Owner / Developer:

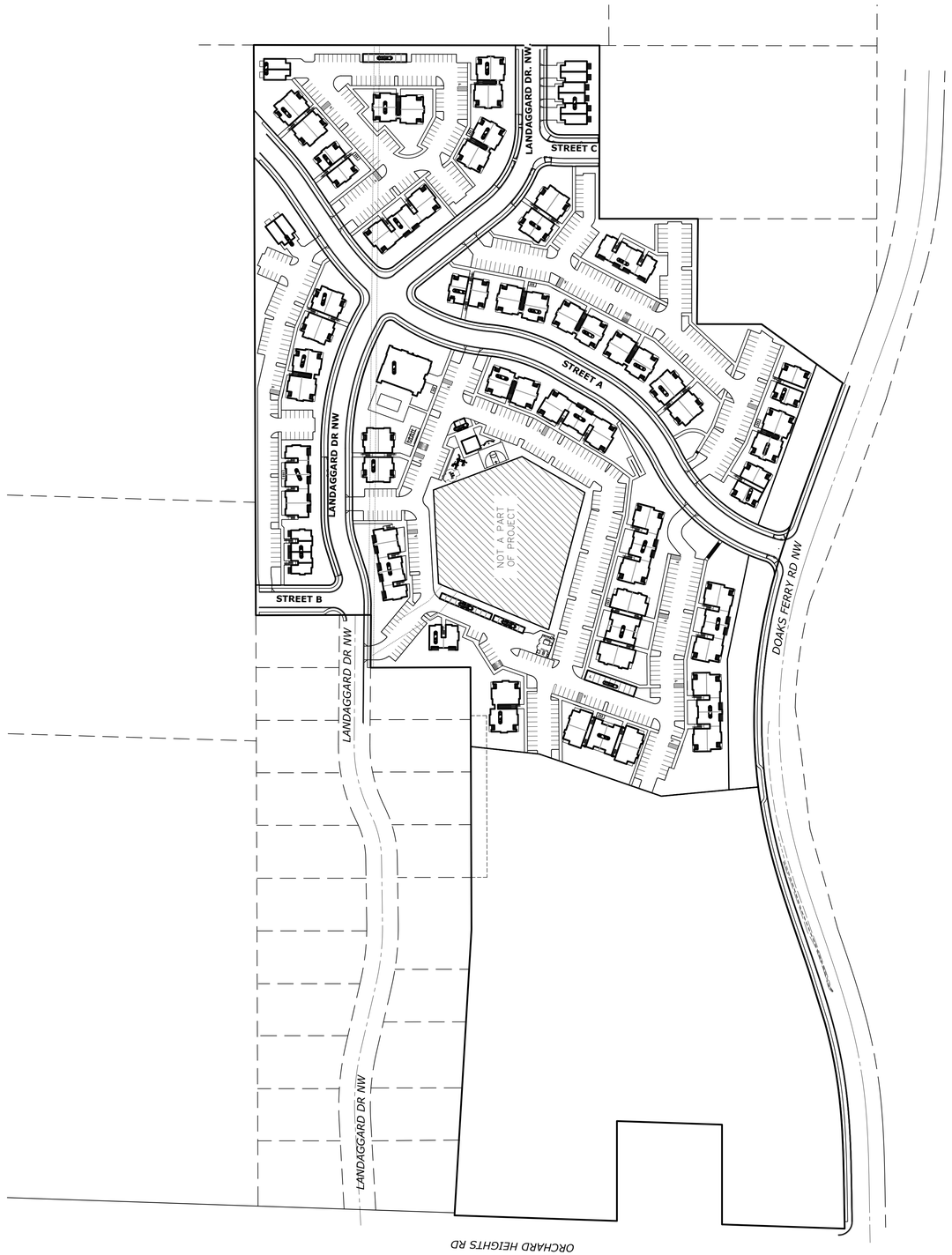
TITAN HILL PROPERTY LLC.

3425 BOONE ROAD SE
SALEM, OREGON 97317

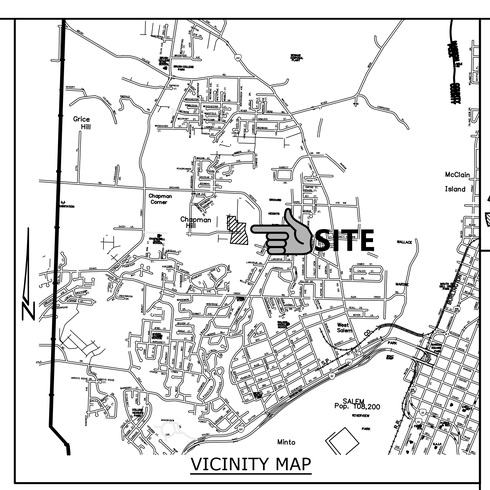
TITAN HILL APARTMENTS

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

T.B.M. 429.76
2" BRASS CAP STAMPED POLK COUNTY SURVEY MONUMENT NO. 200428 DATED 1984. LOCATED ON CENTERLINE ORCHARD HEIGHTS ROAD.



N
W E
S
0' 120'
1 INCH
SCALE: 1" = 120'



VICINITY MAP

SHEET INDEX

SDR1	COVER SHEET
SDR2	EXISTING CONDITIONS AND DEMOLITION PLAN
SDR3	TREE CONSERVATION PLAN
SDR4	TREE CONSERVATION PLAN
SDR5	TREE CONSERVATION PLAN
SRD6	TREE CONSERVATION PLAN
SDR7	TREE CONSERVATION PLAN
SDR8	SITE PLAN SOUTH
SDR9	SITE PLAN NORTH
SDR10	OPEN SPACE PLAN SOUTH
SDR11	OPEN SPACE PLAN NORTH
SDR12	LOT GRADING PLAN SOUTHEAST
SDR13	LOT GRADING PLAN SOUTHWEST
SDR14	LOT GRADING PLAN NORTHWEST
SDR15	LOT GRADING PLAN NORTH EAST
SDR16	UTILITY PLAN SOUTHEAST
SDR17	UTILITY PLAN SOUTHEAST
SDR18	UTILITY PLAN SOUTHWEST
SDR19	UTILITY PLAN NORTHWEST
SDR20	UTILITY PLAN NORTH EAST
SDR21	UTILITY PLAN SOUTH
SDR22	DETAIL SHEET

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

COVER SHEET

TITAN HILL APARTMENTS

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR1.COV

Design: M.D.G.
Drawn: M.K.D.
Proj'Mgr: J.J.G
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR1

ISSUE DATE: 02/15/2023

J:\6700-6799\6773-MidtownProperty\Dwg \p06773p.dwg SDR1-COV, 2/15/2023 1:47:41 PM, ABaldwin

SEE SHEET SDR3-SDR7 FOR TREE CONSERVATION PLAN

0' 80'
1 INCH
SCALE: 1" = 80'

EXIST. S.D. M.H. RIM NO SHOT INV. 10" (N) INV. 12" (E) INV. 10" (S)

EXIST. S.D. C.B. RIM 357.79 INV. 355.59 12" (E)

LANDAGGARD DR NW

EXIST. WAT. MAIN

EXIST. 10" S.D.

EXIST. S.D. C.B. RIM 357.79 INV. 356.14 6" (NW) INV. 354.04 12" (W) INV. 354.04 12" (S)

EXIST. S.D. C.B. RIM 356.71 INV. 354.91 12" (N) INV. 354.96 12" (S)

EXIST. DRWY TO BE REMOVED

EXIST. 30' ROADWAY EASMT. B. 66, P. 194 PCOR TO BE VACATED

EXIST. 10' EASMT. TO BE VACATED

EXIST. WAT. MAIN

NOT A PART OF PROJECT

EXIST. S.D. M.H. RIM 374.37 INV. 367.47 12" (W) INV. 367.27 12" (E)

EXIST. CITY OF SALEM EASMT. & S.O.F.

ORCHARD HEIGHTS RD

0'S 24' 1S1E3

EXIST. S.D. M.H. RIM 362.86 INV. 357.41 12" (W) INV. 358.11 16" (SW) INV. 356.86 18" (E) INV. 356.06 16" (N)

EXIST. S.D. C.B. RIM 360.97 INV. 357.52 12" (S)

EXIST. S.D. M.H. RIM 361.65 INV. 355.95 18" (W) INV. 356.35 12" (N) INV. 356.25 12" (S) INV. 355.85 12" (E)

EXIST. S.D. M.H. RIM 361.95 INV. 355.60 12" (N) INV. 355.15 18" (W) INV. 355.05 18" (E)

EXIST. S.D. C.B. RIM 361.30 INV. 357.35 12" (S)

0'S 18' 1S1E3 0.01 MH

EXIST. 30" CULV. INV. 272.04

MADRONA 18

EXIST. 18" D.I. WAT.

DOAKS FERRY RD NW

EXIST. S.D. M.H. RIM 368.30 INV. 353.60 18" (W) INV. 353.50 18" (E) INV. 352.75 10" (S)

EXIST. S.D. C.B. RIM 343.25 INV. 338.25 12" (E)

EXIST. 18" S.D.

