

SHEET NOTES

- THE SITE IS NOT IN PROXIMITY TO ANY MAPPED FEMA FLOODPLAINS OR PROTECTED RIPARIAN AREAS.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS REQUIRED FOR "LARGE PROJECTS" PER CITY OF SALEM DEVELOPMENT STANDARDS. WHERE INFEASIBLE TO TREAT WALKWAY RUNOFF, AN EQUIVALENT ROOF AREA WILL BE MANAGED. ADDITIONAL CALCULATIONS WILL BE PROVIDED IN SUBSEQUENT DESIGN SUBMITTALS.
- DRAINAGE FOR NEW FOUNDATIONS TO BE PROVIDED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND CONNECT TO BUILDING SUMP OR SITE GRAVITY SEWER WITH BACKFLOW VALVE.
- PROPOSED UTILITY LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE TO MEET PROJECT REQUIREMENTS.

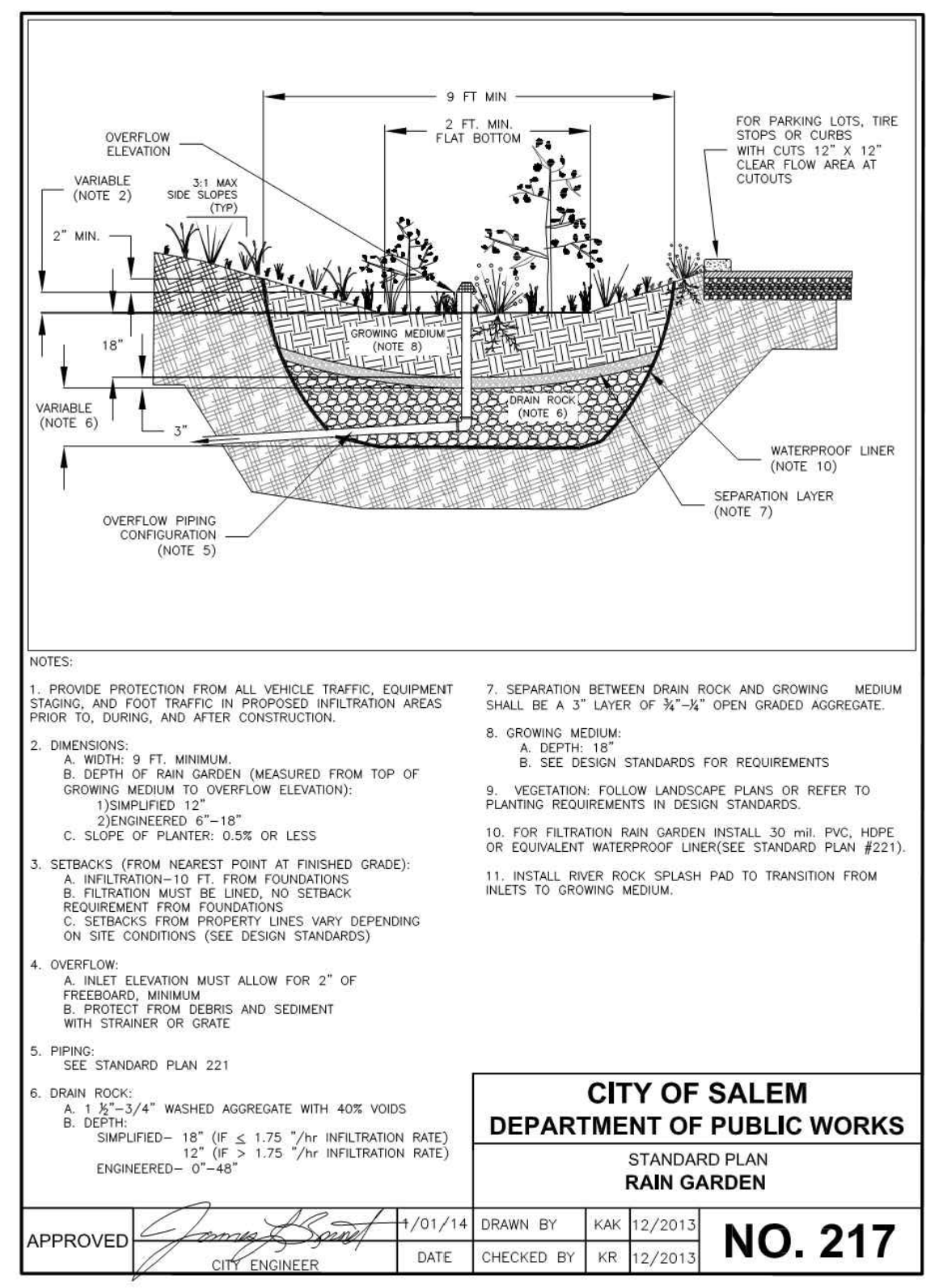
SHEET LEGEND

- PROPOSED SURFACE DRAINAGE DIRECTION
- EXISTING SURFACE DRAINAGE DIRECTION
- PROPOSED STORM LINE
- PROPOSED SEWER LINE
- CONVEYANCE SWALE
- PROPERTY LINE
NO CHANGE PROPOSED
- REMOVE UTILITY LINE
- EXISTING MANHOLE
- NEW STORMWATER INLET
- NEW STORMWATER CLEANOUT
- BACKWATER VALVE
- STORMWATER RAIN GARDEN

STORMWATER MANAGEMENT SUMMARY

- PURSUANT TO PWDS APPENDIX 4E: RUNOFF FROM THE NEW AND REPLACED IMPERVIOUS SURFACES FLOWS INTO TWO LOCATIONS THAT HAVE BEEN SET ASIDE FOR INSTALLATION OF GREEN STORM INFRASTRUCTURE (GSI) AND THE LOCATIONS HAVE A TOTAL AREA OF AT LEAST TEN PERCENT OF THE TOTAL NEW PLUS REPLACED IMPERVIOUS AREA.
- NEW+REPLACED IMPERVIOUS AREA = 10,000 SF
GSI AREA (APPROXIMATE) = 1,188 SF (11.9%)
