

WREN HEIGHTS
SUBDIVISION
SALEM, OREGON

THOMAS KAY COMPANY

SALEM, OREGON

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT NO.: 15128
HORIZ. DATUM: NAD83 (2011)
VERT. DATUM: NAVD 1988
HORIZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
DESIGN: KW
DRAWN: JM
CHECKED:

APPROVED:

SHEET TITLE

TENTATIVE
SUBDIVISION
PLAN

C-1.05

GENERAL NOTES

- REFERENCE SHEET C-5.01 FOR TYPICAL STREET SECTIONS.
- LOT 34 TO BE DEDICATED TO THE CITY OF SALEM FOR STORMWATER MANAGEMENT PURPOSES.
- TOTAL SITE ACREAGE: 7.68 AC
LANDSCAPE: 0.22 AC = 9,699 SF
OTHER: 7.46 AC

LEGEND

PROPOSED PCC

PROPOSED AC

EXISTING PCC

EXISTING AC

REMOVE EXISTING PAVEMENT

PROPOSED WATER

EXISTING WATER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

SANITARY SEWER CLEANOUT

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

PROPOSED BLOW-OFF VALVE

PROPOSED WATER METER

EXISTING WATER METER

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

HOSE BIB

PROPOSED CATCH BASIN

EXISTING CATCH BASIN

