: The applicant will satisfy the requirement of one off-street loading space by utilizing off-street parking for loading. This is an acceptable method in accordance with SRC 806.075(A) especially considering the development site includes more than the minimum required parking. All parking serving the development is on the same site. This criterion is met.

Section 806.075 – Amount of Off-Street Loading

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

(A) Off-street parking used for loading. An off-street parking area meeting the requirements of this chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

Applicant's Findings: The applicant will utilize the off-street parking areas for loading as no delivery will exceed the maximum load rating of 8,000 pounds. Additionally, parking is available within 25-feet of all 10 buildings on site. This criterion is met.

Chapter 807 – Landscaping and Screening Section 807.001 – Purpose

The purpose of this chapter is to establish standards for required landscaping and screening under the UDC to improve the appearance and visual character of the community, promote compatibility between land uses, encourage the retention and utilization of existing vegetation, and preserve and enhance the livability of the City.

Section 807.010 - Applicability

The provisions of this chapter apply to all required landscaping and screening under the UDC.

Applicant's Findings: The development triggers the landscaping requirements of Chapter 807. Below the applicant provides findings regarding how the proposal meets the applicable criteria.

Section 807.015 – Landscaping and Screening

Unless otherwise provided under the UDC, required landscaping and screening shall conform to the standards set forth in this section.

(a) Landscaping types. Required landscaping shall be provided according to one of the landscaping types set forth in Table 807-1. Where landscaping is required under the UDC without a reference to a specific landscaping type, the required landscaping shall meet the Type A standard.

Applicant's Findings: The landscape type required for the development site is Type A: one plant unit per 20 square feet, and Type C: one plant unit per 16 square feet with screening. All interior side and the interior rear setbacks are required to be a minimum of 10-feet and landscaped to Type C standards. As demonstrated on the landscape plan provided, the plant units proposed correlate to the required landscape type within that area. This criterion is met.

(b) Plant materials and corresponding plant unit values. Plant materials, their corresponding minimum plant unit values, and minimum plant material size at time of planting for landscaping within required landscaped areas are set forth in Table 807-2. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials shall provide for a minimum 75 percent coverage of required landscaped areas within five years.

Applicant's Findings: The applicant's landscape architect has prepared a preliminary plan meeting the landscape requirements of Chapters 702 and 807. A plant unit breakdown, including how the site meets the 40 percent tree requirement, is demonstrated on the landscape plan included with this submittal. This criterion is met.

(c) Preservation of existing trees and vegetation. The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

Applicant's Findings: There are no trees on site which will be preserved. Due to grading needs across the site, new plantings will be required, and this criterion is not applicable.

- (d) Tree replanting requirements. In addition to the landscaping required under this chapter, when existing trees, as defined under SRC chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection. The provisions of this subsection do not apply to lots used for single family uses, two family uses, three family uses, four family uses, or cottage clusters.
 - (1) Removal of trees within required setbacks. When an existing tree or trees, as defined under SRC chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5-inch caliper.
 - (2) Removal of trees from development site. When more than 75 percent of the existing trees, as defined under SRC chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5-inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Applicant's Findings: The site does not contain existing trees. Therefore, these replanting requirements are not applicable.

- (e) *Screening standards*. Unless otherwise provided under the UDC, where screening is required in the form of a fence, wall, or landscaping, it shall conform to the following standards:
 - (1) *Height*. Fences and walls shall be a minimum of six feet in height. Landscaping shall be of a species that will attain a height of at least six feet within three years after planting.
 - (2) *Opacity*. Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping. Landscaping shall be of an evergreen species that will attain required opacity within three years after planting.

(3) *Maintenance*. Fences and walls shall be maintained in safe condition and shall be maintained as opaque. Landscaping shall be replaced within six months after dying or becoming diseased to the point that required opacity can no longer be maintained.

Applicant's Findings: The applicant is proposing a 6-foot sight obscuring cedar fence along the interior side (east and west) and interior rear (south) property lines to meet the screening requirement of the Type C landscape standard. It is not anticipated plantings will be utilized as screening materials in this case to allow light and air to reach the structures. The proposed fence alone will meet the opacity standards of this section. The applicant understands they are responsible for maintaining the fence in safe condition and any dead or dying landscape will need to be replaced within six months of dying or becoming diseased. This criterion will be met.

(f) Berm. Unless otherwise provided under the UDC, where screening is required in the form a berm, the berm shall be an earthen mound no less than three feet in height above the existing grade and shall be constructed with a slope no steeper than 3:1 on all sides. The berm shall be planted with plant materials to prevent erosion. The berm shall not alter natural drainage flows from abutting properties.

Applicant's Findings: Berms are not being utilized in this development. This criterion is not applicable.

(g) *Street trees*. Development adjacent to public streets shall provide street trees that meet the standards and specifications set forth in SRC chapter 86.

Applicant's Findings: The development site has approximately 171-feet of frontage onto Blossom Drive NE which is under improved. The applicant is providing a 10-foot right-of-way dedication and will construct up to a half street improvement along their frontage to Collector Street Standards which will include the installation of street trees to the maximum extent feasible.

Section 807.020 – Landscaping Plan and Landscaping Permit

(a) Landscaping plan. A landscaping plan is required for all building permit applications for development subject to the landscaping requirements of this chapter and all landscaping permit applications required under subsection (b) of this section.

Applicant's Findings: The applicant has provided a preliminary landscaping plan designed by their landscape architect. The plan is included with this submittal for review and approval. This criterion is met.

Landscaping plans shall be of a size and form established by the Planning Administrator, and shall include the following:

- (1) Scale and north arrow.
- (2) Lot dimensions and footprint of structure(s).
- (3) A legend indicating the linear footage of perimeter setbacks abutting a street or right-of-way; the linear footage of perimeter setbacks not abutting a street or right-of-way; total building square footage; total square footage of the interior area of the off-street parking area, calculated per SRC 806.035(d)(2); and total number of parking spaces.
- (4) The location and size of plant materials, identified by common and botanical names, and their expected coverage within five years.
- (5) The type and location of landscaping features other than plant materials, including, but not limited to, wetlands, creeks, ponds, sculpture, and benches.
- (6) Fence or wall materials, when screening is required under the UDC.
- (7) Abutting land uses.
- (8) The type, size, and location of:
 - (A) Existing trees, as defined under SRC chapter 808, existing trees less than ten inches dbh, and vegetation that will be retained to satisfy landscaping requirements of this chapter.
 - (B) Existing trees, as defined under SRC chapter 808, proposed for removal.
- (9) Notwithstanding subsection (b)(8) of this section, where the development site is heavily wooded, only those trees that will be affected by the proposed development need to be sited accurately. The remaining trees may be shown on the plan in the general area of their distribution.
- (10) An irrigation plan identifying the materials, size, and location of all components of the irrigation system.
- (11) A two-year plant establishment schedule for:
 - (A) Landscaped areas where a permanent underground or drip irrigation system is not required because of the use of drought resistant vegetation; or
 - (B) New vegetation located within stormwater facilities.

Applicant's Findings: The preliminary landscape plan includes all the above required elements. This criterion is met.

- (b) Landscaping permit.
 - (1) Applicability. When development subject to the landscaping requirements is this chapter requires site plan review, but a building permit application is not otherwise required, a landscaping permit as provided in this subsection shall be required.

Applicant's Findings: This application requires site plan review. This section is not applicable to the proposal.

Section 807.025 - Plant Material Standards

All plant materials shall be, upon installation, vigorous and well-branched, with healthy and well-furnished root systems free of disease, insects, pests, and injuries.

Applicant's Findings: The landscape architect and applicant will work together to source acceptable and healthy plant materials for the development site meeting the standards of this section. This criterion will be met.

Section 807.030 – Tree Protection Measures During Construction

Trees used to meet the landscaping requirements set forth in this chapter shall be protected during construction as provided under SRC chapter 808.

Applicant's Findings: There are no trees existing on the development site. This criterion is not applicable.

Section 807.035 – Installation

(a) Landscaping shall be installed at the time of construction, unless seasonal conditions or temporary site conditions make installation impractical; in which case, an acceptable performance guarantee to ensure installation of the landscaping shall be provided as set forth in SRC 807.050.

Applicant's Findings: The applicant anticipates being able to install the landscaping at the time of construction. If weather or site conditions make installation impractical, the applicant will submit a performance guarantee meeting the requirements of SRC 807.050. If applicable, this criterion will be met.

(b) Landscaping shall be installed in a manner that conforms to the standards of the American Association of Nurserymen, Inc.

Applicant's Findings: The applicant retained a landscape architect to design the landscaped areas on the development site. The landscape architect hired for the project uses the industry best standards and practices, which conforms with the American Association of Nurserymen, Inc. The installation of each plant material will follow the industry best standards and practices and conform with the American Association of Nurserymen, Inc, as well. This criterion will be met.

Section 807.040 - Irrigation

(a) A permanent underground or drip irrigation system with an approved backflow prevention device shall be provided for all landscaped areas required under the UDC;

provided, however, a permanent underground or drip irrigation system is not required for:

- (1) Existing healthy vegetation that has been established for at least two years and that is being preserved to meet the landscaping requirements under this chapter;
- (2) New vegetation that is drought resistant, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material; and
- (3) New vegetation located within stormwater facilities as required by the Public Works Design Standards, in which case a two-year plant establishment schedule shall be provided with the landscaping plan describing the amount of water to be applied over a two-year time period and how that water will be distributed to the plant material.

Applicant's Findings: The landscaped areas are planned to be irrigated where necessary. Some of the landscape bays are planned to be subterranean to accommodate stormwater runoff. In which case method 3 listed above may be utilized to irrigate the landscaping within those bays. Details regarding irrigation will be provided in detail on the landscape plan submitted during the building permit review. This criterion will be met.

(b) Wherever feasible, sprinkler heads irrigating lawns or other high-water-demand landscape areas shall be circuited so that they are on a separate zone or zones from those irrigating trees, shrubbery, or other reduced-water-requirement areas.

Applicant's Findings: The landscape architect will design the irrigation systems to appropriately distribute water to the plant materials as they require. This criterion will be met.

Section 807.045 – Maintenance

(a) The owner and tenant shall be jointly and severally responsible for maintaining all landscaping material in good condition so as to present a healthy, neat, and orderly appearance.

Applicant's Findings: The owner understands that jointly, with their tenants, they are responsible for maintaining all landscaping material in good condition. This criterion will be met.

(b) Unhealthy or dead plant materials shall be replaced in conformance with the approved landscape plan.

Applicant's Findings: If any of the plant materials die or become unhealthy, the applicant understands they must be replaced in conformance with the approved landscape plan. If applicable, this criterion will be met.

Chapter 808 – Preservation of Trees and Vegetation Section 808.001 – Purpose

The purpose of this chapter is to provide for the protection of heritage trees, significant trees, and trees and native vegetation in riparian corridors, as natural resources for the City, and to increase tree canopy over time by requiring tree preservation and planting of trees in all areas of the City.

Section 808.010 – Heritage Trees

(a) *Designation of heritage trees*. The Council may, by resolution, designate a heritage tree upon nomination by the property owner, in recognition of the tree's location, size, or age; botanical interest; or historic or cultural significance.

Applicant's Findings: The site does not contain any heritage trees. This criterion is not applicable.

Section 808.015 – Significant Trees

No person shall remove a significant tree, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045.

Applicant's Findings: The site does not include any significant trees proposed for removal. This criterion is not applicable.

Section 808.020 – Trees and Native Vegetation in Riparian Corridors

No person shall remove a tree in a riparian corridor or native vegetation in a riparian corridor, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Roots, trunks, and branches of trees removed in riparian corridors shall remain within the riparian corridor, unless determined to be a potential hazard or impediment to stream flow by the Director.

Applicant's Findings: There are no riparian corridors present on the development site. This criterion is not applicable.

Section 808.025 – Trees on Lots or Parcels 20,000 Square Feet or Greater

No person shall, prior to site plan review or building permit approval, remove a tree on a lot or parcel that is 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a

tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Nothing in this section shall be construed to require the retention of trees, other than heritage trees, significant trees, and trees and vegetation in riparian corridors, beyond the date of site plan review or building permit approval, if the proposed development is other than single family residential, two family residential, three family residential, four family residential, or a cottage cluster.

Applicant's Findings: The applicant has not removed any trees prior to submitting this land use application since the site has been annexed into the City of Salem and subject to these preservation rules. This criterion is met.

Section 6: Findings Applicable to Class 1 Design Review

Chapter 225 – Design Review Section 225.001 – Purpose

The purpose of this chapter is to create a process to review development applications that are subject to design review guidelines and design review standards.

Applicant's Findings: The applicant understands the purpose of requiring design review. This application is for a multiple family development and triggers a Class 1 Design Review. The applicant has provided findings to all applicable criteria below.

Section 225.005 - Design Review

(a) Applicability. Design review approval is required for development applications that are subject to design review standards and guidelines.

Applicant's Findings: The proposed development triggers design review in accordance with this section.

- (b) Classes.
 - (1) Class 1 design review is design review that requires the application of design review standards only.
 - (2) Class 2 design review is design review that requires the application of design review guidelines, for projects that are limited to building alterations that will be contained within the footprint of the existing building and utilize the same building materials and same window and facade designs.
 - (3) Class 3 design review is design review that requires the application of design review guidelines.
 - (4) If any portion of the proposed development does not meet all of the applicable design review standards, the entire development shall be subject to Class 3 design review.

Applicant's Findings: As proposed, the development is being reviewed under a Class 1 Design Review process. The applicant is meeting the design review standards for multiple family development in accordance with SRC Chapter 702.

- (c) Procedure type.
 - (1) Class 1 design review is processed as a Type I procedure under SRC chapter 300.
 - (2) Class 2 design review is processed as a Type II procedure under SRC chapter 300.
 - (3) Class 3 design review is processed as a Type III procedure under SRC chapter 300.

Applicant's Findings: The Class 1 Design Review is a Type I procedure. However, because the application has been consolidated, the entire application will be reviewed using Type II procedures.

- (d) Submittal requirements.
 - (1) Submittal requirements for pre-application conference. In addition to the submittal requirements for a pre-application conference under SRC chapter 300, an application for a Class 1, Class 2, or Class 3 design review pre-application conference shall include the following:
 - (A) An existing conditions plan showing:
 - (i) Existing site conditions;
 - (ii) The use of all adjacent buildings;
 - (iii) The zoning of the site and adjacent properties;
 - (iv) Topography of the site; and
 - (v) Location of all trees and prominent landscape features.
 - (B) Schematic plans for the proposed development.

Applicant's Findings: All of the required information listed above has been provided with this application submittal. This criterion is met.

- (2) Submittal requirements for Class 1, Class 2, and Class 3 design review. In addition to the submittal requirements set forth under SRC chapter 300, an application for Class 1, Class 2, or Class 3 design review shall include the following:
 - (A) A proposed site plan showing:
 - (i) The complete dimensions and setbacks of the lot, and all existing and proposed buildings and structures, including the location, size, height, proposed use, design, and gross floor area of each building.
 - (ii) All existing and proposed walls and fences, including the location, height, type of design, and composition.

- (iii) The location and design of the existing and proposed on-site pedestrian and vehicle circulation system.
- (iv) Locations and dimensions of all existing and proposed outdoor storage areas, including, but not limited to, trash collection and recycling areas.
- (B) Architectural drawings, renderings, or sketches showing all elevations of proposed buildings as they will appear on completion.
- (C) A landscape plan showing the location of natural features, trees, and plant materials proposed to be removed, retained, or planted; the amount, height, type, and location of landscaped areas, planting beds, and plant materials and provisions for irrigation.
- (D) A topographic survey and grading plan showing two-foot contour intervals on hillside lots and five-foot contour intervals on all other lots.
- (E) An open space plan showing locations of common and private open space, including active and passive recreational areas. The open space plan shall show the total area of individual classifications of proposed open space and shall be drawn to scale.
- (F) A statement as to whether the application is intended to meet the standards or the guidelines.

Applicant's Findings: Each of the required elements above have been provided with the application submittal. This criterion has been met.

- (e) Criteria.
 - (1) A Class 1 design review shall be approved if all of the applicable design review standards are met.
 - (2) A Class 2 or Class 3 design review shall be approved if all of the applicable design review guidelines are met.

Applicant's Findings: This application includes a Class 1 Design Review which meets the design standards for multiple family development as outlined in Chapter 702.

(f) Conditions of approval. Notwithstanding SRC 300.820, the Review Authority may not attach conditions to a Class 1 design review approval.

Applicant's Findings: The applicant understands conditions of approval may not be attached to the Class 1 Design Review. However, the design review is consolidated with applications which the review authority may assign conditions of approval to.

Chapter 702 – Multiple Family Design Review Standards Section 702.001 – Purpose

The purpose of this chapter is to establish design review standards for multiple family development.

Applicant's Findings: The applicant understands the purpose of Chapter 702 for multiple family design review and has provided responses to each applicable criterion below.

Section 702.005 – Multiple Family Design Review

(a) Except as provided under subsection (b) of this section, and unless otherwise provided in the UDC, design review under SRC chapter 225 is required for all multiple family development.

Applicant's Findings: In accordance with SRC Chapter 702, design review is required for the proposed development. The applicant is meeting the design standards which falls under a Class 1 Design Review.

- (b) Exceptions. Multiple family design review is not required for:
 - (A) Cottage clusters, when allowed as a special use.
 - (B) Multiple family development within a mixed-use building.
 - (C) Multiple family development within:
 - (i) The Central Business District (CB) Zone.
 - (ii) The South Waterfront Mixed-Use (SWMU) Zone.
 - (iii) The Neighborhood Center Mixed-Use (NCMU) Zone.
 - (iv) The Broadway/High Street Retail Overlay Zone
 - (v) The Broadway/High Street Housing Overlay Zone.
 - (vi) The Riverfront High Density Residential Overlay Zone.
 - (vii) The Riverfront Overlay Zone.
 - (viii) The Salem Downtown Historic District.
 - (ix) The Public and Private Health Services (PH) Zone.
 - (x) The Mixed Use-I (MU-I) Zone.
 - (xi) The Mixed Use-II (MU-II) Zone.
 - (xii) The West Salem Central Business District (WSCB) Zone.

Applicant's Findings: None of the exceptions listed in this section are applicable to this application.

Section 702.010 – Multiple Family Design Review Standards

Multiple family development shall comply with all of the applicable design review standards as follows:

(a) Multiple family development with five to 12 dwelling units shall comply with the design review standards set forth in SRC 702.015 or the design review standards set forth in SRC 702.020.

Applicant's Findings: The applicant is proposing 90 dwelling units. This criterion is not applicable.

(b) Multiple family development with 13 or more dwelling units shall comply with the design review standards set forth in SRC 702.020.

Applicant's Findings: The applicant is proposing 90 dwelling units which comply with the design standards set forth in SRC 702.020. This criterion is met.

(c) The design review standards set forth in this chapter are in addition to, and not in lieu of, all other applicable development standards in the UDC. Where the design review standards conflict with the development standards in the UDC, the design review standards shall be the applicable development standard.

Applicant's Findings: The applicant understands the standards set forth in this section are in addition to other applicable design standards.

Section 702.020 – Design Review Standards for Multiple Family Development with Thirteen or More Units

- (a) Open space standards.
 - (1) To encourage the preservation of natural open qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 30 percent of the gross site area in designated and permanently reserved open space. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement.
 - (A) To ensure usable open space that is of sufficient size, at least one common open space area shall be provided that meets the size and dimension standards set forth in Table 702-3.

Applicant's Findings: In accordance with Table 702-3, there must be a common open space with a minimum contiguous area of 1,000 square feet, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units. In this case, the minimum open space square footage is 1,875 (250×3.5 ($70 \times 1.000 = 1,875$). In the center of the site, the applicant is proposing a common open space which is approximately 2,647 square feet in size. Additionally, this provision requires a minimum horizontal dimension of the open space to be 25-feet. The proposed common open space will be approximately 65-feet by 38.5-feet. This criterion is met.

(B) To ensure the provided open space is usable, a maximum of 15 percent of the common open space shall be located on land with slopes greater than 25 percent.

Applicant's Findings: As demonstrated on the civil grading plan provided, the common open space will be nearly flat. This criterion is met.

(C) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-4, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-4.

Applicant's Findings: The applicant is meeting the minimum common and private open space standards and is not seeking to count one open space toward another. This criterion is not applicable.

(D) To ensure a mix of private and common open space in larger developments, private open space, meeting the size and dimension standards set forth in Table 702-4, shall be provided for a minimum of 20 percent of the dwelling units in all newly constructed multiple family developments with 20 or more dwelling units. Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Applicant's Findings: The applicant is proposing 90 dwelling units. Buildings E, F, and G contain 18 dwelling units, combined, which is 20 percent of number of dwelling units within the development. The private open space in each of the 10 dwelling units meets the dimensional standards set forth in Table 702-4. Floor plans are included with this application submittal to further demonstrate the private open spaces are located contiguous to the dwelling units and they have direct access to the private open space through a doorway. This criterion is met.

(E) To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted

twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 750-square-foot improved open space area may count as 1,500 square feet toward the open space requirement.

- (i) Be a minimum 750 square feet in size with a minimum dimension of 25 feet for all sides; and
- (ii) Include at least one of the following types of features:
 - (a) Covered pavilion.
 - (b) Ornamental or food garden.
 - (c) Developed and equipped children's play area, with a minimum 30-inch-tall fence to separate the children's play area from any parking lot, drive aisle, or street.
 - (d) Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).
 - (e) Swimming pool or wading pool.

Applicant's Findings: The applicant is either meeting or exceeding both the private and common open space requirements and does not need to count any spaces as double to meet the minimum standard. This criterion is not applicable.

(F) To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a public urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development.

Applicant's Findings: The development site is more than ¼ mile of the nearest public park (Highland City Park) and the applicant is not seeking a reduction to the required open space. The proposal exceeds the minimum requirements. This criterion is not applicable.

- (b) Landscaping standards.
 - (1) To encourage the preservation of trees and maintain or increase tree canopy, a minimum of one tree shall be planted or preserved for every 2,000 square feet of gross site area.

Applicant's Findings: There are no trees on the subject property slated for preservation or removal. In accordance with this section, to increase the tree canopy, a minimum of one tree must be planted for every 2,000 square feet of gross site area. Upon dedication along the frontage, the site will be approximately 141,466.5 square feet in size which requires the

replanting of 71 trees (141,466.5 / 2,000 = 70.73 rounded to 71). The landscape plan provided with this application submittal depicts that 71 trees will be planted throughout the development site meeting this and other standards within the SRC. This criterion is met.

- (2) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
 - (A) A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and
 - (B) A minimum six-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain-link fencing with slats shall be not allowed to satisfy this standard.

Applicant's Findings: None of the abutting properties have an RS or RA zoning designation. This criterion is not applicable.

(3) To define and accentuate primary entryways, a minimum of two plant units, shall be provided adjacent to the primary entryway of each dwelling unit, or combination of dwelling units.

Applicant's Findings: The buildings, as shown on the elevation plans provided, are proposed to be three stories tall with common entry corridors for up to six dwelling units. Beside each entry corridor, the architect has provided green space for plantings. As depicted on the preliminary landscape plan provided by the applicant's landscape architect, a minimum of two plant units is provided adjacent to the entryway corridor of each building. This criterion is met.

(4) To soften the visual impact of buildings and create residential character, new trees shall be planted, or existing trees shall be preserved, at a minimum density of ten plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Applicant's Findings: The site does not include any trees for preservation. Including the clubhouse, there are 2,570 linear feet of exterior building wall proposed on the site. In accordance with this section, a minimum density of 10 plant units per 60 linear feet of exterior building wall is required. In this case that would mean 43 clusters of 10 plant units must be planted not more than 25 feet from the edge of the building foot prints. The landscape plan prepared by the applicant's architect complies with the provision of this section. This criterion is met by the proposal.

(5) Shrubs shall be distributed around the perimeter of buildings at a minimum density of one plant unit per 15 linear feet of exterior building wall.

Applicant's Findings: There are approximately 2,570 linear feet of exterior building wall. In accordance with this section, 171 of the plant units distributed around the base of the buildings must be shrubs. The landscape plan provided identifies that this criterion is met.

(6) To ensure the privacy of dwelling units, ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.

Applicant's Findings: As depicted on the elevation drawings provided, the ground floor private open space includes perimeter fencing to ensure the privacy of the tenants occupying the unit. This criterion is met.

- (7) To provide protection from winter wind and summer sun and to ensure trees are distributed throughout a site and along parking areas, a minimum of one canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within ten feet of the edge of the parking area (see Figure 702-3).
 - (A) A minimum of one canopy tree shall be planted within each planter bay.
 - (B) A landscaped planter bay a minimum of nine feet in width shall be provided at a minimum spacing of one for every 12 spaces. (see Figure 702-3).

Applicant's Findings: As depicted on the site plan included with this application submittal, the parking lot has 125 parking spaces and requires a minimum of 10 shade trees to be planted throughout the parking lot. Additionally, a minimum of 10 landscape planter bays with a minimum width of 9-feet must be provided. The site plan demonstrates that there are 20 landscape planter bays included throughout the parking area which have a minimum width of 9-feet though many are greater than the minimum requirement. The landscape plan provided demonstrates that the required shade trees will be distributed throughout the parking area to provide protection from winter wind and summer sun. This criterion is met by the proposal.

(8) Multiple family developments with 13 or more units are exempt from the landscaping requirements in SRC chapter 806.

Applicant's Findings: The applicant understands that because they are proposing a development site with 90 dwelling units, the parking lot landscape standards applicable are found in SRC Chapter 702 and the provisions of interior landscaping in SRC Chapter 806 are exempt.

- (c) Site safety and security.
 - (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

Applicant's Findings: Floor plans and elevations are provided which depict that each habitable room, other than the bathrooms, include at least one window facing common open space, parking areas, and pedestrian paths. The windows are placed in a manner which encourages visual surveillance as well as minimizing the appearance of building bulk in accordance with this section. This criterion is met.

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.

Applicant's Findings: A combination of wall packs and light posts are provided to illuminate dwelling unit entrances, parking areas, and pedestrian paths. Exterior lighting details will be provided at the time of building permit application and will all be equipped with house shields whenever needed to eliminate casting a glare or shining onto neighboring properties. This criterion is met.

(3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

Applicant's Findings: Fencing is not proposed between the street facing property line and the proposed development. This criterion is met.

(4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

Applicant's Findings: A landscape plan, prepared by the applicant's landscape architect, is provided with this application submittal. As detailed on the plan provided, plant maturity sizes were taken into consideration when choosing plant materials adjacent to unit entryways, common open space, and parking areas to ensure site safety. Fencing proposed around the common open space is proposed at a height of three feet and will not be sight obscuring. This criterion is met.

(d) Parking and site design.

(1) To minimize large expanses of continuous pavement, parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of nine feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-3).

Applicant's Findings: The total parking area proposed equals approximately 34,078 square feet. The applicant is proposing to include 5,531 square feet of interior landscaping to break up the large expanses of pavement and allow planter bays for the required shade trees throughout the parking area. None of the landscape bays are less than 9 feet in width. As stated previously, the site plan includes 20 landscape bays spread throughout the parking area. The interior landscaping, as proposed, exceeds any minimum requirement found within the SRC. This criterion is met.

(2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street.

Applicant's Findings: The applicant is seeking an adjustment to this standard due to site shape and slope constraints. The topography of the site and how narrow the site is where it abuts Blossom Drive NE, the applicant is forced to place parking and green stormwater infrastructure at the entrance of the site between the street and the first building. However, the applicant set the parking lot back an additional 18-feet in order to place additional landscape buffering between the parking area and the street. In total, there is a setback of more than 27-feet abutting the street in order to meet the intent of this provision. The applicant has provided full and complete findings to the adjustment criteria for this provision in Section 8 of this application narrative. Upon approval of the requested adjustment application, this criterion will be satisfied.

(3) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property to ensure parking areas are designed to consider site topography and minimize visual impacts on abutting residential properties.

Applicant's Findings: The subject site is not near or abutting any properties designated RA or RS. This criterion is not applicable.

(4) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings,

common open space, and parking areas, and that connect the development to the public sidewalks. Pedestrian pathways shall be a minimum of five feet in width.

Applicant's Findings: There is a complete and complex network of pedestrian paths provided throughout the development. A pedestrian is able to stay on the pedestrian path and reach every building, including the club house, reach the parking area, common open space, trash enclosures, mailboxes, and bicycle parking. Additionally, the onsite pedestrian network connects to the new public sidewalk along Blossom Drive NE. All pedestrian paths are a minimum of five feet in width. This criterion is met.

- (e) Façade and building design.
 - (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

Applicant's Findings: None of the proposed buildings have a dimension longer than 150-feet. In fact, the longest buildings proposed are 145-feet in length. All buildings include articulation to provide interest and preclude long monotonous exterior walls. This criterion is met.

- (2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.
 - (A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.
- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

Applicant's Findings: In no case does the development site abut properties with the RS or RA designation. Therefore, subsections (2) and (3) are not applicable to the proposal.

(4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

Applicant's Findings: The buildable width at the street frontage of Blossom Drive NE is approximately 62 feet due to the 15-foot setback required along the westerly property line and the 10-foot setback required along the easterly property line. This criterion is not applicable.

(5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

Applicant's Findings: None of the proposed buildings fall within 25-feet of the street due to a constraint on the buildable width of the property at the street. The applicant is proposing a tree-lined driveway on the east side to both buffer the single-family dwelling and provide an aesthetically pleasing entryway. This criterion is not applicable..

(6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico.

Applicant's Findings: The applicant's architect has designed an entryway which is architecturally defined in accordance with this example shown in the Salem Revised Code:



The example above shows columns articulated flanking the entrance of the building. The proposal includes a similar design with a portico attached to the building and articulated out approximately 2-feet with different trim to provide architectural differentiation to the entrance. This criterion is met.

(7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment and shall be integrated with exterior building design.

Applicant's Findings: Roof mounted mechanical equipment is not proposed. This criterion is not applicable.

(8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of

providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

Applicant's Findings: In no case does a horizontal dimension of a roof exceed 100 feet without articulation. This is depicted on the building elevations provided with this application submittal. This criterion is met.

- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
 - (A) Offsets (recesses and extensions).
 - (B) Covered deck.
 - (C) Covered balcony.
 - (D) Cantilevered balcony provided at least half of its depth is recessed.
 - (E) Covered entrance.

Applicant's Findings: Covered entrances and balconies are utilized to minimize the appearance of building bulk. Additionally, the buildings themselves are articulated and materials are differentiated in order to provide more pedestrian scale. This criterion is met.

- (10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):
 - (A) Change in materials.
 - (B) Change in color.
 - (C) Molding or other horizontally distinguishing transition piece.

Applicant's Findings: Both color and horizontal molding distinguish the first floor of each building from the other three floors. This criterion is met.

Section 7: Findings Applicable to Urban Growth Preliminary Declaration

Chapter 200 – Urban Growth Management Section 200.001 – Purpose

The purpose of this chapter is to implement the urban growth policies of the Salem Area Comprehensive Plan in order to control and accommodate the growth within the urban growth boundary.

Section 200.025 – Urban Growth Preliminary Declaration

(a) Applicability. This section applies to development within the urban growth area, or within the urban service area but preceding the construction of required facilities that are shown in the adopted capital improvement plan, public facilities plan or comparable plan for the area. An Urban Growth Preliminary Declaration may be obtained prior to, or concurrent with, an application for development.

Applicant's Findings: An urban growth preliminary declaration is required because the subject property is located outside the (USA) urban service area and in an area with underimproved or lacking required facilities.

(b) *Procedure type*. Applications for Urban Growth Preliminary Declarations are processed as a Type II procedure under SRC chapter 300.

Applicant's Findings: The applicant understands the application will be processed using the Type II procedures.

- (c) Submittal requirements. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for an Urban Growth Preliminary Declaration shall contain the following:
 - (1) The legal description of the total contiguous ownership on which the development is to occur;
 - (2) A vicinity map showing the outline of the proposed development and its relation to all existing designated arterial and collector streets within a one-mile radius;
 - (3) The proposed or anticipated use;
 - (4) If property is to be subdivided for residential purposes, the proposed dwelling unit density of the subdivision; and
 - (5) Such other information as the Director deems necessary to evaluate the application.

Applicant's Findings: The applicant has provided all required information with this application submittal. It is anticipated staff will have all the information needed to render a decision in this case.

- (d) *Determination*. The Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the master plans and the area facility plans and determine:
 - (1) The required facilities necessary to fully serve the development;
 - (2) The extent to which the required facilities are in place or fully committed.
- (e) *Contents*. The Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.

- (f) Nature and effect.
 - (1) An Urban Growth Preliminary Declaration is not an approval to develop land and does not confer any right or authority to undertake any development for which the Urban Growth Preliminary Declaration is obtained.
 - (2) Issuance of an Urban Growth Preliminary Declaration does not relieve the applicant of the obligation to obtain other permits required by the Salem Revised Code, or to proceed through any other land use process required by the UDC.
 - (3) If a required facility is included in two or more Urban Growth Area Preliminary Declarations, the obligation to provide the required facilities shall be imposed on any land use approval for each property.
- (g) *Duration*. Notwithstanding SRC 300.850, the Preliminary Declaration shall be valid as follows:
 - (1) If the Preliminary Declaration is issued in connection with a subdivision, phased subdivision, planned unit development, manufactured dwelling park, or site plan review approval, the Preliminary Declaration shall be valid so long as the subdivision, phased subdivision, planned unit development, manufactured dwelling park, or site plan review approval remains valid; provided, however, that once a development has received tentative plan approval, in the case of a subdivision, or been granted a building permit in all other cases, the developer and the developer's successors in interests shall be bound to complete all terms and conditions of the permit.
 - (2) If the Preliminary Declaration is issued in connection with any land use approval other than a subdivision, phased subdivision, planned unit development, manufactured dwelling park, or site plan review approval, the Preliminary Declaration shall remain valid for a period of four years following the effective date of the decision; provided, however, that once a development has been granted a building permit, the developer and the developer's successors in interests shall be bound to complete all terms and conditions of the permit.
 - (3) If the Preliminary Declaration is issued independent of any other land use approval, the Preliminary Declaration shall remain valid for a period of four years following the effective date of the decision.

Section 200.035 – Determination of Extent of Required Improvement

- (a) To the extent that they have not already been provided, an Urban Growth Preliminary Declaration shall identify all of the following:
 - (1) All major linear and area facilities which serve the development.
 - (2) All major linear and area linking facilities.

- (3) Minor facilities necessary to link the development to the major facilities specified in subsections (a)(1) and (2) of this section.
- (4) All major and minor facilities abutting or within the development parcel. This includes any major facility which falls within 260 feet of the boundaries of the development parcel, measured at right angles to the length of the facility (see Figure 200-1).
- (5) Parks facilities as specified in SRC 200.075, to the extent those facilities have not been provided.
- (b) Water, storm drainage, streets and sewer facilities need not, in all cases, link to the same locations. Water, storm drainage, streets and sewer facilities shall be provided as necessary to link the development to a point where existing water, storm drainage, streets and sewer service facilities are adequate, along the shortest preplanned route.
- (c) Water facilities shall conform with existing city service levels and shall be looped where necessary to provide adequate pressure during peak demand at every point within the system in the development to which the water facilities will be connected.
- (d) Where two facilities must be built to their point of intersection, the entire intersection shall be built as well.
- (e) All facilities constructed pursuant to this section shall be and become the property of the City on final acceptance of the work.

Section 200.040 - Plan Approval

- (a) Upon issuance of a Urban Growth Preliminary Declaration the applicant shall cause a competent registered professional engineer to design the improvements required by the Urban Growth Preliminary Declaration. Such plans shall be drawn to the specifications of the Director and submitted to the Director for approval in accordance with the provisions and fees stated in SRC chapters 72, 73 and 77. Approval of the applicant's plans and execution of an improvement agreement shall be a condition of any land use approval for development on the property that is the subject of the Urban Growth Preliminary Declaration.
- (b) Issuance of an Urban Growth Preliminary Declaration shall not relieve the applicant of the obligation to obtain other permits required by the Salem Revised Code, or of the obligation to proceed through the subdivision or partitioning review and approval process.

Section 200.055 – Standards for Street Improvements

(a) The proposed development shall be linked by construction of and improvements to public streets which shall extend from the development to an adequate street or streets by the shortest preplanned routes available. Specific locations and classifications of such linking streets shall be based upon the street network adopted in the TSP, and as further

- specified in any Transportation Impact Analysis (TIA) prepared by public works staff during the adoption of the USA or its amendments. Development proposals for which the public works standards require preparation of an individual TIA may be required to provide more than one linking street or other improvements to accommodate traffic volumes generated by the proposal.
- (b) For purposes of this section, an adequate street is defined as the nearest point on a collector or arterial street which has, at a minimum, a 34-foot-wide turnpike improvement within a 60-foot-wide right-of-way. The Director shall designate the location or locations where the linking street will connect to the existing street system, based on the definition of adequate street given herein, the results of the TIA studies, and the information in the TSP. A linking street is required to meet the same minimum standard of a 34-foot-wide turnpike improvement within a 60-foot-wide right-of-way if it is a collector or arterial street. A linking street is required to meet a minimum standard of a 30-foot-wide turnpike improvement within a 60-foot-wide right-of-way if it is a local street. Where physical or topographical constraints are present to a degree that the standard linking street pavement width cannot be reasonably constructed, the Director may specify a lesser standard which meets the functional levels necessary to improve the existing conditions and meet the increased demands.
- (c) Within the boundaries of the property on which development is to occur, all streets shall be fully improved. All streets abutting the property boundaries shall be designed and improved by the developer to the greater of the standards specified in SRC chapter 803 and the standards for linking streets in this section.
- (d) Standards for geometric design, construction, and materials shall be as specified for the appropriate classification of street, arterial, collector, or local, as contained in the Public Works Design Standards.

Applicant's Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). Blossom Street NE abutting the property boundary is proposed to be designed to the greater of the standards from SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Section 200.060 – Standards for Sewer Improvements

- (a) The proposed development shall be linked to existing adequate facilities, by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities. Specific location, size and capacity of such facilities will be determined with reference to any one or combination of the following:
 - (1) Sewer master plan; or
 - (2) Specific engineering capacity studies approved by the Director.

(b) With respect to facilities not shown in the master plan but necessary to link to adequate facilities, the location, size and capacity of such facilities to be constructed or linked to shall be determined by the Director. Temporary sewer facilities, including pumping stations, will be permitted only if the temporary facilities include all facilities necessary for transition to permanent facilities, and are approved by the Director. Design, construction, and material standards shall be as specified by the Public Works Design Standards for the construction of all such public sewer facilities in the City.

Applicant's Findings: The development is proposed to be linked to adequate facilities by the construction of sewer lines, which are necessary to connect to such existing sewer facilities (SRC 200.060). As shown on the preliminary plans provided, the applicant is proposing to construct the Salem Wastewater Management Master Plan improvements and link the site to existing facilities that are defined as adequate under 200.005(a).

Section 200.065 – Standards for Storm Drainage Improvements

- (a) The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. Specific location, size, and capacity of such facilities will be determined with reference to any one or a combination of the following:
 - (1) The stormwater management plan or, upon adoption, a superseding stormwater master plan; or
 - (2) Specific engineering capacity studies approved by the Director.
- (b) With respect to facilities not shown in the applicable management or master plan, but necessary to link to adequate facilities, the location, size, and capacity of such facilities to be constructed or linked to shall be determined by the Director. Temporary storm drainage facilities will be permitted only if the temporary facilities include all facilities necessary for transition to permanent facilities and are approved by the Director. Design, construction, and material standards shall be as specified by the Public Works Design Standards for the construction of all such public storm drainage facilities in the City.

Applicant's Findings: The proposed development will be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities.

Section 200.070 – Standards for Water Improvements

(a) The proposed development shall be linked to existing adequate facilities by the construction of water distribution lines, reservoirs and pumping stations which connect

to such existing water service facilities. Specific location, size and capacity of such facilities will be determined with reference to any one or combination of the following:

- (1) The water master plan; or
- (2) Specific engineering capacity studies approved by the Director.
- (b) With respect to facilities not shown in the master plan but necessary to link to adequate facilities, the location, size and capacity of such facilities to be constructed or linked to shall be determined by the Director. Temporary water facilities, including pumping stations and reservoirs, will be permitted only if the temporary facilities include all facilities necessary for transition to permanent facilities, and are approved by the Director. Design, construction and material standards shall be as specified by the Public Works Design Standards for the construction of all such public water facilities in the City.

Applicant's Findings: The proposed development will be linked to adequate facilities by the construction of water distribution lines, reservoirs, and/or pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant will provide linking water mains consistent with the Water System Master Plan adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

Section 200.075 – Standards for Park Sites

- (a) The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Park System Master Plan.
- (b) For purposes of this section, an adequate neighborhood park site is one that meets the level of service (LOS) of 2.25 acres per 1,000 population, utilizing an average service radius of one-half mile.

Applicant's Findings: The proposed development is not served by a park within one-half mile walking distance of the subject property. Because of the size of the property, dedication of a neighborhood park may not be suitable, and a temporary access fee may be more appropriate.

Section 8: Findings Applicable to Class 2 Adjustment

Chapter 250 – Adjustments Section 250.001 – Purpose

The purpose of this chapter is to provide a process to allow deviations from the development standards of the UDC for developments that, while not meeting the standards of the UDC, will continue to meet the intended purpose of those standards. Adjustments provide for an alternative way to meet the purposes of the Code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Applicant's Findings: The applicant understands the purpose of the adjustments chapter is to allow deviations from the development standards that will continue to meet the intended purpose of those standards. Responses to each applicable criterion are provided below.

Section 250.005 – Adjustments

- (a) Applicability.
 - (1) Classes.
- (A) A Class 1 adjustment is an adjustment to any numerical development standard in the UDC that increases or decreases the standard by not more than 20 percent.

Applicant's Findings: Each of the requested adjustments are proposing to adjust the standards numerical value by more than 20 percent, which triggers a Class 2 Adjustment. These criteria are not applicable.

(B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

Applicant's Findings: Each of the requested adjustments are proposing to adjust the standards numerical value by more than 20 percent, which triggers a Class 2 Adjustment.

- (2) *Prohibition*. Notwithstanding subsection (a)(1) of this section, an adjustment shall not be granted to:
 - (A) Allow a use or activity not allowed under the UDC;
 - (B) Change the status of a use or activity under the UDC;
 - (C) Modify a definition or use classification;
 - (D) Modify a use standard;
 - (E) Modify the applicability of any requirement under the UDC;
 - (F) Modify a development standard specifically identified as non-adjustable;
 - (G) Modify a development standard that contains the word "prohibited";
 - (H) Modify a procedural requirement under the UDC;
 - Modify a condition of approval placed on property through a previous planning action;
 - (J) A design review guideline or design review standard, except Multiple Family Design Review Standards in SRC Chapter 702, which may be adjusted; or

(K) The required landscaping in the Industrial Business Campus (IBC) Zone.

Applicant's Findings: The adjustments being sought are not prohibited in accordance with the list above. This criterion is not applicable.

(b) *Procedure type.* Class 1 and Class 2 adjustments are processed as a Type II Procedure under SRC chapter 300.

Applicant's Findings: The adjustments are consolidated with other applications and will be processed using Type II procedures.

- (c) Submittal requirements. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a Class 1 or Class 2 adjustment shall include the following:
 - (1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing all information necessary to establish satisfaction with the approval criteria. By way of example, but not of limitation, such information may include the following:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway locations, indicating distance to such structures from all property lines and adjacent on-site structures;
 - (C) All proposed landscape areas on the site, with an indication of square footage and as a percentage of site area;
 - (D) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
 - (E) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808; and
 - (F) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.

Applicant's Findings: The site plan provided includes all information required by this section. In conjunction with this written narrative, the review authority has all the information necessary to render a decision in this case. This criterion is met.

- (2) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines;
 - (C) The location of the 100-year floodplain, if applicable; and
 - (D) The location of drainage patterns and drainage courses, if applicable.

Applicant's Findings: The existing conditions plan provided includes all information required by this section. In conjunction with the site plan and this written narrative, the review authority has all the information necessary to render a decision in this case. This criterion is met.

- (d) 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's Findings: The applicant is seeking approval of Class 2 Adjustments; these criteria are not applicable.

- (2) An application for a Class 2 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) Equally or better met by the proposed development.

Applicant's Findings: The applicant is seeking two (2) adjustments to standards. In both cases, the applicant is offering mitigation to equally meet the purpose of the underlying specific development standard proposed for adjustment.

Adjustment 1: SRC 806.060(a)(1) Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route. The applicant is seeking an adjustment to this standard. Due to the number of main entrances and the shape of the development site, the applicant attempted to design the bicycle parking racks in a manner which would be convenient for all tenants to utilize them. Because some bicycle racks must fall outside of the maximum 50-foot distance from main entrances, the applicant has included additional bicycle parking throughout the site. As shown on the site plan included with this application, only 9 bicycle parking spaces are required, and the applicant is proposing 36 bicycle parking spaces in small groups spread throughout the development. Because the applicant has included an additional 27 bicycle parking spaces over and above the minimum requirement, the intent of this standard is met by the proposal.

Adjustment 2: SRC 702.020(d)(2) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street. The applicant is seeking an adjustment to this standard. Due to the narrow width of the subject site abutting the street, it would be impractical to accommodate both a building and a driveway of substantial width to allow for two-way traffic in and out of the development site. The applicant must maintain a 15-foot setback from the property line to the west which did not leave enough room to allow a building to be placed between the street and the beginning of the off-street parking area. Additionally, the northwest corner of the site is the most practical place to locate the green stormwater infrastructure because of the natural topography of the land. By working with the natural topography, the applicant minimizes the disturbance of native vegetation and soils. To minimize the visual impact of onsite parking and to enhance the pedestrian experience, meeting the intent of this standard, which is being adjusted, the applicant is proposing to setback the vehicle use area a total of 27.5-feet from the new right-ofway dedication line. A setback of just 10-feet is the standard but to meet the intent of the code and allow for more landscape to buffer the off-street parking area from the street, the applicant is proposing an additional setback of 17.5-feet. The intent of the standard being adjusted is met by the proposal.

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

Applicant's Findings: The development site is within an area that has mixed use and multiple family zoning designations. The proposed development with the two adjustments will not detract from the livability or appearance of the residential area, especially because the

applicant is providing mitigation to the design standard needing adjustment. This criterion is met.

(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's Findings: The applicant is seeking two adjustments to standards. Because the applicant is proposing mitigation in both adjustment requests, this will result in a project which is still consistent with the overall purpose of the zone. This criterion is met.

(e) *Transfer of adjustments*. Unless otherwise provided in the final decision granting the adjustment, an adjustment shall run with the land.

Applicant's Findings: The applicant understands, should the development site transfer ownership, the adjustments will run with the land and the rights granted will transfer to the new owner.

Section 9: Findings Applicable to Class 2 Driveway Approach Permit

Chapter 804 – Driveway Approaches Section 804.001 – Purpose

The purpose of this chapter is to establish development standards for safe and efficient access to public streets.

Section 804.010 - Applicability

This chapter applies to the design, construction, relocation, reconstruction, enlargement, or alteration of any driveway approach.

Applicant's Findings: The applicant is proposing a new driveway leading to Blossom Drive NE, triggering the applicability of this section.

Section 804.015 - Driveway Approach Permit Required

(a) Except as otherwise provided in this chapter, a driveway approach permit shall be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.

