



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Fairview Refinement Plan Major Amendment / Class 1 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment / Class 2 Driveway Approach Permit Case No. FRPA-DR-SPR-ADJ-DAP21-02
PROPERTY LOCATION:	4000 to 4100 Blocks of Reed Road SE & 2110 Strong Road SE, Salem OR 97302
SUMMARY:	An application to develop a 183-unit multiple family development, pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Refinement Plan II refinement plan, as a second phase of The Grove apartments at Fairview on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The proposal includes 105 dwelling units on the portion of the site located at 2110 Strong Road SE and the remaining 78 dwelling units on the portion of the site located in the 4000 to 4100 Blocks of Reed Road SE.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Salem Planning Commission, June 15, 2021 at 5:30 P.M.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at ZCardoso@cityofsalem.net or 503-540-2304 by <u>June 15, 2021 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 530.035(e)(2) – Fairview Refinement Plan Major Amendment; 225.005(e)(1) – Class 1 Design Review; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) - Class 1 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit</p> <p>Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.</p>
OWNER(S):	Ward Development LLC (Steve Ward, Marcus Ward, Kyle Ward, Travis Ward, Ryan Ward)
APPLICANT / AGENT(S):	Brandie Dalton, Multi-Tech Engineering Services on behalf of Elliot Pelfrey, Neighborly Ventures, Inc. (Brian Moore, Justin Allen, Jason Tokarski)
PROPOSAL / REQUEST:	<p>A consolidated application for a proposed 183-unit multiple family development on two portions of the former Fairview Training Center site totaling approximately 10.74 acres in size. The application includes the following:</p> <ol style="list-style-type: none"> 1. A Class 1 Design Review and Class 3 Site Plan review for the proposed multiple family development. 2. A Major Amendment to the Fairview Refinement Plan II refinement plan to: <ol style="list-style-type: none"> a) Increase the number of dwelling units allowed within the refinement plan from 280 to 457; b) Allow the lot for the East development to exceed the maximum lot depth requirements of the AU (Adaptive Use) and MI (Mixed-Intensity) areas of the refinement plan; c) Allow the minimum required floor-area-ratio (lot coverage) of the West development located within the VC (Village Center) area of the refinement plan to be less than 0.75 FAR; d) Allow the proposed carports within the development to exceed the maximum 1,000 square-foot building footprint required in the VC, AU, and MI areas. e) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along Lindburg Road and Strong Road to be occupied by buildings placed at the minimum setback line; f) Allow Buildings 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 35 to be setback greater than the maximum 20-foot setback abutting a street required in the VC, AU, and MI areas of the refinement plan; g) Allow Buildings 22 and 24 to be setback less than the minimum required 10-foot setback abutting a street required in the AU and MI areas of the refinement plan; h) Allow the proposed off-street parking spaces on the south side of Chapel Drive within the East development and the proposed off-street parking spaces along the southern property line of the West development to be setback less than the minimum 20-foot setback abutting a street required in the VC and MI areas of the refinement plan; i) Allow the off-street parking spaces located within one of the proposed parking lots within the East development abutting phase 1 of The Grove apartments to be less than the minimum 10-foot setback required abutting an interior side property line in the AU area of the refinement plan; j) Allow three driveway approaches onto the private streets within the East development where a maximum of two driveway approaches per parcel are allowed onto private streets within the AU and MI areas of the refinement plan; k) Allow the driveway approaches onto the proposed private streets within the East and West developments to exceed the maximum driveway approach widths required under the VC, AU, and MI areas of the refinement plan; 3. A Class 1 Adjustment to increase the maximum number of parking spaces allowed within the East development from 137 spaces to 146 spaces (SRC 806.015(d)). 4. A Class 2 Adjustment to: <ol style="list-style-type: none"> a) Decrease the minimum number of trees required to be planted around the perimeter of buildings (SRC 702.020(b)(4)); b) Decrease the minimum number of trees required to be planted around the perimeter of off-street parking areas and allow some of the proposed parking lot planter bays within the development to be less than the minimum required nine feet in width (SRC 702.020(b)(7));

- c) Allow less than 70 percent of the lot/street frontage of the West development within the VC area of the refinement plan along proposed Village Center Loop to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
- d) Allow less than 50 percent of the lot/street frontages of the East development within the AU and MI areas of the refinement plan along streets to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
- e) Allow ground floor dwelling units located within 25 feet of a property line abutting a street to be developed without a building entrance facing the street or a direct pedestrian connection to the adjacent sidewalk (SRC 702.020(e)(5);
- f) Allow proposed buildings located adjacent to interior side property lines to be developed without a 45-degree façade setback plane for those portions of the buildings that are greater than 28 feet in height;
- g) Allow dead-end off-street parking areas within the East development to be constructed without a turnaround (SRC 806.040(a)); and
- h) Allow the proposed trash/recycling areas to be developed without on-site turnaround areas for waste collection service vehicles (SRC 800.055(f)(2)).

5. A Class 2 Driveway Approach Permit for the proposed driveway approaches within the West development onto Strong Road SE and Lindburg Road SE.

The subject properties total approximately 10.74 acres in size, are zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and are located at 2110 Strong Road SE and 4000 to 4100 Blocks of Reed Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W0200100 and 083W11A01002).

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. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.

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 virtually or in writing, and anyone who requested to receive notice of the decision.

MORE INFORMATION:

Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <https://permits.cityofsalem.net>. Just enter the permit number listed here: 21 101926

NOTICE MAILING DATE:

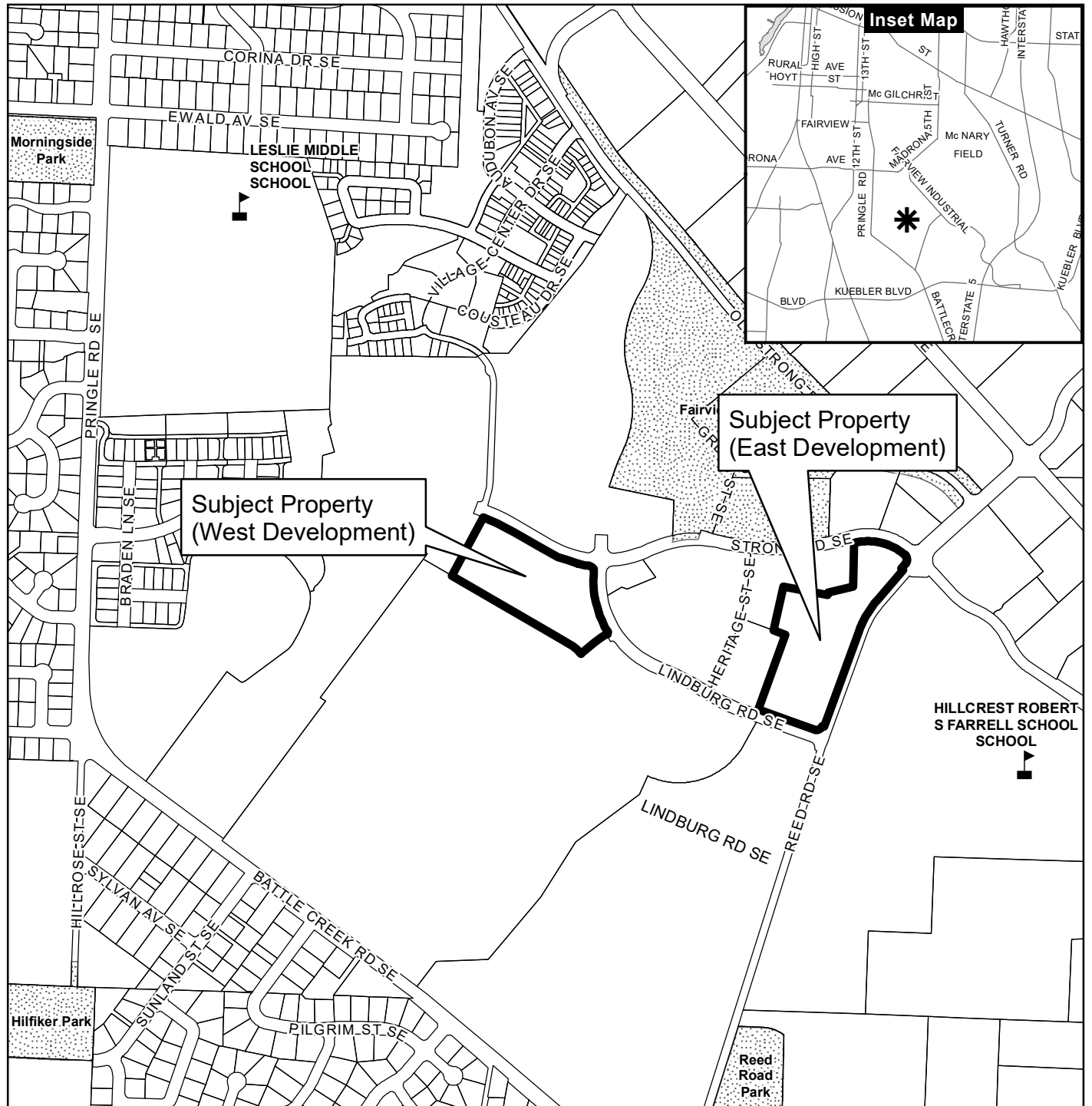
May 26, 2021

**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>**

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.

