



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER:</b>            | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>AMANDA APPLICATION NO:</b>  | 18-115576-DR, 18-115573-RP, 113652-LD, 18-123456-LD, 18-115574-ZO, 18-115575-ZO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>HEARING INFORMATION:</b>    | Salem Planning Commission, Tuesday, December 18, 2018, 6:00 P.M., Council Chambers, Room 240, Civic Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PROPERTY LOCATION:</b>      | 2100 to 2300 Blocks of Lindburg Road SE and Strong Road SE, Salem, OR 97302                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>OWNER(S):</b>               | Sustainable Fairview Associates, LLC (Susan M. Leeson)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>APPLICANT (S):</b>          | Richard Berger for Mountain West Investment Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>REPRESENTATIVE(S):</b>      | Brandie Dalton for Multi Tech Engineering Services, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>DESCRIPTION OF REQUEST:</b> | <p><u>Application Summary:</u> An application to develop approximately 9.51 acres of the former Fairview Training Center site as a proposed 180-unit multiple family development pursuant to the requirements of the Fairview Mixed-Use zone and Fairview Refinement Plan II, the approved refinement plan applicable to this portion of the former Fairview Training Center site.</p> <p><u>Request:</u> A consolidated application for a proposed 180-unit multiple family development on approximately 9.51 acres of the former Fairview Training Center site. The application includes the following:</p> <ol style="list-style-type: none"><li>1) A Class 3 Design Review and Class 3 Site Plan review for the proposed multiple family development;</li><li>2) A Replat to consolidate Lots 8 and 9 of the Lindburg Green subdivision plat into one lot, and consolidate and reconfigure Lots 6 and 7 of the Lindburg Green subdivision plat and Parcel 3 of Partition Plat No. 2014-03, in order to reconfigure existing lot boundaries within the subject property in order to accommodate the proposed development; and</li><li>3) A Property Line Adjustment to eliminate the property line between proposed consolidated Lot 8 and 9 of the Lindburg Green subdivision plat and the abutting property to the west in order to accommodate the proposed development;</li><li>4) A Class 2 Driveway Approach Permit for the proposed driveway onto Lindburg Road SE; and</li><li>5) A Class 2 Adjustment to:<ol style="list-style-type: none"><li>a) Allow Lot 6 of the proposed replat to fall below the minimum lot width and exceed the maximum lot depth required under the refinement plan.</li></ol></li></ol> |

- b) Allow the remainder of Parcel 3 as shown on the proposed replat to exceed the maximum lot depth required under the refinement plan;
- c) Allow the consolidated 6.8 acre portion of the subject property located west of Heritage Street to fall below the minimum lot width and exceed the maximum lot depth required under the refinement plan;
- d) Allow less than 70 percent of the lot/street frontage of the portion of the property within the VC (Village Center) area of the refinement plan along Lindburg Road and proposed Village Center Loop to be occupied by buildings placed at the minimum setback line as required under the refinement plan;
- e) Allow the minimum required floor-area-ratio (lot coverage) of the portion of the property within the VC (Village Center) area of the refinement plan north of Lindburg Road and west of proposed Village Center Loop to be less than the minimum 0.75 FAR required under the refinement plan;
- f) Allow upper floor building articulation and building eaves to project into the minimum 10-foot setback abutting a street required under the refinement plan;
- g) Allow Building No. 1, 2, 8, 14, and 17 to be setback beyond the maximum 20-foot setback abutting a street required under the refinement plan.
- h) Allow Building No. 17 to be setback less than the minimum required 10-foot setback abutting a street required under the refinement plan;
- i) Allow a proposed driveway approach onto Lindburg Road SE, which is designated as a collector street, where SRC 804.030(b)(2) requires corner lots which abut only local or collector streets to provide access to the street with the lower street classification;
- j) Allow the driveway approaches onto the proposed private streets within the development to exceed the maximum driveway approach widths required under the refinement plan;
- k) Allow five driveway approaches onto the private streets on the western portion of the subject property and three driveway approaches onto the private streets on the eastern side of the subject property where a maximum of two driveway approaches per parcel are allowed onto private streets under the refinement plan; and
- l) Allow the proposed parking lot located south of Building No. 17 to be setback from the eastern edge of the private street easement less than the minimum required 20 feet under the refinement plan.

The subject property is approximately 9.51 acres in size, zoned FMU (Fairview Mixed-Use), and located in the 2100 to 2300 Blocks of Lindburg Road SE and Strong Road SE (generally north of Lindburg Road SE, South of Strong Road SE, and west of Reed Road SE) (Marion County Assessor Map and Tax Lot Numbers: 083W11A00600, 700, 800, 900, & 1002; and 083W1100100).

### **CLASS 3 DESIGN REVIEW**

Pursuant to SRC 225.005(e)(2), a *Class 3 Design Review* shall be approved if all of the applicable design review guidelines are met.

The design review guidelines applicable to the proposed multiple family development are included under SRC 702.015 through SRC 702.040 and Section 7, Table 2 (Fairview Alternative Multi-Family Design Standards) of the *Amended Fairview Refinement Plan II* refinement plan.

### **CLASS 3 SITE PLAN REVIEW**

Pursuant to SRC 220.005(f)(3), an application for a *Class 3 Site Plan Review*

**CRITERIA TO BE  
CONSIDERED:**

shall be granted if:

- (A) The application meets all applicable standards of the UDC;
- (B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;
- (C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

### **REPLAT**

Pursuant to SRC 205.025(d), an application for a *Tentative Replat* shall be approved if all of the following criteria are met:

- (1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.
- (2) The tentative replat will not create nonconforming units of land or nonconforming development, or increase the degree of nonconformity in existing units of land or development.
- (3) The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.
- (4) The tentative replat complies with all applicable provisions of ORS Chapter 92.
- (5) The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.
- (6) The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

### **PROPERTY LINE ADJUSTMENT**

Pursuant SRC 205.055(d), a *Property Line Adjustment* shall be approved if all of the following criteria are met:

- (1) The property line adjustment will not create an additional unit of land;
- (2) The property line adjustment will not create nonconforming units of land or nonconforming development, or increase the degree of nonconformity in existing units of land or existing development;
- (3) The property line adjustment involves only units of land that were lawfully established, where the instruments creating the units of land have been properly recorded;
- (4) The property line adjustment is not prohibited by any existing City land use approval, or previous condition of approval, affecting one or both of the units of land;
- (5) The property line adjustment does not involve the relocation or elimination of any public easement or right-of-way; and
- (6) The property line adjustment does not adversely affect the availability or access to public and private utilities or streets.

### **CLASS 2 ZONING ADJUSTMENT**

Pursuant to SRC 250.005(d)(2), an application for a *Class 2 Adjustment* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
  - (i) Clearly inapplicable to the proposed development; or
  - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall

purpose of the zone.

### **CLASS 2 DRIVEWAY APPROACH PERMIT**

Pursuant SRC 804.025(d), a Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;
- (2) No site conditions prevent placing the driveway approach in the required location;
- (3) The number of driveway approaches onto an arterial are minimized;
- (4) The proposed driveway approach, where possible:
  - (A) Is shared with an adjacent property; or
  - (B) Takes access from the lowest classification of street abutting the property;
- (5) The proposed driveway approach meets vision clearance standards;
- (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;
- (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;
- (8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and
- (9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

#### **HOW TO PROVIDE TESTIMONY:**

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

#### **HEARING PROCEDURE:**

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

#### **CASE MANAGER:**

**Bryce Bishop, Planner II**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net).

**NEIGHBORHOOD  
ORGANIZATION:**

Morningside Neighborhood Association, Geoffrey James, Land Use Chair;  
Phone: (503) 931-4120; Email: [geoffreyjames@comcast.net](mailto:geoffreyjames@comcast.net).

