

Brad Hankins

From: Brad Hankins
Sent: Tuesday, August 20, 2024 2:21 PM
To: glennbaly12345@gmail.com
Subject: Proposed Development within the South Gateway Neighborhood Association
Attachments: Woodland Heights - Neighborhood Association Contact Letter.pdf; Woodland Heights - Preliminary Site Drawings.pdf

Hi Glenn,

I understand you are the Chair and Land Use Chair for the South Gateway Neighborhood Association. I represent the applicant for a proposed multifamily development project located at 5559 Lone Oak Rd SE in Salem, Oregon. This property consists of 13.32 acres and is within the South Gateway Neighborhood Association boundary. The attached information is provided to introduce you to the project and give you a good idea of the intended development we are proposing. I am available to discuss and answer any questions you may have regarding the project. My phone number (503) 510-8384 and my email address is hankins@santepartners.com.

Thanks



Brad Hankins

Director of Development / Senior Project Manager

M: 503.510.8384

hankins@santepartners.com

www.santedevelopment.com

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SANTE DEVELOPMENT
1220 20th Street SE
Suite 310
Salem, OR 97302
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Fax: (480) 383-6777
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August 20, 2024

South Gateway Neighborhood Association
Chair & Land Use Chair: Glenn Baly
1770 Baxter Rd SE
Salem, OR 97306

RE: Proposed Multifamily with Light Commercial Development

I represent the applicant for a proposed development at 5559 Lone Oak Rd SE in Salem, Oregon. The application proposes dividing the approximately 13.32 acres into 4 lots to be developed into multifamily apartment units with light commercial at the entrance off Lone Oak Rd SE on the NE corner of the property. The development will include the extension of Eider Ave and Lone Crest Street through the property. The existing home located on the NE corner of the property is to be removed. We propose to preserve a concentration of trees on the South portion of the property to retain a wooded park area within the development. In addition, we will be planting new trees throughout the development to help mitigate the removal of existing trees. The proposed architectural site plan along with the detailed tree plan sheets have been attached for reference. We will also be improving Lone Oak Rd SE with a sidewalk, planter strip and curb. If you have any questions regarding our proposed development, please feel free to reach out to me directly at (503) 510-8384 or hankins@santepartners.com.

Sincerely,

Brad Hankins
Director of Development & Senior Project Manager
Sante Development

GENERAL NOTES:

- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF SALEM, THE OREGON STRUCTURAL SPECIALITY CODE (BUILDING CODE), OREGON PLUMBING SPECIALITY (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
- ALL PERMIT AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503.232.1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503.246.6699.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITY CONNECTION POINTS PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF 7 OAKS ENGINEERING, INC. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- 7 OAKS ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP (PERFORMED BY APEX ENGINEERING ON 10/2023). THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- PER ORS 2019.150 ANY SURVEY MONUMENT REMOVED, DISTURBED OR DESTROYED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR WITHIN 90 DAYS AT THE EXPENSE OF THE PERSON OR PUBLIC AGENCY RESPONSIBLE FOR AID REMOVAL, DISTURBANCE, OR DESTRUCTION.

GRADING AND PAVING NOTES:

- ALL SURFACES SHALL HAVE A MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY 7 OAKS ENGINEERING, INC. IF THE GRADING PLAN DOES NOT PROVIDE POSITIVE DRAINAGE OR IF SLOPE CALLOUTS DO NOT MATCH SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND THE PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- THE CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO THE ROOTS. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PER CITY OF SALEM TREE CODE. NO PARKING VEHICLES UNDER TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS, AND OTHER SITE ELEMENTS WITHIN THE LIMITS OF DEMOLITION, UNLESS OTHERWISE NOTED ON PLANS. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY A QUALIFIED SURVEYOR. BASED ON THE INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED UNDER SEPARATE PERMIT.
- PRIOR TO THE PLACEMENT OF AGGREGATE BASE MATERIALS RELATED TO SITE PAVING, A GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND EVALUATE THE SUBGRADE SOIL CONDITIONS, AS OUTLINED IN THE GEOTECHNICAL REPORT.

UTILITY NOTES:

- MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
- ALL TRENCH BACKFILL SHALL BE SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY'S ENGINEERING DESIGN MANUAL AND STANDARD PLANS.
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO FINISHED GRADE.
- ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
- BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY USE OF A LASER.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 5' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER LINES.
- FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.
- EXISTING STORM OR SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.
- ALL NEW DRYWELLS MUST BE ACCESSIBLE PER OREGON DEPARTMENT OF ENVIRONMENTAL SERVICES QUALITY REQUIREMENTS.
- THE CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES, ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

ABBREVIATIONS:

PL	PROPERTY LINE	TYP.	TYPICAL
FF	FINISHED FLOOR	MIN.	MINIMUM
TC	TOP OF CURB	SS	SANITARY SEWER
FS	FINISHED SURFACE	SD	STORM DRAIN
FL	FLOW LINE	CF	CURB FACE
FG	FINISHED GRADE	WM	WATER METER
GB	GRADE BREAK	FDC	FIRE DEPARTMENT CONNECTION
CL	CENTERLINE	APN	ACCESSOR'S PARCEL MAP
R	RIDGE LINE	SQ.FT	SQUARE FEET
R/W	RIGHT OF WAY	INV.	INVERT
WV	WATER VALVE	BF	BACKFLOW
PR.	PROPOSED	CFS	CUBIC FEET PER SECOND
NAP	NOT A PART	SCH.	SCHEDULE
FT	FEET	PVC	POLYVINYL CHLORIDE
EV	ELECTRIC VEHICLE	SDR	SPECIAL DRAWING RIGHT
CAV	CLEAN AIR VEHICLE	PSI	POUNDS PER SQUARE INCH
STD.	STANDARD	NFPA	NATIONAL FIRE PREVENTION ASSOCIATION
AC.	ACRES	CB	CATCH BASIN
CUP	CONDITIONAL USE PERMIT	D	DIAMETER
EX.	EXISTING	VCP	VITRIFIED CLAY PIPE

BASIS OF BEARINGS

HELD NORTH 01°49'48" EAST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF WIGEON STREET SE, FROM THE INTX. WITH ELDER AVE. SE TO THE INTX. WITH HOLDER ST. SE, AS SHOWN HEREON.

HORIZONTAL DATUM

OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE OREGON STATE REFERENCE NETWORK.

VERTICAL DATUM

NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE STATE REFERENCE NETWORK.

BENCHMARK: MARION COUNTY NO. 8400

DESC: FOUND 2" ALUMINUM DISK W/PUNCH SET IN CONCRETE CURB AY THE SE CORNER OF THE INTERSECTION OF MILDRED LANE SE AND SAWGRASS LANE SE.

N: 449440.79
E: 7542361.13
EL: 541.24

SURVEY:

THE PROJECT SURVEY WAS PREPARED BY APEX ENGINEERING ON 10/09/2023.

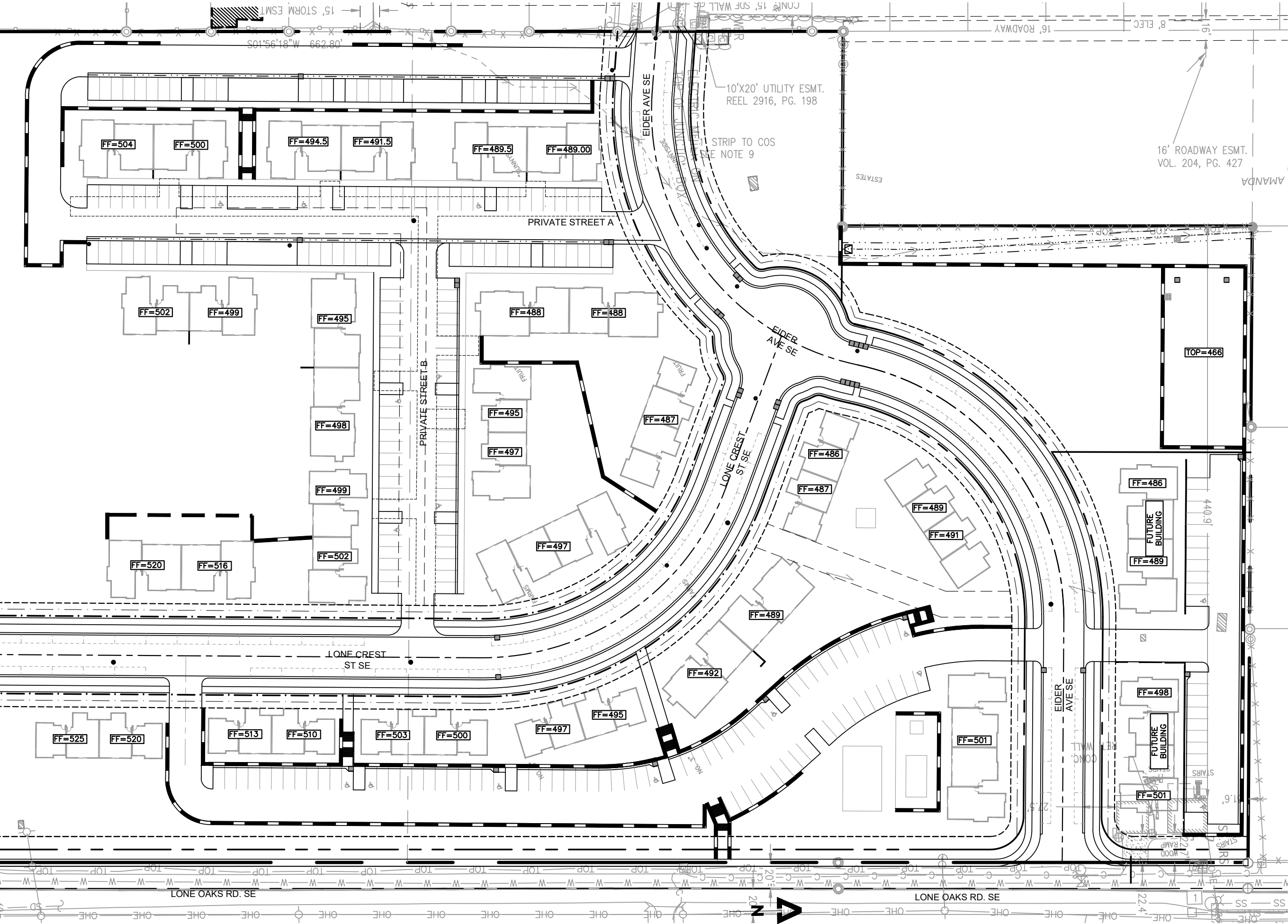
FEMA:

ZONE " X" - NO SCREEN": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP #41047C0656E, PANEL 656 OF 1150, EFFECTIVE DATE JANUARY 19, 2000.

ZONING:

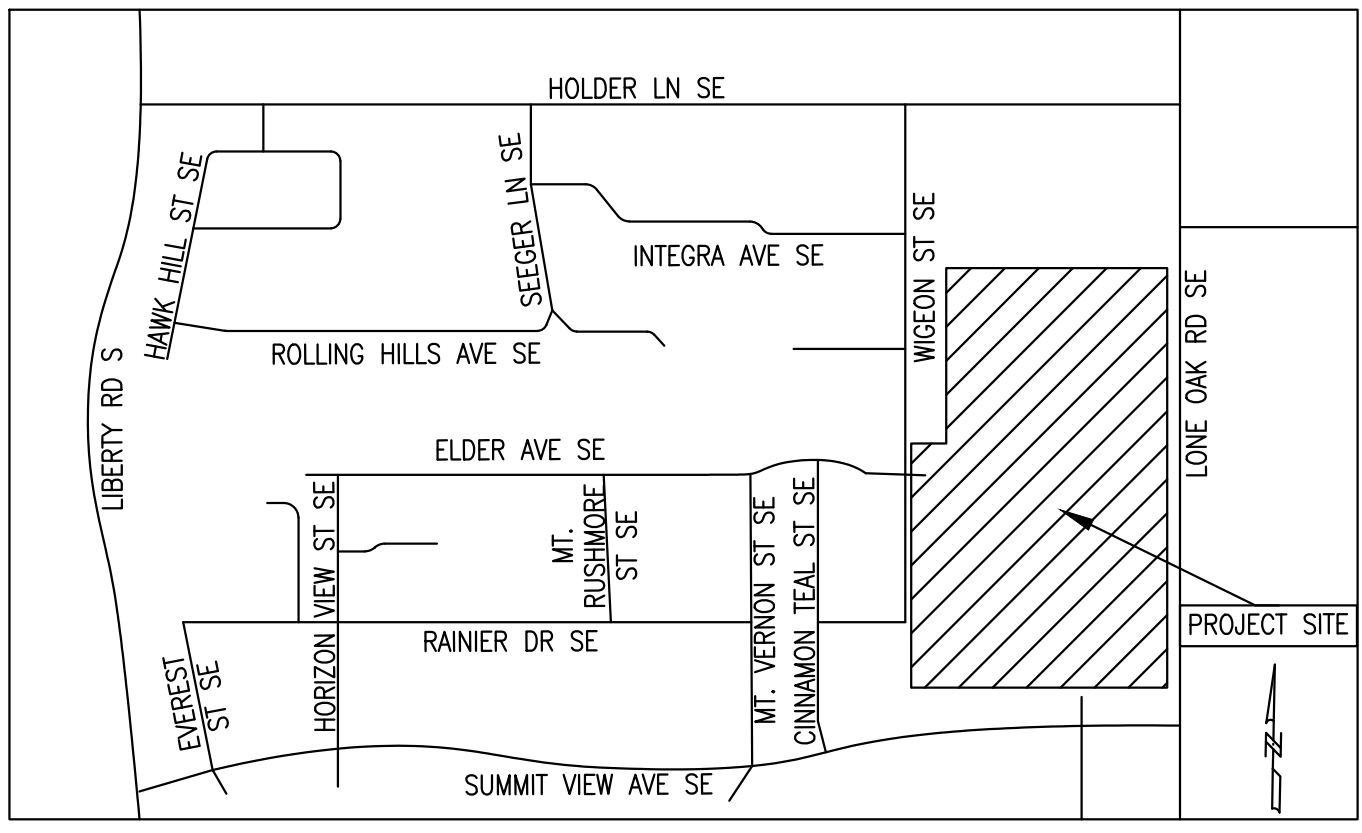
MU-II: MIXED USE-II



INDEX MAP
SCALE: 1"=70'

