REQUEST FOR COMMENTS

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

REGARDING:	Class 3 Design Review / Class 3 Site Plan Review / Replat / Property Line Adjustment / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-SPR-REP-PLA-ADJ-DAP18-08
PROJECT ADDRESS:	2100 to 2300 Blocks of Lindburg Road SE and Strong Road SE, Salem, OR 97302
AMANDA Application No.	18-115576-DR, 18-115573-RP, 113652-LD, 18-123456-LD, 18-115574-ZO, 18-115575-ZO
COMMENT PERIOD ENDS:	December 12, 2018

REQUEST: 180-Unit Apartment Complex

Attached is a copy of the proposal and any related maps. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request. A decision for this proposal will be prepared by the planning staff from information available to 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 or residents.

Comments received by 5:00 P.M., December 12, 2018, will be considered in the decision process. Comments received after this date will be not considered. ***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 QUESTIONS ORCOMMENTS TO: Bryce Bishop, Planner II City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; Fax: 503-588-6005; E-Mail: bbishop@cityofsalem.net; http://www.cityofsalem.net/planning

PLEASE CHECK THE FOLLOWING THAT APPLY:

___ 1. I have reviewed the proposal and have no objections to it.

___ 2. I have reviewed the proposal and have the following comments:_____

_____

_____

_____

___ 3. Other:_____

_____

_____

Name:_____

Address:_____

Agency:_____

Phone: _____

Date: _____

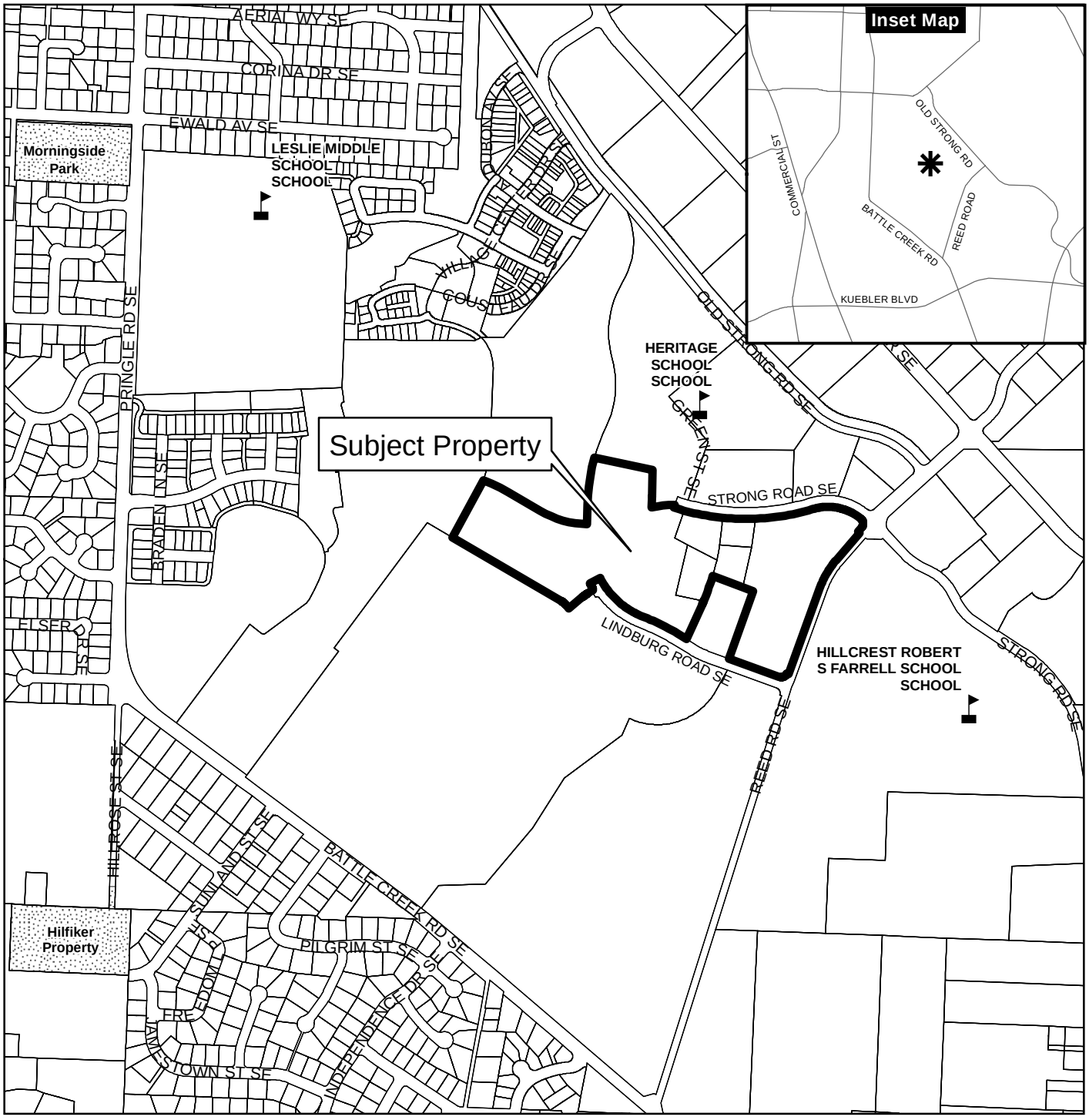
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

