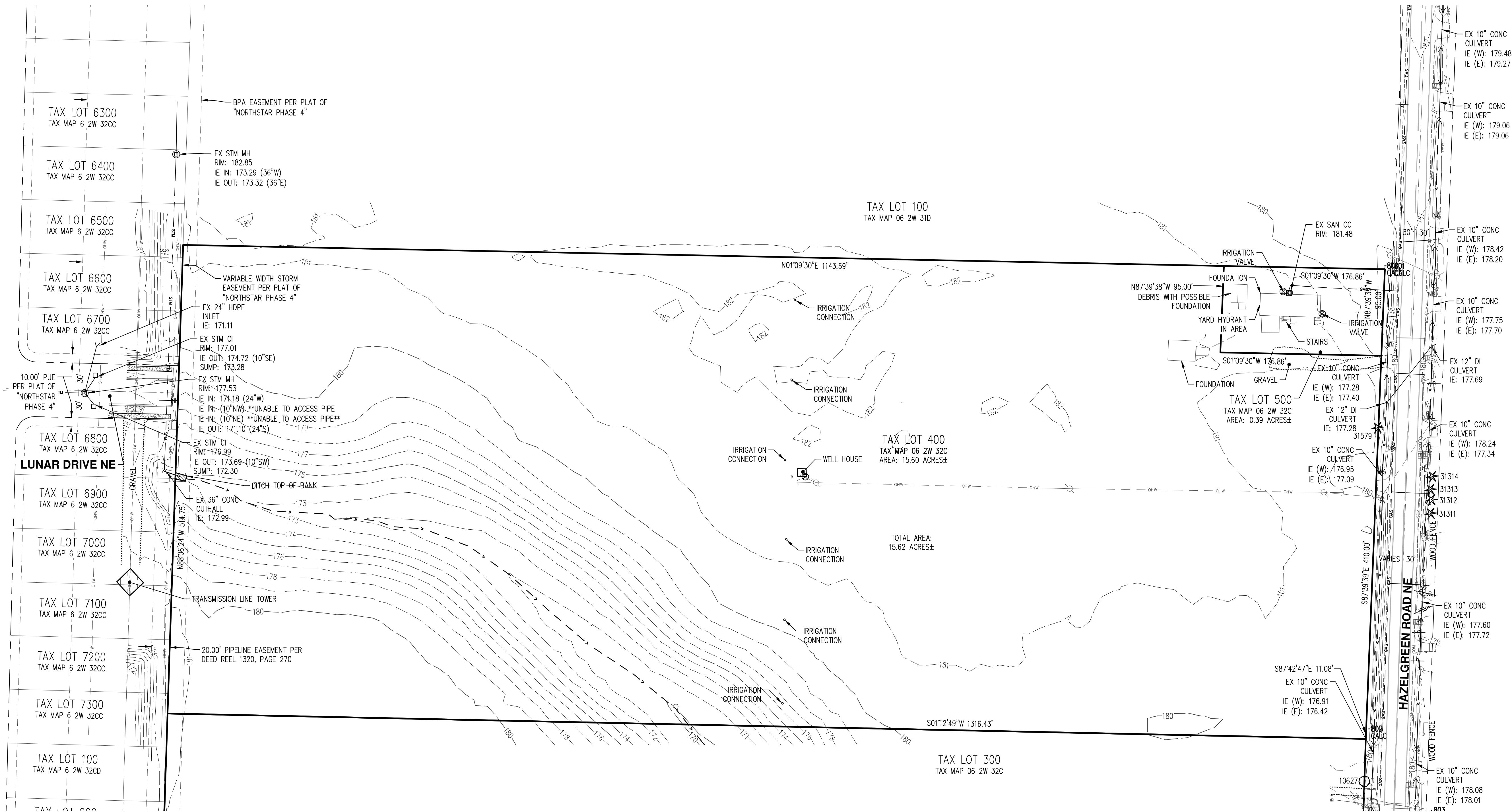
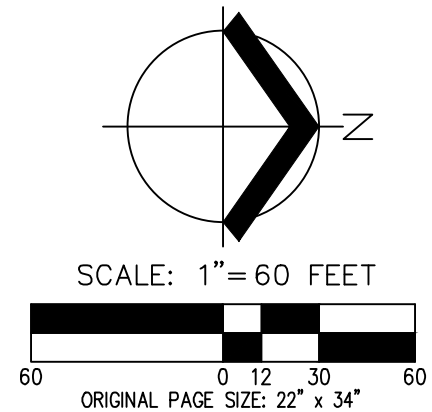


1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21016059 AND 21016062. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED JANUARY 4-8, 2021.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. 1540, LOCATED AT THE NE CORNER OF THE INTERSECTION OF HWY 99W AND LAKESIDE DRIVE, 51.50 FEET EAST OF THE CENTERLINE OF THE HIGHWAY AND 24.00 FEET NORTH OF THE CENTERLINE OF LAKESIDE DRIVE. ELEVATION = 144.05 FEET (NAVD 88). A VERTICON SHIFT OF -3.346 FEET WAS APPLIED TO BRING THE PROJECT TO NGVD -29.
4. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
6. CONTOUR INTERVAL IS 1 FOOT.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

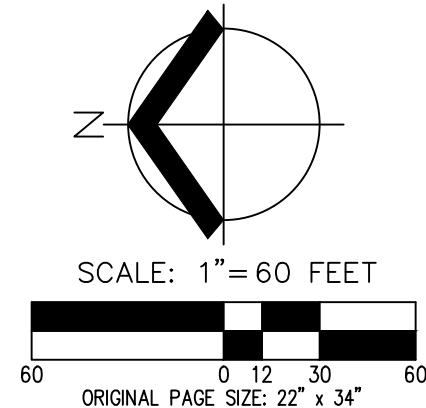
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10627	DECIDUOUS	6
31311	CONIFEROUS	10
31312	CONIFEROUS	10
31313	CONIFEROUS	10
31314	CONIFEROUS	10
31579	CONIFEROUS	24
31956	DECIDUOUS	24
31962	DECIDUOUS	20
31963	DECIDUOUS	7,9
31966	OAK	32
31967	DECIDUOUS	20
31989	DECIDUOUS	8,8,9,10,10
32006	CONIFEROUS	15
32008	DECIDUOUS	8
32009	DECIDUOUS	6

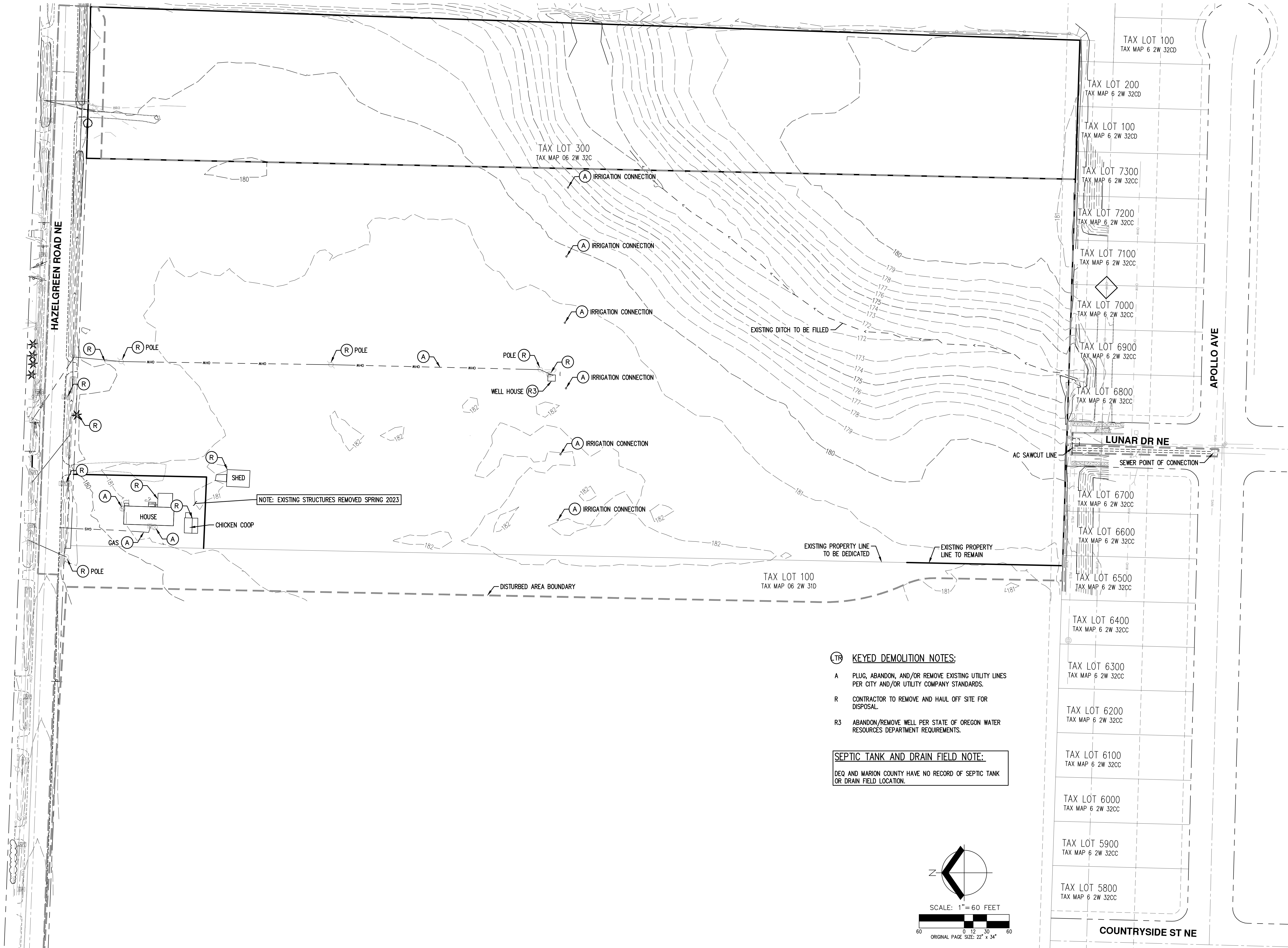
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
32010	DECIDUOUS	6
32011	DECIDUOUS	6
32012	DECIDUOUS	6
32013	DECIDUOUS	6
32017	DECIDUOUS	6
32018	DECIDUOUS	6
32022	DECIDUOUS	12
32023	DECIDUOUS	17
32039	DECIDUOUS	15,24,30
32090	CONIFEROUS	40
32096	DECIDUOUS	16
32097	DECIDUOUS	16
32098	DECIDUOUS	15
32116	CONIFEROUS	17
32119	CONIFEROUS	15

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
32125	DECIDUOUS	48
32155	CONIFEROUS	16
32158	CONIFEROUS	14
32159	CONIFEROUS	18
32162	CONIFEROUS	15
32163	CONIFEROUS	24
32264	OAK	22



P3.0





**PRELIMINARY ONSITE DEMOLITION PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON**

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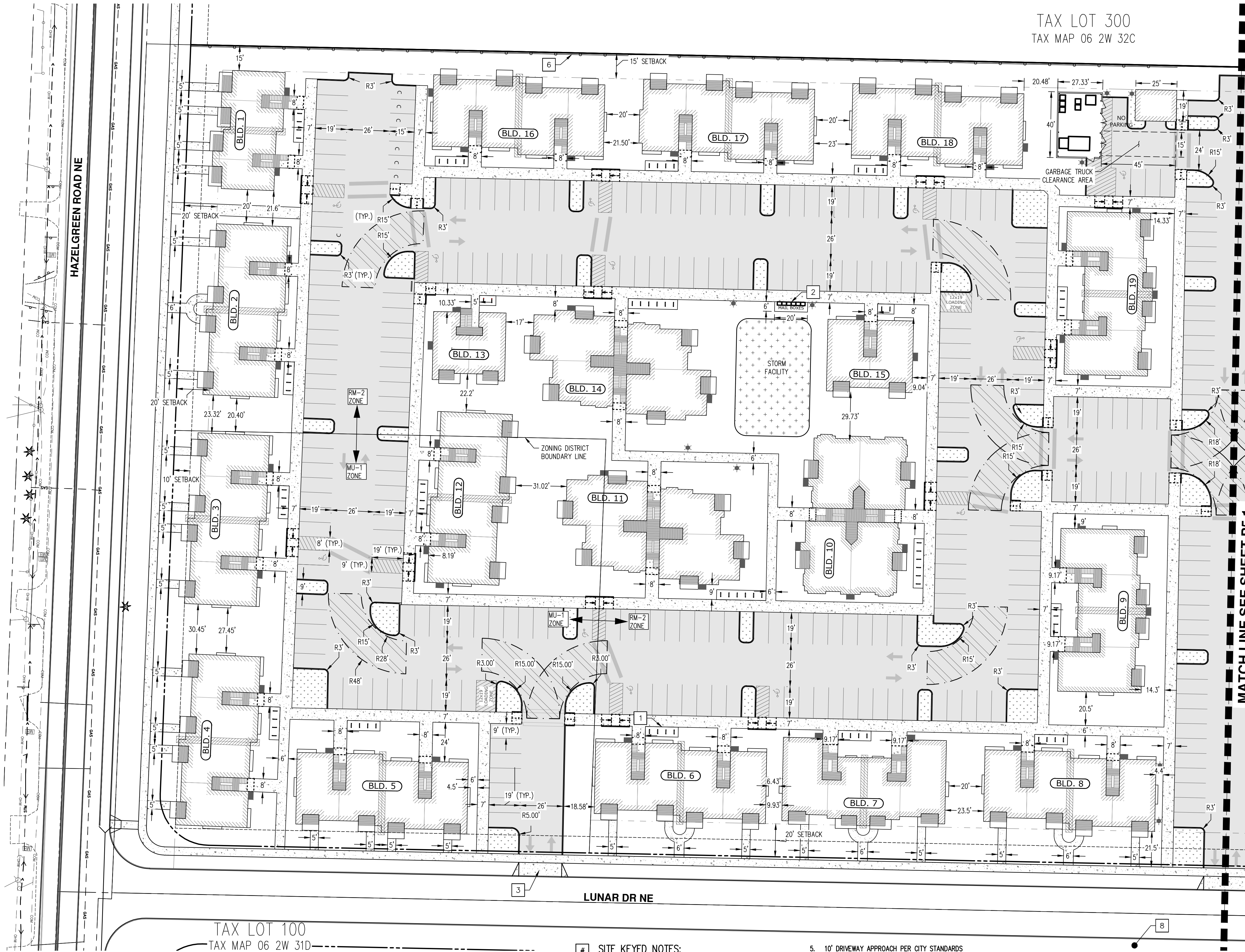
REGISTERED PROFESSIONAL ENGINEER
OREGON
12/15/2023
R. D. ROTH

PRELIMINARY
NOT FOR
CONSTRUCTION

RENEWS: DECEMBER 31, 2024

JOB NUMBER:	8321
DATE:	12/15/2023
DESIGNED BY:	TDR
DRAWN BY:	TBD
CHECKED BY:	TDR

P4.0



TAX LOT 100
TAX MAP 06 2W 31D

EV READY NOTE:
40% OF PARKING STALLS ARE REQUIRED TO BE EV READY PER STATE REQUIREMENTS. FINAL EV READY STALL LOCATION AND CONDUIT PLACEMENT WILL BE COORDINATED WITH PROJECT ELECTRICIAN AT TIME OF BUILDING PERMIT SUBMITTAL.

