



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:	Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No. SPR-DAP-DR-PLA24-23
PROPERTY LOCATION:	4120 Fisher Rd NE, Salem OR 97305
NOTICE MAILING DATE:	June 25, 2024
PROPOSAL SUMMARY:	Proposed development of a new 60-unit multi-family residential development containing five residential buildings and associated open space and parking.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, July 9, 2024</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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review; 205.055(d) – Property Line Adjustment 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):	Tony Trong Truong
APPLICANT(S):	Britany Randall, BRAND Land Use
PROPOSAL REQUEST:	Class 3 Site Plan Review and Class 1 Design Review for the development of a new 60-unit multi-family residential apartment complex, a Class 2 Driveway Approach Permit for one new driveway approach, and a Property Line Adjustment to eliminate an existing interior lot line, for property approximately 3.95 acres in size, zoned RM-I (Multiple Family Residential), and located at 4120 Fisher Road NE – 97305 (Marion County Assessor’s map and tax lot numbers: 072W07BC / 01001 and 01100).
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: 24 103002. 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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Driveway Approach Permit /
Class 1 Design Review / Property Line Adjustment Case No. SPR-
DAP-DR-PLA24-23

PROJECT ADDRESS: 4120 Fisher Rd NE, Salem OR 97305

AMANDA Application No.: 24-103002-PLN

COMMENT PERIOD ENDS: Tuesday, July 9, 2024, at 5:00 p.m.

SUMMARY: Proposed development of a new 60-unit multi-family residential development containing five residential buildings and associated open space and parking.

REQUEST: Class 3 Site Plan Review and Class 1 Design Review for the development of a new 60-unit multi-family residential apartment complex, a Class 2 Driveway Approach Permit for one new driveway approach, and a Property Line Adjustment to eliminate an existing interior lot line, for property approximately 3.95 acres in size, zoned RM-I (Multiple Family Residential), and located at 4120 Fisher Road NE – 97305 (Marion County Assessor’s map and tax lot numbers: 072W07BC / 01001 and 01100).

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., TUESDAY, July 9, 2024, 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: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

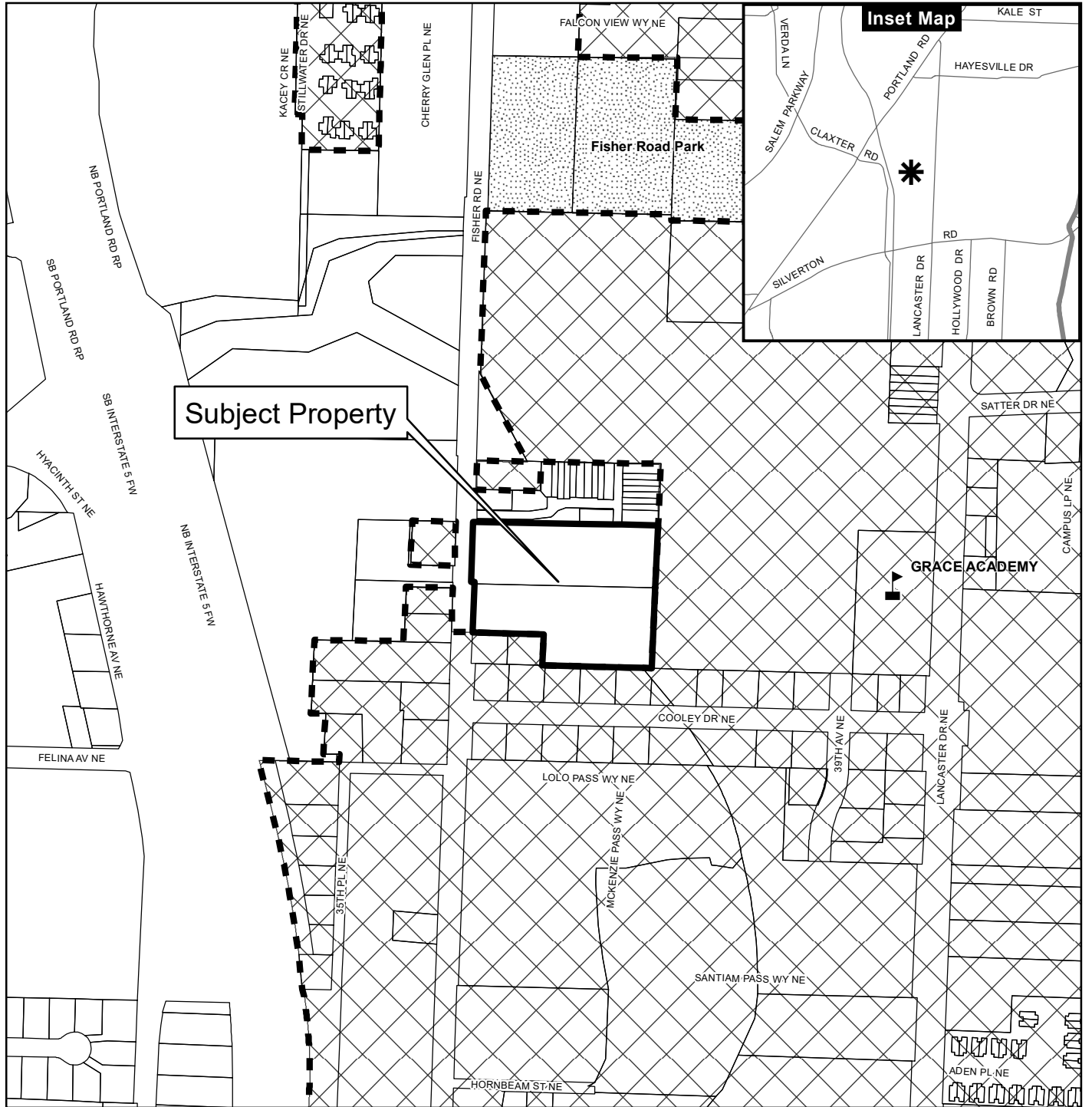
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 4120 Fisher Road NE










Subject Property

Inset Map

GRACE ACADEMY

Fisher Road Park

Legend

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



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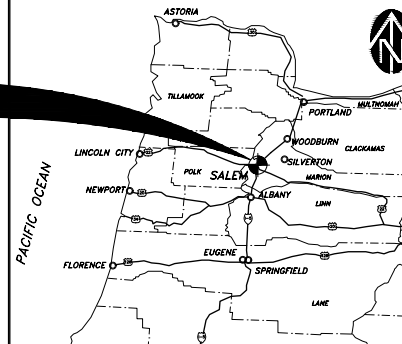
DRAWINGS FOR:

APARTMENT COMPLEX 4120 FISHER RD NE, SALEM, OR 97305

FOR:

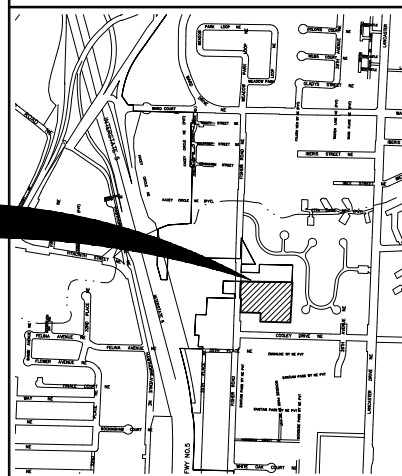
KAHALA DEVELOPMENT LLC 805 HIGH ST NE SALEM, OR 97301

PROJECT LOCATION



VICINITY MAP

PROJECT LOCATION



ABBREVIATIONS	
ASPH	ASPHALT
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CNTN	CENTRIFUGAL
CLF	CHAIN LINK FENCE
DR	DUCTILE IRON PIPE
EG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
FDC	FIRE DEPT. CONNECTOR
FT	FINISH FLOOR
FI	FIELD INLET
FM	FORCE MAIN
GRAY	GRAVEL
HYD	HYDRANT
HDPE	HIGH DENSITY POLY
IB	IRON BAR
IR	IRON ROD
IP	IRON PIPE
IRR	IRRIGATION
JB	JUNCTION BOX
LF	LIGHT POLE
LS	LEADER
MAN	MANHOLE
MANH	MANHOLE
MS	MANHOLE
PA	PROPERTY LINE
POL	POLYETHYLENE
PVC	POLYVINYL CHLORIDE
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
STDM	STORM DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
TOF	TOP OF WALL
TV	TYPICAL
UL	UTILITY
VEU	YELLOW PLASTIC CAP

SYMBOLS	
ADD	AREA DRAIN
CB	CATCH BASIN
COO	CLEANOUT
FD	FIRE HYDRANT
WV	WATER VALVE
GW	GAS/POWER/WATER METER
SD	DOWN SPOUT
MT	MANHOLE TELEPHONE
MSD	MANHOLE STORM DRAIN
MSW	MANHOLE SANITARY SEWER
M	MANHOLE
SP	SIGN POST
TP	TELEPHONE PEDESTAL
CP	CATV PEDESTAL
MB	MAIL BOX
IV	IRRIGATION VALVE
GS	GROUND/STREET LIGHTS
UP	UTILITY/POWER POLES
TF	TEST FIT
MF	MONUMENT FOUND
TR	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET) NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LINE TYPES	
CABLE TELEVISION LINE	--- GUY --- GUY ---
COMMUNICATION LINE	--- GUY --- GUY ---
EASEMENT LINE	--- GUY --- GUY ---
FENCE	--- GUY --- GUY ---
FIBER OPTIC LINE	--- GUY --- GUY ---
OVERHEAD GAS	--- GUY --- GUY ---
PHONE	--- GUY --- GUY ---
POWER LINE	--- GUY --- GUY ---
SANITARY SEWER	--- GUY --- GUY ---
STORM DRAIN	--- GUY --- GUY ---
WATER LINE	--- GUY --- GUY ---



Know what's below.
Call before you dig.

BENCHMARK UTILIZED.
ELEV: 176.18' NGVD 29
DESCRIPTION:
NE ANCHOR BOLT LIGHT POLE AT THE SE CORNER
OF COOLEY DRIVE AND LANCASTER DRIVE

SHEET INDEX		SHEET INDEX	
SHT NO	DESCRIPTION	SHT NO	DESCRIPTION
C0.0	COVER SHEET, VICINITY AND LOCATION MAPS, DRAWING INDEX	C4.0	OVERALL UTILITY PLAN
C1.0	EXISTING CONDITION, EROSION CONTROL, AND DEMOLITION PLAN	C5.0	SURFACING PLAN
C1.1	EROSION CONTROL PLAN - STREETS AND UTILITIES		
C1.2	EROSION CONTROL PLAN - VERTICAL CONSTRUCTION	C6.0	CONSTRUCTION NOTES
C1.3	EROSION CONTROL PLAN - FINAL LANDSCAPING		
C1.4	EROSION CONTROL NOTES	C7.0	CONSTRUCTION DETAILS
C1.5	EROSION CONTROL NOTES	C7.1	CONSTRUCTION DETAILS
C1.6	EROSION CONTROL DETAILS	C7.2	CONSTRUCTION DETAILS
		C7.3	CITY DETAILS
C2.0	SITE PLAN		
C2.1	OPEN SPACE PLAN	C8.0	BRIDGE PLAN, PROFILES, AND DETAILS
C2.2	CLIMATE SUMMARY	C8.1	BRIDGE DETAILS
		C8.2	ODOT STD BRIDGE DETAILS
C3.0	OVERALL GRADING PLAN	C8.3	ODOT STD BRIDGE DETAILS
C3.1	OVERALL DRAINAGE PLAN	C8.4	BRIDGE HEAD WALL PLAN AND PROFILES
C3.2	Basin 1 and Basin 2 Sections		
		C9.0	NEW SANITARY SEWER PLAN AND PROFILE

NO.	DATE	BY	REVISIONS
1	11/12/2024	JW	

VERIFY SCALE
DATE: AUG 2022

PROFESSIONAL
ENGINEER
WESTBACH
REVIEW
DATE: 11/12/2024

WESTBACH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3341 Colville Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westb@westb-eng.com