PRELIMINARY PLANS
WOODLAND HEIGHTS SUBDIVISION

AT 5559 LONE OAK RD SE,
SALEM, OR. 97301



VICINITY MAP
NTS

PROJECT DIRECTORY:

ARCHITECT:

PINNACLE ARCHITECTURE
RANDY BAKER
630 TEAM RD #200
MATTHEWS, NC 28105
704.517.0172
RANDY@PINNACLEARCHITECTURE.NET

CIVIL ENGINEER:

7 OAKS ENGINEERING, INC.
KIM JOHNSON, P.E.
345 WESTFIELD ST. #107
SILVERTON, OR. 97381
503.308.8554
KIM@7OAKSENGINEERING.COM

SURVEY:

APEX ENGINEERING
TIMOTHY J. MCDANIEL
2601 SOUTH 35TH STREET, STE. 200
TACOMA, WASHINGTON 98409
253-473-4494

UTILITY PURVEYORS:

WATER:

CITY OF SALEM
555 LIBERTY STREET SE
SALEM, OREGON.
503.588.6311

STORM DRAIN:

CITY OF SALEM
555 LIBERTY STREET SE
SALEM, OREGON.
503.588.6311

SEWER:

CITY OF SALEM
555 LIBERTY STREET SE
SALEM, OREGON.
503.588.6311

ELECTRIC:

PORTLAND GENERAL ELECTRIC
KEN SPENCER
KENNETH.SPENCER@PGN.COM
503.970.7200

NATURAL GAS:

NORTHWEST NATURAL GAS COMPANY
3123 BROADWAY ST NE
SALEM, OR. 97303
503.585.6611

ROADWAYS:

CITY OF SALEM
555 LIBERTY STREET SE
SALEM, OREGON.
503.588.6311

EARTHWORK:

STATEMENT OF QUANTITIES:

RAW CUT: 35,000 CY
RAW FILL: 77,200 CY
RAW IMPORT/EXPORT: 42,000 CY (IMPORT)

NUMBERS ABOVE ASSUME ANY REMOVAL AND OVEREXCAVATED SOILS WILL BE RECYCLED FOR THE SITE, AS PROVIDED PER ANY GEOTECHNICAL GUIDELINES. THESE ARE RAW NUMBERS AND DO NOT CONSIDER UTILITY TRENCHES, ETC.

NOTE: THE QUANTITIES ARE SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTURBING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR/OWNER SHALL LOCATE TOE AND TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAD ELEVATIONS.

7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SILVERTON, OR. 97381
503.308.8554
ADMIN@7OAKSENGINEERING.COM

STAMP:



RENEWS: 06/25/2025

NO	DATE	ISSUE DESCRIPTION

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REVISIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.
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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

QC BY:

DRAWN BY:

PROJECT NAME:
WOODLAND HEIGHTS SUBDIVISION

PROJECT ADDRESS:
5559 LONE OAK RD SE

SALEM, OR 97306

SHEET TITLE:

TITLE SHEET

DATE:
08/19/2024

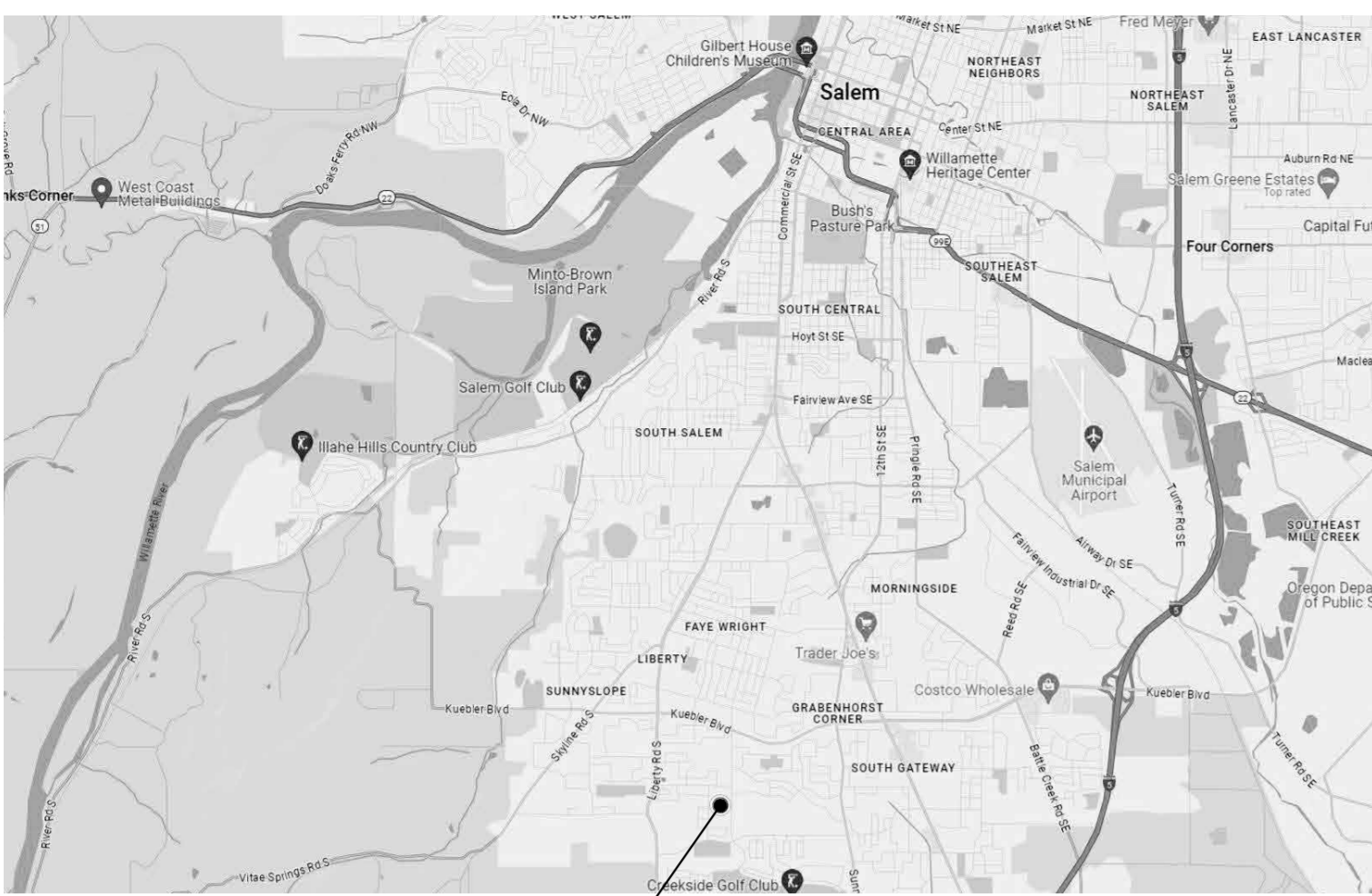
SHEET NUMBER:

C - 1

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344



VICINITY MAP
NOT TO SCALE



AREA MAP
NOT TO SCALE

UNIT INFORMATION

Building Types	Bldg Type 'A' Bldg Type 'B' Bldg Type 'C' Bldg Type 'D' Bldg Type 'E'	Units per Building				
		Unit A 549sf Studio	Unit B 728sf 1 Bed / 1 Bath	Unit C 952sf 2 Bed / 2 Bath	Unit D 952sf 2 Bed / 2 Bath	Unit E 1,204sf 3 Bed / 2 Bath
		6	6	6	6	6

Building Type	Building Quantity	Proposed Unit Count				
		A Studio	B 1 Bed / 1 Bath	C 2 Bed / 2 Bath	D 2 Bed / 2 Bath	E 3 Bed / 2 Bath
A	6	36	36	0	0	0
B	4	0	24	24	0	0
C	5	0	0	30	30	0
D	3	0	0	0	18	18
E	1	0	8	0	0	0
Totals	19	36	68	54	48	18

Building Type	Building Quantity	Future Unit Count				
		A Studio	B 1 Bed / 1 Bath	C 2 Bed / 2 Bath	D 2 Bed / 2 Bath	E 3 Bed / 2 Bath
A	0	0	0	0	0	0
B	2	0	12	12	0	0
C	0	0	0	0	0	0
D	0	0	0	0	0	0
E	0	0	0	0	0	0
Totals	2	0	12	12	0	0

LONE OAK ROAD MULTIFAMILY
DEVELOPMENT PROJECT
INFORMATION

APPLICANT:
BRAD HANKINS | DIRECTOR OF DEVELOPMENT
SANTÉ DEVELOPMENT, LLC
1220 20TH ST. SE, SUITE 510
SALEM, OR 97302
HANKINS@SANTEPARTNERS.COM
DIRECT: 503.510.8384

