

June 23, 2021

Morningside Neighborhood Association

Chair: Pamela Schmidling

Land Use Chair: Geoffrey James

RE: Meyer Farm: Proposed 138-lot subdivision

Emerio Design represents the applicant for a single-family residential subdivision proposed at 4540 Pringle Road SE in Salem, Oregon. This application proposes 138 residential lots to be developed in two phases, and an extension of Hilfiker Lane is proposed through the property. The existing farmhouse and accessory buildings are proposed to be preserved on a 3.64-acre parcel. A future development plan has been shown to comply with Salem Revised Code standards, but no development is currently proposed in this area. The applicant proposes to preserve 26.56% of the total trees on the property and detailed tree removal plan sheets have been attached. I am available to answer questions you may have regarding this proposal.



Sincerely,

Jennifer Arnold

Jennifer Arnold

Sr. Land Use Planner

jarnold@emeriodesign.com

(503)746.8812

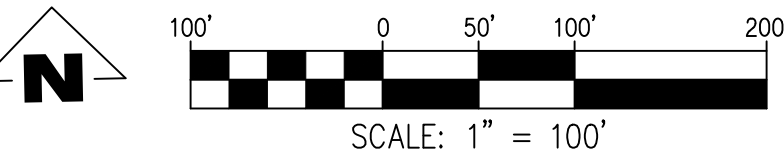
Applicant Information:
Kehoe Northwest Properties:
Martin Kehoe
mkehoe03@gmail.com
503-970-1111

MEYER FARM

138-LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS SW1/4 NW1/4 SECTION 11, T. 8S, R. 3W, W.M. CITY OF SALEM, OREGON



SITE MAP



PROJECT CONTACTS

OWNER:

KEHOE NORTHWEST PROPERTIES
11627 SUMMERVILLE AVENUE
PORTLAND, OR 97219
CONTACT: MARTIN KEHOE
(503) 244-3838 (P)

SURVEYOR:

EMERIO DESIGN, LLC
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OR 97008
CONTACT: DAN ADSIT, PLS
(503) 746-8812 (P)

GEOTECHNICAL ENGINEER:

GEO CONSULTANTS NW
2839 SE MILWAUKIE AVENUE
PORTLAND, OR 97202
RANDALL GOODE
(503) 616-9425 (P)

CIVIL ENGINEER:

EMERIO DESIGN, LLC
2677 WILLAKENZIE ROAD, SUITE 1A
EUGENE, OR 97401
CONTACT: ROY W. HANKINS, P.E.
(503) 746-8812 (P)
(503) 639-9592 (F)

SITE DATA

SITE AREA:	25.63 ACRES
CURRENT ZONING:	RS/RA
TAX MAP:	083W11BC
TAX LOTS:	3000 & 3002
NO OF LOTS:	138



VICINITY MAP

SCALE: 1"=1000'



DRAWING INDEX

Sheet List Table

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P10.0	HILLROSE STREET SE STA 1+00 TO 7+00 - PLAN AND PROFILE
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P18.0	CHAPARRAL DRIVE SE AND LANSFORD DRIVE SE - PLAN AND PROFILE
P19.0	TENTATIVE SLOPE ANALYSIS PLAN

LEGEND

BOUNDARY LINE	SS	EXISTING SANITARY SEWER LINE
EASEMENT	W	EXISTING WATER LINE
EXISTING 1' CONTOUR LINE		EXISTING OVERHEAD POWER LINE
EXISTING 5' CONTOUR LINE		EXISTING GAS LINE
EXISTING CROWN (CENTER LINE OF ROAD)		EXISTING DITCH LINE
EXISTING TREE		EXISTING WETLAND LINE
EXISTING STORM DRAIN MANHOLE		EXISTING HEDGE LINE
EXISTING SANITARY SEWER MANHOLE		EXISTING WOODEN FENCE
EXISTING CATCH BASIN		EXISTING RAIL FENCE
EXISTING CLEANOUT		EXISTING CHAIN LINK FENCE
EXISTING WATER METER		PROPOSED STORM LINE
EXISTING WATER VALVE		PROPOSED SANITARY LINE
EXISTING FIRE HYDRANT		PROPOSED WATERLINE
EXISTING MAIL BOX		PROPOSED STORM LATERAL
EXISTING UTILITY POLE		PROPOSED SANITARY LATERAL
EXISTING GUY WIRE		PROPOSED SINGLE WATER METER
EXISTING LIGHT		PROPOSED STORM MANHOLE
EXISTING COMMUNICATION PEDESTAL		PROPOSED CATCH BASIN/AREA DRAIN
EXISTING ELECTRICAL METER		PROPOSED SANITARY MANHOLE
EXISTING JUNCTION BOX		PROPOSED BLOWOFF
EXISTING BOLLARD		PROPOSED WATER VALVE
EXISTING DOWNSPOUT		PROPOSED 1' CONTOUR LINE
EXISTING WETLAND FLAG		PROPOSED 5' CONTOUR LINE
EXISTING STORM LINE		PROPOSED SEDIMENT FENCE

