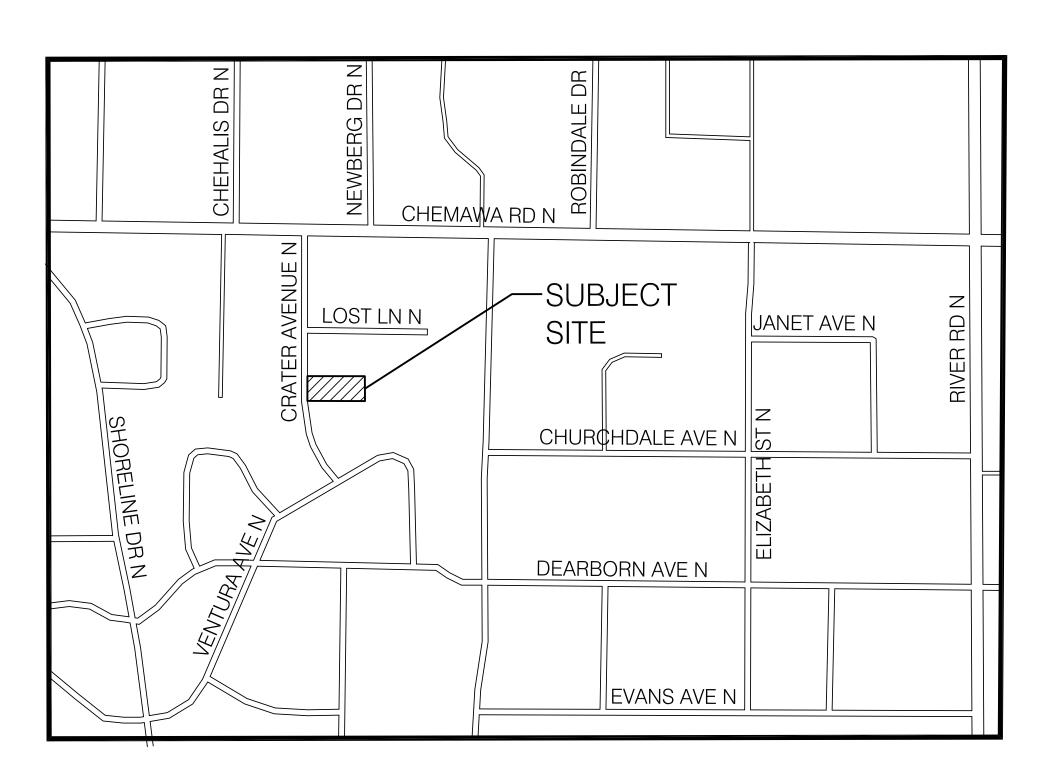
CRATER AVENUE PARTITION KEIZER, ORE.



VICINITY MAP

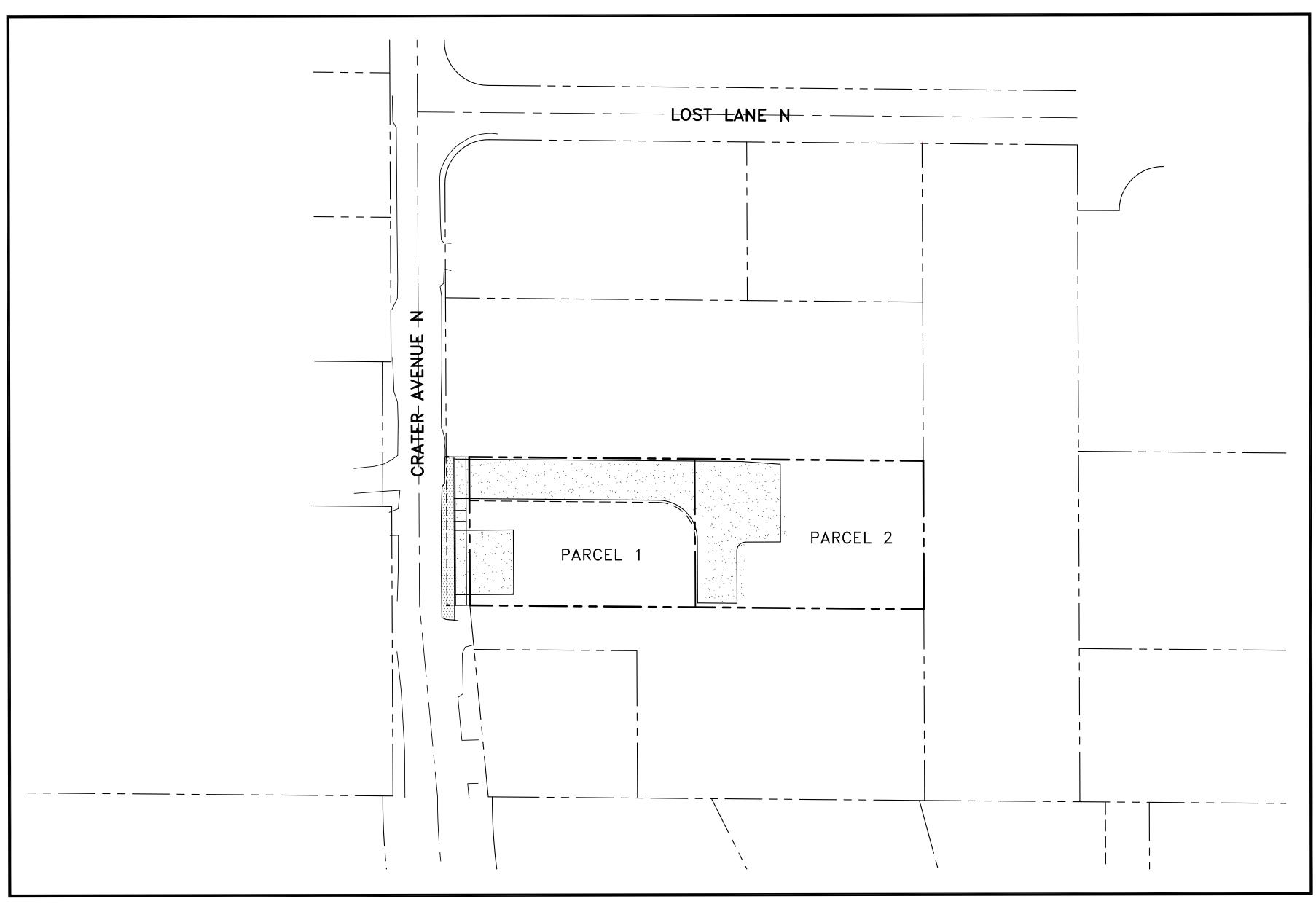
INDEX OF DRAWINGS

P-1 COVER SHEET

P-2 EXISTING CONDITIONS PLAN

P-3 PRELIMINARY PLAT

P-4 PRELIMINARY SITE PLAN



SITE MAP

APPLICANT / PROPERTY OWNER

SBH PROPERTIES LLC 2547 AERIAL WAY SE SALEM, OR 97302 503-577-8891 CONTACT: STEVE HURLEY

APPLICANT'S REPRESENTATIVE

CASCADIA PLANNING + DEVELOPMENT SERVICES
PO BOX 1920
SILVERTON, OR 97038
503-804-9294
CONTACT: STEVE KAY, AICP

LAND SURVEYOR

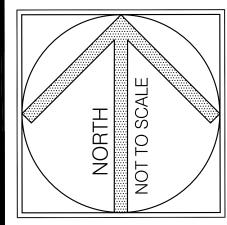
BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OR 97317 503-588-8800 CONTACT: GREG WILSON, PLS