PROPERTY PARCEL NUMBER:
TAX MAP: 083W16DA
TAX LOTS:
- 083W16DA00700
- 083W16DA00800
- 083W16DA00900

ZONING DESIGNATION:
MU-II: MIXED USE-II

TOTAL SITE AREA:
~13.32 ACRES

PARKING SPACES:
STANDARD SPACES: 228 SPACES
PARALLEL SPACES: 82 SPACES
ADA SPACES: 20 SPACES
TOTAL: 330 SPACES

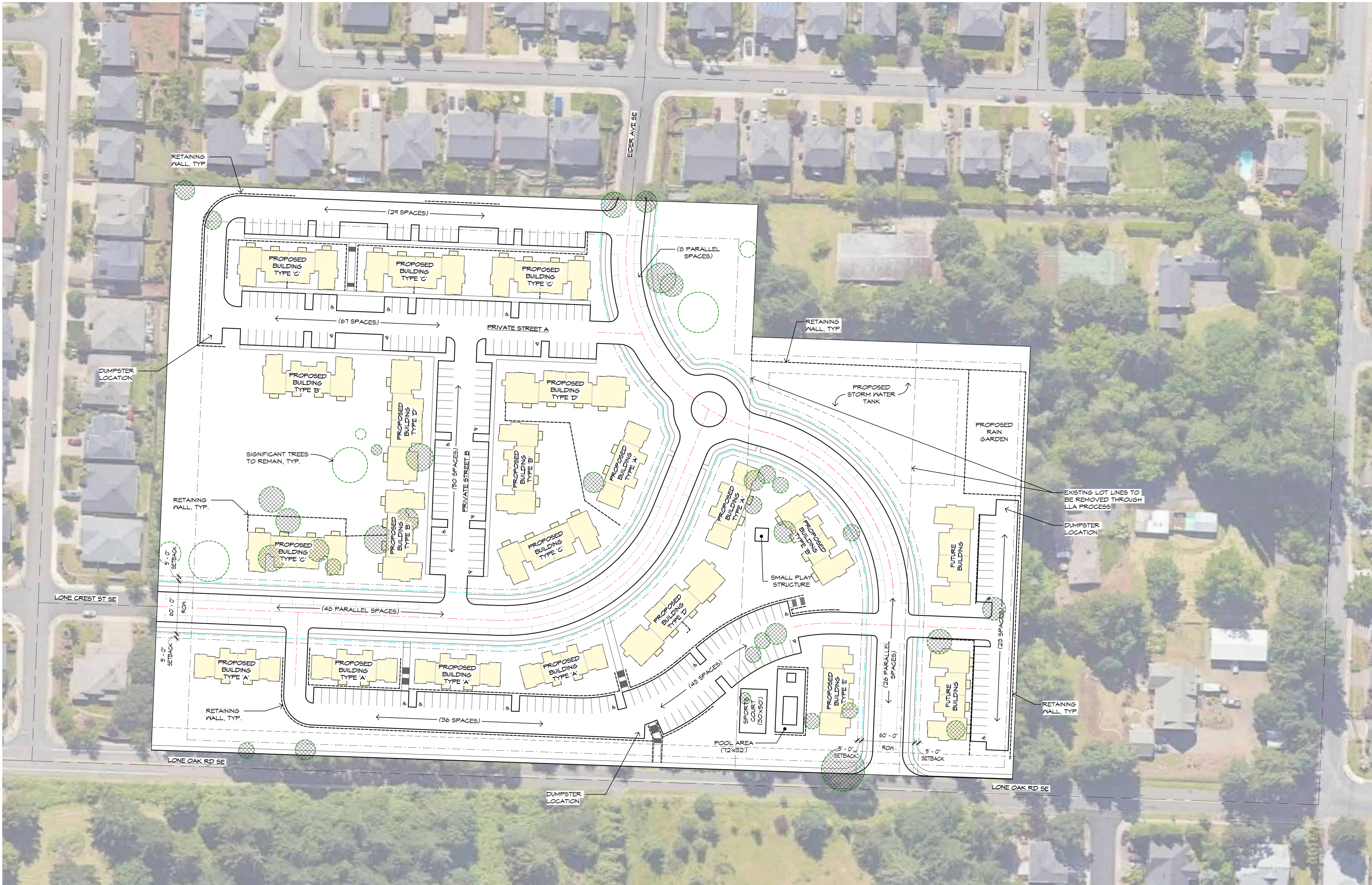
BUILDING HEIGHT:
MAXIMUM: 55'
PROPOSED: 37' - 40'

BUILDING QUANTITIES:
NO. OF 3-STORY 12-FLEX BUILDINGS:
PROPOSED: 18 (216 UNITS)
FUTURE: 2 (24 UNITS)
NO. OF 3-STORY 8-FLEX W/ COMMERCIAL ON 1ST LEVEL:
PROPOSED: 1 (8 UNITS)

DWELLING UNITS:
PROPOSED: 224 UNITS
FUTURE: 24 UNITS
TOTAL: 248 UNITS

LEGEND

- STREET CENTERLINE
- RIGHT OF WAY
- SETBACK
- RETAINING WALL
- SIGNIFICANT TREE REMOVAL
TOTAL ONSITE: 40
TO BE REMOVED: 34
TO REMAIN: 6

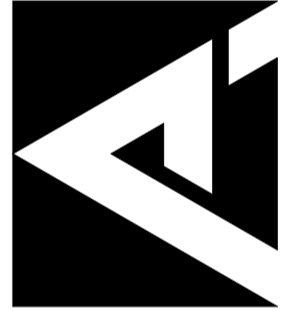


1 ARCHITECTURAL SITE PLAN
A101 SCALE: 1" = 50'-0"

GRAPHIC SCALE: 1" = 50'



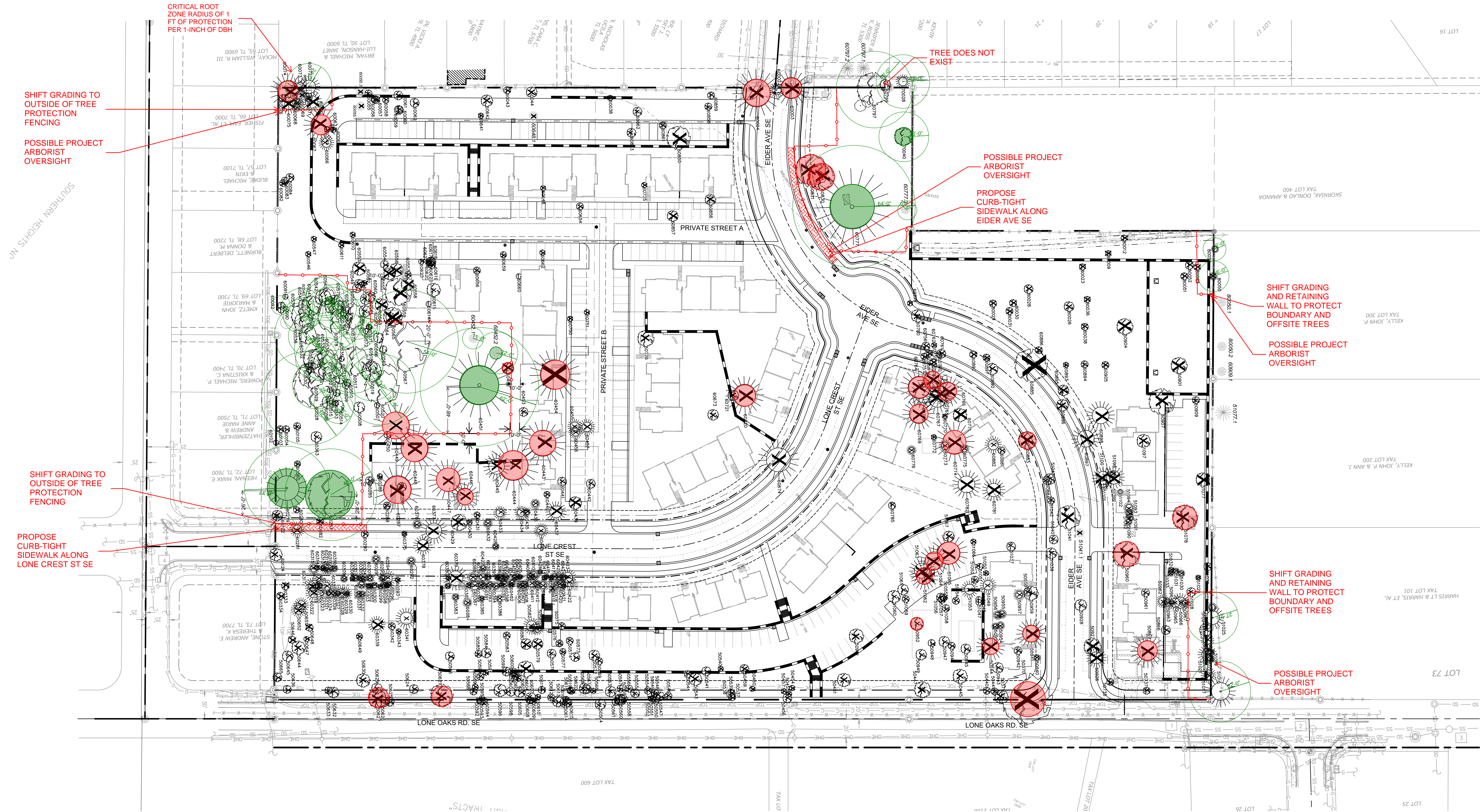
PINNACLE ARCHITECTURE
PROFESSIONAL ASSOCIATION
701 EAST BAY STREET, SUITE 302
CHARLESTON, SOUTH CAROLINA 29403
PH: (843) 872-5345 FAX: (843) 872-5374



ISSUE DATE: 06-19-2024
CHECKED BY: REB
PROJECT: 5559 LONE OAK ROAD, SALEM, OR 97306

LONE OAK ROAD - MULTIFAMILY COMMUNITY
WOODLAND HEIGHTS SUBDIVISION
5559 LONE OAK ROAD, SALEM, OR 97306
ARCHITECTURAL SITE PLAN