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

BENCHMARK INFORMATION

VERTICAL BENCHMARK IS BASED ON NAVD (GEOID 2012A) BASED ON (RTK) CORRECTIONS FROM THE OREGON STATE REFERENCE NETWORK.

DATUM = NAVD 88

NOTICE TO EXCAVATORS:
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).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

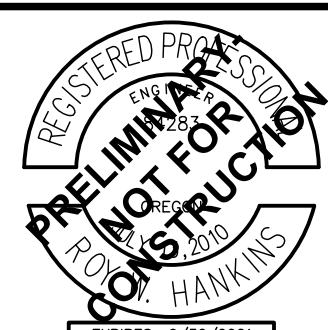
Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

COVER SHEET AND INDEX OF DRAWINGS

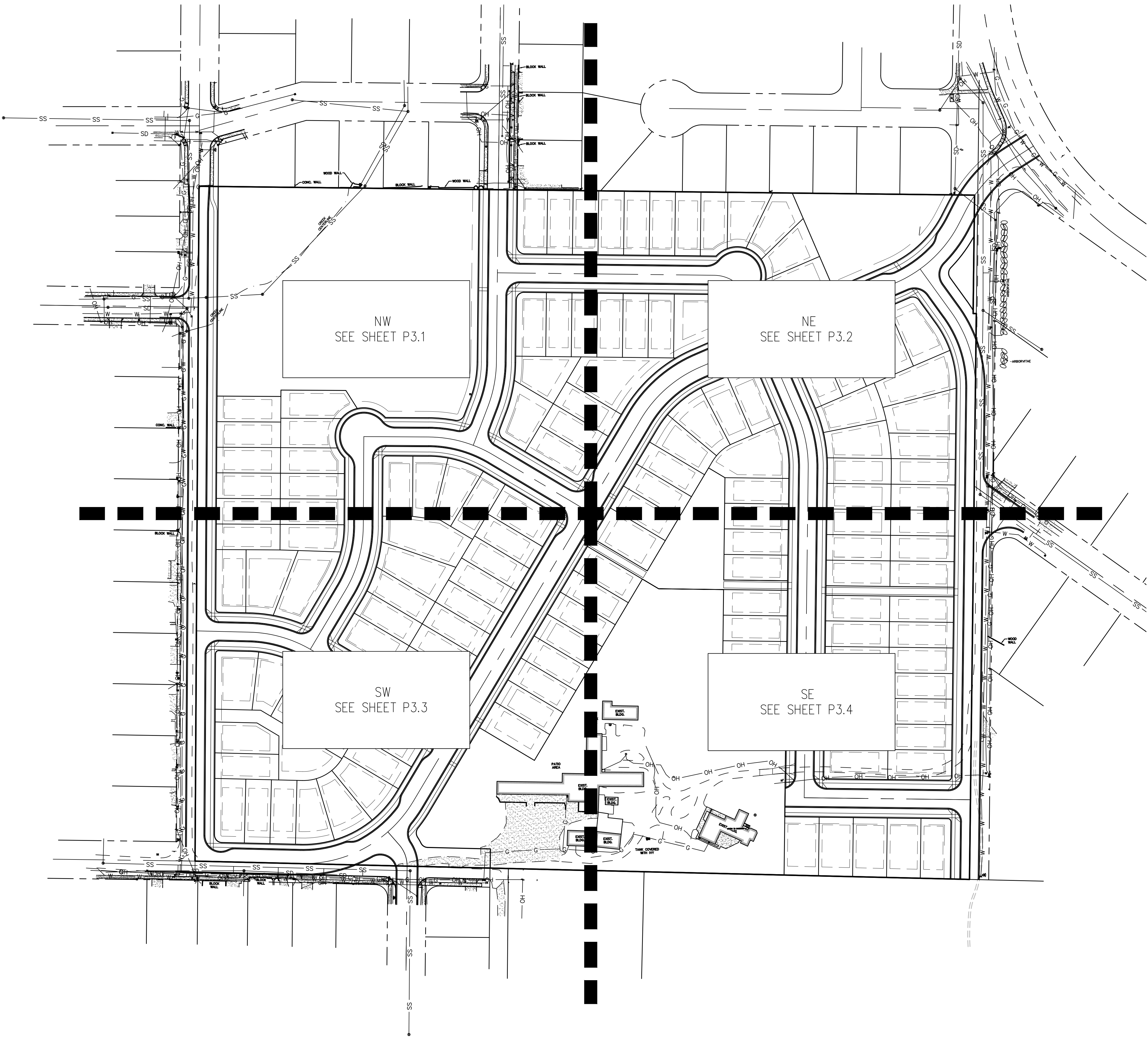
REVISIONS

NO.	DATE	DESCRIPTION

EMERIO
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EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com



SHEET
P1.0
OF



- TREE PROTECTION SPECIFICATIONS
1. 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.
 2. 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 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.
 3. TREE PROTECTION ZONE. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
 - a) GRADE CHANGE OR CUT AND FILL;
 - b) NEW IMPERVIOUS SURFACES;
 - c) UTILITY OR DRAINAGE FIELD PLACEMENT;
 - d) STAGING OR STORAGE OF MATERIALS AND EQUIPMENT; OR
 - e) VEHICLE MANEUVERING.THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO 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.
 4. 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. PROTECTION FENCING MAY BE TEMPORARILY OPENED IN TRACT B FOR REMOVAL OF TREES #6654 AND #6655, IN THE REAR OF LOT 3 FOR REMOVAL OF TREE #6248 AND #6375, IN THE REAR OF LOT 9 FOR REMOVAL OF TREE #50316 AND IN THE REAR OF LOT 10 FOR REMOVAL OF TREES #50398 AND #50399. 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.
 5. 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.
 6. 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.
 7. LANDSCAPING. FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES 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 ROOT IMPACTS.
 8. QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENDOURAGE ON RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.
 9. REASSESSMENT. TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSED IN TERMS OF FUTURE HOME PLANS; ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED.

TREE PRESERVATION	
PROPOSED PLAN	NUMBER OF TREES
ONSITE TREES REMOVED	595
ONSITE SIGNIFICANT TREES REMOVED	5
TOTAL TREES REMOVED	600
ONSITE TREES PRESERVED	217
TOTAL ONSITE TREES (INCLUDING SIGNIFICANT)	817
PERCENTAGE OF TREES PRESERVED	26.56%