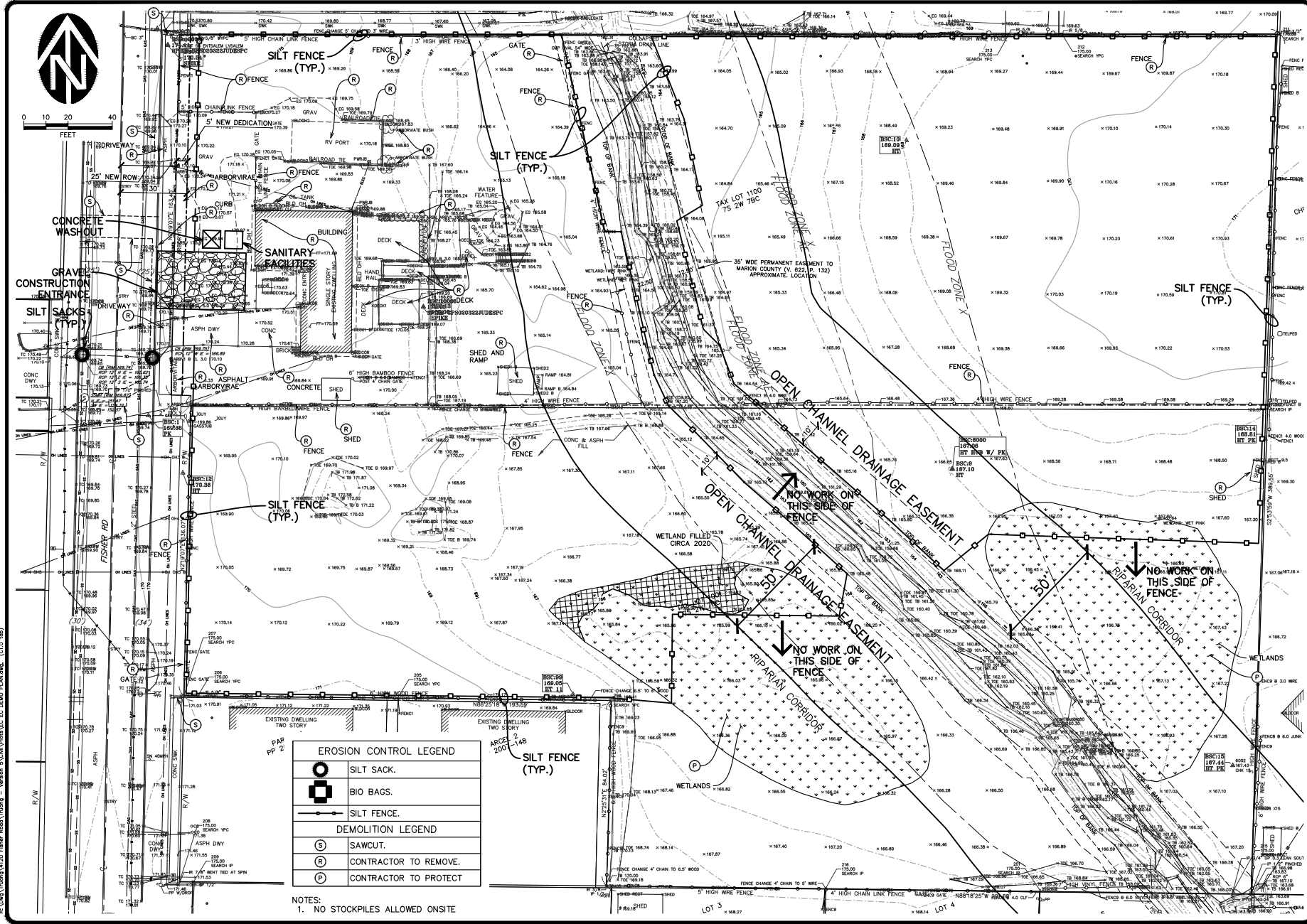
KAHALA DEVELOPMENT LLC
APARTMENT COMPLEX 4120 FISHER RD
COVER SHEET, VICINITY AND LOCATION MAPS, DRAWING INDEX

DRAWING C0.0

JOB NUMBER 3050.0000.0



0 10 20 40
FEET



EROSION CONTROL LEGEND	
	SILT SACK.
	BIO BAGS.
	SILT FENCE.
DEMOLITION LEGEND	
	SAWCUT.
	CONTRACTOR TO REMOVE.
	CONTRACTOR TO PROTECT

NOTES:
1. NO STOCKPILES ALLOWED ONSITE

<p>VERIFY SCALE 0 10 20 40 FEET</p> <p>DATE: AUG 2022</p>	<p>DESCRIPTION</p> <p>NO. 1</p> <p>DATE</p> <p>REVISIONS</p>
<p>PROFESSIONAL ENGINEER REVIEW WESTBROCK ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3341 Colville Road, Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westbrock@westbrock-eng.com</p>	
<p>KAHALA DEVELOPMENT LLC APARTMENT COMPLEX 4120 FISHER RD EXISTING CONDITIONS, EROSION CONTROL, AND DEMOLITION PLAN</p>	
<p>DRAWING C1.0</p>	
<p>JOB NUMBER 3050.0000.0</p>	

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0 10 20 40
FEET

EXTERS IS 1014"

CONC. SIDEWALK

CONC. SIDEWALK

CONC. SIDEWALK

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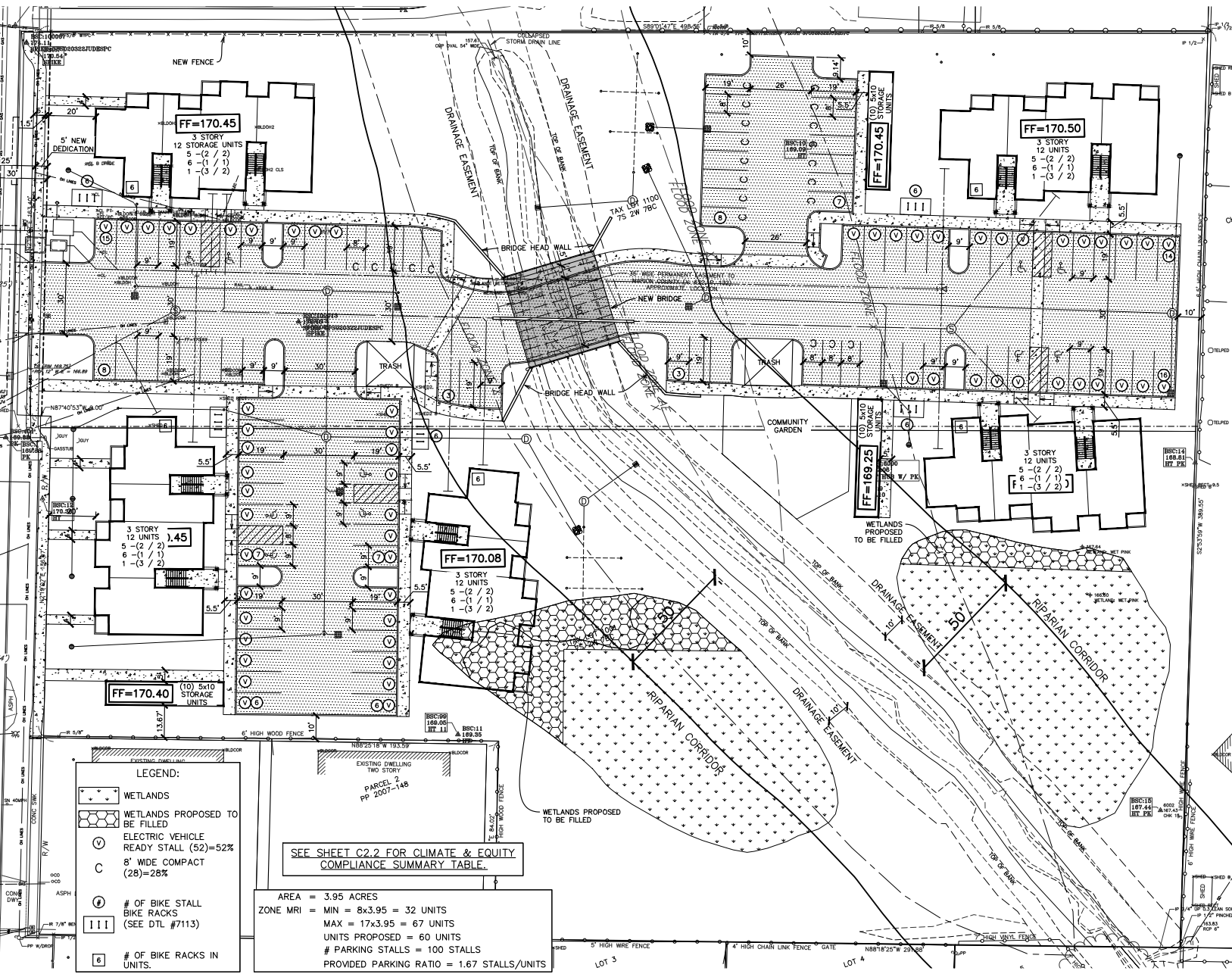
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LEGEND:

	WETLANDS
	WETLANDS PROPOSED TO BE FILLED
	ELECTRIC VEHICLE READY STALL (52)=52%
	8' WIDE COMPACT (28)=28%
	# OF BIKE STALL BIKE RACKS (SEE DTL #7113)
	# OF BIKE RACKS IN UNITS.