CIVIL ENGINEER

7 OAKS ENGINEERING 345 WESTFIELD STREET, SUITE 107 SILVERTON, OR 97381 503-308-8554 CONTACT: KIM JOHNSON, PE

Cascadia Planning + Development Services PO Box 1920





L. 10500 OF T.M. 073W03 ARION COUNTY, OREG

OF KEIZER LAND USE APPLICATION
ATER AVENUE PARTITION

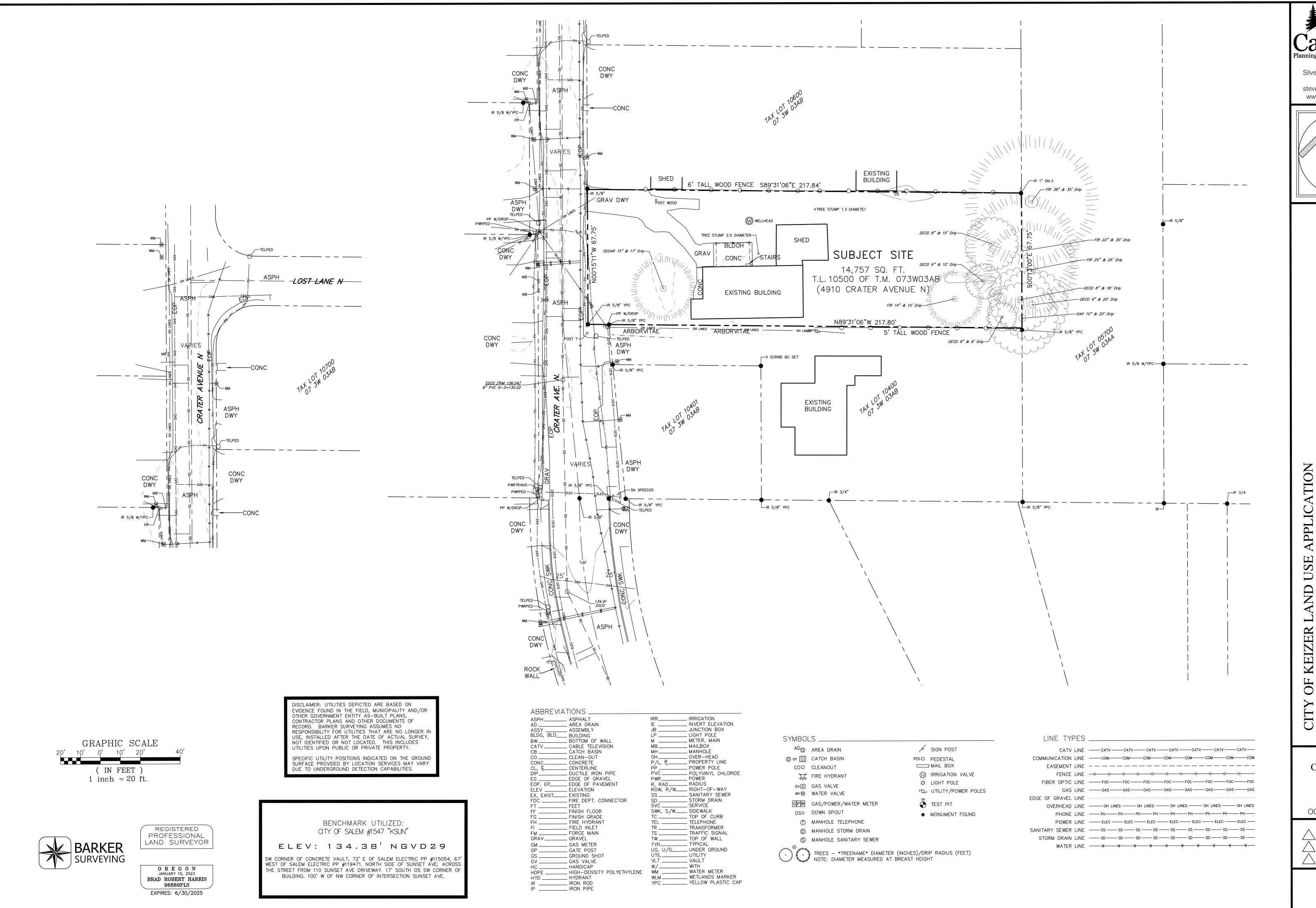
EXISTING CONDITIONS PLAN

OCTOBER 10, 2024

REVISIONS

P-1

SHEET 1 OF 4



PO Box 1920 Silverton, Oregon 97381

503-804-1089 steve@cascadiapd.com www.cascadiapd.com

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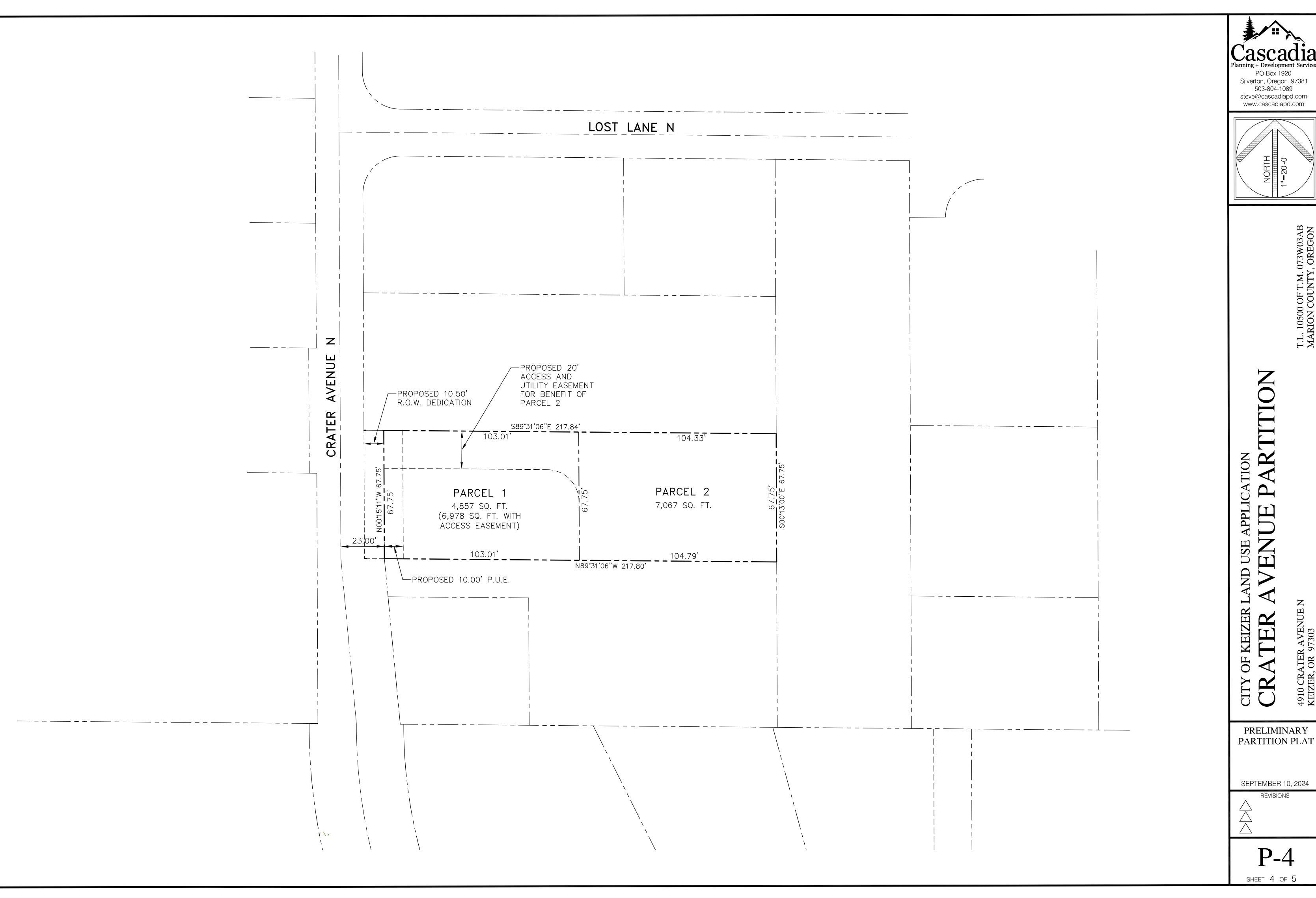
EXISTING CONDITIONS