SITE KEYED NOTES:

- BIKE PARKING (2-6 STAPLES PER RACK)
- MAILBOX CLUSTER. FINAL LOCATION TO BE COORDINATED WITH USPS.
- 26' DRIVEWAY APPROACH PER CITY STANDARDS
- 24' DRIVEWAY APPROACH PER CITY STANDARDS
- 10' DRIVEWAY APPROACH PER CITY STANDARDS
- 6' SITE OBSCURING FENCE PER CITY STANDARDS AT PROPERTY LINE. FINAL FENCING SPECIFICATIONS WILL BE DETERMINED IN COORDINATION WITH ADJACENT PROPERTY OWNER
- PROPOSED TRANSIT STOP
- TRANSIT STOP ALONG WESTERN SIDE OF LUNAR DR NE FINAL LOCATION TO BE DETERMINED

SITE SUMMARY

TOTAL SITE AREA = ±679,449 SF (±15.60 ACRES)
PROJECT AREA = ±679,449 SF (±15.60 ACRES)
TOTAL UNITS PROVIDED = 405 UNITS
TOTAL OPEN SPACE = ±247,336 SF (±5.68 ACRES)

RM-2 ZONE DATA

RM-2 ZONE AREA = ±598,188 SF (13.73 ACRES)
IMPERVIOUS AREA = ±422,075 SF (70.56%)

DENSITY:

ALLOWED (MINIMUM) = 183 UNITS (15 UNITS/ACRE)
ALLOWED (MAXIMUM) = 379 UNITS (31 UNITS/ACRE)
PROVIDED = 360 UNITS (26.2 UNITS/ACRE)
(INCLUDES 3 UNITS OF BUILDING 12)

OPEN SPACE:

REQUIRED OPEN SPACE = ±179,456 SF (4.12 ACRES)
PROVIDED OPEN SPACE = ±234,394 SF (5.38 ACRES)

LOT COVERAGE (BUILDS AND ACCESSORY STRUCTURES):

LOT COVERAGE ALLOWED = ±330,181 SF (60%)
LOT COVERAGE PROVIDED = ±135,281 SF (25%)

SETBACKS:

ABUTTING STREET: MIN. 12 FT PLUS 1 FT FOR EACH 1 FT OF HEIGHT OVER 12 FT, BUT NEED NOT EXCEED 20 FT IN DEPTH. (SETBACK SHOWN ON PLAN = 20 FT).
INTERIOR FRONT: REFER TO ZONE TO ZONE
INTERIOR SIDE: REFER TO ZONE TO ZONE
INTERIOR REAR: REFER TO ZONE TO ZONE
VEHICLE AREA: REFER TO ZONE TO ZONE

ZONE TO ZONE SETBACKS:

RESIDENTIAL ZONE: MIN. 1 FOOT FOR EACH 1 FOOT OF BUILDING HEIGHT, BUT IN NO CASE LESS THAN 20 FT (PER SRC 702.020)

ABUTTING INDUSTRIAL ZONES:

- BUILDINGS: MIN. 15 FT
- ACCESSORY STRUCTURES: MIN. 15 FT
- VEHICLE USE AREA: MIN. 15 FT

MU-1 ZONE DATA

MU-1 ZONE AREA = ±81,267 SF (1.87 ACRES)
IMPERVIOUS AREA = ±59,557 SF (73.29%)

DENSITY:

ALLOWED (MAXIMUM) = NONE
ALLOWED (MINIMUM) = 29 UNITS (15 UNITS/ACRE)
PROVIDED = 45 UNITS (29.8 UNITS/ACRE)
(INCLUDES 9 UNITS OF BUILDING 12)

BUILDING FRONTAGE:

HAZELGREEN RD NE: ±188.71 FT (75%)
- REQUIRED = ±208 FT (83%)
LUNAR DR NE: ±104 FT (40%)
- REQUIRED = ±104 FT (40%)
- PROVIDED = ±104 FT (40%)

SETBACKS:

ABUTTING STREET: MAX. 10 FT
INTERIOR SIDE: REFER TO ZONE TO ZONE
INTERIOR REAR: REFER TO ZONE TO ZONE
VEHICLE USE AREA: REFER TO ZONE TO ZONE

PARKING SUMMARY

ALLOWED MAXIMUM: 695 SPACES
(1.2/STUDIO, 1.75/OTHER UNITS)

PARKING PROVIDED:

OFF-STREET PARKING
STANDARD: 547 SPACES (INCLUDES 21 ACCESSIBLE)
COMPACT: 13 SPACES (INCLUDES 0 ACCESSIBLE)
TOTAL PARKING PROVIDED = 560 SPACES

LOADING ZONES

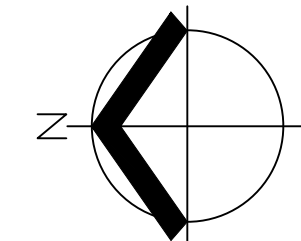
REQUIRED = 3 (200 OR MORE DWELLING UNITS)
PROVIDED = 3

REQUIRED BICYCLE PARKING =

PROVIDED BICYCLE PARKING: 405 SPACES (1/UNIT)
BIKE RACK: 278
1ST FLOOR: 127
TOTAL = 405 (1/UNIT)

LEGEND

FIRE APPARATUS MOBILITY
STORMWATER FACILITY
PROPOSED CONCRETE SIDEWALK (4 INCH THICKNESS)
ASPHALT
PROPOSED PARKING LOT LANDSCAPING
CONCEPTUAL LIGHT POLE (FINAL LOCATION TO BE COORDINATED AT TIME OF BUILDING PERMIT)

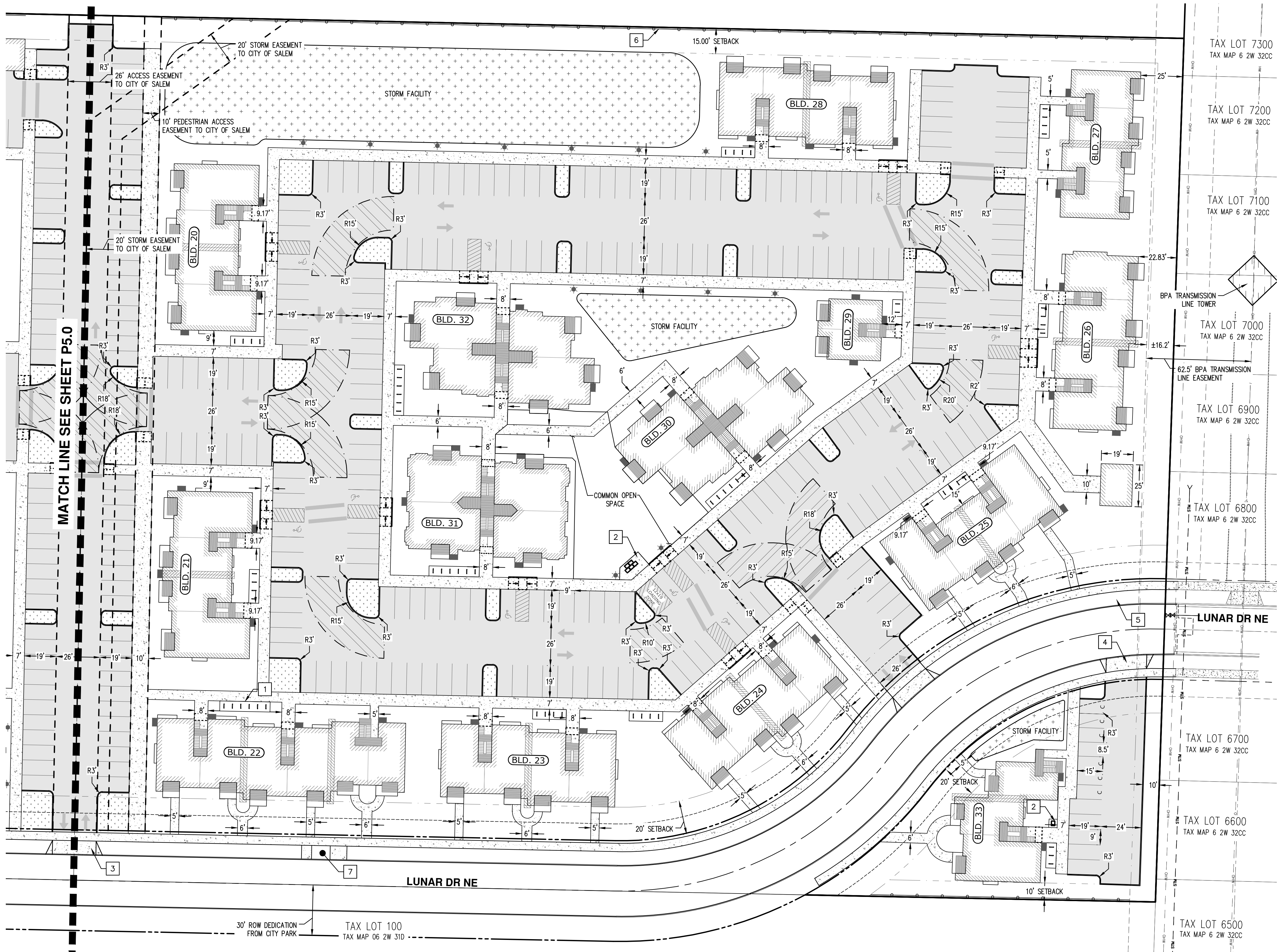


SCALE: 1" = 30 FEET
ORIGINAL PAGE SIZE: 22" x 34"

**PRELIMINARY SITE PLAN - NORTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON**



REVIEW: DECEMBER 31, 2024
JOB NUMBER: 8321
DATE: 12/15/2023
DESIGNED BY: TDR
DRAWN BY: TBD
CHECKED BY: TDR



MATCH LINE SEE SHEET P5.0

LUNAR DR NE

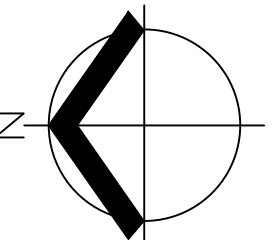
LUNAR DR NE

SITE KEYED NOTES:

- BIKE PARKING (3 STAPLES FOR 6 BIKE PARKING SPACES)
- MAILBOX CLUSTER. FINAL LOCATION TO BE COORDINATED WITH USPS.
- 26' DRIVEWAY APPROACH PER CITY STANDARDS
- 24' DRIVEWAY APPROACH PER CITY STANDARDS
- 10' DRIVEWAY APPROACH PER CITY STANDARDS
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- PROPOSED TRANSIT STOP
- TRANSIT STOP ALONG WESTERN SIDE OF LUNAR DR NE FINAL LOCATION TO BE DETERMINED

LEGEND

- FIRE APPARATUS MOBILITY
- STORMWATER FACILITY
- PROPOSED CONCRETE SIDEWALK (4 INCH THICKNESS)
- ASPHALT
- PROPOSED PARKING LOT LANDSCAPING
- CONCEPTUAL LIGHT POLE (FINAL LOCATION TO BE COORDINATED AT TIME OF BUILDING PERMIT)



SCALE: 1"= 30 FEET
ORIGINAL PAGE SIZE: 22" x 34"

