CITY OF Salem AT YOUR SERVICE
Public Works Department
APWA ACCREDITED AGENCY

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

January 26, 2024

Jeff Bivens
27375 Parkway Avenue
Wilsonville OR 97070

SUBJECT: **Wetland Land Use Notification: 4650 Hazelgreen Road**
Permit # 23-121805-PLN

Tax lots 062W32C000400 and 062W32C000400 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute* 227.350(5) allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on their property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.

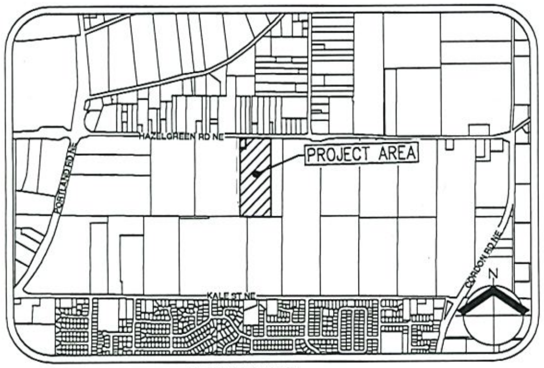
Jason Valyou
Program Coordinator

Enclosures: GIS Map, Site Map, Wetland Land Use Notification Form

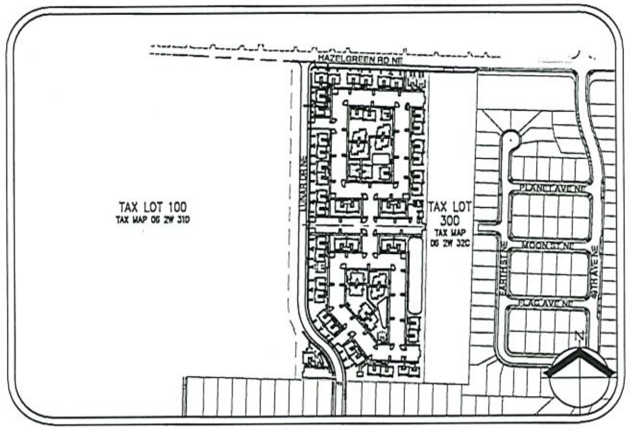
cc: Zachary Diehl, Natural Resource Program Coordinator
F:\Common\PAC\DevSvcsLandUse\23-121805-PLN_4650 Hazelgreen Road NE\WLUN
File

NORTHPLACE APARTMENTS PHASE 2

PRELIMINARY PLANS- FOR SITE PLAN REVIEW



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

CIVIL ENGINEERING/ SURVEYING/LAND USE PLANNING/LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC
ENGINEERING CONTACT: TYLER ROTH, P.E.
PLANNING CONTACT: ZACH PELZ, AICP
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM

ARCHITECT

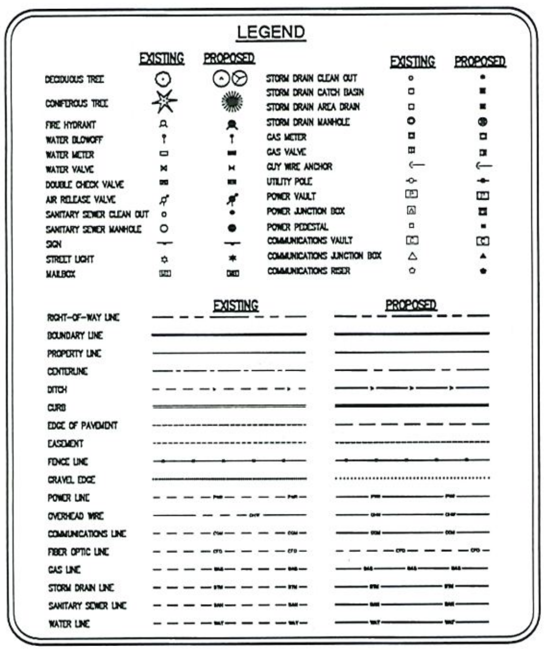
MULTI/TECH ENGINEERING SERVICES, INC.
CONTACT: MARK GRENZ, P.E.
1155 13TH ST SE
SALEM, OR 97302
PH: 503.363.9227

GEOTECHNICAL FIRM

REDMOND GEOTECHNICAL SERVICES, LLC
CONTACT: DANIEL M. REDMOND, P.E., G.E.
P.O. BOX 20547
PORTLAND, OR 97294
PH: 503.285.0598

OWNER/APPLICANT

I&E CONSTRUCTION, INC.
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
PH: 503.655.7933



PROPERTY DESCRIPTION

TAX LOT 400 AND 500 OF MARION COUNTY ASSESSOR'S MAP 06 2W 32C, LOCATED IN CITY OF SALEM, MARION COUNTY, OREGON.

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 VERTCON SHIFT OF −3.346 FEET WAS APPLIED TO BRING THE TO NGVD 29.

PROPERTY LOCATION

4680 AND 4650 HAZELGREEN ROAD NE
SALEM, OR 97305

ZONING

MULTIPLE FAMILY RESIDENTIAL (RM-2),
MIXED USE (MU-1)

PROJECT PURPOSE

MULTI-FAMILY COMMUNITY

EXISTING LAND USE

AGRICULTURAL LAND

SHEET INDEX

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P5.1	PRELIMINARY SITE PLAN – SOUTH
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P7.0	PRELIMINARY ONSITE UTILITY PLAN – NORTH
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P8.2	HAZELGREEN RD PLAN, PROFILE, AND UTILITY PLAN
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P10.0	PRELIMINARY LANDSCAPE PLAN – NORTH
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COVER SHEET
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

PRELIMINARY
NOT FOR CONSTRUCTION

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

P1.0

NOTES:

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 VERTCON SHIFT OF –3.348 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

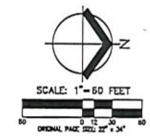
TREE NUMBER	TYPE	DBH (IN.)
10627	DECIDUOUS	6
31311	CONIFEROUS	10
31312	CONIFEROUS	10
31313	CONIFEROUS	10
31314	CONIFEROUS	10
31579	CONIFEROUS	24
31956	DECIDUOUS	24
31982	DECIDUOUS	20
31983	DECIDUOUS	7,9
31966	OAK	32
31967	DECIDUOUS	20
31989	DECIDUOUS	8,8,9,10,10
32006	CONIFEROUS	15
32008	DECIDUOUS	8
32009	DECIDUOUS	6

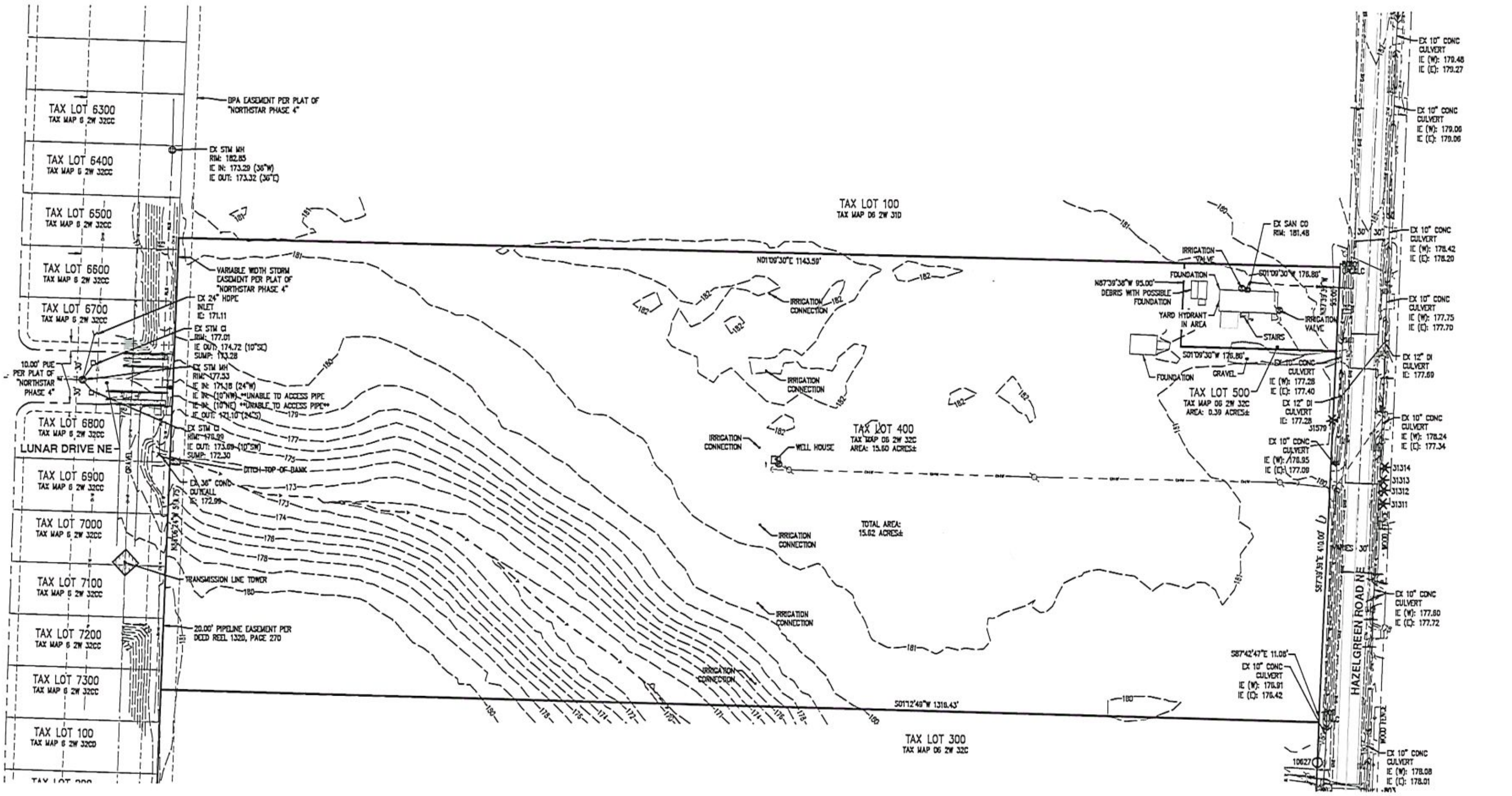
TREE TABLE

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	18
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