EXIST. S.D. M.H. RIM 370.02 INV. 363.22 18" (W) INV. 363.12 18" (E) INV. 363.67 12" (N)

EXIST. S.D. M.H. RIM 353.57 INV. 346.62 18" (N) INV. 346.82 18" (S)

EXIST. S.D. M.H. RIM 343.96 INV. 336.11 18" (N) INV. 336.61 (E) INV. 336.31 18" (S) INV. 336.56 (W)

EXIST. S.D. M.H. RIM 325.76 INV. 319.76 18" (N) INV. 319.91 18" (S)

ISSUE DATE: 02/15/2023

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

EXISTING CONDITIONS & DEMOLITION PLAN

TITAN HILL APARTMENTS

MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR2-XCOND

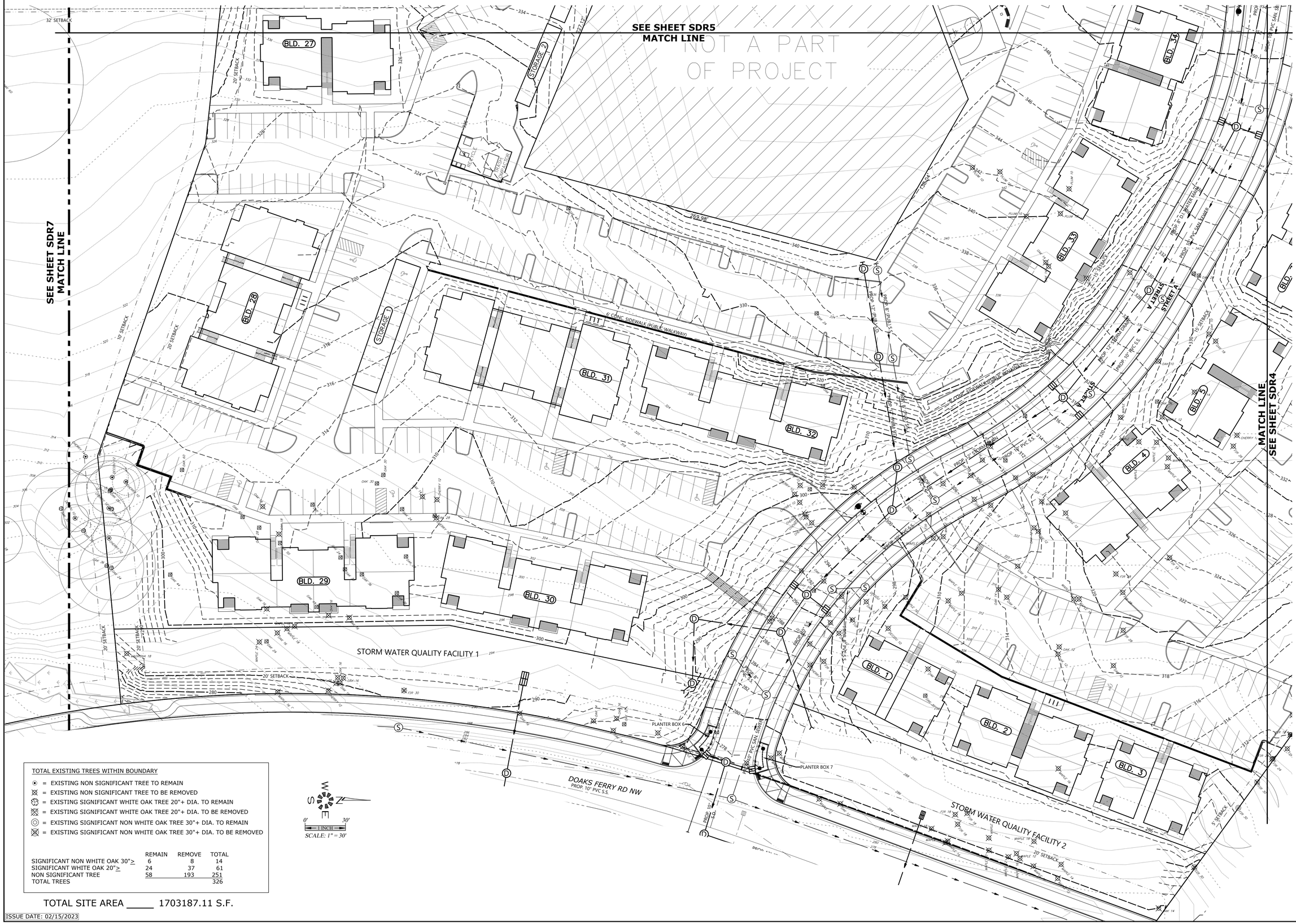
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1975
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR2

J:\6700-6799\6773-MckeownProperty\Dwg SDR2-XCOND 2/14/2023 1:48:04 PM JMahlen



TOTAL EXISTING TREES WITHIN BOUNDARY

- ⊙ = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊠ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ⊙ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ◎ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30">	6	8	14
SIGNIFICANT WHITE OAK 20">	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA _____ 1703187.11 S.F.

ISSUE DATE: 02/15/2023

J:\6700-6799\6771-Wildwell\Property\Dwg_v20\6773sdrwg SDR3-TREE, 2/16/2023 1:48:18 PM, ABaldwin

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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR3-TREE

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR3

TOTAL EXISTING TREES WITHIN BOUNDARY

- ⊙ = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊠ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ⊛ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ◎ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30">=	6	8	14
SIGNIFICANT WHITE OAK 20">=	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA _____ 1703187.11 S.F.

ISSUE DATE: 02/15/2023

J:\6700-6799\6773 Midtown Property\Dwg s\SDR7Tip.dwg SDR4-TREE, 2/14/2023 1:48:38 PM, ABaldwin

MULTI/TECH
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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR4-TREE

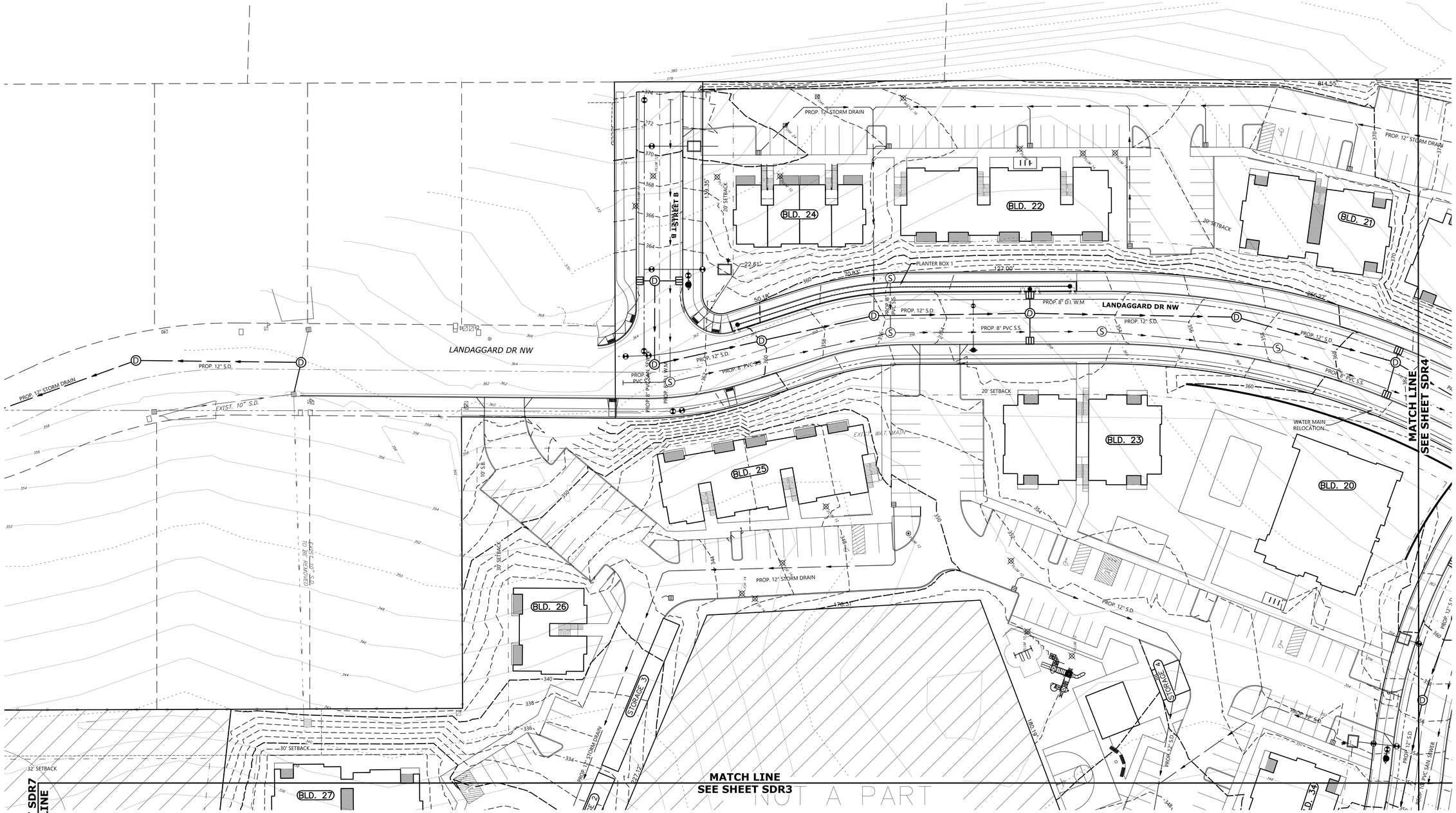
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1978
MARK D. GRENZ

EXPIRES: 06-30-2023

JOB # 6773

SDR4



TOTAL EXISTING TREES WITHIN BOUNDARY

- ⊙ = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊠ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ◌ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ◎ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30"≥	6	8	14
SIGNIFICANT WHITE OAK 20"≥	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA _____ 1703187.11 S.F.

