



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02
PROPERTY LOCATION:	2100 Block of Doaks Ferry Road NW, Salem OR 97304
NOTICE MAILING DATE:	February 24, 2023
PROPOSAL SUMMARY:	A proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, MARCH 10, 2023</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.010(d) - Subdivision; 200.025(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) – Tree Variance; 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Titan Hill Property LLC (Kelly Hamilton)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering Services Inc. on behalf of Titan Hill Property LLC (Kelly Hamilton)
PROPOSAL REQUEST:	A consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes: (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south; (2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the proposed development; (3) A Class 3 Site Plan Review and Class 1 Design Review for development of 436 units in 31 buildings across five lots, with associated amenities and improvements including a resident clubhouse, recreation areas, parking, and landscaping; (4) Four Class 2 Adjustment requests to: (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010); (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5)); (c) Reduce the minimum 40 percent buildable width requirement at varying percentages along Doaks Ferry Rd NW, Landaggard Dr NW, and Street A (SRC 702.020(e)(4)); and (d) Increase the maximum allowed parking spaces throughout the development by 19 spaces (SRC 806.015(e)); and (5) A Tree Regulation Variance request for removal of 46 significant trees on site. The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).
APPLICATION PROCESS:	Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request. Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-119071. Paper copies can be obtained for a reasonable cost.

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem: <http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02

PROJECT ADDRESS: 2100 Block of Doaks Ferry Road NW, Salem OR 97304

AMANDA Application No.: 22-119071-PLN

REQUEST: A consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes:

- (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south;
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 - (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010);
 - (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));
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- (5) A Tree Regulation Variance request for removal of 46 significant trees on site.

The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 p.m., Friday, March 10, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment. Mailed comments can take up to 7 calendar days to arrive at our office. We recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: _____

Salem Electric will provide Electric Service according to the rates and policies at the time of construction.

Name/Agency & Date: Adam Deshon - Salem Electric 2/27/2023

Address & Email: 633 Seventh St NW Salem, OR 97304 deshon@salemelectric.com

Phone: 503-362-3601

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

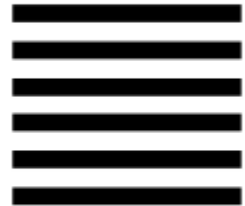
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

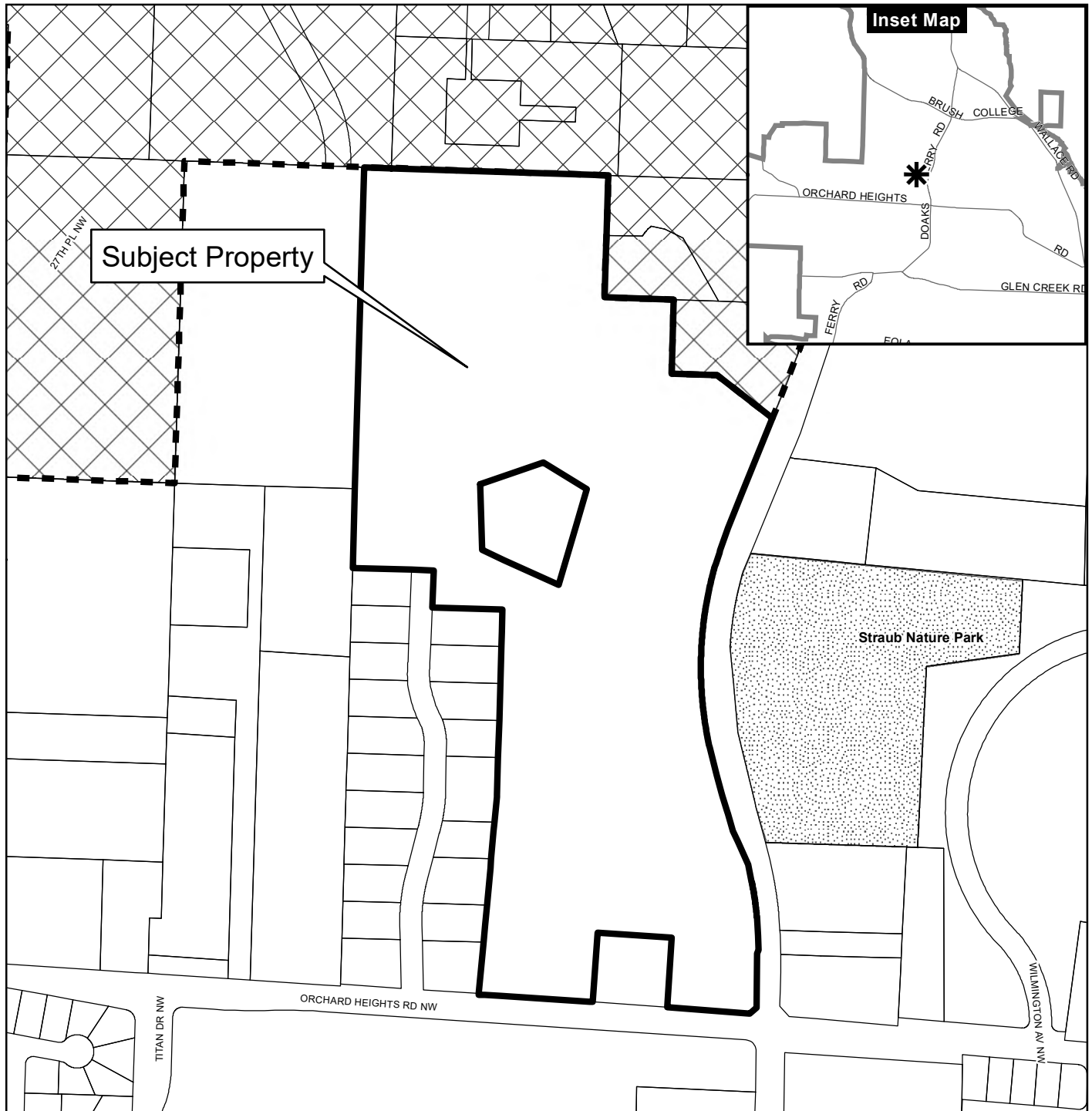


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

2100 Block of Doaks Ferry Road NW



Legend

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

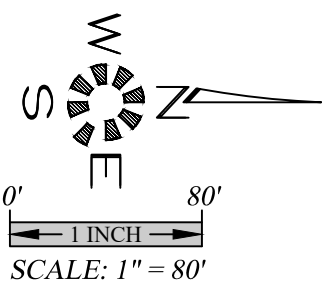
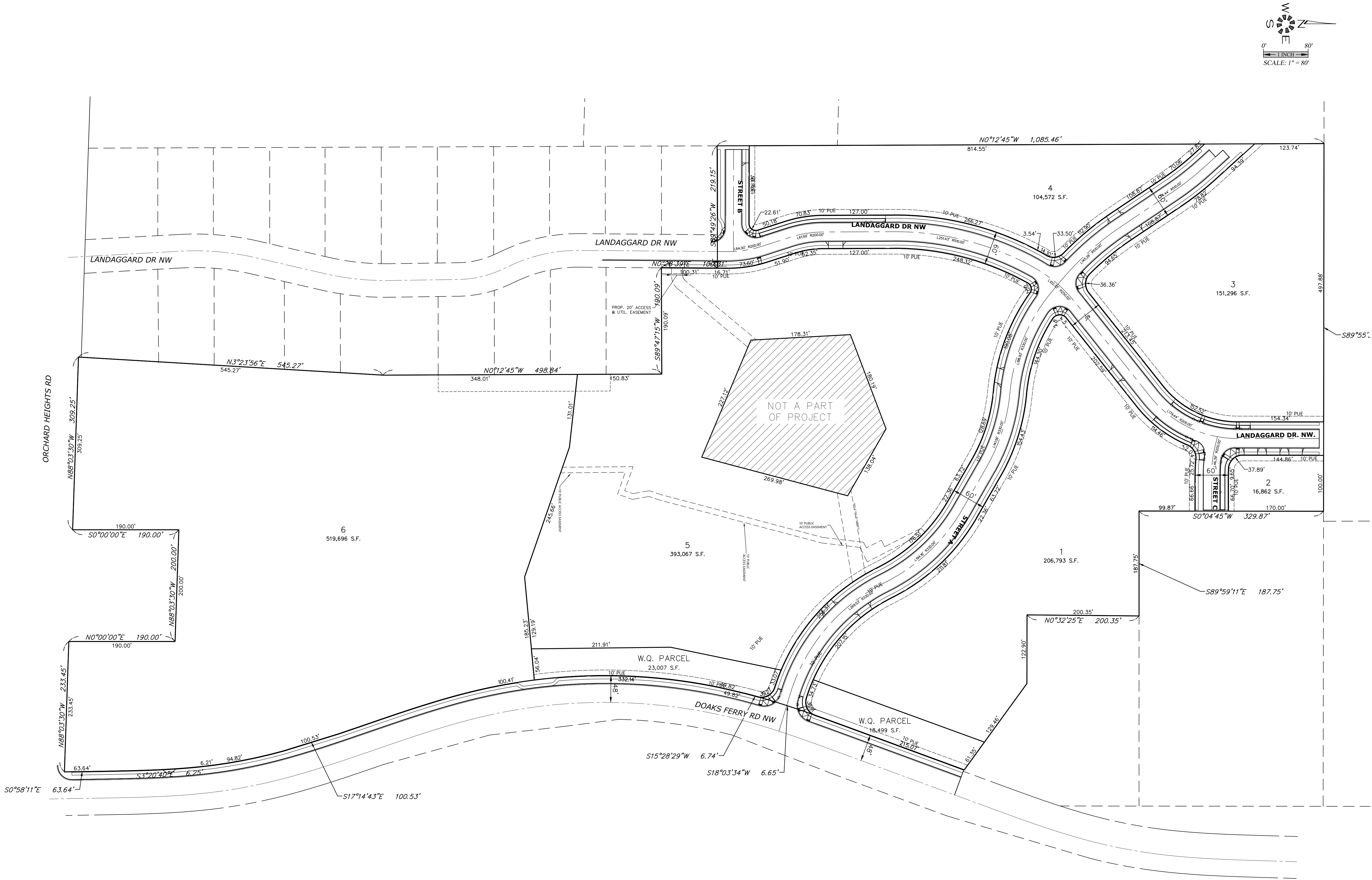
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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J:\6726-6779\6771-MultiTech\Project\Draw\02/15/2023\154-58-PA_Absolun

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

LOT SITE PLAN

TITAN HILL ESTATES

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 102-SITE

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, 1978
MARK D. GREGG

EXPIRES 06-30-2023

JOB # 6773

102

Owner / Developer:

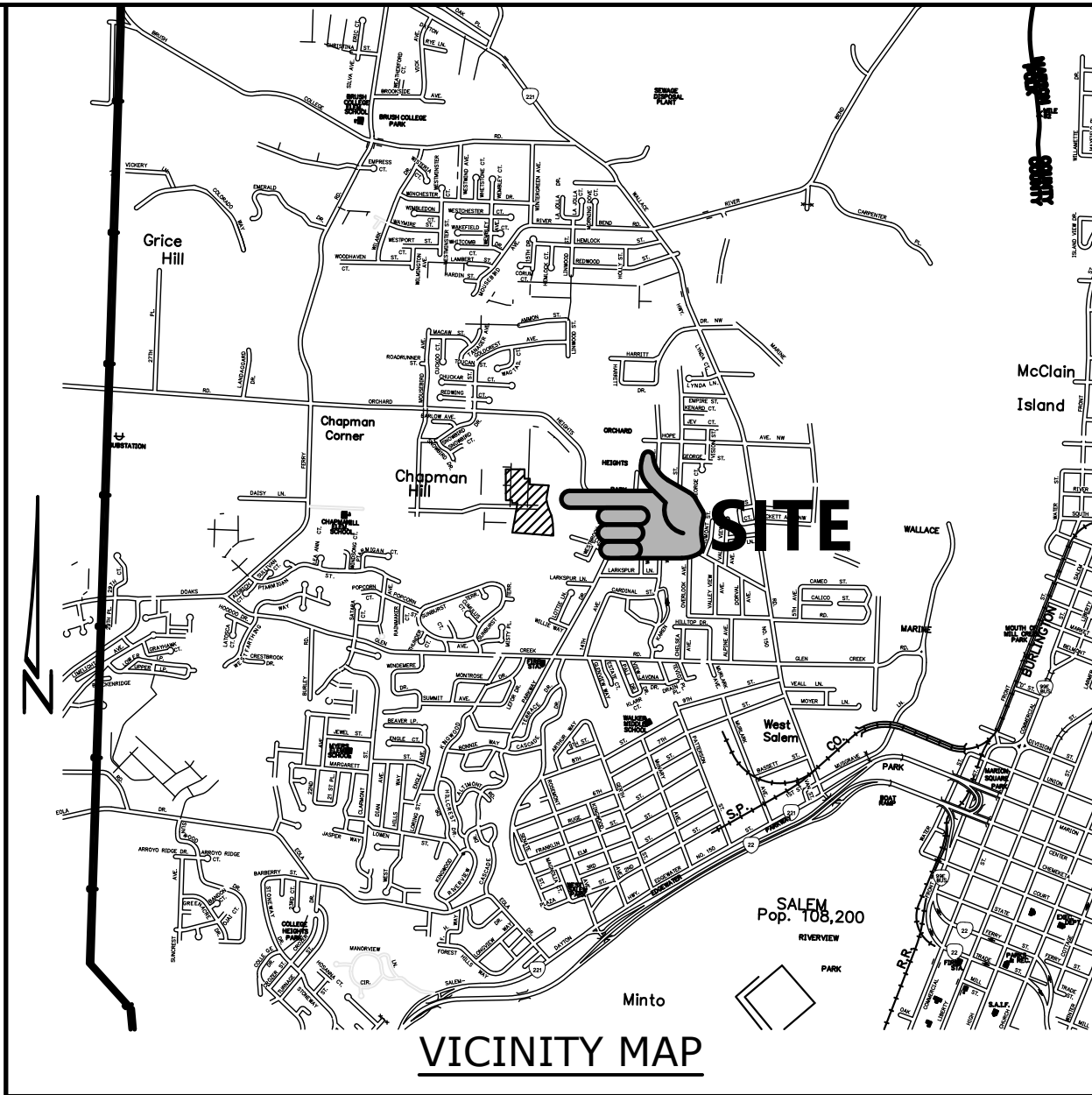
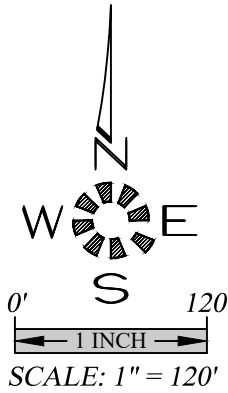
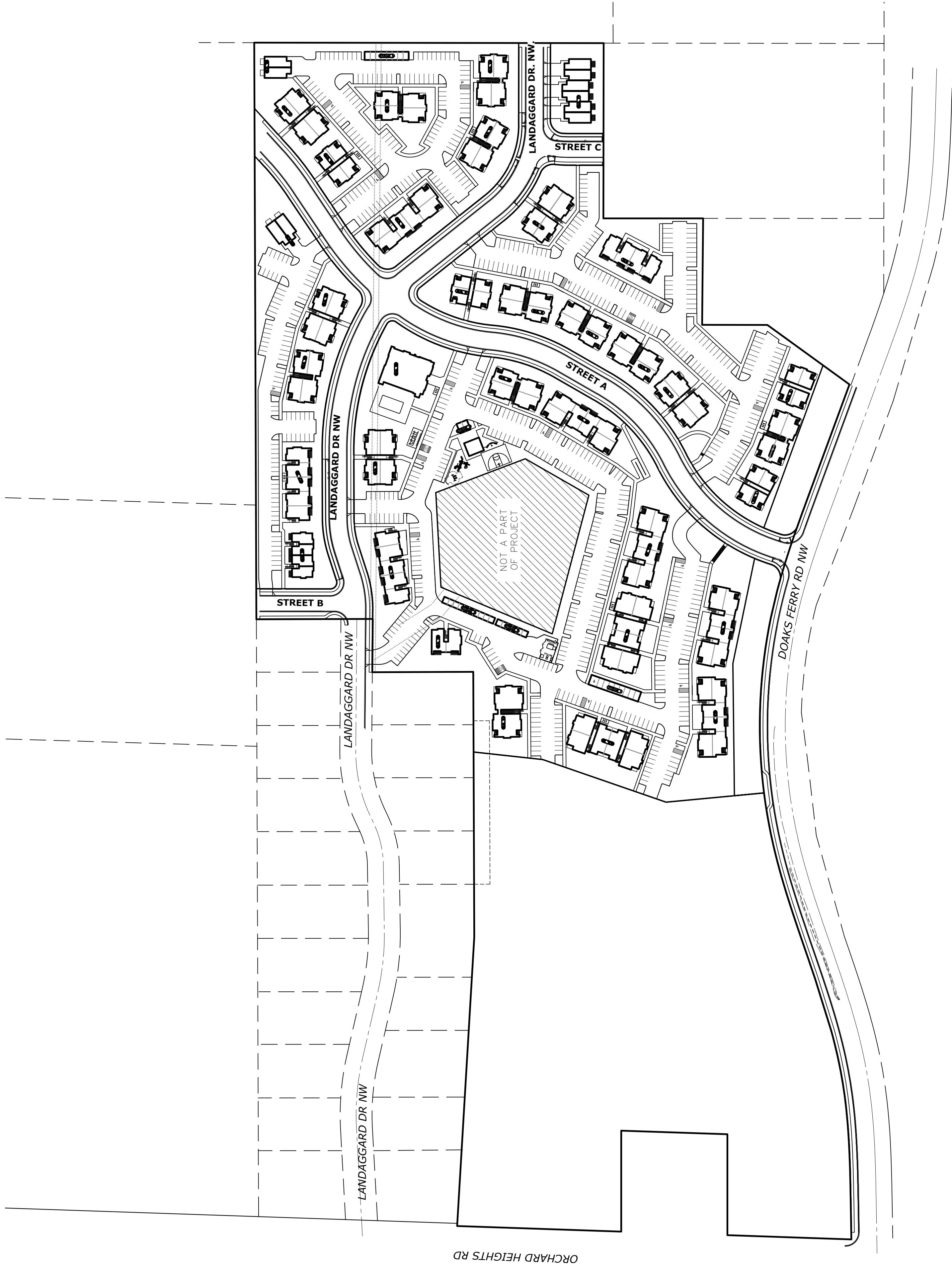
TITAN HILL PROPERTY LLC.

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.



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.
11555 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mteengineering.net office@mteengineering.net

COVER SHEET

TITAN HILL APARTMENTS

MULTI/TECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED

NOT FOR
CONSTRUCTION
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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.

6/7/19 SDR1-COV
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ---

REGISTERED PROFESSIONAL
ENGINEER
JULY 11, 1978
MARK D. GREGG
EXPIRES 06-30-2023

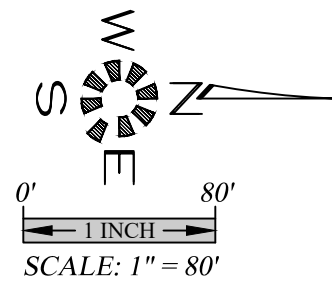
JOB # 6773

SDR1

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ISSUE DATE: 02/15/2023

SEE SHEET SDR3-SDR7 FOR
TREE CONSERVATION PLAN



EXISTING CONDITIONS &
DEMOLITION PLAN

TITAN HILL APARTMENTS

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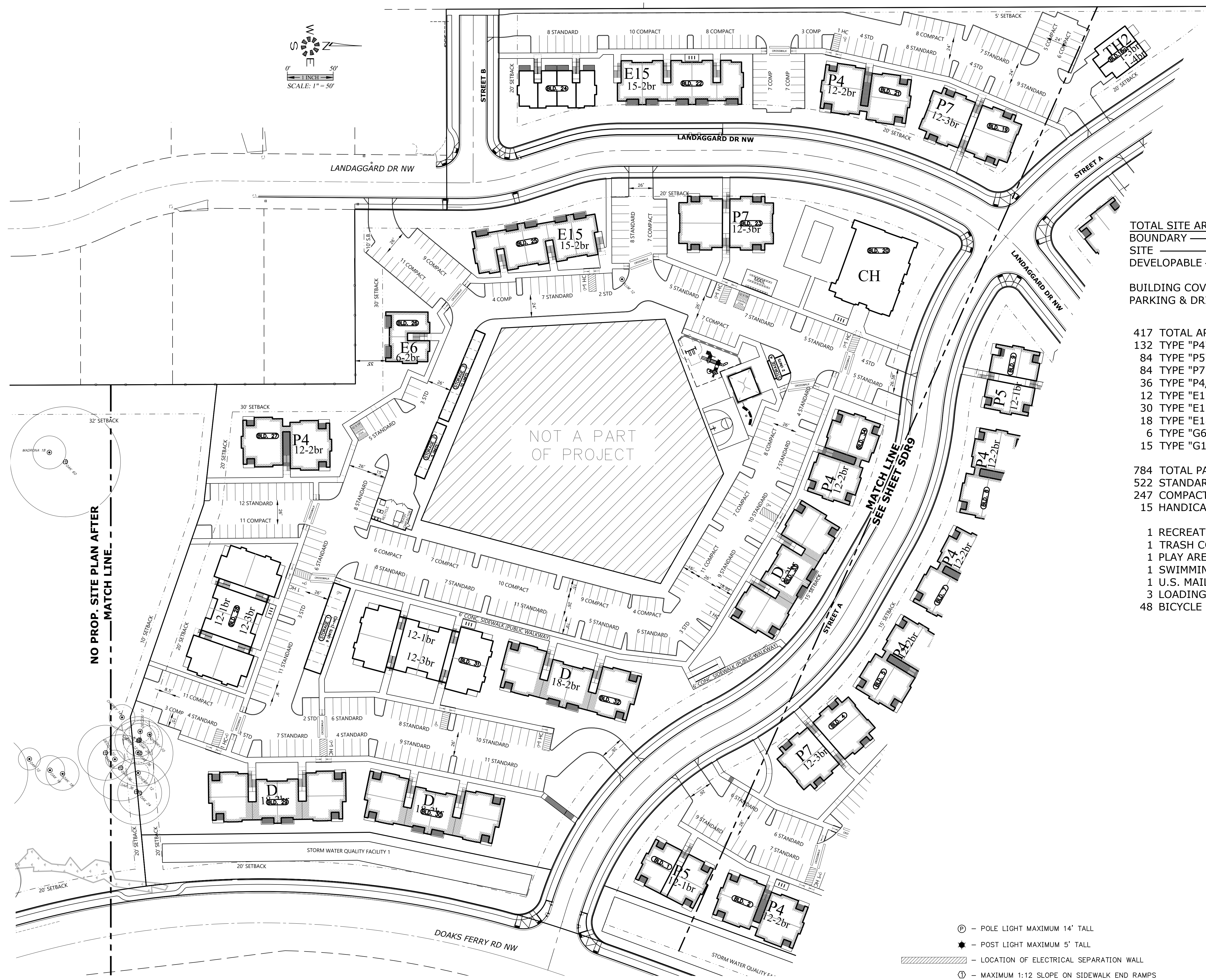
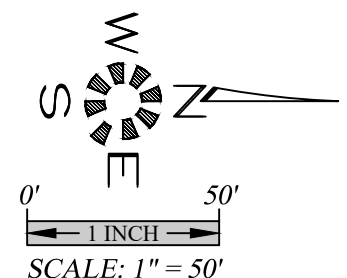
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----



JOB # 6773

SDR2

1:\2023\6779\6779-TitanHillApartments\Draw\02/15/2023\SDR8_Site.dwg, 2/15/2023 4:02:25 PM, J.Baldwin



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

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND GROSS 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%.
- 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.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A GROSS SLOPE NOT TO EXCEED 1%.
- 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.
- 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

- Ⓟ - 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

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.

