



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

REVISED NOTICE OF FILING

DATE OF NOTICE: March 28, 2018

FILE: SP-06-18

TYPE OF APPLICATION: Site Plan Review to construct a 27-unit apartment complex (Plum Tree Village Phase 3)

REVIEW BODY: Staff (Type I-L review)

PROPERTY OWNER/APPLICANT: Plum Tree Village LLC; P.O. Box 3308; Salem, OR 97302

APPLICANT REPRESENTATIVE: Mark Grenz, Multi-Tech Engineering; 1155 SE 13th St.; Salem, OR 97302

ADDRESS/LOCATION: 34th Avenue SE (next to 1212 34th Avenue SE)

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17CC; Tax Lot 2604

ZONING: RMA – Residential Medium Density Attached

The City of Albany has received a **REVISED** Site Plan Review application. A similar public notice regarding this application was mailed on February 20, 2018. This REVISED NOTICE of the application is being mailed to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **April 5, 2018**, 14 days from the date the City mails the Notice of Filing.

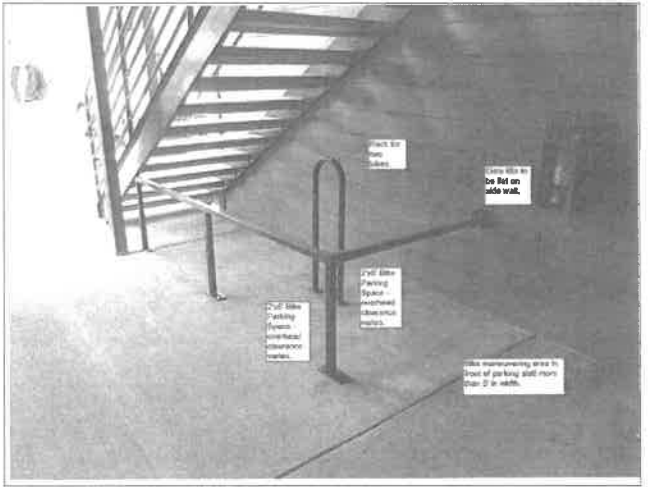
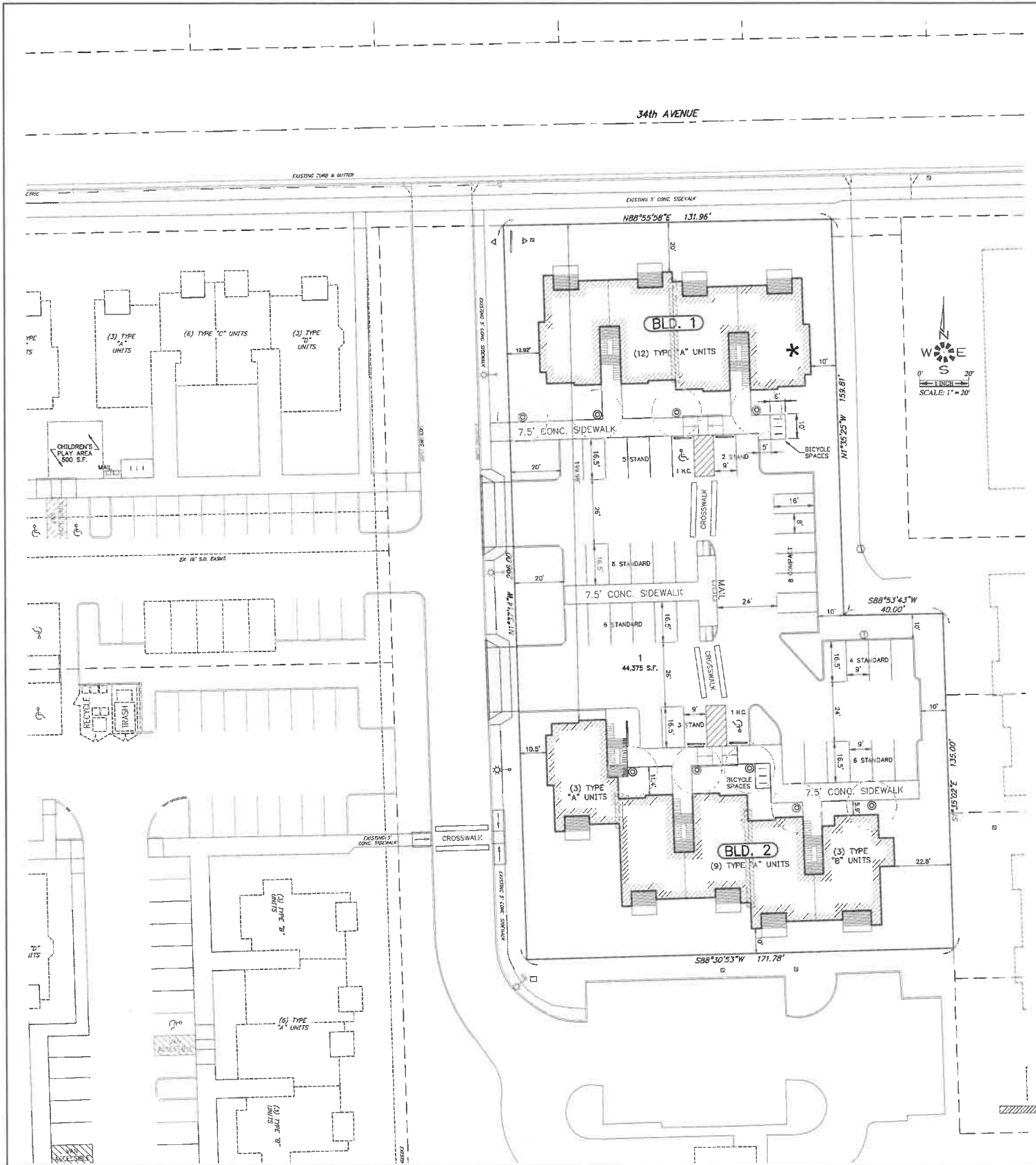
All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Anne Catlin, Project Planner**, at 541-917-7560 or anne.catlin@cityofalbany.net. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