0' 30'
1 INCH
SCALE: 1" = 30'

ISSUE DATE: 02/15/2023

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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773b SDR5-TREE

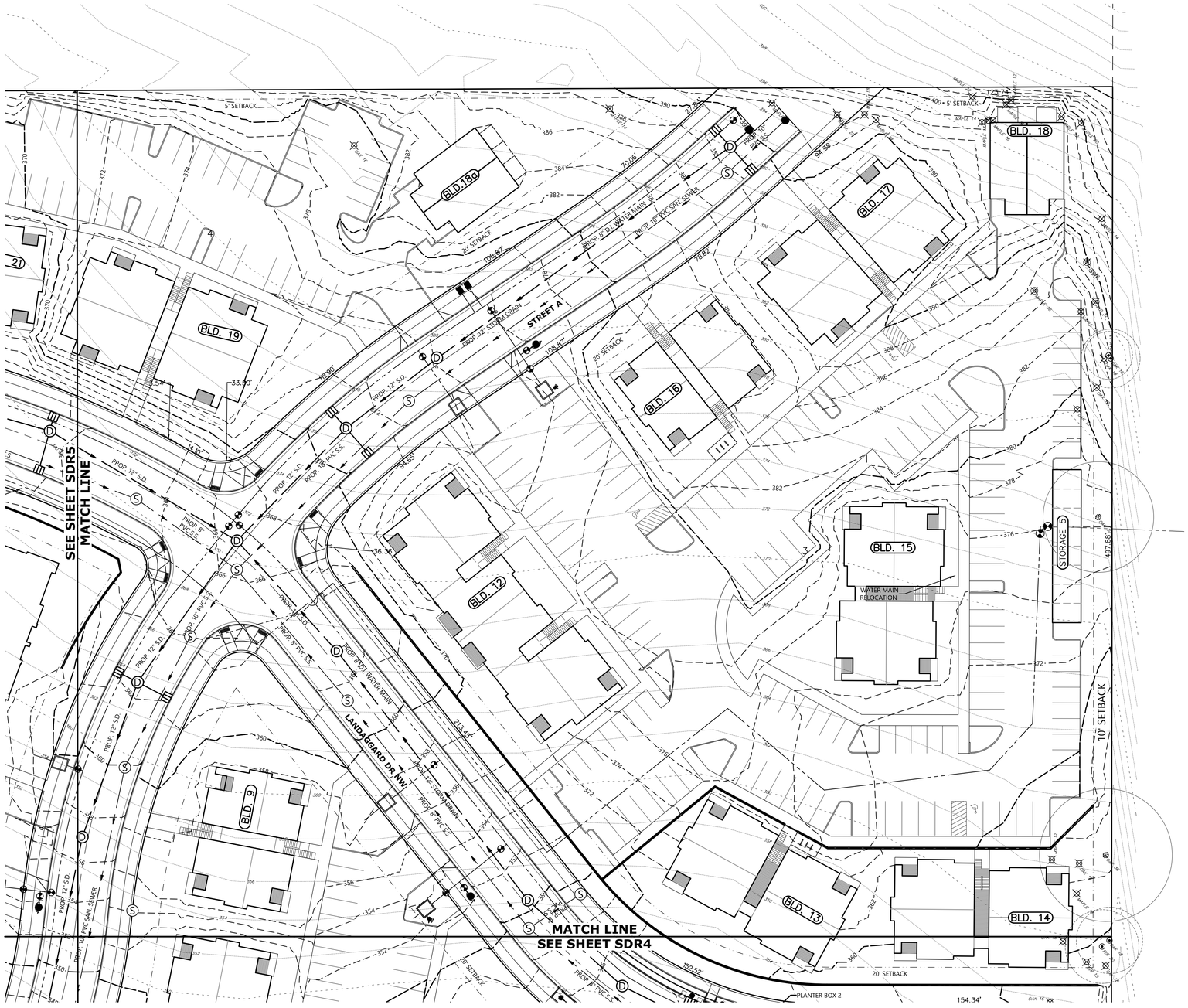
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR5

J:\6700-6799\6773-Middleton\Property\Dwg \6773p.dwg SDR5-TREE, 2/15/2023 1:48:46 PM, MDeVeen



TOTAL EXISTING TREES WITHIN BOUNDARY

- ⊙ = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊠ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ⊛ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ◎ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30"≥	6	8	14
SIGNIFICANT WHITE OAK 20"≥	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA _____ 1703187.11 S.F.

ISSUE DATE: 02/15/2023

I:\6700-6799\6773 Modular\Property\Dwg s\SDR7\SpDwg SDR6-TREE, 2/14/2023 1:48:59 PM, ABaldwin

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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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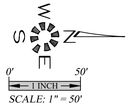
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR6-TREE
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR6



TOTAL EXISTING TREES WITHIN BOUNDARY

- ⊙ = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊠ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
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- ⊠ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
- ◎ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
- ⊠ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30">	6	8	14
SIGNIFICANT WHITE OAK 20">	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA ____ 1703187.11 S.F.

ISSUE DATE: 02/15/2023

J:\6700-6799\6773 Mickawe Property\Dwg \6773Dsgn.dwg SDR7-TREE, 2/16/2023 1:49:11 PM, AlbAlbein

MULTI/TECH
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TREE CONSERVATION PLAN

TITAN HILL APARTMENTS

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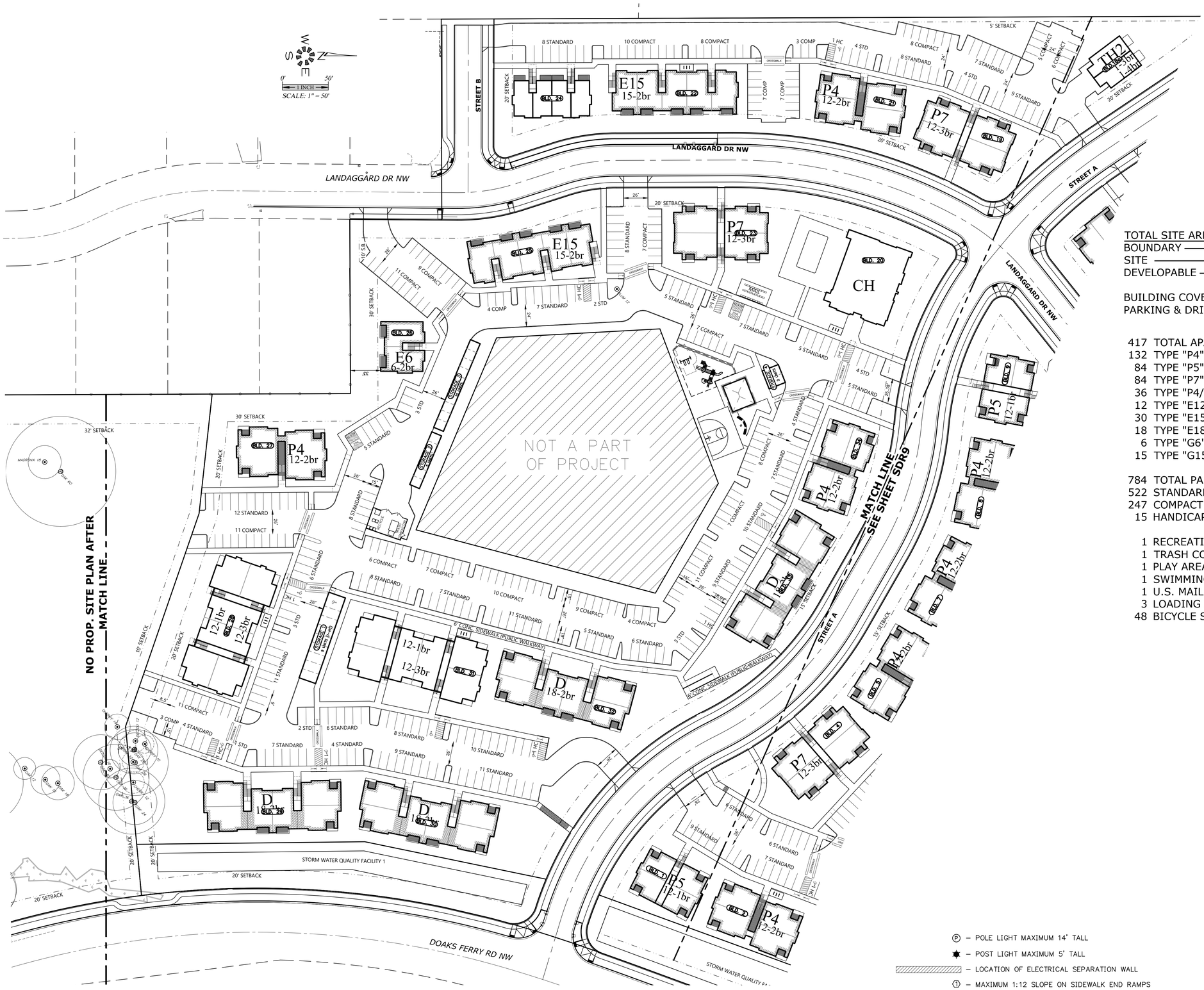
6773g SDR7-TREE