SEE SHEET C2.2 FOR CLIMATE & EQUITY COMPLIANCE SUMMARY TABLE.

AREA = 3.95 ACRES
 ZONE MRI = MIN = 8x3.95 = 32 UNITS
 MAX = 17x3.95 = 67 UNITS
 UNITS PROPOSED = 60 UNITS
 # PARKING STALLS = 100 STALLS
 PROVIDED PARKING RATIO = 1.67 STALLS/UNITS

4/10/2024 3:04:23 PM
C:\Users\jw\OneDrive\Documents\Projects\Kahala\Kahala\Kahala_Site_Plan.dwg (C2.0.tbl)

KAHALA DEVELOPMENT LLC
 APARTMENT COMPLEX 4120 FISHER RD
 SITE PLAN

DRAWING C2.0
 JOB NUMBER 3050.0000.0

VERIFY SCALE
 0 1" = 10'-0"
 0 1" = 10'-0"
 0 1" = 10'-0"
 0 1" = 10'-0"
 0 1" = 10'-0"

DATE: AUG 2022

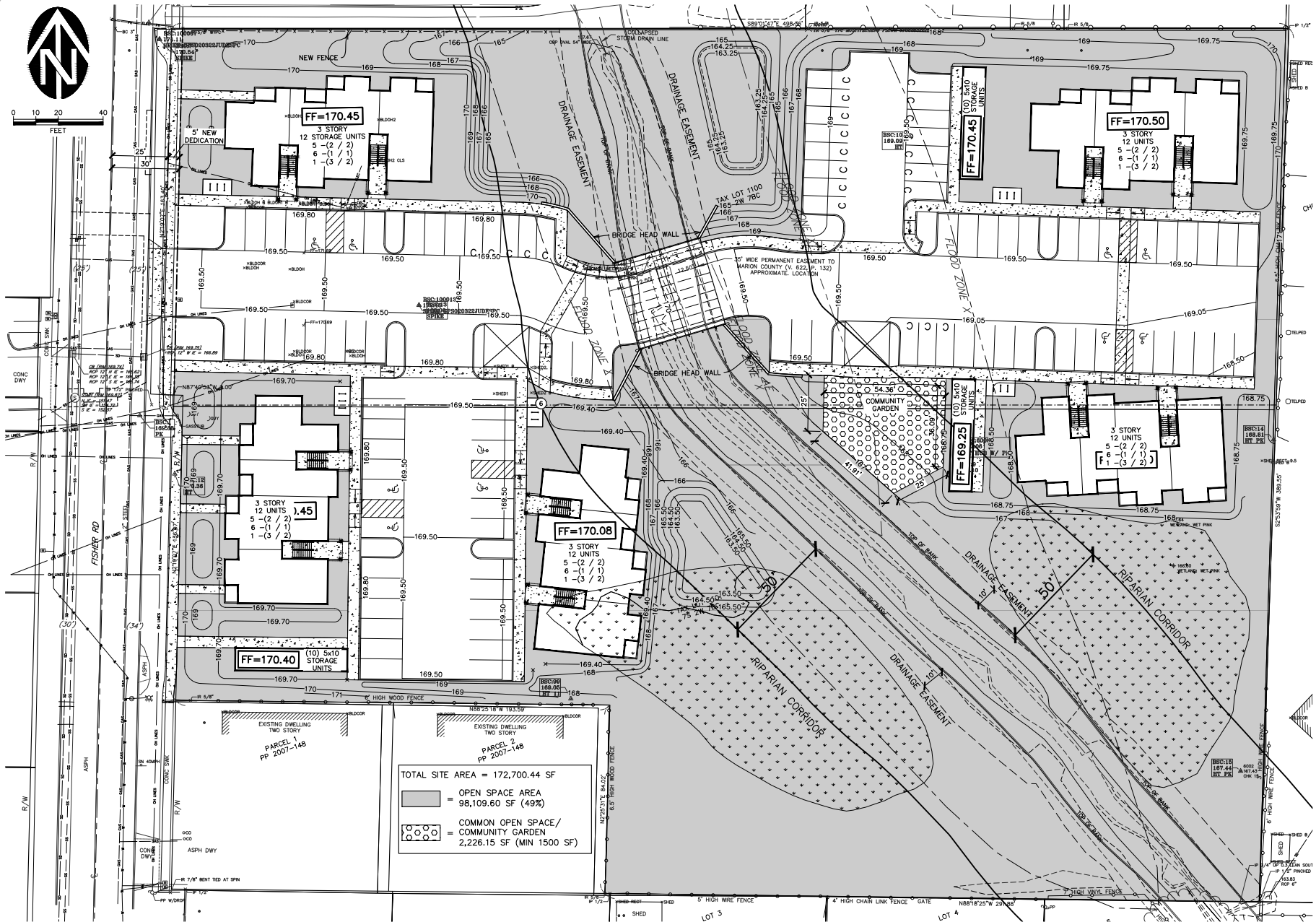
DESCRIPTION
 REVISIONS

PROFESSIONAL ENGINEER
REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 67024

WESTBROOK ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Colma Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westbrook@westbrook-eng.com



0 10 20 40
FEET



TOTAL SITE AREA = 172,700.44 SF

	= OPEN SPACE AREA 98,109.60 SF (49%)
	= COMMON OPEN SPACE/ COMMUNITY GARDEN 2,226.15 SF (MIN 1500 SF)

4/10/2024 3:04:32 PM
C:\Users\jwheeler\Desktop\Bosch\Drawings - Version 3\DWG\Plan\OPEN SPACE PLAN.dwg (221.1kb)

VERIFY SCALE
 0 1" = 20'-0" (AS SHOWN)
 0 1" = 40'-0" (AS SHOWN)
 0 1" = 80'-0" (AS SHOWN)
 0 1" = 160'-0" (AS SHOWN)

DATE: AUG 2022

NO. DATE DESCRIPTION REVISIONS

DATE: AUG 2022

PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSISSIPPI

WESTBROOK ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Colville Road, S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westbrooke@westbroek-eng.com

WB

KAHALA DEVELOPMENT LLC
 APARTMENT COMPLEX #120 FISHER RD
 OPEN SPACE PLAN

DRAWING
 C2.1

JOB NUMBER
 3050.0000.0

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL DRAWS AND REVISION
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONTRACTORS AND ANY OTHER
DOCUMENTS PREPARED BY ANY OTHER
PROFESSIONAL OR CONTRACTOR, THE ORIGINAL
DRAWINGS AND REVISION DOCUMENTS SHALL CONTROL.