EXISTING CONDITIONS MAP
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/24

JOB NUMBER:	8321
DATE:	12/15/2023
DESIGNED BY:	
DRAWN BY:	CC
CHECKED BY:	NW

P2.0

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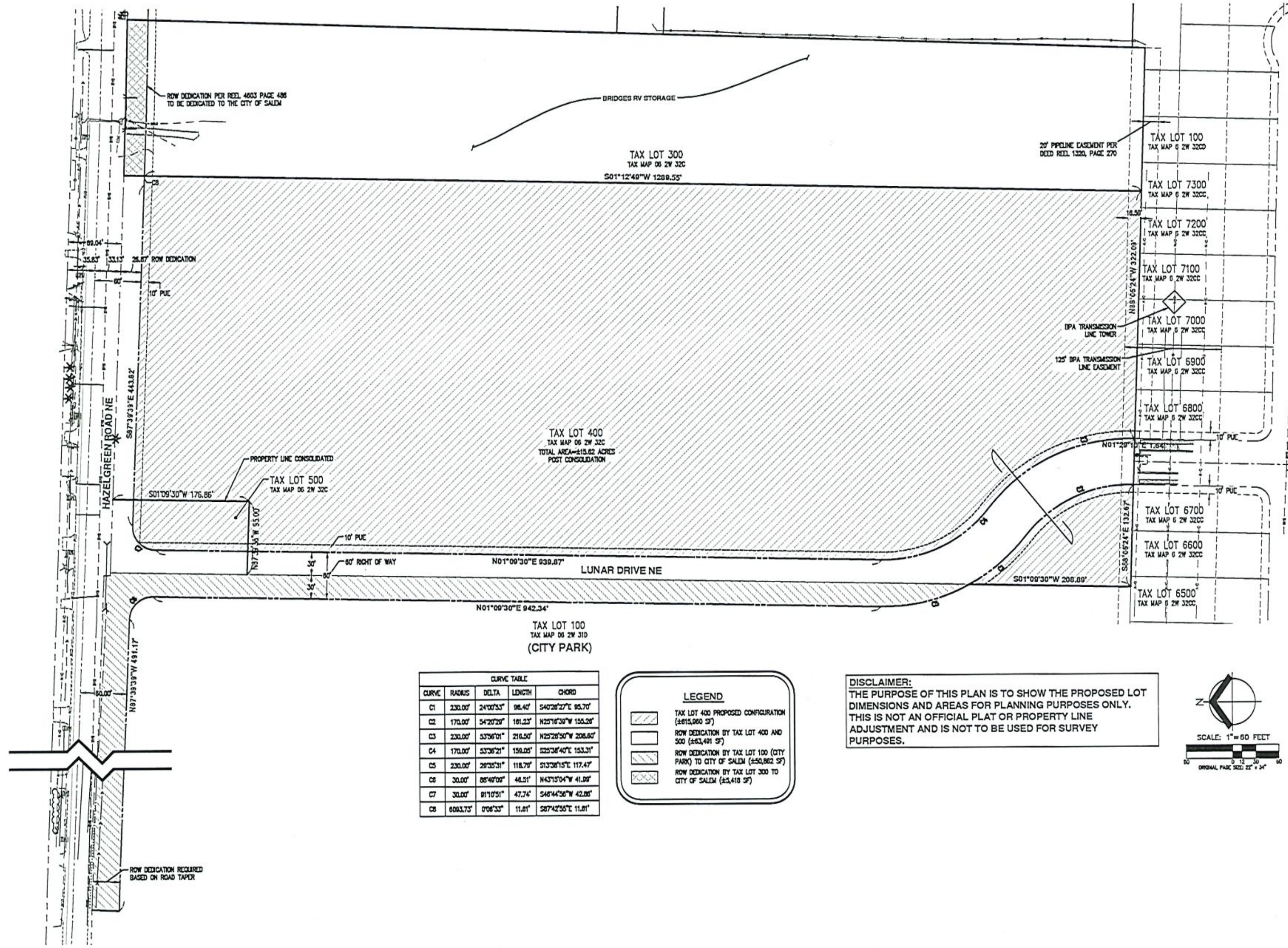

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	230.00'	24°00'53"	96.40'	S40°28'27"E 95.70'
C2	170.00'	54°20'29"	161.23'	N25°16'39"W 155.26'
C3	230.00'	53°56'01"	216.50'	N25°28'50"W 208.60'
C4	170.00'	53°36'21"	159.05'	S25°38'40"E 153.31'
C5	230.00'	29°35'31"	118.79'	S13°38'15"E 117.47'
C6	30.00'	88°49'09"	46.51'	N43°15'04"W 41.99'
C7	30.00'	91°10'51"	47.74'	S46°44'56"W 42.86'
C8	6093.73'	0°06'33"	11.61'	S87°42'55"E 11.61'

LEGEND

- TAX LOT 400 PROPOSED CONFIGURATION (±615,960 SF)
- ROW DEDICATION BY TAX LOT 400 AND 500 (±63,491 SF)
- ROW DEDICATION BY TAX LOT 100 (CITY PARK) TO CITY OF SALEM (±50,862 SF)
- ROW DEDICATION BY TAX LOT 300 TO CITY OF SALEM (±5,418 SF)

DISCLAIMER:
THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES ONLY. THIS IS NOT AN OFFICIAL PLAT OR PROPERTY LINE ADJUSTMENT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

N

SCALE: 1"=60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

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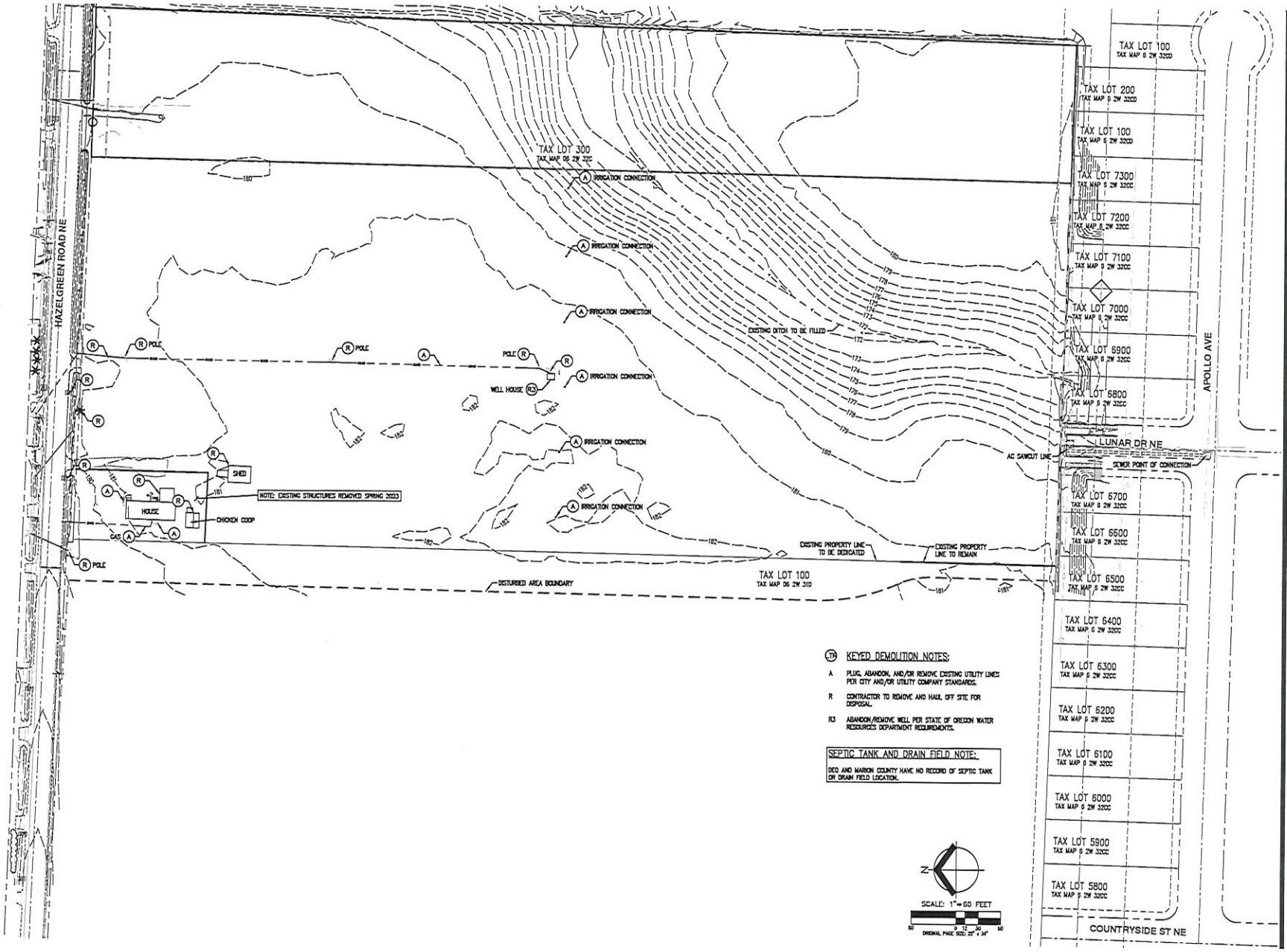
LOT CONSOLIDATION PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
TYLER D. ROTH

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

P3.0

AKS DRAWING FILE: 8321 TENTATIVE REPLATTING | LAYOUT: P3.0



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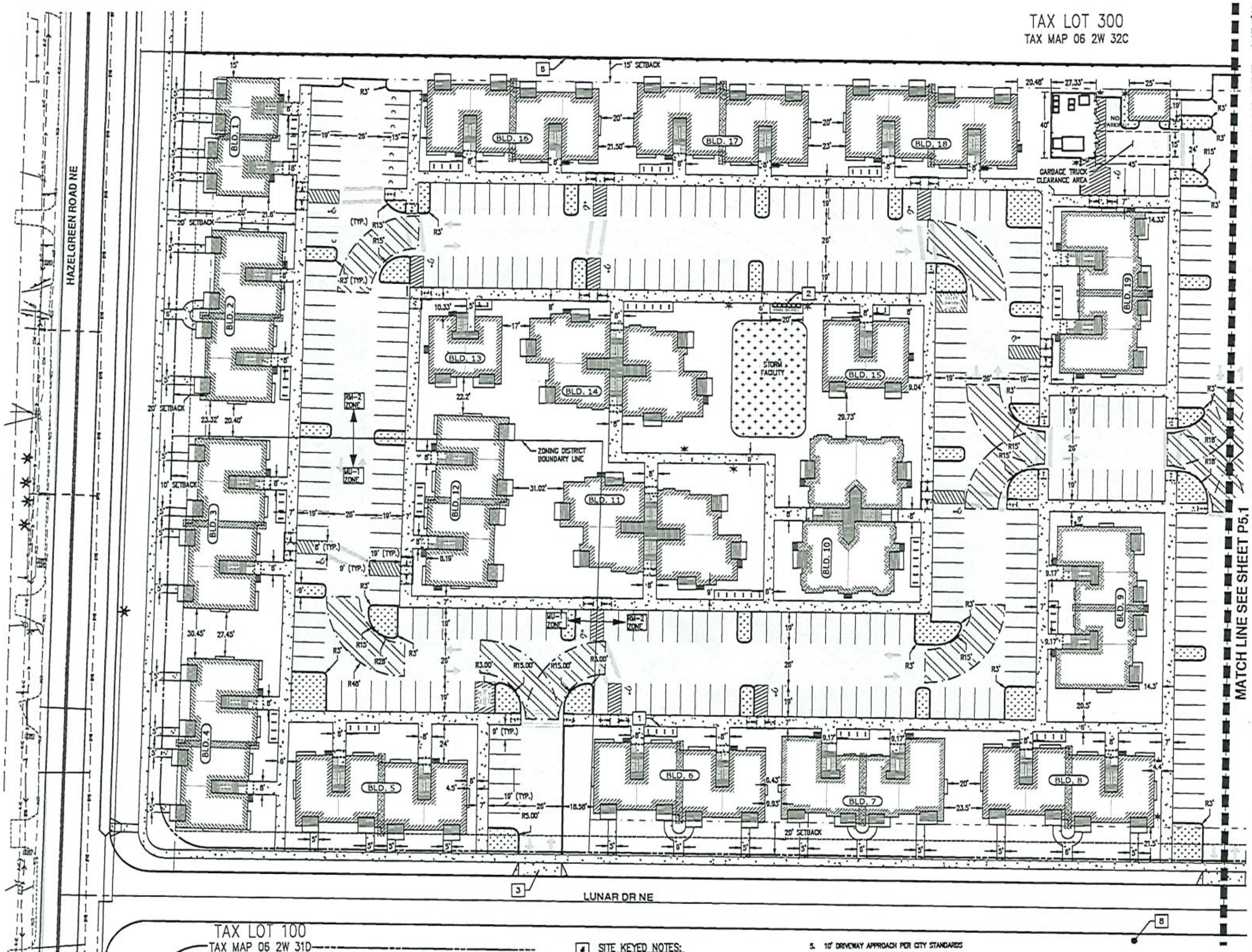
PRELIMINARY ONSITE DEMOLITION PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
PRELIMINARY NOT FOR CONSTRUCTION
TYLER D. ROTH
EXPIRES DECEMBER 31, 2024

