

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: OCTOBER 9, 2014
CASE FILE NO.: FRP-PAR-SUB14-01
SUBJECT: REQUEST FOR COMMENTS ON PROPOSED PARTITION, REFINEMENT PLAN, AND SUBDIVISION OF PORTION OF FORMER FAIRVIEW TRAINING CENTER SITE

In 2003, the City of Salem adopted amendments to the Salem Area Comprehensive Plan and the Salem Revised Code (SRC) creating a "Mixed-Use" Comprehensive Plan designation and a mixed-use zoning district, the Fairview Mixed-Use (FMU) zone, that were applied to the former Fairview Training Center site to promote the sustainable and mixed-use development of the 275-acre property.

The FMU zone (SRC Chapter 530) establishes an approval process that development of the property must follow. The first step in the process was the submittal of a master plan for the entire property, referred to as the "Fairview Plan." The Fairview Plan was approved by the City of Salem Planning Commission on April 19, 2005, and establishes the overall goals and policies to guide future development of the property.

The second step in the process is the submittal of detailed Refinement Plans. Refinement Plans are intended to apply to areas of the property not less than 40 acres in size, and serve as detailed regulatory plans that implement the overall goals, policies, and development objectives of the Fairview Plan and establish the specific standards for development within the Refinement Plan area.

An application for a new refinement plan has been submitted for a portion of the Fairview property located on the western side of the site. The new refinement plan, Fairview Addition West, encompasses approximately 50.8 acres and includes frontage on Pringle Road SE and Battle Creek Road SE. Included with the Refinement Plan are a Partition to divide the subject property into three parcels, two of which are included within the Refinement Plan, and a Phased Subdivision to further divide the two proposed parcels included within the Refinement Plan into 216 lots with open space areas distributed throughout.

The proposal is being circulated for your review and comments. Due to the size of the application submittal, only portions of the overall submittal are included with this packet. The entire Fairview Addition West Refinement Plan, and all plans for the partition and phased subdivision, can be found on the City's website at the following location:

<http://www.cityofsalem.net/fairviewadditionwest>

An electronic color version is available upon request.

A Public Hearing will be held by the City of Salem Planning Commission on **Tuesday, November 4, 2014, at 5:30 p.m.** in the Salem City Council Chambers, Civic Center/Room 240, 555 Liberty Street SE, to consider approval of the proposal.

Your responses are needed by October 23, 2014, to afford planning staff time to incorporate your comments into the staff report for the November 4, 2014, Planning Commission hearing.

For Additional Information Contact: Bryce Bishop – Planner II
Salem Community Development Department
bbishop@cityofsalem.net
503-540-2399

REQUEST FOR COMMENTS

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

CASE NO: FRP-PAR-SUB14-01

AMANDA APPLICATION NOs.:
14-111666-ZO, 14-111667-LD, & 14-111665-LD

ADDRESS: 4000-4200 BLOCKS OF PRINGLE RD SE &
4300 BLOCK OF BATTLE CK RD SE

ZIPCODE: 97302

HEARD BY: Salem Planning Commission

CASE MANAGER: Bryce Bishop

APPLCIATION SUMMARY:

An application to develop approximately 50.8 acres of the former Fairview Training Center site pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Plan, the adopted master plan for the former Fairview Training Center site.

REQUEST: A Partition to divide approximately 65 acres of the former Fairview Training Center site into 3 parcels ranging in size from approximately 14.2 acres to 29.9 acres in size, together with a:

- 1) Refinement Plan for two of the proposed parcels, totaling approximately 50.8 acres in size, setting forth the requirements for future development of the property consistent with the provisions of the Fairview Mixed-Use Zone (SRC Chapter 530) and the adopted Fairview Plan; and
- 2) Phased Subdivision to divide the 50.8 acre property included in the Refinement Plan into 216 lots ranging in size from approximately 3,374 square feet to 14,352 square feet in size.

The property is zoned FMU (Fairview Mixed-Use) and is located in the 4000 to 4200 Blocks of Pringle Road SE and the 4300 Block of Battle Creek Road SE (Marion County Assessor's Map and Tax Lot Numbers: 083W11/200 & portions of 083W02/100 and 083W11/100).

Attached is a copy of the proposal and related maps for the upcoming case. A staff report with a recommendation relating to the proposal will be prepared by the planning staff from information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners, residents, and jurisdictional agencies.

COMMENTS NEED TO BE RECEIVED BY **5:00 P.M., OCTOBER 23, 2014** to be included in the staff report and its recommendations. **Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the case manager listed below.**

Send comments and any questions to: Bryce Bishop, Case Manager, City of Salem Planning Division
555 Liberty St SE, Room 305, Salem, OR 97301
Phone: 503-540-2399; Fax: 503-588-6005 **B.B.**
E-Mail: bbishop@cityofsalem.net

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

1. We have reviewed the proposal and have no comments.
2. We have reviewed the proposal and have the following comments:

3. Other: _____

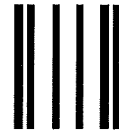
Name: _____

Address: _____

Agency: _____

Phone No.: _____

Date: _____



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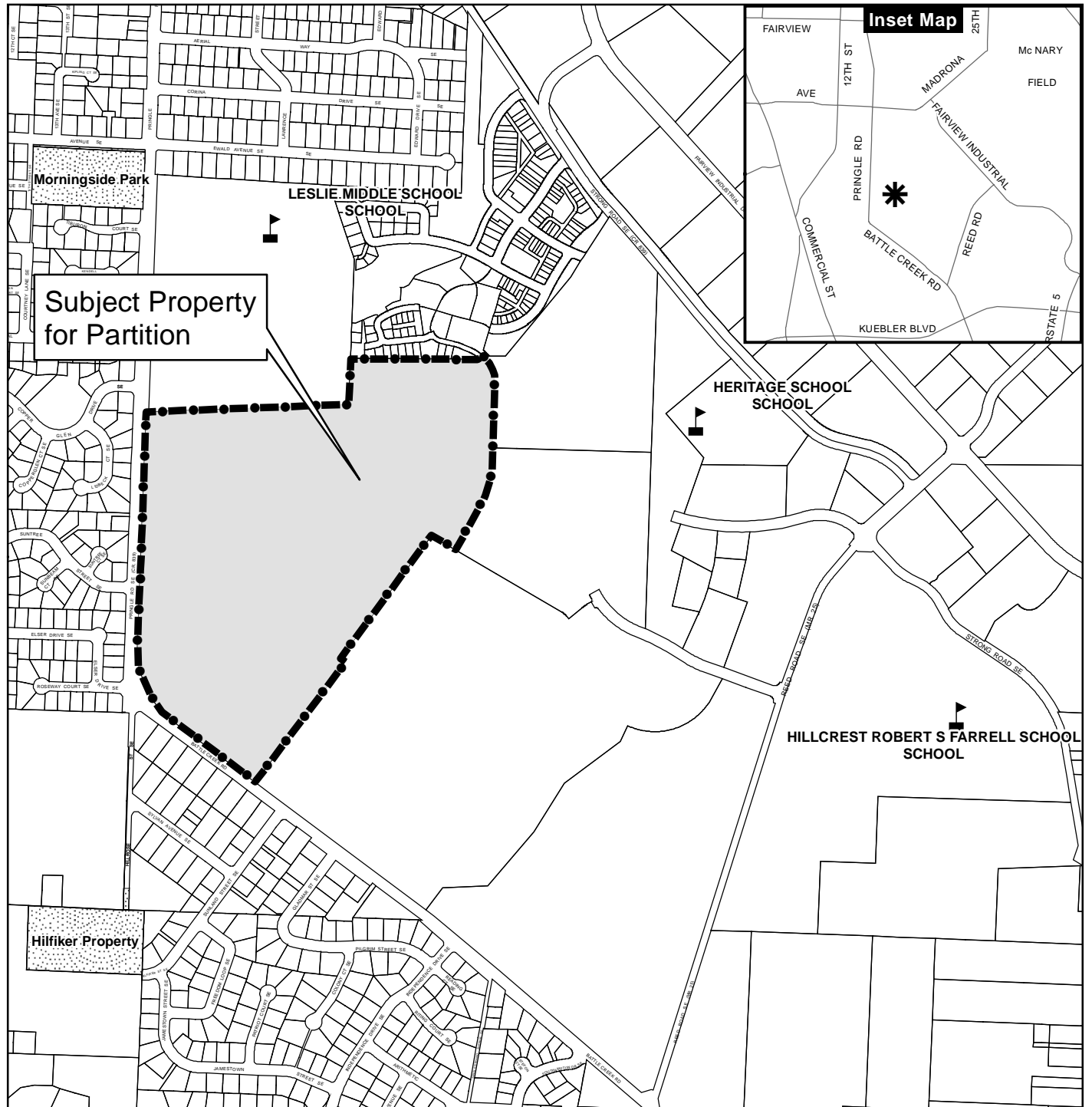
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

4000 to 4200 Blocks of Pringle Road SE / 4300 Block of Battle Creek Road SE



Legend

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



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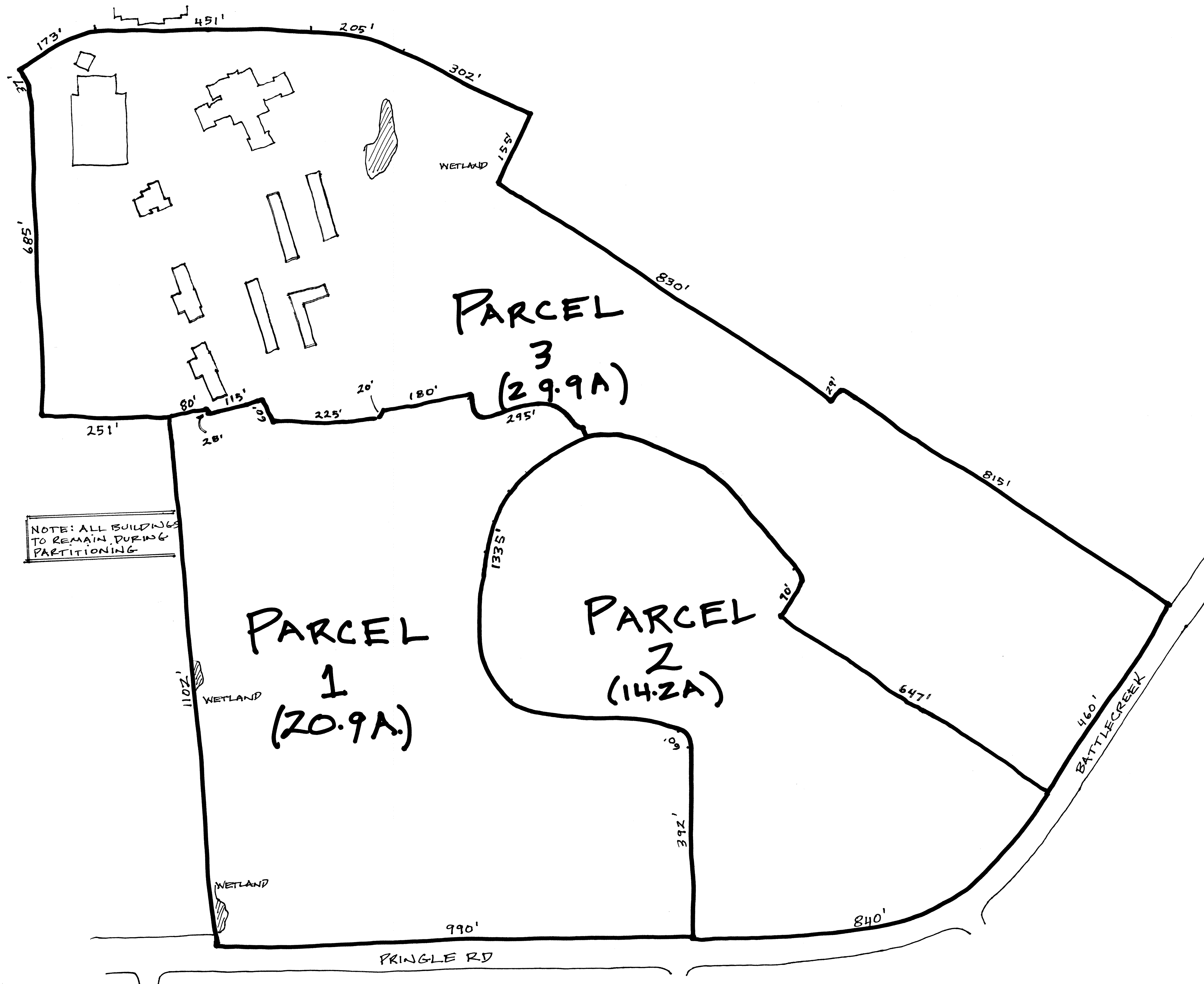
FAIRVIEW ADDITION^{WEST}

Minor Partition Application



OLSEN DESIGN AND DEVELOPMENT

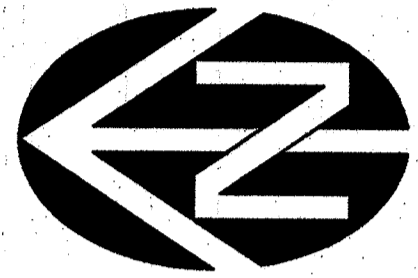
September 2014



TENTATIVE PARTITION
 OWNERS: SFAZ, LLC.
 SCALE 1" = 100'

EXISTING BUILDING NOTE
ALL EXISTING BUILDINGS
TO BE REMOVED WITH
THE POSSIBLE EXCEPTION
OF THE LAUNDRY. IF THE
LAUNDRY BUILDING IS
PRESERVED, LOTS UA-9
TO UA-13 WILL NOT BE
DIVIDED INTO INDIVIDUAL
LOTS.