Vicinity Map
2100 to 2300 Blocks of Lindburg Road SE and Strong Road SE



Legend

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

0 100 200 400 Feet

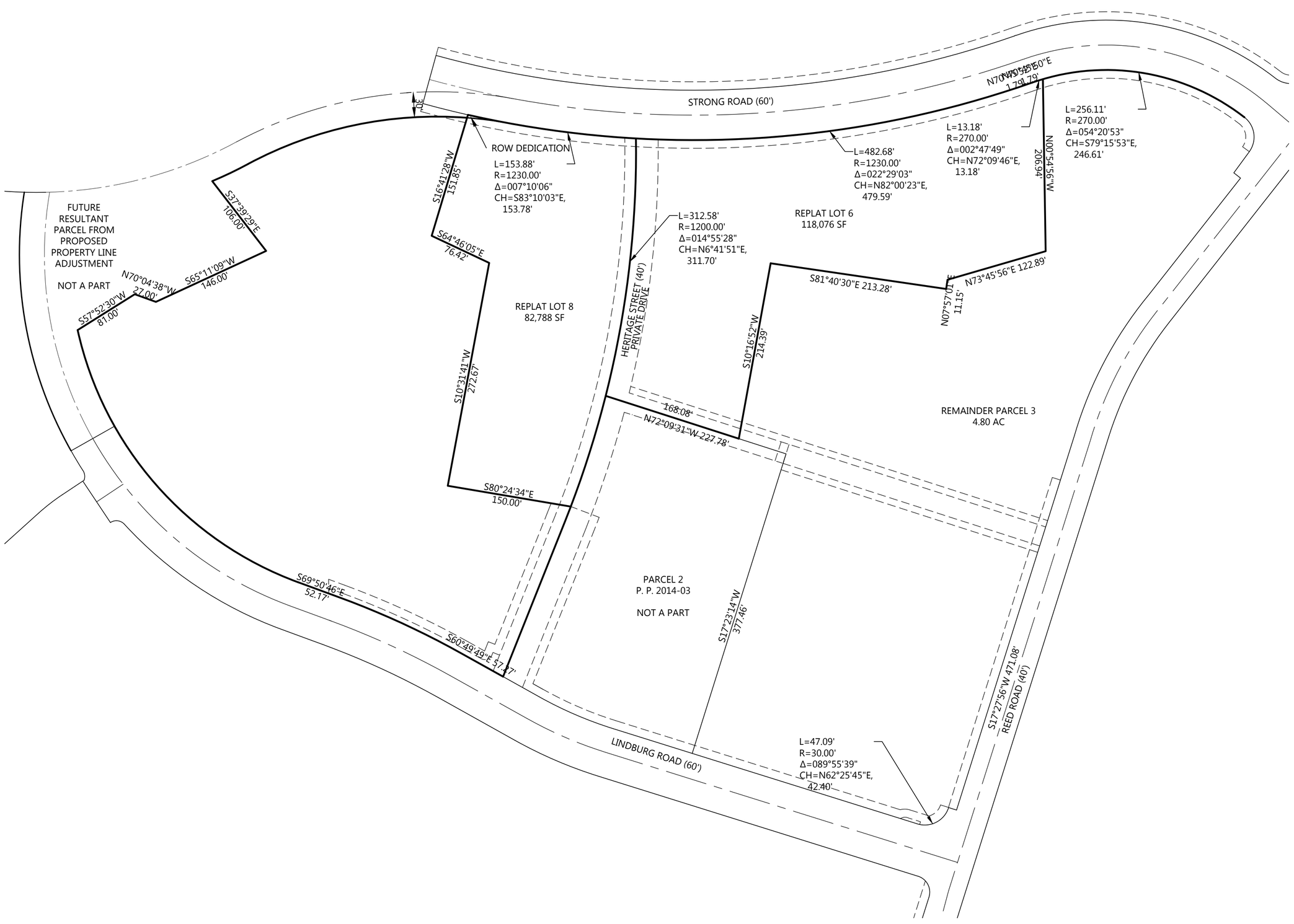
CITY OF Salem AT YOUR SERVICE
Community Development Dept.