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

P4.0

AKS DRAWING FILE: 8321 PRELIM DEMOLITION | LAYOUT: P4.0



SITE SUMMARY

TOTAL SITE AREA =	±679,440 SF (±15.60 ACRES)
PROJECT AREA =	±679,440 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	
- REQUIRED =	±188.71 FT (75%)
- PROVIDED =	±208 FT (83%)
LUNAR DR NE	
- 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 =	405 SPACES (1/UNIT)
PROVIDED BICYCLE PARKING	
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"

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:

1. BIKE PARKING (2-6 STAPLES PER RACK)
2. MAILBOX CLUSTER. FINAL LOCATION TO BE COORDINATED WITH USPS.
3. 26' DRIVEWAY APPROACH PER CITY STANDARDS
4. 24' DRIVEWAY APPROACH PER CITY STANDARDS
5. 10' DRIVEWAY APPROACH PER CITY STANDARDS
6. 6' SITE OBSCURING FENCE PER CITY STANDARDS AT PROPERTY LINE. FINAL FENCING SPECIFICATIONS WILL BE DETERMINED IN COORDINATION WITH ADJACENT PROPERTY OWNER
7. PROPOSED TRANSIT STOP
8. TRANSIT STOP ALONG WESTERN SIDE OF LUNAR DR NE FINAL LOCATION TO BE DETERMINED

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

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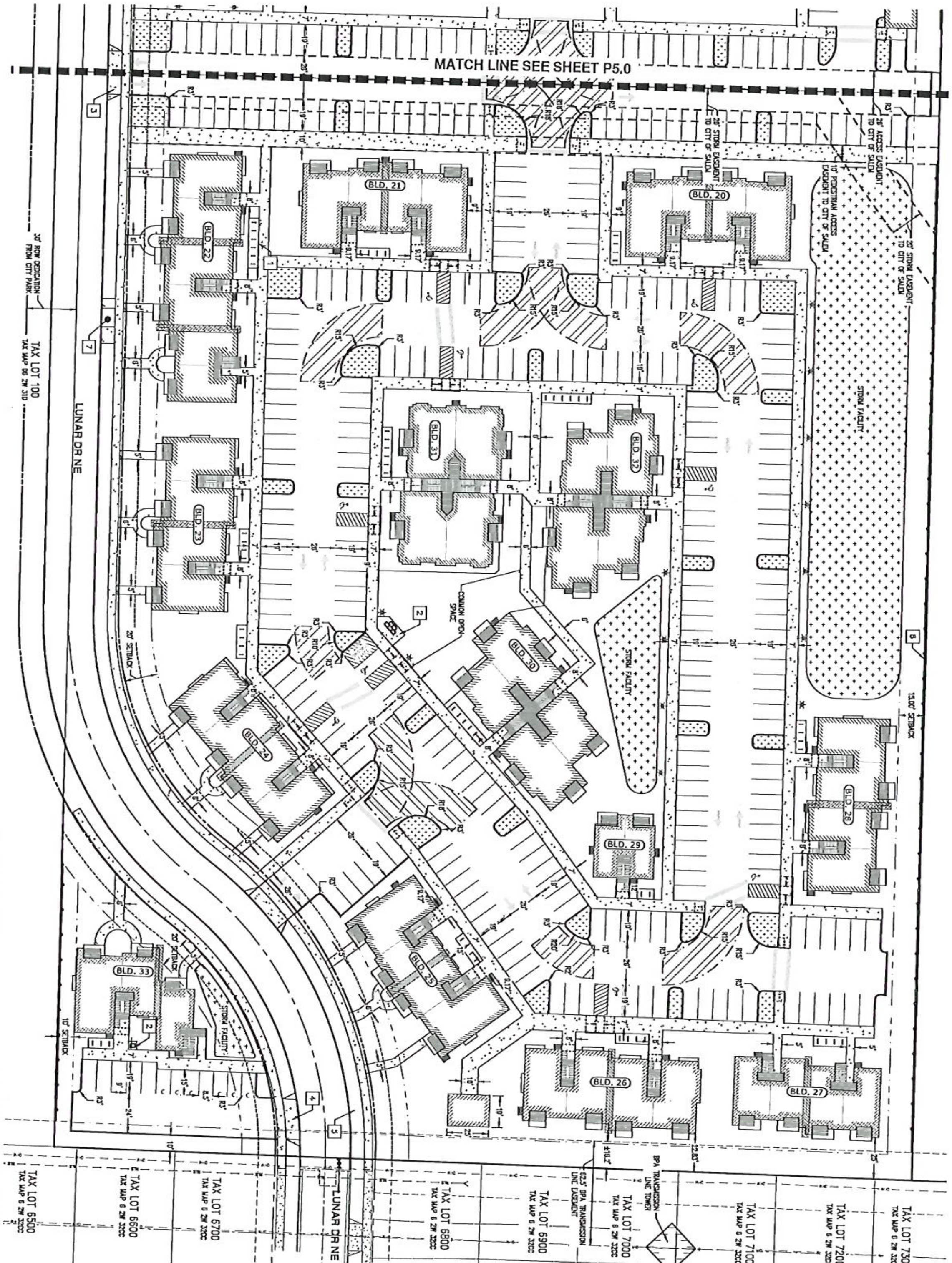
PRELIMINARY NOT FOR CONSTRUCTION
TYLER D. ROTH

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

P5.0



SITE KEYED NOTES:

1. BIKE PARKING (3 STAPLES FOR 6 BIKE PARKING SPACES)
2. MAILBOX CLUSTER. FINAL LOCATION TO BE COORDINATED WITH USPS.
3. 26' DRIVEWAY APPROACH PER CITY STANDARDS
4. 24' DRIVEWAY APPROACH PER CITY STANDARDS
5. 10' DRIVEWAY APPROACH PER CITY STANDARDS
6. 6' SITE OBSCURING FENCE PER CITY STANDARDS AT PROPERTY LINE. FINAL FENCING SPECIFICATIONS WILL BE DETERMINED IN COORDINATION WITH ADJACENT PROPERTY OWNER
7. PROPOSED TRANSIT STOP
8. 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

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

PRELIMINARY NOT FOR CONSTRUCTION

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

P5.1

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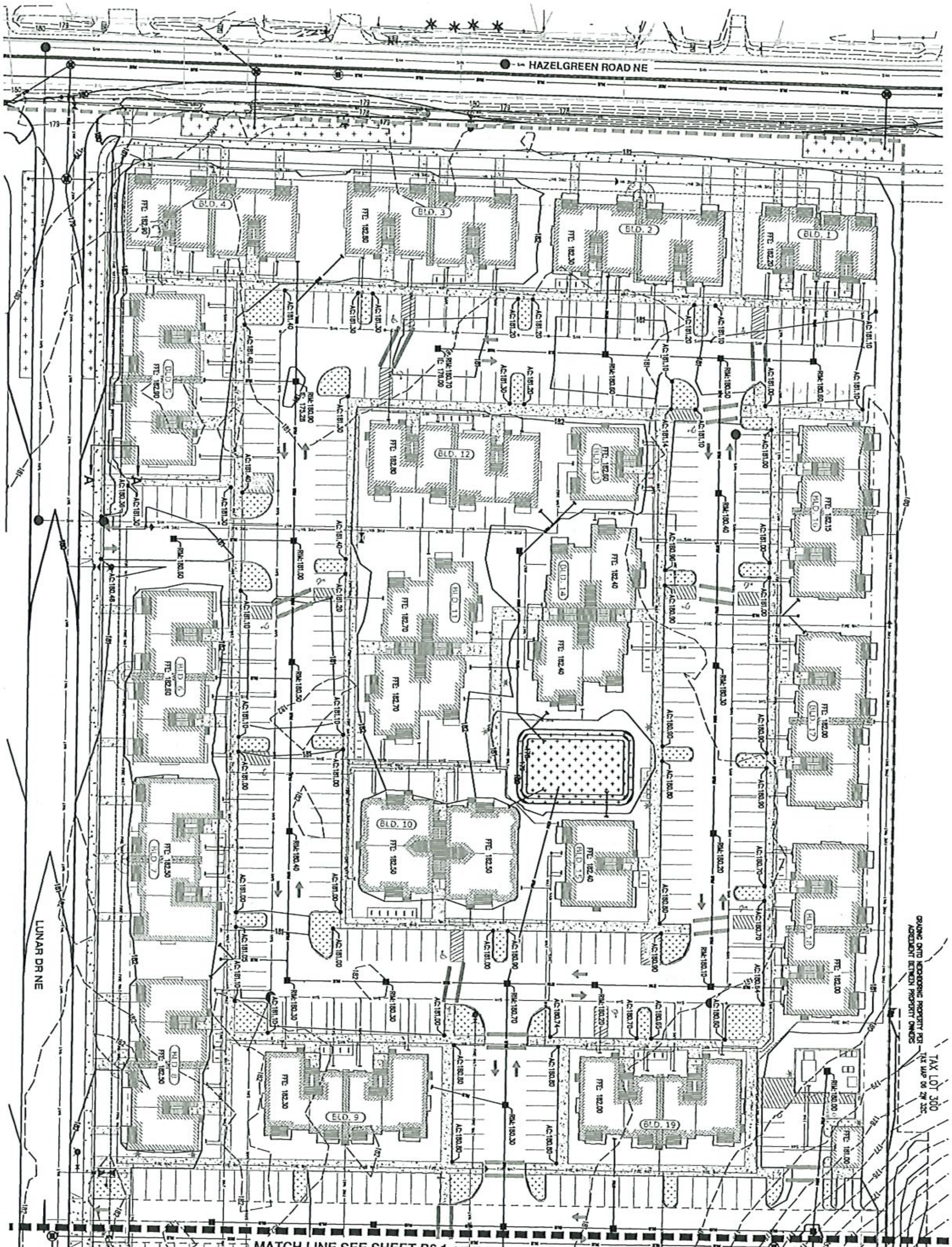

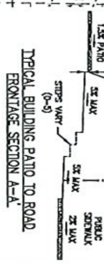

LEGEND

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	

SCALE: 1" = 30 FEET

ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY GRADING AND DRAINAGE PLAN - NORTH

NORTHPLACE APARTMENTS PHASE 2

I&E CONSTRUCTION, INC.