FINISH GRADE

EXISTING GROUND

EVERGREEN TREE

DECIDUOUS TREE

STORMWATER INFRASTRUCTURE

REPRESENTS DRIVEWAY ACCESS

EXISTING COMMUNICATION LINE

EXISTING POWER LINE

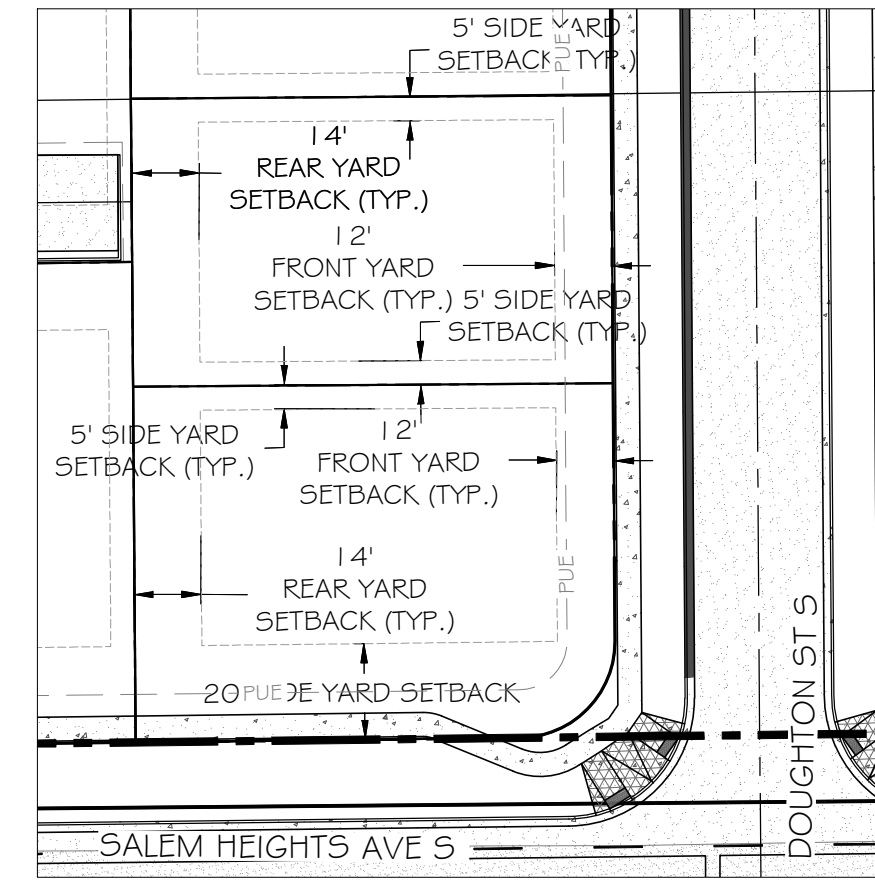
EXISTING GAS LINE

EXISTING POWER POLE

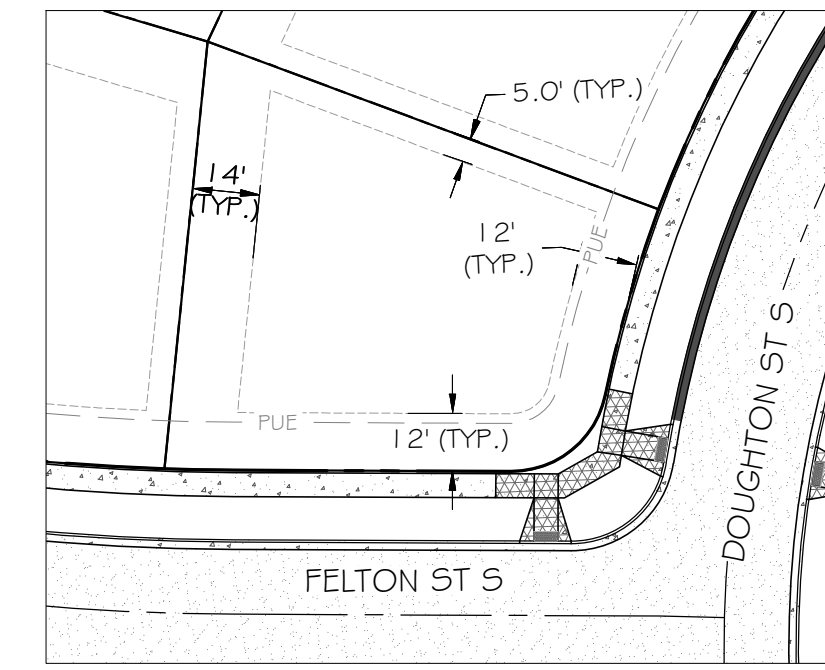
EXISTING GUY ANCHOR

EXISTING TELECOMMUNICATIONS PEDESTAL

EXISTING GAS STAND PIPE



TYPICAL BUILDING SETBACKS ADJOINING
COLLECTOR STREET AND LOCAL STREET
SCALE: NTS

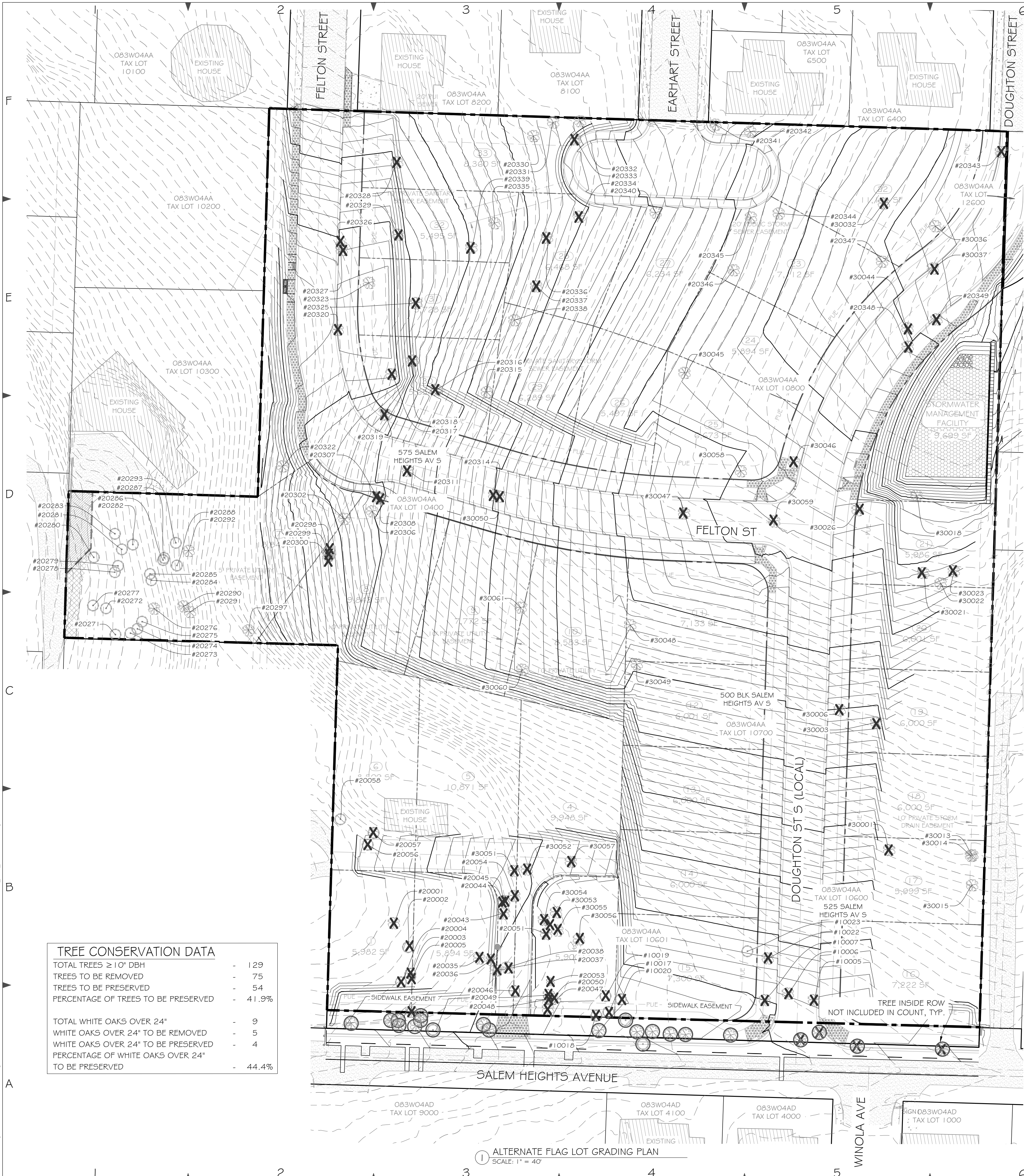


TYPICAL BUILDING SETBACKS
ADJOINING LOCAL STREETS
SCALE: NTS



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P:\2015 Projects\15128 Salem Heights Subdivision\The CAD\Civil\Tentative Subdivision Plan\15128_TSP_Tree Plan.dwg 5/29/2019 11:07:15 AM



TREE CONSERVATION DATA	
TOTAL TREES ≥ 10" DBH	- 129
TREES TO BE REMOVED	- 75
TREES TO BE PRESERVED	- 54
PERCENTAGE OF TREES TO BE PRESERVED	- 41.9%
TOTAL WHITE OAKS OVER 24"	- 9
WHITE OAKS OVER 24" TO BE REMOVED	- 5
WHITE OAKS OVER 24" TO BE PRESERVED	- 4
