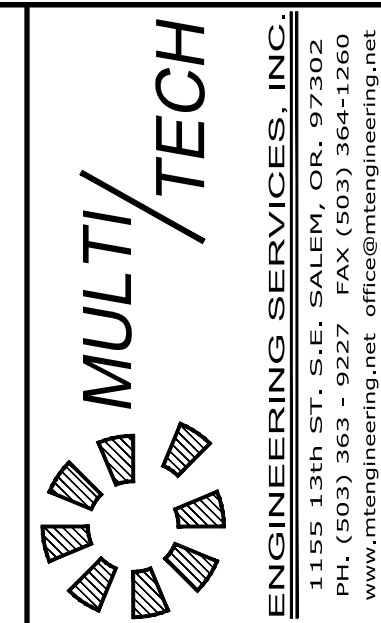




McKENZIE HEIGHTS PHASE 2

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7071p-SITE SDR2-XCOND

Design:	M.D.G.
Drawn:	T.N.S.
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Date:	AUG. 2020
Scale:	AS SHOWN



JOB # 7071

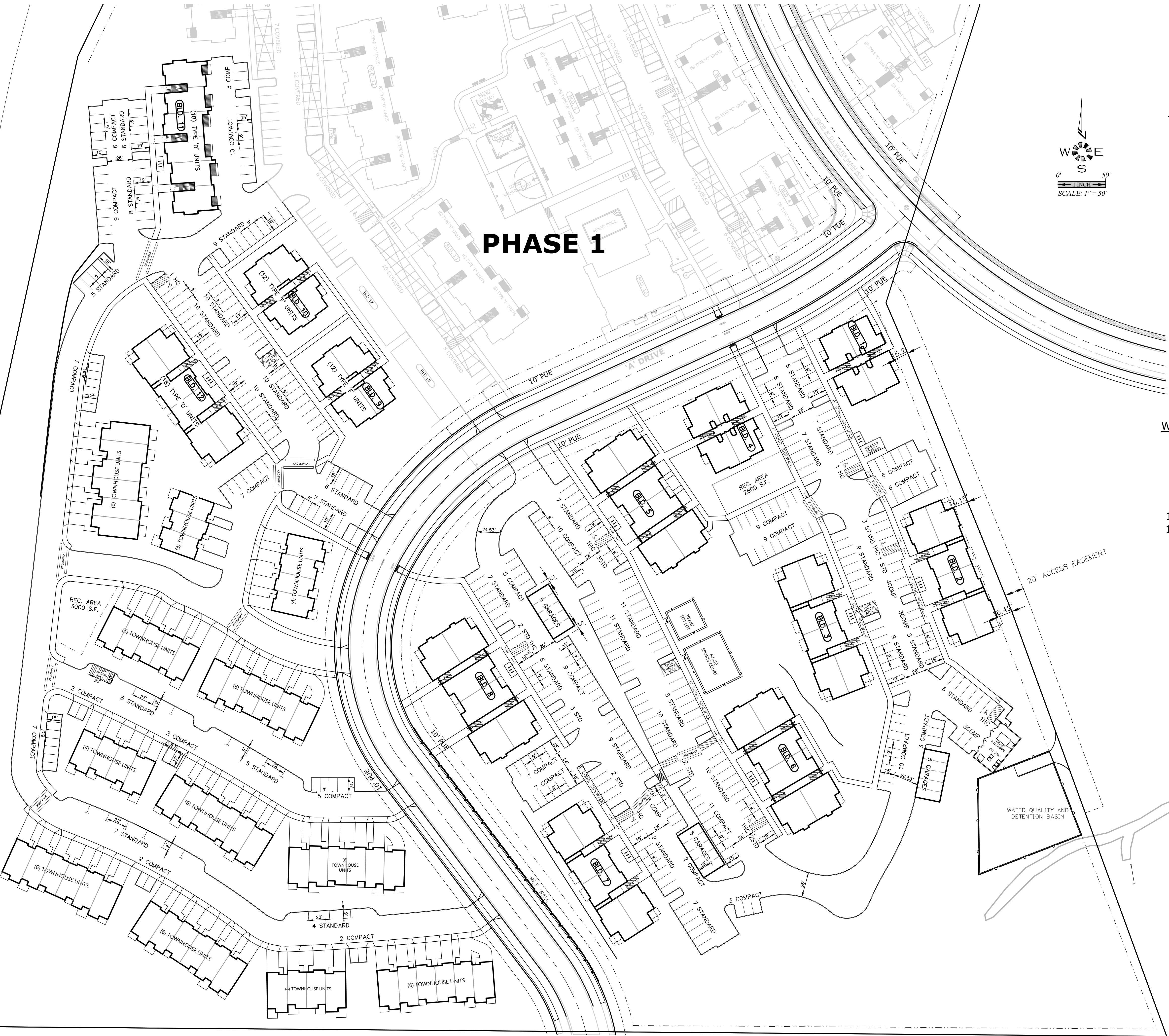
SDR2

EXISTING TREES WITHIN BOUNDARY

⊙ = EXISTING TREE TO REMAIN
 ✕ = EXISTING TREE TO BE REMOVED

TREE 00
 |
 TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	6	21	27
OTHER TREES	129	422	551
TOTAL TREES	135	443	578



SITE AREAS
BOUNDARY _____ 1,412,323 S.F.
TOTAL SITE _____ 830,133 S.F.

