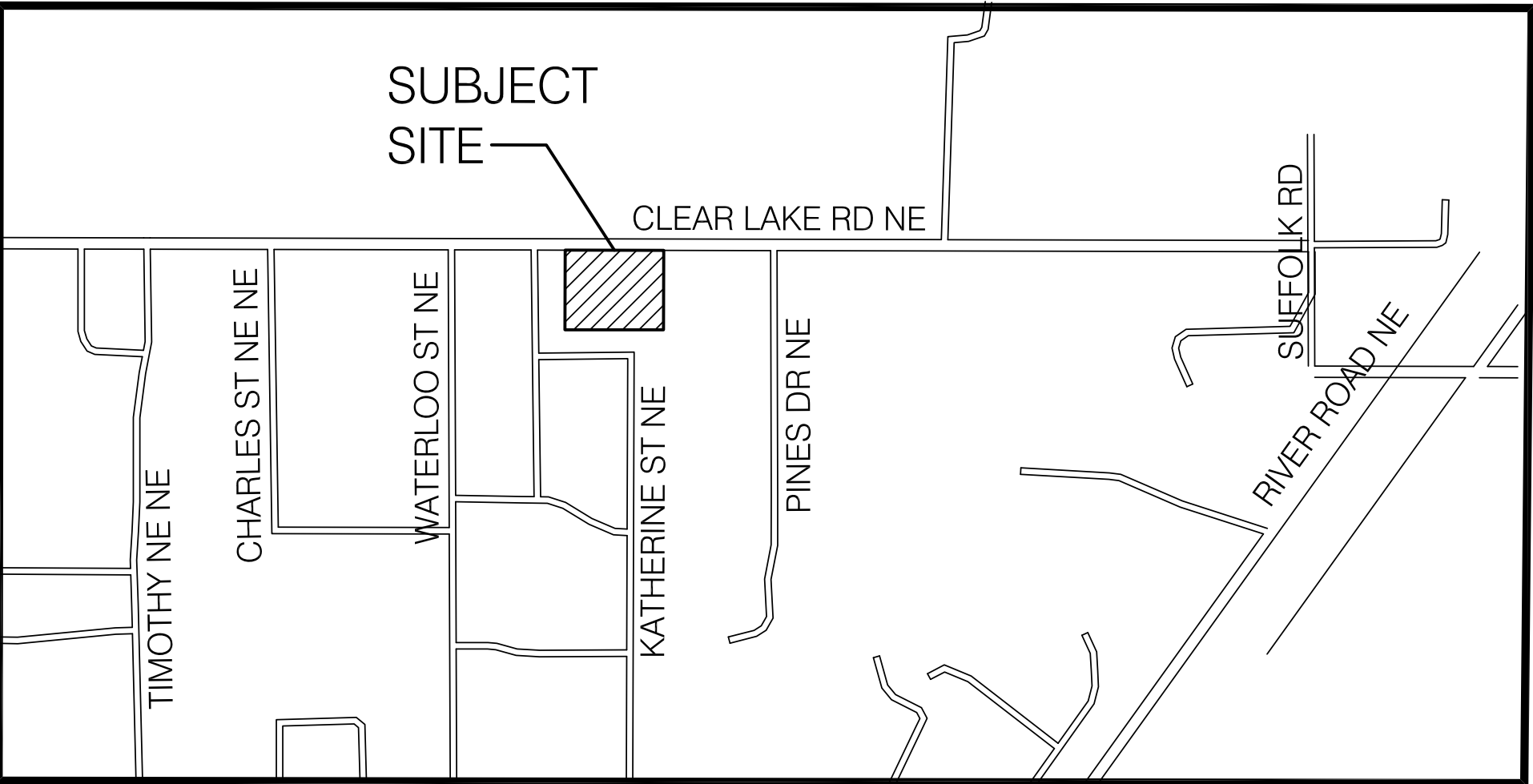
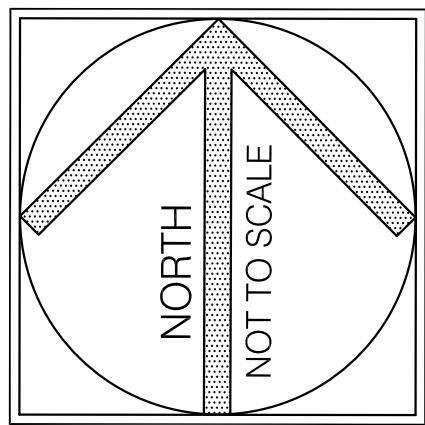


CLEAR LAKE ROAD SUBDIVISION

KEIZER, ORE.



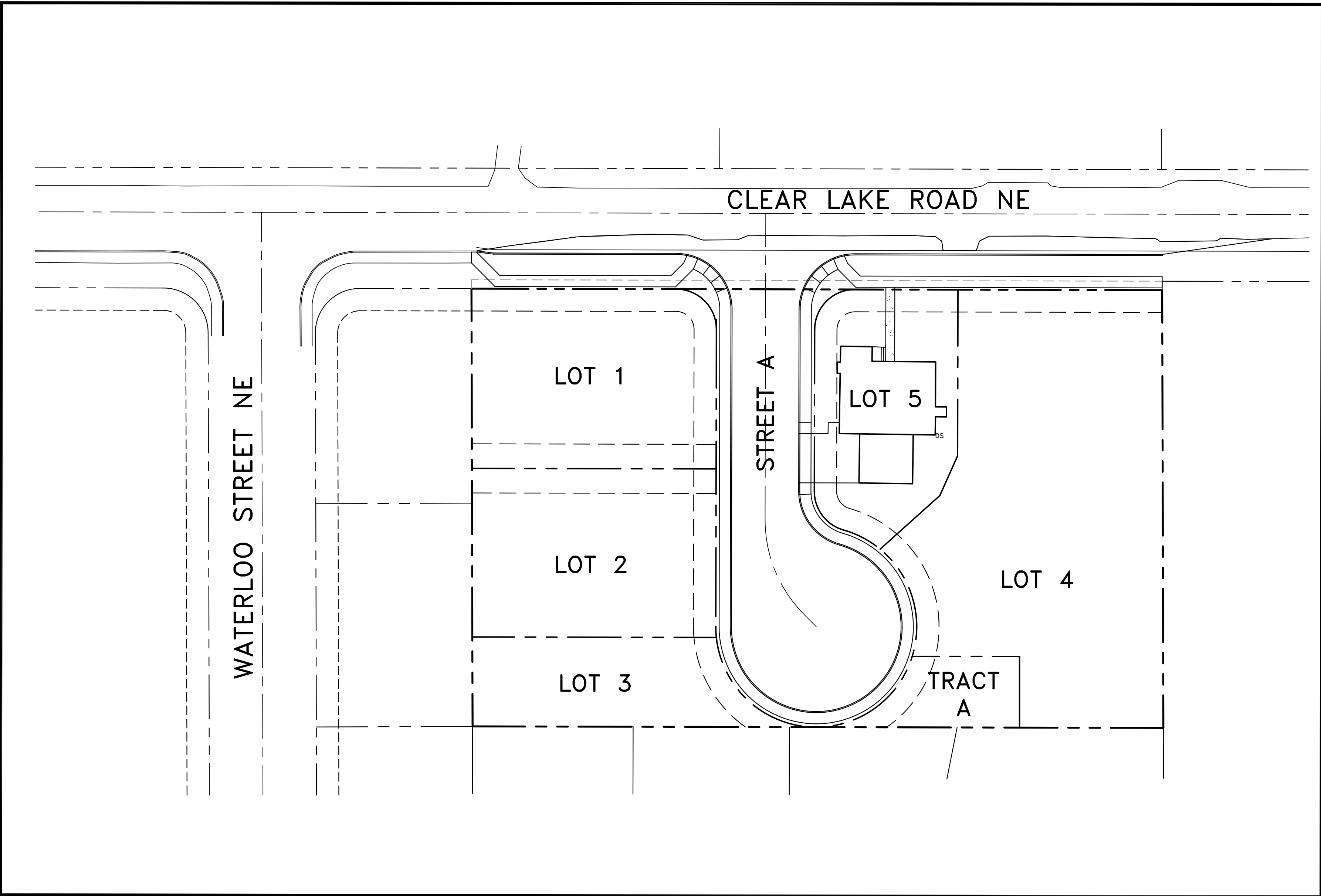
Cascadia
Planning + Development Services
PO Box 1920
Silverton, Oregon 97381
503-804-1089
steve@cascadiapd.com
www.cascadiapd.com