Applicant's Findings: The applicant understands they must obtain a driveway approach permit for each new proposed driveway prior to commencing construction. This criterion will be met.

- (b) Exceptions. A driveway approach permit is not required for:
 - (1) The construction, relocation, reconstruction, enlargement, or alteration of any driveway approach that requires a state highway access permit; or

(2) The construction, relocation, reconstruction, enlargement or alteration of any driveway approach that is part of the construction of a publicly or privately engineered public improvement project.

Applicant's Findings: The applicant is proposing a new driveway leading to Blossom Drive NE and none of the exceptions listed above are applicable.

Section 804.025 – Class 2 Driveway Approach Permit

- (a) Required. A Class 2 driveway approach permit is required for:
 - A driveway approach onto a local, collector, minor arterial, major arterial, or parkway street providing access to a use other than single family, two family, three family, or four family;
 - (2) Maintenance, repair, or replacement of an existing permitted driveway approach, which is part of, or needed for, redevelopment of commercial or industrially zoned property.

Applicant's Findings: Subsection (2) listed above, a driveway approach onto a local or collector street providing access to a use other than single-family, two-family, three-family, or four-family use triggers the applicability of the Class 2 Driveway Approach Permit in this case.

(b) *Procedure type.* A Class 2 driveway approach permit is processed as a Type II procedure under SRC chapter 300.

Applicant's Findings: The applicant understand the Class 2 Driveway Approach Permit will be reviewed using Type II procedures set forth under SRC Chapter 300.

- (c) Submittal requirements. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 2 driveway approach permit shall include the following:
 - (1) A completed application form.
 - (2) A site plan, of a size and form and in the number of copies meeting the standards established by the Director, containing the following information:
 - (A) The location and dimensions of the proposed driveway approach;
 - (B) The relationship to nearest street intersection and adjacent driveway approaches;
 - (C) Topographic conditions;
 - (D) The location of all utilities;
 - (E) The location of any existing or proposed buildings, structures, or vehicular use areas;
 - (F) The location of any trees and vegetation adjacent to the location of the proposed driveway approach that are required to be protected pursuant to SRC chapter 808; and

- (G) The location of any street trees adjacent to the location of the proposed driveway approach.
- (3) Identification of the uses or activities served, or proposed to be served, by the driveway approach.
- (4) Any other information, as determined by the Director, which may be required to adequately review and analyze the proposed driveway approach for conformance with the applicable criteria.

Applicant's Findings: The applicant has provided all of the required materials listed above. The review authority has all of the information necessary to issue a decision in this case. This criterion is met.

- (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;
 - (2) No site conditions prevent placing the driveway approach in the required location;
 - (3) The number of driveway approaches onto an arterial are minimized;
 - (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;
 - (5) The proposed driveway approach meets vision clearance standards;
 - (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;
 - (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;
 - (8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and
 - (9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant's Findings: The driveway approach meets the standards of this chapter and the Public Works Design Standards for driveway approaches leading to local streets, as classified in the Salem Transportation System Plan. Additional construction details will be provided at the time of building permit application, as necessary.

Section 804.030 – Access onto Local and Collector Streets

(a) Number of driveway approaches. Except as otherwise provided in this chapter, a lot or parcel is entitled to one driveway approach onto a local or collector street. Additional driveway approaches from a single family, two family, three family, or four family use onto a local or collector street may be allowed through Class 1 driveway permit approval.

Applicant's Findings: The applicant is seeking one driveway approach onto Blossom Drive NE which is a collector street in the City of Salem Transportation System Plan. The driveway will allow complete vehicular and pedestrian circulation throughout the site.

- (b) Permitted access.
 - (1) (1) Driveway approaches onto local and collector streets shall only provide access to a permitted parking or vehicular use area, except where the driveway approach will provide access to a site controlled by a franchised utility service provider or a governmental entity.
 - (2) (2) No access shall be provided onto a local or collector street from a proposed new single family, two family, three family, or four family use on an existing lot abutting an alley.

Applicant's Findings: The driveway approach will provide access to a parking area under review with this application submittal. With the approval of the Class 3 Site Plan Review, this criterion will be met.

(c) *Spacing*. Driveway approaches providing direct access to a collector street shall be located no less than 200 feet from intersections with major arterials or minor arterials, measured from centerline to centerline.

Applicant's Findings: The applicant is seeking approval of a driveway approach onto Blossom Drive NE, a Collector street in accordance with the City of Salem's Transportation System Plan. Blossom Drive NE intersects with Portland Road NE, a Major Arterial, approximately 1,400 feet to the east of where the applicant is seeking to place the driveway approach for this development. This criterion is met.

(d) *Vision clearance*. Driveway approaches onto local and collector streets shall comply with the vision clearance requirements set forth in SRC chapter 805.

Applicant's Findings: The vision clearance requirement for the driveway serving this development is as follows: ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley. The applicant understands these vision clearance triangles must be kept free of any obstruction exceeding 30-inches above curb level. This has been carefully considered when taking into account planting materials within these areas. This criterion is met.

Section 804.050 – Driveway Approach Development Standards

Driveway approaches shall conform to the following development standards:

(a) *Design and construction*. Driveway approaches shall be designed and constructed in conformance with this chapter and the Public Works Design Standards.

Applicant's Findings: The proposed driveway approach leading to Blossom Drive NE meets the standard of this chapter and the Public Works Design Standards for a driveway approach leading to a collector street. Additional construction details will be provided at the time of building permit application, as necessary. This criterion is met.

- (b) Width.
 - (1) Driveway approach width for single family, two family, three family, and four family uses. Driveway approaches serving single family, two family, three family, and four family uses shall conform to the minimum and maximum widths set forth in Table 804-1.
 - (2) Driveway approach width for uses other than single family, two family, three family, and four family. Driveway approaches serving uses other than single family, two family, three family, and four family shall conform to the minimum and maximum widths set forth in Table 804-2.
 - (3) *Measurement*. For purposes of this subsection, driveway approach width shall be determined by measurement of the paved surface of the driveway at the property line.

Applicant's Findings: The minimum and maximum driveway widths set forth in Table 804-2 are applicable to this request. For a two-way driveway approach the minimum width is 22-feet and the maximum is 40-feet. As demonstrated on the site plan, the driveway leading to Blossom Drive NE is proposed to be 26-feet wide. This criterion is met.

(c) *Marking and signage*. Where required by the Public Works Design Standards, driveway approaches shall be clearly marked or signed and maintained in conformance with the Public Works Design Standards.

Applicant's Findings: Markings and signage are not required for the proposed driveway approach permit. This criterion is not applicable.

Chapter 805 – Vision Clearance Section 805.001 – Purpose

The purpose of this chapter is to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Section 805.005 - Vision Clearance Areas

Vision clearance areas that comply with this section shall be provided at the corners of all intersections; provided, however, vision clearance areas are not required in the Central Business (CB) Zone.

- (a) Street intersections. Vision clearance areas at street intersections shall comply with the following:
 - (1) *Uncontrolled intersections*. At uncontrolled intersections, the vision clearance area shall have 30-foot legs along each street (see Figure 805-1).
 - (2) Controlled intersections. At controlled intersections, the vision clearance area shall have a ten-foot leg along the controlled street and a 50-foot leg along the uncontrolled street (see Figure 805-2).
 - (3) One-way streets. Notwithstanding subsections (a)(1) and (2) of this section, at an uncontrolled or controlled intersection of a one-way street, no vision clearance area is required on the corners of the intersection located downstream from the flow of traffic (see Figure 805-3).

Applicant's Findings: The proposal does not include a new intersection or street. This criterion is not applicable.

- (b) *Intersections with driveways, flag lot accessways, and alleys*. Vision clearance areas at intersections of streets and driveways, streets and flag lot accessways, streets and alleys, and alleys and driveways shall comply with the following:
 - (1) Driveways.
 - (A) Driveways serving single family and two family uses. Driveways serving single family and two-family uses shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along each side of the driveway, and ten-foot legs along the intersecting street or alley (see Figure 805-4).
 - (B) Driveways serving uses other than single family and two family. Driveways serving uses other than single family and two family shall have a vision clearance area on each side of the driveway. The vision clearance area shall have ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley (see Figure 805-5).

Applicant's Findings: Subsection A (above) is not applicable to the proposal. The vision clearance requirement for the driveways serving this development are as follows: ten-foot legs along the driveway and 50-foot legs along the intersecting street or alley. The applicant understands these vision clearance triangles must be kept free of any obstruction exceeding 30-inches above curb level. This has been carefully considered when taking into account planting materials within these areas. This criterion is met.

(2) Flag lot accessways.

- (A) Flag lot accessways serving single family and two family uses. Flag lot accessways serving single family and two-family uses shall have a vision clearance area on each side of the flag lot accessway. The vision clearance area shall have ten-foot legs along each side of the flag lot accessway, and ten-foot legs along the intersecting street (see Figure 805-6).
- (B) Flag lot accessways serving uses other than single family and two family. Flag lot accessways serving uses other than single family and two family shall have a vision clearance area on each side of the flag lot accessway. The vision clearance area shall have tenfoot legs along the flag lot accessway and 50-foot legs along the intersecting street (see Figure 805-7).

Applicant's Findings: The development is not served by a flag lot accessway. This criterion is not applicable.

(3) Alleys. Alleys shall have a vision clearance area on each side of the alley. The vision clearance area shall have ten-foot legs along the alley and ten-foot legs along the intersecting street (see Figure 805-8).

Applicant's Findings: The development is not served by an alley. This criterion is not applicable.

(4) *Measurement*. The legs of a vision clearance area shall be measured along the right-of-way line and along the intersecting driveway, flag lot accessway, or alley.

Applicant's Findings: The vision clearance areas have been measured as set forth in this section. The criterion is met.

Section 805.010 – Obstructions to Vision Prohibited

Except as otherwise provided in this section, vision clearance areas shall be kept free of temporary or permanent obstructions to vision from 30 inches above curb level to 8.5 feet above curb level; provided, however, where there is no curb, the height shall be measured from the street shoulder. As used in this section, temporary or permanent obstruction includes any obstruction located in the right-of-way adjacent to the vision clearance area.

- (a) The following obstructions may be placed in a vision clearance area, unless the cumulative impact of the placement results in an obstruction to vision:
 - (1) A column or post, so long as the column or post does not create a visual obstruction greater than 12 inches side-to-side.
 - (2) Utility poles and posts, poles, or supporting members of street signs, streetlights, and traffic control signs or devices installed by, or at the direction of, the Public

Works Department or any other public agency having jurisdiction over the installation.

(3) On-street parking.

Applicant's Findings: The applicant understands the provisions for obstructions placed in vision clearance triangles. This criterion will be met.

- (b) Trees. Trees may be planted within a vision clearance area provided they are a species listed on the parks approved street tree list, and they comply with the following:
 - (1) The planting area is sufficient to support the tree when mature.
 - (2) The tree will not interfere with overhead utilities.
 - (3) The tree is a species that can be trimmed/pruned to provide necessary visibility.

Applicant's Findings: The applicant understands the provisions for obstructions placed in vision clearance triangles. This criterion will be met.

(c) Nothing in this chapter shall be deemed to waive or alter any requirements relating to setbacks or landscaping in the UDC. In the event of a conflict between the standards of this chapter and another chapter of the UDC, the standards in this chapter shall control.

Applicant's Findings: The applicant understands the provisions for obstructions placed in vision clearance triangles. This criterion will be met.

Section 805.015 – Alternative Standards

Alternative vision clearance standards that satisfy the purpose of this chapter, and that are consistent with recognized traffic engineering standards, may be approved where a vision clearance area conforming to the standards of this chapter cannot be provided because of the physical characteristics of the property or street, including, but not limited to, grade embankments, walls, buildings, structures, or irregular lot shape, or where the property has historic neighborhood characteristics, including, but not limited to, established plantings or mature trees, or buildings or structures constructed before 1950. Alternative vision clearance standards shall be approved through a Class 2 Adjustment under SRC chapter 250.

Applicant's Findings: The applicant is not seeking alternatives to any vision clearance standards set forth in this section or any other applicable section of the UDC. This criterion is not applicable.

Section 10: Findings Applicable to Historic Preservation

Chapter 230 – Historic Preservation Section 230.001 – Purpose

The purpose of this chapter is to identify, designate, and preserve significant properties related to the community's prehistory and history; encourage the rehabilitation and ongoing viability of

historic buildings and structures; strengthen public support for historic preservation efforts within the community; foster civic pride; encourage cultural heritage tourism; and promote the continued productive use of recognized resources, and to implement the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources.

Section 230.105 – Preservation of Archeological Resources

- (a) Archeological resources shall be protected and preserved in place subject to the requirements of federal, state, and local regulations, including the guidelines administered by the Oregon State Historic Preservation Office and ORS 358.905—358.961.
- (b) A person may not excavate, injure, destroy or alter an archaeological site or object or remove an archaeological object located on public or private lands unless that activity is authorized by a permit issued under ORS 390.235. A violation of this subsection is a misdemeanor.

Applicant's Findings: The applicant understands the development site has been identified as potentially containing sensitive archeological areas. At the time of development and excavation, the applicant will prepare an inadvertent discovery plan with the city's archeologist in the event something is discovered on site. These criteria will be met.

Section 11: Conclusion

Based on the facts and findings presented by the applicant within this detailed written narrative, the applicant believes they have satisfied the burden of proof and demonstrated how the proposed Site Plan Review, Design Review, Adjustments, UGA, and Driveway Approach Permit not only satisfies all applicable criteria but would also be a benefit to the community by providing a needed housing type within the corporate city limits of Salem.

Section 12: Exhibits

Exhibit A – Marion County Tax Map

Exhibit B – Neighborhood Association Contact

Exhibit C – Deed

Exhibit D – Articles of Organization

Exhibit E – HOA Statement

Exhibit F – Existing Conditions Plan

Exhibit G – Site Plan

Exhibit H – Architectural Plans

Exhibit I – Civil Plans

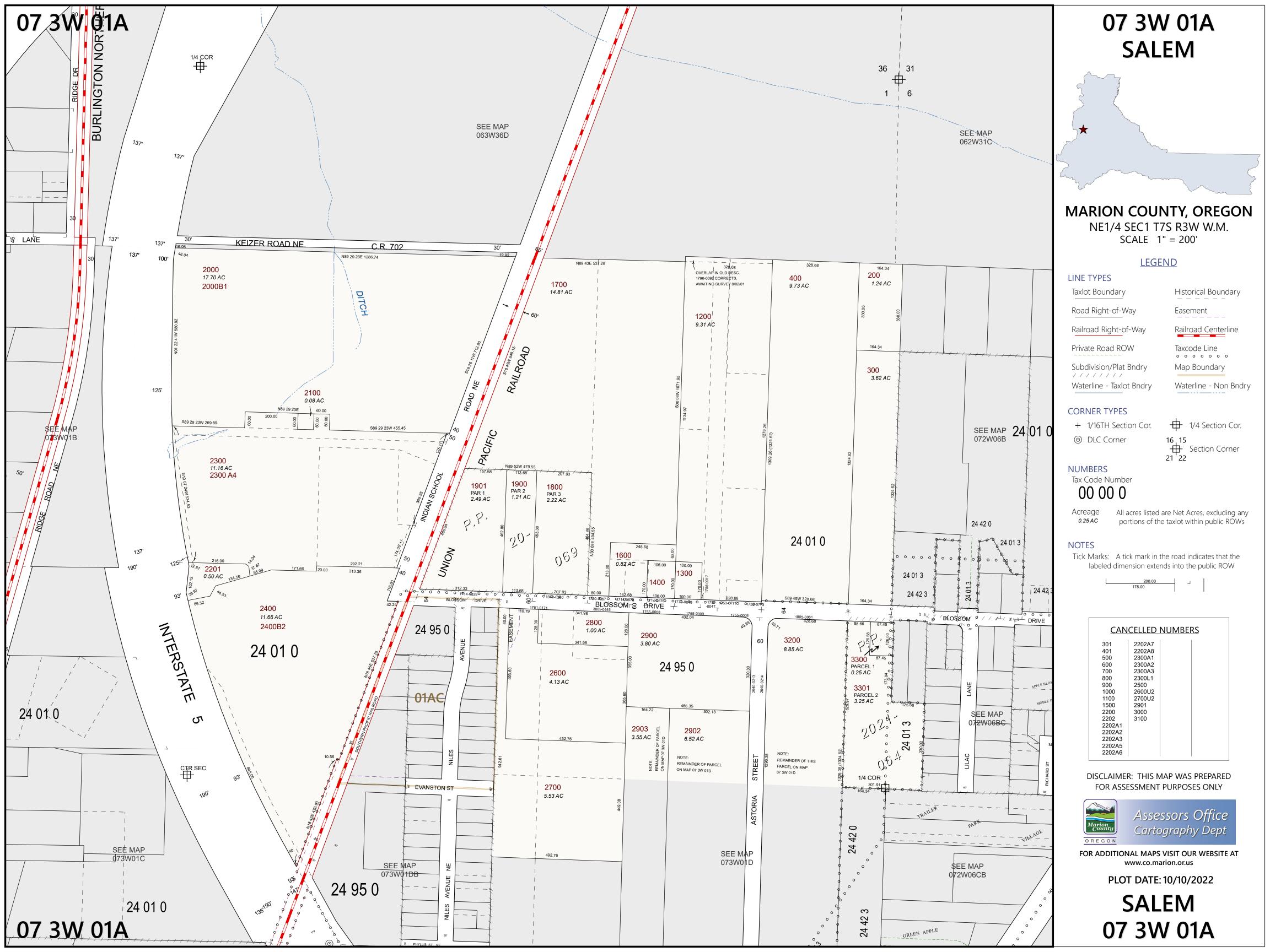


Exhibit B – Neighborhood Association Contact



Notice of Land Use Application Submittal

December 2, 2022

Northgate Neighborhood Association

Bayard Mentrum, Chair
beebalmbees@gmail.com
Phyllis Abbott-Cavota, Co-Chair
phyllisabbott128@gmail.com
Don Jensen, Land Use Chair
northgateneighborhoodsalem@gmail.com

RE: Class 1 Design Review, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, UGA, and Adjustments – 073W01A003301/073W01A003300, 3480 Blossom Drive NE Salem, OR 97305

Dear Northgate Neighborhood Association Chair, Co-Chair, and Land Use Chair,

We are reaching out to you regarding a project within your neighborhood association.

The property owners are seeking approval for a 90-unit apartment complex on 3.25-acre site. The proposed development includes ample landscaped areas, amenities like a dog park and dog wash, clubhouse, on site management, and open space.

The property is zoned RM2 (Multiple Family Residential 2), and the proposed development is permitted within this zone. Because the application is consolidated, it will be processed using Type II procedures. The neighborhood association and property owners and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

We hope that you find this letter and attached tentative plan informative. If you have any questions regarding this notice, please feel free to contact the applicant's representative.

Thank you.

Applicant Information

Blossom Garden Apartments, LLC 360 Belmont ST NE Salem, OR 97301

Applicant Representative Information

BRAND Land Use, LLC | Britany Randall Britany@brandlanduse.com
503-680-0949

SITE GENERAL NOTES:

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS,
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE
- 7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SUMMARY TABLE

NEW MULTI-STRUCTURE APARTMENT COMPLEX WITH 9 APARTMENT BUILDINGS COMPRISED OF 90 UNITS.

ZONE: RM-II - MULTIPLE FAMILY RESIDENTIAL

142,362.0 SF ORIGINAL SITE AREA: REDEVELOPED SITE AREA (AFTER DEDICATION): 141,466.5 SF (3.25AC)

MAX DENSITY - PER SRC TABLE 514-3: **ACTUAL DENSITY**

APARTMENTS & CLUBHOUSE:

TRASH ENCLOSURES:

28 UNITS PER ACRE = 91 UNITS MAX 90 UNITS

MAX COVERAGE - PER SRC TABLE 514-6:

84,878.0 SF (60%) 32,404.33 SF 1,687.50 SF

TOTAL BUILDING COVERAGE:

IMPERVIOUS SURFACE: SIDEWALKS: 12,979.63 SF (9.2%) PARKING AREA: 45,540.68 SF (32.2%) TOTAL COVERAGE: 92,807.70 SF (65.7%)

LANDSCAPE:

48,457.52 SF (34.3%)

4,765 SF (NOT INCLUDING PRIVATE PATIOS/BALCONIES)

400.00 SF

34,491.83 SF (24.4%)

MIN OPEN AREA - PER SRC TABLE 702-3 2,000 SF 1,000SF(FIRST 20 UNITS) + 1,000SF (FOR 70 ADDITIONAL UNITS)

ACTUAL OPEN AREA:

REQUIRED VEHICULAR PARKING SPACES - Per SRC TABLE 806-1 MULTIFAMILY -

1 space per unit TOTAL REQUIRED = 90 spaces

TOTAL PROVIDED = 125 spaces

REQUIRED ACCESSIBLE PARKING SPACES - Per OSSC Table 1106.1 Minimum 5 accessible spaces (1 "Wheelchair User Only") PROVIDED ACCESSIBLE PARKING 5 spaces (1 "Wheelchair User Only")

REQUIRED BICYCLE PARKING SPACES - Per SRC TABLE 806-9 0.1 SPACE PER UNIT = 9 SPACES

TOTAL REQUIRED = 9TOTAL PROVIDED = 36 (in groups spread throughout development)

SITE PLAN LEGEND:

BUILDINGS

LANDSCAPE AREA

CONCRETE PAVEMENT

6 APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 3. 7 TYPE 'A' UNIT LOCATED IN THIS BUILDING.

8 CLUBHOUSE PER PLANS.

BUILDING.

2 SETBACK LINE.

3 ROOF OVERHANG.

9 RISER ROOM LOCATION FOR INDIVIDUAL BUILDING. 10 ELECTRICAL SERVICE LOCATION FOR INDIVIDUAL

SITE PLAN NOTES:

4 APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 1

5 APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 2.

1 PROPERTY LINE. (POST DEDICATION)

11 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING.

PEDESTAL MOUNT MAILBOX CLUSTER. ENSURE 6'-0" CLEARANCE IN FRONT OF ALL BOXES.



PLAY AREA BY OTHERS. PROVIDE MIN 42" HIGH FENCE ALONG PERIMETER FOR SECURITY.

15 SHORT TERM BIKE STORAGE. SEE DETAIL 1/A1.04.

PROVIDE VAN ACCESSIBLE PARKING SIGN, TYP. SEE DETAILS 3&4/A1.04

PROVIDE ACCESSIBLE PARKING SYMBOL, TYP. SEE DETAIL 5/A1.04

14 TRASH ENCLOSURE. SEE A1.05 FOR DETAILS.

16 TRANSFORMER LOCATION PER CIVIL.

17 SITE WALKWAY/STAIR PER CIVIL.

ARCHITECTURE INCORPORATED 275 COURT ST. NE SALEM, OR 97301

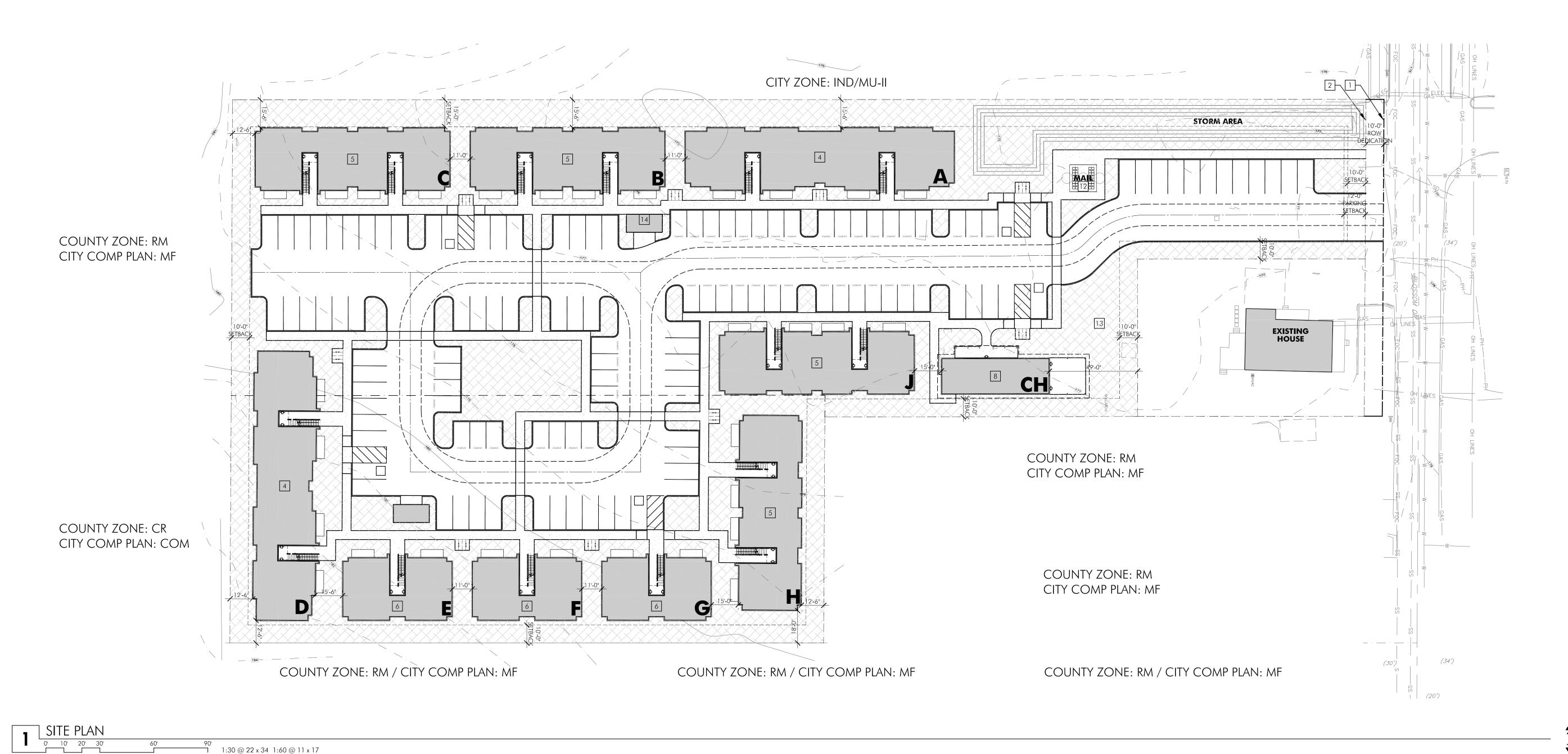
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www.studio3architecture.com

BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-112 28 OCT 2022 REVISIONS

SHEET



Britany Randall

From: Tyler Vinson

Sent: Friday, December 2, 2022 1:27 PM

To: beebalmbees@gmail.com; phyllisabbott128@gmail.com;

northgateneighborhoodsalem@gmail.com

Cc: Britany Randall

Subject: Northgate Neighborhood Association - Notice of Land Use Application

Attachments: Blossom Drive Neighborhood Contact.pdf

Attached to this email, you will find a letter and site plan which provides information on a land use application which will be submitted to the City of Salem in the coming days. If you have any questions, please feel free to contact either myself or Brittany.

Britany Randall

Principal Planner

Phone: (503)680-0949 Place: Salem, OR

Web: brandlanduse.com

Tyler Vinson

Associate Planner Place: Salem, OR

Web: brandlanduse.com

GRANTOR'S NAME:

Jerome D Darras Trust

GRANTEE'S NAME:

Blossom Gardens Apartments LLC

AFTER RECORDING RETURN TO:

Order No.: 60222005208-KM

Blossom Gardens Apartments LLC, an Oregon limited liability

3480 Blossom Drive NE

Salem, OR 97305

SEND TAX STATEMENTS TO:

Biossom Gardens Apartments LLC 3480 Blossom Drive NE

Salem, OR 97305

R24728 APN: R24729

073W01A 03300 Map: 073W01A 03300

3480 Blossom Drive NE, Salem, OR 97305

RFFI 4379 PAGE 166 MARION COUNTY BILL BURGESS, COUNTY CLERK 08-31-2020 03: 03:32 pm. 615857 \$ Control Number 615857 Instrument 2020 00047548 91.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mikel D. Darras, Successor Trustee of the Darras Trust dated June 3, 1993, Grantor, conveys and warrants to Blossom Gardens Apartments LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

TRACT A: Beginning at the Southeast corner of the Janet Pugh Donation Land Claim No. 50 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North, along the East line of said Janet Pugh Donation Land Claim, 20.02 chains, more or less, to the center of Blossom Drive; thence Westerly, along the centerline of Blossom Drive, 685.46 feet; thence South 00°05'02" West 330.00 feet to the TRUE POINT OF BEGINNING; thence South 00°05'02" West 330.00 feet; thence North 89°34' West 66.00 feet; thence North 00°05'02" East 330.00 feet; thence South 89°34' East 66.00 feet to the TRUE POINT OF BEGINNING.

TRACT B: Beginning at the Southeast corner of the Janet Pugh Donation Land Claim No. 50 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North, along the East line of said Janet Pugh Donation Land Claim, 20.02 chains, more or less, to the center of Blossom Drive; thence Westerly, along the centerline of Blossom Drive, 751.62 feet; thence South 00°05'02" West 330.00 feet to the TRUE POINT OF BEGINNING; thence South 00°05'02" West 330.00 feet; thence North 89°34' West 72.00 feet; thence North 00°05'02" East 300.00 feet; thence South 89°34' East 72.00 feet to the TRUE POINT OF BEGINNING.

TRACT C: Beginning in the center of Blossom Drive at a point which is 20.020 chains North 00°08' East and 809.70 feet North 89°34' West from the Southeast corner of the Janet Pugh Donation Land Claim No. 50 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 00°08' West, parallel with the East line of said claim, 330.00 feet; thence North 89°34' West, parallel with the center of said Blossom Drive, 12.00 feet; thence South 00°08' West, parallel with the East line of said claim, 330.00 feet; thence North 89°34' West, parallel with the center of said Blossom Drive, 164.34 feet; thence North 00°08' East, parallel with the East line of said claim, 660.00 feet to a point in the center of said Blossom Drive; thence South 89°34' East 176.34 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:

Portland General Electric Company

Purpose: Recording Date: Anchors and guy wires December 13, 1996 Reel 1359, page 750

Recording No: Affects:

Reference is hereby made to said document for full particulars

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS

Deed (Statutory Warranty) Legal ORD1368.doc / Updated: 04.26.19

OR-FT-FEUG-01520.473001-60222005208

STATUTORY WARRANTY DEED

(continued)

INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-28-200

//e/gm/e/D Darras Trust

Mikel D Darras, Successor Trustee

State of __ County of

This instrument was acknowledged before me on The Harris by Mikel D Darras, as Successor Trustee for decreme D Darras Trust.

Notary Public State of Oregon

My Commission Expires:

OFFICIAL STAMP

KELLY J MILLER

NOTARY PUBLIC-OREGON COMMISSION NO. 959129 **REEL: 4379 PAGE: 166**

August 31, 2020, 03:32 pm.

CONTROL #: 615857

State of Oregon County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 91.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Exhibit D – Articles of Organization

AMENDED ANNUAL REPORT



E-FILED

Oct 06, 2021

OREGON SECRETARY OF STATE

REGISTRY NUMBER

149211997

REGISTRATION DATE

11/02/2018

BUSINESS NAME

CLUTCH MULTIFAMILY, LLC

BUSINESS ACTIVITY

APARTMENT BUILDINGS

MAILING ADDRESS

360 BELMONT ST NE SALEM OR 97301 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

360 BELMONT ST NE SALEM OR 97301 USA

JURISDICTION

OREGON

REGISTERED AGENT

TERENCE C BLACKBURN

360 BELMONT ST NE

SALEM OR 97301 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MEMBER

SEAN ADRIAN BLACKBURN

360 BELMONT ST NE

SALEM OR 97301 USA

MANAGER

TERENCE CHRISTIAN BLACKBURN

360 BELMONT ST NE

SALEM OR 97301 USA



OREGON SECRETARY OF STATE

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

TERENCE C BLACKBURN

TITLE

MANAGER

DATE SIGNED

10-06-2021

AMENDED ANNUAL REPORT



E-FILED

Jul 01, 2022

OREGON SECRETARY OF STATE

REGISTRY NUMBER

170546296

REGISTRATION DATE

08/11/2020

BUSINESS NAME

BLOSSOM GARDENS APARTMENTS LLC

BUSINESS

REAL ESTATE

MAILING ADDRESS

360 BELMONT ST NE SALEM OR 97301 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

360 BELMONT ST NE SALEM OR 97301 USA

JURISDICTION

OREGON

REGISTERED AGENT

TYRENE BIELENBERG

360 BELMONT ST NE

SALEM OR 97301 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MEMBER

149211997 - CLUTCH MULTIFAMILY, LLC

360 BELMONT ST NE

SALEM OR 97301 USA



OREGON SECRETARY OF STATE

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

TYRENE BIELENBERG

TITLE

AUTHORIZED AGENT

DATE

07-01-2022

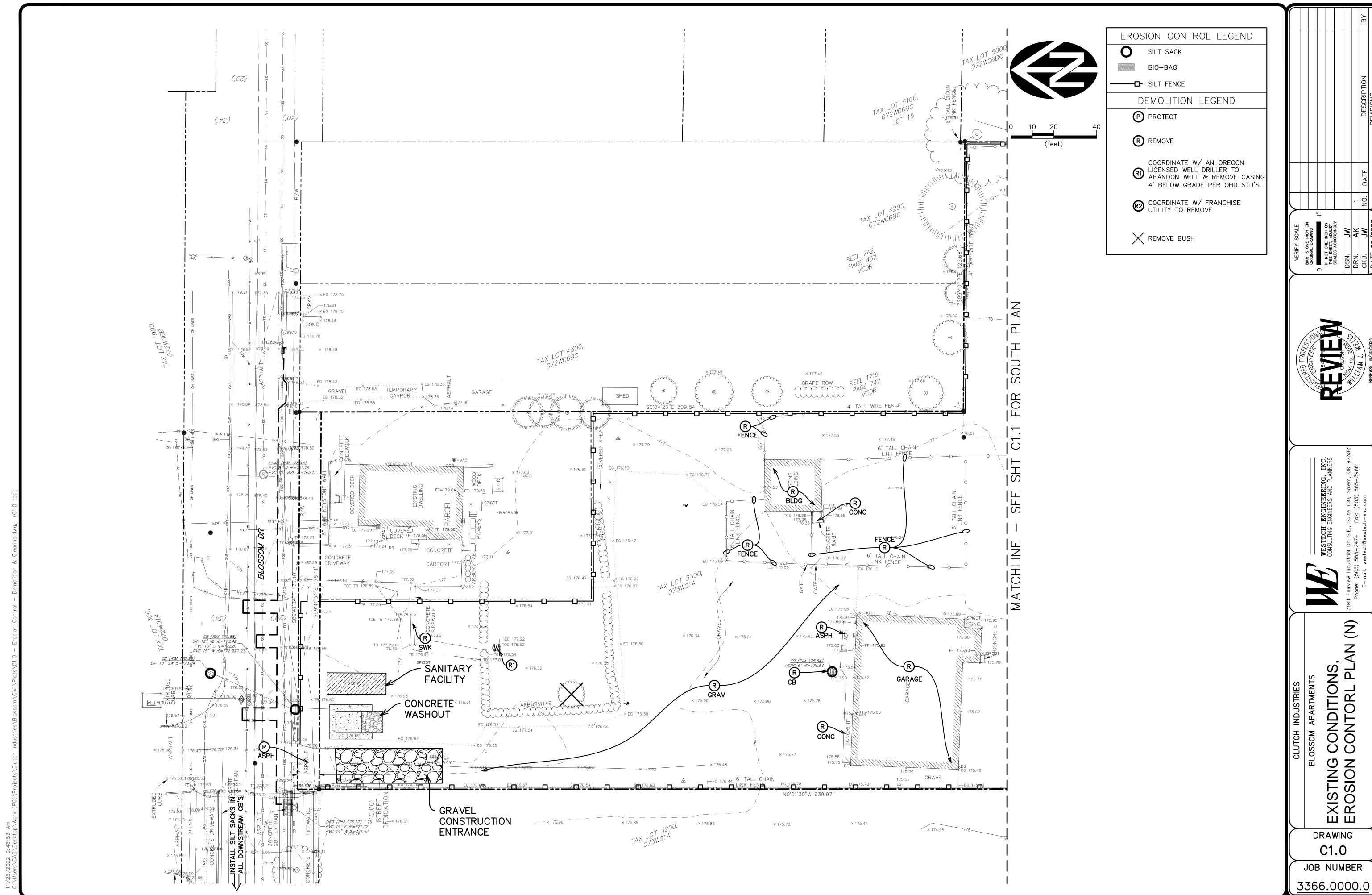


Homeowners Association Information

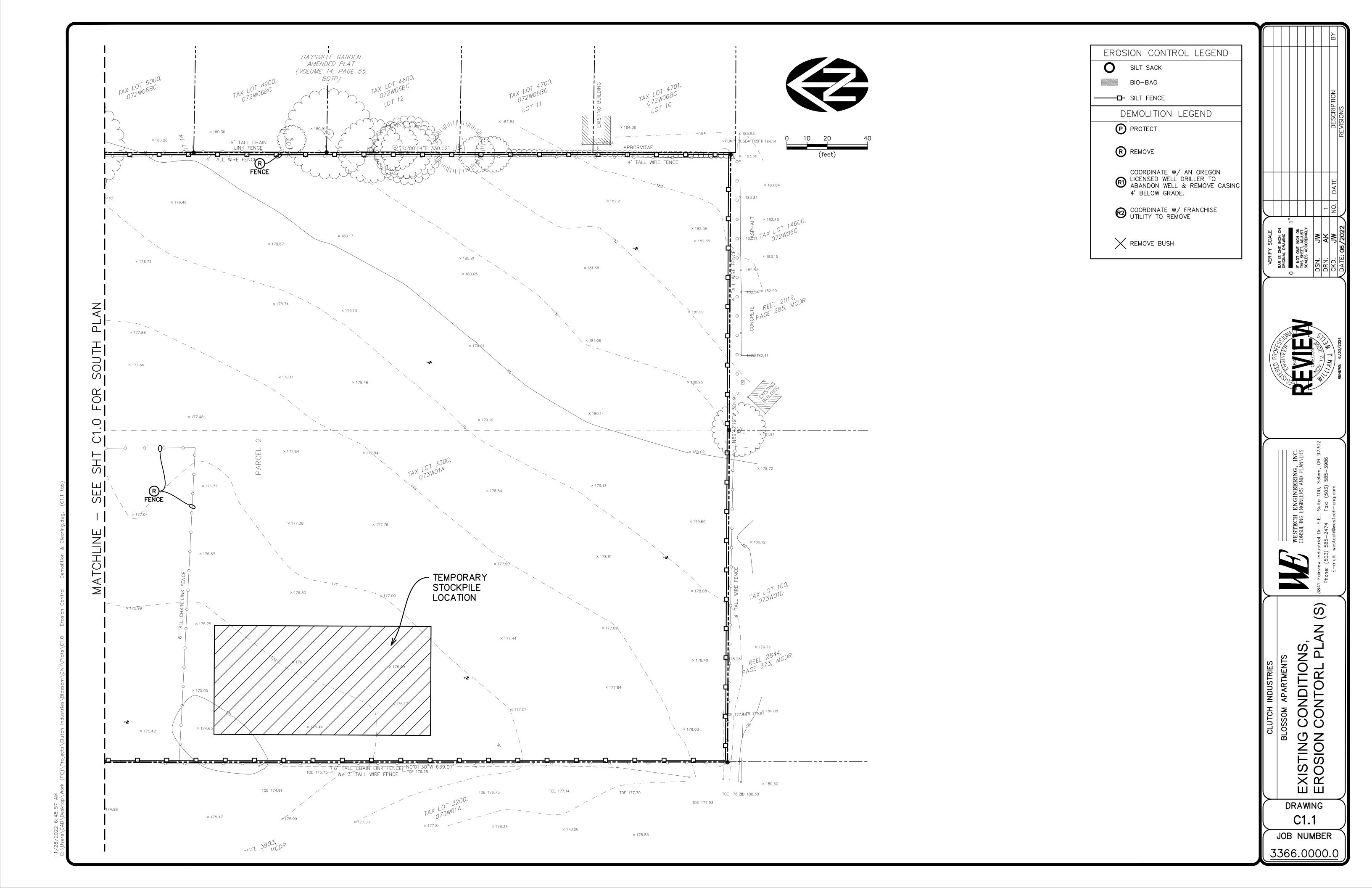
Blossom Drive NE Salem Oregon – Multiple Family Development

The applicant is submitting this statement to confirm there is no homeowners association (HOA) which is active or registered with the Oregon Secretary of State which impacts the subject property.

PLANNING | LAND USE SALEM, OREGON BRANDLANDUSE.COM



DRAWING



SITE GENERAL NOTES:

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE
- 7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SUMMARY TABLE

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REDEVELOPED SITE AREA (AFTER DEDICATION): 141,466.5 SF (3.25AC)

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1,944.50 SF

400.00 SF

48,200.52 SF (34.1%)

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REQUIRED ACCESSIBLE PARKING SPACES - Per OSSC Table 1106.1 Minimum 5 accessible spaces (1 "Wheelchair User Only") PROVIDED ACCESSIBLE PARKING 5 spaces (1 "Wheelchair User Only")

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TOTAL REQUIRED = 9TOTAL PROVIDED = 36 (in groups spread throughout development)

SITE PLAN LEGEND:

BUILDINGS

LANDSCAPE AREA

CONCRETE PAVEMENT

1 PROPERTY LINE. (POST DEDICATION)

2 SETBACK LINE.

BUILDING.

3 ROOF OVERHANG. 4 APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 1

SITE PLAN NOTES:

5 APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 2. 6 APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 3.

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17 SITE WALKWAY/STAIR PER CIVIL.

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PROVIDE ACCESSIBLE PARKING SYMBOL, TYP. SEE DETAIL 5/A1.02. WHEELCHAIR ONLY ACCESSIBLE PARKING.

WALL MOUNTED LIGHT FIXTURE PER THE REFLECTED CEILING PLANS. SEE A1.61, A1.71, A1.81, AND LIGHTING SCHEDULE FOR FIXTURE DETAILS.

22 6' TALL CEDAR FENCE ALONG PROPERTY LINE.