VILLAGE CENTER DRIVE
26' EASEMENT
18' CURB TO EP
TRAVEL SECTION



0 50 100 200
(feet)

OWNER APPLICANT
OLSEN DESIGN & DEVELOPMENT
CONTACT: ERIC OLSEN
PO BOX 9
MONMOUTH, OR 97361
PH: 503-838-1800
FAX: 503-838-1230

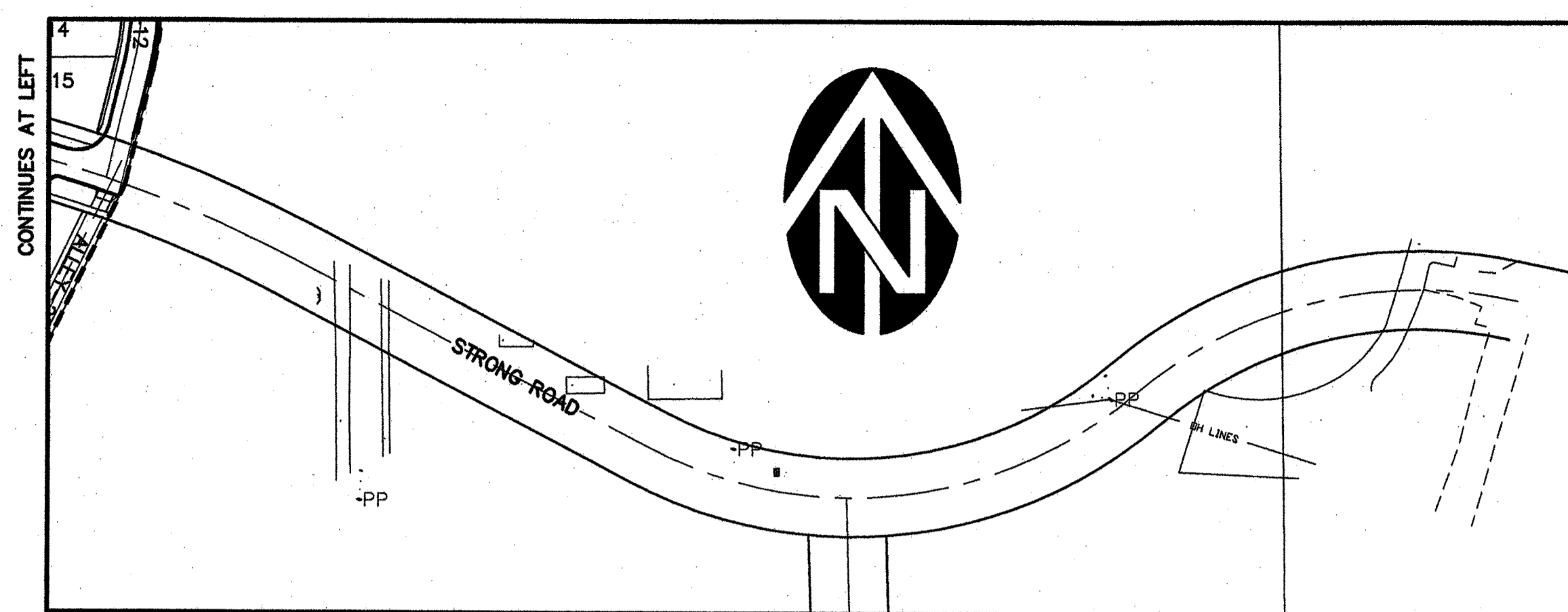
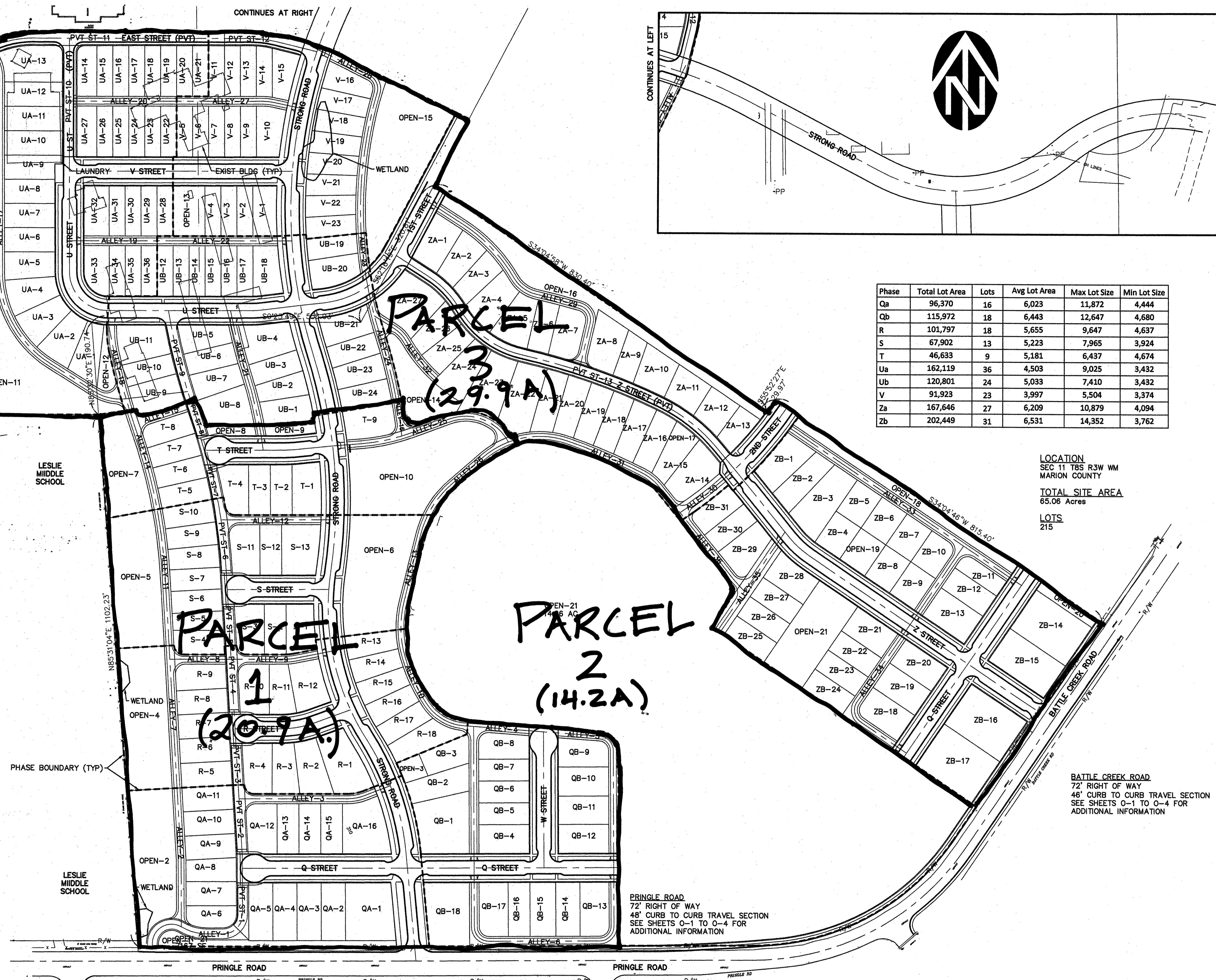
ENGINEER
WESTECH ENGINEERING
3841 FAIRVIEW INDUSTRIAL DR. SE
SUITE 100
SALEM, OREGON 97302
PH: 503-585-2474
FAX: 503-585-3986
CONTACT: RAYMOND C. ENGEL, P.E.

POWER
PGE
503-???-????

TELEPHONE
CENTURY LINK
800-???-????

CABLE TV
???
503-???-????

GAS
NW NATURAL
503-???-????



Phase	Total Lot Area	Lots	Avg Lot Area	Max Lot Size	Min Lot Size
Qa	96,370	16	6,023	11,872	4,444
Qb	115,972	18	6,443	12,647	4,680
R	101,797	18	5,655	9,647	4,637
S	67,902	13	5,223	7,965	3,924
T	46,633	9	5,181	6,437	4,674
Ua	162,119	36	4,503	9,025	3,432
Ub	120,801	24	5,033	7,410	3,432
V	91,923	23	3,997	5,504	3,374
Za	167,646	27	6,209	10,879	4,094
Zb	202,449	31	6,531	14,352	3,762

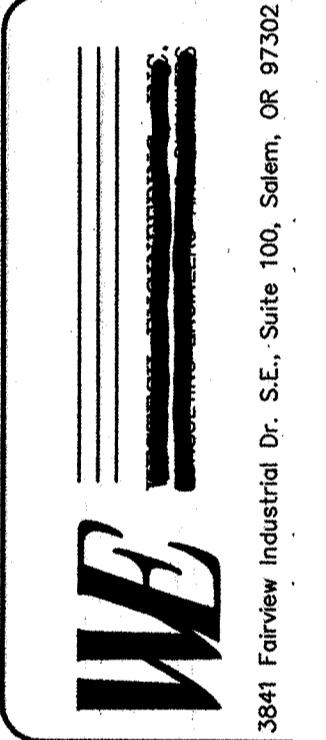
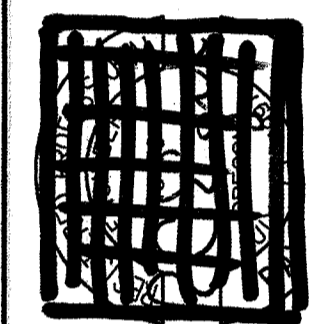
LOCATION
SEC 11 T8S R3W WM
MARION COUNTY
TOTAL SITE AREA
65.06 Acres
LOTS
215

BATTLE CREEK ROAD
72' RIGHT OF WAY
46' CURB TO CURB TRAVEL SECTION
SEE SHEETS 0-1 TO 0-4 FOR
ADDITIONAL INFORMATION

PRINGLE ROAD
72' RIGHT OF WAY
48' CURB TO CURB TRAVEL SECTION
SEE SHEETS 0-1 TO 0-4 FOR
ADDITIONAL INFORMATION

8/15/2014 2:38:39 PM R:\Dwg\Olsen\Fairview\Plot Refinement\Plan\S-1.dwg (S-1 tab)