SALEM, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER: 8321

DATE: 12/15/2022

DESIGNED BY: TDR

DRAWN BY: TDR

CHECKED BY: TDR

P6.0

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

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	6221
DATE:	12/21/2023
DESIGNED BY:	TCB
DRAWN BY:	TRD
CHECKED BY:	TCB

P6.1

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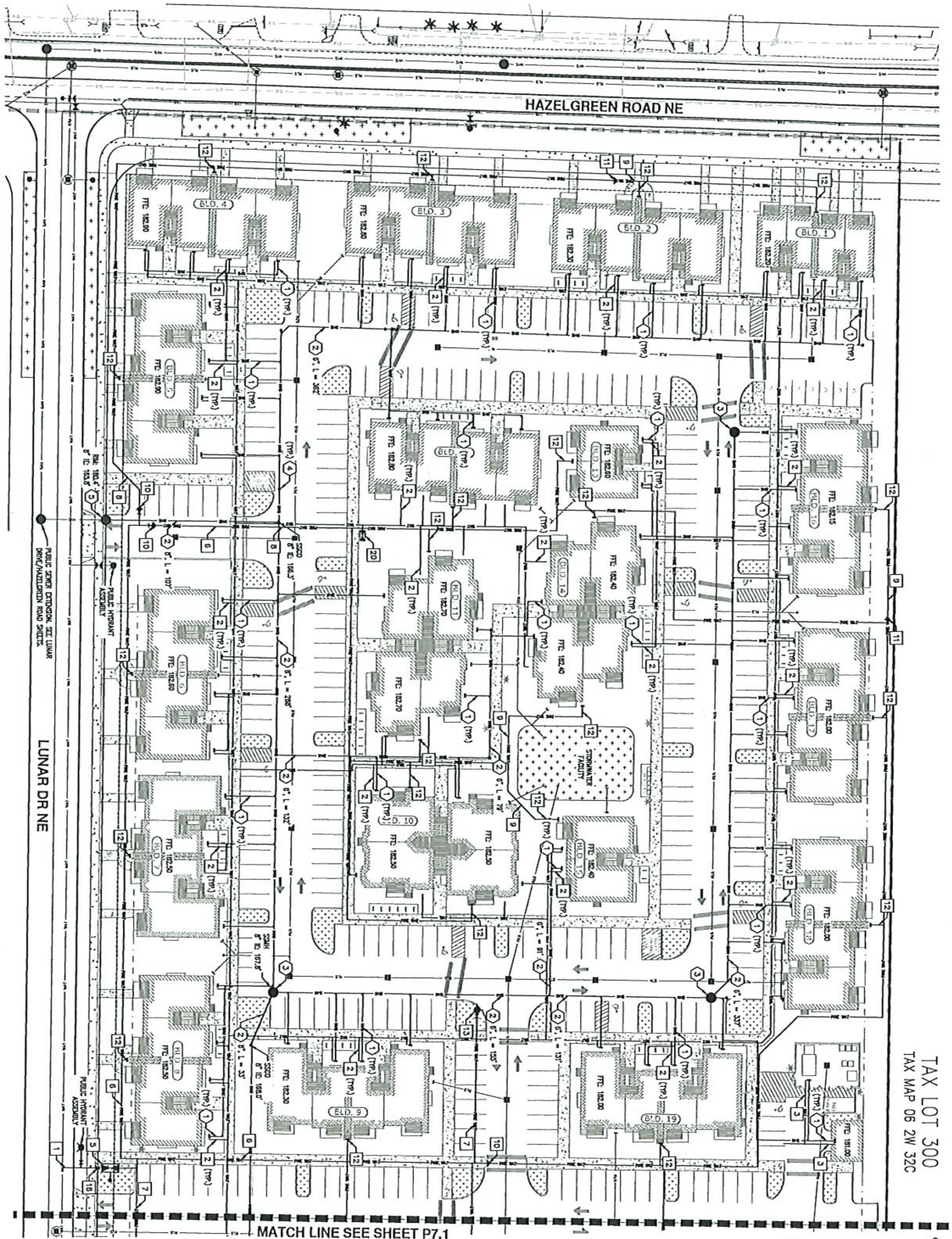
AKS DRAWING FILE: 6221 PRELIM GRADING AND DRAINAGE PLAN | LAYOUT: P6.1



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. 8" 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 20 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
0 8 15 30
ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY ONSITE UTILITY PLAN - NORTH
NORTHPLACE APARTMENTS PHASE 2

I&E CONSTRUCTION, INC.
SALEM, OREGON

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
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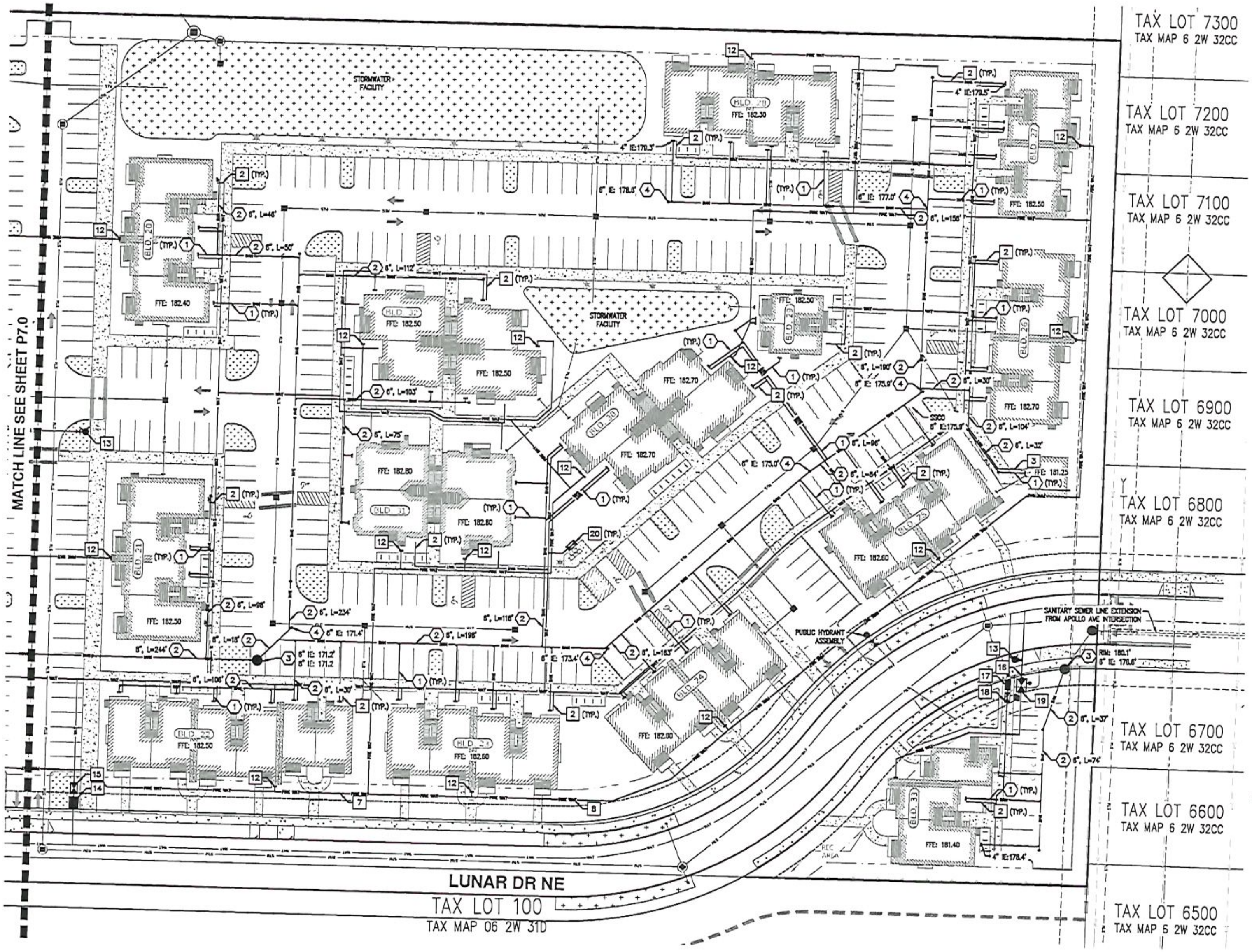
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER OREGON TYLER D. ROTH

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

P7.0



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)

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. 8" DCDA W/ FDC
20. 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:

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.