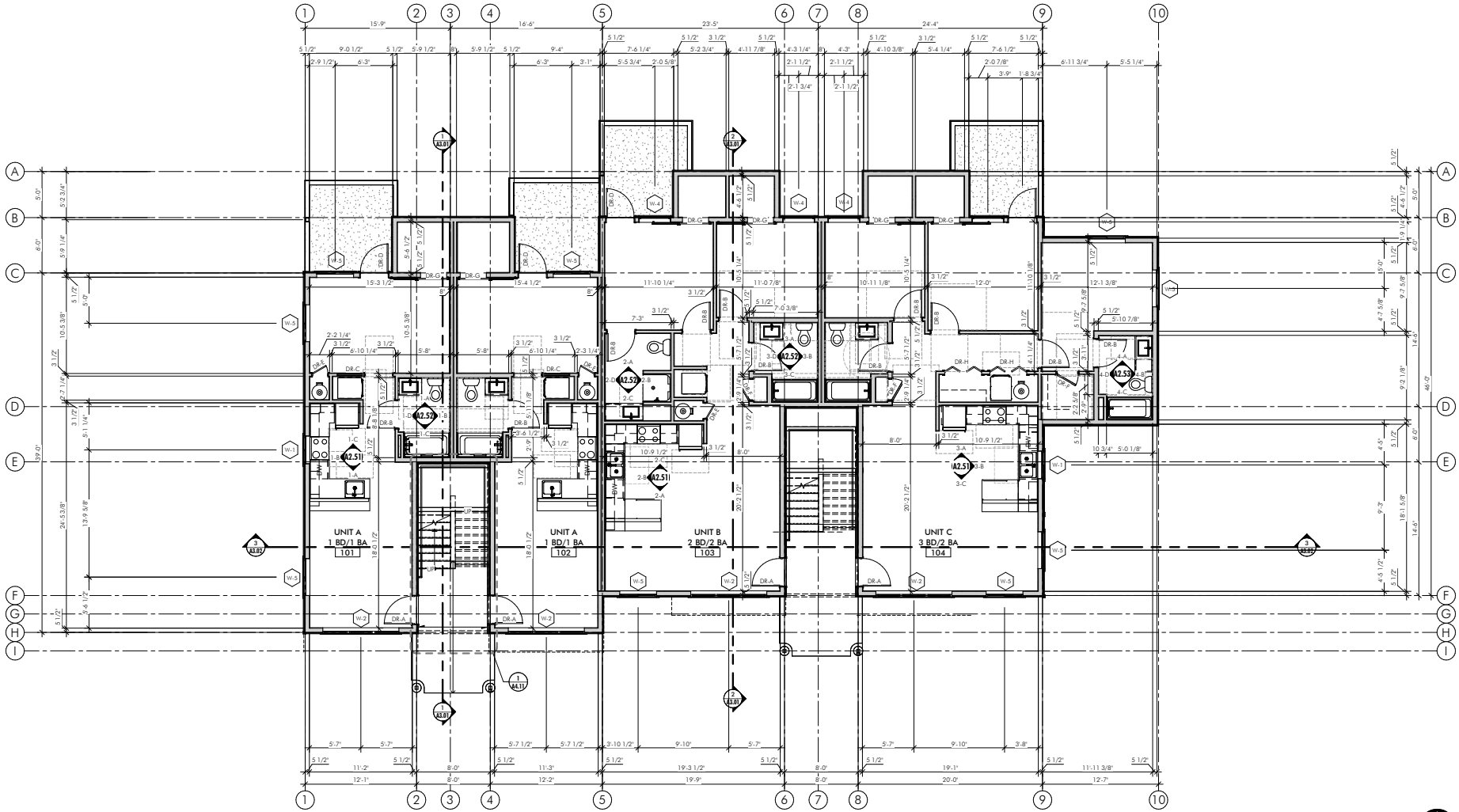
PROJECT # 2023-128
DATE: 1 OCTOBER 2023

REVISIONS

Multifamily Development
FISHER RD APARTMENTS
4120 FISHER ROAD SALEM OREGON

SHEET:

A1.21



1 GROUND FLOOR PLAN
0 2 4 6 8 10 12 14 16
3/16" = 1'-0"



IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL DRAWS AND THESE
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS AND ANY OTHER
DOCUMENTS REFERRED TO HEREIN, THE ORIGINAL
DRAWINGS OR COMMENTS, THE ORIGINAL
BOOKS AND SPECIFICATIONS SHALL CONTROL.