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

CITY OF KEIZER LAND USE APPLICATION
CLEAR LAKE ROAD SUBDIVISION
T.L. 100 OF T.M. 063W23DA
MARION COUNTY, OREGON

1620 CLEAR LAKE ROAD NE
KEIZER, OR 97303

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

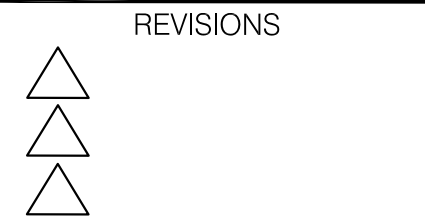
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OR 97317
503-588-8800
CONTACT: GREG WILSON, PLS

CIVIL ENGINEER

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

EXISTING
CONDITIONS
PLAN

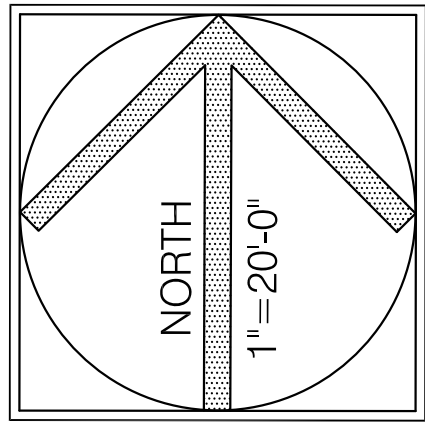
OCTOBER 15, 2024



P-1
SHEET 1 OF 4

The diagram illustrates a 12-lane microarray layout with the following features:

- CATV LINE:** CATV CATV CATV CATV CATV CATV CATV CATV
- COMMUNICATION LINE:** COM COM COM COM COM COM COM COM
- EASEMENT LINE:** (Empty line)
- FENCE LINE:** (Empty line)
- FIBER OPTIC LINE:** FOC FOC FOC FOC FOC FOC FOC FOC
- GAS LINE:** GAS GAS GAS GAS GAS GAS GAS GAS
- GE OF GRAVEL LINE:** (Empty line)
- OVERHEAD LINE:** OH LINES OH LINES OH LINES OH LINES OH LINES OH LINES
- PHONE LINE:** PH PH PH PH PH PH PH PH PH PH PH PH
- POWER LINE:** ELEC ELEC ELEC ELEC ELEC ELEC ELEC ELEC
- UNITARY SEWER LINE:** SS SS SS SS SS SS SS SS SS SS SS SS
- STORM DRAIN LINE:** SD SD SD SD SD SD SD SD SD SD SD SD
- WATER LINE:** W W W W W W W W W W W W



CITY OF KEIZER LAND USE APPLICATION
CLEAR LAKE ROAD SUBDIVISION
T.L. 100 OF T.M. 063W23DA
MARION COUNTY, OREGON

CITY OF KEIZER LAND USE APPLICATION

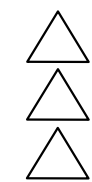
CLEAR LAKE ROAD SUBDIVISION

1620 CLEAR LAKE ROAD NE
KEIZER, OR 97303

PRELIMINARY
PLAT

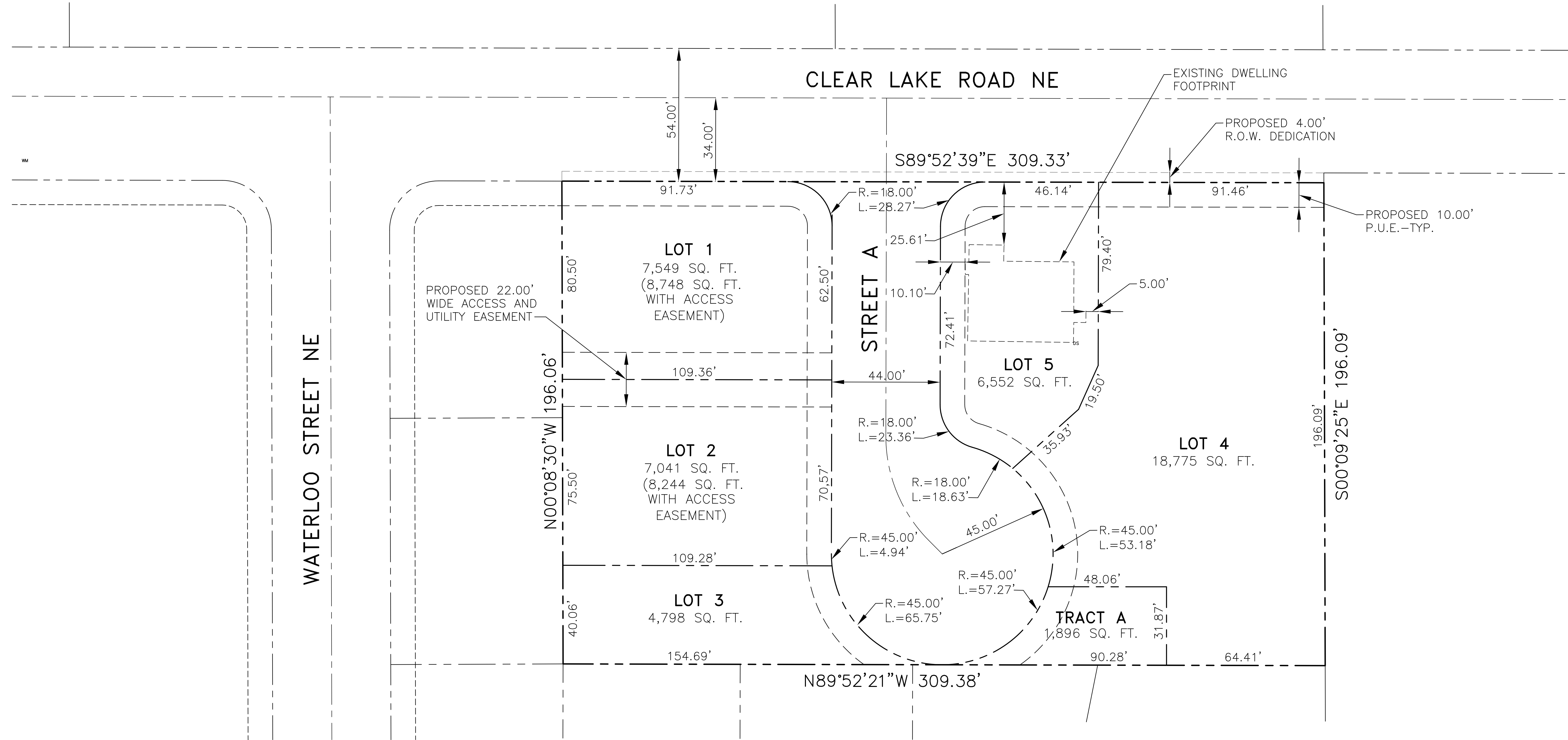
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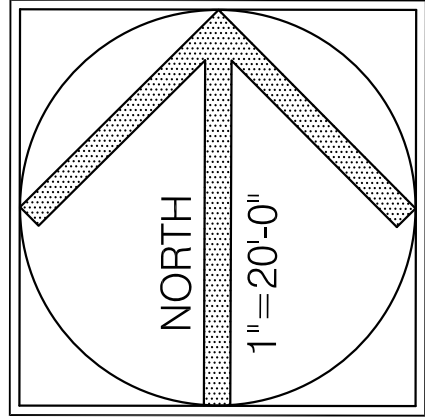
REVISIONS