EAST SIDE
150 TOTAL APARTMENT UNITS EAST
24 TYPE "I" 2-Bd, 2-Ba (1032 S.F.) UNITS
18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
36 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
36 TYPE "J" 3-Bd, 2-Ba (1205 S.F.) UNITS
36 TYPE "A" 1-Bd, 1-Ba (651 S.F.) UNITS

302 TOTAL PARKING STALLS
161 STANDARD STALLS
119 COMPACT STALLS
7 HANDICAP STALLS
2 12x19 LOADING AREAS
15 GARAGES (1 HANDICAP)
42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)
1 40'x50' SPORTS COURT
1 30'x30' TOT LOT
1 TRASH COMPACTOR / RECYCLE
2 PLAY AREAS
1 U.S. MAIL BOX AREA
1 CLUBHOUSE / MANAGERS OFFICE (PHASE 1)
1 SWIMMING POOL (42'x22') (PHASE 1)
1 REC. AREA

WEST SIDE
60 TOTAL APARTMENT UNITS WEST
24 TYPE "HE" 2-Bd, 2-Ba (1010 S.F.) UNITS
18 TYPE "W6I" 2-Bd, 2-Ba (1037 S.F.) UNITS
18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
62 TOWNHOUSE UNITS

181 TOTAL PARKING STALLS
103 STANDARD STALLS
60 COMPACT STALLS
1 HANDICAP STALLS
1 12x19 LOADING AREA
1 12x25 LOADING AREA
1 REC. AREA
8 GARAGES
12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)
1 U.S. MAIL BOX AREA

★ 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

- ⊙ – POLE LIGHT MAXIMUM 14' TALL
- ★ – POST LIGHT MAXIMUM 5' TALL
- ▨ – LOCATION OF ELECTRICAL SEPARATION WALL
- ① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ||| – 6 BICYCLE SPACES.

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 CHPTR. 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.



SITE PLAN

MCKENZIE HEIGHTS PHASE 2

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Design: M.D.G.
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Date: AUG. 2020
Scale: AS SHOWN

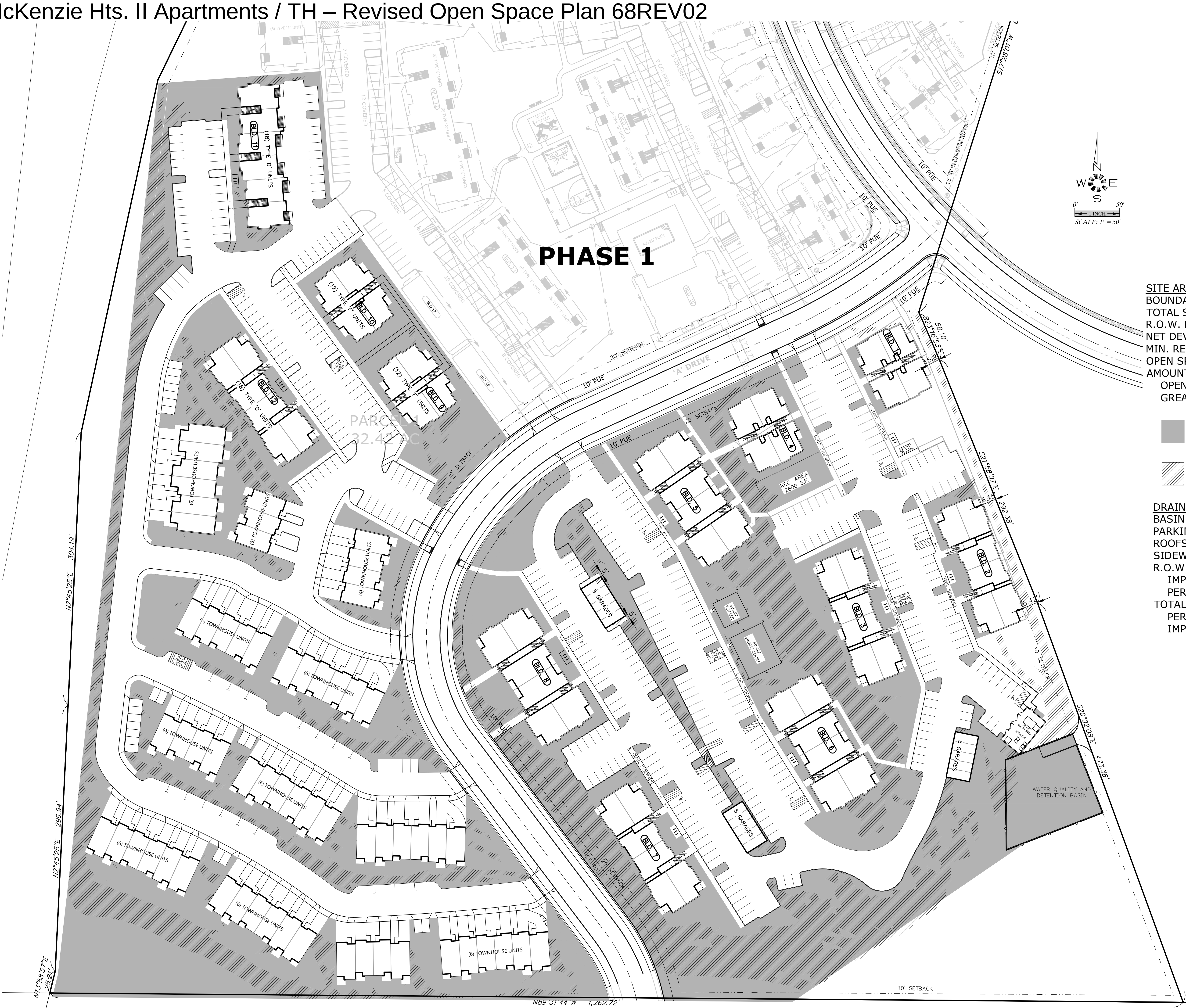


EXPIRES: 06-30-2023

JOB # 7071

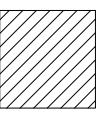
SDR3

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SITE AREAS	
BOUNDARY	1,412,323 S.F.
TOTAL SITE	19.91 AC.
R.O.W. DEDICATION	42,469 S.F.
NET DEVELOPABLE	787,664 S.F.
MIN. REQ. OPEN SPACE	236,300 S.F. (30%)
OPEN SPACE PROVIDED	319,849 S.F. (41%)
AMOUNT OF MIN. REQ.	
OPEN SPACE ON 25% OR GREATER SLOPE	23,169 S.F. (10%)

