



NOTICE of FILING

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:	Urban Growth Preliminary Declaration / Tentative Partition / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. UGA-PAR-SPR-ADJ-DR22-02
PROPERTY LOCATION:	4500 Block of 27th Avenue SE, Salem OR 97302
NOTICE MAILING DATE:	July 6, 2022
PROPOSAL SUMMARY:	Proposed development of a new 96-dwelling unit affordable housing development containing eleven buildings and a clubhouse.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, July 20, 2022.</u> Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 200.025(d) – Urban Growth Preliminary Declaration; 205.005(d) – Tentative Partition; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 225.005(e)(1) – Class 1 Design Review. 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.

PROPERTY OWNER(S):	Equity Developers LLC (Mike Bliven, Jeff Miller)
APPLICANT(S):	Doug Circosta on behalf of Robert Justus, Home First Development LLC
PROPOSAL REQUEST:	<p>An Urban Growth Area Preliminary Declaration to determine required public facilities to serve the subject property, a Tentative Partition to divide the subject property into two parcels, and a Class 3 Site Plan Review and Class 1 Design Review for development of the proposed 96-unit housing development with a request for alternative street standards to eliminate a required street connection to the northern property line, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) 702.020(e)(3) to allow for the use of balcony railings that are not fully sight obscuring. 2) 702.020(e)(4) to allow less than forty percent of the building frontage to be occupied by the buildings constructed at the minimum setback line. 3) 702.020(e)(5) to eliminate the direct pedestrian access requirement to adjacent sidewalks for ground floor units within 25 feet of the property line. <p>For a portion of property approximately 10.05 acres in size, zoned RA (Residential Agriculture), and located at the 4500 Block of 27th Avenue SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W12C / 00600 and 00800).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-107825. Paper copies can be obtained for a reasonable cost.

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

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Urban Growth Preliminary Declaration / Tentative Partition / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review
Case No. UGA-PAR-SPR-ADJ-DR22-02

PROJECT ADDRESS: 4500 Block of 27th Avenue SE, Salem OR 97302

AMANDA Application No.: 22-107825-LD / 22-107827-LD / 22-107826-RP / 22-107828-ZO / 22-107829-ZO / 22-107830-DR

COMMENT PERIOD ENDS: Wednesday, July 20, 2022 at 5:00 PM

SUMMARY: Proposed development of a new 96-dwelling unit affordable housing development containing eleven buildings and a clubhouse.

REQUEST: An Urban Growth Area Preliminary Declaration to determine required public facilities to serve the subject property, a Tentative Partition to divide the subject property into two parcels, and a Class 3 Site Plan Review and Class 1 Design Review for development of the proposed 96-unit housing development with a request for alternative street standards to eliminate a required street connection to the northern property line, and the following Class 2 Adjustments:

- 1) 702.020(e)(3) to allow for the use of balcony railings that are not fully sight obscuring.
- 2) 702.020(e)(4) to allow less than forty percent of the building frontage to be occupied by the buildings constructed at the minimum setback line.
- 3) 702.020(e)(5) to eliminate the direct pedestrian access requirement to adjacent sidewalks for ground floor units within 25 feet of the property line.

For a portion of property approximately 10.05 acres in size, zoned RA (Residential Agriculture), and located at the 4500 Block of 27th Avenue SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W12C / 00600 and 00800).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, July 20, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: _____

Name/Agency & Date: _____

Address: _____

Phone: _____

Email: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

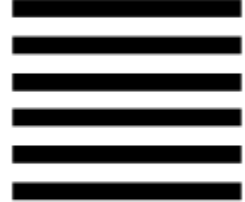


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

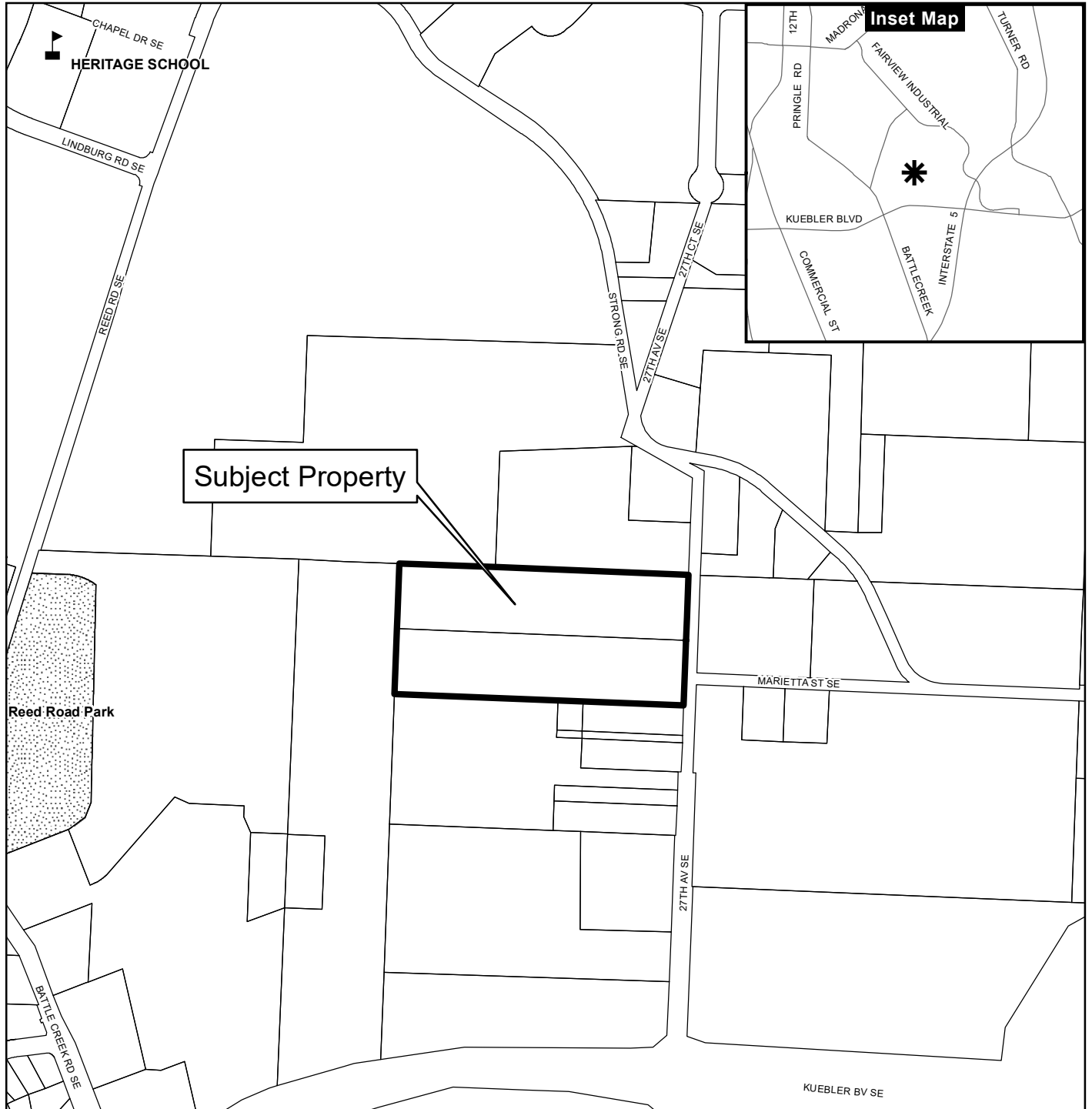
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 4500 Block of 27th Avenue SE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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 14670 SW Forest Drive
 Beaverton, OR 97007

SITE AREA = 210,440 SF = 4.83 ACRES
 19.87 UNITS PER ACRE

BUILDING COVERAGE = 39,302 SF = 18.7%

PAVED PARKING AREA = 44,425 SF = 21.1%

OPEN SPACE = 126,713 SF = 60.2%

48 3 BR / 1.5 BA FLAT UNITS

48 2 BR / 1 BA FLAT UNITS

96 TOTAL UNITS



- GENERAL NOTES**
- REFER TO CIVIL DRAWINGS FOR:
 - FINISHED GRADES - ON SITE AND OFF SITE
 - BUILDING PAD ELEVATIONS
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY
 - ROADWORK AND PAVING - ON SITE AND OFF SITE
 - STORM DRAINAGE - ON SITE AND OFF SITE
 - UTILITIES - ON SITE AND OFF SITE
 - ALL SITE WORK TO CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE AND ICC/ANSI A117.1-2009.
 - ALL SIDEWALKS SHOWN TO NOT EXCEED 1:20 SLOPE VERTICAL AND 1:50 CROSS SLOPE
 - REFER TO LANDSCAPE PLAN FOR PLANTING IN ALL LANDSCAPE AREAS.
 - PARKING AREA TO BE ASPHALT PAVING WITH 6" CAST IN PLACE CONCRETE CURBS AROUND ENTIRE PARKING AREA. VERIFY ALL REQUIREMENTS WITH CIVIL DRAWINGS.
 - ALL SIDEWALKS ADJACENT TO PARKING SPACES TO BE 2 FEET WIDER THAN REQUIRED TO ACCOMMODATE VEHICLE OVERHANG.

N000612'E 221.64'

FUTURE DEVELOPMENT PHASE

1
A100
OVERALL SITE PLAN
 1"=40'-0"

- SYMBOL LEGEND**
- BOLLARD LIGHT (TYP)
 - LIGHT POLE 20' (TYP) PROVIDE MANUFACTURER'S OPTIONAL CUT OFF SHIELD
 - WALL MOUNTED LIGHT FIXTURE (TYP)

SEE A102 FOR LIGHT FIXTURES
 REFER TO BUILDING PLANS AND ELEVATIONS FOR ADDITIONAL LIGHT FIXTURE LOCATIONS
 GENERAL CONTRACTOR TO PROVIDE PHOTOMETRIC ANALYSIS OF FINAL SITE LIGHTING LAYOUT FOR APPROVAL
 DESIGN REQUIREMENTS IN ADDITION TO LIGHTING SHOWN ON THIS PLAN: INSURE NO LIGHT INTRUSION ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. INSURE ADEQUATE LIGHTING ALONG ALL WALKING SURFACES FOR SAFE PEDESTRIAN TRAVEL. CONVENE PRE-CONSTRUCTION CONFERENCE PRIOR TO INSTALLATION.

DRAWING INDEX

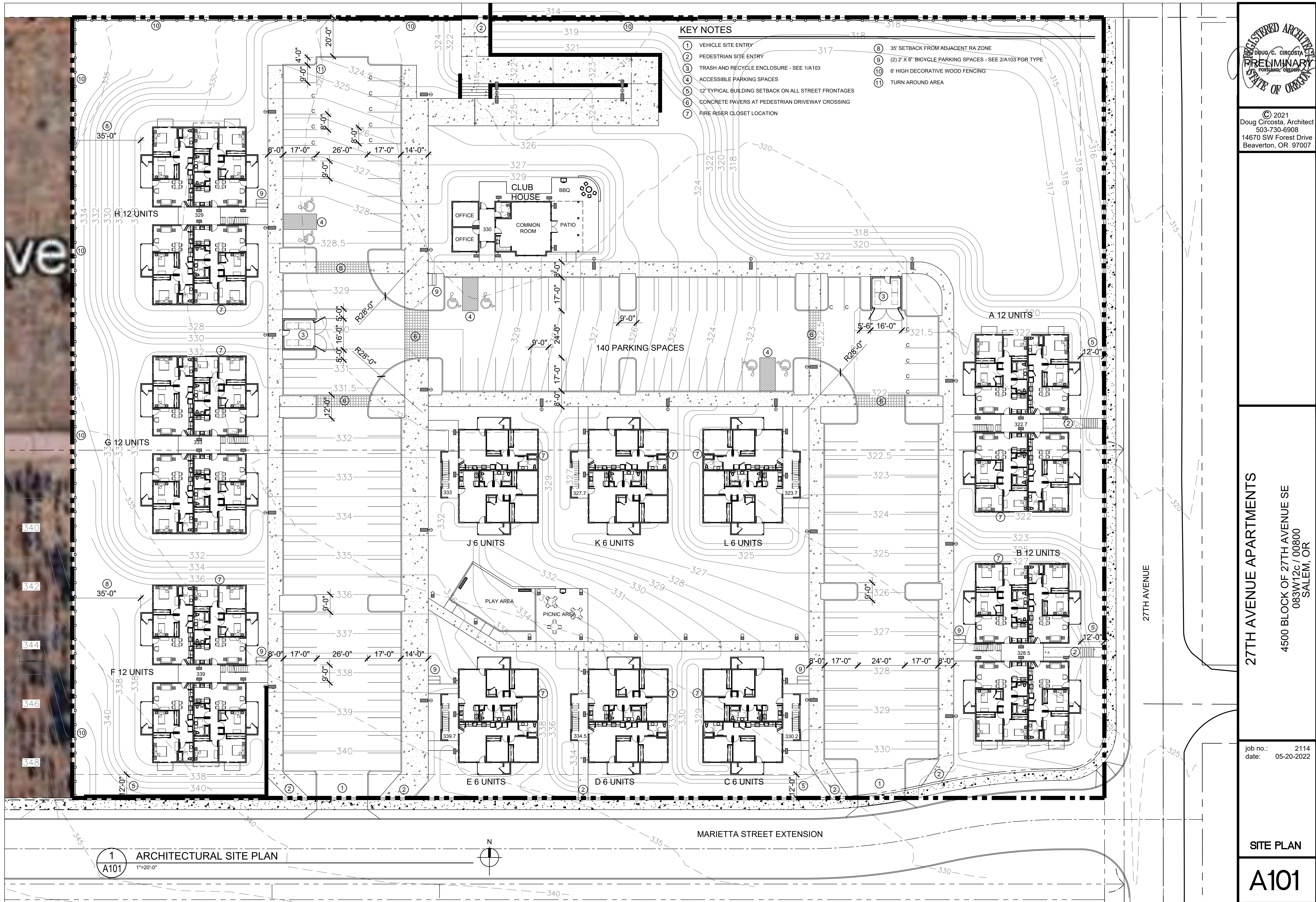
- A100 OVERALL ARCHITECTURAL SITE PLAN
- A101 ARCHITECTURAL SITE PLAN
- A102 SITE LIGHTING
- A103 SITE DETAILS

