

Class 2 Adjustment

Submittal Date:

May 2025

Submitted To:

City of Salem Community Planning &
Development Department

Project Location:

3470 and 3480 Blossom Drive NE
Salem, OR 97302

Applicant(s):

Blossom Garden LP

Applicant's Land Use
Consultant:

Britany Randall of BRAND Land Use
Britany@brandlanduse.com

An aerial photograph of a basketball court with a red running track around it. A large, semi-transparent logo for 'BRAND' is overlaid on the court. The logo consists of the word 'BRAND' in a large, black, serif font. Below the word, the text 'FEASABILITY | PLANNING | LAND USE' is written in a smaller, black, sans-serif font. Below that, the website 'BRANDLANDUSE.COM' is written in a smaller, black, sans-serif font. At the bottom of the logo, the phone number '503.370-8704' is written in a smaller, black, sans-serif font. The court itself has a blue center and two tan-colored three-point arcs on either side. A basketball hoop is visible on the left side of the court.

BRAND

FEASABILITY | PLANNING | LAND USE

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503.370-8704

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Section 1: Property Background and Request

The applicant, Blossom Garden Limited Partnership, is presenting a Class 2 Adjustment application to allow a 10-foot fence to be installed around the approved sport court amenity to keep sport equipment within the court.

The subject property is located at 3470 and 3480 Blossom Drive NE in Salem. Recent land use applications have been applied for, including a modification to a previously approved site plan review application. Previously, the subject property went through a site plan review and design review (22-123981-PLN) for a 90-unit multi-family development as well as a partition, annexation, comprehensive plan amendment and zone change (20-118432-ZO & 21-102322-AN). Additionally, there have been modifications to the original site plan review application (25-103545-PLN) and two property line adjustment applications (24-106077-PLN & 24-125369-PLN). The original land use actions were completed with the intention of preparing the site for multiple family development. The modifications to the original approval were to create amenities for the Blossom Garden Apartment residents, including a dog park, sport court, and playground area.

Section 2: Existing Conditions

The subject property is approximately 3.50 acres. The parcels are described as Marion County Assessor Map and Tax Lots 073W01A003301 and 073W01A003300, a Marion County Tax Map is included within the exhibits list identifying the subject properties.

The site is located within corporate City limits of the City of Salem. The Salem Area Comprehensive Plan (SACP) map has designated the properties as “Multifamily Residential”. The properties are located outside of the City’s Urban Service Area (USA). The applicant previously obtained approval of an Urban Growth Area Development Permit.

The Comprehensive Plan designations of surrounding properties include:

North: Across Blossom Drive NE, IND “Industrial”

South: MF “Multi-Family Residential” and CR-LU “Commercial Retail with a limited use overlay” and located in Marion County

East: MF “Multi-Family Residential” located in Marion County

West: MU “Mixed Use”

The subject property is zoned RM2 (Multifamily Residential 2). Surrounding properties are zoned as follows:

North: Across Blossom Drive NE, IG (General Industrial)

South: MF (Multi-Family Residential) and CR-LU (Commercial Retail with a limited use overlay) and Marion County – Outside Corporate City Limits

East: MF (Multi-Family) Marion County – Outside Corporate City Limits

West: MU-II (Mixed Use-II)

Section 3: Findings Applicable to Class 2 Adjustment

Chapter 250 – Adjustments

Section 250.001 – Purpose

The purpose of this chapter is to provide a process to allow deviations from the development standards of the UDC for developments that, while not meeting the standards of the UDC, will continue to meet the intended purpose of those standards. Adjustments provide for an alternative way to meet the purposes of the Code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

Section 250.005 – Adjustments

(a) *Applicability.*

(1) *Classes.*

- (A) A Class 1 adjustment is an adjustment to any numerical development standard in the UDC that increases or decreases the standard by not more than 20 percent.
- (B) A Class 2 adjustment is an adjustment to any development standard in the UDC other than a Class 1 adjustment, including an adjustment to any numerical development standard in the UDC that increases or decreases the standard by more than 20 percent.

Applicant's Findings: *The adjustment request increases a standard by more than 20 percent; therefore, triggering the applicability of a Class 2 adjustment.*

(2) *Prohibition.* Notwithstanding subsection (a)(1) of this section, an adjustment shall not be granted to:

- (A) Allow a use or activity not allowed under the UDC;
- (B) Change the status of a use or activity under the UDC;
- (C) Modify a definition or use classification;
- (D) Modify a use standard;
- (E) Modify the applicability of any requirement under the UDC;
- (F) Modify a development standard specifically identified as non-adjustable;
- (G) Modify a development standard that contains the word "prohibited";
- (H) Modify a procedural requirement under the UDC;
- (I) Modify a condition of approval placed on property through a previous planning action;
- (J) The required landscaping in the Industrial Business Campus (IBC) Zone.

Applicant's Findings: *The adjustments being sought are not prohibited in accordance with the list above. This is not applicable.*

- (b) *Procedure type.* Class 1 and Class 2 adjustments are processed as a Type II Procedure under SRC chapter 300.

Applicant's Findings: *The applicant understands the process procedure outlined in SRC chapter 300 for adjustment applications.*

- (c) *Submittal requirements.* In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for a Class 1 or Class 2 adjustment shall include the following:

- (1) A site plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing all information necessary to establish satisfaction with the approval criteria. By way of example, but not of limitation, such information may include the following:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of all proposed primary and accessory structures and other improvements, including fences, walls, and driveway locations, indicating distance to such structures from all property lines and adjacent on-site structures;
 - (C) All proposed landscape areas on the site, with an indication of square footage and as a percentage of site area;
 - (D) The location, height, and material of fences, berms, walls, and other proposed screening as they relate to landscaping and screening required by SRC chapter 807;
 - (E) The location of all trees and vegetation required to be protected pursuant to SRC chapter 808; and
 - (F) Identification of vehicle, pedestrian, and bicycle parking and circulation areas, including handicapped parking stalls, disembarking areas, accessible routes of travel, and proposed ramps.
- (2) An existing conditions plan, of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing the following information:
 - (A) The total site area, dimensions, and orientation relative to north;
 - (B) The location of existing structures and other improvements on the site, including accessory structures, fences, walls, and driveways, noting their distance from property lines;
 - (C) The location of the 100-year floodplain, if applicable; and
 - (D) The location of drainage patterns and drainage courses, if applicable.

Applicant's Findings: *The applicant has submitted the applicable information necessary to review the proposal. In conjunction with the site plan and this written narrative, the review authority has all the information necessary to render a decision in this case. This requirement is met.*

(d) *Criteria.*

- (1) An application for a Class 1 adjustment shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Clearly satisfied by the proposed development.
- (B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

Applicant's Findings: *The applicant is seeking approval of Class 2 adjustments. These criteria are not applicable.*

- (2) An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.

Applicant's Findings: *The applicant is requesting an adjustment to SRC 702.020(c)(4) to exceed the maximum permitted fence height of three feet by seven feet in order to construct a 10-foot-tall fence around the sport court amenity area. The additional fence height is necessary to contain balls and other sporting equipment within the designated court area, thereby preventing such items from entering adjacent private properties or the public street. This measure is essential to protect both nearby residents and passing vehicles and to ensure the safe and functional use of the recreational amenity by future residents.*

The purpose of the height limitation is to preserve opportunities for visual surveillance and to avoid creating barriers that obstruct visibility and limit safety oversight. This purpose is equally met by the proposed development. The fence is proposed to be constructed of black chain link, a non-sight-obscuring material that allows for full visibility both into and out of the sport court area. The proposed fencing does not include slats, mesh inserts, screening fabrics, or any other feature that would hinder transparency or reduce the ability of residents and passersby to visually monitor the space.

To further ensure that the intent of the standard is preserved, the applicant is willing to accept a condition of approval stipulating that no objects, signage, coverings, or attachments of any kind may be affixed to the fence. This condition will maintain long-term visibility across the site and support the goals of passive surveillance, resident safety, and open community design. Based on the transparent design of the fence and the applicant's commitment to preserving visibility, the intent of the standard is equally met, and this criterion is satisfied.

- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Applicant's Findings: The proposed installation of a 10-foot-tall black chain link fence surrounding the sport court within the resident amenity area, is consistent with maintaining the livability and appearance of the surrounding residential neighborhood. The fence serves a functional purpose by ensuring the safety of users and preventing balls or equipment from impacting adjacent properties or public rights-of-way. Due to its location within a designated amenity space, the fence is set back from the adjacent residential property and screened by substantial landscaping, minimizing its visual prominence from the street and adjacent property. The design and placement of the fence are appropriate for the recreational nature of the amenity area and are typical for sport courts, where taller fencing is needed to support the active use. Therefore, the proposed fence does not detract from the livability or appearance of the residential area and instead supports active recreation in a manner that is compatible with the surrounding residential setting.

- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Findings: The applicant is proposing one adjustment; therefore, this criterion is not applicable.

- (e) *Transfer of adjustments.* Unless otherwise provided in the final decision granting the adjustment, an adjustment shall run with the land.

Applicant's Findings: The applicant understands that adjustments run with the land unless otherwise stated within the decision granting the adjustment request.

Section 4: Conclusion

Based on the facts and findings presented by the applicant within this detailed written narrative, the applicant believes they have satisfied the burden of proof required by the Unified Development Code and demonstrated how the proposed Class 2 Adjustment to allow a 10-foot tall fence surrounding the sport court amenity area satisfies all applicable criteria.

Section 5: Exhibits

Exhibit A – Marion County Tax Map

NE1/4 SEC1 T7S R3W W.M.

LEGEND

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

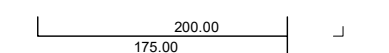
+ 1/16TH Section Cor. 1/4 Section Cor.
 ◎ DLC Corner 16 15
 21 22 Section Corner

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

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



301	2202A7
401	2202A8
500	2300A1
600	2300A2
700	2300A3
800	2300L1
900	2500
1000	2600U2
1100	2700U2
1500	2901
2200	3000
2202	3100
2202A1	
2202A2	
2202A3	
2202A5	
2202A6	



Assessors Office
Cartography Dept

PLOT DATE: 10/10/2022

SALEM
07 3W 01A

Exhibit B – Deeds



Parcel Information

Parcel #:	524729
Tax Lot:	073W01A003300
Site Address:	3480 Blossom Dr NE Salem OR 97305 - 1714
Owner:	Blossom Gardens Limited Partnership
Owner2:	
Owner Address:	3462 NE Sandy Blvd Portland OR 97232 - 1974
TwN/Range/Section:	07S / 03W / 01 / NE
Parcel Size:	0.03 Acres (1,357 SqFt)
Plat/Subdivision:	
Lot:	1
Block:	1
Census Tract/Block:	001601 / 1012
Waterfront:	

Assessment Information

Market Value Land:	\$9,220.00
Market Value Impr:	\$0.00
Market Value Total:	\$9,220.00
Assessed Value:	\$5,010.00

Tax Information

Levy Code Area:	24013
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$98.38
Exempt Desc:	N/A

Legal

PP 2021-064 LOT 1 ACRES .22

Land

Zoning:	Salem-RM2 - Multiple Family Residential 2	Cnty Bldg Use:	Residential
Cnty Land Use:	101 - Residential Improved, 1 Acre And Under, Inside Ugb	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Forest Ridge Elementary School
Middle School:	Whiteaker Middle School	High School:	McNary High School

Improvement

Year Built:	1950	Stories:		Finished Area:	1,664
Bedrooms:		Bathrooms:	2	Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 04/23/2025	Sale Price: \$25,080,000.00	Doc Num: 11781	Doc Type: Special Warranty Deed
Owner: Blossom Gardens Limited Partnership		Grantor: BLOSSOM GARDENS APARTMENTS LLC	
Orig. Loan Amt: \$29,400,000.00		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type: New Conventional	Lender: HOUSING AND COMMUNITY SERVICES	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel Information

Parcel #:	605181
Tax Lot:	073W01A003301
Site Address:	3470 Blossom Dr NE Salem OR 97305 - 1714
Owner:	Blossom Gardens Apartments LLC
Owner2:	
Owner Address:	360 Belmont St NE Salem OR 97301
TwN/Range/Section:	07S / 03W / 01 / NE
Parcel Size:	1.09 Acres (47,480 SqFt)
Plat/Subdivision:	
Lot:	2
Block:	
Census Tract/Block:	001601 / 1012
Waterfront:	

Assessment Information

Market Value Land:	\$213,660.00
Market Value Impr:	\$0.00
Market Value Total:	\$213,660.00
Assessed Value:	\$67,140.00

Tax Information

Levy Code Area:	24013
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$1,318.26
Exempt Desc:	N/A

Legal

PP 2021-064 LOT 2 ACRES 2.16

Land

Zoning:	Salem-RM2 - Multiple Family Residential 2	Cnty Bldg Use:	Market Aptcw Apartment County-Wide
Cnty Land Use:	700 - Multiple Family, Land Only	Neighborhood:	
Std Land Use:	8007 - Multi-Family-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Forest Ridge Elementary School
Middle School:	Whiteaker Middle School	High School:	McNary High School

Improvement

Year Built:	1990	Stories:		Finished Area:	3,600
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Fidelity National Title # 60222403698

After recording return to:

Blossom Gardens Limited Partnership
c/o Green Light Development
3462 NE Sandy Blvd.
Portland, OR 97232

Until requested otherwise,
send all tax statements to

Blossom Gardens Limited Partnership
c/o Green Light Development
3462 NE Sandy Blvd.
Portland, OR 97232

MARION COUNTY RECORDS

2025-11781

D-DEED

04/23/2025 09:57 AM

\$20.00 \$11.00 \$2.00 \$8.00 \$60.00

\$101.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

A handwritten signature in black ink, appearing to read "Bill Burgess".

Pgs=4 SKM

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

BLOSSOM GARDENS APARTMENTS LLC, an Oregon limited liability company, **Grantor**, conveys and specially warrants to BLOSSOM GARDENS LIMITED PARTNERSHIP, an Oregon limited partnership, **Grantee**, that certain real property situated in the City of Salem, Marion County, Oregon, legally described on **Exhibit A** attached hereto and incorporated herein by this reference, free of encumbrances except as set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is \$ 25,080,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16 day of April, 2025.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

GRANTOR:

BLOSSOM GARDENS APARTMENTS LLC,

an Oregon limited liability company

By: Clutch Multifamily, LLC, Manager

By:

Name: Terence C Blackburn

Title: Manager

Grantor's Address:

Blossom Gardens Apartments LLC

360 Belmont St. NE

Salem, OR 97301

Attn: Terence C. Blackburn

STATE OF OREGON)

) ss.

County of Marion)

This record was acknowledged before me on April 16, 2025 by Terence C Blackburn, Manager of Clutch Multifamily, LLC as Manager of Blossom Gardens Apartments LLC, an Oregon limited liability company, on behalf of said limited liability company.



Printed Name:

Notary Public

My commission expires: 12/26/28

This certificate is attached to page 2 of an Oregon Statutory Special Warranty Deed, dated April 16, 2025, consisting of 4 pages in total.

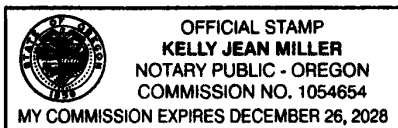


Exhibit A

Legal Description of Property

Parcel 1:

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of said Parcel 1, said point being on the south right of way line of Blossom Dr NE, and being 30.00 feet from centerline when measured perpendicular thereto; and running thence along the east line of said Parcel 1, South 00°04'26" East 86.46 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889"; thence leaving said east line, parallel with the south line of said Parcel 1, South 89°55'34" West 87.45 feet to a like iron rod on the west line of said Parcel 1; thence along said west line, North 00°04'26" West 87.04 feet to a point on said south right of way line being 30.00 feet from centerline when measured perpendicular thereto; thence along said south right of way line, South 89°41'34" East 87.45 feet to the Point of Beginning.

Bearings are based on said Partition Plat 2021-64.

Parcel 2:

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being Parcel 2, and a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, said tract being more particularly described as follows:

Beginning at the northwest corner of said Parcel 2, said point being on the south right of way line of Blossom Dr NE, and being 30.00 feet from centerline when measured perpendicular thereto; and running thence along said south right of way line, South 89°41'34" East 88.66 feet to the northwest corner of said Parcel 1; thence along the west line of said Parcel 1, South 00°04'26" East 87.04 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889"; thence leaving said west line, parallel with the south line of said Parcel 1, North 89°55'34" East 87.45 feet to a like iron rod on the east line of said Parcel 1; thence along said east line, and the east line of said Parcel 2, South 00°04'26" East 213.38 feet to an angle point in said east line of said Parcel 2; thence along said east line, South 89°40'17" East 125.68 feet to an angle point in said east line; thence along said east line, South 00°00'04" East 330.02 feet to the southeast corner of said Parcel 2; thence along the south line of said Parcel 2, North 89°42'19" West 301.91 feet to the southwest corner of said Parcel 2; thence along the west line of said Parcel 2, North 00°01'30" West 629.97 feet to the Point of Beginning.

Bearings are based on said Partition Plat 2021-64.

Parcel 524729; Parcel 605180; Parcel 605181; Parcel 524728

Exhibit B

Permitted Exceptions

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Sewer and Drainage District. An inquiry has been directed to the district concerning the status of said assessments and a report will follow if any are found.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Anchors and guy wires
Recording Date: December 13, 1996
Recording No: Reel 1359, Page 750
Affects: See document for specifics

Annexation Agreement, including the terms and provisions thereof

Recording Date: January 28, 2021
Recording No: Reel 4442, Page 48

The effect, if any, of an easement including the terms and provisions thereof,

Recording Date: February 9, 2023
Recording No.: Reel 4688, Page 105

Note: The above easement may not be valid due to common ownership between the dominant and servient estates at the time of recording.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Utilities
Recording Date: July 30, 2024
Recording No: 2024-23301
Affects: Reference is hereby made to said document for full particulars

Private Stormwater Facility Maintenance Covenant and Access Easement, including the terms and provisions thereof,

Recording Date: August 8, 2024
Recording No.: 2024-24347

Contingent Access and Utility Easement Agreement, including the terms and provisions thereof

Executed by: Blossom Gardens Apartments, LLC and Terra Firma Property Development Incorporated, or its assigns
Recording Date: January 14, 2025
Recording No.: 2025-01135

Marion County
Document Separator Page

Instrument # 2025-11781

April 23, 2025 09:57 AM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$101.00

Bill Burgess
Marion County Clerk

This is not an invoice.

Exhibit C – HOA Statement

BRAND

Homeowners Association Information

The applicant is submitting this statement to confirm there is no homeowners association (HOA) which is active or registered with the Oregon Secretary of State which impacts the subject property.

Exhibit D – HCRPZ Acknowledgement

BRAND

Historic and Cultural Resources Protection Zone Acknowledgement

The applicant is aware the subject site is identified on the City of Salem's Historic and Cultural Resources Protection Zone map. The applicant's consultant has discussed properties within these areas with the city's Historic Preservation Officer, Kimberli Fitzgerald. No public funding will be utilized to develop the subject site. At the time the site is developed, the applicant's contractors will have an inadvertent discovery plan on file with the city.

Exhibit E – Landscaping Plans

BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

3480 BLOSSOM DRIVE NE
SALEM, OREGON

DRAWINGS FOR:

BLOSSOM GARDENS APARTMENTS LLC
360 BELMONT ST NE
SALEM, OR 97301
CONTACT: CHRIS ANDERSON
503 . 932 . 3179
CHRISA@CLUTCHINDUSTRIES.COM

LANDSCAPE ARCHITECT:

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

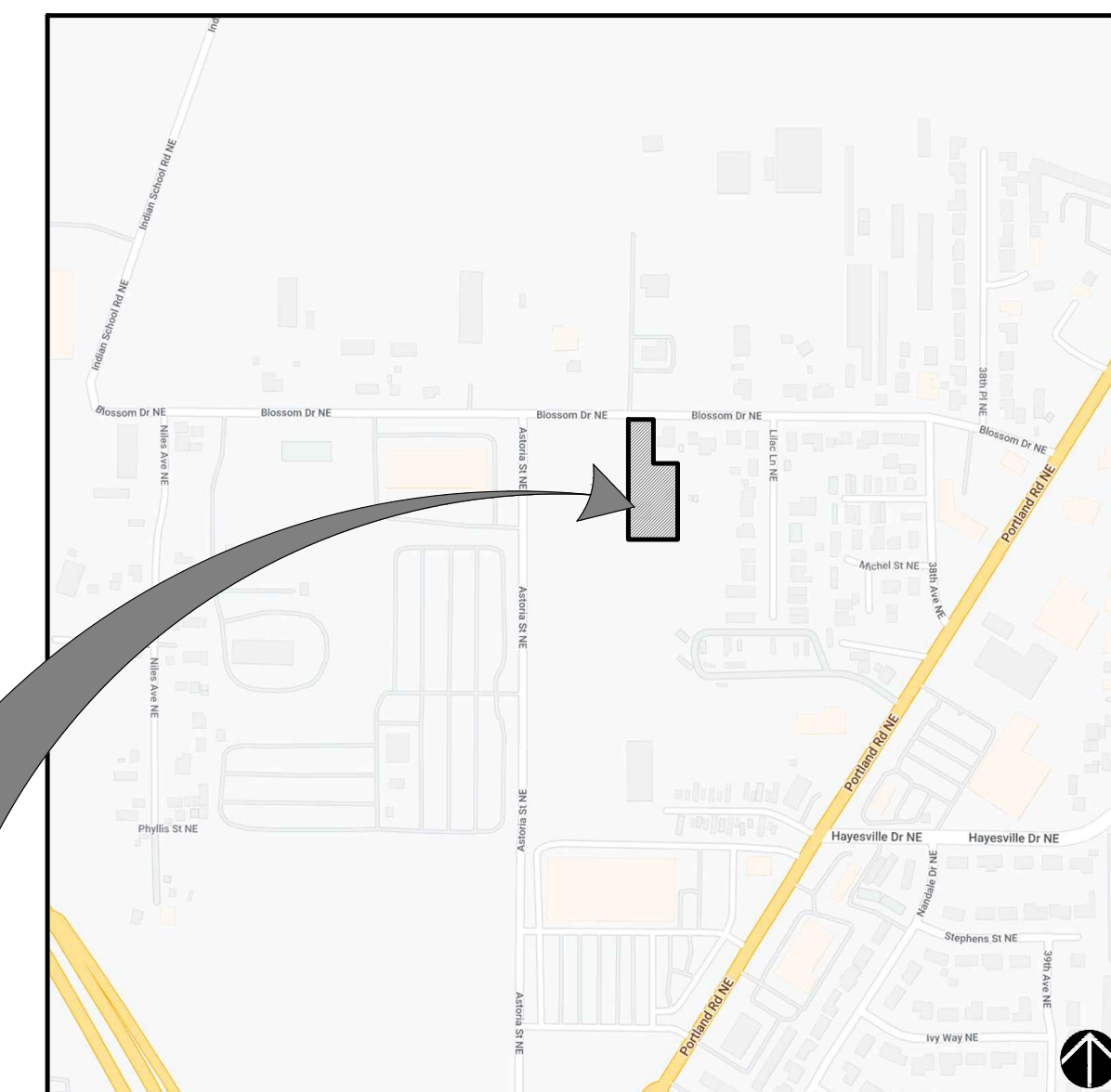
SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 AMENITY SITE PLAN
- L1.2 PLAYGROUND LAYOUT
- L1.3 SITE CONSTRUCTION DETAILS
- L1.4 SITE CONSTRUCTION DETAILS
- L2.1 EXISTING PLANTING PLAN
- L2.2 PROPOSED PLANTING PLAN
- L2.3 PROPOSED PLANTING PLAN
- L2.4 PLANTING NOTES AND DETAILS
- L3.1 PROPOSED IRRIGATION PLAN

SITE INFORMATION:

TAX LOT: 073W01A003301
ZONE: RM2

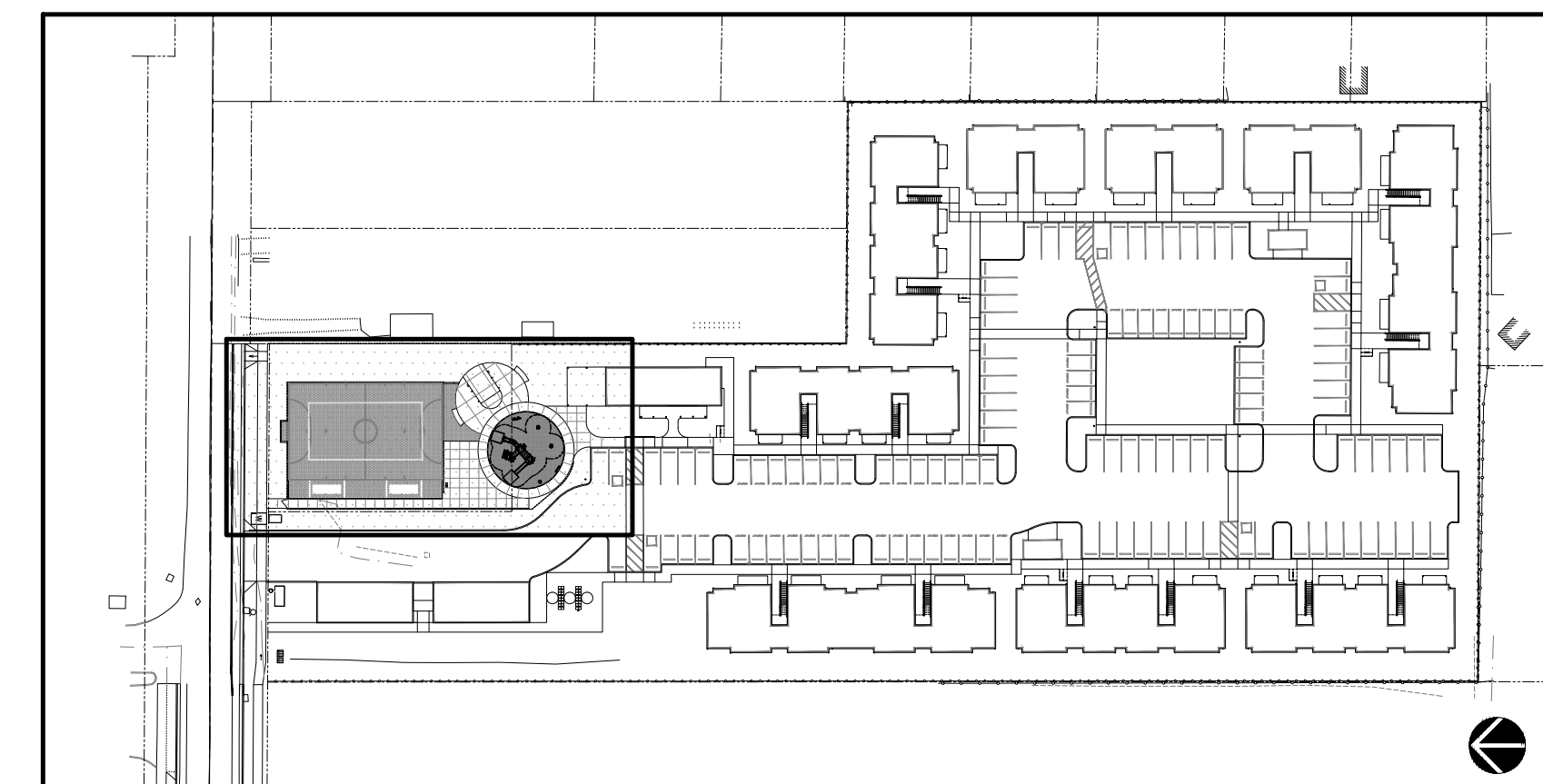
VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT
SITE

KEY MAP:



Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

503.784.6494
laurusdesigns.com

BLOSSOM
GARDENS
PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



COVER
SHEET

MAY 1ST, 2025

REVISIONS

#	DATE	NOTES	INITIALS
---	------	-------	----------

LO.0

SHEET 1 OF 10

PROJECT #: 1487R

CALL BEFORE YOU DIG

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

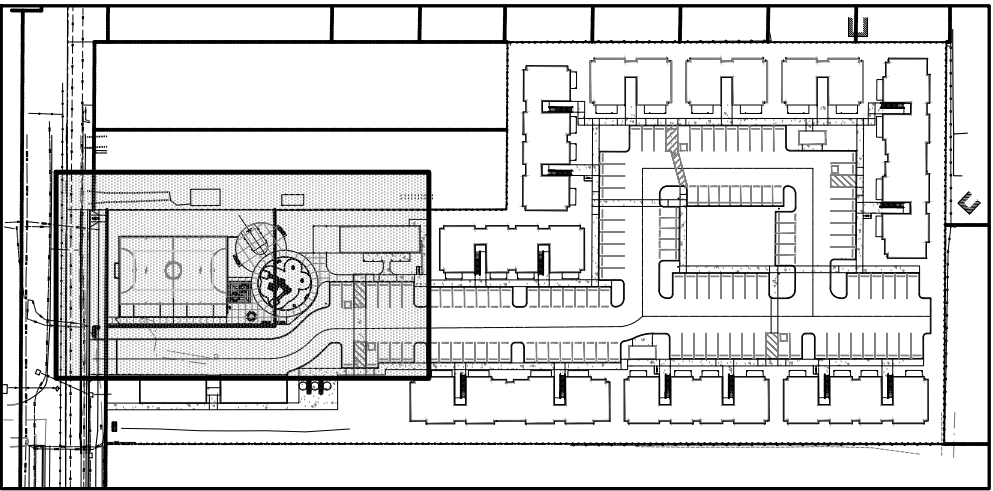


OR

1.800.332.2344

www.callbeforeyoudig.org

KEY MAP:



LEGEND:

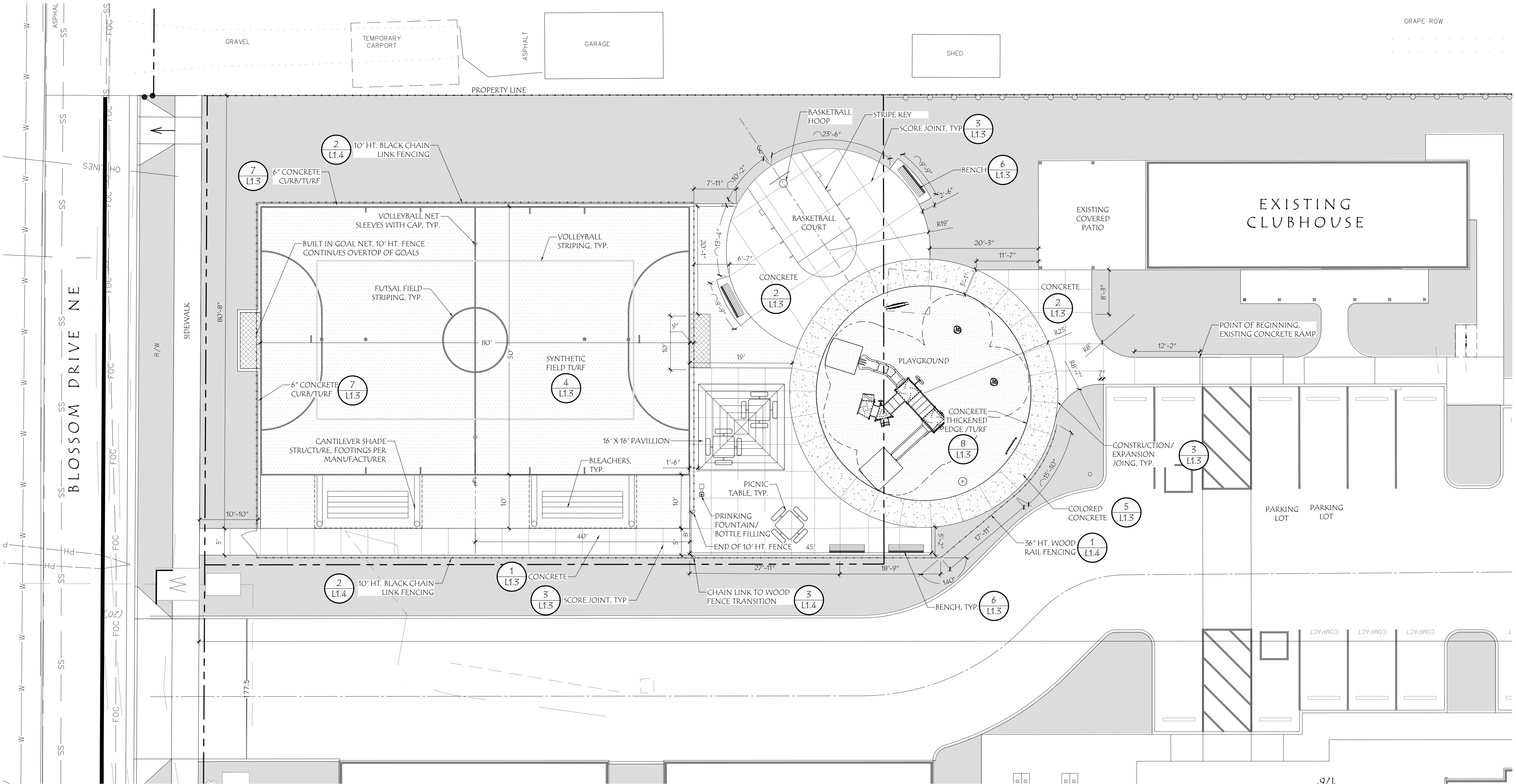
- PLANTER AREAS
- CONCRETE, SCORE AS SHOWN, EQUAL SPACES WHERE POSSIBLE, ALIGN JOINTS AS SHOWN, EXPANSION JOINTS AT STRUCTURES AND SEPARATE CONCRETE FEATURES, LIGHT BROOM FINISH, NO SHINERS
- COLORED CONCRETE: DAVIS COLORS 5084 HARVEST GOLD SCORE AS SHOWN, EQUAL SPACES WHERE POSSIBLE, ALIGN JOINTS AS SHOWN, EXPANSION JOINTS AT STRUCTURES AND SEPARATE CONCRETE FEATURES, LIGHT BROOM FINISH, NO SHINERS
- SYNTHETIC SPORTS TURF WITH STRIPING PLUS TURF SEE CIVIL DRAWINGS FOR PERF. PIPE DRAIN LOCATION
- SYNTHETIC TURF WITH PROTECTIVE FALL RUBBER UNDERLAY, CHILDREN'S PLAY AREA AND SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES.
- VOLLEYBALL NET SLEEVE (2) INSTALL PER TURF MANUFACTURER SPECIFICATIONS FOR EQUIPMENT IN TURF PRODUCT

- FENCING: 10' HEIGHT BALL FENCE STYLE: BLACK, CHAIN LINK
- 36" HEIGHT PLAYGROUND FENCE STYLE: WOOD RAIL
- DRINKING FOUNTAIN/BOTTLE FILLING STATION MANUFACTURER: GLOBAL INDUSTRIAL MODEL: WB761216BK COLOR: BLACK
- PICNIC TABLES (2) AND (1) ACCESSIBLE TABLE MANUFACTURER: ULTRA SITE STYLE/SIZE: 46" KENSINGTON SQUARE TABLE COLOR: BLACK POWDERCOAT FRAME COLOR: BLACK POWDERCOAT MOUNT: SURFACE
- BENCH WITH BACK (4) MANUFACTURER: ULTRA SITE STYLE/SIZE: JACKSON BENCH, 6' LENGTH COLOR: BLACK FRAME COLOR: BLACK POWDERCOAT MOUNT: SURFACE (4)

- BLEACHERS (2) 3 ROW, 15' LENGTH MATERIAL AND FINISH: ALUMINUM MOUNT: OWNER SELECT
- 16' X 16' PAVILION TIMBER FRAME MANUFACTURER: YARDISTRY -OR APPROVED EQUAL-
- CANTILEVER SHADE COVER (2) 10' X 20' PALRAM - CANOPIA SYDNEY FOOTING PER MANUFACTURER OR BY STRUCTURAL ENGINEER -OR APPROVED EQUAL-
- TRASH RECEPTACLE (2) MANUFACTURER: ULTRA SITE STYLE/SIZE: KENSINGTON 36 GAL. MOUNT: SURFACE

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER.
4. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT DETAILS SEE SHEET L1.2. CONTACT PARK N PLAY NORTHWEST FOR MORE INFORMATION.
5. SITE DETAILS SEE SHEETS L1.3 AND L1.4.
6. PLANTING PLAN SEE SHEET L2.1.



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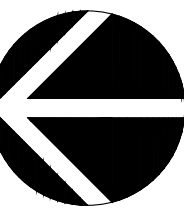
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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



AMENITY SITE PLAN



SCALE: 1" = 10' - 0"

0' 5' 10' 20'
SCALE

MAY 1ST, 2025

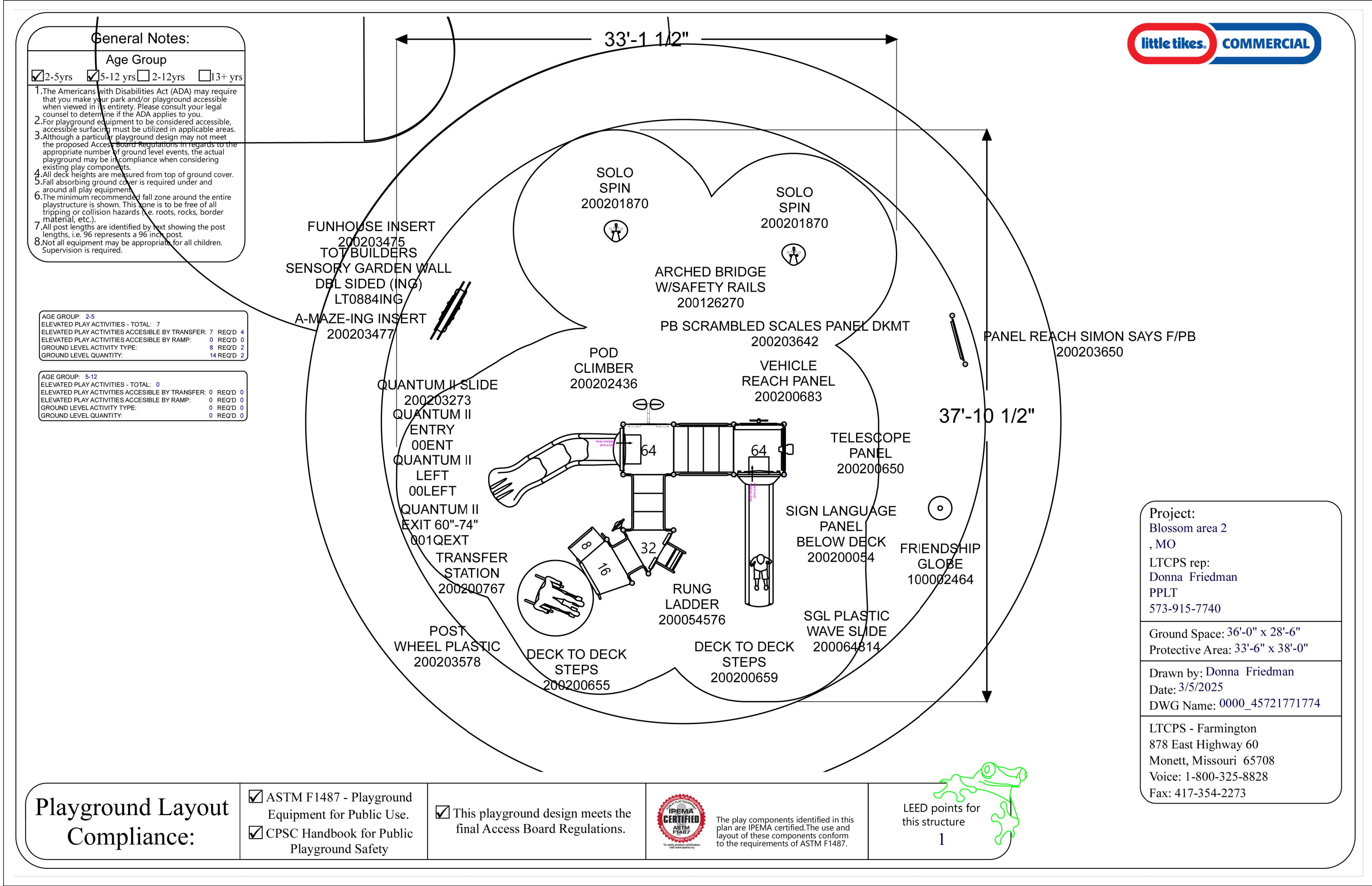
REVISIONS

#	DATE	NOTES	INITIALS
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L1.1

SHEET 2 OF 10

PROJECT #: 1487R



GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SITE LAYOUT PLAN SEE SHEET L1.1.
3. CONTACT PARK N PLAY NORTHWEST FOR MORE INFORMATION.
4. SITE DETAILS SEE SHEETS L1.3 AND L1.4.

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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PLAYGROUND SITE PLAN

MAY 1ST, 2025

REVISIONS

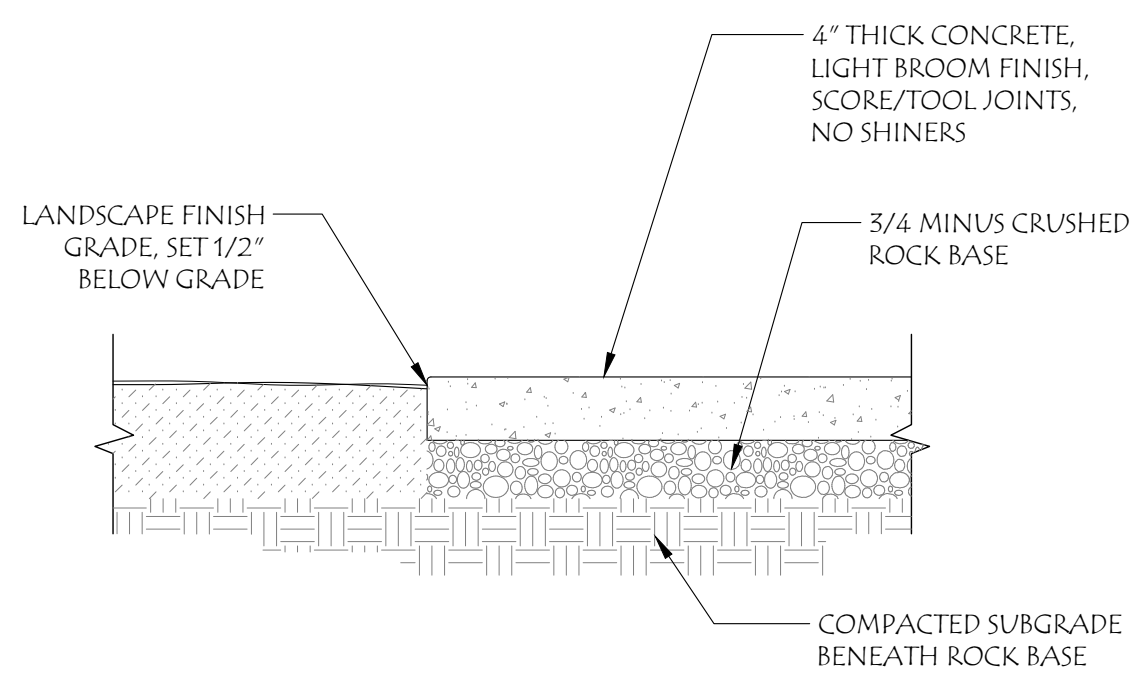
DATE NOTES INITIALS

L1.2

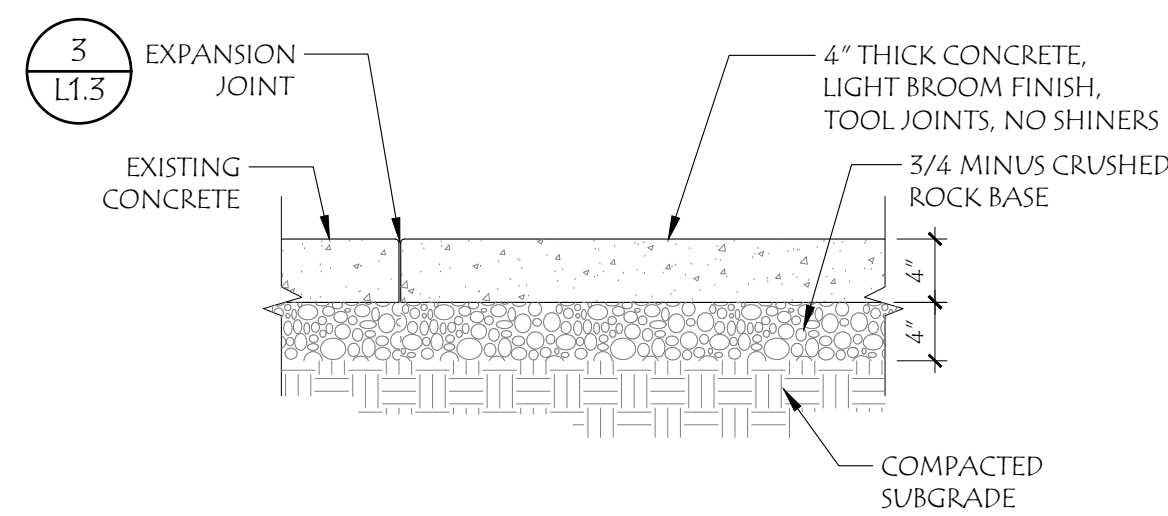
SHEET 3 OF 10

PROJECT #: 1487R

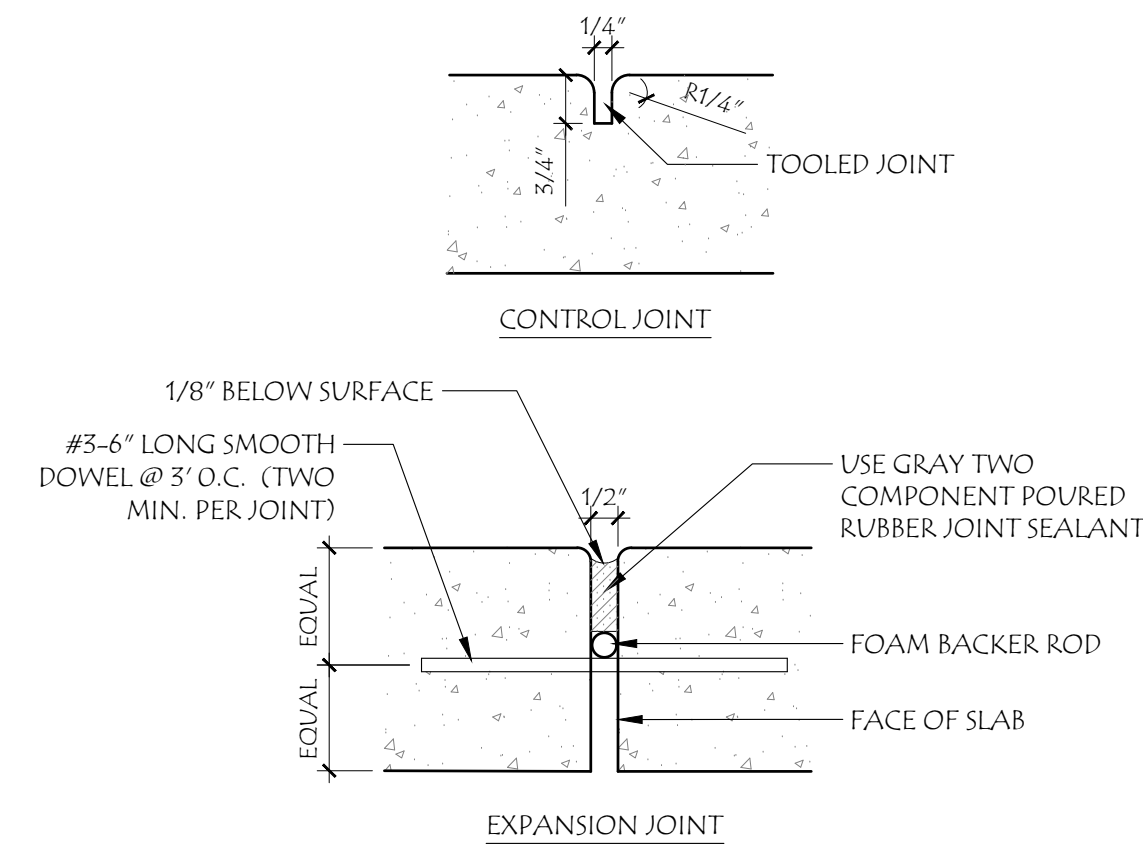




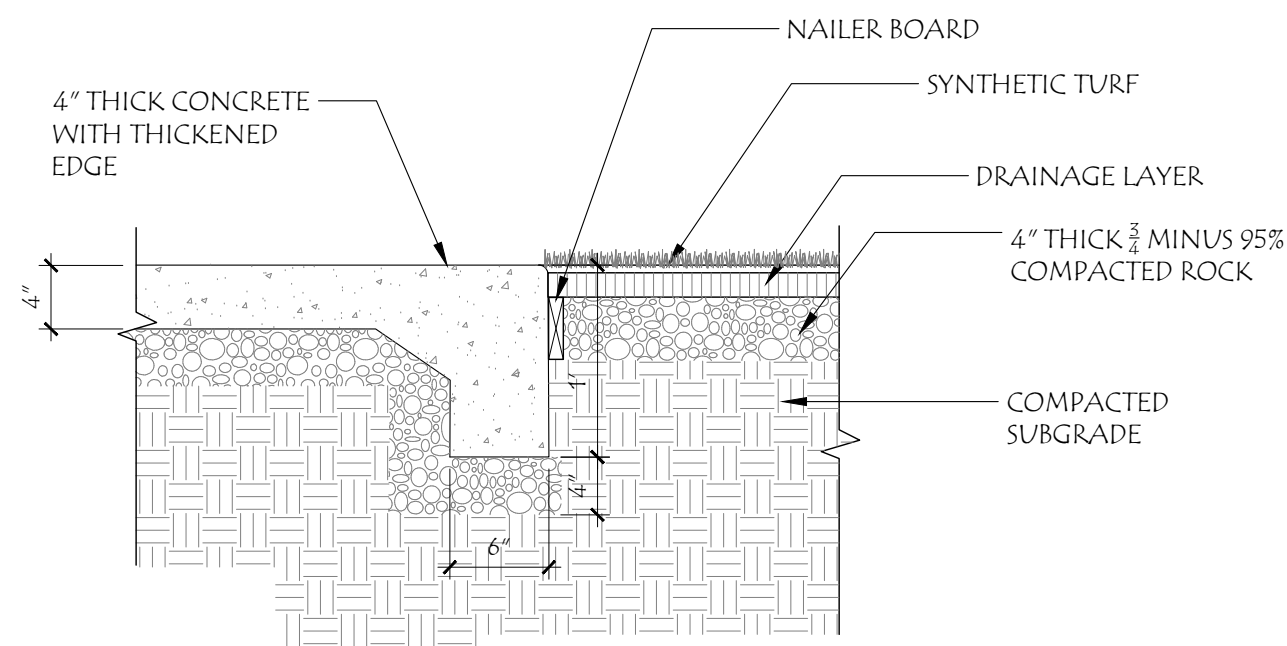
1 LANDSCAPE / CONCRETE
SCALE: NTS



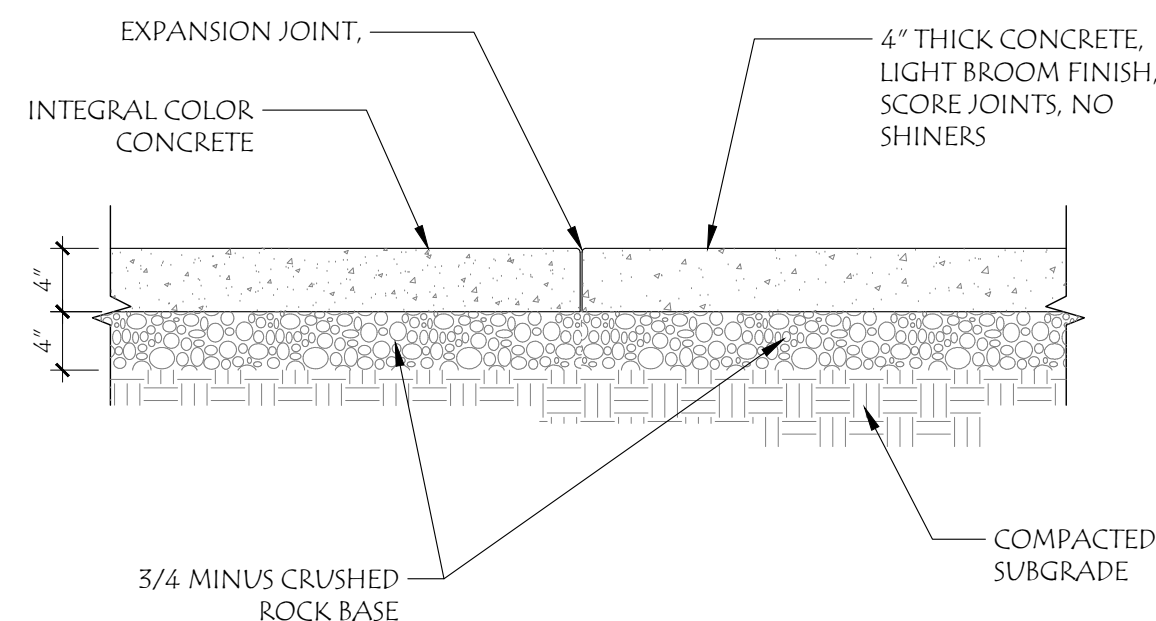
2 4" THICK CONCRETE DETAIL
SCALE: NTS



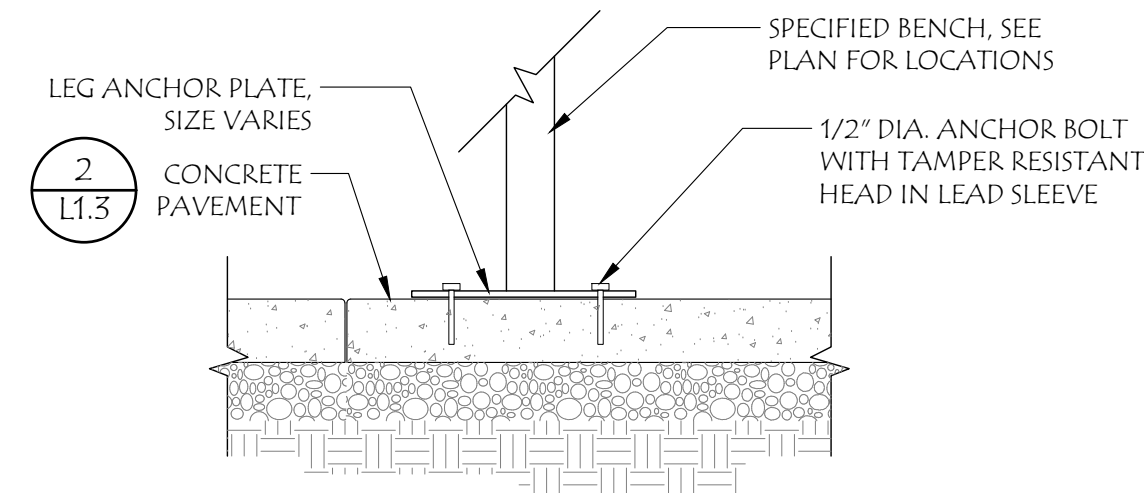
3 TOOL / EXPANSION JOINTS
SCALE: NTS



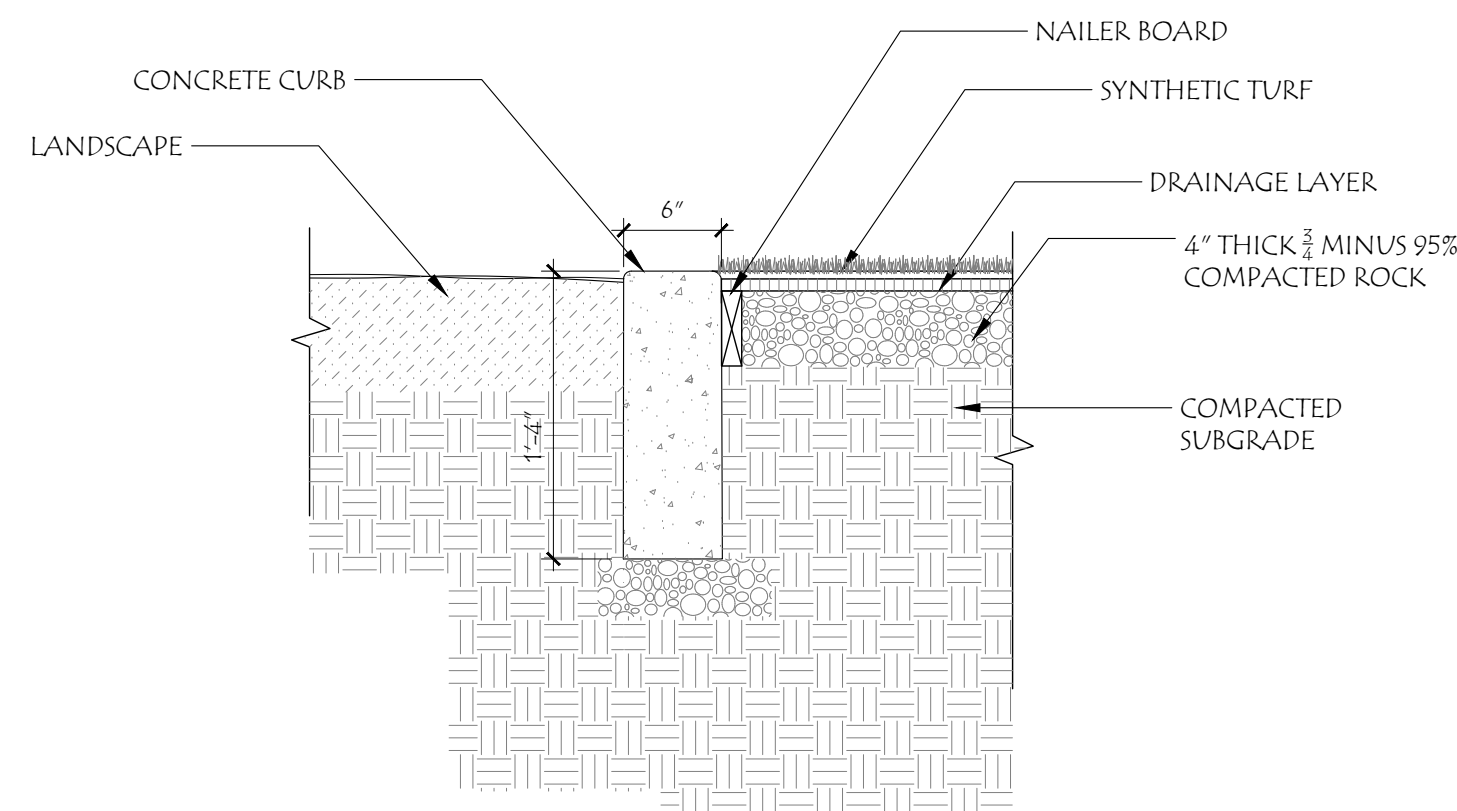
4 CONCRETE / SYNTHETIC TURF SURFACING
SCALE: NTS



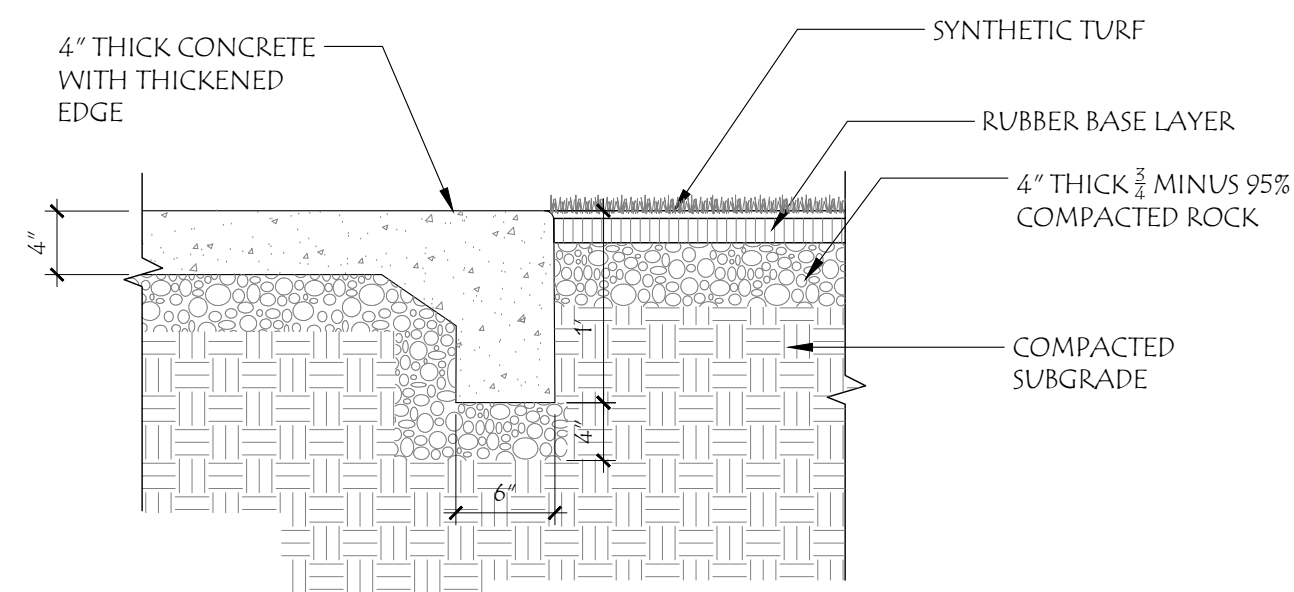
5 COLORED CONCRETE
SCALE: NTS



6 BENCH SURFACE MOUNT
SCALE: NTS



7 LANDSCAPE / CURB / SYNTHETIC TURF FIELD
SCALE: NTS



8 PLAY AREA: CONCRETE / SYNTHETIC TURF SURFACING
SCALE: NTS

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SITE LAYOUT PLAN SEE SHEET L1.1.
3. PLAYGROUND LAYOUT SEE SHEET L1.2.

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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



SITE DETAILS

MAY 1ST, 2025

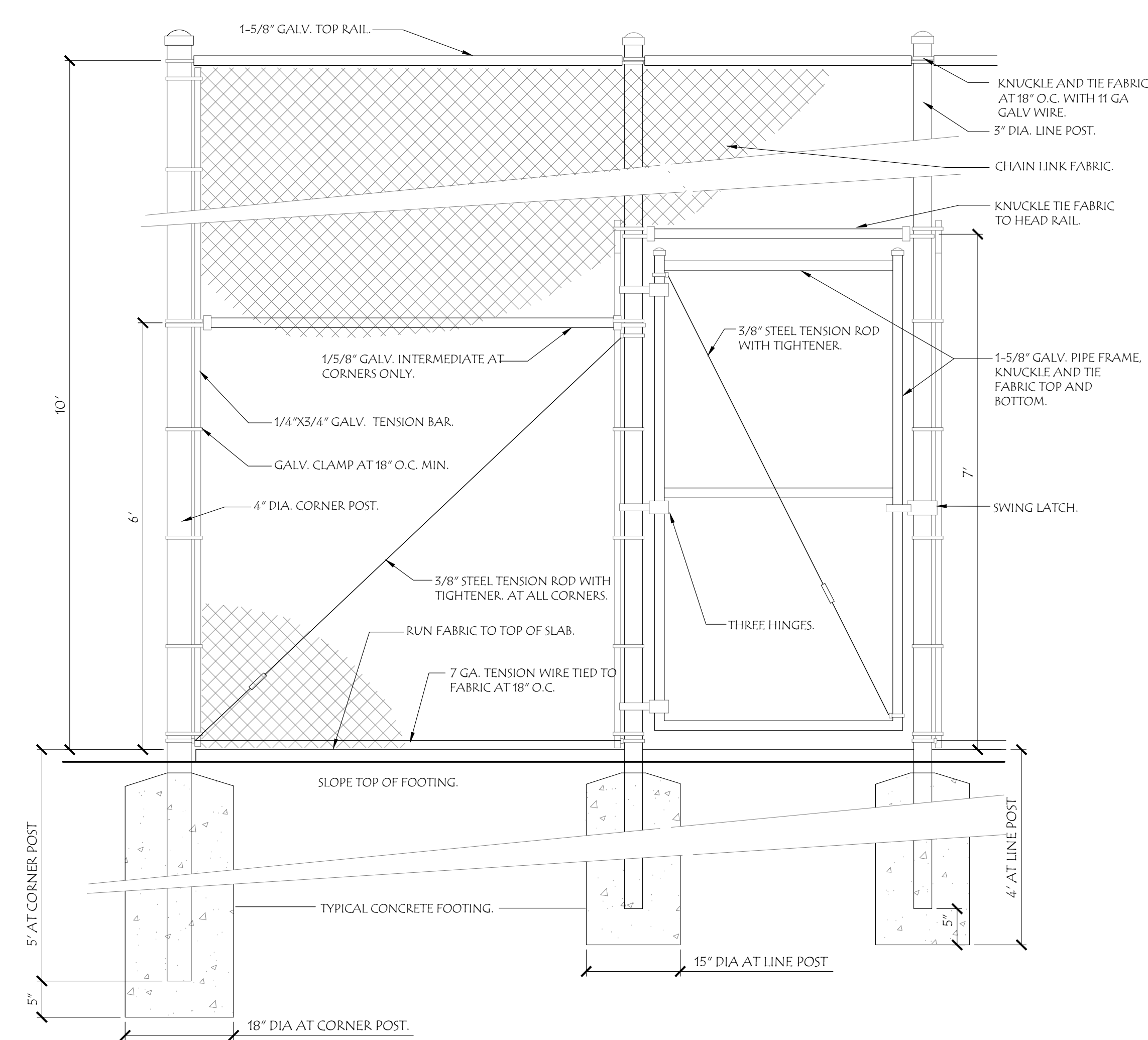
REVISIONS

#	DATE	NOTES	INITIALS

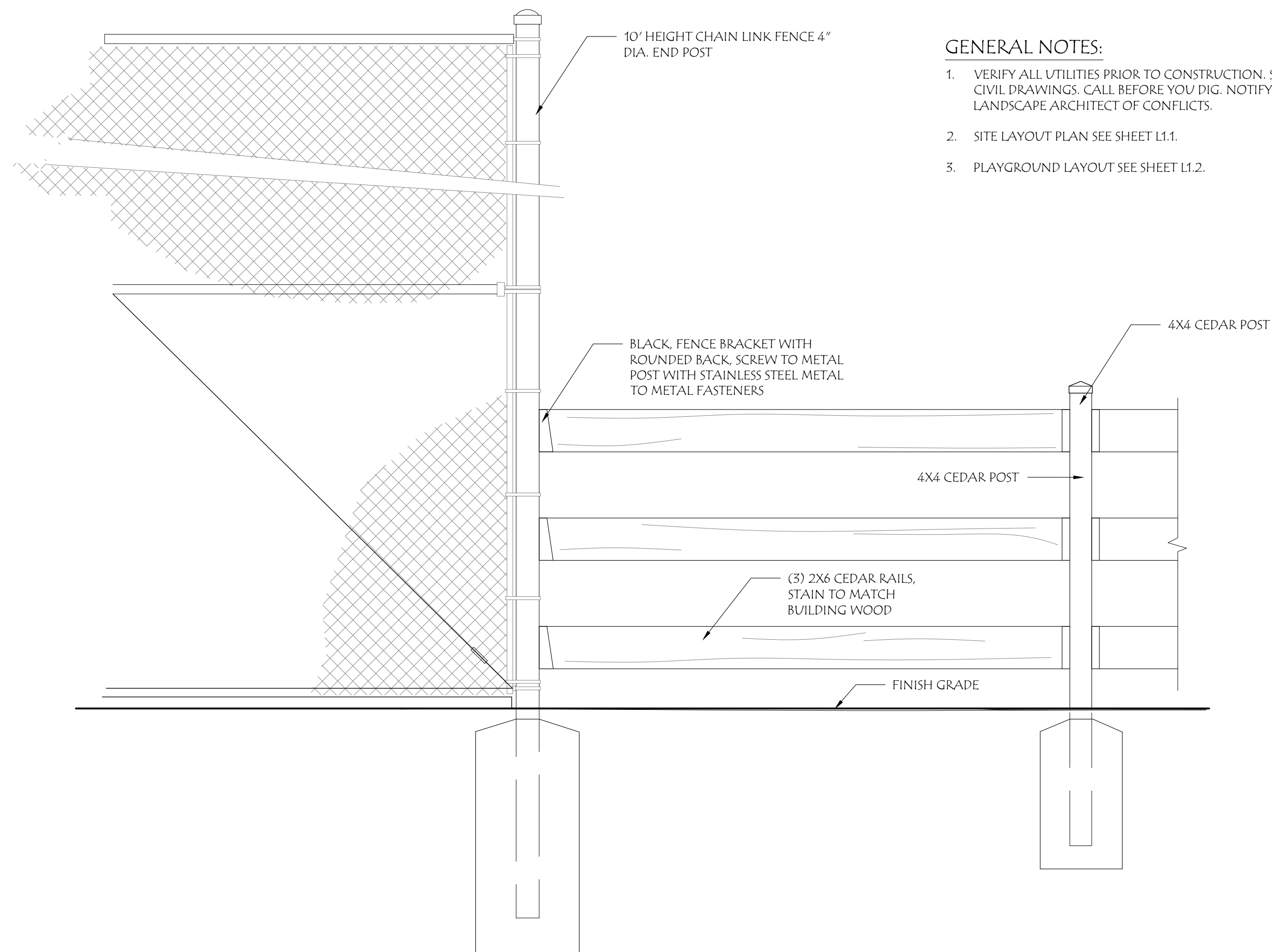
L1.3

SHEET 4 OF 10

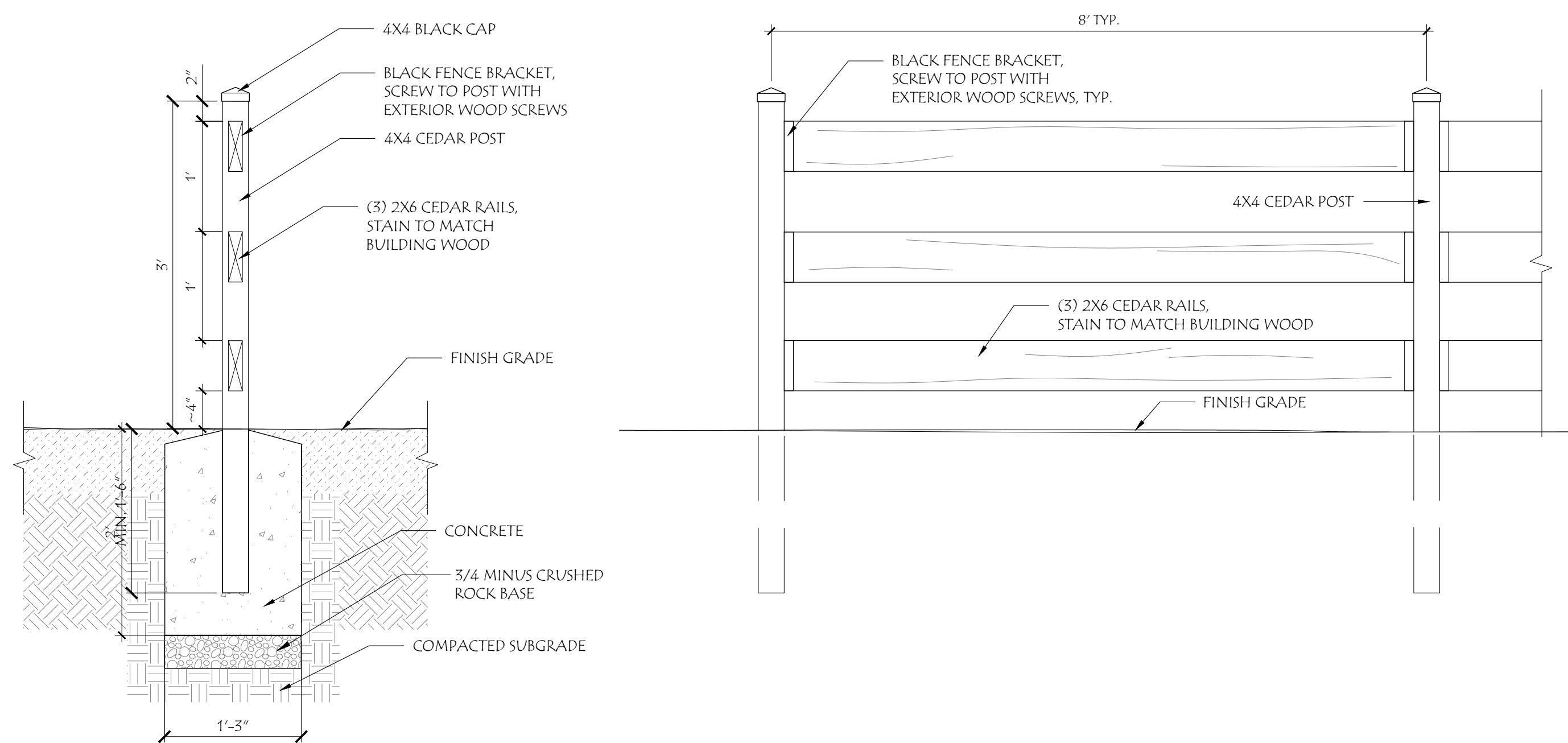
PROJECT #: 1487R



1 10' HEIGHT CHAIN LINK FENCE/GATE
SCALE: NTS



2 CHAIN LINK TO WOOD RAIL FENCE DETAIL
SCALE: NTS



3 36" HT. WOOD BOARD RAIL FENCE
SCALE: NTS

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SITE LAYOUT PLAN SEE SHEET L1.1.
3. PLAYGROUND LAYOUT SEE SHEET L1.2.

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BLOSSOM
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PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PLAYGROUND
SITE PLAN

MAY 1ST, 2025

REVISIONS

#	DATE	NOTES	INITIALS
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L1.4






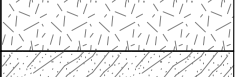



SHEET 5 OF 10

PROJECT #: 1487R

APPROVED EXISTING PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	ACER CIRCINATUM / VINE MAPLE	1" CAL., B&B
	4	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1 1/4" CAL., B&B STREET TREE
	5	CEDRUS DEODARA 'KARL FUCHS' / KARL FUCHS DEODAR CEDAR	6'-8" HT., B&B
	15	CERCIS CANADENSIS / EASTERN REDBUD	1 1/2" CAL., B&B
	9	CHAMAECYPARIS NOOTKATENSIS 'GLAUCA PENDULA' / WEEPING NOOTKA FALSE CYPRESS	6'-8" HT., B&B
	5	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	6'-8" HT., B&B
	21	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	1 1/2" CAL., B&B
	13	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1 1/2" CAL., B&B
	6	ULMUS PARVIFOLIA 'EMER II' TM / ALLEE LACEBARK ELM	1 1/2" CAL., B&B
	8	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	1 1/2" CAL., B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	64	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	2 GAL.
	49	ABELIA X GRANDIFLORA 'SHERWOODII' / SHERWOOD GLOSSY ABELIA	2 GAL.
	9	CAMELLIA JAPONICA 'APRIL DAWN' / APRIL DAWN CAMELLIA	3 GAL.
	89	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.
	88	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS	3 GAL.
	18	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	24"-30" HT.
	4	LEUCOTHOE FONTANESIANA 'RAINBOW' / RAINBOW LEUCOTHOE	3 GAL.
	11	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA' DROOPING LEUCOTHOE	2 GAL.
	58	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.
	62	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL.
	50	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL.
	62	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	2 GAL.
	26	NANDINA DOMESTICA 'ATROPURPUREA NANA' / DWARF HEAVENLY BAMBOO	2 GAL.
	12	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE	5 GAL.
	47	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	1 GAL.
	54	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	2 GAL.
	60	RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	2 GAL.
	82	SARCOCOCCA CONFUSA / SWEETROX	2 GAL.
	31	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA	2 GAL.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	11	HEMEROCALLIS SPP. / DAYLILY	1 GAL.
	41	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	KINN 382 (2,257 sf)	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS MANZANITA	1 GAL.
	LOWF 72 (1,087 sf)	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL.
	STRW 342 (1,308 sf)	FRAGARIA VIRGINIANA / VIRGINIA STRAWBERRY	4" POT
	PACH 340 (734 sf)	PACHYSANDRA TERMINALIS 'SILVER EDGE' / SILVER EDGE JAPANESE PACHYSANDRA	4" POT
	RASP 59 (841 sf)	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	1 GAL.
	LAWN 12,102 sf	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF

GENERAL NOTES:

1. PLANTING PLAN THIS SHEET FROM APPROVED PERMITTED LANDSCAPE PLANS DATED MARCH 18TH, 2023 WITH FINAL REVISION DATE OF JUNE 12TH, 2023.
2. PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024.
3. APPROVED PLANT SCHEDULE SEE THIS SHEET.
4. APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.

MULTIFAMILY LANDSCAPE REQUIREMENTS

CONDITIONS OF APPROVAL #7 = 71 REQUIRED TREES
PROPOSED = 92 TREES









OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
OPEN SPACE PROVIDED: 37% (18,400 SF) INCLUDING LAWN AREAS, SPORTS COURT, CLUB HOUSE PATIO

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

TYPE C IN ALL PERIMETER SETBACKS: SEE PLAN FOR CALCULATIONS

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

RAIN GARDEN PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	CORNUS NUTTALLI X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	11/2" CAL., B&B
SMALL TREE/LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	32	OEMLERIA CERASIFORMIS / INDIAN PLUM	3 GAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	40	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	1 GAL.
	76	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL.
	20	RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL.
	65	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	ZONE1 (2,561 sf)	CAREX Densa / DENSE SEDGE JUNCUS ENSIFOLIUS / DAGGER-LEAF RUSH JUNCUS TENUIS / SLENDER RUSH SCIRPUS MICROCARPUS / SMALL FRUITED BULRUSH	PLUG, MIN. 1" X 6"
	ZONE2 (2,735 sf)	FRAGARIA VIRGINIANA / WILD STRAWBERRY ACHILLEA MILLEFOLIUM / WESTERN YARROW POTENTILLA GRACILIS / SLENDER CINQUEFOIL LUPINUS MICRANTHUS / SMALL-FLOWERED LUPINE	1 GAL.

RAIN GARDEN PLANTING REQUIREMENTS

FACILITY NUMBER	FACILITY SF	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
1	5,346 SF (176' CONTOUR)	12	32	201	5,296 SF

REQUIREMENTS PER 100 SF

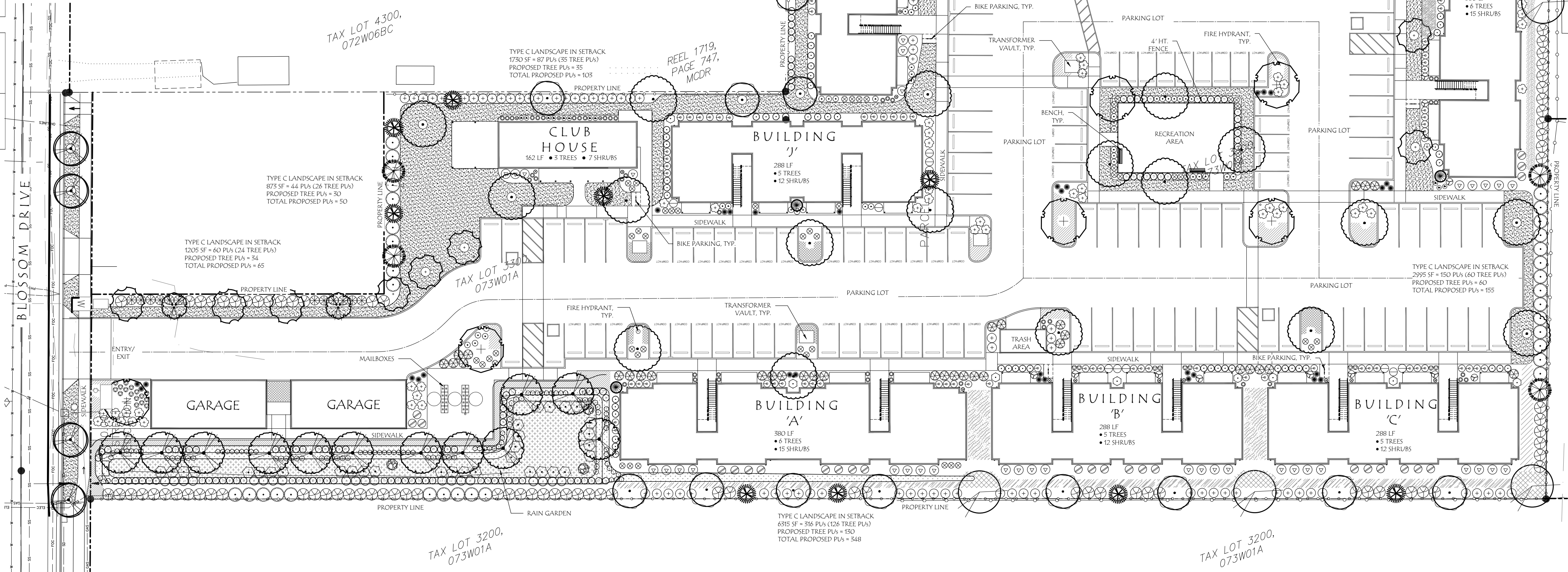
1 TREE -OR-

4 LARGE SHRUBS -OR-

6 SMALL SHRUBS

GRASSES, HERBS AND GROUND COVER FOR COMPLETE COVERAGE

2" PEA GRAVEL ZONE 1



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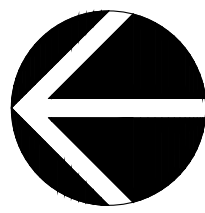
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BLOSSOM GARDENS
PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



EXISTING
APPROVED
PLANTING PLAN



SCALE: 1" = 30' - 0"

0' 15' 30' 60'
SCALE

MAY 1ST, 2025

REVISIONS

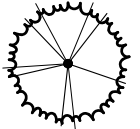
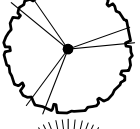

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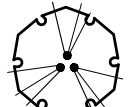
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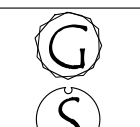

SHEET 6 OF 10




PROJECT #: 1487R

STORMWATER FACILITY PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	CALOCEDRUS DECURRENS / INCENSE CEDAR	6'-8' HT., B&B
	2	CORNUS NUTTALLI X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD	11/2" CAL., B&B
	4	THUJA PLICATA / WESTERN RED CEDAR	6'-8' HT., B&B

SMALL TREE / LARGE SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
	8	ACER CIRCINATUM / VINE MAPLE	1" CAL., B&B

SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	31	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL.
	25	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL.

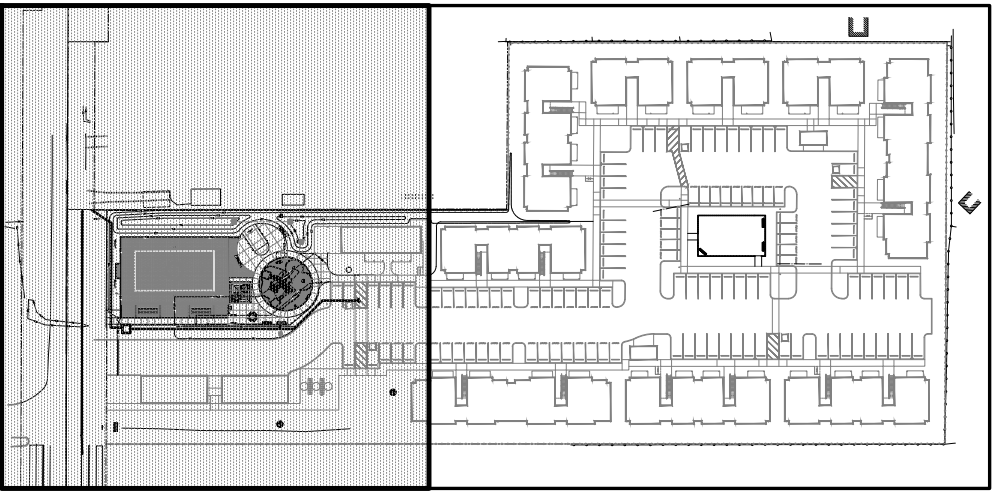
GROUND COVERS		QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	KINN (851 SF)	979	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.	12" o.c.
	ZONE1 (514 SF)	148	CAREX Densa / DENSE SEDGE	1 GAL.	12" o.c. PLANT RANDOMLY FOR FULL COVERAGE
		148	JUNCUS ENSIFOLIUS / DAGGER-LEAF RUSH		
		148	JUNCUS TENUIS / SLENDER RUSH		
		148	SCIRPUS MICROCARPUS / SMALL FRUITED BULRUSH		
	ZONE2 (740 SF)	851	ELYMUS GLAUCUS / BLUE WILDRYE	1 GAL.	12" o.c.

STORMWATER FACILITY PLANTING REQUIREMENTS

FACILITY NUMBER	FACILITY SF	TREES	SMALL TREES / LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS*
1	2,135 SF	11	8	56	2,105 SF

REQUIREMENTS PER 100 SF
1 TREE -OR-
4 LARGE SHRUBS -OR-
6 SMALL SHRUBS
GRASSES, HERBS AND GROUND COVER
2" PEA GRAVEL ZONE 1 (ENTIRE FACILITY)
*AREA DOES NOT INCLUDE OUTFALLS, OVERFLOWS, CHECKDAMS

KEY MAP:



LEGEND:

--- LIMITS OF LANDSCAPE

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
3. PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING. RELOCATE EXISTING PLANTS WHERE POSSIBLE. SEE SCHEDULE FOR MORE INFORMATION.
4. LAYOUT PLAN SEE SHEET L1.1.
5. STORMWATER FACILITY PLANTINGS PER CITY OF SALEM STORMWATER REQUIREMENTS.
6. ADDITIONAL STREET TREE SELECTED FROM SALEM APPROVED STREET TREE LIST.
7. EXISTING PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024. SEE EXISTING PLANTING SHEET L2.1.
8. EXISTING PLANTS TO REMAIN PLANT SCHEDULE AND PROPOSED PLANT SCHEDULE SEE THIS SHEET.
9. STORMWATER FACILITY PLANT SCHEDULE AND REQUIREMENTS SEE THIS SHEET.
10. PLANTING NOTES AND DETAILS SEE SHEET L2.4.
11. APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.
12. IRRIGATION PLAN SEE SHEET L3.1.

MULTIFAMILY LANDSCAPE REQUIREMENTS

SITE AREA SQUARE FOOTAGE (SF): 152,517 SF (TWO PROPERTIES)
1 TREE PER 2000 SF GROSS AREA = 77 TREES
PROPOSED = 95 TREES


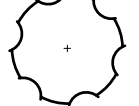
OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
LANDSCAPE OPEN SPACE PROVIDED: 29,406 SF INCLUDING LAWN AREAS, SPORTS COURT, CLUB HOUSE PATIO, DOES NOT INCLUDE PRIVATE PATIO SPACE

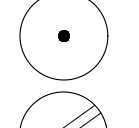
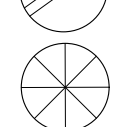
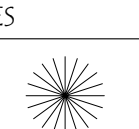
BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

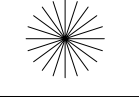
TYPE C IN ALL PERIMETER SETBACKS: SEE PLAN FOR CALCULATIONS


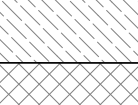
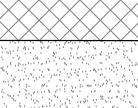

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

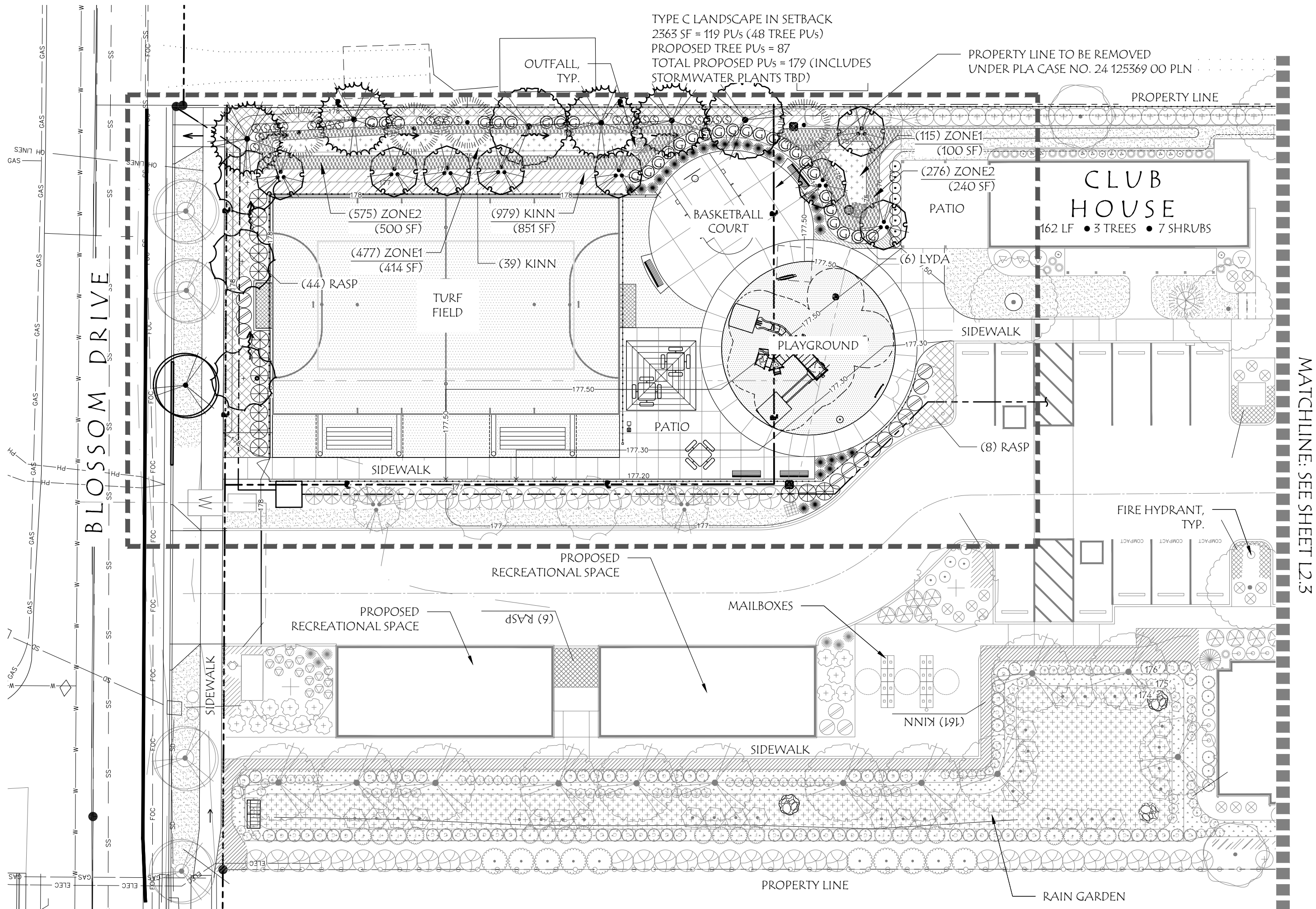
PROPOSED PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	1	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1 1/2" CAL., B&B STREET TREE	
	3	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1 1/2" CAL., B&B	RELOCATE EXISTING

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	8	ABELIA X GRANDIFLORA "KALEIDOSCOPE" / KALEIDOSCOPE ABELIA	2 GAL.	
	14	ABELIA X GRANDIFLORA "SHERWOODII" / SHERWOOD GLOSSY ABELIA	3 GAL.	
	15	OSMANTHUS HETEROPHYLLUS "GOSHIKI" / GOSHIKI HOLLY OLIVE	5 GAL.	RELOCATE EXISTING

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	30	PENNISETUM ALOPECUROIDES "HAMELN" / HAMELN DWARF FOUNTAIN GRASS	1 GAL.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	KINN 39 (230 SF)	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.	30" o.c.
	LYDA 6 (33 SF)	GENISTA LYDIA / LYDIA BROOM	1 GAL.	48" o.c.
	RASP 58 (875 SF)	RUBUS CALYCINOIDES "EMERALD CARPET" / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	LAWN 453 SF	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF	



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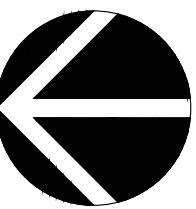
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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PROPOSED PLANTING PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

MAY 1ST, 2025

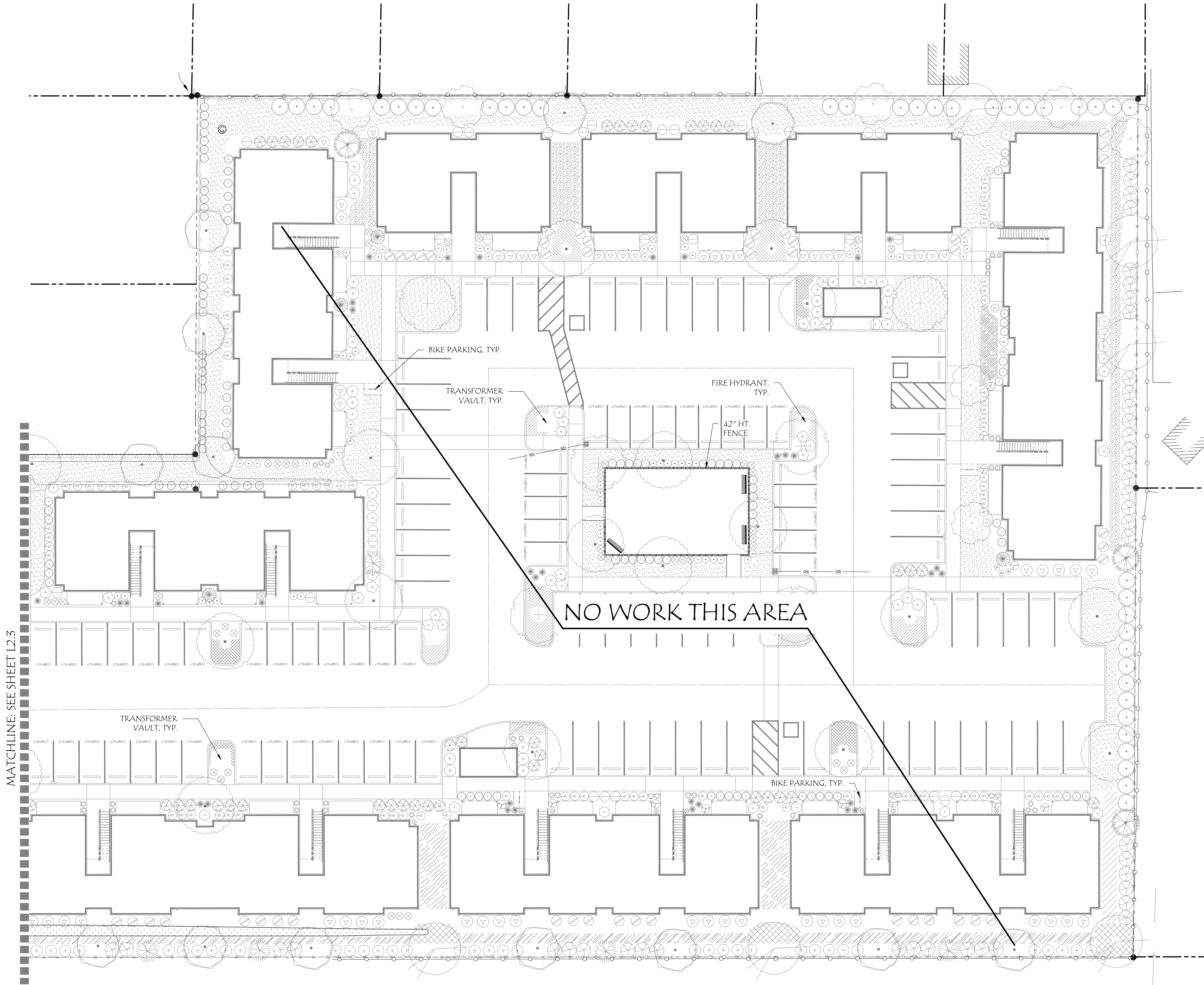
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DATE NOTES INITIALS

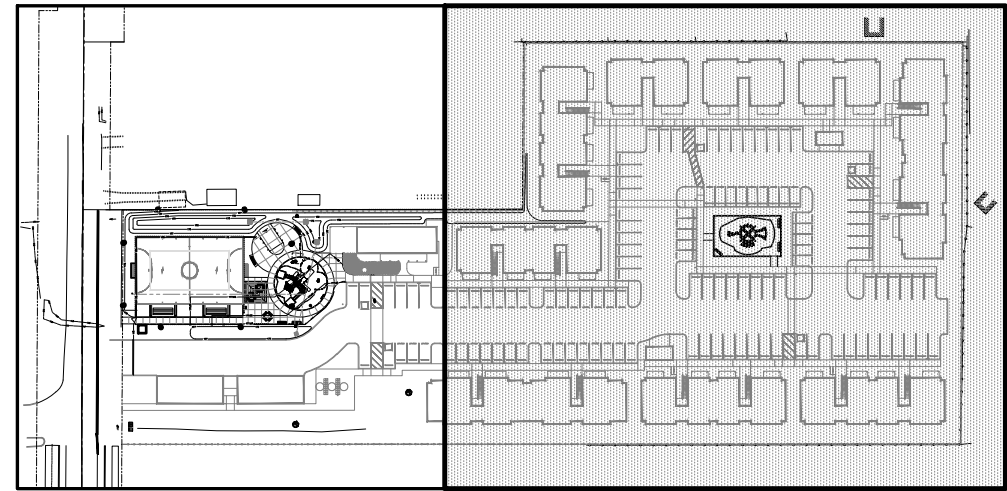
L2.2

SHEET 7 OF 10

PROJECT #: 1487R



KEY MAP:



GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
3. PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING. RELOCATE EXISTING PLANTS WHERE POSSIBLE. SEE SCHEDULE FOR MORE INFORMATION.
4. LAYOUT PLAN SEE SHEET L1.1.
5. STORMWATER FACILITY PLANTINGS PER CITY OF SALEM STORMWATER REQUIREMENTS.
6. ADDITIONAL STREET TREE SELECTED FROM SALEM APPROVED STREET TREE LIST.
7. EXISTING PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024. SEE EXISTING PLANTING SHEET L2.1.
8. EXISTING PLANTS TO REMAIN PLANT SCHEDULE AND PROPOSED PLANT SCHEDULE SEE THIS SHEET.
9. STORMWATER FACILITY PLANT SCHEDULE AND REQUIREMENTS SEE THIS SHEET.
10. PLANTING NOTES AND DETAILS SEE SHEET L2.4.
11. APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.
12. IRRIGATION PLAN SEE SHEET L3.1.

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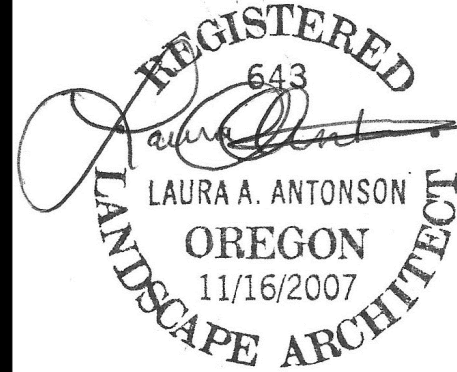


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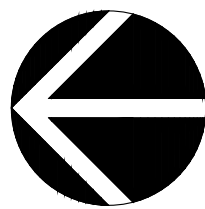
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BLOSSOM
GARDENS
PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PROPOSED
PLANTING PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

MAY 1ST, 2025

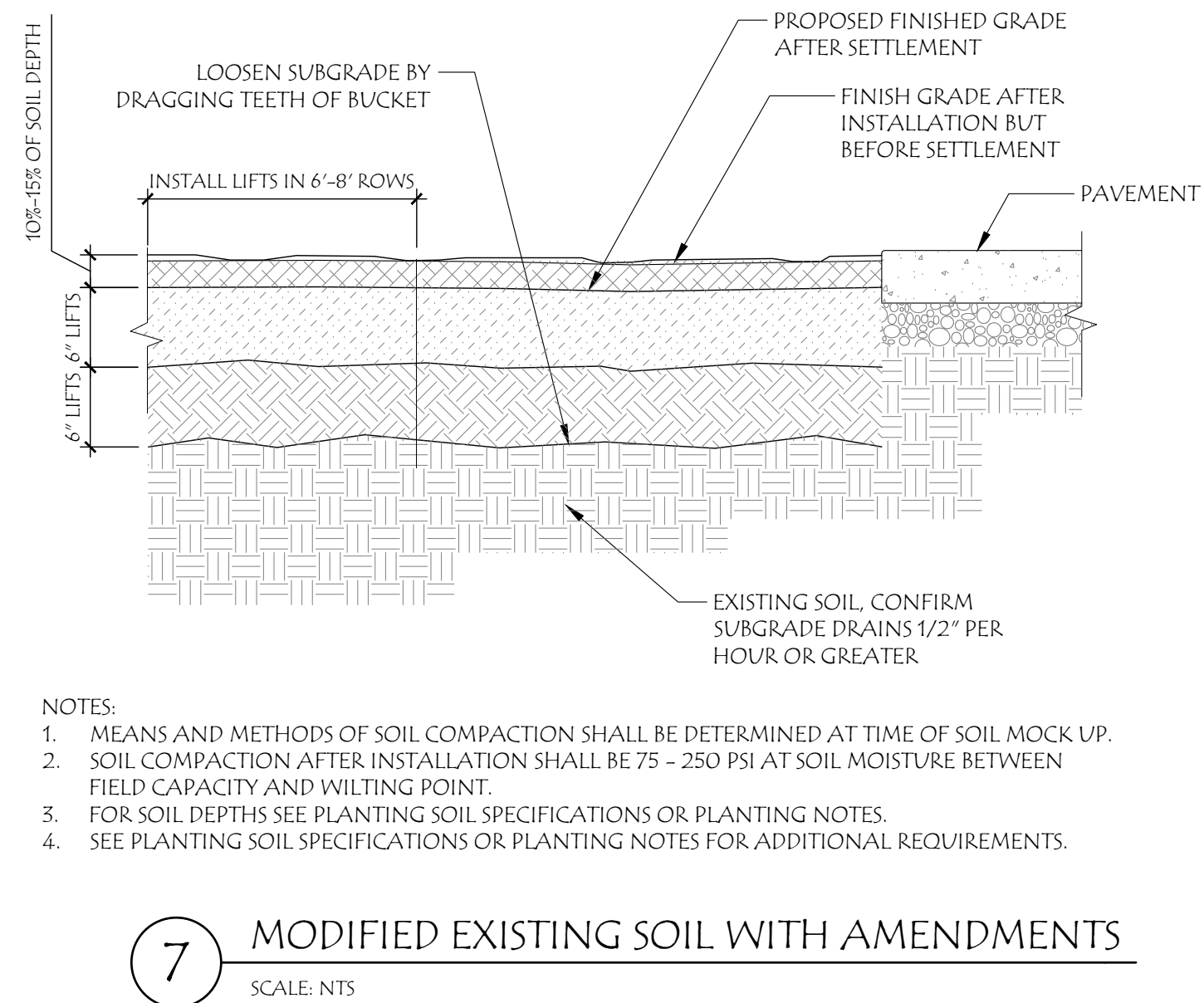
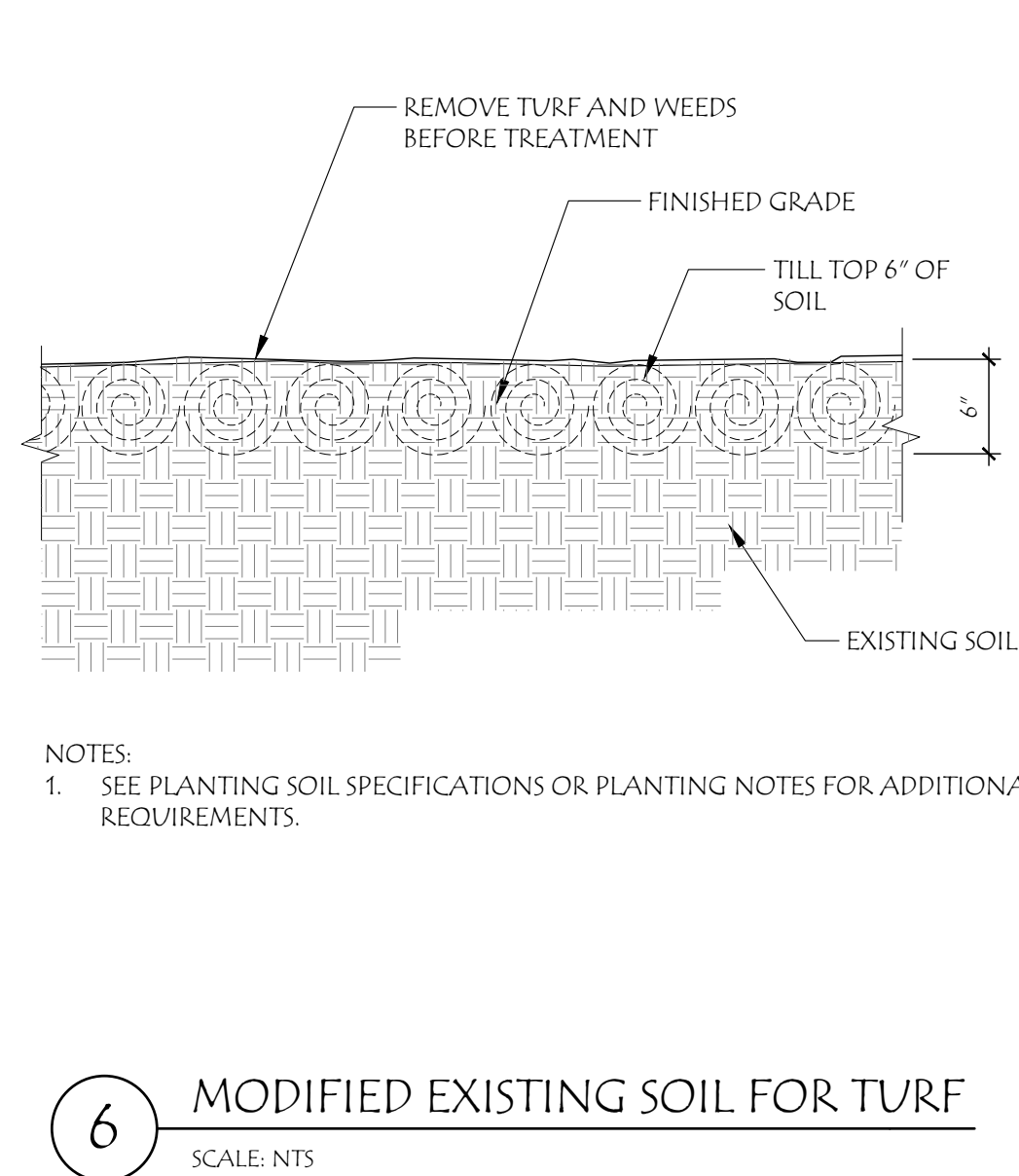
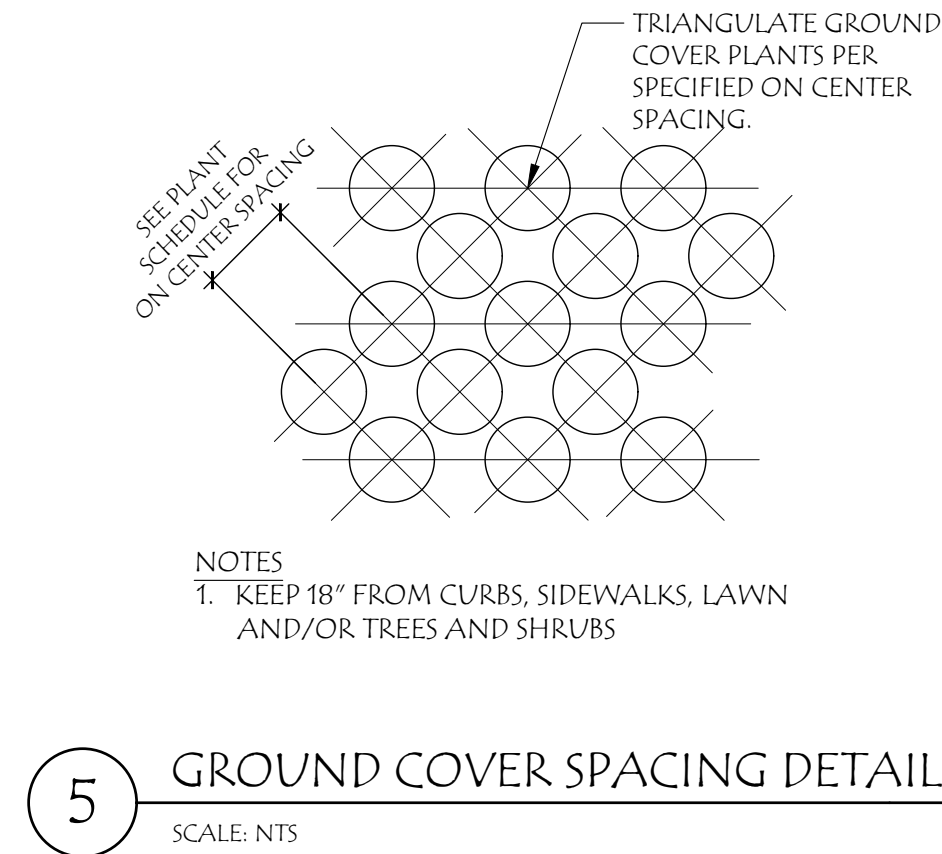
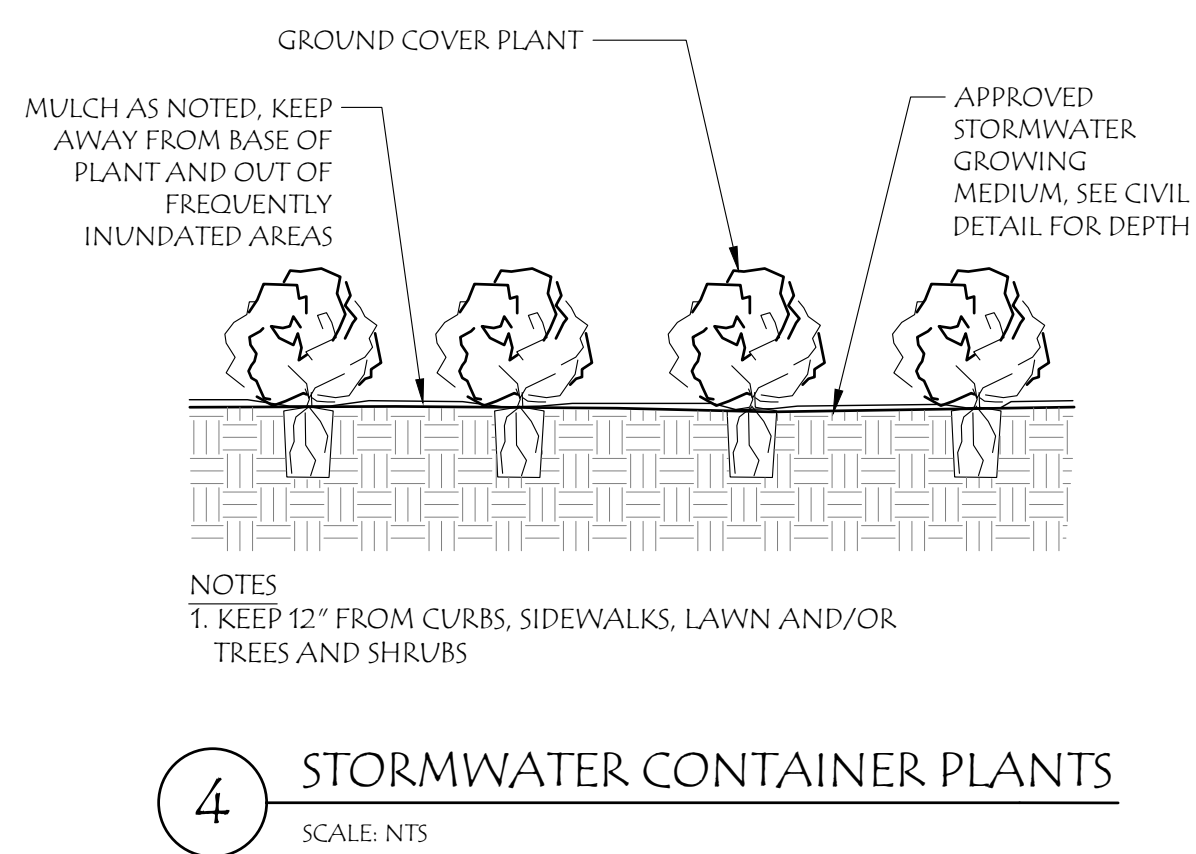
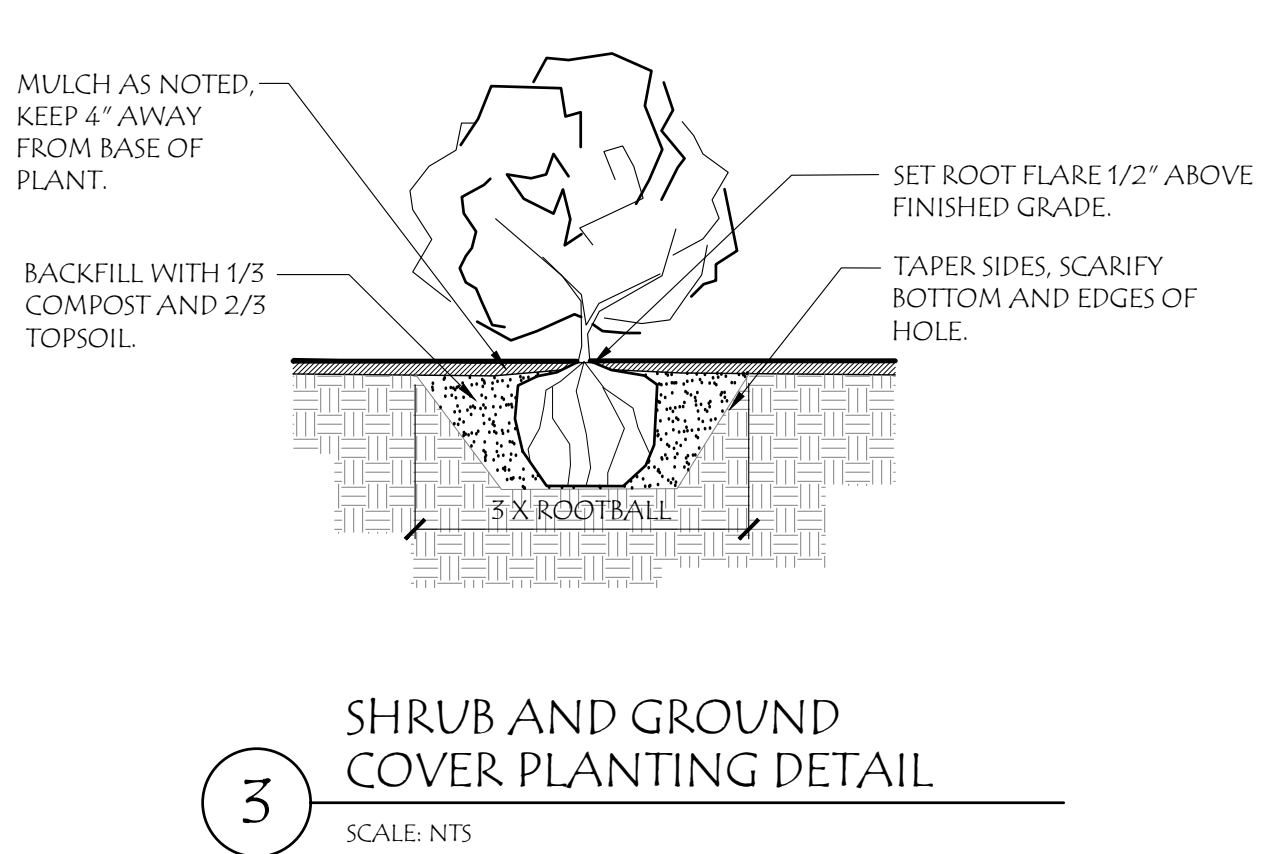
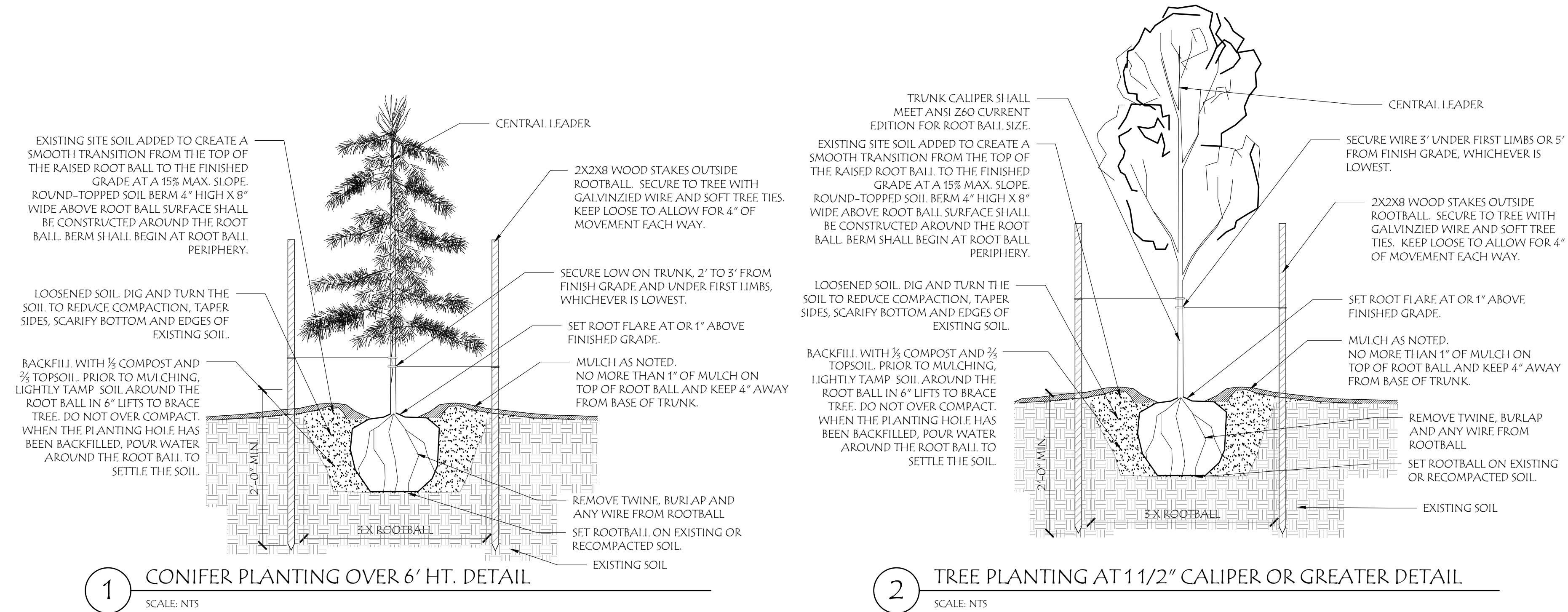
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DATE NOTES INITIALS

L2.3

SHEET 8 OF 10

PROJECT #: 1487R



- GENERAL NOTES:**
1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
 2. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
 3. PROPOSED PLANTING PLAN SEE SHEET L2.2.
 4. IRRIGATION PLAN SEE SHEET L3.1.
- GENERAL PLANTING NOTES:**
1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
 2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
 3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
 4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8\"
 5. LAWN BEDS: ALL LAWNS BEDS SHALL HAVE A MINIMUM DEPTH OF 3\"
 6. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE. SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
 7. SOIL AMENDMENTS: ADD A MINIMUM OF 3\"
 8. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
 - 2\"
 - 5 GALLON: 2 TEASPOONS
 - 1-3 GALLON PLANT: 1 TEASPOON
 - 4\"
 - SEED/TURF: 1 LB PER 2000 SFDO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RUSH, HEATH.
 9. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
 10. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS. SLOPE AWAY FROM BUILDINGS.
 11. MULCH: SPREAD 2\"
 12. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
 13. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
 14. LAWN: PROVIDE 48\"
 15. SEED: HYDROSEED IN SPRING AFTER MARCH 15TH OR FALL BEFORE OCTOBER 15TH.
 16. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
 17. NOTIFY LANDSCAPE ARCHITECT OF SUBSTITUTIONS.
 18. PLANTS TO BE UNDER WARRANTY FOR A MINIMUM OF 12 MONTHS STARTING FROM FULL COMPLETION.

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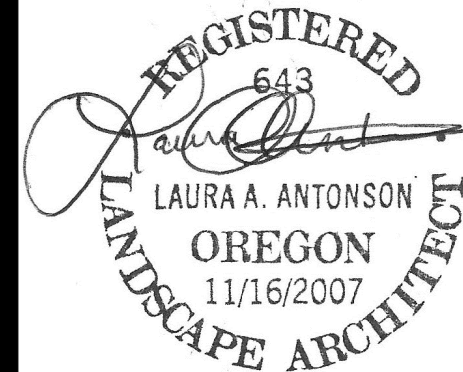


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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PLANTING NOTES AND DETAILS

MAY 1ST, 2025

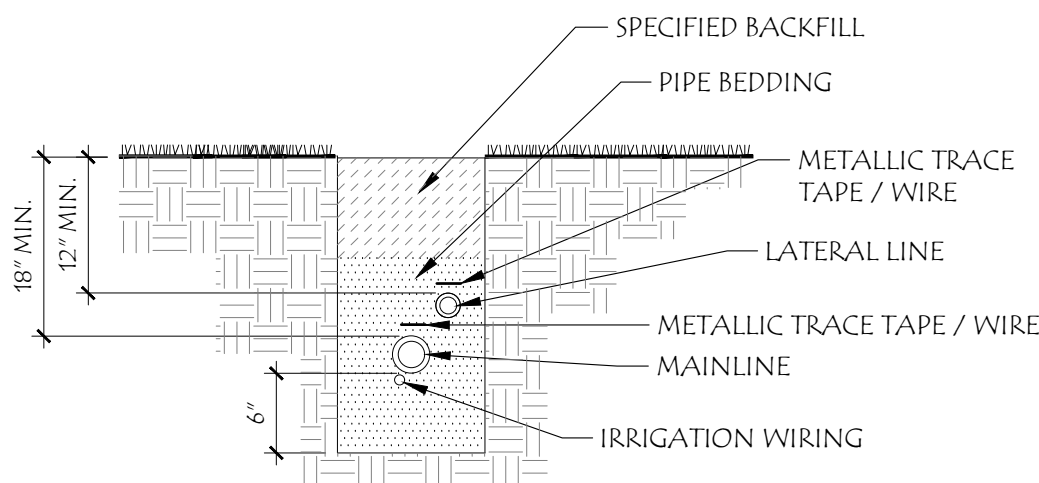
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#	DATE	NOTES	INITIALS
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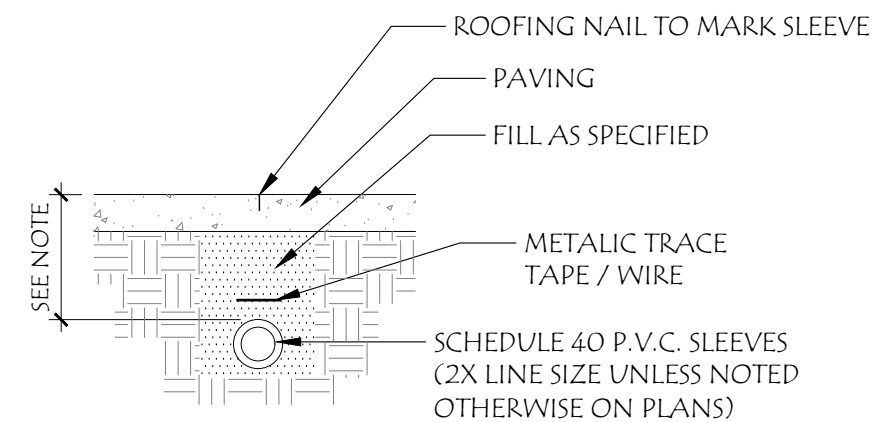
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SHEET 9 OF 10

PROJECT #: 1487R

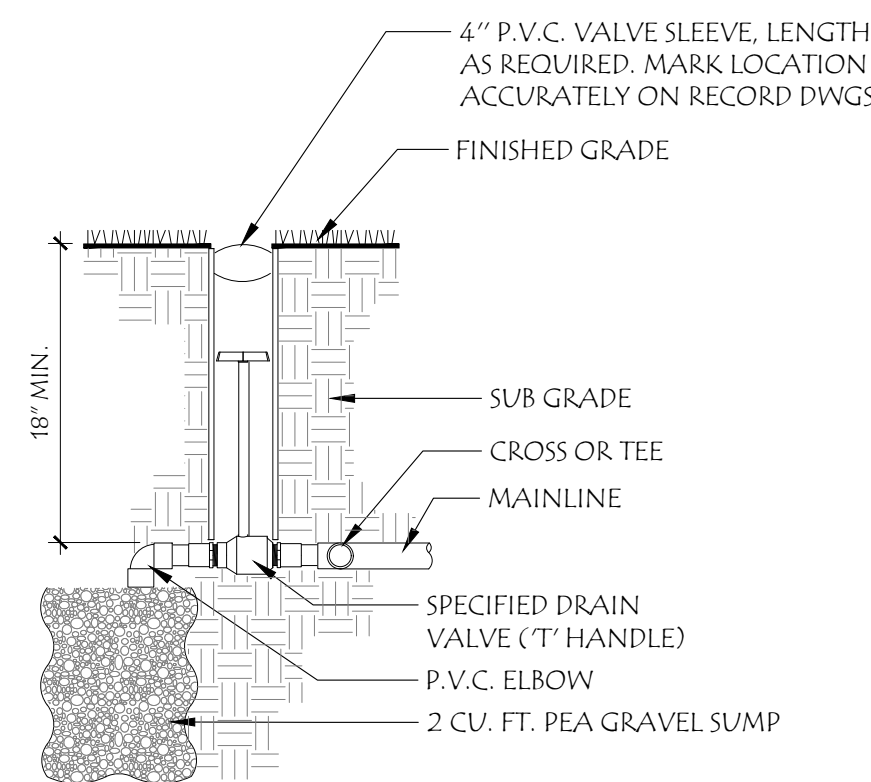


1 TYPICAL TRENCHING
SCALE: NTS



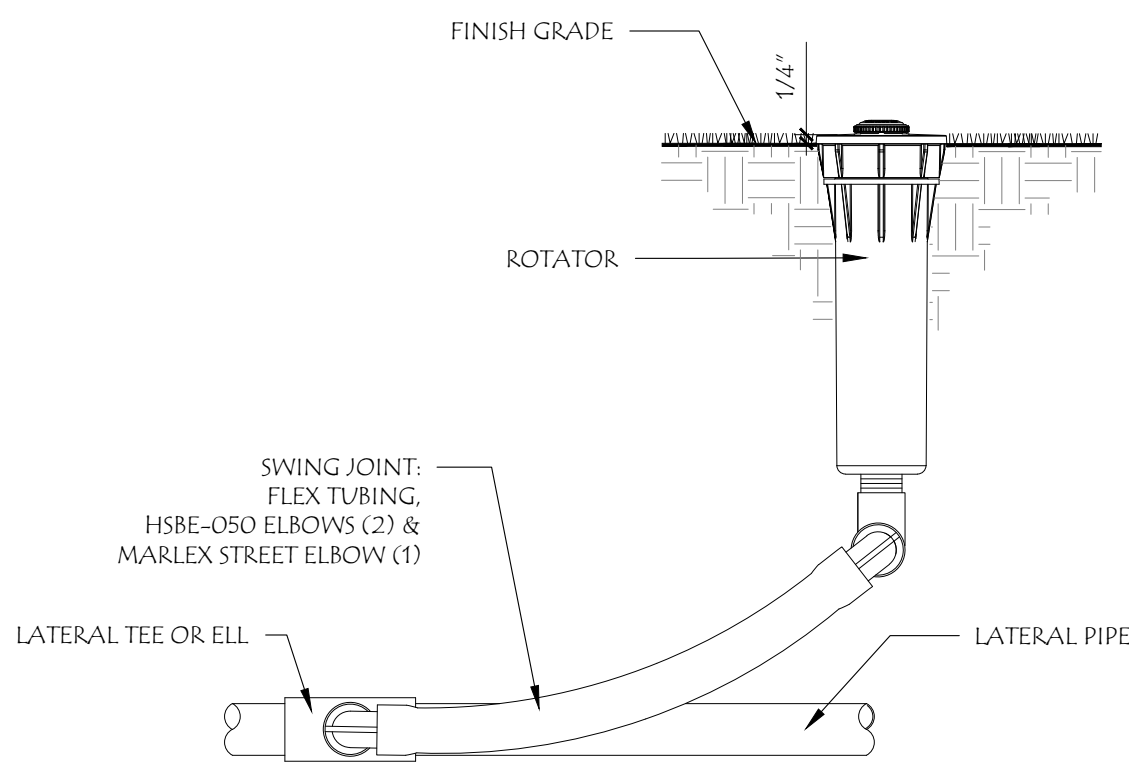
NOTES:
1. EXTEND IRRIGATION SLEEVE 6" BEYOND EACH SIDE OF PAVING.
2. 18" MIN. DEPTH OF MAINLINE
3. 14" MIN. DEPTH OF LATERAL @ PAVING
4. 24" MIN. DEPTH OF LINES UNDER DRIVING SURFACES

2 IRRIGATION SLEEVES
SCALE: NTS



NOTE:
MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

3 MANUAL DRAIN VALVE
SCALE: NTS



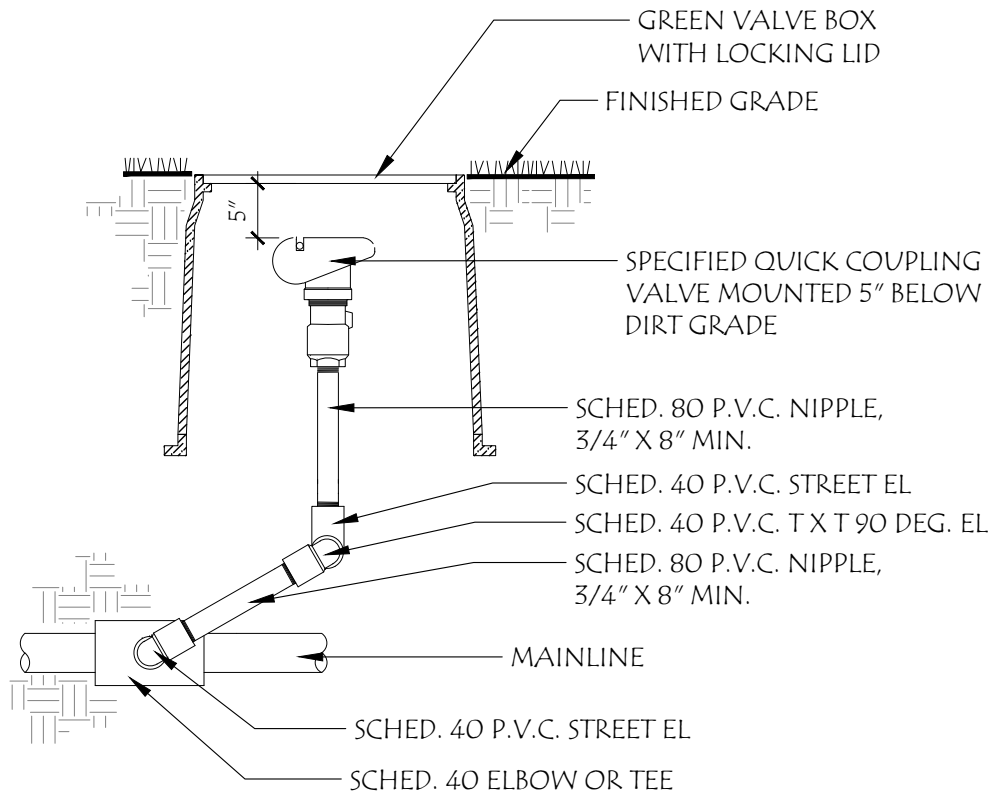
5 MP ROTATOR SWING JOINT
SCALE: NTS

PROPOSED IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*	PSI
	HUNTER MP1000 PROS-06-PRS40-CV-F SHRUB ROTATOR, 6IN. POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	15	35
	HUNTER MP2000 PROS-06-PRS40-CV-F SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	16	35

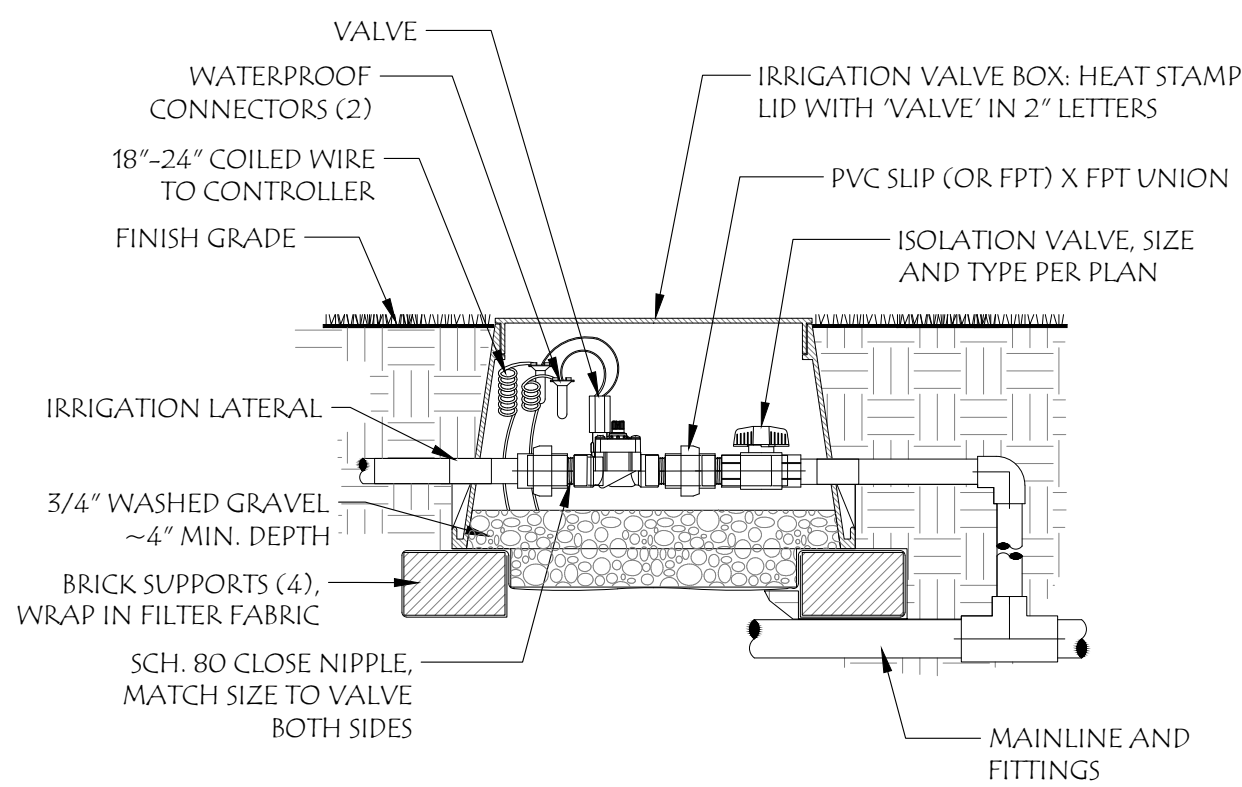
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*
	HUNTER PGV-101G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.	2
	HUNTER HO-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4IN. NPT INLET, 2-PIECE BODY.	2
	EXISTING SHUT OFF VALVE	
	EXISTING DOUBLE CHECK ASSEMBLY	
	EXISTING POINT OF CONNECTION	
	IRRIGATION LATERAL LINE: 1" PVC CLASS 200 SDR 21	475 LF
	IRRIGATION MAINLINE: 1 1/4" PVC SCHEDULE 40	585 LF
	PIPE SLEEVE: 4" PVC SCHEDULE 40	8 LF

*QUANTITIES FOR ESTIMATING PURPOSES ONLY



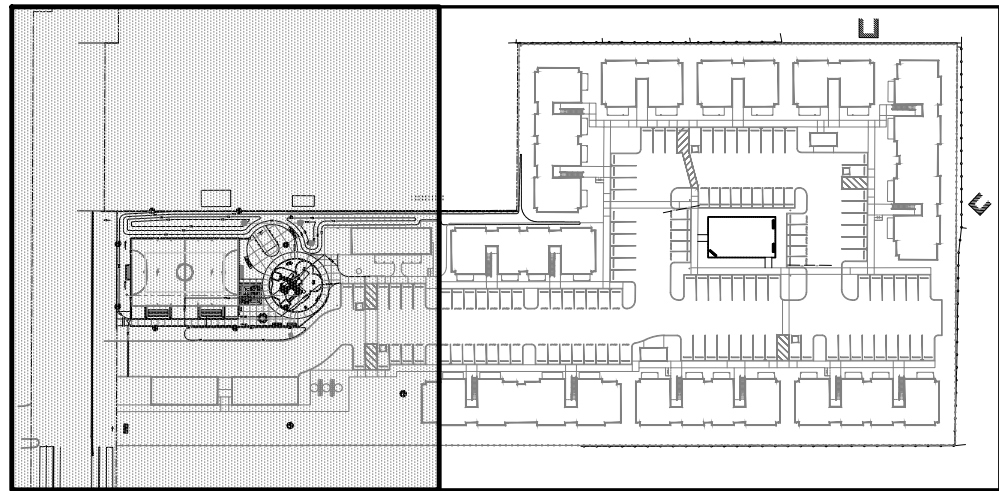
NOTE:
SPACE 100' O.C. ALONG THE MAINLINE AND AS NOTED ON PLAN.

4 QUICK COUPLER VALVE
SCALE: NTS



6 CONTROL ZONE VALVE
SCALE: NTS

KEY MAP:



IRRIGATION NOTES:

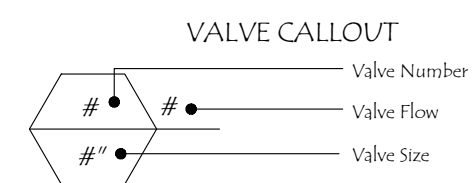
- IRRIGATION SYSTEM DESIGN BASED ON 75 GPM AT 65 PSI. IF METER SIZE, FLOW (GPM) AND/OR STATIC PRESSURE (PSI) VARY, CONTACT LANDSCAPE ARCHITECT.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI).
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5-FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ADJUST SLEEVE LOCATIONS AS NEEDED. LOCATE VALVES AT EDGE OF PLANT BEDS OR LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE, FIELD VERIFY.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES. BACKFILL TRENCHES WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION, MATCH GRADE TO EXISTING PLANTER AREAS. IRRIGATION SLEEVES AT DRIVING SURFACES TO BE 24" DEEP BACKFILL WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION. SEE CIVIL DRAWINGS FOR PAVEMENT DETAILS. SHARE TRENCHES WHENEVER POSSIBLE.
- USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
- PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE BOX.
- SHRUB ROTATORS: 6" POP-UPS IN PLANTER AREAS, SEE HEAD TYPES IN SCHEDULE. KEEP 2" FROM PAVING AND 4" FROM WALLS.
- CONTROLLER: USE EXISTING.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER, AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...).

PIPE SIZING SCHEDULE:

PIPE SIZING IS BASED ON GALLONS PER MINUTE (GPM) DEMAND DOWNLINE. FLOW VELOCITIES IN PIPE SHALL NOT EXCEED 5 FEET PER SECOND.

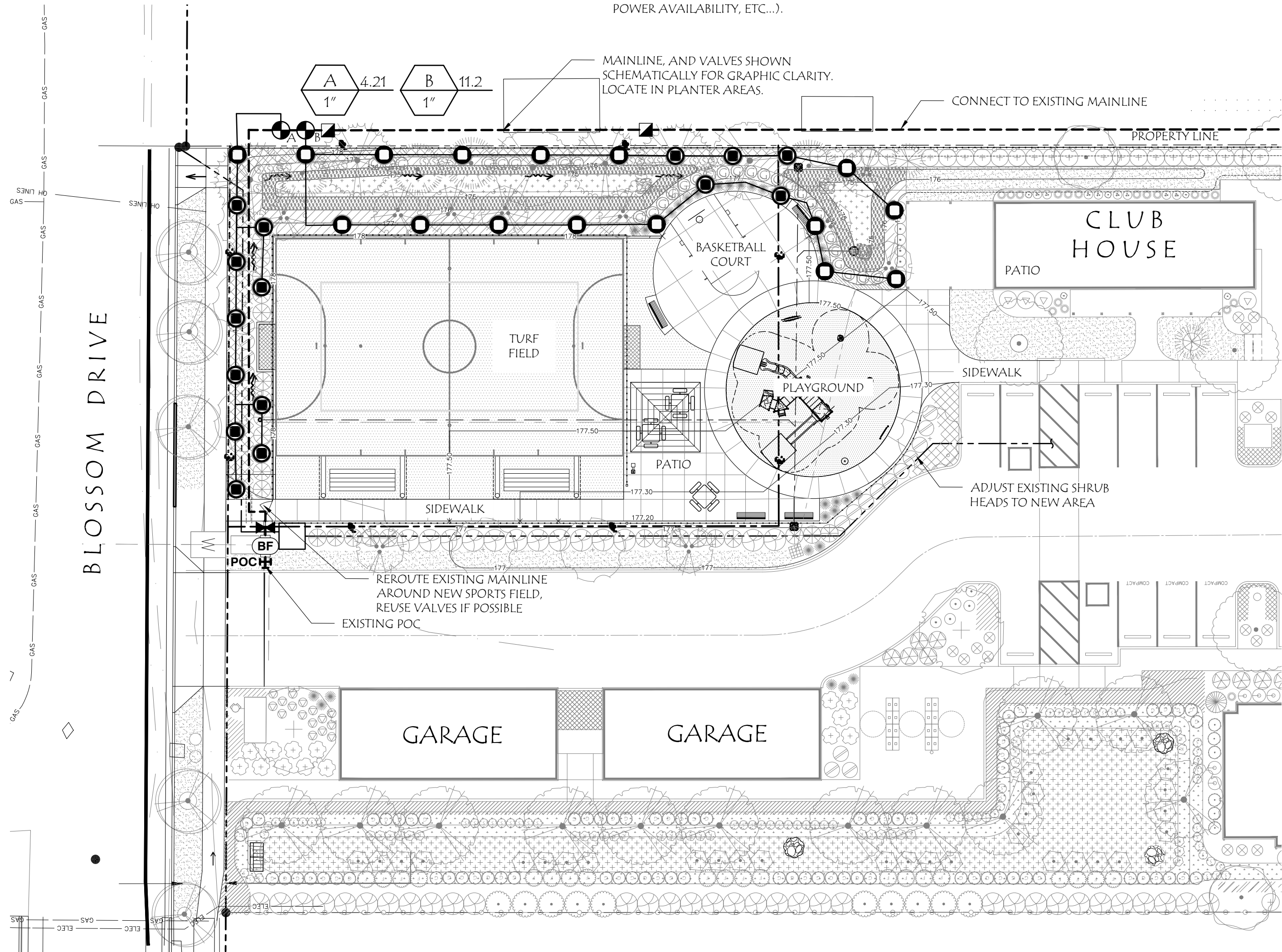
MAX. GPM, CLASS 200 PVC PIPE	MAX. GPM, SCHEDULE 40 PVC PIPE
3/4" = 10 GPM	3/4" = 8 GPM
1" = 16 GPM	1" = 12 GPM
1 1/4" = 26 GPM	1 1/4" = 22 GPM
1 1/2" = 35 GPM	1 1/2" = 30 GPM
2" = 55 GPM	2" = 50 GPM
2 1/2" = 80 GPM	2 1/2" = 70 GPM
3" = 120 GPM	3" = 110 GPM
4" = 200 GPM	4" = 190 GPM

LEGEND:



GENERAL NOTES:

- VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
- PROPOSED IRRIGATION TO CONNECT TO EXISTING IRRIGATION SYSTEM. REMOVE EXISTING COMPONENTS NO LONGER NEEDED, DO NOT ABANDON/LEAVE BURIED. REROUTE MAINLINE AROUND NEW SPORTS FIELD.
- IRRIGATION SCHEDULE, NOTES, AND DETAILS SEE THIS SHEET.
- EXISTING IRRIGATION PLAN SEE ORIGINAL APPROVED PERMIT SET.
- PLANTING PLAN SEE SHEETS L2.2.



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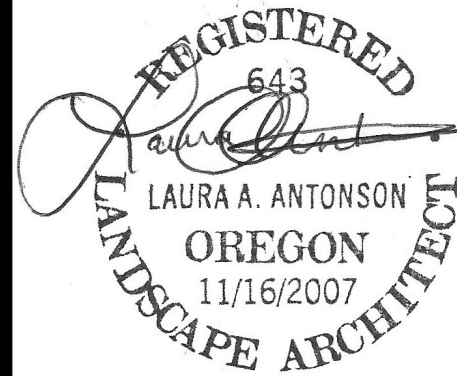


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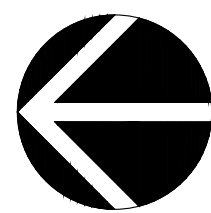
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BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PROPOSED IRRIGATION PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

MAY 1ST, 2025

REVISIONS

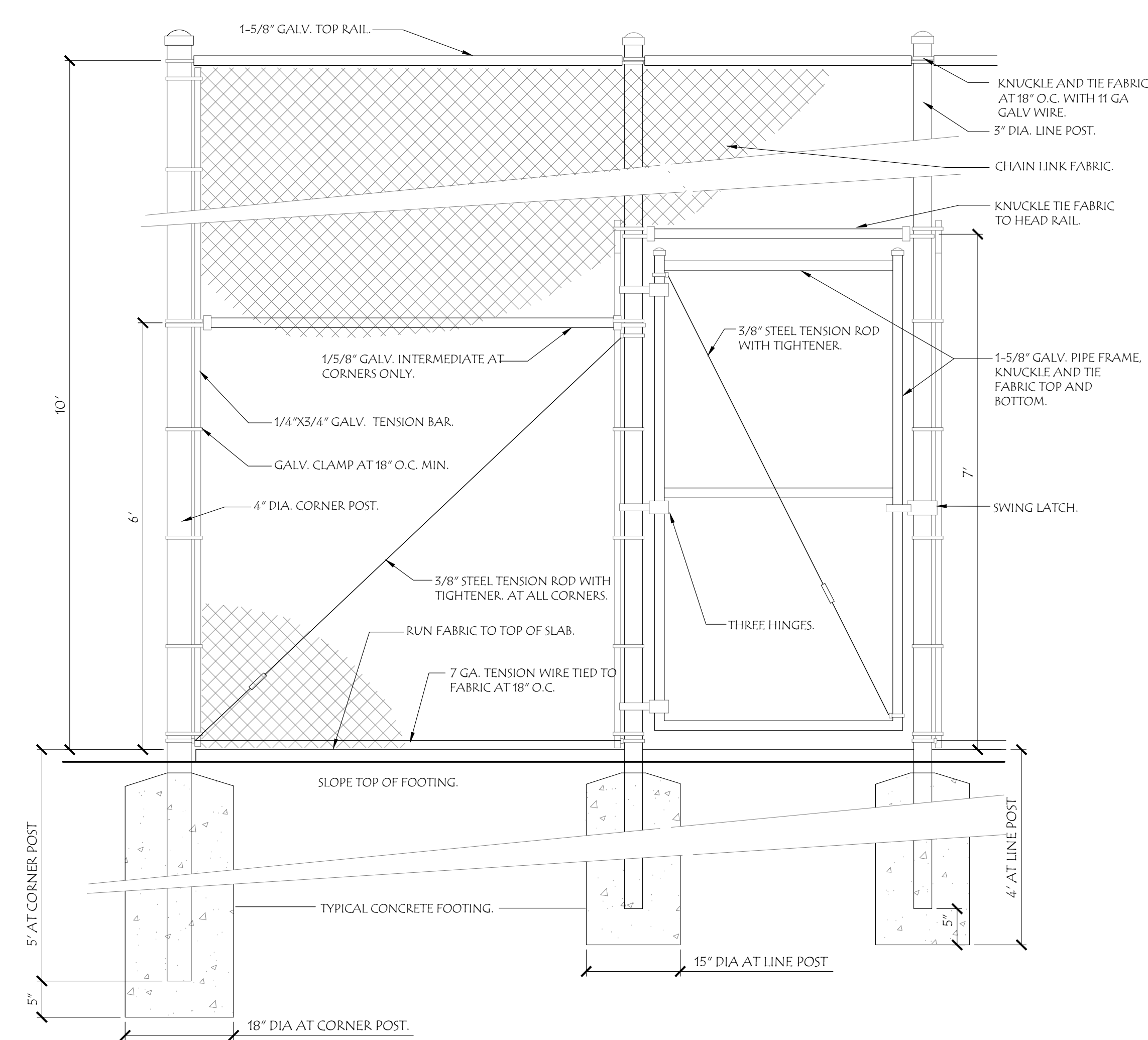
DATE NOTES INITIALS

L3.1

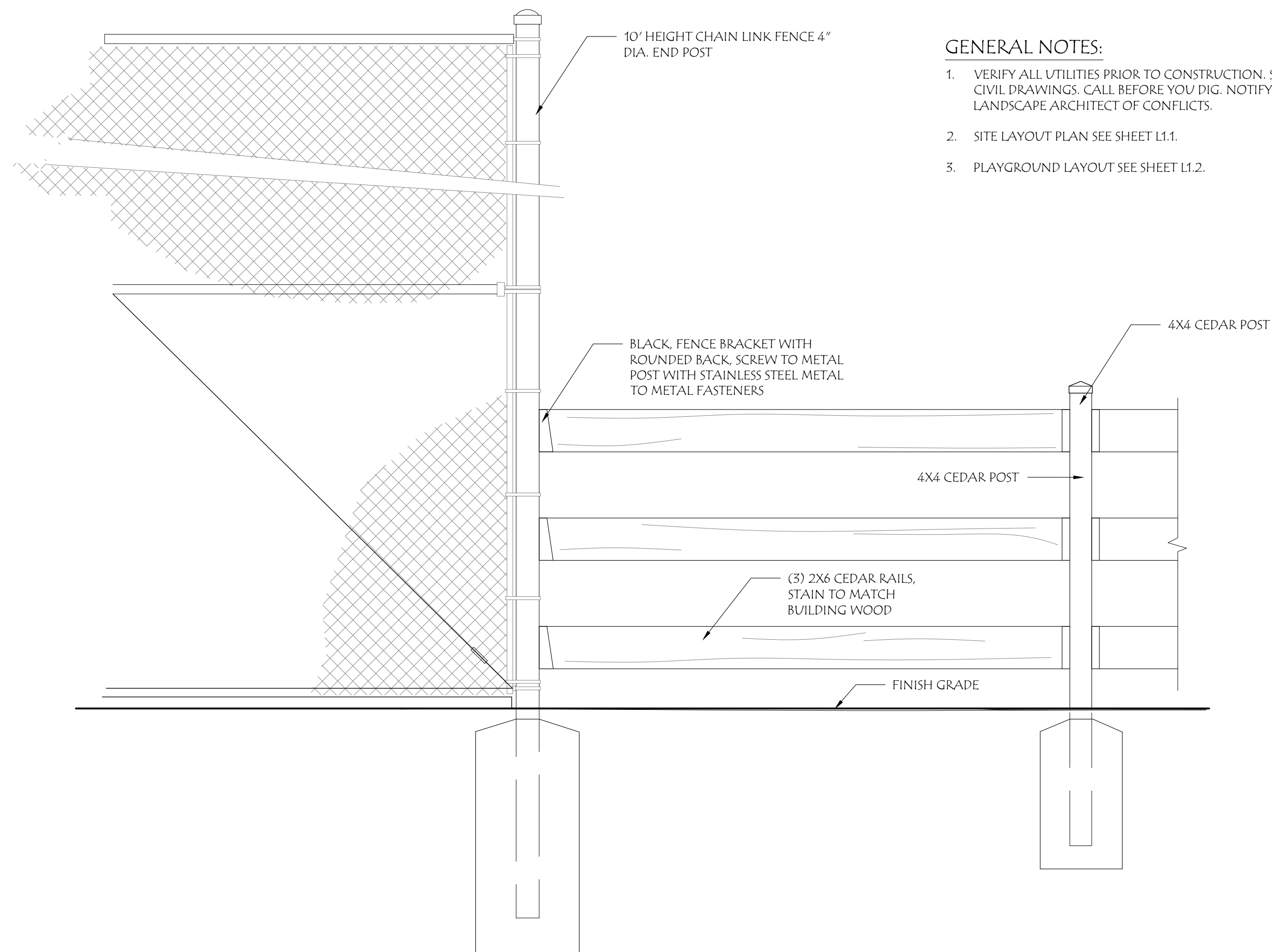
SHEET 10 OF 10

PROJECT #: 1487R

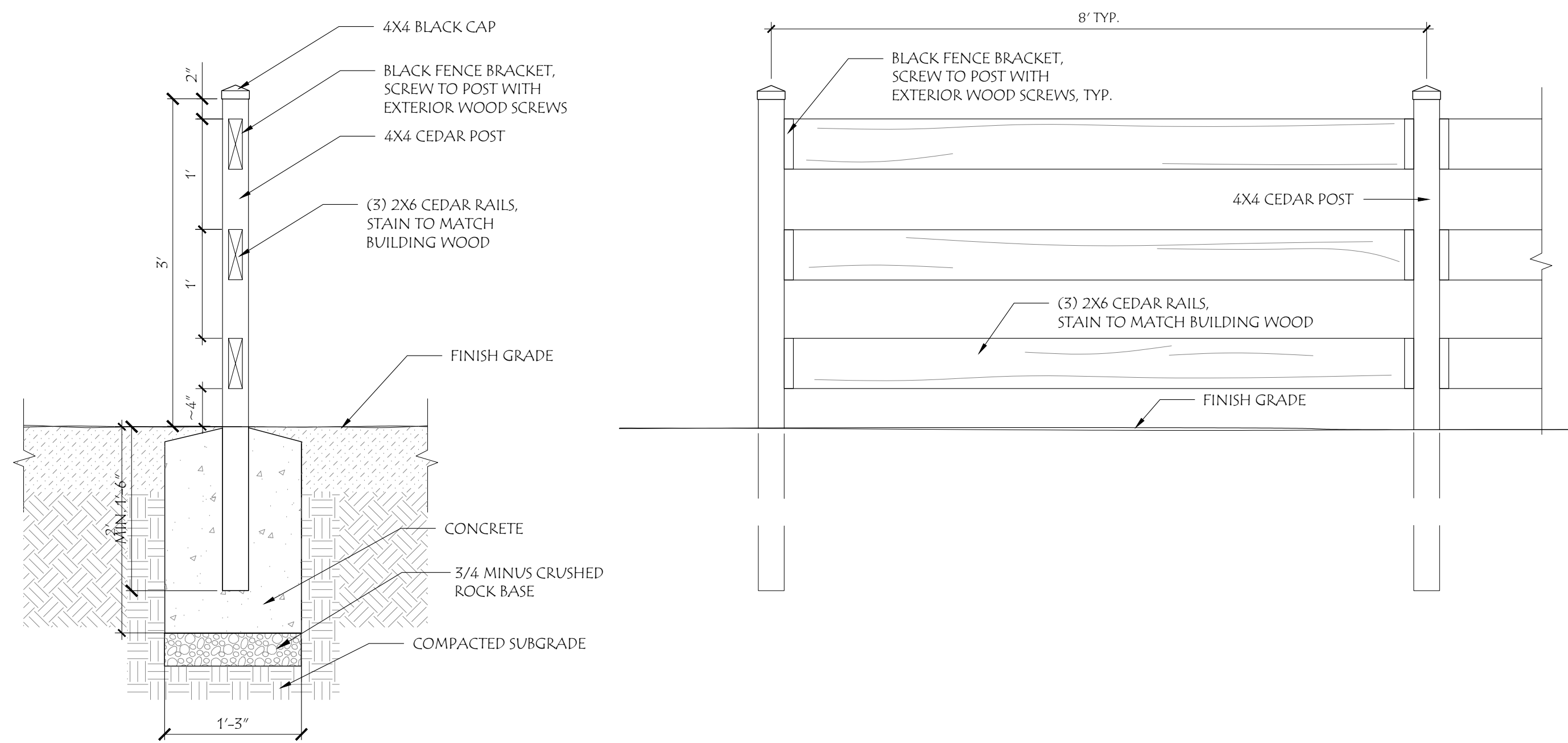
Exhibit F – Fencing Detail Sheet



1 10' HEIGHT CHAIN LINK FENCE/GATE
SCALE: NTS



2 CHAIN LINK TO WOOD RAIL FENCE DETAIL
SCALE: NTS



3 36\"/>

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SITE LAYOUT PLAN SEE SHEET L1.1.
3. PLAYGROUND LAYOUT SEE SHEET L1.2.

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BLOSSOM
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BLOSSOM DRIVE
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PLAYGROUND
SITE PLAN

MAY 1ST, 2025

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#	DATE	NOTES	INITIALS
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L1.4

SHEET 5 OF 10

PROJECT #: 1487R