

**CONDO SITE ANALYSIS**  
 19.59 GROSS ACRES  
 347 UNITS = 17.7 UNITS PER ACRE

**UNIT MIX BREAKDOWN**

1 BEDROOM UNITS	48
2 BEDROOM UNITS	85
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26

TOTAL UNITS 347

**APARTMENT SITE ANALYSIS**  
 13.88 GROSS ACRES  
 304 UNITS = 21.9 UNITS PER ACRE

**UNIT MIX BREAKDOWN**

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40

TOTAL UNITS 304

**LIST OF AMENITIES**

- POOL AND SPA LOCATED IN EACH PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA.
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL
  - WEIGHT ROOM
  - KITCHEN
  - RESTROOM
  - MEETING ROOM
  - MEDIA CENTER

**OVERALL SITE ANALYSIS**  
 33.5 GROSS ACRES  
 651 UNITS = 19.4 UNITS PER ACRE

**UNIT MIX BREAKDOWN**

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26

TOTAL UNITS 651

**PARKING CALCULATIONS**

SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION REREQUIRED 3.27%

RECEIVED

OCT 03 2008

**AVE. ONE OVERALL SITE PLAN**

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OCTOBER 3, 2008



**ZON-29661, VAR-29663,  
 VAR-29958, SDR-29658  
 REVISED 10/23/08 PC**



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 19.59 GROSS ACRES  
 347 UNITS = 17.7 UNITS PER ACRE

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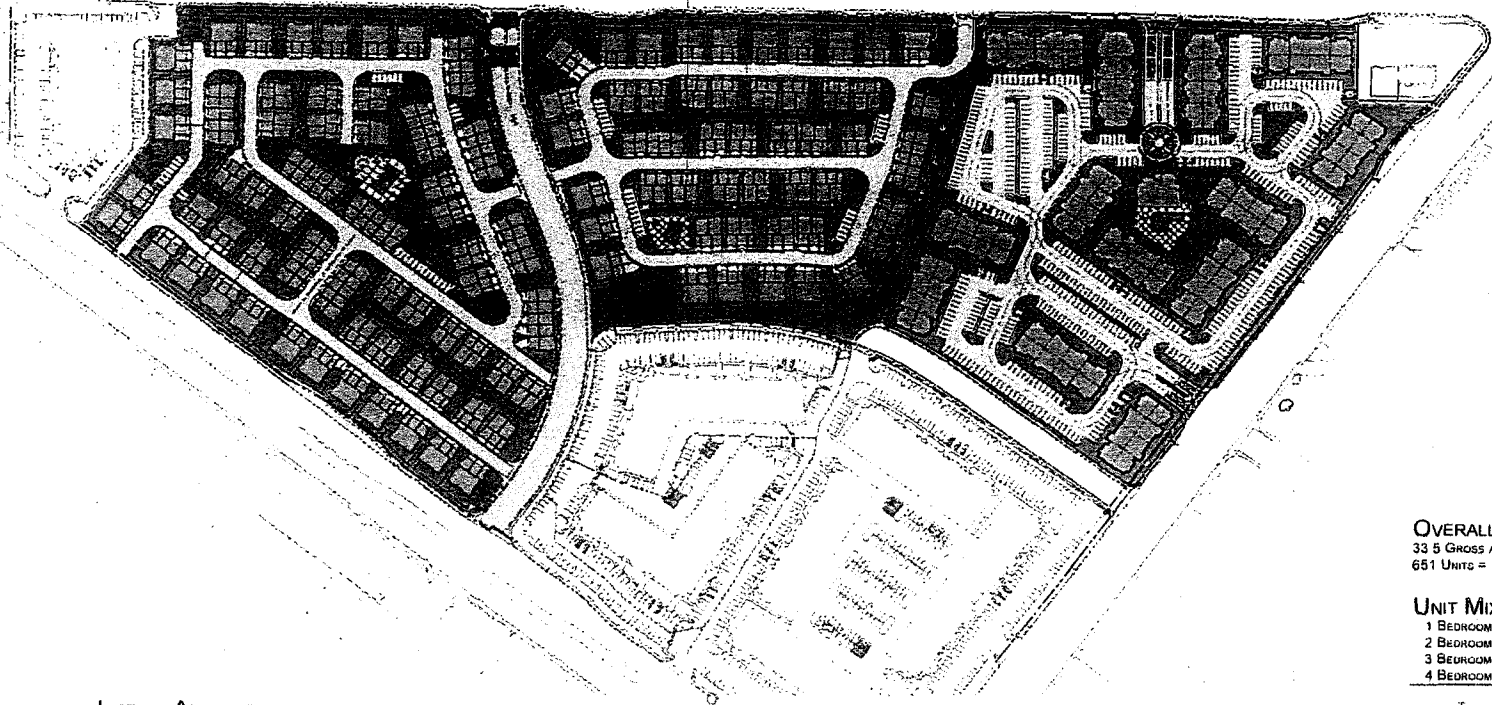
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- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
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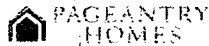
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**AVE. ONE OVERALL SITE PLAN**