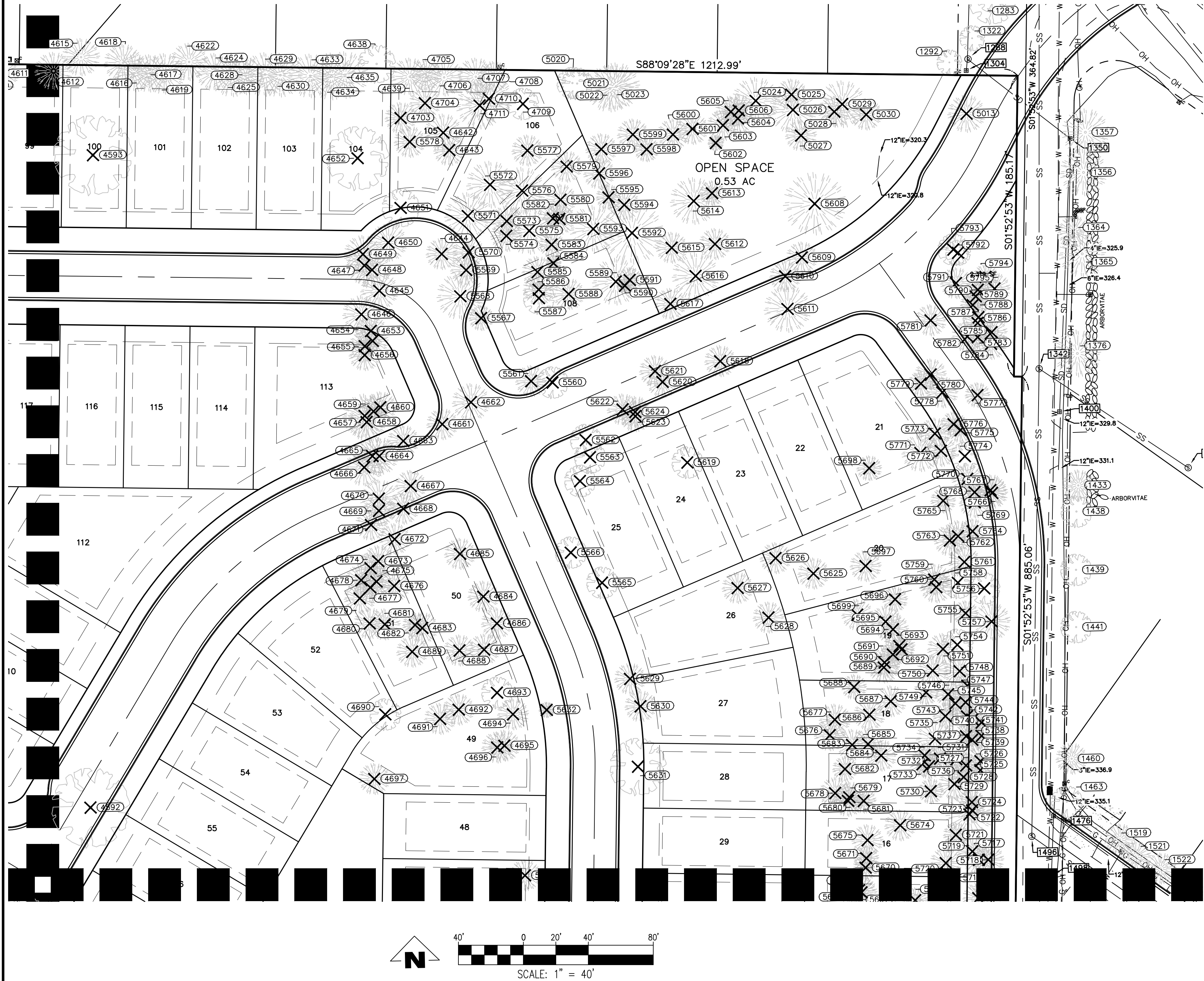
4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON

TREE PRESERVATION AND
REMOVAL PLAN
OVERVIEW

REVISIONS	
NO.	DATE DESCRIPTION

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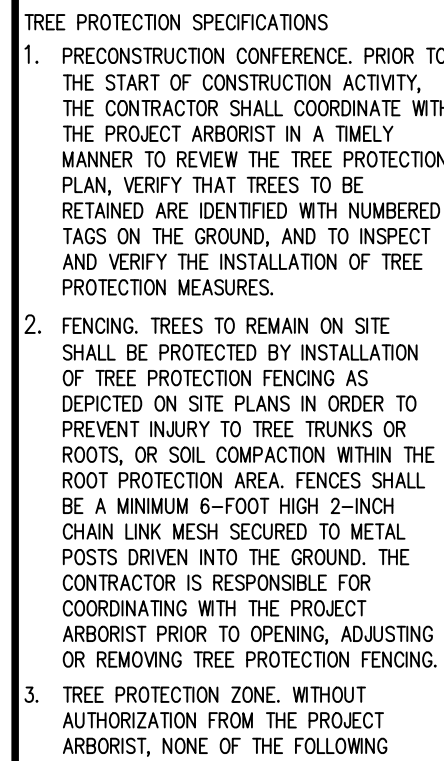
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CONDITION

- | | |
|-------------|-----------|
| <div></div> | GOOD |
| <div></div> | FAIR |
| <div></div> | POOR |
| <div></div> | VERY POOR |