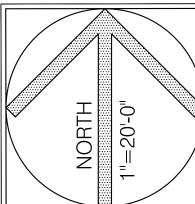
PLAN

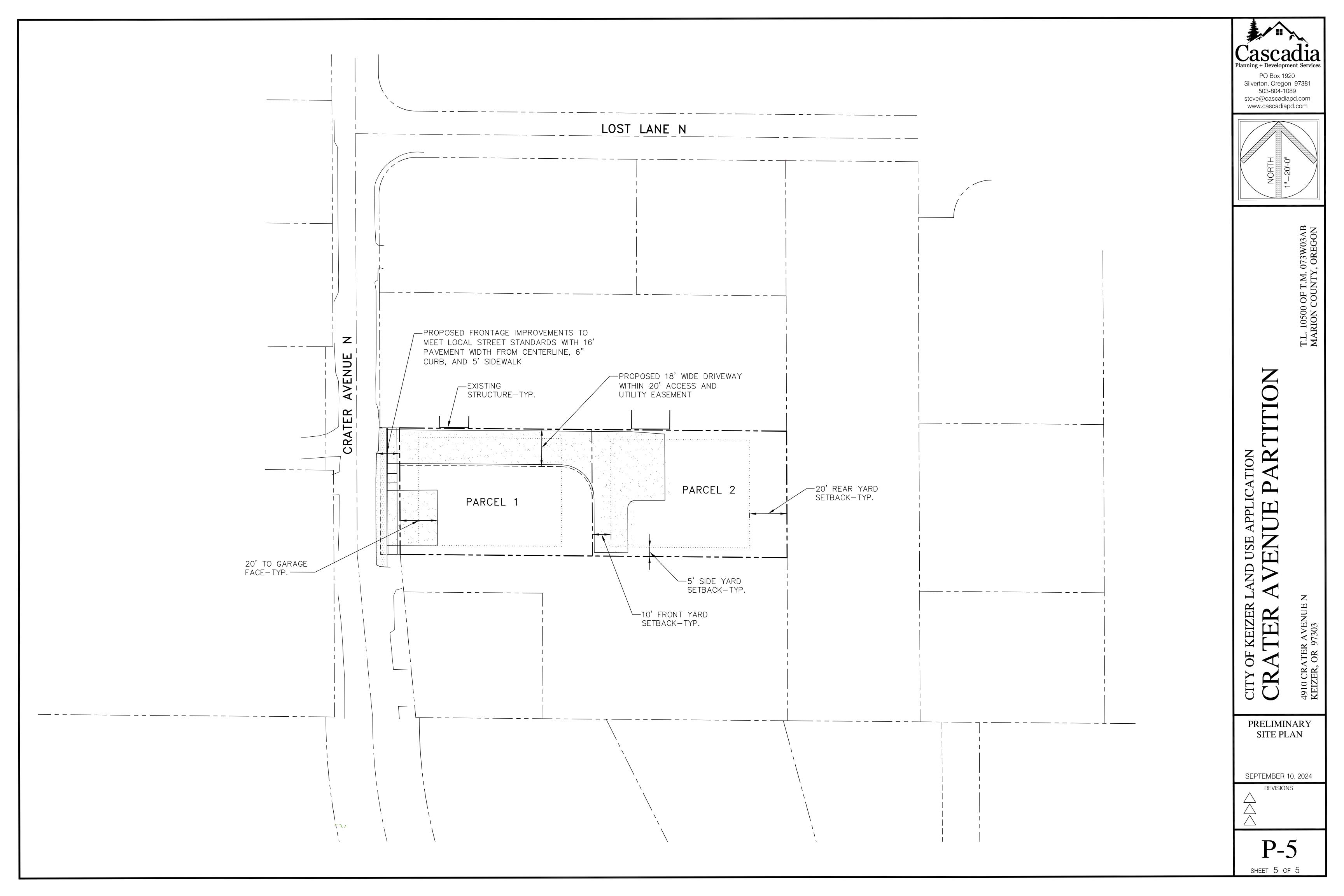
OCTOBER 10, 2024

REVISIONS

SHEET 2 OF 4







PLANNING:

CASCADIA PLANNING + DEVELOPMENT SERVICES PO BOX 1920 SILVERTON, OREGON 97381 503.804.1089

STEVE@CASCADIAPD.COM

SURVEY: BARKER SURVEYING

3657 KASHMIR WAY SE SALEM, OR. 97137 503.588.8800 GREG@BARKERWILSON.COM

CIVIL ENGINEER:

7 OAKS ENGINEERING, INC. KIM JOHNSON, P.E. 345 WESTFIELD ST. #107 SILVERTON, OR. 97381 503.308.8554 KIM@70AKSENGINEERING.COM

UTILITY PURVEYORS:

WATER:

CITY OF KEIZER 930 CHEMAWA RD. KEZIER, OR. 97303

SEWER:

CITY OF SALEM 555 LIBERTY STREET SE SALEM, OREGON. 503.588.6311

ELECTRIC:

PORTLAND GENERAL ELECTRIC KEN SPENCER KENNETH.SPENCER@PGN.COM 503.970.7200

ROADWAYS:

CITY OF KEIZER-PUBLIC WORKS 930 CHEMAWA RD. KEIZER, OR. 97303

STORM DRAIN: CITY OF KEIZER-PUBLIC WORKS 930 CHEMAWA RD. KEIZER, OR. 97303

FIRE:

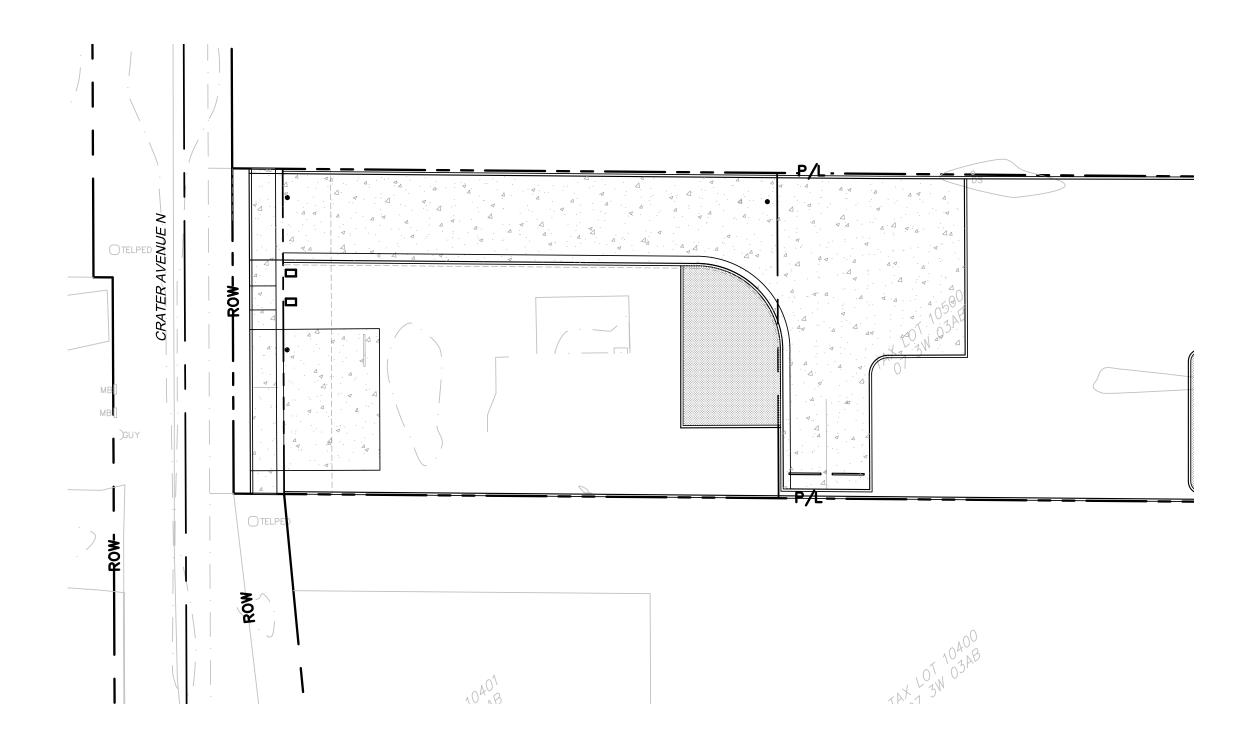
CITY OF KEIZER 930 CHEMAWA RD. KEZIER, OR. 97303

NATURAL GAS:

NORTHWEST NATURAL GAS COMPANY 3123 BROADWAY ST NE SALEM, OR. 97303

PRELIMINARY DEVELOPMENT PLANS

AT 4910 CRATER AVENUE KEIZER, OR.





GENERAL NOTES:

- 1. ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF KEIZER, THE OREGON STRUCTURAL SPECIALITY CODE (BUILDING CODE), OREGON PLUMBING SPECIALITY (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
- 2. ALL PERMIT AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 3. ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503.232.1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503.246.6699.
- 4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITY CONNECTION POINTS PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF 7 OAKS ENGINEERING, INC. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT
- 5. 7 OAKS ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP (PERFORMED BY FORTY FIVE NORTH SURVEYING. LLC). THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

NOTICE TO EXCAVATORS:

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POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center DIAL 811 or 1-800-332-2344

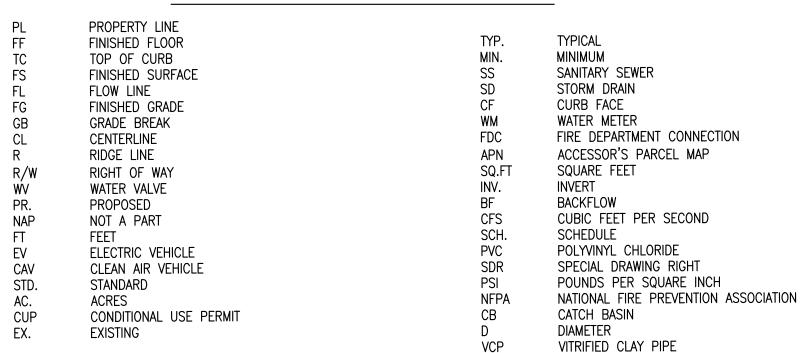
ENGINEER'S NOTICE TO CONTRACTOR:

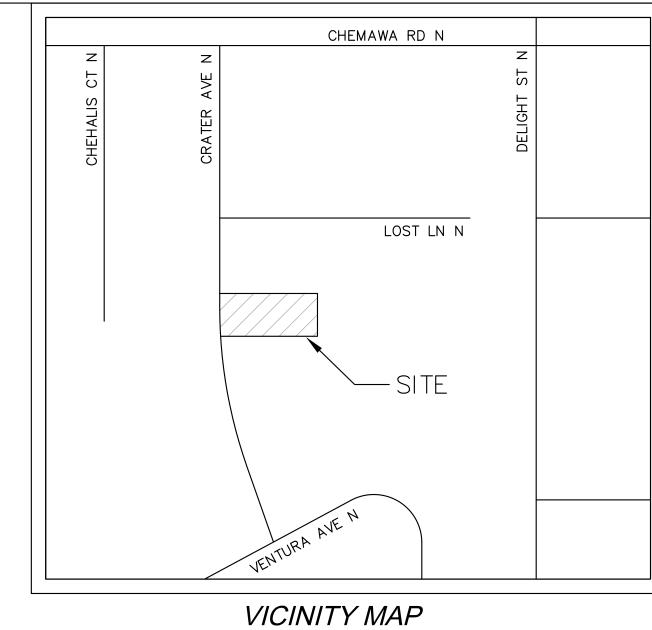
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND

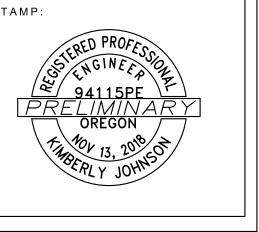
ABBREVIATIONS:





NOT TO SCALE





ISSUE DESCRIPTION

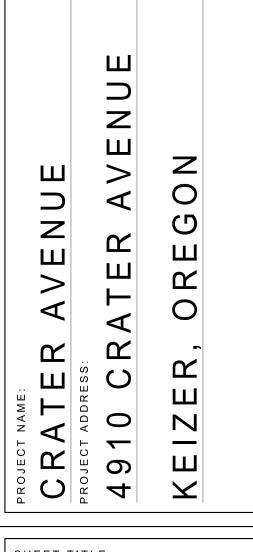
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FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