23 EASEMENT FOR SHARED GREEN SPACE BETWEEN LOTS.

BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

ARCHITECTURE

INCORPORATED

275 COURT ST. NE

SALEM, OR 97301

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www.studio3architecture.com

2020-112 DATE: 1 DEC 2022 **REVISIONS**

SHEET

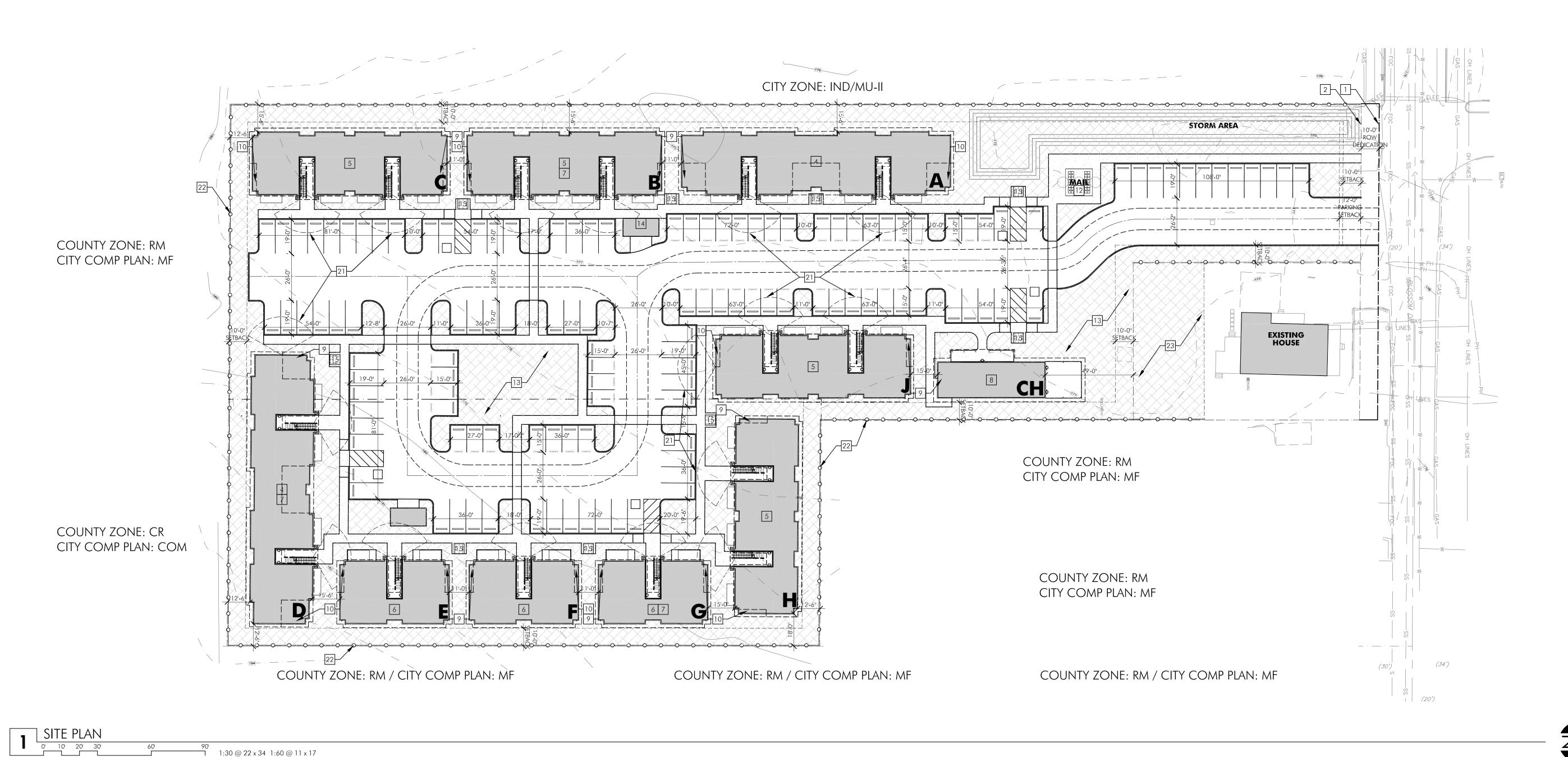


Exhibit H – Architectural Plans

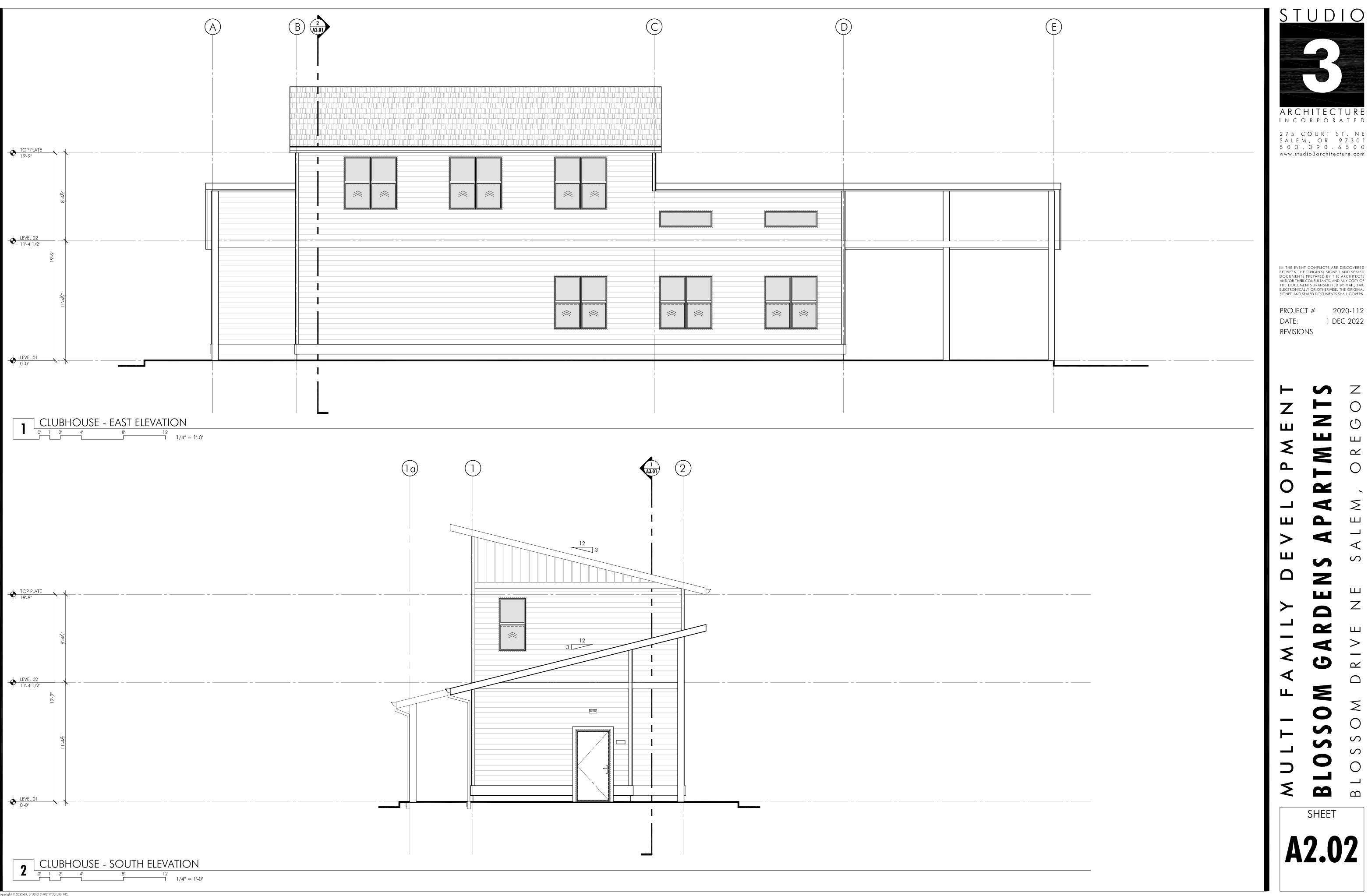


ARCHITECTURE

275 COURT ST. NE SALEM, OR 97301 503.390.6500 www.studio3architecture.com

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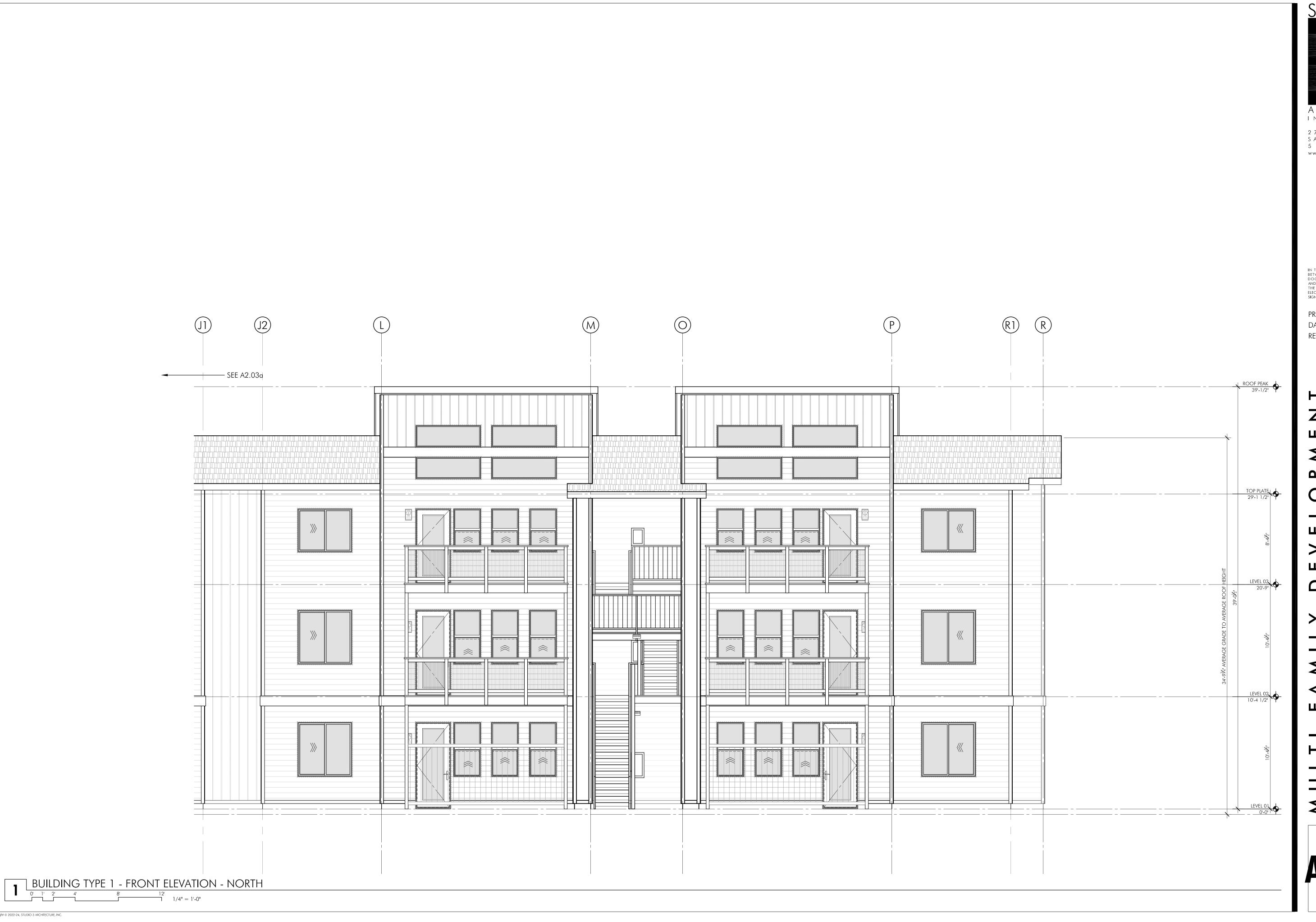
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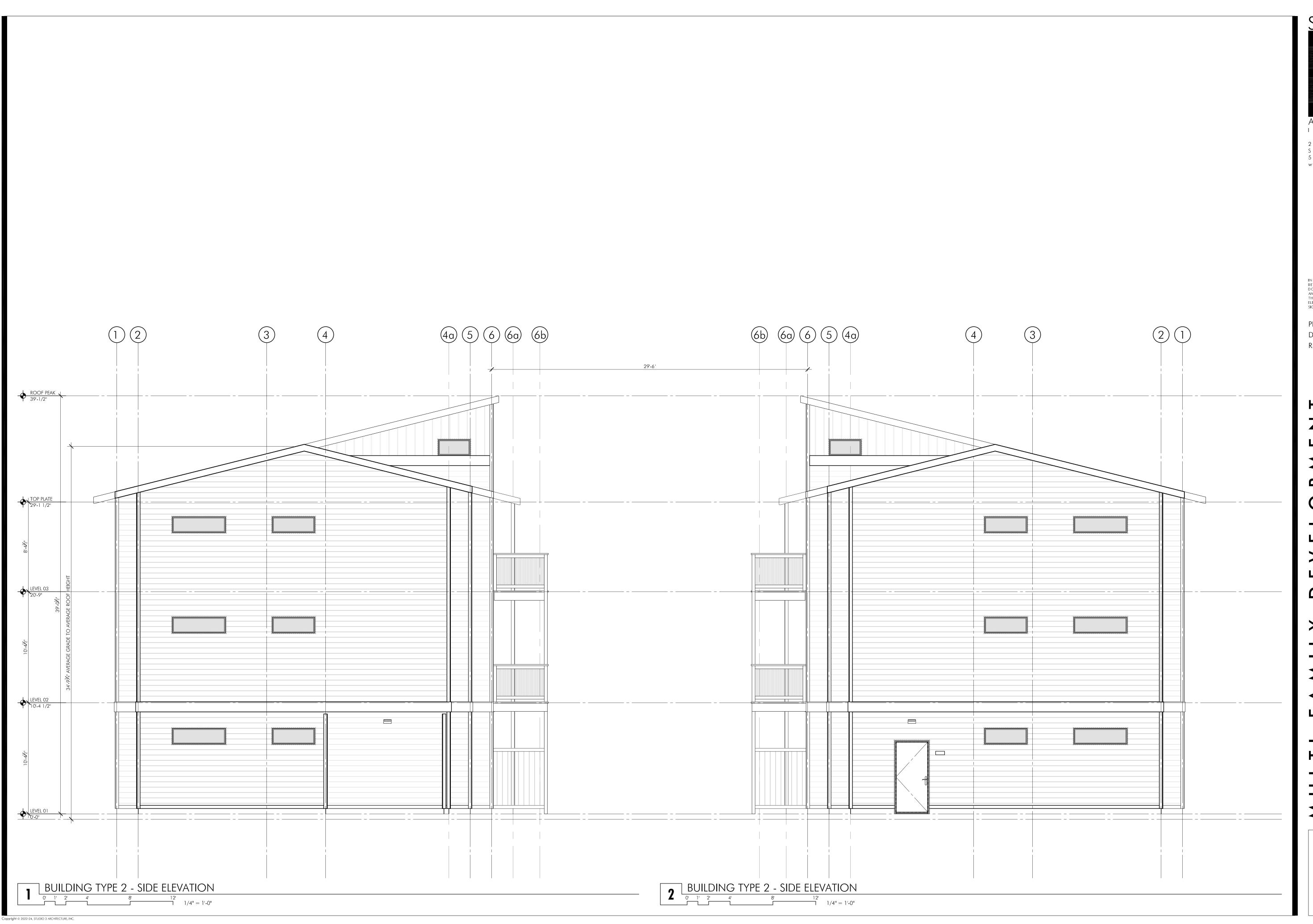
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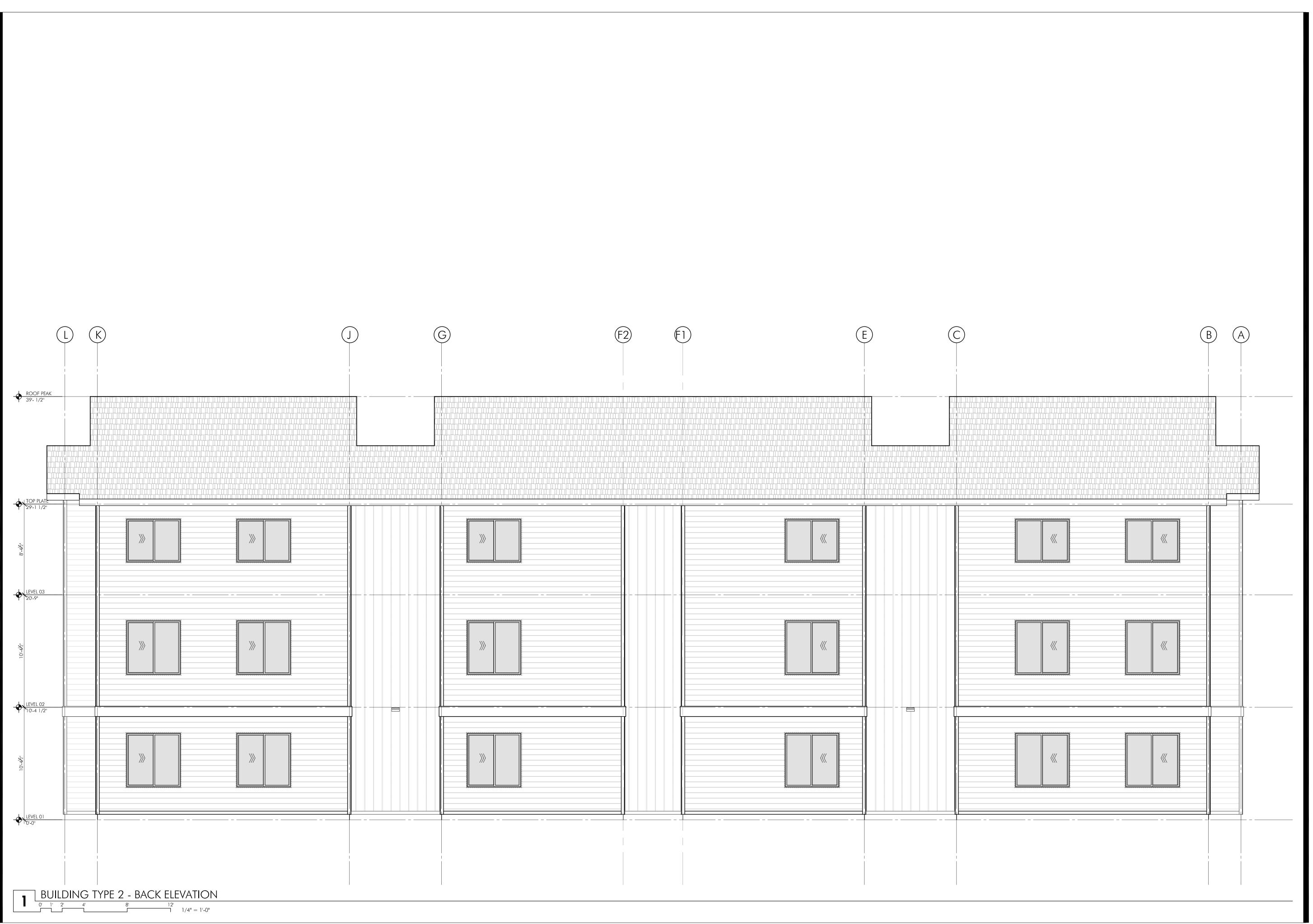
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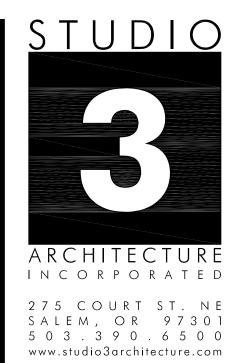


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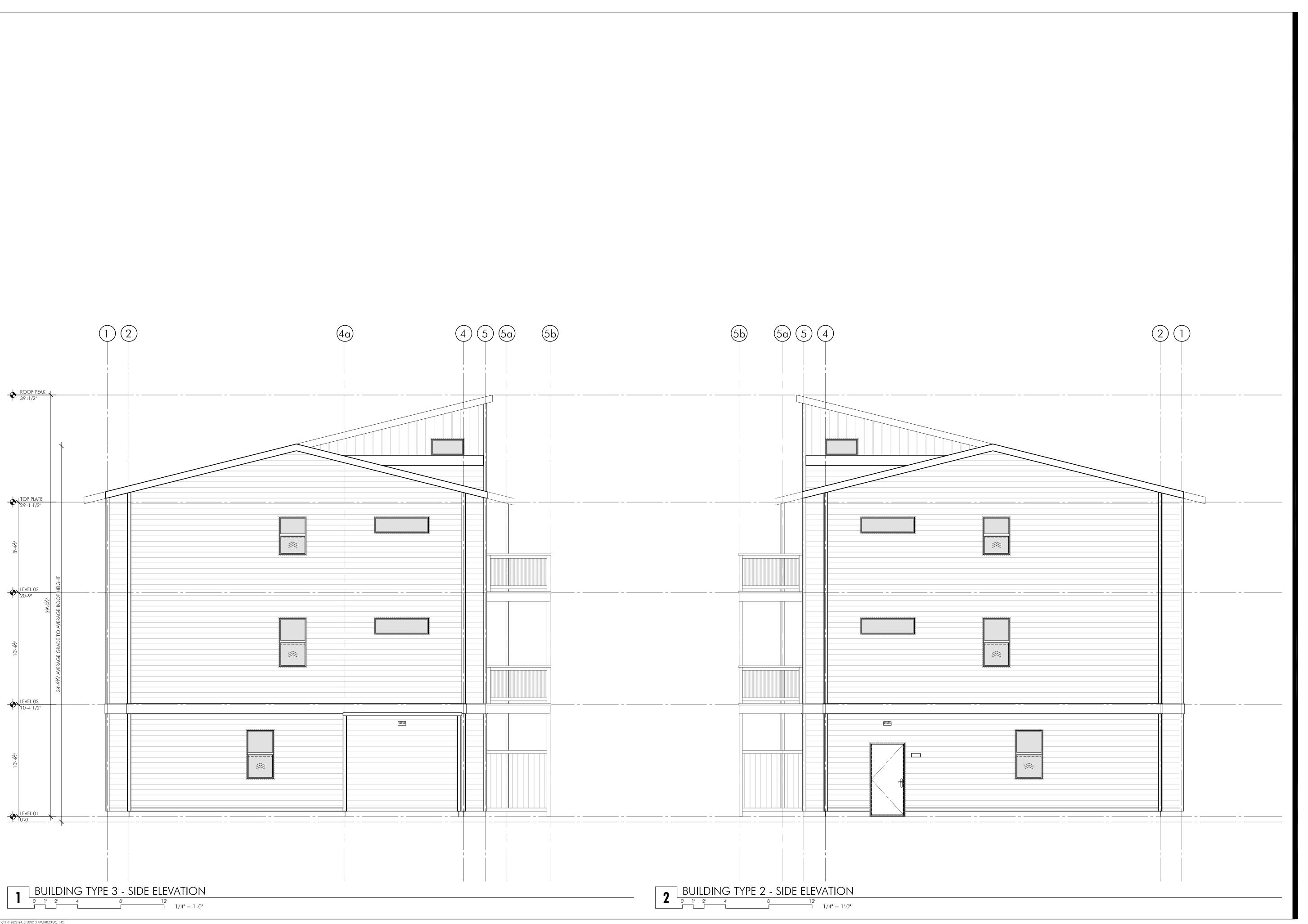
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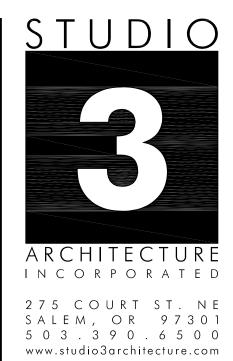


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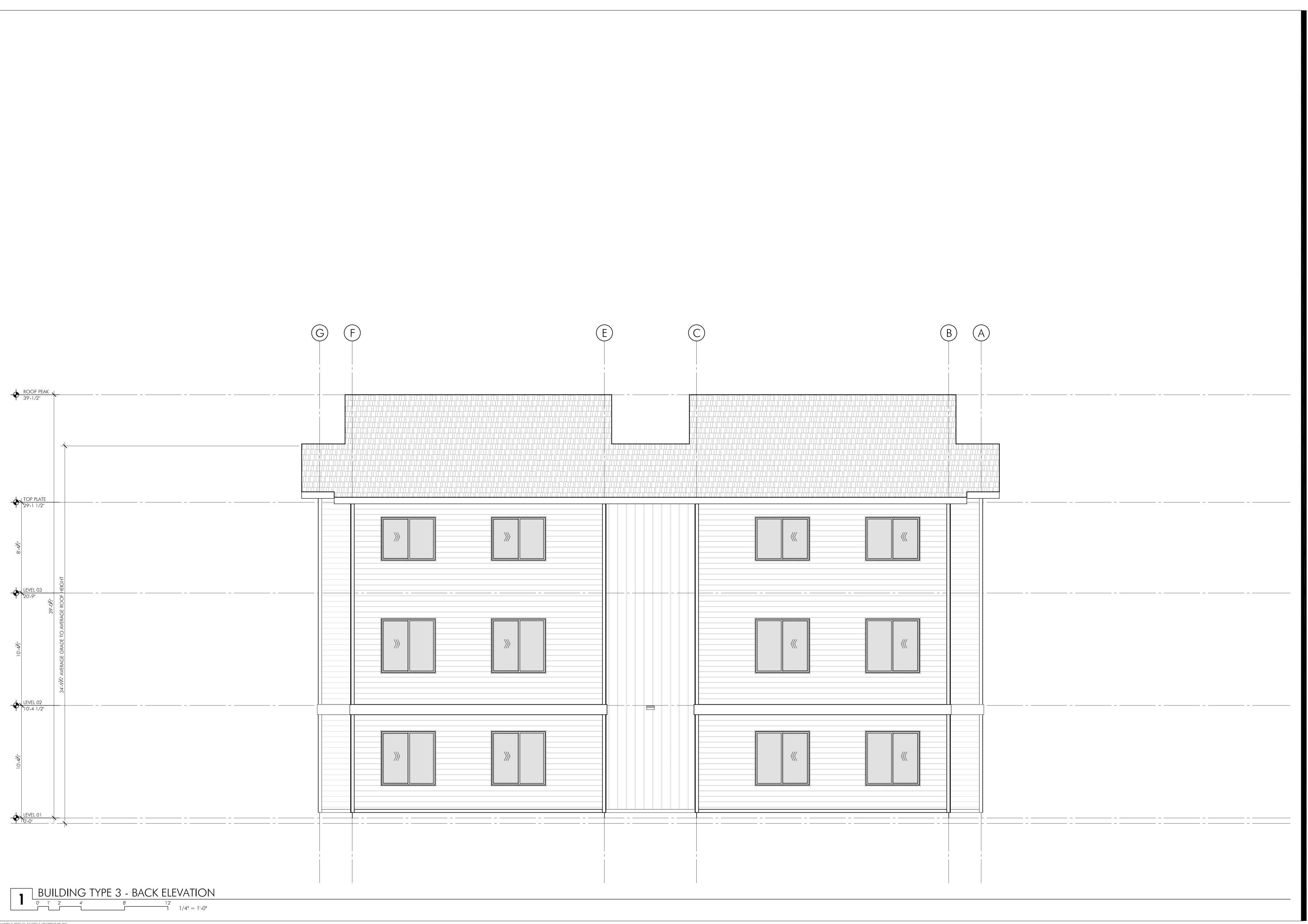
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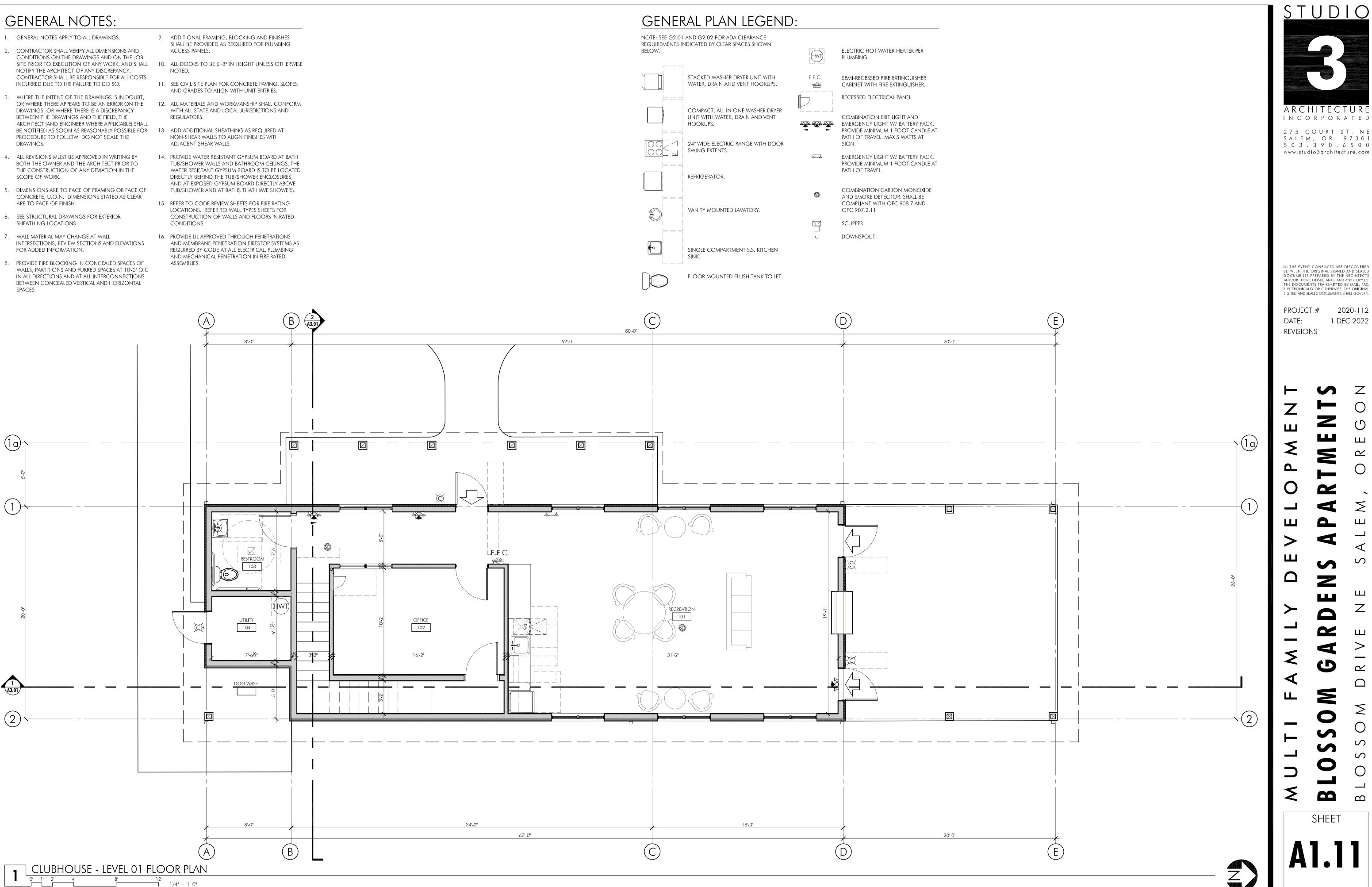
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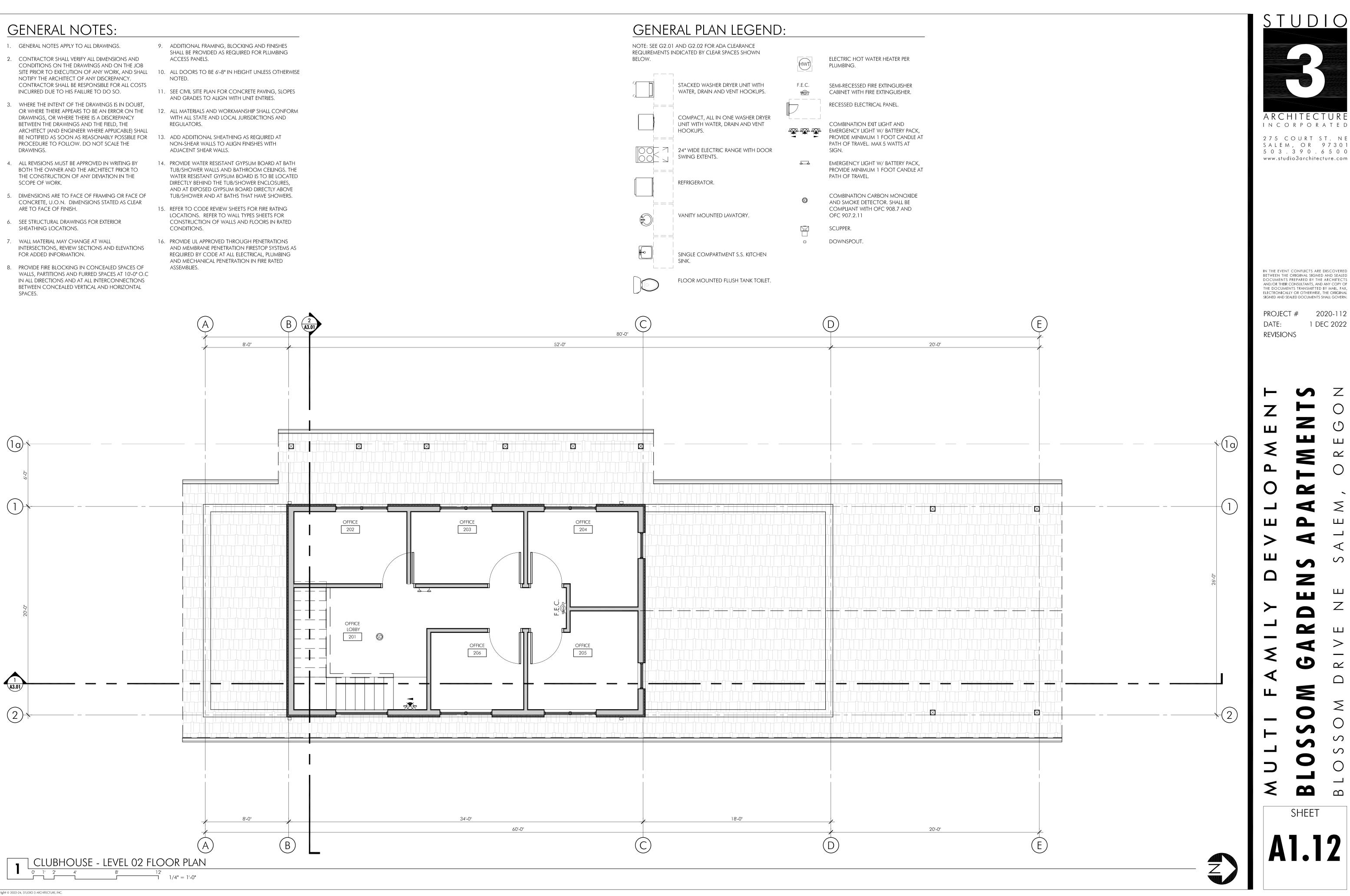




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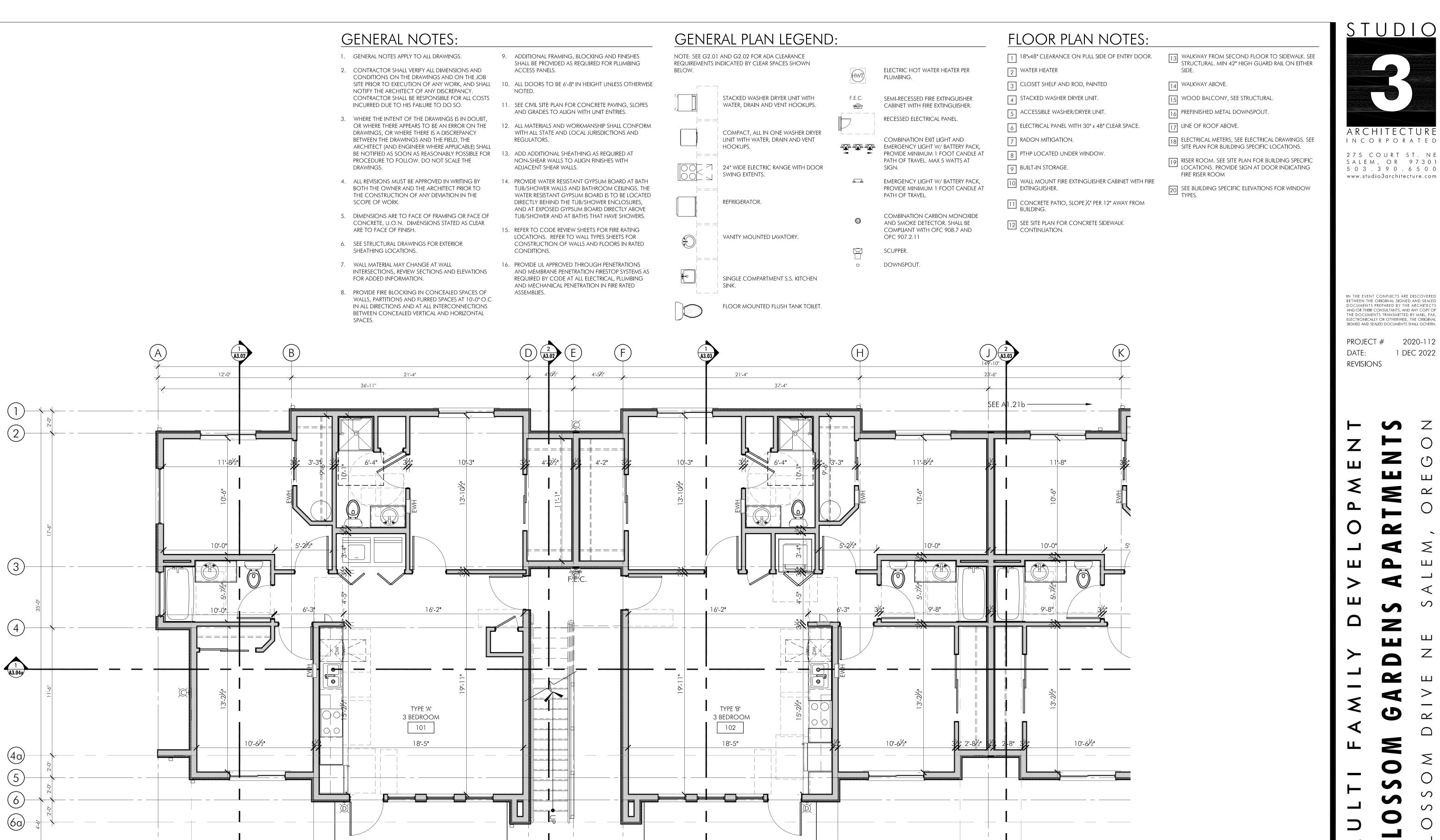


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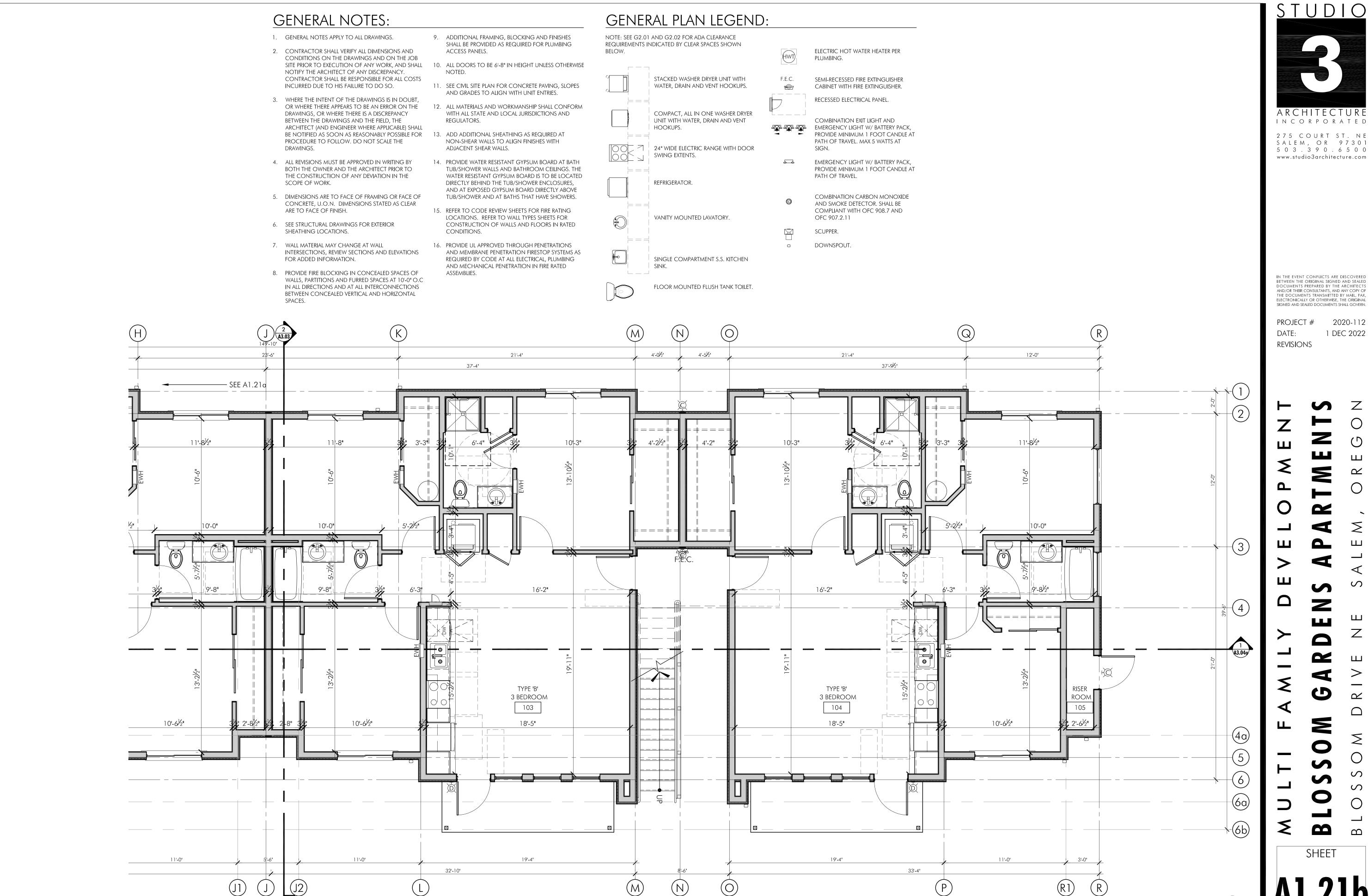