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR7



TOTAL SITE AREAS
BOUNDARY ——— 1,599,598 S.F.
SITE ——— 1,599,598 S.F.
DEVELOPABLE ——— 1,599,598 S.F.

BUILDING COVERAGE —— 213,389.08 S.F. (19%)
PARKING & DRIVEWAY — 296,056.69 S.F. (26%)

417 TOTAL APARTMENT UNITS
132 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
84 TYPE "P5" 1-Bd, 1-Ba (735 S.F.) UNITS
84 TYPE "P7" 3-Bd, 2-Ba (1200 S.F.) UNITS
36 TYPE "P4/E" 2-Bd, 2-Ba (3-1037 S.F.) (12-1050 S.F.) UNITS
12 TYPE "E12" 2-Bd, 2'Ba (6-1067 S.F.) (6-1037 S.F.) UNITS
30 TYPE "E15" 2-BD, 2-BA (3- 1067 S.F.) (12-1037 S.F.) UNITS
18 TYPE "E18" 2-BD, 2-BA (6-1067 S.F.) (12-1037 S.F.) UNITS
6 TYPE "G6" 3-BD, 2-BA (1237 S.F.) UNITS
15 TYPE "G15" 3-Bd, 2-Ba (6-1237 S.F.) (9-1216 S.F.) UNITS

784 TOTAL PARKING STALLS
522 STANDARD STALLS
247 COMPACT STALLS
15 HANDICAP STALLS

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
1 PLAY AREA
1 SWIMMING POOL (22'x42')
1 U.S. MAIL BOX AREA
3 LOADING ZONES
48 BICYCLE SPACES

Ⓟ – POLE LIGHT MAXIMUM 14' TALL
✸ – POST LIGHT MAXIMUM 5' TALL
– LOCATION OF ELECTRICAL SEPARATION WALL
① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
– 8 BICYCLE SPACES

✻ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

ADA HANDICAP ACCESSIBLILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1

ISSUE DATE: 02/15/2023

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www.mtengineering.net office@mtengineering.net

SITE PLAN SOUTH

TITAN HILL APARTMENTS

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

6773p SDR8-SITE
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1975
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR8

I:\6700-6799\6773-McKeanProperty\Dwg \SDR8\6773p.dwg SDR8-SITE, 2/14/2023 1:49:25 PM, AlBaldwin

TOTAL SITE AREAS
BOUNDARY ———— 1,599,598 S.F.
SITE ———— 1,599,598 S.F.
DEVELOPABLE ——— 1,599,598 S.F.

BUILDING COVERAGE —— 213,389.08 S.F. (19%)
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18 TYPE "E18" 2-BD, 2-BA (6-1067 S.F.) (12-1037 S.F.) UNITS
6 TYPE "G6" 3-BD, 2-BA (1237 S.F.) UNITS
15 TYPE "G15" 3-Bd, 2-Ba (6-1237 S.F.) (9-1216 S.F.) UNITS

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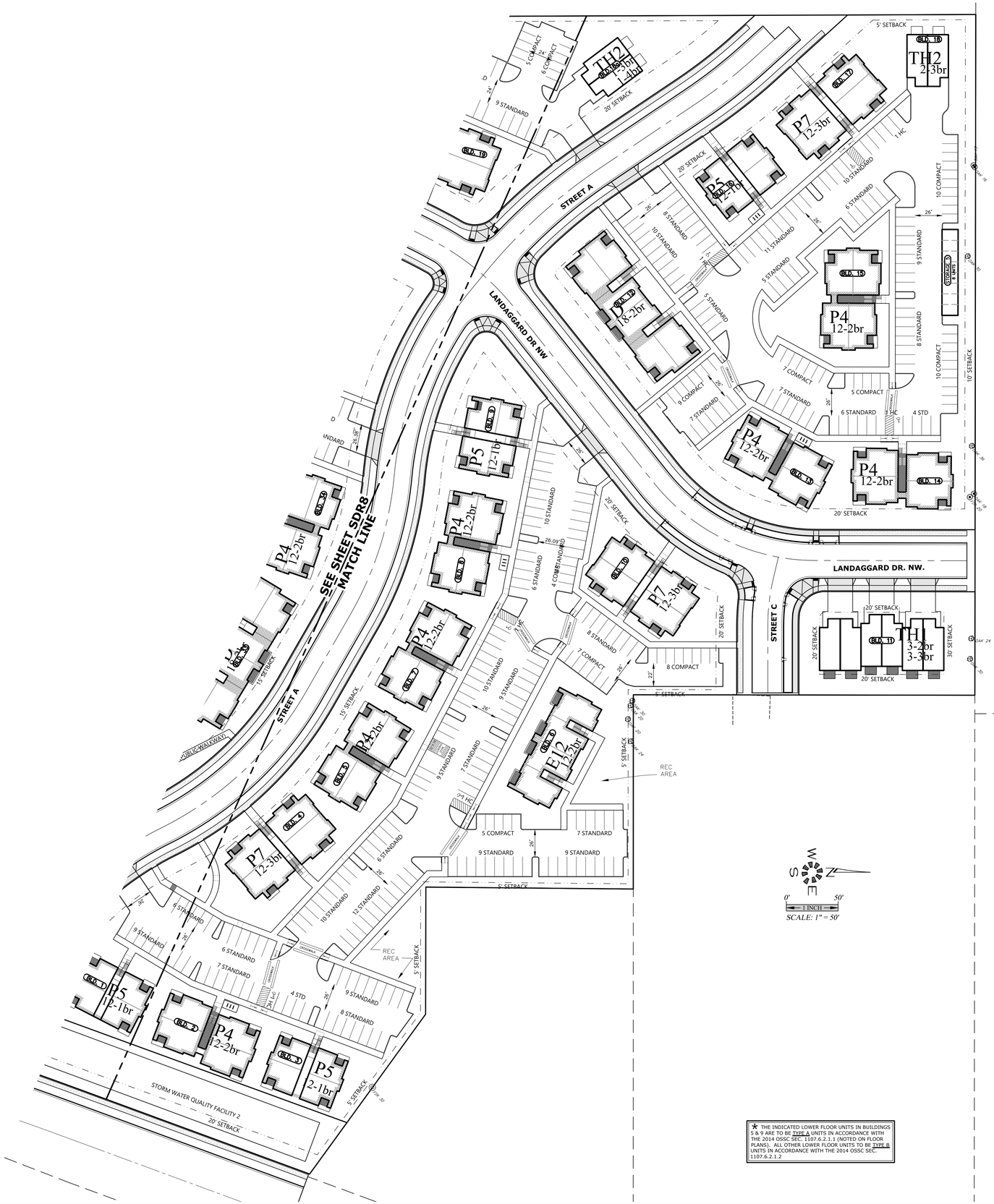
247 COMPACT STALLS
15 HANDICAP STALLS

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
1 PLAY AREA
1 SWIMMING POOL (22'x42')
1 U.S. MAIL BOX AREA
3 LOADING ZONES
48 BICYCLE SPACES

Ⓟ – POLE LIGHT MAXIMUM 14' TALL
✸ – POST LIGHT MAXIMUM 5' TALL
▨ – LOCATION OF ELECTRICAL SEPARATION WALL
① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
– 8 BICYCLE SPACES

ADA HANDICAP ACCESSIBLILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1



✶ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

ISSUE DATE: 02/15/2023

F:\6700-6799\6773-Middleton\Property\Dwg \6773p.dwg SDR9_SITE_2-15-2023 1:49:34 PM_dfallstein