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

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. GREGG
EXPIRES 06-30-2023

JOB # 6773

SDR8

TOTAL SITE AREAS
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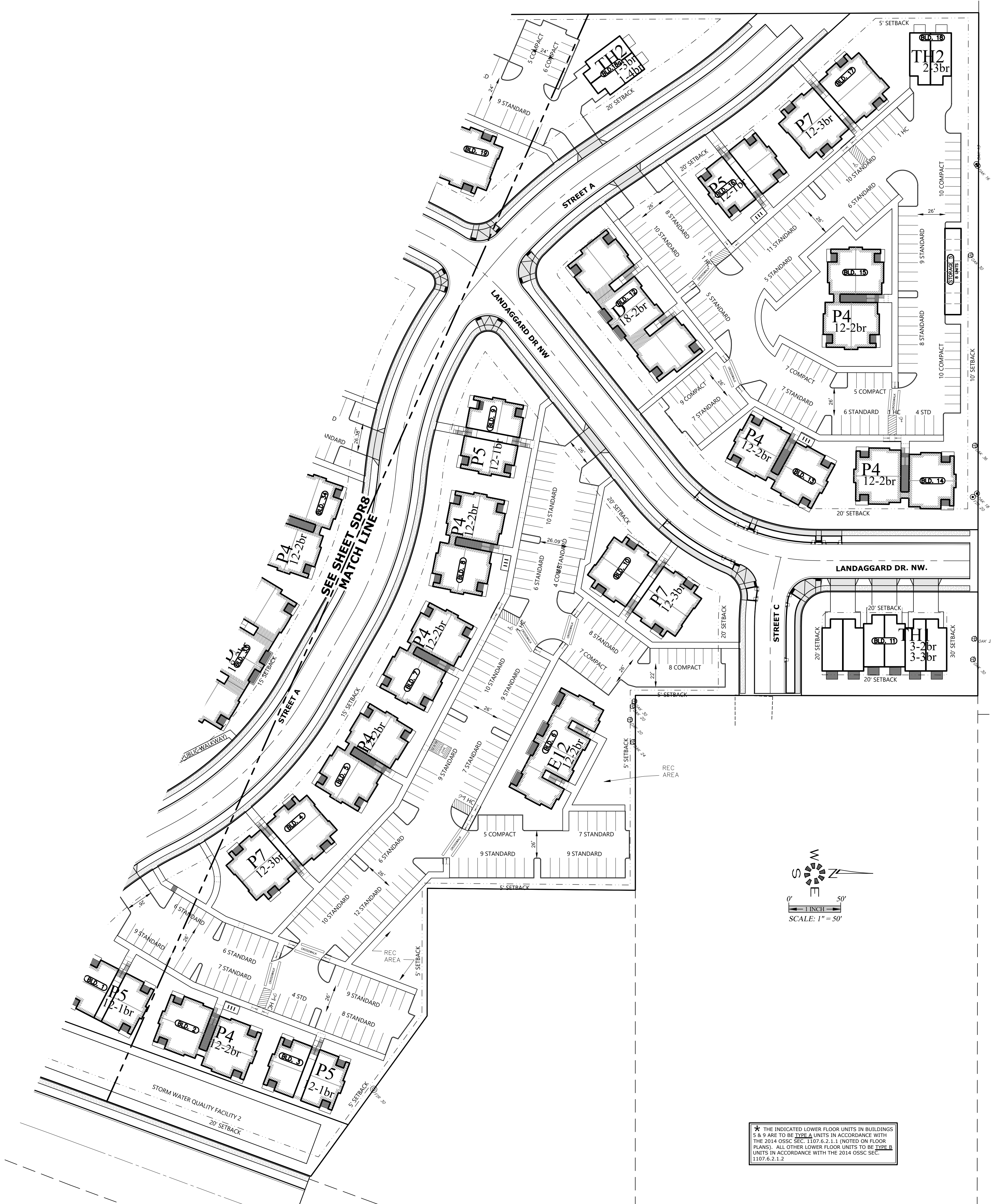
▨ — LOCATION OF ELECTRICAL SEPARATION WALL

① — MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS

▤ — 8 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY 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%.
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SITE PLAN
NORTH