Vicinity Map

2110 Strong Road SE & 4000 to 4100 Blocks of Reed Road SE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet



Owner / Developer:

MWIC GROVE, LLC

201 FERRY STREET S.E.

SUITE 400

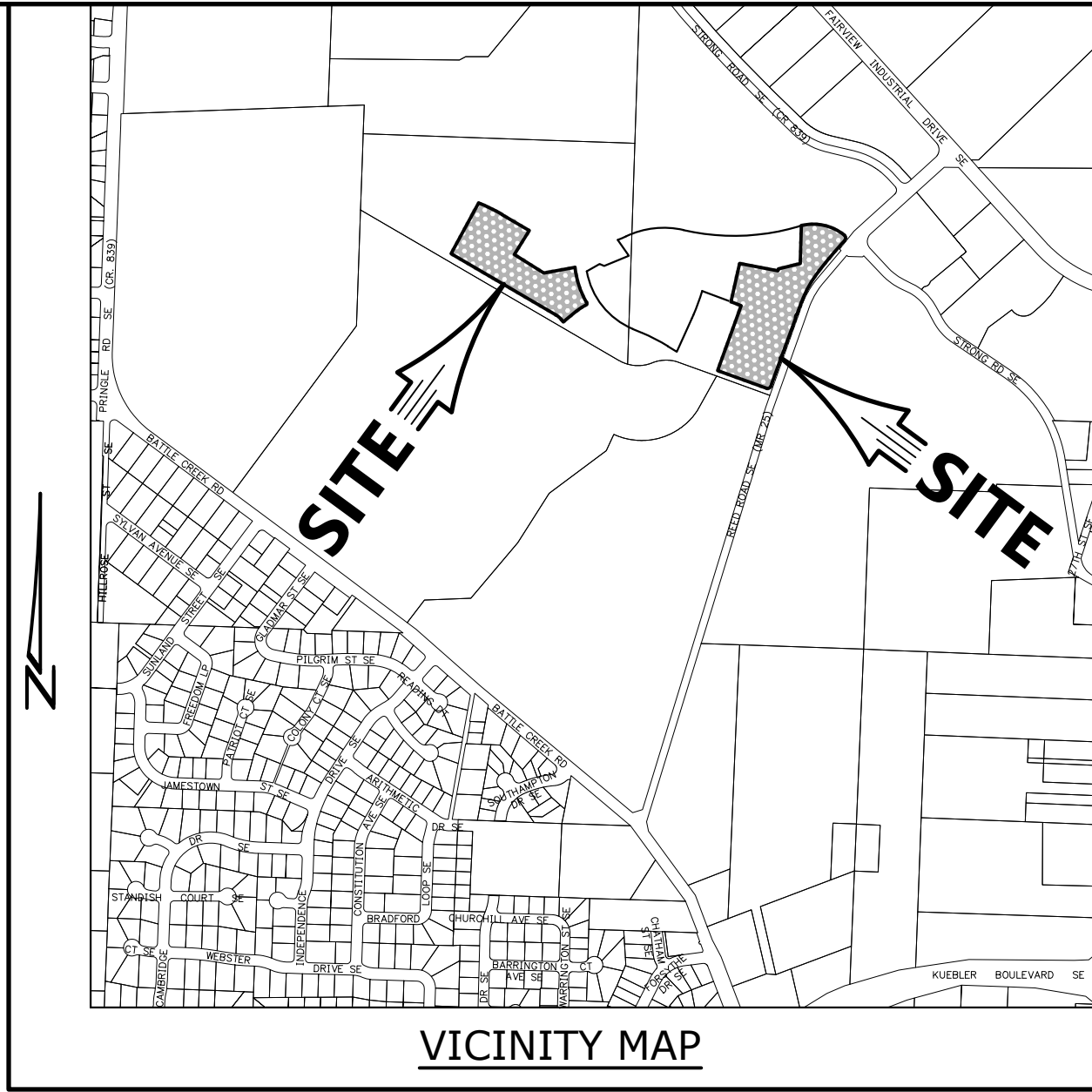
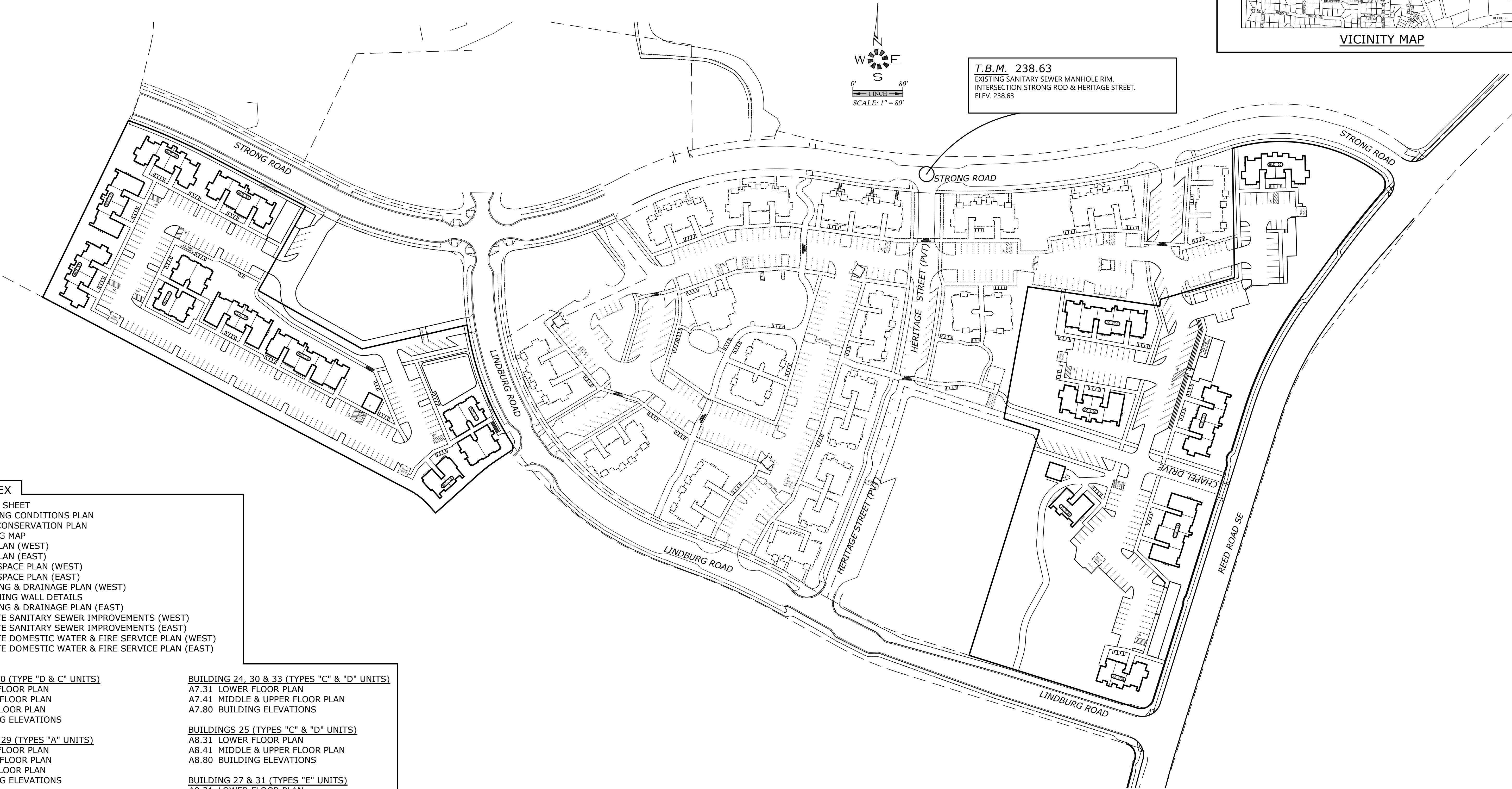
SALEM, OREGON 97301

THE GROVE AT FAIRVIEW 2

SEC. 11, T. 8 S., R. 3 W., W.M.