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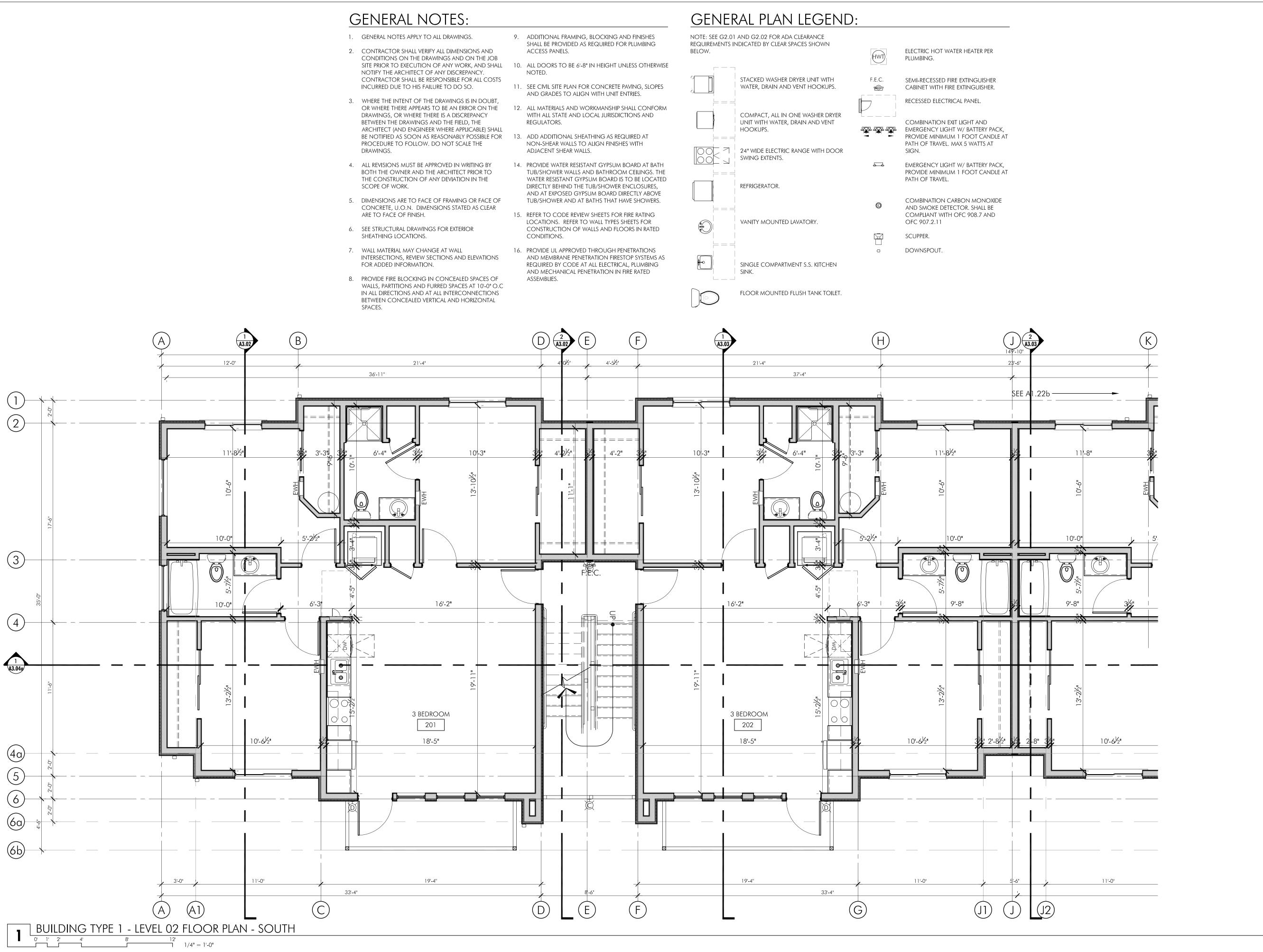
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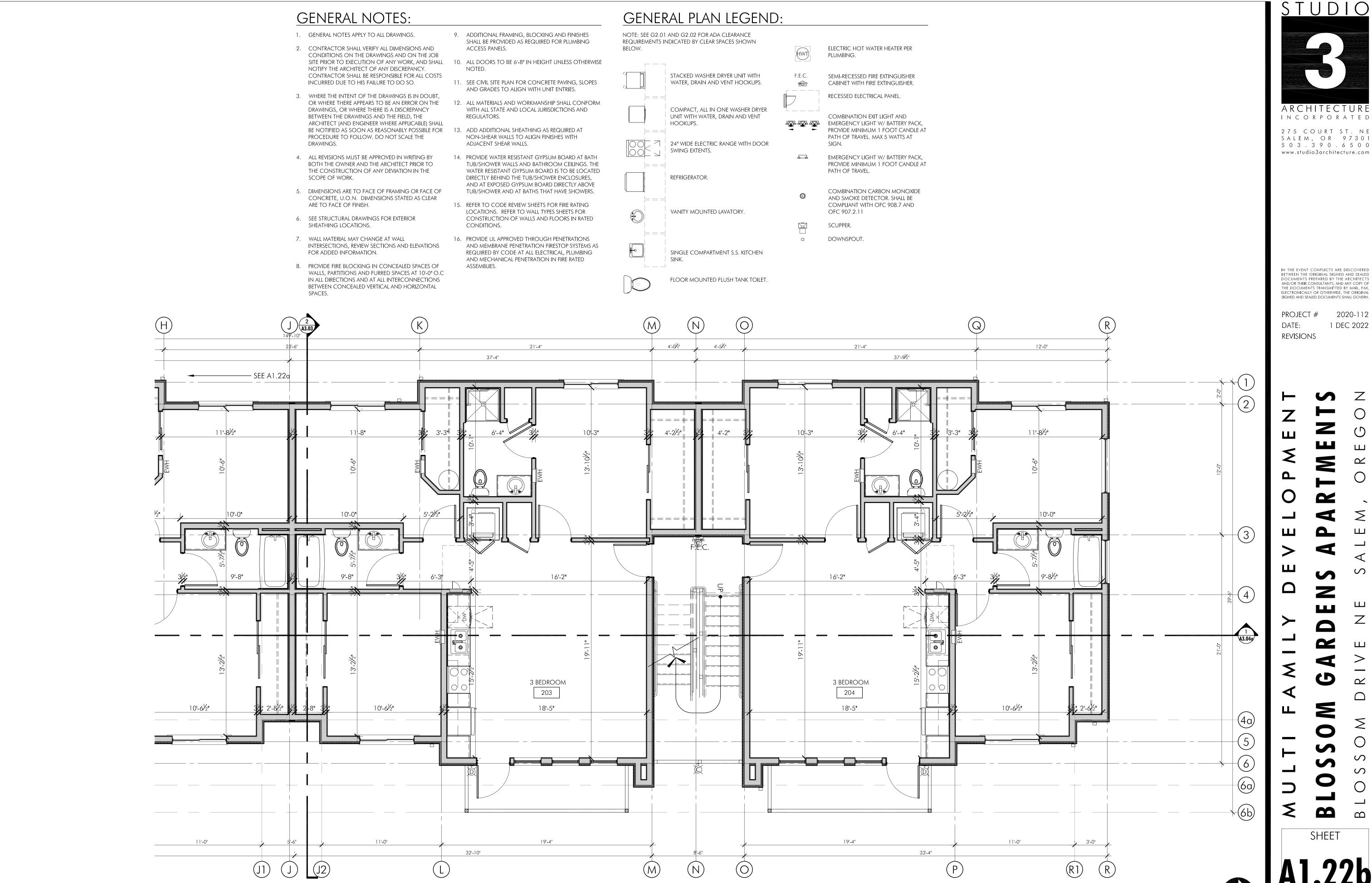
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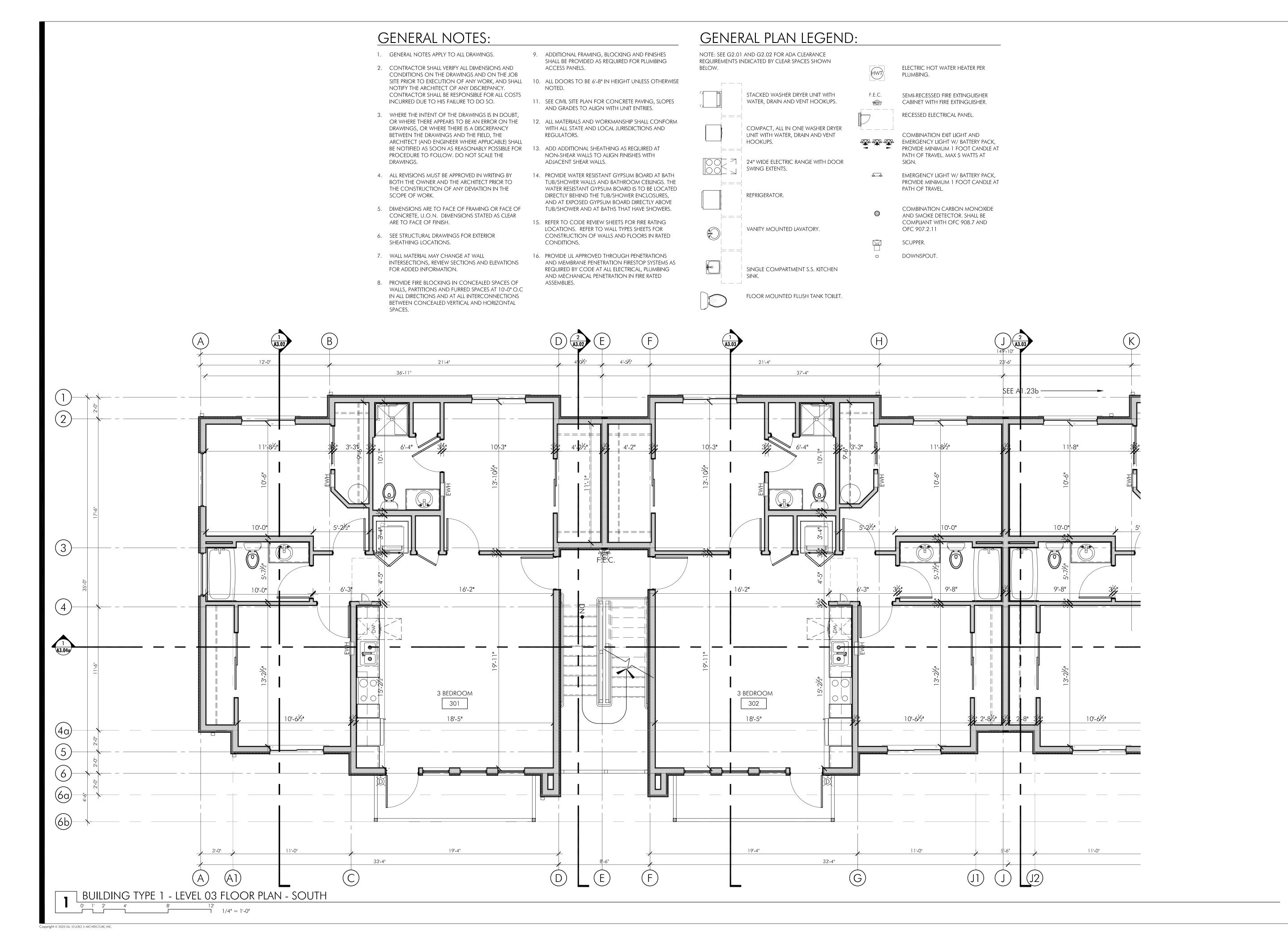
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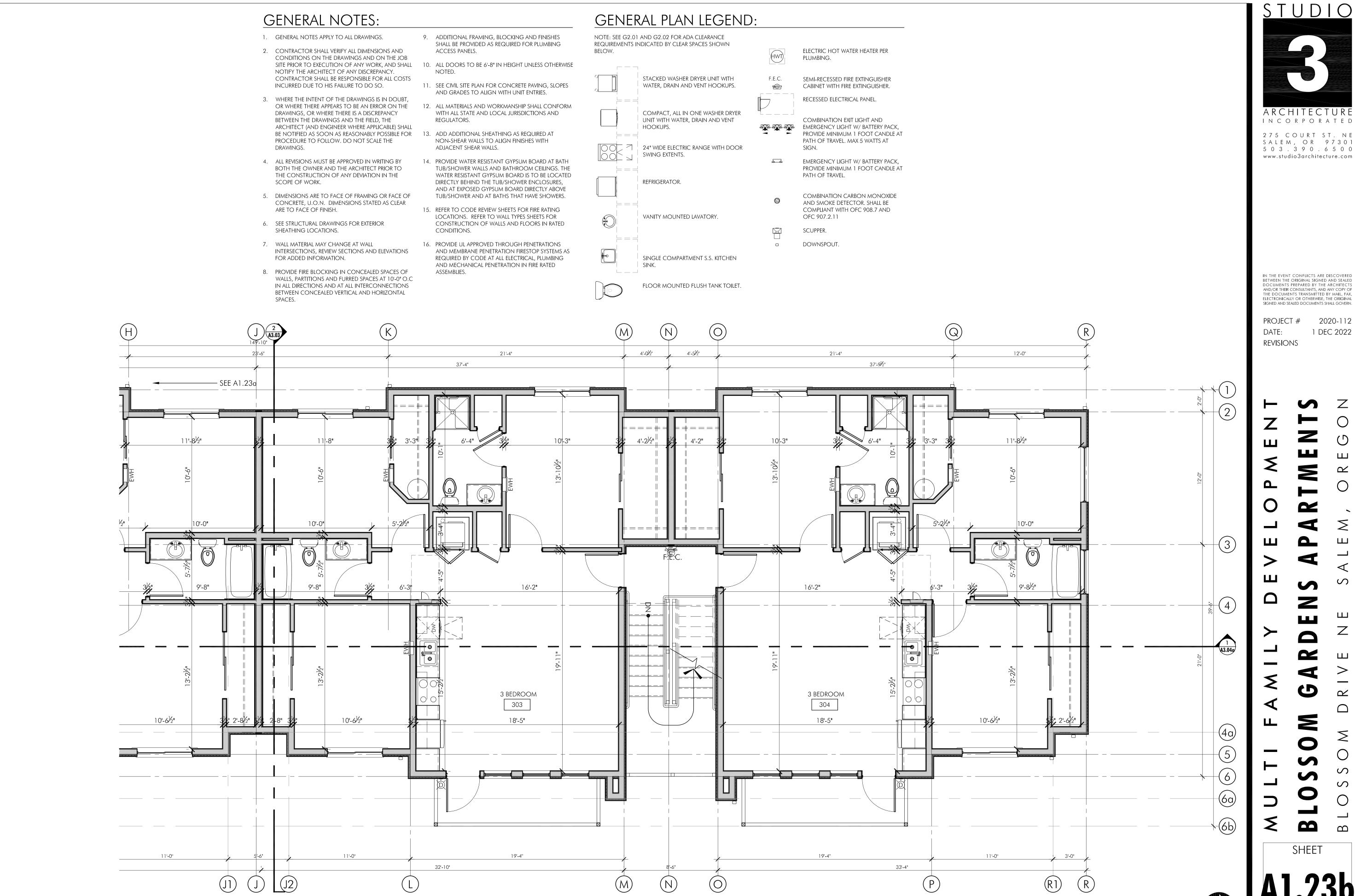
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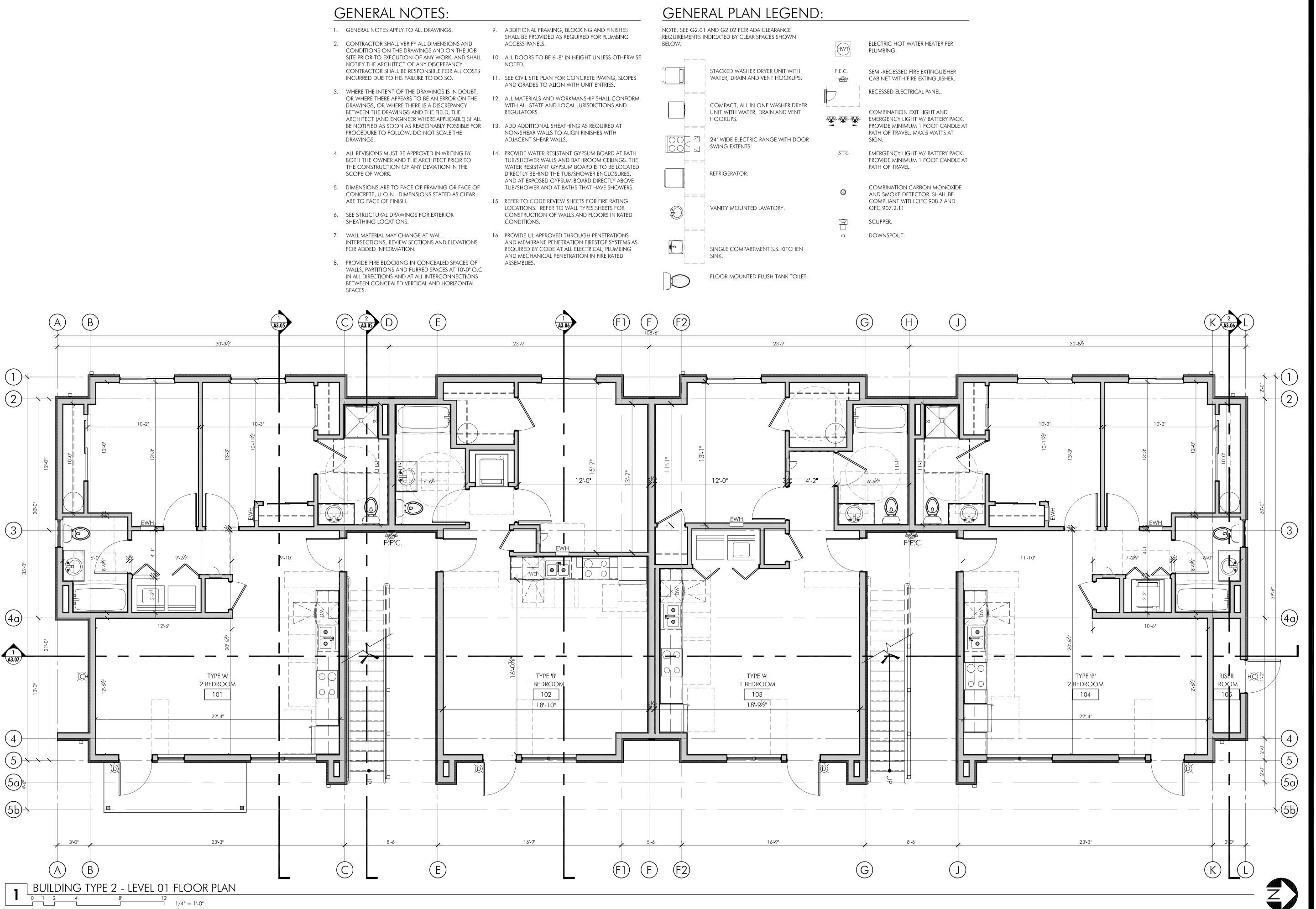
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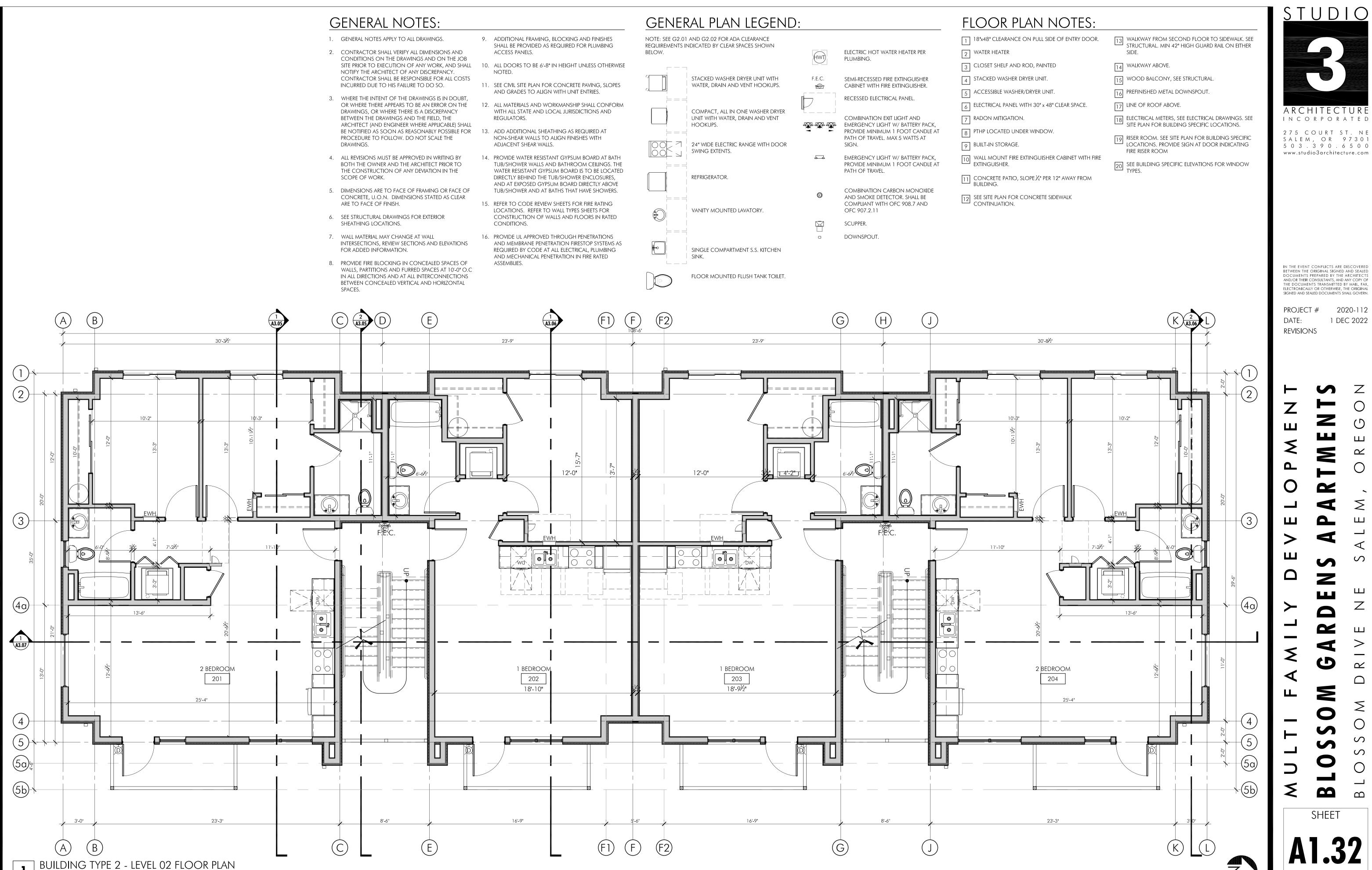
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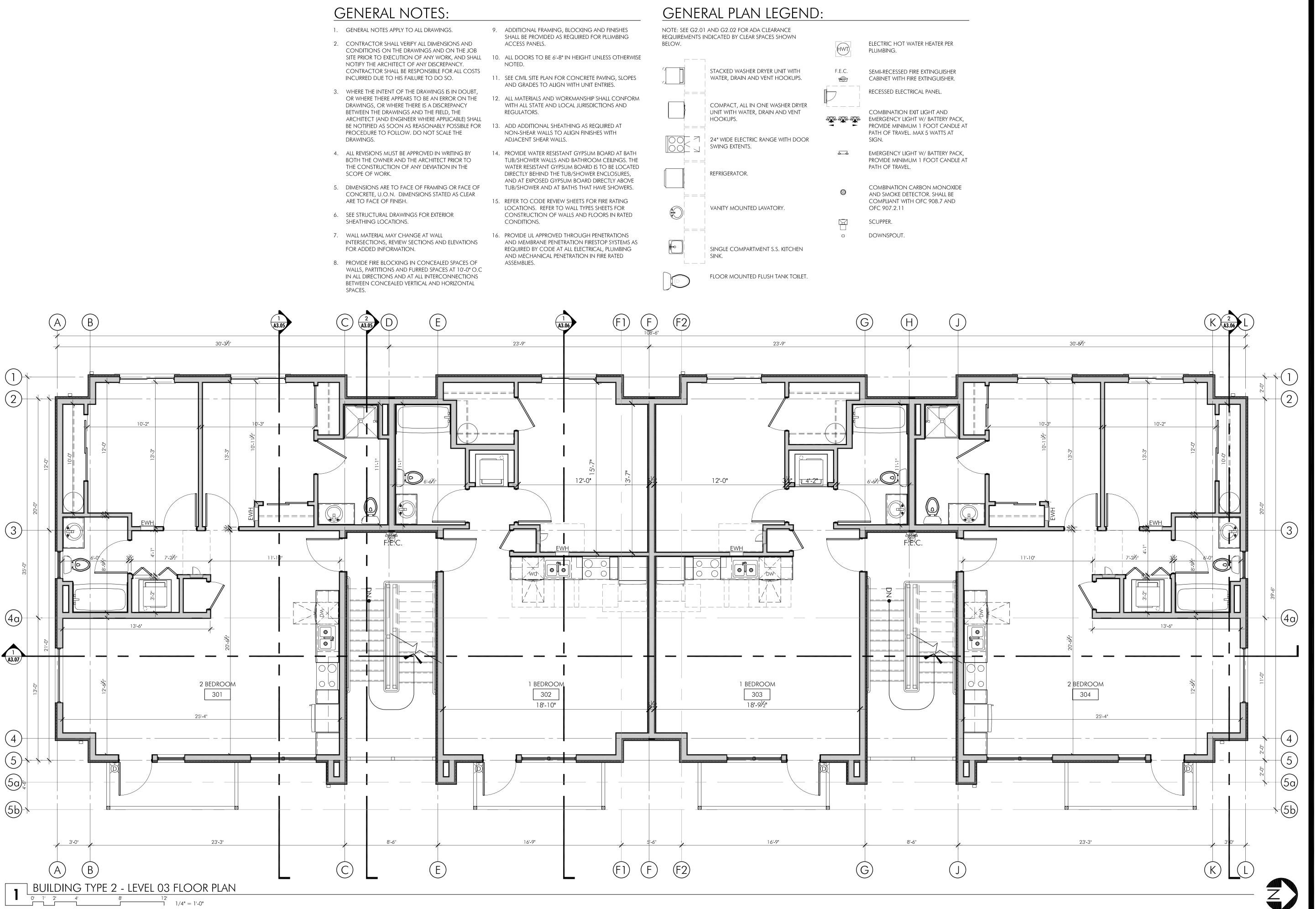


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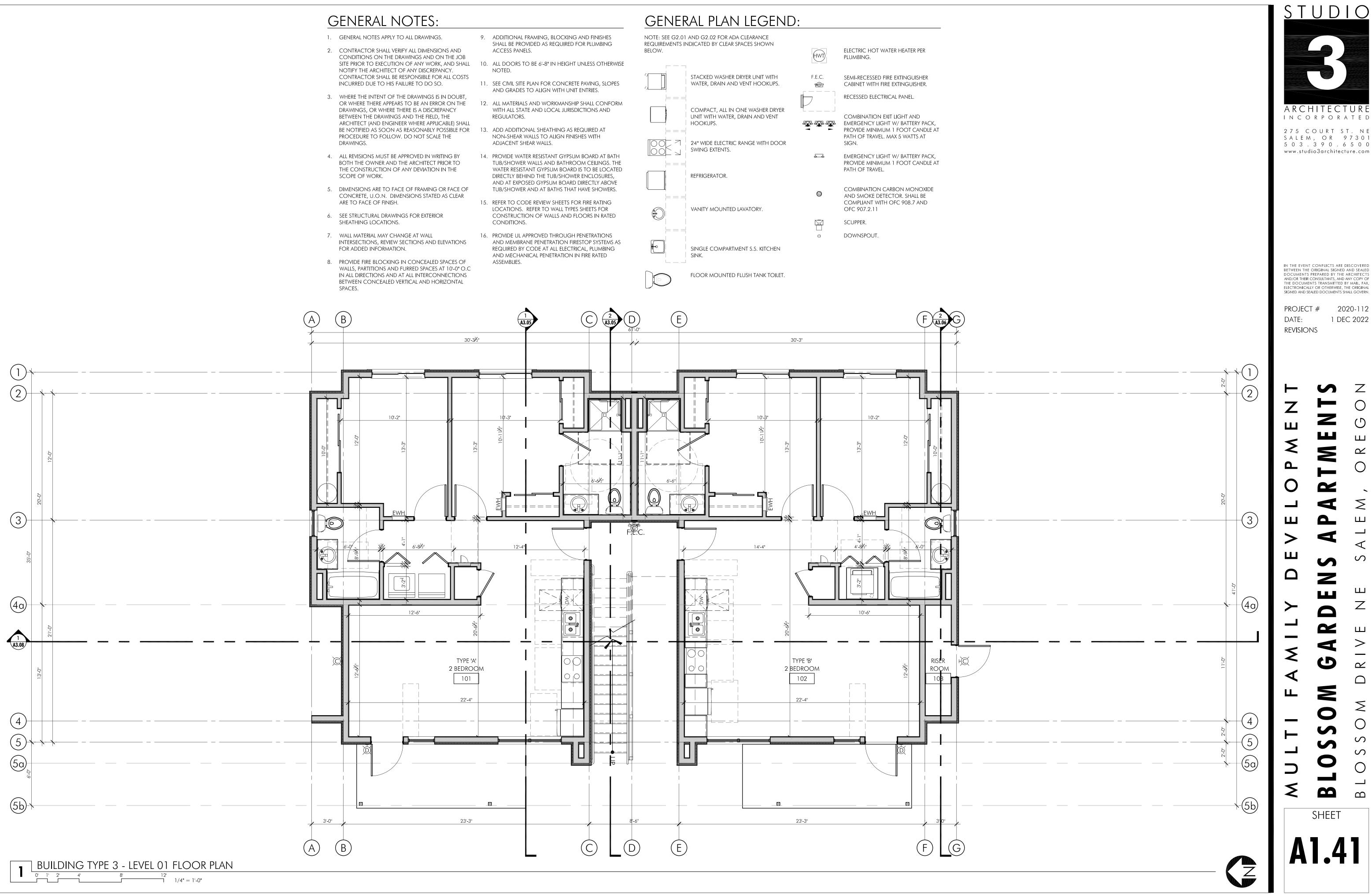
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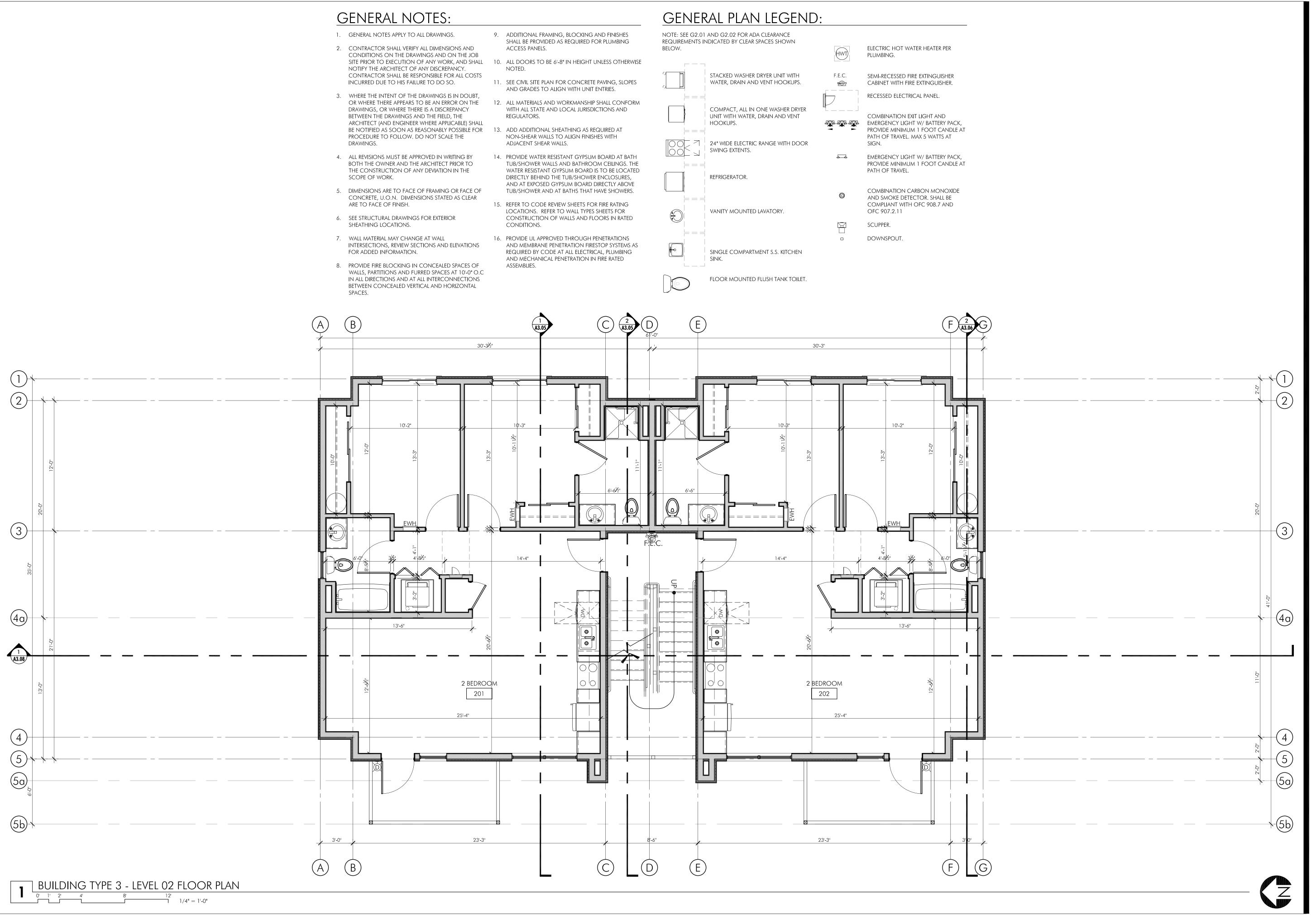
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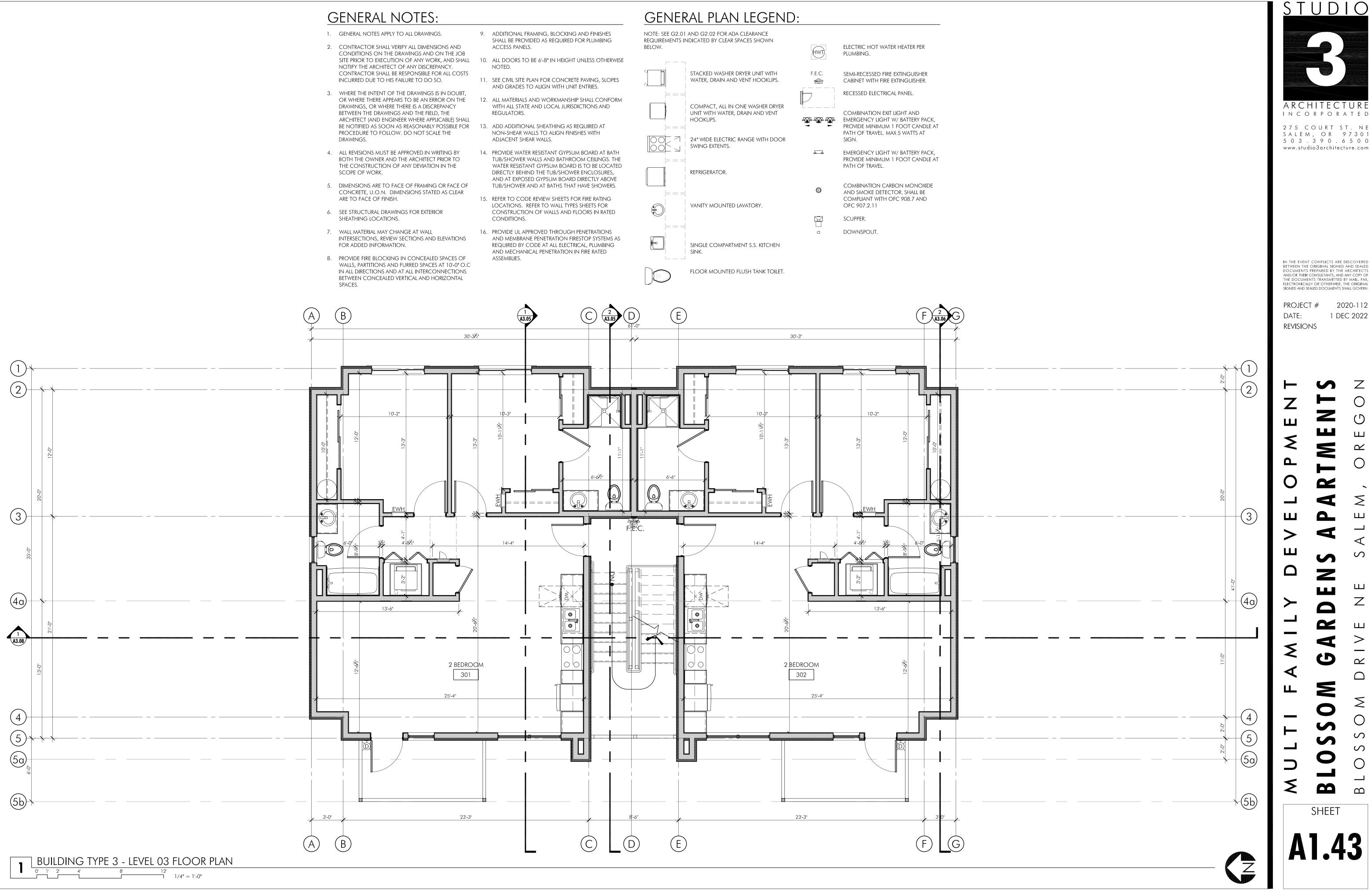
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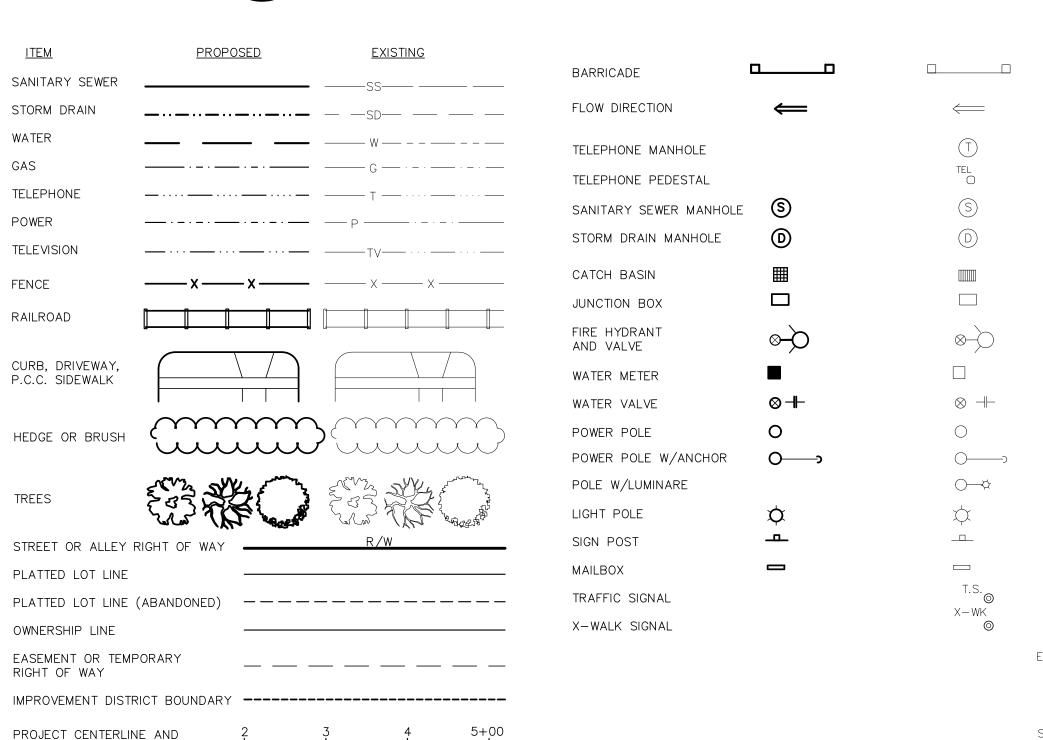
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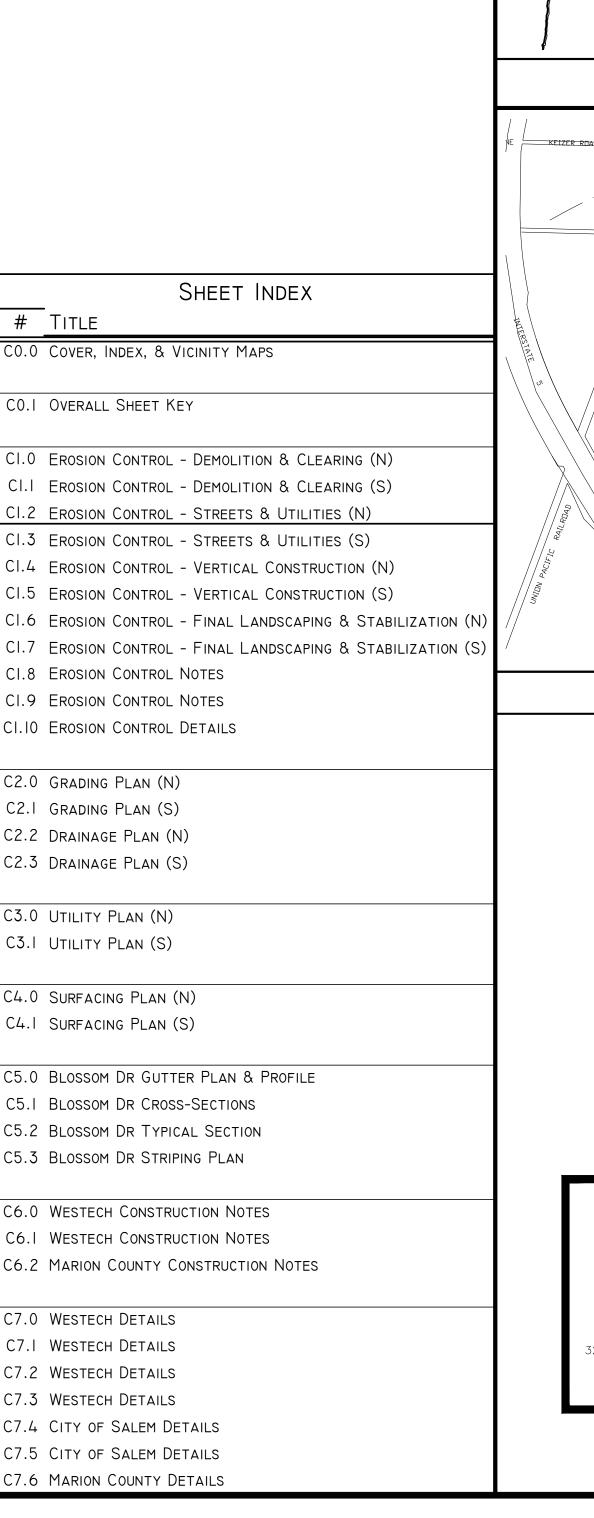
MR. CHRIS ANDERSON CLUTCH INDUSTRIES 360 BELMONT ST NE **SALEM, OR 97301** 503.932.3179

chrisa@clutchindustries.com



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PROJECT LOCATION

TITLE

CO.I OVERALL SHEET KEY

CI.8 EROSION CONTROL NOTES

CI.9 EROSION CONTROL NOTES

C2.0 GRADING PLAN (N)

C2.1 GRADING PLAN (S)

C2.2 DRAINAGE PLAN (N)

C2.3 DRAINAGE PLAN (S)

C3.0 UTILITY PLAN (N)

C3.1 UTILITY PLAN (S)

C4.0 SURFACING PLAN (N)

C4.1 SURFACING PLAN (S)

C5.1 BLOSSOM DR CROSS-SECTIONS

C5.3 BLOSSOM DR STRIPING PLAN

C7.0 WESTECH DETAILS

C7.I WESTECH DETAILS

C7.2 WESTECH DETAILS

C7.3 WESTECH DETAILS

C7.4 CITY OF SALEM DETAILS

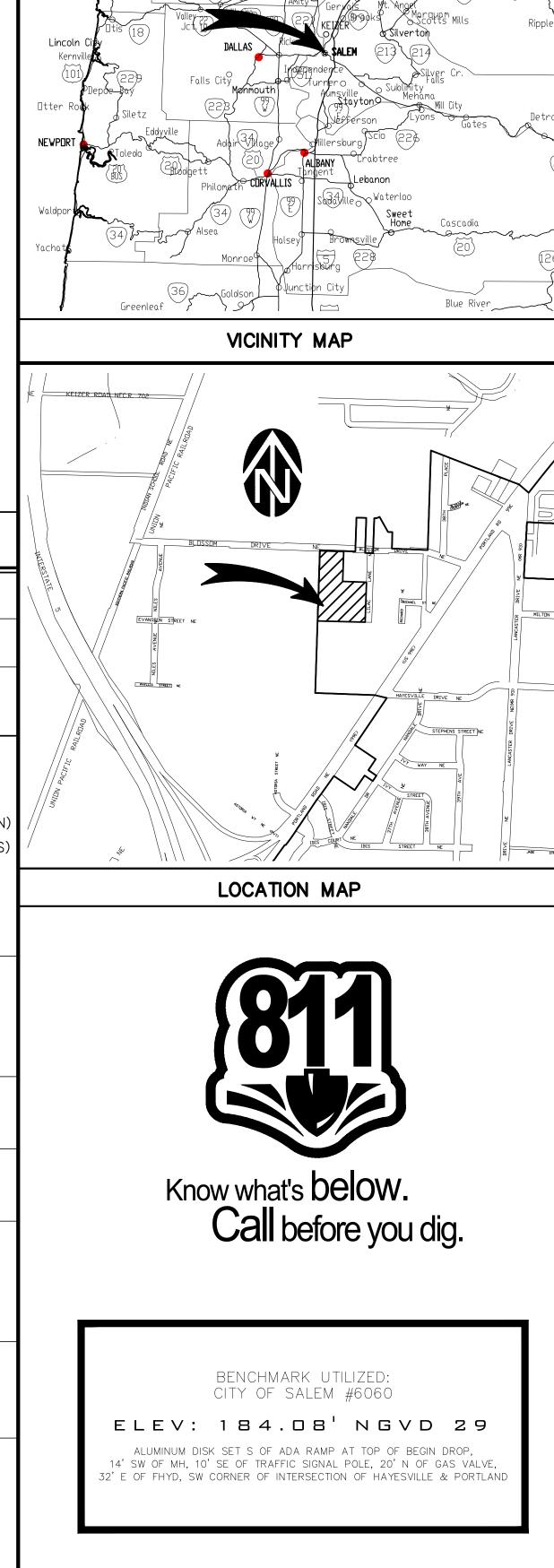
C7.5 CITY OF SALEM DETAILS

C7.6 MARION COUNTY DETAILS

CI.10 EROSION CONTROL DETAILS

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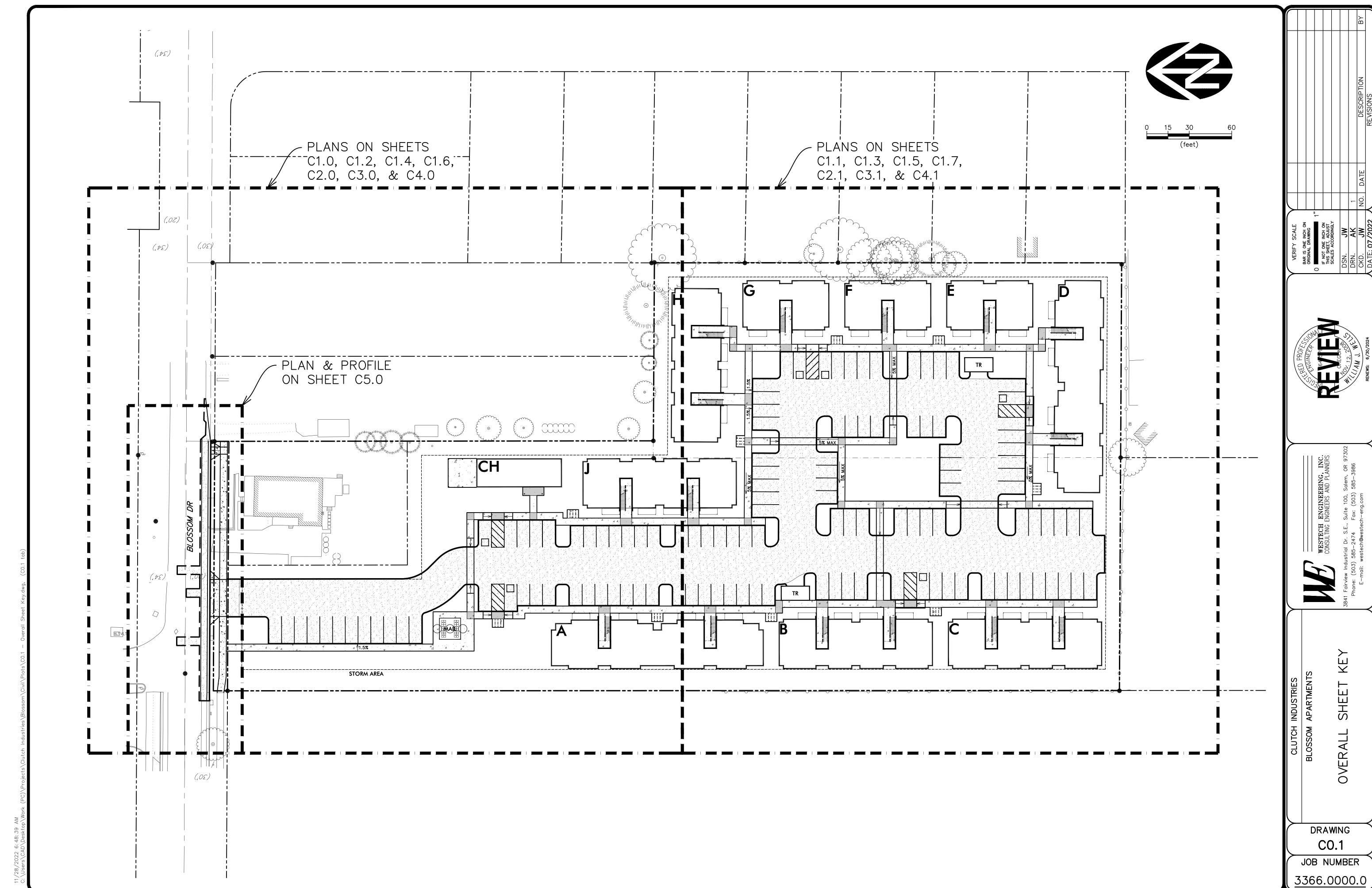
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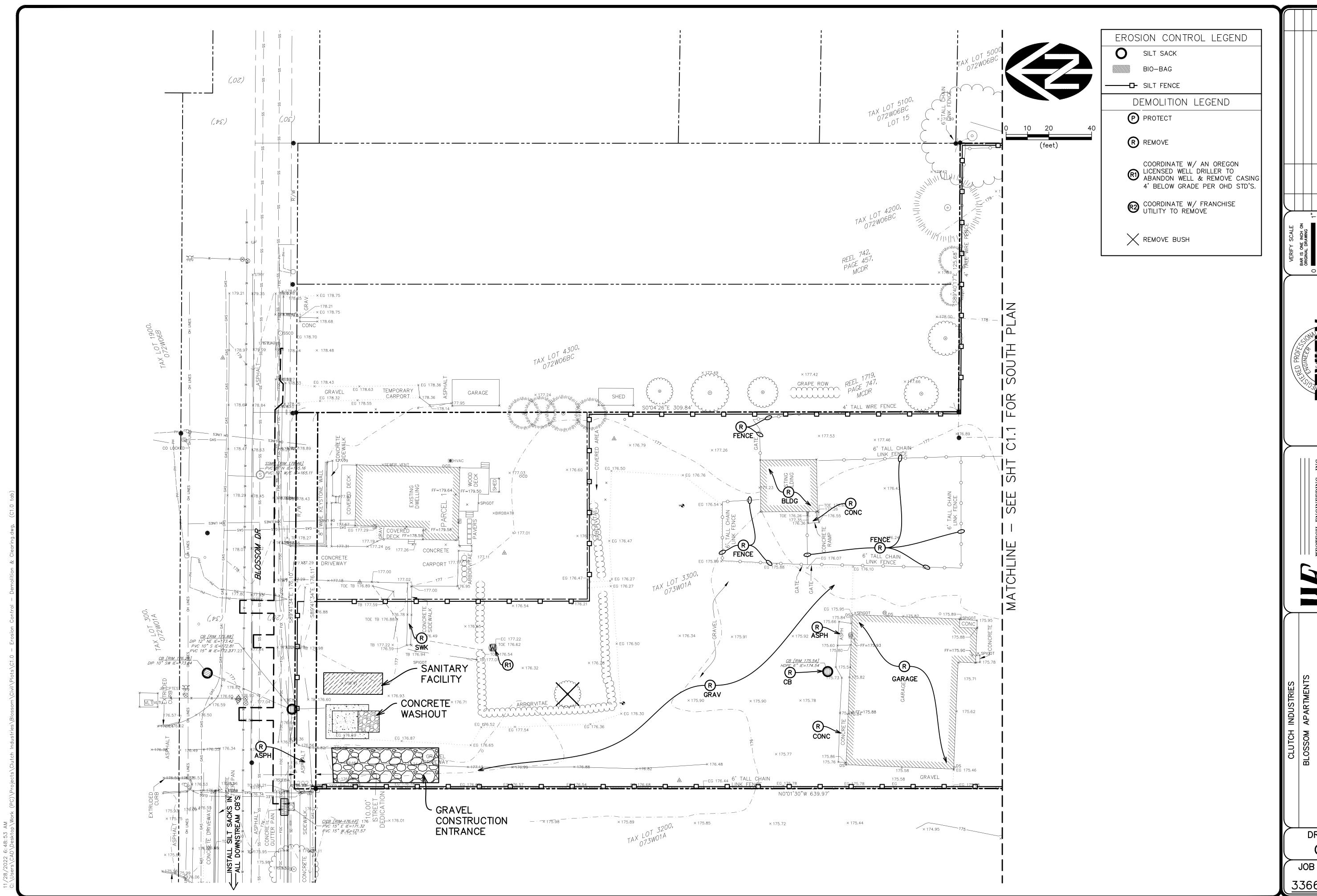
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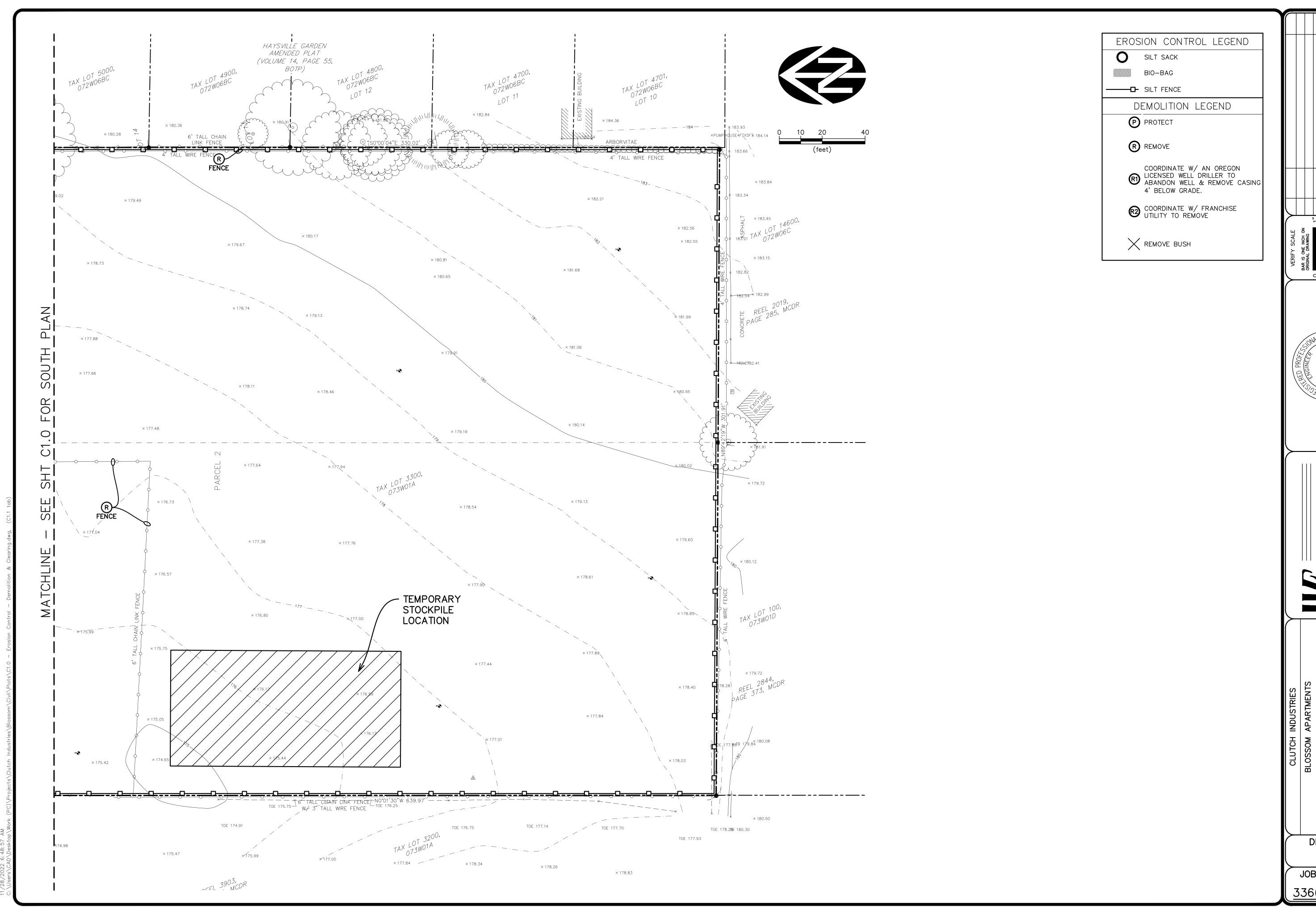