**DOCUMENTATION  
AND STAFF REPORT:**

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

[www.cityofsalem.net/notices](http://www.cityofsalem.net/notices)

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

**NOTICE MAILING DATE:**

November 28, 2018

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***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.***

***For more information about Planning in Salem:***

***<http://www.cityofsalem.net/planning>***

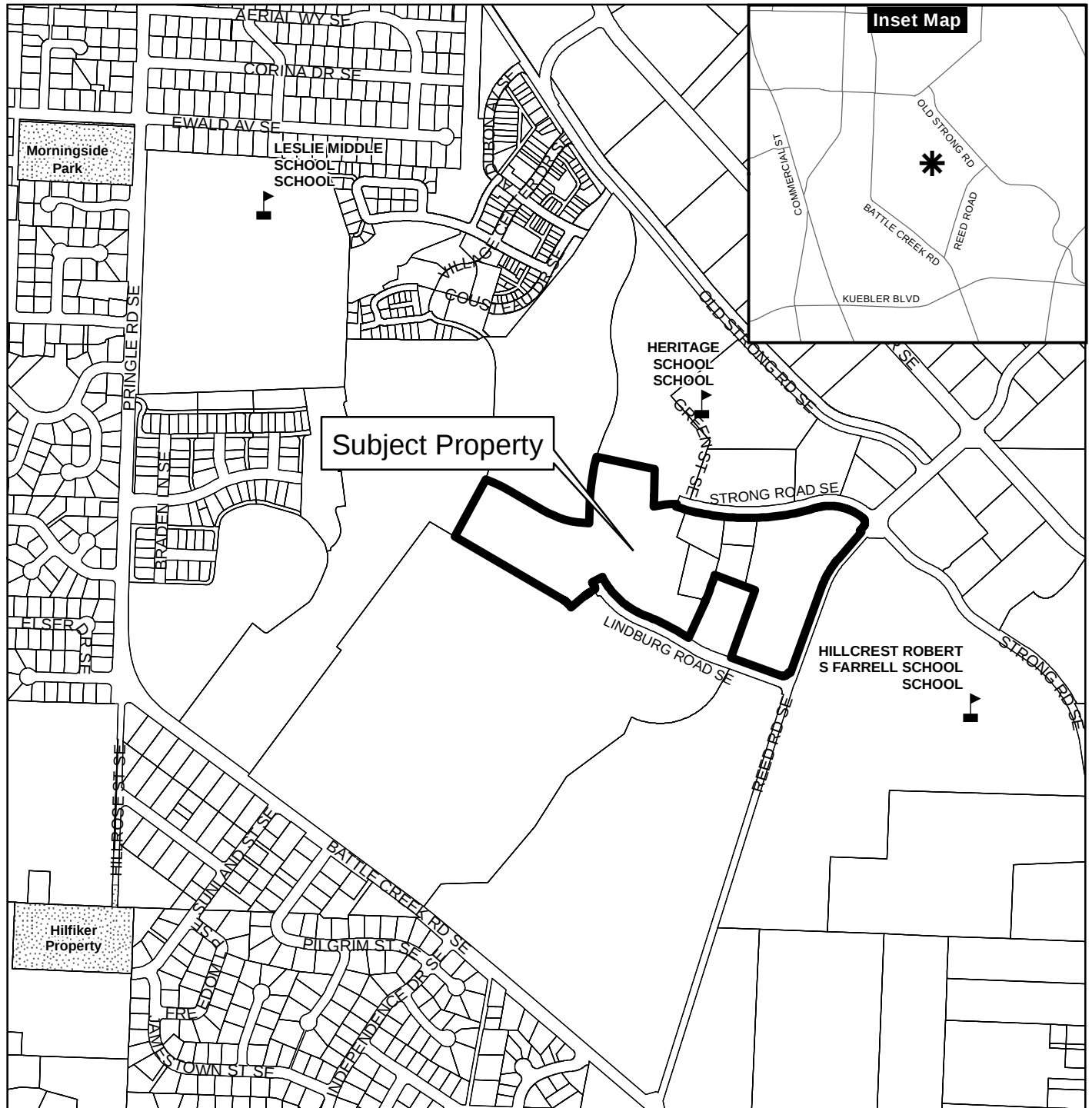
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*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

# 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



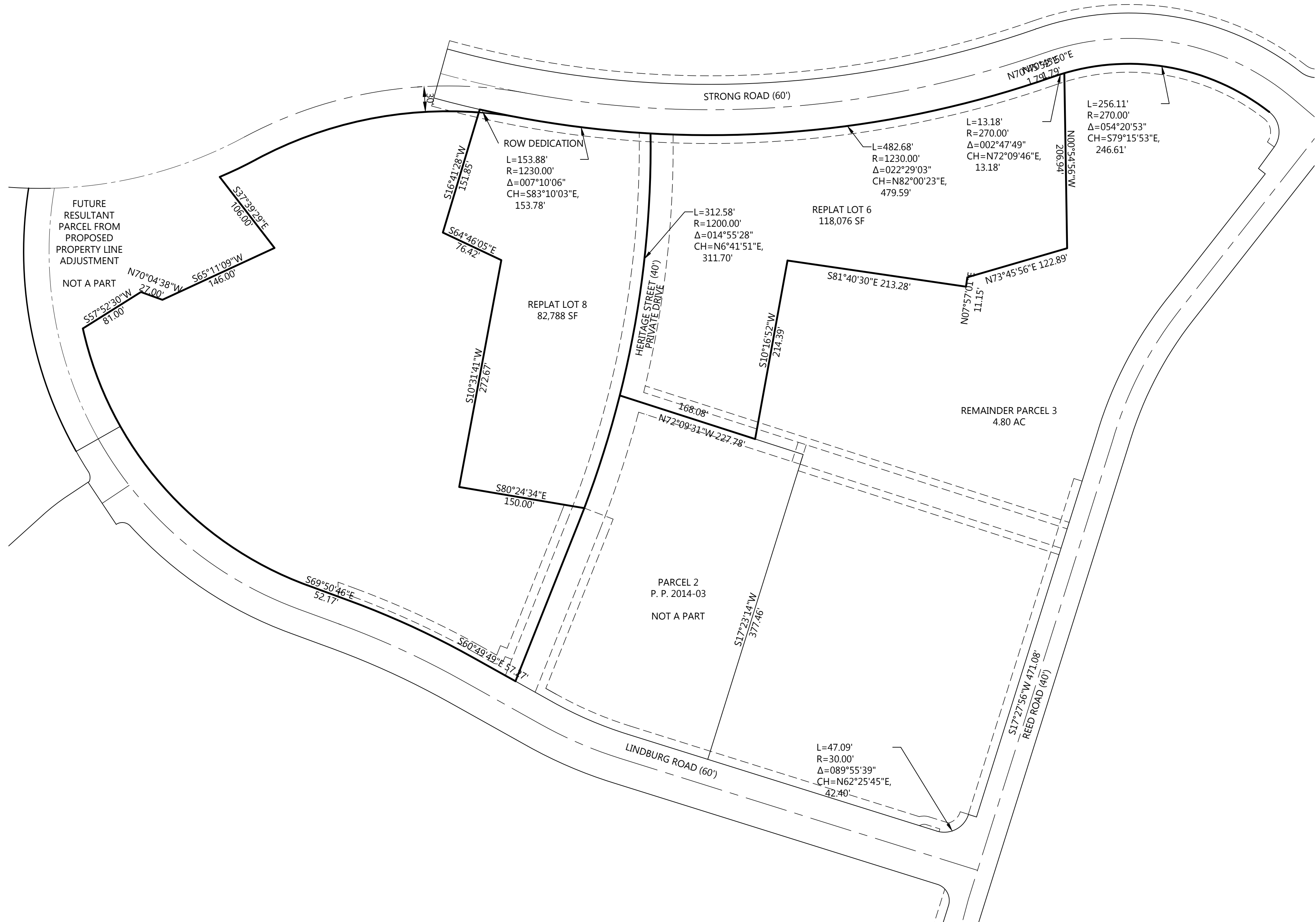
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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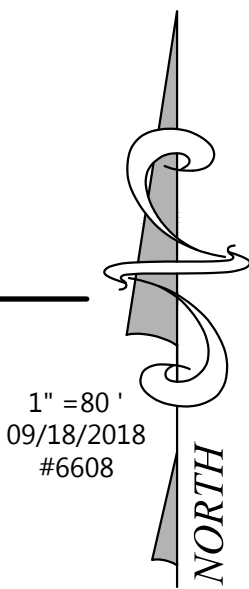
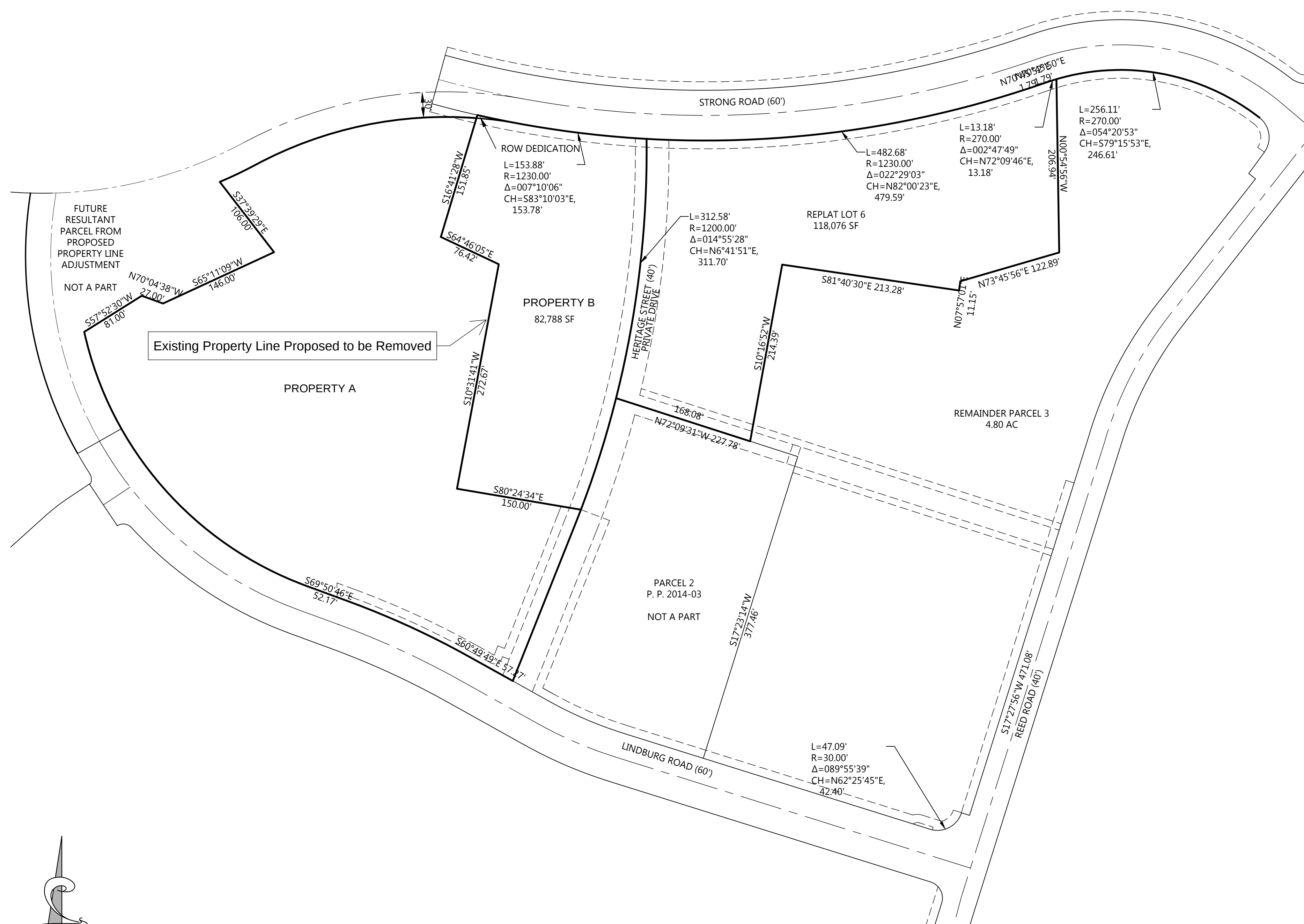
**EXISTING CONDITIONS**  
(After Recording of Property Line  
Adjustment Case No. PLA18-16)