CITY OF SALEM

MARION COUNTY, OREGON



SHEET INDEX

- SDR1 COVER SHEET
- SDR2 EXISTING CONDITIONS PLAN
- SDR3 TREE CONSERVATION PLAN
- SDR4 ZONING MAP
- SDR5 SITE PLAN (WEST)
- SDR6 SITE PLAN (EAST)
- SDR7 OPEN SPACE PLAN (WEST)
- SDR8 OPEN SPACE PLAN (EAST)
- SDR9 GRADING & DRAINAGE PLAN (WEST)
- SDR10 RETAINING WALL DETAILS
- SDR11 GRADING & DRAINAGE PLAN (EAST)
- SDR12 PRIVATE SANITARY SEWER IMPROVEMENTS (WEST)
- SDR13 PRIVATE SANITARY SEWER IMPROVEMENTS (EAST)
- SDR14 PRIVATE DOMESTIC WATER & FIRE SERVICE PLAN (WEST)
- SDR15 PRIVATE DOMESTIC WATER & FIRE SERVICE PLAN (EAST)

BUILDING 24, 30 (TYPE "D" & "C" UNITS)

- A1.31 LOWER FLOOR PLAN
- A1.41 MIDDLE FLOOR PLAN
- A1.50 UPPER FLOOR PLAN
- A1.80 BUILDING ELEVATIONS

BUILDING 21 & 29 (TYPES "A" UNITS)

- A2.31 LOWER FLOOR PLAN
- A2.41 MIDDLE FLOOR PLAN
- A2.50 UPPER FLOOR PLAN
- A2.90 BUILDING ELEVATIONS

BUILDING 23 & 35 (TYPE "A" & "B" UNITS)

- A3.31 LOWER FLOOR PLAN
- A3.41 MIDDLE & UPPER FLOOR PLAN
- A3.80 BUILDING ELEVATIONS

BUILDING 20, 22, 32 & 34 (TYPES "B" & "C" UNITS)

- A4.31 LOWER FLOOR PLAN
- A4.41 MIDDLE & UPPER FLOOR PLAN
- A4.80 BUILDING ELEVATIONS

BUILDING 24, 30 & 33 (TYPES "C" & "D" UNITS)

- A7.31 LOWER FLOOR PLAN
- A7.41 MIDDLE & UPPER FLOOR PLAN
- A7.80 BUILDING ELEVATIONS

BUILDINGS 25 (TYPES "C" & "D" UNITS)

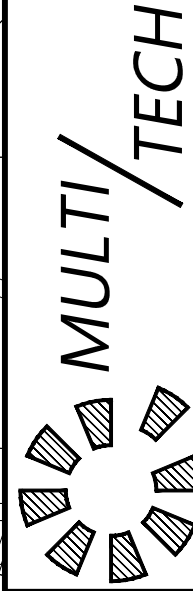
- A8.31 LOWER FLOOR PLAN
- A8.41 MIDDLE & UPPER FLOOR PLAN
- A8.80 BUILDING ELEVATIONS

BUILDING 27 & 31 (TYPES "E" UNITS)

- A9.31 LOWER FLOOR PLAN
- A9.41 MIDDLE FLOOR PLAN
- A9.50 UPPER FLOOR PLAN
- A9.90 BUILDING ELEVATIONS

T.B.M. 238.63

EXISTING SANITARY SEWER MANHOLE RIM.
INTERSECTION STRONG ROD & HERITAGE STREET.
ELEV. 238.63



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

COVER SHEET

THE GROVE AT FAIRVIEW 2

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.

7111P SDR1.COV

Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: ---
Scale: AS SHOWN

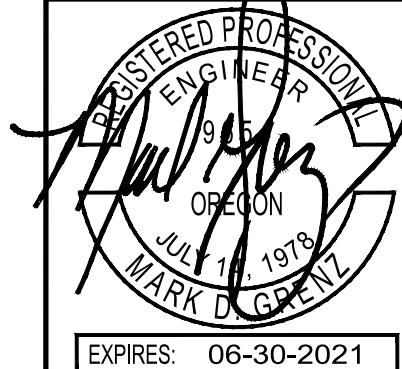
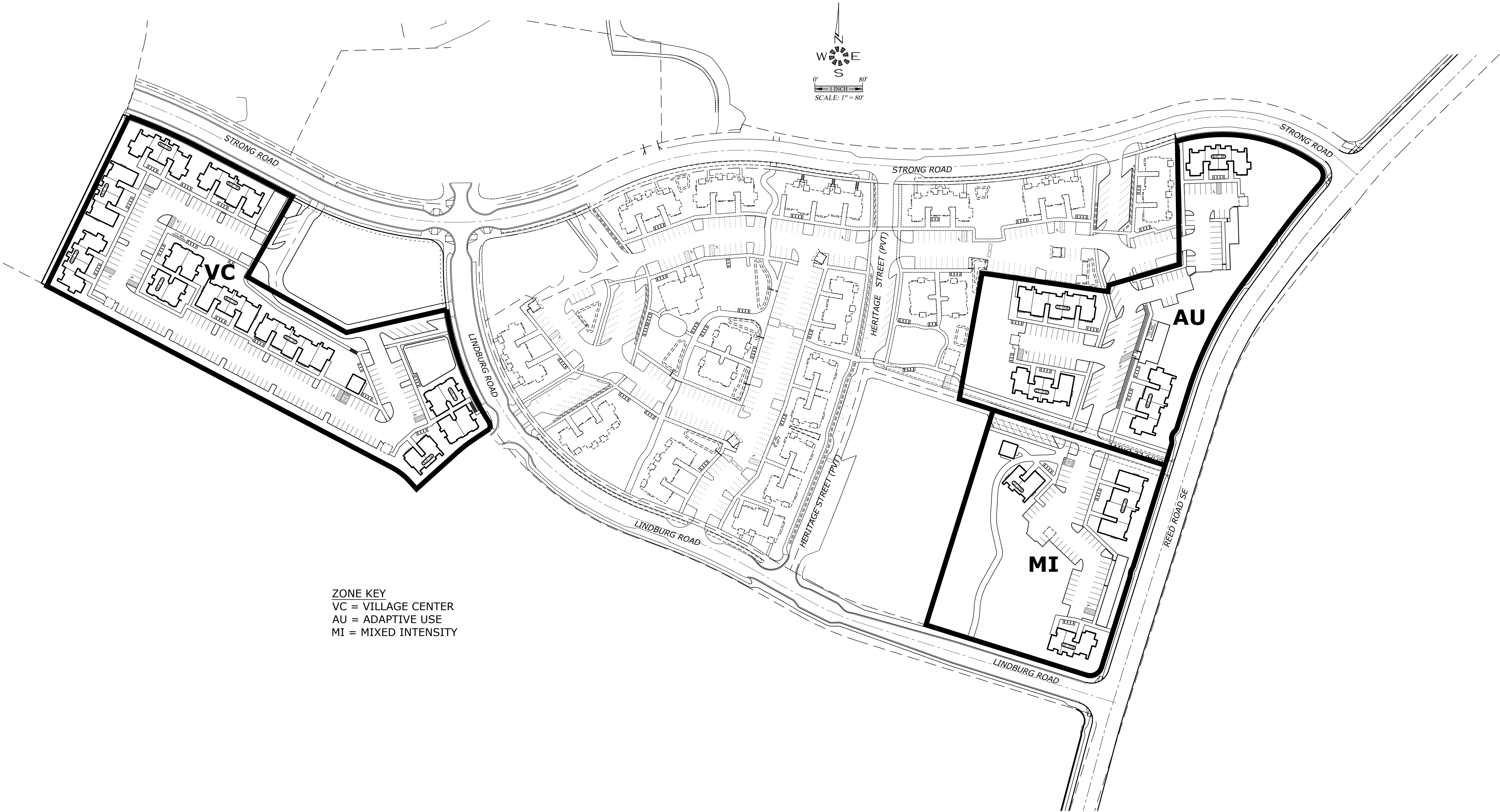


EXPIRES: 06-30-2021

JOB # 7111

SDR1

J:\7111\7111-7111-7111-7111-7111-7111.dwg 20/7/11 1:28:21 PM 0004

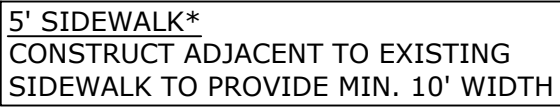


7111P SDR4-ZONE
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: ---
Scale: AS SHOWN

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.