SCALE: 1"=30 FEET

ORIGINAL PAGE SIZE: 22" X 34"

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PRELIMINARY ONSITE UTILITY PLAN - SOUTH

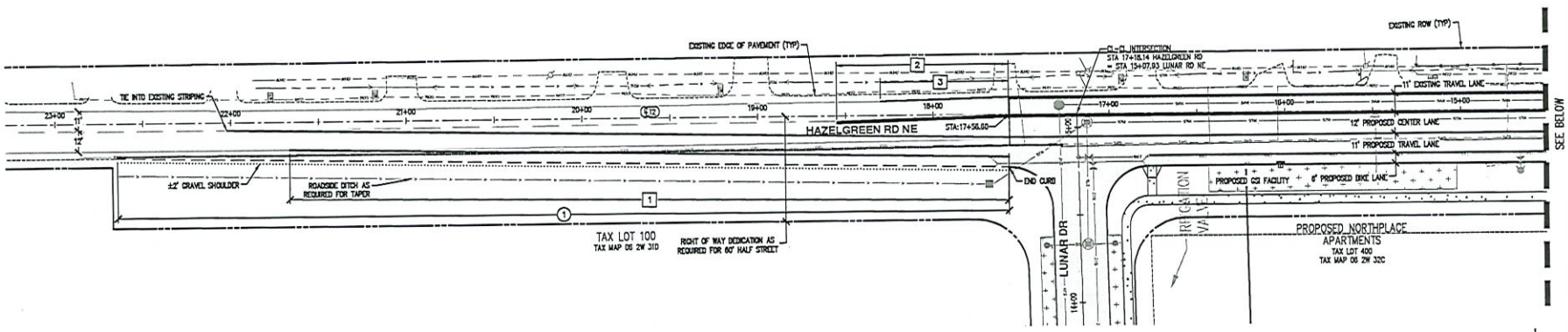
NORTHPLACE APARTMENTS PHASE 2

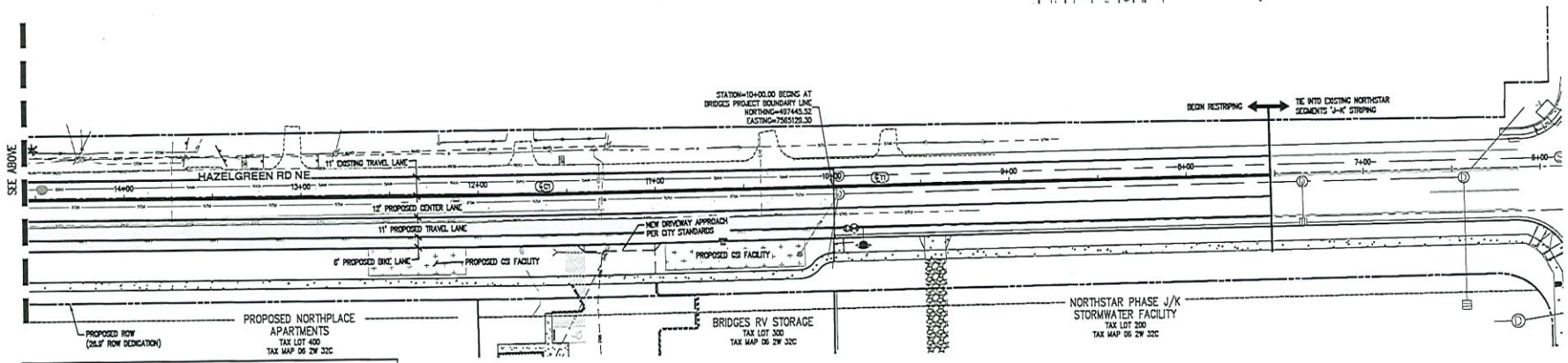
I&E CONSTRUCTION, INC.
SALEM, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

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

P7.1





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)

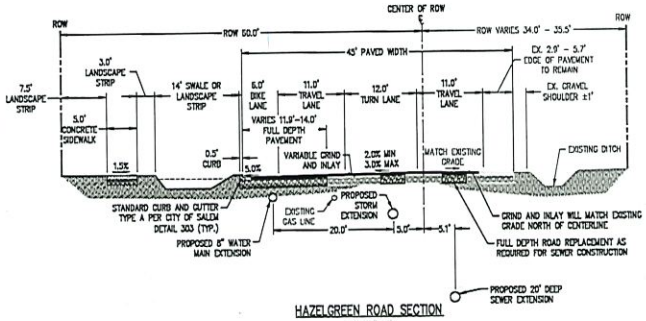
STRIPING TAPER TABLE			
	REDIRECTION TAPER (L=WS)	DESIGN SPEED	STATION
1	410' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+56 (24.0'L)
			END STA: 21+66 (15.8'L)
2	98' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+57 (1.0'L)
			END STA: 18+55 (3.8'L)
3	73' REDIRECTION TAPER	50 MPH	BEGIN STA: 17+57 (10.0'R)
			END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

LEGEND

VARIABLE GRIND AND INLAY

FULL DEPTH ROAD CONSTRUCTION/WIDENING

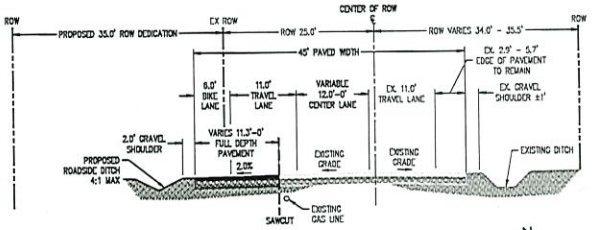
AC SAWCUT



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

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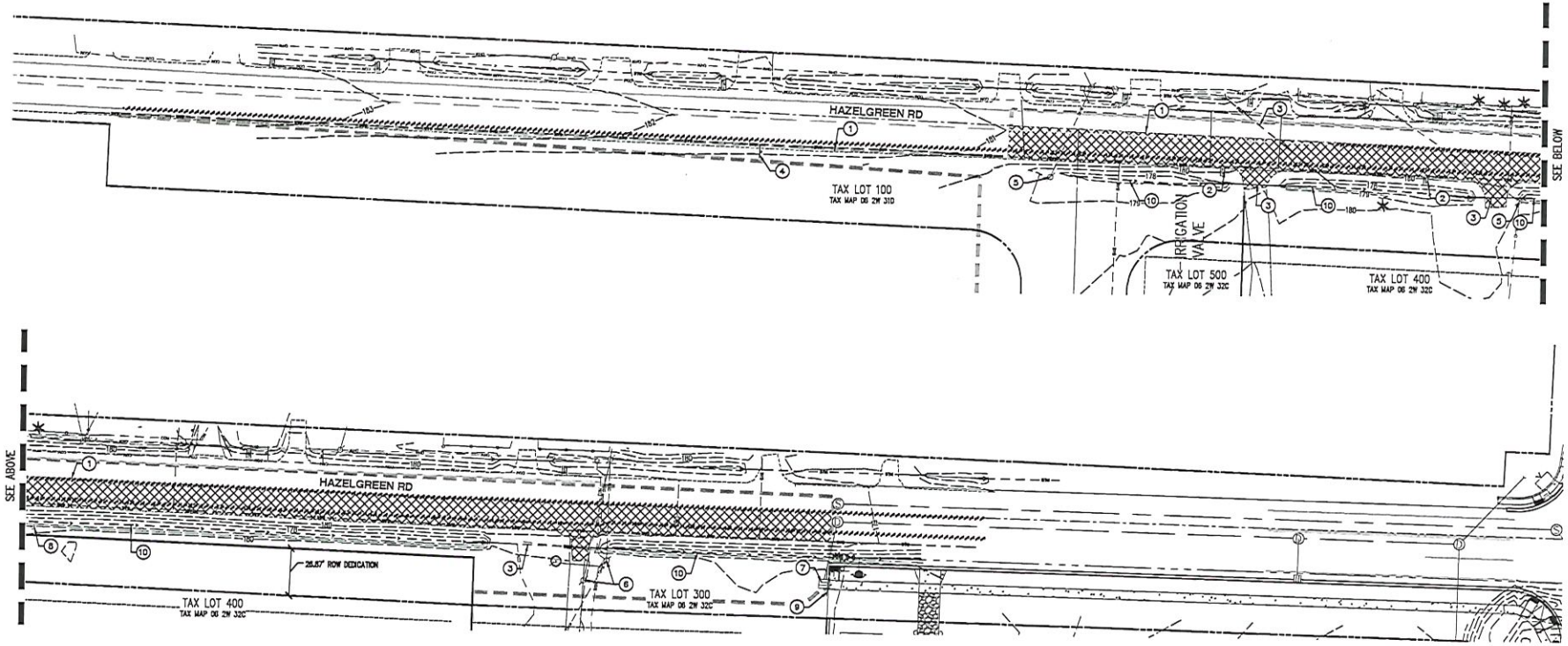
HAZELGREEN RD TYPICAL SECTION AND PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
TODD D. ROTH
RENEWAL DECEMBER 31, 2024

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

P8.0

AKS DRAWING FILE: 8321 HAZELGREEN TYP SECTION AND SPRINGLINE | LAYOUT: P8.0



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)	—170—
EXISTING GROUND CONTOUR (5 FT)	—180—
AC SAWCUT	
LIMITS OF DISTURBANCE	
STRIPING TO BE REPLACED	
EXISTING TREE TO REMAIN	
AC/CONCRETE TO BE REMOVED	

N

SCALE: 1" = 30 FEET

30 0 15 30

ORIGINAL PAGE SIZE: 22" x 34"

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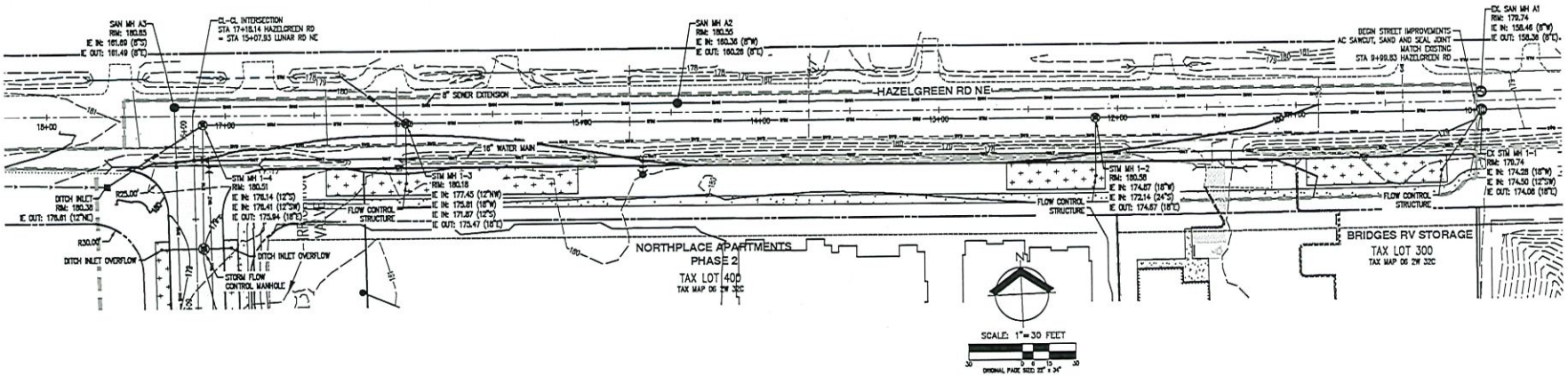
HAZELGREEN RD DEMOLITION PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