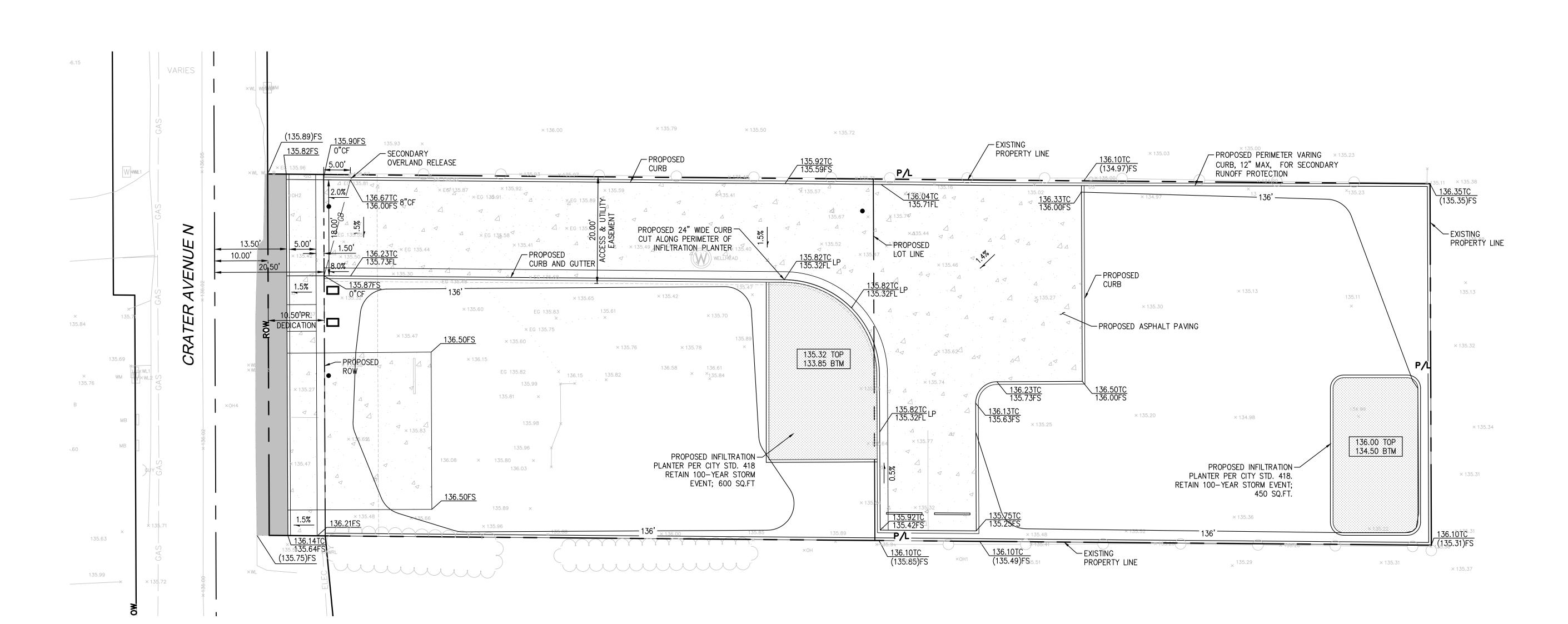
SHEET INDEX:

- 1 TITLE SHEET 2 - PRELIMINARY GRADING PLAN
- 3 PRELIMINARY UTILITY PLAN 4 - TREE PRESERVATION PLAN 5 - EXISTING STROMWATER PLAN 6 - PRELIMINARY STORMWATER PLAN



SHEET TITLE: TITLE SHEET

SHEET NUMBER: ш 0



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POTENTIAL UNDERGROUND FACILITY OWNERS

Dig | Safely.

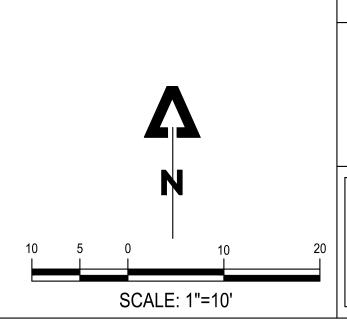
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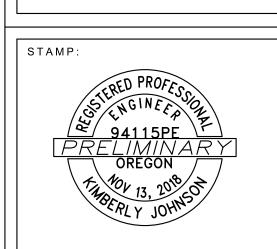
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THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.





NO DATE ISSUE DESCRIPTION

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

DIMENSIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL

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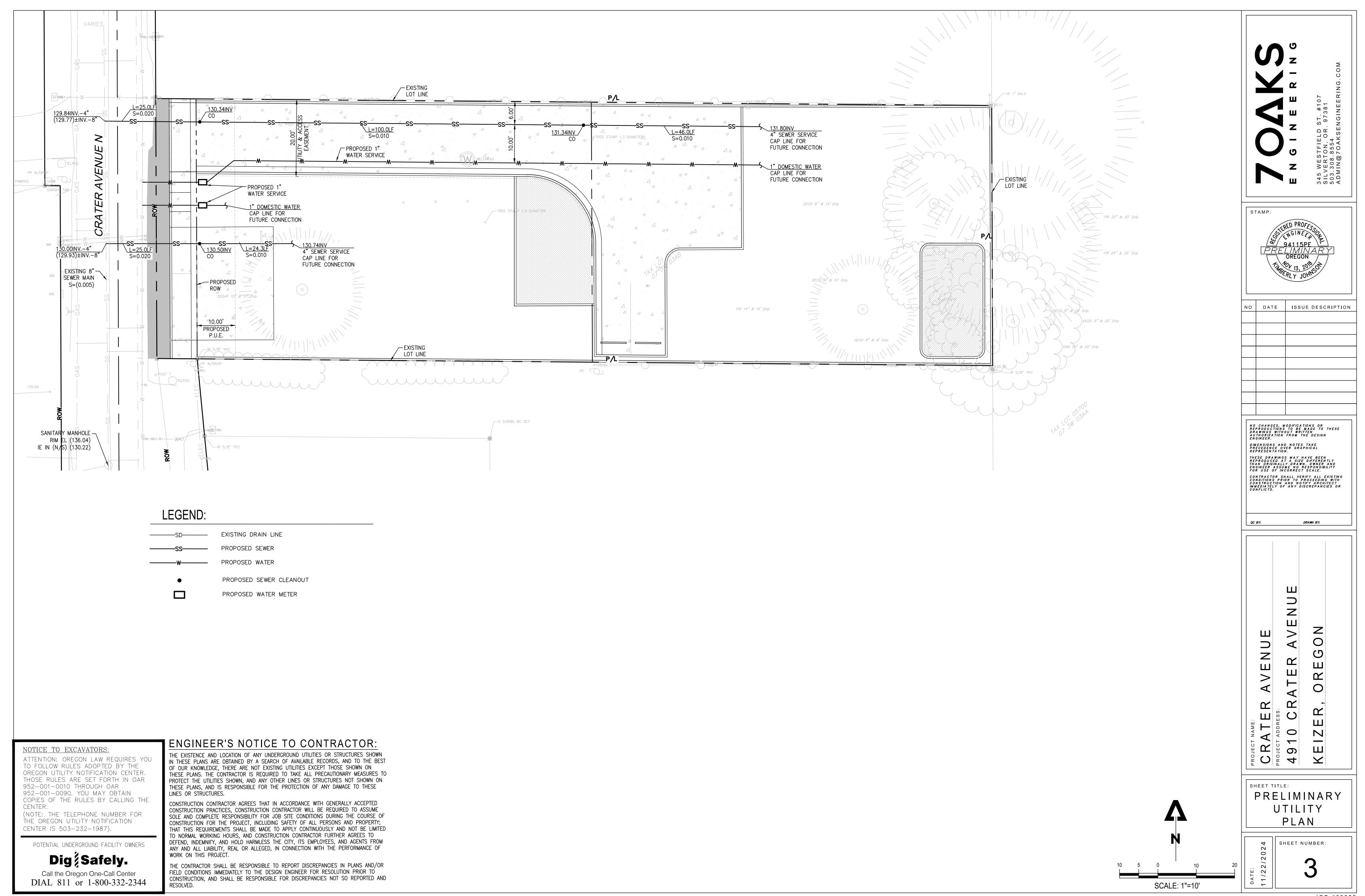
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FOR USE OF INCORRECT SCALE.