THE GROVE AT FAIRVIEW 2

ZONING MAP



★★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

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

SDR5

THE GROVE AT FAIRVIEW 2

J:\7111\7111 - The Grove at Fairview\Draw - 20171119.dwg, \$3986-SITE, 5/7/2021 1:34:13 PM, 0000

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHAPTER 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

★★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

- ★ - (107) 7' TALL MOUNT VERNON OUTDOOR POST LIGHT BLK.
- Ⓟ - (6) 18" TALL KAD LED 60C 100 30K R3 MVOLT RADON DBLXD POLE LIGHT
- ===== - LOCATION OF ELECTRICAL SEPARATION WALL
- ||||| - 8 BICYCLE SPACES
- ||||| - 6 BICYCLE SPACES
- - 4 SURVEILLANCE CAMERAS
- ① - END RAMP NOT TO EXCEED 12:1 SLOPE

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

78 TOTAL APARTMENT UNITS

- 21 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
- 18 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 21 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
- 18 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS

146 TOTAL PARKING STALLS

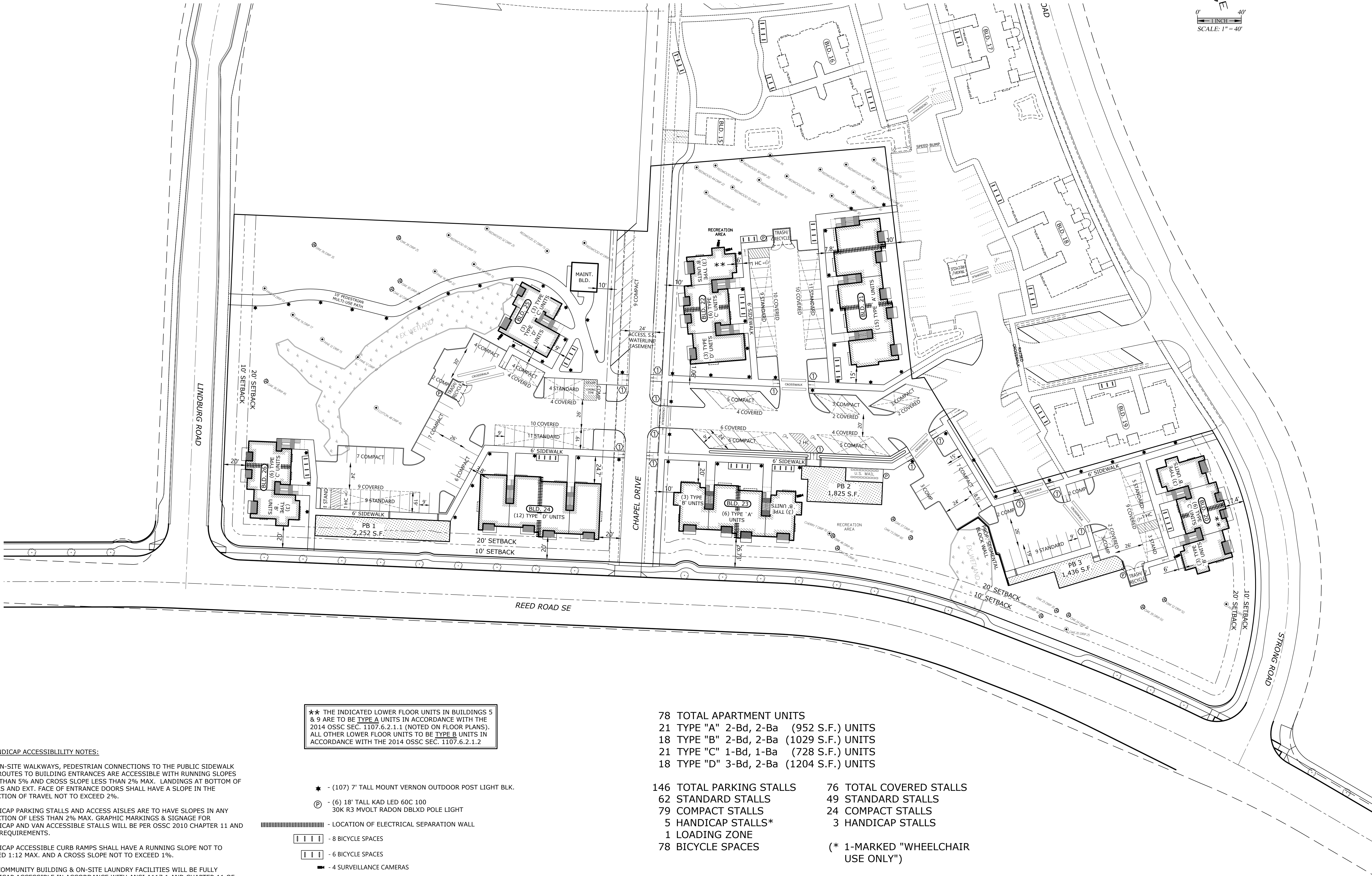
- 62 STANDARD STALLS
- 79 COMPACT STALLS
- 5 HANDICAP STALLS*
- 1 LOADING ZONE
- 78 BICYCLE SPACES

76 TOTAL COVERED STALLS

- 49 STANDARD STALLS
- 24 COMPACT STALLS
- 3 HANDICAP STALLS

(* 1-MARKED "WHEELCHAIR
USE ONLY")

- 1 MAINTENANCE BUILDING
- 3 TRASH/RECYCLE
- 1 PLAY AREA
- 1 U.S. MAIL BOX AREA



SITE PLAN (EAST)

THE GROVE AT FAIRVIEW 2

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:	C.D.S.
Checked:	B.M.G.
Date:	---
Scale:	AS SHOWN