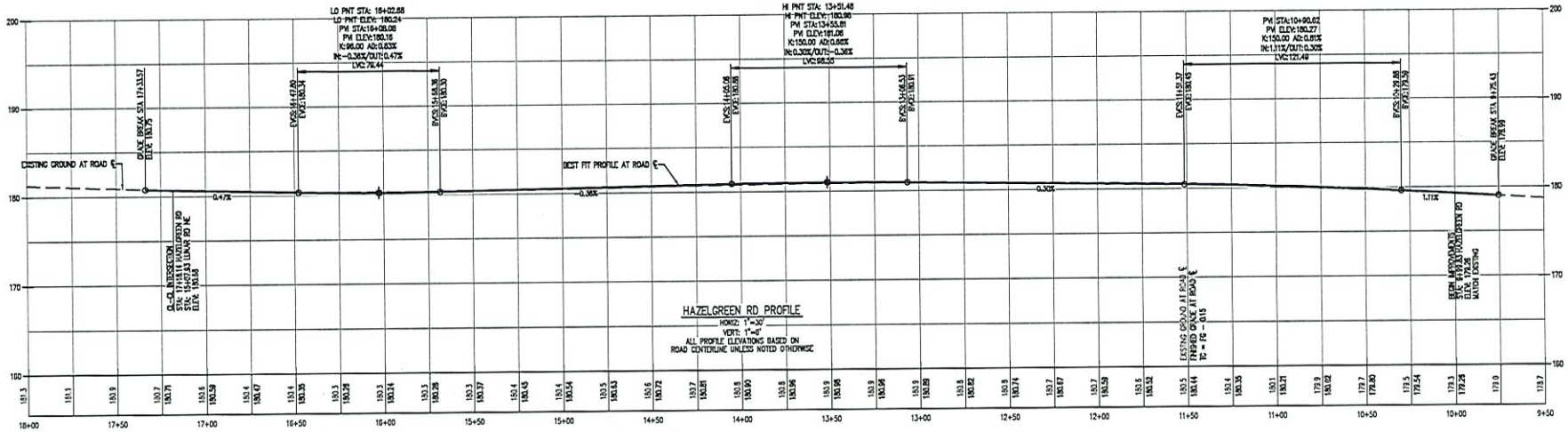
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
TYLER D. ROTH
EXPIRES: DECEMBER 31, 2024

JOB NUMBER:	6321
DATE:	12/15/2023
DESIGNED BY:	TDR
DRAWN BY:	TRD
CHECKED BY:	TDR

P8.1

AKS DRAWING FILE: 6321 HAZELGREEN EDWG | LAYOUT: P8.1





LEGEND

VARIABLE GRIND AND INLAY	
FULL DEPTH ROAD CONSTRUCTION/WIDENING	

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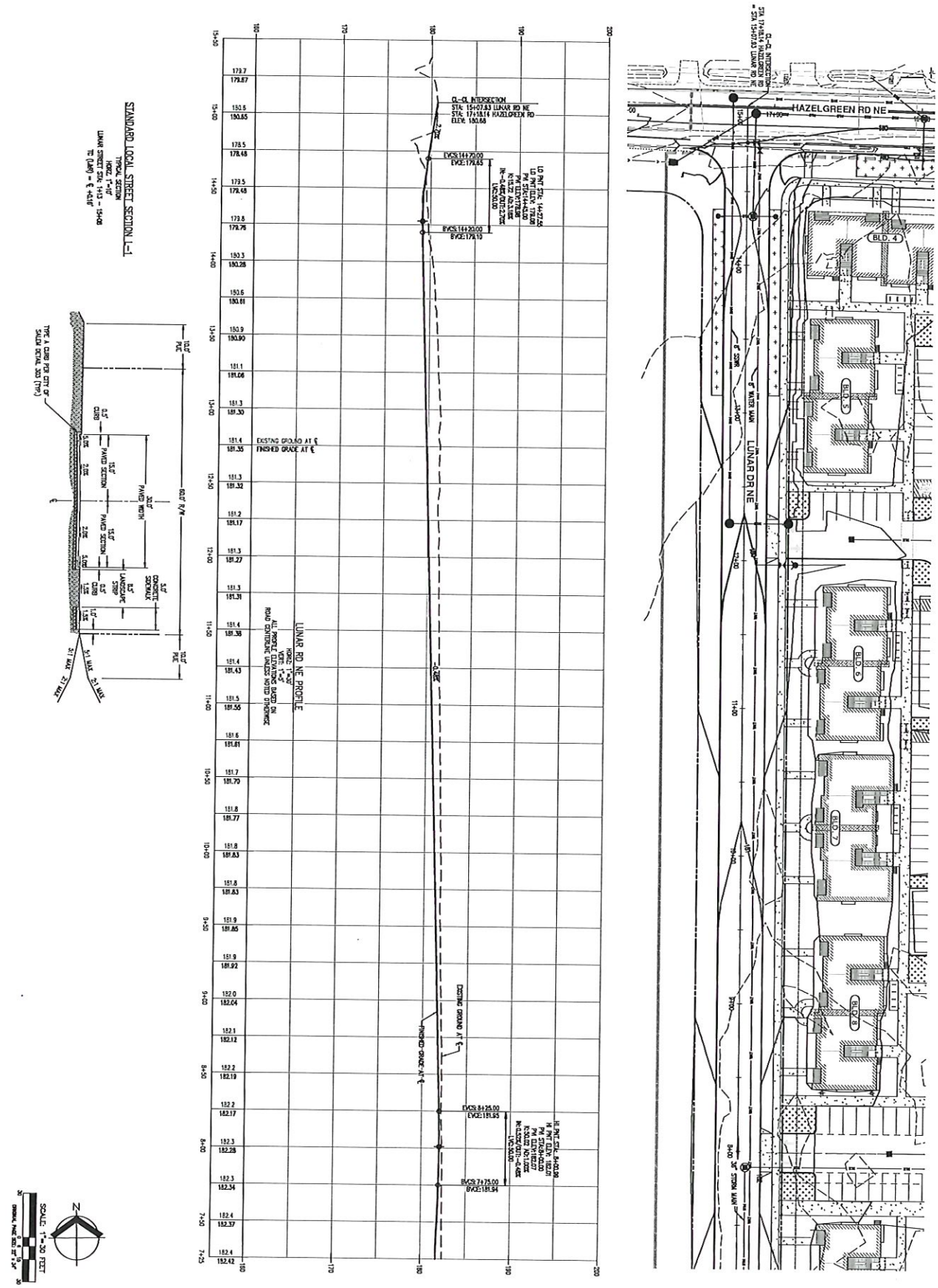
HAZELGREEN RD PLAN, PROFILE, AND UTILITY PLAN
NORTHPLACE APARTMENTS PHASE 2
I&E CONSTRUCTION, INC.
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
TREVOR D. ROTH
EXPIRES DECEMBER 31, 2024

JOB NUMBER:	8371
DATE:	12/15/2023
DESIGNED BY:	TDR
DRAWN BY:	TDD
CHECKED BY:	TDR

P8.2

AKS DRAWING FILE: 8371 HAZELGREEN PLAN AND PROFILE.DWG | LAYOUT: P8.2



P9.0

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

PRELIMINARY NOT FOR CONSTRUCTION

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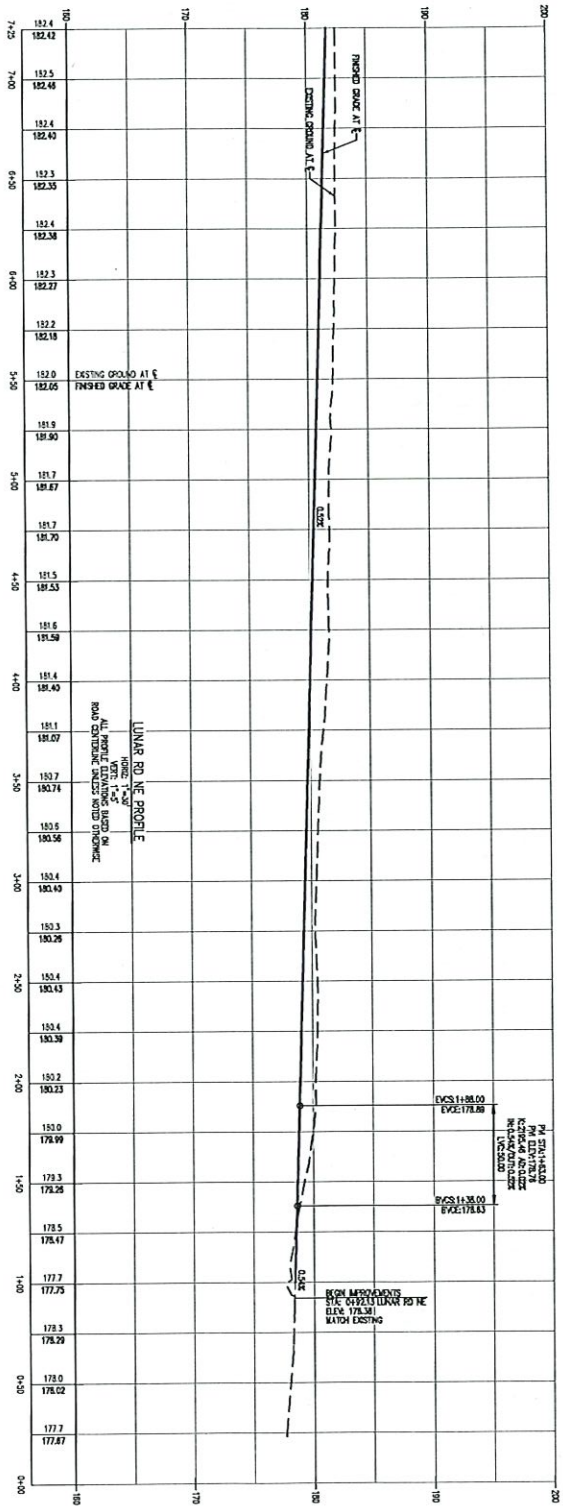
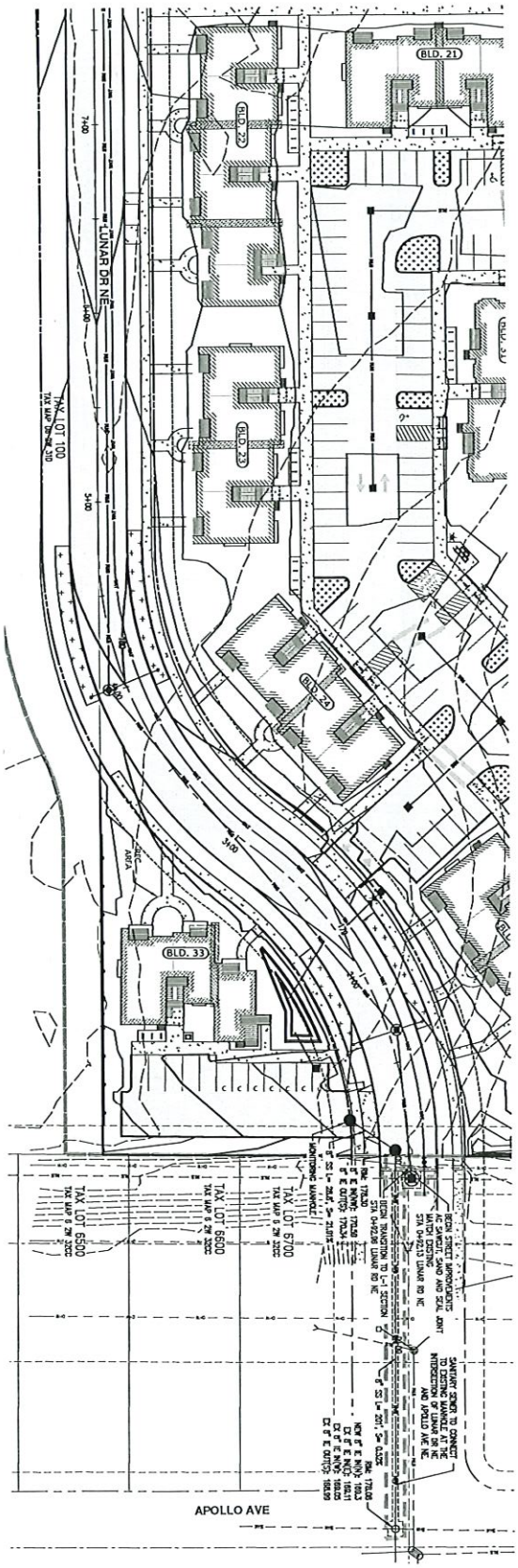
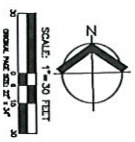
AKS DRAWING FILE: 8321 LUNAR DR PLAN AND PROFILE.DWG | LAYOUT: P9.1