27TH AVENUE APARTMENTS
 4500 BLOCK OF 27TH AVENUE SE
 083W12c / 00800
 SALEM, OR

job no.: 2114
 date: 05-20-2022

**OVERALL
 SITE PLAN**

A100



KEY NOTES

- ① VEHICLE SITE ENTRY
- ② PEDESTRIAN SITE ENTRY
- ③ TRASH AND RECYCLE ENCLOSURE - SEE 1/A103
- ④ ACCESSIBLE PARKING SPACES
- ⑤ 12' TYPICAL BUILDING SETBACK ON ALL STREET FRONTAGES
- ⑥ CONCRETE PAVERS AT PEDESTRIAN DRIVEWAY CROSSING
- ⑦ FIRE RISER CLOSET LOCATION
- ⑧ 35' SETBACK FROM ADJACENT RA ZONE
- ⑨ (2) 2' X 6" BICYCLE PARKING SPACES - SEE 2/A103 FOR TYPE
- ⑩ 6' HIGH DECORATIVE WOOD FENCING
- ⑪ TURN AROUND AREA



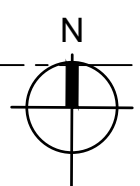
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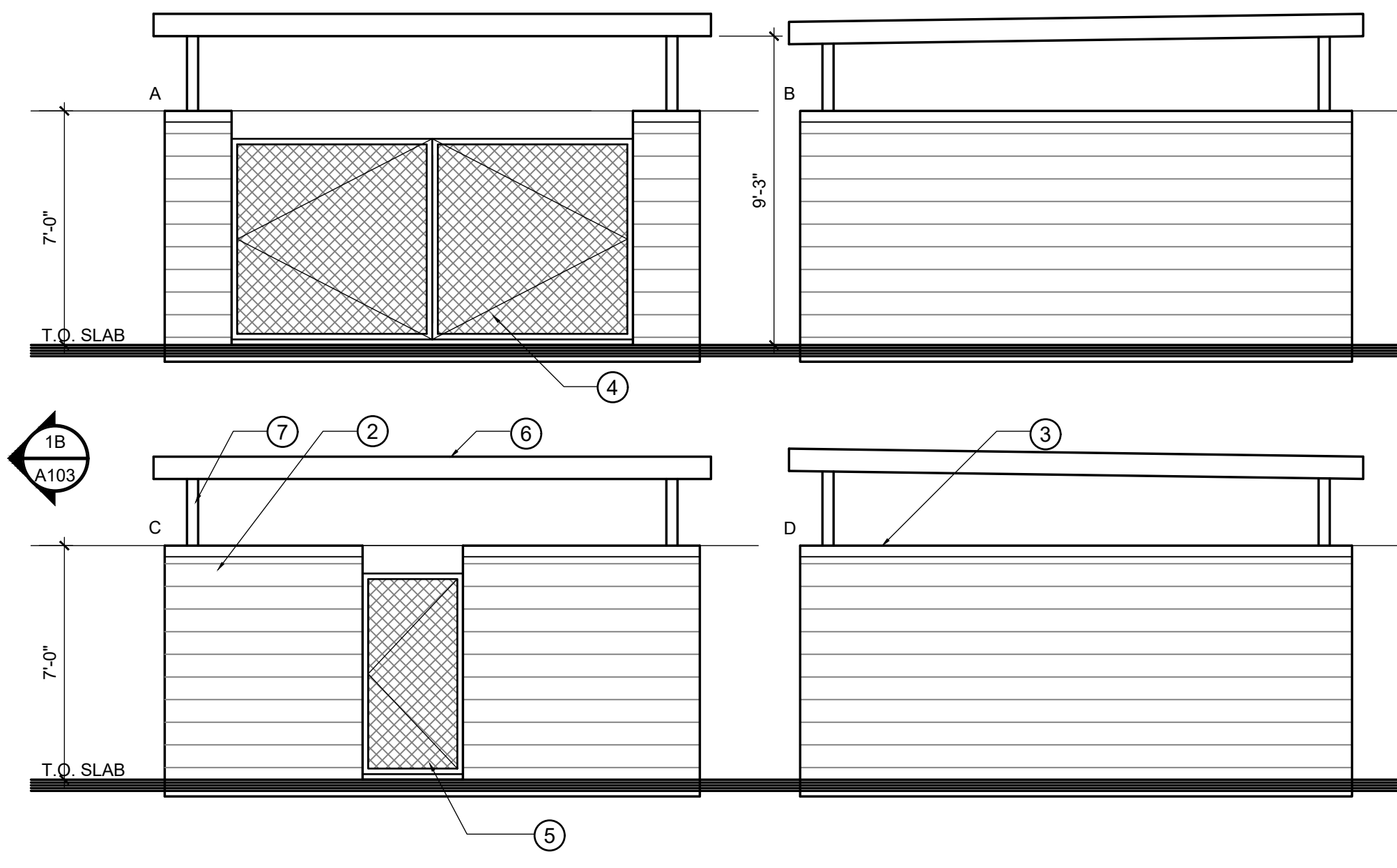
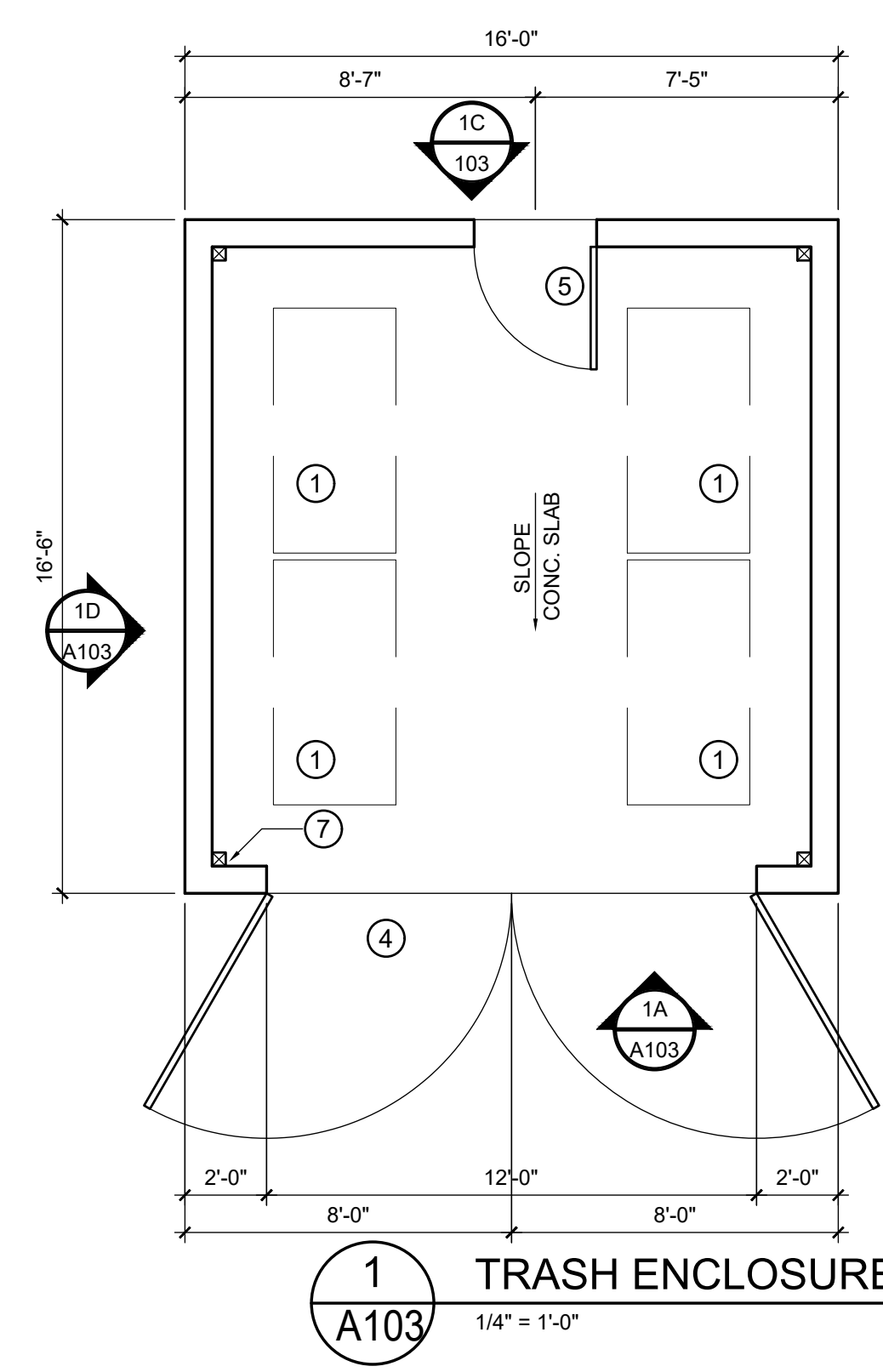
27TH AVENUE APARTMENTS
 4500 BLOCK OF 27TH AVENUE SE
 083W12c / 00800
 SALEM, OR

job no.: 2114
 date: 05-20-2022

SITE PLAN
A101

1 ARCHITECTURAL SITE PLAN
 A101 1"=20'-0"





- KEY NOTES**
- 1 1.5-YARD CONTAINER ON WHEELS
 - 2 8 INCH SPLIT FACE CMU
 - 3 4 INCH CAP BLOCK
 - 4 PR. 6060 METAL TRASH ENCLOSURE, GATES WITH VINYL COATED CHAIN LINK WITH MATCHING SLAT INFILL
 - 5 3060 METAL MAN GATE WITH VINYL COATED CHAIN LINK WITH MATCHING SLAT INFILL
 - 6 PRE-FINISHED MTL. ROOF
 - 7 4X4 PAINTED STEEL POST