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

SITE PLAN NORTH

TITAN HILL APARTMENTS

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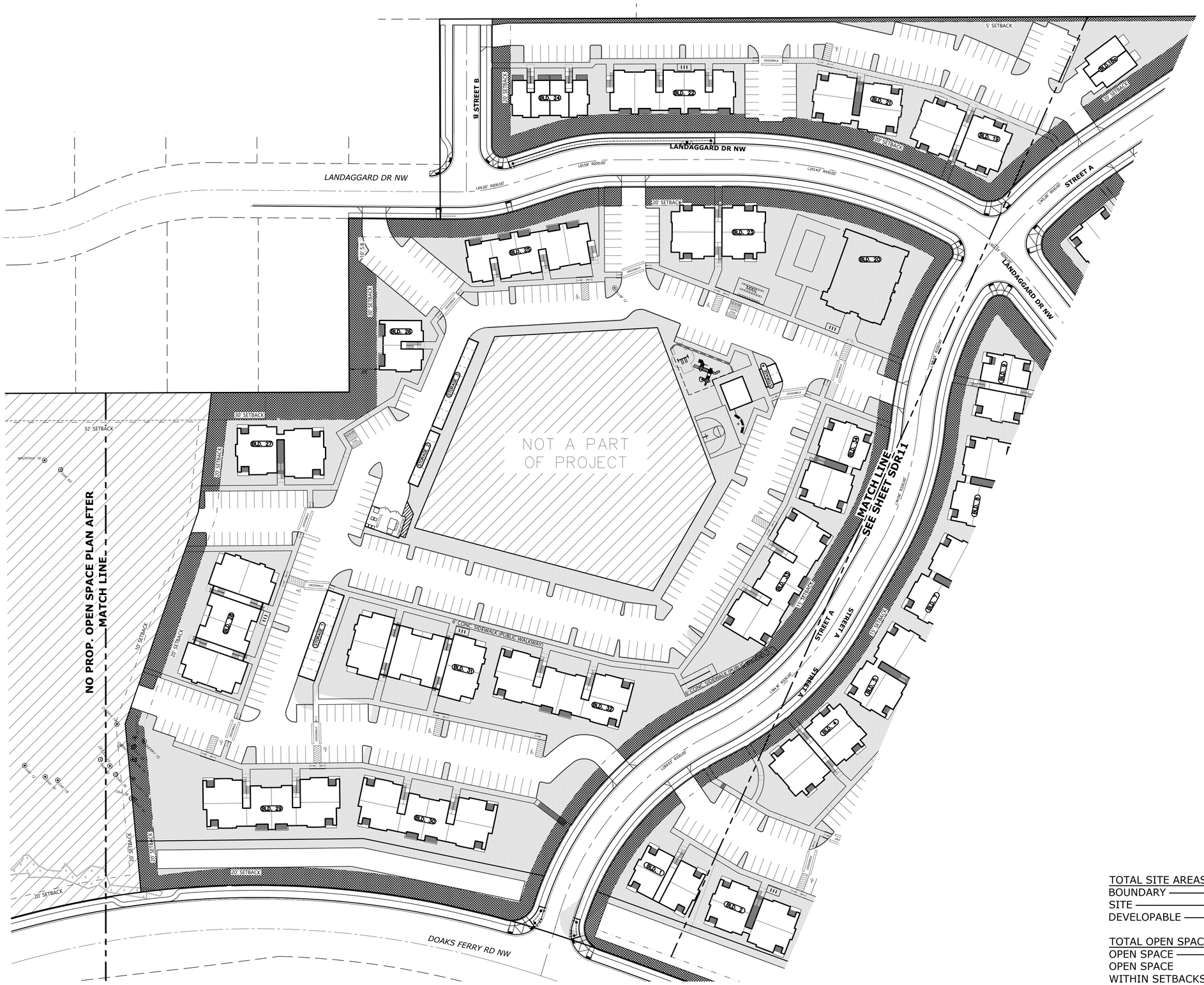
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR9-SITE
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1976
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR9



COMMON OPEN SPACE

COMMON OPEN SPACE W/IN BUILDING SETBACKS

SCALE: 1" = 50'

TOTAL SITE AREAS

BOUNDARY	1,599,598 S.F.
SITE	1,599,598 S.F.
DEVELOPABLE	1,599,598 S.F.

TOTAL OPEN SPACE

OPEN SPACE	420,819.53 S.F. (26%)
OPEN SPACE WITHIN SETBACKS	133,961.38 S.F. (08%)
PRIVATE SPACE (GROUND FLOOR PATIOS)	14,477.76 S.F.
TOTAL LANDSCAPE	331,108.46 S.F. (29%)
INTERIOR PARKING LOT LANDSCAPING	18,208.63 S.F.

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OPEN SPACE PLAN

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR10-OS

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR10

ISSUE DATE: 02/15/2023

I:\6700-6799\6773-McKeownProperty\Dwg\6773pSite SDR10 OS 2-16-2023 1:49:50 PM AlbaBenn

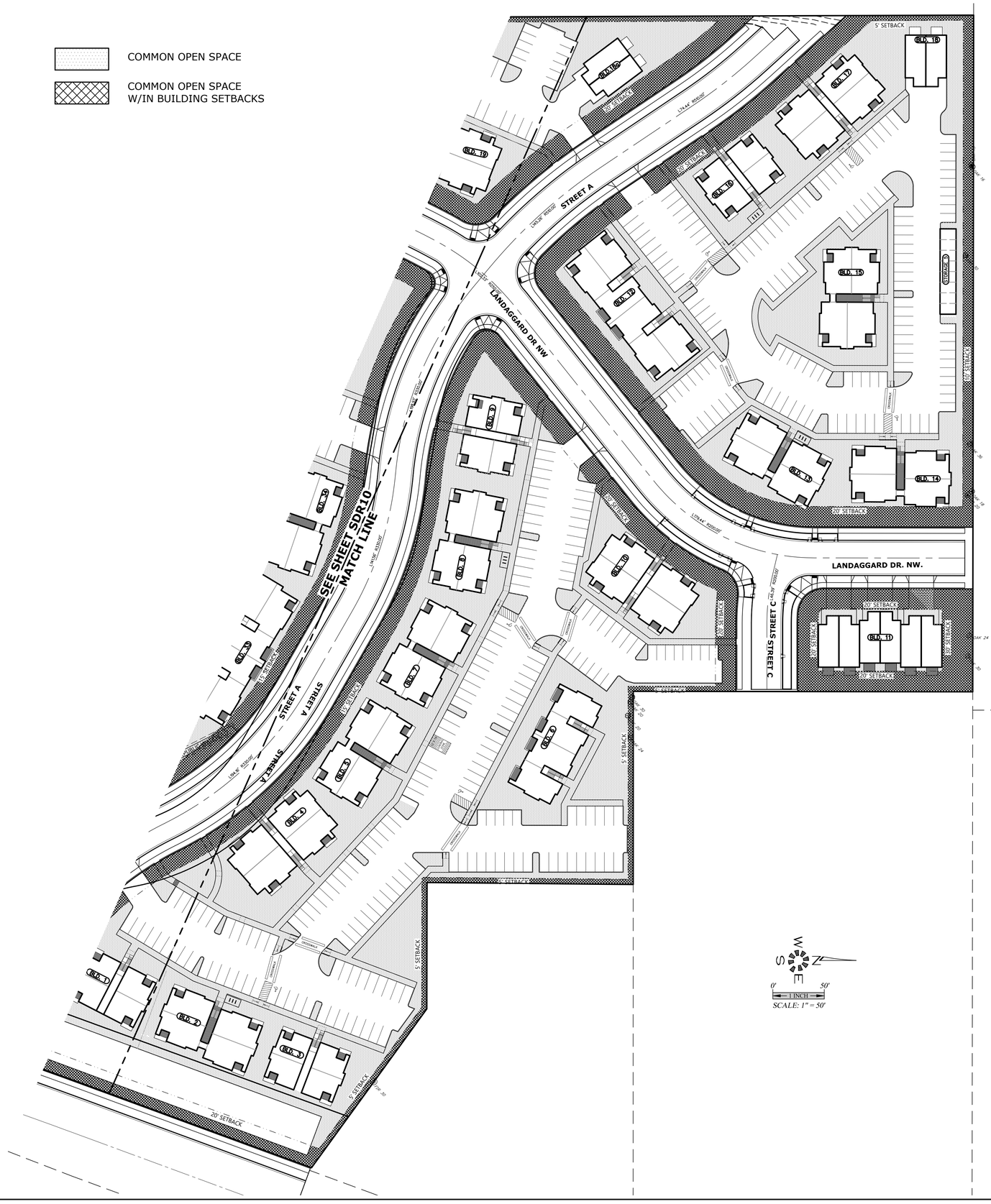
TOTAL SITE AREAS
BOUNDARY ——— 1,599,598 S.F.
SITE ——— 1,599,598 S.F.
DEVELOPABLE ——— 1,599,598 S.F.

TOTAL OPEN SPACE
OPEN SPACE ——— 420,819.53 S.F. (26%)
OPEN SPACE
WITHIN SETBACKS ——— 133,961.38 S.F. (08%)
PRIVATE SPACE
(GROUND FLOOR PATIOS) ——— 14,477.76 S.F.