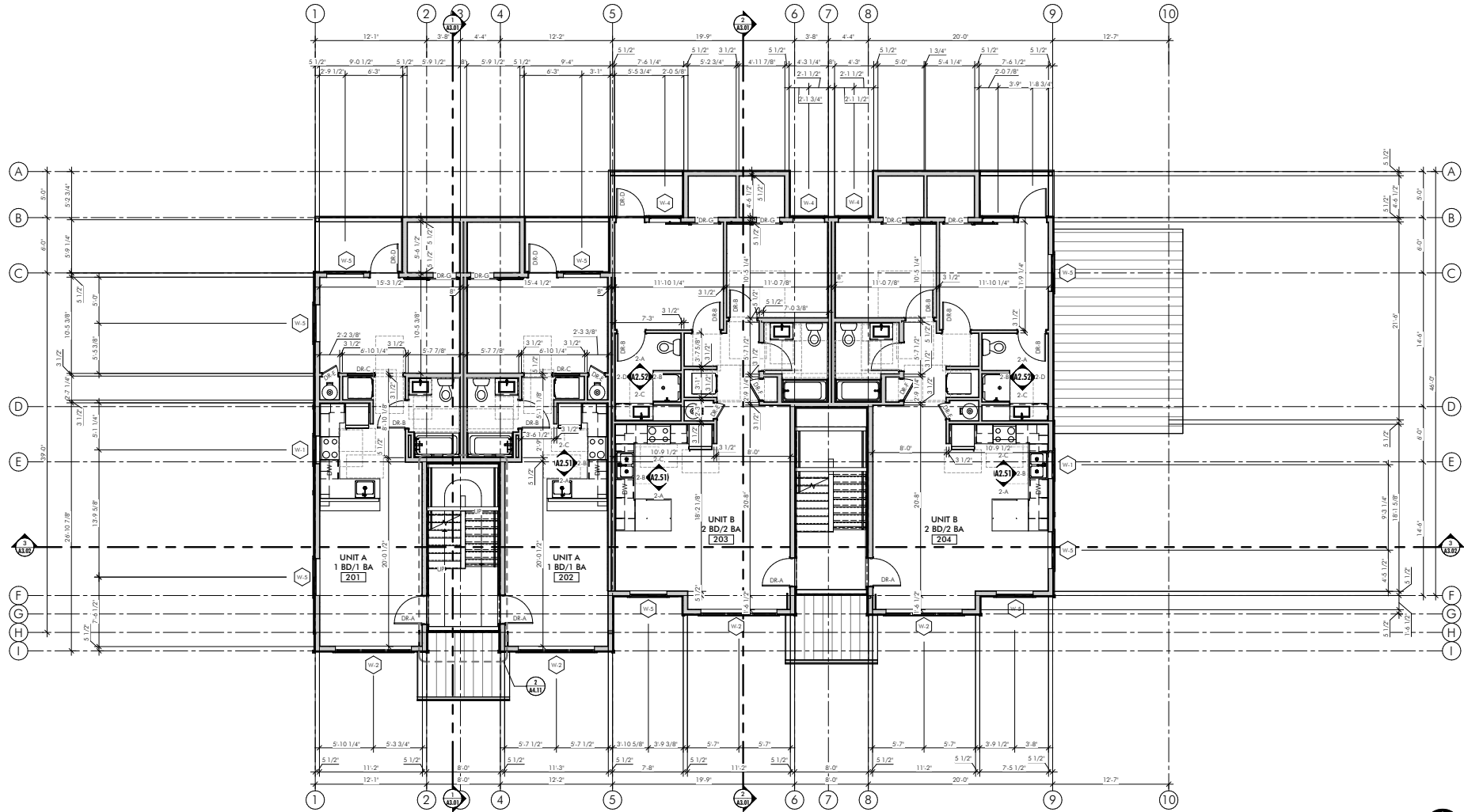
PROJECT # 2023-128
DATE: 1 OCTOBER 2023

REVISIONS

Multifamily Development
FISHER RD APARTMENTS
4120 FISHER ROAD SALEM OREGON

SHEET:

A1.22



1 SECOND FLOOR PLAN
0 2 4 6 8 10 12 14 16 3/16" = 1'-0"



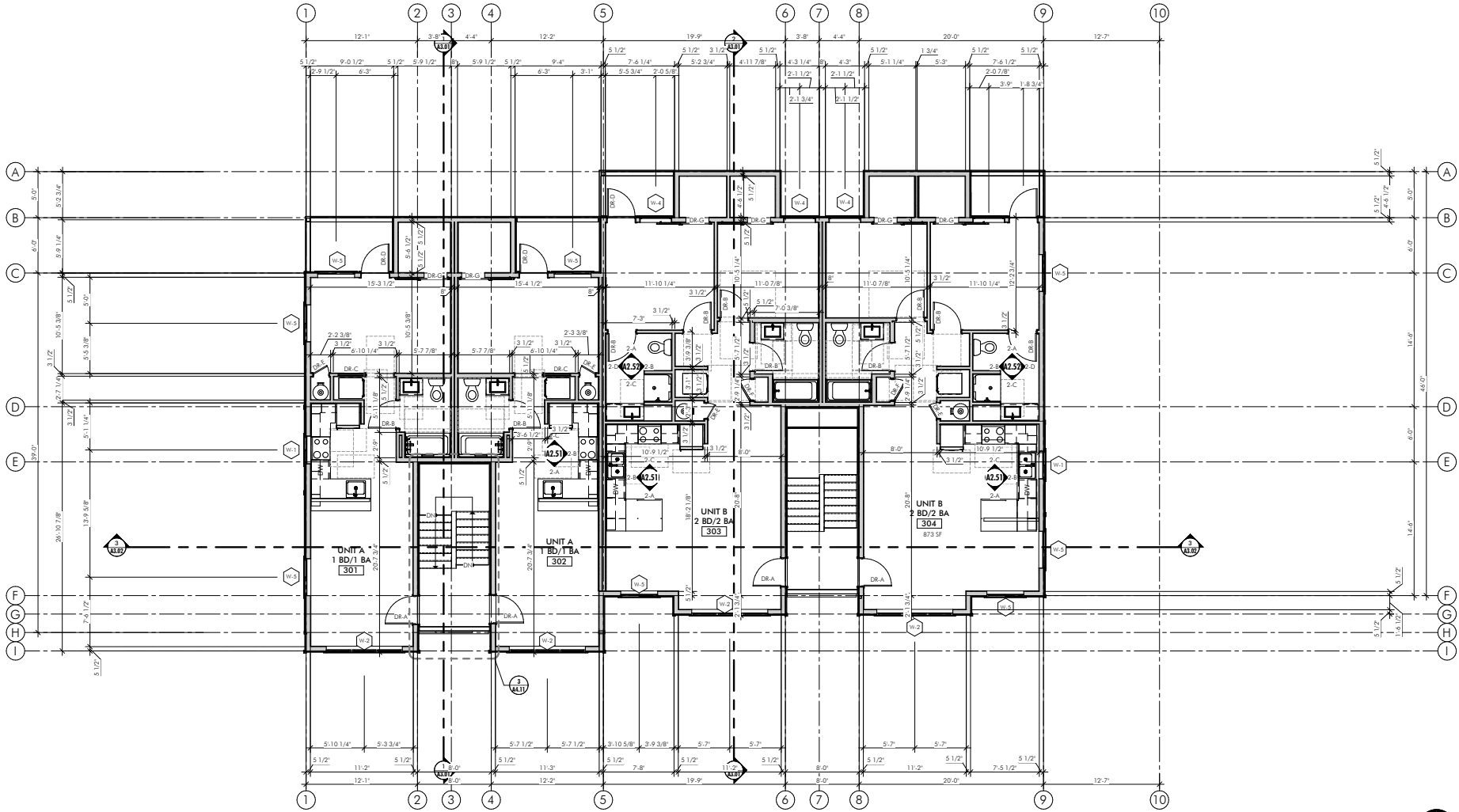
IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL DRAWS AND REVISION
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS AND ANY OTHER
DOCUMENTS, THE ORIGINAL DRAWING SHALL
PREVAIL UNLESS INDICATED OTHERWISE. THE ORIGINAL
SIGNATURE AND SEAL DOCUMENTS SHALL CONTROL.

PROJECT # 2023-128
DATE: 1 OCTOBER 2023

REVISIONS

Multifamily Development
FISHER RD APARTMENTS
4120 FISHER ROAD SALEM OREGON

SHEET:
A1.23



1 THIRD FLOOR PLAN
0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20'
3/16" = 1'-0"



ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING W/ 10' EXPOSURE.
- 2 FIBER CEMENT LAP SIDING W/ 6' EXPOSURE.
- 3 FIBER CEMENT PANELS W/ 3/4" REVEALS AS SHOWN.
- 4 FIBER CEMENT BOARD AND BATTEN SIDING W/ 12" O.C. SPACINGS.
- 5 PREFINISHED STANDING SEAM METAL ROOF.
- 6 WOOD-FRAMED BALCONIES/RAILINGS.
- 7 VINYL WINDOW/DOOR ASSEMBLY, TYP.
- 8 HORIZONTAL PREFINISHED METAL PANEL FINISH TO MATCH VERTICAL SIDING.
- 9 T&G SOFFIT AT UNDERSIDE OF ROOF/FLOOR OVERHANG.
- 10 CONCRETE FOOTING FOR COVERED ENTRY



1 South Elevation
0 2 4 6 8 10
3/16" = 1'-0"



2 North Elevation
0 2 4 6 8 10
3/16" = 1'-0"

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL DRAWINGS AND THESE DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS AND ANY COPY OF THE DOCUMENTS PREPARED BY ANY ARCHITECTURAL CONSULTANT OR CONTRACTOR, THE ORIGINAL DRAWINGS AND THESE DOCUMENTS SHALL CONTROL.