VERIFY SCALE
BASED ON ONE INCH ON
DRAWING EQUALS 100 FEET
IF NOT ONE INCH ON
DRAWING, ADJUST
SCALE ACCORDINGLY
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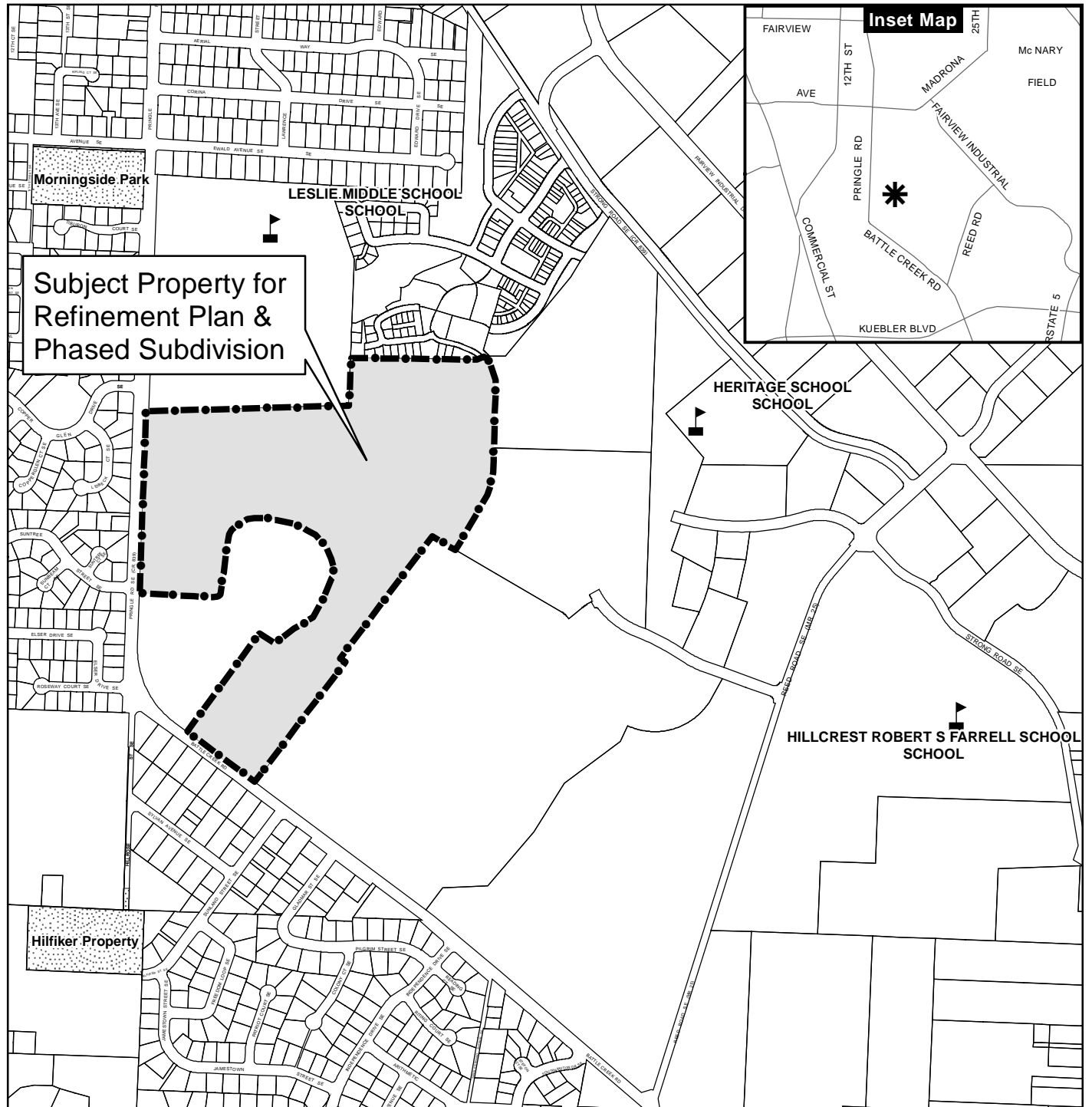
Olsen Design & Development
Monmouth, Oregon
Fairview Site Subdivision
Refinement Plan & Preliminary Plat
Overall Site Plan

DRAWING
S-1
JOB NUMBER
2834.000








TENTATIVE PARTITION
OWNERS: SFAZ, LLC

Vicinity Map

4000 to 4100 Blocks of Pringle Road SE / 4300 Block of Battle Creek Road SE



Legend

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



0 100 200 400 Feet



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FAIRVIEW ADDITION^{WEST}

Refinement Plan



OLSEN DESIGN AND DEVELOPMENT

September 2014

GENERAL INTRODUCTION

Approval Criteria: SRC 530.030(e)

The Fairview Addition West Refinement Plan (referred to in this plan as Refinement Plan) was developed to be consistent with the principles in the Fairview Master Plan and in conformity with the provisions of the Salem Area Comprehensive Plan and Fairview Mixed Use Zone. A general overview of those principles, permitted uses and densities as they relate to this specific Refinement Plan can be found in Sections 2 and 5.

Pringle Creek Community and Leslie Middle School neighbor Fairview Addition West (referred in this plan as Fairview Addition) on the north side and are buffered by open space. Land uses consisting of more intensive multifamily and single family housing neighbor the south side (Simpson Hills) and are also buffered with open space. A future Village Center (VC) is to the east. The Refinement Plan is compatible with the adjoining land uses and complementary by emphasizing a sustainable, residential and live-work community. While not part of this Refinement Plan, a tentative subdivision application for the entire 50.8 acres of property has been submitted as a simultaneous application. The subdivision plan shows the feasibility of the Refinement Plan as it relates to infrastructure, public services and buildability.

Tables 2 and 3 in Sections 5 and 6, respectively, describe in detail the Refinement Plan's conformity to the City of Salem UDC with proposed exceptions and alternative standards stated.

The Refinement Plan is based on the goals of the Fairview Master Plan. In addition to traditional single family homes, the Refinement Plan incorporates mixed-use and other housing options, such as live-work, micro-homes and multifamily, which create a mixed income neighborhood. There is potential reuse of the Fairview laundry building for multiple family or commercial use. Significant open spaces are designed to preserve the natural surroundings and to encourage community access, such as space designated for community agriculture,

community events and recreation. A network of paths, alleys and sidewalks provide convenient pedestrian use and encourages easier access to bus service on Battle Creek/Pringle Road, as well as future service through the larger Fairview neighborhood.

The Refinement Plan offers options for a long-term relationship with Leslie Middle School (and other local schools) through educational activities and local food programs similar to the Edible School Yard and similar local food mentoring programs.

The overall design within this Refinement Plan was motivated by preserving the natural topography of the site, while also providing the housing densities prescribed by the FMU zone. By eliminating most garages along the street, the neighborhood's pedestrian experience is greatly enhanced, as is safety and security as a result of "eyes on the street." By configuring the homes such that much of the public living space is oriented to the street, residents have a much greater ability to provide passive surveillance and deterrence of undesirable activities.

Offering residents the ability to live and work from their home is a critical component of this Refinement Plan's objectives and will provide both traditional home occupation as well as a more intensive and urban live-work arrangement. The live-work uses vary depending on proximity to the "Village Center" (see Fairview Master Plan for a description of the Village Center Area - VC). See Table 2 for allowed uses within the residence throughout the Refinement Plan Area. Live-work is an important sustainability tenet of design because it achieves the following: a) reduces automobile commuting, b) provides walkable amenities within a neighborhood for other residents, c) economizes space within the residence by utilizing residential space as work space, and d) reduces the need for commercial development elsewhere in the city.

Sustainability is further achieved through construction standards by requiring each project to exceed minimum code requirements in order to improve water quality, energy efficiency and a reduced carbon footprint.

Fairview Sustainable Land Use and Transportation Principles

Fairview Addition is a 50.8-acre project that emphasizes elements consistent with the principles of sustainability in the Fairview Master Plan. The following outlines how the Sustainable Land Use and Transportation Principles will be applied in the Fairview Addition development.

Build in Economic and Social Diversity

Fairview Addition promotes integration of populations with diverse economic and social standings. Our design precedent, as seen in our Edwards Addition in Monmouth, is to build communities with homes that vary significantly in cost, size and lot coverage in order to establish a neighborhood for many demographics. The Fairview Addition plan includes flex houses, ADUs, three and four family residences. These provide housing options for the elderly and singles as well as rental opportunities for low wage families. Many custom single family home designs are available for buyers of means and cottage clusters will provide a location for communities of interest.

Create a Center

The Fairview Addition design respects the “transect”-- whereby the general density/intensity-of-use increases (i.e. becomes more urban) with movement toward the core, specifically the Village Center (VC) area. This concept is outlined visually in Section 1: Illustrative Site Plan, Figure 1. Depending on market conditions, homes on the eastern side of the property close to and within the VC zone will cater to more urban and intensive live-work options with greater population density. While working from the home will be encouraged throughout the entire neighborhood except in LI areas, only in and around the VC area will the most urban live-work options be available for residents. Ground floor retail will only be allowed within 150 feet of the VC area.

Re-use, Retrofit

The intent is to find an end user to purchase the laundry building and repurpose the structure for multiple family or commercial use, complementary to this mostly residential area. This would generate an additional amenity, provide jobs and increase livability for the entire Fairview community as well as the greater Morningside neighborhood. Because of the laundry building's clear span roof structural system the building offers many reuse possibilities.

Create Local Employment

Live-work as an option for residential designs included in the Fairview Addition plan will create many opportunities to increase local employment, while reducing carbon dioxide emissions associated with transportation (i.e. commuting). Moreover, reuse of the laundry building for commercial purposes would also provide employment opportunities for community members. Furthermore, significant job creation comes from the actual building of homes (a National Association of Homebuilders study indicates that construction of a typical new home creates between 3 and 4 full time jobs for 1 year. This translates to 150 to 200 jobs per year assuming a 5-year build-out).

Build Innovative Green Buildings

The Fairview Addition housing types are aimed broadly at satisfying the following fundamentals of sustainability: good environmental and aesthetic design, walkability, reduction of building square footage and maximizing building occupancy. Neighborhoods designed for livability generate long-term social fabric and promote reinvestment, therefore creating the foundation for a sustainable community. Our innovative flex houses are specifically designed to accommodate housing needs through the many phases of our lives. They are an economically feasible option to extend the period of time an owner can remain in a residence by making it easy to maintain full occupancy of the entire structure. Within the flex house configuration, the home can simultaneously fulfill multiple functions including: primary residence of varying sizes, income property, accommodations for elderly parents, multigenerational living and a place for a caregiver. By keeping a home fully utilized, the

overall density increases and reduces the impact on the environment. See Appendix G for a typical flex house design.

Introduction of a micro-house model further promotes sustainability and affordable housing within the neighborhood. Broad criteria of these homes will be a limitation of the building footprint to 450 square feet and additional restrictions as indicated in allowed uses and development standards (see Sections 5 and 6).

Part of the encouragement of innovation in sustainability derives from our “Green Addition,” which is an additional homebuyer investment in sustainable development. All homes constructed will be obligated to include an additional investment (beyond normal City requirements) of one percent of the total cost of the structure for one of the following areas of green building:

1. Energy efficiency (e.g. insulation, LED lighting, energy efficient appliances)
2. Water quality (e.g. rain gardens, rooftop gardens, gray water reuse)
3. Green energy sources (e.g. Renewable Energy Certificates (RECs), carbon offsets, solar panels)
4. Improved water conservation (e.g. gray water reuse, low flow fixtures, drought tolerant landscaping)
5. Automobile charging stations
6. Other experimental green building methods (e.g. new technologies not yet in the marketplace)

This will be monitored and enforced by the Fairview Addition Homeowners Association.

Green Corridors for People and Other Living Things

Our Refinement Plan includes four primary green corridors consisting first of the entire northern border. The second is an area running from the 14.2 acres shown as “woods” in the Fairview Master Plan through the amphitheater to the southwest portion of Pringle Creek Community via a narrow greenway. The third is a corridor along the swale between the Simpson Hills development and Fairview Addition. Fourth is the open space which runs easterly from the amphitheater to the lower part of our property north of First Street and south of Strong Road. These green areas are very important to the Fairview Addition design

as they include natural habitat areas, drainage ways, community agriculture sites for local organic food production, and recreational spaces.

An Interconnected Street System

Pedestrian and automobile connectivity is a major part of our development design, as is indicated in our street-phasing plan. For more information on the Fairview Addition street connectivity, see Section 3: Name, Location and Extent of Existing or Proposed Major Streets and Section 11: Construction Phasing of Streets.

Walk Every Day

Fairview Addition is designed to promote many walking options, including street sidewalks, alleys, woonerfs (see Northview Street), open spaces and designated paths. This promotes easy access to neighborhood recreational areas, to work/school, to commercial areas, and to mass transit systems as available. Food carts, both temporary and longer term, will be allowed in all areas except LI, providing additional amenities for the greater community. The particularly walkable neighborhood will promote a healthy lifestyle for residents and non-residents alike.