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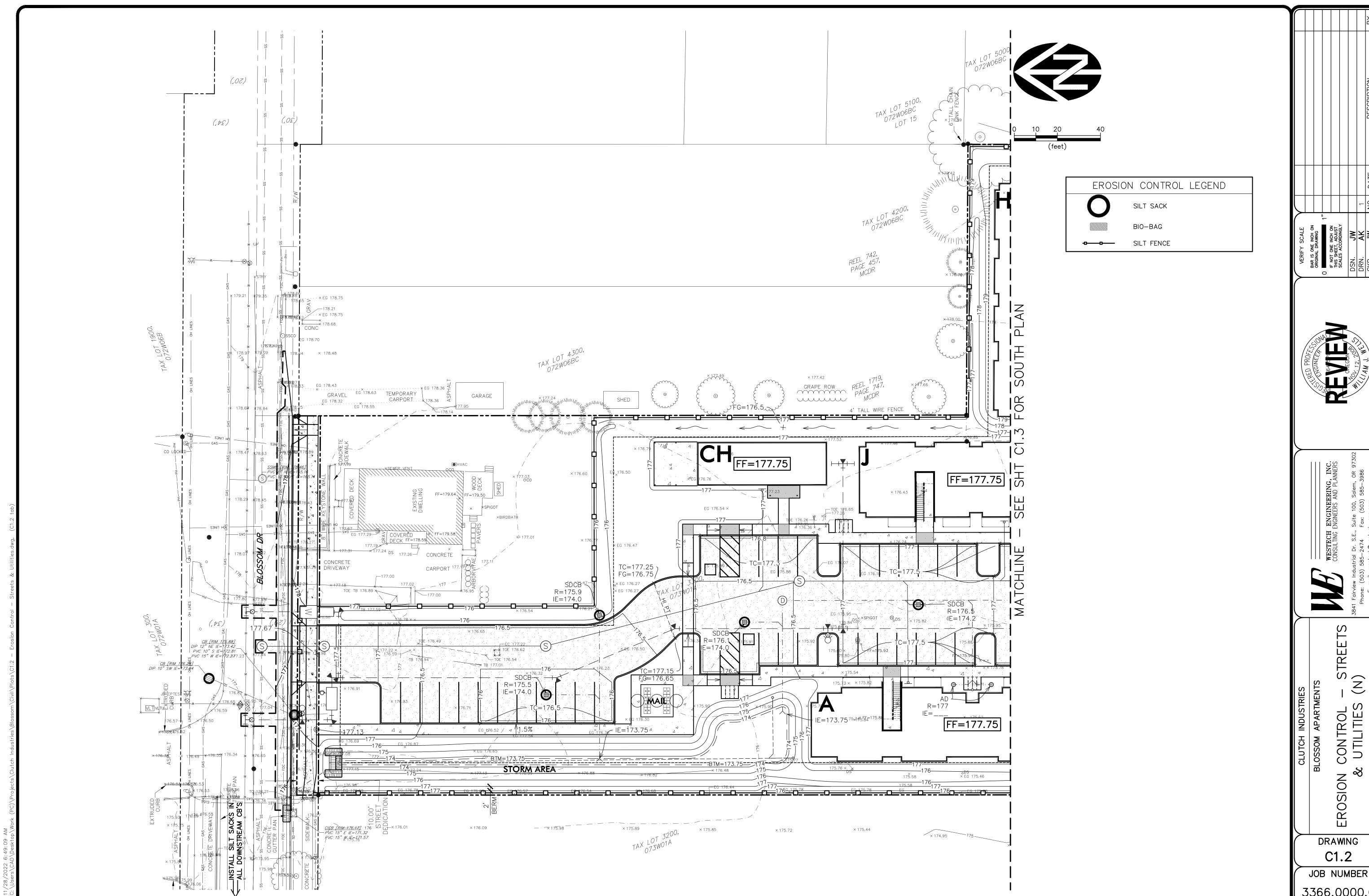
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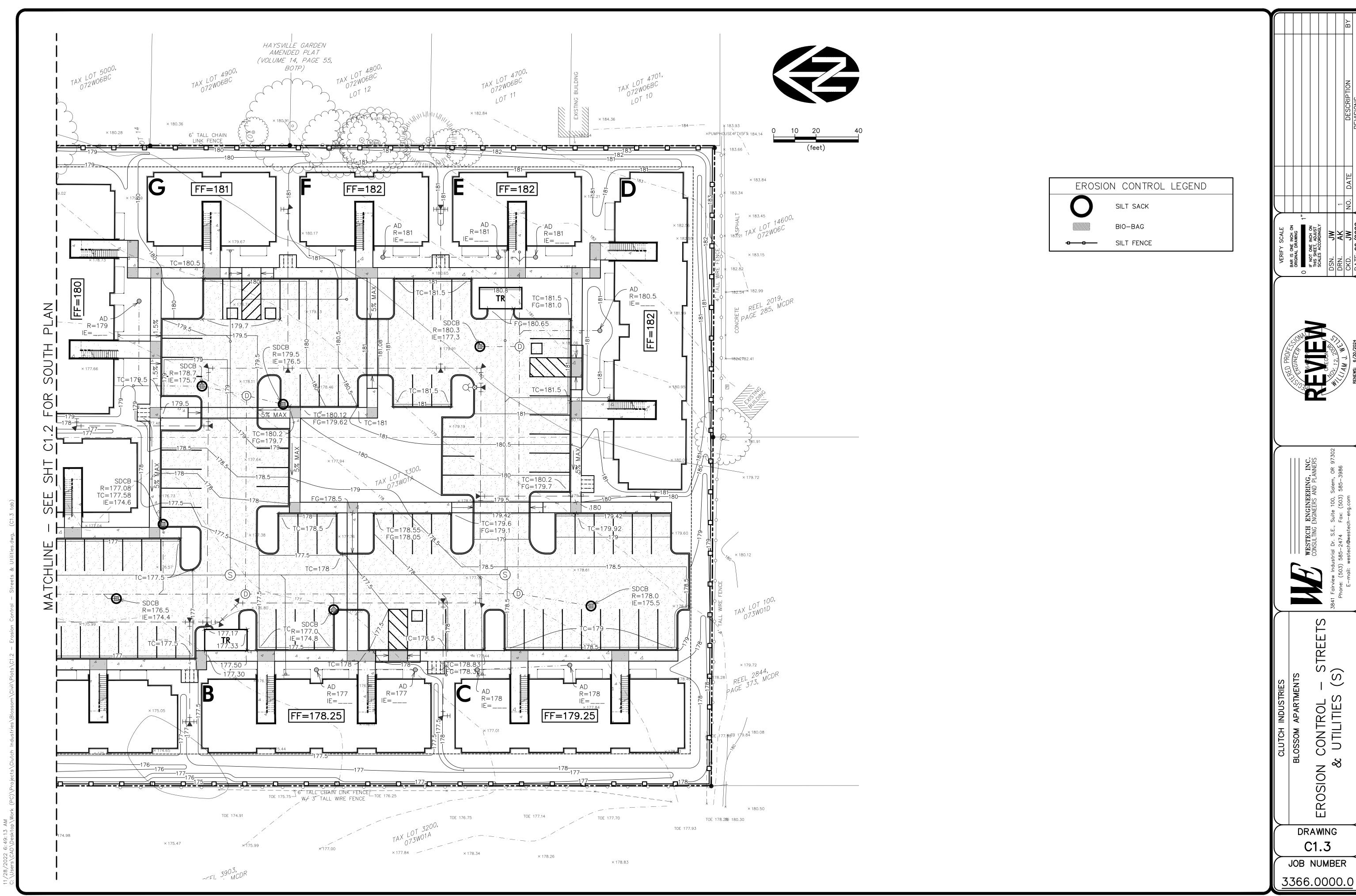
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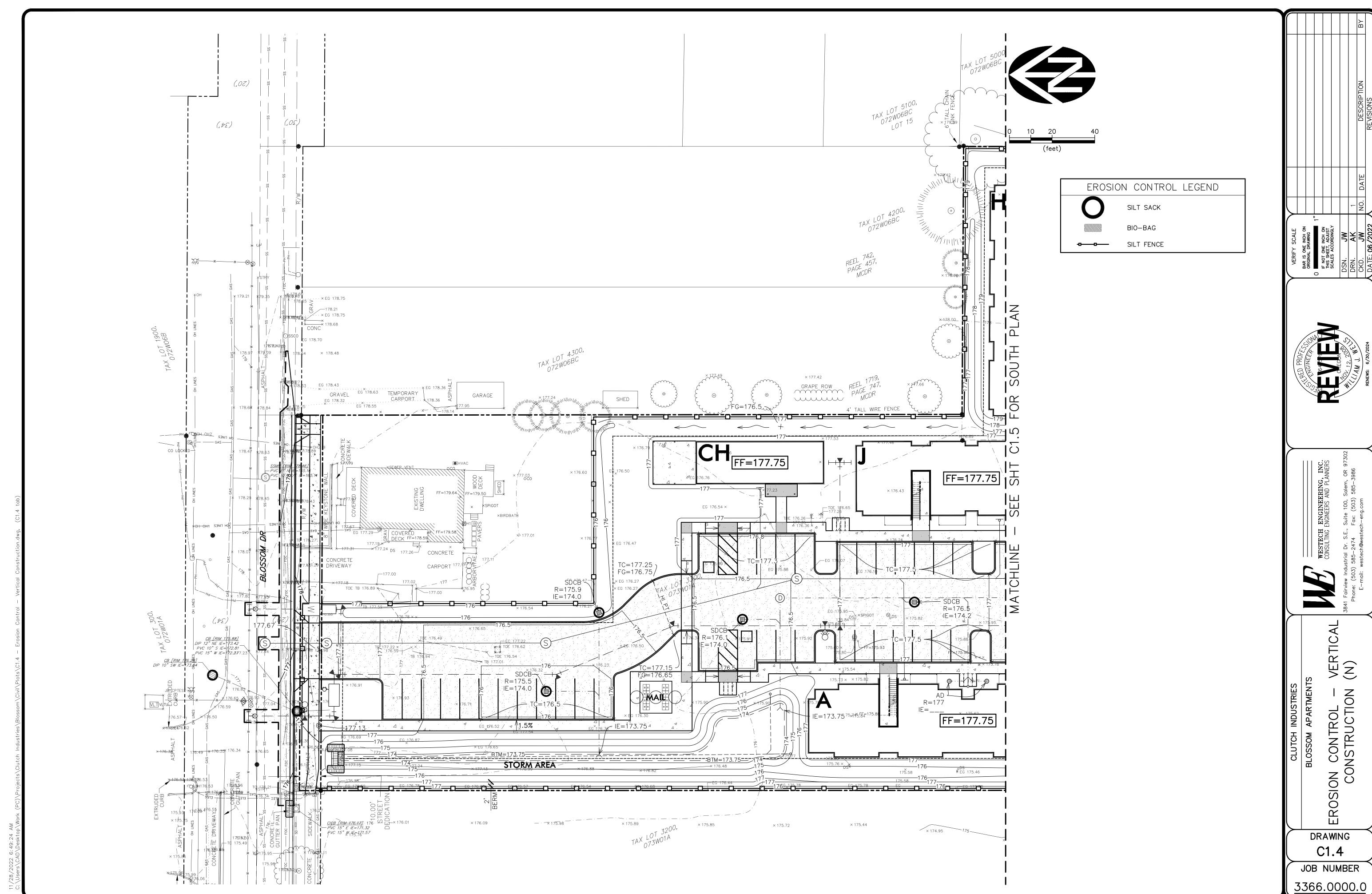
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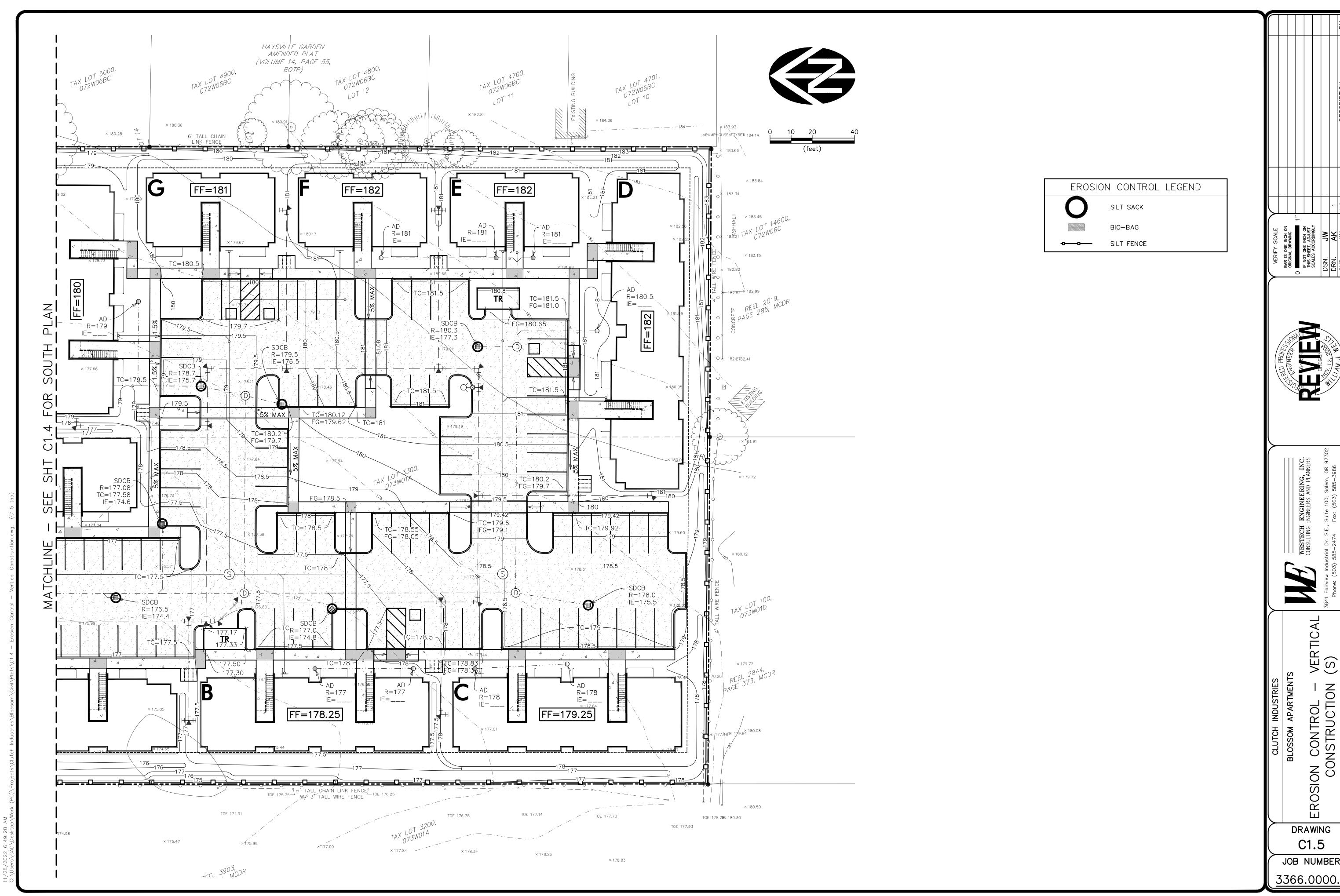




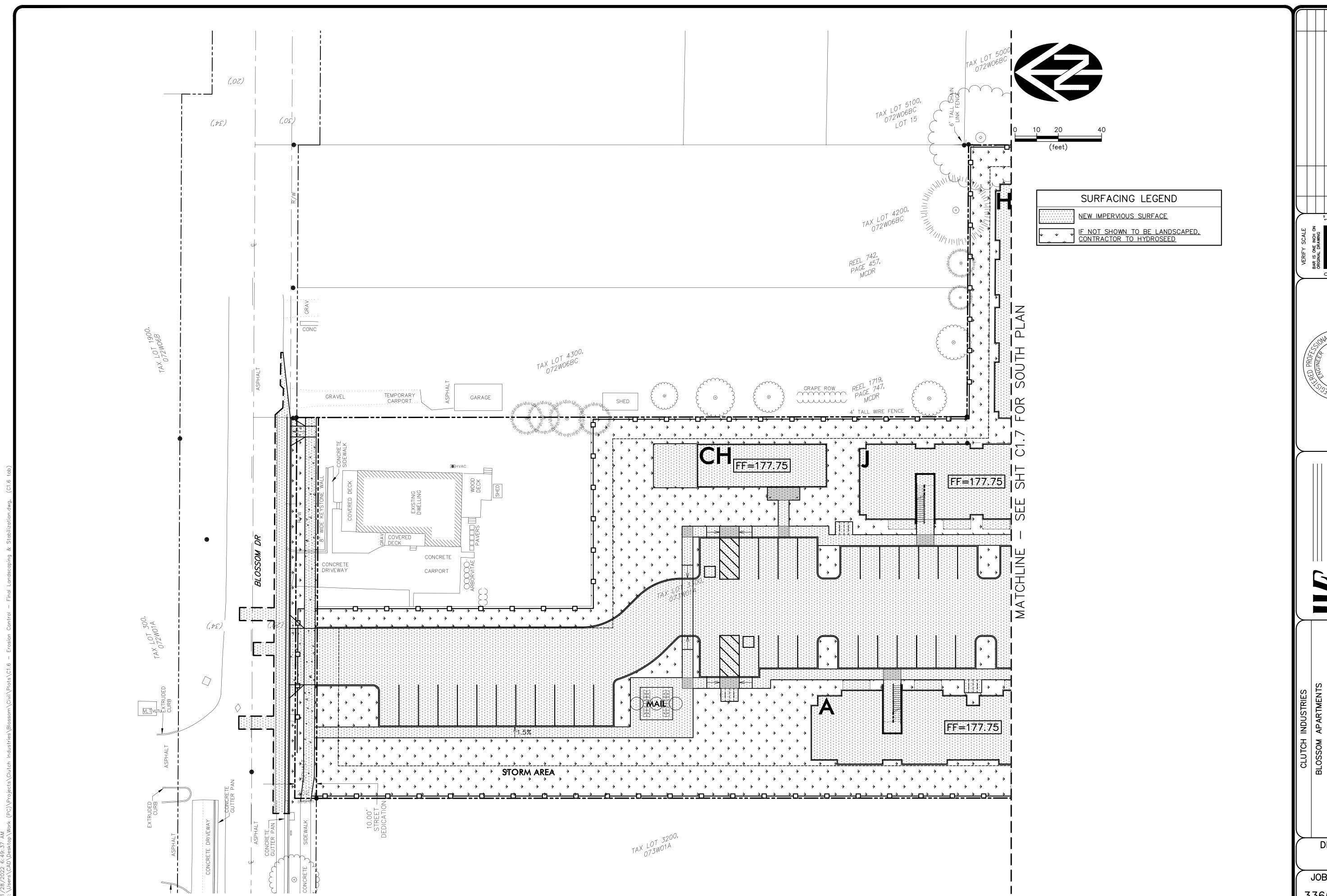
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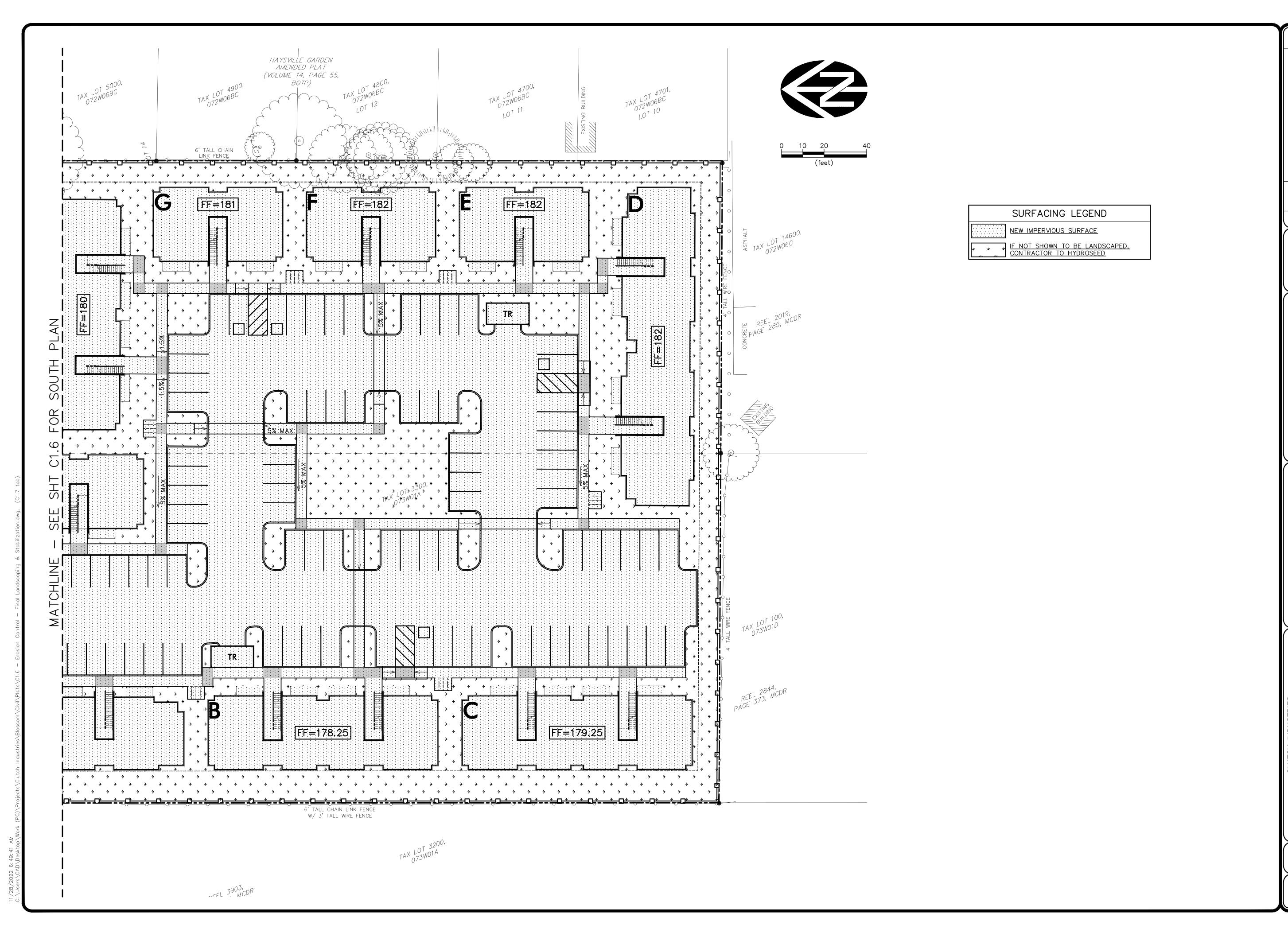
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BLOSSOM APARTMENTS

EROSION CONTROL – FINAL

LANDSCAPING & STABILIZATION
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- 2. Visual monitoring inspection reports must be made in accordance with DEQ 1200-C permit requirements. (Section 6.5)
- 3. Inspection logs must be kept in accordance with DEQ's 1200—C permit requirements. (Section 6.5.q)
- 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. (Section 4.7)
- 5. The permit registrant must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Sections 4 and 4.11)
- 6. The ESCP must be accurate and reflect site conditions. (Section 4.8)
- 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. (Section 4.9)
- 8. Sequence clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Section 2.2.2)
- 9. Create smooth surfaces between soil surface and erosion and sediment controls to prevent stormwater from bypassing controls and ponding. (section 2.2.3)
- 10. 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. (Section 2.2.1)
- 11. 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. (Section 2.2.5)
- 12. Maintain and delineate any existing natural buffer within the 50-feet of waters of the state. (Section 2.2.4)
- 13. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Sections 2.1.3)
- 14. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Sections 2.1.1. and 2.2.16)
- 15. 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. (Sections 2.2.6 and 2.2.13)
- 16. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Section 2.2.14)
- 17. 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. (Sections 2.2.20 and 2.2.21)
- 18. Establish material and waste storage areas, and other non-stormwater controls. (Section 2.3.7)
- 19. Keep waste container lids closed when not in use and close lids at the end of the business day for those containers that are actively used throughout the day. For waste containers that do not have lids, provide either (1) cover (e.g., a tarp, plastic sheeting, temporary roof) to prevent exposure of wastes to precipitation, or (2) a similarly effective means designed to prevent the discharge of pollutants (e.g., secondary containment). (Section 2.3.7)
- 20. 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. (Section 2.2.7)
- 21. When trucking saturated soils from the site, either use water—tight trucks or drain loads on site. (Section 2.2.7.f)
- 22. Control prohibited discharges from leaving the construction site, i.e., concrete wash—out, wastewater from cleanout of stucco, paint and curing compounds. (Sections 1.5 and 2.3.9)
- 23. Ensure that steep slope areas where construction activities are not occurring are not disturbed. (Section 2.2.10)
- 24. Prevent soil compaction in areas where post-construction infiltration facilities are to be installed. (Section 2.2.12)
- 25. 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. (Sections 2.2.15 and 2.3)
- 26. Provide plans for sedimentation basins that have been designed per Section 2.2.17 and stamped by an Oregon Professional Engineer.
- 27. If engineered soils are used on site, a sedimentation basin/impoundment must be installed. (See Sections 2.2.17 and 2.2.18)
- 28. Provide a dewatering plan for accumulated water from precipitation and uncontaminated groundwater seepage due to shallow excavation activities. (See Section 2.4)
- 29. 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. (Section 2.3)
- 30. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Section 2.2.9)
- 31. 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. (Section 2.3.5)
- 32. 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 Environmental Management Plan approval from DEQ before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Section 1.2.9)
- 33. 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. (Section 2.2)
- 34. 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. (Section 2.2.8)
- 35. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Section 2.1.5.b)
- 36. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Section 2.1.5.c)
- 37. 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. (Section 2.1.5.d)
- 38. 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 Department of State Lands required timeframe. (Section 2.2.19.a)
- 39. 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. (Section 2.2.19)
- 40. Document any portion(s) of the site where land disturbing activities have permanently ceased or will be temporarily inactive for 14 or more calendar days. (Section 6.5.f.) 41. 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
- 42. 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 needed for long term use following termination of permit coverage. (Section 2.2.21)

Rev. 12/15/20

site. (Section 2.2.20)

By: Blair Edwards

YEAR: MONTH:	'23 05	'23 06	'23 07	'23 08	'23 09	'23 10	'23 11	'23 12	'24 01	'24 02	'24 03	'24 04
CLEARING	X	X										
EXCAVATION	X	X	X	X	Х	Х	Х	X	Х	Х	X	Х
GRADING	X	X	X	X	X							_^
CONSTRUCTION	X	X	X	X	X	X	Х	X	X	X	X	Х
SEDIMENT CONTROLS:	 ^		_ ^_		_ ^		_ ^_			_ ^_		
Silt Fencing	X	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Sediment Traps	X	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Sediment Basins												
Storm Inlet Protection	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Drainage Swales												
Check Dams												
Contour Furrows												
Terracing												
Pipe Slope Drains												
Rock Outlet Protection												
Gravel Construction Entrance	Х	X	Х	Х	Х	Х	Х	X				
Grass—lined Channel (Turf Reinforcement Mats)												
Protection of trees with construction fences												
Temporary Seeding and Planting							×	Х	Х			
Permanent Seeding and Planting										Х	Х	×
Other:												

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5		
Silt Fencing	X	X	X	X			
Construction Entrance	X	X					
Sediment Traps	X	X	X	X			
Storm Inlet Protection	X	X	X	×			
Concrete Washout	X	X	X				
Rock Outlet Protection			X	X	X		
Permanent Seeding and Planting					Х		
Phase 1: Prior to Ground Disturbance							

Phase 2: After Completion of Rough Grading

Phase 3: After Installation of Storm Facilities Phase 4: After Paving & Construction

Phase 5: After Project Completion and Cleanup

<u>BMP Rationale</u> A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP,

PER MARION CO. SOIL SURVEY THE SITE SOILS INCLUDE "WOOBURN SILT LOAM, 0-3% SLOPES."

EROSION HAZARD: PER MARION CO. SOIL SURVEY EROSION HAZARD IS "SLIGHT."

SITE AREA: DISTURBANCE AREA: 3.5 Ac

an Action Plan will be submitted.

LOCAL RAIN GAGE: SALEM AIRPORT MCNARY FIELD OR, US

INSPECTION FREQUENCY FOR BMP

Site Condition	Minimum Frequency				
1. Active period	On initial date that land disturbance activities commence.				
	Within 24 hours of any storm event, including runoff from snow melt, that results in discharge from the site.				
	At least once every 14 days, regardless of whether stormwater runoff is occurring.				
2. Inactive periods greater than fourteen (14) consecutive calendar days	The Inspector may reduce the frequency of inspections in any area of the site where the stabilization steps in Section 2.2.20 have been completed to twice per month for the first month, no less than 14 calendar days apart, then once per month.				
3. Periods during which the site is inaccessible due to inclement weather	If safe, accessible and practical, inspections must occur daily at a relevant discharge point or downstream location of the receiving waterbody.				
4. Periods during which construction activities are suspended and runoff is unlikely due to frozen conditions.	Visual monitoring inspections may be temporarily suspended. Immediately resume monitoring upon thawing, or when weather conditions make discharges likely.				
5. Periods during which construction activities are conducted and runoff is unlikely during frozen conditions.	Visual monitoring inspections may be reduced to once a month. Immediately resume monitoring upon thawing, or when weather conditions make discharges likely.				

Spill Prevention Procedures and Response

- Spill prevention is an important factor in the successful operation of a storm water injection management system. All contractor employees will be trained on this plan so that they are certain of the location of materials, who to notify in case of a spill, and how to initially contain the spill of hazardous materials. Contractor employees shall never dispose waste materials into the storm water collection/treatment system. Contractor employees will be observant of other potential contamination occurrences. All contractor employees will review this plan especially with regards to the detailed spill response steps.
- This data will be posted in an accessible area at the site.

What to do in case of a spill

- 1. Spill kit to be located near the job trailer or another conspicuous location and clearly marked.
- 2. Get the spill kit. a. If possible, determine visually what types of fluids have been spilled.
- b. Put on gloves and glasses or any other necessary Personal Protective Equipment (PPE). c. Get the absorbent material provided in the kit and the drain block cover.
- d. Place the absorbent materials in the path of the spill.
- e. Remove any debris from the vicinity of the inlet where the spill is draining.
- g. Verify that the cover has full contact with the rim of the inlet.

. Unroll the drain block cover and place it snugly over the inlet.

- h. Use snakes, pillow or pigs to completely contain the area.
- 3. Notify the following personnel immediately:
- a. 1200-C Permit Registrant's Representative b. When a spill includes any of the below, notify the Oregon Emergency Response System as soon as the Owner's Representative has knowledge of the release. Oregon Emergency Response System Phone:
- . Any amount of oil to waters of the state;
- . Oil spills on land in excess of 42 gallons; iii. Hazardous materials that are equal to, or greater than, the quantity listed in the Code of Federal Regulations, 40 CFR Part 302 (List of Hazardous Substances and Reportable Quantities), and amendments adopted before July 1, 2002

NOTE: Only dry cleanup methods will be employed to clean up spills (i.e., no use of water to wash spilled materials from pavement will be conducted). All spill cleanups shall be conducted in accordance with applicable regulations.

Responsible Personnel

In case of spill contact the General Contractor and 1200—C Permit Registrant's Representative immediately. The Permit Registrant's Representative will be responsible for either managing the spill clean up for minor spills or contacting/retaining a company for the cleanup of major spills.

Waste Management Procedures

Activities performed onsite shall implement the following to eliminate the discharge of waste:

- 1. Locate activities that include waste products away from waters of the state and stormwater inlets or conveyances so that stormwater coming into contact with these activities cannot reach waters of the
- 2. Ensure adequate supplies are available at all times to handle spills, leaks, and disposal of liquids, and provide secondary containment (e.g. spill berms, decks, spill containment pallets);
- 3. Have a spill kit available on site and ensure personnel are available to respond expeditiously in the event of a leak or spill;
- 4. Clean up spills or contaminated surfaces immediately using dry clean up measures (do not clean contaminated surfaces by hosing the area down), and eliminate the source of the spill to prevent a discharge or a continuation of an ongoing discharge; and
- 5. Store materials in a covered area (e.g., plastic sheeting, temporary roofs), or in secondary containment to prevent the exposure of these containers to precipitation or stormwater runoff, or a similarly effective means designed to prevent the discharge of pollutants from these areas.
- 6. Building Materials & Building Products: Minimize material exposure in cases where the exposure to precipitation or to stormwater will result in a discharge of pollutants (e.g. elevate materials from soil to prevent leaching of pollutants).

Fertilizers, pesticides, herbicides, & insecticides

Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label. When applying fertilizers, registrants must:

- Apply at a rate and in amounts consistent with manufacturer's specifications;
- Apply at the appropriate time of year for the location, and preferably timed to coincide as closely as possible to the period of maximum vegetation uptake and growth;
- 3. Avoid applying before heavy rains that could cause excess nutrients to be discharged;
- 4. Never apply to frozen ground; 5. Never apply to stormwater conveyance channels; and
- 6. Follow all other federal, state, and local requirements regarding fertilizer application.

<u>Authorized non-stormwater discharges anticipated for the proposed project:</u>

- Landscape irrigation
- 2. Dust control water
- 3. Water line flushing (potable)

Potential pollutant-generating activities anticipated for the proposed project including an inventory of pollutants for each activity:

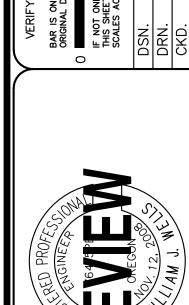
- Mass Grading, Street & Utility Construction
- a. Sediment
 - b. Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)

d. Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)

- 2. Vertical Construction
- a. Paints, caulks, sealants, solvents
- b.Fluorescent light ballasts
- c. Sediment
- 3. Landscaping & Irrigation
- a.Fertilizers
- b. Pesticides, Herbicides, Insecticides

EROSION CONTROL INSPECTION RESPONSIBILITIES:

- 1. PRIOR TO CONTRACT AWARD, INSPECTOR TO BE DANIEL THOMPSON AT WESTECH ENGINEERING, INC. (503-585-2474), ID# ECO-3-5342007, EXPIRES MAY 24, 2023.
- 2. AFTER CONTRACT AWARD AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ACQUIRE THE SERVICES OF A CERTIFIED EROSION CONTROL INSPECTOR MEETING DEQ REQUIREMENTS UNDER THE 1200-C PERMIT AND NOTIFY DEQ OF THE CERTIFIED EROSION CONTROL INSPECTOR.



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DRAWING

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- 1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment—laden water does not enter the drainge system, roadways, or violate applicable water quality standards.
- 2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the 1200—C Permit Registrant until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
- 3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
- 4. The 1200—C Permit Registrant is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the 1200—C Permit Registrant as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
- 5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
- 6. Erosion control facilities and sediment fences on active sites shall be inspected by the 1200—C Permit Registrant at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the 1200—C Permit Registrant a minimum of once a month or within 24 hours following the start of a storm event.
- 7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment—laden water into the downstream system. The 1200—C Permit Registrant shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
- 8. The 1200—C Permit Registrant 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 1200—C Permit Registrant.
- 9. Locate any portable toilets away from waters of the state and stormwater inlets or conveyances. Position portable toilets so they are secure and will not be tipped or knocked over.
- 10. The 1200—C Permit Registrant shall provide site watering as necessary to prevent wind erosion of fine—grained soils.
- 11. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio—bags, etc. shall be removed within 30 days after permanent landscaping/vegetation is established.
- 12. 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 6—inch overlap, and both ends securely fastened to a post.
- 13. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
- 14. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 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.
- 15. 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 lbs., and be contained in a bag made of 1/2-inch plastic mesh.
- 16. Sediment barriers shall be maintained until the up—slope area has been permanently stabilized. At no time shall more than 10—inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio—filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
- 17. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
- 18. The 1200—C Permit Registrant shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
- 19. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right—of—way 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.
- 20. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and protection provided for downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
- 21. Temporary grass cover measures must be fully established by October 15th, or other cover measures (ie. erosion control blankets with anchors, 3—inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
- 22. Minimum slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensar/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensar/North American Green Type SC150 erosion control blanket. Use a minimum of 2—inches straw mulch or Tensar/North American Green Type S150 for slopes flatter than 3H:1V. 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 6—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.
- 23. Permanent erosion control vegetation on all embankments and disturbed areas shall be re—established as soon as construction is completed.
- 24. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (ie. 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.
- 25. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
- 26. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. 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.
- 27. When conditions are not favorable to germination and establishment of the grass seed, the seeded and mulched areas shall be irrigated as required to establish the grass cover.
- 28. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
- 29. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F with 16—16—16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non—phosphorous fertilizer.
- 30. Prior to starting construction the 1200—C Permit Registrant shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.i—ii of the 1200—C Permit
- 31. The 1200—C Permit Registrant shall submit "Notice of Termination" to DEQ to end the 1200—C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occurred.
- 32. If there is any conflict, discrepancy, or inconsistency between the DEQ Erosion Control Standard Notes, the Supplemental Westech Notes, or the City of Salem EPSC Plan Standard Notes, the DEQ Notes will control.

CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS:

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 1/2—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 thesame 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 1/3 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 1/2—inch 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 1/2-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.

BAR IS ONE INCH ON ORIGINAL DRAWING

O METERIA ADJUST
SCALES ACCORDINGLY

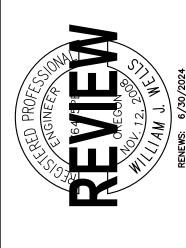
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DATE: OF 1/2022

REVISIONS



CH ENGINEERING, INC.

NG ENGINEERS AND PLANNERS

E., Suite 100, Salem, OR 97302

Fax: (503) 585-3986

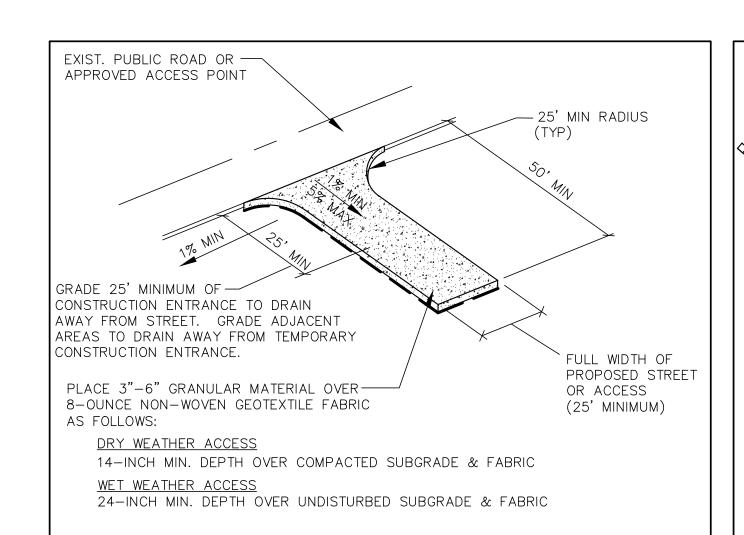
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BLUSSUM APARIMENTS
OSION CONTROL NOTE

DRAWING C1.9

3366.0000.0

JOB NUMBER



CONSTRUCTION NOTES:

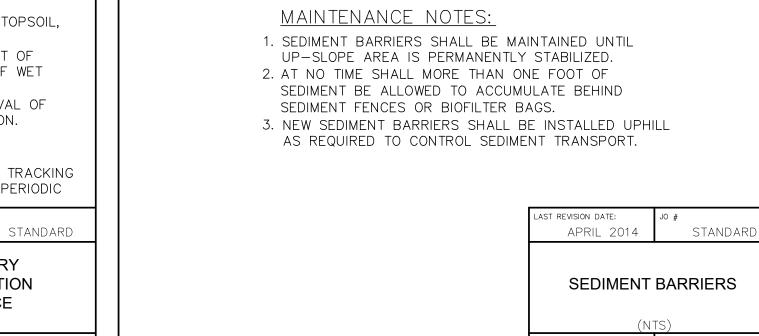
- THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON-COMPACTABLE MATERIAL.
- SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
- 5. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

MAINTENANCE NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"-6" INCH STONE AS
- CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR
- TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR

TEMPORARY CONSTRUCTION **ENTRANCE**

6100 WESTECH ENG.



FLOW

BAGS SHALL BE

APPROVED EQUAL.

STAKED USING (2) 1"x2"x3" WOOD STAKES PER BAG OR

-ANGLE BOTH ENDS OF FILTER FABRIC -

6' MAX.

FRONT VIEW

SPACING

-INTERLOCK 2"x2" POSTS AND ATTACH.

USE STITCHED LOOPS

OVER 2"x2" POSTS-

BACKFILLED

TRENCH -

6" MAXIMUM

FENCE TO ASSURE SOIL IS TRAPPED.

TOP VIEW

FILTER FABRIC MATERIAL ---

36" WIDE ROLLS.

SILT FENCE NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6"

VERTICALLY BELOW FINISHED GRADE.

2. TRENCH TO BE DUG WITH DITCH-WITCH,

BY HAND OR OTHER METHOD AS

3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.

4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.

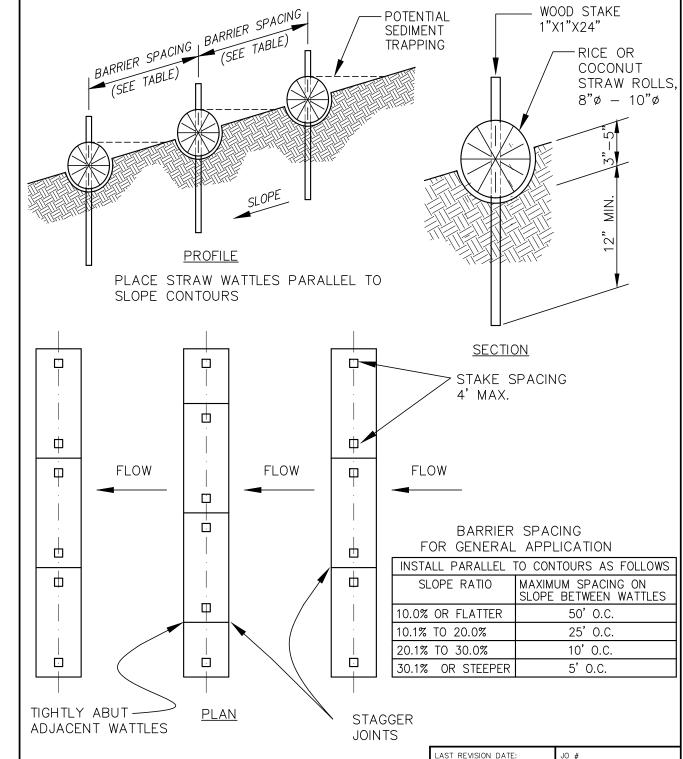
FILTER FABRIC ___

6110

WESTECH ENG.

MATERIAL

REQUIRED TO MINIMIZE WIDTH.



SPECIFICATIONS, CURRENT EDITION.

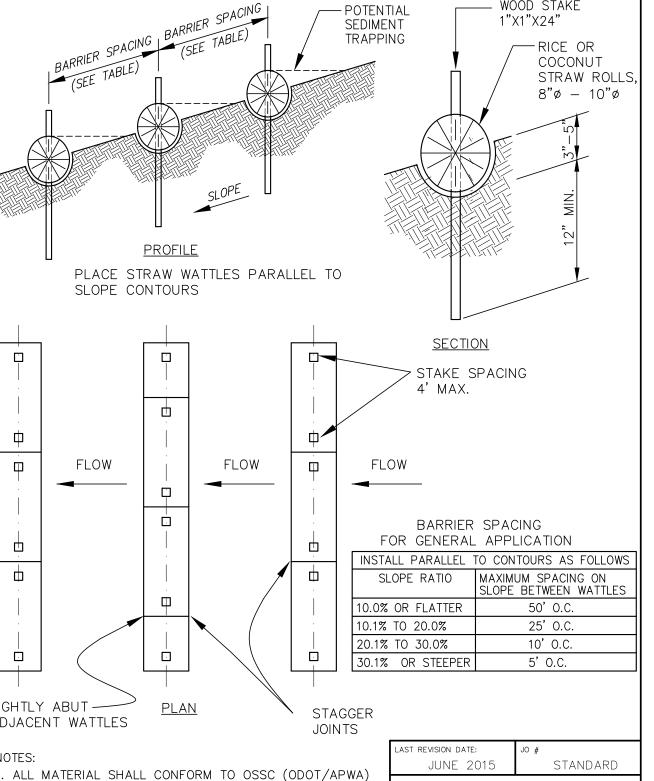
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL

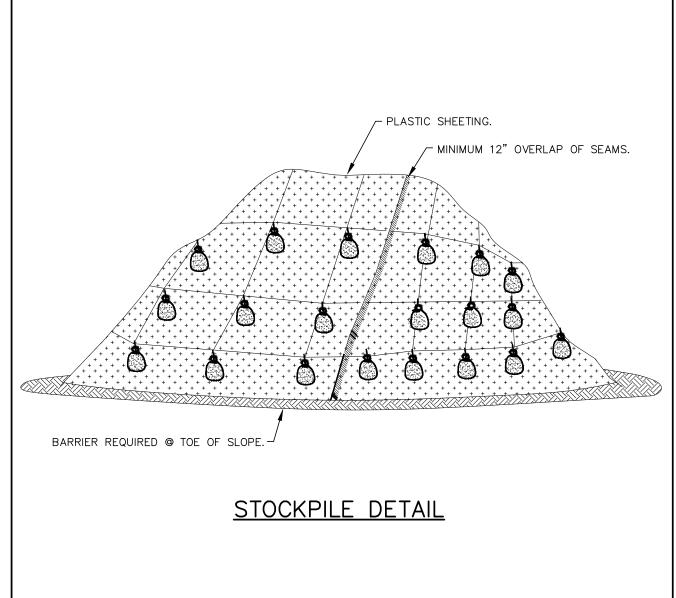
AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.

4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL

AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

UP-SLOPE AREA IS PERMANENTLY STABILIZED.





STRAW WATTLE

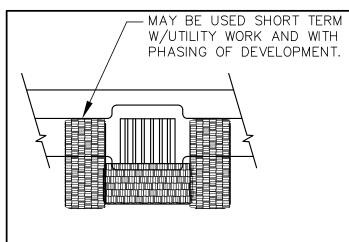
SEDIMENT BARRIER

WESTECH ENG.