PROJECT # 2023-128
DATE: 1 OCTOBER 2023

REVISIONS

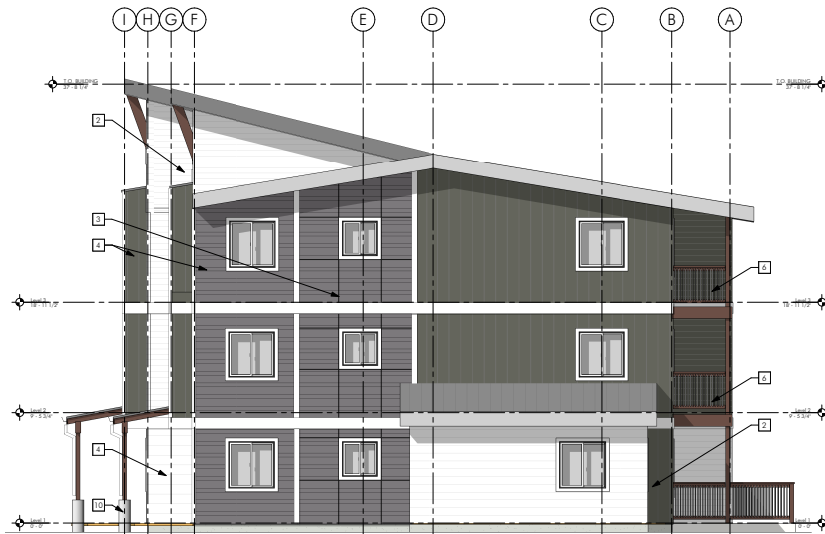
Multifamily Development
FISHER RD APARTMENTS
4120 FISHER ROAD SALEM OREGON

SHEET:

A2.02

ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING W/ 10' EXPOSURE
- 2 FIBER CEMENT LAP SIDING W/ 6' EXPOSURE
- 3 FIBER CEMENT PANELS W/ 3/4" REVEALS AS SHOWN
- 4 FIBER CEMENT BOARD AND BATTEN SIDING W/ 12" O.C. SPACING
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- 6 WOOD-FRAMED BALCONIES/RAILINGS
- 7 VINYL WINDOW/DOOR ASSEMBLY, TYP.
- 8 HORIZONTAL PREFINISHED METAL PANEL FINISH TO MATCH VERTICAL SIDING
- 9 TAG SOFFIT AT UNDERSIDE OF ROOF/FLOOR OVERHANG
- 10 CONCRETE FOOTING FOR COVERED ENTRY



1 East Elevation



2 West Elevation



Stormwater Planter Planting Requirements

FACILITY NUMBER	FACILITY SF	TREES	SMALL TREES/LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
1	1,816 SF	TBD	TBD	TBD	TBD
2	1,792 SF	TBD	TBD	TBD	TBD

Requirements per 100 SF

- 1 Tree - OR
- 4 Large Shrubs - OR
- 6 Small Shrubs
- Grasses, Herbs and Ground Cover for complete coverage
- 2" Pkg Gravel Zone 1

Multifamily Landscape Requirements

SITE AREA SQUARE FOOTAGE (SF): 181,266 SF (AFTER ROW DEDUCTION AND EXCLUDING WETLANDS)
 1 TREE PER 2,000 SF GROSS AREA + 68 TREES PROPOSED + 66 (INCLUDING FUTURE TREES IN STORMWATER FACILITY)

OPEN SPACE REQUIRED: 50% MINIMUM (90,980 SF)
 OPEN SPACE PROVIDED: 50% + 8070 SF OF WATERWAY

BUILDING PERIMETER: 1 TREE (30 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 20' OF BUILDING)
 1 SHRUB (1 PLANT UNIT) PER 15 LF
 2 PLANT UNITS AT ENTRY WAYS

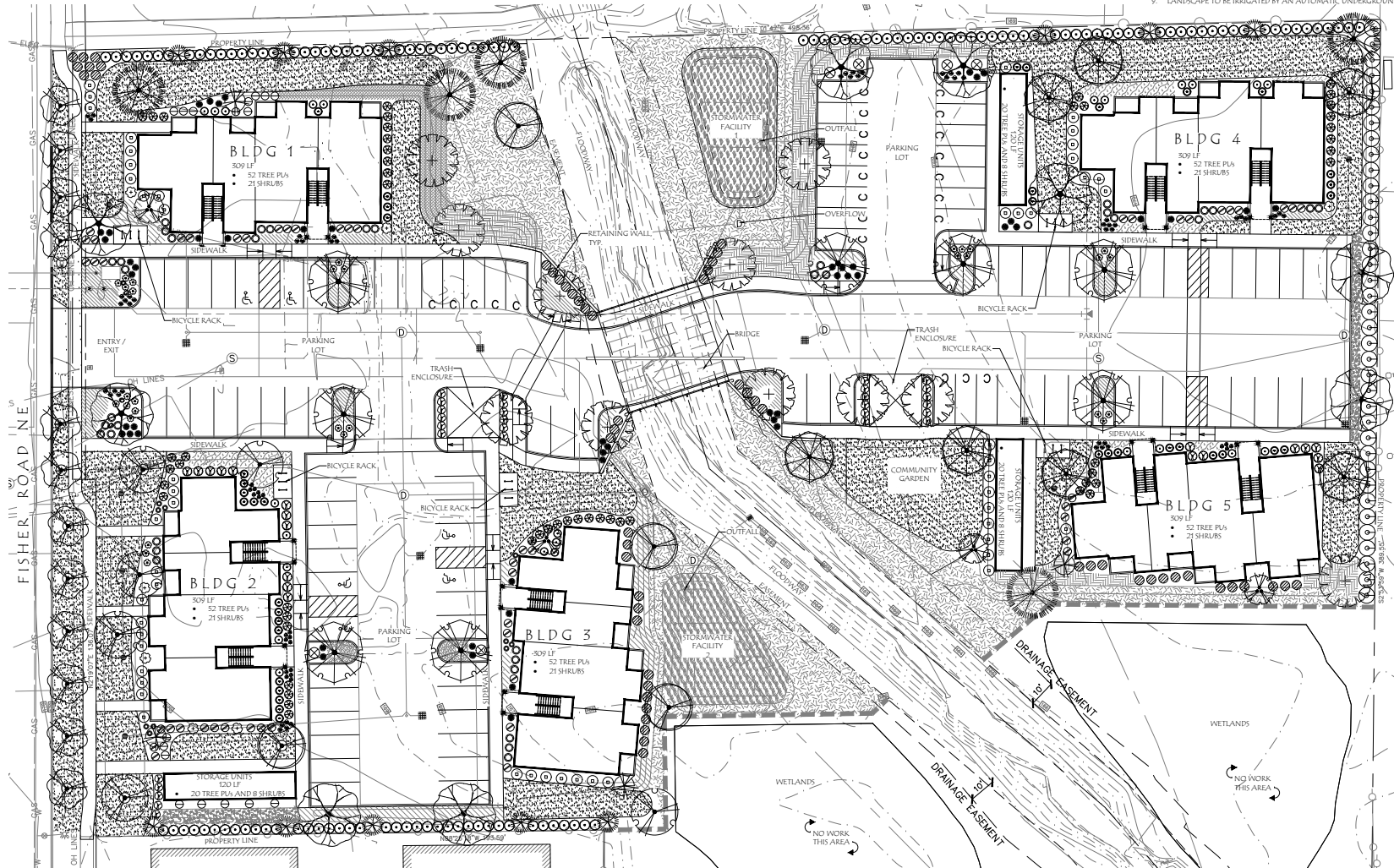
PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