1 TRASH ENCLOSURE
A103 1/4" = 1'-0"

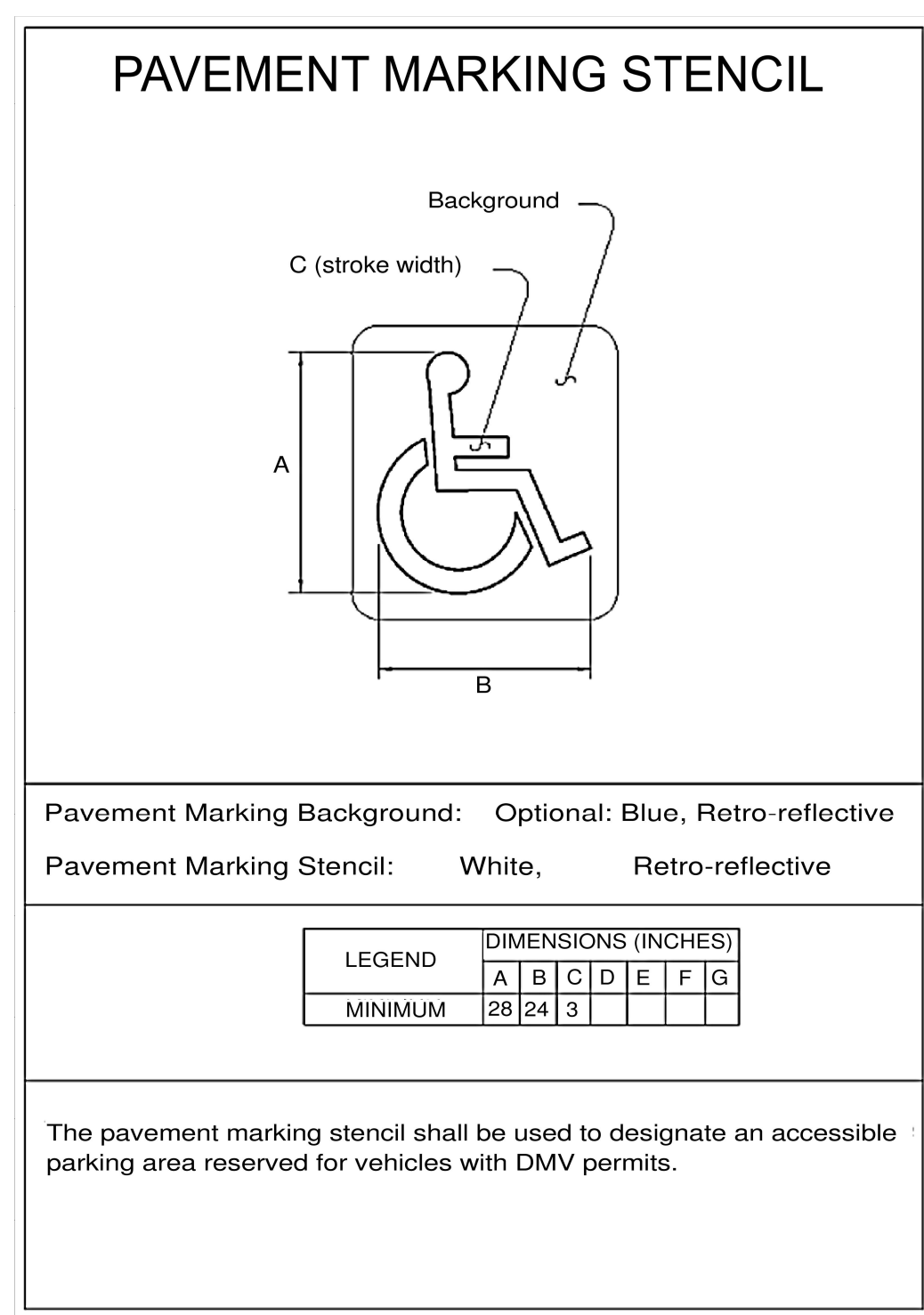


FIGURE 1

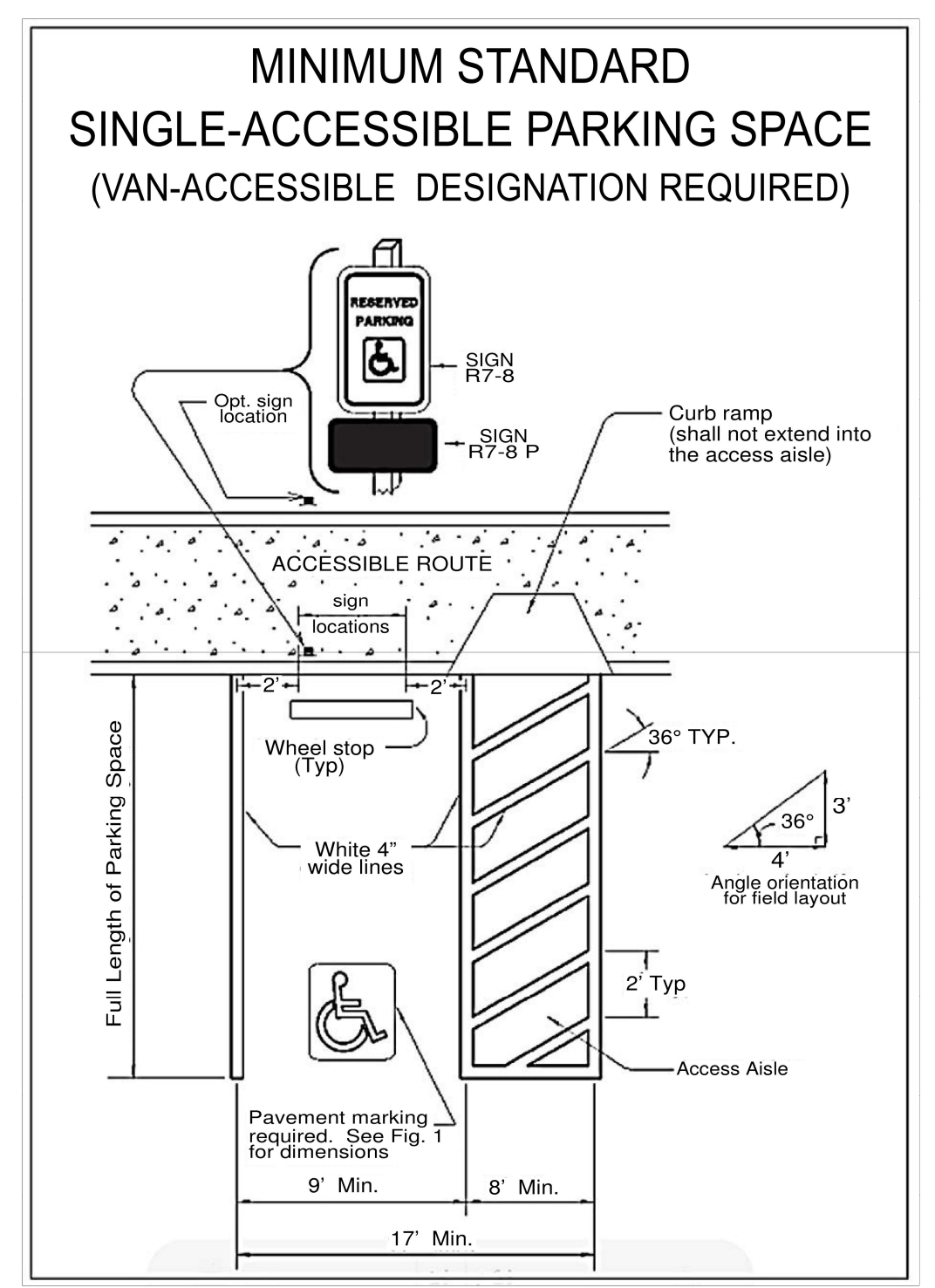


FIGURE 2

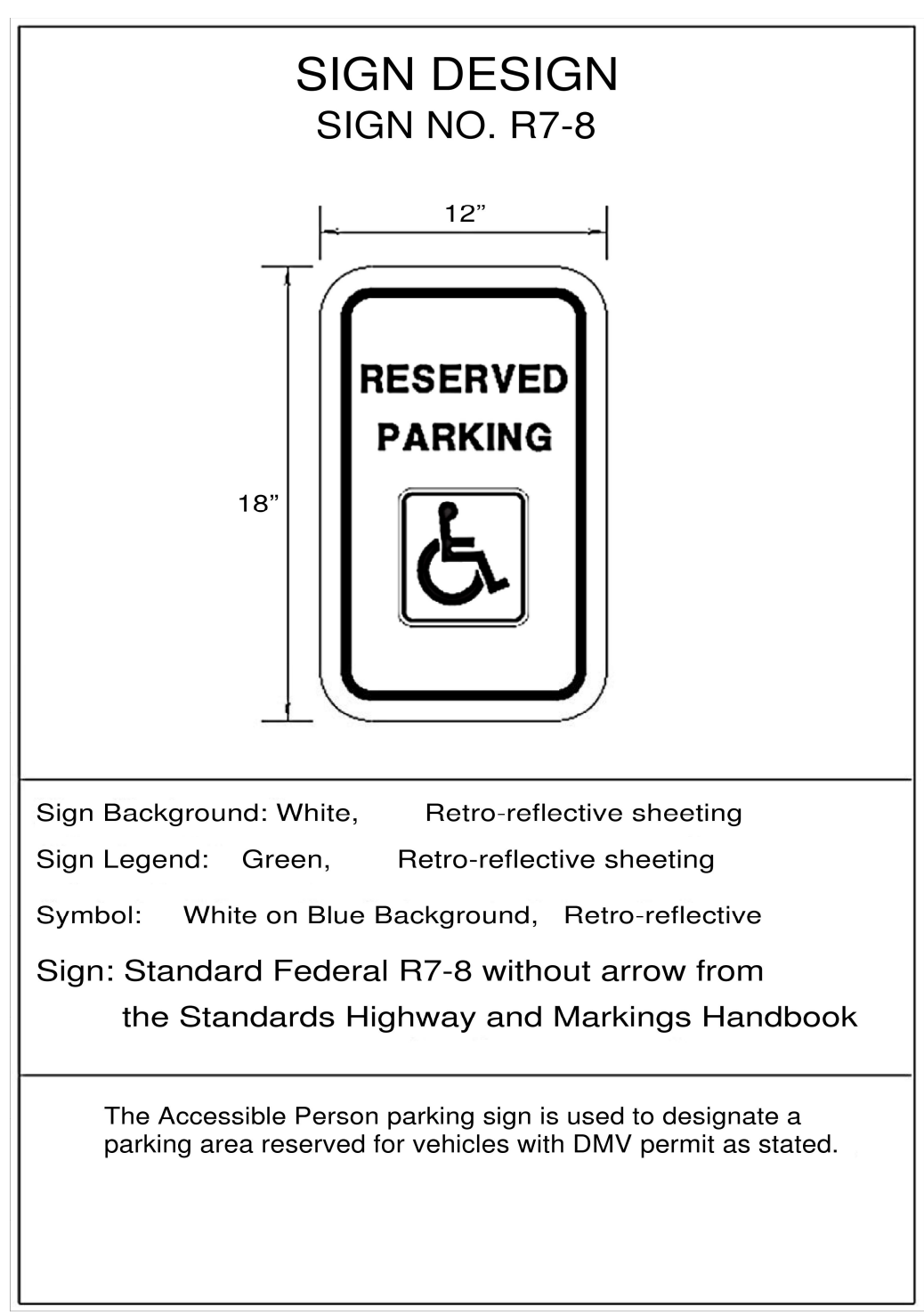


FIGURE 7

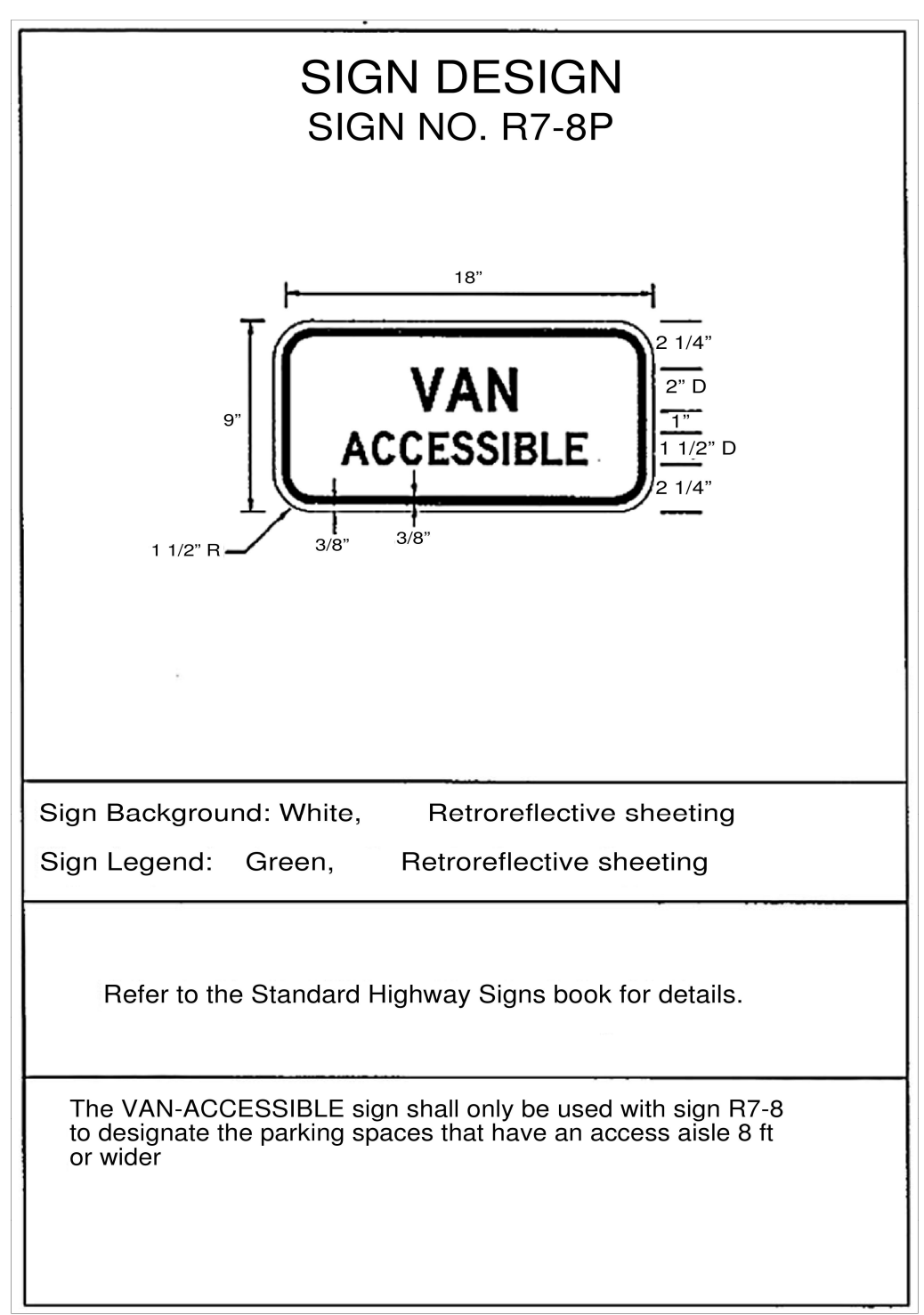


FIGURE 8

HUNTCO Bike racks, lockers, benches and architectural site furnishings since 1980.
P.O. Box 10385 Portland, OR 97296-0385
503.224.8700 FAX 503.274.2055
Sales@huntco.com www.huntco.com
Huntco Supply

THE STAPLE

The ever-classic "Staple" style bike rack is Portland City Code approved. Lock it up!