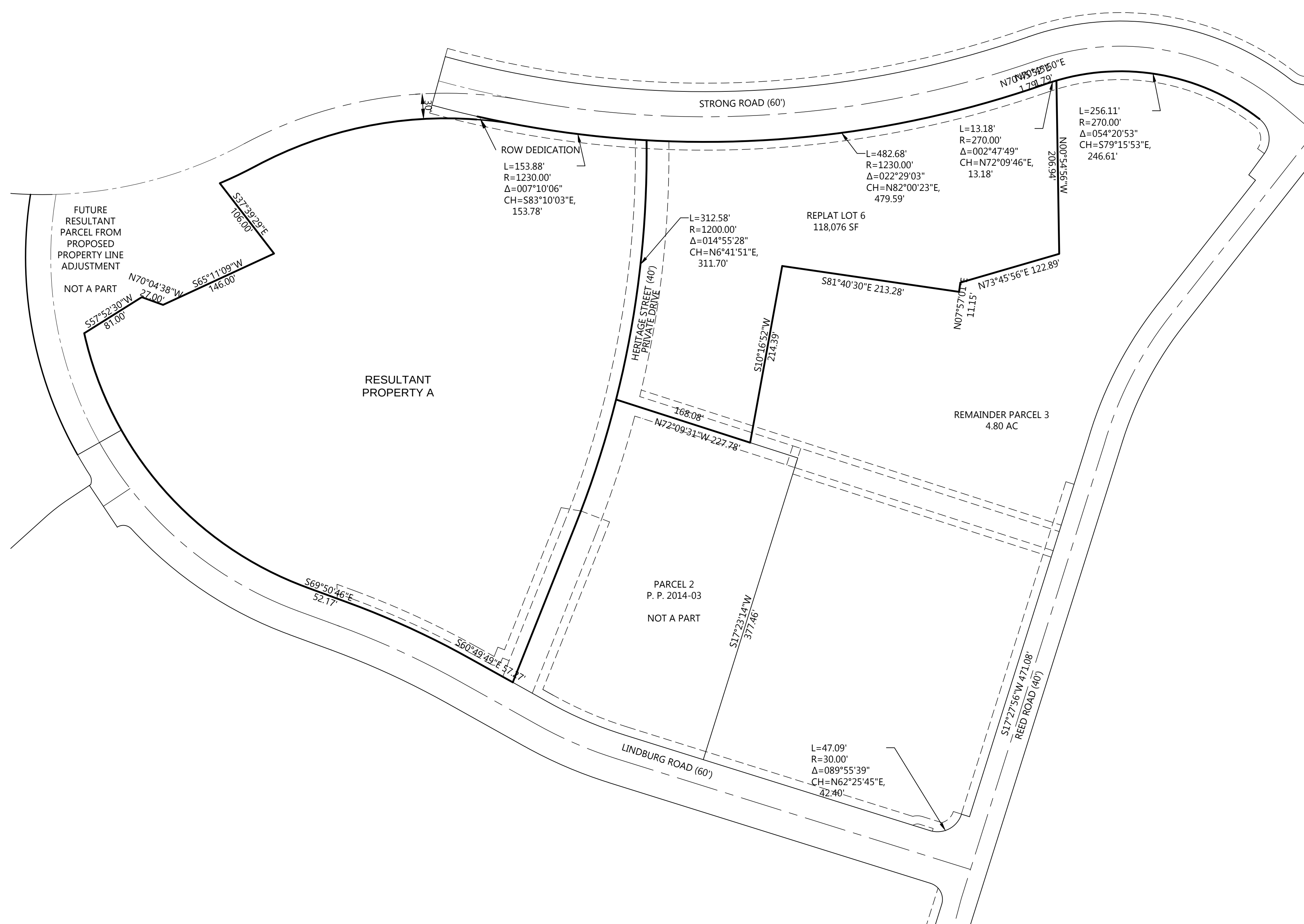
**PROPOSED REPLAT**



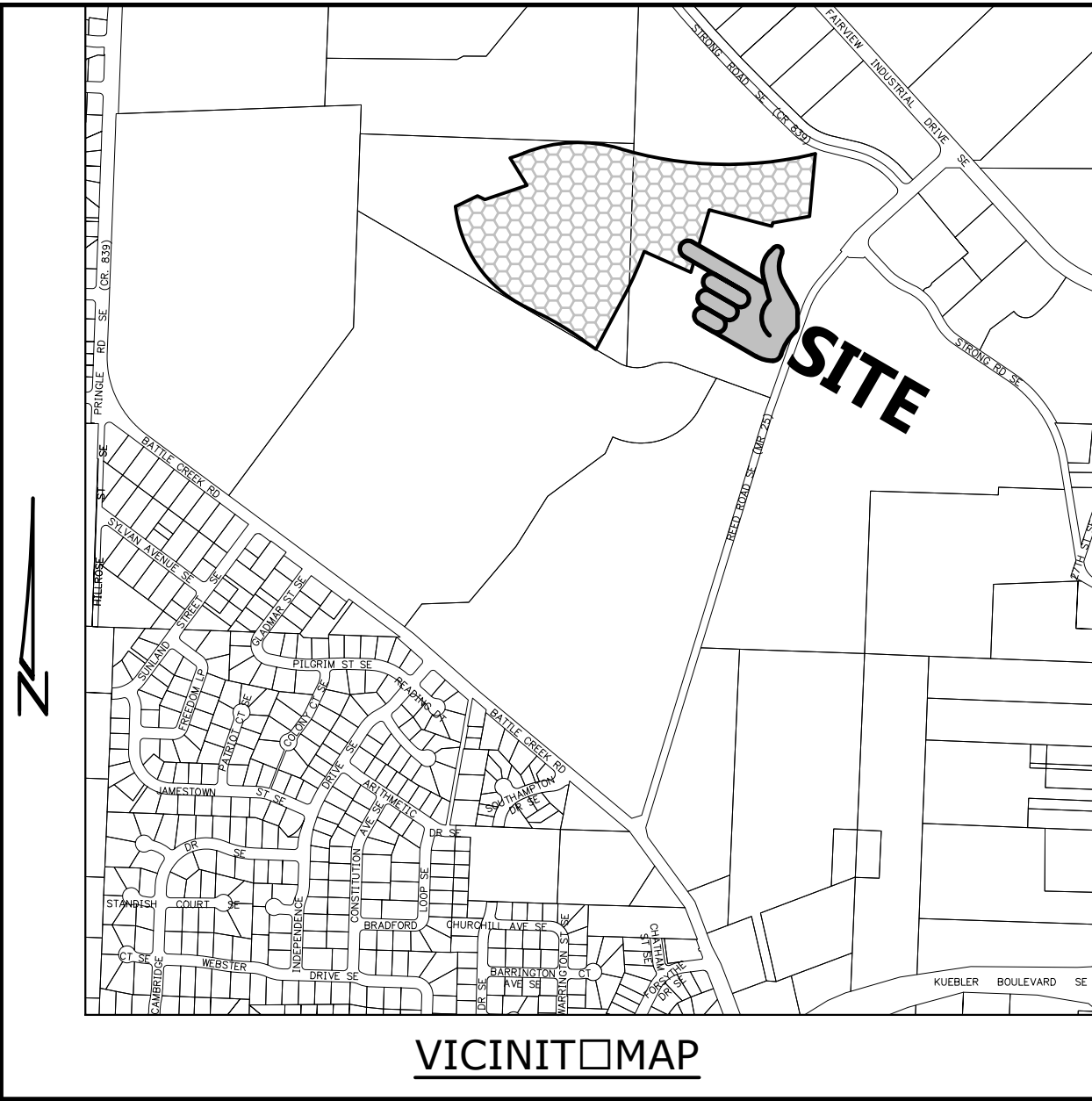
**EXISTING CONDITIONS**  
(After Recording Replat)