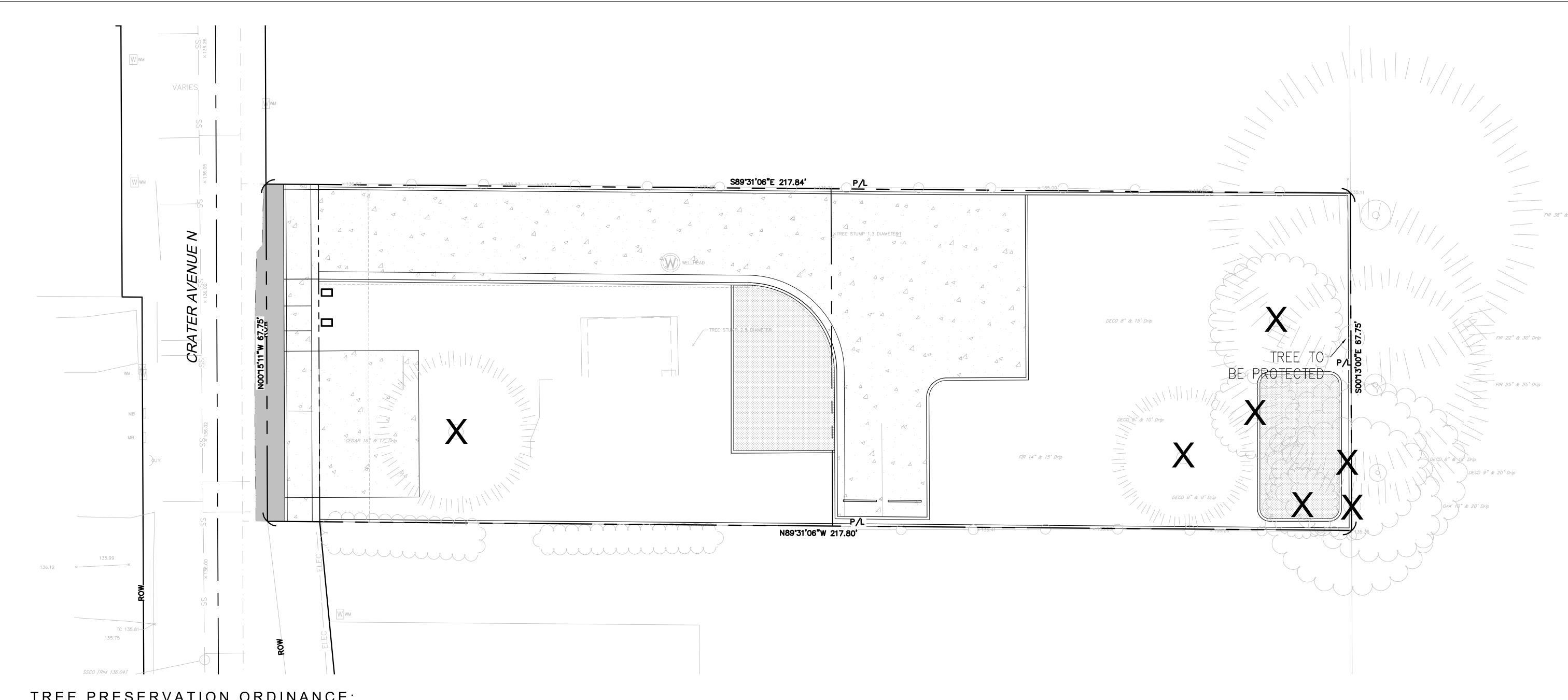
CONTRACTOR SHALL VERIFY ALL EXISTING
CONDITIONS PRIOR TO PROCEEDING WITH
CONSTRUCTION AND NOTIFY ARCHITECT
IMMEDIATELY OF ANY DISCREPANCIES OR
CONFLICTS.

OC BY: DRAWN BY:

CRATER AVENUE
PROJECT ADDRESS:
4910 CRATER AVENUE
KEIZER, OREGON

PRELIMINARY
GRADING
PLAN





TREE PRESERVATION ORDINANCE:

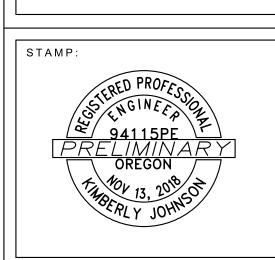
- 1. TREES IN THE PUBLIC RIGHT-OF-WAY 1.1. MAINTENANCE AND PROTECTION OF TREES. TREES LOCATED IN THE PUBLIC-RIGHT-OF-WAY, INCLUDING PARKING STRIPS BETWEEN STREETS AND SIDEWALKS, SHALL BE MAINTAINED BY THE IMMEDIATELY ABUTTING PROPERTY OWNER ("OWNER") AND SHALL NOT BE CUT DOWN, REMOVED, TOPPED OR TRANSPLANTED WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF KEIZER. "TOPPING" IS DEFINED AS THE SEVERE CUTTING BACK OF TRUNK AND/OR LIMBS TO STUBS WITHIN THE TREE'S CROWN TO SUCH A DEGREE SO AS TO REMOVE THE NORMAL CANOPY AND DISFIGURE THE TREE. IT SHALL BE UNLAWFUL TO INTENTIONALLY DAMAGE, DEFACE OR ATTACH ANY ROPE, WIRE NAIL, SIGN, POSTER, OR ANY OTHER MANMADE OBJECT TO ANY TREE LOCATED IN THE PUBLIC RIGHT OF WAY.
- 2. REMOVAL OF TREES. REMOVAL OF TREES LOCATED NEAR OR WITHIN THE PUBLIC RIGHT OF WAY IS THE
- RESPONSIBILITY OF THE OWNER AND IS REQUIRED IN THE FOLLOWING CIRCUMSTANCES: 2.0.1. WHEN THE DAMAGE OCCURRING TO THE SURROUNDING LAW, STREET, SIDEWALK, OR/OR CURB. WHEN A TREE IS DAMAGED OR SICK OR CREATING IMMINENT DANGER TO PERSONS OR PROPERTY. WHEN A TREE IS INFECTED BY OR HARBORS ANY INJURIOUS FUNGUS, INSECT OR DISEASE WHICH
- CONSTITUTES A POTENTIAL THREAT TO OTHER TREES WITHIN THE CITY. WHEN A TREE BY REASON OF ITS NATURE IS OR MAY BECOME INJURIOUS TO SEWERS, ELECTRIC
- POWER LINES, GAS LINES, WATER LINES, OR PUBLIC IMPROVEMENTS OF ANY TYPE. STUMPS OF TREES IN THE PUBLIC RIGHT-OF-WAY MAY REMAIN IF THEY DO NOT INTERFERE WITH THE INTEGRITY OF SAVED TREES, SO LONG AS SAID STUMPS SHALL BE REMOVED TO A DEPTH OF EIGHT INCHES BELOW THE LEVEL OF THE SIDEWALK OR IF NO SIDEWALK EXISTS, EIGHT INCHES BLOW THE GRADE OF THE CENTER LINE OF THE RIGHT-OF-WAY. STUMPS SHALL BE CUT AT GROUND LEVEL IF REMOVAL OF THE STUMP OR THE CUTTING OF HTE STUMP BELOW THE SURFACE SHALL HAVE A HARMFUL EFFECT ON ANY SAVED TREE OR TREES.
- 3. INTERFERENCE WITH STREET LIGHTING AND TRAFFIC DEVICES. EVERY OWNER OF ANY TREE LOCATED IN OR OVERHANGING ANY STREET OR PUBLIC RIGHT-OF-WAY WITHIN THE CITY OF KEIZER SHALL PRUNE ALL
- BRANCHES SO THAT BRANCHES SHALL NOT: 3.1. OBSTRUCT VIEW OF ANY PUBLIC OR PRIVATE INTERSECTION PURSUANT TO KEIZER ZONING ORDINANCE
- SECTION 17.18.
- OBSTRUCT THE VIEW OF ANY TRAFFIC CONTROL DEVICE OR SIGN. SEVERELY OBSTRUCT THE LIGHT OF ANY STREETLIGHT
- PROTRUDE INTO THE AREA THIRTEEN (13) FEET ABOVE THE STREET SURFACE OR EIGHT (8) FEET ABOVE THE SIDEWALK SURFACE.