P-3

SHEET 3 OF 4





T.L. 100 OF T.M. 063W23DA
MARION COUNTY, OREGON

CITY OF KEIZER LAND USE APPLICATION
CLEAR LAKE ROAD SUBDIVISION

1620 CLEAR LAKE ROAD NE
KEIZER, OR 97303

PRELIMINARY
SITE PLAN

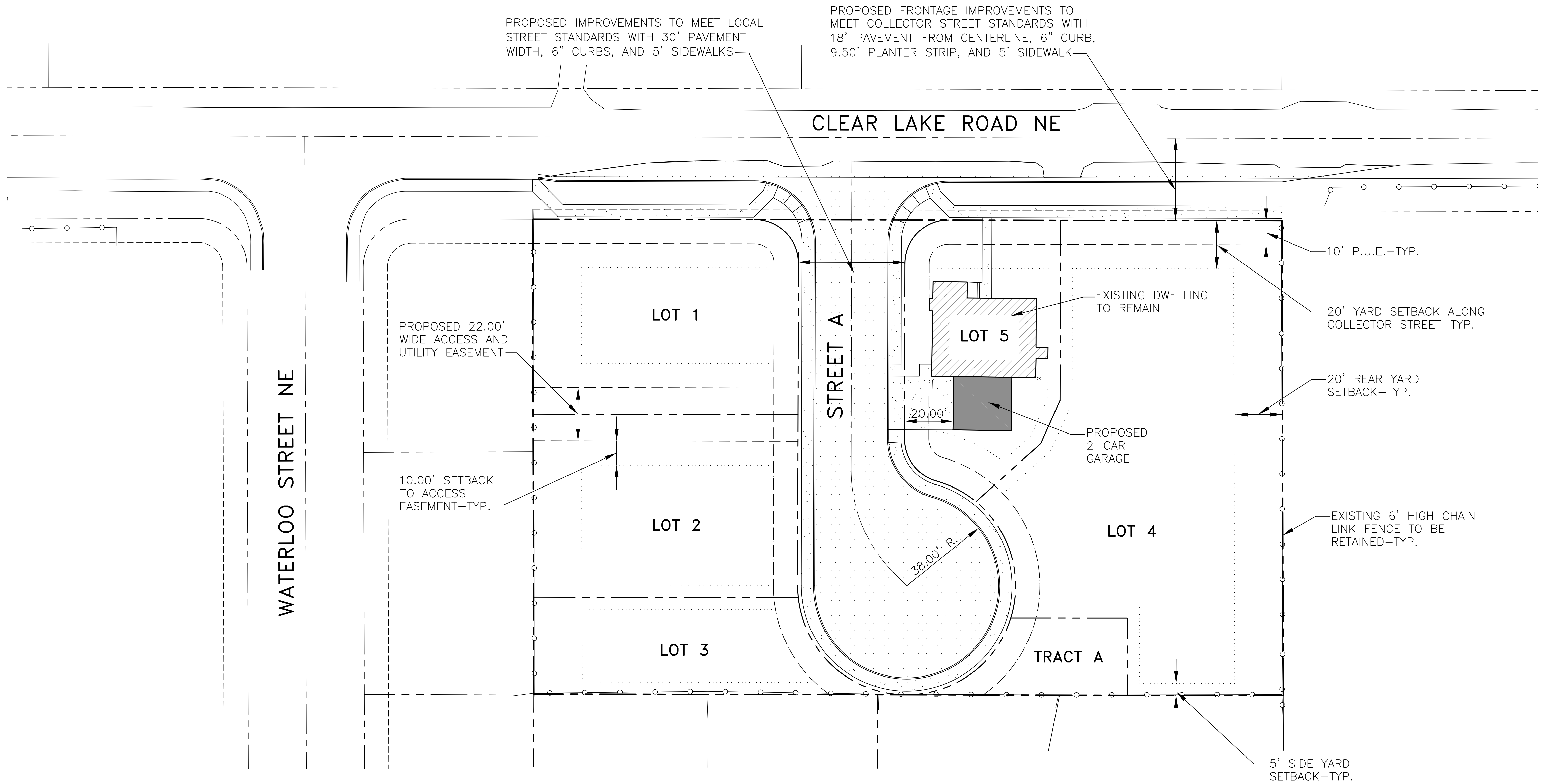
NOVEMBER 29, 2024

REVISIONS



P-4

SHEET 4 OF 4



CASCADIA PLANNING + DEVELOPMENT SERVICES
PO BOX 1920
SILVERTON, OREGON 97381
503.804.1089
STEVE@CASCADIAPD.COM

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

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

UTILITY PURVEYORS:

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

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

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

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

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

NORTHWEST NATURAL GAS COMPANY
3123 BROADWAY ST NE
SALEM, OR. 97303
503.585.6611

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

- GENERAL NOTES:

ABBREVIATIONS:

- SHEET INDEX:

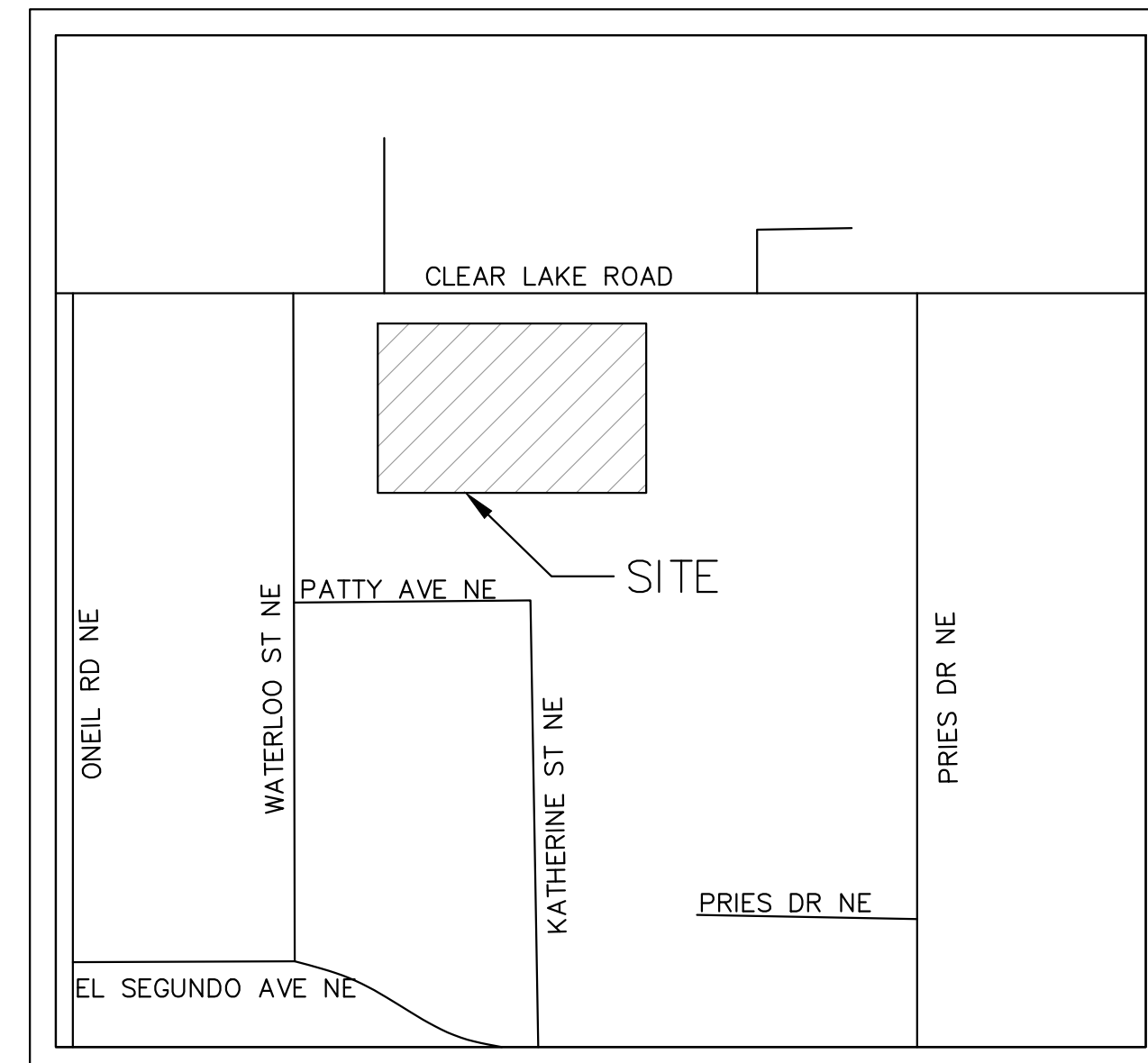
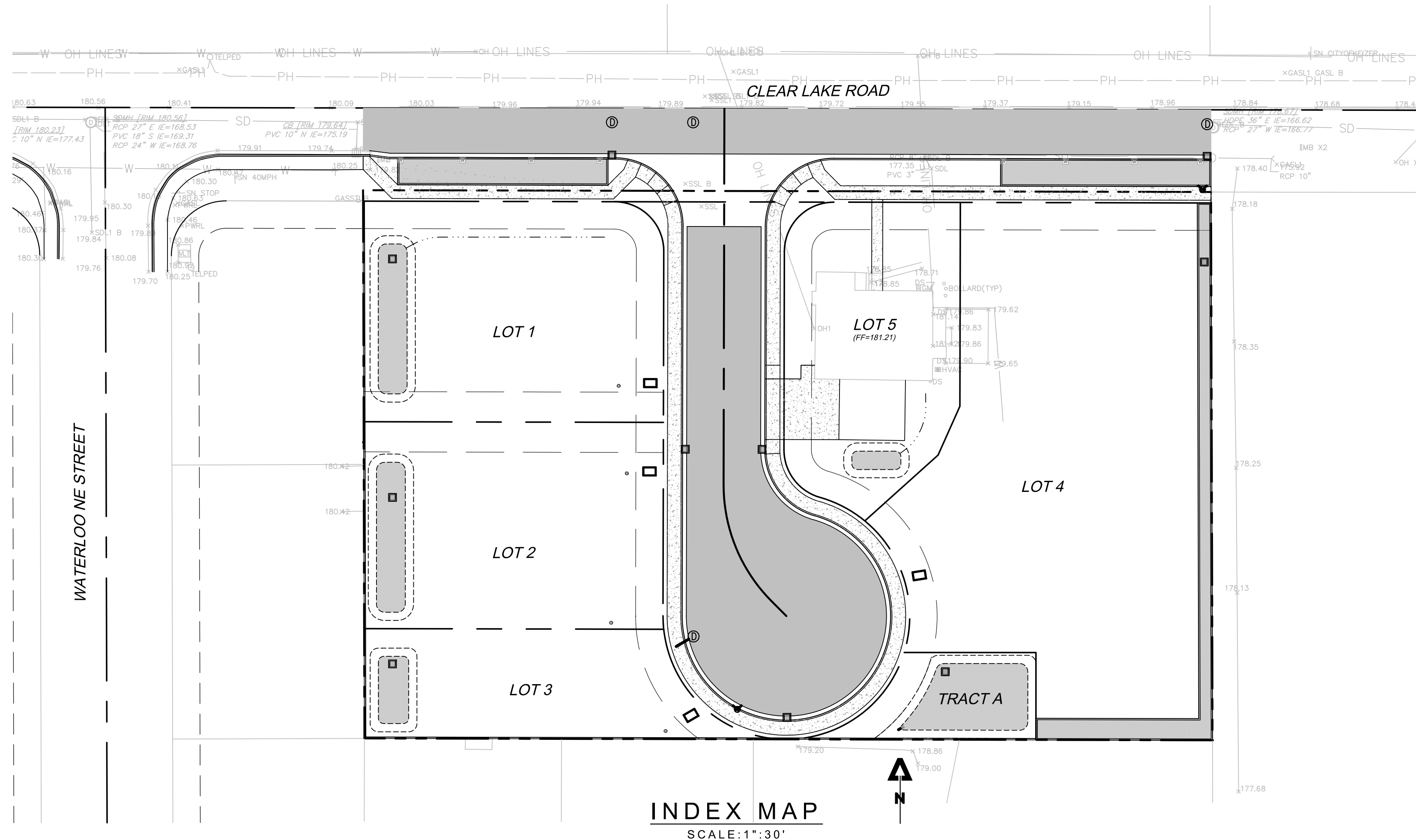
NOTICE TO EXCAVATORS:

ENGINEER'S NOTICE TO CONTRACTOR:

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VICINITY MAP
NOT TO SCALE

7OAKS

345 WESTFIELD ST. #107
SILVERTON, OR. 97381
503.308.8554
ADMIN@7OAKSENGINEERING.COM

STAMP:

[illegible]

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CONSTRUCTION AND NOTIFY ARCHITECT
IMMEDIATELY OF ANY DISCREPANCIES OR
CONFLICTS.

QC B

DRAWN BY

PROJECT NAME:

PROJECT NAME:
CLEAR LAKE ROAD SUBDIVISION

PROJECT ADDRESS:
1620 CLEAR LAKE ROAD

KEIZER, OR.

SHEET TITLE:

TITLE SHEET

DATE: _____

SHEET NUMBER:

1

JOB #00337

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POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