1. THIS PLAN SHOWS THE PROPOSED DEVELOPMENT OF THE SITE AND IS SUBJECT TO THE APPROVAL OF THE CITY OF SALEM. THE CITY OF SALEM IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF SALEM IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



OCTOBER 3, 2008

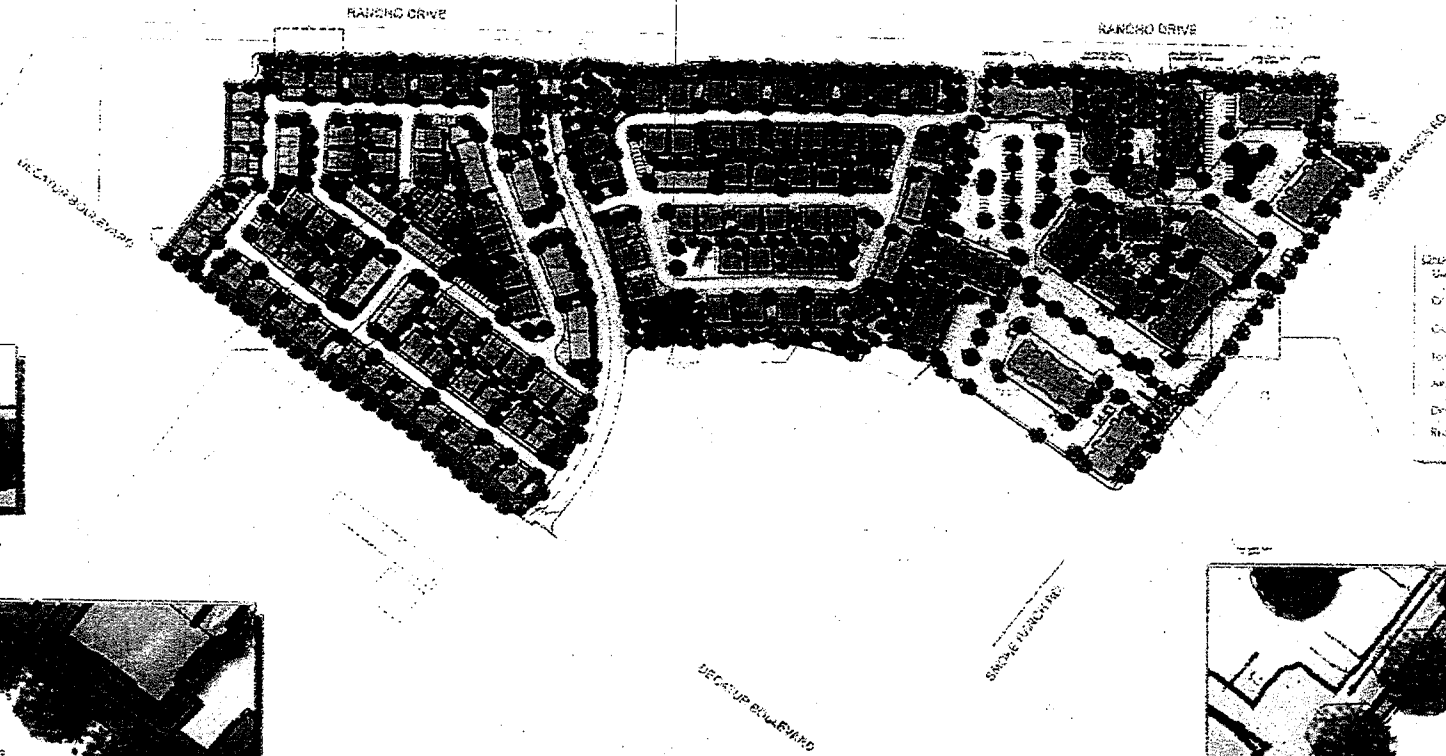


ZON-29661 VAR-29663  
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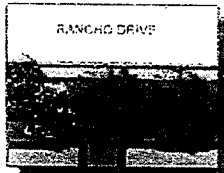
13-17

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OCT 03 2008



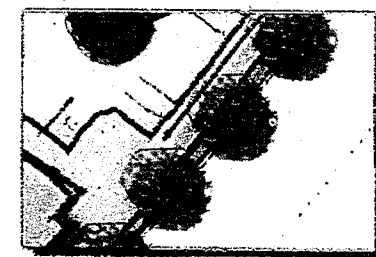
- 1.00' - 2.00' - 3.00' - 4.00' - 5.00' - 6.00' - 7.00' - 8.00' - 9.00' - 10.00'
- 11.00' - 12.00' - 13.00' - 14.00' - 15.00' - 16.00' - 17.00' - 18.00' - 19.00' - 20.00'
- 21.00' - 22.00' - 23.00' - 24.00' - 25.00' - 26.00' - 27.00' - 28.00' - 29.00' - 30.00'
- 31.00' - 32.00' - 33.00' - 34.00' - 35.00' - 36.00' - 37.00' - 38.00' - 39.00' - 40.00'
- 41.00' - 42.00' - 43.00' - 44.00' - 45.00' - 46.00' - 47.00' - 48.00' - 49.00' - 50.00'
- 51.00' - 52.00' - 53.00' - 54.00' - 55.00' - 56.00' - 57.00' - 58.00' - 59.00' - 60.00'
- 61.00' - 62.00' - 63.00' - 64.00' - 65.00' - 66.00' - 67.00' - 68.00' - 69.00' - 70.00'
- 71.00' - 72.00' - 73.00' - 74.00' - 75.00' - 76.00' - 77.00' - 78.00' - 79.00' - 80.00'
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- 91.00' - 92.00' - 93.00' - 94.00' - 95.00' - 96.00' - 97.00' - 98.00' - 99.00' - 100.00'



RANCHO DRIVE LANDSCAPE BUFFER DETAIL SCALE 1" = 20'

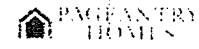
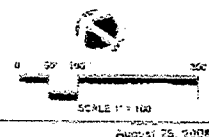


DECATUR BOULEVARD LANDSCAPE BUFFER DETAIL SCALE 1" = 20'



SUFFER PLANNING FOR EACH STREET TO INCLUDE (1) TREE FOR EVERY 30 LINEAR FOOT. SHALL ALSO INCLUDE A WINDUZZ UP THE CORNER OF EACH BLOCK (MINIMUM EACH AND (1) SHRUBS AT EACH CORNER. SCALE: 1" = 20' FOR EACH TREE AND 1" = 10' FOR EACH SHRUB PROVIDED.

AVE. ONE APARTMENTS - LANDSCAPE PLAN



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