Transit Close at Hand

A guiding principle of Fairview Addition is to offer a realistic alternative to the personal automobile. As mentioned above, this starts with walkability. The aesthetics of a walk is fundamental in enhancing and encouraging pedestrian activities, especially when a 5-10 minute walk is required to access public transportation. Front porches and garages in the back are key to achieving this end. On the west side of Fairview Addition (on Battle Creek and Pringle Road), Route 6 of Salem-Keizer Area Public Transit currently offers regular bus service, which fits within the threshold of keeping neighborhood amenities within a 5-10 minute walk in order to reasonably expect use. As is emphasized in the Fairview Master Plan, there is an expectation that public transportation will eventually service a “main street” within the Village Center in order to further incentivize an alternative to the automobile.

SECTION 1: ILLUSTRATIVE SITE PLAN



Figure 1: Illustrative Site Plan of Fairview Addition West

SECTION 2: GENERAL ALLOCATION AND IDENTIFICATION OF MAJOR PROPOSED LAND USES

The Fairview Addition model generally follows the Mixed-Use Overlay Plan outlined in Chapter 530 of the SRC: FMU Fairview Mixed-Use Zone unless stated herein. Four of the indicated overlay zones are included in the Refinement Plan:

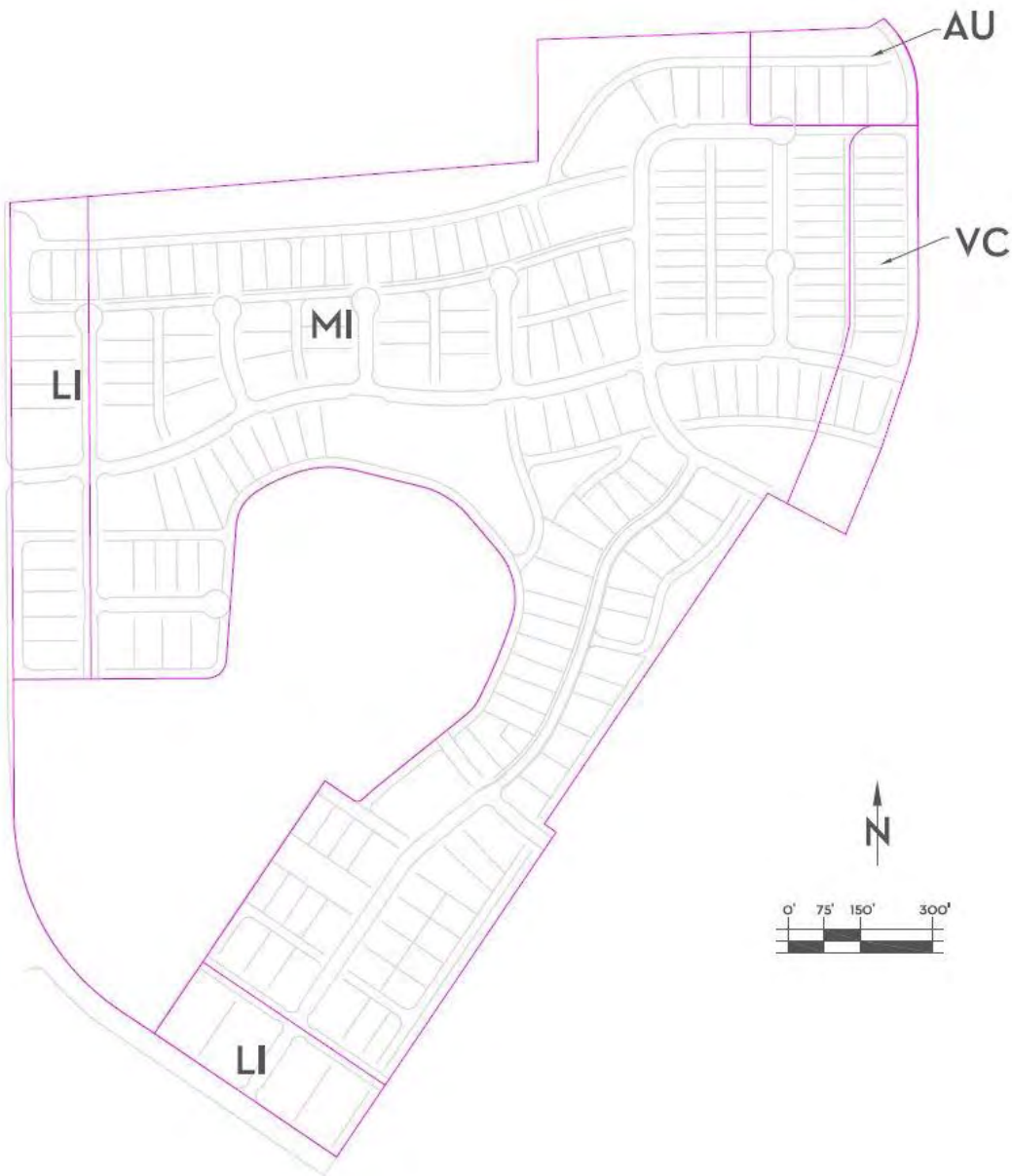


Figure 2: Mixed Use Overlay Plan

- Low Intensity, LI
 - 5.5 Acres
 - DU/Acre: 5-8 allowed per Fairview Master Plan
 - DU Total: 28-44 allowed per Fairview Master Plan
 - DU/Acre: 5-6 proposed
 - DU Total: 28-33 proposed
 - Single family, single family with ADUs, agriculture and agricultural structures, open spaces (see Section 5 for details)*

- Mixed Intensity, MI
 - 41.5 Acres
 - DU/Acre: 7-35 allowed per Fairview Master Plan
 - DU Total: 290-1452 allowed per Fairview Master Plan
 - DU/Acre: 6-7 proposed
 - DU Total: 249-290 proposed
 - Single family, single family with ADUs, live-work single family, two family, three family and four family homes, multifamily as micro-homes on open space, commercial, agriculture and agricultural structures, open spaces, education services (see Section 5 for details)*

- Adaptive Use, AU (Preferred Option of Building Reuse)
 - 1.5 Acres
 - DU/Acre: 6-30 allowed per Fairview Master Plan
 - DU Total: 9-45 allowed per Fairview Master Plan
 - DU/Acre: 0-20 proposed
 - DU Total: 0-30 proposed
 - Multi-family, commercial re-use, agriculture and agricultural structures, retail, manufacturing, group living, lodging, retail sales and service, business and professional services, recreation and entertainment, health services, open spaces, education services (see Section 5 for details)*

- Adaptive Use, AU (Less Preferred Option—No Building Reuse)

1.5 Acres

DU/Acre: 6-30 allowed per Fairview Master Plan

DU Total: 9-45 allowed per Fairview Master Plan

DU/Acre: 6-20 proposed

DU Total: 9-30 proposed

Single family, single family with ADUs, live-work single family, two family, three family and four family homes, agriculture and open spaces (see Section 5 for details)

- Village Center, VC

2.3 Acres

DU/Acre: 16-35 allowed per Fairview Master Plan

DU Total: 37-81 allowed per Fairview Master Plan

DU/Acre: 13-25 proposed

DU Total: 30-57 proposed

Single family, single family with ADUs, live-work single family, two family, three family and four family homes, multifamily as micro-homes on open space, commercial, open spaces, education services, and retail (see Section 5 for details)

Table 1: Total Dwelling Units per Acre by Zone

	LI		MI		AU		VC		Totals	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Fairview Master Plan	28	44	290	1452	9	45	37	81	364	1602
Fairview Addition Proposed	28	33	249	290	0	30	30	57	307	410

SECTION 3: NAME, LOCATION AND EXTENT OF EXISTING OR PROPOSED MAJOR STREETS



Figure 3: Street Names, Locations and Types

FAIRVIEW ADDITION^{WEST}

Tentative Subdivision Application



OLSEN DESIGN AND DEVELOPMENT

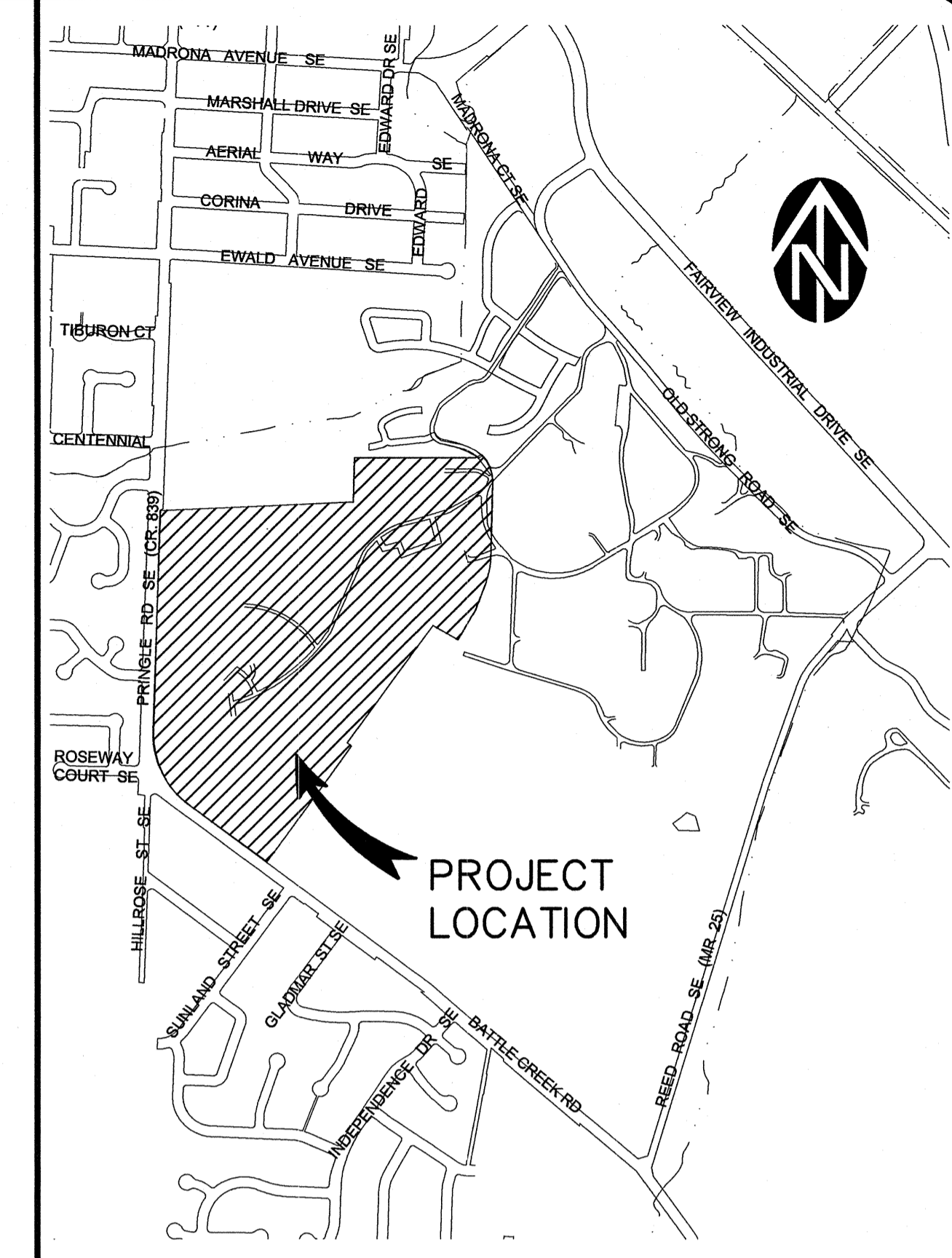
September 2014

DRAWINGS FOR:

Fairview Site Subdivision Refinement Plan & Preliminary Plat

FOR:

Olsen Design & Development
PO Box 9
Monmouth, OR 97361
Contact: Eric Olsen
PH: (503) 838-1600