G:\CD\PLANNING\Bryce\Current Planning\Design Review\2018\The Grove at Fairview\Vicinity Map.mxd - 11/28/2018 @ 1:48:23 PM

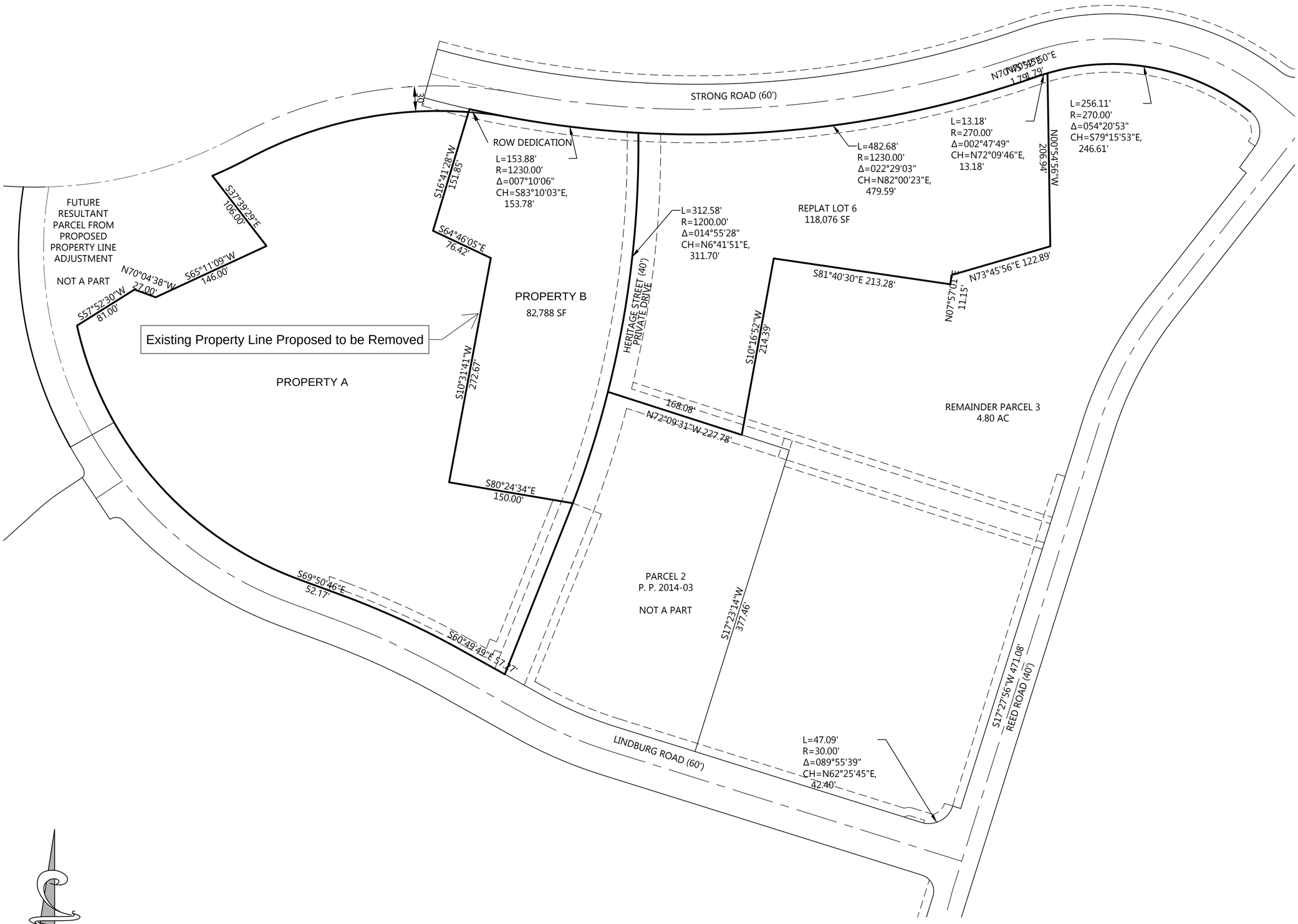
EXISTING CONDITIONS

(After Recording of Property Line Adjustment Case No. PLA18-16)