**PROPOSED PROPERTY  
LINE ADJUSTMENT**



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# 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 |                                                              |
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| SDR17       | EROSION CONTROL PLAN 3RD POST PAVING & 4TH POST CONSTRUCTION |

|                                    |                                         |
|------------------------------------|-----------------------------------------|
| L1.1 SCHEMATIC LANDSCAPE PLAN      |                                         |
| BUILDING 1 (TYPES "D" UNITS)       | BUILDING 5 (TYPES "C" & "E" UNITS)      |
| A1.3 LOWER FLOOR PLAN              | A5.3 LOWER FLOOR PLAN                   |
| A1.4 MIDDLE & UPPER FLOOR PLAN     | A5.4 MIDDLE FLOOR PLAN                  |
| A1.8 BUILDING ELEVATIONS           | A5.5 UPPER FLOOR PLAN                   |
|                                    | A5.9 BUILDING ELEVATIONS                |
| BUILDING 2 (TYPES "A" & "B" UNITS) | BUILDINGS 6 & 9 (TYPES "A" & "B" UNITS) |
| A2.3 LOWER FLOOR PLAN              | A6.3 LOWER FLOOR PLAN                   |
| A2.4 UPPER FLOOR PLAN              | A6.4 MIDDLE & UPPER FLOOR PLAN          |
| A2.8 BUILDING ELEVATIONS           | A6.8 BUILDING ELEVATIONS                |
| BUILDING 3 (TYPE "D" UNITS)        | BUILDING 7 (RECREATION BUILDING)        |
| A3.3 LOWER FLOOR PLAN              | A7.3 LOWER FLOOR PLAN                   |
| A3.4 MIDDLE & UPPER FLOOR PLAN     | A7.6 BUILDING ELEVATIONS                |
| A3.8 BUILDING ELEVATIONS           |                                         |
| BUILDING 4 (TYPES "A" & "B" UNITS) | BUILDING 8 (TYPES "C" UNITS)            |
| A4.3 LOWER FLOOR PLAN              | A8.3 LOWER FLOOR PLAN                   |
| A4.4 MIDDLE & UPPER FLOOR PLAN     | A8.4 MIDDLE FLOOR PLAN                  |
| A4.8 BUILDING ELEVATIONS           | A8.5 UPPER FLOOR PLAN                   |
|                                    | A8.9 BUILDING ELEVATIONS                |

MULTI/TECH  
ENGINEERING SERVICES, INC.  
1155 13th ST. S.E. SALEM, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
WWW.ENGTECHSERVICES.COM

COVER SHEET

THE GROVE AT FAIRVIEW  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

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

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

JOB # 6608

SDR

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- X 22 = EXISTING TREE WHICH  
MAY BE REMOVED.
- O 21 = EXISTING TREE TO REMAIN.

EXISTING  
CONDITIONS  
PLAN

THE GROVE AT FAIRVIEW  
APARTMENT COMPLEX

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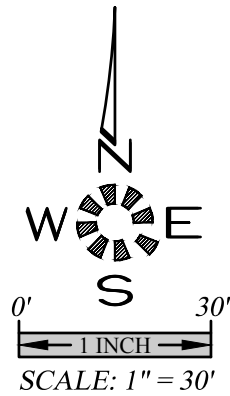
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Checked: B.M.G.  
Date: MARCH 2018  
Scale: AS SHOWN



EXPIRES: 06-30-2019

JOB # 6608

SDR



- 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 EXISTING 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

SITE PLAN  
WEST

THE GROVE AT FAIRVIEW  
APARTMENT COMPLEX

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PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

1. REVISED PER CITY REVIEW. P.H.S. 10/23/2018 6608P 5/30/2018

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

REGISTERED PROFESSIONAL ENGINEER  
JULIA A. GREEN  
MARK D. GREEN  
EXPIRES: 06-30-2019  
JOB # 6608

**SITE PLAN**  
**EAST**

# THE GROVE AT FAIRVIEW APARTMENT COMPLEX

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DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

|                         |                                                                                       |                                                                                           |                             |
|-------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------|
| REVISED PER CITY REVIEW |  | PH.S. 10/23/2018                                                                          | 6606B SDR045P               |
|                         |                                                                                       | Design: M.D.G.<br>Drawn: P.H.S.<br>Checked: B.M.G.<br>Date: March 2018<br>Scale: AS SHOWN | NO<br>C<br>M<br>A<br>D<br>G |





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□)

OPEN SPACE  
PLAN

THE GROVE AT FAIRVIEW  
APARTMENT COMPLEX

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1. REVISED PER CITY REVIEW

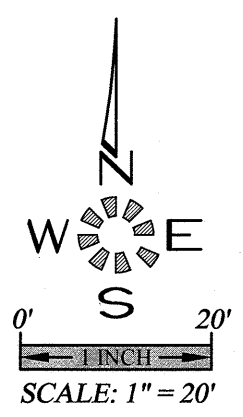
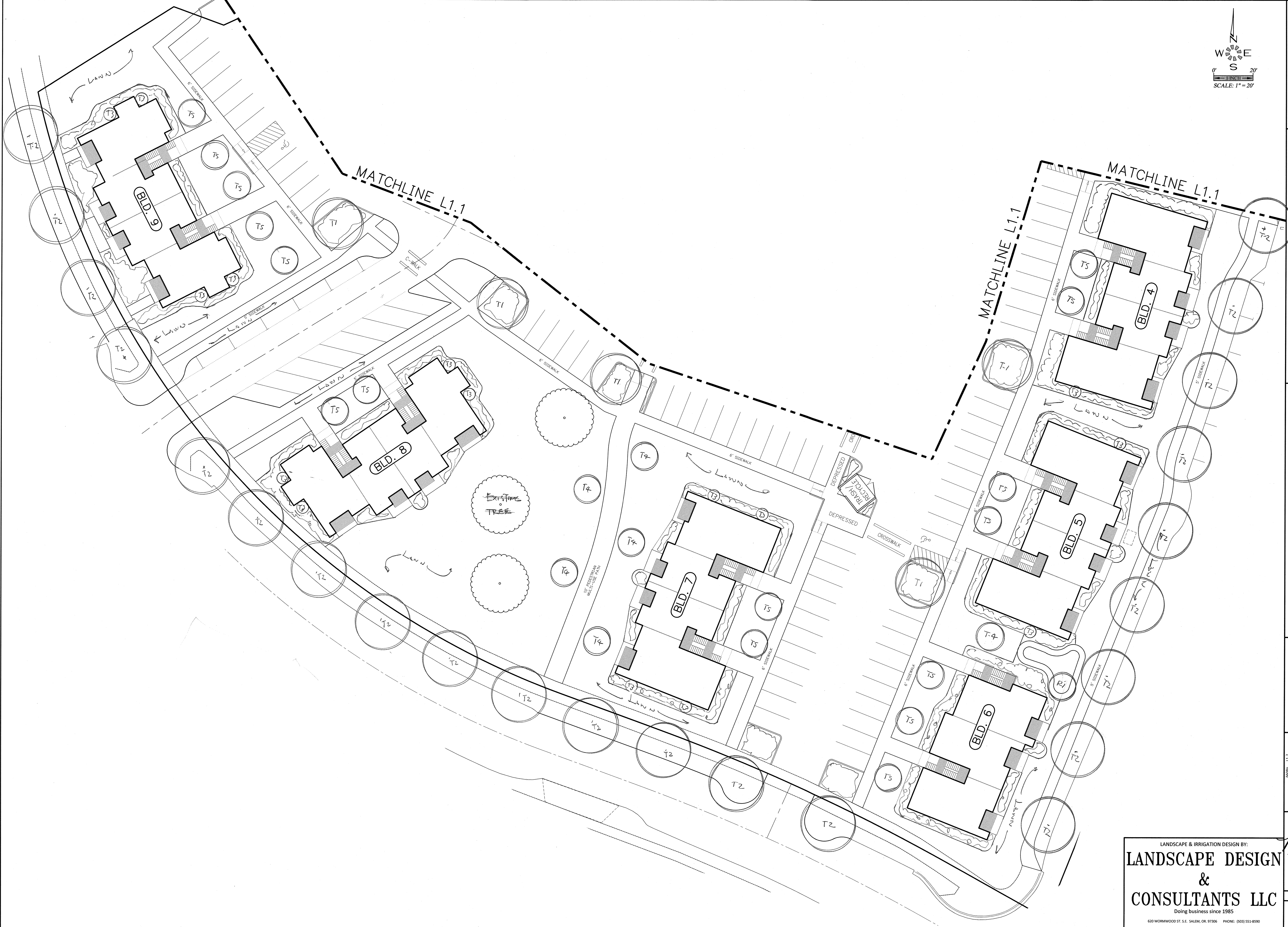
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| Design:  | M.D.G.     |
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| Checked: | B.M.G.     |
| Date:    | MARCH 2018 |
| Scale:   | AS SHOWN   |