7111P SDR6-SITE

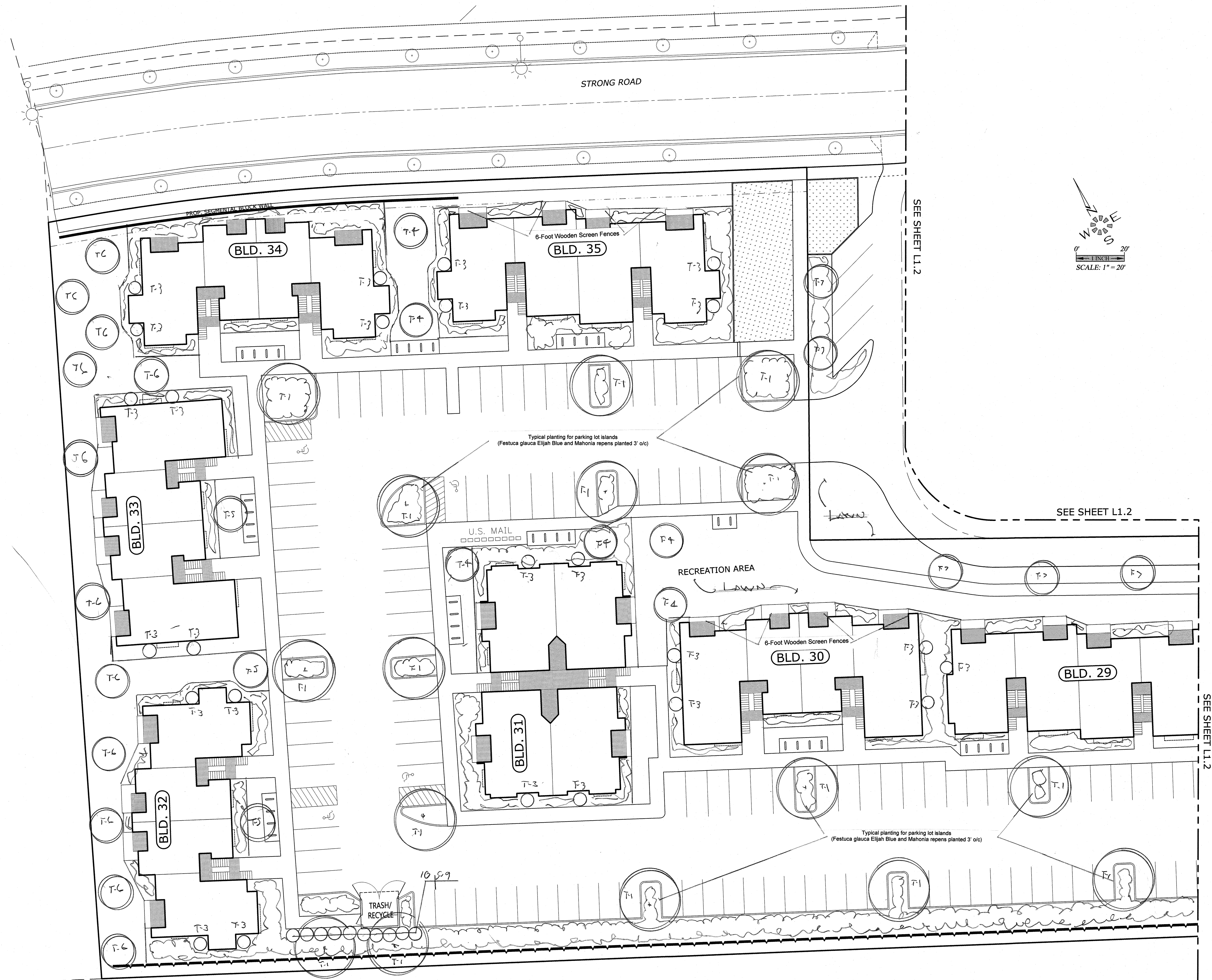
REGISTERED PROFESSIONAL
ENGINEER
OREGON
JULY 1, 1978
D. CRANTZ

EXPIRES: 06-30-2021

JOB # 7111

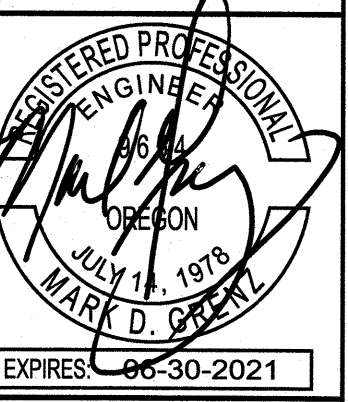
SDR6

\\VITA\7111-TheGrove\Fairview2\DWG\711111.dwg, L1.1, 5/7/2021, 3:24:25 PM, D:\dell



PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED

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



JOB # 7111

L1.1

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: C.D.S.
Checked: B.M.G.
Date: 5/7/2021
Scale: AS SHOWN

THE GROVE AT FAIRVIEW 2

**SCHEMATIC LANDSCAPE PLAN
(WEST)**

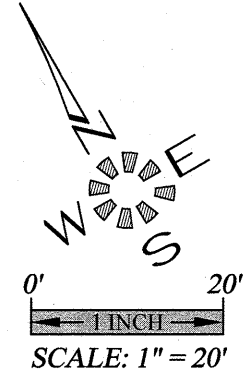
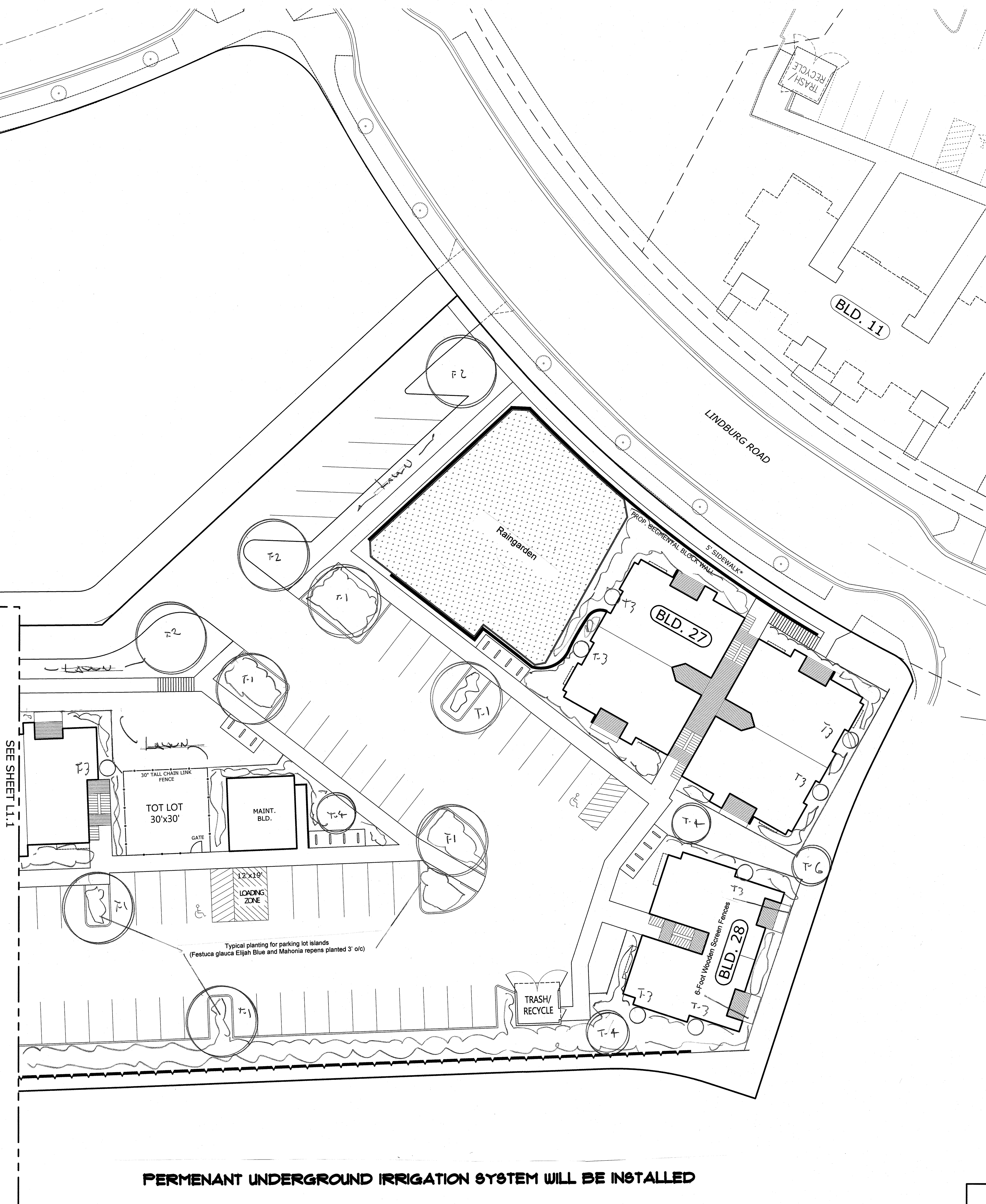
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mteengineering.net office@mteengineering.net

J:\7111\7111-1\Drawings\7111-1.dwg, L1.2, 5/7/2021, 3:24:51 PM, 0000

SEE SHEET L1.1

SEE SHEET L1.1

SEE SHEET L1.1



PERMENANT UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED

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

7111 L1.2
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: ---
Scale: AS SHOWN
**REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
OREGON
JULY 14, 1978
MARK D. GIBSON**
EXPIRES: 06-30-2021
JOB # 7111