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

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROTH

JOB NUMBER:	8321
DATE:	12/12/2023
DESIGNED BY:	TDK
DRAWN BY:	TDK
REVIEWED BY:	TDH

P9.1

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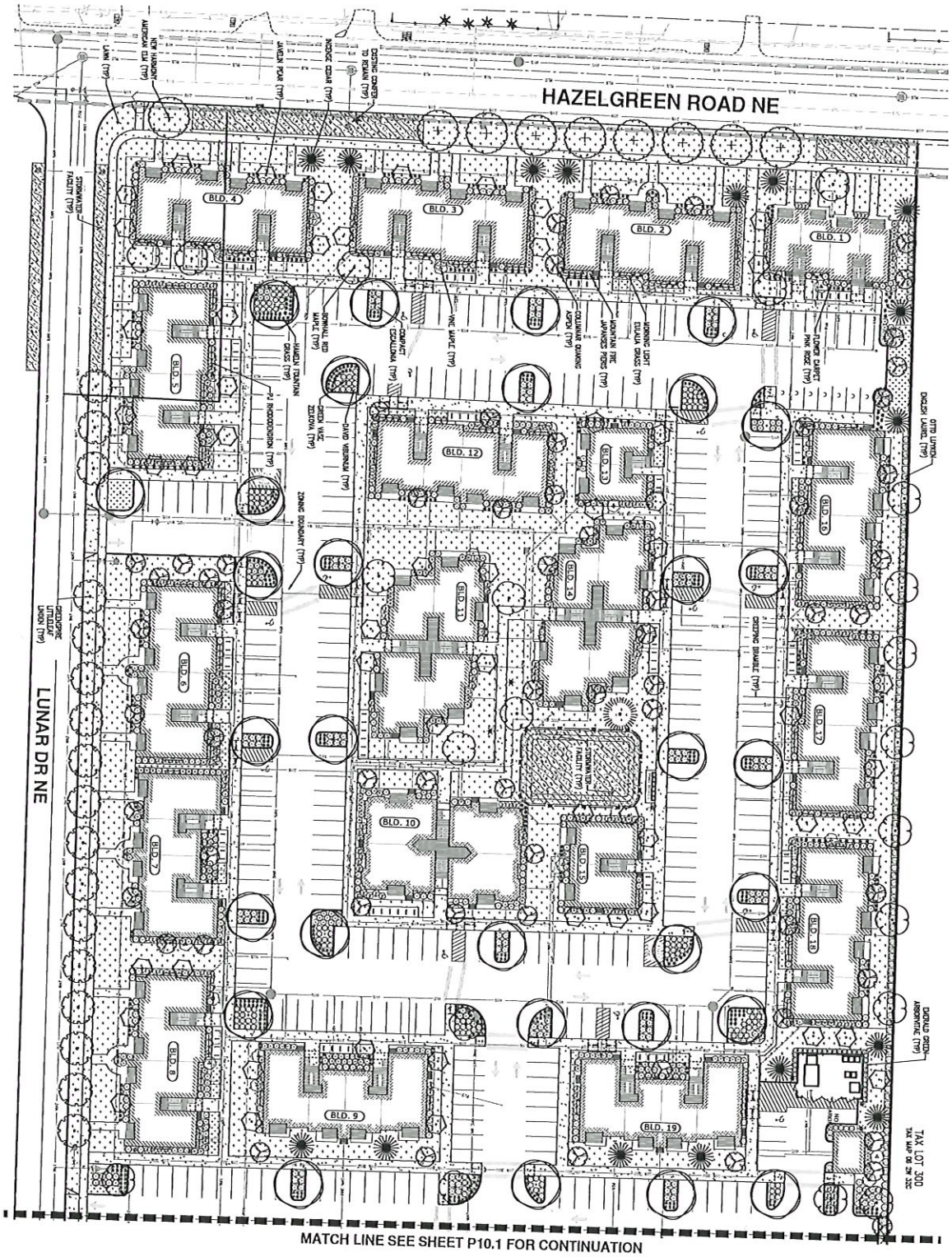

MATCH LINE SEE SHEET P10.1 FOR CONTINUATION

GENERAL NOTE

REFER TO SHEET P11.2 FOR PLANT SCHEDULE AND GENERAL LANDSCAPE NOTES.

SCALE: 1"=30' FEET

ORIGINAL PAGE SIZE 22" X 34"

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

JOB NUMBER:	8321
DATE:	10/20/2021
DESIGNED BY:	JBH
DRAWN BY:	JBH
CHECKED BY:	TEB

P10.0

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

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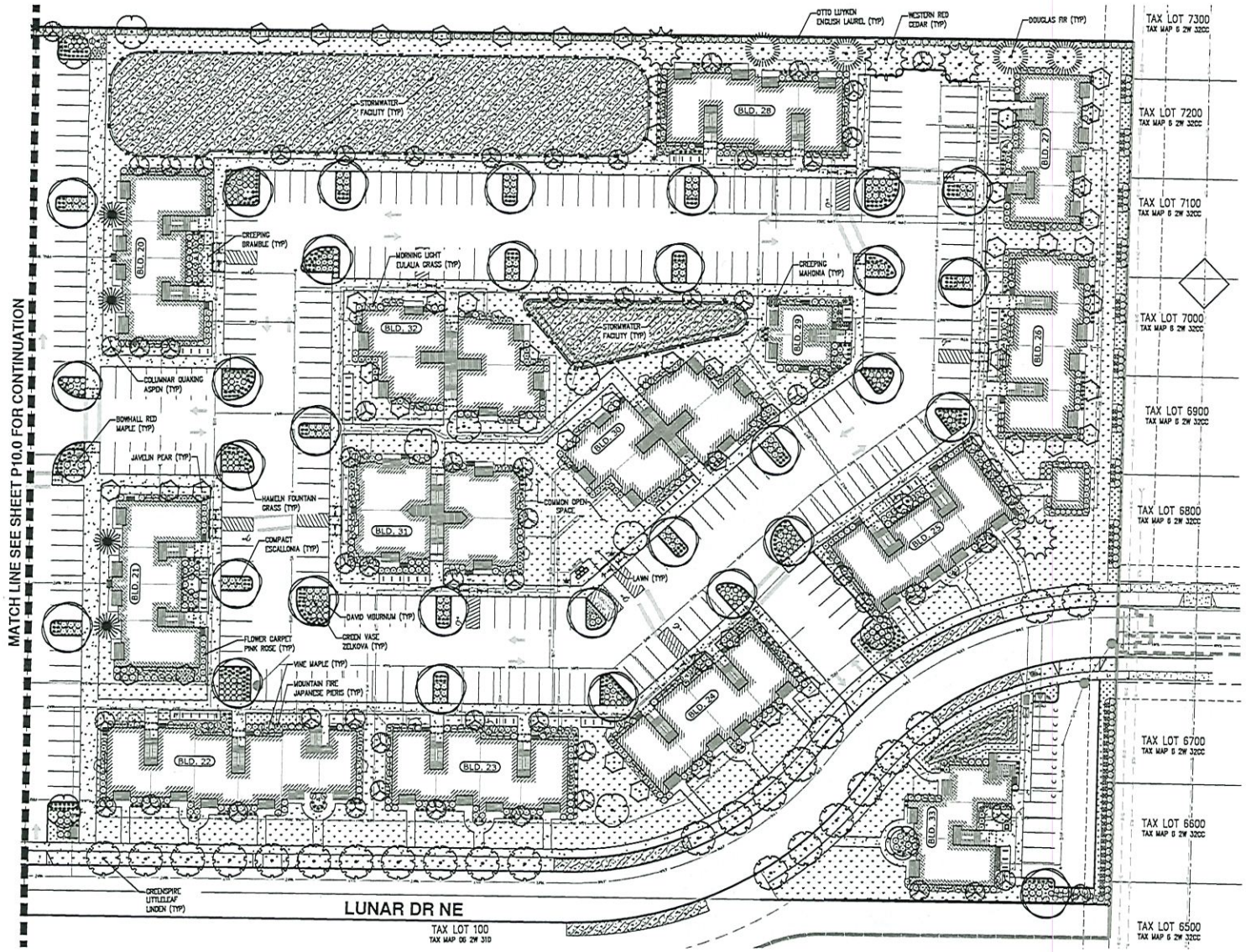

GENERAL NOTE

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

N

SCALE: 1"=30 FEET

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ORIGINAL PAGE SIZE: 22" x 34"

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

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

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

P10.1

AKS DRAWING FILE: 8321 PRELIM LANDSCAPE.DWG [LAYOUT: P10.1]

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	8' HT. B&B	AS SHOWN
	125	POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN	1.5" CAL. B&B	AS SHOWN
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT. B&B	AS SHOWN
	105	PYRUS X 'NCPX1'	JAVELIN PEAR	1.5" CAL. B&B	AS SHOWN
	4	THUJA PLICATA	WESTERN RED CEDAR	8' HT. B&B	AS SHOWN
	82	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.	30" 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: CUTTER II PERENNIAL RYEGRASS/LOLIUM PERENNE (35%); DASHER III PERENNIAL RYEGRASS/LOLIUM 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
380 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: 6,550 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