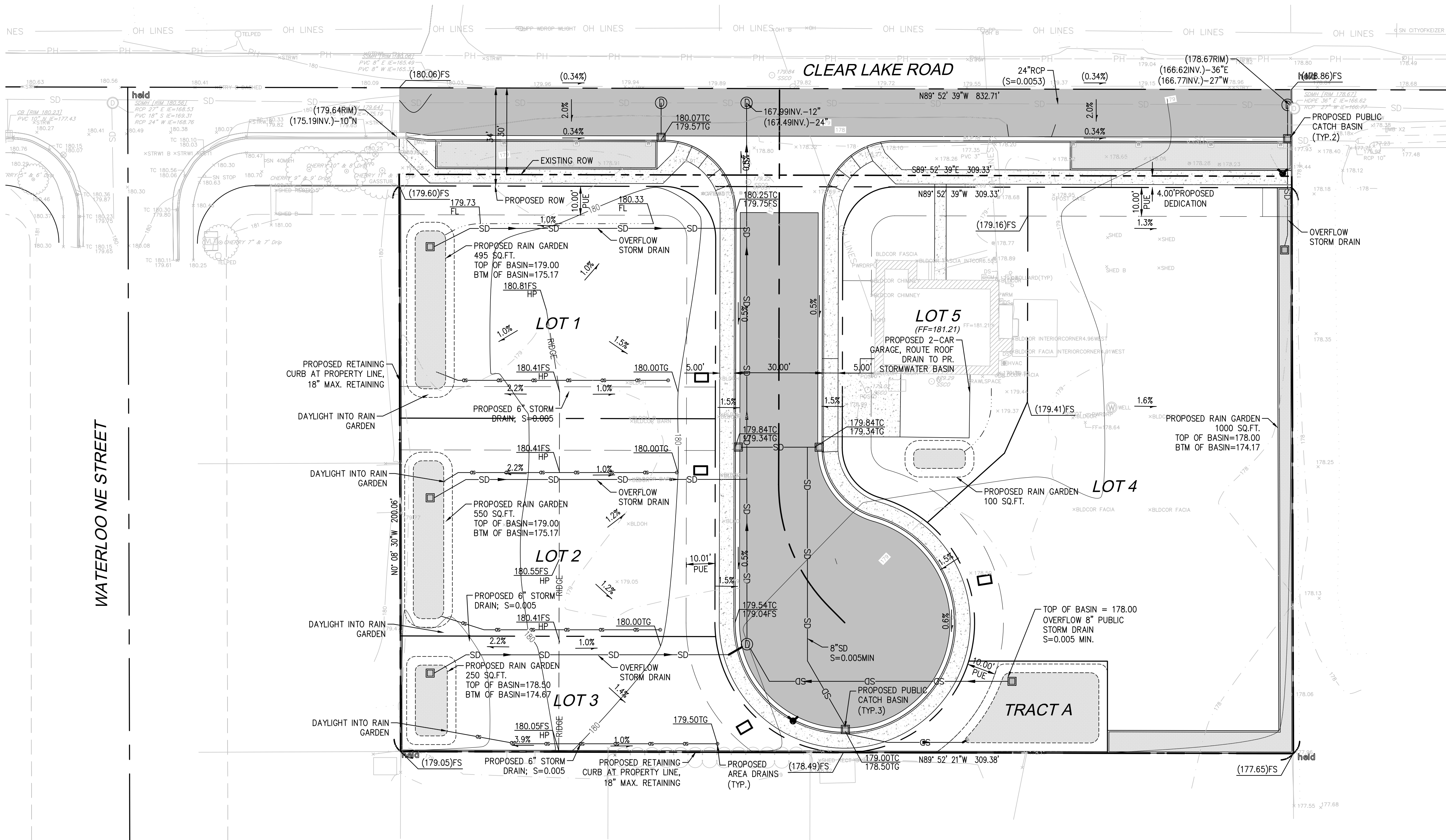
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7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SUNVUE, OR. 97381
503-481-8855
ADMIN@7OAKSENGINEERING.COM

STAMP:



NO	DATE	ISSUE DESCRIPTION

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QC BY:

DRAWN BY:

PROJECT NAME:
CLEAR LAKE ROAD SUBDIVISION

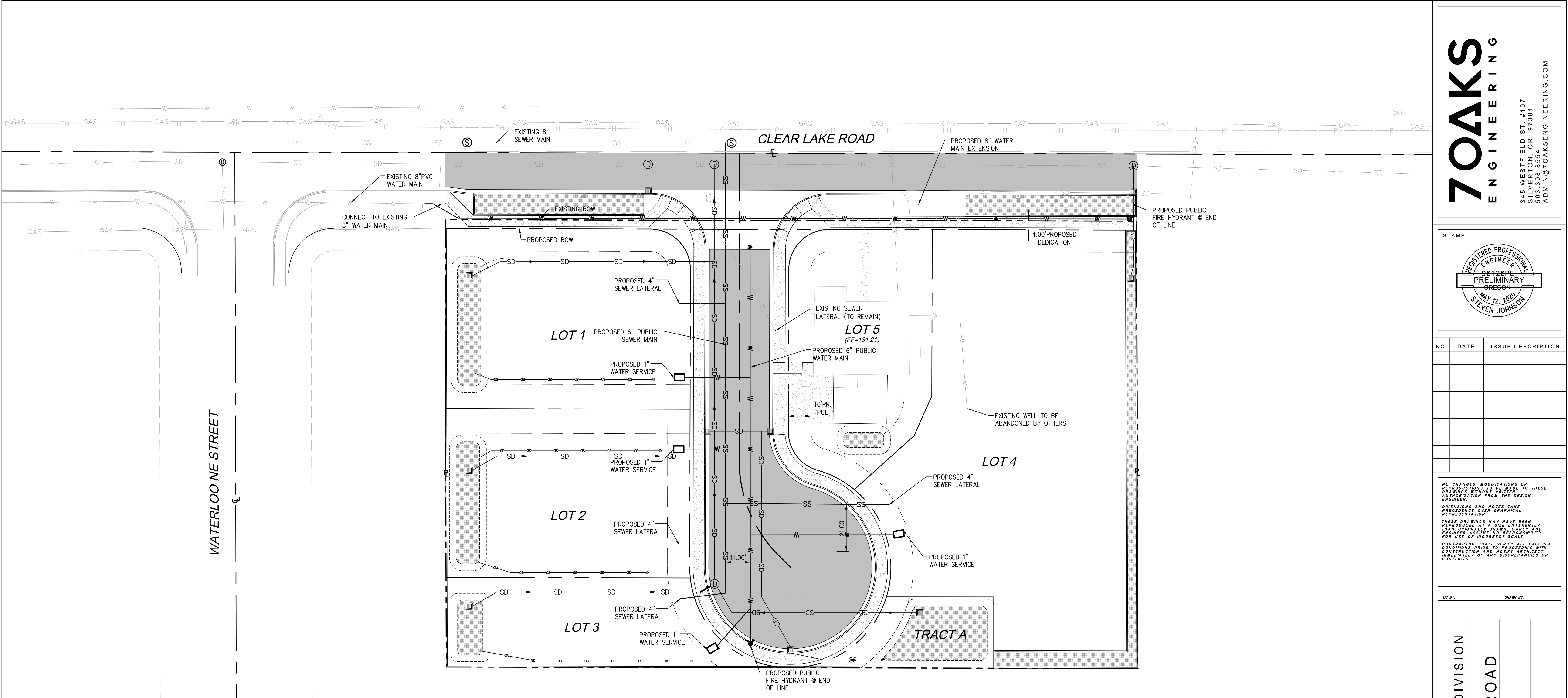
PROJECT ADDRESS:
1620 CLEAR LAKE ROAD

KEIZER, OR.

SHEET TITLE:
PRELIMINARY
GRADING
PLAN

DATE:
12/04/2024

SHEET NUMBER:
2



LEGEND:

SD	EXISTING DRAIN LINE
SS	PROPOSED SEWER
W	PROPOSED WATER
•	PROPOSED SEWER CLEANOUT
□	PROPOSED WATER METER

NOTICE TO EXCAVATORS:
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North arrow pointing up.

Scale bar: 20 10 0 20 40

SCALE: 1"=20'

7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SUNNYVALE, OR. 97381
503.508.8855
ADMIN@7OAKSENGINEERING.COM

STAMP:

REGISTERED PROFESSIONAL ENGINEER
06120011
PRELIMINARY
OREGON
MAY 12, 2020
STEVEN JOHNSON

NO	DATE	ISSUE DESCRIPTION

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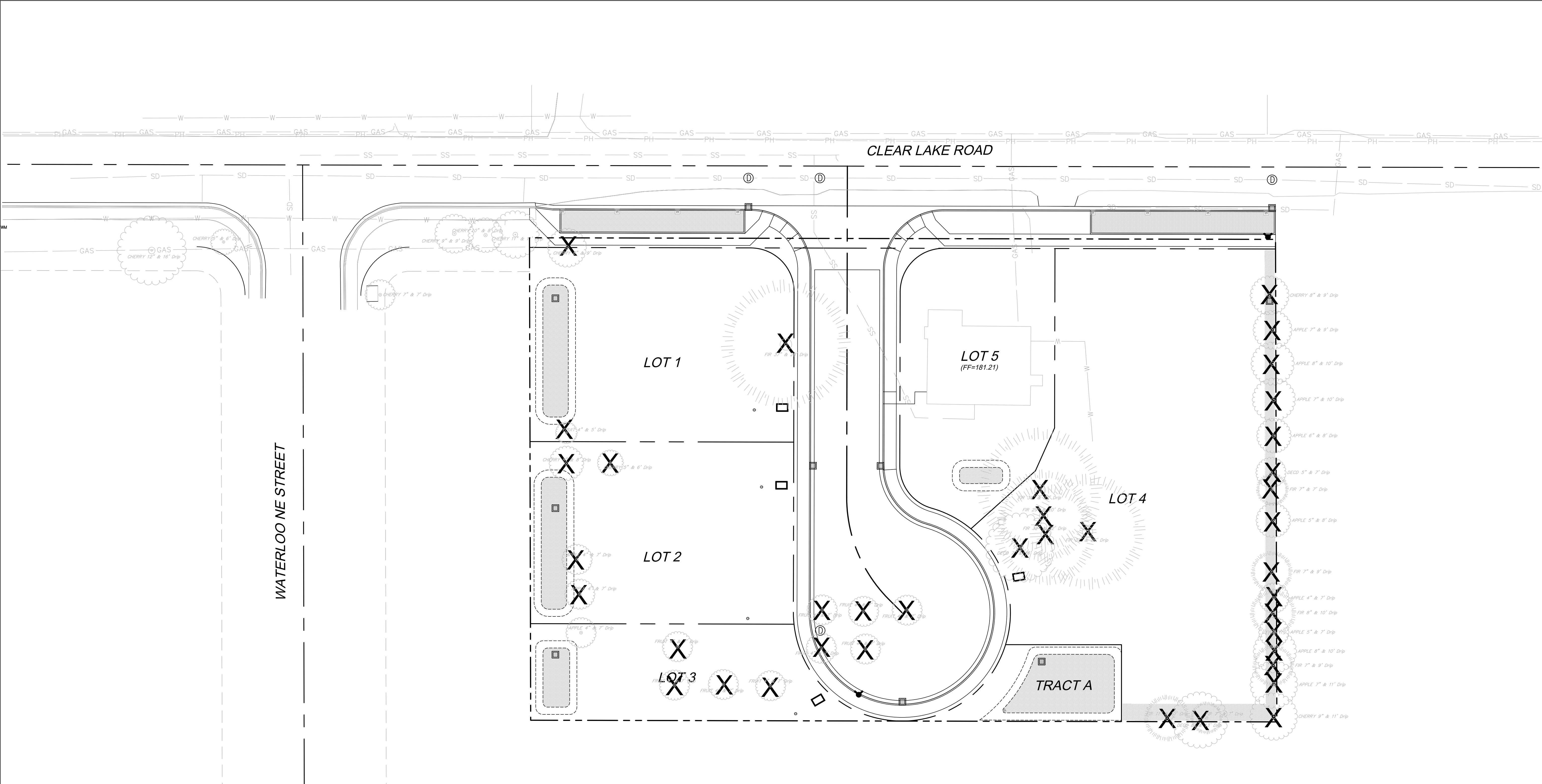
PROJECT NAME:
CLEAR LAKE ROAD SUBDIVISION

PROJECT ADDRESS:
1620 CLEAR LAKE ROAD
KEIZER, OR.

SHEET TITLE:
PRELIMINARY
UTILITY PLAN

DATE:
12/04/2024

SHEET NUMBER:
3

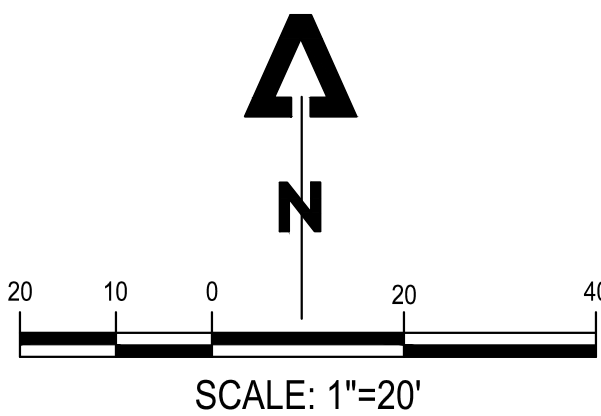


TREE PRESERVATION ORDINANCE:

- TREES IN THE PUBLIC RIGHT-OF-WAY
 - 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.
- 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:
 - 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.
- 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:
 - 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.
- 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.
- 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.
- 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



7OAKS
ENGINEERING

345 WESTFIELD ST. #107
SUNNYVALE, CA 94085
ADMIN@7OAKSENGINEERING.COM

STAMP:

REGISTERED PROFESSIONAL
ENGINEER
06120016
PRELIMINARY
OREGON
MAY 12, 2020
STEVEN JOHNSON

NO	DATE	ISSUE DESCRIPTION

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

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QC BY: DRAWN BY:

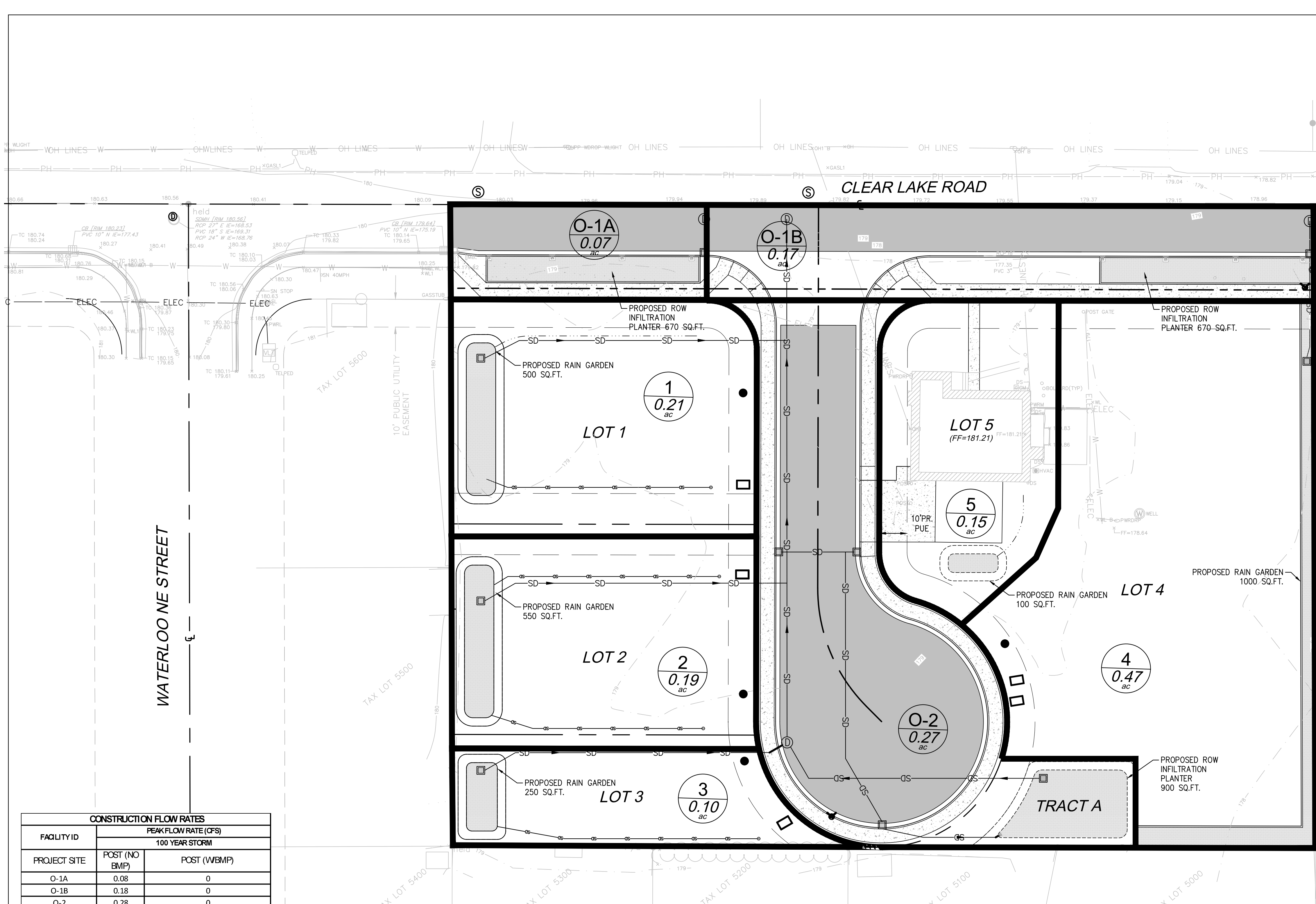
PROJECT NAME:
CLEAR LAKE ROAD SUBDIVISION

PROJECT ADDRESS:
1620 CLEAR LAKE ROAD
KEIZER, OR.