L1.2

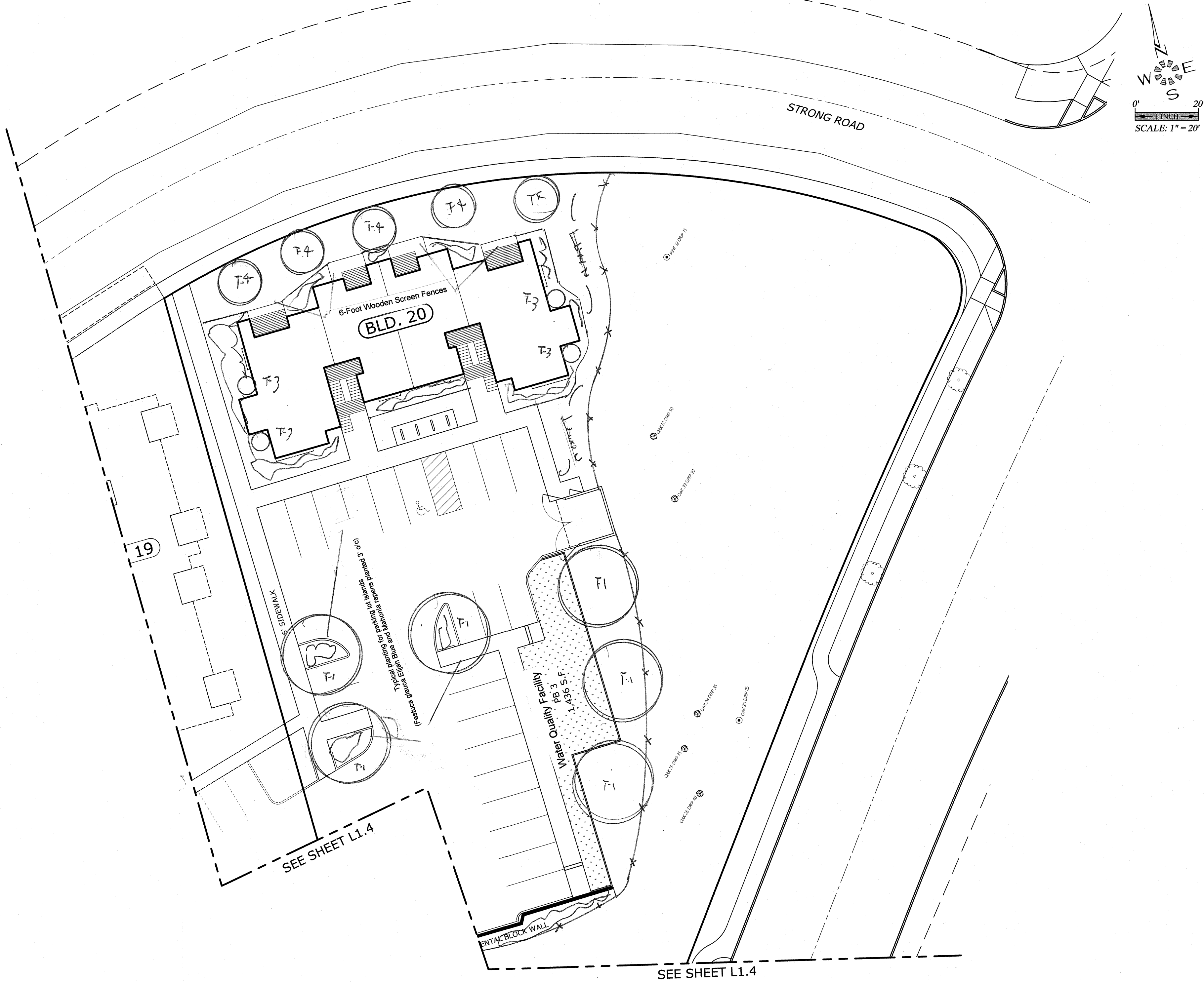
NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

THE GROVE AT FAIRVIEW 2

**SCHEMATIC LANDSCAPE PLAN
(WEST)**

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

J:\Viva\7111-7111-7111.dwg 20/11/2021 11:19:46 AM L1.3 5/7/2021 3:22:50 PM 00114



PERMANENT UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED

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

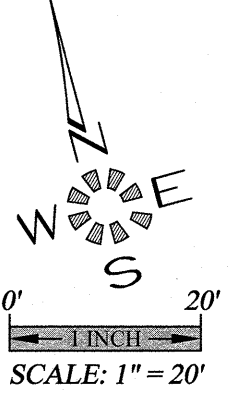
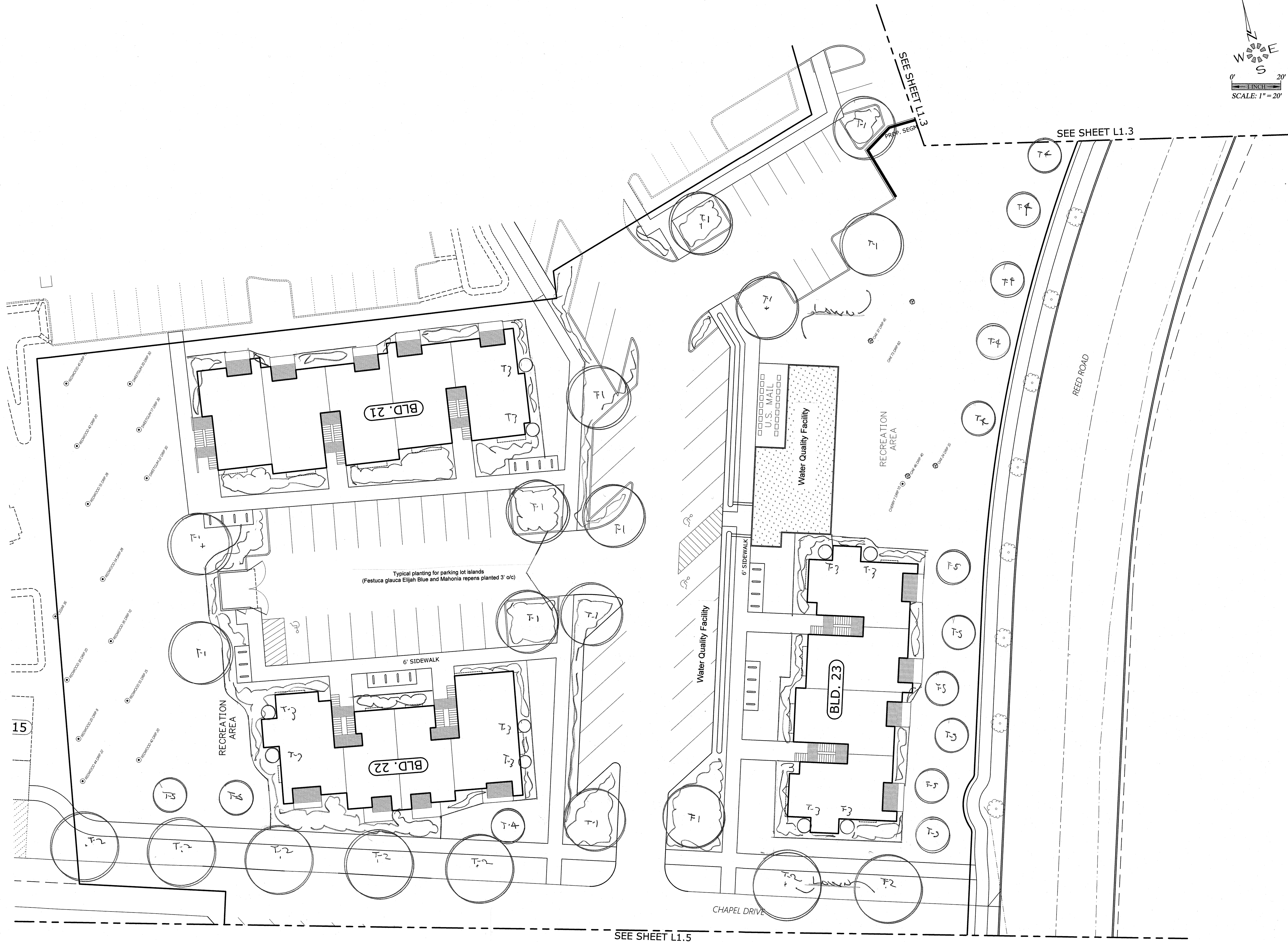
7111P L1.3
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: 05/11/2021
Scale: AS SHOWN
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRIFFIN
EXPIRES: 06-30-2021
JOB # 7111
L1.3

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.

THE GROVE AT FAIRVIEW 2

SCHEMATIC LANDSCAPE PLAN
(EAST)

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



PERMENANT UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED

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

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.

7111 L1.4
Design: M.D.G.
Drawn: C.D.S.
Checked: B.M.G.
Date: 06-30-2021
Scale: AS SHOWN



JOB # 7111
L1.4

THE GROVE AT FAIRVIEW 2
**SCHEMATIC LANDSCAPE PLAN
(EAST)**

MULTI/TECH
ENGINEERING SERVICES, INC.
1195 13th ST. S.E. SALEM, OR. 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mteengineering.net office@mteengineering.net

J:\7111\7111-1\TheGrove\Fairview2\04g_20\7111p.dwg, L1.5, 5/7/2021 3:26:19 PM, D001e



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



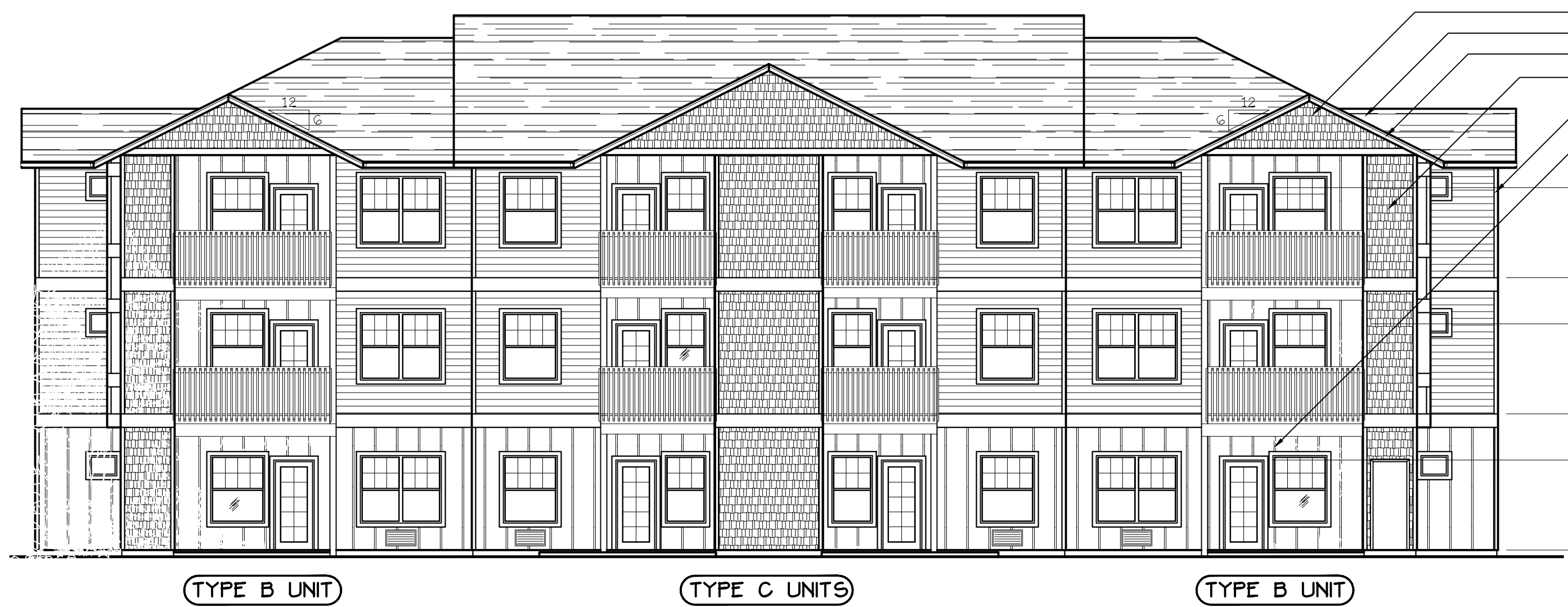
L1.5

THE GROVE AT FAIRVIEW 2

**SCHEMATIC LANDSCAPE PLAN
(EAST)**

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

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.



REAR ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (BLD. 20.32+34)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29



FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29

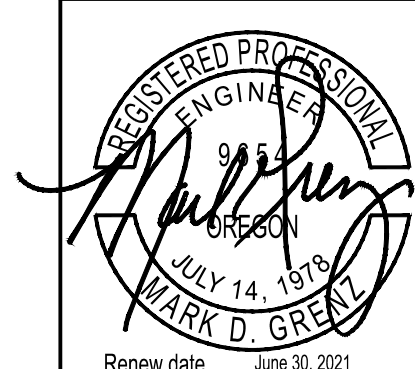


END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 21+29

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

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Dec-20
Scale: AS SHOWN

JOB # 7111



Renew date: June 30, 2021



SOUTH ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BLD. 22)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"



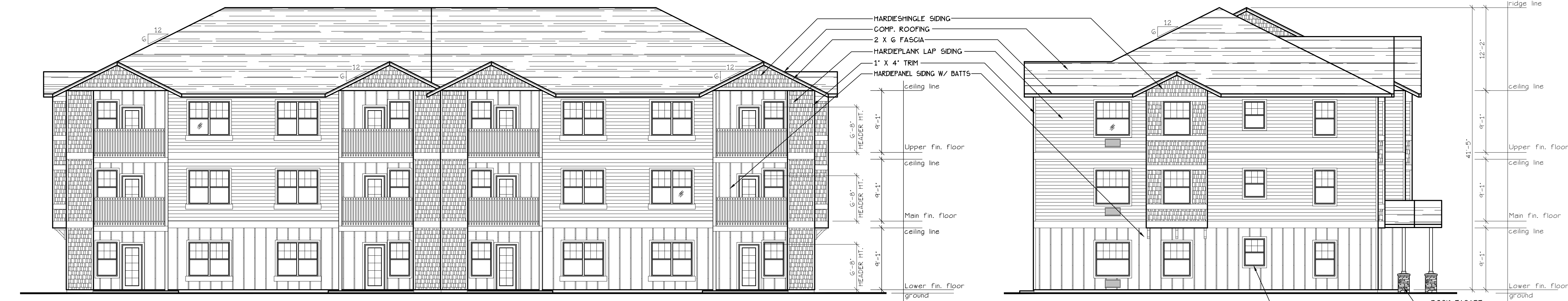
END ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"

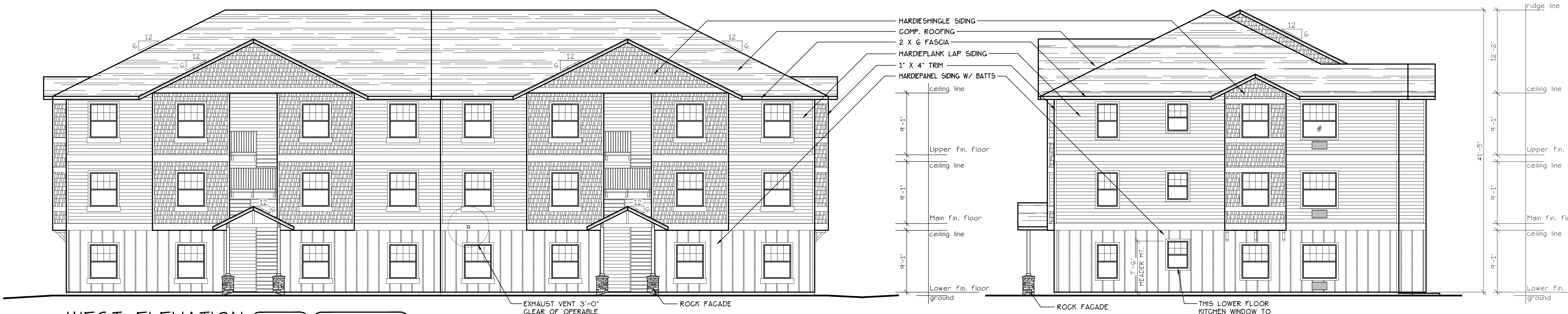


END ELEVATION (BLD. 23+35)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

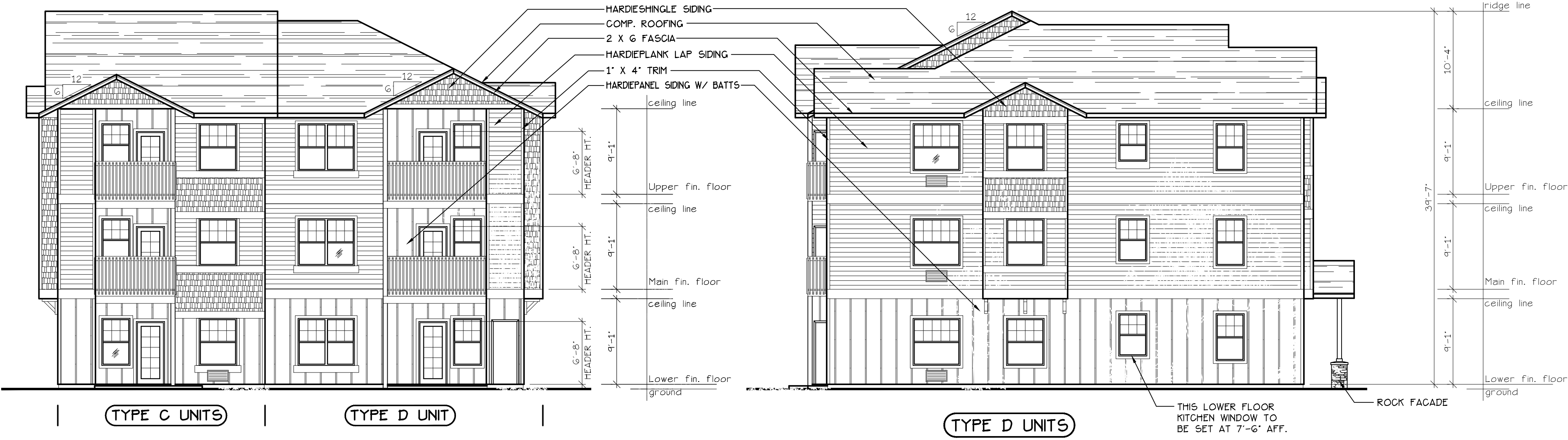
SOUTH ELEVATION (BLD. 24) (TYPE D UNITS)
SCALE: 1/8" = 1'-0"