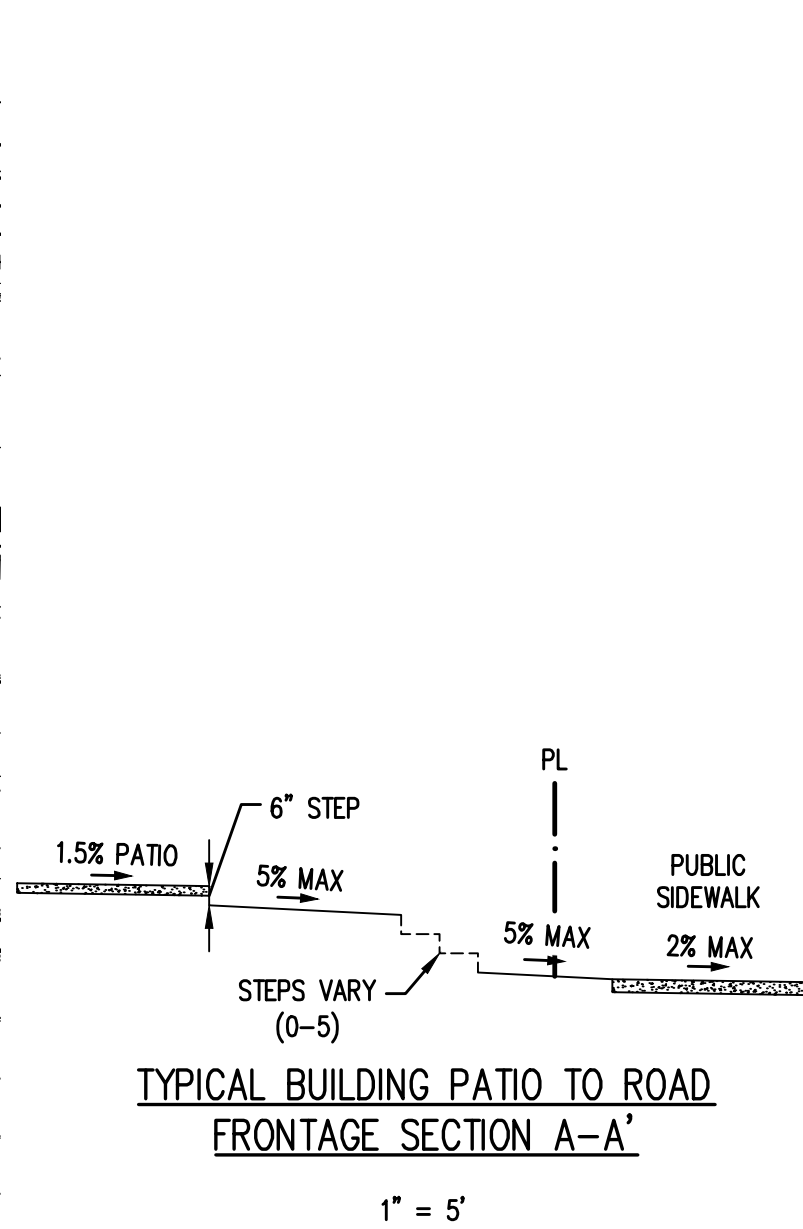
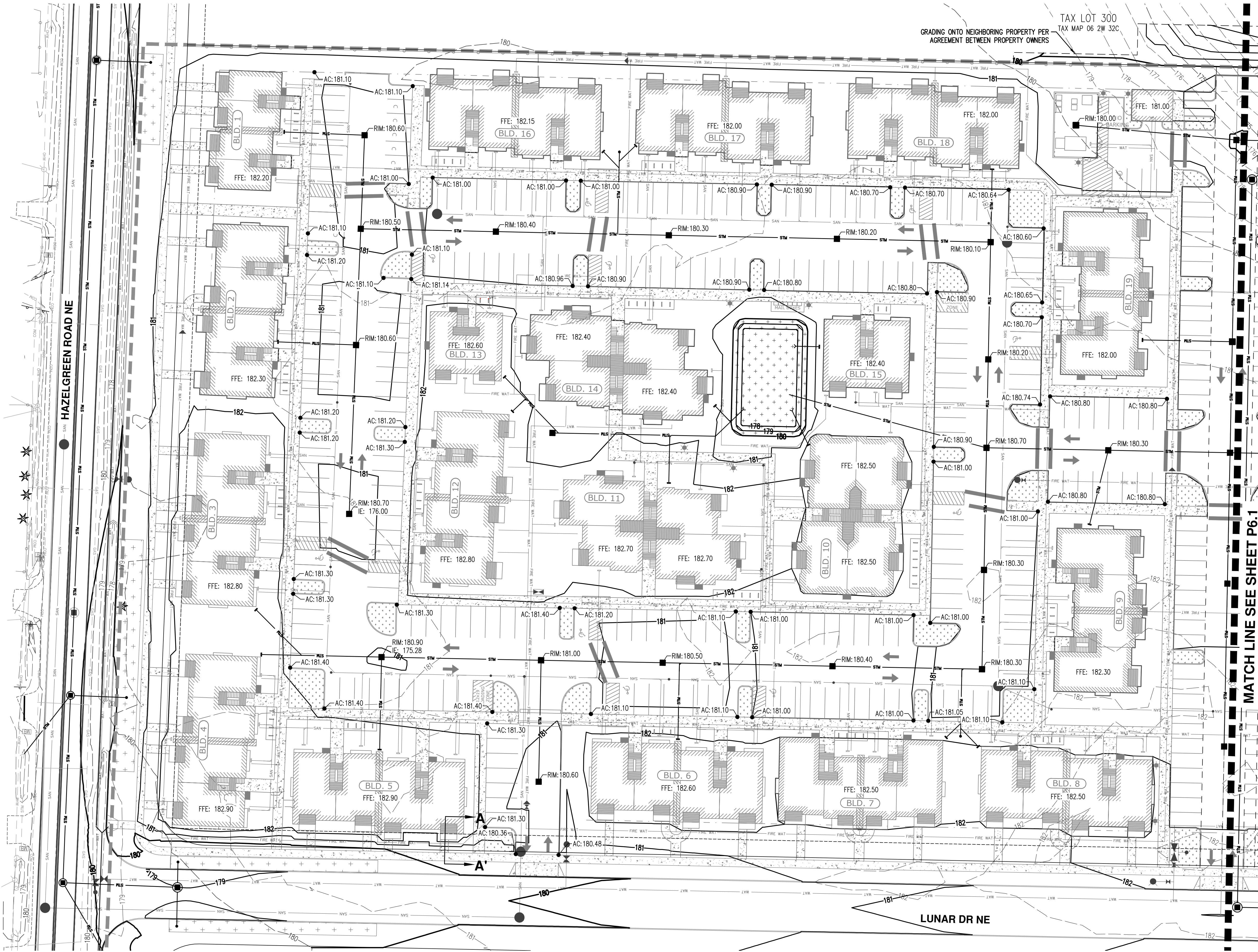
PRELIMINARY SITE PLAN - SOUTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON



RENEWAL: DECEMBER 31, 2024

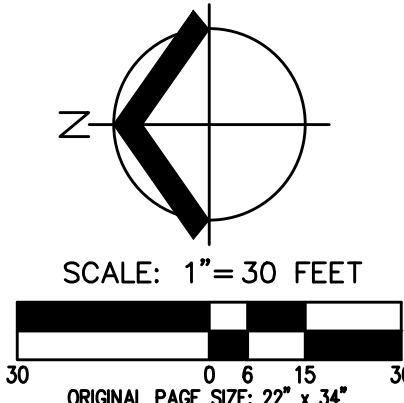
JOB NUMBER: 8321
DATE: 12/15/2023
DESIGNED BY: TDR
DRAWN BY: TBD
CHECKED BY: TDR

P5.1



LEGEND

EXISTING GROUND CONTOUR (1 FT)	181
EXISTING GROUND CONTOUR (5 FT)	180
FINISHED GRADE CONTOUR (1 FT)	181
FINISHED GRADE CONTOUR (5 FT)	180
PROPOSED MANHOLE (MH)	●
PROPOSED CLEANOUT (CO)/DOWNSPOUT (DS)	•
PROPOSED CATCH BASIN (CB)	■
STORMWATER FACILITY	+

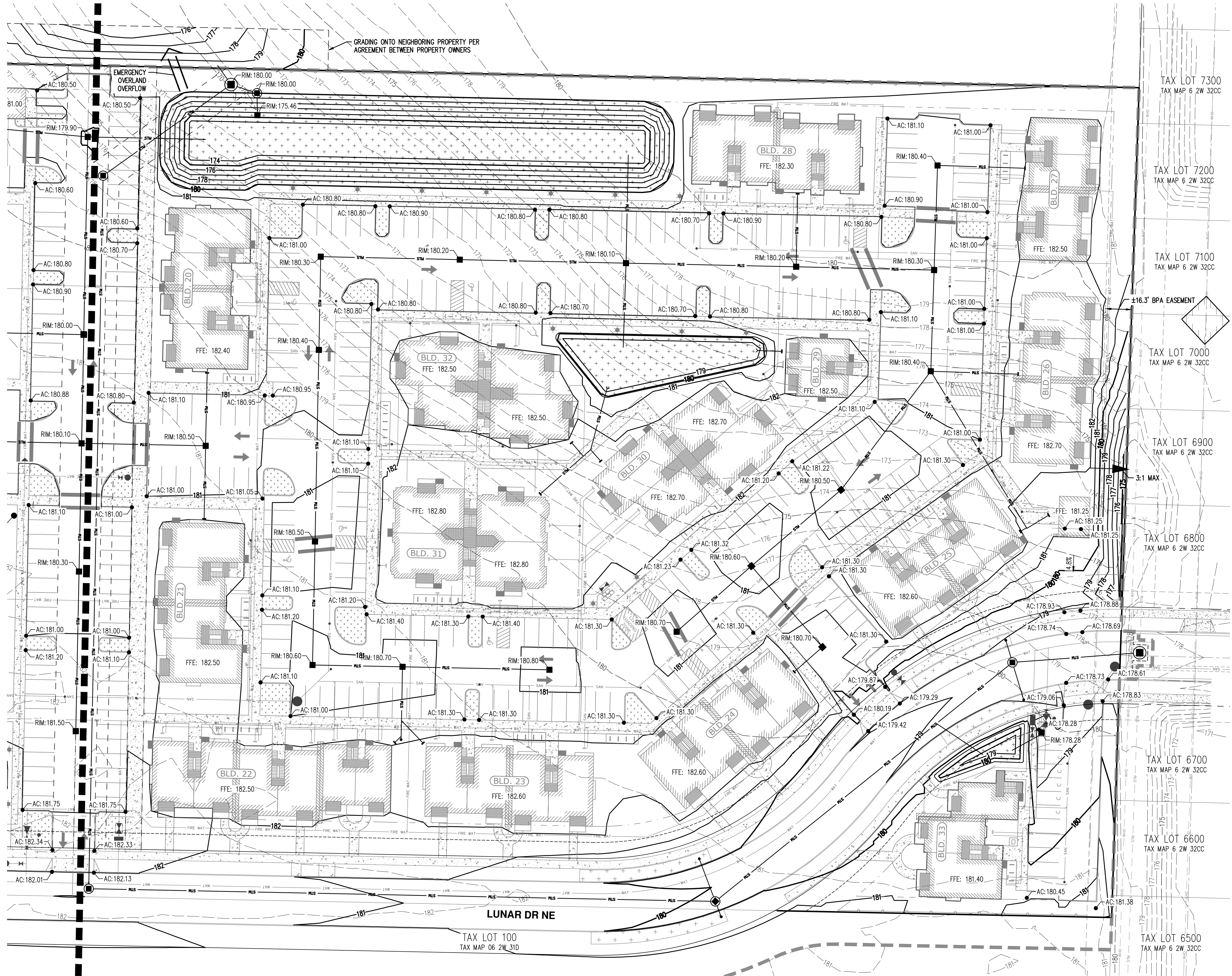


PRELIMINARY GRADING AND DRAINAGE PLAN - NORTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

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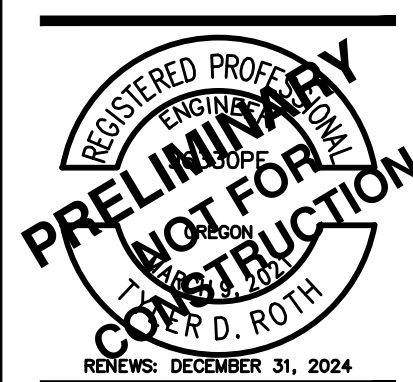
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
D. ROTH
REVISIONS: DECEMBER 31, 2024
JOB NUMBER: 8321
DATE: 12/15/2023
DESIGNED BY: TDR
DRAWN BY: TBD
CHECKED BY: TDR

AKS DRAWING FILE: 8321 PRELIM GRADING AND DRAINAGE.DWG | LAYOUT: P6.1



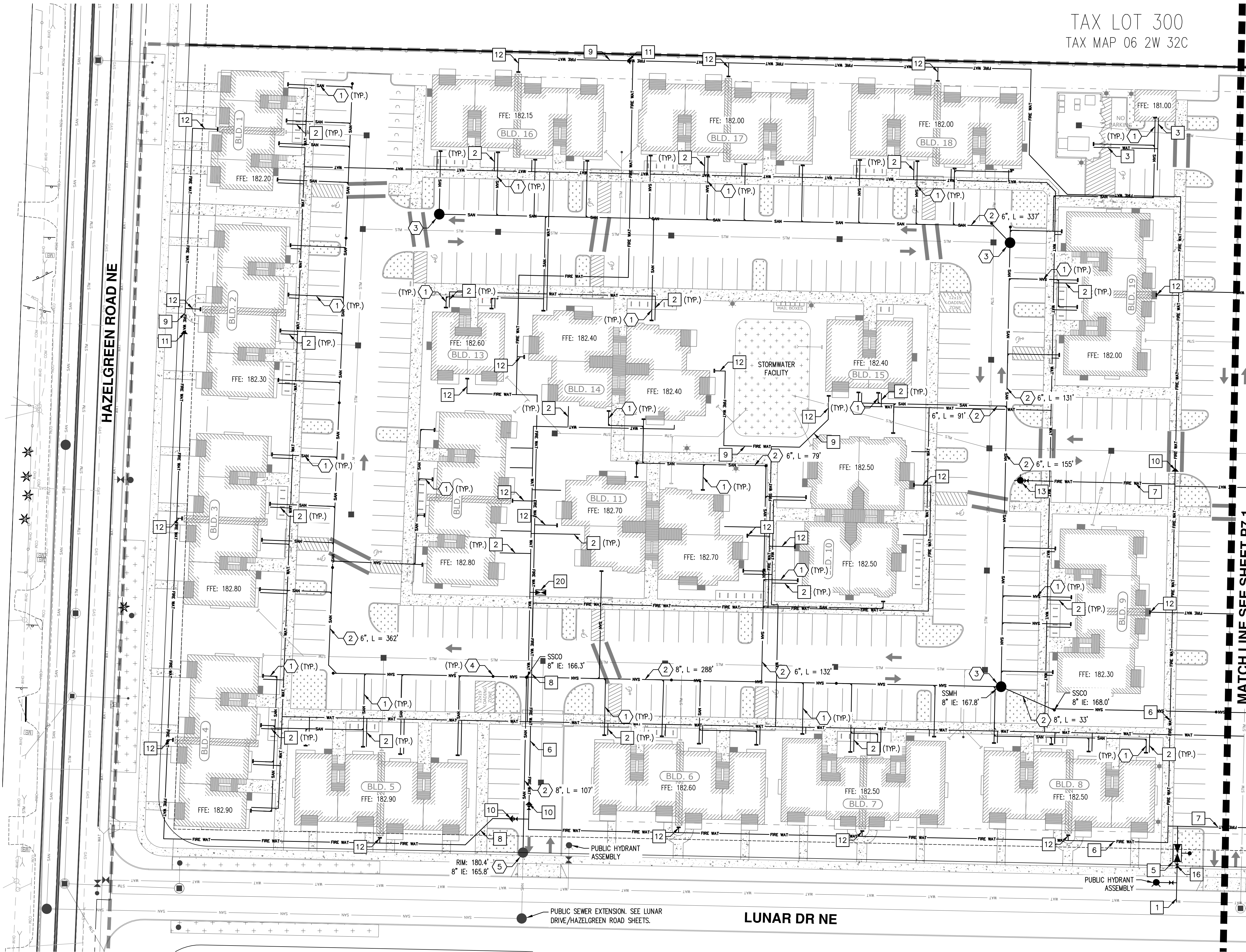
PRELIMINARY GRADING AND DRAINAGE PLAN - SOUTH
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DATE: 12/15/2023
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P6.1