- 4. NUISANCE DECLARED. THE CITY OF KEIZER HEREBY DECLARES THAT ALL 10 TREES DESCRIBED IN SUBSECTIONS (B) AND (C) ABOVE ARE DEEMED TO BE 11 NUISANCES AND ARE SUBJECT TO ABATEMENT. 5. TREES EXEMPTED. THE CITY OF KEIZER HEREBY DECLARES THAT ALL
- 10 TREES DESCRIBED IN SUBSECTIONS (B) AND (C) ABOVE ARE DEEMED TO BE
- 11 NUISANCES AND ARE SUBJECT TO ABATEMENT. 6. PLANTING TREES IN PUBLIC RIGHT-OF-WAY. ANY TREE REMOVED FROM THE PUBLIC RIGHT-OF-WAY MUST BE REPLACED WITH A NEW TREE. IT SHALL BE UNLAWFUL TO PLAT ANY TREE IN PUBLIC RIGHT-OF-WAY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY OF KEIZER. APPLICATIONS FOR REMOVAL/PLANTING OF TREES SHALL BE COMBINED INTO ONE FORM. NO FEE SHALL BE CHARGED FOR THE PERMITTING PROCESS.

LEGEND:

X DENOTES REMOVAL OF TREES

DENOTES TREE TO BE PRESERVED



ISSUE DESCRIPTION

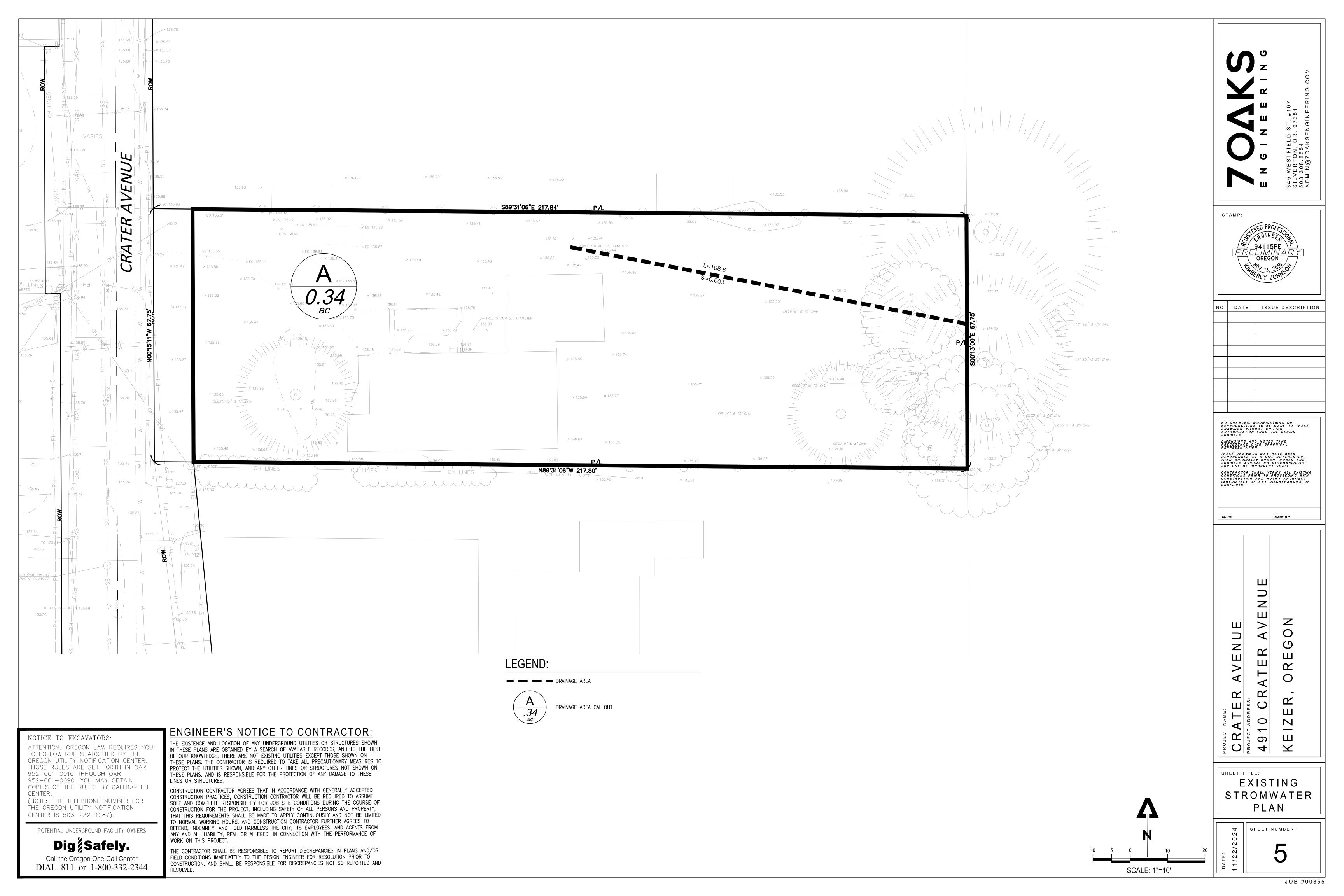
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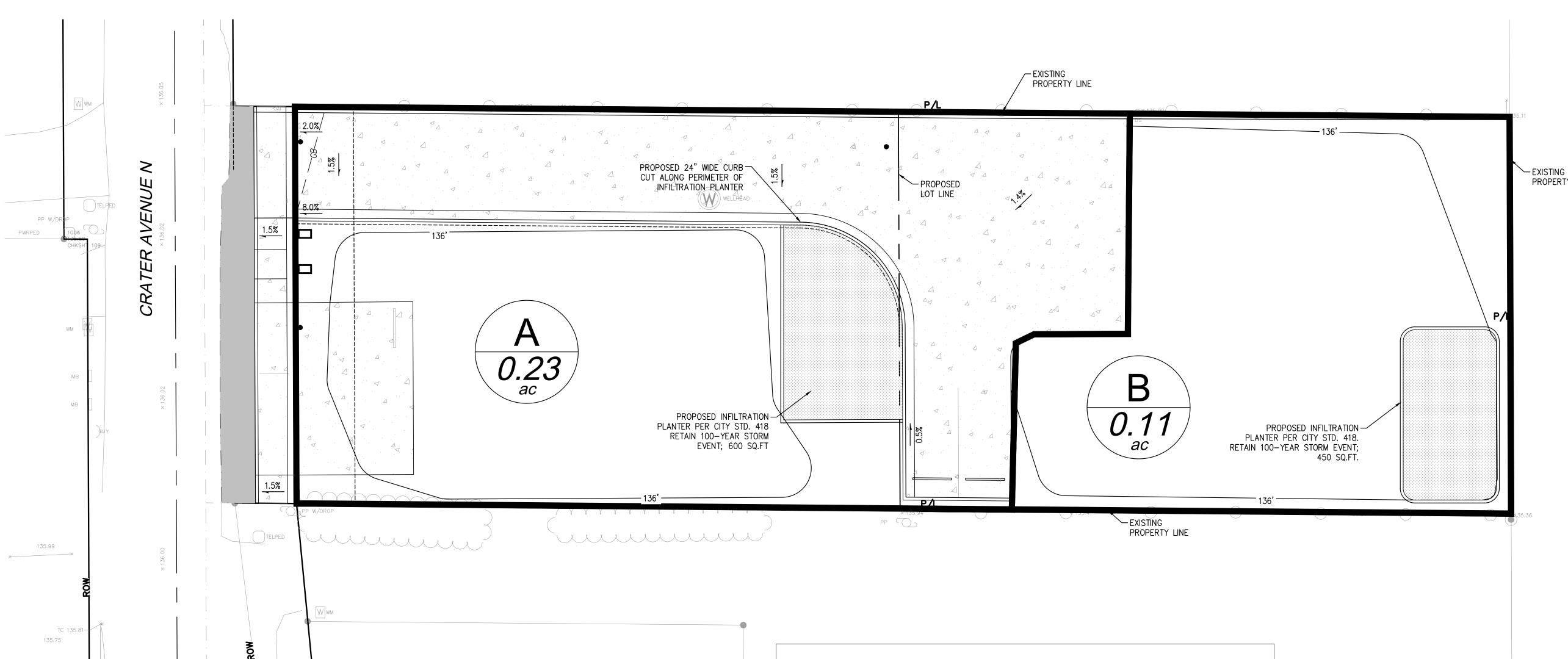
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SCALE: 1"=10'