 = COMMON OPEN SPACE

 = COMMON OPEN SPACE W/ SLOPE ≥ 25%

DRAINAGE BASIN	
BASIN AREA	623,060 S.F.
PARKING	150,431 S.F.
ROOFS	92,261 S.F.
SIDEWALK AND CURB	116,185 S.F.
R.O.W.	62,720 S.F.
IMPERVIOUS	42,650 S.F. (68%)
PERVIOUS	20,070 S.F. (32%)
TOTAL	623,060 S.F.
PERVIOUS SURFACE	221,533 S.F. (36%)
IMPERVIOUS SURFACE	401,527 S.F. (64%)



OPEN SPACE PLAN

MCKENZIE HEIGHTS PHASE 2

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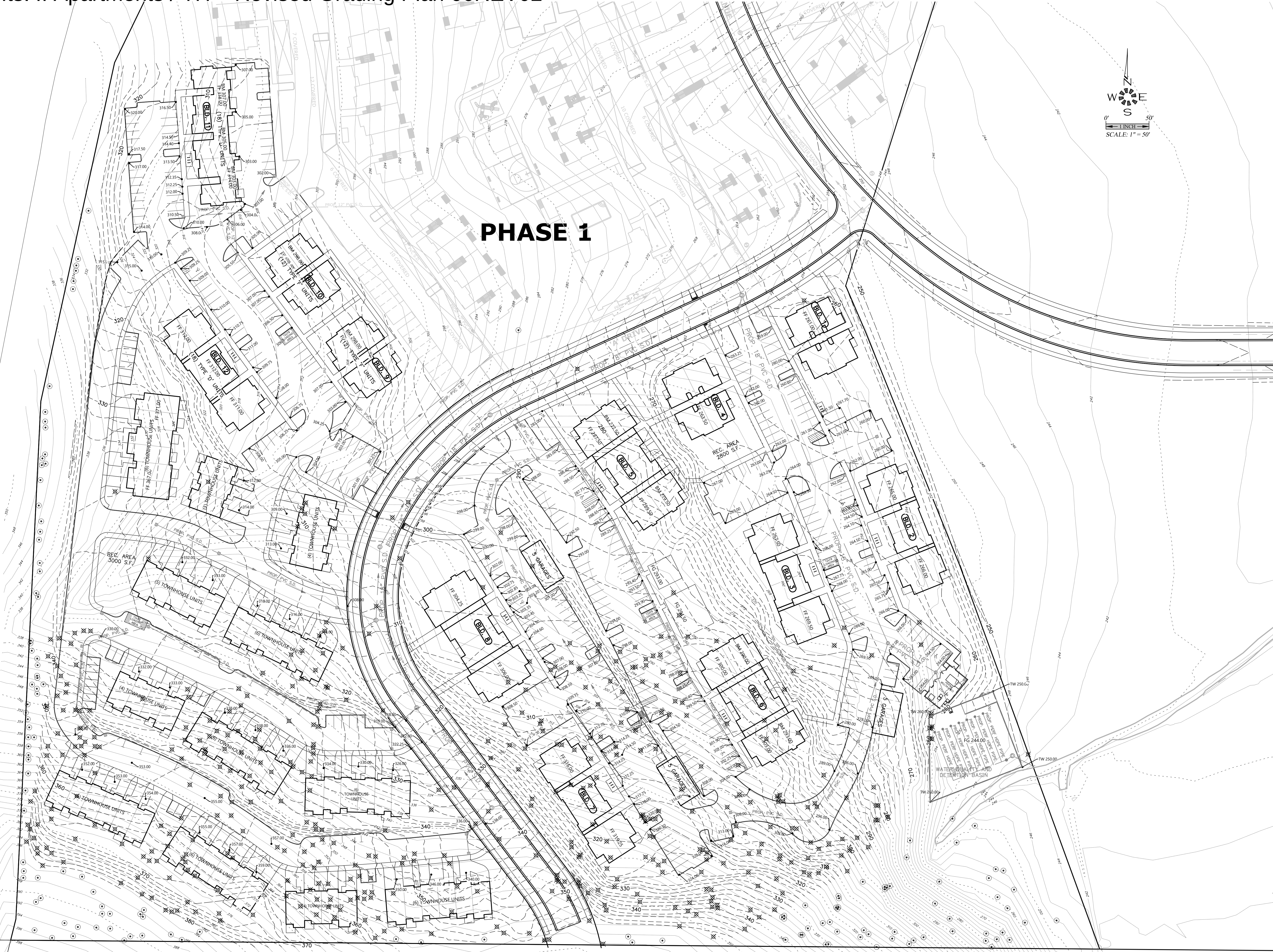
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Scale:	AS SHOWN



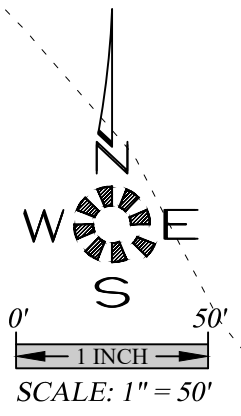
JOB # 7071

SDR4

McKenzie Hts. II Apartments / TH – Revised Grading Plan 66REV02



PHASE 1



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th St. S.E. Salem, OR 97302
PH: (503) 363-9227 FAX: (503) 364-1260
www.mtsengineering.com

GRADING PLAN

MCKENZIE HEIGHTS PHASE 2

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Drawn:	C.D.S.
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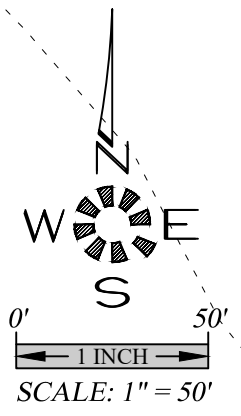
REGISTERED PROFESSIONAL ENGINEER
MARK D. GEARIN
JULY 14, 1978
EXPIRES: 06-30-2023

JOB # 7071

SDR5

McKenzie Heights II Design Review - Stormwater Plan Exh. 67

J:\7071\7071 - Crown Point Segment 2 (67%)\Draw - 20\Production - plan\7071e-07.dwg, 5/26/2021, 8:57:19 AM, TSV:ul



MULTI/TECH

ENGINEERING SERVICES, INC.
 1155 13th St. S.E. Salem, OR 97302
 PH. (503) 363-9227 FAX (503) 364-1260
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PRIVATE
STORM DRAIN
PLAN

CROWN POINT SEGMENT 2

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Drawn:	C.D.S.
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Scale:	AS SHOWN

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

EXPIRES: 06-30-2023

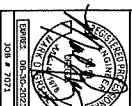
JOB # 7071

SDR6



SCALE: 1" = 20'

SDR7



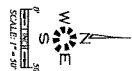
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Drawn: C.D.S./A.R.T.
Checked: E.A.H.
Date: AUG. 2020
Scale: AS SHOWN

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CROWN POINT SEGMENT 2

PRIVATE
SANITARY SEWER
PLAN





SDR8

15000 - 08-20-2023



Design: H.D.G.
 Drawn: C.D.S.
 Checked: E.A.H.
 Date: AUG. 2020
 Scale: AS SHOWN

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CROWN POINT SEGMENT 2

PRIVATE DOMESTIC WATER PLAN

MULTI/TECH
 ENGINEERING SERVICES, INC.
 11530 122ND AVE. S.W. SUITE 200, BELLEVUE, WA 98003
 PH: (206) 363-9229 FAX: (206) 364-1245
www.multipointing.net office@multipointing.net

MCKENZIE HEIGHTS PHASE 2: APARTMENTS & TOWN HOMES

BOONE ROAD SE
SALEM, OREGON

CLIENT / OWNER:

BONAVENTURE
CONTACT: MARK LOWEN
3425 BOONE ROAD SE
SALEM, OREGON 97317

LANDSCAPE ARCHITECT:

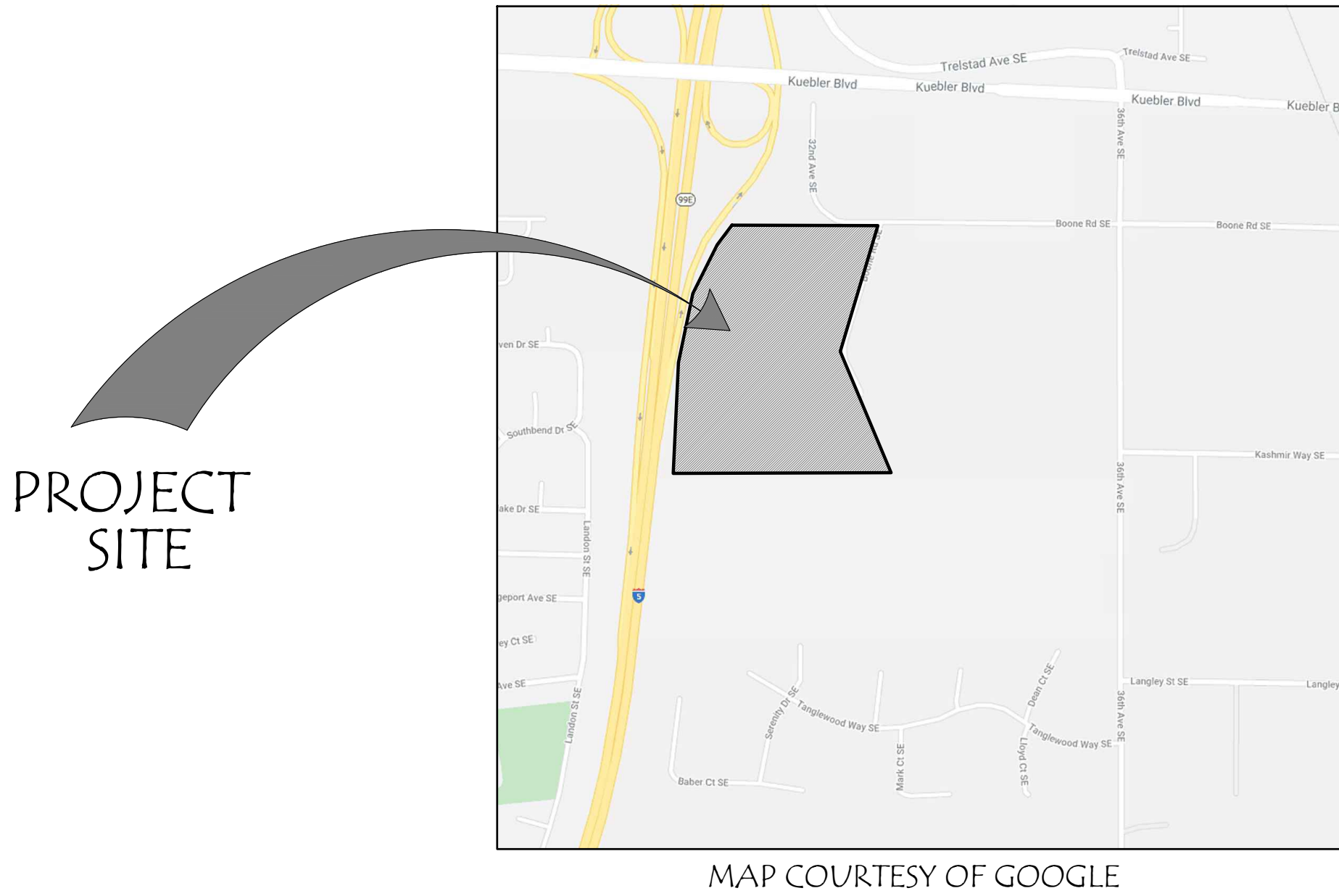
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.digsafelyoregon.com

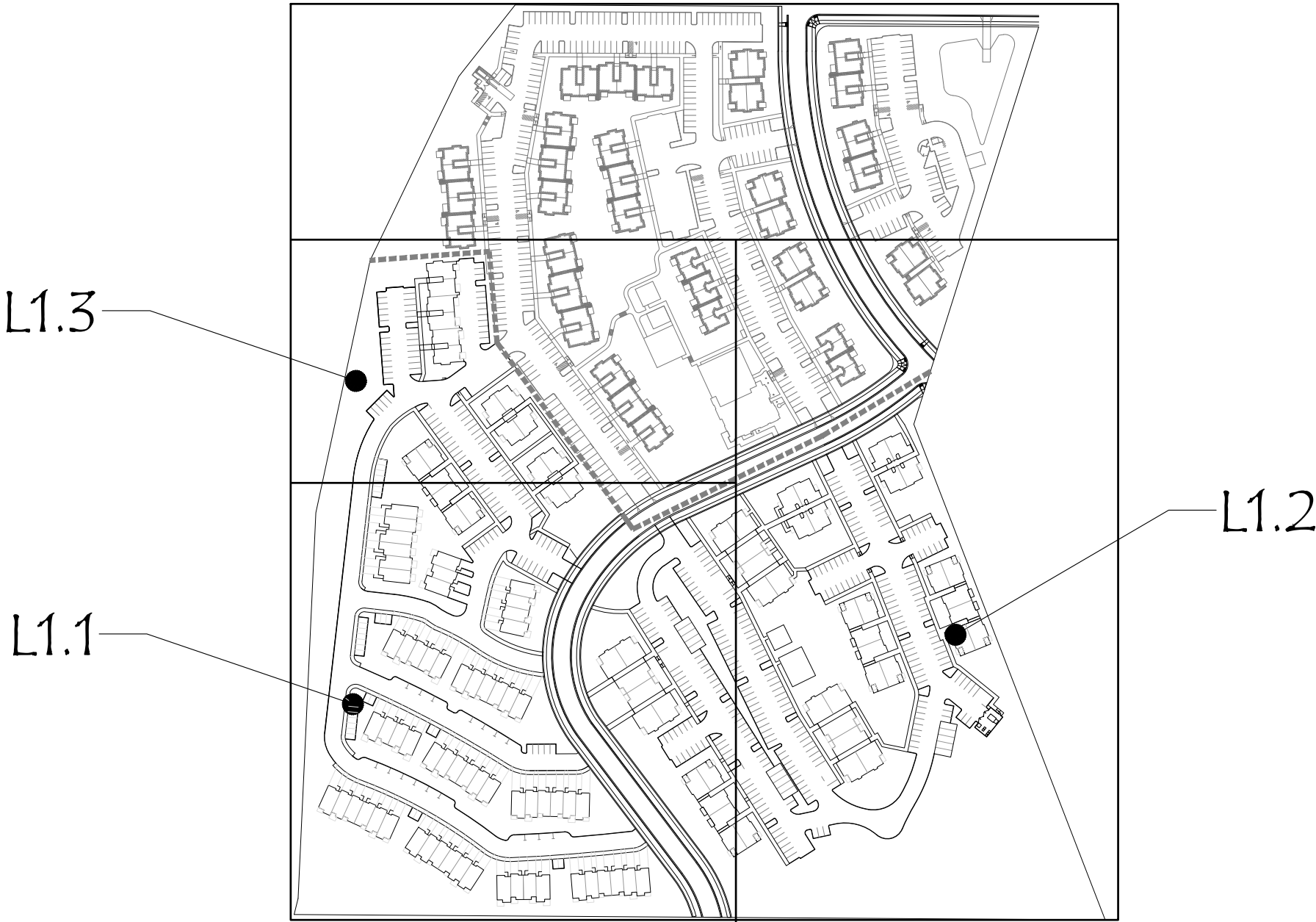
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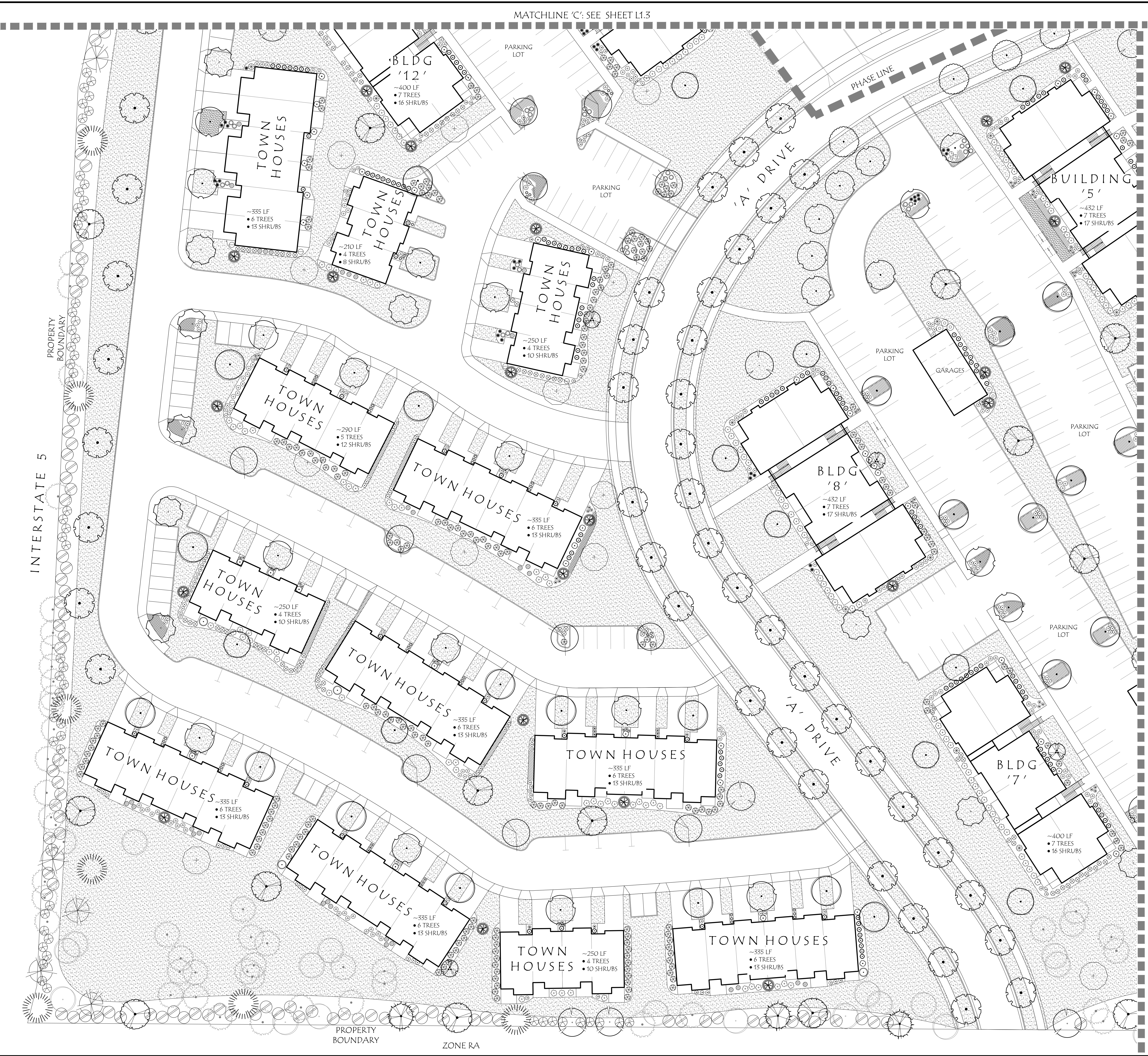
- LO.0 COVER SHEET
- L1.1 PLANTING PLAN
- L1.2 PLANTING PLAN
- L1.3 PLANTING PLAN

VICINITY MAP:



KEY MAP:





Legend:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- STORMWATER FACILITY TO BE DETERMINED

- General Notes:**
- PRELIMINARY LANDSCAPE PLANS. NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
 - SEE CIVIL DRAWINGS FOR SITE PLAN.
 - STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
 - STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
 - GENERAL PLANT LEGEND SEE SHEET L1.3.
 - ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
 - SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

Multifamily Landscape Requirements

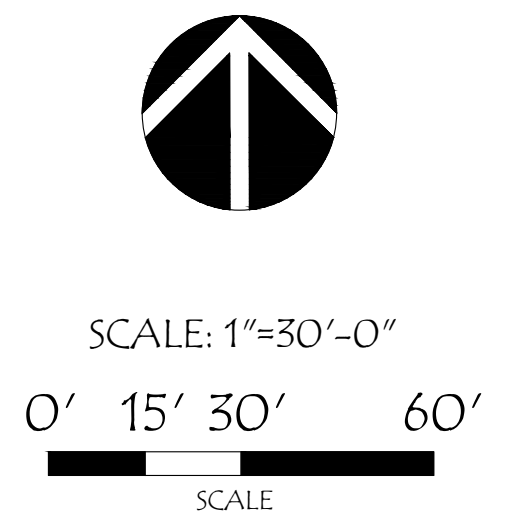
PHASE 2 SITE AREA SQUARE FOOTAGE (SF): 811,764 SF
1 TREE PER 2000 SF GROSS AREA = 406 TREES
EXISTING TREES TO REMAIN = 153 TREES
LANDSCAPE TREES = 319 TREES
TOTAL PROPOSED TREES = 472 TREES (DOES NOT INCLUDE 47 STREET TREES)

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
OPEN SPACE PROVIDED: 31% (255,686 SF) INCLUDING LAWN AREAS, PLAYGROUND, AND SPORTS COURT

BUFFER TO ZONES RA AND RS: 1 TREE EVERY 30 LF AND 6' HT. SIGHT OBSCURING FENCE

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 25 LF
2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)



Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

PRELIMINARY PLANTING PLAN

**MCKENZIE HEIGHTS PHASE 2
APARTMENTS & TOWNHOMES**

36TH AVENUE SE
SALEM, OREGON

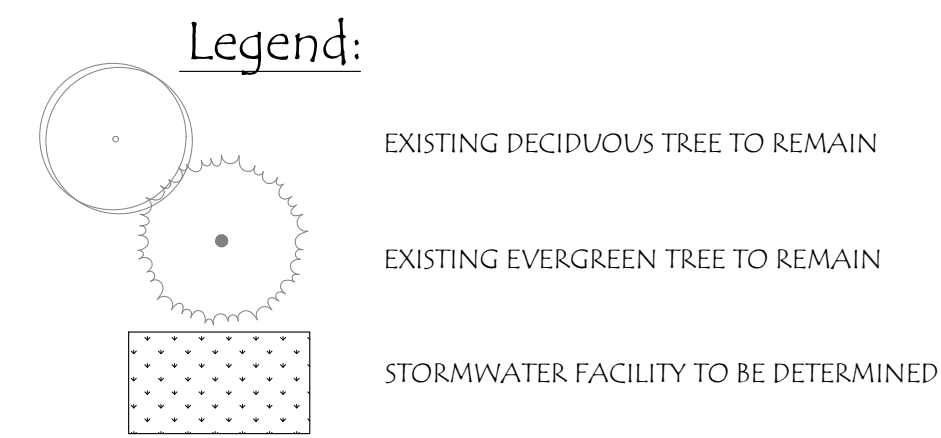
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Scale: _____