REVISION SCHEDULE	
NO.	DATE DESCRIPTION



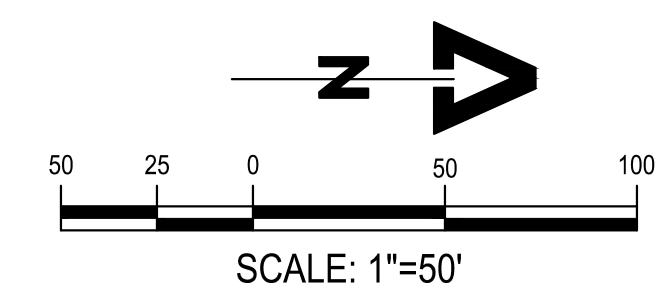
TREE PROTECTION SPECIFICATIONS:

- PRECONSTRUCTION CONFERENCE. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER TO REVIEW THE TREE PROTECTION PLAN, VERIFY THAT TREES TO BE RETAINED ARE IDENTIFIED WITH NUMBERED TAGS ON THE GROUND, AND TO INSPECT AND VERIFY THE INSTALLATION OF TREE PROTECTION MEASURES.
- FENCING. TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON SITE PLANS IN ORDER TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA. FENCES SHALL BE A MINIMUM OF 6-FOOT HIGH 2-INCH CHAIN LINK MESH SECURED TO METAL POSTS DRIVEN INTO THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST PRIOR TO OPENING, ADJUSTING OR REMOVING TREE PROTECTION FENCING.
- TREE PROTECTION ZONE. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
 - GRADE CHANGE OR CUT AND FILL;
 - NEW IMPERVIOUS SURFACES;
 - UTILITY OR DRAINAGE FIELD PLACEMENT;
 - STAGING OR STORAGE OF MATERIALS AND EQUIPMENT;
 - VEHICLE MANEUVERINGTHE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.

- TREE AND STUMP REMOVAL. TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. WITHIN TREE PROTECTION ZONES, TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLED OR SURGICALLY REMOVED TO AVOID DAMAGE TO REMAINING NEARBY TREES. THE STUMPS OF THESE PARTICULAR TREES SHALL REMAIN IN THE GROUND, BE REMOVED APPROXIMATELY 6-INCHES BELOW THE GROUND SURFACE USING A STUMP GRINDER, OR ELSE EXTRACTED FROM THE GROUND UNDER ARBORIST SUPERVISION.
- PRUNING. PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. TREE REMOVAL AND PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- EXCAVATION AND ROOT PRUNING. EXCAVATION BENEATH PROTECTED TREE DRIPLINES SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ROOT PRUNING SHALL BE DIRECTED AND DOCUMENTED BY THE PROJECT ARBORIST.
- LANDSCAPING. FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCH OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS; DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN THE GRASS-FREE MULCH RINGS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES, ADJUST THE LOCATION OF PLANTS TO AVOID TREE TOO IMPACTS.
- QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PRIOR EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENROACH ON RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.
- REASSESSMENT. TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSMENT IN TERMS OF FUTURE HOME PLANS; ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECT MEASURES MAY BE NEEDED.

LEGEND:

- X: DENOTE REMOVAL OF TREE
- ON SITE SIGNIFICANT TREE PROPOSED FOR REMOVAL
 - ON SITE SIGNIFICANT TREE PROPOSED FOR PROTECTION
 - TREE PROTECTION FENCING
 - TREE ADDED BY PROJECT ARBORIST, LOCATION APPROXIMATE
 - DECIDUOUS TREE ADDED BY PROJECT ARBORIST
 - CONIFEROUS TREE ADDED BY PROJECT ARBORIST



7 OAKS
ENGINEERING

345 WESTFIELD ST. #107
SALEM, OR 97361
503.508.8555
ADMIN@7OAKSENGINEERING.COM

STAMP:



NO	DATE	ISSUE DESCRIPTION

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

REVISIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ENGINEER ASSUME RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

QC BY:

DRAWN BY:

PROJECT NAME:
LONE OAK MULTIFAMILY

PROJECT ADDRESS:
5559 LONE OAK RD SE

SALEM, OR 97306

SHEET TITLE:

TREE PLAN

DATE:
08/01/2024

SHEET NUMBER:
C-12



meeting items.

If you want to [speak at a neighborhood association meeting](#), contact the Chair.

EVENTS

**South Gateway
Neighborhood
Association Meeting**
09/12/2024 6:30 PM - 8:00 PM

**South Gateway
Neighborhood
Association Meeting**
10/10/2024 6:30 PM - 8:00 PM

**South Gateway
Neighborhood
Association Meeting**
11/14/2024 6:30 PM - 8:00 PM



CONTACT

Chair and Land Use Chair
Glenn Baly
glennbaly12345@gmail.com



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