TOTAL LANDSCAPE 331,108.46 S.F. (29%)
INTERIOR PARKING LOT LANDSCAPING —— 18,208.63 S.F.

COMMON OPEN SPACE

COMMON OPEN SPACE
W/IN BUILDING SETBACKS



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OPEN SPACE PLAN

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773p SDR11-OS

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1975
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR11

ISSUE DATE: 02/15/2023

J:\6700-6799\6771-MckayreProperty\Dwg s\SDR77\Dwg\ SDR11-OS, 2/16/2023 10:01 PM, AlbaVern

ISSUE DATE: 02/15/2023

NO PROP. GRADING AFTER
MATCH LINE

SDR12	JOB # 6773	EXPIRES: 12-30-2023	6773p SDR12-GRD SE Design: M.D.G. Drawn: M.K.D. Checked: J.J.G Date: OCT. 2019 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**TITAN HILL APARTMENTS** **LOT GRADING PLAN SOUTHEAST**

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LOT GRADING PLAN SOUTHWEST

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773s SDR13-GRD.SW

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1976
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR13

NOT A PART OF PROJECT

STREET B
LANDAGGARD DR NW
STREET A
LANDAGGARD DR NW

BLD. 24 FF 371.75 FF 370.25
BLD. 22 FF 368.50 FF 366.25 FF 366.25
BLD. 21 FF 369.50
BLD. 19 FF 375.25
BLD.180 FF 381.00
BLD. 16 FF 384.70
BLD. 12 BFF 367.25 FF 377.25 BFF 369.20 FF 379.20
BLD. 25 FF 348.50 FF 346.00 FF 350.00
BLD. 23 FF 355.50
BLD. 20 DECK F. 356.00 FF 356.25
BLD. 9 FF 358.50
BLD. 8 FF 351.00
BLD. 34 FF 350.50
BLD. 10 FF 347.00
BLD. 26
STORAGE 3
STORAGE 2
STORAGE
CROSSWALK

SCALE: 1" = 30'

ISSUE DATE: 02/15/2023

I:\6700-6799\6773-Midlawn\Property\Dwg \6773p.dwg SDR13-GRD.SW, 2/15/2023 1:59:25 PM, MBallein

ISSUE DATE: 02/15/2023

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LOT GRADING PLAN NORTHWEST

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773P SDR14 GRD NW

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

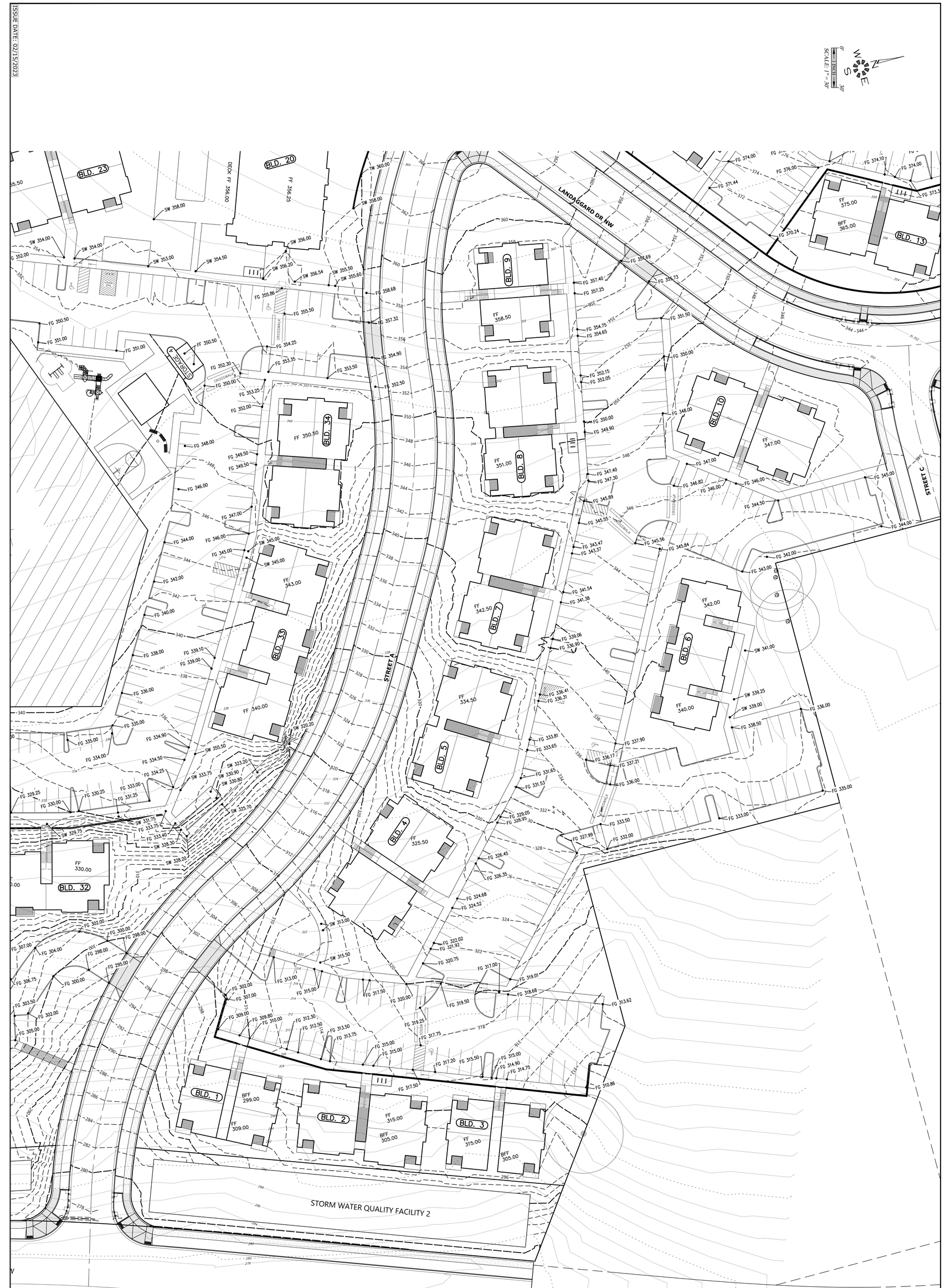
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR14

I:\6700-6799\6773 Meadow Property\Dwg \6773P1Tp.dwg, SDR14 GRD NW, 2/14/2023 1:50:14 PM, JMeldrum