SHEET TITLE:
TREE
PRESERVATION
PLAN

DATE:
12/04/2024

SHEET NUMBER:
4



CONSTRUCTION FLOW RATES		
FACILITY ID	PEAK FLOW RATE (CFS)	
	100 YEAR STORM	
PROJECT SITE	POST (NO BMP)	POST (WBMP)
O-1A	0.08	0
O-1B	0.18	0
O-2	0.28	0

PRE VS. POST CONSTRUCTION FLOW RATES			
FACILITY ID	PEAK FLOW RATE (CFS)		
	100-YEAR		
PROJECT SITE	POST (NO BMP)	POST	
LOT 1	0.14	0.00	
LOT 2	0.13	0.00	
LOT 3	0.07	0.00	
LOT 4	0.27	0.00	
LOT 5	0.02	0.00	

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POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

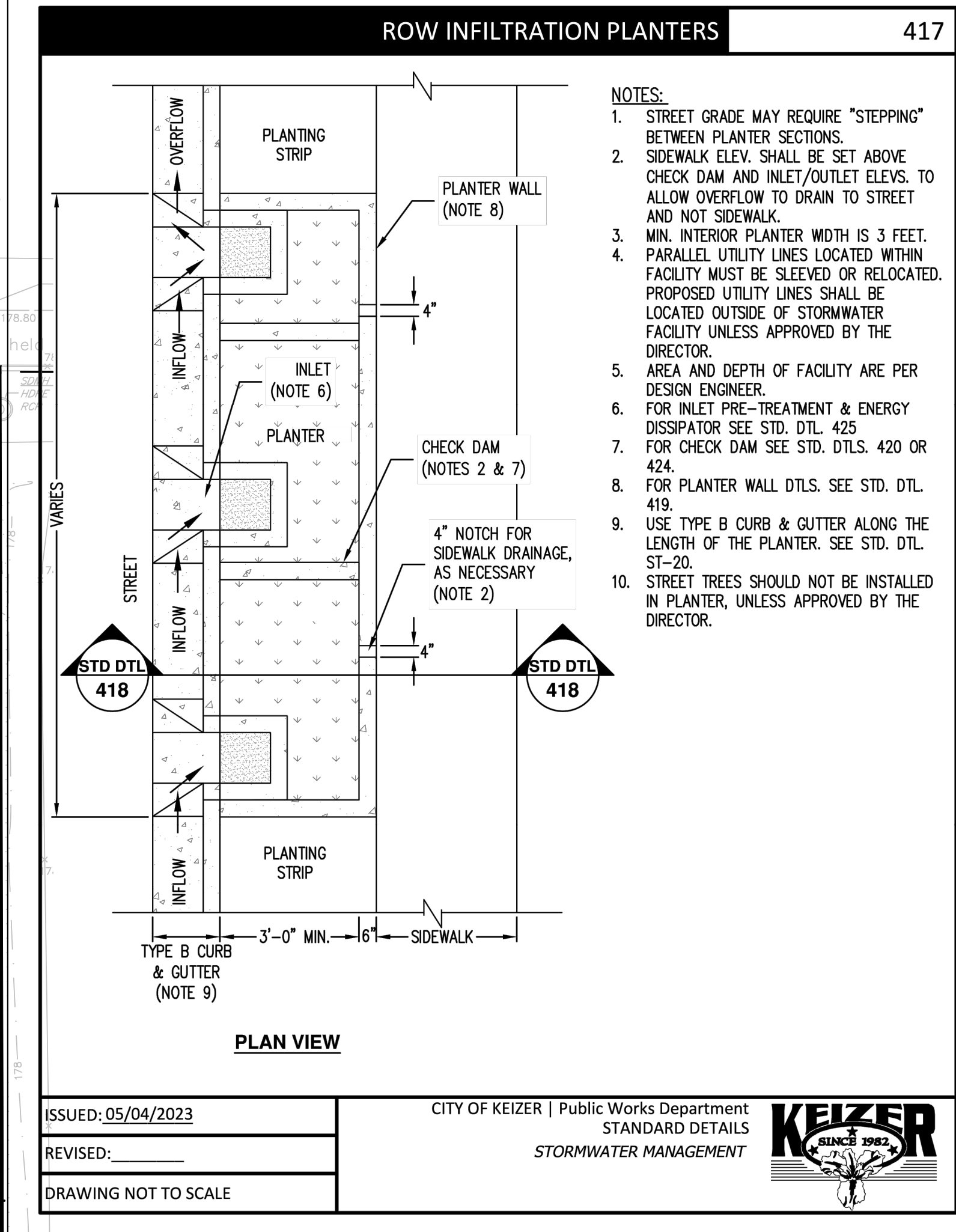
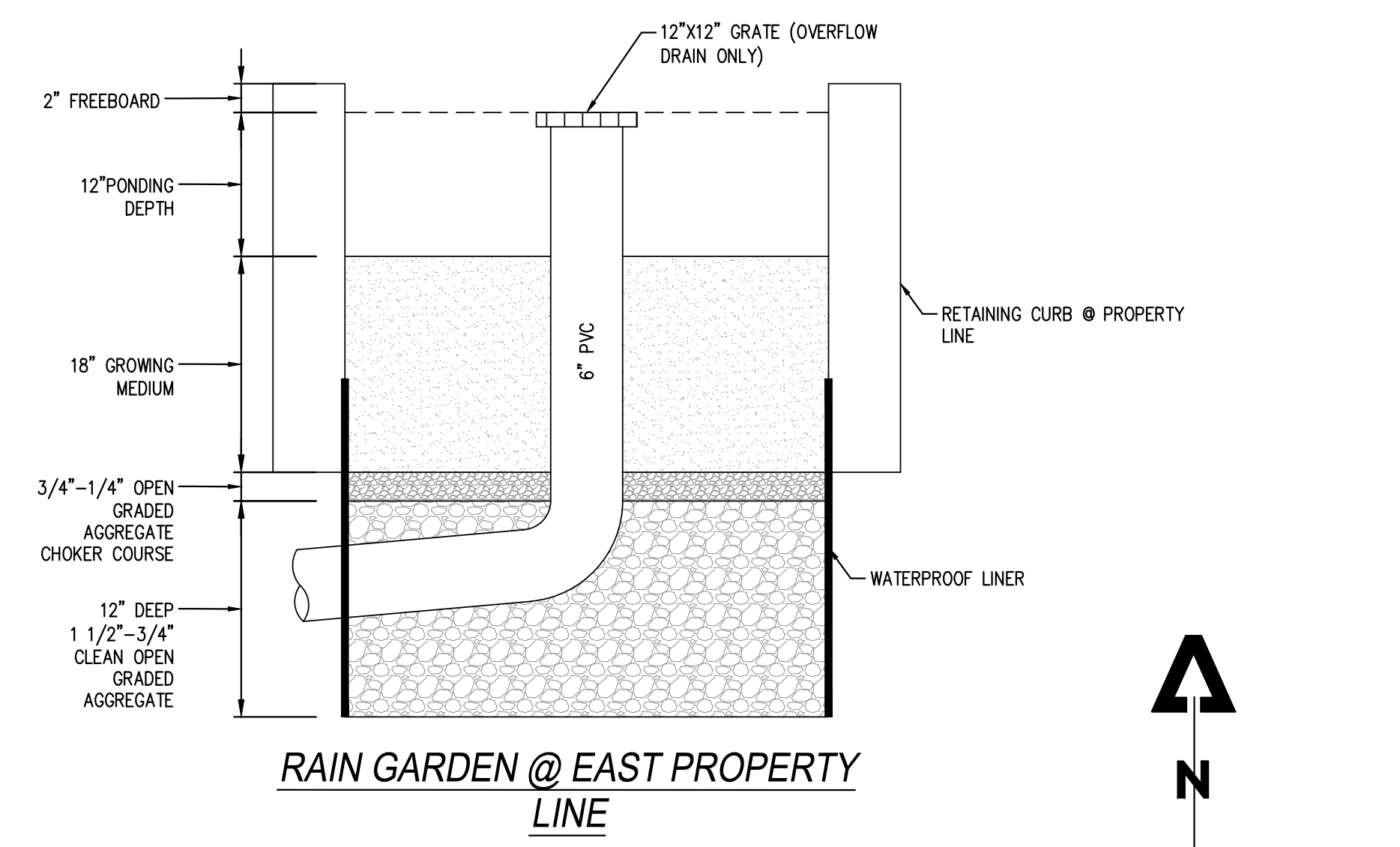
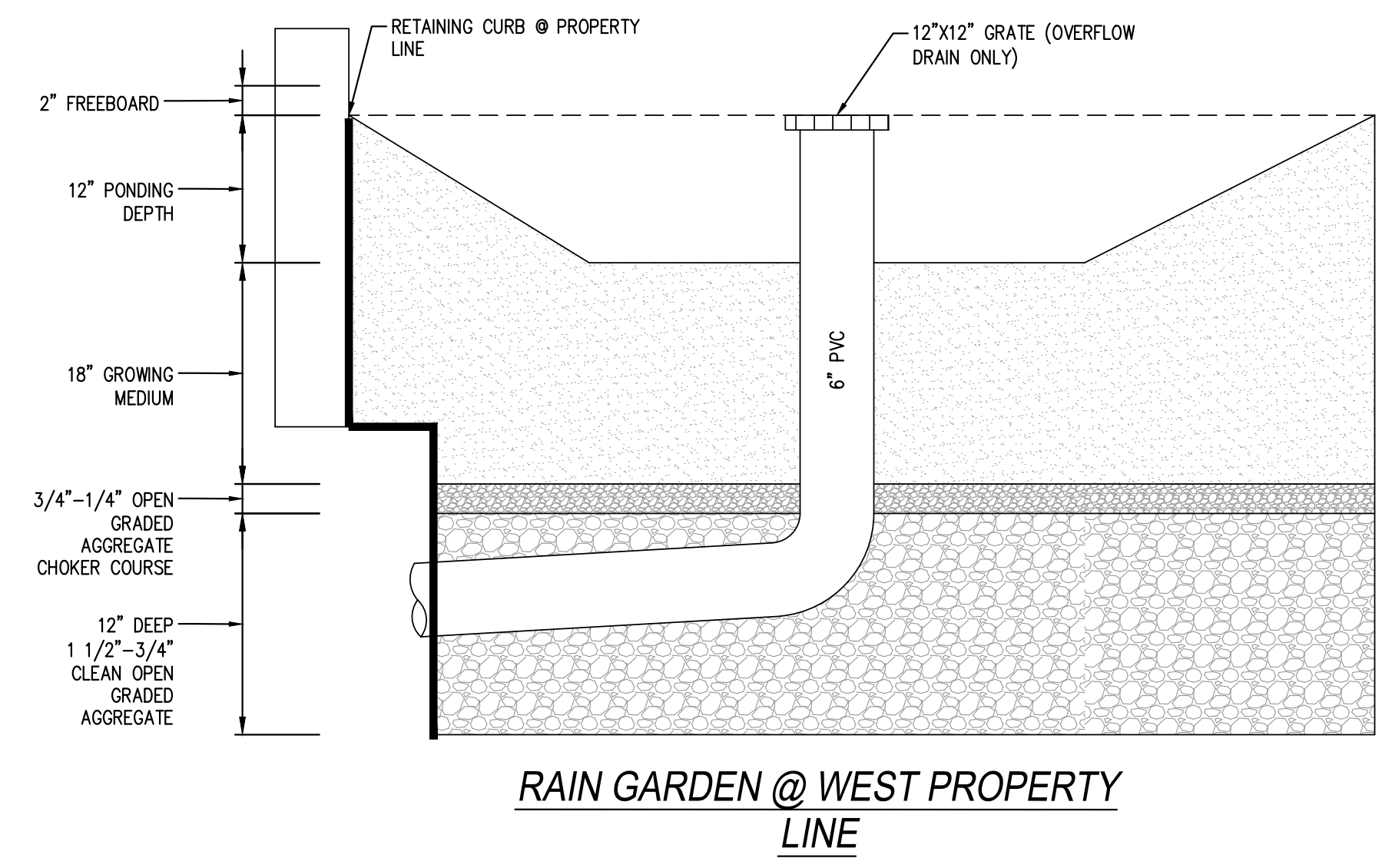
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THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.