PROPOSED REPLAT

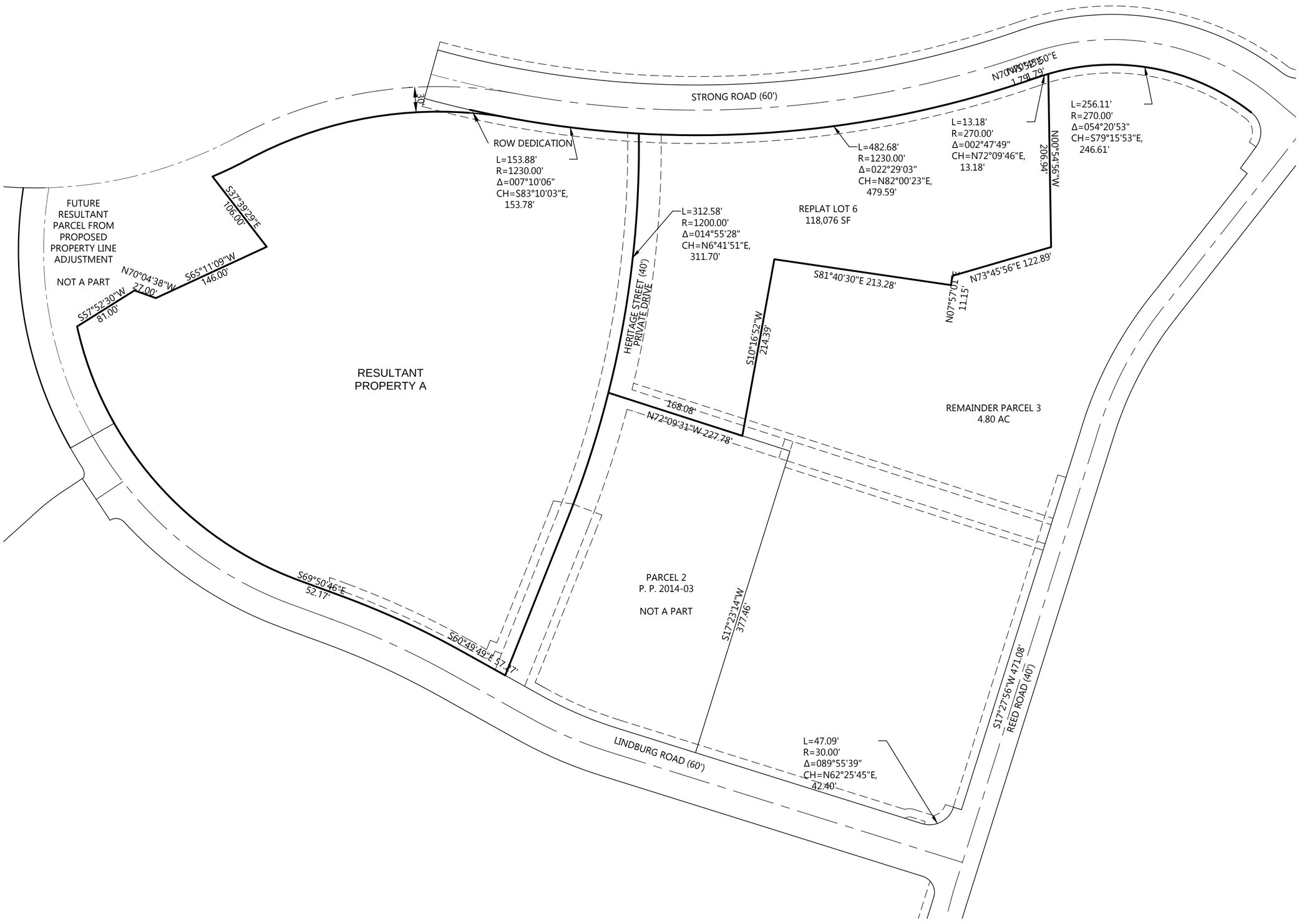


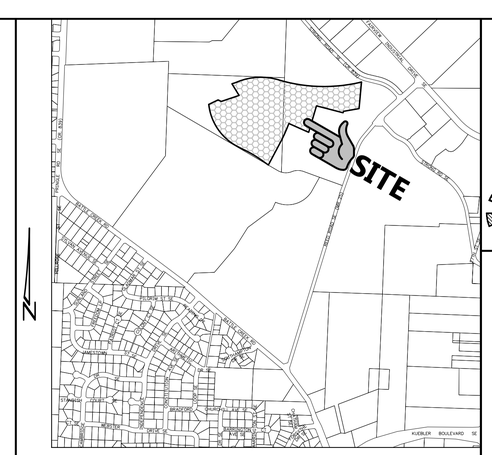
EXISTING CONDITIONS
(After Recording Replat)



1" =80 '
09/18/2018
#6608
NORTH

PROPOSED PROPERTY LINE ADJUSTMENT





VICINITY MAP

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

SEC. 11, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

MWIC GROVE, LLC

3220 STATE STREET S.E.
SUITE 200
SALEM, OREGON 97301

SHEET INDEX

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

COVER SHEET

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

P.H.S. 10/23/2018
6608p S0861COV

Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6608

SDR1

1. REVISED PER CITY REVIEW.

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EXISTING CONDITIONS PLAN

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6608p SDR02XC

Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER 9654 OREGON JULY 14, 1978 MARK D. GREENE
EXPIRES: 06-30-2019

JOB # 6608

SDR2

J:\6600-6699\6608-FairviewIndustrialApartments(Salem)\Dwg v18\6608p.dwg, SDR02XC, 10/25/2018 12:33:13 PM, PSaunders

N
W E
S
0' 30'
1 INCH
SCALE: 1" = 30'

180 TOTAL APARTMENTS
- 42 TYPE "A" 2 BED/2 BATH UNITS (960 SF)
- 36 TYPE "B" 2 BED/2 BATH UNITS (1,029 SF)
- 54 TYPE "C" 1 BED/1 BATH UNITS (736 SF)
- 24 TYPE "D" 3 BED/2 BATH UNITS (1,205 SF)
- 24 TYPE "E" 2 BED/2 BATH UNITS (1,179 SF)

311 TOTAL PARKING STALLS
- 216 STANDARD STALLS (162 COVERED)
- 73 COMPACT STALLS (12 COVERED)
- 8 HANDICAP STALLS (7 COVERED)
- 19 EXISITNG STALLS
- 2 LOADING ZONE

182 TOTAL BIKE STALLS
- 17 8-BIKE RACKS
- 5 4-BIKE RACKS
- 34 UNDERSTAIR STALLS (SEE SHEET SDR5)

- 1 REC BLDG/MGRS UNIT & OFFICE/2 STUDIOS (BLDG. 18)
- 1 COVERED MAILBOX AREA
- 4 TRASH ENCLOSURE
- 1 POOL
- 1 RECREATION PLAY AREA