CONSTRUCTION MATERIAL OPTIONS

- 2" Sch. 40 Round Steel Pipe (Shown)
- 2" x 2" Square Steel Tubing (Pipecutter Proof)
- 5/8" x 1/2" Steel Flat Bar (Pipecutter Proof)
- Steel Flanges (Varies)

DIMENSIONS

- 30" Length
- 5.5" Width
- 36" Height
- Custom Size Height/Length

MOUNTING OPTIONS

- Flange Mount (Shown)
- 6" Δ3" Mounting Holes
- In-Ground
- 1" Leg Extensions

FINISH OPTIONS

- 1304 Stainless Steel
- #4 Satin Finish
- Hot Dipped Galvanized
- Powder Coating
- BLACK
- Thermoplastic Coating

ADDITIONAL OPTIONS

- Flange Cover (available at additional cost on round pipe only)

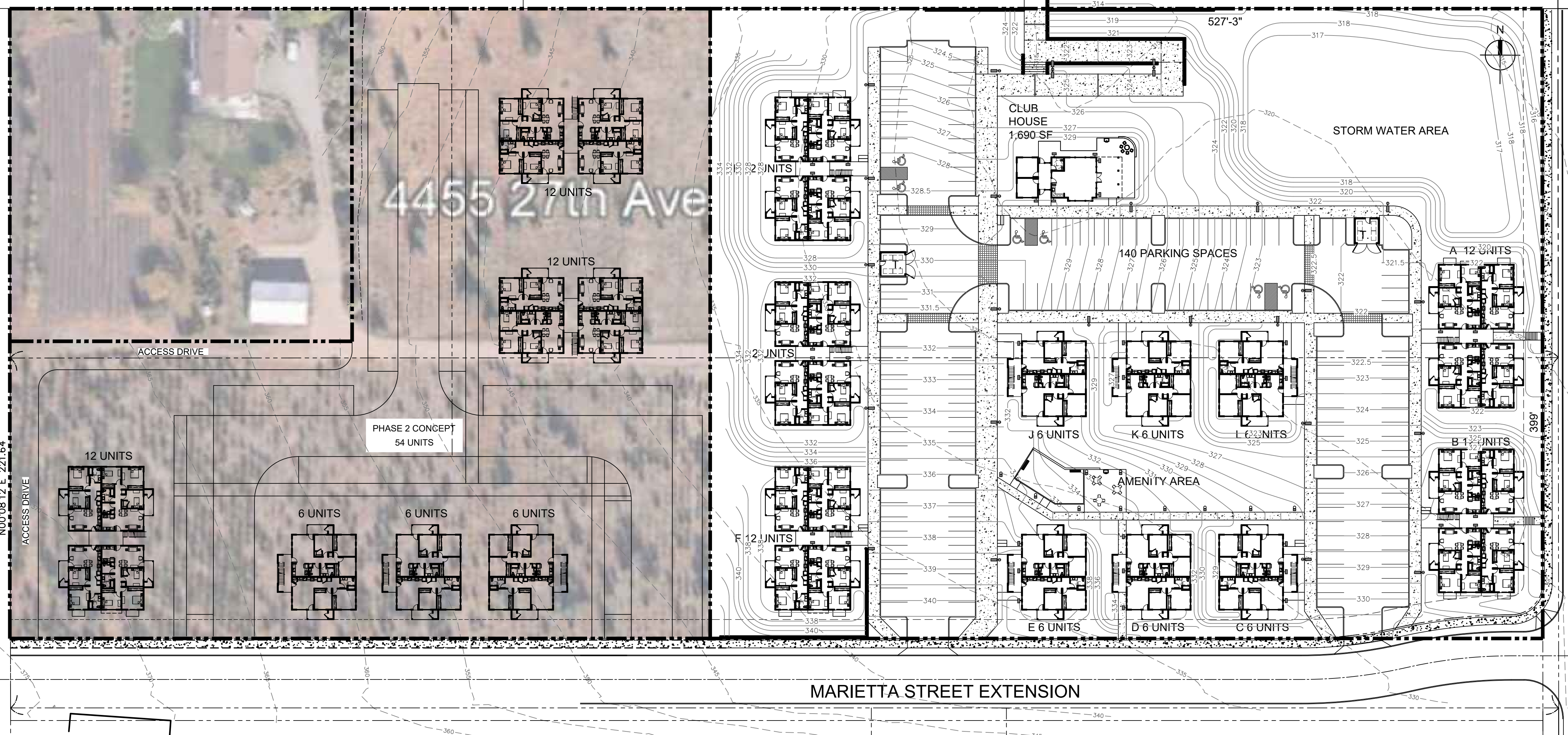
Manufactured in the Pacific Northwest

27TH AVENUE APARTMENTS
4600 BLOCK OF 27TH AVENUE SE
083W12c / 00800
SALEM, OR

job no.: 2114
date: 05-20-2022

SITE DETAILS

A103



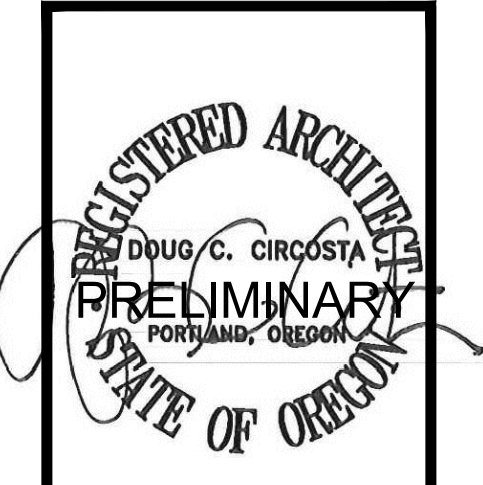
1 OVERALL SITE PLAN WITH PHASE 2 CONCEPT
 A104 1"=40'-0"

27TH AVENUE APARTMENTS
 4500 BLOCK OF 27TH AVENUE SE
 083W12c / 00800
 SALEM, OR

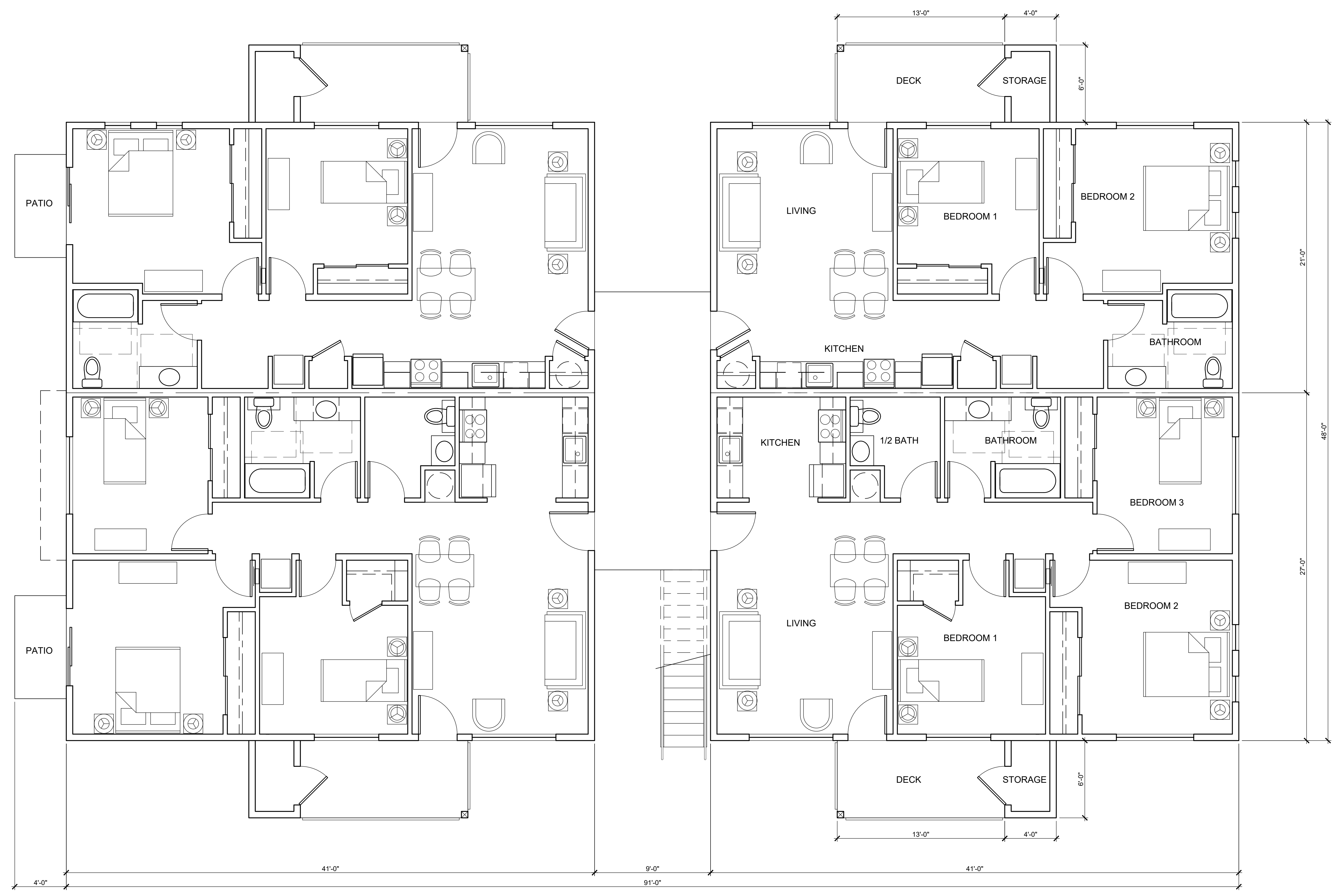
job no.: 2114
 date: 05-20-2022

PHASE 2
 CONCEPT
 PLAN

A104



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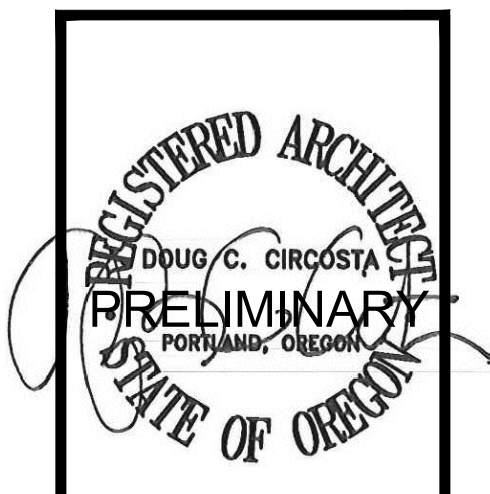
1
A110 TYPICAL BUILDING PLAN - 12 PLEX
1/4" = 1'-0"

27TH AVENUE APARTMENTS
4500 BLOCK OF 27TH AVENUE SE
083W12c / 00800
SALEM, OR

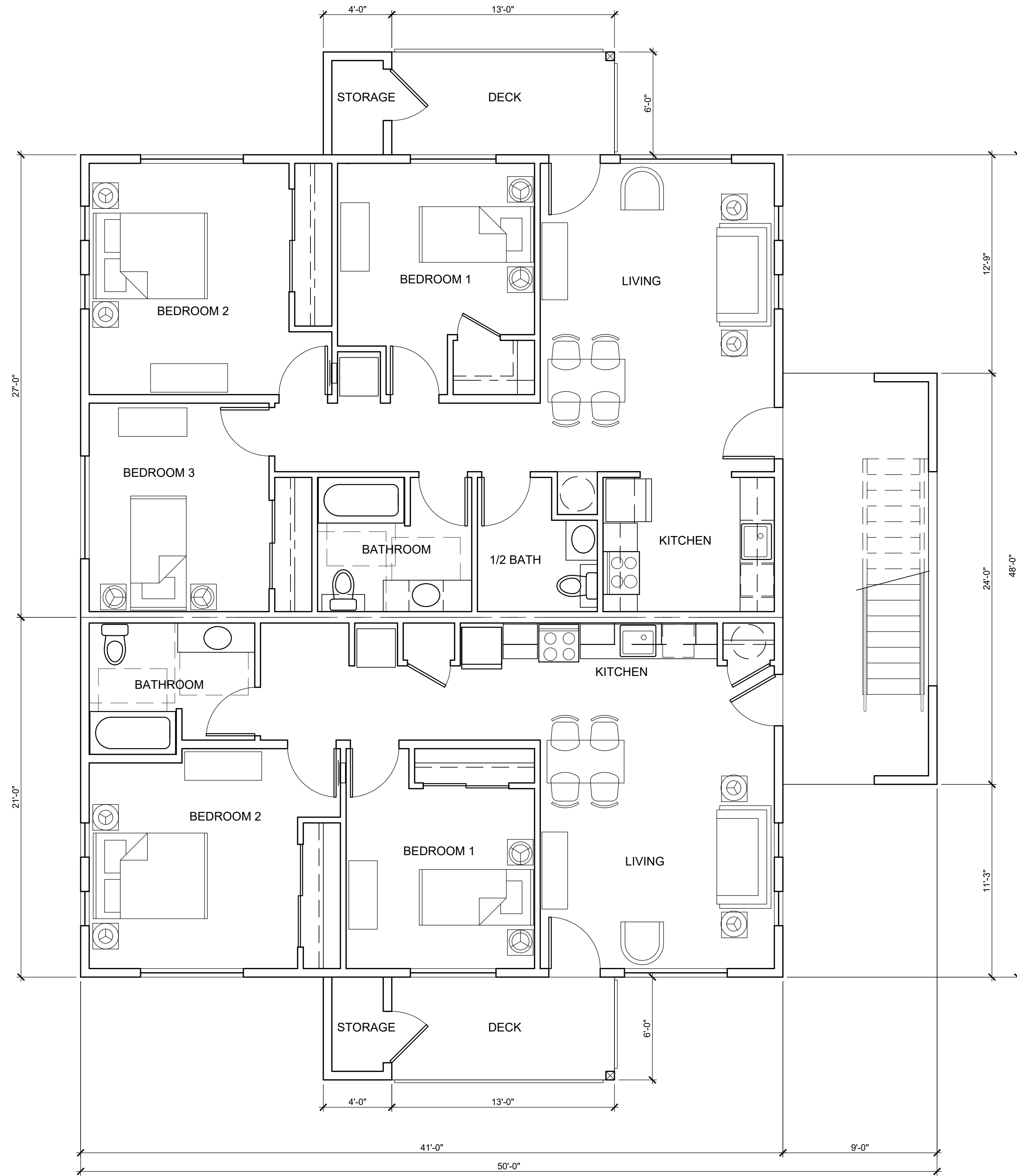
job no.: 2114
date: 04-08-2022

TYPE 1
BUILDING
PLAN
12-PLEX

A110



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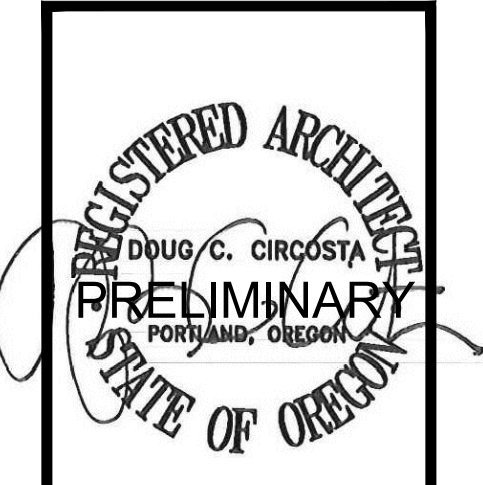
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 A111 TYPICAL BUILDING PLAN - 6 PLEX
 1/4" = 1'-0"

27TH AVENUE APARTMENTS
 4500 BLOCK OF 27TH AVENUE SE
 083W12c / 00800
 SALEM, OR

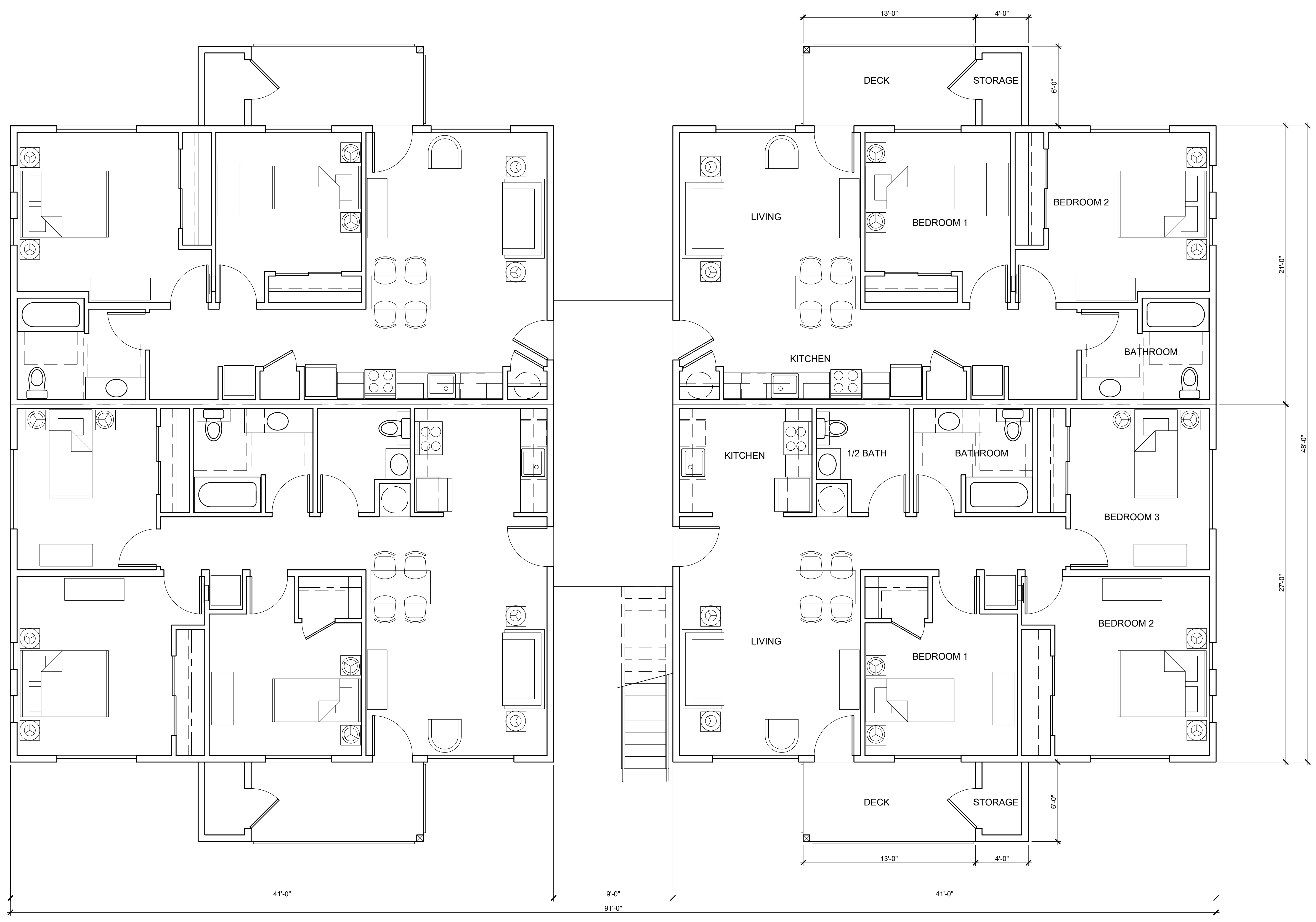
job no.: 2114
 date: 04-08-2022

TYPE 2
 BUILDING
 PLAN
 6-PLEX

A111



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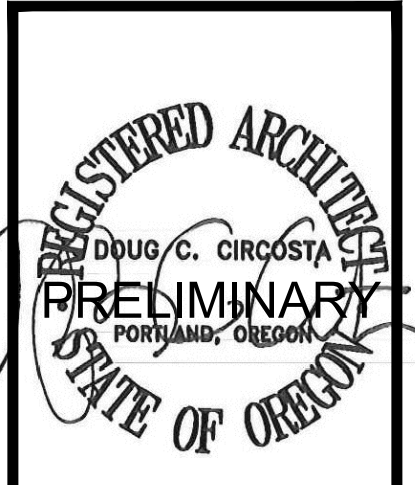
27TH AVENUE APARTMENTS
4500 BLOCK OF 27TH AVENUE SE
083W12c / 00800
SALEM, OR

job no.: 2114
date: 04-08-2022

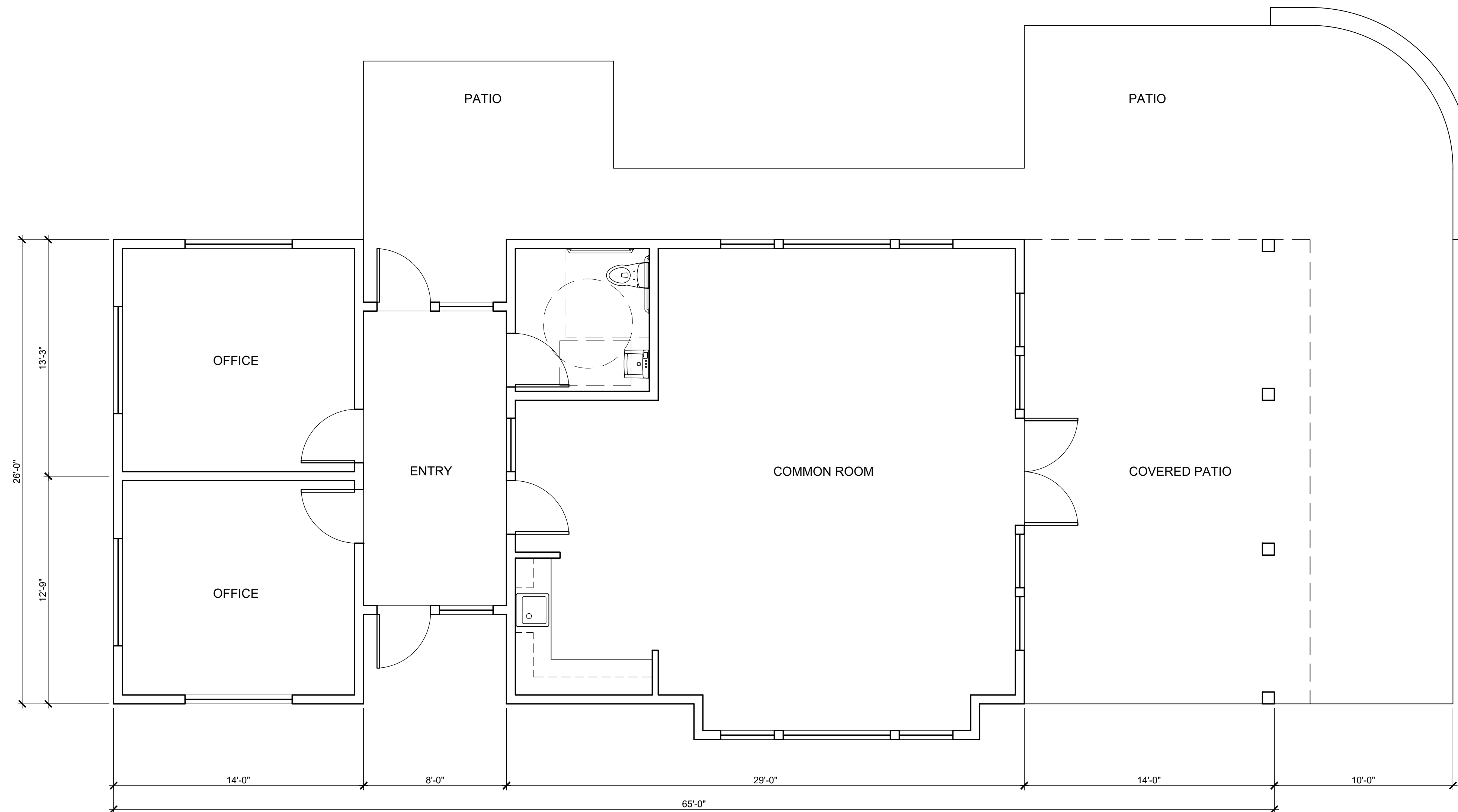
TYPE 3
BUILDING
PLAN
12-PLEX

A112

1
A112 TYPICAL BUILDING PLAN - 12 PLEX
1/4" = 1'-0"



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1 CLUBHOUSE PLAN
A113 1/4" = 1'-0"

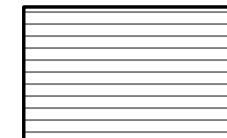
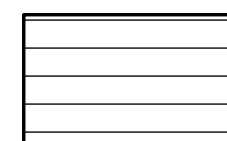
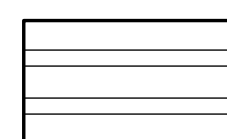
27TH AVENUE APARTMENTS
4500 BLOCK OF 27TH AVENUE SE
083W12c / 00800
SALEM, OR

job no.: 2114
date: 04-08-2022

CLUBHOUSE
PLAN

A113

MATERIAL LEGEND

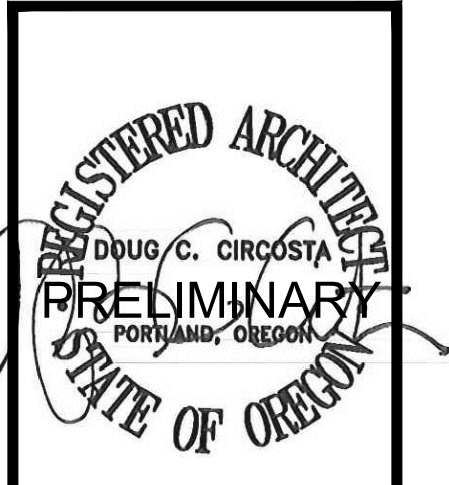
-  ASPHALT SHINGLE ROOFING SYSTEM
-  SIDING TYPE 1: PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE COLOR 1
-  SIDING TYPE 2: PAINTED FIBER CEMENT LAP SIDING WITH ALTERNATING 7" EXPOSURE AND 3" EXPOSURE COLOR 2



2 STREET ELEVATION - 12 PLEX
1/4" = 1'-0" SEE TYPICAL NOTES 1/A200



1 STREET ELEVATION - 12 PLEX
1/4" = 1'-0"



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27TH AVENUE APARTMENTS
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**TYPE 1
 BUILDING
 ELEVATIONS
 12-PLEX**

A200



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2 SIDE ELEVATION - 12 PLEX
A201 1/4" = 1'-0" SEE TYPICAL NOTES 1/A200



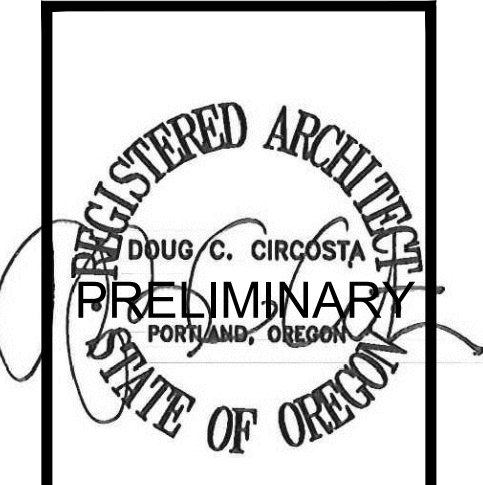
1 BACK ELEVATION - 12 PLEX
A201 1/4" = 1'-0" SEE TYPICAL NOTES 1/A200

27TH AVENUE APARTMENTS
4500 BLOCK OF 27TH AVENUE SE
083W12c / 00800
SALEM, OR

job no.: 2114
date: 05-20-2022

TYPE 1
BUILDING
ELEVATIONS
12-PLEX

A201



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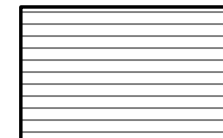
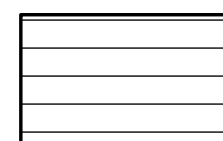
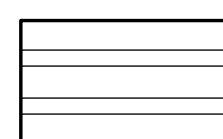
27TH AVENUE APARTMENTS
 4500 BLOCK OF 27TH AVENUE SE
 083W12c / 00800
 SALEM, OR

job no.: 2114
 date: 05-20-2022

TYPE 2
 BUILDING
 ELEVATIONS
 6-PLEX

A202

MATERIAL LEGEND

-  ASPHALT SHINGLE ROOFING SYSTEM
-  SIDING TYPE 1: PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE COLOR 1
-  SIDING TYPE 2: PAINTED FIBER CEMENT LAP SIDING WITH ALTERNATING 7" EXPOSURE AND 3" EXPOSURE COLOR 2



4 BACK ELEVATION - 6 PLEX
 A202 1/4" = 1'-0"

3 SIDE ELEVATION - 6 PLEX
 A202 1/4" = 1'-0"

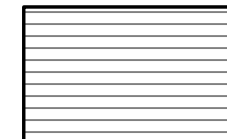
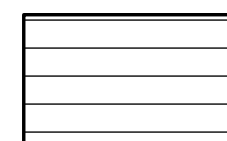
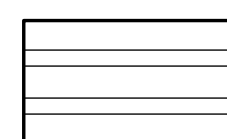


2 SIDE ELEVATION - 6 PLEX
 A202 1/4" = 1'-0"



1 STREET ELEVATION - 6 PLEX
 A202 1/4" = 1'-0"

MATERIAL LEGEND

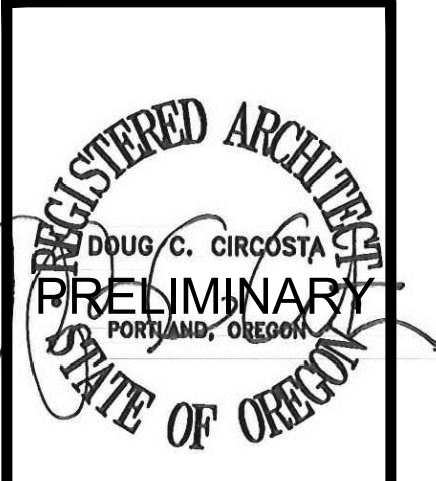
-  ASPHALT SHINGLE ROOFING SYSTEM
-  SIDING TYPE 1: PAINTED FIBER CEMENT LAP SIDING WITH 7" EXPOSURE COLOR 1
-  SIDING TYPE 2: PAINTED FIBER CEMENT LAP SIDING WITH ALTERNATING 7" EXPOSURE AND 3" EXPOSURE COLOR 2



2 STREET ELEVATION - 12 PLEX
1/4" = 1'-0" SEE TYPICAL NOTES 1/A203



1 STREET ELEVATION - 12 PLEX
1/4" = 1'-0"



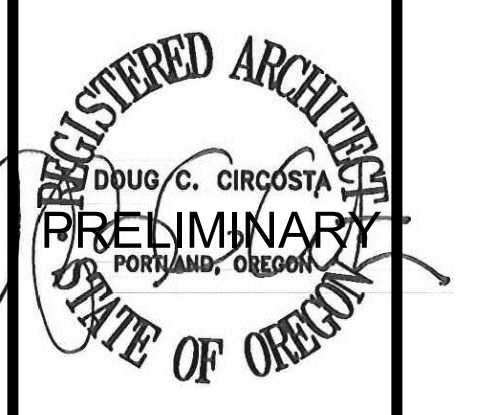
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 Doug Circosta, Architect
 503-730-6908
 14670 SW Forest Drive
 Beaverton, OR 97007

27TH AVENUE APARTMENTS
 4500 BLOCK OF 27TH AVENUE SE
 083W12c / 00800
 SALEM, OR

job no.: 2114
 date: 05-20-2022

TYPE 3
 BUILDING
 ELEVATIONS
 12-PLEX

A203



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2 SIDE ELEVATION - 12 PLEX
1/4" = 1'-0" SEE TYPICAL NOTES 1/A203



1 BACK ELEVATION - 12 PLEX
1/4" = 1'-0" SEE TYPICAL NOTES 1/A203

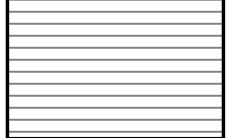
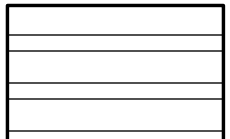
27TH AVENUE APARTMENTS
4500 BLOCK OF 27TH AVENUE SE
083W12c / 00800
SALEM, OR

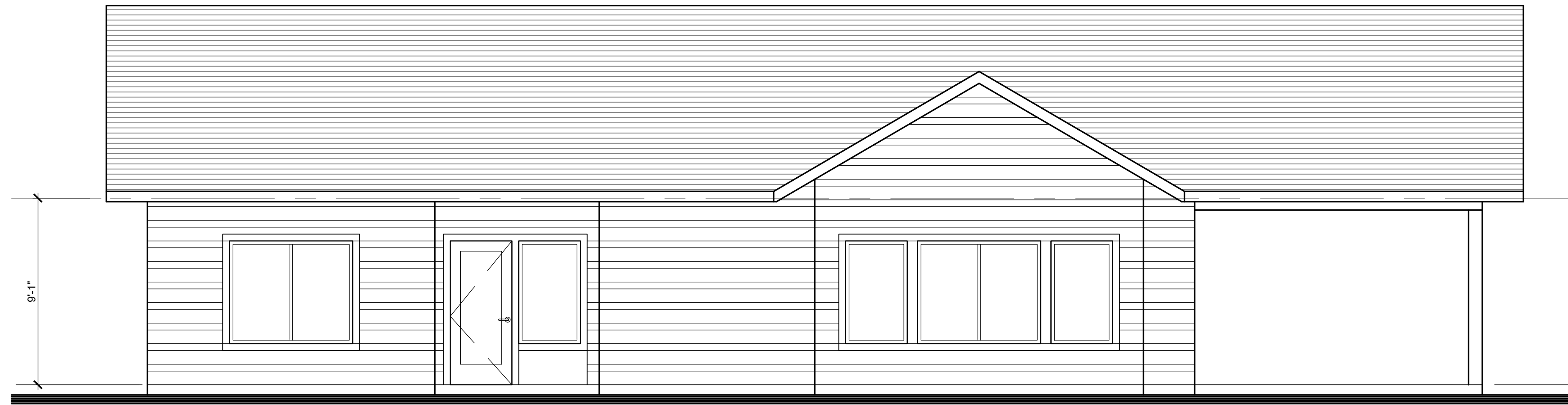
job no.: 2114
date: 05-20-2022

TYPE 3
BUILDING
ELEVATIONS
12-PLEX

A204

MATERIAL LEGEND

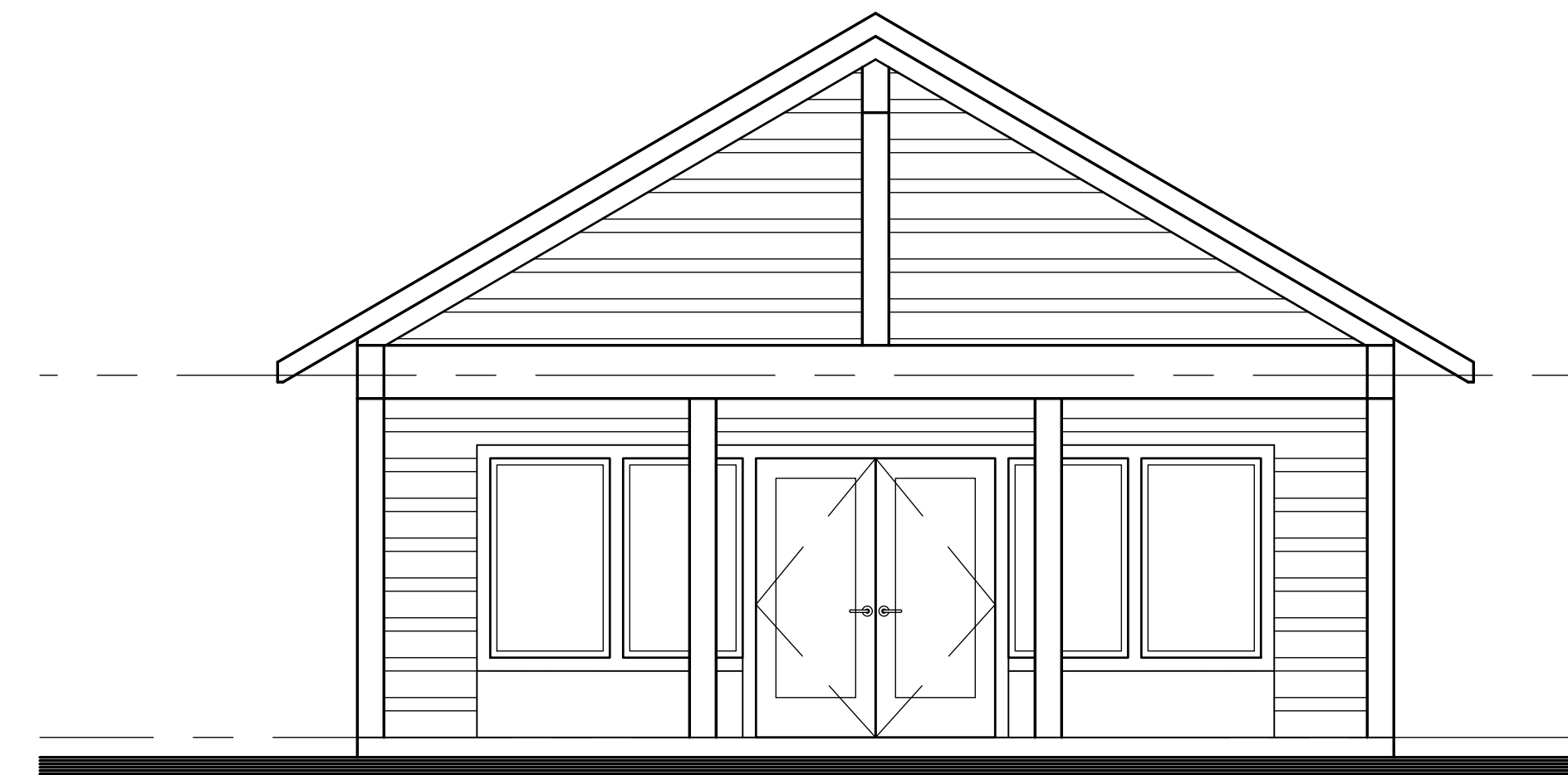
-  ASPHALT SHINGLE ROOFING SYSTEM
-  SIDING TYPE 2: PAINTED FIBER CEMENT LAP SIDING WITH ALTERNATING 7" EXPOSURE AND 3" EXPOSURE COLOR 2