TAX LOT 300
TAX MAP 06 2W 32C

SANITARY SEWER (SS) KEYED NOTES:

- 1. 4" SS LATERAL CONNECTION TO BUILDING STACK
- 2. SS PIPE SIZE AND LENGTH AS INDICATED ON PLANS
- 3. SS MANHOLE (MH)
- 4. SS CLEANOUT (CO) EVERY 100 FEET MAX PER OREGON PLUMBING SPECIALTY CODE (OPSC)
- 5. SS MONITORING MH PER CITY STANDARDS

WATER AND FIRE KEYED NOTES:

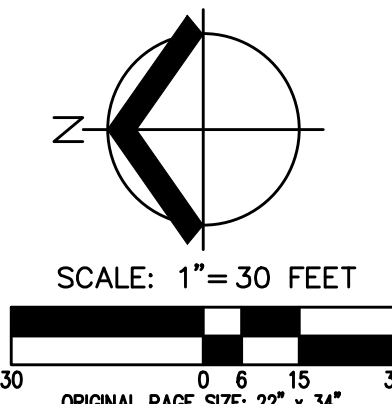
- 1. CONNECT TO PROPOSED LUNAR DRIVE PUBLIC WATER MAIN
- 2. 1.5" DOMESTIC WATER SERVICE TO BUILDING STACK
- 3. 1" WATER SERVICE TO TRASH COMPACTOR AND MAINTENANCE BUILDINGS
- 4. CONNECT TO BUILDING DOMESTIC WATER SERVICE
- 5. 8" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FIRE DEPARTMENT CONNECTION (FDC)
- 6. 8" FIRE SERVICE
- 7. 6" FIRE SERVICE
- 8. 4" FIRE SERVICE
- 9. 2" FIRE SERVICE
- 10. 8"x4" REDUCER
- 11. 4"x2" REDUCER
- 12. 2" CONNECTION TO BUILDING FIRE SERVICE
- 13. PRIVATE FIRE HYDRANT ASSEMBLY WITH POST INDICATOR VALVE
- 14. 4" WATER METER
- 15. 4" DOUBLE CHECK (DC) ASSEMBLY
- 16. GATE VALVE AT PROPERTY LINE (PL) PER CITY STANDARDS
- 17. 2" WATER METER
- 18. 2" DC ASSEMBLY
- 19. 6" DCDA W/ FDC
- 20. 2" DC ASSEMBLY FOR IRRIGATION SERVICE

LEGEND

- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- DOUBLE CHECK VALVE
- DOUBLE CHECK VALVE W/ FDC
- REDUCER

GENERAL NOTE:

- 1. SEWER DEPTH AND SIZING IS BASED ON 3.0' DEPTH BELOW BLDG 28 AND 33 FFE AND MINIMUM PIPE SLOPES (4" @ 2%, 6" @ 1% & 8" @ 0.52%) TO MONITORING MANHOLE BETWEEN BLDGS 5 AND 6.



**PRELIMINARY ONSITE UTILITY PLAN - NORTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON**

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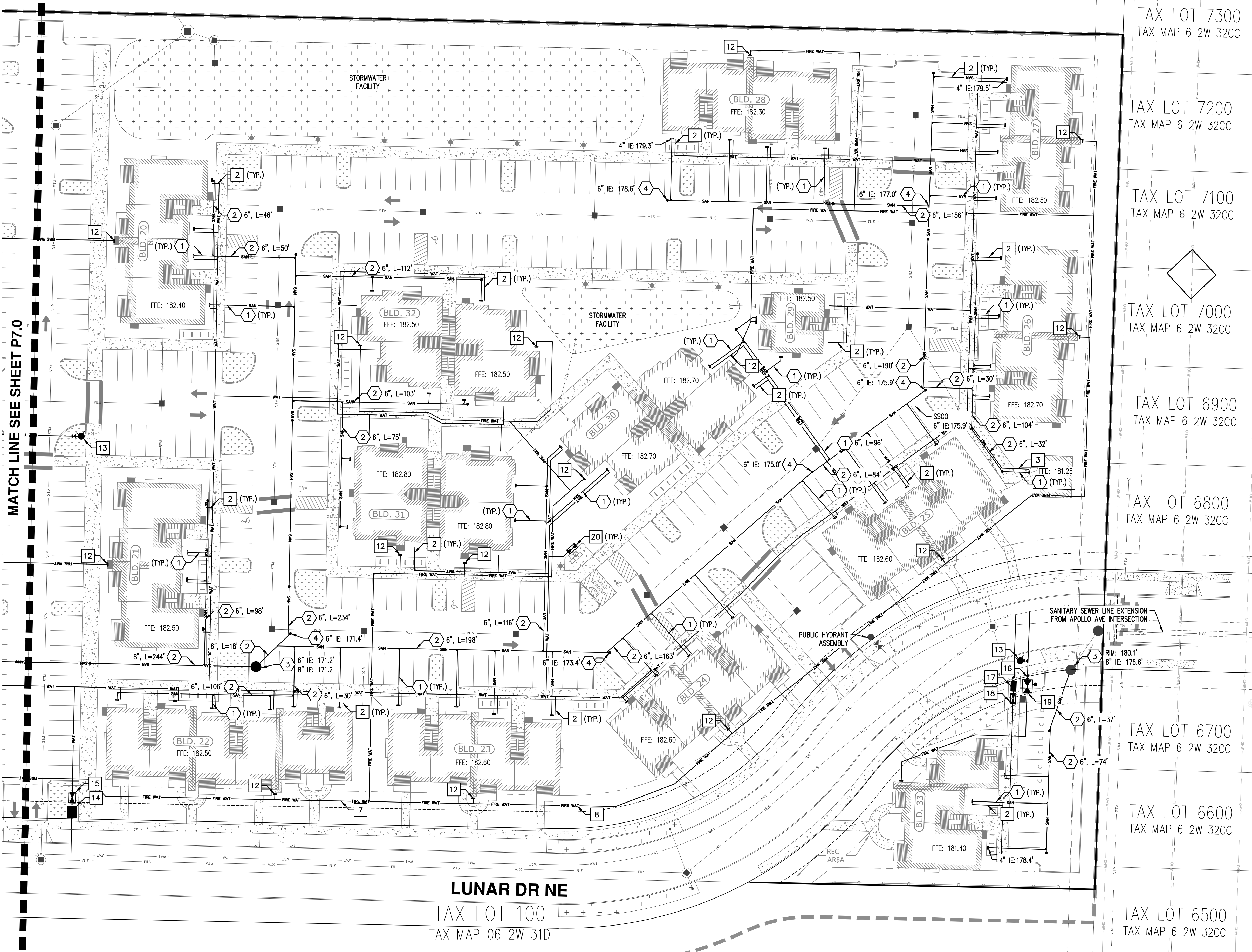
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
JASON R. ROTH
RENEW: DECEMBER 31, 2024

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER:	8321
DATE:	12/15/2023
DESIGNED BY:	TDR
DRAWN BY:	TBD
CHECKED BY:	TDR

AKS DRAWING FILE: 8321 PRELIM UTILITY.DWG | LAYOUT: P7.1

MATCH LINE SEE SHEET P7.0



- # SANITARY SEWER (SS) KEYED NOTES:
- 4" SS LATERAL CONNECTION TO BUILDING STACK
 - SS PIPE SIZE AND LENGTH AS INDICATED ON PLANS
 - SS MANHOLE (MH)
 - SS CLEANOUT (CO) EVERY 100 FEET MAX PER OREGON PLUMBING SPECIALTY CODE (OPSC)

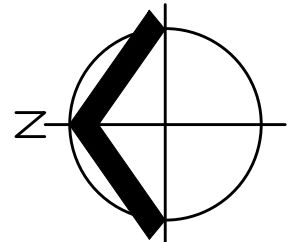
- # WATER AND FIRE KEYED NOTES:
- CONNECT TO PROPOSED LUNAR DRIVE PUBLIC WATER MAIN
 - 1.5" DOMESTIC WATER SERVICE TO BUILDING STACK
 - 1" WATER SERVICE TO TRASH COMPACTOR AND MAINTENANCE BUILDINGS
 - CONNECT TO BUILDING DOMESTIC WATER SERVICE
 - 8" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FIRE DEPARTMENT CONNECTION (FDC)
 - 8" FIRE SERVICE
 - 6" FIRE SERVICE
 - 4" FIRE SERVICE
 - 2" FIRE SERVICE
 - 8"x4" REDUCER
 - 4"x2" REDUCER
 - 2" CONNECTION TO BUILDING FIRE SERVICE
 - PRIVATE FIRE HYDRANT ASSEMBLY WITH POST INDICATOR VALVE
 - 4" WATER METER
 - 4" DOUBLE CHECK (DC) ASSEMBLY
 - GATE VALVE AT PROPERTY LINE (PL) PER CITY STANDARDS
 - 2" WATER METER
 - 2" DC ASSEMBLY
 - 6" DCDA W/ FDC
 - 2" DC ASSEMBLY FOR IRRIGATION SERVICE

LEGEND

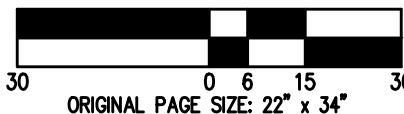
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER STUB TO BUILDING
- DOUBLE CHECK VALVE
- DOUBLE CHECK VALVE W/ FDC
- REDUCER

GENERAL NOTE:

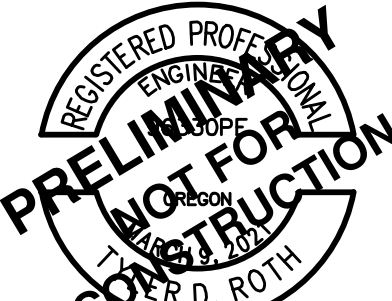
- SEWER DEPTH AND SIZING IS BASED ON 3.0' DEPTH BELOW BLDG 28 AND 33 FFE AND MINIMUM PIPE SLOPES (4" @ 2%, 6" @ 1%, & 8" @ 0.52%) TO MONITORING MANHOLE BETWEEN BLDGS 5 AND 6.



SCALE: 1"=30 FEET



PRELIMINARY ONSITE UTILITY PLAN - SOUTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

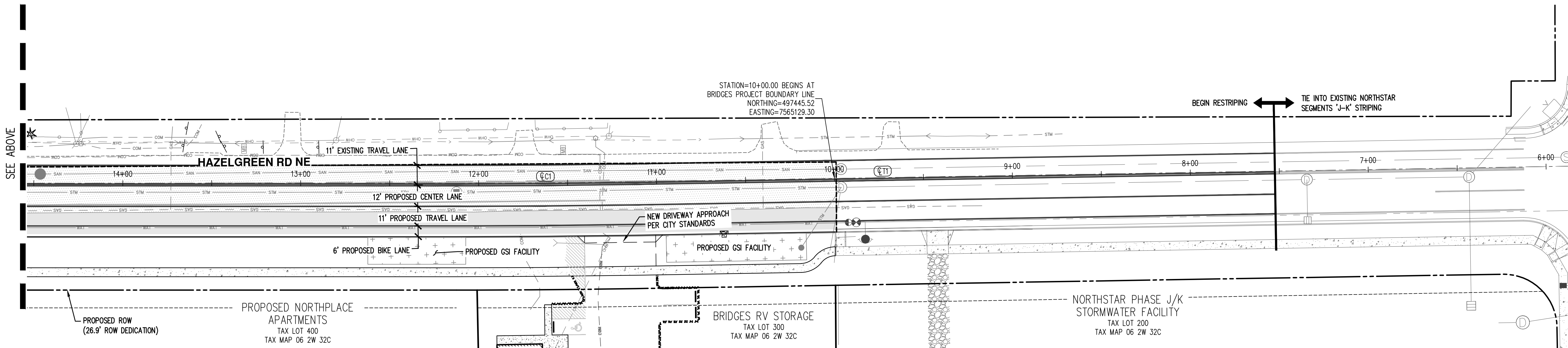
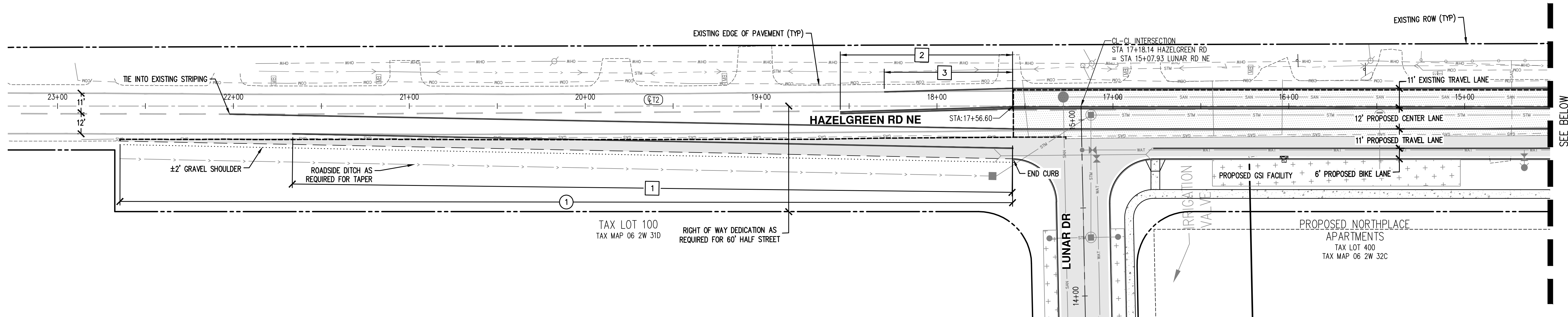