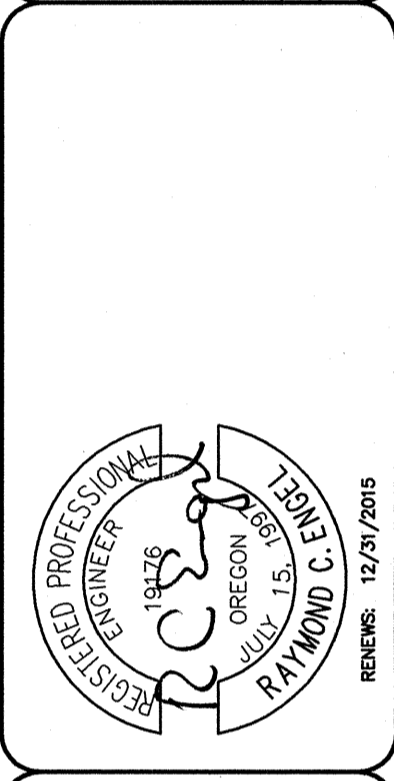
VICINITY MAP

SHEET INDEX	
SHT NO	DESCRIPTION
G-1	Cover Sheet
G-2	Existing Conditions
G-3	Overall Conceptual Grading & Drainage Plan
S-1	Overall Site Plan
S-2	Northwest Site Plan
S-3	North Central Site Plan
S-4	Northeast Site Plan
S-5	South Central Site Plan
S-6	South Site Plan
S-7	Typical Street & Alley Sections
P-1	Street Profiles Q, R, S, T
P-2	Street Profiles U, V, W, East, 1st, 2nd
P-3	Street Profiles Strong
P-4	Street Profiles Z
U-1	Overall Utility Plan
U-2	Northwest Utility Plan
U-3	North Central Utility Plan
U-4	Northeast Utility Plan
U-5	South Central Utility Plan
U-6	South Utility Plan
O-0	Pringle-Battle Creek Existing Conditions
O-1	Pringle-Battle Creek Existing Conditions
O-2	Pringle-Battle Creek Existing Conditions
O-3	Pringle-Battle Creek Proposed Improvements
O-4	Pringle-Battle Creek Proposed Improvements
O-5	Pringle-Battle Creek Profile
O-6	Pringle-Battle Creek Profile
-	-
-	-
-	-

NO.	DATE	DESCRIPTION	BY
1	09-05-14	U. St. & V. St. Area Changes	RCE

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALE, SCALE ACCORDINGLY

DSN: RCE
DRN: RCE
CKD: RCE
DATE: JUN 2014



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3641 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3886
E-mail: westtech@westtech-eng.com

Olsen Design & Development Monmouth, Oregon

Fairview Site Subdivision
Refinement Plan & Preliminary Plat

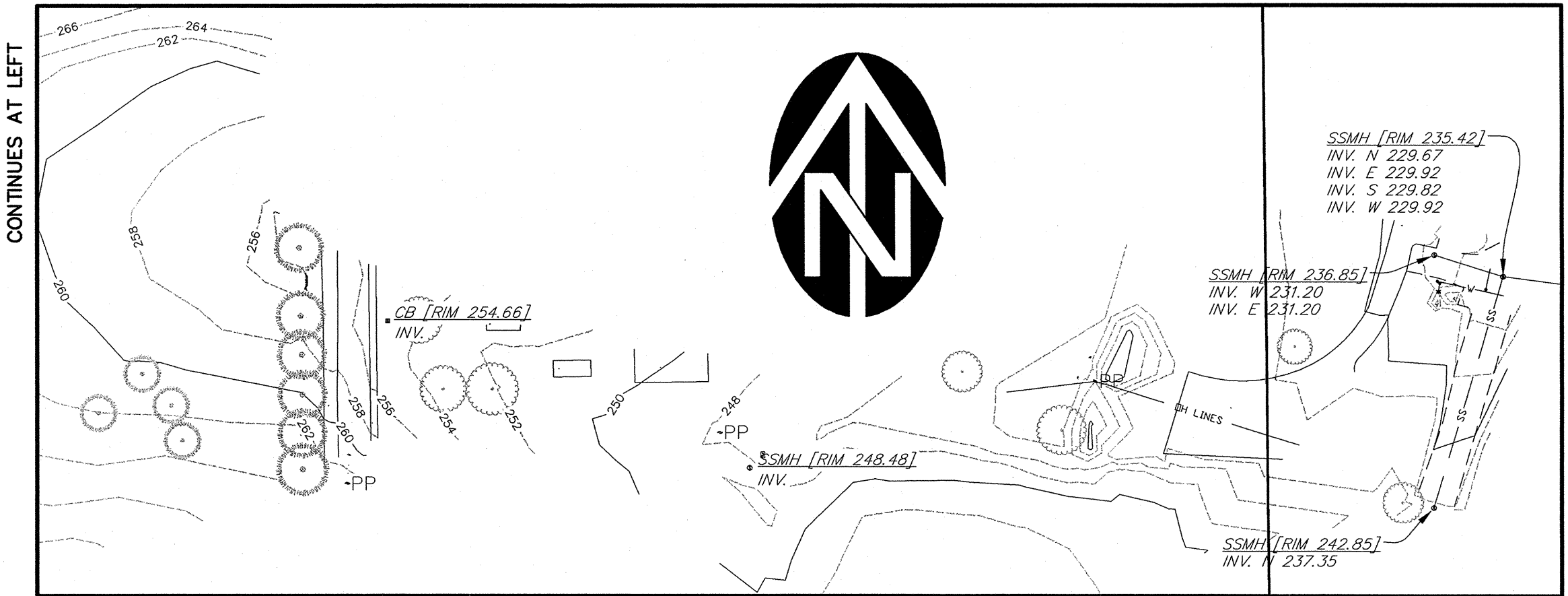
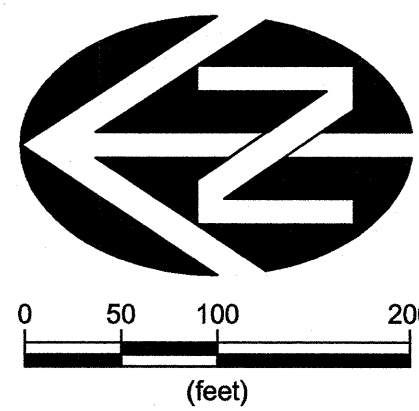
Cover Sheet

DRAWING
G-1

JOB NUMBER
2834.0001.0

9/5/2014 9:17:51 AM
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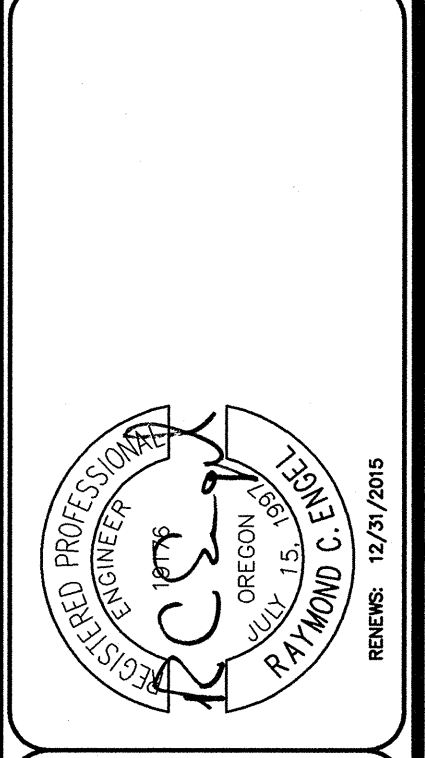
6/30/2014 9:18:41 AM
 R:\Dwg\Olsen\Fairview\Plot Refinement\Plan\G-2 Survey.dwg. (Plot tab)



NO.	DATE	DESCRIPTION	BY
1	JUN 2014		

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 0 IF NOT ONE INCH ON ORIGINAL DRAWING
 SCALE ACCURACY

DRN. RCE
 CKD. RCF
 DATE: JUN 2014



WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

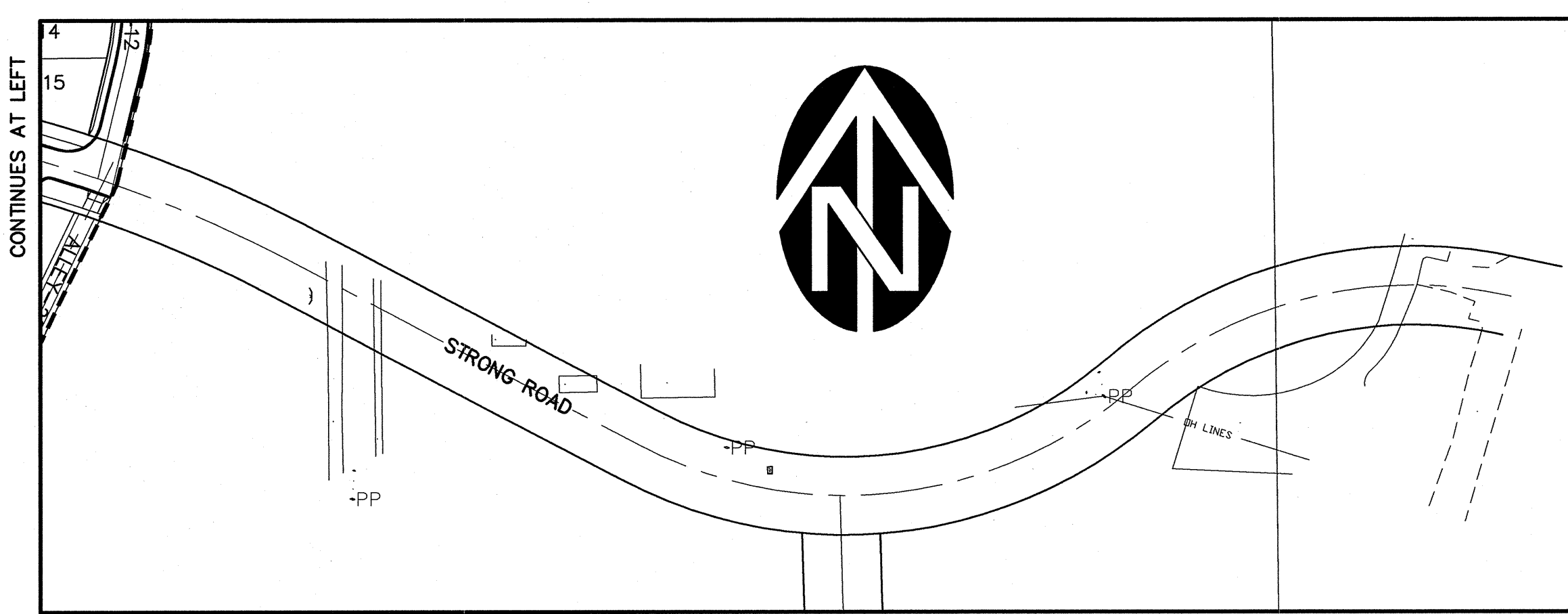
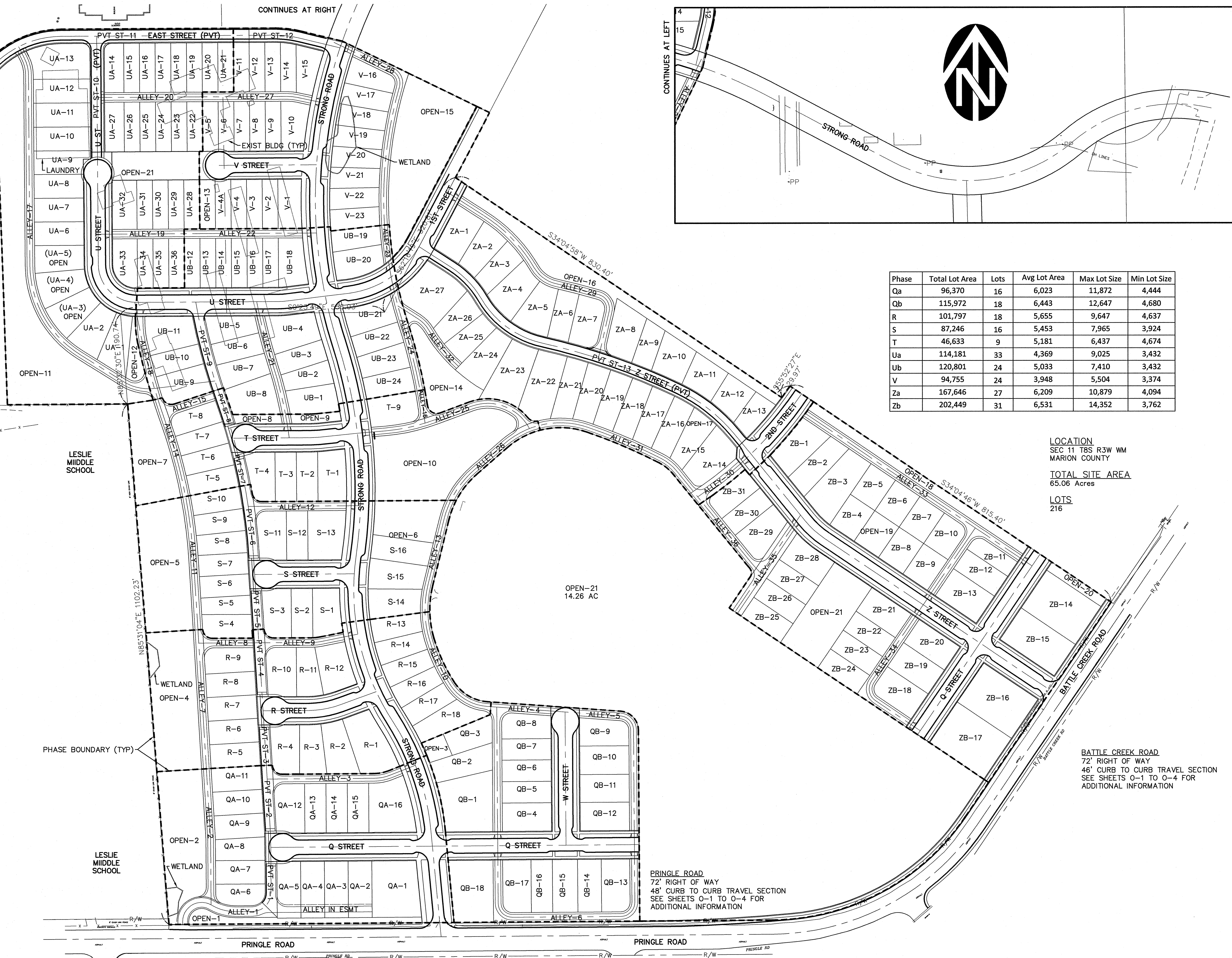
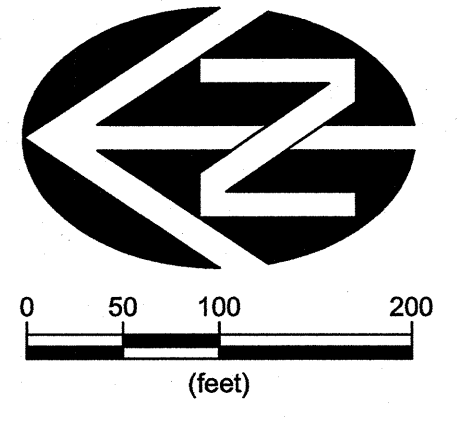
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
 Existing Conditions