6120

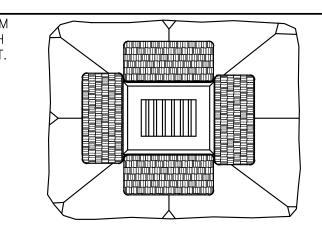
- MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
- 2. SEDIMENT BARRIER REQUIRED @ TOE OF STOCK
- COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
- PLASTIC SHEETING TO EXTEND A MINIMUM OF 12" PAST THE BOTTOM OF THE PILE ONTO SURROUNDING GRADE ON ALL SIDES.

LAST REVISION DATE: JO # JAN 2019 STANDARD					
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STOCKPILE DETAIL (NTS)					
DETAIL NO.					
WESTECH ENG. 6170					

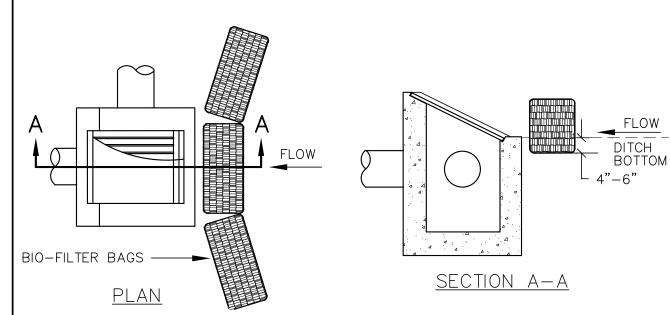


CURB INLET C.B.

PRIOR TO LEAVING THE SITE.



AREA DRAIN



DITCH INLET C.B.

MAINTENANCE NOTES:

- SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED. . AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
- NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

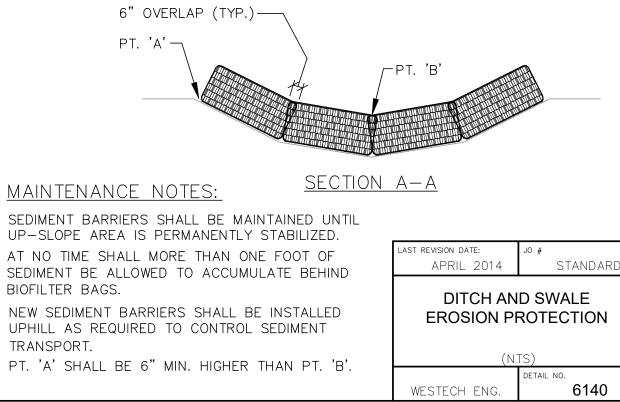
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6130 WESTECH ENG.

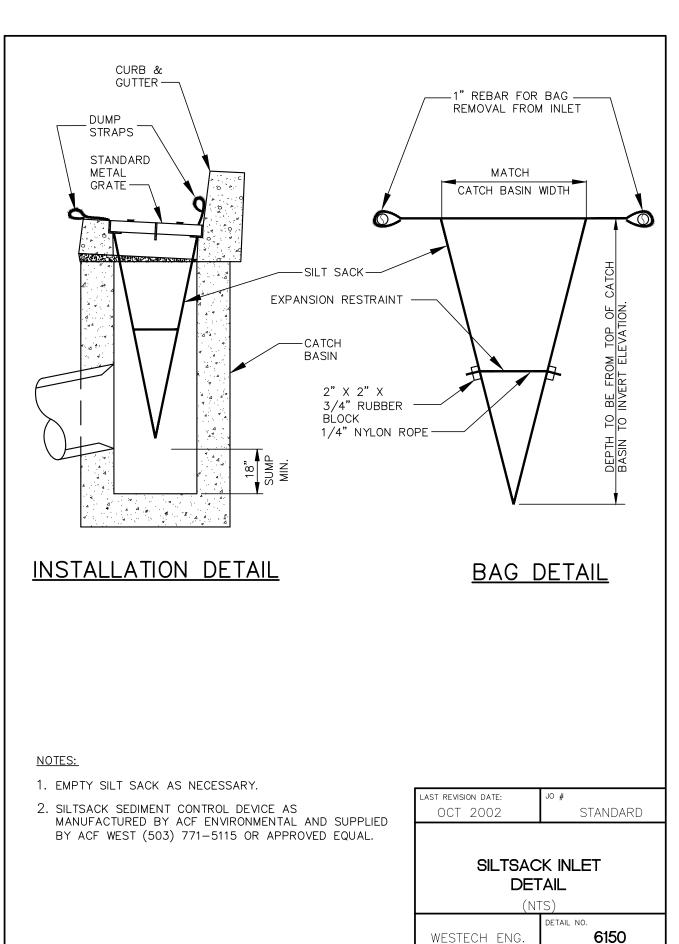


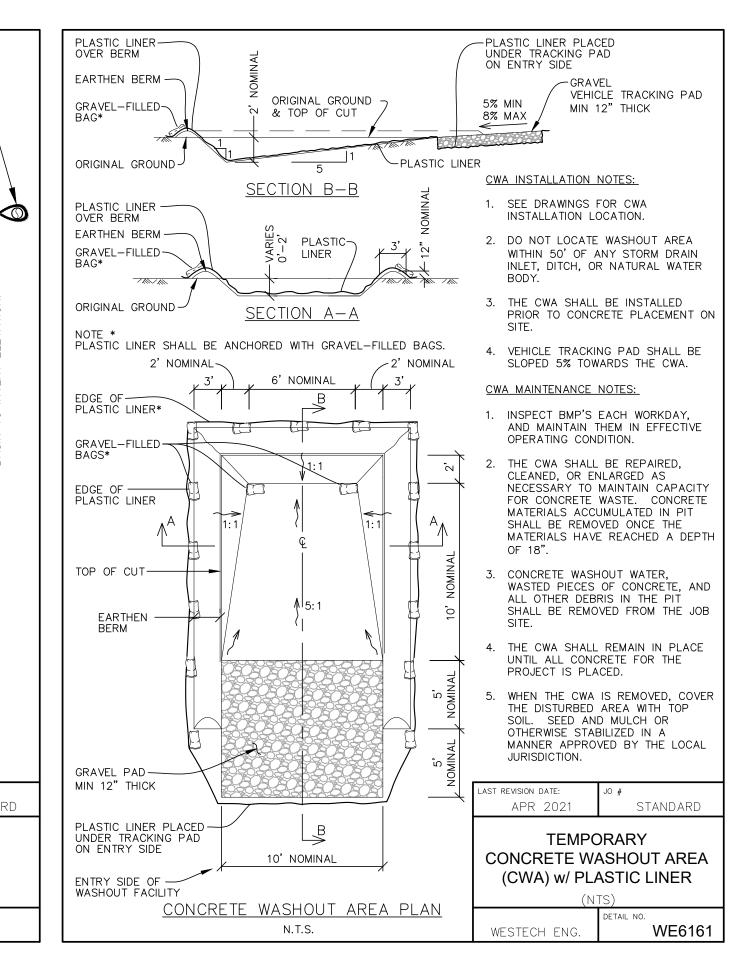
CONTROL

BIOFILTER BAGS. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT. . PT. 'A' SHALL BE 6" MIN. HIGHER THAN PT. 'B'.



<u>Plan view</u>





JOB NUMBER 3366.0000.0

DRAWING

C1.10

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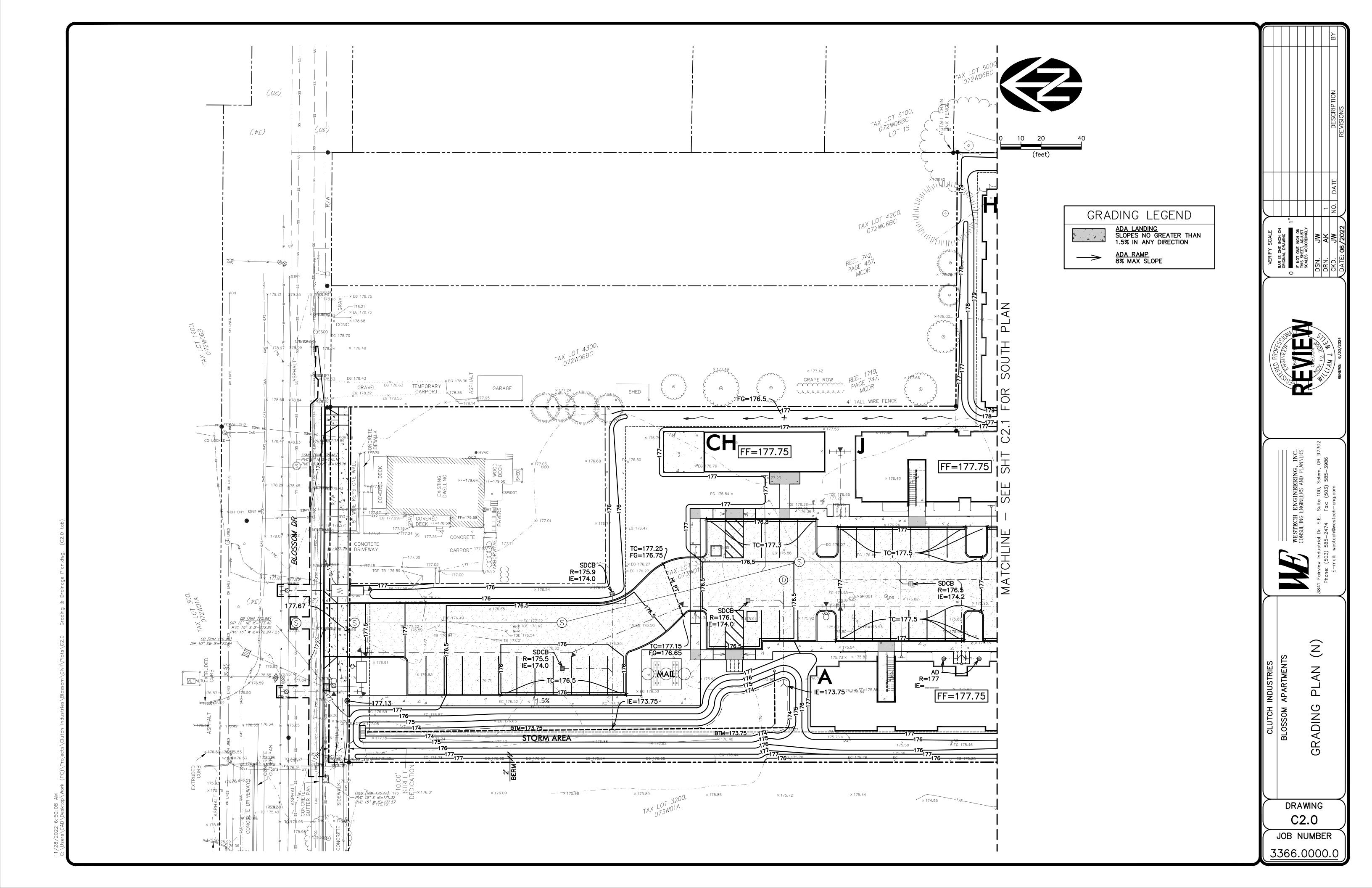
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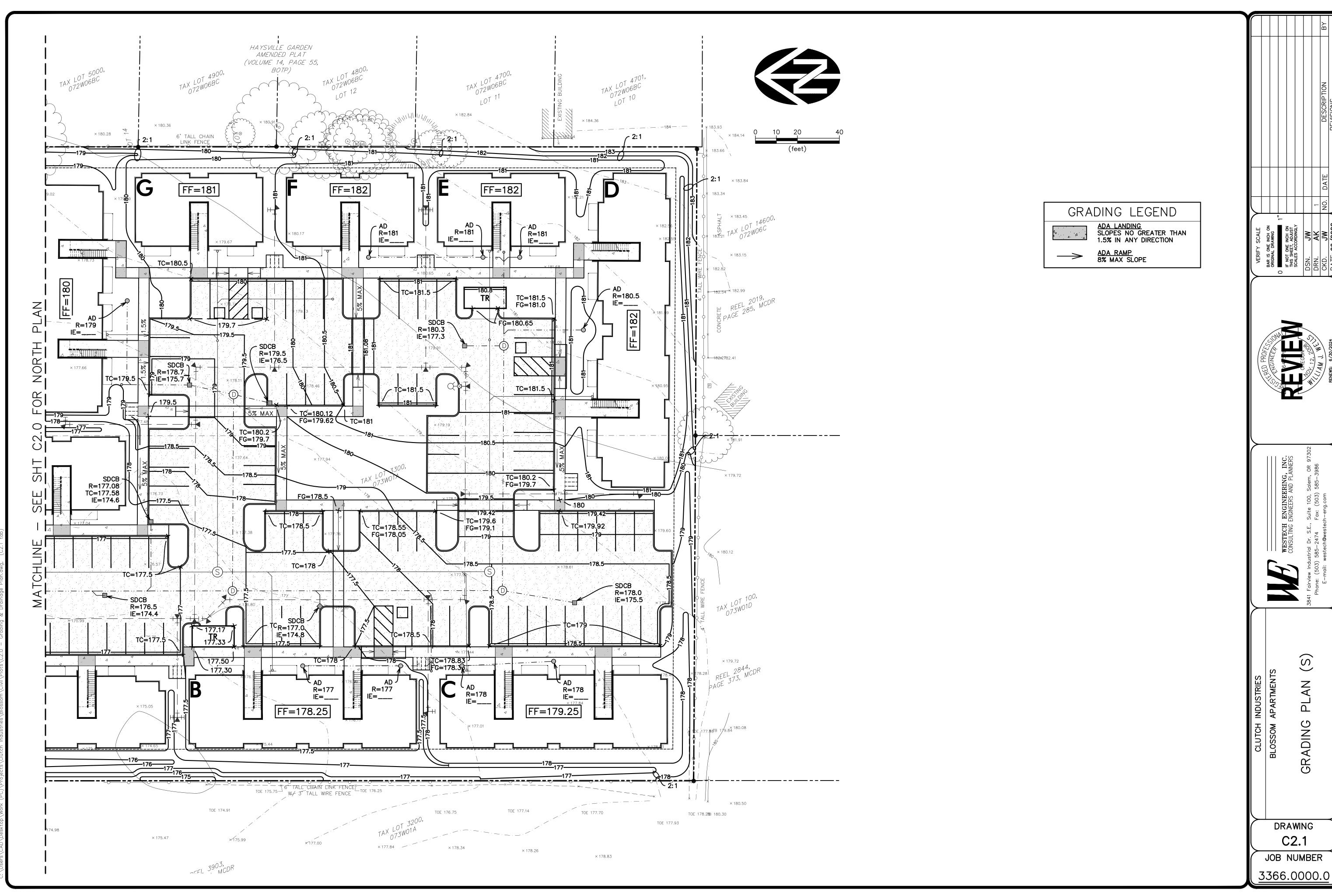
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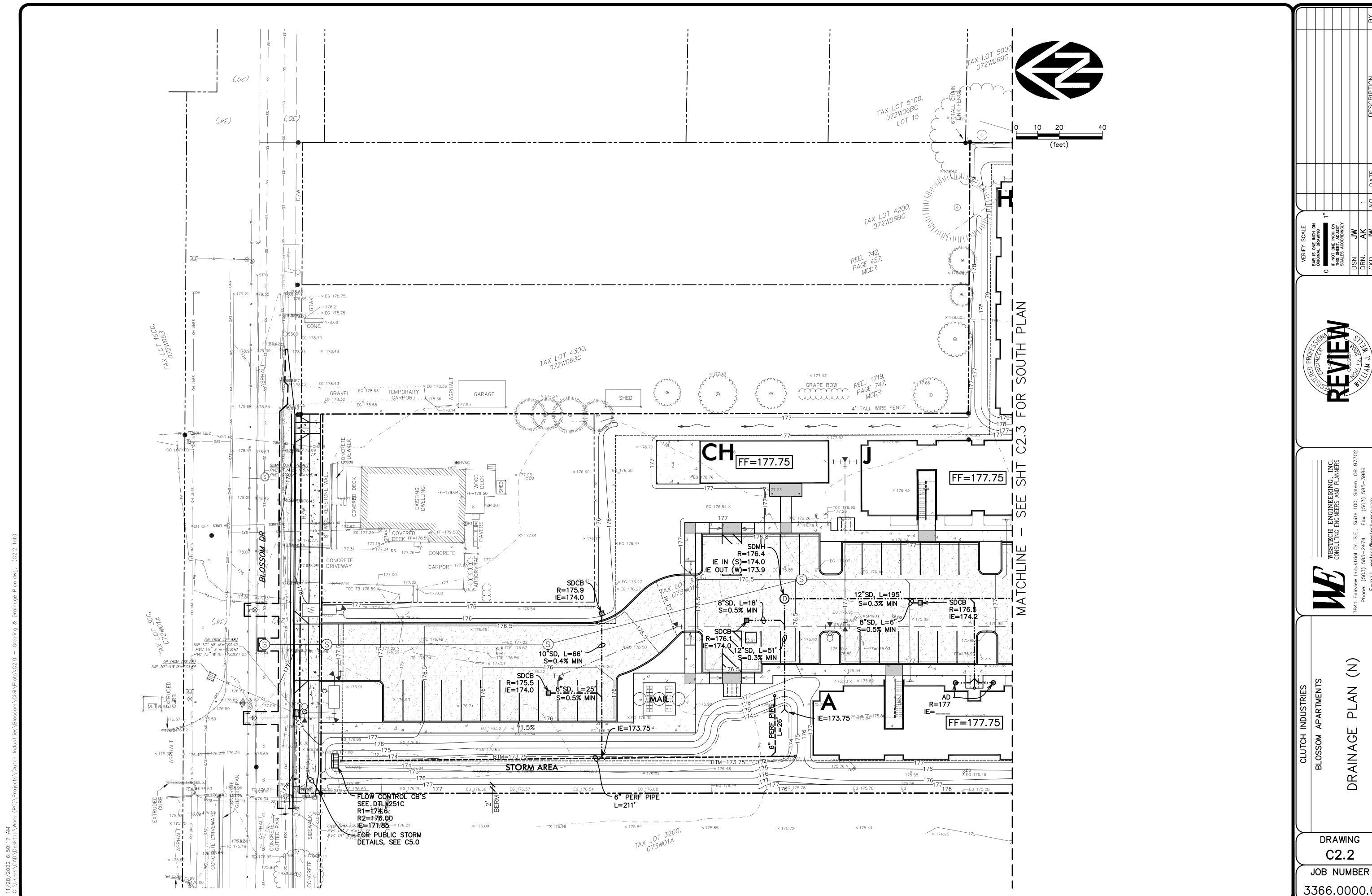
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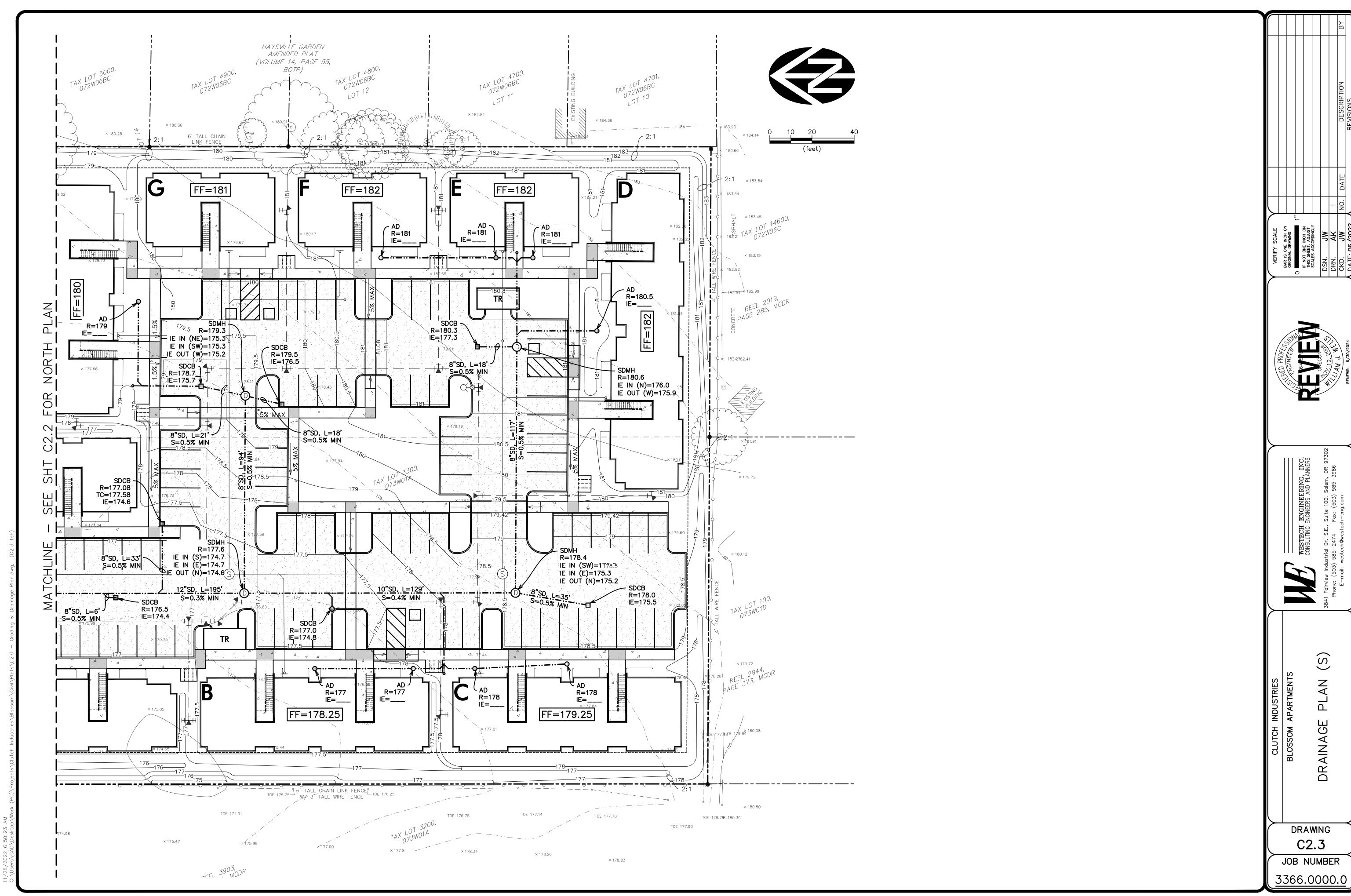


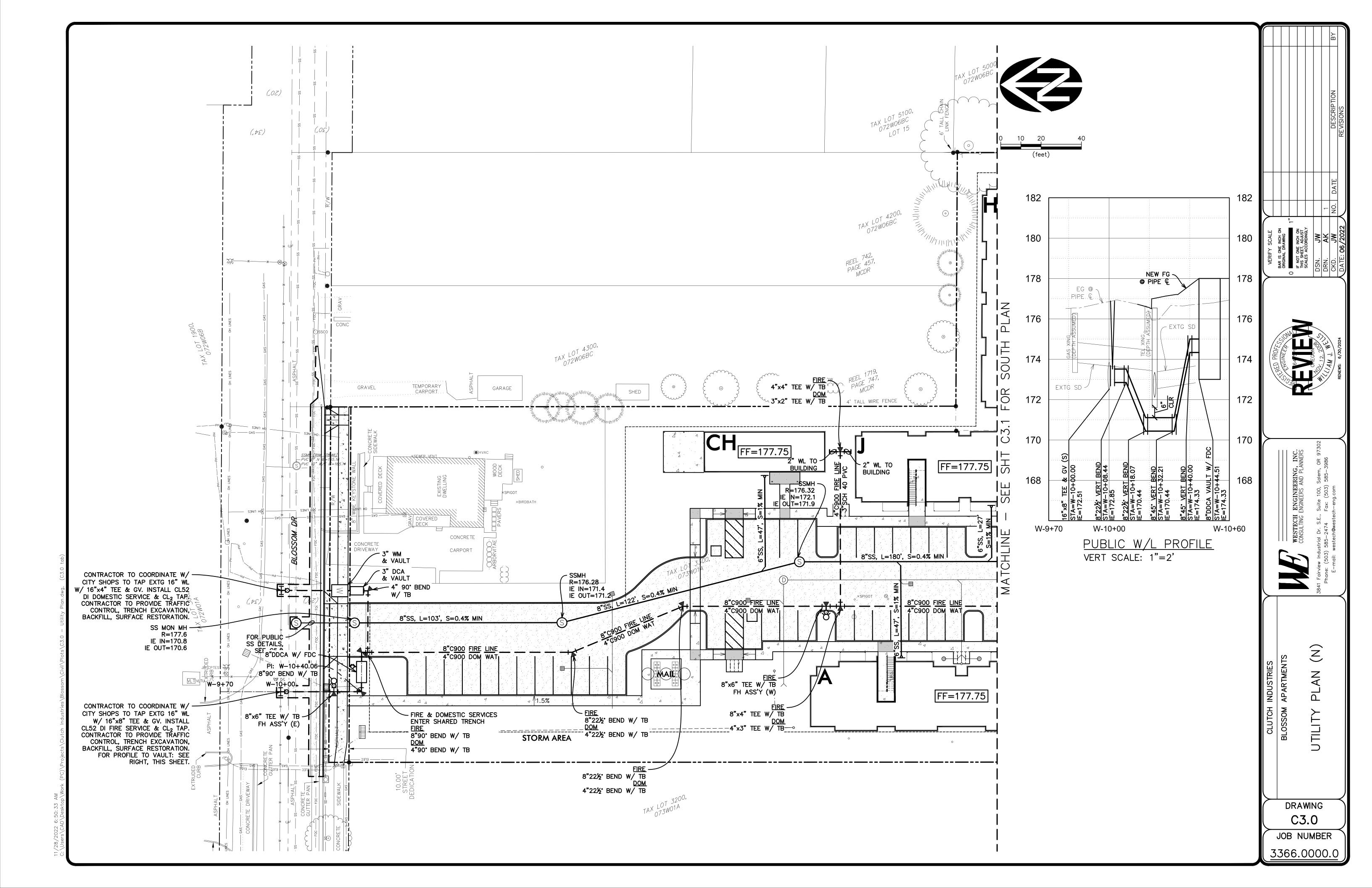
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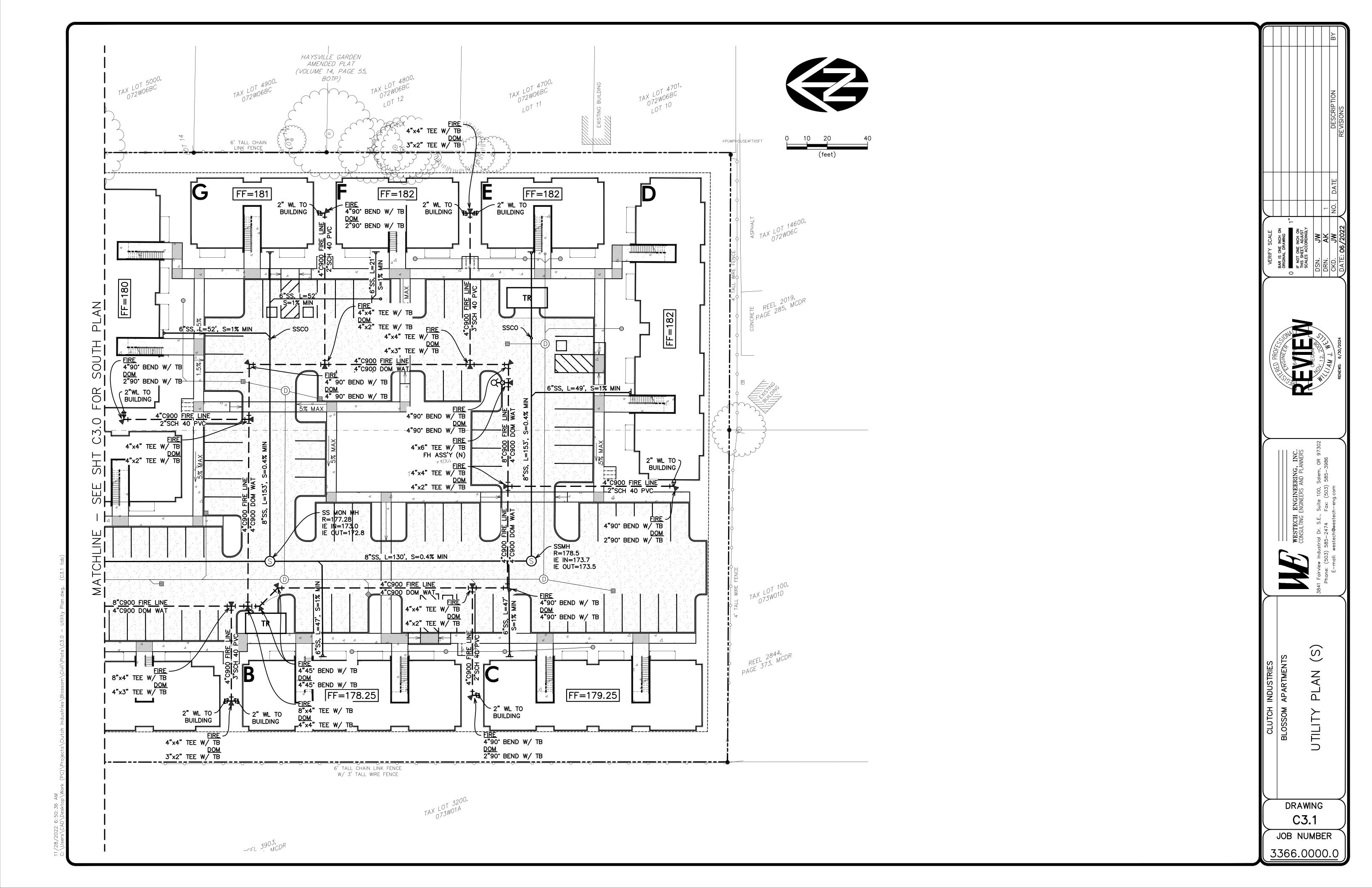


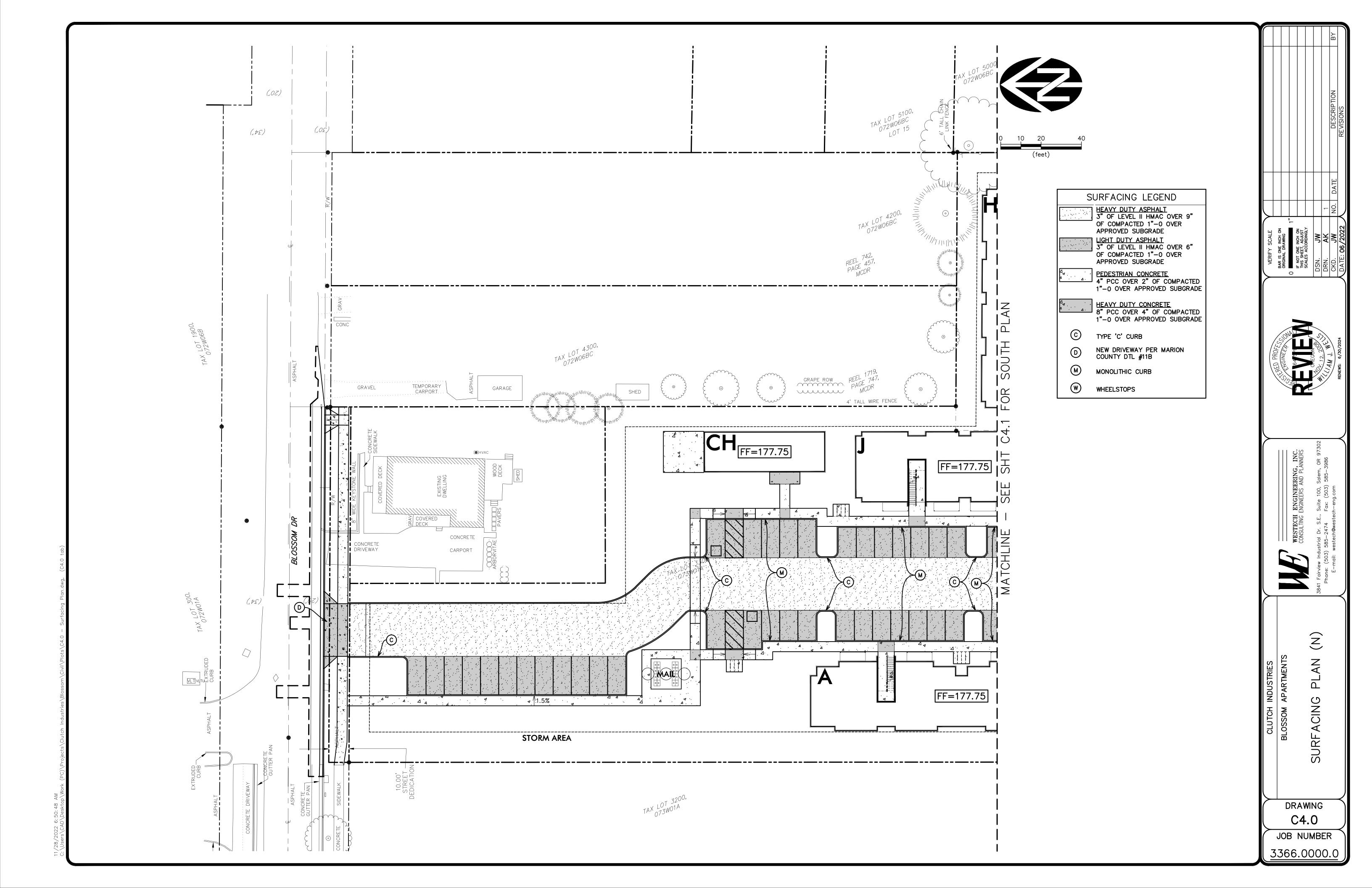
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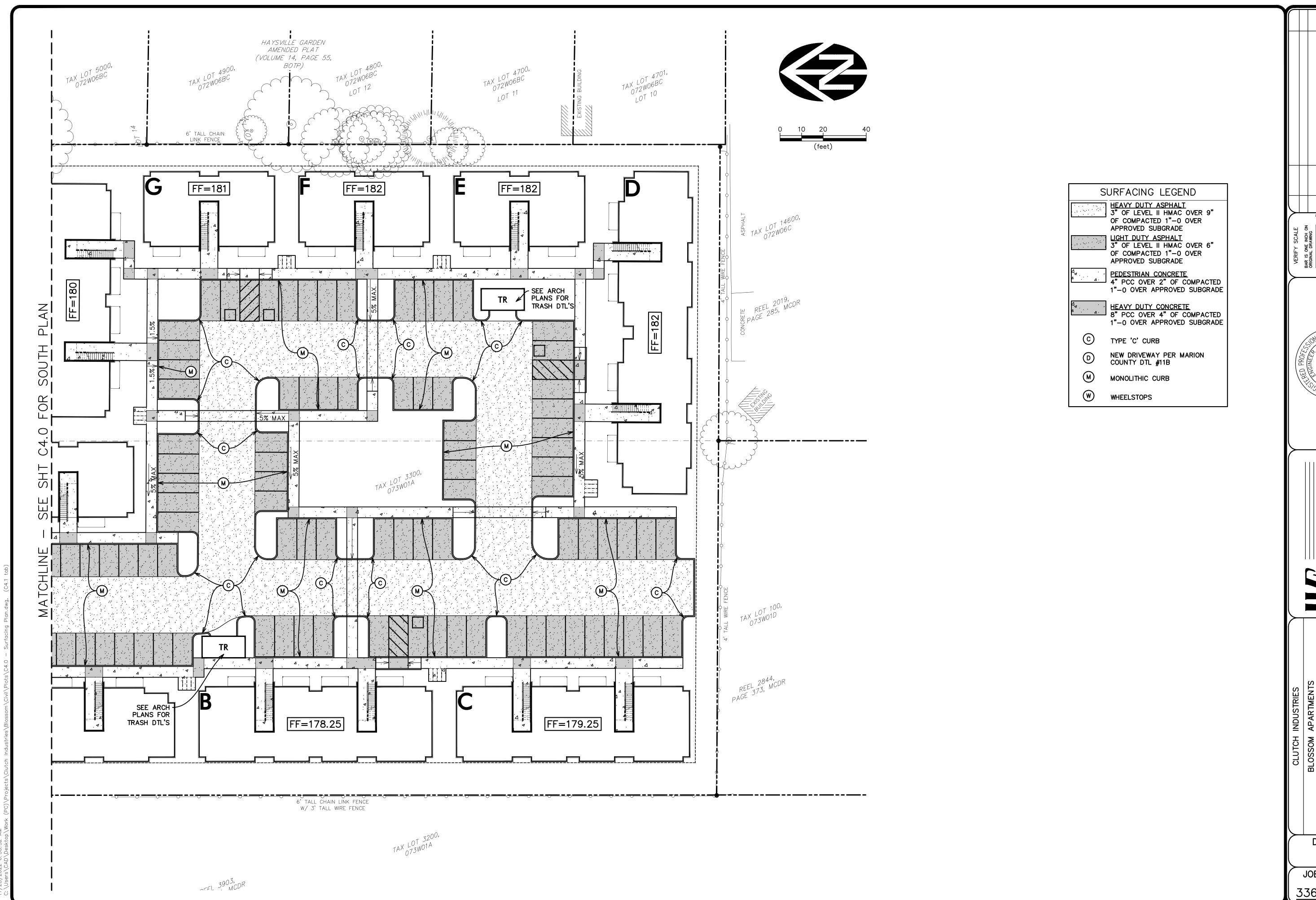
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WESTECH ENGINEERING, CONSULTING ENGINEERS AND PLAN Fairview Industrial Dr. S.E., Suite 100, Salem, Ol none: (503) 585-2474 Fax: (503) 585-398

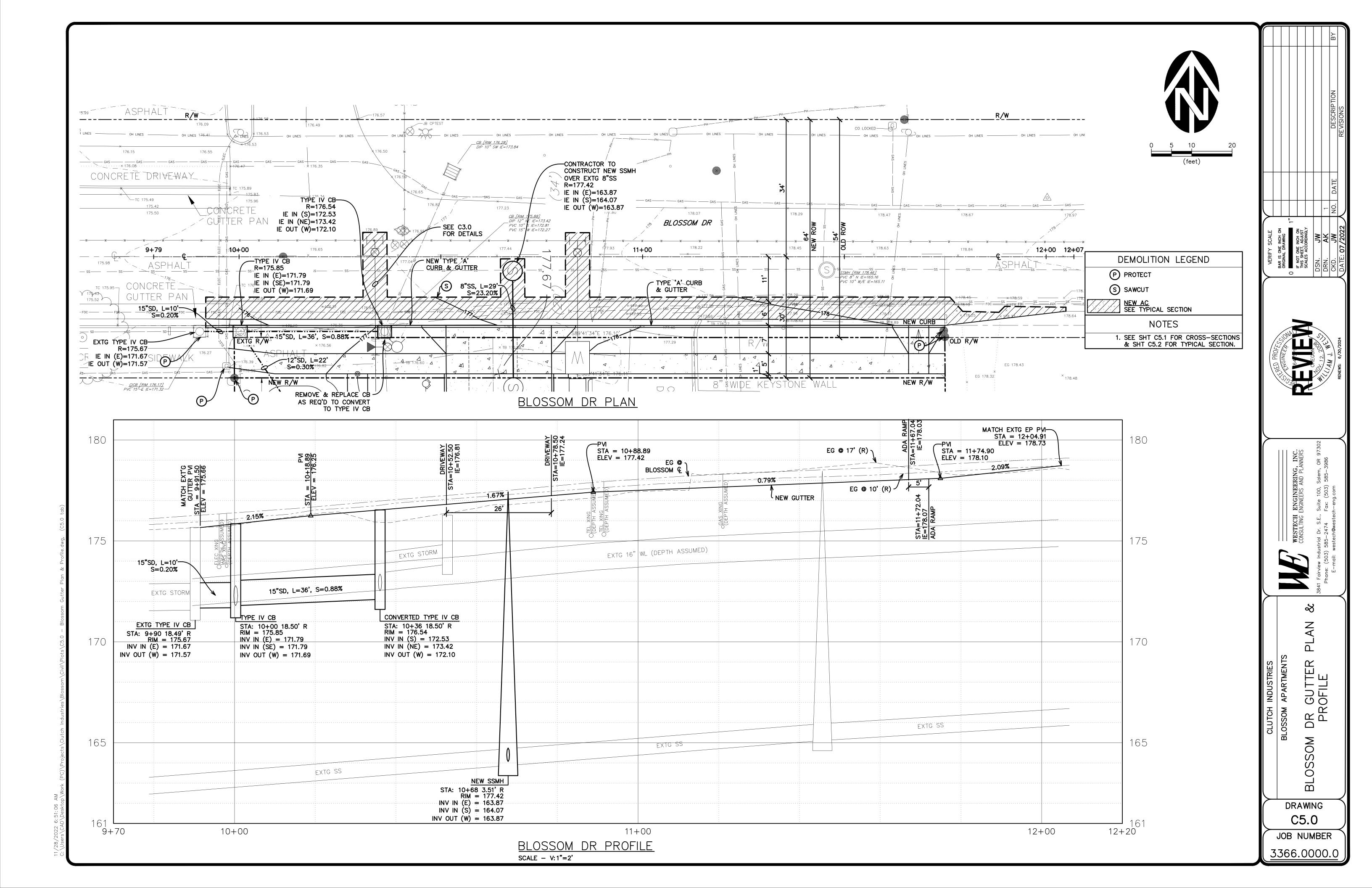
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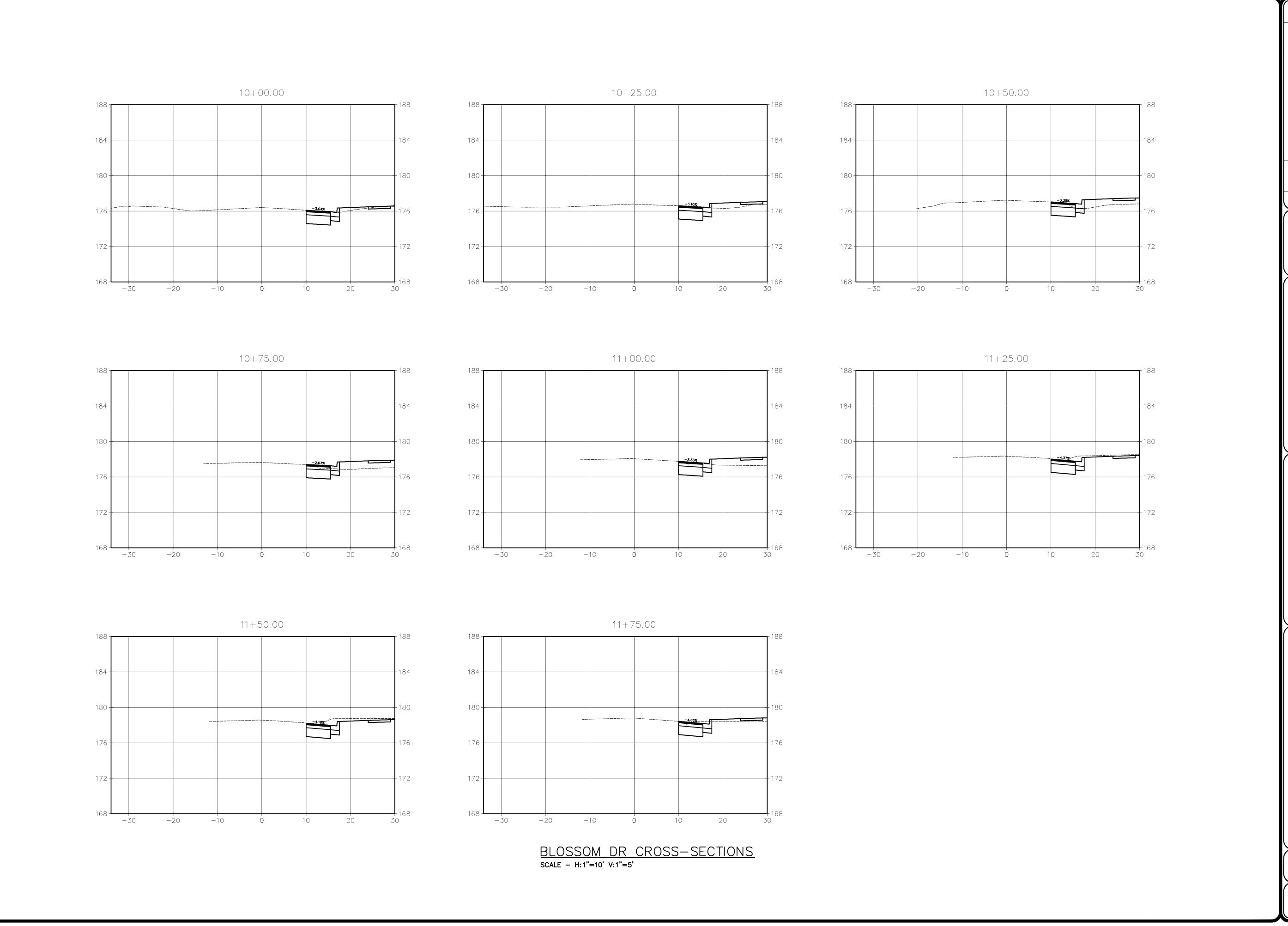
SURFACING PLAN

DRAWING
C4.1

JOB NUMBER

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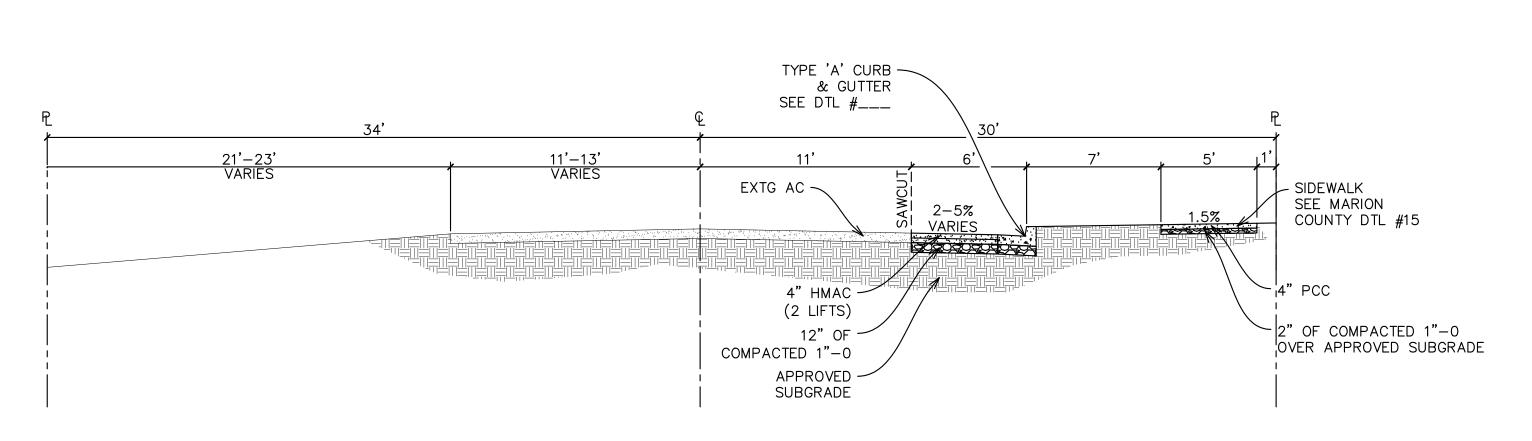


SSOM APARTMENTS

OR CROSS—SECTIONS
384

BLOSSOM APARTMENT
BLOSSOM DR CROSS-

DRAWING C5.1



BLOSSOM DR TYPICAL SECTION NTS

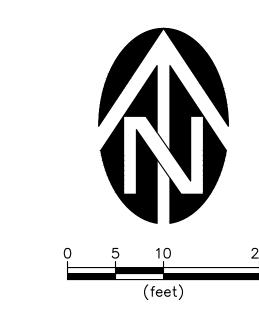
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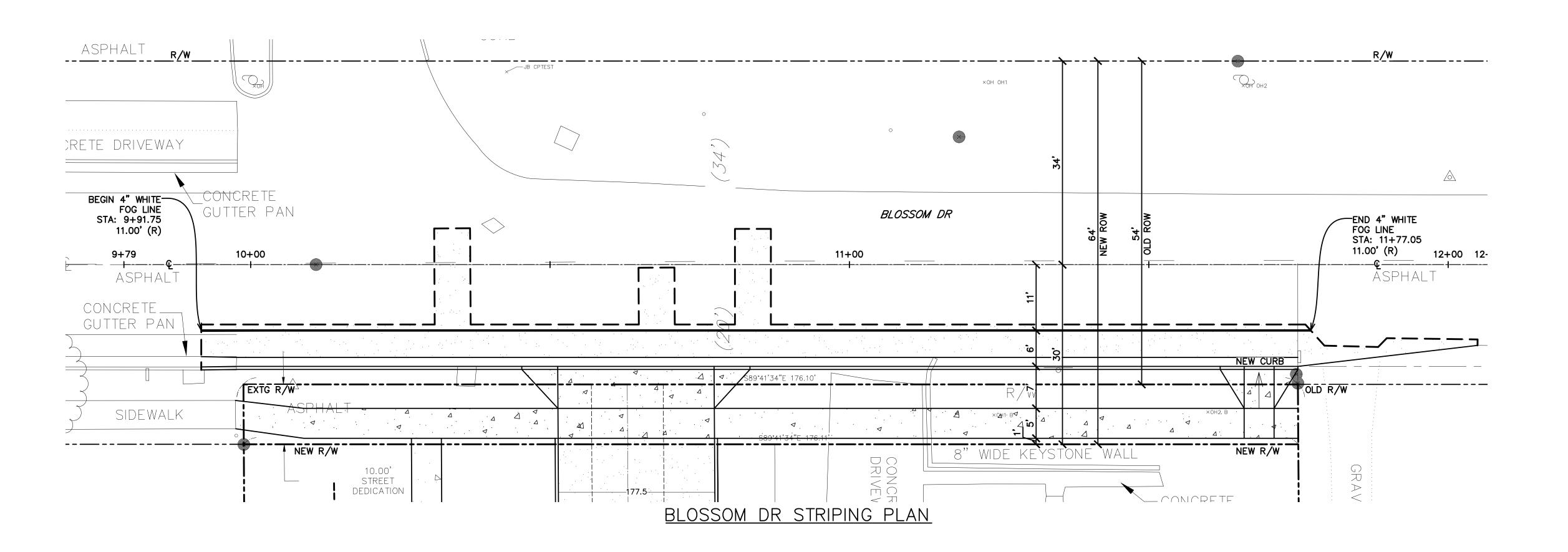
SECTION 3841 Fairview Industrial Dr. S

BLOSSOM APARTMENTS

DRAWING C5.2

DR





PROFESSION PROFESSION ONE CON JUNE 12, 2008

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

ndustrial Dr. S.E., Suite 100, Salem, OR 97302

WESTECH ON SULTING E SA841 Fairview Industrial Dr. S.E., 9 Phone: (503) 585-2474

BLOSSOM APARTMENTS
SSOM DR STRIPING PLA

DRAWING C5.3

of fees or costs.