REGISTERED PROFESSIONAL ENGINEER  
JULY 11, 1978  
MARK D. GREGG  
EXPIRES 06-30-2019

JOB # 6608



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**MULTI/TECH**  
ENGINEERING SERVICES, INC.  
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**SCHEMATIC  
LANDSCAPE  
PLAN**

**THE GROVE AT FAIRVIEW  
APARTMENT COMPLEX**

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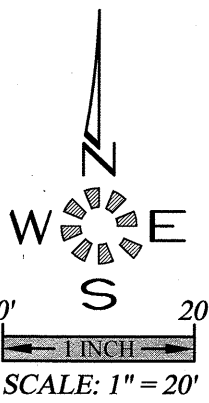
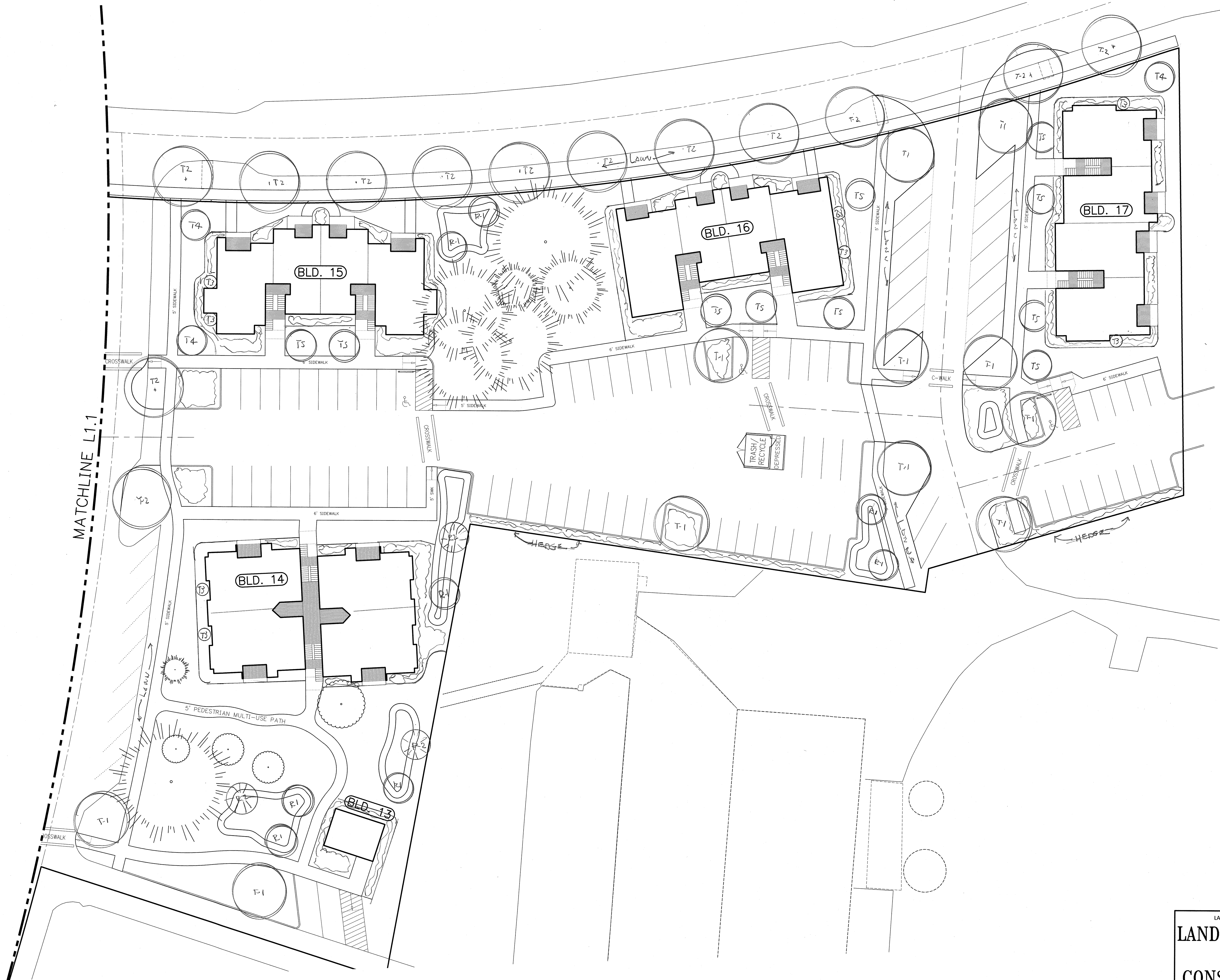
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Drawn: C.D.S.  
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Date: MARCH 2018  
Scale: AS SHOWN



LANDSCAPE & IRRIGATION DESIGN BY:  
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&  
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Doing business since 1985  
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**L1.2**

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## LANDSCAPE PLAN

## THE GROVE AT FAIRVIEW APARTMENT COMPLEX

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

REGISTERED PROFESSIONAL ENGINEER  
MARK D. GREEN  
JULY 14, 2018  
EXPIRES: 06-30-2019

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JOB # 6608  
**L1.3**

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 be responsible for all construction activities within the project limits and for all construction development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall keep 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 Contractor shall be responsible for all existing and underground utilities not 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 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 by the end of the warranty period. Inspections shall be made by LDC, Owner or Contractor. All plant material in the specified areas not in a healthy 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.

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 will be installed. The contractor will be responsible for the installation of the Detention Ponds on the project with slopes greater than 30% Poly Jett Netting shall be installed with anchoring pins as per manufacturers recommendations prior to planting. Recommend DEWitt PUN4216 Erosion Control Poly Jett Netting and DEWitt PUN4216 approved seed.
2. Seed recommendation is Pro Time 700 Low Profile or approved equal over the jett netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214, Phone 503-238-7518. There email is [info@protimeusa.com](mailto:info@protimeusa.com)
3. The area 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 performed 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 prevent erosion and sediment from leaving the site or violate applicable water quality laws.
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, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

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. All 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. (AAAN)
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 or a maximum of two years. Plants shall be balled and burlapped, or in rows, annually cuttings, 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 free of branch and well-formed, sound, vigorous, healthy, free from disease, sun-scald, windburn, abrasion and harmful insects or insect eggs; and shall have healthy, normal, unbroken root 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 cover plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an approved systemic insecticide to control sucking insects.
7. Contractor shall 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. (AAAN)
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 with new vegetation at the beginning of the next growing season.

1. Planting shall be installed between February 1<sup>st</sup> and March 30<sup>th</sup> or between October 1<sup>st</sup> and November 15<sup>th</sup>. If planting is installed outside these time frames, additional measures may be needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the site in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. All 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 plants shall receive a minimum 2" layer of bark mulch evenly applied immediately after planting 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.  
Burlap stock: width = 2 times the widest diameter of the root, depth = of root system.  
B & B: width = 2 times ball diameter, depth = ball depth.

Scatter sides and bottom of plant pits to roughen surfaces.

8. Place plants firmly in the pit. Backfill with soil mixture to the original plant soil line, and tap solidly around the ball to remove air pockets. Water plants immediately after planting if soil is not saturated to the surface.

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 seedling/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

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

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.

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

1. Apply casoron 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.

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.

a. Particle Gradation: A particle gradation analysis of the blended material, including compost, shall be conducted in accordance with ASTM C117/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:

|        |        |
|--------|--------|
| 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. The blended material shall be tested and have a pH of 5.5 to 7.