JOB NUMBER: 8321
DATE: 12/15/2023
DESIGNED BY: TDR
DRAWN BY: TBD
CHECKED BY: TDR

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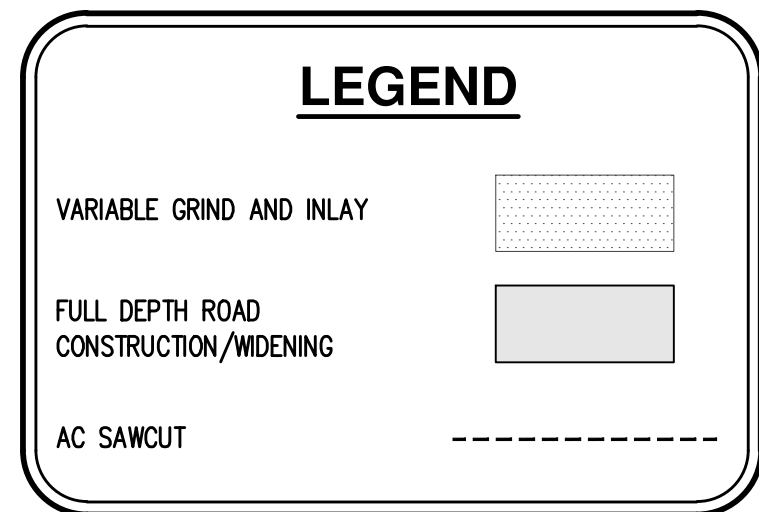
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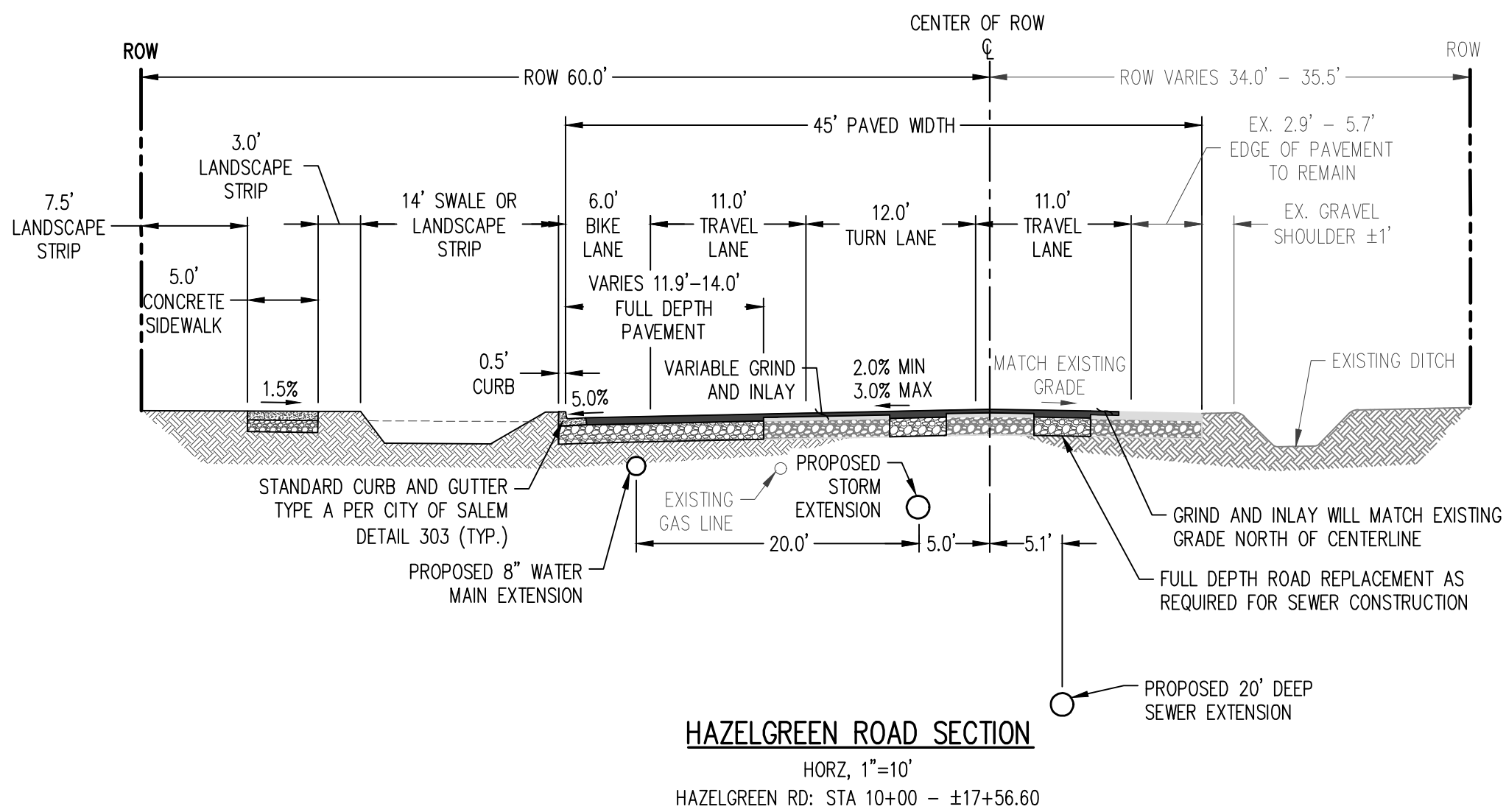


# EP TAPER TABLE			
	REDIRECTION TAPER (L=WS)	DESIGN SPEED	STATION
1	508' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+57 (30.0'L) END STA: 22+64 (19.9'L)

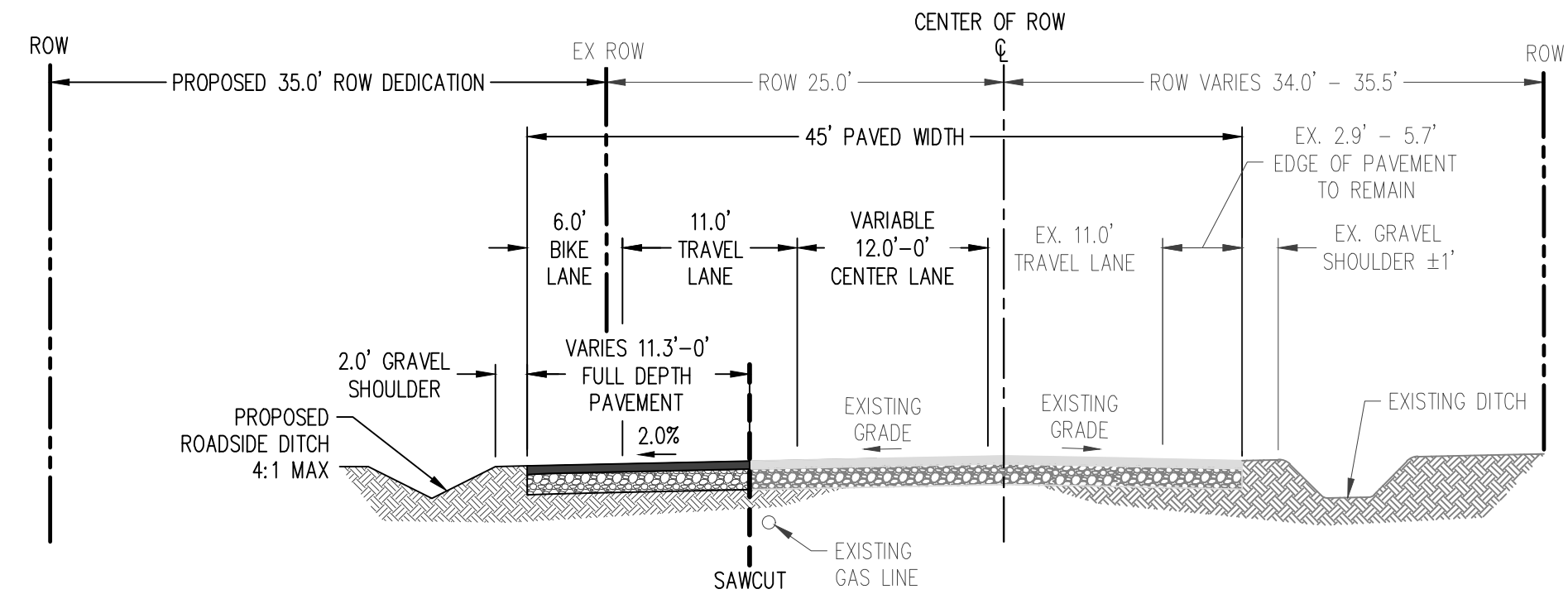
# STRIPING TAPER TABLE			
	REDIRECTION TAPER (L=WS)	DESIGN SPEED	STATION
1	410' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+56 (24.0'L) END STA: 21+66 (15.8'L)
2	98' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+57 (1.0'L) END STA: 18+55 (3.8'L)
3	73' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+57 (10.0'R) END STA: 18+30 (8.0'R)



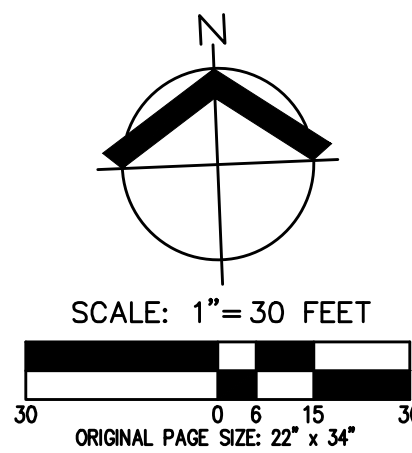
HAZELGREEN RD ALIGNMENT TABLE									
STATION	RIGHT OF WAY	BIKE LANE	TRAVEL LANE	TURN LANE	TRAVEL LANE	EDGE OF PAVEMENT	GRASS	SHOULDER	RIGHT OF WAY
17+56	34.0'	6.0'	11.0'	12.0'	11.0'	5.7'	0.0'	5.0'	34.0'
21+66	34.0'	6.0'	11.0'	12.0'	11.0'	5.7'	0.0'	5.0'	34.0'
17+57	34.0'	6.0'	11.0'	12.0'	11.0'	5.7'	0.0'	5.0'	34.0'
18+55	34.0'	6.0'	11.0'	12.0'	11.0'	5.7'	0.0'	5.0'	34.0'
17+57	34.0'	6.0'	11.0'	12.0'	11.0'	5.7'	0.0'	5.0'	34.0'
18+30	34.0'	6.0'	11.0'	12.0'	11.0'	5.7'	0.0'	5.0'	34.0'



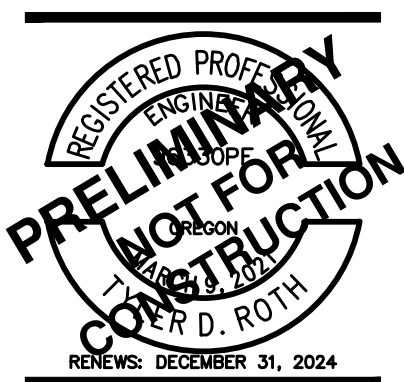
HAZELGREEN ROAD SECTION
HORZ. 1"=10'
HAZELGREEN RD: STA 10+00 - ±17+56.60



HAZELGREEN ROAD WIDENING SECTION
HORZ. 1"=10'
HAZELGREEN RD: STA ±17+56.60 - ±22+91

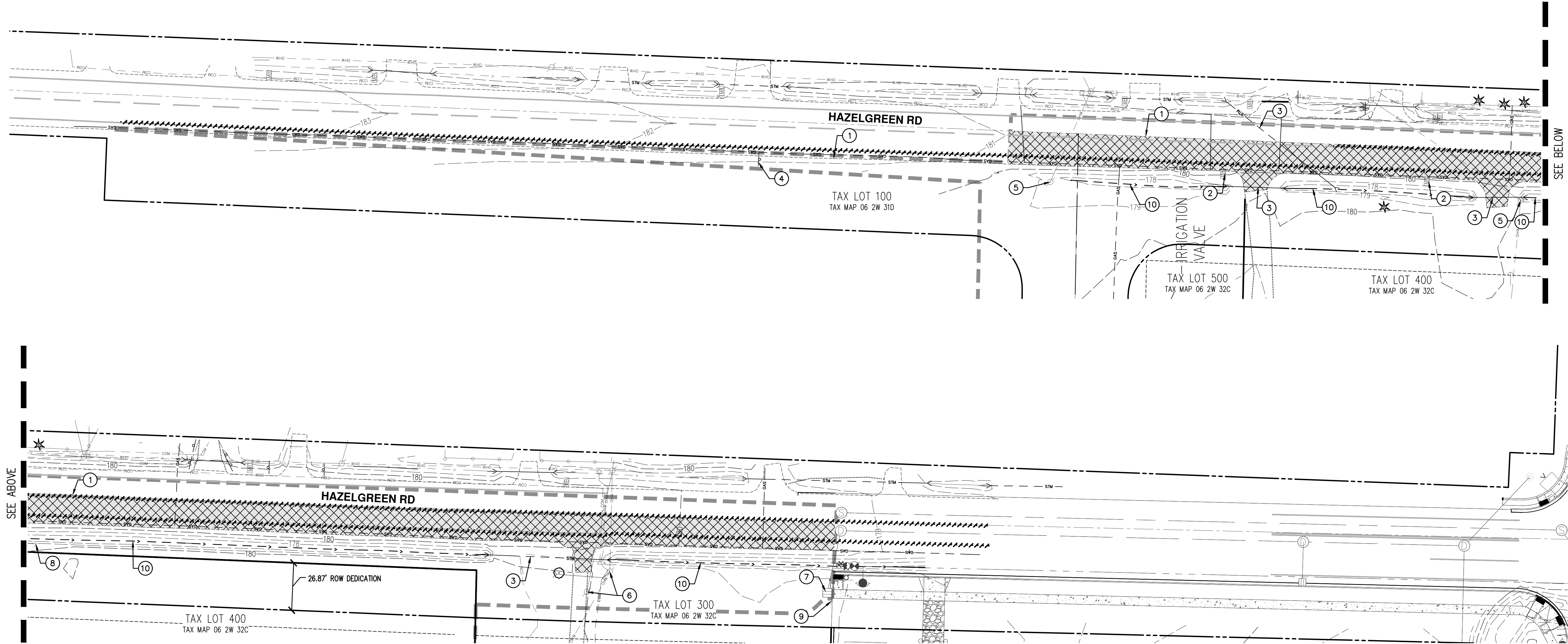


HAZELGREEN RD TYPICAL SECTION AND PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON



REVISIONS:	DECEMBER 31, 2024
JOB NUMBER:	8321
DATE:	12/15/2023
DESIGNED BY:	TDR
DRAWN BY:	TBD
CHECKED BY:	TDR

AKS DRAWING FILE: 8321 HAZELGREEN DEMO.DWG | LAYOUT: P81

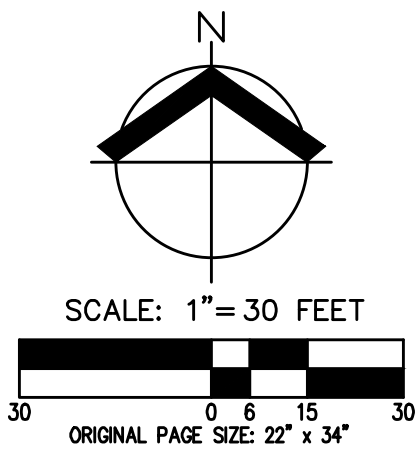


DEMOLITION KEYED NOTES: #

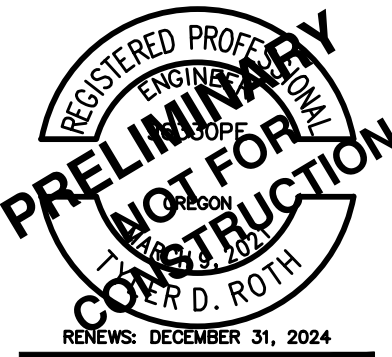
1. SAWCUT AC PAVEMENT.
2. REMOVE EXISTING MAILBOX.
3. REMOVE EXISTING CULVERT.
4. RELOCATE EXISTING SIGNAGE.
5. RELOCATE EXISTING POWER POLE.
6. REMOVE EXISTING POWER POLE.
7. REMOVE EXISTING STORM STRUCTURE.
8. RELOCATE EXISTING GUY WIRE.
9. REMOVE EXISTING FENCE.
10. FILL EXISTING DITCH.

LEGEND

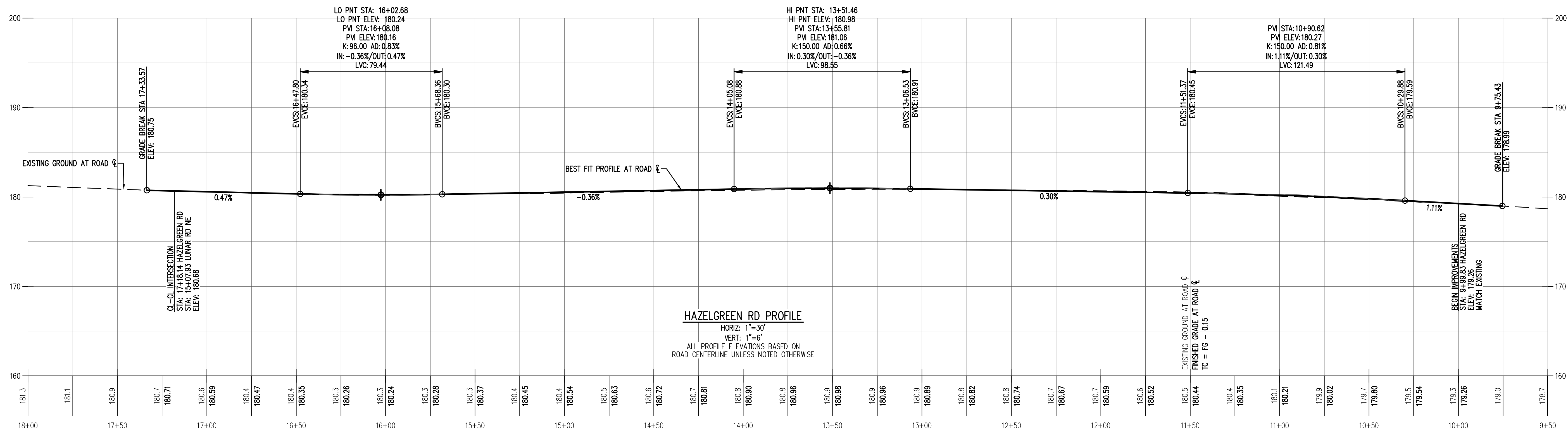
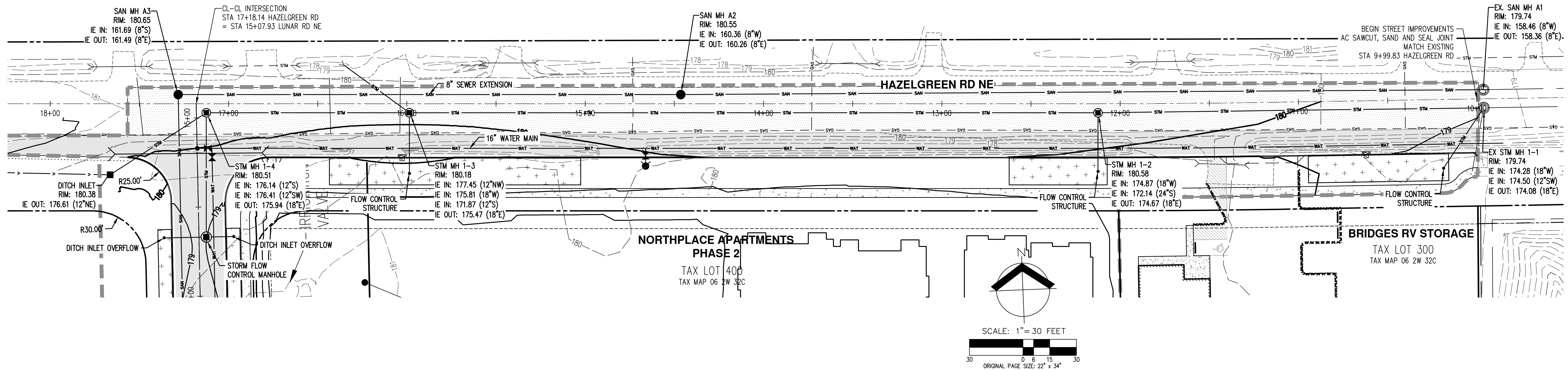
EXISTING GROUND CONTOUR (1 FT)	—179—
EXISTING GROUND CONTOUR (5 FT)	—180—
AC SAWCUT	-----
LIMITS OF DISTURBANCE	-----
STRIPING TO BE REPLACED	-----
EXISTING TREE TO REMAIN	○ ★
AC/CONCRETE TO BE REMOVED	XXXXXX



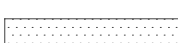
HAZELGREEN RD DEMOLITION PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON



JOB NUMBER:	8321
DATE:	12/15/2023
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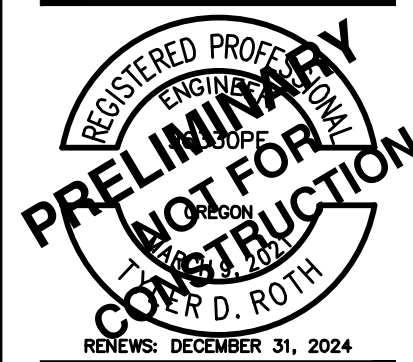


LEGEND

VARIABLE GRIND AND INLAY	
FULL DEPTH ROAD CONSTRUCTION/WIDENING	



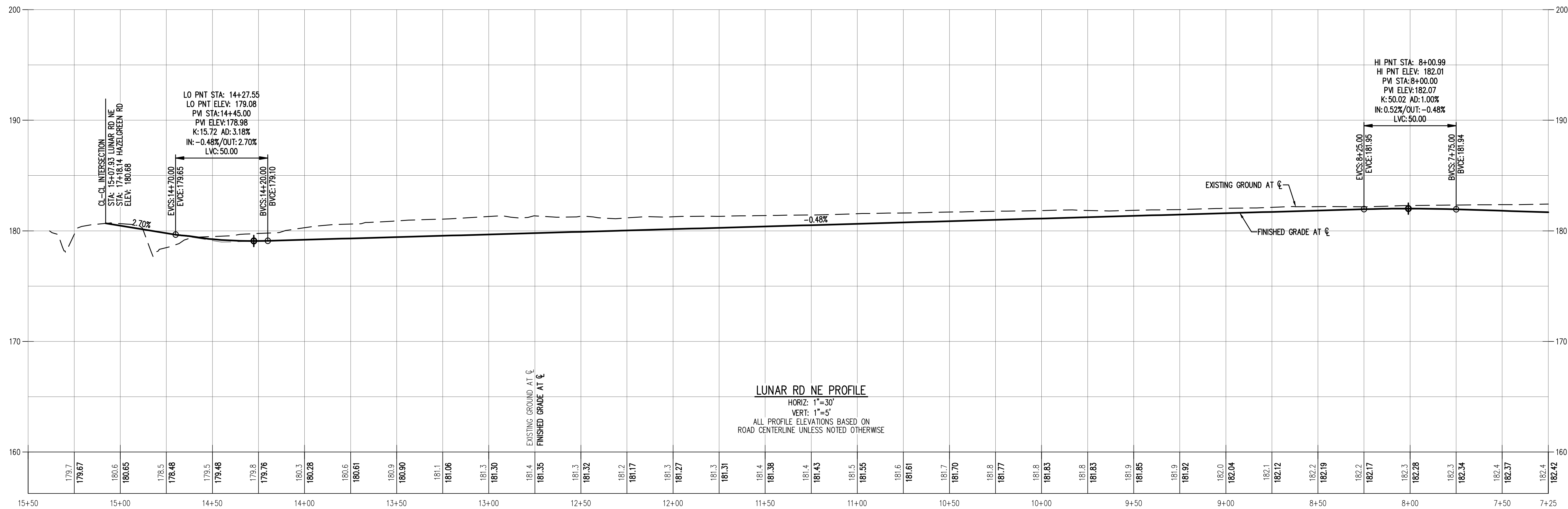
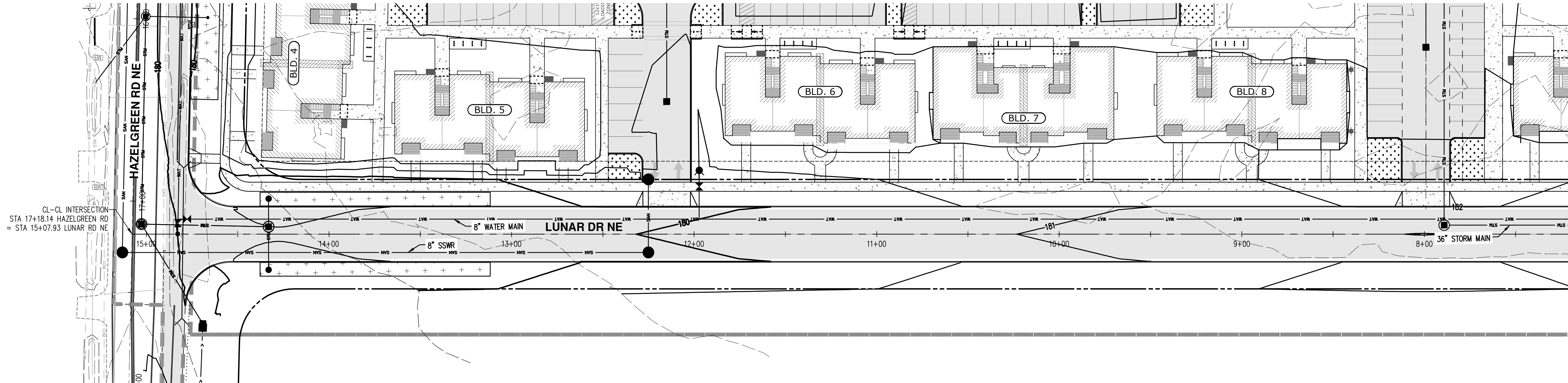
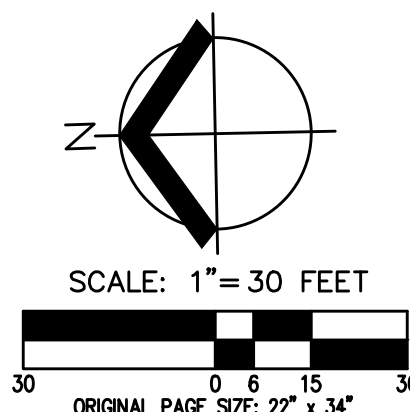
LUNAR DRIVE PLAN AND PROFILE
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON



RENEW: DECEMBER 31, 2024

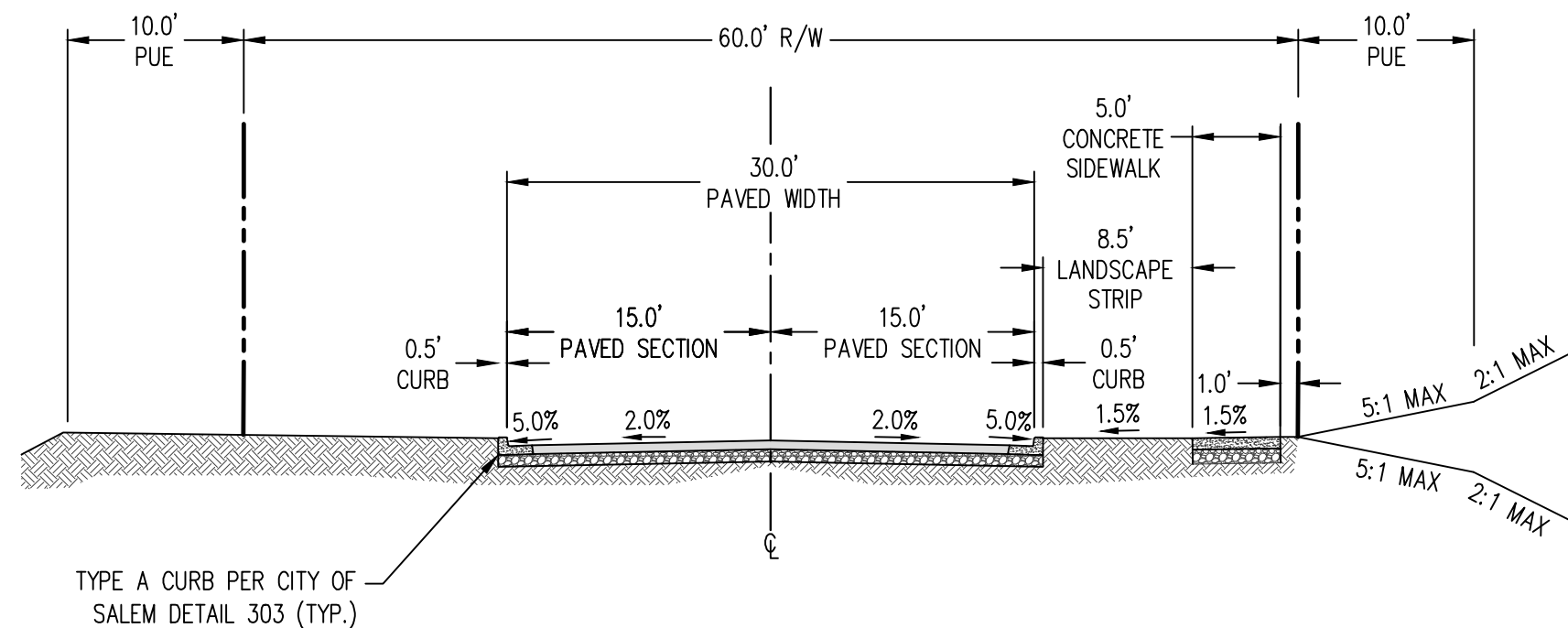
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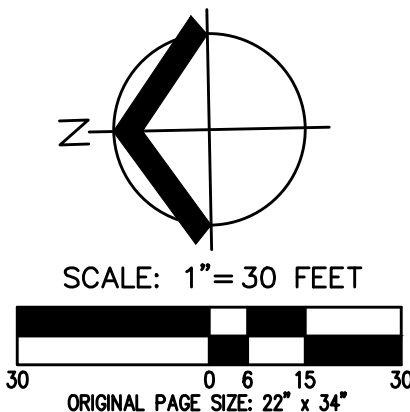
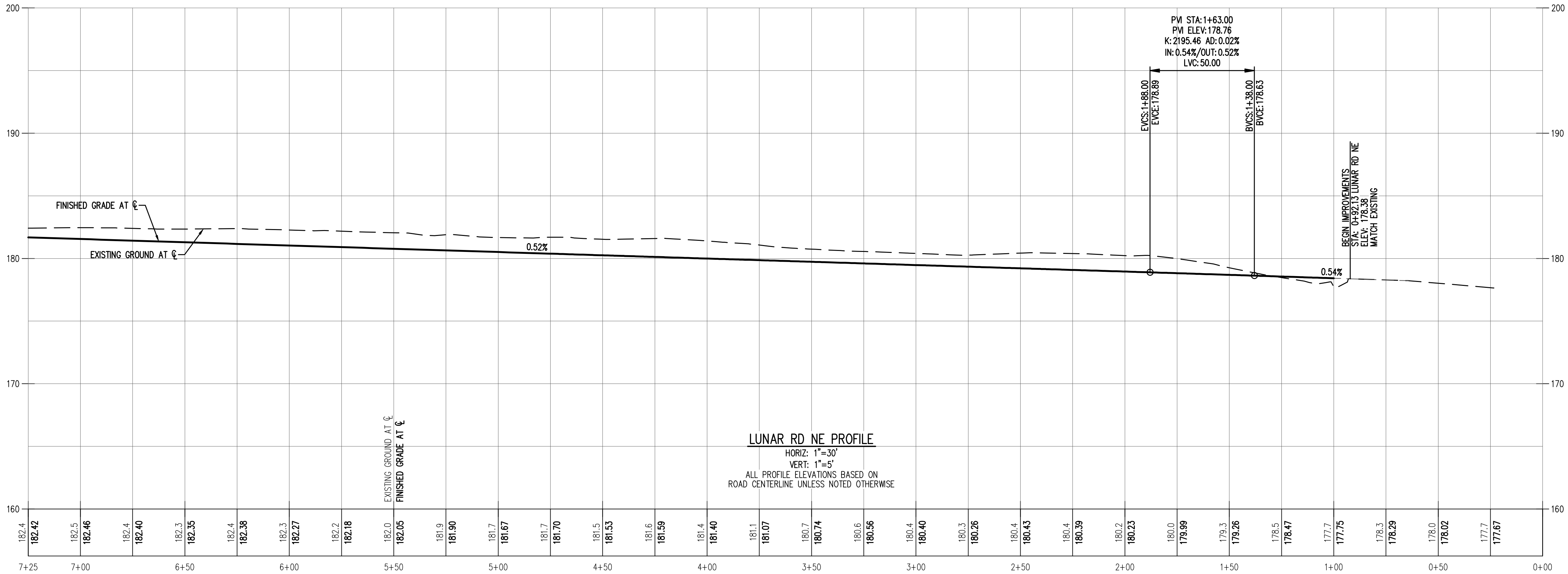
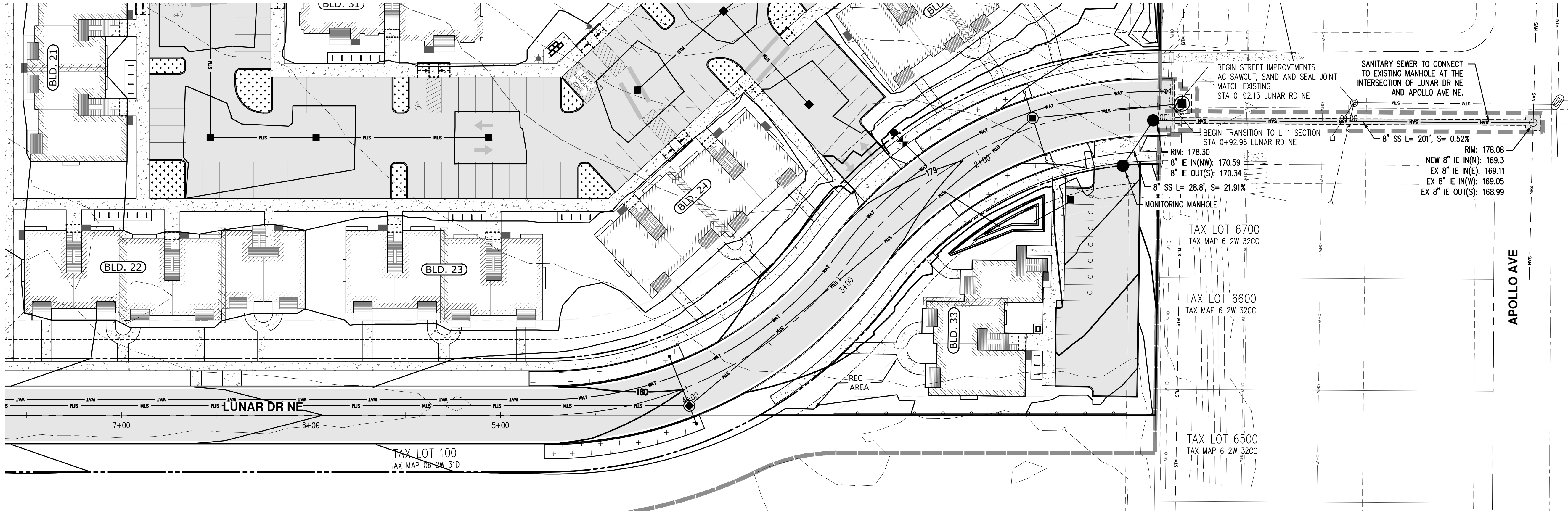
P9.0



STANDARD LOCAL STREET SECTION L-1

TYPICAL SECTION
HORZ. 1"=10'
LUNAR STREET STA: 14+13 - 15+08
TC (L&R) = $\ell + 0.16'$

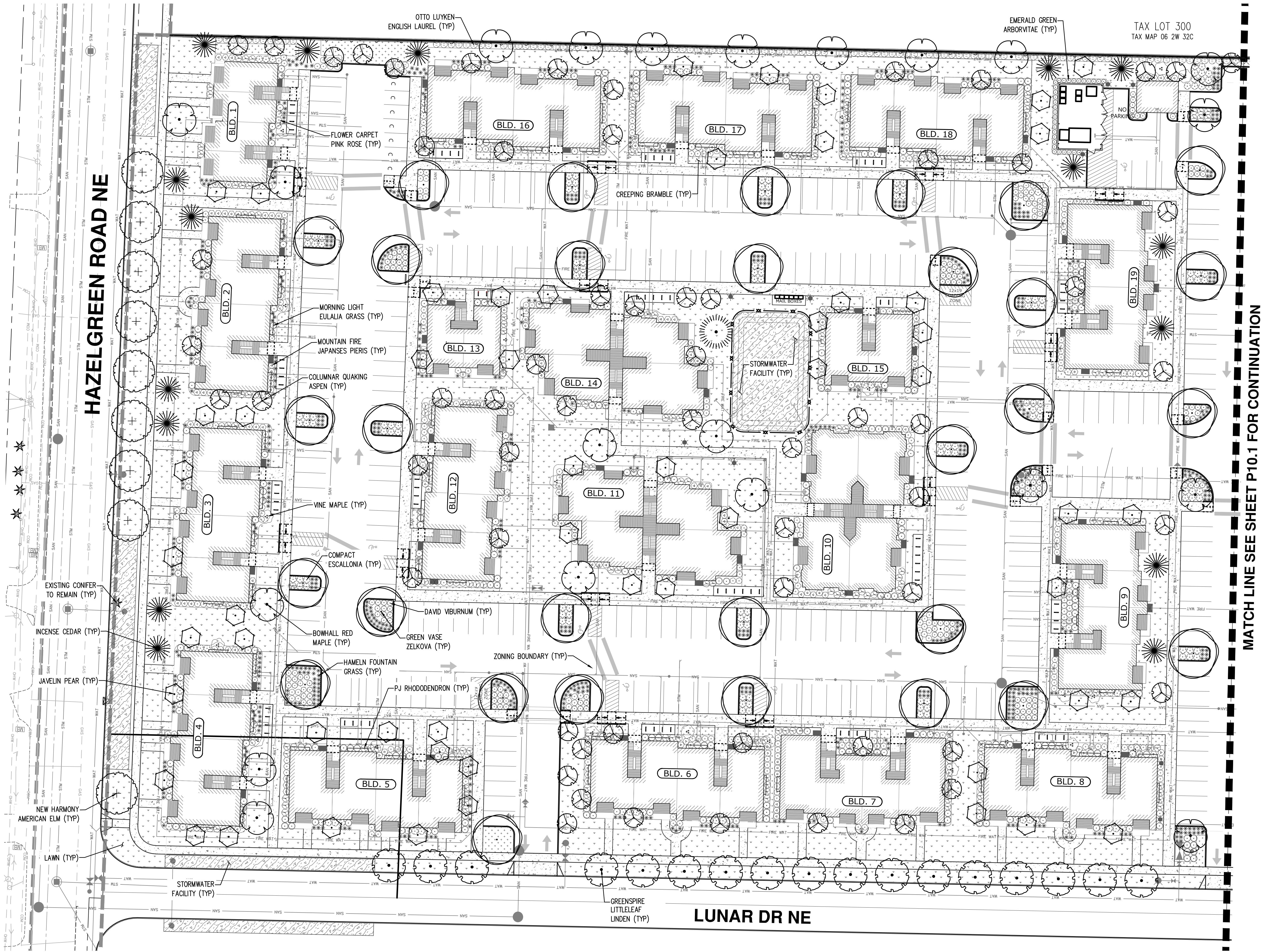




LUNAR DRIVE PLAN AND PROFILE
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON



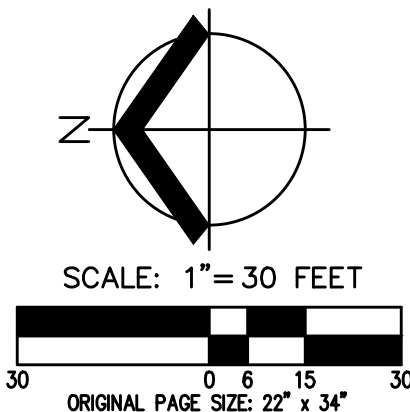
JOB NUMBER:	8321
DATE:	12/15/2023
DESIGNED BY:	TDR
DRAWN BY:	TBD
CHECKED BY:	TDR



MATCH LINE SEE SHEET P10.1 FOR CONTINUATION

GENERAL NOTE

REFER TO SHEET P10.2 FOR PLANT SCHEDULE AND GENERAL LANDSCAPE NOTES.



