

# SITE SUMMARY

PROPERTY SIZE	= 17,141 SF. (.401 AC)
REQ'D LANDSCAPE AREA	= 2662 SF. (15%)
EXISTING LANDSCAPE AREA	= 0# SF. (0%)
NEW LANDSCAPE AREA	= 8723 SF. (49.1%)
COMMON LANDSCAPE AREA	= 4470 SF. (25.1%)
BUILDING FOOTPRINT AREA	= 4234 SF. (23.9%)

Per CO Zone setback table (Table 521-3), interior side and rear setbacks are required to meet the Type C landscaping requirement of SRC Chapter 807 which requires a min. of 1 plant unit per 20 square feet of landscaped area together with a minimum 6-foot-tall sight-obscuring fence or wall.

WE ARE PROPOSING A 6 FOOT HIGH SIGHT-OBSCURING FENCE PER DETAIL 1/SPR5B, INDICATED ON SPR-2  
NEW LANDSCAPEING IS AT 1PU/20 SF.  
NO NEW LANDSCAPE IN THE CRITICAL ROOT ZONE AREAS, JUST EXISTING GRASS.

FENCES ARE INDICATED ON SHEET SPR-2

The landscape plan does not identify any landscaping or screening to visually and physically separate the ground-level private open space patio areas from the common open space. The landscape plan needs to be revised to identify how the proposed ground floor patio areas will be visually/physically separated from the common open space areas as required under SRC 702.020(b)(6).

SEE REVISED LANDSCAPE PLAN SPR-6  
**Building 1 Plant Units Required:**  
-Trees: 36 pu req. / ??? provided

SEE REVISED LANDSCAPE PLAN SPR-6  
**Building 2 Plant Units Required:**  
-Trees: 36 pu req. / ??? provided

SEE REVISED LANDSCAPE PLAN SPR-6  
**Building 3 Plant Units Required:**  
-Trees: 13 pu req. / ??? provided

- CRITICAL ROOT ZONE AREA RECOMMENDATIONS**
- Establish tree protection zones (TPZs) around protected tree(s) by installing sturdy fencing with 8' posts at a minimum distance of the tree's drip line.
  - Clearly identify the perimeter of the TPZs with highly visible signs.
  - Confine construction offices, vehicular parking, worker break sites, and material storage to locations outside of the TPZs.
  - Avoid cutting tree roots over 4 inches in diameter.
  - Make all necessary cuts to tree roots cleanly with sharp tools; never tear with a backhoe.
  - Do not change soil grade within the TPZ by cutting or filling.
  - Take care to not wound or break tree trunks or branches through contact with vehicles and heavy equipment.

critical root zone area 3,217#  
SRC 808.046(a)(3)A 30% of CRZ 1,072#  
ACTUAL DISTURBED 26% 839#

No upper floor balcony shown here, but balconies are shown on the building elevations.  
SEE REVISED FLOOR PLAN SPR-2 ALONG WITH EXTERIOR ELEVATIONS, SHEETS A3.4, A3.5

**TABLE 102-3. COMMON OPEN SPACE AREA SIZE AND DIMENSIONS**

MORE THAN 20 UNITS (HAVE 24)	= 1,000 SF(20)
+4 (UNITS OVER 20)	= +50 SF(4x12.5)
MIN. AREA REQUIRED	= 1,050 SF
PROVIDED AREA	= 4,470 SF
+250 SF/20 (FOR EACH ADDITIONAL UNIT)	= 12.5 SF

**TABLE 102-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS**

	MIN. AREA	MIN. DIMENSION
1ST FLOOR	= 96SF	6 FT
2ND AND 3RD	= 48SF	6 FT

WE NO LONGER HAVE PARKING  
SEE SPR-2, SPR-6

It appears that more than 30 percent of the critical root zone of this tree is/will be disturbed, which exceeds the maximum amount allowed under SRC 808.046(a)(3)(A).

WE NO LONGER HAVE PARKING  
SEE SPR-2, SPR-6

Per SRC 700.020(b)(7), a minimum of one canopy tree is required to be planted along every 50 ft. of the perimeter of parking areas. The trunks of the trees are required to be located within 10 ft. of the edge of the parking area.

Based on the length of the proposed parking area being more than 50 ft., one canopy tree is required to be planted along the perimeter of the proposed parking lot.

ASH, RAYWOOD  
FRAXINUS OXYCARPA 'RAYWOOD'  
TYPICAL. SEE REVISED LANDSCAPE PLAN SPR-6

The species of trees proposed to be planted around the perimeter of the buildings is needed in order to determine whether the proposed development will meet the tree planting requirement around buildings per SRC 702.020(b)(4).

This proposed ground floor private open space area does not meet the min. required 96 square feet or the min. required 6-foot dimension in all locations.

SEE REVISED PLAN SPR-2  
GROUND FLOOR PATIO IS NOW 98 SF. 8'x12'-4"

SEE REVISED FLOOR PLAN SPR-2 ALONG WITH EXTERIOR ELEVATIONS, SHEETS A3.4, A3.5

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APING PLAN

SCALE: 1" = 20'-0"

0' 2' 10' 20' 40'

RONALD JAMES PED ARCHITECT P.C.

Site Plan Review Class 3  
Fahlman Glaze Apartments  
1341 Waller St., Salem, Or

DATE: 9 JAN 2023  
DRAWN: glm  
JOB NO.: 2207

SPR 6