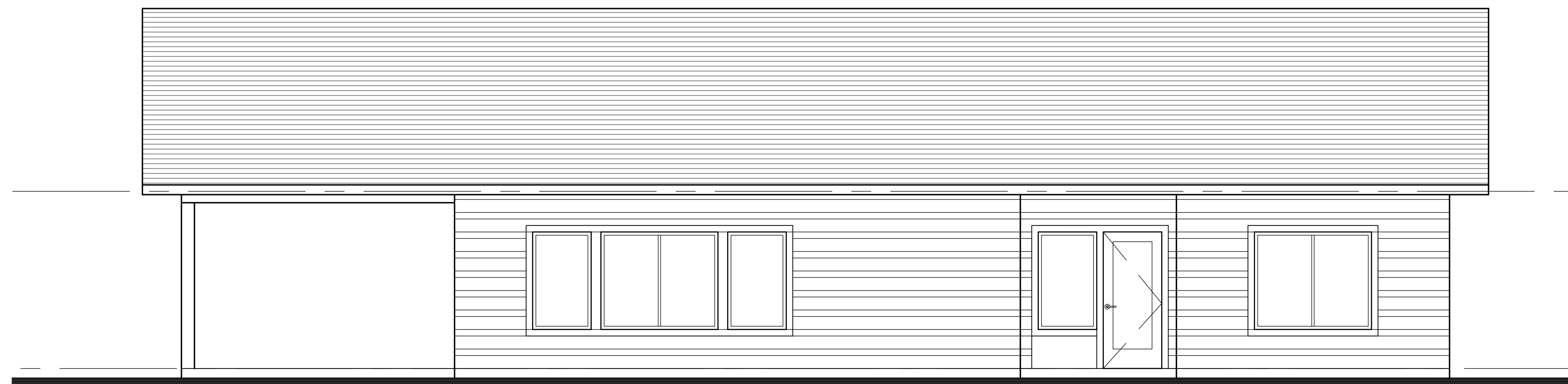
1 FRONT ELEVATION - CLUBHOUSE
A205 1/4" = 1'-0"



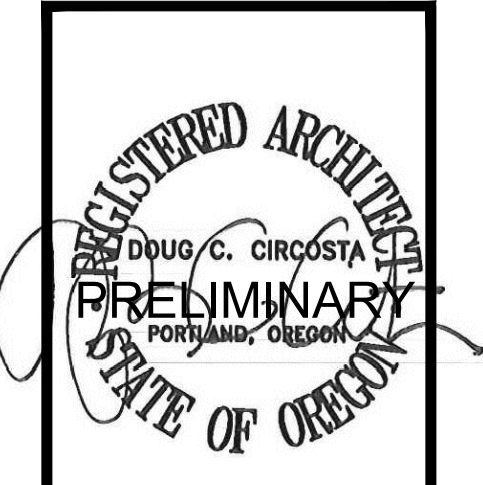
2 SIDE ELEVATION - CLUBHOUSE
A205 1/4" = 1'-0"



3 SIDE ELEVATION - CLUBHOUSE
A205 1/4" = 1'-0"



4 BACK ELEVATION - CLUBHOUSE
A205 1/4" = 1'-0"



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SALEM, OR

job no.: 2114
date: 05-20-2022

CLUBHOUSE
ELEVATIONS

A205

27TH AVENUE APARTMENTS

27TH AVENUE SE
SALEM, OREGON

CLIENT / OWNER:

HOME FIRST DEVELOPMENT PARTNERS
CONTACT: ROB JUSTUS AND ALEX REFF
866 N. COLUMBIA BLVD., SUITE A-25
PORTLAND, OREGON 97217

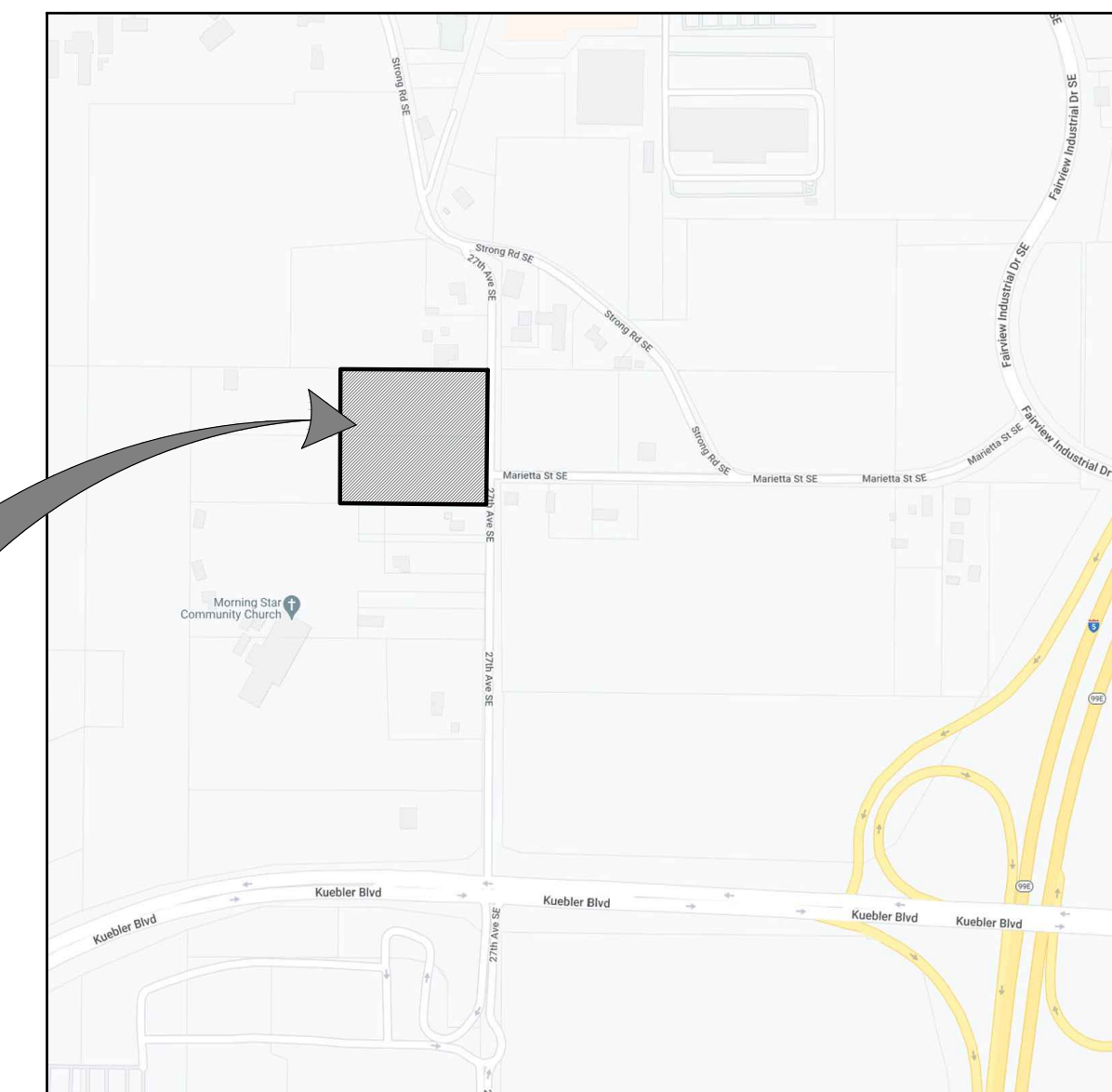
LANDSCAPE ARCHITECT:

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 PRELIMINARY PLANTING PLAN
- L1.2 PRELIMINARY PLANTING PLAN

VICINITY MAP:



PROJECT
SITE

MAP COURTESY OF GOOGLE

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1.800.332.2344
www.callbeforeyoudig.org

Laurus
Designs, LLC



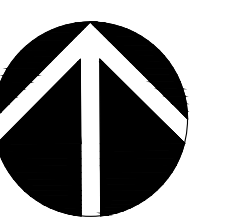
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27th Avenue
Apartments
for
Home First
Development

27th Avenue SE
Salem, Oregon



COVER
SHEET



May 27th, 2022

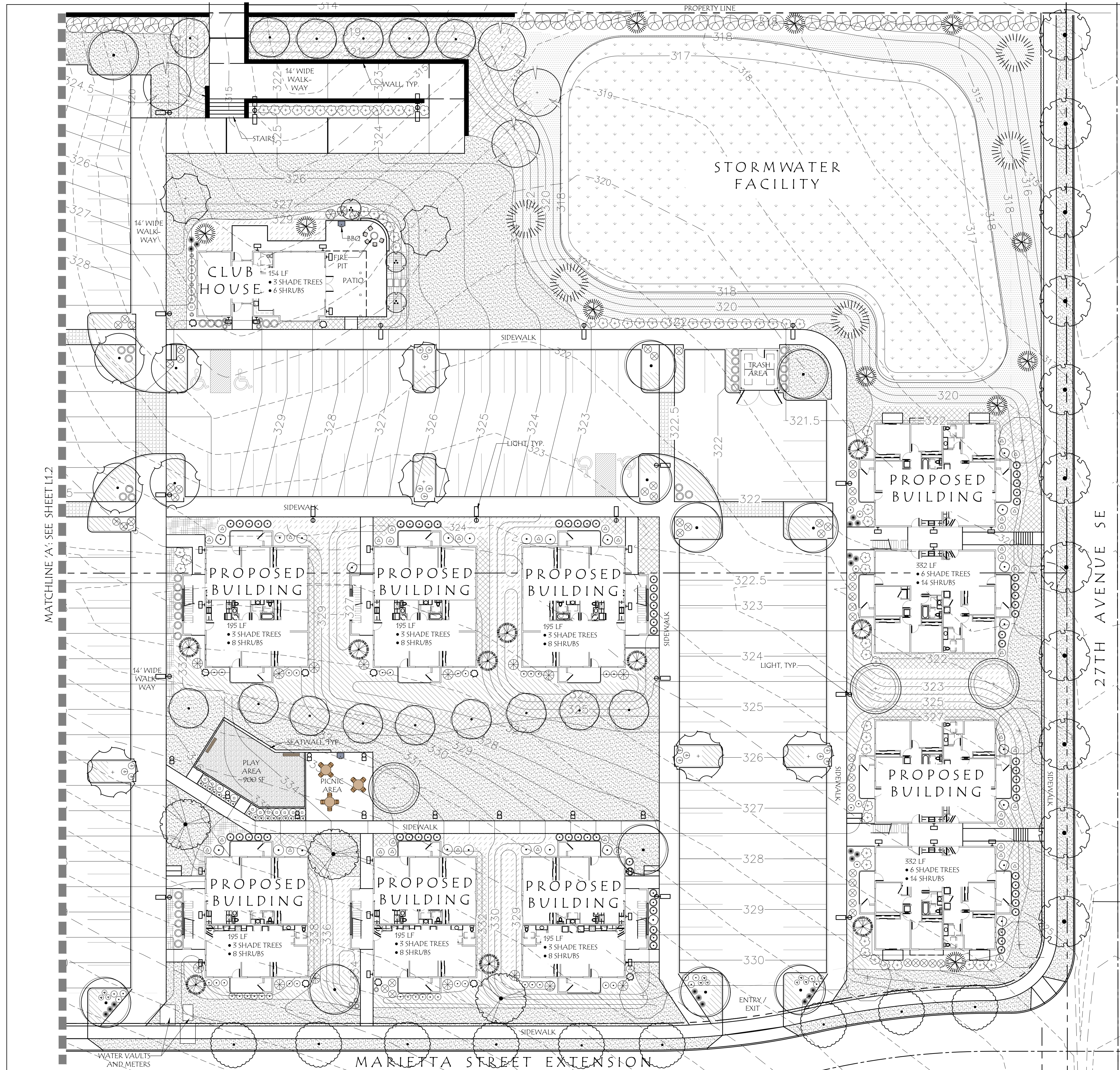
REVISIONS

#	DATE	NOTES	INITIALS

LO.0

SHEET 1 OF 3

PROJECT #: 1405R



General Notes:

1. PRELIMINARY LANDSCAPE PLANS, NOT FOR BIDDING OR CONSTRUCTION.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL PLANS FOR GRADING, UTILITIES, AND STORMWATER.
4. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
5. MULTIFAMILY LANDSCAPE REQUIREMENTS SEE THIS SHEET.
6. PLANT LEGEND SEE SHEET L1.2.
7. PLAY AREA TO BE DETERMINED. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
8. SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

Multifamily Landscape Requirements

SITE AREA SQUARE FOOTAGE (SF): 208,869 SF
 1 TREE PER 2000 SF GROSS AREA = 104 TREES
 PROPOSED = 126 (PLUS FUTURE STORMWATER FACILITY TREES)

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
 OPEN SPACE PROVIDED: 36% (75,692 SF) INCLUDING LAWN AREAS AND PLAYGROUND
 BUFFER TO ZONES RA AND RS: 1 TREE EVERY 30 LF AND 6' HT. SIGHT OBSCURING FENCE

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

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

Stormwater Planter Planting Requirements

FACILITY NUMBER	FACILITY SF	TREES	SMALL TREES/LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
1	17,525 SF	30	120	692	(17,000 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

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27th Avenue Apartments
 for
 Home First Development