- – WALL PACK LIGHT MOUNTED ON BUILDING
- – POST LIGHT MAXIMUM 5' TALL
- – LOCATION OF ELECTRICAL SEPARATION WALL
- – 8 BICYCLE SPACES
- – 4 BICYCLE SPACES

NOTE:
EASEMENT LIMITS FOR PRIVATE STREETS ARE LOCATED 1 FOOT BEHIND BACK OF SIDEWALKS

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SITE PLAN (WEST)

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

1. REVISED PER CITY REVIEW. P.H.S. 10/23/2018

Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6608

SDR3

J:\6600-6699\6608-FairviewIndustrialApartments(Salem)\Dwg v18\6608p.dwg, SDR04SP, 11/20/2018 10:43:38 AM, CSchreiner

1. REVISED PER CITY REVIEW P.H.S. 10/23/2018

6608p SDR04SP

SDR4

JOB # 6608

EXPIRES: 06-30-2019

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

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THE GROVE AT FAIRVIEW APARTMENT COMPLEX

SITE PLAN (EAST)

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1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

COMMON OPEN SPACE

OPEN SPACE:

TOTAL SITE AREA — 413,612 S.F. (9.50 AC.)

COMMON OPEN SPACE — 181,555 S.F. (43.9%)

WITHIN PERIMETER BUILDING SETBACKS — 9,415 S.F. (2.3%)

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OPEN SPACE PLAN

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

1. REVISED PER CITY REVIEW. P.H.S. 10/23/2018

6608p SDR06OS

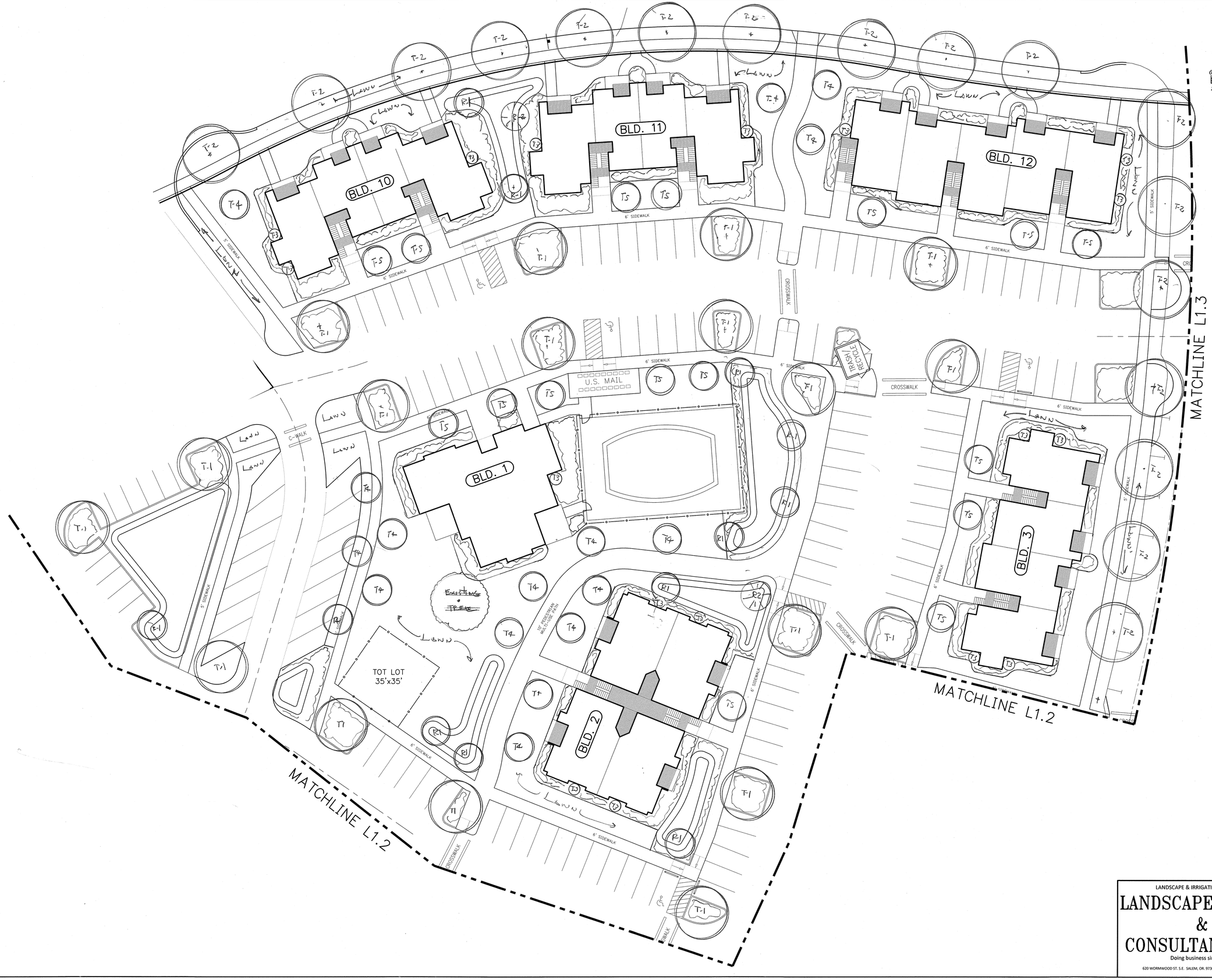
Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER 96?4 OREGON JULY 14, 1978 MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6608