PRELIMINARY LANDSCAPE PLAN - NORTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

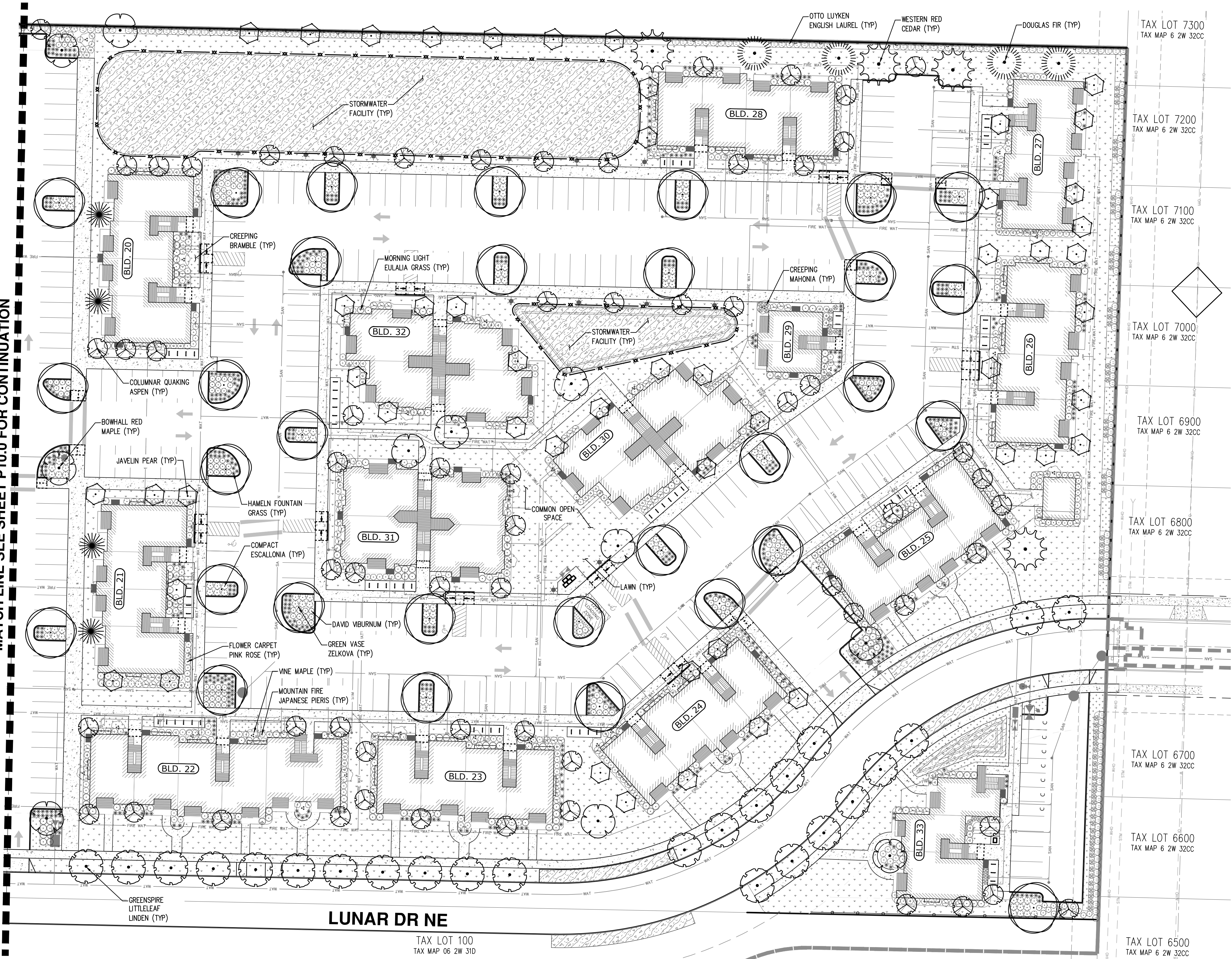
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
FOR THE STATE OF OREGON

JOB NUMBER: 8321
DATE: 12/15/2023
DESIGNED BY: JRH
DRAWN BY: JRH
CHECKED BY: TEB

P10.0

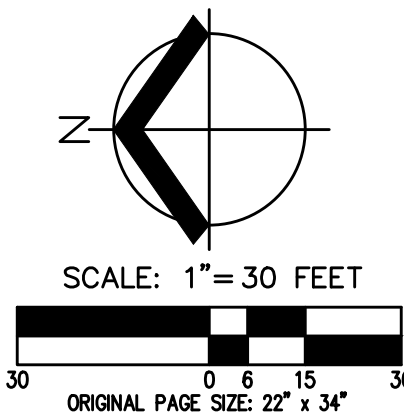
AKS DRAWING FILE: 8321 PRELIM LANDSCAPING LAYOUT: P10.1

MATCH LINE SEE SHEET P10.0 FOR CONTINUATION



GENERAL NOTE

REFER TO SHEET P10.2 FOR PLANT SCHEDULE AND GENERAL LANDSCAPE NOTES.



PRELIMINARY LANDSCAPE PLAN - SOUTH
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

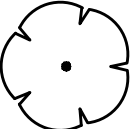
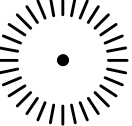
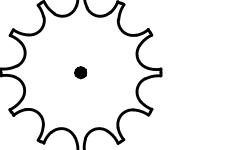
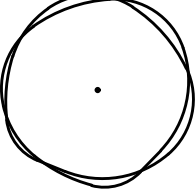
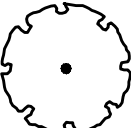
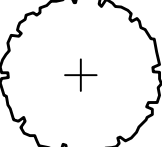
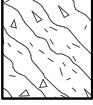
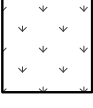
REGISTERED
LANDSCAPE ARCHITECT
FOR
OREGON

JOB NUMBER: 8321
DATE: 12/15/2023
DESIGNED BY: JRH
DRAWN BY: JRH
CHECKED BY: TEB

P10.1

AKS
AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97103
503.400.6028
WWW.AKS-ENG.COM
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PLANT SCHEDULE - ONSITE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONTAINER	SPACING
	32	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	1.5" CAL. B&B	AS SHOWN
	20	CALOCEDRUS DECURRENS	INCENSE CEDAR	6' HT. B&B	AS SHOWN
	125	POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN	1.5" CAL. B&B	AS SHOWN
	5	PSEUDOTSUGA MENZIESI	DOUGLAS FIR	6' HT. B&B	AS SHOWN
	105	PYRUS X 'NOPX1'	JAVELIN PEAR	1.5" CAL. B&B	AS SHOWN
	4	THUJA PLICATA	WESTERN RED CEDAR	6' HT. B&B	AS SHOWN
	62	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	1.5" CAL. B&B	AS SHOWN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONTAINER	SPACING
	41	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	AS SHOWN
	9	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY AMERICAN ELM	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONTAINER	SPACING
	53	ACER CIRCINATUM	VINE MAPLE	5 GAL. CONT./30" HT. MIN.	96" o.c.
	453	ESCALLONIA X 'COMPACTA'	COMPACT ESCALLONIA	3 GAL. CONT.	48" o.c.
	79	MAHONIA REPENS	CREEPING MAHONIA	1 GAL. CONT.	36" o.c.
	551	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	3 GAL. CONT.	48" o.c.
	1,329	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	345	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE PIERIS	3 GAL. CONT.	48" o.c.
	289	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL. CONT.	48" o.c.
	329	RHODODENDRON X 'P.J.M.'	PJM RHODODENDRON	3 GAL. CONT.	48" o.c.
	586	ROSA X 'NOATRAUM'	FLOWER CARPET PINK ROSE	1 GAL. CONT.	42" o.c.
	30	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT. CONT.	36" o.c.
	333	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL. CONT.	42" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONTAINER	SPACING
	944	RUBUS CALYCINOIDES	CREEPING BRAMBLE	1 GAL. CONT.	36" o.c.
	±33,564 SF	STORMWATER FACILITY SHALL BE PLANTED TO CITY OF SALEM STANDARDS			
	±120,887 SF	LAWN: SUNMARK SEEDS NORTHWEST SUPREME LAWN SEED MIX OR APPROVED SIMILAR MIX. APPLY AT A RATE OF 8 LBS PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER. MIX COMPOSITION BY WEIGHT: CUTTIE II PERENNIAL RYEGRASS/LOLIMUM PERENNE (35%); Dasher III PERENNIAL RYEGRASS/LOLIMUM PERENNE (35%); GARNET CREEPING RED FESCUE/FESTUCA RUBRA (15%); WINDWARD CHEWINGS FESCUE/FESTUCA RUBRA SPP LONGIFOLIA (15%).			

GENERAL LANDSCAPE NOTES

1. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE APPROVED PRIOR TO INSTALLATION WHERE ALLOWABLE BY THE CITY OF SALEM'S DESIGN STANDARDS. SUBSTITUTIONS SHALL BE OF EQUAL FORM AND FUNCTION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT AND MATERIAL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION AND FOR FAMILIARIZING THEMSELVES WITH SITE CONDITIONS. SHOULD DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
3. ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, IN ALL WAYS. PLANT IN ACCORDANCE WITH BEST PRACTICE STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION (AMERICAN HORT). FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, METERS, LIGHTS, TREE CANOPIES, BUILDING OVERHANGS, ETC.
4. ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS. UPON INSTALLATION, ALL PLANT MATERIALS SHALL BE VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS AND INJURIES.
5. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 2' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; NO CLOSER THAN 6' O.C. FROM ACCESS WALKWAYS, FIRE HYDRANTS, ROOF DRAINS, CATCH BASINS, MANHOLES, WATER METERS, GAS AND ELECTRIC SERVICES, UTILITY BOXES AND VAULTS, AND MOUNTED PEDESTALS; NO CLOSER THAN 10' O.C. FROM ALLEYS, DRIVEWAYS, TRAFFIC SIGNALS, STREET LIGHT STANDARDS AND UTILITY LINES. TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND. REFER ALSO TO THE CITY OF SALEM STANDARD TREE-SHRUB PLANTING DETAIL NO. 803 (SHEET L1.1)
6. PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM.
7. SOIL PREPARATION: ALL SHRUB BEDS SHALL HAVE A MINIMUM OF 12" OF CLEAN TOPSOIL. EXISTING NATIVE SOIL OR STOCKPILED TOPSOIL STRIPPINGS MAY BE USED. TOPSOIL SHALL BE RICH DARK BROWN IN COLOR AND VOID OF ROOTS, PLANTS, WEEDS, SEEDS, SOD, STONES, CLAY LUMPS, ALKALI SALTS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IF IMPORTED TOPSOIL IS REQUIRED CONTRACTOR SHALL LOOSEN SUBSOIL TO A MINIMUM DEPTH OF 18" AND REMOVE ANY DEBRIS OR MATERIAL THAT MAY INHIBIT HEALTHY PLANT GROWTH PRIOR TO INSTALLATION OF TOPSOIL. IF NATIVE SOIL TO BE USED BECOMES COMPACTED DURING CONSTRUCTION ACTIVITY, CONTRACTOR SHALL LOOSEN TO A MINIMUM OF 12" AND AMEND EXISTING TOPSOIL WITH 2" OF VEGETATIVE COMPOST (SUCH AS COMPOSTED YARD WASTE) TILLED INTO THE SOIL. TOPSOIL SHALL BE PLACED OR WORKED IN FRIABLE (WORKABLE) CONDITION. SOIL SHALL NOT BE WORKED WHEN SATURATED TO PREVENT OVER-COMPACTION. FINISH GRADE OF ALL NEW PLANTINGS SHALL SEAMLESSLY MEET FINISH GRADE OF ANY EXISTING LANDSCAPE AREAS TO REMAIN AND AS INDICATED ON GRADING PLANS. PLANTING BED AREAS SHALL PROVIDE POSITIVE DRAINAGE AS INDICATED ON THE GRADING PLANS AND BE FREE OF HOLES, DIVOTS, OR HIGH/LOW SPOTS WHICH MAY CAUSE WATER TO COLLECT. BACKFILL PLANTING HOLES WITH A MIXTURE OF 1/3 ORGANIC MATERIAL, 1/3 TOPSOIL, AND 1/3 SANDY LOAM. SOIL FOR STREET TREES SHALL BE PREPARED AND AMENDED TO A WIDTH OF AT LEAST 3 TIMES THE SIZE OF THE ROOT BALL.
8. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR IRRIGATION POINT-OF-CONNECTION (P.O.C.), SLEEVING LOCATION, CONTROLLER, POWER SOURCE, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING. CONTRACTOR SHALL PROVIDE THE CITY OF SALEM WITH AN IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION AS A DELAYED SUBMITTAL.
9. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
10. MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANT MATERIAL WITH MULCH. MULCH SHALL BE AT LEAST 12" AWAY FROM ROOT FLARE OF TREE, THE FLARE SHALL REMAIN VISIBLE AND EXPOSED TO AT LEAST FINISH GRADE.
11. GROUNDCOVER SHALL NOT BE PLANTED CLOSER THAN 24" FROM CATCH BASINS OR DRAIN AREAS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 36" FROM CATCH BASINS AND BUILDING FOUNDATIONS. NO LANDSCAPE PLANT/GROUNDCOVER SHALL BE PLACED WITHIN 3' OF ANY NEW TREE.

RM-2 ZONE LANDSCAPE DATA

RM-2 ZONE AREA: ±598,188 SF
360 UNITS (INCLUDES 3 UNITS OF BUILDING 12)

COMMON OPEN SPACE REQUIRED: 5,550 SF (1,000 SF PLUS AN ADDITIONAL 250 SF FOR EVERY 20, OR PORTION THEREOF, OVER 20 UNITS)
COMMON OPEN SPACE PROVIDED: 5,601 SF
MINIMUM DIMENSIONS REQUIRED: 20' ALL SIDES AND 500 SF
MINIMUM DIMENSIONS PROVIDED: EXCEEDS

MINIMUM SITE TREES PER 702,020(b)(2)(a) REQUIRED (1 PER 2,000 SF GROSS SITE AREA): 299 TREES
TOTAL PROPOSED SITE TREES: 332 (EXCLUDES STREET TREES)

2 SHRUB P.U. AT EACH PRIMARY BUILDING ENTRANCE REQUIRED: 70 P.U.
SHRUB P.U. PROPOSED: 70 P.U.

10 TREE P.U. PER 60 LF OF BUILDING EXTERIOR, WITHIN 25 FT OF BUILDING (13,520 LF / 60 LF X 10): 2,253 TREE P.U. REQUIRED
TREE P.U. PROPOSED: 2,260 P.U.

1 SHRUB P.U. PER 15 LF OF BUILDING EXTERIOR (13,520 LF / 15 LF): 901 SHRUB P.U.
SHRUB P.U. PROPOSED: 6,559 P.U.

PARKING LOT LANDSCAPING
PARKING PERIMETER (7,729 LF) TREES REQUIRED 1 PER 50 LF: 148
PARKING PERIMETER TREES PROVIDED: 236
PARKING BAY TREES REQUIRED (1 PER BAY): 64
PARKING BAY TREES PROVIDED: 65

MU-1 ZONE LANDSCAPE DATA

MU-1 ZONE AREA: ±81,267 SF

PARKING LOT LANDSCAPING
PARKING LOT IMPERVIOUS AREA: 20,141 SF
INTERIOR PARKING LOT LANDSCAPING REQUIRED (MIN 8%): 1,611 SF
INTERIOR PARKING LOT LANDSCAPING PROVIDED: 1,962 SF (10%)

PARKING LOT TREES REQUIRED (MIN 1 TREE PER 12 PARKING SPACES): 5 TREES
PARKING LOT TREES PROVIDED: 7 TREES

PRELIMINARY LANDSCAPE SCHEDULE AND NOTES
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON



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