5. General Requirements for the Blended Material:
  - a. The material shall be loose and friable.

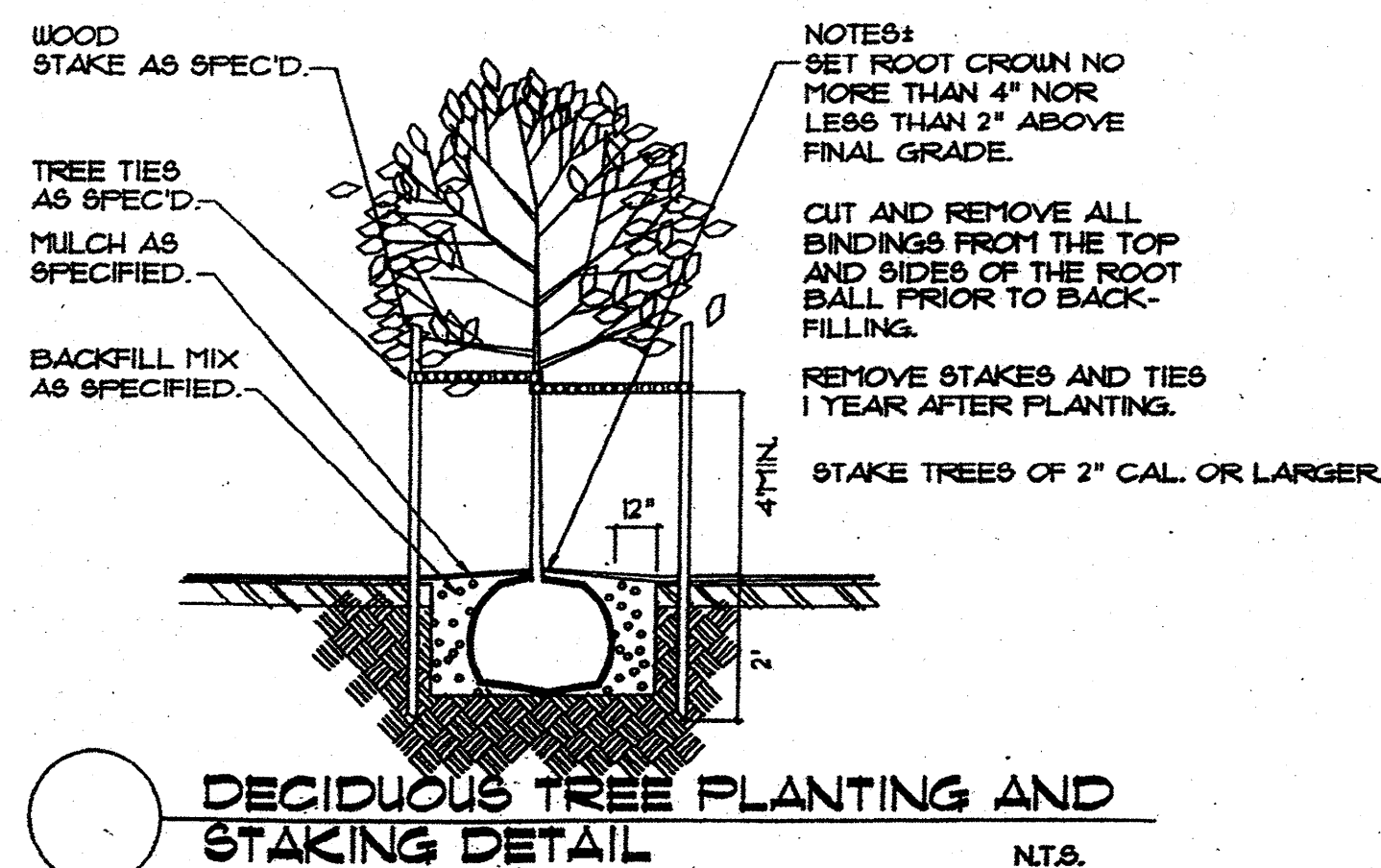
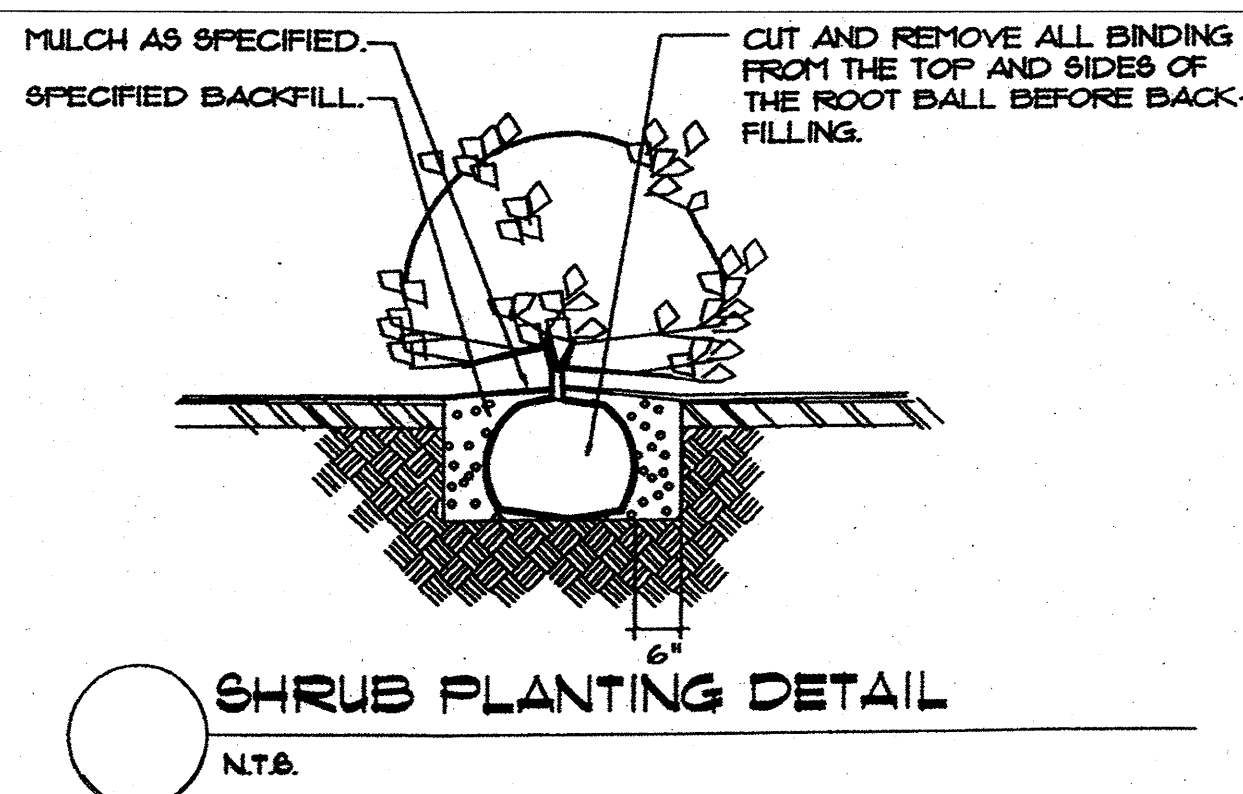
- b. It shall be well mixed and homogenous.
- c. It shall be free of wood pieces, plastic, screened and free of stones 1 inch (25 mm) or larger in any dimension; free of roots, plants, sod, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oil, 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 arundinacea* (Tall Fescue)
6. *Hedera helix* (English Ivy)
7. *Holcus canatus* (Velvet Grass)
8. *Lolium* spp. (Rye Grasses)
9. *Lotus corniculatus* (Bird's Foot Trefoil)
10. *Lythrum salicaria* (Purple Loose Strife)
11. *Medicago* spp. (Sweet Clover)
12. *Myriophyllum spicatum* (Eurasian Milfoil)
13. *Phalaris arundinacea* (Reed Canary Grass)
14. *Rubus discolor* (Himalayan Blackberry)
15. *Solanum* spp. (Nightshade)
16. *Trifolium* spp. (Clovers)
17. Not infested with nematodes, grubs, other pests, nest eggs, or other undesirable organisms and disease-causing organisms.