SDR6



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LANDSCAPE PLAN

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

6608p L1.1

Design: T.E.K.
Drawn: C.D.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARCUS GRENZ

EXPIRES: 06-30-2019

JOB # 6608

L1.1

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

SCHEMATIC LANDSCAPE PLAN

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6608p L1.2

Design: T.E.K.
Drawn: C.D.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6608

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

L1.2

LANDSCAPE PLAN

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

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PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

6608p L1.3

Design: T.E.K.
Drawn: C.D.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2019

JOB # 6608

LANDSCAPE & IRRIGATION DESIGN BY:
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Doing business since 1985
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L1.3

GENERAL LANDSCAPE NOTES:

General:

1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
5. Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not to interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly tight Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
2. Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimelawnseed.com
3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
4. Grading shall be preformed during optimal weather conditions.
5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards
6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.'
6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken toot systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cove plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
7. Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
8. Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced wit new vegetation at the beginning of the next growing season.

Planting:

1. Planting shall be installed between February 1st and March 30th or between October 1st and November 15th. If planting is installed outside these times frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
4 Provide the following clearance for planting of trees where applicable:

Maintain 30 feet vision triangles at all intersections and corners
5 feet from all street/parking lot light standards
10 feet from fire hydrants
5 feet from all utility vaults, meter boxes, etc.

5. No trees or shrubs shall be planted on existing or proposed utility lines.
6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
7. Excavate plant pits for shrubs and trees as follows:
   Container stock: width = 2 times the container diameter, depth = container depth.
   Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
   B & B: width = 2 times ball diameter, depth = ball depth.
   Scarify sides and bottom of plant pits to roughen surfaces.
8. Place plants plumb in the pit, Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Top Soil Mixture:

1. A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seeding/sod lawns.
   Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.
   20 lbs. 10-6-4 50% Slow Release
   30 lbs. 38-0-0 Nitroform
   10 lbs. Iron Sulfate 21%
   20 lbs. 0-18-0 Super Phosphate
   25 lbs. Dolomite Lime
   10 lbs. 13-0-11 Potassium Nitrate

Bark Mulch:

1. All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.

Poly Jute Netting for Bio Swale/Detention Ponds/Vegetated Swale/Rain Gardens:

1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Rain Gardens Bark Mulch:

1. After Poly Jute Netting and Plants are installed a 2" layer of bark mulch shall be installed in rain gardens.

Bio Swales/Detention Ponds/Vegetated Swales:

1. Bark Mulch shall not be applied to Bio Swales/Detention Ponds or Vegetated Swales.

Weed Control Agent:

1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

Non-Native Plant Species:

1. All non-native, invasive plant species shall be removed from the site.

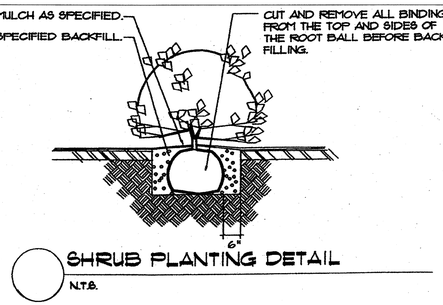
Growing Medium for Stormwater Bio Swales/Vegetated Swales/Rain Gardens Planter Boxes:

1. Furnish imported growing medium for vegetated stormwater facilities conforming to the following:
2. Standard Blend for Public and Private Facilities: Use this blend for all vegetated stormwater management facilities.
3. General Composition: The medium shall be a blend of loamy soil, sand, and compost that is 30 to 40 percent compost (by volume) and sterilized to 105 degrees Fahrenheit.
4. Analysis Requirements for the Blended Material:
   a. Particle Gradation: A particle gradation analysis of the blended material, including compost, shall be conducted in conformance with ASTM C1 17/C136 (AASHTO T1 1/T27). The analysis shall include the following sieve sizes: 1 inch, 3/8 inch, #4, #10, #20, #40, #60, #100, and #200. The gradation of the blend shall meet the following gradation criteria:

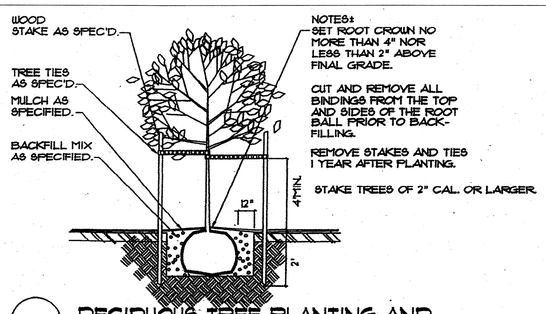
Sieve Size	Percent Passing
1 inch	100
# 4	60-100
# 10	40-100
# 40	15-50
# 100	5-25
# 200	3-5

   b. The blend shall have a Coefficient of Uniformity (D60/D10) equal to or greater than 6 to ensure that it is well graded (has a broad range of particle sizes). The coefficient is the ratio of two particle diameters on a grain-size distribution curve; it is the particle diameter at 60 percent passing divided by the particle diameter at 10 percent passing.
   c. Organic Matter Content: An analysis of soil organic matter content shall be conducted in conformance with ASTM D2974 (loss on ignition test). The soil organic matter content shall be a minimum of 10 percent, as reported by that test.
   d. pH: The blended material shall be tested and have a pH of 5.5 to 7.
   e. Depth of growing medium shall be 18 inches. Growing medium shall be placed in 4 inch lifts and lightly compacted.
   f. Once planting is completed Bark Mulch shall not be installed in Stormwater Bio Swales.
5. General Requirements for the Blended Material:
   a. The material shall be loose and friable.
   b. It shall be well mixed and homogenous.
   c. It shall be free of wood pieces, plastic, screened and free of stones 1 inch (25 mm) or larger in any dimension; free of roots, plants, sod, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; and free of weeds and invasive plants including but not limited to:
      1. Cirsium arvense (Canadian Thistle)
      2. *Convolvulus* spp. (Morning Glory)
      3. *Cytisus scoparius* (Scotch Broom)
      4. *Dipsacus sylvestris* (Common Teasel)
      5. *Festuca arundinaceae* (Tall Fescue)
      6. *Hedera helix* (English Ivy)
      7. *Holcus canatus* (Velvet Grass)
      8. *Lolium* spp. (Rye Grasses)
      9. *Lotus comiculatus* (Bird's Foot Trefoil)
      10. *Lythrium salicaria* (Purple Loose Strife)
      11. *Melilotus* spp. (Sweet Clover)
      12. *Myriophyllum spicatum* (Eurasian Milfoil)
      13. *Phalaris arundinaceae* (Reed Canary Grass)
      14. *Rubus discolor* (Himalayan Blackberry)
      15. *Solanum* spp. (Nightshade)
      16. *Trifolium* spp. (Clovers)
      17. Not infested with nematodes, grubs, other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good tilth and aeration, continuous, air-filled, pore-space content on a volume/volume basis shall be at least 15 percent when moisture is present at field capacity; and soil shall have a field capacity of at least 15 percent on a dry weight basis.
6. Compost: The compost shall be derived from plant material and provided by a member of the U.S. Composting Council Seal of Testing Assurance (STA) program. See www.compostingcouncil.org for a list of providers in Portland and sounding area.
7. The compost shall be the result of the biological degradation and transformation of plant-derived materials under conditions designed to promote aerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have no visible free water and produce no dust when handled. It shall meet the following criteria, as reported by the U.S. Composting Council STA Compost Technical Data Sheet provided by the vendor.
8. 100 percent of the material must pass through a 1/2-inch screen. The pH of the material shall be between 6 and 8. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 1.0 percent by weight. The organic matter content shall be between 35 and 65 percent.
9 The soluble salt content shall be less than 6.0 mmhos/cm. Germination (an indicator of maturity) shall be greater than 80 percent.
   a. The stability shall be between classes 5-7.
   b. The carbon/nitrogen ratio shall be less than 25:1.
   c. The trace metals test result = "pass."
10. Submittals: At least 14 working days in advance of construction, submit the following:
   a. Two 5-gallon buckets of the blended material.
   b. Documentation for the three analyses described in Section (4) of this specification (particle gradation with calculated coefficient of uniformity; organic matter content; pH). The analyses shall be performed by an accredited laboratory with certification maintained current. The date of the analyses shall be no more than 90 calendar days prior to the date of the submittal.

The report shall include the following information:
Name and address of the laboratory
Phone contact and e-mail address for the laboratory
Test data, including the date and name of the test procedure



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING AND STAKING DETAIL
N.T.S.