REVIEW CRITERIA FOR THIS REQUEST:

Albany Development Code (ADC)

SITE PLAN REVIEW – (ADC 2.450)

- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.



*THIS LOWER FLOOR UNIT IN BLD. #1 IS TO BE A TYPE A UNIT IN ACCORDANCE WITH THE 2010 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE A TYPE B UNIT IN ACCORDANCE WITH THE 2010 OSSC SEC. 1107.6.2.1.2.

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND RAMPWAYS TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SURFACE OF STAIRS OR RAMP CROSS SLOPE LESS THAN OR EQUAL TO LANDINGS AT BOTTOM OF STAIRS OR RAMP NOT TO EXCEED 1:4.
2. HANDICAP PARKING STALLS AND ACCESS ALLEYS ARE TO HAVE SLOPES IN ANY DIRECTION OF ACCESSIBLE STALLS WILL BE PER OSSC 2010 CODE 11 AND OSSC REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1:5.
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. ONE OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE UNITS IN (3) AND 3 BATHROOM UNITS 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.

- ILLUMINATION ZONE (TYPICAL)
- ⊙ - POST LITE 5' IN HEIGHT
- ▭ - BICYCLE SPACES FOR 6
- ⓪ - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL

SITE AREAS	
BOUNDARY	44,375 S.F.
SITE	44,375 S.F.
DEVELOPABLE	44,375 S.F.
BUILDING COVERAGE 8,882 S.F. (20%)	
PARKING & DRIVEWAY 14,157 S.F. (32%)	
27 TOTAL APARTMENTS UNITS	
24 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS	
3 TYPE "B" 2-Bd, 2-Ba (1,029 S.F.) UNITS	
42 TOTAL PARKING STALLS	
32 STANDARD STALLS	
8 COMPACT STALLS	
2 HANDICAP STALLS	
22 TOTAL BICYCLE SPACES	
10 COVERED IN STAIRWELLS	
12 UNCOVERED	
1 U.S. MAIL BOX AREA	

SITE PLAN

PLUM TREE VILLAGE APARTMENTS PHASE 3

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.

DESIGN: M.D.G.
DRAWN: C.D.S.
CHECKED: M.D.G.
DATE: NOV. 2017
SCALE: AS SHOWN



EDWER 06-30-2019
JOB # 6553



SOUTH ELEVATION (BLD. 2)
SCALE: 3/32" = 1'-0"



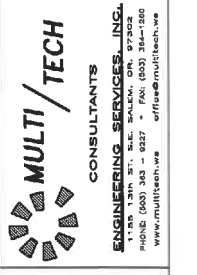
EAST ELEVATION (BLD. 2)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (BLD. 2)
SCALE: 3/32" = 1'-0"



WEST ELEVATION (BLD. 2)
SCALE: 3/32" = 1'-0"



BUILDING ELEVATIONS

PLUM TREE VILLAGE APARTMENTS PHASE 3

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
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DESIGN: P.L.M.
DRAWN: S.J.D.
CHECKED: M.D.C.
DATE: May-18
SCALE: AS SHOWN

JOB # 6553



A2.90

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