TITAN HILL APARTMENTS

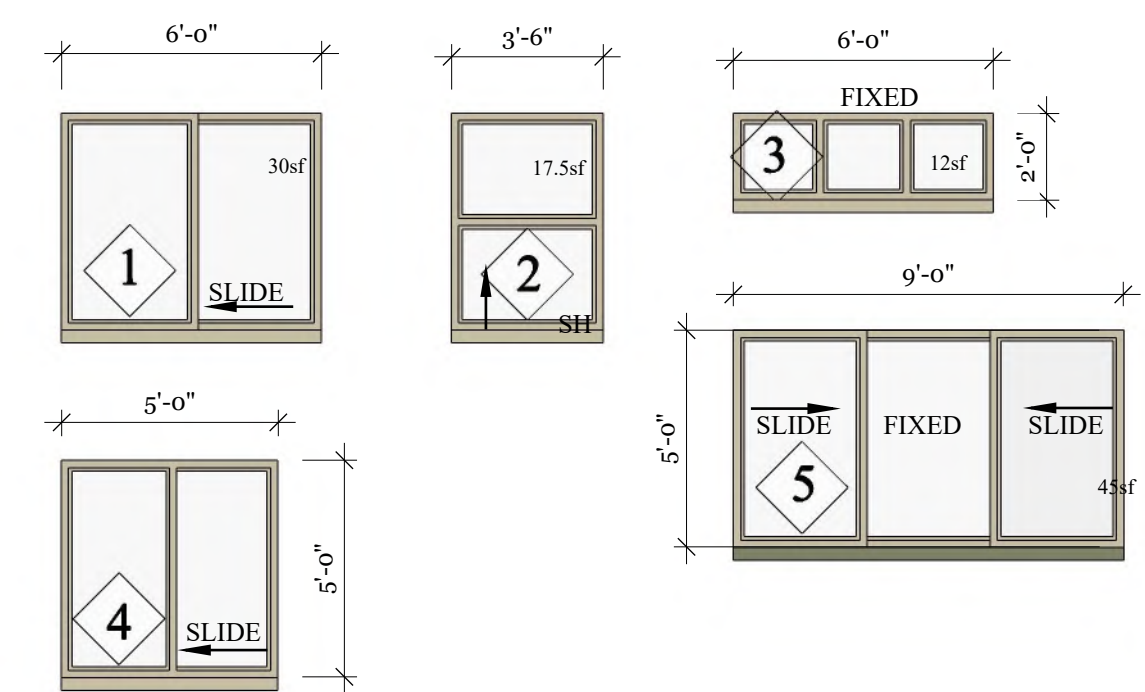
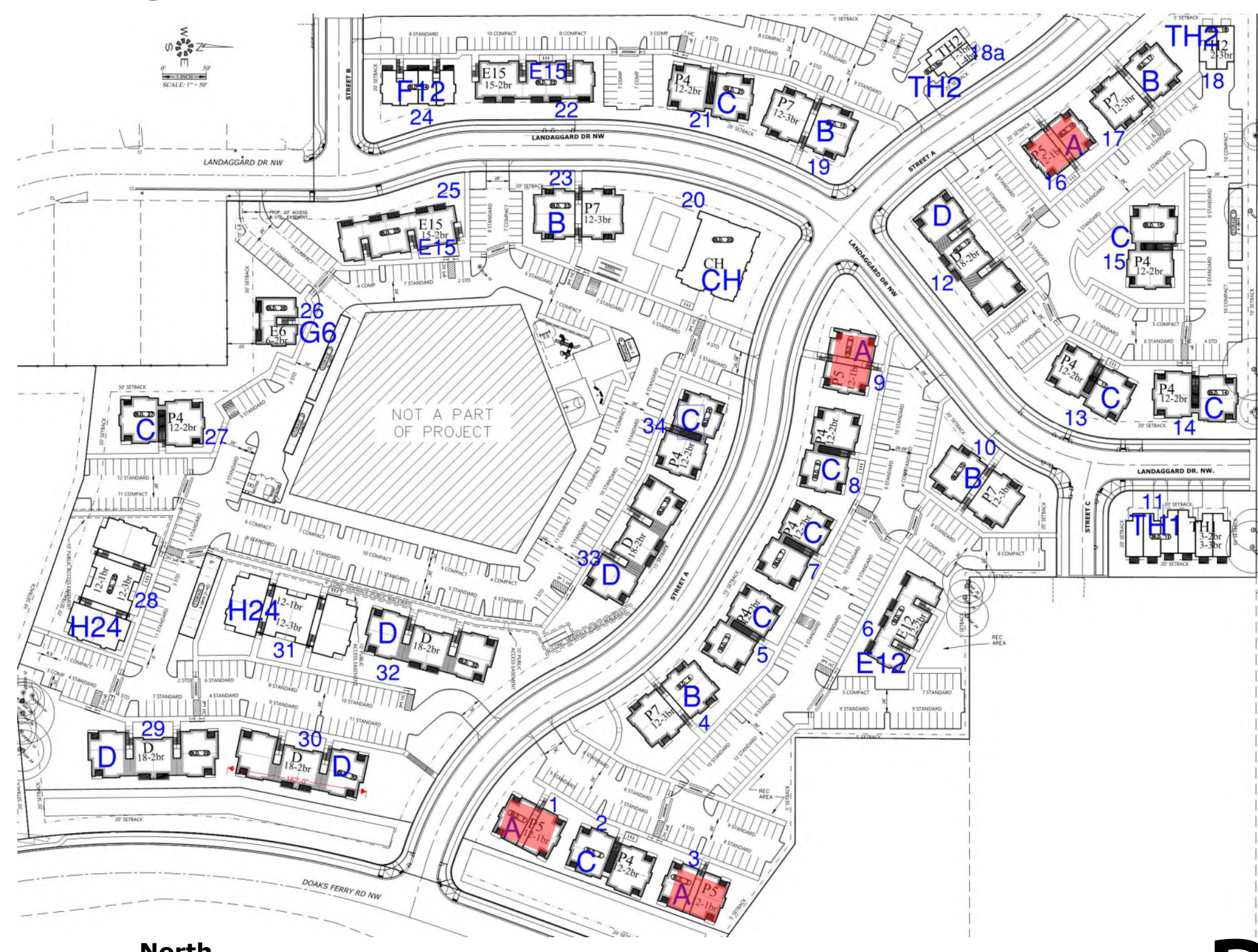
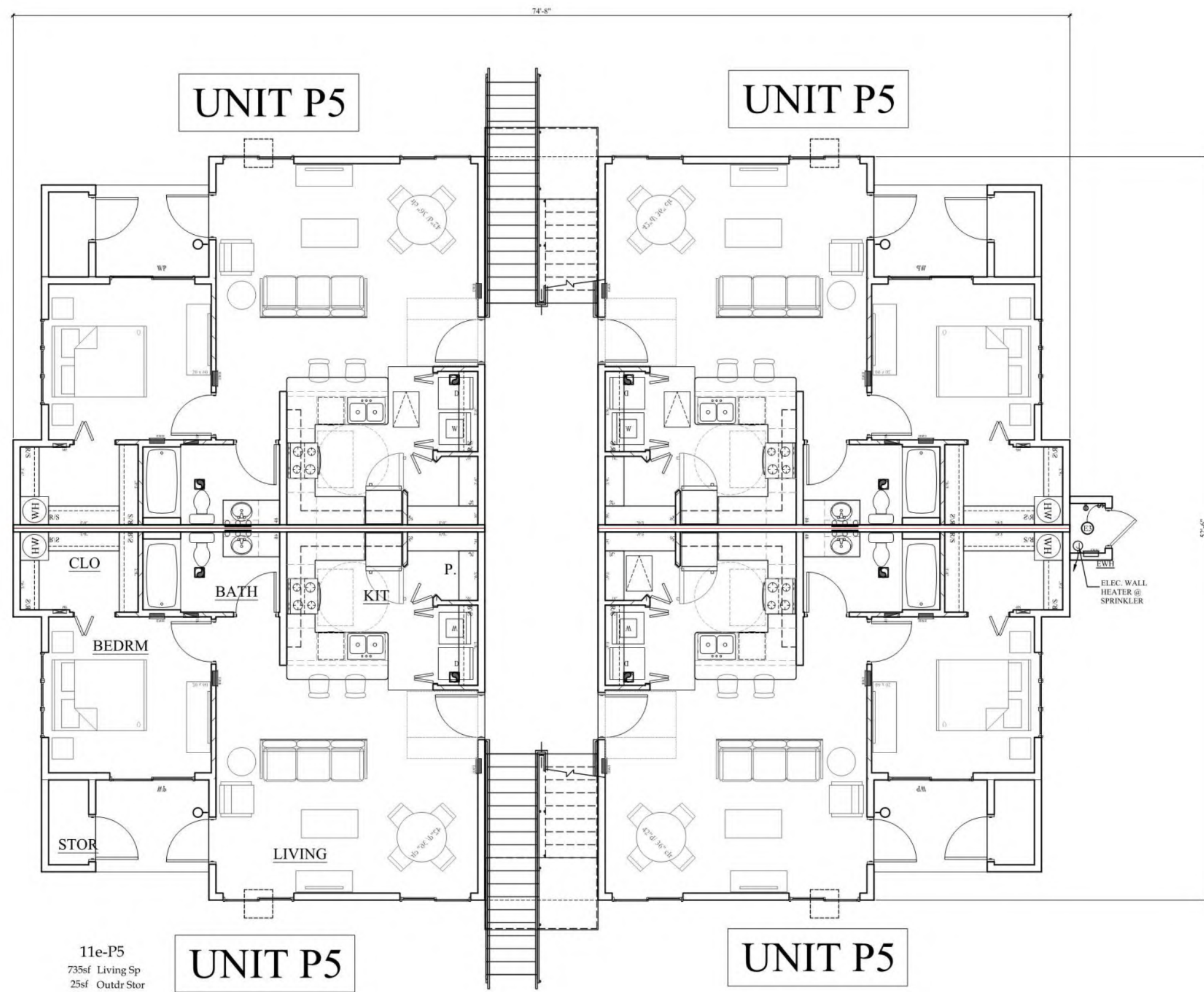
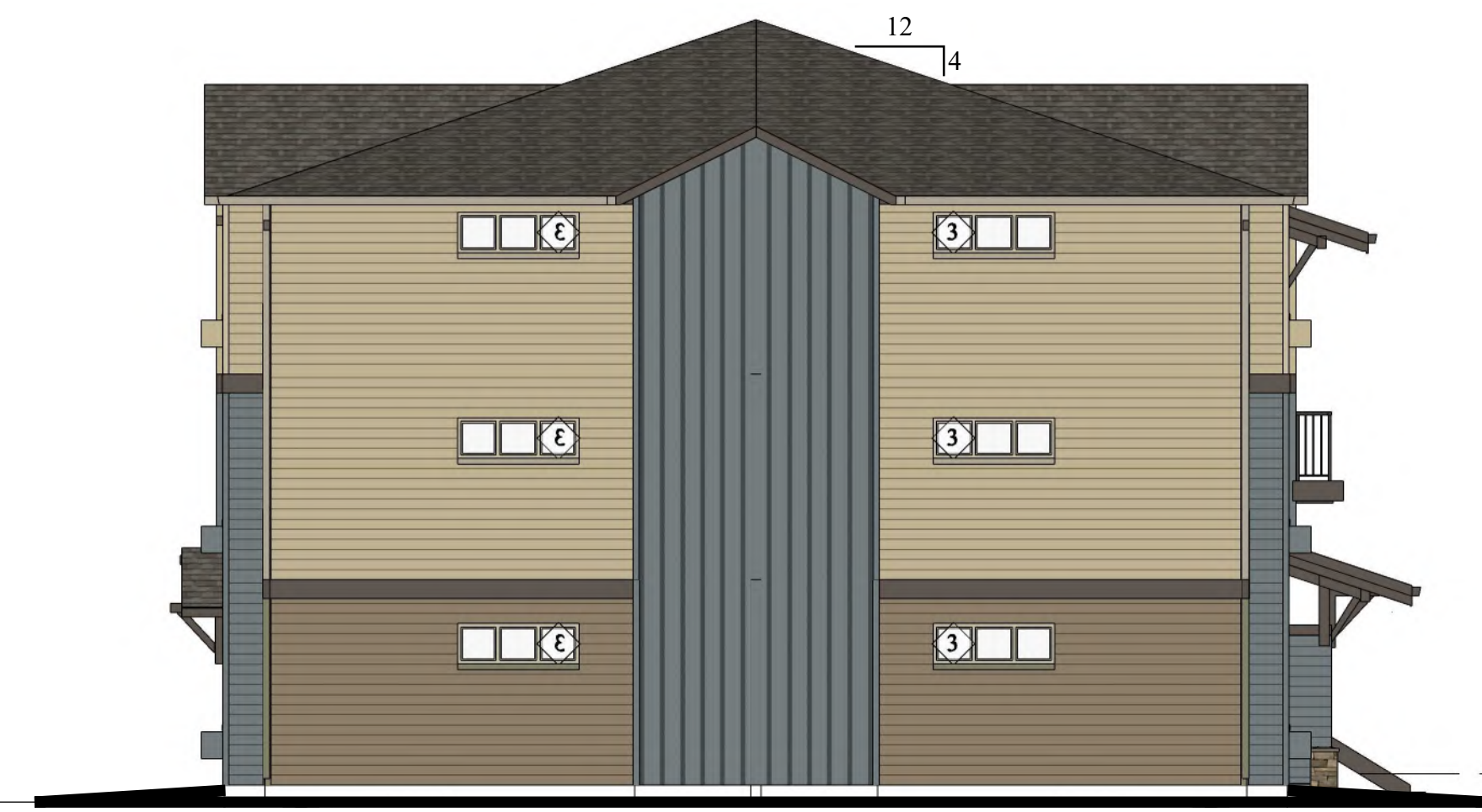
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: M.D.G.
DRAWN: M.K.D.
CHECKED: J.J.G.
DATE: OCT. 2019
SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREGG
JULY 14, 1978
EXPIRES 06-30-2023

JOB # 6773

SDR9



C WINDOW SCHEDULE	
SCALE: NTS	
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

A EXTERIOR FINISH SCHEDULE	
SCALE: NTS	
GENERAL COLOR NOTES:	
1. ALL WINDOWS TO BE VINYL - "CLAY"	
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED	
3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN	
4. PAINT ALL EXPOSED STEEL CONNECTORS	
5. APPLY FIRST COAT OF PAINT TO TRIM SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE	

Bldg type A - 12 plex



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



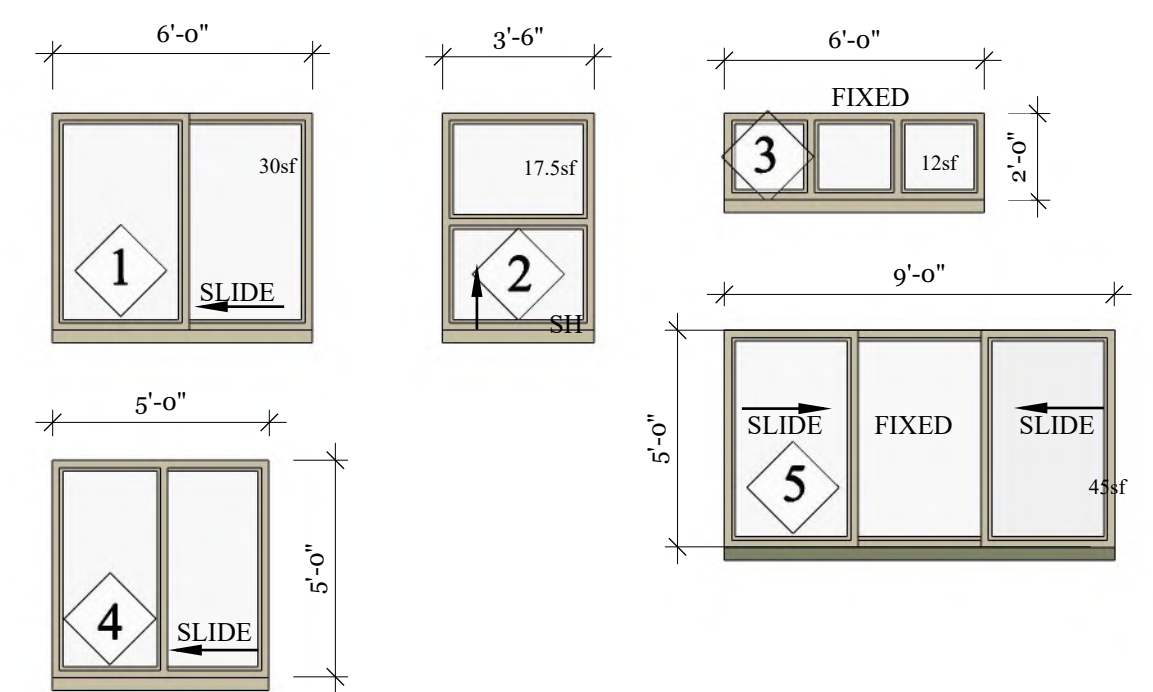
3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 PERSPECTIVE
nts

