



21 December 2021

Peter Domine,
Planner II City of Salem
Community Development
555 Liberty Street SE
Salem, Oregon 97301

RE: 2148 Turner Rd SE 23-122978-PLN

In response to your completeness review of 20 December, 2023

Setbacks	<ul style="list-style-type: none"> • Per SRC 551.015(b), Table 551-3, the minimum setback to the PA zoned property to the east is 5 ft with Type A landscaping. This is exclusive of the detention pond. Please see attached plans with markups. • To the south and north of the carport, the setback is also a minimum of 5 ft with Type A landscaping. • To the west, there is a minimum 5 ft setback with Type A landscaping
Response: Please see revision L1.1 illustrating the requested landscape change the carport structure has been shorten to provide the requisite setback see A1.2	
Landscaping	<ul style="list-style-type: none"> • Per SRC 551.015(d) minimum 15% of the development site must be landscaped to the Type A standards of SRC 807. The subject property is 2.5 acres, or 108,897 square feet, requiring a minimum of 16,335 square feet to be landscaped, or 817 plant units ($16,335 / 20 = 817$). Of the 817 plant units, 40 percent are to be trees, or 327 plant units ($817 \times .4 = 327$). While the development plans indicate more than enough landscaping will be provided, and the calculated areas indicate 428 plant units as trees will be provided, only 32 trees are shown on the plans (320 plant units). Please clarify.
Response: Please the revised landscape plan, sheet L1.1 depicting in excess of 40 trees.	

Solid Waste Area	Opening of the solid waste service area does not meet standards of SRC 800.055. The plans show two 9'9" openings (separated by a pole in the middle), where a minimum 12' opening is required. Please revise or this can be conditioned to be corrected at building permit.
Response: See detail 8 on sheet A1.2 which depicts a 13'-4" wide 8" CMU trash enclosure. This would leave a net 12' width between the walls. The Gate Post have been moved to the end of the CMU wall. The net aperture is 12' clear	
Pedestrian Access	<ul style="list-style-type: none"> Plans do not indicate how the pedestrian connection to the street will meet the lighting requirement of SRC 800.065(c). Please revise or this can be conditioned to be included at building permit. The pedestrian connection from the building to the street does not meet the minimum 5 ft width the entire length of the path, required by SRC 800.065(b). Please revise or this can be conditioned to be corrected at building permit.
Response: Please review sheet A1.2, we have expanded the annotation Ped. Connection to 5' wide raise concrete Pedestrian connection. This sidewalk is location on the south side of the existing vehicular access. The vehicular access is defined by a raise curb on the south side of the access. It begins at the existing sidewalk at Turner Road SE (on the west) and extends approximately 400' easterly to a driveway crossing. Detail 7 on sheet A1.2 is flagged on the crossing. A closer examination of detail 7 depicts 5' minimum width striped path on the A/C paving. On either side are thermoplastic speed bumps	

Please call with questions

Sincerely.

Ronald James Ped
Architect, PC