- Owner to pay all project permit costs, including but not limited to utility tapping, TV, and chlorination costs. The Contractor shall coordinate with the Approving Agency to determine appropriate fees and provide the Owner with 48 hours notice prior to the required payment
- Oregon law requires the Contractor to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. Obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503-232-1987).
- Contractor to notify City, County and all utility companies a minimum and comply with all other notification requirements of the Approving Agency with jurisdiction over the work.
- Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction. Where required by public and/or private agencies having jurisdiction, the Contractor shall submit a suitable maintenance bond prior to final payment.
- All materials and workmanship for facilities in street right-of-way or easements shall conform to Approving Agencies' construction specifications wherein each has jurisdiction, including but not limited to the City, County, Oregon Health Division (OHD) and the

Oregon Department of Environmental Quality (DEQ).

- Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Saturday.
- The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet the Approving Agencies' requirements and provide a completed project.
- Any inspection by the City, County or other Approving Agency shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the contract documents, applicable codes, and Approving Agency requirements.
- 10. Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record all approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These field record drawings shall be kept up to date at all times and GRADING, PAVING & DRAINAGE: shall be available for inspection by the Approving Agency or Owner's Representative upon request. Failure to conform to this requirement may result in delay in payment and/or final acceptance of the project.
- 11. Upon completion of construction of all new facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Engineer. All information shown on the Contractor's field record drawings shall be subject to verification. If significant errors or deviations are noted, an as-built survey prepared and stamped by a registered professional Land Surveyor shall be completed at the Contractor's expense.
- 12. Contractor shall procure and conform to DEQ stormwater permit No. 1200C for construction activities where 1 acre or more are disturbed.
- 13.1200-C Erosion Control Permit & Inspection Responsibilities: After contract award and prior to starting construction, the Contractor shall formally transfer to themself the 1200-C permit and responsibility for erosion control inspection under the permit and notify DEO. No work shall be performed onsite until the permit has been transferred and DEQ has been notified of the change in inspector

 36. Except as otherwise allowed by the specifications drawing details or responsibility.
- 14. The contractor shall retain and pay for the services of a registered Civil Engineer and/or Land Surveyor licensed in the State of Oregon to establish construction control and perform initial construction surveys to establish the lines and grades of improvements as indicated on the drawings. Staking for buildings, structures, curbs, gravity drainage pipes/structures and other critical improvements shall be completed using equipment accurate to 0.04 feet horizontally and 0.02 feet vertically, or better. Use of GPS equipment for final construction staking of these critical improvements is prohibited. he registered professional surveyor shall provide the design engine with copies of all grade sheets for construction staking performed for 38. Granular baserock shall conform to the requirements of OSSC (ODOT/APWA) 65. All pipes shall be bedded with minimum 6-inches of 3/4"-0 crushed rock
- 15. See architectural drawings for site lighting, site dimensioning, and continuation of all utilities.

TRAFFIC CONTROL

- 16. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per City and County requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place prior to any construction activity. Prior to any work in the existing 40. A.C. pavement shall conform to OSSC (ODOT/APWA) 00745 (Hot Mixed public right-of-way, Contractor shall submit final traffic control plan to the Approving Agency for review and issuance of a Lane Closure or Work in Right-of-Way Permit.
- 7. Prior to any work in the existing right-of-way, Contractor shall submit final traffic control plan to Marion County for review and issuance of lane closure permit. Contractor to obtain a lane closure permit before construction starts for any work within the existing public right-of-way, including public street improvements or driveway connections to existing streets.

TESTING AND INSPECTION:

- 18. For public and private improvements, the Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with subsequent work which covers or that is dependent on the work to be inspected. Failure to obtain necessary inspection(s) and approval(s) shall result 42. HMAC mixtures shall be placed only when the surface is dry and weather in the Contractor being fully responsible for all problems and/or corrective measures arising from uninspected work.
- 9. Unless otherwise specified, the attached "Required Testing and Frequency" table outlines the minimum testing schedule for private improvements on the project. This testing schedule is not complete, and does not relieve the Contractor of the responsibility of obtaining 43. Contractor shall protect new pavement against traffic as required, all necessary inspections or observations for all work performed, regardless of who is responsible for payment. Cost for retesting shall be borne by the Contractor.

EXISTING UTILITIES & FACILITIES:

- 20. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys. The Engineer or utility companies do not guarantee the accuracy or the completeness of such records. Contractor shall field verify locations 45. Finish pavement grades at transition to existing pavement shall match and sizes of all existing utilities prior to construction.
- 21. Utility locations are based on record information and should be field-verified. Call 1-800-332-2344 at least 48 hours prior to construction for on-site locating of utilities.
- 22. Contractor shall field verify location and depth of all existing utilities where new facilities cross. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other be responsible for exposing potential utility conflicts far enough ahead of construction to make necessary grade or alignment modifications without delaying the work. If grade or alignment modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer or the Owner's Representative shall

- 23. The Contractor shall be responsible for locating and marking all existing survey monuments of record (including but not limited to property and street monuments) prior to construction. If any survey monuments are removed, disturbed or destroyed during construction of the project, the Contractor shall retain and pay for the services of a Registered Professional Surveyor licensed in the State of Oregon to reference and replace all such monuments prior to final payment. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing as required by per ORS
- 24. All facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in an equal or better-than-original condition and to the satisfaction of the Approving Agency and Owner's Representative.
- of 48 business hours (2 business days) prior to start of construction, 25. Utilities or interfering portions of utilities that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug the remaining exposed ends of abandoned utilities after appropriate verification procedures have taken place.
 - 26. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.
 - 27. Unless otherwise approved by the Approving Agency, all field tiles or drain lines intercepted or exposed during construction shall be connected to new storm lines, unless they are removed completely during construction, or are located and plugged at 50 foot maximum intervals uphill of the location intercepted. Any abandoned drain tiles downstream of the intercepting trenches shall be plugged with
 - 28. Any septic tanks encountered during construction shall be pumped out. 56. Sidewalks shall be a minimum of 4-inches thick. Driveways and alley Contractor shall break bottom of tank out and backfill with pea gravel unless otherwise required by public agencies having jurisdiction. Septic tank removal to be in accordance with County Sanitarian
 - 29. Any wells encountered shall be abandoned per State of Oregon Water Resources Department requirements.
 - 30. The Contractor shall be responsible for managing construction activities to ensure that public streets and right-of-ways are kept clean of mud, dust or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.

- 31. Contractor to review soils report prepared by GeoEngineers dated July 28, 2020, and conform to all recommendations listed in the report.
- 32. All materials and workmanship for compaction, fills, grading, rocking and paving within the public right-of-way shall conform to Marion County Standard Construction Specifications.
- 33. Unless otherwise noted, all grading, rocking and paving to conform to Oregon Standard Specifications for Construction (OSSC/ODOT/APWA), 2021
- 34. Clear and grub within work limits all surface vegetation, trees, stumps, brush, roots, etc. Do not damage or remove trees except as approved by the Owner's Representative or as shown on the drawings. Protect all roots two inches in diameter or larger.
- 35. Strip work limits, removing all organic matter, which cannot be compacted into a stable mass. All trees, brush, and debris associated 61. Unless otherwise shown on the drawings, areas along curbs and with clearing, stripping or grading shall be removed and disposed of
- notes, immediately following stripping and grading operations, compact 62. All tapping of existing sanitary sewer, must be done by City forces. subgrade to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Subgrade must be inspected and approved by 63. All tapping to be done by City of Salem forces. To schedule the Owner's authorized representative before placing, engineered fills or fine grading for base rock.
- 37. Engineered fills shall be constructed and compacted in 6" lifts over approved subgrade. All fills shall be engineered and comply with the Oregon Structural Specialty Code, with each lift compacted to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).
- 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.
- 39. Compact granular baserock to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Written baserock compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before placing AC pavement, and a finished rock grade proof-roll (witnessed by the Owners authorized representative) must be performed.
- Asphalt Concrete Pavement) for standard duty mix. Unless otherwise specified or shown on the drawings, base lifts shall be 3/4" dense graded mix, while wearing courses shall be 1/2" dense graded mix. Unless otherwise specified or shown on the drawings, A.C. pavement for parking lots and streets shall be Level 2 mix (50 blow Marshall) per OSSC (ODOT/APWA) 00744.13. A.C. Pavement shall be compacted to a minimum of 91% of maximum density as determined by the Rice standard method. Written AC pavement compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before final payment.
- 41. Pavement surface shall be a smooth, well-sealed, tight mat without depressions or bird baths. Bony or open graded pavement surfaces shall be repaired to the satisfaction of the Owner's authorized representative, prior to final acceptance of the work.
- conditions are such that proper handling, finishing and compaction can be accomplished. In no case shall bituminous mixtures be placed when the surface temperature is below the minimum established under 2021 OSSC (ODOT/APWA) 00744.40 (AC - Season and Temperature Limitations) or the project specifications, whichever is more stringent.
- until it has cooled sufficiently to avoid tracking.
- 44. Unless otherwise shown on the drawings or details, straight grades shall be run between all finish grade elevations and/or finish contour lines shown (exception: where grades are shown across sidewalks, slopes shall be adjusted to ensure that maximum allowable sidewalk cross slopes are not exceeded).
- existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.
- 46. All existing or constructed manholes, cleanouts, monument boxes, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement, sidewalk, landscaped area or median strip wherein they lie. Verify that all valve boxes and risers are clean and centered over the operating nut.
- non-invasive methods prior to excavating or boring. Contractor shall 47. Unless otherwise shown on the drawings, no cut or fill slopes shall be existing public mains. constructed steeper than 3H:1V.
 - 48. Unless otherwise shown on the landscape plans, all planter areas, shall be backfilled with approved topsoil minimum 8" thick. Stripping 76. All fittings 4-inches through 24-inches in diameter shall be ductile materials shall not be used for planter backfill.

- 49. Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. If the Contractor fails to apply seed and mulch in a timely manner during periods favorable for germination, or if the seeded areas fail to germinate, the Owner's Representative may (at his discretion) require the Contractor to install sod to cover such disturbed areas.
- 50. Grading shown on the drawings is critical to functioning of detention 79. Thrust restraint shall be provided on all bends, tees and other system and shall be strictly followed.
- 51. Contractor shall coordinate and ensure that detention pond volumes are inspected and approved by public agencies having jurisdiction before 80. Water service pipe 2-inch and smaller on the public side of the meter paving and landscaping.

CURBS & SIDEWALKS:

- 52. Unless otherwise shown or indicated on the drawings, 6-inches nominal curb exposure used for design of all parking lot and street grades.
- 53. Where new curbing connects to existing curbing or is installed along existing streets or pavement, the gutter grade shall match the existing street grades so as to allow drainage from the street to the gutter and through any transitions. The Contractor shall notify the 81. Unless otherwise noted, water service pipe 3-inch and smaller on the Owner's Representative in writing of any grade discrepancies or problems prior to curb placement
- 54. Road widening design is based on available survey taken at random intervals. Street pavement widening cross slope shall be a minimum of 2% and a maximum of 5% except at intersections, where the street cross slopes shall not exceed 2% maximum (intersection defined from end of curb radius both directions). Prior to placing curbs, Contractor shall field verify pavement widening cross slope and contact Engineer if the design pavement widening cross slope is not within the limits stated above.
- 55. Contractor shall construct all handicap access ramps in accordance with current ADA requirements.
- approaches shall be minimum 8-inches thick. All curbs, sidewalks and 83. Contractor shall provide all necessary equipment and materials driveways shall be constructed using 3300-psi concrete, and shall be cured with Type 1 or Type 1D clear curing compound. All sidewalks shall be ADA compliant.
- 57. Curb & sidewalk concrete shall be placed only during periods when it will not be damaged by rain (protect unhardened concrete from precipitation). Concrete shall not be placed on frozen baserock. Do not begin concrete placement until temperature in the shade is a minimum of 35°F and rising, and stop placement if air temperature falls below 35°F. Protect concrete from freezing for a minimum of 5 days after placement per OSSC (ODOT/APWA) 00440.40.d & 00756.40 or the project specifications, whichever is more stringent.
- 58. Contraction joints shall be installed directly over any pipes that cross under the sidewalk, to control cracking. In general, cracks in new curbs or sidewalks (at locations other than contraction joints) are not acceptable, and cracked panels shall be removed & replaced unless otherwise approved by the Approving Agency and the design engineer.
- 59. All sidewalks shall be ADA compliant. Direction of sidewalk cross slope shall conform with the slope direction shown on the grading plan. Sidewalk cross slopes shall not exceed 1:67 (1.5%) nor be less than 1%. Longitudinal slope shall not exceed 1:20 (5%).
- 60. Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a tooled joint unless otherwise authorized in writing by the Approving Agency. The sawcut lines shown on the drawings are schematic and not intended to show the exact alignment of such cuts.
- sidewalks shall be backfilled with approved topsoil, as well as being seeded and mulched (or hydroseeded).

PIPED UTILITIES:

- water/sewer/storm taps call (503) 588-6333. Taps are generally available within two business days.
- 64. The Contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade. The bottom of the trench excavation shall be smooth, free of loose materials or tooth grooves for the entire width of the trench
- bedding and backfilled with compacted 3/4"-0 crushed rock in the pipe zone (crushed rock shall extend a minimum of 12-inches over the top of the pipe in all cases). Unless CDF or other backfill is shown or noted on the drawings, crushed rock trench backfill shall be used under all improved areas, including pavement, sidewalks, foundation slabs, buildings, etc.
- 66. Granular trench bedding and backfill shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), 3/4"-0. Unless otherwise shown on the drawings, compact granular backfill to 92% of the maximum dry density per AASHTO T-180 test method (Modified 89. Disinfection of Connections. For connections which cannot be
- 67. Contractor shall arrange to abandon existing sewer and water services not scheduled to remain in service in accordance with approving agency requirements.
- 68. All piped utilities abandoned in place shall have all openings closed with concrete plugs with a minimum length equal to 2 times the diameter of the abandoned pipe.
- 69. The end of all utility service lines shall be marked with a 2-x-4 painted white and wired to pipe stub. The pipe depth shall be written on the post in 2" block letters.
- 70. All non-metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using blue wire for water and green wire for storm and sanitary piping. Tracer wire shall be extended up into all valve boxes, catch basins, manholes and lateral cleanout boxes. Tracer wire penetrations into manholes shall be within 18 inches of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to allow retrieval from the outside of the manhole. All tracer wire splices shall be made with waterproof splices or waterproof/corrosion resistant wire nuts.
- 71. No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each workday and normal traffic and pedestrian flows restored.
- 72. Before mandrel testing, TV inspection or final acceptance of gravity 93. Manholes constructed over existing sanitary sewers shall conform to storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.
- 73. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to a point 2' minimum outside of the structure.

74. City forces to operate all valves, including fire hydrants, on

- 75. All 4-inch water mains and larger shall be class 52 ductile iron.
- iron fittings in conformance with AWWA C-153 or AWWA C-110. The minimum working pressure for all MJ cast iron or ductile iron fittings 4-inches through 24-inch in diameter shall be 350 psi for MJ fittings and 250 psi for flanged fittings.

- 77. All water mains to be installed with a minimum 36 inch cover to finish 96. Contractor shall provide all necessary materials, equipment and grade unless otherwise noted or directed. Water service lines shall be installed with a minimum 30-inch cover. Deeper depths may be required as shown on the drawings or to avoid obstructions.
- 78. Unless otherwise shown or approved by the Engineer, all valves shall be flange connected to adjacent tees or crosses.
- direction changes per Approving Agency requirements and as specified or shown on the drawings.
- shall be Type K soft copper tubing conforming to ASTM B-88. Water service pipe 3-inch and larger shall conform to the construction drawings and approving agency standards.
- private side of the meter shall be Schedule 40 PVC. Water service pipe 4-inches and larger on the private side of the meter shall be C900 DR 18. Unless otherwise specified, private water service piping shall be hydrostatically pressure tested to a minimum of 150% of the maximum static pressure at the site. All materials and workmanship for all private water lines, including water lines located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements. All water service pipe on the private side of the meter shall be installed by a licensed plumber in accordance with Uniform Plumbing Code requirements.
- 82. Domestic and fire backflow prevention devices and vaults shall conform to requirements of public and/or private agencies having jurisdiction. The Contractor shall be responsible for having backflow devices tested and certified prior to final acceptance of the work.
- (including plugs, blowoffs, valves, service taps, etc.) required to flush, test and disinfect waterlines per the Approving Agency requirements.
- 84. The work shall be performed in a manner designated to maintain water service to buildings supplied from the existing waterlines. In no case shall service to any main line or building be interrupted for more than four (4) hours in any one-day. Contractor shall notify the Approving Agency and all affected residents and businesses a minimum of 24 business hours (1 business day) before any interruption of
- 85. Where new waterlines cross below or within 18-inches vertical separation above a sewer main or sewer service lateral, center one full length of waterline pipe at point of crossing the sewer line or sewer lateral. In addition (unless otherwise approved in writing by the Approving Agency, existing sewer mains and/or service laterals within this zone shall be replaced with a full length of Class 50 Ductile Iron or C-900 PVC pipe (DR 18) centered at the crossing in accordance with OAR 333-061 and Approving Agency requirements. Connect to existing sewer lines with approved rubber couplings Example: For an 8-inch waterline with 36-inches cover, 4-inch service lateral inverts within 5.67-feet (68-inches) of finish grade must be DI or C-900 PVC at the crossing.
- 86. All waterlines, services and appurtenances shall be pressure tested for leakage. All testing shall conform to requirements as outlined in the specifications, Approving Agency standards and/or testing forms. The hydrostatic test shall be performed with all service line corporation stops open and meter stops closed, and with all hydrant line valves open. Prior to the start of each pressure test, the position of all mainline valves, hydrant line valves and service line corporation stops in the test segment shall be verified.
- 87. After the pressure test and prior to disinfecting, the water lines shall be thoroughly flushed through hydrants, blow offs or by other approved means.
- 88. Disinfection & Bacteriological Testing. All water mains and service lines shall be chlorine disinfected per Approving Agency requirements, AWWA C-651 or OAR 333-061 (25 mg/L minimum chlorine solution, 24 hours contact time), whichever is more stringent. Unless otherwise approved by the Approving Agency, a Representative from the Approving Agency shall witness the application of the chlorine solution and the 109. TV Inspection. Upon completion of all storm sewer construction, chlorine testing at the end of the 24 hour contact period. After the 24 hour chlorine contact period, the free chlorine concentration shall be checked, and if it is found to be 10 mg/L or more, the chlorine solution shall be drained (otherwise the line shall be rechlorinated), the waterline flushed with potable water, and a minimum of two consecutive samples taken at least 24 hours apart shall be collected from the waterline for microbiological analysis (ie. one sample immediately after flushing, and another sample 24 hours later). Contractor to pay for laboratory analysis of water samples taken under the supervision of the Approving Agency. If the results of both analyses indicate that the water is free of coliform organisms, the waterline may be placed in service. Should the initial treatment prove ineffective, the chlorination shall be repeated until confirmed tests show acceptable results.
- disinfected with the waterline mainlines as noted above, all fittings, valves and appurtenances, including tool surfaces which will come in contact with potable water, shall be thoroughly cleaned by washing with potable water and then swabbed or sprayed with a one percent (1%) hypochlorite solution (10,000 mg/L) in accordance with the requirements of AWWA C-651 and OAR 333-061.

SEWER & STORM MANHOLES:

- 90. All precast manholes shall be provided with integral rubber boots Where manholes without integral rubber boots are approved by the Owner's Representative and Approving Agency, a pipe joint shall be provided on all mainlines within 1.5 feet of the outside face of the manhole. Where required by Public Works, watertight lockdown lids required on all manholes outside of public right-of-way.
- 91. Openings for connections to existing manholes shall be made by core-drilling the existing manhole structure, and installing a rubber boot. Connections shall be watertight and shall provide a smooth flow into and through the manhole with no ponding. Small chipping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels, but may be used to enlarge existing openings only if authorized in writing by the Owner's Representative. Use of pneumatic jackhammers shall be prohibited.
- 92. Manhole channels depths (sewer & storm) shall be to the heights shown on the drawings, but in no case shall the channel depth be less than 2/3 of the pipe diameter. Channels, as well as shelves between the channels and the manhole walls, shall be sloped to drain per plan
- pipelines, all trench compaction shall be completed and all sewers and the requirements of OSSC (ODOT/APWA) 490.41, Manholes over Existing Sewers. The existing pipe shall not be broken out until after the completion of the manhole test.
 - SANITARY SEWER SYSTEM 94. Unless otherwise specified, sanitary sewer pipe shall be solid wall PVC in conformance with ASTM D3034, SDR 35 (≤15") or ATSM F-679, PS 46 (≥18"). Minimum stiffness shall be 46 psi per ASTM D-2412 and joint 115. Contractor shall notify and coordinate with franchise utilities for type shall be elastomeric gasket conforming to ASTM D-3212. All other appurtenances and installation to conform to the Approving Agency's specifications. All materials and workmanship for all private sanitary sewers, including sewers located within any building envelope, shall be installed in conformance with Uniform Plumbing Code
 - 95. Unless otherwise specifically noted on the drawings, manufactured fittings (tee or wye per Approving Agency) shall be used for all lateral connections to new sewer mainlines.

- facilities to test sanitary sewer pipe and appurtenances for leakage in accordance with testing schedule herein or the Approving Agency's construction standards, whichever are more stringent. Sanitary sewer pipe and appurtenances shall be tested for leakage. Leakage tests shall include an air test of all sewer mains and laterals and vacuum testing of the manholes. Manhole testing shall be performed after completion of AC pavement and final surface restoration.
- 97. After manhole channeling and prior to mandrel testing and/or TV inspection, flush and clean all sewers, and remove all foreign material from the mainlines and manholes. Failure to clean all dirt, rock and debris from pipelines prior to TV inspection will result in the need to re-clean and re-TV the sewer lines.
- 98. Contractor shall conduct deflection test of flexible sanitary sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not less than 30 days after the trench backfilling and compaction has been completed, unless otherwise approved by the Approving Agency.
- 99. Upon completion of all sanitary sewer construction, testing and repair, the Contractor shall conduct a color TV acceptance inspection of all mainlines in accordance with OSSC (ODOT/APWA) 445.74 to determine compliance with grade requirements of OSSC (ODOT/APWA) 445.40.b. The TV inspection shall be conducted by an approved technical service which is equipped to make audio-visual recordings of the TV inspections on DVD or flash drive. Unless otherwise required by the Approving Agency, a standard 1-inch diameter ball shall be suspended in front of the camera during the inspection to determine the depth of any standing water. Sufficient water to reveal low areas or reverse grades shall be discharged into the pipe immediately prior to initiation of the TV inspection. The DVD and written report shall be delivered to the Approving Agency.

STORM DRAIN SYSTEM:

- 100. Storm sewer pipe materials shall conform to the construction drawings and Approving Agency's requirements. Unless otherwise noted or shown on the drawings, storm sewer pipe materials with watertight joints shall conform to the attached "Storm Pipe Table". Contractor shall use uniform pipe material on each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe shall not be used for slopes exceeding ten percent (10%). All materials and workmanship for all private storm drains, including storm drains located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements.
- 101. Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as-built drawings.
- 102. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.
- 103. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tees or saddles.
- 104. Unless otherwise shown on the drawings, all storm pipe inlets & outfalls shall be beveled flush to match the slope wherein they lie.
- 105. Sweep (deflect) storm sewer pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.
- 106. Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.
- 107. After manhole channeling and prior to mandrel testing or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins.
- 108. Mandrel Testing. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not more than 30 days after the trench backfilling and compaction has been completed.
- testing and repair, the Contractor shall conduct a color TV acceptance inspection of all mainlines in accordance with OSSC (ODOT/APWA) 445.74 o determine compliance with grade requirements of OSSC (ODOT/APWA). 445.40.b. The TV inspection shall be conducted by an approved technical service which is equipped to make audio-visual recordings of the TV inspections on DVD (VHS video tape acceptable only upon prior written approval by Public Works). Unless otherwise required by the agency with jurisdiction, a standard 1-inch diameter ball shall be suspended in front of the camera during the inspection to determine the depth of any standing water. Sufficient water to reveal low areas or reverse grades shall be discharged into the pipe immediately prior to initiation of the TV inspection. The DVD and written report shall be delivered to the Approving Agency.
- 110. Prior to acceptance, the Owner's Representative may lamp storm lines upstream & downstream of structures to verify that the pipes are clean and there is no grout or concrete in the mainlines, and that there are no observable bellies in the line. When necessary, sufficient water to reveal low areas shall be discharged into the pipe by the Contractor prior to any such inspection by the Owner's Representative or the Approving Agency.

FRANCHISE & PRIVATE UTILITIES:

- 111. Unless otherwise shown on the drawings or approved by jurisdiction having authority, all new franchise and private utilities (power, cable TV, telephone, gas, data, communication, control, alarms, etc.) shall be installed underground. Installation of such utilities or associated conduits in a common trench with public water, sanitary sewer, or storm sewer is prohibited.
- 112. Contractor shall coordinate with gas, power, telephone, and cable TV Company for location of conduits in common trenches, as well as location or relocation of vaults, pedestals, etc. The Contractor shall be responsible for providing franchise utility companies adequate written notice of availability of the open trench (typically 10 days minimum), and reasonable access to the open trench. Unless otherwise approved in writing by the Approving Agency, all above-grade facilities shall be located in PUEs (where PUEs exist or will be granted by the development), and otherwise shall be placed in a ocation outside the proposed sidewalk location.
- 113. Unless otherwise approved by the Approving Agency, installation of private utilities (including either franchise utilities or private water, sewer or storm services) in a common trench with or within 3 feet horizontally of and paralleling public water, sanitary sewer or storm drains is prohibited.
- 114. Power, telephone and TV trenching and conduits shall be installed per utility company requirements with pull wire. Contractor shall verify with utility company for size, location and type of conduit before construction, and shall ensure that trenches are adequately prepared for installation per utility company requirements. All changes in direction of utility conduit runs shall have long radius steel bends.
- removal or relocation of power poles, vaults, pedestals, manholes, etc. to avoid conflict with Public utility structures, fire hydrants, meters, sewer or storm laterals, etc.



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obtain approval from the Approving Agency prior to construction.

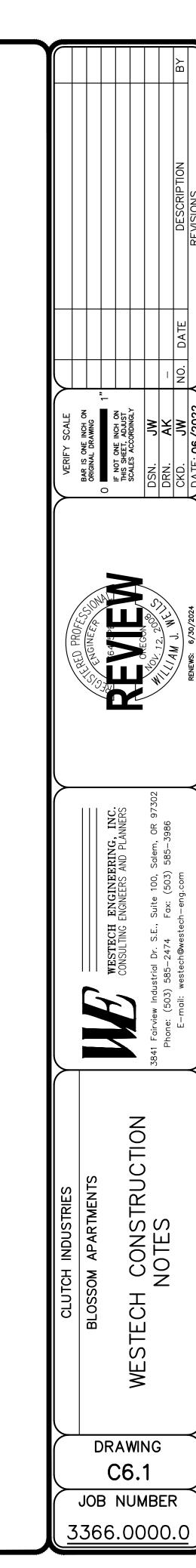
REQUIRED T	ESTING AND FREQUENCY TABLE	Party	Responsible f	or payment
	notify Owner's Representative prior to all testing, 's Representative to be present if desired.	(Contractor	Others (see note 1
Streets, Fire Lan	es, Common Driveways, Parking Lots, Pads	, Fills	s, etc.	
Subgrade	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	\	See note 2 & note 3	
Engineered Fills	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency	✓	See note 2 & note 5	
Baserock	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	√	See note 2 & note 3	
Asphalt	1 Test/6000 S.F./Lift (4 min), locations acceptable to AA (typ. alternate as above)	√	See note 2	
Piped Utilities, A	II			
Trench Backfill	1 Test/200 Foot Trench/Lift (4 min)	√	See note 2	
Trench AC Rest	coration 1 Test/300 Foot Trench (4 min)	√	See note 2	
Water				
Pressure Test	(to be witnessed by Owner's Representative or approving agency)	√	See note 4	
Bacterial Water	Test Per Oregon Health Division	\	See note 2	
Chlorine Residuo	al Test Per City Requirements	√		
Sanitary Sewer				
Air Test	Per City or APWA Requirements, whichever is more stringent	\	See note 4	
Mandrel	95% of actual inside diameter	√	See note 4	
TV Inspection	All. Lines must be cleaned prior to TV work	√		
Manhole	(1) Vacuum test per manhole, witnessed by Owner's Representative or approving agency	✓	See note 2	
Storm				
Mandrel	95% of actual inside diameter	√	See note 4	
TV Inspection	All. Lines must be cleaned prior to TV work	√		
Concrete, Block,	etc.			
equipment slabs otherwise specifi (or portion there	dinders for structural & reinforced concrete, , curbs, sidewalks & PCC pavements. Unless ed, one set of cylinders per 100 cubic yards eof) of each class of concrete placed per day. Its required on same load as cylinders.	✓	See note 2	
applicable.	efers to Owner's authorized Representative or A Contractor responsible for scheduling testing. prior to performing subsequent work.	Appro All t	ving Agency o esting must	is be
Note 2: Testing mus	st be performed by an approved independent testing	j labo	ratory.	

- Note 3: In addition to in-place density testing, the subgrade and base rock shall be proof-rolled with a loaded 10 yard dump truck provided by the Contractor. Baserock proofroll shall take place immediately prior to (within 24 hours of) paving, and shall be witnessed by the Owner's authorized Representative or approving agency. Location and pattern of testing and proofroll to be as approved or directed by said Owner's authorized Representative or approving agency.
- Note 4: To be witnessed by the Owner's Representative or approving agency. The Contractor shall perform pretests prior to scheduling witnessed waterline or sanitary sewer pressure tests, or pipeline mandrel test.
- Note 5: The approved independent laboratory retained by the Contractor shall provide a certification (stamped by an engineer licensed in the State of Oregon) that the subgrade was prepared and all engineered fills were placed in accordance with the provisions of the construction drawings and the contract documents.

Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.

pipe unless otherwise specified.

STORM PIPE TABLE					
Cover Depth	6" — 18" Diameter				
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.				
2' to 2-1/2' Cover	Pipe specified for lesser cover depths —or— Class 3, ASTM C—14 non—reinforced concrete pipe with bell and spigot joints & rubber gaskets, ASTM 150 Type II cement. —or— PVC pipe conforming to AWWA C900 DR 18 (6"—12") or AWWA C—905 (14"—18") with bell and spigot joints and rubber gasket				
2-1/2' to 15' Cover	Pipe specified for lesser cover depths —or— PVC pipe conforming to ASTM D—3034 PVC SDR 35 (6"—15") or ASTM F—679 PVC solid wall SDR 35 (18") with bell and spigot joints and rubber gasket. —or— HDPE (high density polyethlene) pipe conforming to AASHTO M—252, (8"—10") or AASHTO M—294 (12"—18"). For slopes less than 6% the pipe shall be ADS N—12 IB ST, Hancor Sure—Lok F477, or approved equal. For slopes greater than 6% the pipe shall be ADS N—12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, —except— jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.				
Perforated pipe underdrains to be SCH 40 ABS or SCH 40 PVC perforated or slotted					



- I. GENERAL NOTES
- 1. Details on approved plans take precedence over any applicable Standard Construction Notes. These Notes shall take precedence over any other general or standard notes in the plans that deal with the same subject.
- 2. All materials and workmanship for facilities in road right-of-way of slope/drainage easements shall conform to the applicable regulations, specifications, codes, and requirements of Marion County, American Public Work Association Oregon Chapter (A.P.W.A.) standard plans and specifications, the Oregon Specifications State Plumbing Code, the Uniform Building Code, the Oregon Department of Environmental Quality, and the Oregon Health
- 3. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction plans including such incidentals as may be necessary to meet applicable agency requirements and provide a completed project.
- 4. The County must approve, before construction, any alteration, or variance from the approved plans. Any variations from these plans shall be proposed on construction field prints, transmitted to the Engineer, and forwarded to the County for approval.
- 5. Marion County's Land Development Engineering & Permits section typically will inspect all construction with in the right-of-way and the slope/drainage easements.
- 6. Marion County's "Building Inspection Section" typically inspects all the construction on private property. Additionally, various agencies inspect the construction of their facilities in the County public right-of-way, such as the city for water and sanitary sewer, or the utility companies for their particular utility.
- 7. Inspections by the County, shall not in any way relieve the Contractor from any obligation to perform the work in strict compliance with the applicable codes and agency requirements.
- 8. The Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with subsequent work which covers or that is dependent on the work to be inspected. Failure to obtain necessary inspection(s) and approval(s) shall result in the Contractor being fully responsible for all problems arising from un-inspected work and may require the Contractor to re-expose areas of concern.
- 9. The Contractor shall locate and mark all existing property and street monuments before construction. Any monuments disturbed during construction of the project, shall be replaced by a Registered Professional Land Surveyor at the Contractor's expense. Monument boxes are required for all public land corner monuments that fall within paved areas and also for centerline monuments within, or if applicable, outside the boundary of subdivision or condominium plats. See Marion County Surveyor's Office for approved monument boxes.
- 10. The required identification signs shall be in place before the start of work and shall be present during the construction period until all the work on the project is complete.
- 11. The Contractor shall attend a pre-construction meeting with the County to review plans and details before the start of work. The Contractor shall contact Marion County Public Works at 503-584-7714, 48-hours prior to the intended beginning of work.
- 12. ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503-232-1987)
- 13. The Contractor shall conform to DEQ Stormwater Permit No. 1200c for construction activities where one (1) acre or more is disturbed.
- 14. Temporary and Permanent erosion and sediment control measures shall be used as needed. The Contractor shall adhere to controlling agency's standards for control measures.
- 15. The Contractor shall procure a right of entry permit from affected railroads for all work within the railroad right-of-way and conform to all conditions of the permit.
- 16. Unless otherwise approved by the County, construction of all public facilities shall be done between 7:00 AM and 6:00 PM, Monday through Saturday.
- 17. Work in the right-of-way that impacts traffic and is within the urban growth boundary or on arterial roads, may be restricted to 8:30 AM to 3:30 PM. Work on Lancaster Drive, Silverton Road west of Hollywood Drive or State Street west of Elma Street, and First Street in Stayton, that impacts traffic, shall normally be done from 9:00 PM to 6:00 AM.
- 18. No work in the right-of-way that impact traffic may be done in freezing weather conditions. Significant reduced visibility conditions may be cause for the County to stop the work.
- 19. RECORD DRAWINGS. The Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record any approved deviations in construction from the approved plans, as well as the station locations and depths of all existing utilities encountered. These field record drawings shall be kept up to date at all times and shall be available for inspection by the County upon request. Failure to conform to this requirement may result in delay of final acceptance of the project.
- II. TRAFFIC CONTROL
- 1. Specific traffic control plans may be required as a part of the permit. Temporary traffic control signage shall be 36"x36". Signs must be clean and good repair. The work area during construction or maintenance performed under the permit provisions shall be protected in accordance with the current Manual on Uniform Traffic Control Devices for Streets and Highway. US Department of Transportation, and the Oregon Department of Transportation supplements thereto. Flaggers must carry a current card or certificate indicating their completion of an approved work zone control course.
- 2. The Contractor shall be responsible to see to it that all persons including but not limited to contractors, employees, subcontractors and visitors shall at all times wear safety vests/shirts or rain gear when on site in the public right-of-way. Persons remaining in vehicles such as truck drivers may be exempted.
- 3. Any work requiring traffic control before dawn or after dusk shall have lighted traffic control per the requirements in the MUTCD.
- 4. All traffic signs and pavement markings shall be furnished, installed, and moved if necessary by the County at the developer's expense. The Contractor is responsible to contact the Marion County Sign Shop at 503-588-5344 for a billable private work order. CAUTION The Contractor is not to move permanent traffic signage. The Contractor shall be responsible to provide stripe removal, temporary striping, and striping layout. The Contractor shall also give the Sign Shop 48-hours' notice prior to the anticipated striping date. When the County Sign Shop is unable to provide the signage when requested, the Contractor shall maintain temporary signage until replaced with permanent signage. When new roads are paved, they shall remain closed to all vehicular traffic by Type III barricades until all signage and striping is in place per the approved plans.
- 5. If permanently installed traffic sign is in the way of the work, the sign may temporarily be installed on Type III barricades when approved by the County, but in no case may a sign be leaned up against another object, set aside, placed on the ground, or moved to another location.
- 6. The County at the permitees expense shall replace damaged or removed road signs. Any traffic striping removed or eradicated shall be temporarily re-marked, and maintained by the contractor. Only the County, through a billable private work order, shall do permanent re-striping.
- 7. Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place before any construction activity.

- 8. Sidewalks closed when needed for work operations shall be reopened as soon as possible and at the end of the day. An alternate pedestrian path must be approved by the County and properly signed to reroute pedestrians.
- 9. All stubbed streets for future road construction shall have a Type III barricade centered and across 2/3 the width of the road, a barricade across the ends of the sidewalk, and a six inch (6") asphalt berm crossing the road from curb to curb on curbed streets.
- III. EXISTING UTILITIES & FACILITIES
- 1. The Contractor shall install and maintain Erosion and Sediment Control (ESC) measures throughout the duration of the project, including but not limited to, a 50-foot long gravel construction entrance. Slit fences or straw bales may be required as additional measures.
- 2. All existing facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. The Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. The Contractor will leave existing facilities in an equal or better-than-original condition and to the satisfaction of the County Engineer.
- 3. Existing surface features, such as walls and fencing, shall normally be replaced in kind
- 4. The Contractor shall have all existing utilities located prior to the start of any work. Any disturbed underground locating/safety warning tape shall be restored in kind as found.
- 5. The Contractor shall field verify location and depth of all existing utilities where new facilities cross. The Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to make necessary grade modifications without delaying the work. If grade modification is necessary, the Contractor shall notify the Design Engineer, and the Design Engineer shall obtain approval from the County before construction. All utility crossings shall be pot-holed as necessary prior to excavating to prevent grade or alignment conflicts.
- 6. Utilities or portions of utilities that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug with concrete the remaining exposed end of the abandoned utility to a minimum length into the stub equal to twice the pipe's diameter.
- 7. The Contractor shall remove all existing mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition. Temporary relocation of removed mailboxes is required. Temporary relocation of removed fencing shall be required unless special arrangements are made with the adjacent property owner.
- 8. Removed asphalt road surface shall be patched with cold (temporary) or hot mix asphalt, or steel plated at the close of each workday. No trenches within 10' of the pavement shall be left open overnight. Open trenches in the right-of-way beyond 10' of the pavement shall be protected with lighted barricades and fencing overnight.
- 9. The Contractor shall locate and mark all existing property and street monuments prior to construction. A Registered Professional Land Surveyor at the Contractor's expense shall replace any monuments disturbed during construction of the project.
- 10. Site grading shall not impact surrounding properties in a negative manner.

 Construction of improvements on the property shall not block historical or naturally
- 11. No natural drainage shall be modified without County approval.
- IV. CLEARING, GRADING & PAVING

occurring runoff from adjacent properties.

- 1. Property owners shall be given at least two weeks of prior notice, to remove any vegetation in the right-of-way along their frontage that will be impacted by the construction. The owner shall also be given any removed vegetation if they should so desire, including felled trees. This vegetation shall be placed on the adjacent private property, out of the right-of-way.
- 2. Landscape outside turnpike road shoulders and ditches that is disturbed by construction shall normally be restored. Shrub and tree trimmings shall be removed daily from the site. Lawn area restoration shall include a minimum of at least a 4" layer of topsoil to match the original elevation and shall be raked free of rocks and debris. The area shall be reseeded after the first fall rains or earlier if approved by the County and adjacent property owner. Planted shrubs shall be replaced in kind and maintained until established. Trees and volunteer shrubs shall normally not be replaced.
- 3. Clear and grub within work limits all surface vegetation, trees, stumps, brush, roots, etc. All trees, brush, and debris associated with clearing, stripping, or grading shall be removed and disposed of out of right-of-way.
- 4. When a turnpike access is scheduled to be removed, the asphalt approach apron shall be saw cut in line with the edge of the road pavement and removed. The culvert pipe shall be removed and the ditch restored. Fresh shoulder rock shall be provided to match the existing shoulder.
- 5. All road construction that occurs between September 30 and May 1 shall include the placement of ODOT Type I drainage fabric or approved equal on top of the prepared sub-grade before the crushed rock aggregate base section (base rock) is constructed.
- 6. County approval is required before proceeding with placement of base rock. Proof roll of the sub-grade and base rock with a fully loaded dump truck (55) tons provided by the Contractor shall be required. (Questionable areas shall be over excavated with filter fabric as directed by the County.) Crushed base rock shall conform to section 00680 OSHD standard specifications. Compaction shall be at least 95% of the maximum dry density per AASHTO T-99 test method. The County must receive written base rock compaction test results from an independent testing laboratory at least two days before placing AC pavement. A random test is required for each 100 feet of roadway stationing, randomly at each trench crossing, and as directed by the County.
- 7. During compaction of aggregate base, material shall be maintained within 2% of the optimum moisture content. The Contractor shall begin compaction of each layer immediately after the material is spread, and continue until a density of not less than 95% of AASHTO T-99 has been achieved.
- 8. The surface of the aggregate base shall be within -0.04 foot to +0.02 foot of plan elevation at any one point. The final surface shall not deviate at any point more than 0.04 foot from the bottom of a 12-foot straightedge laid in any direction of the surface of the roadway.
- 9. All fills within the public right-of-way shall be engineered, Construct roadway fills in six-inch (6") lifts compacting each lift to 95% of the maximum dry density per AASHTO T-99 method. Written compaction tests of the fill by an independent testing laboratory must be received and approved by the County if requested by the inspector.
- 10. When the County approves the cutting of road pavement, the cuts shall be clean straight lines by sawing. The pavement restoration shall be a "blanket inlay" to tie to the existing pavement. Strips of existing pavement less than 3' wide adjacent to the removed asphalt shall also be removed and repaved as one patch. No abrupt pavement edges are allowed overnight. Abrupt edges shall be backfilled with base rock to the pavement level with a maximum 3:1 down slope. Pavement overlays shall be joined to existing pavement via a "blanket inlay" joint. Feather overlays are not normally approved.
- 11. County approval is required before proceeding with paving. The County shall determine the Hot Mixed Asphalt Concrete (HMAC) mix. (Local roads shall normally be Level 2, ½ inch, Dense, PG 64-22; and truck/bus routes Level 3, ½ inch, Dense, PG 64-22.) Pavement shall be compacted to a minimum pf 91% of maximum density as determined by the Rice standard method for the first course and 92% on any additional or top courses. The County must receive written compaction test results from an independent testing laboratory before the 'construction work is accepted. A random test is required for each 150 of roadway stationing and as directed by the County.