- TREATMENT OF EXISTING ROOF AREA IS NOT REQUIRED, HOWEVER, ROOF AREA TREATMENT IS PROPOSED TO OFFSITE NEW+REPLACED IMPERVIOUS SITE AREA THAT IS OTHERWISE INFEASIBLE TO TREAT LOCALLY, SUCH AS WALKWAYS.
- MITIGATED PEAK FLOWS WILL BE CONTROLLED WITH ORIFICES TO LIMIT POST DEVELOPMENT PEAK FLOWS TO PRE DEVELOPMENT LEVELS FOR ALL REQUIRED DESIGN STORM INTERVALS. THE 10-YR PRELIMINARY PRE VS POST CALCULATION IS SHOWN BELOW FOR REFERENCE.
- PEAK FLOWS ARE DERIVED FROM SBH HYDROGRAPHS FOR EACH 24 HOUR DESIGN STORM.
- CALCULATIONS TO DEMONSTRATE COMPLIANCE OF WATER QUALITY AND FLOW CONTROL REQUIREMENTS AS DESCRIBED IN SRC CHAPTER 71 WILL BE PROVIDED IN SUBSEQUENT DESIGN SUBMITTALS.

FACILITY NAME - BASIN DESCRIPTION	TRIBUTARY IMPERVIOUS AREA (SF)	10-YR PRE DEV PEAK FLOW (CFS)	10-YR POST DEV PEAK FLOW - UNMITIGATED (CFS)	10-YR POST DEV PEAK FLOW - MITIGATED (CFS)
RAIN GARDEN A - PARTIAL ROOF AREA	6,500	0.05	0.23	<= 0.05
RAIN GARDEN B - SERVICE DRIVEWAY	3,500	0.03	0.11	<= 0.03



SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND/OAKLAND
SERADESIGN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

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REVISIONS
B LAND USE REV 2 02/03/23

CHECKED BY: NPMR
ISSUE DATE: 06/24/2022
PROJECT NO: 2101032

UTILITY PLAN

LU-C11

SITE PLAN REVIEW

CITY OF SALEM

DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN

RAIN GARDEN

NO. 217