PERCENTAGE OF WHITE OAKS OVER 24" TO BE PRESERVED	- 44.4%

① ALTERNATE FLAG LOT GRADING PLAN
SCALE: 1" = 40'

ID	DBH	TYPE	SAVE
10005	30	L	N
10006	30	L	N
10007	24	W	N
10015	22	D	Y
10017	14	D	N
10018	24	D	N
10019	24	D	N
10020	30	D	N
10022	36	M	N
10023	26	D	Y
20001	17	W	N
20002	30	F	N
20003	22	F	N
20004	23	F	N
20005	23	MD	N
20010	16	W	N
20035	10	W	N
20036	11	W	N
20037	15	W	N
20038	10	W	N
20043	17	W	N
20044	27	W	N
20045	21	W	N
20046	10	F	N
20047	28	W	N
20048	12	W	N
20049	21	W	N
20050	14	W	N
20051	27	W	N
20054	16	W	N
20056	28	F	N
20057	33	F	N
20058	22	F	Y
20271	12	F	Y
20272	27	F	Y
20273	13	F	Y
20274	29	F	Y
20275	30	F	Y
20276	10	W	Y
20277	36	F	Y
20278	21	F	Y
20279	20	F	Y
20280	26	F	Y
20281	20	F	Y
20282	15	F	Y
20283	35	F	Y
20284	14	F	Y
20285	21	F	Y
20286	17	F	Y
20287	12	F	Y
20288	33	F	Y
20290	16	W	Y
20291	17	F	Y
20292	18	W	Y
20293	12	F	Y
20297	27	W	Y
20298	15	WN	N
20299	10	CH	N
20300	11	CH	N
20302	11	CH	Y
20306	14	CH	Y
20307	12	CH	N
20308	16	WN	N
20311	10	CH	N
20314	14	CH	N