DRAWING
G-2
 JOB NUMBER
 2834.0001.0

EXISTING BUILDING NOTE
ALL EXISTING BUILDINGS
TO BE REMOVED WITH
THE POSSIBLE EXCEPTION
OF THE LAUNDRY. IF THE
LAUNDRY BUILDING IS
PRESERVED, LOTS UA-9
TO UA-13 WILL NOT BE
DIVIDED INTO INDIVIDUAL
LOTS.

VILLAGE CENTER DRIVE
26' EASEMENT
18' CURB TO EP
TRAVEL SECTION



Phase	Total Lot Area	Lots	Avg Lot Area	Max Lot Size	Min Lot Size
Qa	96,370	16	6,023	11,872	4,444
Qb	115,972	18	6,443	12,647	4,680
R	101,797	18	5,655	9,647	4,637
S	87,246	16	5,453	7,965	3,924
T	46,633	9	5,181	6,437	4,674
Ua	114,181	33	4,369	9,025	3,432
Ub	120,801	24	5,033	7,410	3,432
V	94,755	24	3,948	5,504	3,374
Za	167,646	27	6,209	10,879	4,094
Zb	202,449	31	6,531	14,352	3,762

LOCATION
SEC 11 T8S R3W WM
MARION COUNTY

TOTAL SITE AREA
65.06 Acres

LOTS
216

OWNER APPLICANT
OLSEN DESIGN & DEVELOPMENT
CONTACT: ERIC OLSEN
PO BOX 9
MONMOUTH, OR 97361
PH: 503-838-1600
FAX: 503-838-1230

ENGINEER
WESTECH ENGINEERING
3841 FAIRVIEW INDUSTRIAL DR. SE
SUITE 100
SALEM, OREGON 97302
PH: 503-585-2474
FAX: 503-585-3986
CONTACT: RAYMOND C. ENGEL, P.E.

POWER
PGE
503-???-????

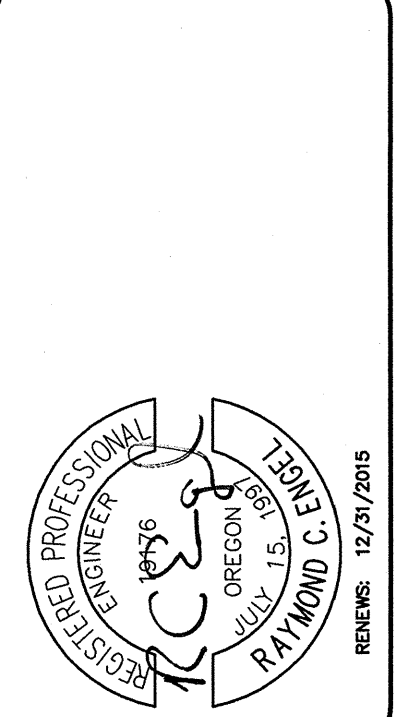
TELEPHONE
CENTURY LINK
800-???-????

CABLE TV
???
503-???-????

GAS
NW NATURAL
503-???-????

NO.	DATE	DESCRIPTION	BY
2	10-01-14	Add S-14, 15, 16, Ua-3, 4, 5 to open.	RCE
1	09-09-14	U St. & V St. Area Changes	RCE

VERIFY SCALE
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THIS SCALE IS FOR
THIS SHEET ONLY
OTHER SHEETS
SCALE ACCORDINGLY



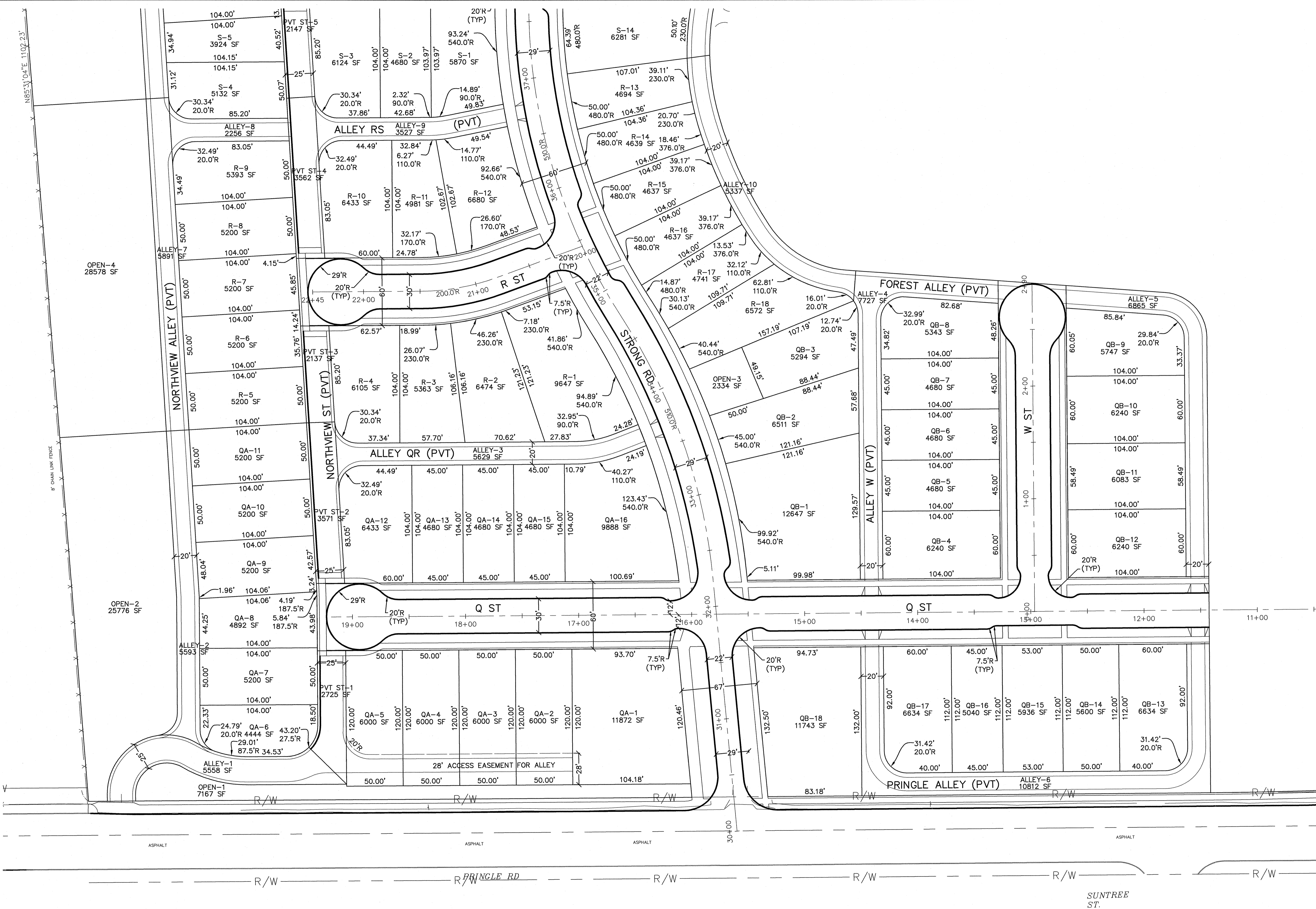
WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

Olsen Design & Development Monmouth, Oregon
Fairview Site Subdivision
Refinement Plan & Preliminary Plat
Overall Site Plan

DRAWING
S-1
JOB NUMBER
2834.0001.0

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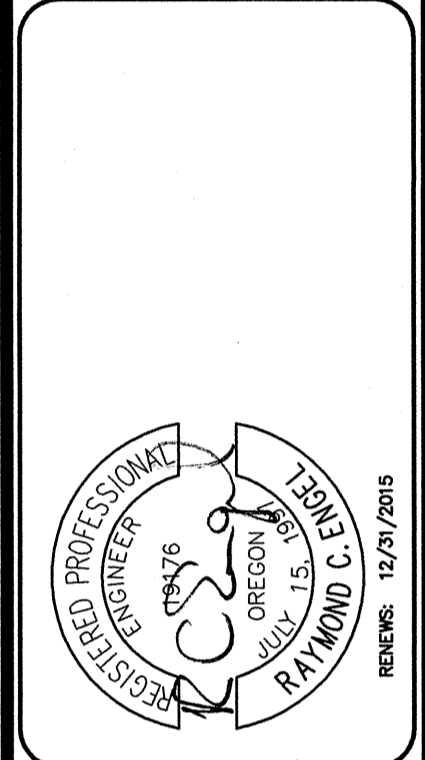
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2	10-01-14	N/A this sheet	RCE

VERIFY SCALE
 BAR IS ONE INCH ON
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 IF NOT ONE INCH ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY

DATE: JUN 2014



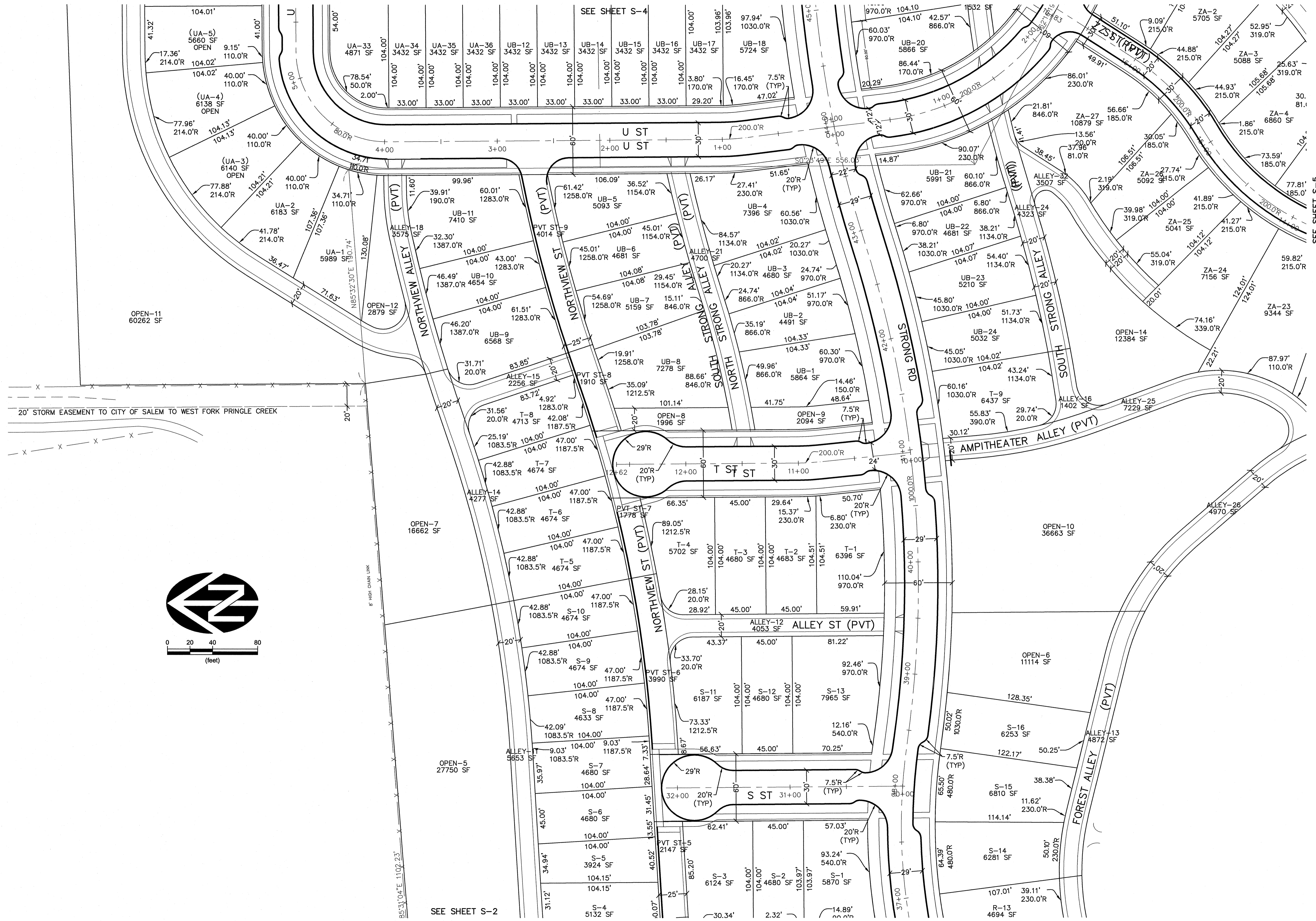
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
Northwest Site Plan

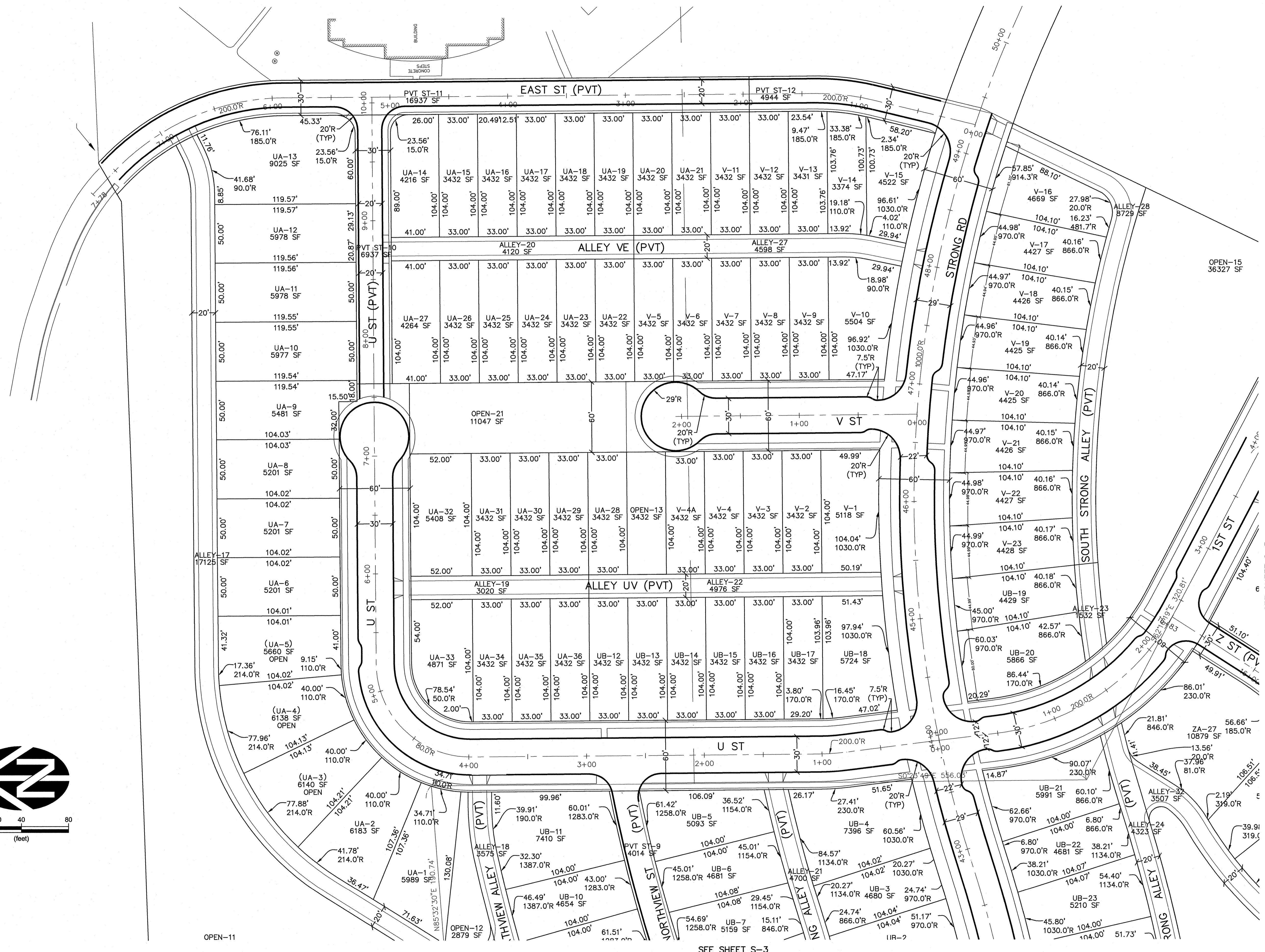
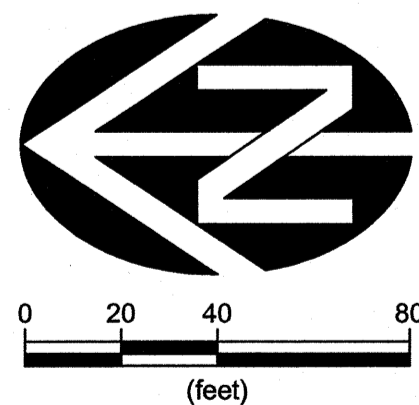
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 JOB NUMBER
2834.0001.0

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DRAWING S-3	JOB NUMBER 2834.0001.0	DATE: JUN 2014	REVISIONS													
Olsen Design & Development Fairview Site Subdivision Refinement Plan & Preliminary Plat		Morrowth, Oregon		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>08-09-14</td> <td>U ST & V ST Mass Concrete</td> <td>RCE</td> </tr> <tr> <td>2</td> <td>10-01-14</td> <td>Add S-14, S-15, S-16, U-3, 4, 5 to open</td> <td>RCE</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1	08-09-14	U ST & V ST Mass Concrete	RCE	2	10-01-14	Add S-14, S-15, S-16, U-3, 4, 5 to open	RCE
NO.	DATE	DESCRIPTION	BY													
1	08-09-14	U ST & V ST Mass Concrete	RCE													
2	10-01-14	Add S-14, S-15, S-16, U-3, 4, 5 to open	RCE													
 WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com																

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OPEN-11

SEE SHEET S-3

SEE SHEET S-5

VERIFY SCALE
BASED ON ONE INCH ON
DRAWING EQUALS 100 FEET
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SIZES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
RAYMOND C. JENSEN
NO. 1515

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

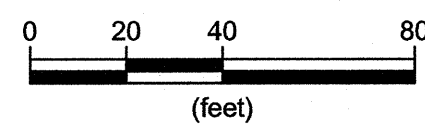
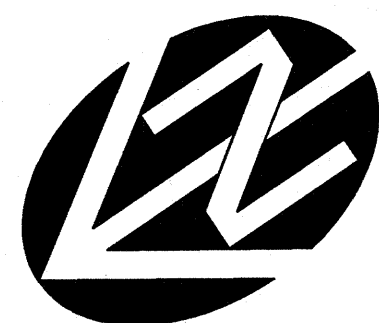
Olsen Design & Development Monmouth, Oregon
Fairview Site Subdivision
Refinement Plan & Preliminary Plat
Northeastl Site Plan

DRAWING
S-4
JOB NUMBER
2834.0001.0

NO.	DATE	DESCRIPTION	BY
1	09-05-14	U St. & V St. Area, Chances	RCE
2	10-01-14	Add S-14, 15, 16, Ua-3, 4, 5 to open	RCE

DATE: JUN 2014

6/30/2014 9:21:35 AM
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NO.	DATE	DESCRIPTION	REVISIONS	BY			
1	JUN 2014						

VERIFY SCALE
 BASED ON THE DRAWING ON
 THIS SHEET. ADJUST
 IF NOT ONE INCH ON
 THE SHEET. ADJUST
 SCALES ACCORDINGLY.

DATE: JUN 2014

WESTECH ENGINEERING, INC.

CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westech@westech-eng.com

Olsen Design & Development Monmouth, Oregon

Fairview Site Subdivision
 Refinement Plan & Preliminary Plat

South Central Site Plan

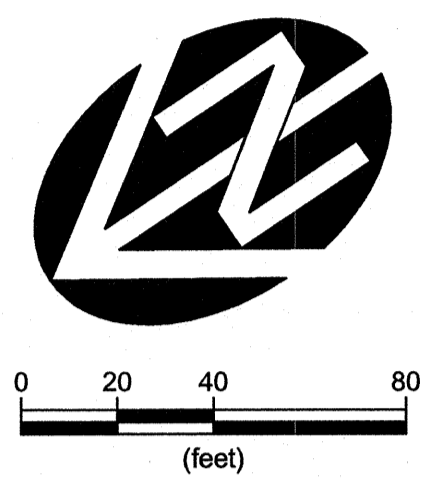
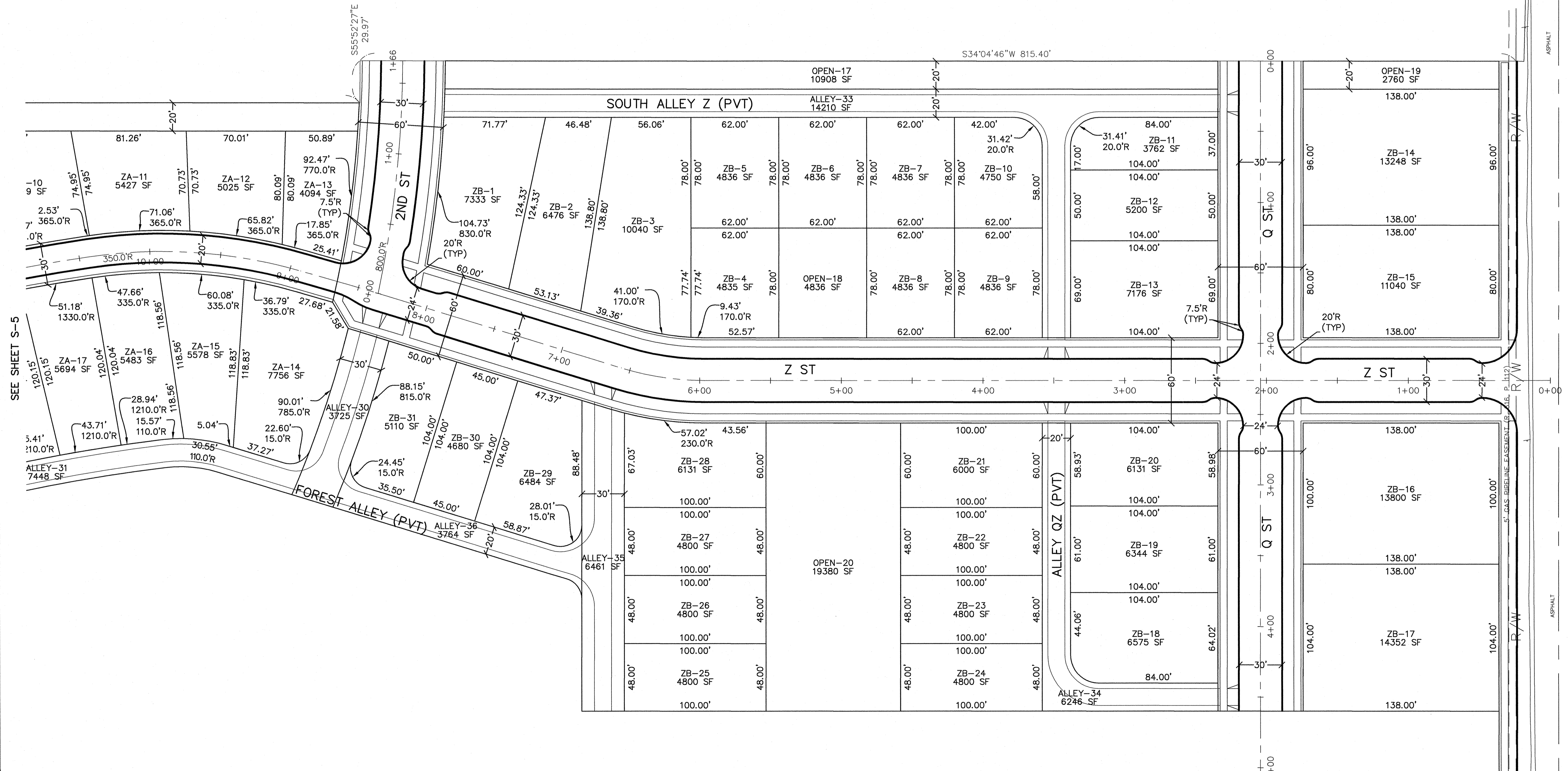
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S-5