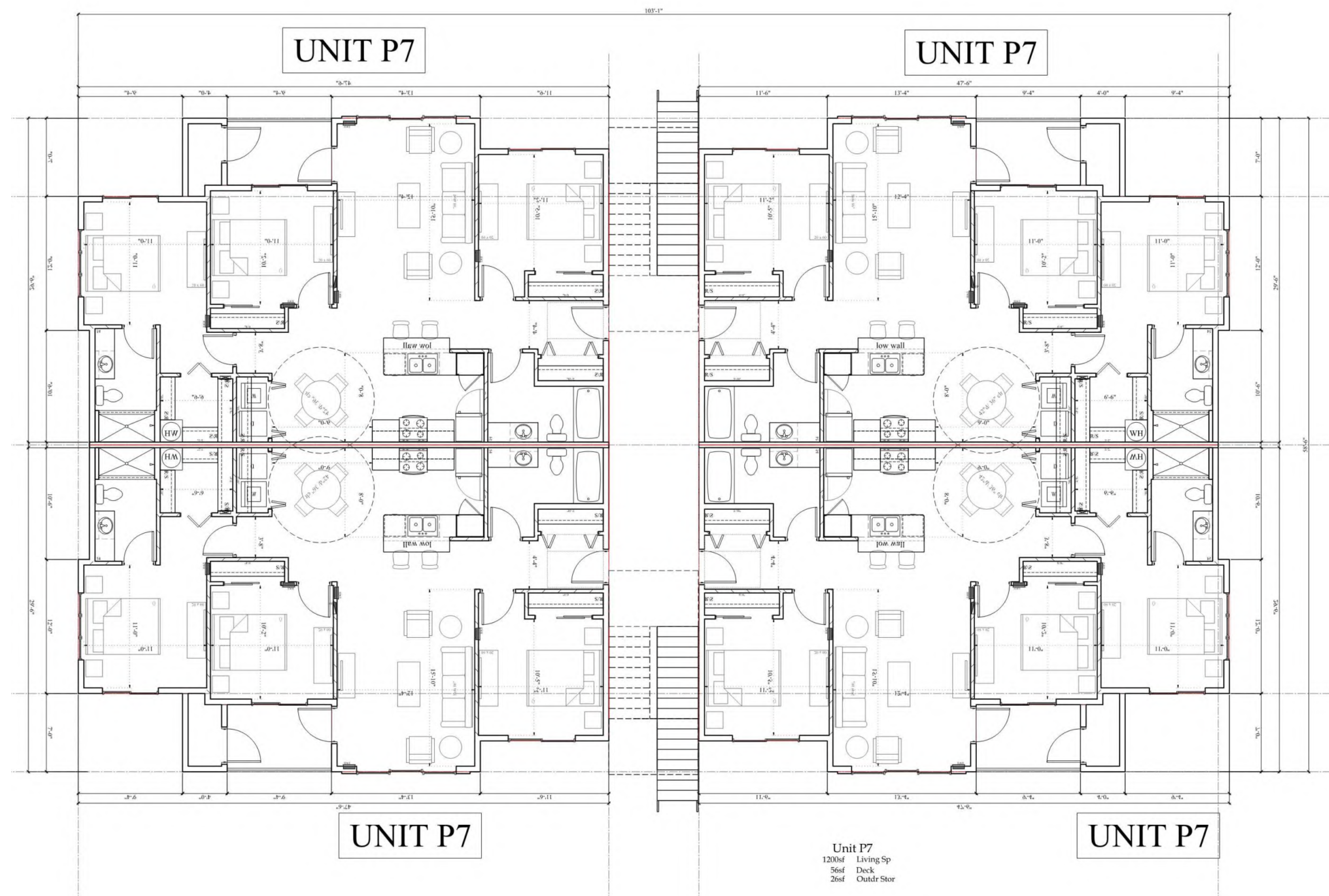


C WINDOW SCHEDULE
SCALE: NTS

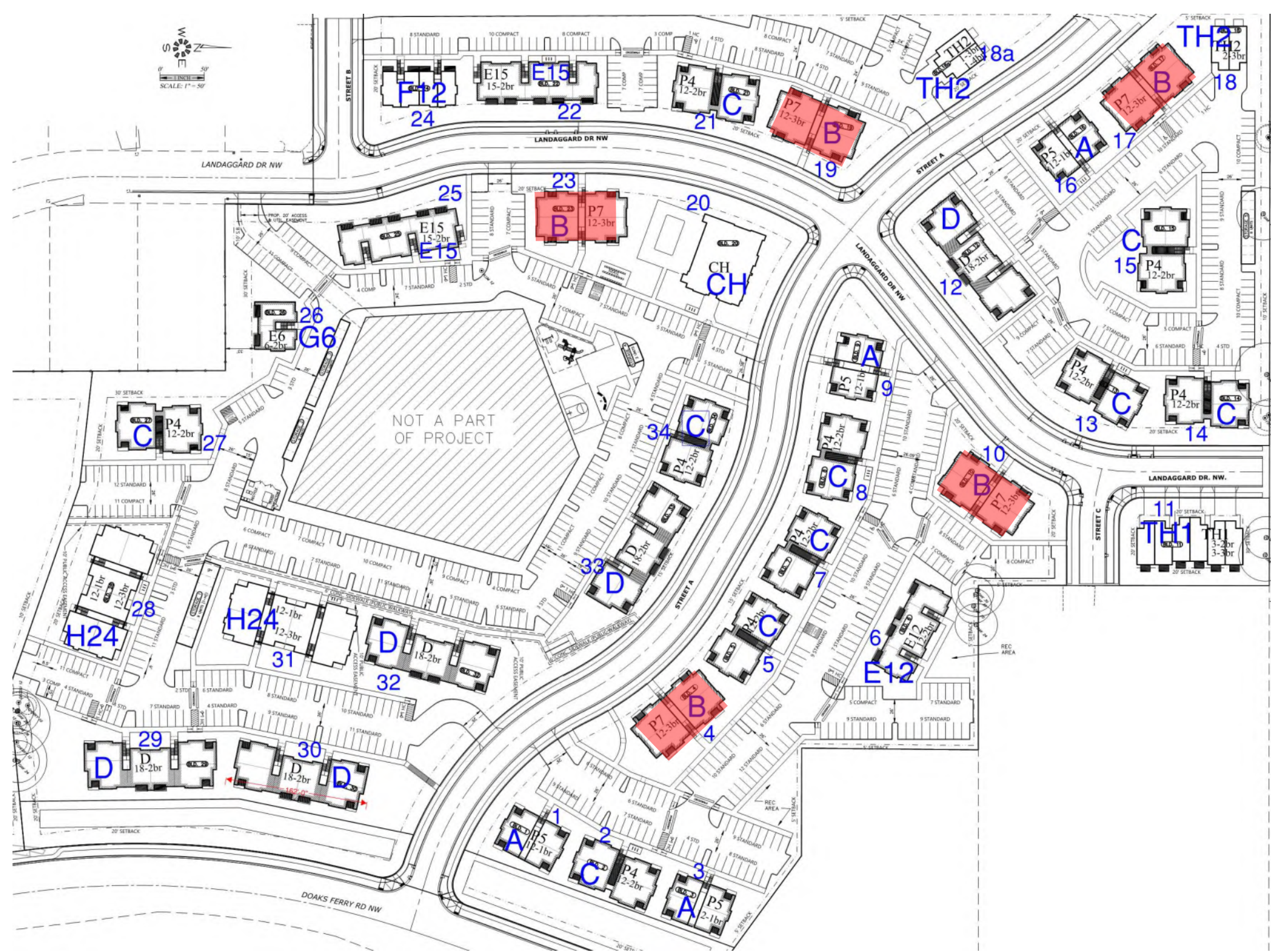
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
4. PAINT ALL EXPOSED STEEL CONNECTORS
5. APPLY FIRST COAT OF PAINT TO TRIM SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS



6 PLAN - BLDG B
NTS



B KEY PLAN
SCALE: 1" = 100'-0"