TREE TYPES

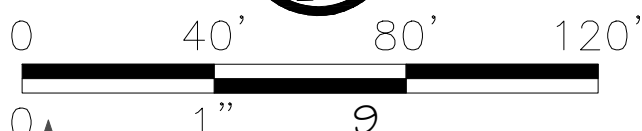
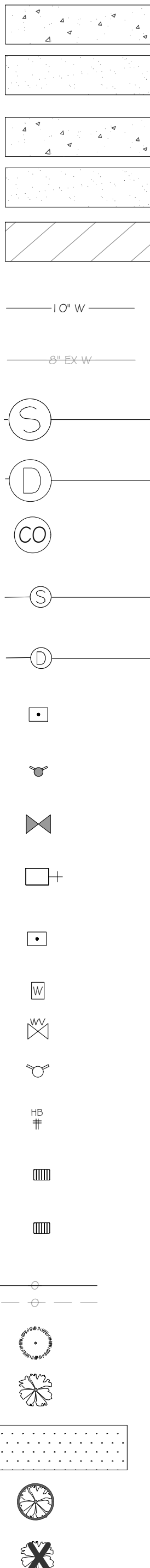
A=APPLE
CE=CEDAR
CH=CHERRY
CW=COTTONWOOD
D=DOUGLAS FIR
E=ELM
F=FIR
H=HAZEL
HO=HOLLY

HN=HAWTHORNE
L=LOCUST
MD=MADRONE
PL=PLUM
W=WHITE OAK
WN=WALNUT

ID	DBH	TYPE	SAVE
20315	11	D	Y
20316	10	CH	N
20317	10	W	N
20318	16	CH	N
20319	10	H	N
20320	17	WN	N
20322	16	E	Y
20323	11	PL	Y
20325	10	CH	N
20326	30	W	N
20327	10	PL	N
20328	19	WN	N
20329	12	HN	N
20330	40	W	Y
20331	25	W	Y
20332	21	W	Y
20333	17	M	N
20334	10	W	N
20335	10	CH	Y
20336	10	W	N
20337	13	M	N
20338	12	D	Y
20340	15	W	Y
20341	26	W	Y
20342	15	CH	Y
20343	11	D	N
20344	10	W	Y
20345	10	W	Y
20346	18	W	Y
20347	18	CH	Y
20348	13	CH	N
20349	16	CH	N
30001	14	CH	N
30003	12	HN	N
30006	14	HN	N
30013	10	CH	Y
30014	10	CH	Y
30015	30	CH	Y
30018	11	HN	Y
30021	10	HN	N
30022	14	M	Y
30023	10	HN	N
30026	12	HN	N
30032	14	M	N
30036	12	W	Y
30037	12	HN	N
30044	10	W	N
30045	12	W	Y
30046	12	W	N
30047	11	W	N
30048	13	A	Y
30049	10	M	Y
30050	10	CH	N
30051	14	W	N
30052	14	W	N
30053	18	W	N
30054	14	W	N
30055	12	W	N
30056	12	W	N
30057	18	W	N
30058	12	W	Y
30059	14	W	N
30060	12	CH	Y
30061	12	M	Y

LEGEND

- PROPOSED PCC
- PROPOSED AC
- EXISTING PCC
- EXISTING AC
- REMOVE EXISTING PAVEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED BLOW-OFF VALVE
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- HOSE BIB
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- FINISH GRADE
- EXISTING GROUND
- EVERGREEN TREE
- DECIDUOUS TREE
- STORMWATER INFRASTRUCTURE
- TREE WITHIN RIGHT-OF-WAY
- TREE TO BE REMOVED



PROJECT DELIVERY GROUP
Engineers | Land Surveyors | Project Managers

REGISTERED PROFESSIONAL ENGINEER
62679PE
OREGON
NOV. 9, 1999
KEITH WHISENAND
EXPIRES: 6-30-2018
DATE SIGNED:

WREN HEIGHTS SUBDIVISION

SALEM, OREGON

THOMAS KAY COMPANY

SALEM, OREGON

REVISIONS			
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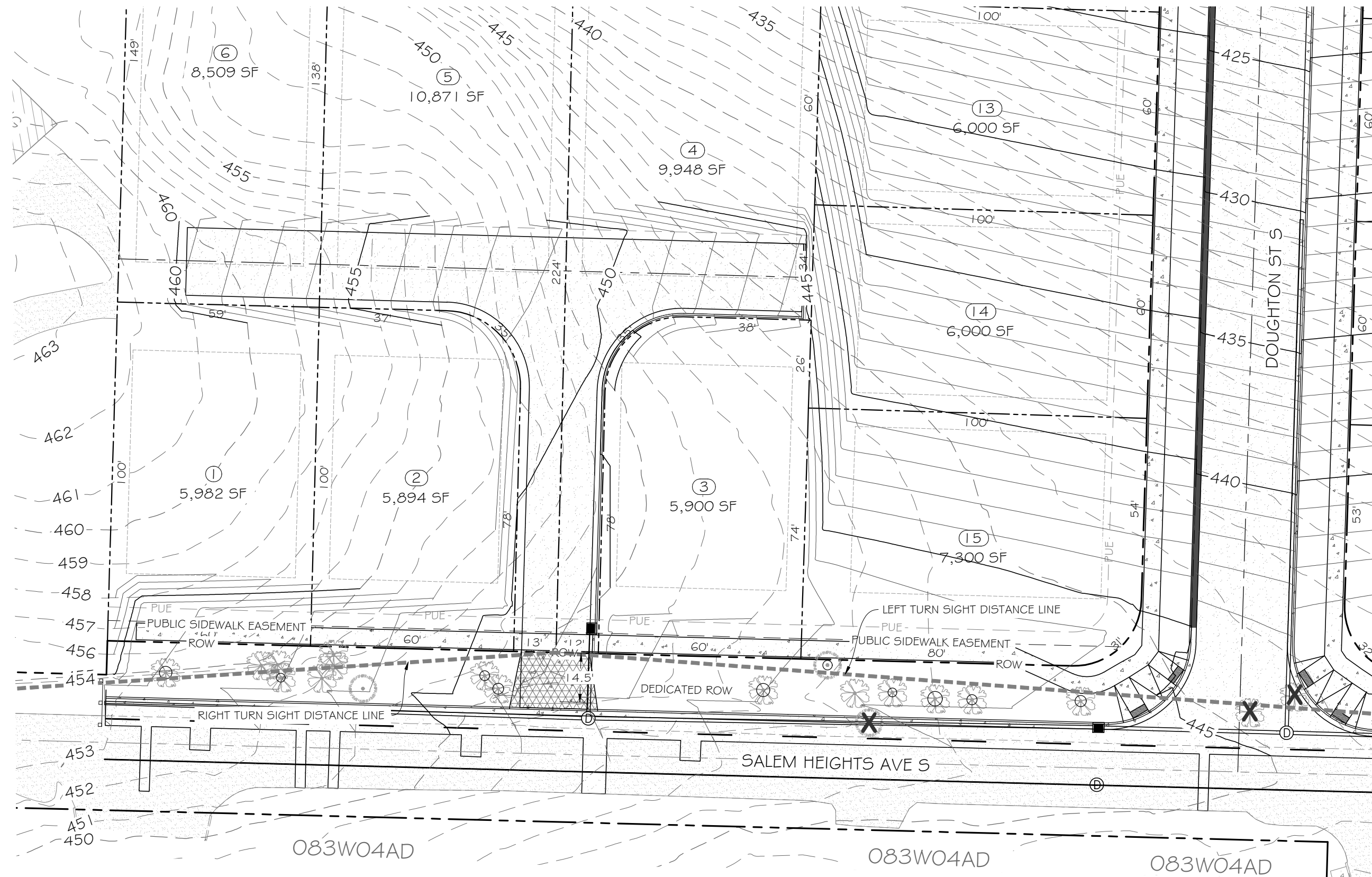
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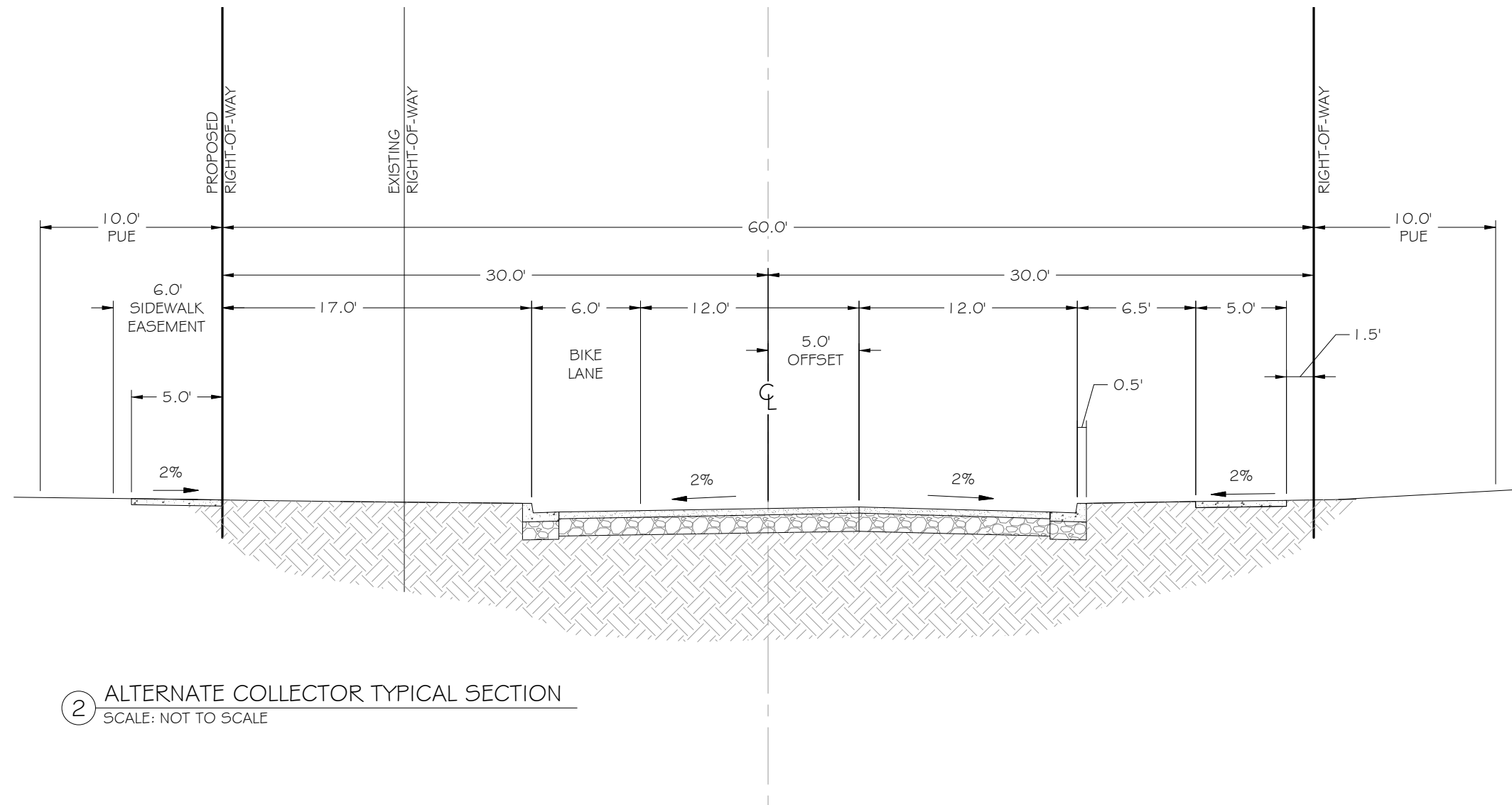
TREE CONSERVATION PLAN