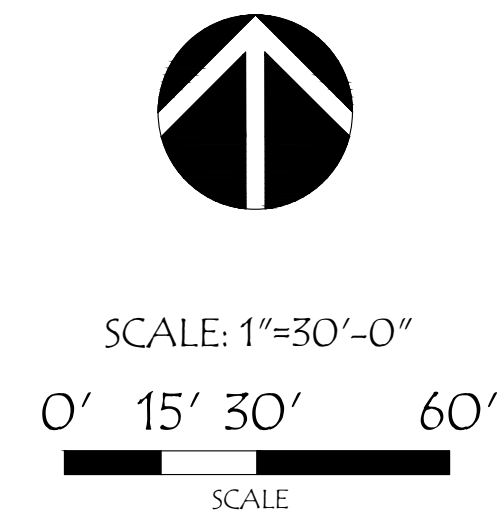
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LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

JOB #1388R

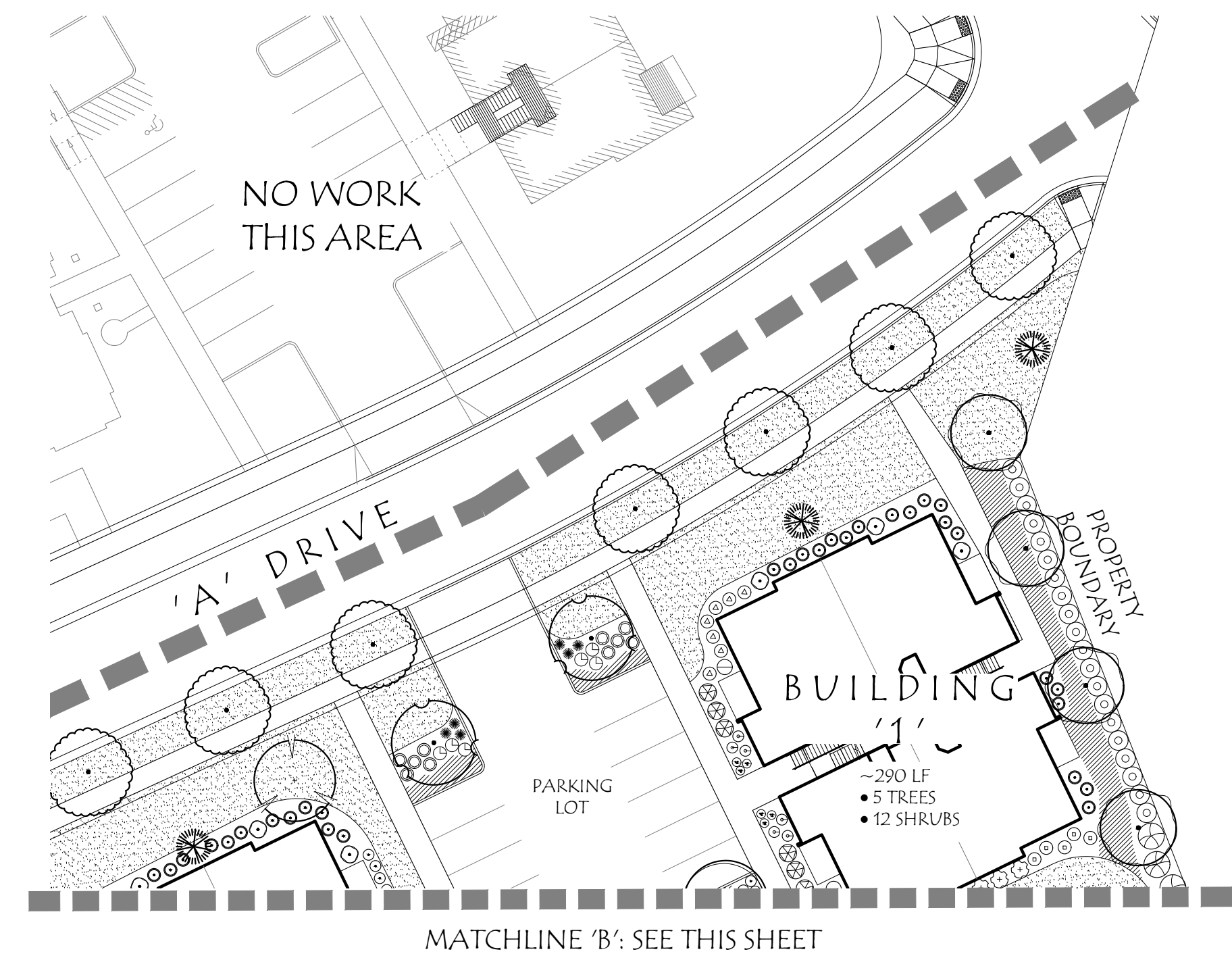
L1.1



- General Notes:
1. PRELIMINARY LANDSCAPE PLANS, NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
 2. SEE CIVIL DRAWINGS FOR SITE PLAN.
 3. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
 4. STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
 5. GENERAL PLANT LEGEND SEE SHEET L1.3.
 6. ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
 7. SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.