27th Avenue SE
 Salem, Oregon

REGISTERED 643
PRELIMINARY
 LANDSCAPE ARCHITECT
 LAURA A. ANTONSON
 OREGON
 11/16/2007

PRELIMINARY PLANTING PLAN

SCALE: 1"=20'-0"
 0' 10' 20' 40'
 SCALE

May 27th, 2022

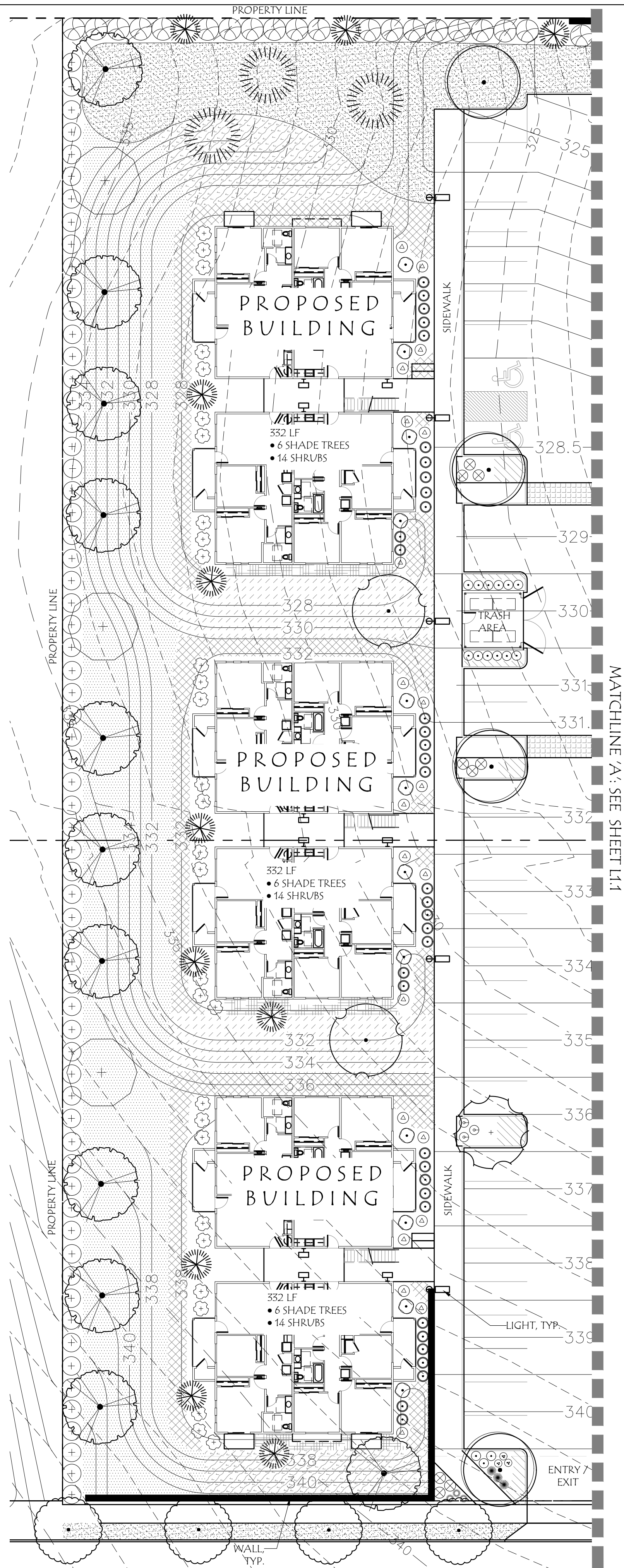
REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 3

PROJECT #: 1405R



Plant Legend

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	14	Acer rubrum 'October Glory' / October Glory Red Maple	1 1/2" Cal., B&B
	8	Calocedrus decurrens / Incense Cedar	4-6" Ht., B&B
	11	Carpinus betulus 'JFS-KWICB' TM / Emerald Avenue European Hornbeam	1 1/2" Cal., B&B
	15	Cercis canadensis / Eastern Redbud	1 1/2" Cal., B&B
	22	Chamaecyparis nootkatensis 'Glauca Pendula' / Weeping Nootka False Cypress	4-6" Ht., B&B
	10	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	4-6" Ht., B&B
	8	Cornus florida / Flowering Dogwood	1 1/2" Cal., B&B
	3	Fraxinus americana 'Autumn Applause' / White Ash	1 1/2" Cal., B&B
	10	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	4-6" Ht., B&B
	3	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle Multi-Trunk	1 1/2" Cal., B&B
	4	Liriodendron tulipifera / Tulip Poplar	1 1/2" Cal., B&B
	15	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	1 1/2" Cal., B&B
	8	Tilia tomentosa 'Sterling' / Sterling Silver Linden	1 1/2" Cal., B&B
	6	Ulmus parvifolia / Lacebark Elm	1 1/2" Cal., B&B
	13	Zelkova serrata 'JFS-KW1' TM / City Sprite Zelkova	1 1/2" Cal., B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	67	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia	2 Gal.
	95	Abelia x grandiflora 'Sherwoodii' / Sherwood Glossy Abelia	24"-30" Ht.
	65	Euonymus alatus 'Compactus' / Compact Burning Bush	5 Gal.
	12	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	3 Gal.
	26	Hydrangea paniculata 'PeeGee Improved' / PeeGee Improved Panicle Hydrangea	3 Gal.
	3	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	24"-30" Ht.
	57	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	5 Gal.
	18	Nandina domestica 'Firepower' / Firepower Heavenly Bamboo	1 Gal.
	3	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	1 Gal.
	60	Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	2 Gal.
	17	Rhaphiolepis umbellata 'Snow White' / Yedda Hawthorn	3 Gal.
	37	Rosa x 'KO Double' / Pink Double Knockout Rose	2 Gal.
	106	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	60	Spiraea x bumalda 'Magic Carpet' / Magic Carpet Spirea	2 Gal.
	15	Weigela florida 'Alexandra' TM / Wine and Rose Weigela	3 Gal.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	13	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	30	Hemerocallis Spp. / Daylily	1 Gal.
	24	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	904	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	1 gal.	30" o.c.
	80	Euonymus fortunei 'Moonshadow' TM / Moonshadow Euonymus	1 Gal.	48" o.c.
	17,159	Fragaria virginiana / Virginia Strawberry	4" Pot	12" o.c.
	6,633	Pachysandra terminalis 'Green Carpet' / Green Carpet Japanese Pachysandra	4" Pot	12" o.c.
	502	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	1 Gal.	48" o.c.
	364	Rubus pentalobus 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	1 Gal.	48" o.c.
	25,819 sf	ProTime 301 Water Smarter Fescue or Equal	Seed	

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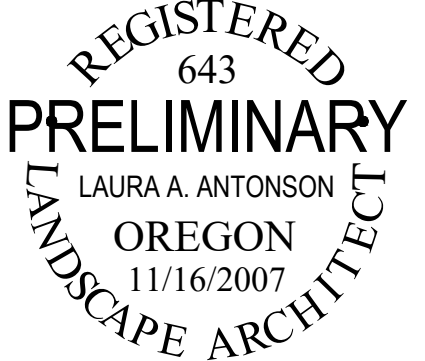
Laurus Designs, LLC



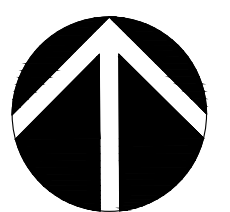
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27th Avenue Apartments
for
Home First Development

27th Avenue SE
Salem, Oregon



PRELIMINARY PLANTING PLAN



SCALE: 1"=20'-0"
0' 10' 20' 40'
SCALE

May 27th, 2022

REVISIONS

#	DATE	NOTES	INITIALS

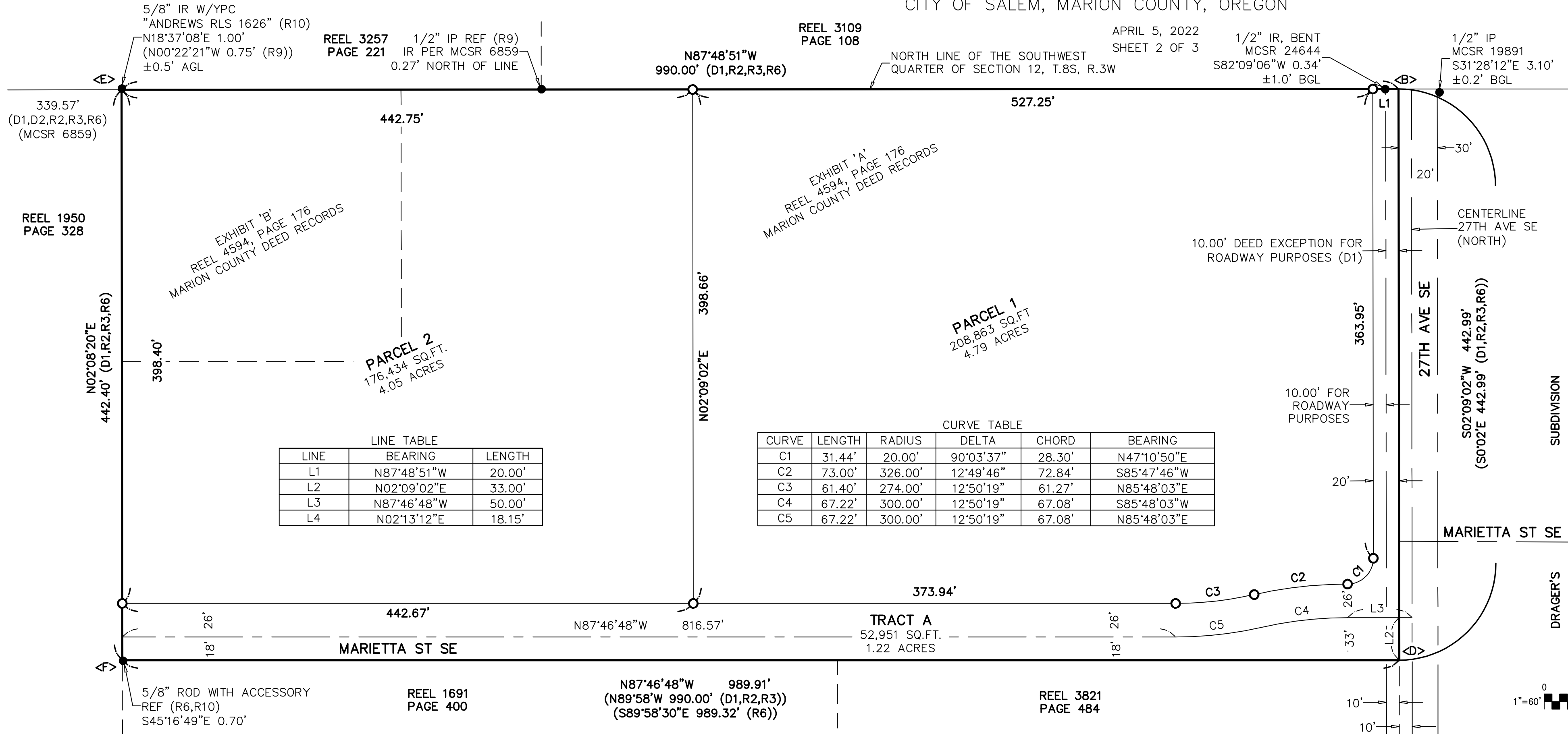
L1.2

SHEET 3 OF 3

PROJECT #: 1405R

PARTITION PLAT NO. _____

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, T. 8S., R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



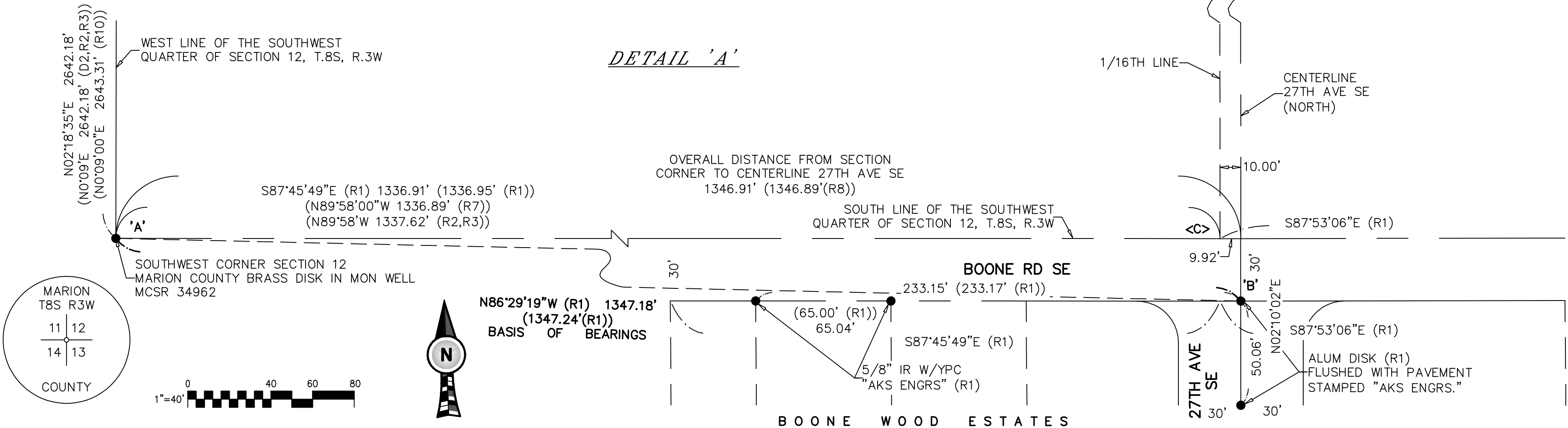
NOTE:
SEE SHEET 1 FOR LEGEND AND REFERENCE LIST

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard H. Kennedy

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569
RENEWS: 6/30/23

DETAIL 'A'



ASC SURVEYING LLC

8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