C-1.15

P:\2015 Projects\15128 Salem Heights Subdivision\The CAD\Civil\Exhibits\15128_Tree Removal Plan.dwg 5/29/2019 11:09:09 AM



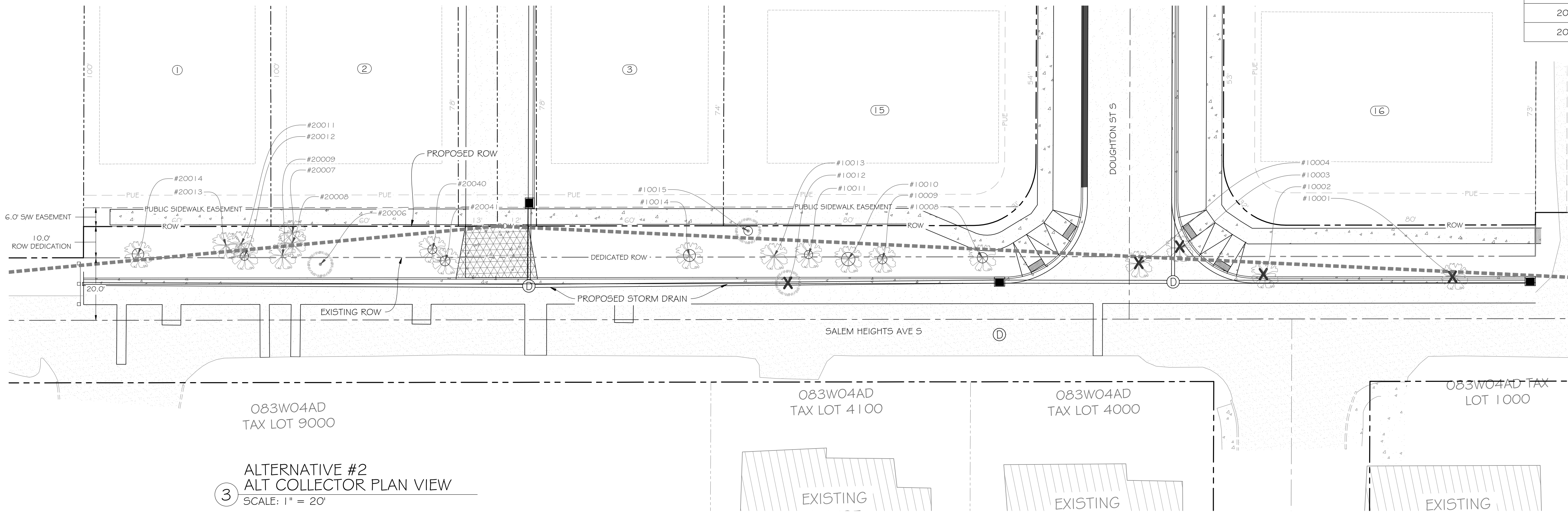
1 ALTERNATE FLAG LOT GRADING PLAN
SCALE: 1" = 30'



2 ALTERNATE COLLECTOR TYPICAL SECTION
SCALE: NOT TO SCALE

CITY TREES WITHIN THE CURRENT RIGHT-OF-WAY	
POINT NO.	DESCRIPTION
10001	DTR 32 WHITE OAK
10002	DTR 32 WHITE OAK
10004	DTR 15 12 8 LOCUS 3 TRUNKS
10008	DTR 28 MAPLE
10009	DTR 24 WHITE OAK
10010	ETR 40 DOUGLAS FIR
10012	ETR 12 DOUGLAS FIR
20006	ETR 22 FIR
20041	DTR 27 WHITEOAK

CITY TREES WITHIN THE RIGHT-OF-WAY DEDICATION	
POINT NO.	DESCRIPTION
10003	DTR 15 LOCUS
10011	DTR 20 WHITE OAK
10013	DTR 22 WHITE OAK
10014	ETR 35 DOUGLAS FIR
10015	ETR 22 DOUGLAS FIR
20007	DTR 14 WHITEOAK
20008	DTR 14 WHITEOAK
20009	DTR 20 WHITEOAK
20011	DTR 10 WHITEOAK
20012	DTR 20 WHITEOAK
20013	DTR 15 WHITEOAK
20014	DTR 33 WHITEOAK
20040	DTR 23 WHITEOAK



3 ALTERNATIVE #2
ALT COLLECTOR PLAN VIEW
SCALE: 1" = 20'

TREE TYPE, DIAMETER IN INCHES, SPECIES
DTR = DECIDUOUS TREE
ETR = EVERGREEN TREE
TREE LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TREE IDENTIFICATION

DATE SIGNED:

THOMAS KAY COMPANY
WREN HEIGHTS
SUBDIVISION
SALEM, OREGON

NO.	REVISIONS DESCRIPTION	DATE	BY	MF
1	SUBMITTED TO COS	5/7/19		

SHEET TITLE:

TREES WITHIN
RIGHT-OF-WAY
CONSERVATION
PLAN