JOB NUMBER

2834.0001.0

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Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
South Site Plan

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. SE., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
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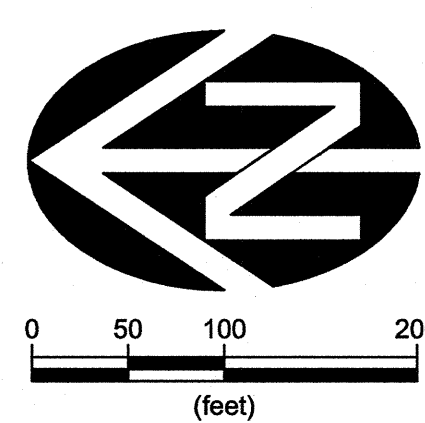
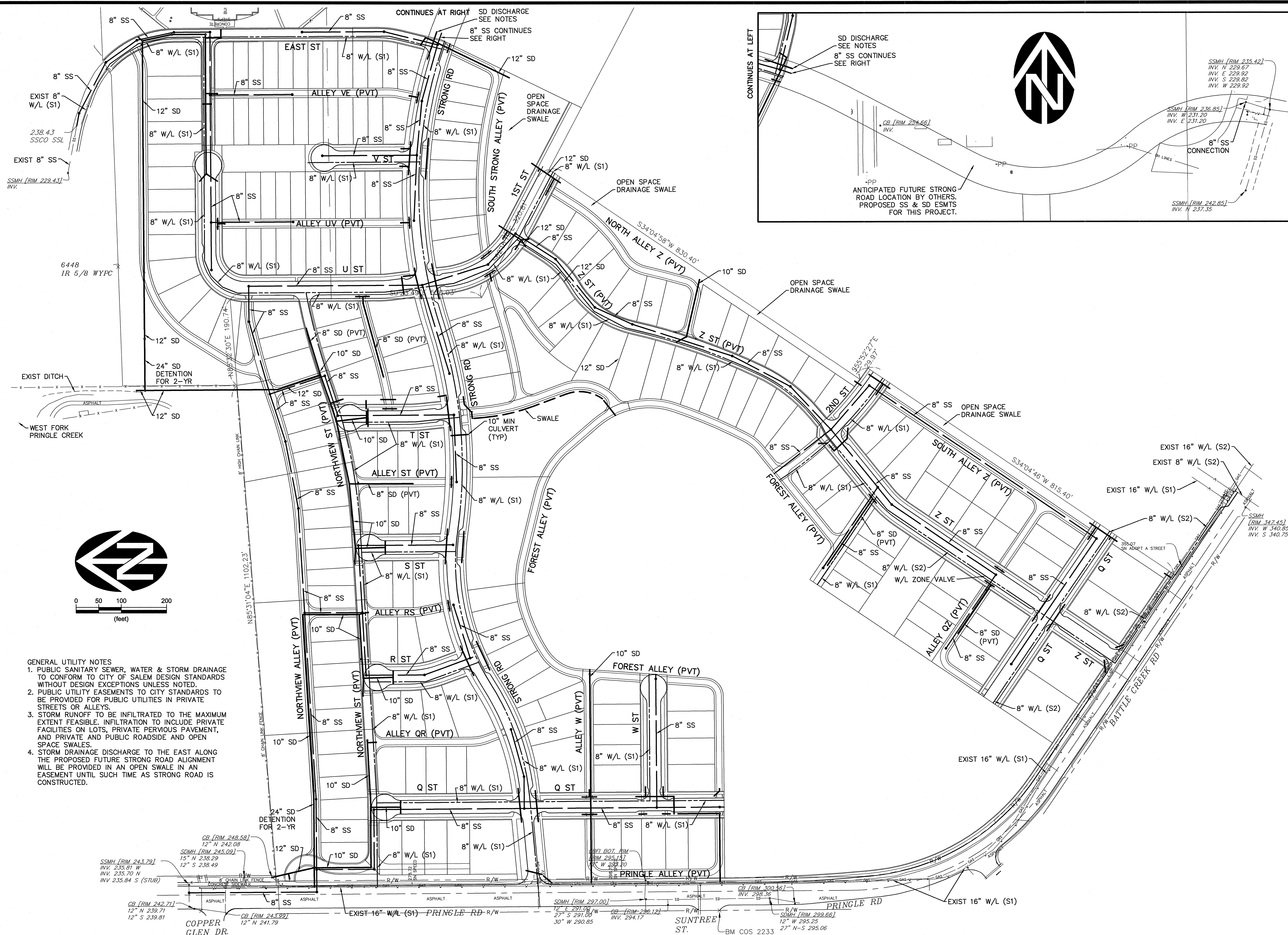
VERIFIED PROFESSIONAL ENGINEER
 RAYMOND C. RICE
 OREGON
 LICENSE NO. 11112

DATE: JUN 2014

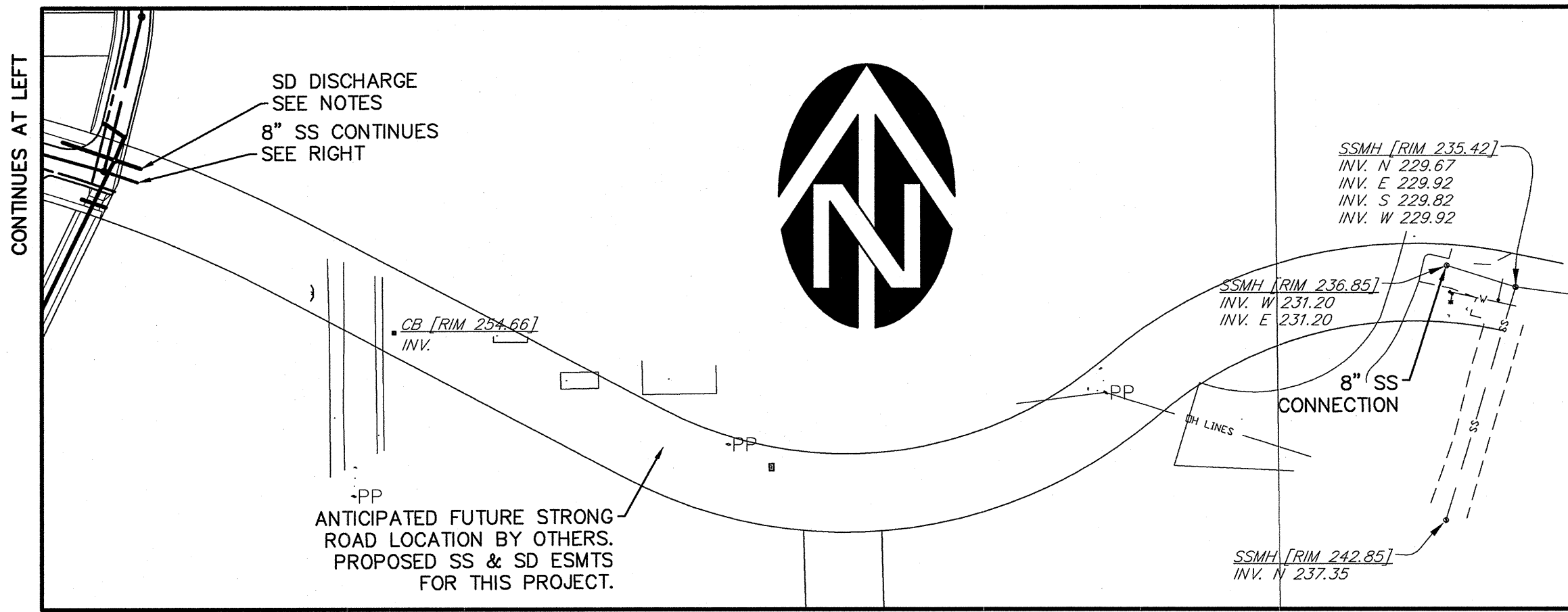
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JOB NUMBER 2834.0001.0

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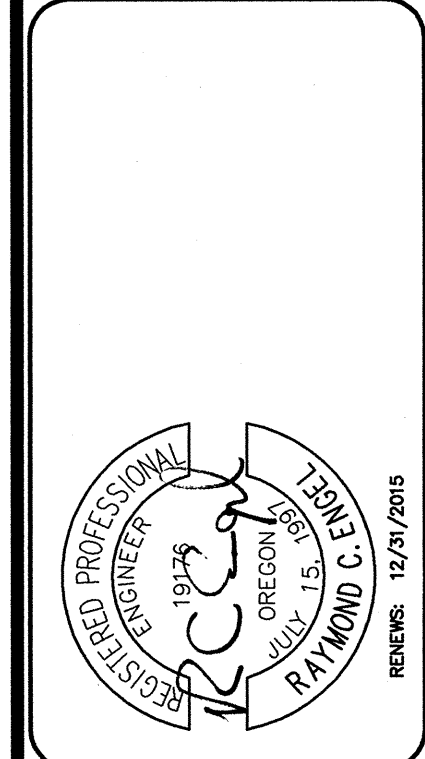
- GENERAL UTILITY NOTES**
1. PUBLIC SANITARY SEWER, WATER & STORM DRAINAGE TO CONFORM TO CITY OF SALEM DESIGN STANDARDS WITHOUT DESIGN EXCEPTIONS UNLESS NOTED.
 2. PUBLIC UTILITY EASEMENTS TO CITY STANDARDS TO BE PROVIDED FOR PUBLIC UTILITIES IN PRIVATE STREETS OR ALLEYS.
 3. STORM RUNOFF TO BE INFILTRATED TO THE MAXIMUM EXTENT FEASIBLE. INFILTRATION TO INCLUDE PRIVATE FACILITIES ON LOTS, PRIVATE PERVIOUS PAVEMENT, AND PRIVATE AND PUBLIC ROADSIDE AND OPEN SPACE SWALES.
 4. STORM DRAINAGE DISCHARGE TO THE EAST ALONG THE PROPOSED FUTURE STRONG ROAD ALIGNMENT WILL BE PROVIDED IN AN OPEN SWALE IN AN EASEMENT UNTIL SUCH TIME AS STRONG ROAD IS CONSTRUCTED.



NO.	DATE	DESCRIPTION	BY
1	08-05-14	U St. & V St. Area Changes	RCE

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1" = 100' (AS SHOWN)
 ALL DIMENSIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED

DATE: JUN 2014



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Olsen Design & Development Monmouth, Oregon

Fairview Site Subdivision
 Refinement Plan & Preliminary Plat

Overall Utility Plan

DRAWING
 U-1

JOB NUMBER
 2834.0001.0