



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

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

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

CASE NUMBER:	Class 3 Design Review, Class 3 Site Plan Review, Class 2 Zoning Adjustment, Class 2 Driveway Approach Permit Case No. DR-SPR-ADJ-DAP19-11
HEARING INFORMATION:	<u>Planning Commission, Tuesday, January 7, 2020, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	2600 Center St NE / 97301
SUMMARY:	Proposed development of a new 246-unit multiple-family residential apartment complex.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@gmail.com . Northeast Neighbors (NEN), Nancy McDaniel, Land Use Co-Chair; Phone: 503-585-1669; Email: nancmdann@yahoo.com ; Laura Buhl, Land Use Co-Chair; Email: buhl@yahoo.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 250.005(e)(2), 220.005(f)(3), 250.005(d)(2), 804.025(d) Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Oregon Department of Administrative Services
APPLICANT / AGENT(S):	Richard Berger, Mountain West Investment Corp.
PROPOSAL REQUEST:	Request: A Class 3 Design Review and Class 3 Site Plan Review application for development of a 246 multi-family residential apartment complex, with a Class 2 Driveway Approach Permit for a new driveway access to 25th Street NE, and a Class 2 Adjustment request to eliminate the required 10 foot zone-to-zone setback adjacent to a residential zone as required by SRC Chapter 514, Table 514-5, for property approximately 11.9 acres in size, zoned RM-II (Multi-Family Residential), and located at 2600 Center Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W24C / 00100).
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-120768-DR
NOTICE MAILING DATE:	December 18, 2019

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

For more information about Planning in Salem:

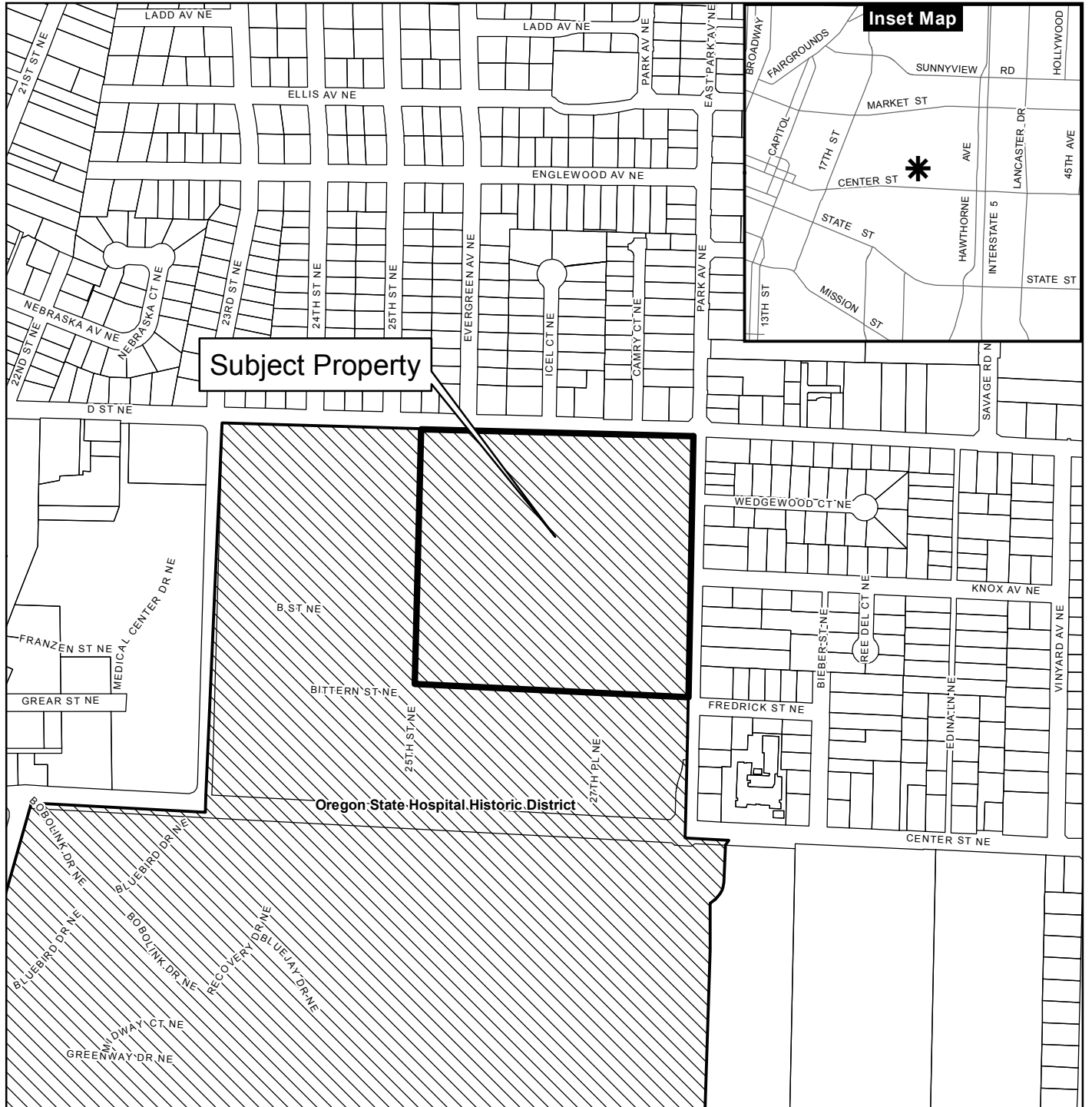
<http://www.cityofsalem.net/planning>

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








Development Department at 503-588-6173 at least three business days before this meeting or event.

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

Vicinity Map 2600 Center Street NE



Legend

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

0 100 200 400 Feet




CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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PRELIMINARY
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SCOTT R. BECK
ARCHITECT, LLC
361 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270

NORTH CAMPUS RE-DEVELOPMENT
CENTER STREET SE. & 23RD ST. SE.
SALEM, OREGON
DEVELOPER:
MOUNTAIN WEST INVESTMENT CORP.
201 FERRY ST. S.E., SUITE 400
SALEM, OR 97301, TEL: (503) 581-4654

SITE PLAN

revisions:

date: 11/15/2019

scale: 1"=50'

drawn: S.R.B.

job no: 1820

A1.1

SITE & PROJECT DATA:

ZONING: RM-II

TOTAL SITE AREA: 517,026 S.F., (11.87 ACRES)

DENSITY ALLOWED: 12 UNITS PER ACRE MINIMUM; 28 UNITS PER ACRE MAXIMUM.
20.7 UNITS PER ACRE PROPOSED.

PROJECT TYPE: MARKET RATE APARTMENTS - (246) UNITS

OCCUPANCY GROUP: R2-APARTMENT UNITS

MAXIMUM HEIGHT ALLOWED: 50' TO THE AVERAGE OF THE HIGHEST GABLE ROOF FROM HIGHEST BLDG. GRADE.
34'-6" MAXIMUM HEIGHT TO HIGHEST AVERAGE GABLE PROPOSED.

BLDG. SETBACKS REQUIRED: 20'-0" FRONT YARD, & 10'-0" SIDE YARD; 10'-0" REAR YARD, BASE SETBACKS. PER TABLE 702.5 SETBACK INCREASES ABUTTING RS ZONE.
1' SETBACK PER FOOT OF BLDG. HEIGHT SETBACK REQUIRED ABUTTING RS SINGLE FAMILY ZONE.
34'-6" MAX. PROPOSED HEIGHT = REQUIRED SETBACK = 34'-6" AT NORTH & EAST PROPERTY LINE.

PROPOSED SETBACKS: 20'-0" FRONT YARD, 10' SIDE & REAR YARDS; 35'-0" WHERE ABUTTING RS SINGLE FAMILY ZONE, THEREFORE O.K.

ENCROACHMENTS ALLOWED: BELT COURSES & ORNAMENT= 24 INCHES, ROOF EAVES= 24 INCHES

PROPOSED ENCROACHMENTS: DECK GUARDRAIL = 3", ROOF EAVES = 24 INCHES, THEREFORE O.K.

CONSTRUCTION TYPE:
TYPE V (NON-RATED) w/ 1 HR UNIT SEPARATION WALLS & FLOOR/CEILING SEPARATION. 100% FIRE SPRINKLED.

PROPOSED BUILDING AREA:

UNIT TYPES:	(66) TYPE I UNITS (1BR/1BA)	704 S.F. + 24 S.F. STOR.	=	728 S.F.	=	48,048 S.F.
	(36) TYPE 2 UNITS (2BR/1BA)	862 S.F. + 24 S.F. STOR.	=	886 S.F.	=	31,896 S.F.
	(114) TYPE 3 UNITS (2BR/2BA)	965 S.F. + 24 S.F. STOR.	=	989 S.F.	=	112,746 S.F.
	(30) TYPE 4 UNITS (3BR/2BA)	1,190 S.F. + 24 S.F. STOR.	=	1,214 S.F.	=	36,420 S.F.
	(246) UNITS TOTAL:					239,110 S.F.