Key Map



PRELIMINARY PLANTING PLAN

MCKENZIE HEIGHTS PHASE 2
APARTMENTS & TOWNHOMES

36TH AVENUE SE
SALEM, OREGON

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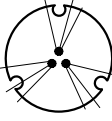
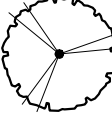
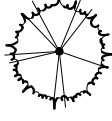
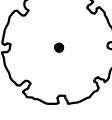
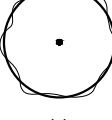
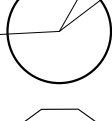
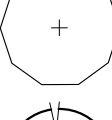
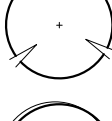
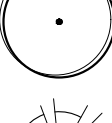
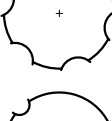
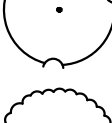
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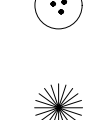
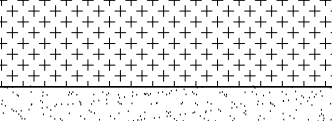
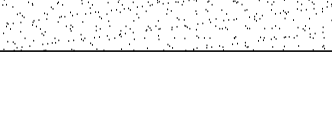
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OREGON
11/16/2007
LANDSCAPE ARCHITECT

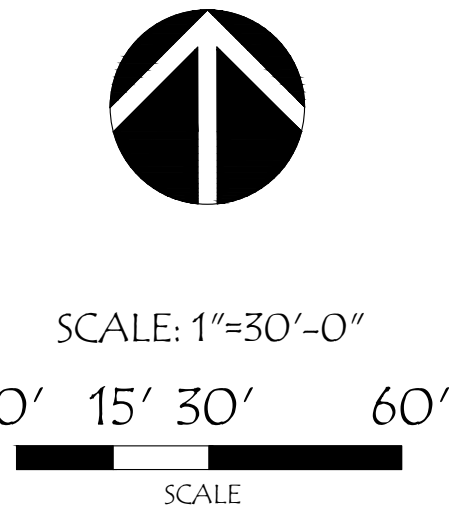
JOB #1391C

L1.2

Preliminary Plant Legend

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	11/2" Cal., B&B
	Acer rubrum 'October Glory' / October Glory Red Maple	11/2" Cal., B&B
	Calocedrus decurrens / Incense Cedar	4-6" HT., B&B
	Carpinus betulus 'F5-KWICB' TM / Emerald Avenue European Hornbeam	11/2" Cal., B&B
	Cercis canadensis / Eastern Redbud	11/2" Cal., B&B
	Chamaecyparis nootkatensis / Nootka Cypress	4-6" HT., B&B
	Chamaecyparis nootkatensis 'Glauca Pendula' / Weeping Nootka False Cypress	4-6" HT., B&B
	Cladrastis lutea / American Yellowwood	11/2" Cal., B&B
	Cornus florida / Flowering Dogwood	11/2" Cal., B&B
	Liriodendron tulipifera / Tulip Poplar	11/2" Cal., B&B
	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	11/2" Cal., B&B
	Pinus ponderosa willamettensis / Willamette Valley Ponderosa Pine	4-6" HT., B&B
	Tilia tomentosa 'Sterling' / Sterling Silver Linden	11/2" Cal., B&B
	Ulmus parvifolia / Lacebark Elm	11/2" Cal., B&B
	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	11/2" Cal., B&B
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Abelia	1 Gal.
	Abelia x grandiflora 'Sherwoodii' / Sherwood Glossy Abelia	2 Gal.
	Berberis thunbergii "Crimson Pygmy" / Crimson Pygmy Barberry	2 Gal.
	Euonymus alatus "Compactus" / Compact Burning Bush	5 Gal.
	Hydrangea paniculata 'PeeGee Improved' / PeeGee Improved Panicle Hydrangea	3 Gal.
	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	5 Gal.
	Myrica californica / Pacific Wax Myrtle	5 Gal.
	Nandina domestica "Firepower" / Firepower Heavenly Bamboo	1 Gal.
	Physocarpus opulifolius "Donna May" / Donna May Ninebark	3 Gal.
	Pinus mugo "Pumilio" / Mugo Pine	5 Gal.
	Prunus laurocerasus "Mount Vernon" / Mount Vernon Laurel	1 Gal.
	Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	2 Gal.
	Rhaphiolepis umbellata 'Snow White' / Yedda Hawthorn	2 Gal.
	Rosa x 'KO Double' / Pink Double Knockout Rose	3 Gal.
	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	Spiraea x bumalda "Magic Carpet" / Magic Carpet Spirea	2 Gal.
	Viburnum tinus "Spring Bouquet" / Spring Bouquet Laurestinus	5 Gal.
	Weigela florida "Alexandra" TM / Wine and Rose Weigela	3 Gal.

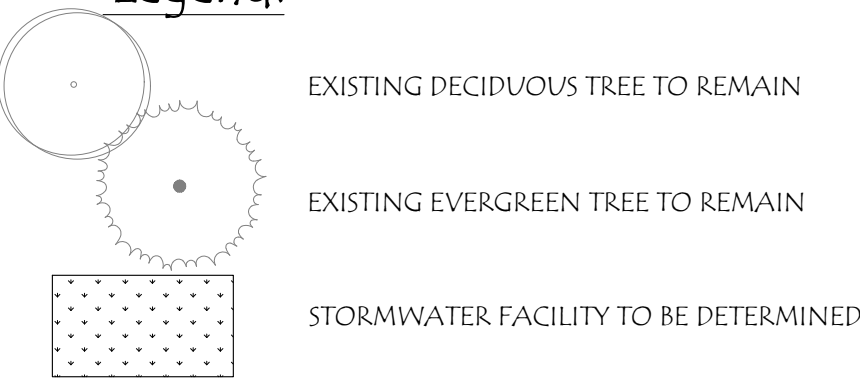
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	Hemerocallis Spp. / Daylily	1 Gal.
	Pennisetum alopecuroides "Hameln" / Hameln Dwarf Fountain Grass	1 Gal.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Arctostaphylos uva-ursi "Massachusetts" / Massachusetts Manzanita	1 Gal.
	Rubus calycinoides "Emerald Carpet" / Emerald Carpet Creeping Raspberry	1 Gal.
	ProTime PT301 Water Smarter Fescue	Seed



Key Map



Legend:



General Notes:

1. PRELIMINARY LANDSCAPE PLANS. NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
2. SEE CIVIL DRAWINGS FOR SITE PLAN.
3. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
4. STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
5. GENERAL PLANT LEGEND SEE THIS SHEET.
6. ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
7. SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