Legend:

-  LANDSCAPE ROLLERS
-  STORMWATER FACILITY TO BE DETERMINED
-  LIMITS OF LANDSCAPE

General Notes:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
3. SEE CIVIL DRAWINGS FOR UTILITIES, GRADING, AND STORMWATER INFORMATION.
4. NO WORK IN WATERWAY OR WETLANDS.
5. PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
6. STORMWATER FACILITY PLANTINGS TO FOLLOW SALEM STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST AND DESIGN STANDARDS.
7. STREET TREES TO BE SELECTED FROM SALEM APPROVED STREET TREE LIST FOR TREES BENEATH POWER LINES.
8. SEE SHEET L1.2 FOR PRELIMINARY PLANT SCHEDULE.
9. LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.



Larus Designs, LLC



1012 Pine Street
 Silverton, Oregon
 503.784.6494

Apartment Complex

4120 Fisher Road NE
 Salem, Oregon



PRELIMINARY PLANTING PLAN



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

April 15th, 2024

REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 3

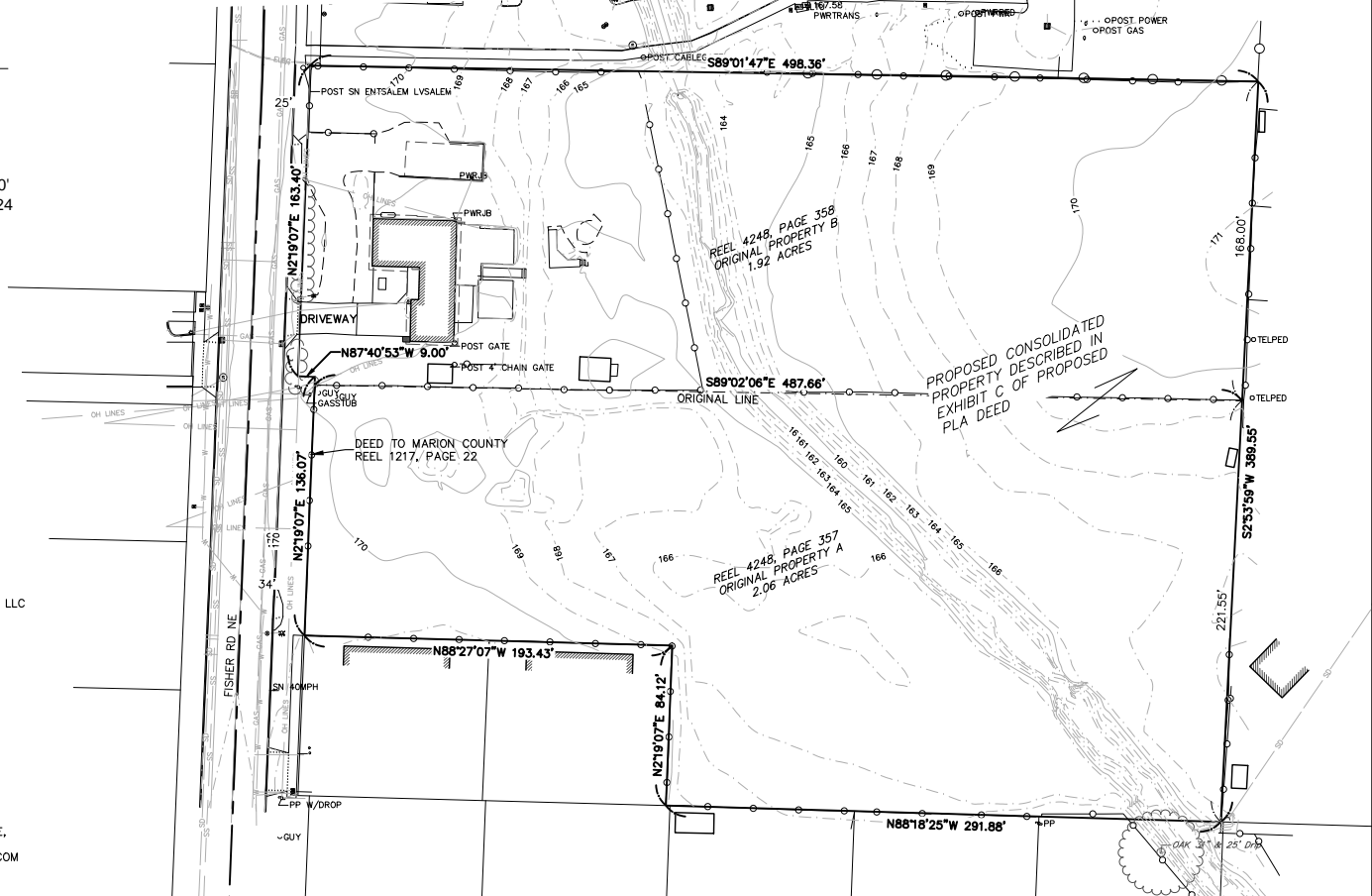
PROJECT # 15878

PROPOSED PROPERTY LINE ADJUSTMENT TO CONSOLIDATE

LOCATED IN NW 1/4 SEC 7, T7S, R2W, W.M., CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1" = 50'
DATE: 4/24/2024



OWNER:
KAHALA DEVELOPMENT LLC
805 HIGH ST
SALEM OR 97301

LOCATION:
4120 FISHER RD NE
SALEM, OR

TAX LOTS:
1100 & 1001
072W 07BC

TOTAL AREA:
3.98 ACRES

SURVEYOR:
BRAD R. HARRIS
BARKER SURVEYING
3657 KASHMIR WAY SE,
SALEM, OR 97317
BRAD@BARKERWILSON.COM
503-586-8800