RECREATION BLDG. = 4,157 S.F. FLOOR AREA.
MAINTENANCE BLDG. = 1,000 S.F. FLOOR AREA.
MAIL HUT = 288 S.F. FLOOR AREA.

TOTAL BUILDING SQUARE FOOTAGE = 234,555 S.F.

PARKING REQUIRED:
15 STALLS PER UNIT X (246) UNITS = 369 STALLS REQUIRED
REC. BLDG./OFFICE: 1 STALL/350 S.F. X 4,157 = 12 STALLS REQUIRED
387 TOTAL PARKING REQUIRED

PARKING PROVIDED:
STANDARD STALLS: 220 STALLS
COMPACT STALLS: 202 STALLS (47% OF STALLS < 75% ALLOWED)
HANDICAP STALLS: 9 STALLS
TOTAL PARKING PROVIDED = 431 STALLS, THEREFORE O.K.

PARKING RATIO PROPOSED = 1.75 STALLS PER UNIT

BICYCLE PARKING REQUIRED: 0.1 BIKE STALL PER UNIT X 246 UNITS = 25 BIKE STALLS

BICYCLE PARKING PROVIDED:
(5) STALLS PER BIKE RACK X (5) RACKS = 25 BIKE STALLS PROVIDED.

LOADING STALLS: 200 OR MORE UNITS = (3) LOADING STALLS 12'X19'X12'

LOADING STALLS PROPOSED = (3) 12'X30'X12'

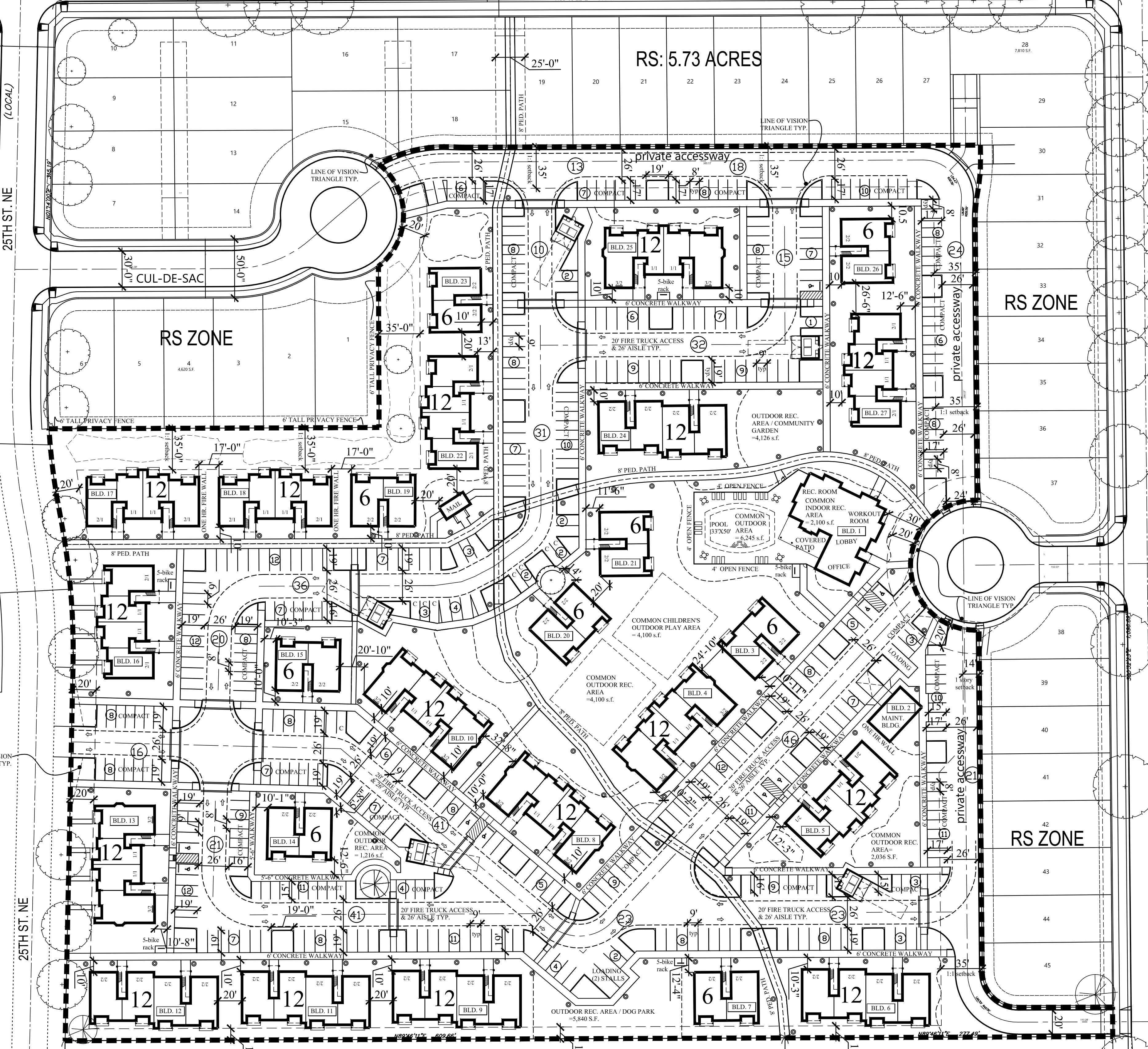
LOT COVERAGE BY BLDGS.:
PROPOSED GROUND FLOOR BUILDING FOOTPRINT AREA = 81,715 S.F.
MAXIMUM ALLOWED LOT COVERAGE = 50%
PROPOSED BUILDING LOT COVERAGE = 81,715 S.F. / 517,026 S.F. = 15.8%

PARKING & MANEUVERING A.C. PAVING AREA: 177,137 S.F.
INCLUDES PLANTER CURBS

CONCRETE AREAS: WALKWAYS, PATIOS, REC. PATIO/TERRACE, TRASH = 78,779 S.F.

LANDSCAPE AREA:
TOTAL LANDSCAPE (GREEN) AREA PROPOSED = 179,395 S.F. / 517,026 S.F. = (34.7%) OF SITE AREA

INTERIOR PARKING AREA LANDSCAPING:
PARKING & MANEUVERING AREA PLUS PLANTER FINGERS & CORNERS = 197,247 S.F.
REQUIRED PARKING LOT LANDSCAPE = 8% MIN. X 197,247 S.F. = 15,780 S.F. MIN. REQ'D.
PROPOSED INTERIOR PARKING AREA LANDSCAPE = 20,887 S.F. = 10.5% PROVIDED THEREFORE O.K.

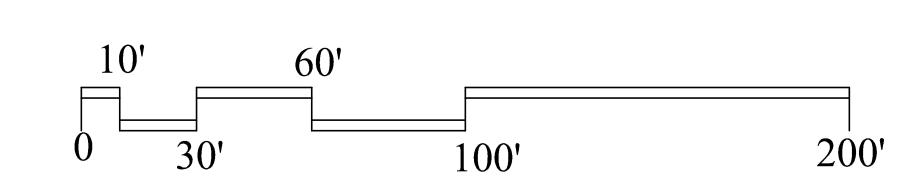
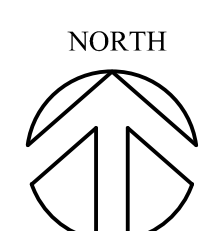


Unit Type I:	1BR/1BA=	66 Units	27%
Unit Type II:	2BR/1BA=	36 Units	61%
Unit Type III:	2BR/2BA=	114 Units	12%
Unit Type IV:	3BR/2BA=	30 Units	
		246 Units	

246 units shown w/ shop
431 parking stalls shown
= 1.75 stalls / unit.

SITE PLAN RM-2:
11.87 ACRES

scale: 1"=50'



**EXISTING
 CONDITIONS
 PLAN**

NORTH CAMPUS

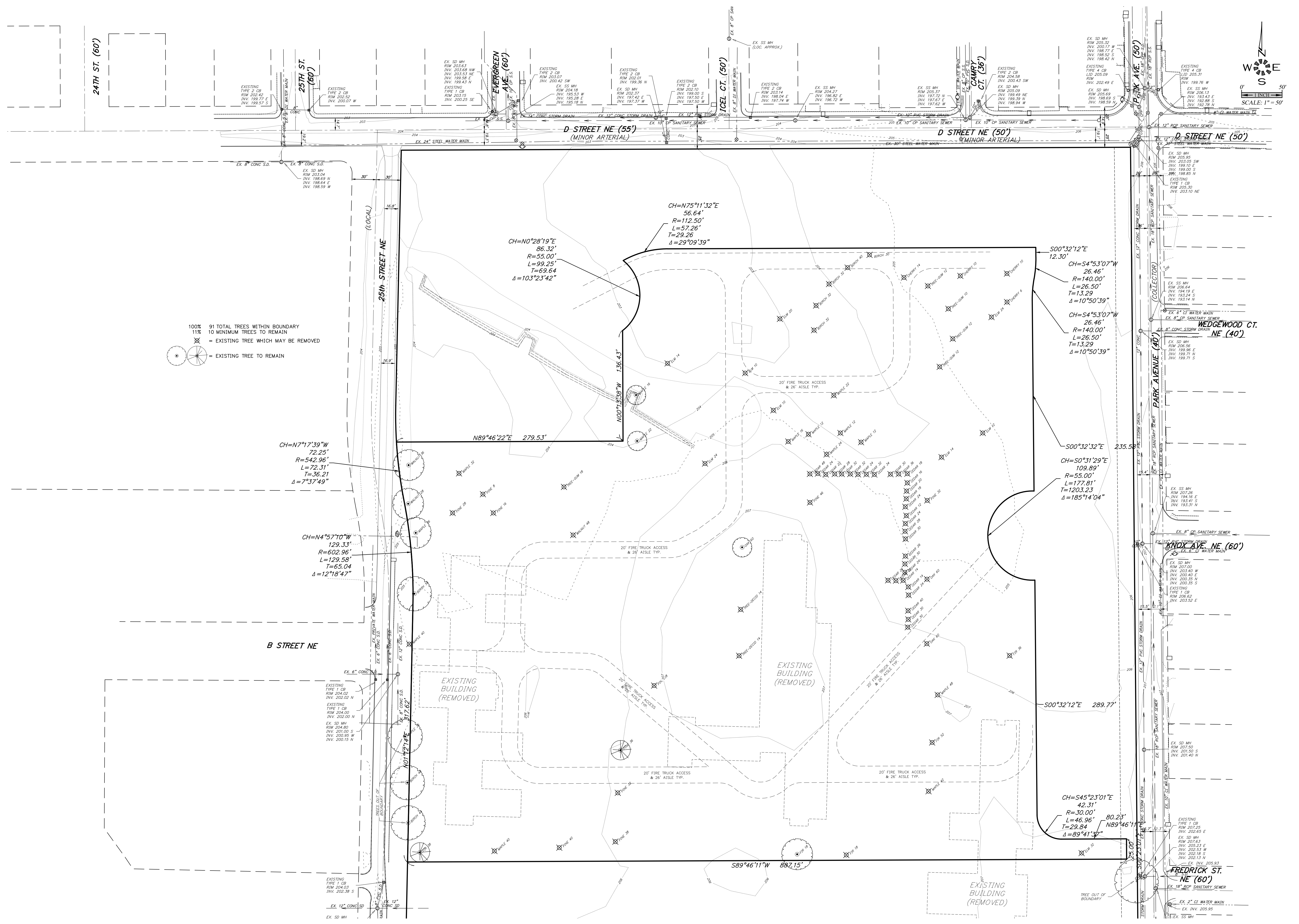
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Design: M.D.G.
 Drawn: P.H.S.
 Checked: M.D.G.
 Date: FEB. 2019
 Scale: AS SHOWN



JOB # 6784

SDR02



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PRELIMINARY
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CONSTRUCTION

SCOTT R. BECK
ARCHITECT, LLC
361 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270

NORTH CAMPUS RE-DEVELOPMENT
CENTER STREET SE. & 23RD ST. SE.
SALEM, OREGON
DEVELOPER:
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SALEM, OR 97301, TEL: (503) 581-4654

OPEN SPACE
SITE PLAN

revisions:

date: 11/15/2019
scale: 1"=50'
drawn: S.R.B.
job no: 1820

A1.2

OPEN SPACE SITE DATA:

ZONING: RM-11
TOTAL SITE AREA: 517,026 S.F., (11.87 ACRES)
COMMON OPEN SPACE REQUIRED:
PER SRC 702.015 - 30% MIN. OF GROSS SITE AREA SHALL BE DESIGNATED AND PERMANENTLY RESERVED AS COMMON OPEN SPACE.
517,026 S.F. X .30 = 155,108 S.F. MIN. COMMON OPEN SPACE REQUIRED.
PER SRC 111.01 COMMON OPEN SPACE: "OPEN AREA INTENDED FOR SHARED USE AND ENJOYMENT IN THE DEVELOPMENT, INCLUDING LANDSCAPING, WALKWAYS, PLAY AREAS, SWIMMING POOLS OR OTHER OPEN SPACE WHICH PROVIDES ACTIVE OR PASSIVE RECREATIONAL AMENITIES." COMMON OPEN SPACE DOES NOT INCLUDE: "PARKING AREAS, STREETS, OR DRIVE AISLES."
BASED UPON THIS DEFINITION THE FOLLOWING ON-SITE AREAS QUALIFY:
TOTAL LANDSCAPE AREA = 179,395 S.F.
TOTAL WALKWAYS = 64,068 S.F.
TOTAL GROUND FLOOR UNIT PATIOS = 8,016 S.F.
TOTAL REC. BLDG. TERRACE = 6,245 S.F.
TOTAL REC. BLDG. INTERIOR = 2,100 S.F.
TOTAL COMMON OPEN SPACE = 259,824 S.F.
PROPOSED COMMON OPEN SPACE % OF TOTAL SITE = 259,824 S.F. / 517,026 S.F. = 50% > 30%, O.K.
NOT MORE THAN 50% OF COMMON OPEN SPACE SHALL BE LOCATED IN PERIMETER SETBACK OF DEVELOPMENT. BY CALCULATION, 38,441 S.F. OF COMMON OPEN SPACE OCCURS WITHIN THE PERIMETER SETBACKS. 38,441 S.F. / 259,824 S.F. TOTAL SITE OPEN SPACE = 15% OF OPEN SPACE PROVIDED IN PERIMETER, 15% < 50%, O.K.
NOT MORE THAN 15% OF THE COMMON OPEN SPACE SHALL BE LOCATED ON LAND WITH SLOPES GREATER THAN 25%. THIS SITE IS GENTLY SLOPING. THE ONLY AREAS THAT WILL EXCEED 25% GRADE WILL OCCUR WITHIN A LANDSCAPED STORM SWALE OR RAIN GARDEN DEPRESSION AREA. THE TOTAL AREA OF WHICH WILL BE FAR BELOW 15% OF THE COMMON OPEN SPACE AND NONE OF THESE SLOPES OCCUR IN ACTIVE COMMON RECREATION AREAS.
INDOOR OR COVERED RECREATION SPACE MAY COUNT TOWARD NOT MORE THAN 30% OF THE COMMON OPEN SPACE. BY INSPECTION THIS IS THE CASE WITH THE PROPOSED SITE PLAN.
AT LEAST ONE OF THE COMMON OPEN SPACE AREAS SHALL MEET THE MINIMUM STANDARDS OF TABLE 702.1. FOR MORE THAN (20) UNITS: 1,000 S.F., PLUS AN ADDITIONAL 250 S.F. FOR EVERY 20 UNITS, OR PORTION THEREOF. OVER 20 UNITS, BY CALCULATION THIS SINGLE AREA MUST EQUAL: 1,000 S.F. + (226/20 X 250 S.F.) = 3,824 S.F. MINIMUM AREA, WITH A MIN. WIDTH OF 25 FEET.
REQUIRED SINGLE COMMON OPEN SPACE = 4,100 S.F., WITH A MIN. WIDTH OF 60', THEREFORE 0.K.
REQUIRED OUTDOOR CHILDREN'S PLAY AREA: PER TABLE 702.1, MORE THAN (20) UNITS: 950 S.F. + (226/20 X 250 S.F.) = 3,775 S.F. MINIMUM AREA, WITH A MIN. WIDTH OF 25 FEET.
PROPOSED CHILDREN'S PLAY AREA = 4,100 S.F., WITH A MIN. WIDTH OF 60', THEREFORE 0.K.
PRIVATE OPEN SPACE:
PER TABLE 702.3: EACH DWELLING UNIT SHALL HAVE A PRIVATE OPEN SPACE AND DIMENSION AS FOLLOWS:
PATIO: (NOT MORE THAN 5' ABOVE GRADE): 96 S.F. MIN. AREA, MIN. DIMENSION OF 6 FEET.
UPPER DECK: (MORE THAN 5' ABOVE GRADE): 48 S.F. MIN. AREA, MIN. DIMENSION OF 6 FEET.
PROPOSED PRIVATE PATIOS = 97 S.F. MIN. WITH A MIN. DIMENSION OF MORE THAN 6 FEET.
PROPOSED PRIVATE DECKS = 57 S.F. MIN., WITH A MIN. DIMENSION OF 6 FEET.
PRIVATE OPEN SPACE STANDARDS ARE THEREFORE MET.

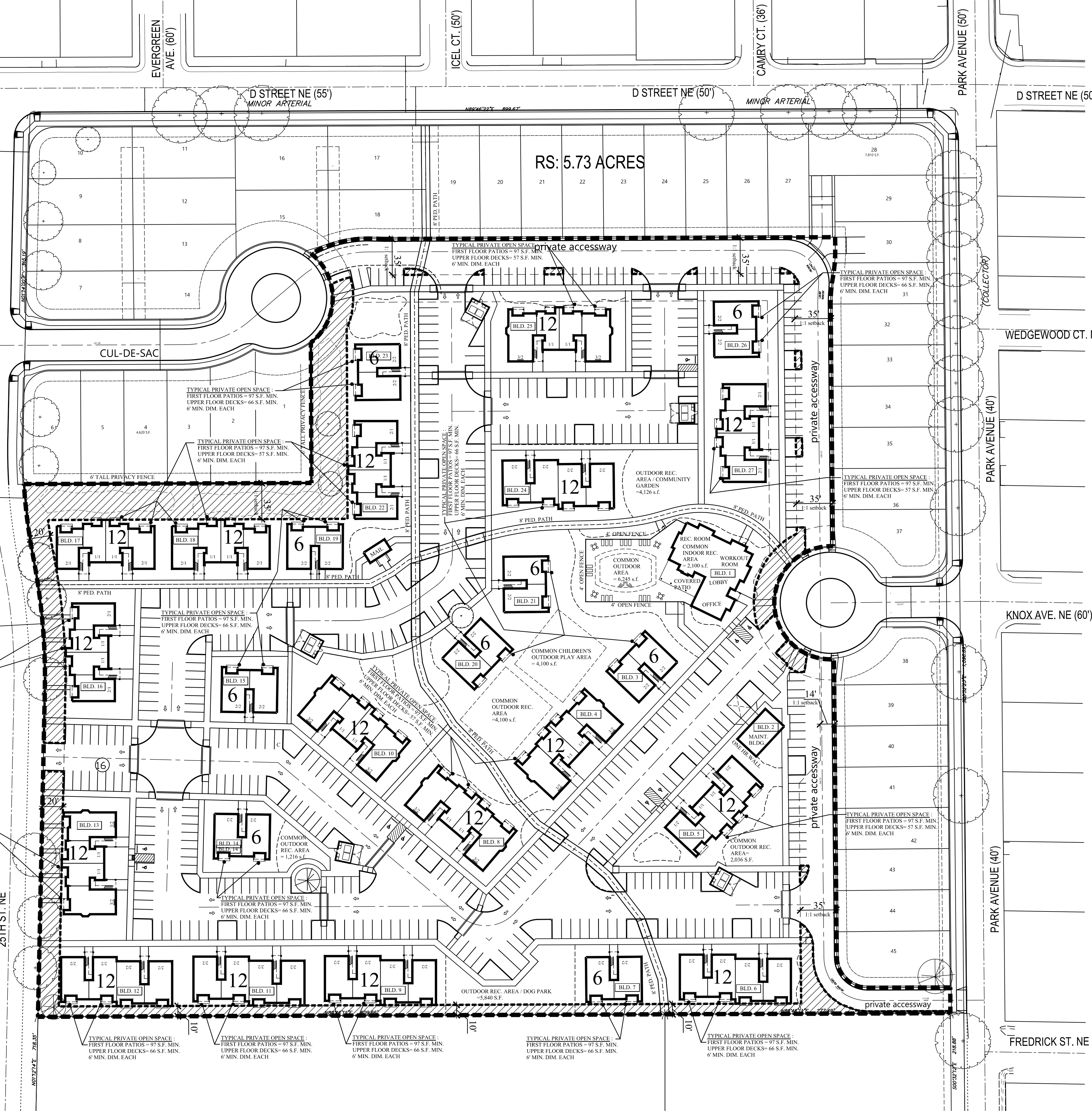
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11701"
R=542.96"
L=11724"
T=58.65"
D=122278"

OH=445710"
128.33"
R=682.96"
L=122.58"
T=65.04"
D=121847"

TYPICAL PRIVATE OPEN SPACE:
FIRST FLOOR PATIOS = 97 S.F. MIN.
UPPER FLOOR DECKS = 57 S.F. MIN.
6' MIN. DIM. EACH

TYPICAL PRIVATE OPEN SPACE:
FIRST FLOOR PATIOS = 97 S.F. MIN.
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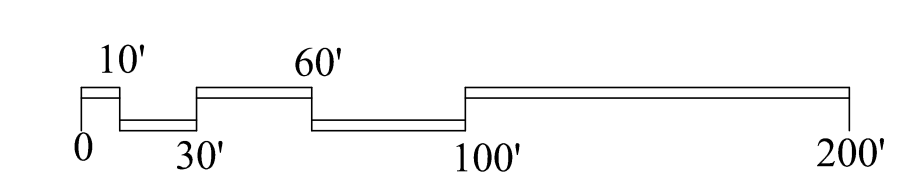
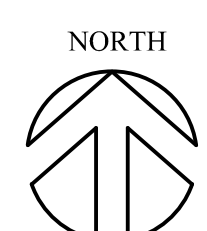
TYPICAL PRIVATE OPEN SPACE:
FIRST FLOOR PATIOS = 97 S.F. MIN.
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6' MIN. DIM. EACH



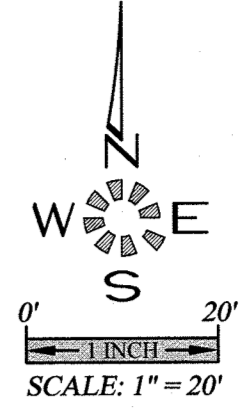
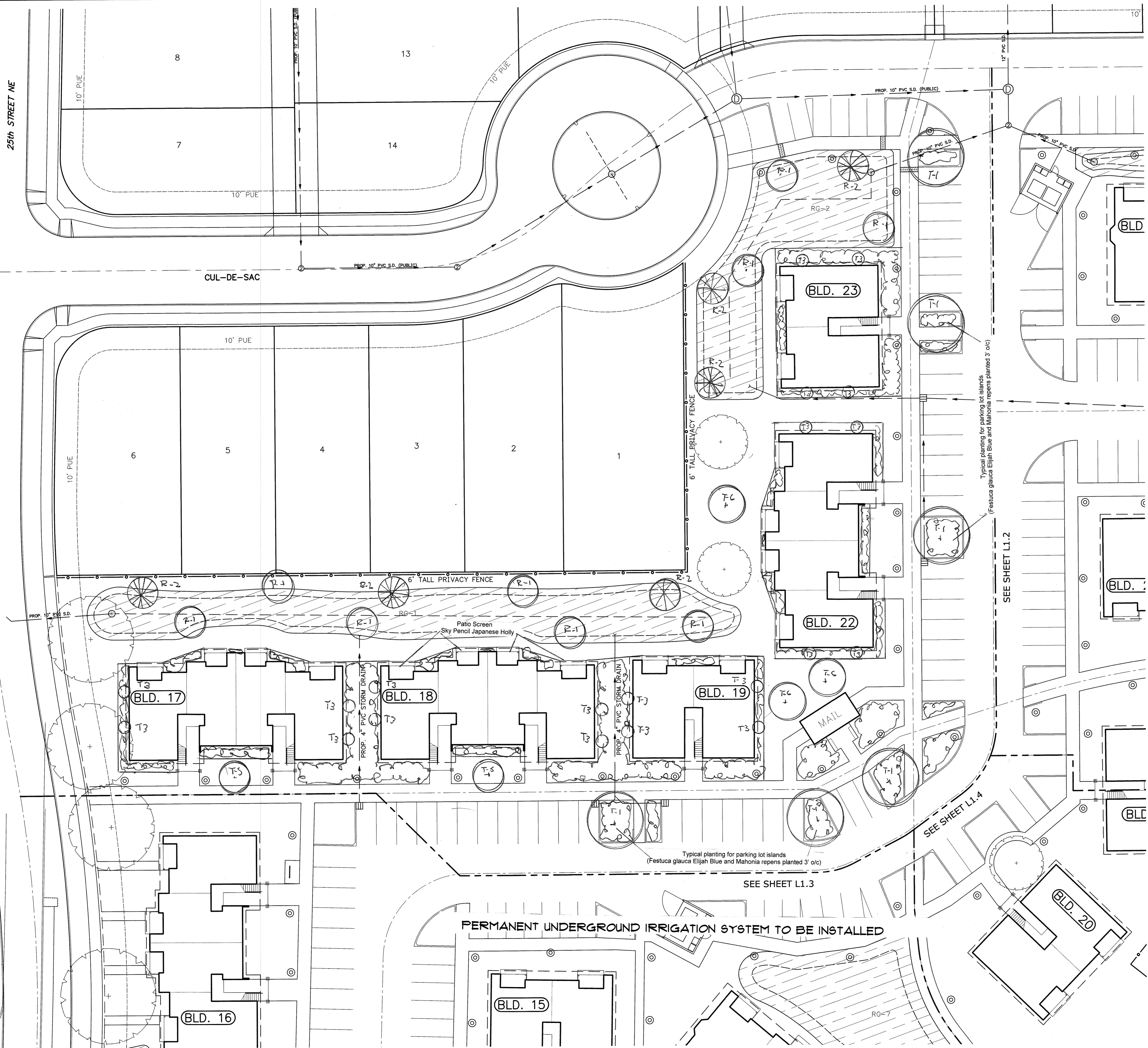
= OPEN SPACE IN PERIMETER SETBACK

**OPEN SPACE
SITE PLAN** RM-2:
11.87 ACRES

scale: 1"=50'



25th STREET NE



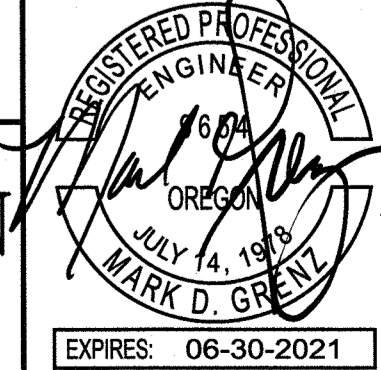
MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OR 97302
 PH: (503) 363-9227 FAX (503) 364-1260
 www.mtrengineering.net office@mtrengineering.net

LANDSCAPE PLAN

NORTH CAMPUS

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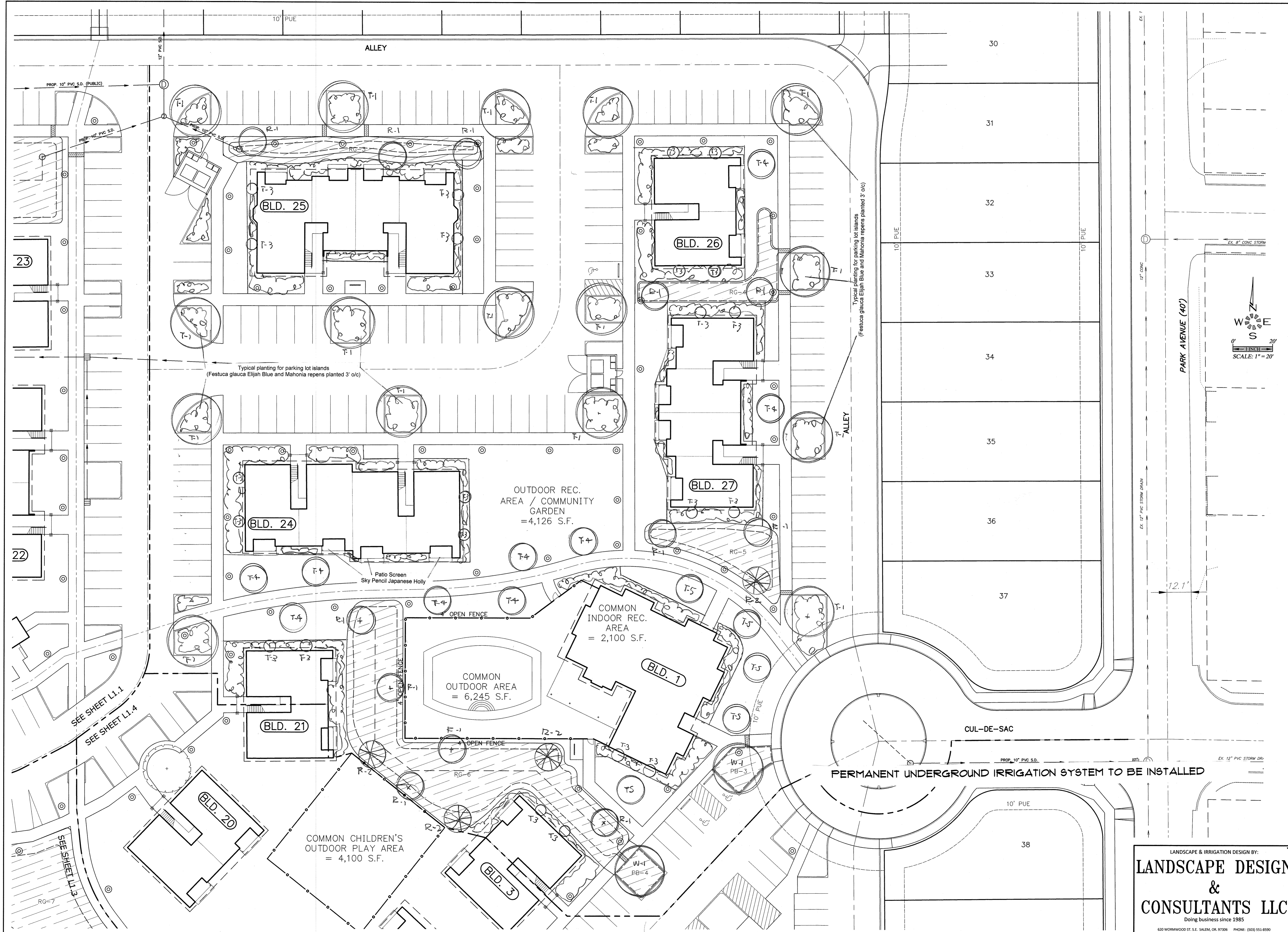
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 Date: FEB. 2019
 Scale: AS SHOWN



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

L1.1

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LANDSCAPE PLAN

NORTH CAMPUS

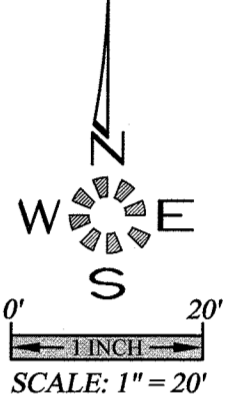
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 Date: FEB. 2019
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 965
 OREGON
 JULY 14, 1978
 MARK D. GREV
 EXPIRES: 06-30-2021
 JOB # 6784

L1.2

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 Doing business since 1985
 620 WORMWOOD ST. S.E. SALEM, OR 97306 PHONE: (503) 551-8590



PARK AVENUE (40')

EX. 8" CONC. STORM

EX. 12" PVC STORM DRAIN

EX. 12" PVC S.D.

EX. 12" PVC S.D.

EX. 12" PVC S.D.

EX. 12" PVC S.D.

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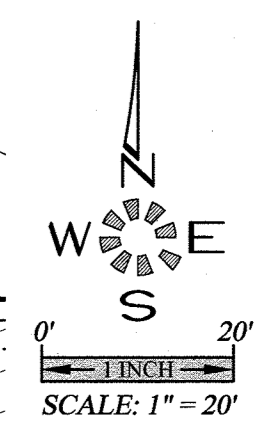
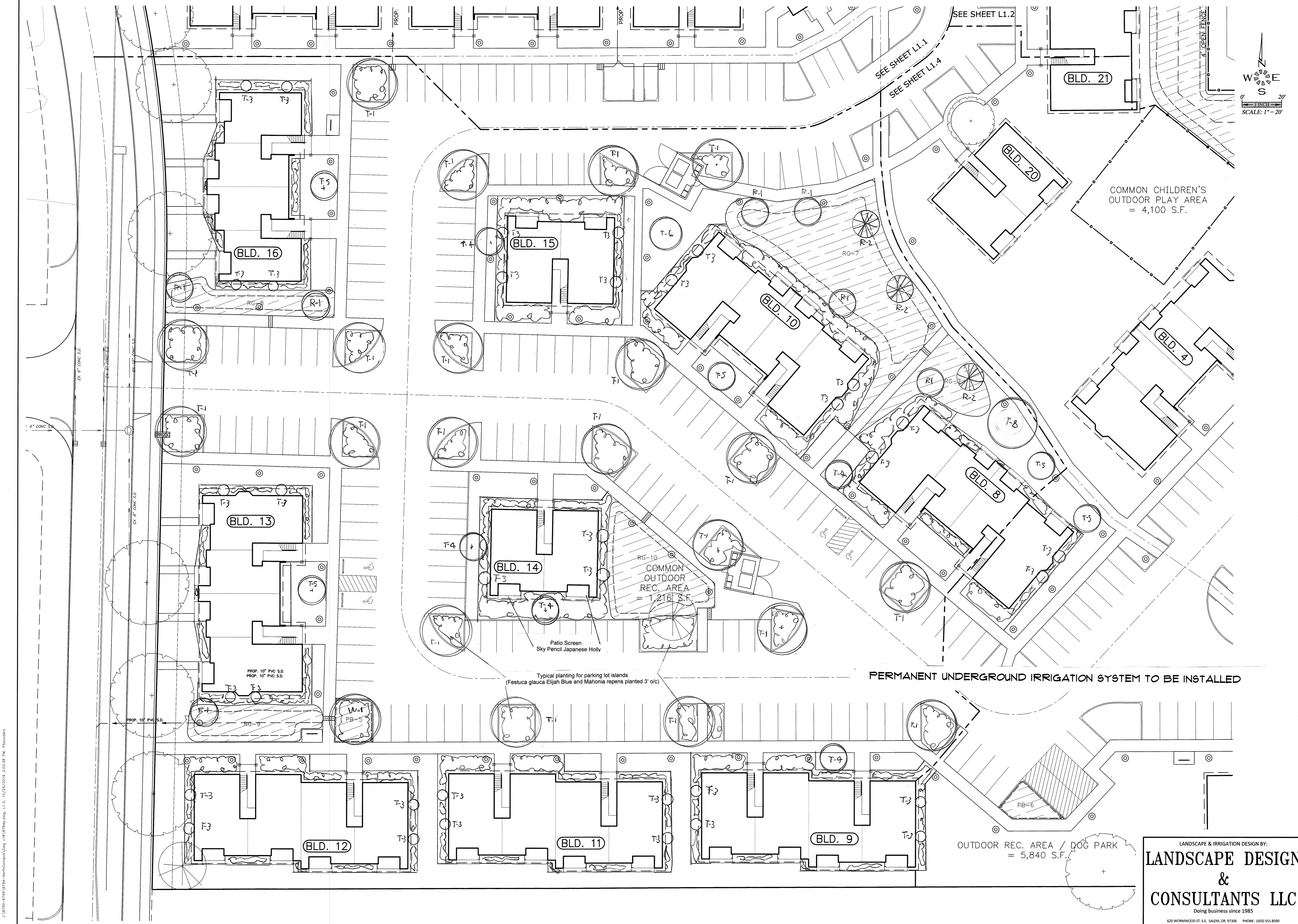
EX. 12" PVC S.D.

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MULTI/TECH
 ENGINEERING SERVICES, INC.
 1185 13th ST. S.E. SALEM, OR. 97302
 PH: (503) 363-9227 FAX (503) 364-1260
 www.mtengineering.net office@mtengineering.net

LANDSCAPE PLAN

NORTH CAMPUS

COMMON CHILDREN'S
 OUTDOOR PLAY AREA
 = 4,100 S.F.

COMMON
 OUTDOOR
 REC. AREA
 = 1,216 S.F.

PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

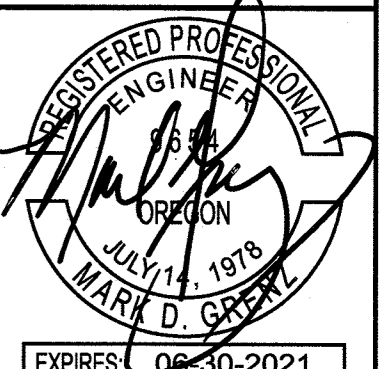
Typical planting for parking lot islands
 (Festuca glauca Elijah Blue and Mahonia repens planted 3' o/c)

OUTDOOR REC. AREA / DOG PARK
 = 5,840 S.F.

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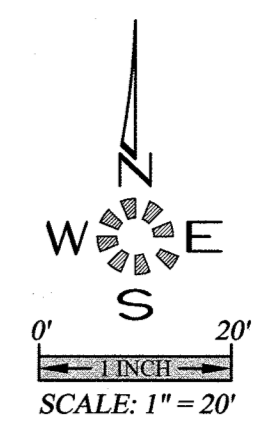
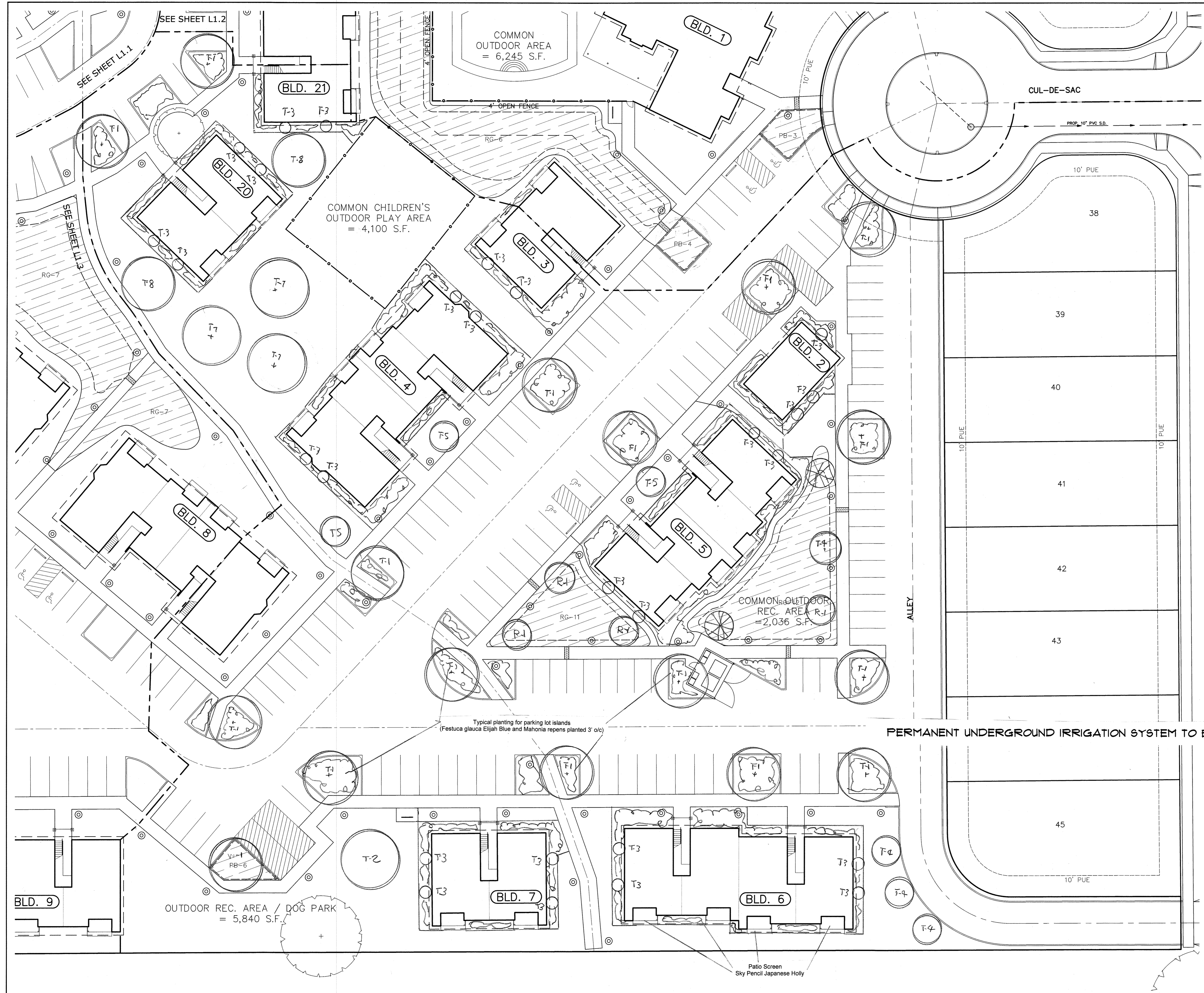
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 Drawn: P.H.S.
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 Date: FEB. 2019
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MULTI/TECH
 ENGINEERING SERVICES, INC.
 1115 W. 10th St., Suite 100
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LANDSCAPE PLAN

NORTH CAMPUS

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

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GENERAL LANDSCAPE NOTES:

- General:**
- All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
 - The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
 - The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
 - The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
 - Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
 - The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
 - All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

- The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly Jute Netting shall be installed with anchoring pins as per manufacturers recommendations prior to planting. Recommend DeWitt P.JN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
- Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. Their email is info@protimeinc.com
- The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
- Grading shall be performed during optimal weather conditions.
- Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards.
- Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

- Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
- In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
- Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
- Species and variety as specified on the drawings and delivered to the site shall be certified true to their genus, species and variety and as defined within the current edition of International Code of Nomenclature for Cultivated Plants.
- Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and-butted (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.
- Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scalded, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cover plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
- Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
- Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
- All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced with new vegetation at the beginning of the next growing season.

Planting:

- Planting shall be installed between March 1st to April 30th or between October 1st to November 30th. If planting is installed outside these time frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
- Plant material shall be transported to the site in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
- Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
- Provide the following clearance for planting of trees where applicable:

- Maintain 30 feet vision triangles at all intersections and corners
- 5 feet from all street/parking lot light standards
- 10 feet from fire hydrants
- 5 feet from all utility vaults, meter boxes, etc.

- No trees or shrubs shall be planted on existing or proposed utility lines.
- All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after planting is completed. All plant beds shall drain away from buildings.
- Excavate plant pits for shrubs and trees as follows:
Container stock: width = 2 times the container diameter, depth = container depth.
Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
B & B: width = 2 times ball diameter, depth = ball depth.
- Scarify sides and bottom of plant pits to roughen surfaces.
- Place plants plumb in the pit. Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Lawn Areas / Hydro-Seeding/Sod:

- All lawn areas shall be seeded unless otherwise directed by Owner to install Sod. Seed or Sod shall be procured through Kuenzi Turf Nursery. Seed or Sod shall be Rhizomatous Tall Fescue (RTF). Seed mix shall be applied at a rate of 10 lbs. per 1000 sq. feet. Contact Kuenzi Turf Nursery at (503)585-8337 or approved equal.
- All areas shown on the plan shall be seeded between March 1st and May 1st, or between September 1st and October 15th.
- Scarify soil surface to a depth of 3 inches to ensure adequate seed contact with soil.
- Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
- Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of towler work
- If, at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.
- Seeding of slopes greater than 30% shall be done by Hydro Seeding using a seed mix of Pro Time 700 Low Profile or approved equal at a rate of 2 lbs. per 1000 sq. feet.

Top Soil Mixture:

- A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seedbed/seed lawns.
- Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.
20 lbs. 10-6-4 50% Slow Release
30 lbs. 38-0-0 Nitroform
10 lbs. Iron Sulfate 21%
20 lbs. 0-18-0 Super Phosphate
25 lbs. Dolomite Lime
10 lbs. 13-0-11 Potassium Nitrate

Bark Mulch:

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

Poly Jute Netting:

- Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufacturers recommendations prior to planting. Recommend DeWitt P.JN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Bio Swales/Detention Ponds/Vegetated Swales:

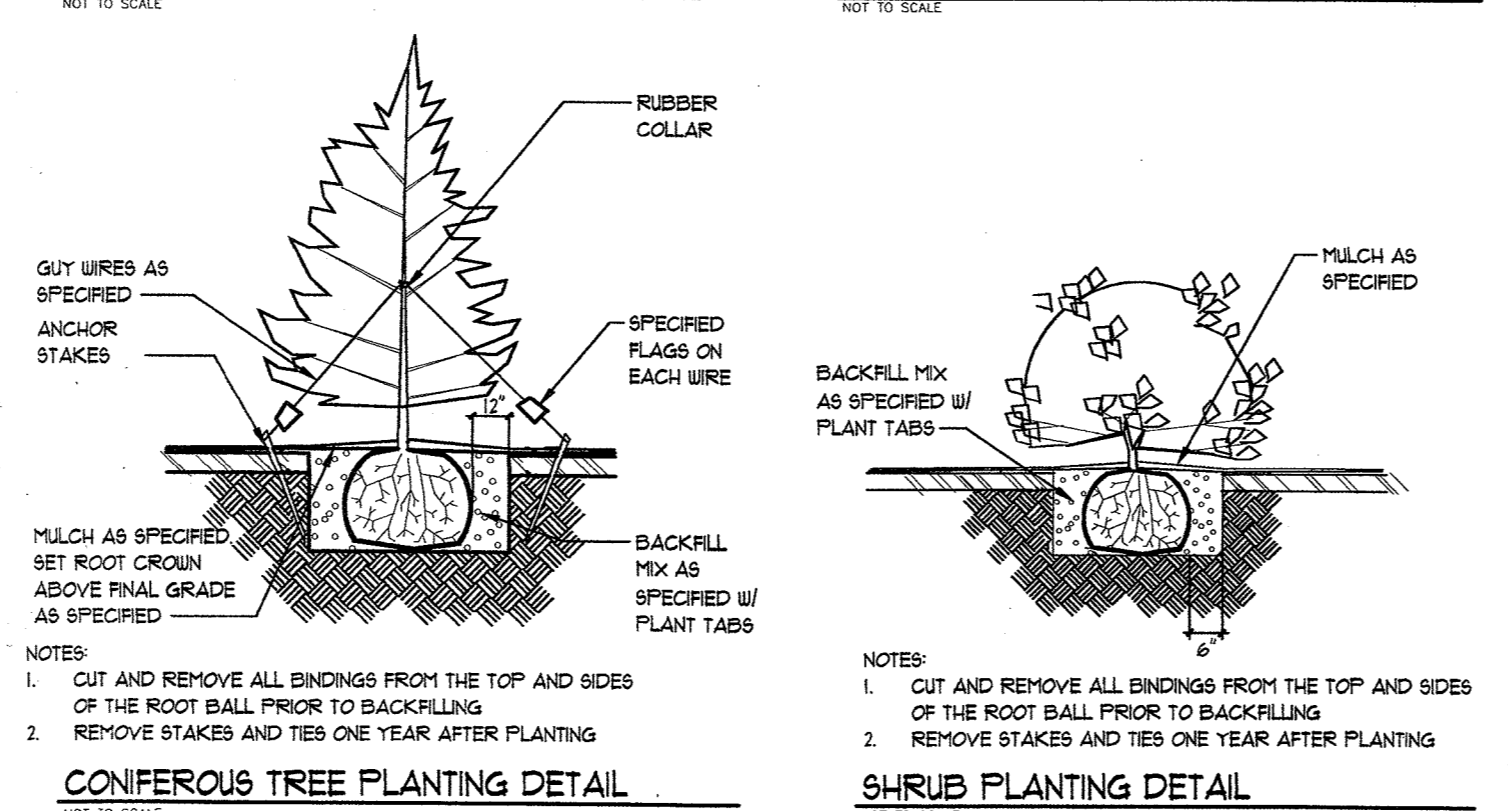
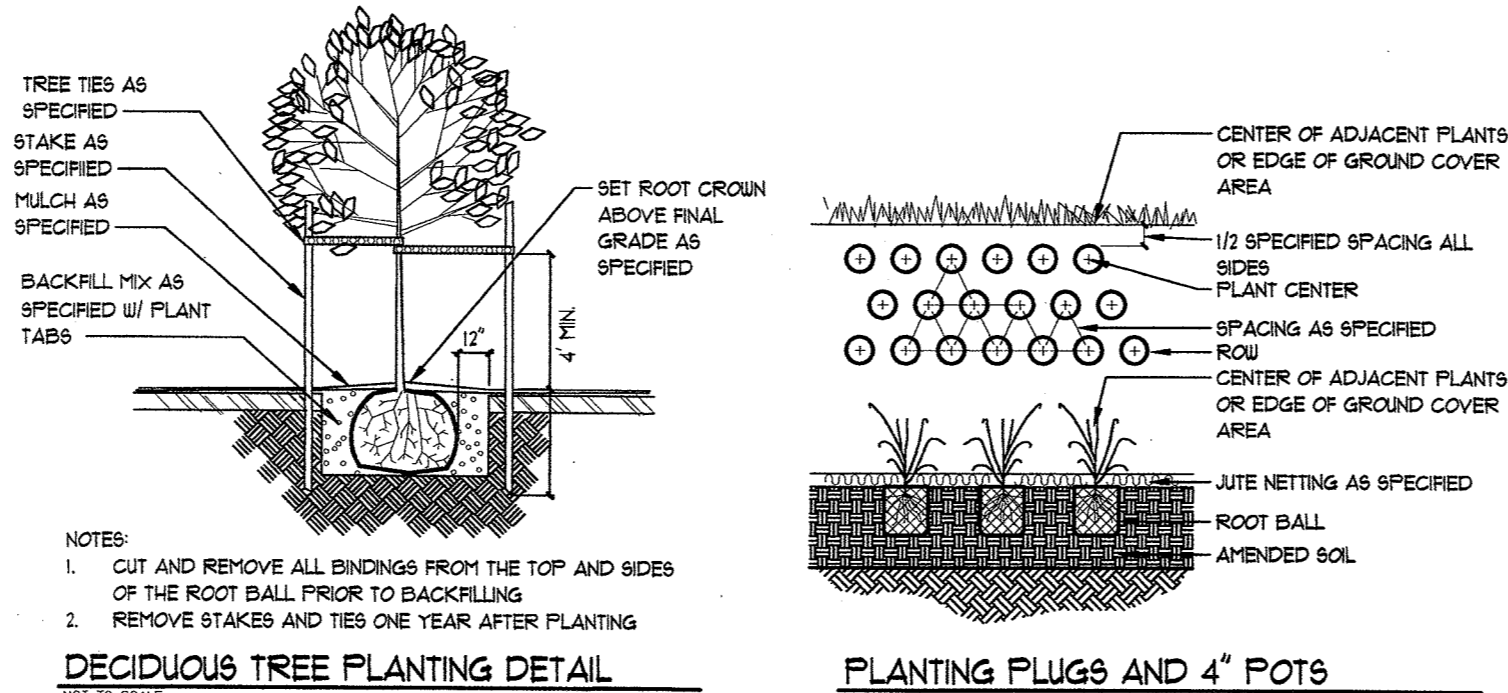
- Bark Mulch shall not be applied to Bio Swales/Detention Ponds/Rain Gardens or Vegetated Swales.

Weed Control Agent:

- Apply casoron as a weed control agent after planting as per manufacturers specified recommendations around building or approved equal.

Non-Native Plant Species:

- All non-native, invasive plant species shall be removed from the site.
- Growing Medium for Stormwater Bio Swales/Vegetated Swales/Rain Gardens/Planter Boxes:
1. Growing Medium shall comply with City of Salem Department of Public Works Administrative Rules, Chapter 9, and Division 004 Appendix G-Key Material Specifications for Storm Water Quality Facilities.



RAIN GARDEN PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
19	R-1	Acer circinatum (3 stem clump)	Vine Maple (3 stem clump)	4' to 5'	B & B	Full
12	R-2	Chamaecyparis nooktakensis 'Green Arrow'	Green Arrow Alaska Cedar	5' - 6'	B & B	Full/Natural
ZONE 1 BOTTOM WET						
EQUALS 0000 Sq. Ft.						
R-3		Carex obnupta	Slough Sedge	Plugs	Planted 9' o/c	Tri-Space
R-4		Carex densa	Dense Sedge	Plugs	Planted 9' o/c	Tri-Space
R-5		Juncus ensifolius	Dagger-leaf Rush	Plugs	Planted 9' o/c	Tri-Space
R-6		Deschampsia cespitosa	Tufted Hair-grass	Plugs	Planted 9' o/c	Tri-Space
ZONE 2 SIDE SLOPES						
EQUALS 0000 Sq. Ft.						
R-7		Aster suspicatus	Douglas' aster	Plugs	Planted 9' o/c	Tri-Space
R-8		Juncus effusus var. pacificus	Pacific Rush	Plugs	Planted 9' o/c	Tri-Space
R-9		Juncus patens 'Elk Blue'	Elk Blue Gray Rush	Plugs	Planted 9' o/c	Tri-Space
R-10		Eleocharis ovata	Ovate Spike Rush	Plugs	Planted 9' o/c	Tri-Space
ZONE 3 TOP /DRIER						
EQUALS 0000 Sq. Ft.						
R-11		Physocarpus capitatus	Pacific Nine Bark	2 Gal.	Planted 4' o/c	Tri-Space
R-12		Rubus spectabilis	Salmonberry	2 Gal.	Planted 4' o/c	Tri-Space
R-13		Spiraea douglasii	Douglas Spiraea	2 Gal.	Planted 4' o/c	Tri-Space
R-14		Symphoricarpos albus	Common Snowberry	2 Gal.	Planted 4' o/c	Tri-Space

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE ARCHITECTURAL CONSULTANT PRIOR TO INSTALLATION PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY

NOTE:

SEE GENERAL LANDSCAPE NOTES BEFORE PLANTING THE RAIN GARDENS:

Poly Jute Netting shall be installed in the Rain Gardens please read General Landscape Notes. For planting the Bottom Wet Zone 1, Side Slopes Zone 2 of the Rain Gardens group 30 to 40 species of each plant together and vary the plantings species till the area is covered as per the plant spacing above.

NOTE: For Zone 3 the full diameter growth at 5 years will equal 5 to 8 feet wide and 6 to 10 height for the plants specified this is the reason they are planted at 4' o/c.

NOTE: The Acer circinatum, Vine Maple are specified at (3 stem clump) this will equal 3 trunks per tree.

Poly Jute Netting shall be installed in Rain Gardens please read General Landscape Notes. Growing Medium for Rain Gardens please read General Landscape Notes.

APARTMENTS PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
58	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 1/2"- 2" cal.	B & B	6' Standard
1	T-2	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	1 1/2"- 2" cal.	B & B	6' Standard
104	T-3	Juniperus Virginiana 'Skyrocket'	Skyrocket Juniper	4'-5' Tall	B & B	Full/Natural
17	T-4	Fagus sylvatica 'Dawycok Purple'	Columnar Dawycok Purple Leaf Beech	1 1/2"- 2" cal.	B & B	3' Standard
15	T-5	Pyrus calleryana 'Capital'	Capital Flowering Pear	1 1/2"- 2" cal.	B & B	6' Standard
3	T-6	Cercis occidentalis	Western Redbud	1 1/2"- 2" cal.	B & B	6' Standard
4	T-7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginko	1 1/2"- 2" cal.	B & B	6' Standard
2	T-8	Japanese Zelkova 'Green Vase'	Green Vase Zelkova	1 1/2"- 2" cal.	B & B	6' Standard
SHRUBS						
S-1		Abelia grandiflora 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
S-2		Cornus stolonifera 'Kelsey'	Kelsysi Dwarf Redwig Dogwood	2 gal.	cont.	Full
S-3		Festuca glauca 'Elijah Blue'	Elijah Blue Festuca Grass	1 gal.	cont.	Planted 3' o/c
S-4		Daphne odora	Winter Daphne	2 gal.	cont.	Full
S-5		Euonymus japonica Golden	Golden Euonymus	2 gal.	cont.	Full
S-6		Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	5'-6" Tall	cont.	Full
S-7		Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	cont.	Full
S-8		Mahonia repens	Creeeping Mahonia	1 gal.	cont.	Planted 3' o/c
S-9		Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
S-10		Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
S-11		Pennisetum alopecuroides Hamelin	Dwarf Fountain Grass	2 gal.	cont.	Full
S-12		Pennisetum setaceum 'Purpureum'	Purple Fountain Grass	2 gal.	cont.	Full
S-13		Phladelphus Snowbelle	Snowbelle Mock Orange	2 gal.	cont.	Full
S-14		Pteris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal.	cont.	Full
S-15		Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laurel	2 gal.	cont.	Full
S-16		Rhododendron 'Unique'	Unique Rhododendron	18"-24"	w/buds	Full
S-17		Rosa 'Radtko 'Double Knockout Rose'	Double Knockout Rose	2 gal.	cont.	Full
S-18		Spiraea japonica 'Double Pink'	Double Pink Spirea	2 gal.	cont.	Full
S-19		Viburnum davidii	Davidii Viburnum	2 gal.	cont.	Full

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STORM WATER PLANTERS PLANT PALETTE

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	W-1	Fraxinus latifolia	Oregon Ash	1 1/2"- 2" cal.	B & B	6' Standard'
SHRUBS						
P-1		Spiraea Douglasii	Douglas Spiraea	2 gal.	cont.	4' o/c
P-2		Rubus spectabilis	Salmonberry	2 gal.	cont.	2' o/c
BOTTOM WET						
EQUALS 0000 Sq. Ft.						
B-1		Carex densa	Dense Sedge	4' Pots	Planted 9' o/c	Tri-Space
B-2		Juncus ensifolius	Dagger-leaf Rush	4' Pots	Planted 9' o/c	Tri-Space
B-3		Deschampsia cespitosa	Tufted Hair-grass	4' Pots	Planted 9' o/c	Tri-Space

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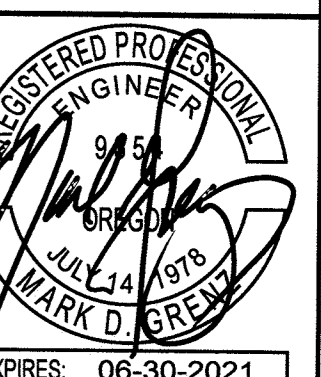
SEE LANDSCAPE NOTES BEFORE PLANTING THE RAIN GARDENS:

Please read Poly Jute Netting within General Landscape Notes.

For planting the Bottom Wet Zone 1, group 15 to 20 species of each plant together and vary the plantings species till the area is covered as per the plant spacing above. Plantings shall be on a triangle grid.

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