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 volumebased basis shall be at least 15 percent when moisture is present at field capacity; and soil shall have a field capacity water content of at least 10 percent.
6. Compost: The compost shall be derived from plant material and provided by a member of the U.S. Composting Council Site of Testing Association (STA) program. See [www.compostingcouncil.org](http://www.compostingcouncil.org) for a list of providers in Portland and surrounding area.
7. The compost shall be the result of the biological degradation and transformation of plant-derived materials under conditions designed to promote the formation of a stable, humic material. The material shall be well composted and free of debris with regard to oxygen consumption and carbon dioxide generation. The compost shall have no visible free water and produce no heat when handled. It shall meet the following criteria, as reported by the U.S. Composting Council STA Compost Technical Data Sheet published by the vendor:
  - a. 100 percent of the material must pass through a 1/2-inch mesh. The pH of the material shall be between 6 and 8.
  - b. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 1.0 percent by weight. The organic material content shall be between 35 and 65 percent.
  - c. The solids shall content shall be less than 6.0 mmhos/cm. Germination (an indicator of maturity) shall be greater than 80 percent.
  - d. The stability shall be between classes 1 and 2.
  - e. The carbon/nitrogen ratio shall be less than 25:1.
  - f. 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



| QTY. | SYM | BOTANICAL NAME                             | COMMON NAME                        | SIZE           | CONDITION | REMARKS      |
|------|-----|--------------------------------------------|------------------------------------|----------------|-----------|--------------|
|      |     |                                            | <b>TREES</b>                       |                |           |              |
| 36   | T-1 | Acer rubrum 'Armstrong'                    | Armstrong Red Maple                | 1 1/2"-2" cal. | B & B     | 6' Standard  |
| 50   | T-2 | Acer rubrum 'Autumn Blaze'                 | Autumn Blaze Maple                 | 1 1/2"-2" cal. | B & B     | 6' Standard  |
| 31   | T-3 | Juniperus Virginiana 'Skyrocket'           | Skyrocket Juniper                  | 4'-5' Tall     | B & B     | Full/Natural |
| 26   | T-4 | Fagus sylvatica 'Dawky Purple' Columnar    | Columnar Dawky Purple Leaf Beech   | 1 1/2"-2" cal. | B & B     | 3' Standard  |
| 42   | T-5 | Pyrus calleryana 'Capital'                 | Capital Flowering Pear             | 1 1/2"-2" cal. | B & B     | 6' Standard  |
|      |     |                                            | <b>SHRUBS</b>                      |                |           |              |
| S-1  |     | Abelia grandiflora '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  |     | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foester Red Grass             | 2 gal.         | cont.     | Full         |
| S-4  |     | Chamaecyparis obtuse                       | Hinoki False Cypress               | 2 gal.         | cont.     | Full         |
| S-5  |     | Cornus stolonifera 'Kelsey'                | Kelsey Dwarf Redwing Dogwood       | 2 gal.         | cont.     | Full         |
| S-6  |     | Cornus sericea Arctic Fire 'Farrow'        | Arctic Fire Redwing Dogwood        | 2 gal.         | cont.     | Full         |
| S-7  |     | Festuca glauca Elijah Blue                 | Elijah Blue Festuca Grass          | 2 gal.         | cont.     | Planted 3' c |
| S-8  |     | Daphne odora                               | 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' 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 Laurel                | 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 Spiraea                | 2 gal.         | cont.     | Full         |
| S-24 |     | Viburnum davidii                           | Davidii Viburnum                   | 2 gal.         | cont.     | Full         |

| QTY.                       | SYM | BOTANICAL NAME                 | COMMON NAME               | SIZE     | CONDITION      | REMARKS   |
|----------------------------|-----|--------------------------------|---------------------------|----------|----------------|-----------|
|                            |     |                                | <i>Tree</i>               |          |                |           |
| 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      |
| <b>BOTTOM WET</b>          |     |                                |                           |          |                |           |
| <b>ZONE 1</b>              |     |                                |                           |          |                |           |
| <b>EQUALS 0000 Sq. Ft.</b> |     |                                |                           |          |                |           |
| R-3                        |     | Sisyrinchium californicum      | Yellow Eyed Grass         | 4' Pots. | Planted 9" o/c | Tri-Space |
| R-4                        |     | Juncus ensifolius              | D-Poised 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 |
| <b>SIDE SLOPES</b>         |     |                                |                           |          |                |           |
| <b>ZONE 2</b>              |     |                                |                           |          |                |           |
| <b>EQUALS 0000 Sq. Ft.</b> |     |                                |                           |          |                |           |
| 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 |
| <b>TOP/DRIER</b>           |     |                                |                           |          |                |           |
| <b>ZONE 3</b>              |     |                                |                           |          |                |           |
| <b>EQUALS 0000 Sq. Ft.</b> |     |                                |                           |          |                |           |
| 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 HIGHT, FLOWERING CHARACTERISTIC  
AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY  
SEE LANDSCAPE NOTES BEFORE PLANTING THE RAIN GARDENS:  
*Please read Poly Jute Netting with General Landscape Notes.*  
*For planting the Bottom Wet Zone 1, Side Slopes Zone 2 of the Rain Gardens group 25 to30 species for each plant together and every plantings species till the area is covered as per the plant spacing above the Top/Drier Zone 3 group 11 to 15 species for each plant together and every 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.



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## LANDSCAPE DETAILS & NOTES