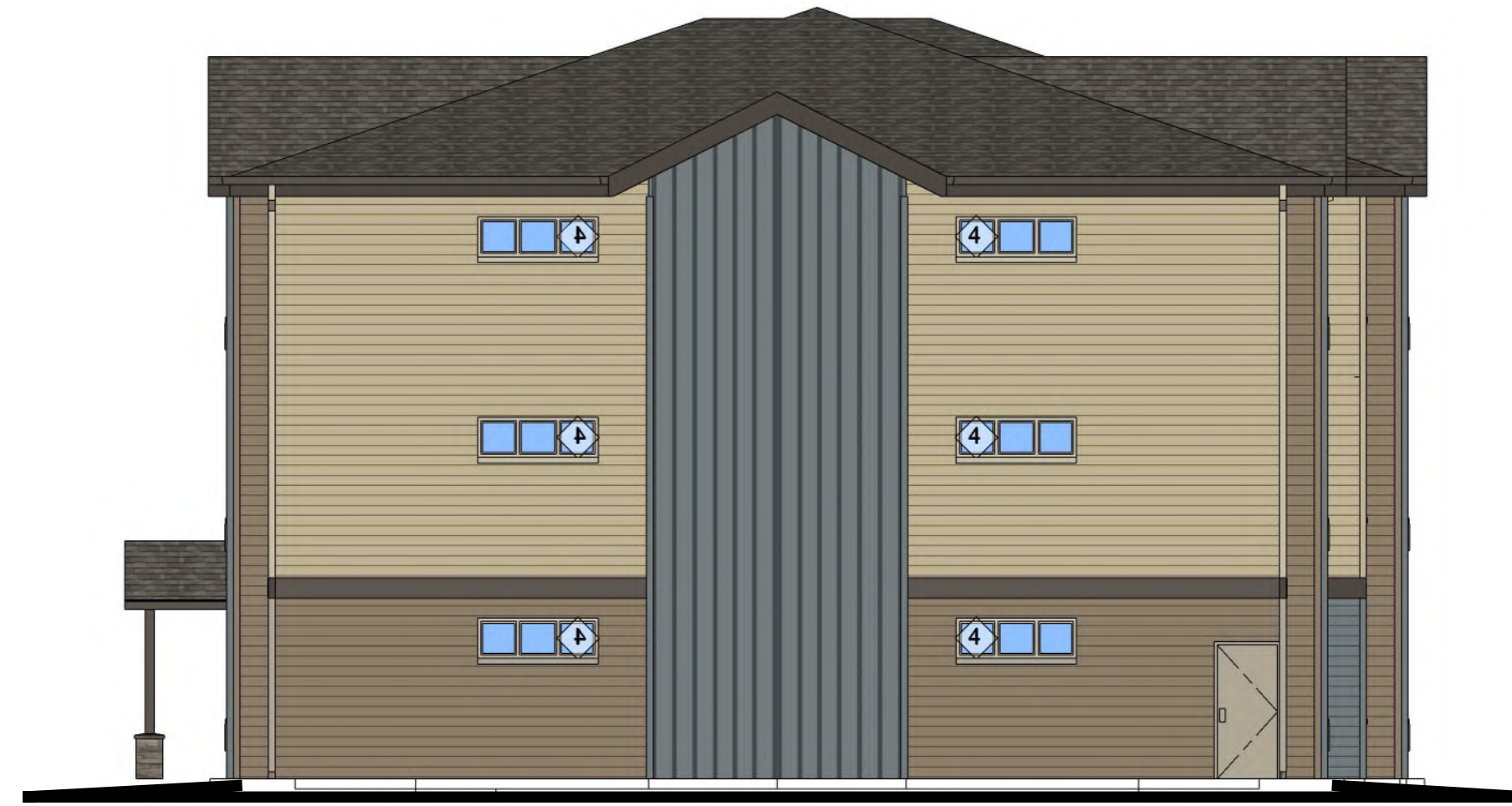
Bldg B - 12 plex



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



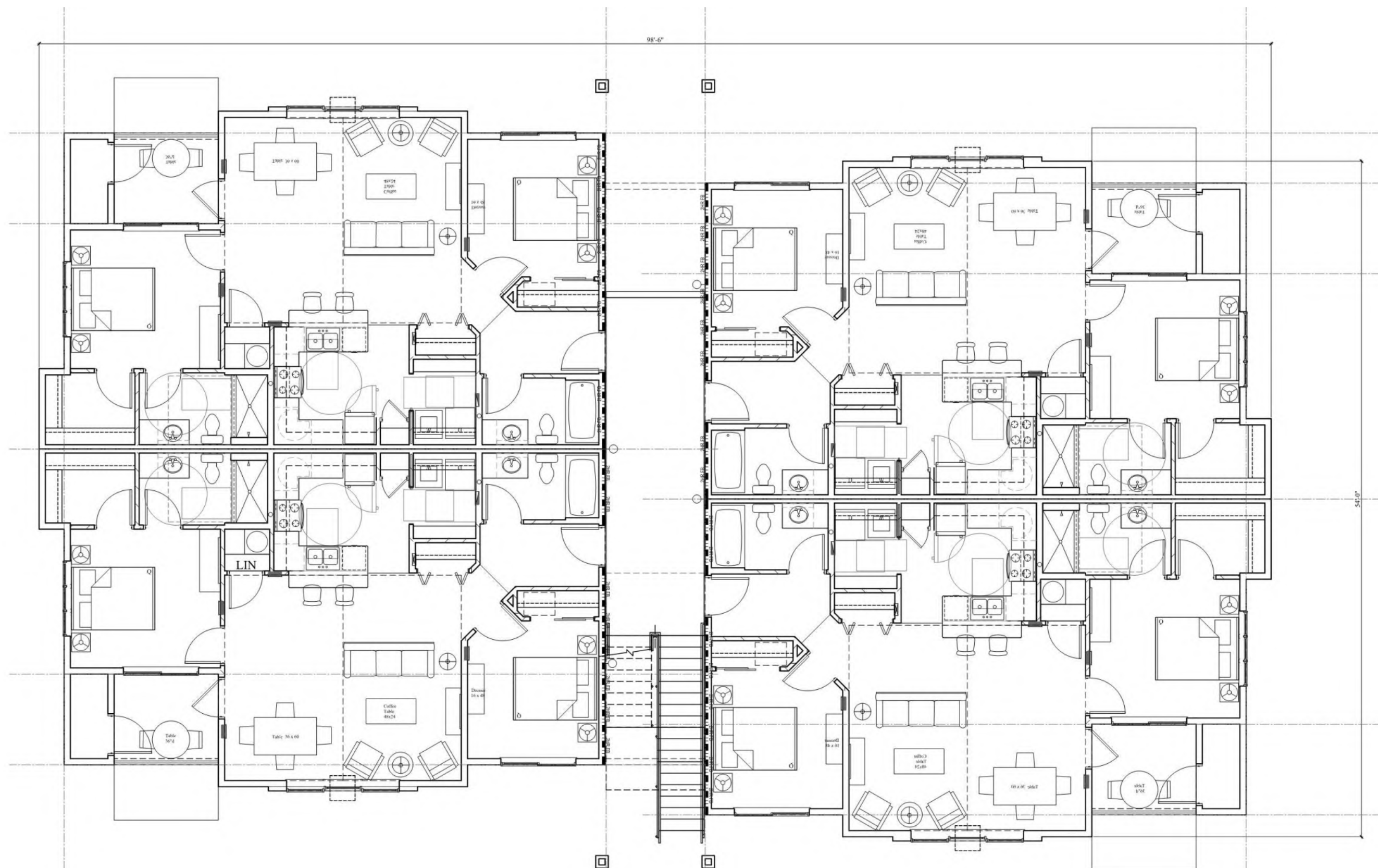
3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



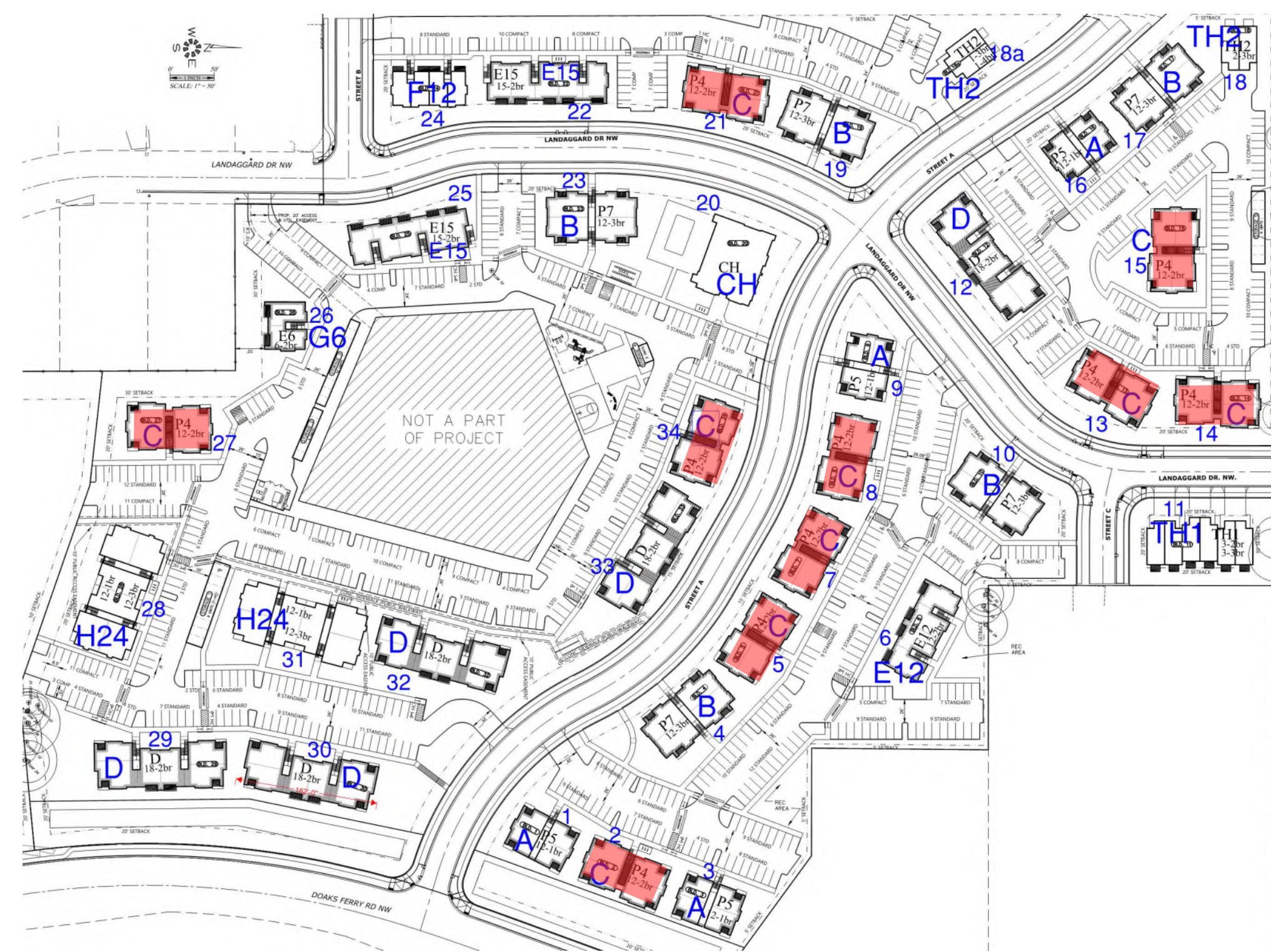
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



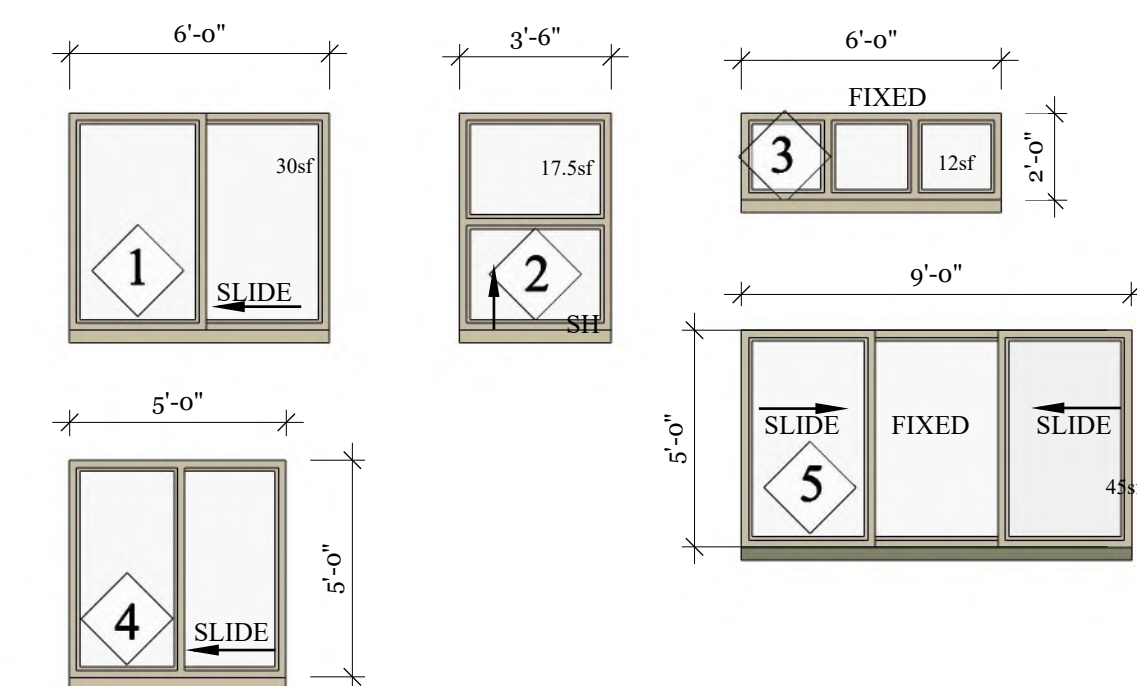
5 PERSPECTIVE
NTS



6 PLAN - BLDG C
NTS



B KEY PLAN
SCALE: 1" = 100'-0"



C WINDOW SCHEDULE
SCALE: NTS

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
4. PAINT ALL EXPOSED STEEL CONNECTORS
5. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Bldg C - 12 plex



