

SITE SUMMARY

PROPERTY SIZE	= 17,141 S.F. (.401 AC)
REQ'D LANDSCAPE AREA	= 2,662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 10,124 S.F. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 S.F. (30.1%)
BUILDING FOOTPRINT AREA	= 4,234 S.F. (23.9%)
HARD SCAPE AREA	= 2,789 S.F. (15.7%)
	(100%)

TOTAL IMPERVIOUS 1,023 S.F. < 10,000 S.F. ACTUAL DISTURBED AREA

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#

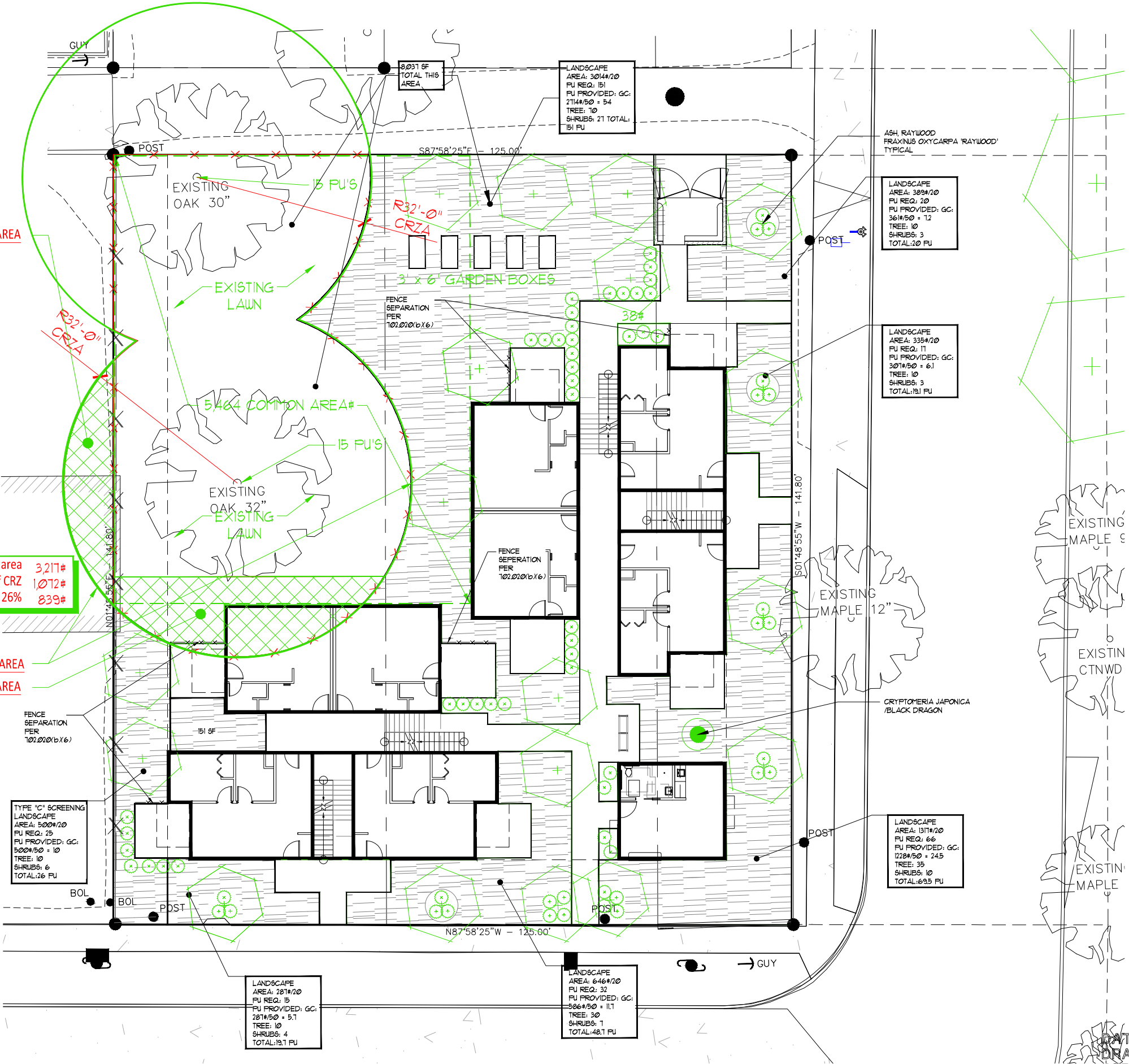
CRITICAL ROOT ZONE AREA
ACTUAL DISTURBED AREA

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



RONALD JAMES PED ARCHITECT PC

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

DATE: 9 JAN 2023
DRAWN: glm
JOB NO.: 2207
SPR 6