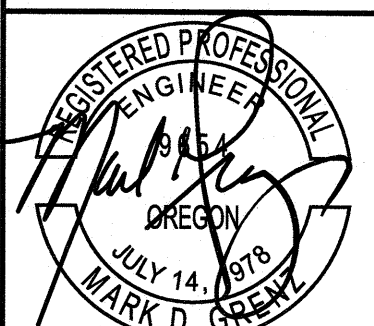
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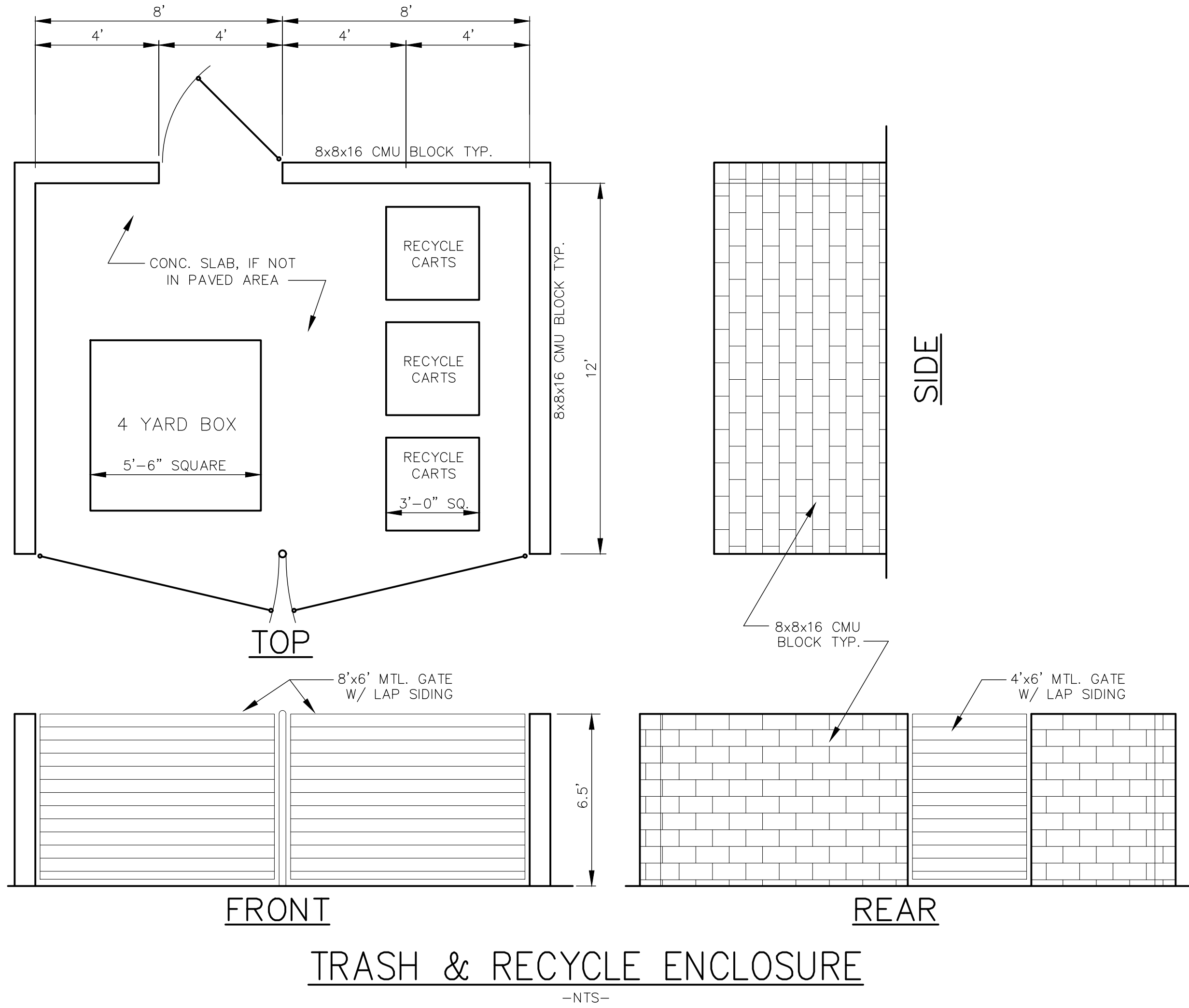
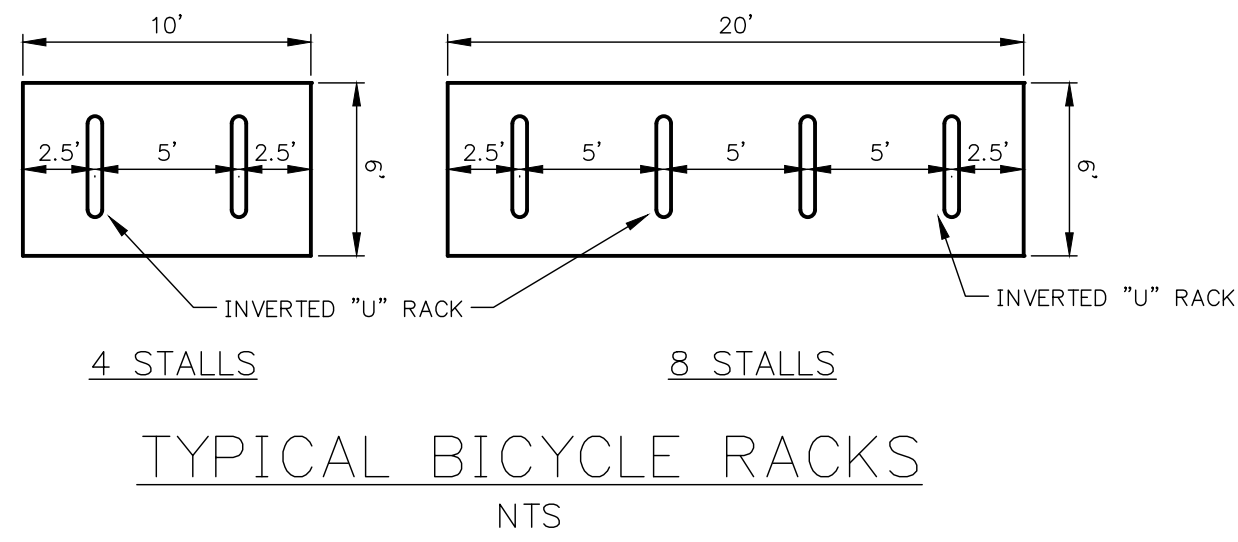
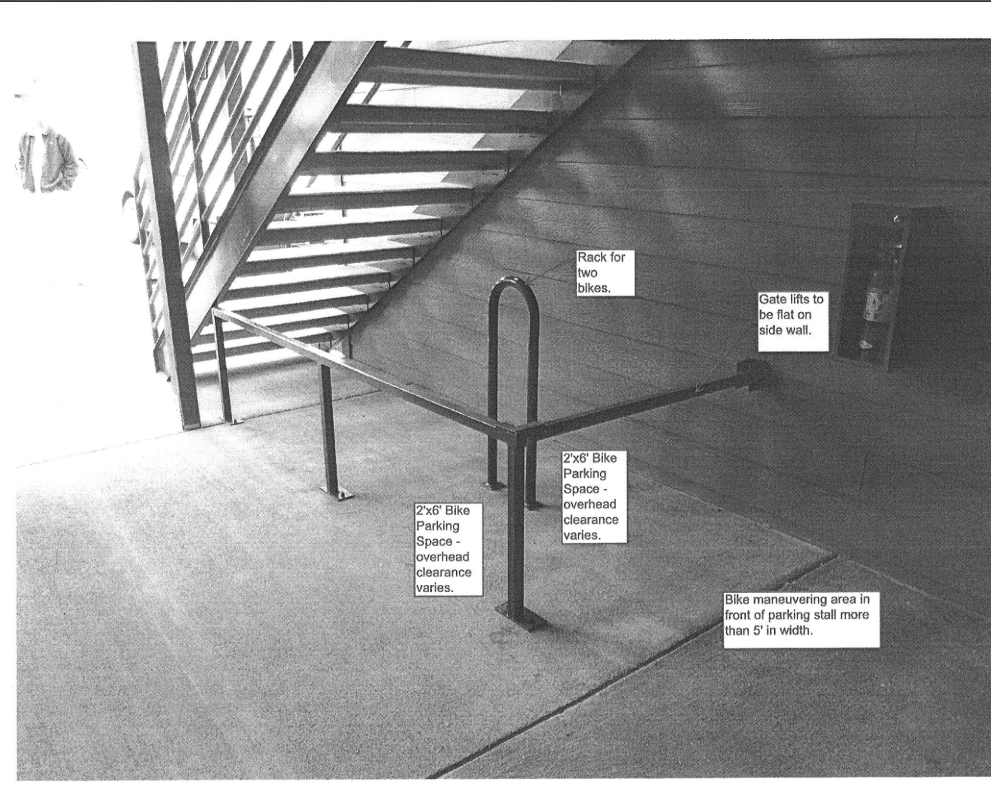
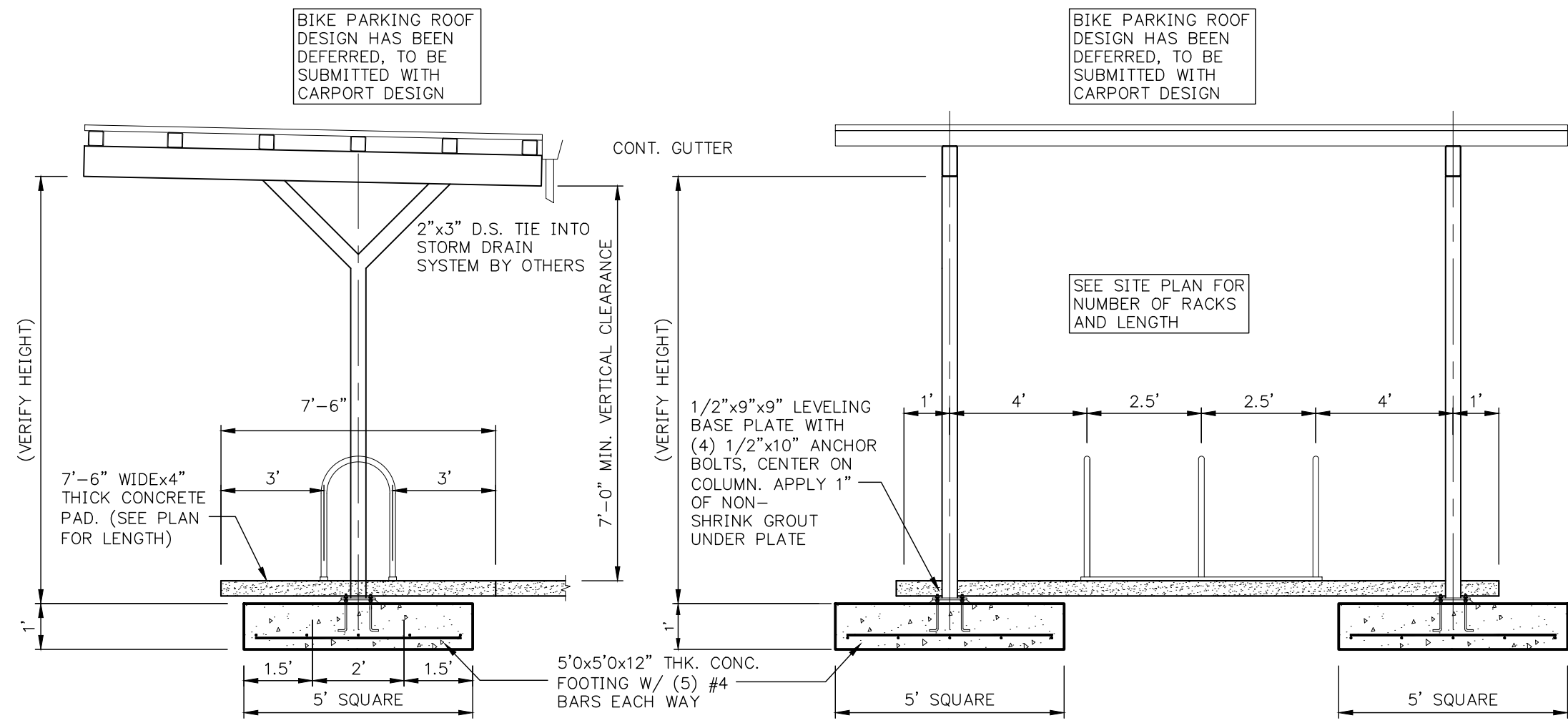
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## L1.4

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620 WORMWOOD ST. S.E. SALEM, OR. 97306      PHONE: (503) 551-8590

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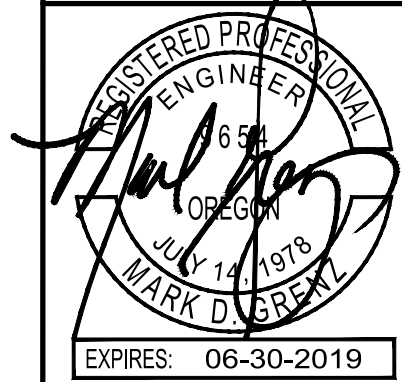


SITE PLAN  
DETAILS

THE GROVE AT FAIRVIEW  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

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



JOB # 6608

SDR5