SHEET TITLE: TREE **PRESERVATION** PLAN

SHEET NUMBER:





PREVS. I	PREVS. POST CONSTRUCTION FLOW RATES			
	PEAK FLOW RATE (CFS)			
FAGLITYID	100 YEAR STORM			
PROJECT SITE	POST (NO BMP)	POST (W/BMP)		
LOT A	0.19	0		
LOT B	0.11	0		

WATER QUALITY TREATMENT REQUIREMENTS					
CATCHMENT/ FACILITY ID	WQV (IN)	WQV (CF)	80% OF WQV	RAIN GARDEN ALLOWABLE VOLUME	
А	1.38	741	592	1,080	
В	2.38	392	314	810	

CATCHMENT/ FACILITY ID	TOTAL AREA (SF)/(AC.)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	OWNERSHIP (PRIVATE/ PUBLIC)	FACILITY TYPE	FACILITY SIZE (BOTTOM) SF
LOT A	9,045	7,236	1,809	PRIVATE	RAIN-GARDEN INFILTRATION	600
LOT B	5,000	4,000	1,000	PRIVATE	RAIN-GARDEN INFILTRATION	450
TOTAL ONSITE	14,045	11,236	2,809			

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POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

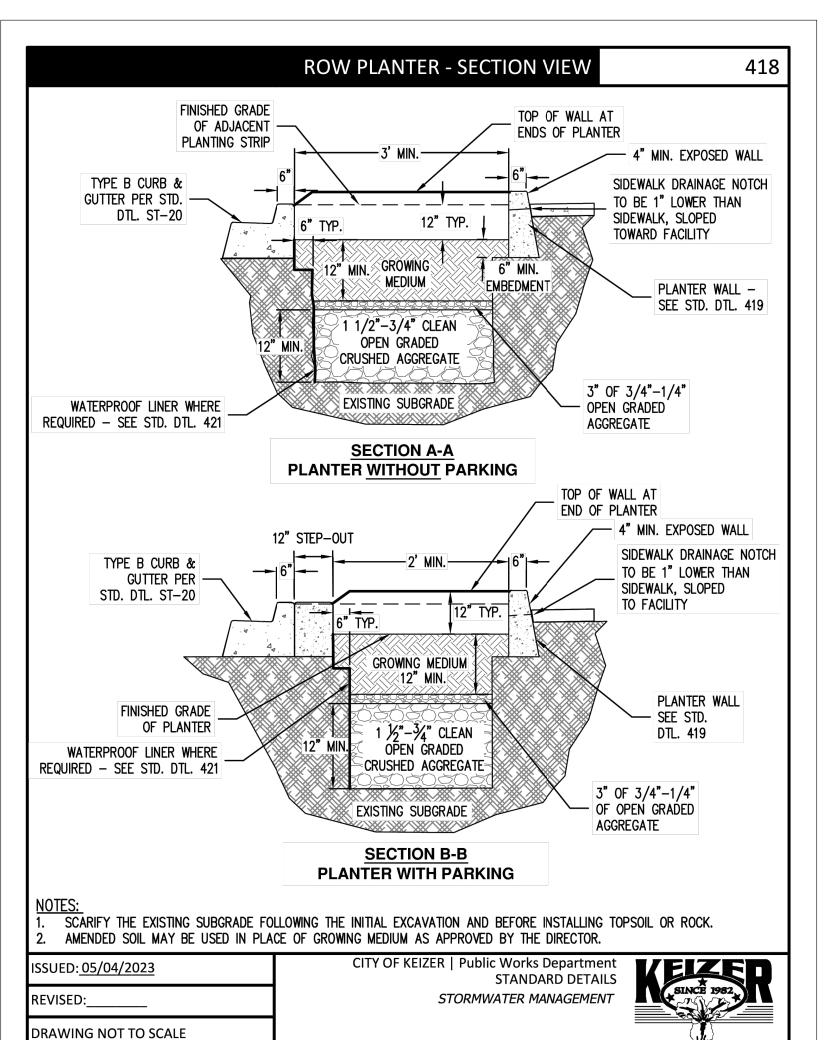
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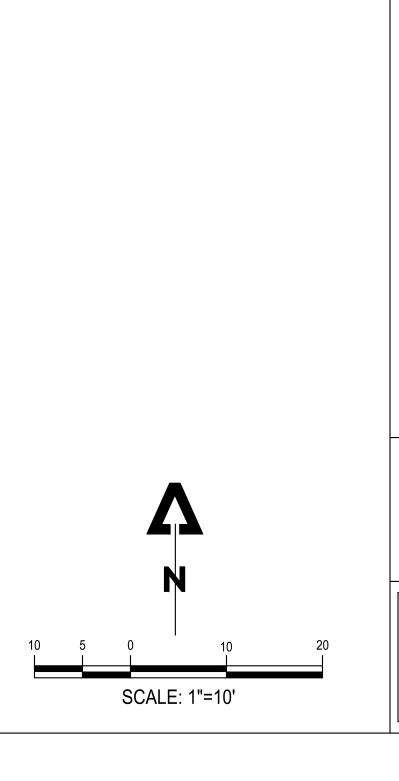
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PROPERTY LINE



DATE | ISSUE DESCRIPTION

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DRAWN BY:

Z Z 0 တ 4

SHEET TITLE: PRELIMINARY STORMWATER PLAN

SHEET NUMBER: