



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

May 15, 2024

Owners:
Jack Yarbrough, Jenrae, Inc
Po Box 20756
Keizer OR 97303

Applicant:
Laura Laroque
63 Ash St E
Lebanon OR 97355

REGARDING: Subdivision Tentative Plan / Class 2
Adjustment Case No. SUB-ADJ24-04

AMANDA NO.: 24-108034-PLN

PROJECT ADDRESS: 1800 Block of Park Ave NE,
Salem OR, 97301

SUMMARY: An application for a six-lot residential subdivision.

REQUEST: A Subdivision Tentative Plan to divide approximately 0.82 acres into a total of six lots ranging in size from 4,006 square feet to 6,696 square feet in size, and a Class 2 Adjustment to increase the maximum percentage of flag lots allowed in a subdivision from 15% per SRC 800.025(e), to 66%. The applicant is requesting alternative street standards to the street spacing and connectivity requirements along Park Avenue NE to not provide a new mid-block east-west street connection.

The subject property is approximately 0.82 acres in size, zoned RS (Single Family Residential), and located at the 1800 Block of Park Avenue NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 073W24BA / 08000 and 08100).

POSTING PROCEDURE: The subject property must be POSTED no sooner than May 15, 2204 and no later than May 19, 2024.

- a. Please pick up **1 (one)** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign.
- b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 *within five days of the date of original posting*. **Posting signs must be returned within seven days after the close of the comment period.**
- c. Posting is required on each street frontage. This is your responsibility as the applicant in this case. *If the subject property is not properly posted your decision may be delayed.*

REVIEW PROCESS: Your completed application has been deemed complete. The following are key dates you should consider during the continuing review process.

- A. A Notice of Filing outlining your proposal along with a Request for Comments form advising that comments will be received for a period of 14 days has been mailed to the list of property owners within the notification area.
- B. A Decision will be issued after the close of the 14 day comment period.

If you have any questions, please contact Aaron Panko, Planner III, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
5035402356, E-mail: APanko@cityofsalem.net

❖ ADA Accommodations Will Be Provided Upon Request ❖
Servicios razonables de accesibilidad se facilitarán por petición

SUB-ADJ24-04 / Aaron Panko**AFFIDAVIT OF POSTING NOTICE**

I, _____, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

That I posted said notice in the manner at the place above stated on the ____ day of ____, 20____, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Applicant's Signature

-----NOTARY PUBLIC-----

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on this ____ day of _____, 20____, by _____.

Notary Public for Oregon
My Commission Expires: _____

Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or
Filing Notice)

Attachment B
(Site Plan or
Photo)



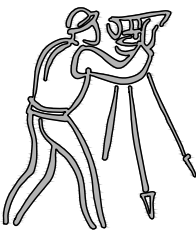
NOTICE of FILING

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:	Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ24-04
PROPERTY LOCATION:	1800 Block of Park Ave NE, Salem OR 97301
NOTICE MAILING DATE:	May 15, 2024
PROPOSAL SUMMARY:	An application for a six-lot residential subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., WEDNESDAY, May 29, 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> North Lancaster Neighborhood Association (NOLA), Dennis Will, Land Use Chair; Phone 503-931-2105; Email: elephant2@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.010(d) – Subdivision Tentative Plan; 250.005(d)(2) – Class 2 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.



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
(503) 932-2259

OWNER

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

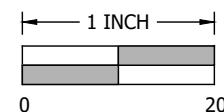
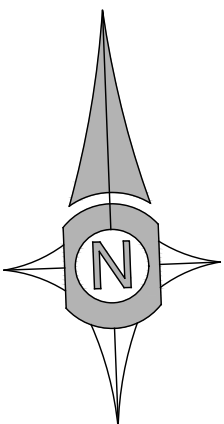
DESIGN TEAM

CIVIL ENGINEER

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

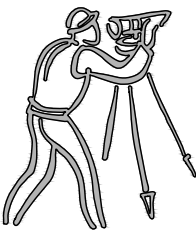
SURVEYOR

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



PLAN REVISIONS

DATE



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TENTATIVE PLAT

AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
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SALEM, OR

DATE:
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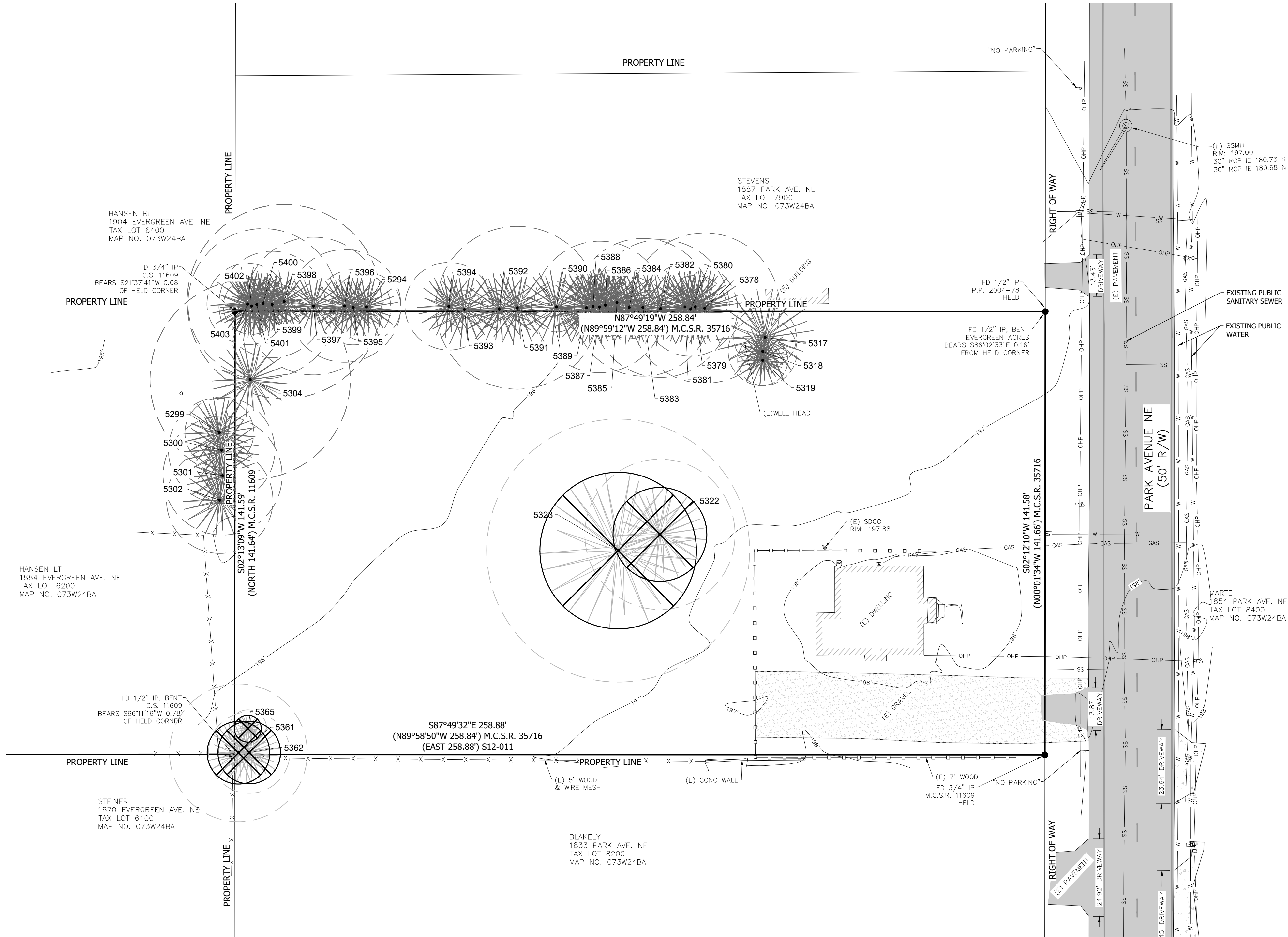
DRAWN BY:
LLL, MLX, BP

CHECKED BY:
BSV

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Sheet **C100**

SCALE: SEE BARSCALE



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

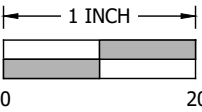
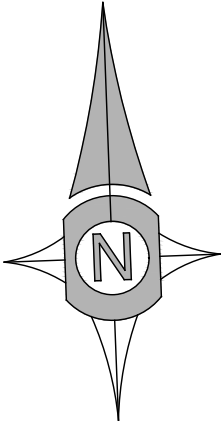
NARRATIVE

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

CLIENT:
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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
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DRAWN BY:
LLL, MLX, BP
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BSV

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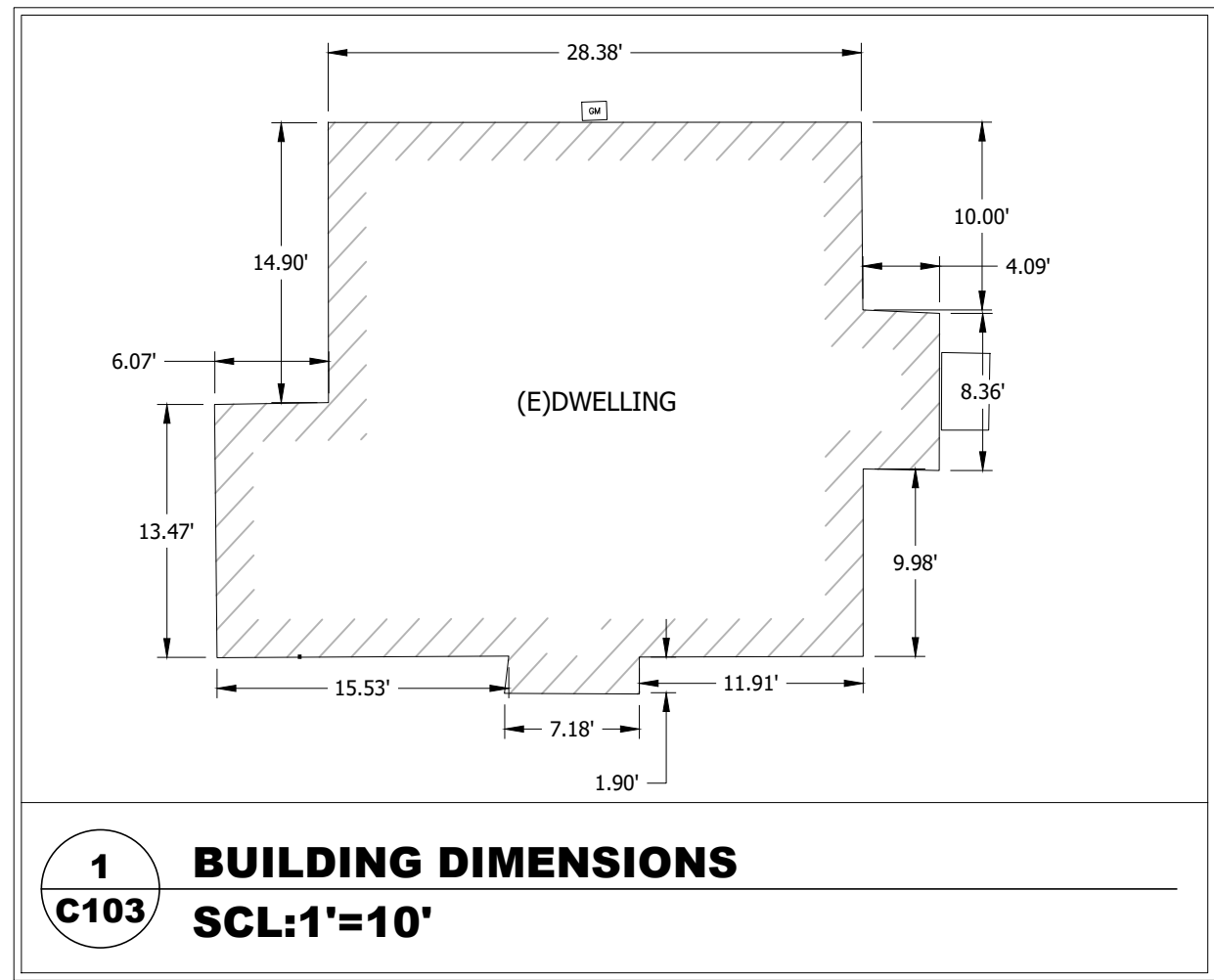
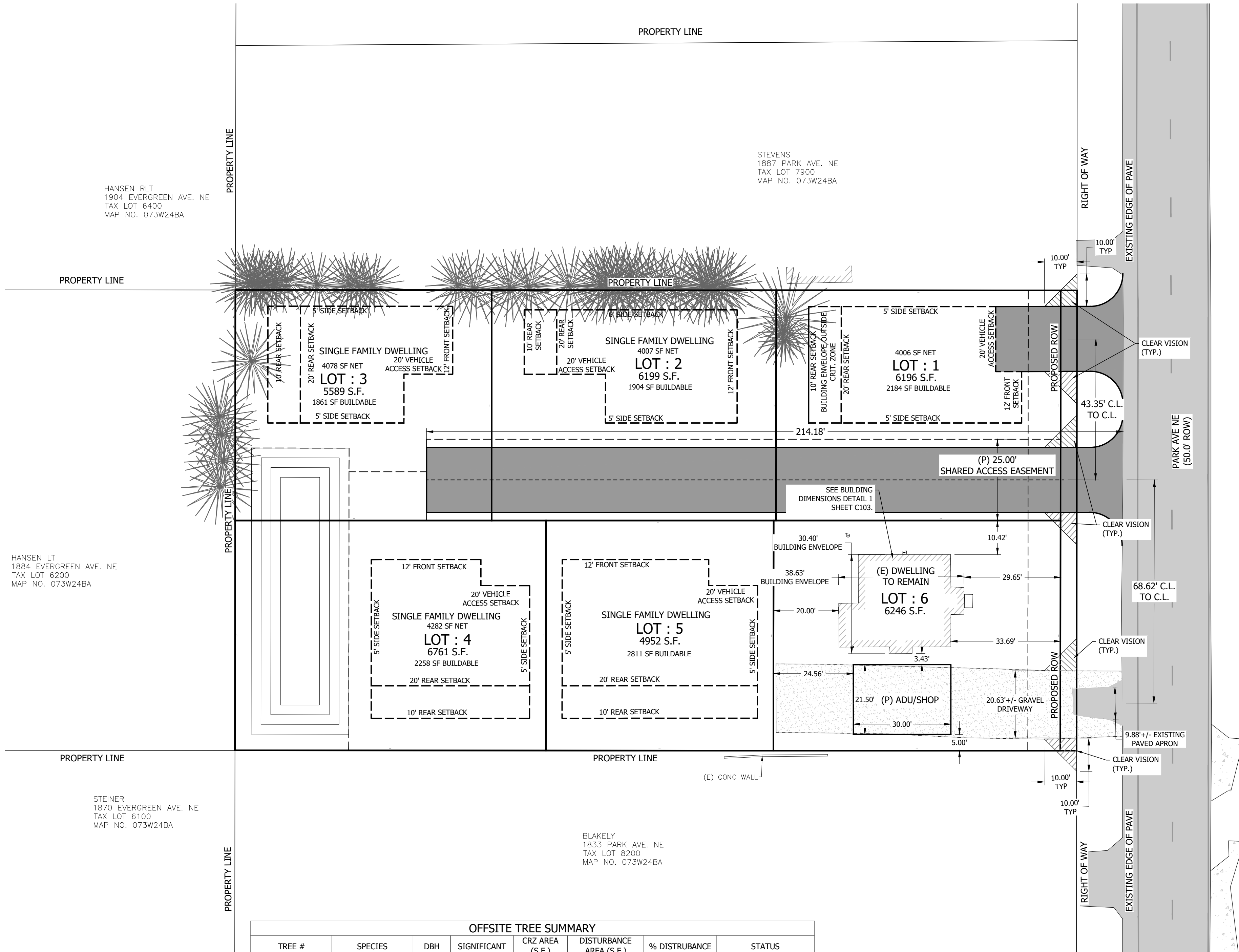
Sheet **C102**
SCALE: SEE BARSCALE

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.



OFFSITE TREE SUMMARY							
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5391	CEDAR	26"	YES	2123	377	18	PROPOSED PRESERVED
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5393	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
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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) / 9 (TOTAL TREES) = 0.55 (55%), WHICH IS LESS THAN 70%

PROPERTY

TAX MAP: 7S-2W-24BA
TAX LOTS: 8000 & 8100

SITE ADDRESS: 1861 PARK AVENUE NE
SALEM, OR 97305

DEVELOPER

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

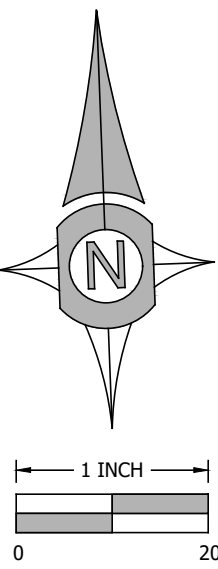
OWNER

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

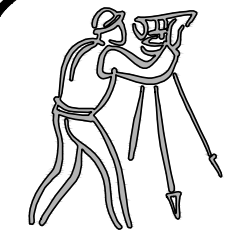
DESIGN TEAM

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

SURVEYOR
UDELL ENGINEERING AND LAND SURVEYING, LLC
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PLAN REVISIONS	DATE



CLIENT:

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PRELIMINARY SITE PLAN

AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
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DATE:
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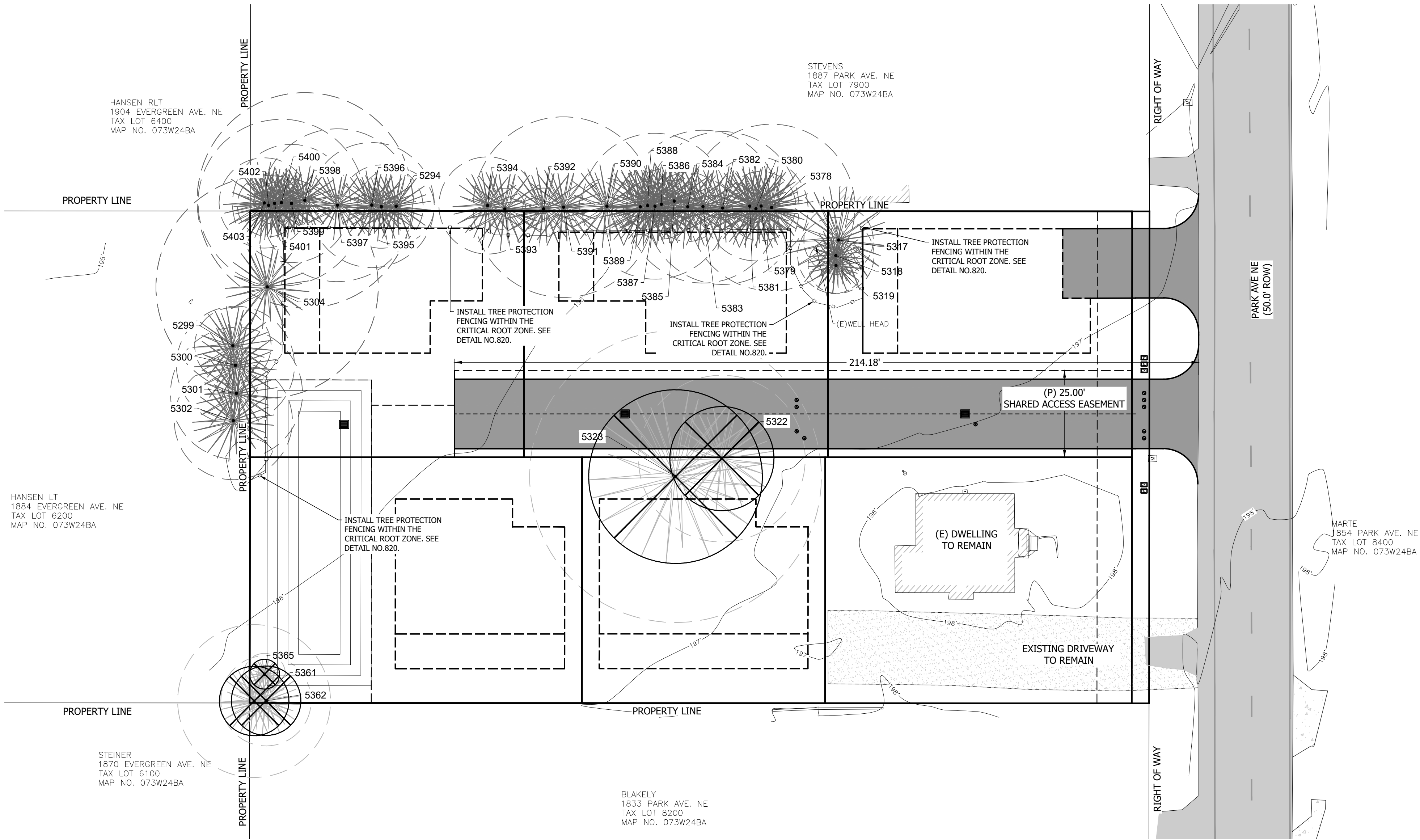
DRAWN BY:
LLL, MLX, BP

CHECKED BY:
BSV

THIS MAP WAS
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PURPOSES ONLY

Sheet C103

SCALE: SEE BARSCALE



ONSITE TREE SUMMARY						
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5319	YEW	8"	NO	201	54	27
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5323	CEDAR (REMOVED)	42"	YES	5539	5539	100
5304	REDWOOD	32"	YES	3215	962	30
5361	CEDAR (STUMP)	22"	NO	1520	1520	100
5362	CEDAR (STUMP)	13"	NO	531	531	100
5365	YEW	6"	NO	113	113	100

NARRATIVE

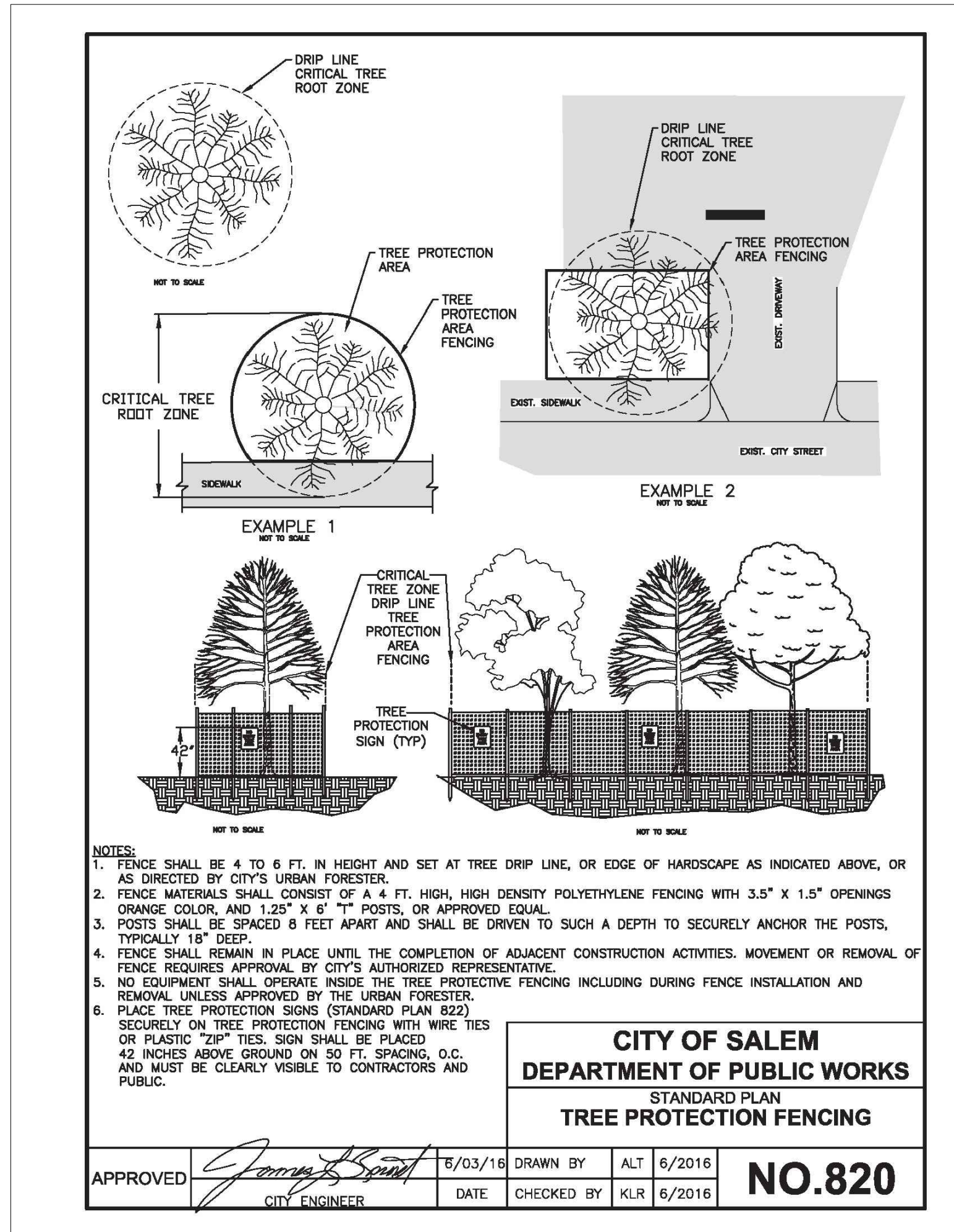
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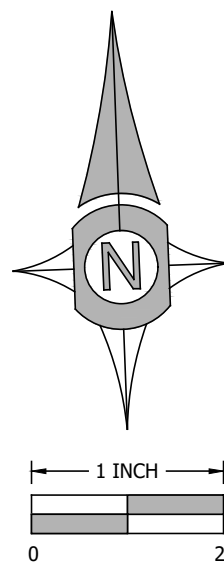
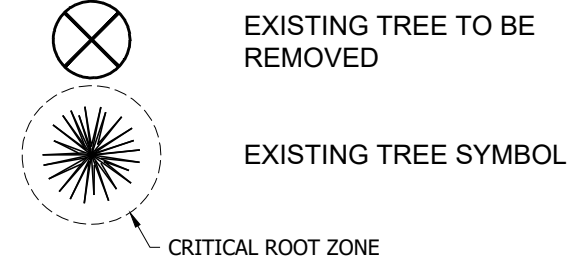
REVISED PER PLANNING
COMMENTS APRIL 12TH 2024

OFFSITE TREE SUMMARY						
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5380	CEDAR	15"	NO	707	144	20
5381	CEDAR	5"	NO	79	0	0
5382	CEDAR	22"	NO	1520	452	30
5383	CEDAR	22"	NO	1520	443	29
5384	CEDAR	10"	NO	314	25	8
5385	CEDAR	6"	NO	113	0	0
5386	CEDAR	10"	NO	314	16	5
5387	CEDAR	21	NO	1385	386	28
5388	DBL CEDAR	6" & 8"	NO	154	0	0
5389	CEDAR	8"	NO	201	3	1
5390	CEDAR	8"	NO	201	2	1
5391	CEDAR	26"	YES	2123	377	18
5392	CEDAR	6"	NO	113	0	0
5393	CEDAR	6"	NO	113	0	0
5294	DBL CEDAR	8" & 11"	NO	314	58	18
5394	CEDAR	14"	NO	615	54	9
5395	CEDAR	12"	NO	452	101	22
5396	CEDAR	18"	NO	1017	274	27
5397	CEDAR	22"	NO	1520	440	29
5398	CEDAR	31"	YES	3018	639	21
5399	CEDAR	17"	NO	907	128	14
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
5302	CEDAR	17"	NO	907	138	15

REVISED PER PLANNING
COMMENTS APRIL 12TH 2024



TREE LEGEND



PLAN REVISIONS	DATE

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

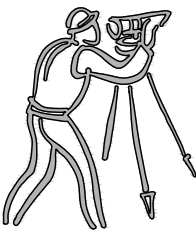
UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

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

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet **C104**
SCALE: SEE BARSCALE



CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
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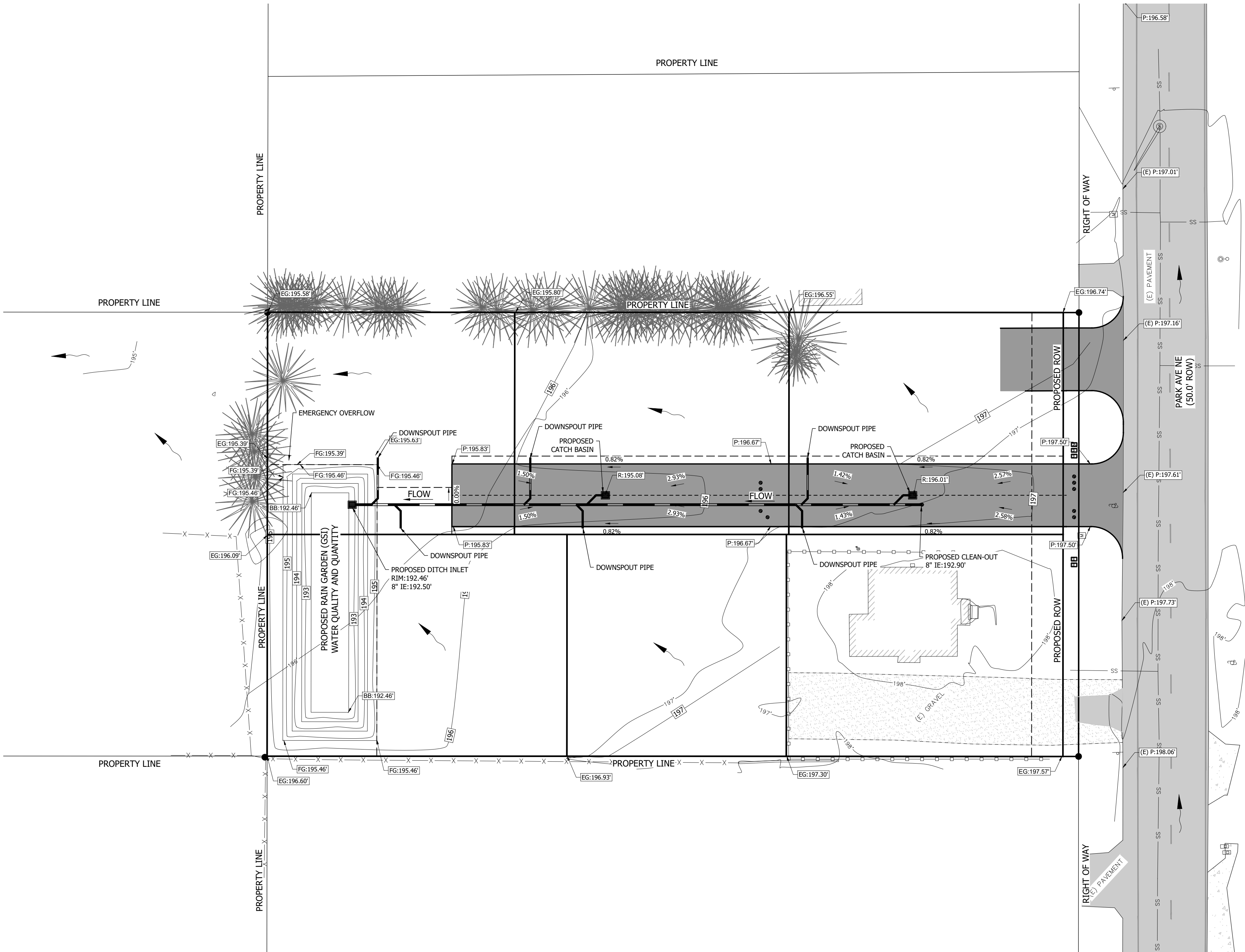
UDELL ENGINEERING
AND
LAND SURVEYING, LLC
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PRELIMINARY GRADING & DRAINAGE
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 2, 2024
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
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CHECKED BY:
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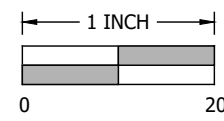
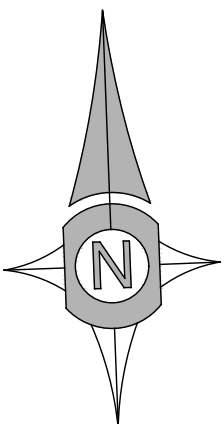
Sheet **C200**
SCALE: SEE BARSCALE



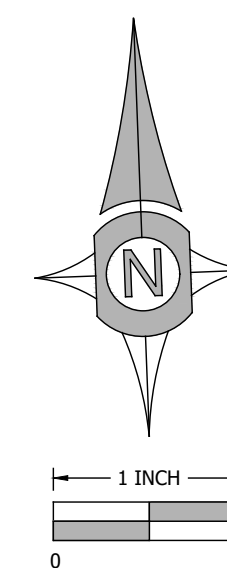
GRADING LEGEND

- 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

SCALE: SEE BARSCALE

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