- NOTES:**
1. STREET GRADE MAY REQUIRE "STEPPING" BETWEEN PLANTER SECTIONS.
 2. SIDEWALK ELEV. SHALL BE SET ABOVE CHECK DAM AND INLET/OUTLET ELEV. TO ALLOW OVERFLOW TO DRAIN TO STREET AND NOT SIDEWALK.
 3. MIN. INTERIOR PLANTER WIDTH IS 3 FEET.
 4. PARALLEL UTILITY LINES LOCATED WITHIN FACILITY MUST BE SLEEVED OR RELOCATED. PROPOSED UTILITY LINES SHALL BE LOCATED OUTSIDE OF STORMWATER FACILITY UNLESS APPROVED BY THE DIRECTOR.
 5. AREA AND DEPTH OF FACILITY ARE PER DESIGN ENGINEER.
 6. FOR INLET PRE-TREATMENT & ENERGY DISSIPATOR SEE STD. DTL. 425
 7. FOR CHECK DAM SEE STD. DTL. 420 OR 424.
 8. FOR PLANTER WALL DTL. SEE STD. DTL. 419.
 9. USE TYPE B CURB & GUTTER ALONG THE LENGTH OF THE PLANTER. SEE STD. DTL. ST-20.
 10. STREET TREES SHOULD NOT BE INSTALLED IN PLANTER, UNLESS APPROVED BY THE DIRECTOR.

7 OAKS ENGINEERING

345 WESTFIELD ST. #107
SUITE 100
KEIZER, OR. 97138
ADMIN@7OAKSENGINEERING.COM

STAMP:

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
MAY 12, 2020
STEVEN JOHNSON

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 REPRESENTATION.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND CONTRACTOR ASSUME NO RESPONSIBILITY 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.

QC BY: DRAWN BY:

PROJECT NAME:
CLEAR LAKE ROAD SUBDIVISION

PROJECT ADDRESS:
1620 CLEAR LAKE ROAD
KEIZER, OR.

SHEET TITLE:
PRELIMINARY STORMWATER PLAN

DATE:
12/04/2024

SHEET NUMBER:
5