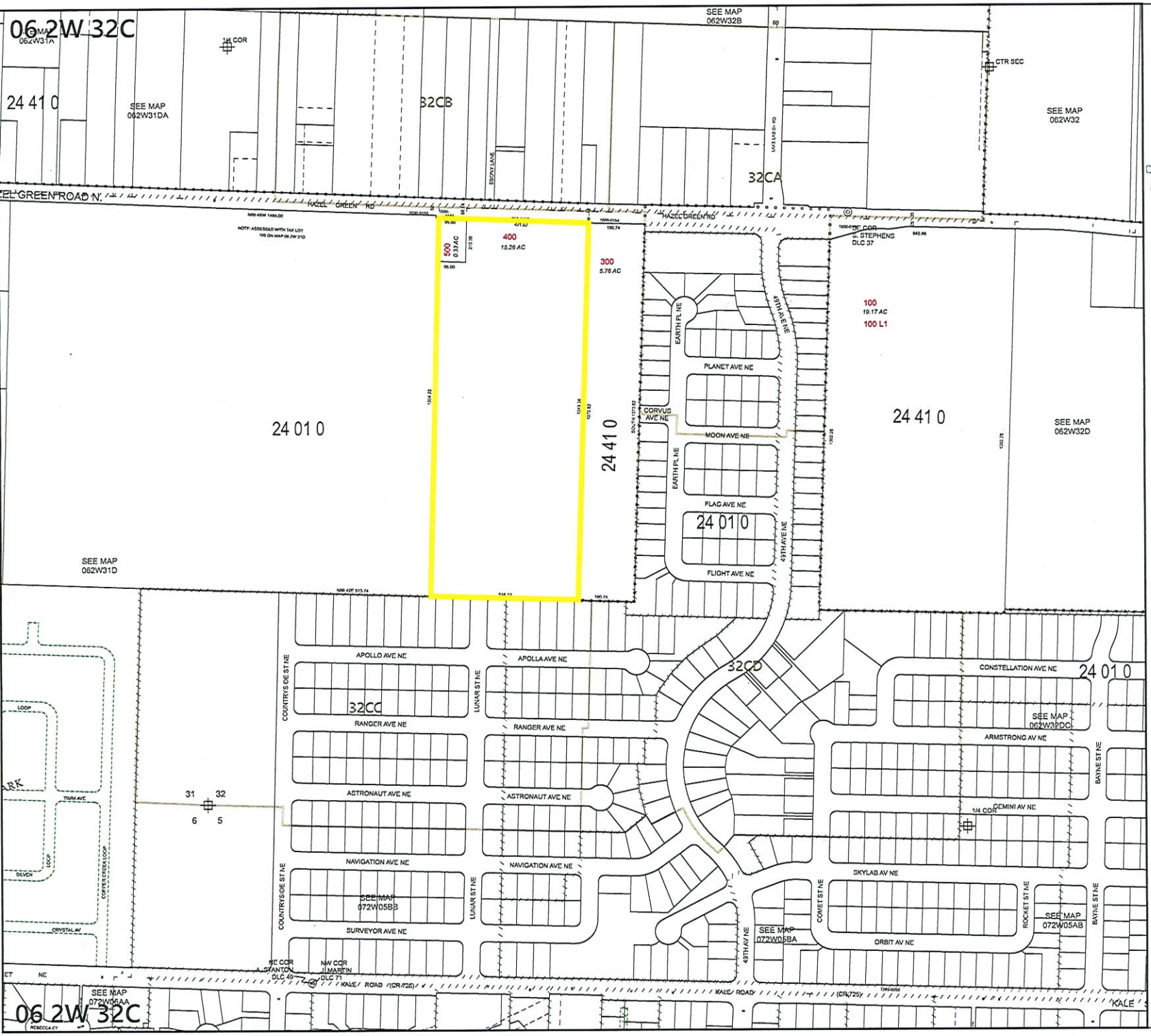
AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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

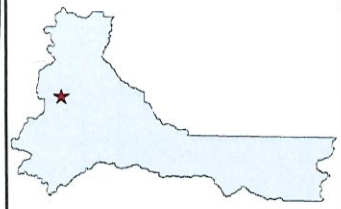
REGISTERED LANDSCAPE ARCHITECT · OREGON · PRELIMINARY NOT FOR CONSTRUCTION

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

P10.2



06 2W 32C
SALEM



MARION COUNTY, OREGON

SW1/4 SEC32 T6S R2W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

- Taxlot Boundary
- Historical Boundary
- Road Right-of-Way
- Easement
- Railroad Right-of-Way
- Railroad Centerline
- Private Road ROW
- Taxcode Line
- Subdivision/Plat Bndry
- Map Boundary
- Waterline - Taxlot Bndry
- Waterline - Non Bndry

CORNER TYPES

- 1/16TH Section Cor.
- 1/4 Section Cor.
- DLC Corner
- Section Corner (16, 15, 21, 22)

NUMBERS

Tax Code Number
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

700
800
801
900
1000
1100
1200
1300
1400

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Marion County OREGON — Assessors Office Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 6/1/2023

SALEM
06 2W 32C

Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Responsible Jurisdiction

*	Municipality*	Date*
(•) City of ( ) County of	Salem	1/25/2024

Staff Contact

First Name*	Last Name*
Jason	Valyou
Phone* (?)	**Email***
503-588-6211	jvalyou@cityofsalem.net

Applicant

First Name*	Last Name*
Jeff	Bivens

Applicant Organization Name
(if applicable)

Mailing Address*

Street Address
27375 Parkway Avenue
Address Line 2

City	State
Wilsonville	OR
Postal / Zip Code	Country
97070	USA

Phone (?)	Email (?)
503-655-7933	jeff@iecon.us

Is the Property Owner name and address the same as the Applicant?*

( ) No (•) Yes

Activity Location

Township * (?)
06S

Range * (?)
02W

Section * (?)
23

Quarter-quarter Section (?)
C

Tax Lot(s) *
00400
You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)
06S

Range * (?)
02W

Section * (?)
23

Quarter-quarter Section (?)
C

Tax Lot(s) *
00500
You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address
4650 Hazelgreen Road NE

Address Line 2

City
Salem

State
OR

Postal / Zip Code
97305

Country
USA

County *
Marion

Adjacent Waterbody
Potential wetlands, hydric soils

Proposed Activity

Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File # * (?)
23-121805-PLN

Zoning
MU-I and RM-II

Proposed

- [x] Building Permit (new structures)
- [x] Grading Permit
- [x] Site Plan Approval
- [ ] Other (please describe)
- [ ] Conditional use Permit
- [ ] Planned Unit Development
- [ ] Subdivision

Applicant's Project Description and Planner's Comments: *

Proposed development of a new 405-unit multi-family residential development containing 33 residential buildings. The subject property is approximately 15.6 acres in size, zoned MU-I (Mixed Use-I) and RM-II (Multi-Family Residential) and located at 4650 Hazelgreen Road NE 97305 (Marion County Assessors map and tax lot numbers: 062W32C / 000400 and 000500).

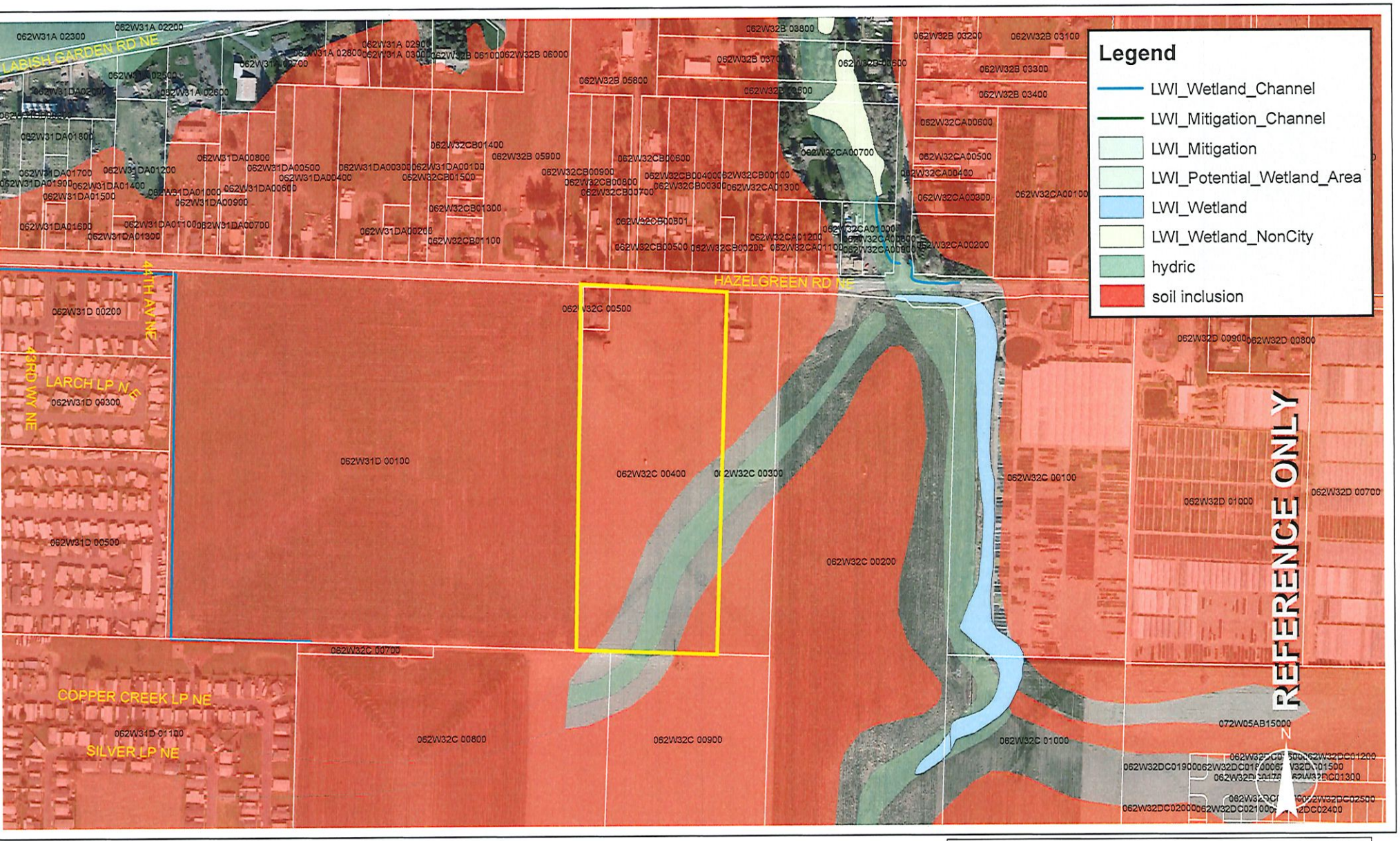
Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

23-121805-PLN_LWI Map.pdf	11.54MB
23-121805-PLN_Plans.pdf	8.52MB
23-121805-PLN_Tax Lot Map.pdf	706.46KB

Additional Attachments

Date

1/25/2024



300 150 0 300 600 900 1,200 1,500 1,800 2,100 Feet

1 inch = 300 feet

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