ISSUE DATE: 02/15/2023



SDR15

JOB # 6773

EXPIRES: DEC. 30, 2023

OREGON JULY 14, 1995 MARK D. KNOX 79322PE REGISTERED PROFESSIONAL ENGINEER

6773p SDR15GRD NE

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

TITAN HILL APARTMENTS

LOT GRADING PLAN NORTHEAST

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SEE SHEET SDR17
MATCH LINE

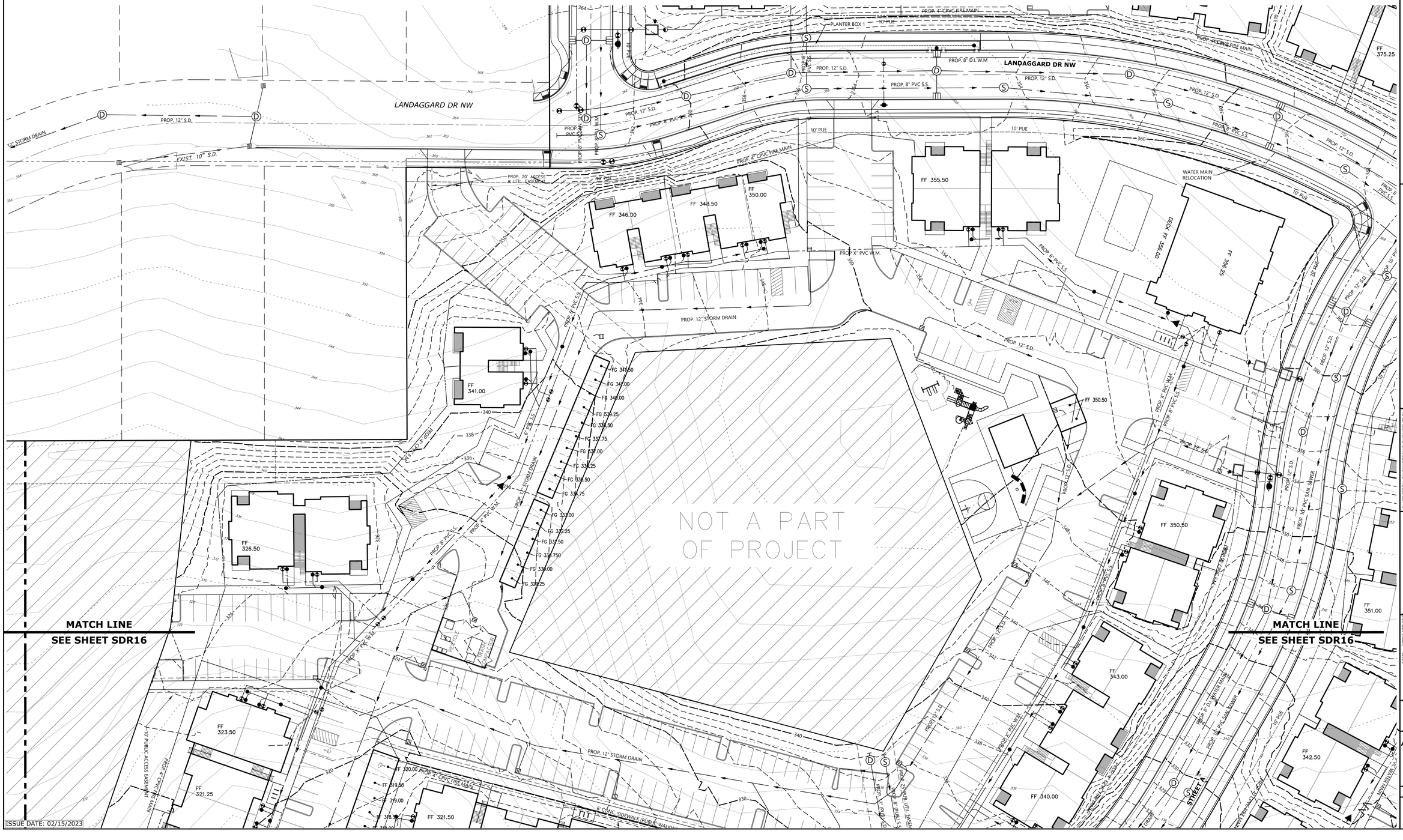
SEE SHEET SDR17
MATCH LINE

SEE SHEET SDR21
MATCH LINE

OF PROJECT

FF 326.50
FF 323.50
FF 321.25
FF 318.75
FF 321.50
BFF 311.50
FF 324.00
BFF 314.00
BFF 315.00
BFF 320.00
FF 330.00
FG 332.25
FG 331.50
FG 334.750
FG 338.00
FG 329.25
FF 343.00
FF 340.00
FF 351.00
FF 342.50
FF 334.50
FF 325.50
BFF 302.75
FF 313.75
BFF 301.75
FF 311.75
BFF 301.00
FF 311.00
BFF 298.50
FF 308.50
BFF 299.00
FF 309.00
FF 315.00
BFF 305.00
FF 315.00
BFF 305.00

PROP. 12" STORM DRAIN
PROP. 8" PVC S.S.
PROP. X" PVC WATER MAIN
PROP. 12" S.D.
PROP. 4" CPVC FIRE MAIN
PROP. 10" PVC SAN. SEWER
PROP. 10" PVC S.S.
EXIST. 18" D.I. W.A.T.
PROP. 12" STORM DRAIN
PROP. 4" PVC F.M.
STORM WATER QUALITY FACILITY 1
STORM WATER QUALITY FACILITY 2
PLANTER BOX 6
PLANTER BOX 7
10' PUE
16' PUBLIC ACCESS EASEMENT
PROP. 25' PUB UTIL EASEMENT
PROP. 8" PUBLIC S.D.
PROP. 8" PUBLIC W.M.
PROP. 12" PUBLIC S.D.
PROP. 8" PVC S.S.
PROP. 8" D.I. WATER MAIN
PROP. 8" PVC SAN. SEWER
PROP. 10" PVC S.S.
PROP. 12" PVC S.S.
PROP. 12" S.D.
PROP. 8" PVC W.M.
PROP. X" PVC. W.M.
PROP. X" PVC WATER MAIN
PROP. 12" STORM DRAIN
PROP. 10" PVC S.S.
PROP. 12" PVC S.S.
PROP. 8" PVC S.S.
PROP. 10" PVC SAN. SEWER
PROP. 4" CPVC FIRE MAIN
PROP. 12" STORM DRAIN
PROP. 10" S.D.
PROP. 12" STORM DRAIN
PROP. 12" S.D.
PROP. 10" PVC SAN. SEWER
PROP. 8" D.I. WATER MAIN
PROP. 12" STORM DRAIN
PROP. 10" PVC S.S.
PROP. 12" PVC S.S.
PROP. 8" PVC S.S.
PROP. 12" S.D.
PROP. 10" PVC S.S.
PROP. 12" STORM DRAIN
PROP. 12" S.D.
PROP. 8" PVC W.M.
PROP. 8" PVC S.S.
PROP. X" PVC. W.M.
PROP. 12" S.D.
PROP. 8" PVC S.S.
PROP. 4" CPVC FIRE MAIN
PROP. X" PVC WATER MAIN
PROP. 12" STORM DRAIN
PROP. 10" S.D.
PROP. 12" STORM DRAIN
PROP. 12" S.D.
PROP. 10" PVC SAN. SEWER
PROP. 10" PVC S.S.
EXIST. 18" D.I. W.A.T.
PROP. 12" S.D.
PROP. 12" STORM DRAIN
OUTLET TO RIVER
DOAKS FERRY RD NW
PROP. 10" PVC S.S.
STREET A
10' PUE
16' PUBLIC ACCESS EASEMENT
PROP. 8" CPVC F.M.
PROP. X" PVC WATER MAIN
PROP. 8" CPVC F.M.
PROP. 4" CPVC FIRE MAIN
PROP. X" PVC WATER MAIN
PROP. 4" PVC F.M.
PROP. 4" CPVC FIRE MAIN
PROP. 8" CPVC F.M.
PROP. 4" CPVC FIRE MAIN
PROP. 4" CPVC FIRE MAIN
PROP. 4" CPVC FIRE MAIN



ISSUE DATE: 02/15/2023

J:\6700-6799\6773-MidtownProperty\Dwg. s\SDR17-Utls.SE.W. 2/16/2023 15:13 PM. ABellein

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ENGINEERING SERVICES, INC.
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PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

UTILITY PLAN SOUTH EAST

TITAN HILL APARTMENTS

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6773p SDR17-UTIL SE

Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G
Date: OCT. 2019
Scale: AS SHOWN
As-Built: -----

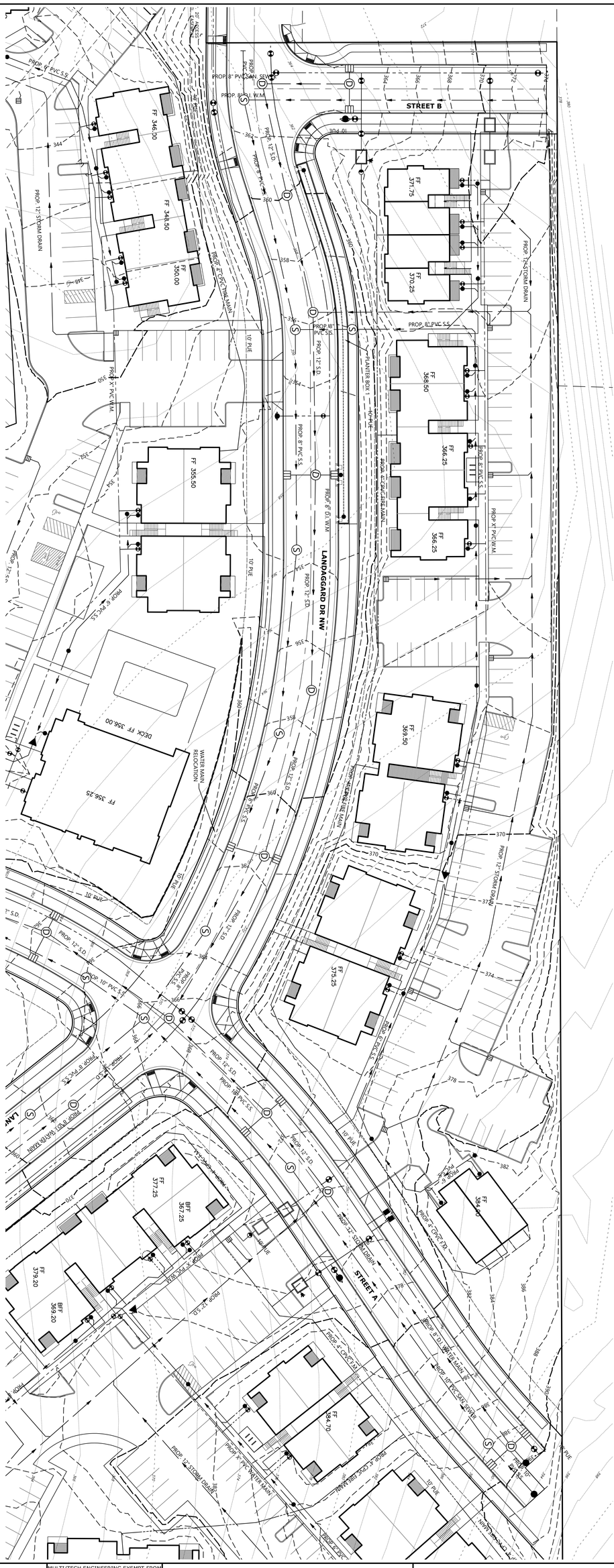
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1979
MARK D. GRENZ

