

CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

UEDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE PLAT
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 2, 2024
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
LLL, MLX, BP
CHECKED BY:
BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet
C100
SCALE: SEE BARSCALE

PROPERTY

TAX MAP: 07S-02W-24BA
TAX LOTS: 8000 & 8100
SITE ADDRESS: 1800 & 1861 PARK AVENUE NE
SALEM, OR 97305

DEVELOPER

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OREGON 9303
DON.JENSEN@JENSENCOLLC
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OWNER

JENSEN CONSTRUCTION, LLC
C/O DON JENSEN
5190 KALE STREET
SALEM, OREGON 97305
(503) 932-2259

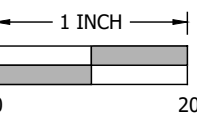
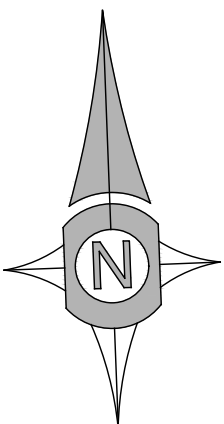
DESIGN TEAM

CIVIL ENGINEER

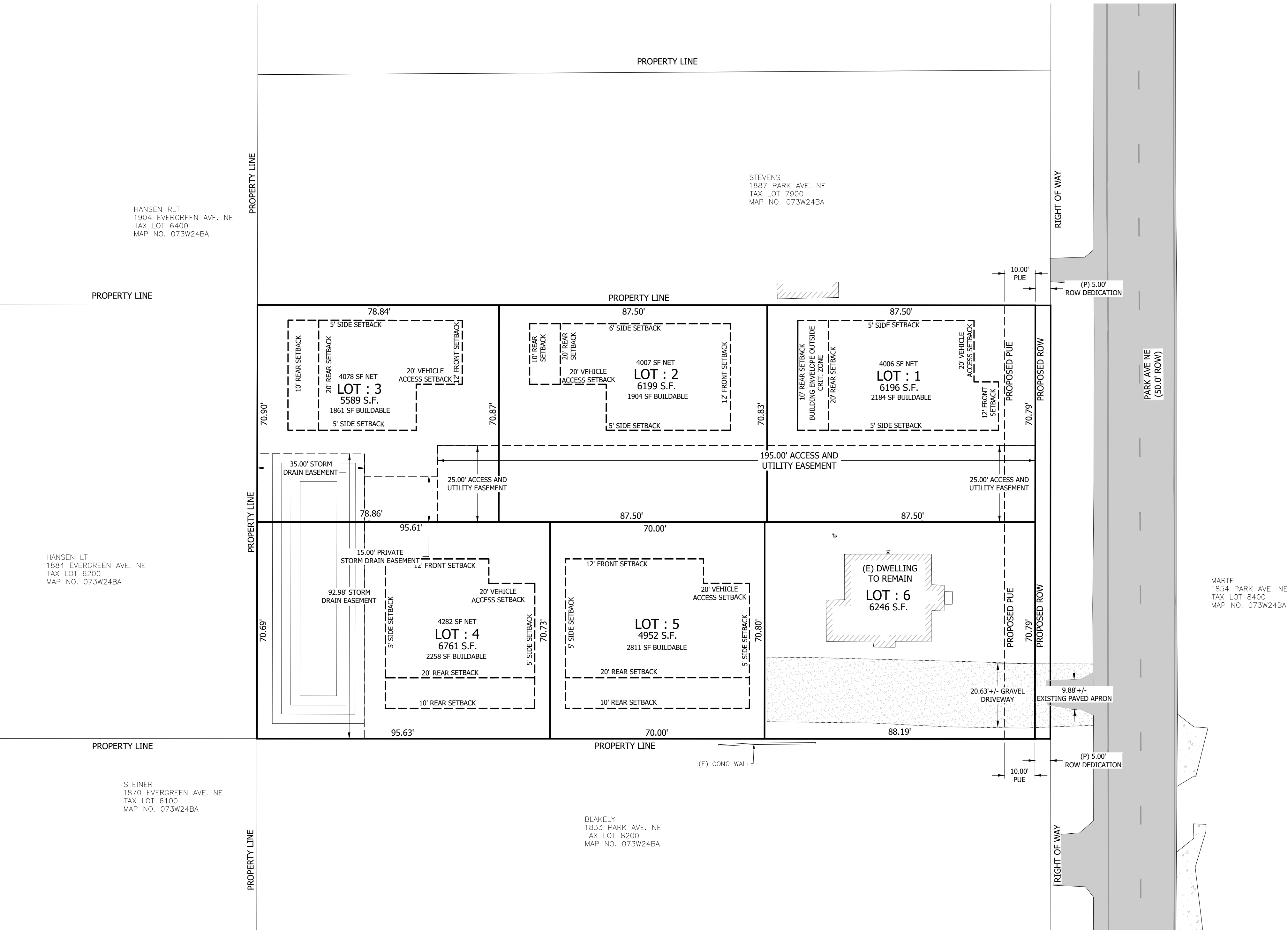
UEDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UEDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125



PLAN REVISIONS	DATE



HANSEN RLT
1904 EVERGREEN AVE. NE
TAX LOT 6400
MAP NO. 073W24BA

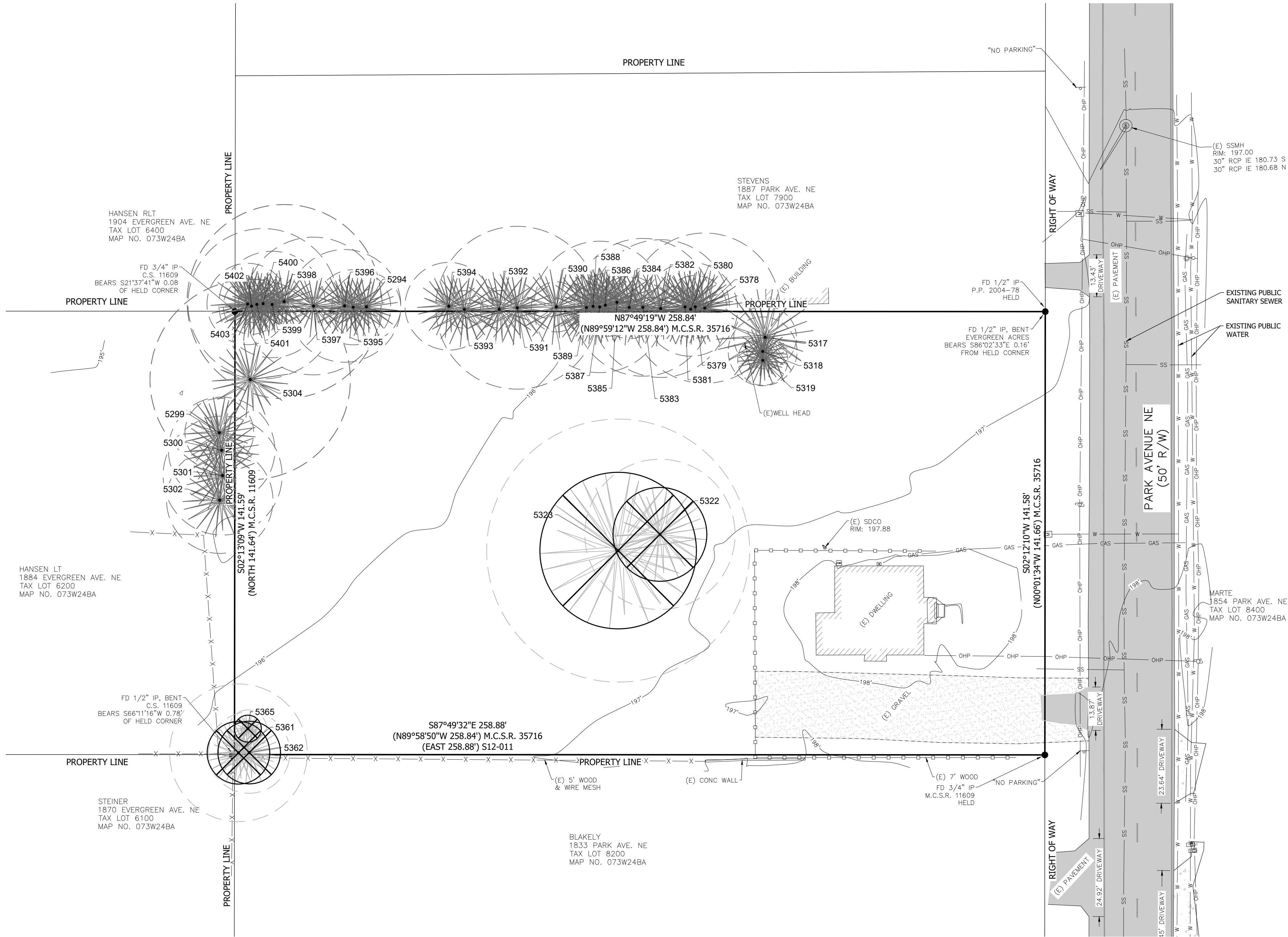
STEVENS
1887 PARK AVE. NE
TAX LOT 7900
MAP NO. 073W24BA

MARTE
1854 PARK AVE. NE
TAX LOT 8400
MAP NO. 073W24BA

HANSEN LT
1884 EVERGREEN AVE. NE
TAX LOT 6200
MAP NO. 073W24BA

STEINER
1870 EVERGREEN AVE. NE
TAX LOT 6100
MAP NO. 073W24BA

BLAKELY
1833 PARK AVE. NE
TAX LOT 8200
MAP NO. 073W24BA



ONSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5319	YEW	8"	NO	201	54	27	PROPOSED PRESERVED
5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100	REMOVED
5304	REDWOOD	32"	YES	3215	901	28	PROPOSED PRESERVED
5361	CEDAR (STUMP)	22"	NO	1520	1520	100	REMOVED
5362	CEDAR (STUMP)	13"	NO	531	531	100	REMOVED
5365	YEW	6"	NO	113	113	100	PROPOSED REMOVE

OFFSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5378	CEDAR	24"	NO	1809	356	20	PROPOSED PRESERVED
5379	CEDAR	10"	NO	314	22	7	PROPOSED PRESERVED
5380	CEDAR	15"	NO	707	144	20	PROPOSED PRESERVED
5381	CEDAR	5"	NO	79	0	0	PROPOSED PRESERVED
5382	CEDAR	22"	NO	1520	452	30	PROPOSED PRESERVED
5383	CEDAR	22"	NO	1520	443	29	PROPOSED PRESERVED
5384	CEDAR	10"	NO	314	25	8	PROPOSED PRESERVED
5385	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5386	CEDAR	10"	NO	314	16	5	PROPOSED PRESERVED
5387	CEDAR	21	NO	1385	386	28	PROPOSED PRESERVED
5388	DBL CEDAR	6" & 8"	NO	154	0	0	PROPOSED PRESERVED
5389	CEDAR	8"	NO	201	3	1	PROPOSED PRESERVED
5390	CEDAR	8"	NO	201	2	1	PROPOSED PRESERVED
5391	CEDAR	30"	YES	2123	371	17	PROPOSED PRESERVED
5392	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5393	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5294	DBL CEDAR	8" & 11"	NO	314	58	18	PROPOSED PRESERVED
5394	CEDAR	14"	NO	615	54	9	PROPOSED PRESERVED
5395	CEDAR	12"	NO	452	101	22	PROPOSED PRESERVED
5396	CEDAR	18"	NO	1017	274	27	PROPOSED PRESERVED
5397	CEDAR	22"	NO	1520	440	29	PROPOSED PRESERVED
5398	CEDAR	31"	YES	3018	639	21	PROPOSED PRESERVED
5399	CEDAR	17"	NO	907	128	14	PROPOSED PRESERVED
5400	CEDAR	24"	NO	1809	262	14	PROPOSED PRESERVED
5401	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5402	CEDAR	9"	NO	254	1	0	PROPOSED PRESERVED
5403	CEDAR	13"	NO	531	12	2	PROPOSED PRESERVED
5299	CEDAR	11"	NO	380	0	0	PROPOSED PRESERVED
5300	CEDAR	17"	NO	907	55	6	PROPOSED PRESERVED
5301	CEDAR	19"	NO	1134	161	14	PROPOSED PRESERVED
5302	CEDAR	17"	NO	907	138	15	PROPOSED PRESERVED

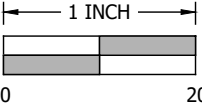
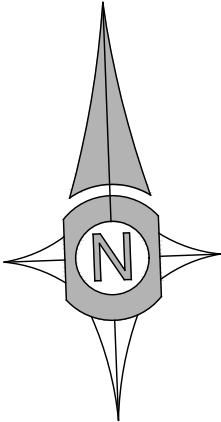
NARRATIVE

TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

- 5 (TREES DISTURBED) = 0.55 (55%), WHICH IS LESS THAN 70%
9 (TOTAL TREES)

TREE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE SYMBOL
- CRITICAL ROOT ZONE



PLAN REVISIONS	DATE

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PRELIMINARY EX. COND./DEMO PLAN
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE: APRIL 2, 2024
PROJECT: 22-027 JENSEN PARK AVE. NE
DRAWN BY: LLL MLX, BP
CHECKED BY: BSV

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PURPOSES ONLY

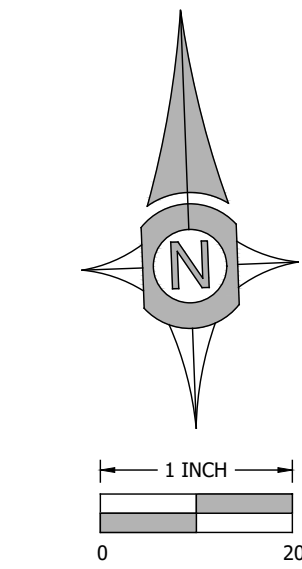
Sheet **C102**
SCALE: SEE BARSCALE

PROJECT VERTICAL DATUM -- NGVD 29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS WAS A GPS STATIC OBSERVATION POST-PROCESSED USING OPUS AND THEN ADJUSTED DOWN 3.37' PER VERTCON, THE NGS ONLINE APPLICATION. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



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TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

- $\frac{5 \text{ (TREES DISTURBED)}}{9 \text{ (TOTAL TREES)}} = 0.55 \text{ (55\%)}$, WHICH IS LESS THAN 70%

[illegible]

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PURPOSES ONLY

Sheet C103

SCALE: SEE BARSCALE

DATE:	
APRIL 2, 2024	
PROJECT:	
22-027 JENSEN PARK AVE. NE	
DRAWN BY:	
LLI, MLM, BP	
CHECKED BY:	
BSV	

PRELIMINARY SITE PLAN

AVA JENE ESTATES

073W24BA TAX LOTS 8000 & 8100

1861 PARK AVE. NE

SALEM, OR

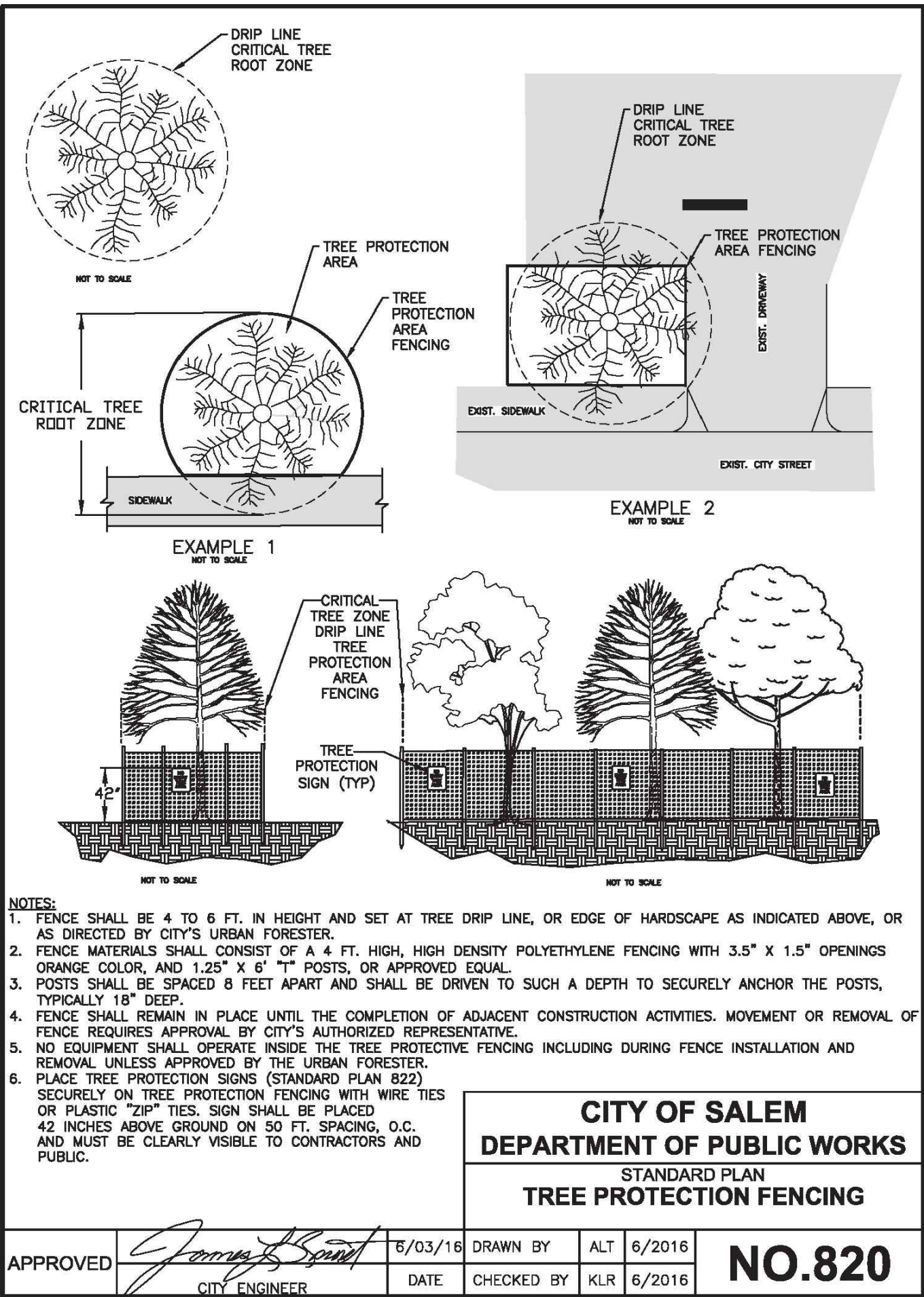
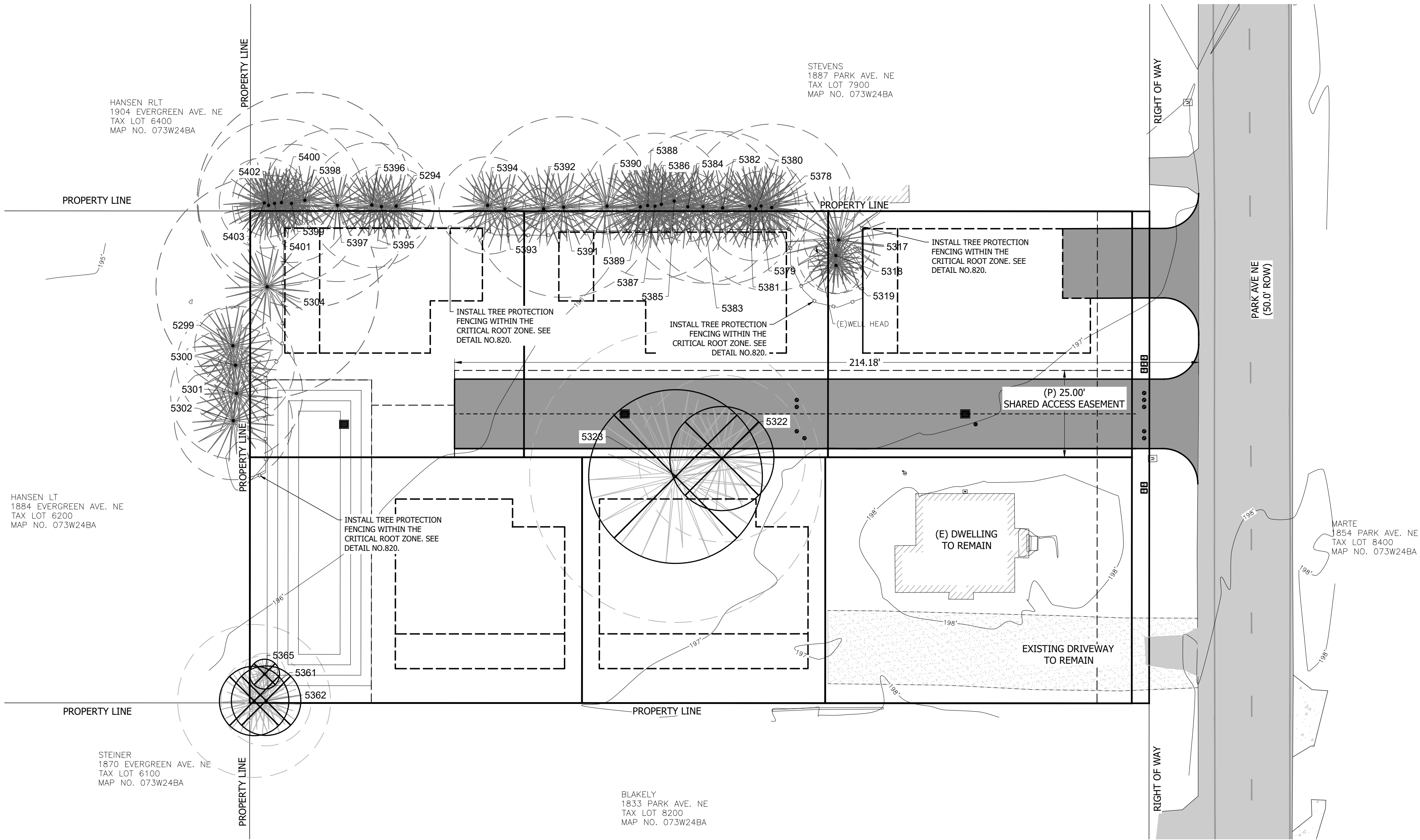
UDELL ENGINEERING
AND
LAND SURVEYING, LLC

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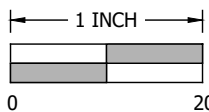
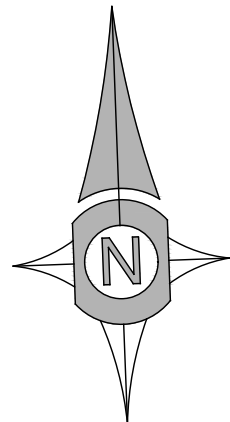
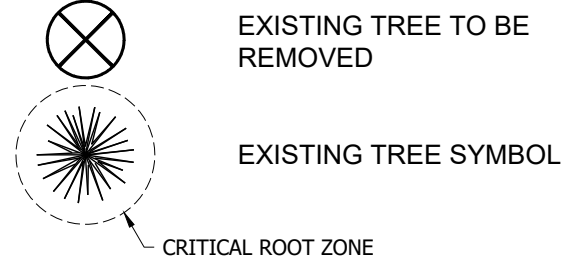
OFFSITE TREE SUMMARY						
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5390	CEDAR	8"	NO	201	2	1
5391	CEDAR	30"	YES	2123	371	17
5392	CEDAR	6"	NO	113	0	0
5393	CEDAR	6"	NO	113	0	0
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5400	CEDAR	24"	NO	1809	262	14
5401	CEDAR	6"	NO	113	0	0
5402	CEDAR	9"	NO	254	1	0
5403	CEDAR	13"	NO	531	12	2
5299	CEDAR	11"	NO	380	0	0
5300	CEDAR	17"	NO	907	55	6
5301	CEDAR	19"	NO	1134	161	14
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NARRATIVE

TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

- 5 (TREES DISTURBED) = 0.55 (55%), WHICH IS LESS THAN 70%
9 (TOTAL TREES)

TREE LEGEND



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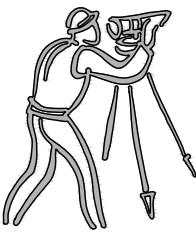
UDELL ENGINEERING
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63 EAST ASH ST.
LEBANON, OREGON 97355
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PRELIMINARY TREE CONSERVATION PLAN
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 2, 2024
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
LLL, MLX, BP
CHECKED BY:
BSV

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Sheet **C104**
SCALE: SEE BARSCALE



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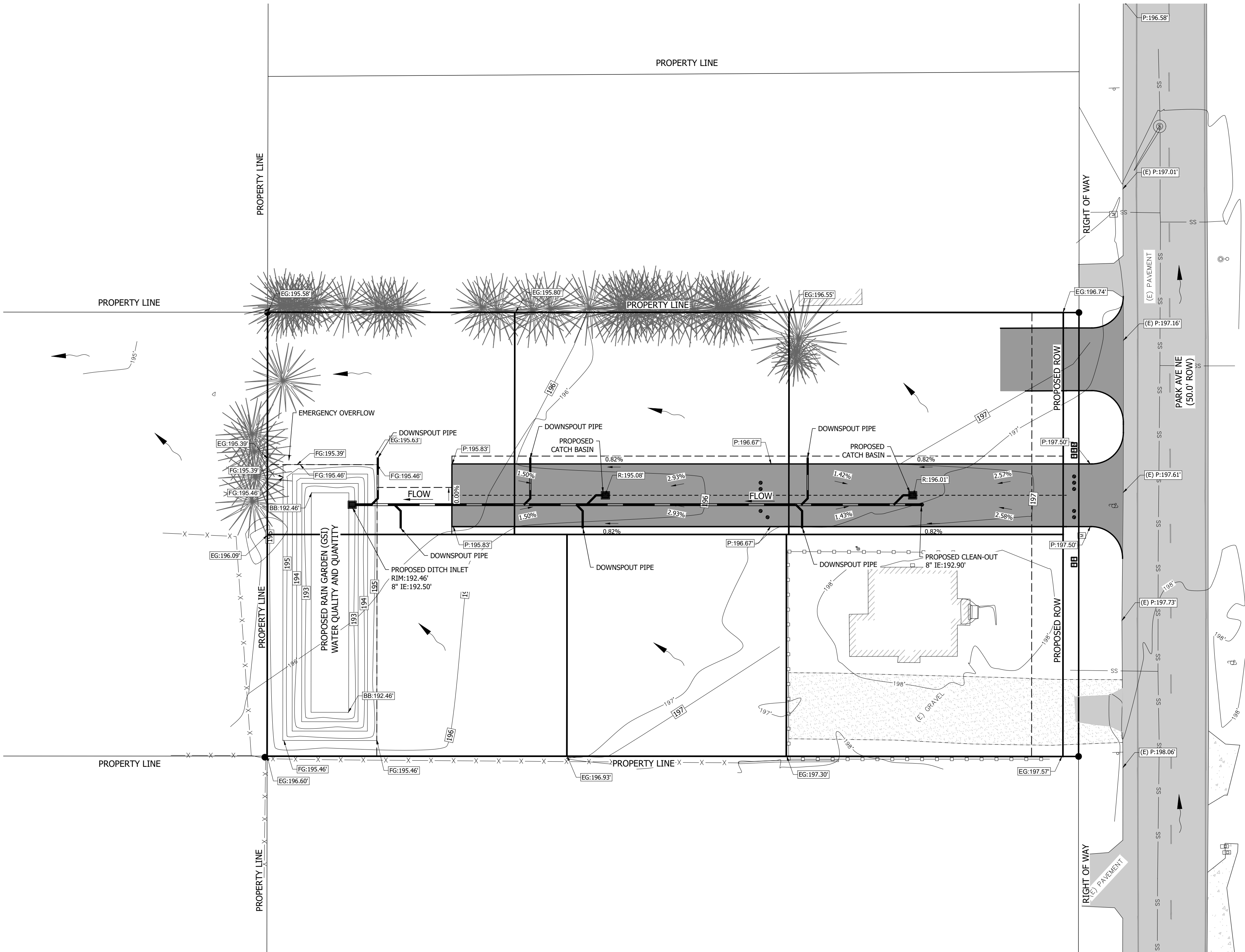
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PRELIMINARY GRADING & DRAINAGE
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 2, 2024
PROJECT:
22-027 JENSEN PARK AVE. NE
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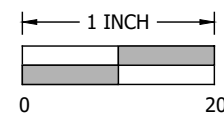
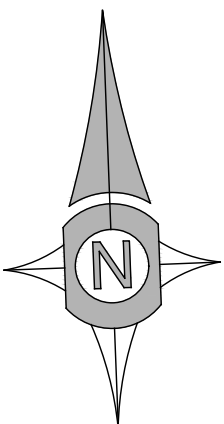
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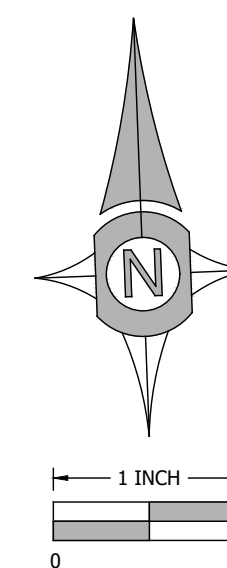
GRADING LEGEND

- 362 - EXISTING SURFACE CONTOUR ELEVATION
- 362 - DESIGN SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION

- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- EG 000.00 - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- FG 000.00 - DESIGN FINISHED GROUND ELEVATION



PLAN REVISIONS	DATE



PLAN REVISIONS	DATE

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