PLANT PALETTE
APARTMENTS

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
			TREES			
36	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 ½"- 2" cal.	B & B	6' Standard
50	T-2	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	1 ½"- 2" cal.	B & B	6' Standard
31	T-3	Juniperus Virginana 'Skyrocket'	Skyrocket Juniper	4'-5' Tall	B & B	Full/Natural
26	T-4	Fagus sylvatica 'Dawyck Purple' Columnar	Columnar Dawyck Purple Leaf Beech	1 ½"- 2" cal.	B & B	3' Standard
42	T-5	Pyrus calleryana 'Capital'	Capital Flowering Pear	1 ½"- 2" cal.	B & B	6' Standard
			SHRUBS			
	S-1	Abelia grandiflioria 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
	S-2	Carex comans Phoenix Green	Phoenix Green Leatherleaf Sedge	2 gal	cont.	Full
	S-3	Calamagrustic x acutiflora 'Karl Foerster'	Karl Foester Reed Grass	2 gal.	cont.	Full
	S-4	Chameacyparis obtuse	Hinoki False Cypress	5 gal.	cont.	Full
	S-5	Cornus stolonifera 'Kelseyi'	Kelseyi Dwarf Redwig Dogwood	2 gal.	cont.	Full
	S-6	Cornus sericea Arctic Fire 'Farrow'	Artic Fire Redwig Dogwood	2 gal.	cont.	Full
	S-7	Festuca glauca Elijah Blue	Elijah Blue Festuca Grass	1 gal.	cont.	Planted 3' o/c
	S-8	Daphne ordora	Winter Daphne	2 gal.	cont.	Full
	S-9	Euonymus alatus 'Compacta'	Burning Bush Winged Euonymus	2 gal.	cont.	Full
	S-10	Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	2'-3' Tall	cont.	Full
	S-11	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	cont.	Full
	S-12	Mahonia repens	Creeping Mahonia	1 gal.	cont.	Planted 3' o/c
	S-13	Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
	S-14	Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
	S-15	Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full
	S-16	Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal	cont.	Full
	S-17	Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laural	2 gal.	cont.	Full
	S-18	Podocarpus 'Red Tip'	Red Tip Mountain Plum	2 gal.	cont.	Full
	S-19	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	18"-24"	w/buds	Full
	S-20	Rhododendron 'Unique'	Unique Rhododendron	18"-24"	w/buds	Full
	S-21	Rhododendron 'PJM'	PJM Rhododendron	18"-24"	w/buds	Full
	S-22	Rosa 'Radtko 'Double Knockout Rose'	Double Knockout Rose	2 gal.	cont.	Full
	S-23	Spiraea japonica 'Double Pink'	Double Pink Spirea	2 gal.	cont.	Full
	S-24	Viburnum davidii	Davidii Viburnum	2 gal.	cont.	Full

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.

PLANT PALETTE
RAIN GARDENS

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
			Tree			
15	R-1	Acer circinatum (3 stem clump)	Vine Maple (3 stem clump)	4' - 5'	B & B	Full
4	R-2	Thuja plicata Hogan	Hogan Cedar	4' - 5'	B & B	Full
			BOTTOM WET ZONE 1 EQUALS 0000 Sq. Ft.			
	R-3	Sisyrinchium californicum	Yellow Eyed Grass	4" Pots.	Planted 9" o/c	Tri-Space
	R-4	Juncus ensifolius	Dagger-leaf Rush	4" Pots.	Planted 9" o/c	Tri-Space
	R-5	Deschampsia cespitosa	Tufted Hair-grass	4" Pots.	Planted 9" o/c	Tri-Space
	R-6	Eleocharis ovata	Ovate Spike-Rush	4" Pots.	Planted 9" o/c	Tri-Space
			SIDE SLOPES ZONE 2 EQUALS 0000 Sq. Ft.			
	R-9	Aster suspicatus	Douglas' aster	4" pot.	Planted 9" o/c	Tri-Space
	R-10	Juncus effusus var. pacificus	Pacific Rush	4" pot.	Planted 9" o/c	Tri-Space
	R-11	Camassia quamash	Common Camas	4" pot.	Planted 9" o/c	Tri-Space
	R-12	Iris tenax	Oregon Iris	4" pot.	Planted 9" o/c	Tri-Space
			TOP/DRIER ZONE 3 EQUALS 0000 Sq. Ft.			
	R-14	Symphoricarpos albus	Common Snowberry	1 gal.	Planted 4' o/c	Tri-Space
	R-15	Rubus spectabilis	Salmonberry	1 gal.	Planted 4' o/c	Tri-Space
	R-17	Spiraea douglasii	Douglas Spiraea	1 gal.	Planted 4' o/c	Tri-Space
	R-18	Physocarpus capitatus	Pacific Nine Bark	1 gal.	Planted 4' o/c	Tri-Space

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE ARCHITECTURAL CONSULTANT PRIOR TO INSTALLATION
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY
SEE LANDSCAPE NOTES BEFORE PLANTING THE RAIN GARDENS:
Please read Poly Jute Netting within General Landscape Notes.
For planting the Bottom Wet Zone 1, Side Slopes Zone 2 of the Rain Gardens group 25 to30 species of each plant together and very the plantings species till the area is covered as per the plant spacing above. For the Top/Drier Zone 3 group 11 to-15 species for each plant together and very the plantings species till the area is covered as per the plant spacing above. All plantings shall be on a triangle grid.

NOTE: The full diameter growth at 5 years will equal 5 to 8 feet wide and 6 to 10 height for the plants specified for Zone 3 this is the reason they are planted at 4' o/c.
NOTE:*The Acer circinatum, Vine Maple are specified at (3 stem clump) this will equals 3 trunks per tree.*

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LANDSCAPE DETAILS & NOTES

THE GROVE AT FAIRVIEW APARTMENT COMPLEX

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6608p L1.3
Design: T.E.K.
Drawn: C.D.S.
Checked: B.M.G.
Date: MARCH 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6608

L1.4

LANDSCAPE & IRRIGATION DESIGN BY:
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