- 12. Any finish pavement with a Rice standard density less than a 92% shall be deemed unsuitable, and will be rejected. Any rejected material shall be removed and replaced at the expense of the Contractor.
- 13. Where asphalt tapers are constructed to move traffic through pavement transition areas, the tapers shall have rock shoulders with a minimum width of 2'. Storm lines shall be extended out from curbed road sections to point where the shoulders of tapers will not affect the slopes of the existing storm ditch.
- 14. New or overlay paving on non-curbed sections of County roads shall normally include paving approaches to join existing paving if within the right-of-way, or paving gravel approaches in the right-of-way to a maximum of 20' from the edge of road pavement.
- 15. The Contractor shall be responsible for adjusting all existing and constructed manholes, catch basins, cleanouts, vaults, etc., that are affected by construction and/or fill to finish grade. Storm drain inlet structures shall be adjusted so water flows into the structure without ponding water.
- 16. Paving on non-curbed roads shall also include the addition of shoulder rock to bring the shoulder up to the new pavement elevation.
- 17. Unless otherwise shown on the drawings, no cut slopes shall be constructed steeper that 1-½ H:1V or fill slopes steeper than 4H:1V.
- 18. All planter areas shall be backfilled with approved topsoil at a minimum of eight inches (8") thick. Planter strips between curbs and sidewalks shall be backfilled with four inches (4") of topsoil flush with the top of concrete. Stripping materials shall not be used for planter backfill.
- 19. Contractor shall hydro seed all exposed slopes and disturbed areas that are not scheduled to be landscaped.
- 20. Grading shown on the drawings is critical to functioning of detention system and shall be strictly followed.
- V. STORM, WATER, AND SANITARY UTILITIES
- 1. Storm drainpipe materials are to conform to the construction drawings and County requirements. The Contractor shall use uniform pipe material on each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe 15 " or smaller shall not be used for pipe grades of less than one percent (1%) or grades exceeding ten percent (10%). Storm pipe shall be water tight with appropriate gaskets and connections.
- 2. All pipes shall be bedded with 3/4" minus crushed rock bedding (27" diameter and smaller: 4", 30" to 60" diameter: 5", and 66" and larger: 6") and backfilled with compacted 3/4" minus crushed rock in the pipe zone (crushed rock shall extend a minimum of 12" over the top of the pipe in all cases). Pipe trenches shall have a minimum of 8" of backfill on each side of the pipe.
- 3. Catch basins and junctions boxes shall be set square with the street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.
- 4. Drainage structures adjacent to new road taper sections shall be positioned at the gravel shoulder so that the fore slope of the ditch along the taper shall be no greater than a 3:1 slope.
- 5. Catch basins in the County right-of-way shall typically be the ODOT G-2 or CG-2 Type. Area drains shall typically be the Marion County Type I catch basin as per standard drawing. Catch basins shall have sumps of 18 " and 4" drain pipes at the road base level and at the bottom (to drain the box dry after wet weather). The drain pipes shall extend 6" beyond the box with the end covered with filter fabric.
- 6. The Type III catch basin shall typically be set back into the back slope of the ditch and slope with the back slope. The Type III catch basin shall typically have a 15° sloped grate.
- 7. Openings for connections to existing manholes, catch basins, or pipes shall be made be saw cutting or core-drilling. Use of hammer, including pneumatic jackhammers shall be prohibited. Connections shall be watertight, manufactured tees or saddles, and provide a smooth flow into and through the existing structure.
- 8. Unless otherwise approved by the County Engineer, all private storm drain connections to a public system shall be by manufactured tees or saddles and conform to County standards.
- 9. Detectable or non-detectable acid and alkali warning tape shall be provided along the full length of all-sanitary and storm laterals not located under sidewalks or paved portions of public streets. Underground warning tape shall be continuous the entire length of service laterals installed from the mainline to the back of PUE.
- 10. Trenches in road areas shall normally be backfilled with 1 " minus crushed rock. Rock backfill shall be tested for compaction randomly every 200' of trench. Compaction shall be at least 95% of the maximum dry density per AASHTO T-99 test method.
- 11. Before mandrel testing and /or TV inspection, flush and clean all storm lines, and remove all foreign material from the lines and manholes.
- 12. Upon completion of all storm line construction, testing, and repair, the Contractor shall have conducted a color TV acceptance VHS recorded video inspection of all public storm lines. The TV inspection shall be conducted by an approved independent technical service. Water shall be discharged into the pipe shortly prior to inspection so as to reveal any low areas. Inspection shall be made after water stops flowing. The inspection shall include a 360° view of any questionable joints and any joints at pipe material transition. A weighted standard one-inch (1") diameter ball shall be dragged in the near forefront of the view (1/3 up in the view), and it shall be free to drop at least one and half inches (1½") below the plane of the camera tractor. The video operator shall audibly note on the tape and indicate on the written report the beginning and ending of any sags 3/8" or greater, and changes of ½" in depth. No labeling on the view shall obstruct the clear view of the ball and water around it. Inspection videos showing dirt/rock/debris in the line will not be approved. The VHS tape and written report shall be delivered to the County at least one week before asphalt paving for review and approval.
- 13. The Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel that shall be 95% of the initial pipe diameter. Test shall be conducted not more than 30 days after the trench backfilling and compaction has been completed. Tests shall be done in witness by the County inspector before asphalt paving and before the construction work is accepted.
- 14. Trench excavation under curbs or sidewalks requires removal of the effected curbs and/or sidewalks. The curbs and/or sidewalks shall be saw cut and removed at a tooled joint.
- 15. All non-metallic water, sanitary, and storm sewer piping shall have an electrically conductive insulated 12-guage copper tracer wire the full length of the installed pipe using blue wire for water and green for storm and sanitary piping. Tracer wire shall be extended up into all valve boxes, manholes, and catch basins. Tracer wire penetrations into manholes and catch basins shall be within 18" of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to allow retrieval from the outside of the structure.
- 16. No trenches in roads or driveways, or within ten feet (10') of the road pavement, shall be left in an open condition overnight. All such trenches shall be closed before the end of each workday and normal traffic flow restored.
- VI. CURBS AND SIDEWALKS
- 1. The Contractor shall have the batching plant fax to Marion County verification of the mix's designed strength (minimum 3300-psi in 28 days) to be used on the project 48 hours before pouring concrete. Testing of the concrete by an independent certified testing laboratory may be required by the County. Testing may include tests for slump, air, and

- cylinders for all structures, curbs, sidewalks, and PCC pavements. One set of cylinders per 100 cubic yards of concrete poured per day is normal. Slump and air tests are required on the same load as the cylinder test.
- 2. Unless otherwise shown or indicated on the drawings, six-inch (6") nominal curb exposure shall be used for design of all parking lots and streets.
- 3. Sidewalks shall be a minimum thickness of concrete of four inches (4") and standard driveways shall be a minimum of six inches (6"). Commercial use driveways and alley approaches shall be minimum eight inches (8") of concrete. All curbs, sidewalks, and driveways shall be constructed using 3300-psi concrete with Type I or Type ID clear curing compound
- 4. Concrete sidewalks which are not continuous to an existing sidewalk shall be joined to the road asphalt at the end of the walk by a ramp the same width of the sidewalk. Sidewalks must be a depth of four inches (4") of concrete. Ramps shall have two and a half inches (2 ½") of asphalt such that the grade and cross slope of the ramp meets the ADA requirements.
- 5. The Contractor shall provide a minimum of two curb weep holes per lot to provide for lot drainage. Weep holes shall also be provided as required as additional drain pipes shown on the drawings. Weep holes shall be located two feet (2') from each property line or as directed by the County.
- 6. The Contractor shall install rain drain weep hole pipe thru the curb to six inches (6") behind the back of the curb prior to acceptance of the curbing by the County. Weep holes installed in existing curbs shall be core drilled. Drainpipe shall be scheduled 40 PVC.
- 7. Top of curbs shall be stamped with an "S" or a "W" at the point where each sanitary sewer lateral or water service lateral crosses the curb, respectively. Letters shall be a minimum of two inches (2") high.
- VII. P.U.C. UTILITIES
- 1. Unless otherwise shown on the drawings and approved by jurisdiction having authority, all new P.U.C. utilities (power, cable TV, telephone & gas) shall be installed underground. All utilities and utility laterals that will lie under new roads or new pavement must be in place prior to paving.
- 2. The Contractor shall coordinate with power, telephone, and cable TV companies for location of vaults, pedestals, etc. All above-grade facilities shall be placed in a location outside the proposed sidewalk or gravel shoulder/ditch area.
- 3. Power, telephone, and cable service conduits shall be installed per utility company requirements with pull wire. The Contractor shall verify with utility company for size and type of conduit prior to construction. All changes in direction of utility conduit runs shall have long radius steel bends.
- 4. The Contractor shall notify and coordinate with utilities for relocation of power poles,
- VII. STREET LIGHTS
- 1. Street lights shall be installed after all other earthwork and public utility installations are completed and after rough grading of the property is accomplished to prevent damage to
- 2. Street light poles shall be set to a depth as specified by the manufacturer, but not less than five feet (5').
- 3. Street light poles shall be installed within one degree (1°) of plumb.
- IX. SITE CONDITIONS

as directed by the County Engineer.

- 1. Paved roads shall be kept clean of dirt and debris. Flushing the pavement shall be used to control dust. Any dirtied pavement shall be flushed clean at the end of each workday.
- 2. Any failure in the proper and timely restoration or maintenance of the existing County road surface, the roadside, and/or vegetation, shall be cause for Marion County to make or have made the restorations at the permitee's expense.

Cuts in existing County roads require a hard surface in the travel lane and turn radius

- when the road is open to traffic. Hard surfaces include non-compressible backfill, "cold mix" patch, steel plates, or the permanent restoration of the pavement as required in the permit. The permanent surface shall be constructed as soon as possible.
- 4. Trenches and pits within ten feet (10') of the travel lane must be backfilled or steel plated when the lane is open to night traffic. During daylight hours, cone and barricades are required.
- 5. No construction related equipment or materials should be stored on the existing county road or shoulder, including rock piles, pre-cast structures, pipe, portable toilets, etc.

6. Any equipment causing pavement damage to a County road shall immediately cease

work and be removed from the road. Marked pavement may require blanket inlay restoration

BAR IS ONE INCH ON
ORIGINAL DRAWING
OFFICE ADJUST
SCALES ACCORDINGLY
DSN. JW
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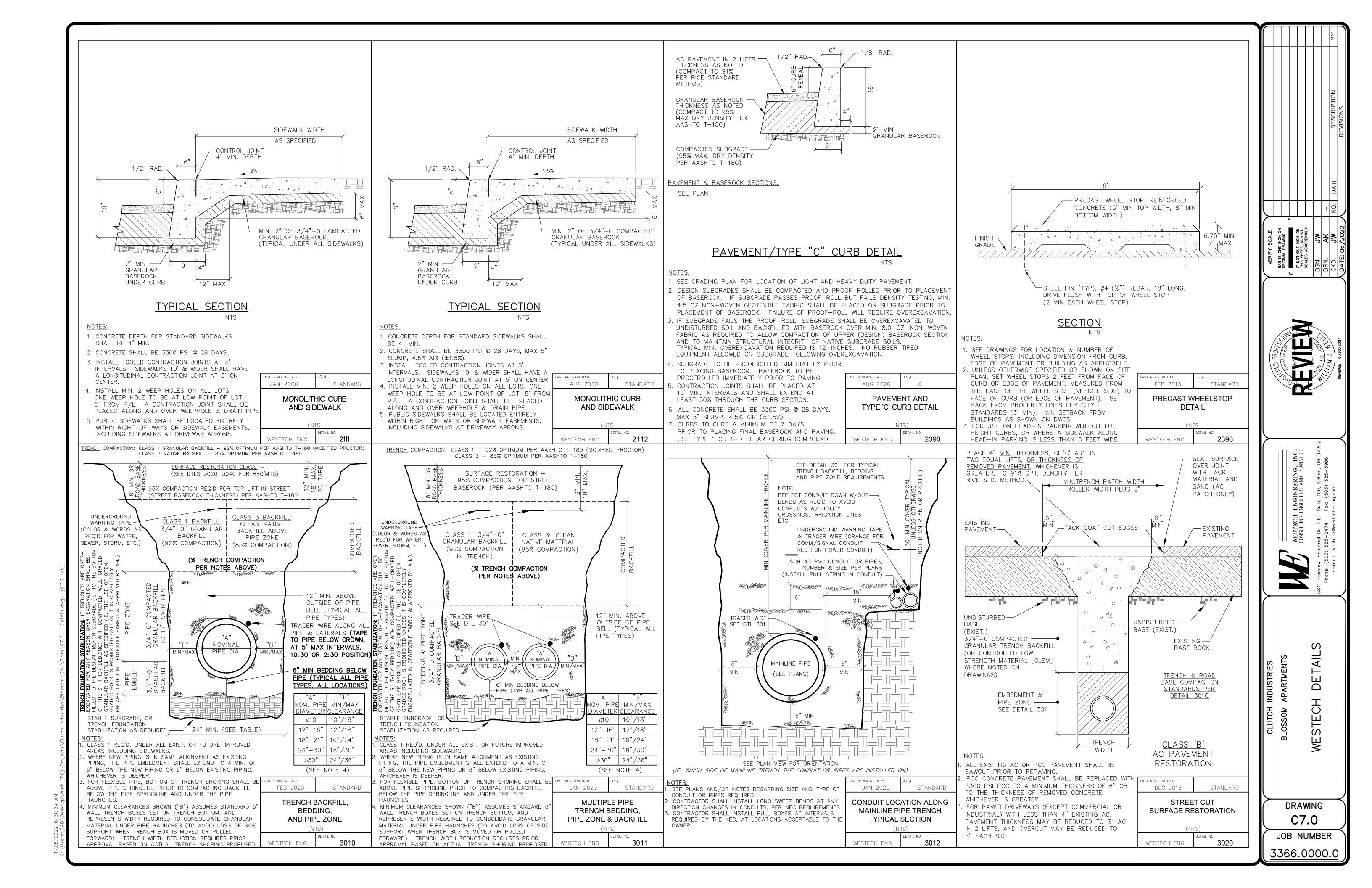
WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
rial Dr. S.E., Suite 100, Salem, OR 97302

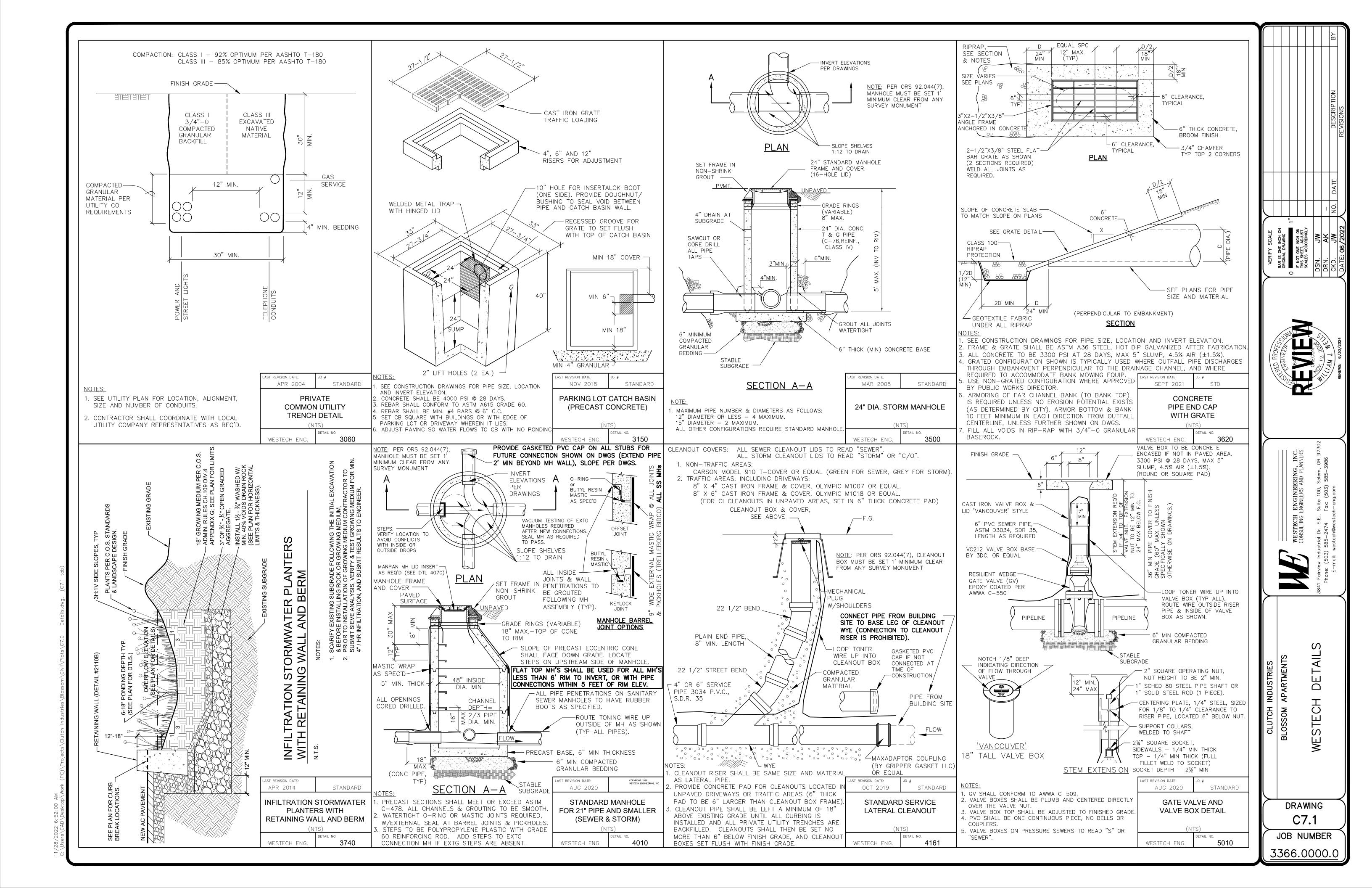
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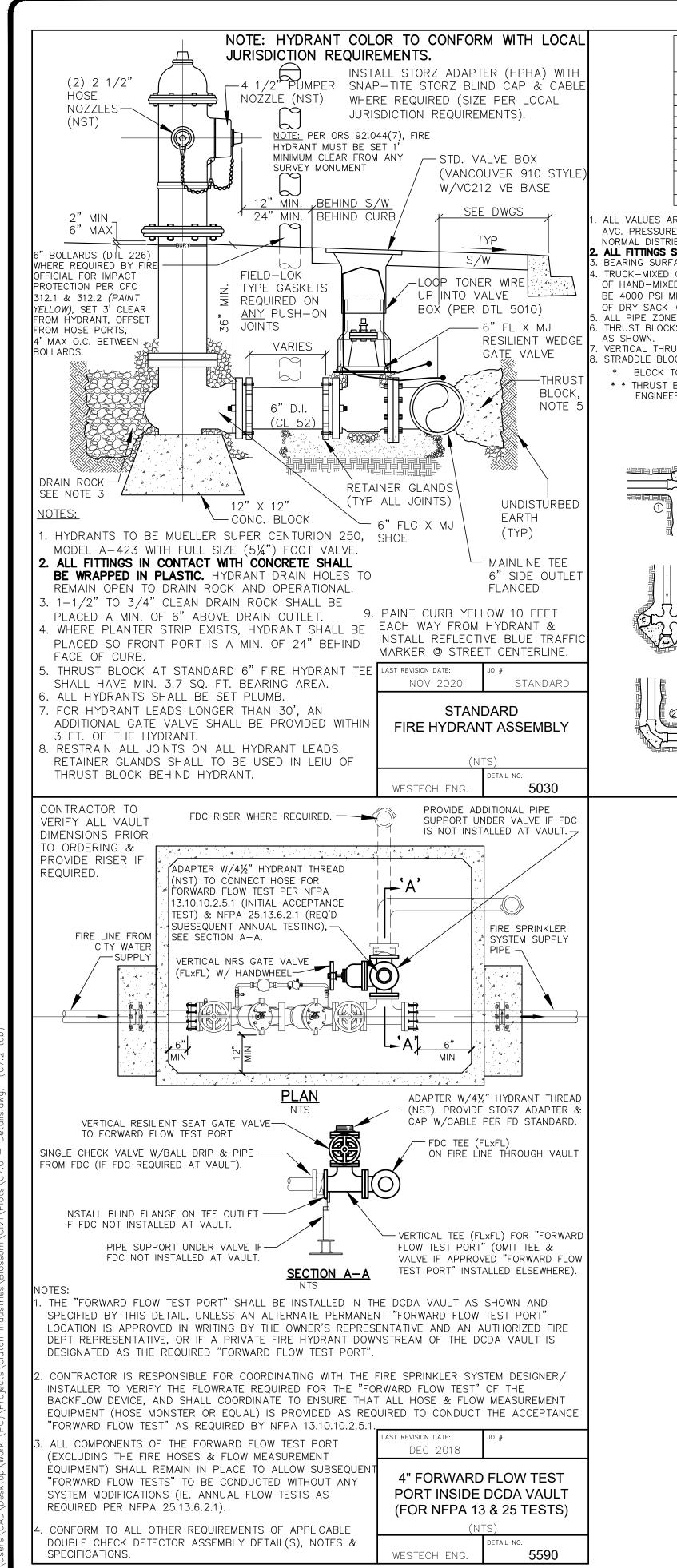
MARION COUNTY ONSTRUCTION NOTE

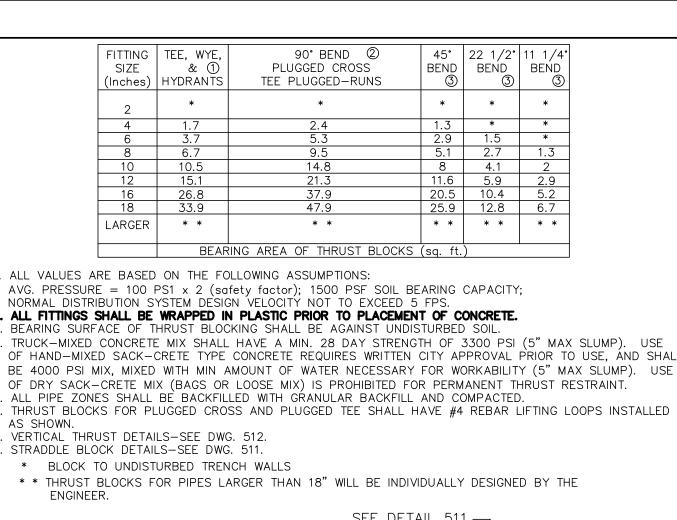
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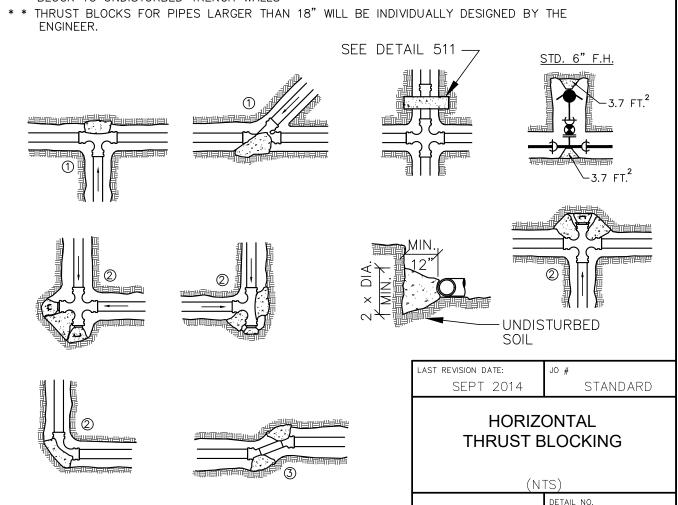
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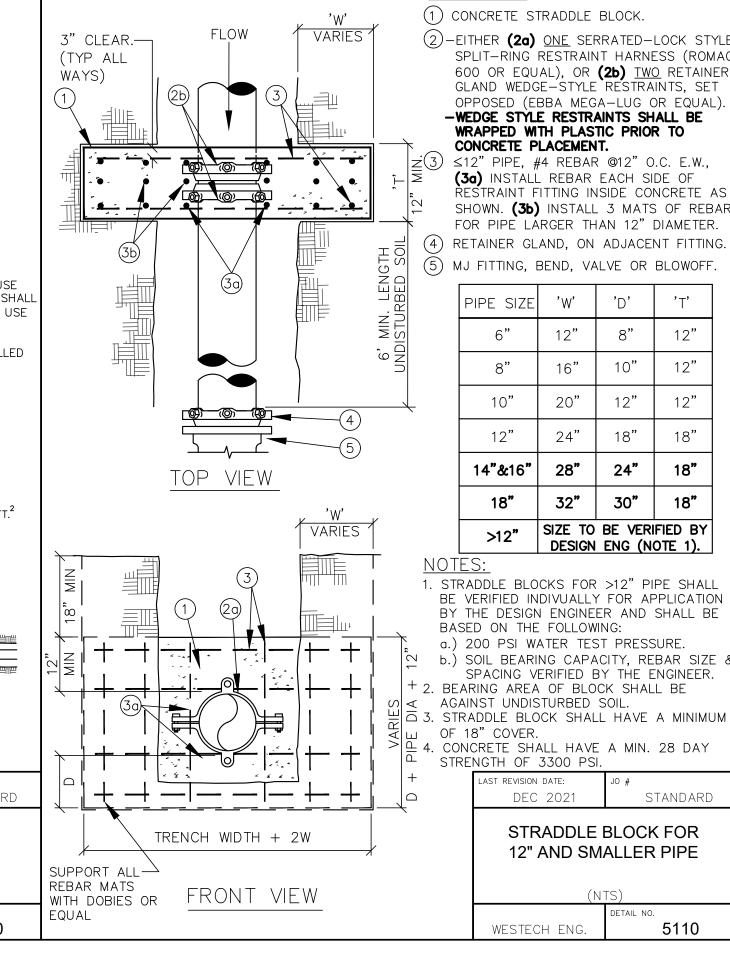


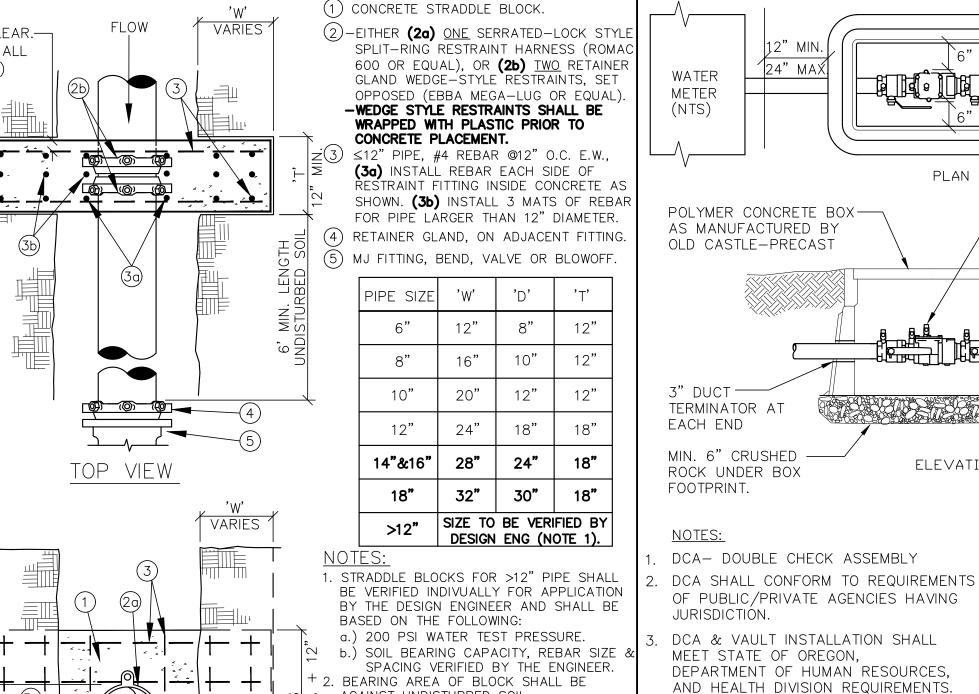






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DEC 2021

WESTECH ENG.

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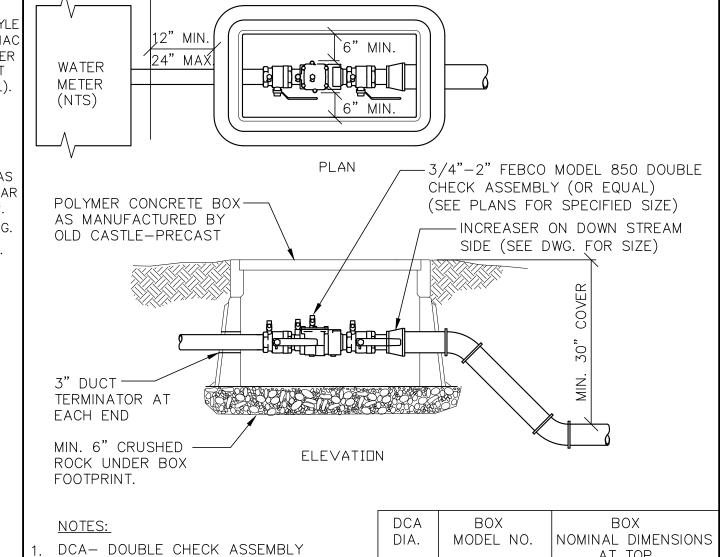
12" AND SMALLER PIPE

(NTS)

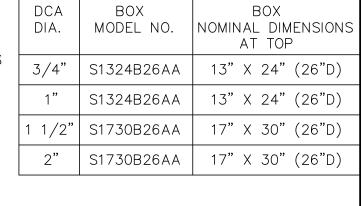
STANDARD

5110

MATERIALS



P/L OR WATER METER (SEE DWG. FOR LOCATION)



•	VERIFY ADEQUATE CLEARANCES FOR TESTING AND REPAIR.
	BRASS PLUGS SHALL BE INSTALLED IN TEST COC
	LOCK DOWN COVER WITH HEX HEAD BOLTS.

CONTRACTOR SHALL HAVE DCA TESTED

AND CERTIFIED PRIOR TO ACCEPTANCE

COVER SHALL READ "WATER"

BY OWNER.

DCA SHALL NOT BE INSTALLED IN AREAS SUBJECT TO VEHICLE TRAFFIC AND PEDESTRIAN SIDEWALK AREAS.

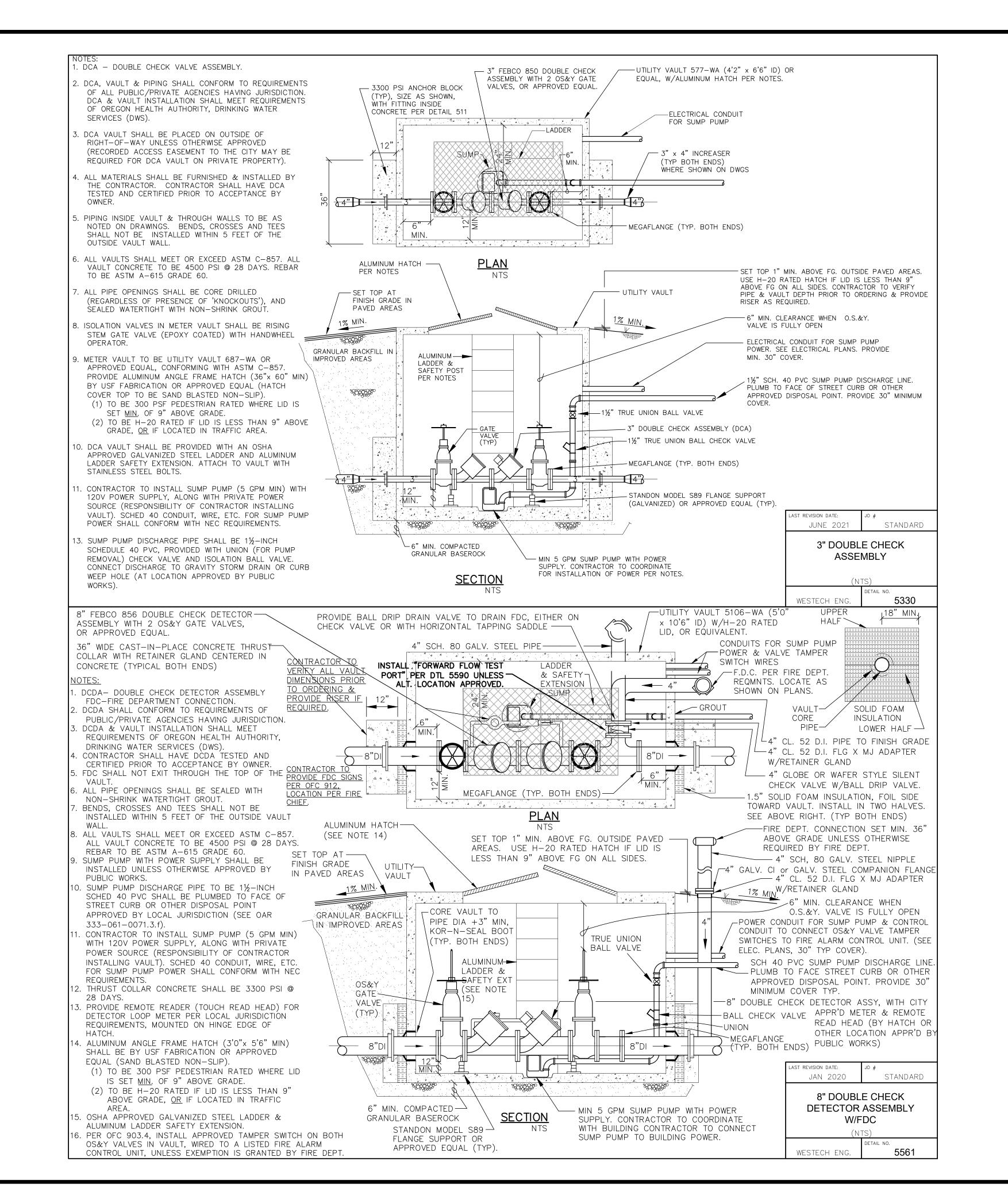
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DEC 2004 STANDARD						
2" AND SMALLER DOUBLE CHECK ASSEMBLY (NTS)						
(IN 13)						
WESTECH ENG. 5310						



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DRAWING

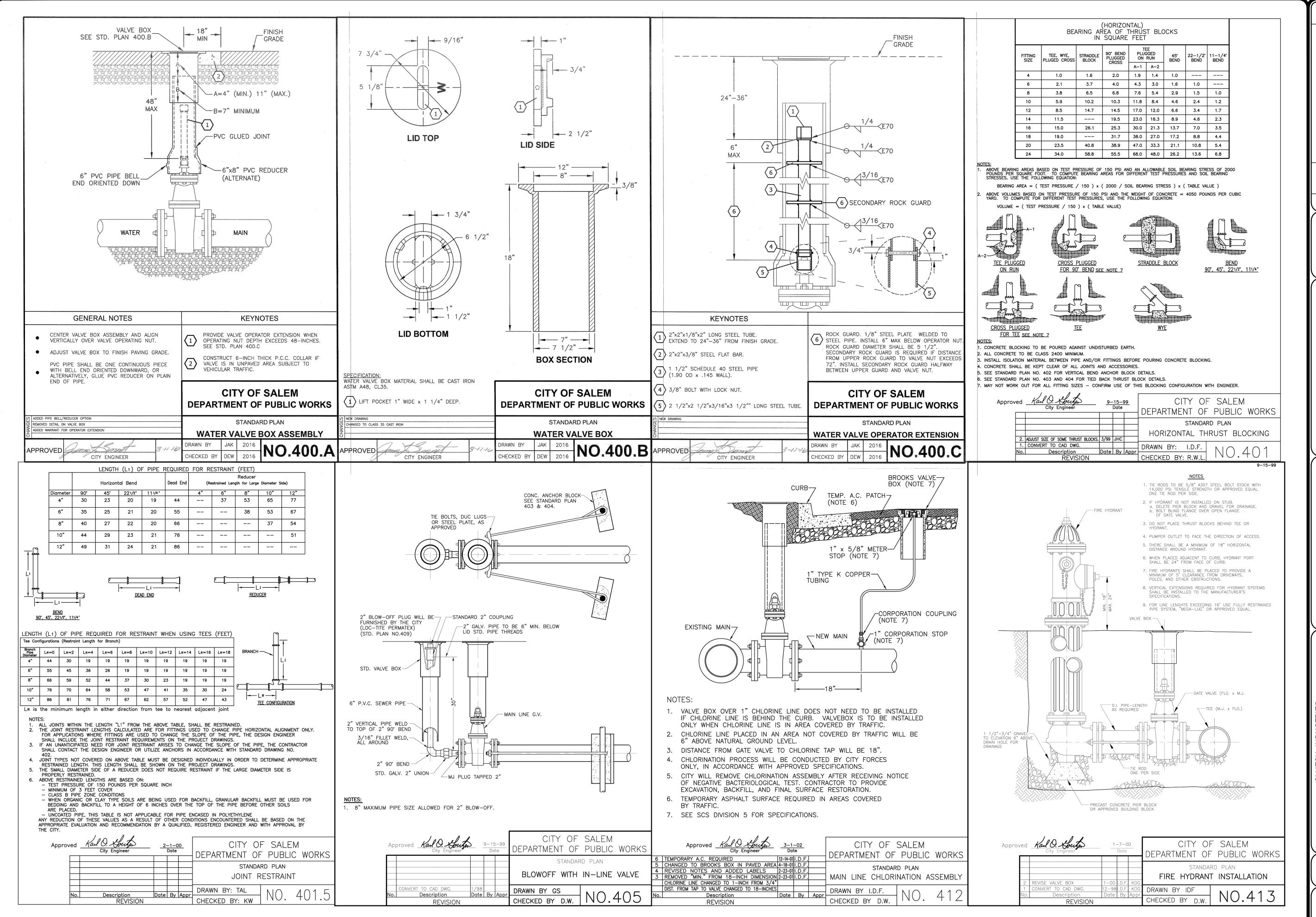
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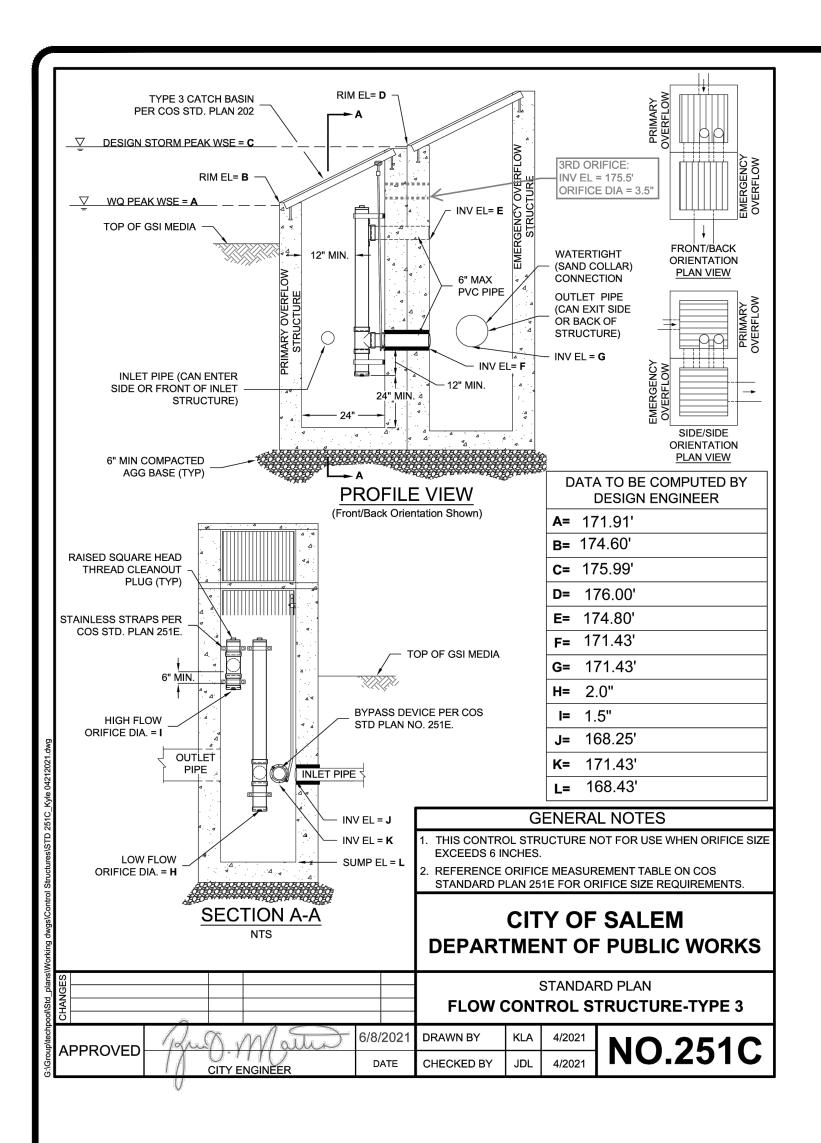


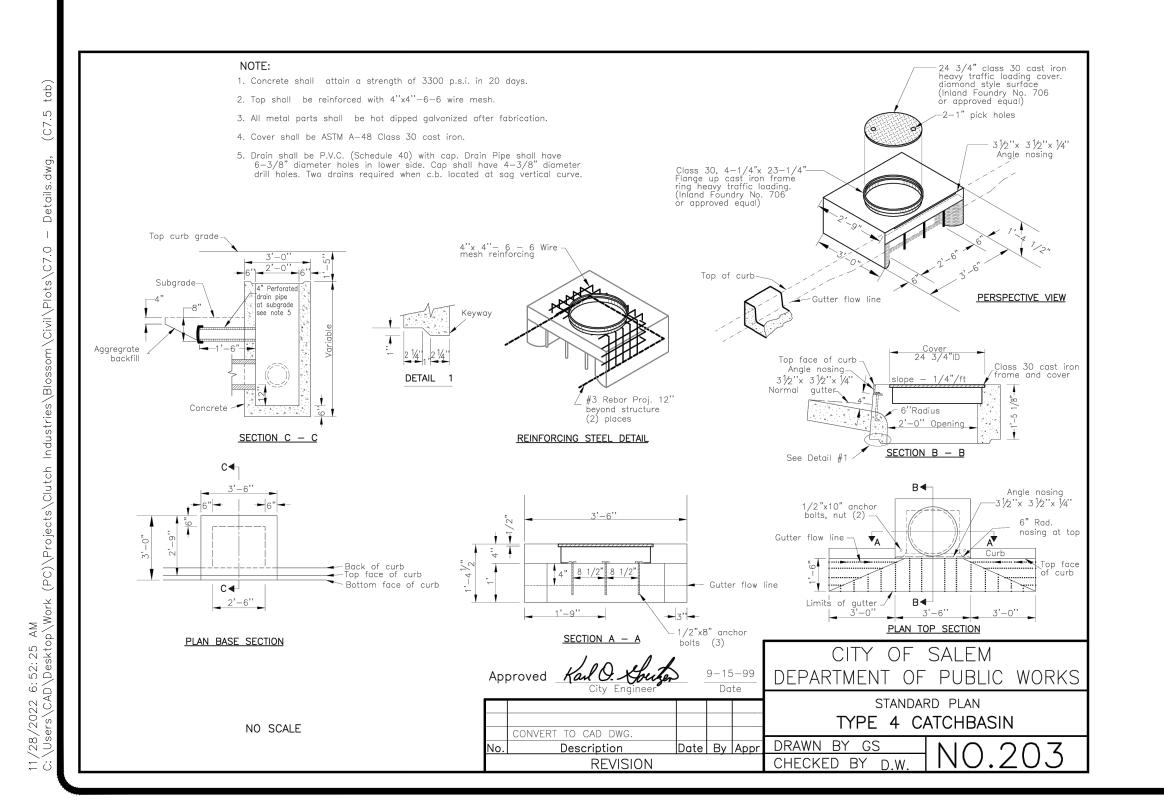
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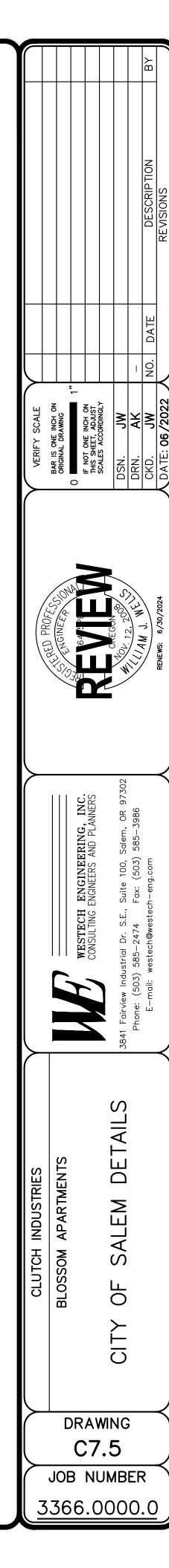
WESTECH ENGINES
CONSULTING ENGINEERS
Fairview Industrial Dr. S.E., Suite 100,

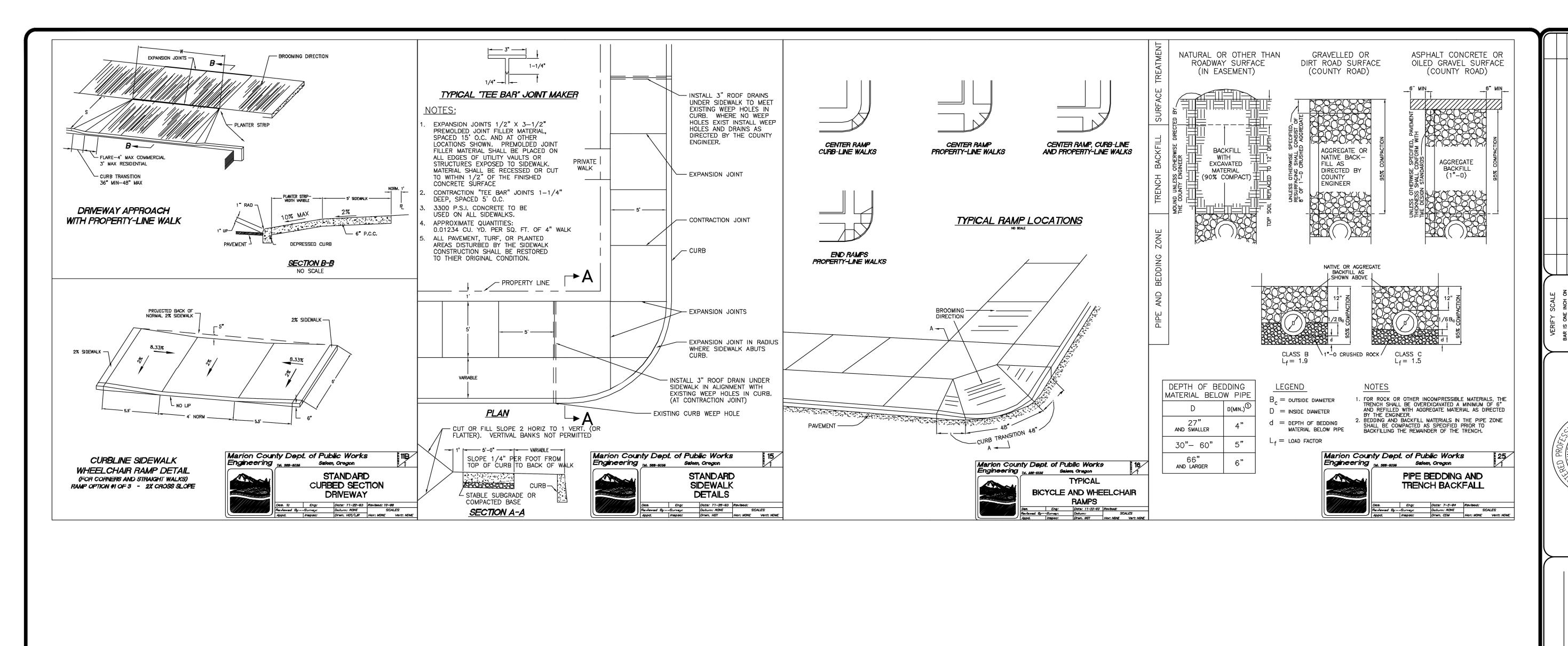
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SITY OF SALEM DETAILS

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WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
ILS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97.

BLOSSOM APARTMENTS

MARION COUNTY DETAILS

DRAWING C7.6

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