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

BLD-12-SB-0103
AT 8/21/21
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Apr-21
Scale: AS SHOWN

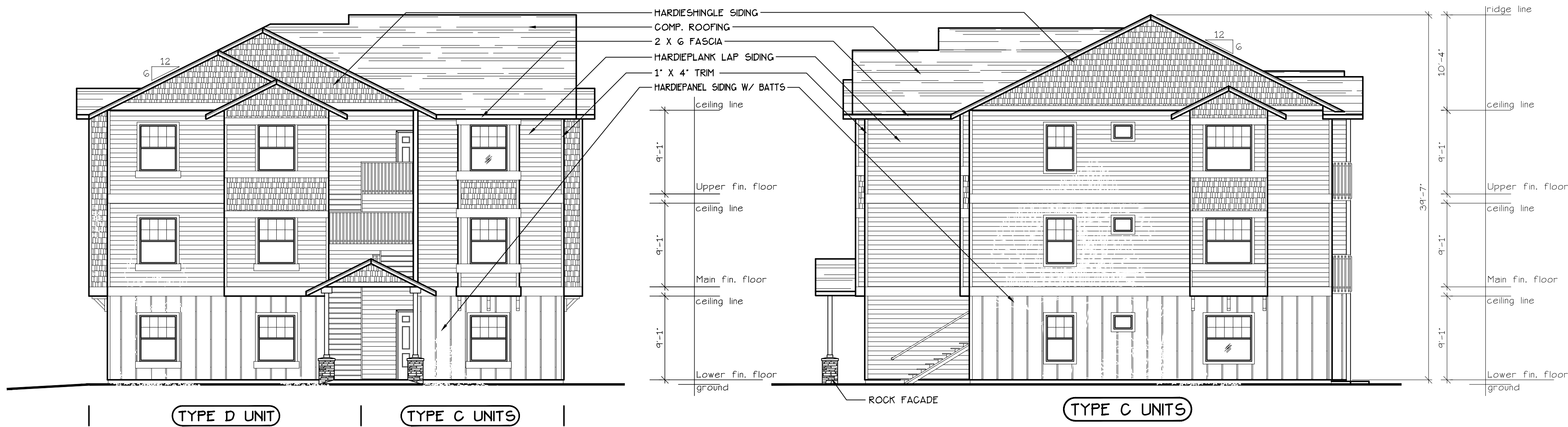
JOB # 7111

REGISTERED PROFESSIONAL ENGINEER
Mark D. Greff
JULY 14, 1978
MARK D. GREFF
Renew date: June 30, 2021



SOUTHWEST ELEVATION (BLD. 25)
SCALE: 1/8" = 1'-0"

SOUTHEAST ELEVATION (BLD. 25)
SCALE: 1/8" = 1'-0"

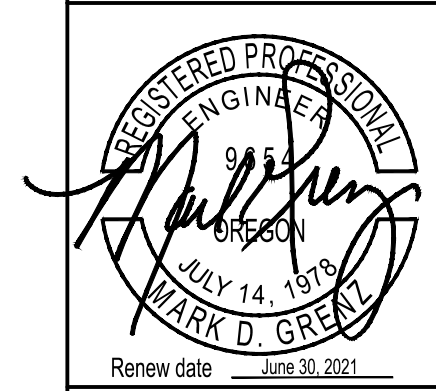


NORTHEAST ELEVATION (BLD. 25)
SCALE: 1/8" = 1'-0"

NORTHWEST ELEVATION (BLD. 25)
SCALE: 1/8" = 1'-0"

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

BLD25-4-SW-PR-001
A8.80LEV
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Dec-20
Scale: AS SHOWN
JOB # 7111





TYPE C UNITS | TYPE B UNIT |
SOUTH ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



TYPE B UNITS
EAST ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



TYPE B UNIT | TYPE C UNITS |
NORTH ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



TYPE C UNITS
WEST ELEVATION (BLD. 26)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)



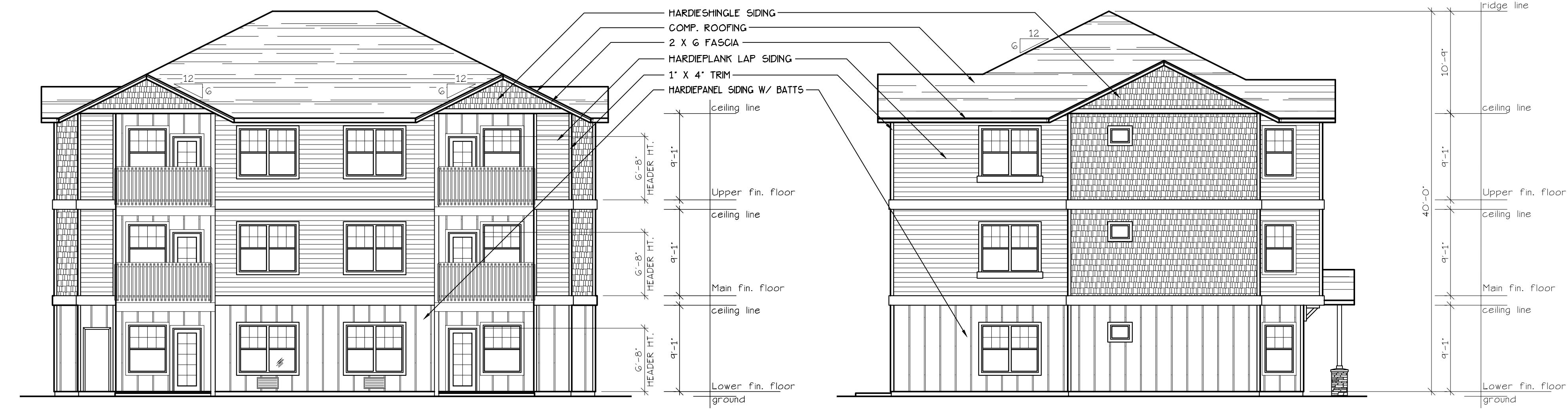
EAST ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)



NORTH ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)

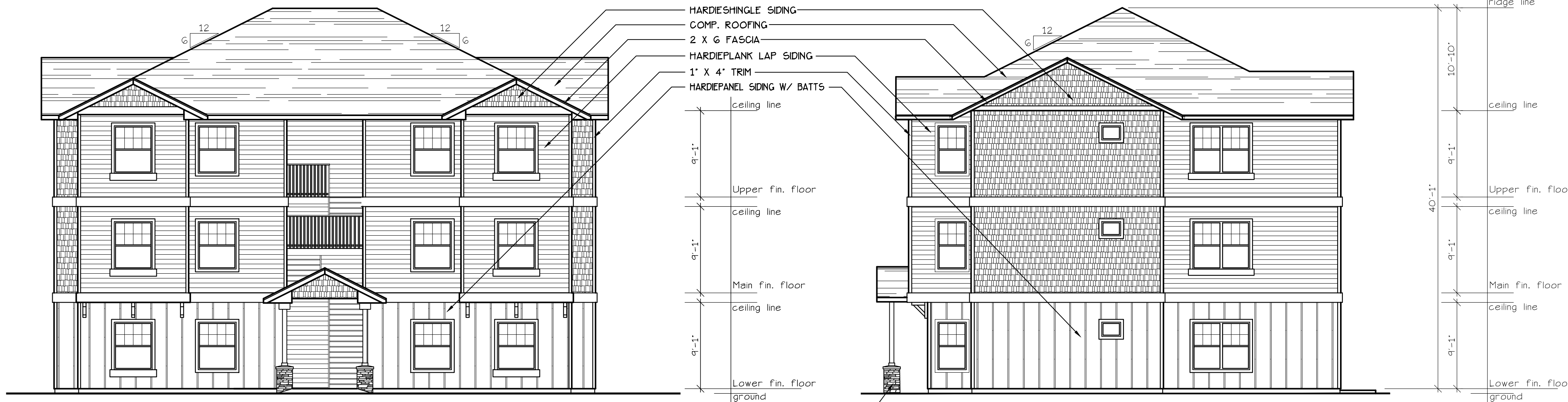


WEST ELEVATION (BLD. 27+31)
SCALE: 1/8" = 1'-0"
(TYPE E UNIT)



SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 28

EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 28



NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 28

WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 28