EXPIRES: 06-30-2023

JOB # 6773

SDR17

ISSUE DATE: 02/15/2023



SDR18	JOB # 6773	EXPIRES: 12-30-2023	6773p SDR18-UTIL SW Design: M.D.G. Drawn: M.K.D. ProjMgr: J.J.G Date: OCT. 2019 Scale: AS SHOWN As-Built: ----	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE	**TITAN HILL APARTMENTS** **UTILITY PLAN SOUTH WEST**	MULTI/TECH ENGINEERING SERVICES, INC. 1155 13th ST. S.E. SALEM, OR. 97302 PH. (503) 363-9227 FAX (503) 364-1260 www.mtengineering.net office@mtengineering.net

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

STREET A
LANDAGGARD DR. NW.
STREET C
PROP. 12" STORM DRAIN
PROP. 8" D.I. WATER MAIN
PROP. 10" PVC SAN. SEWER
PROP. 4" CPVC FIRE MAIN
PROP. 8" PVC S.S.
PROP. 8" D.I. W.M.
PROP. 4" PVC W.M.
PROP. 6" PVC S.S.
PROP. 12" S.D.
PROP. 8" PVC S.D.
PROP. 4" PVC SAN. SEWER
PROP. 4" CPVC F.M.
PROP. 8" PVC W.M.
PROP. 6" PVC W.M.
PROP. 4" PVC WATER MAIN
PROP. 6" PVC S.S.
PROP. 8" PVC S.S.
PROP. 12" S.D.
PROP. 8" PVC S.D.
PROP. 8" PVC W.M.
PROP. 6" PVC W.M.
PROP. 4" CPVC F.M.
PROP. 4" CPVC FIRE MAIN
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PROP. 12" STORM DRAIN
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PROP. 4" PVC SAN. SEWER
PROP. 4" CPVC F.M.
PROP. 8" D.I. W.M.
PROP. 12" STORM DRAIN
PROP. 8" PVC S.S.
PROP. 4" PVC SAN. SEWER
PROP. 4" CPVC F.M.
PROP. 8" D.I. W.M.
PROP. 8" PVC S.S.
PROP. 12" S.D.
PROP. 8" PVC S.D.
PROP. 6" PVC S.S

ISSUE DATE: 02/15/2023

SDR20

JOB # 6773

EXPIRES: 12-30-2023

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1989 — MARK D. GRENZ

6773p SDR20-UTIL NE

Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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TITAN HILL APARTMENTS

UTILITY PLAN NORTH EAST

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www.mtengineering.net office@mtengineering.net

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

UTILITY PLAN SOUTH

TITAN HILL APARTMENTS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6773b SDR21-UTIL 5

Design: M.D.G.
Drawn: M.K.D.
Proj Mgr: J.J.G
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----

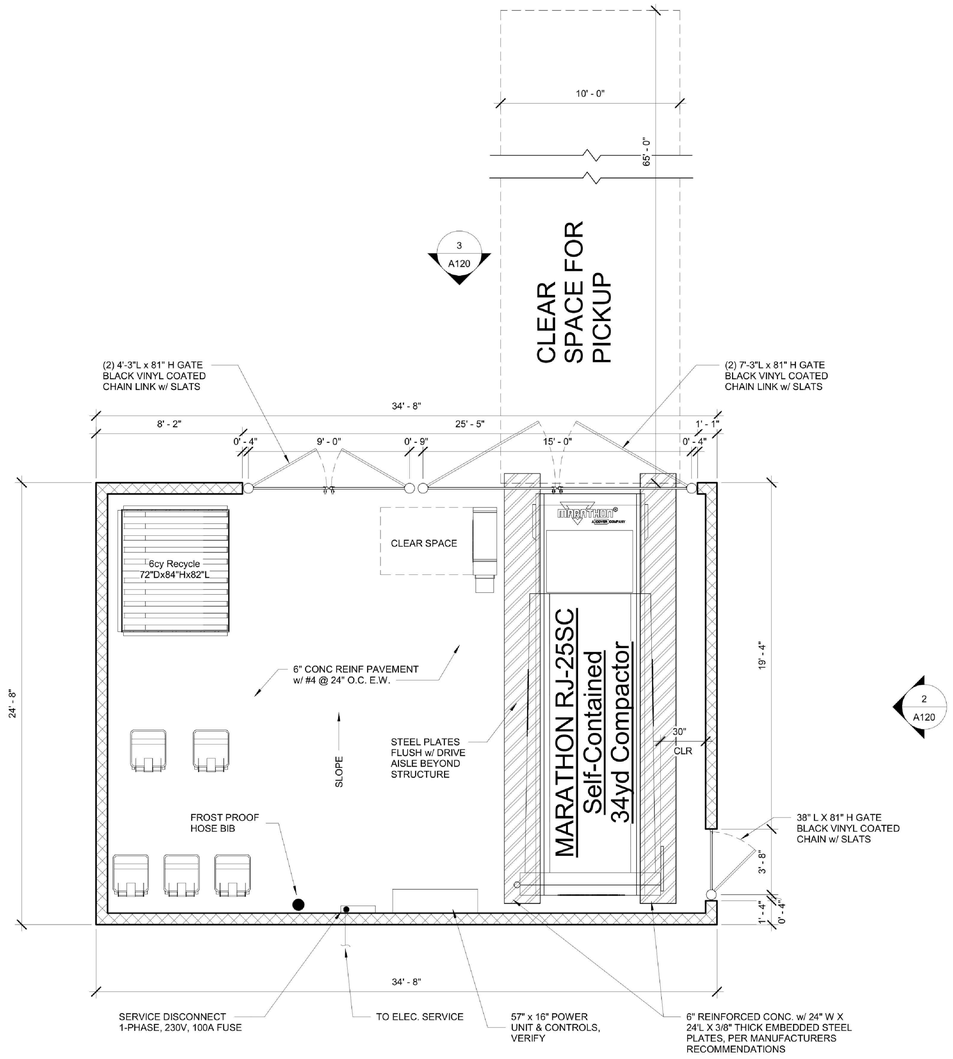
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1978
MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

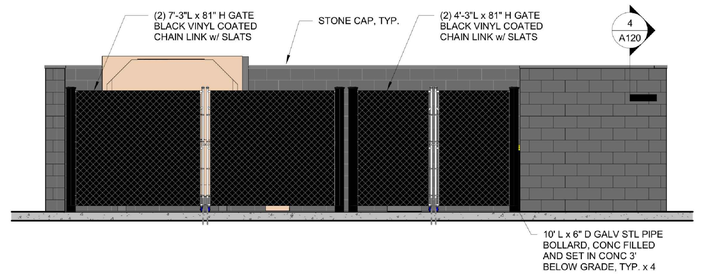
SDR21

ISSUE DATE: 02/15/2023

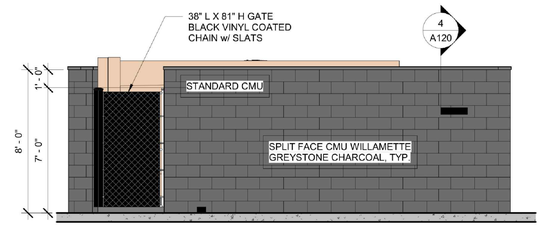
JV:6773-6799/6773 - Mirabeau/Property/Dwg 6773/6773plan.dwg SDR21-UTIL 5, 2/16/2023 1:51:54 PM, AlBelem



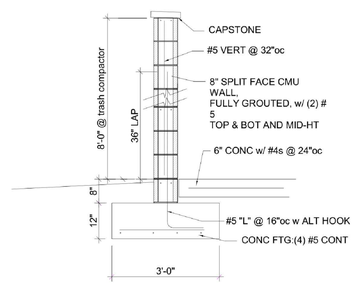
1 CMU TRASH COMPACTOR AND RECYCLING ENCLOSURE
1/4" = 1'-0"



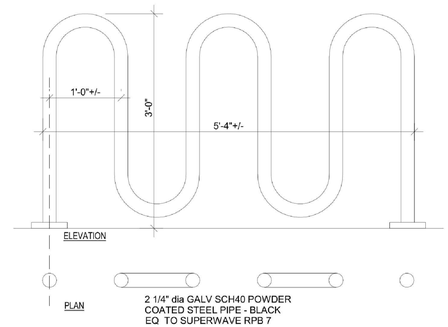
3 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"



4 TRASH/RECYCLING ENCL WALL
1/2" = 1'-0"



5 BIKE PARKING RACK DETAIL
1" = 1'-0"

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DETAIL SHEET

TITAN HILL APARTMENTS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

6773s SDR22-DS

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 13, 1978 MARK D. GRENZ
EXPIRES: 06-30-2023

JOB # 6773

SDR22

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