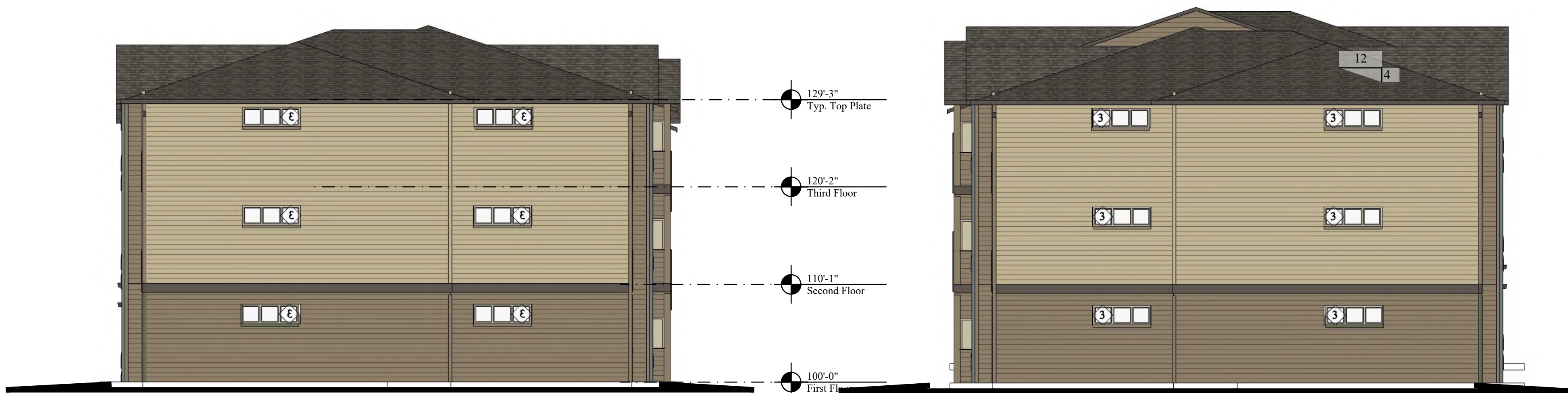
5 PERSPECTIVE
NTS



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

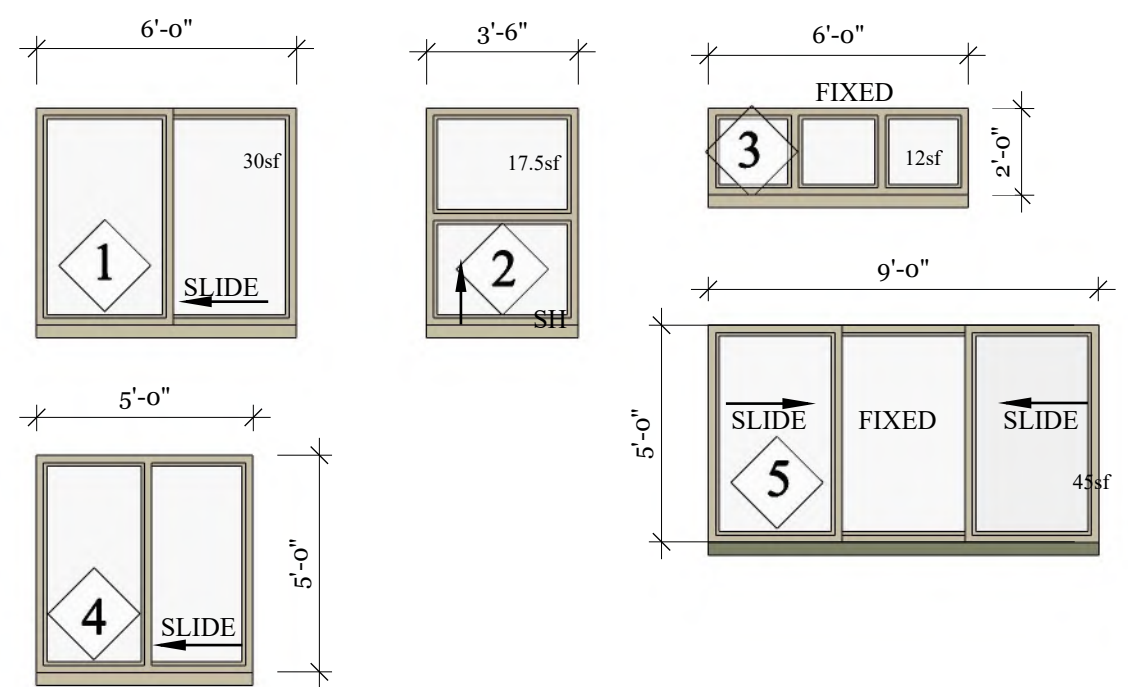


2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

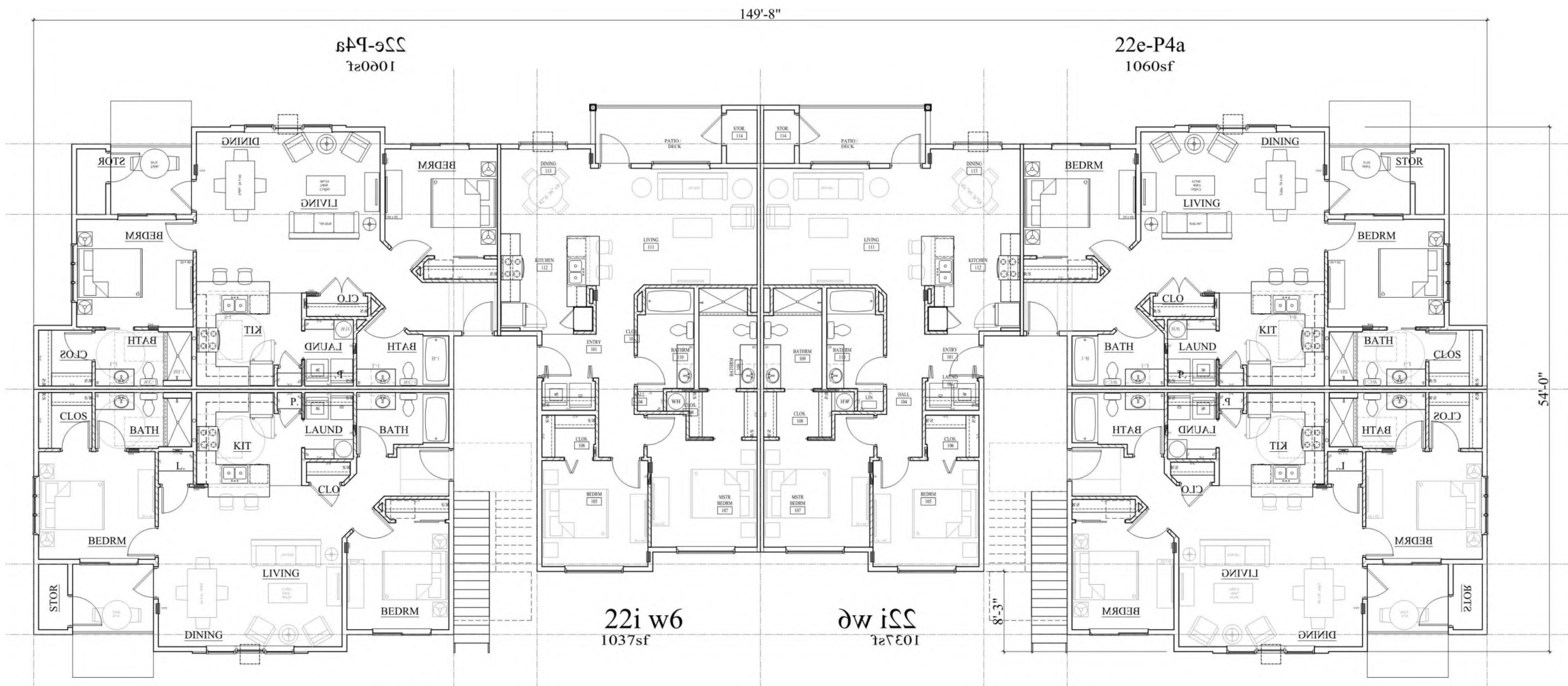


C WINDOW SCHEDULE
SCALE: NTS

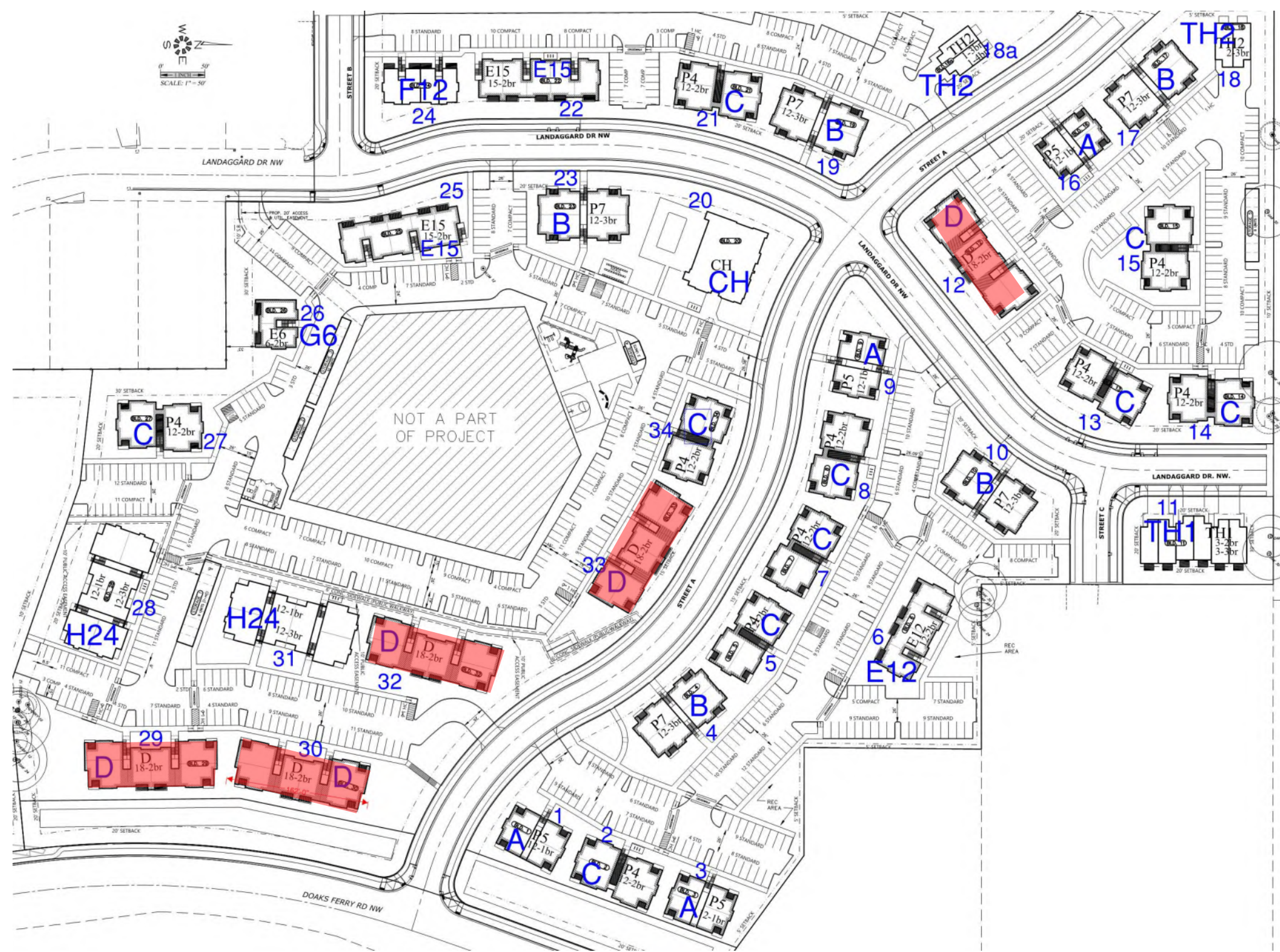
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
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FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
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3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
4. PAINT ALL EXPOSED STEEL CONNECTORS
5. APPLY FIRST COAT OF PAINT TO TRIM SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS



6 PLAN - BLDG D
NTS



B KEY PLAN
SCALE: 1" = 100'-0"

Bldg D-18 plex

REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION
February 15, 2023

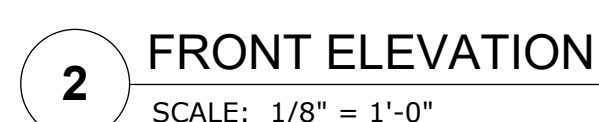
PROJECT TITLE:

Salem, OR

Titan Hill Apartments

SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY	SHEET:
PROJECT #	A440
DATE	
N	



GENERAL COLOR NOTES:

1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
4. PAINT ALL EXPOSED STEEL CONNECTORS.
5. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENER BEFORE INSTALLATION OF STONE



Bldg E15- 15 plex



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

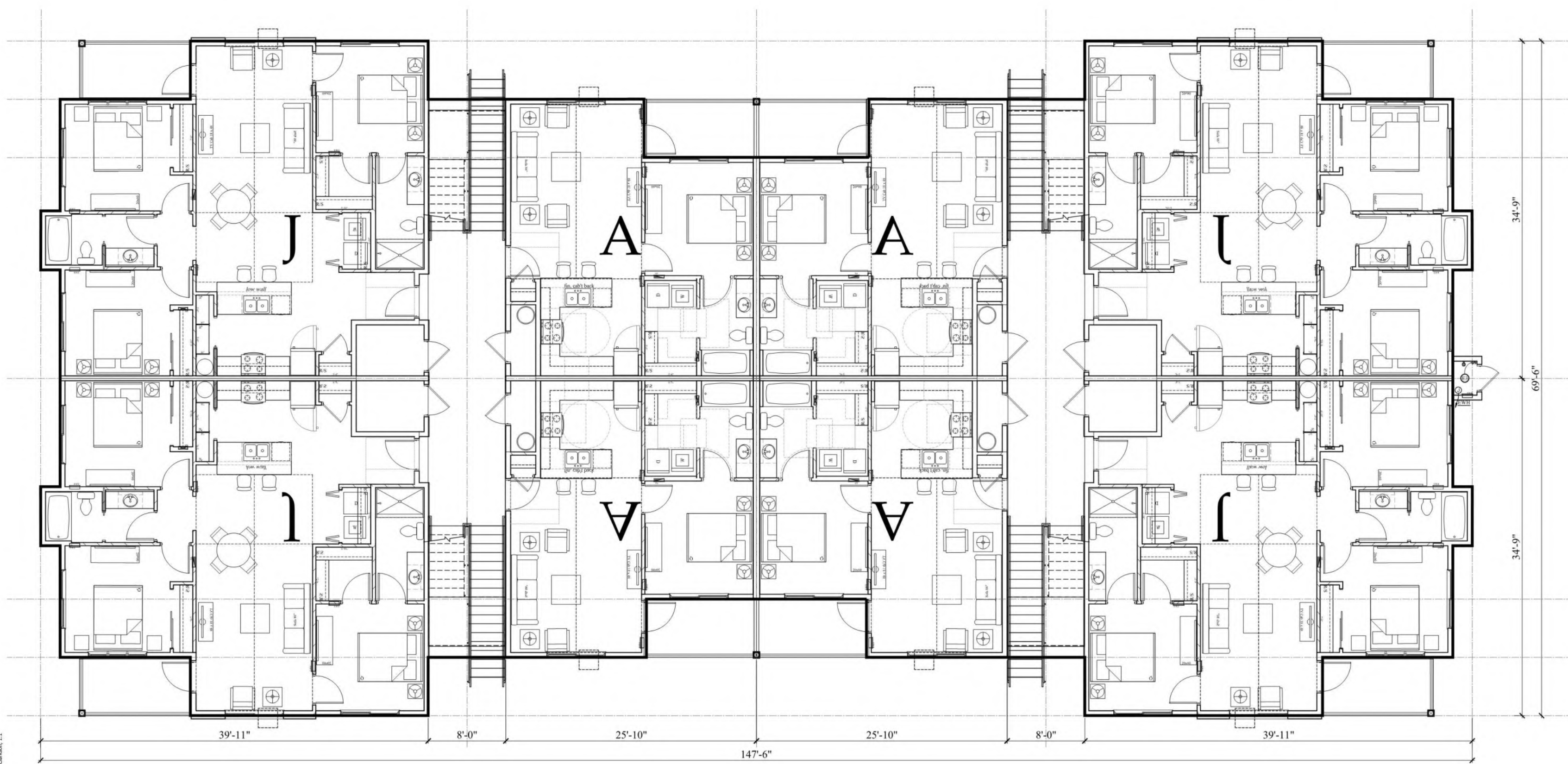
1 REAR ELEVATION - BLDG H24
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

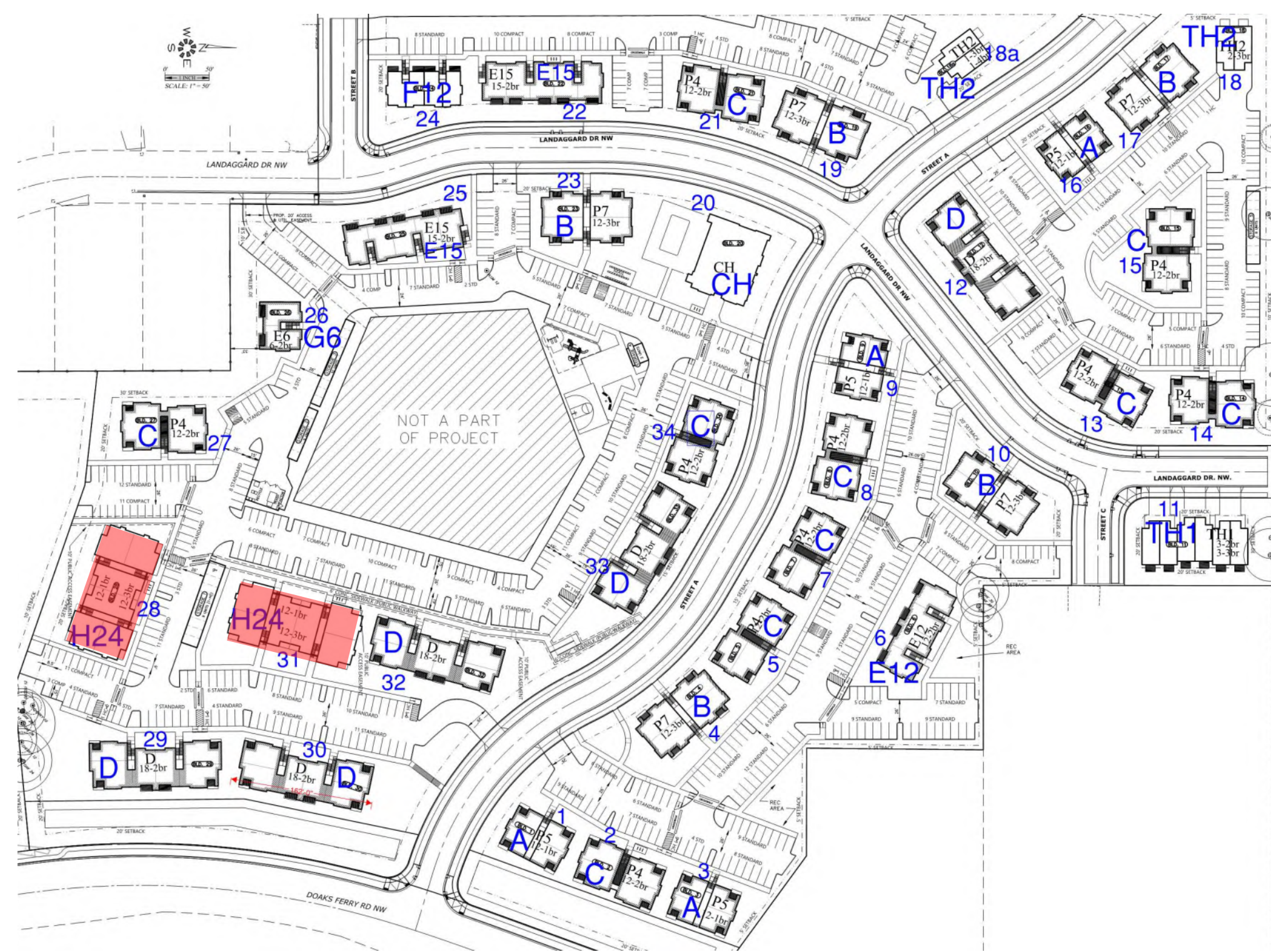


2 FRONT ELEVATION - BLDG H24
SCALE: 1/8" = 1'-0"

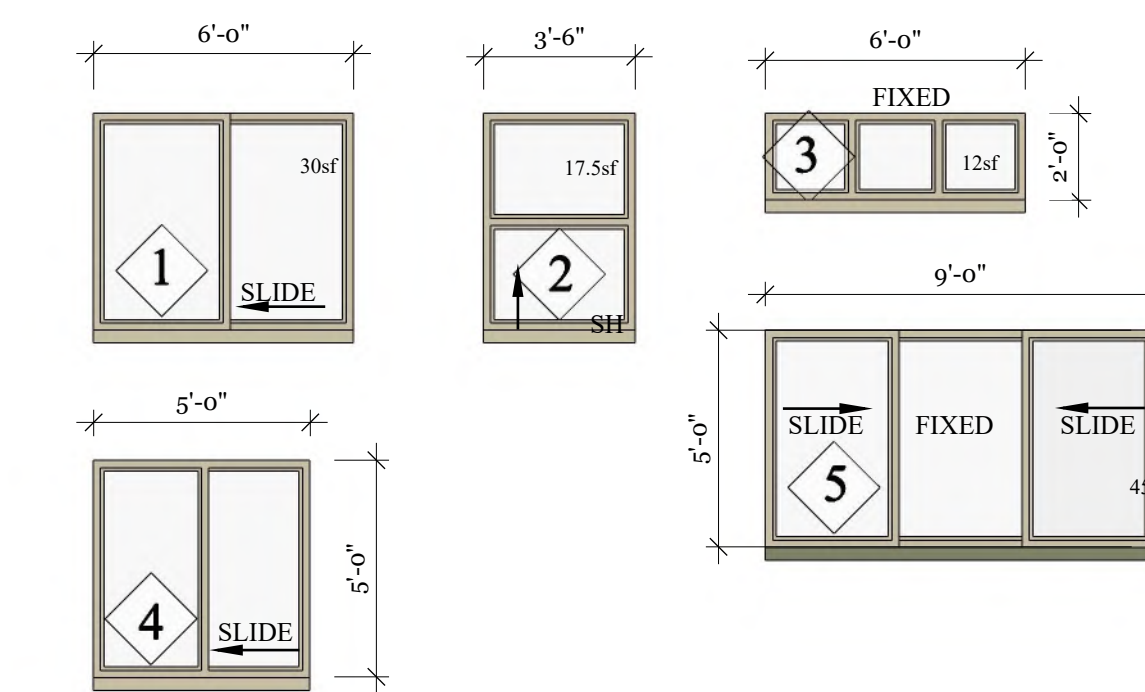


BLDG H24 - (12)A, (12) J 24plex
1/4"=1'0"

6 FLOOR PLAN
SCALE: NTS



North
B KEY PLAN
SCALE: 1" = 100'-0"



WINDOW SCHEDULE	
SCALE: NTS	
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Bldg H24 24plex

REVISIONS:

**PRELIMINARY
NOT FOR
CONSTRUCTION
February 15, 2023**

PROJECT TITLE:	
Titan Hill Apartments	
Salem, OR	
SHEET TITLE: EXTERIOR ELEVATIONS	
DRAWN BY: 2203	SHEET: A490
DATE: N	