TREE #	SPECIES	DBH+	REMOVE
1283	OAK	12	
1284	OAK	8	
1292	BIRCH	8	
1322	BIRCH	8	
1356	FIR	18	
1357	FIR	18	
1364	PINE	8	
1365	FIR	20	
1376	FIR	14	
1433	FIR	10	
1438	BIRCH	6	
1439	BIRCH	12	
1441	BIRCH	12	
1460	FIR	8	
1463	BIRCH	6	
1519	FIR	8	
1521	PINE	18	
1522	PINE	8	
4592	WALNUT	32	REMOVE
4593	WALNUT	24	REMOVE
4612	FIR (x2)	14	
4615	FIR	12	
4616	FIR	14	
4617	FIR	14	
4618	PINE	14	
4619	FIR	16	
4622	FIR	14	
4624	FIR	16	
4625	FIR	18	
4628	FIR	16	
4629	FIR	22	
4630	FIR	16	
4633	FIR	18	
4634	FIR (x2)	22	
4635	FIR	20	
4638	DECD	14	
4639	FIR	14	
4642	FIR	16	REMOVE
4643	FIR	16	REMOVE
4644	FIR	14	REMOVE
4645	FIR	18	REMOVE
4646	FIR	12	REMOVE
4647	FIR	18	REMOVE
4648	FIR	14	REMOVE
4649	FIR	18	REMOVE
4650	FIR	18	REMOVE
4651	MADRONA	10	REMOVE
4652	WALNUT	28	REMOVE
4653	FIR	12	REMOVE
4654	FIR	16	REMOVE
4655	FIR	14	REMOVE
4656	FIR	14	REMOVE
4657	FIR	20	REMOVE
4658	FIR	18	REMOVE
4659	FIR	18	REMOVE
4660	FIR	12	REMOVE
4661	FIR	12	REMOVE
4662	FIR	14	REMOVE
4663	FIR	14	REMOVE
4664	FIR	18	REMOVE
4665	FIR	20	REMOVE
4666	FIR	14	REMOVE
4667	FIR	14	REMOVE
4668	FIR	14	REMOVE
4669	FIR	16	REMOVE
4670	FIR	14	REMOVE
4671	FIR	16	REMOVE
4672	FIR	10	REMOVE
4673	FIR	16	REMOVE
4674	FIR	16	REMOVE
4675	FIR	14	REMOVE
4676	FIR	14	REMOVE
4677	FIR	12	REMOVE
4678	FIR	18	REMOVE
4679	FIR	18	REMOVE
4680	FIR	24	REMOVE
4681	FIR	18	REMOVE
4682	FIR	12	REMOVE
4683	FIR	18	REMOVE
4684	FIR	12	REMOVE
4685	FIR	10	REMOVE
4686	FIR	10	REMOVE
4687	FIR	16	REMOVE
4688	FIR (x2)	12	REMOVE
4689	FIR	24	REMOVE
4690	MADRONA	10	REMOVE
4691	FIR	8	
4692	FIR	16	REMOVE
4693	MADRONA	8	REMOVE
4694	FIR	8	REMOVE
4695	FIR	8	REMOVE
4696	FIR	8	REMOVE
4697	FIR	10	
4703	FIR	20	REMOVE
4704	FIR	18	REMOVE
4705	FIR	12	
4706	FIR	16	REMOVE
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5791			
5792			
5793			
5794			
5795			

TREE #	SPECIES	DBH+	REMOVE
4710	FIR	16	REMOVE
4711	FIR	18	REMOVE
5013	MADRONA	12	REMOVE
5020	MADRONA	8	
5021	MADRONA	8	
5022	FIR	16	
5023	FIR	32	
5024	FIR	18	REMOVE
5025	FIR	8	REMOVE
5026	FIR	28	REMOVE
5027	FIR	16	REMOVE
5028	FIR	18	REMOVE
5029	FIR	20	REMOVE
5030	FIR	8	REMOVE
5560	MADRONA	8	REMOVE
5561	FIR	14	REMOVE
5562	MADRONA	8	REMOVE
5563	MADRONA	8	REMOVE
5564	MADRONA	8	REMOVE
5565	MADRONA	10	REMOVE
5566	MADRONA	8	REMOVE
5567	FIR	8	REMOVE
5568	FIR	20	REMOVE
5569	FIR	16	REMOVE
5570	FIR	8	REMOVE
5571	FIR	18	REMOVE
5572	FIR	20	REMOVE
5573	FIR	8	REMOVE
5574	FIR	8	REMOVE
5575	FIR	20	REMOVE
5576	FIR	20	REMOVE
5577	FIR	8	REMOVE
5578	FIR	18	REMOVE
5579	FIR	16	REMOVE
5580	FIR	18	REMOVE
5581	FIR	16	REMOVE
5582	FIR	14	REMOVE
5583	FIR	10	REMOVE
5584	FIR	12	REMOVE
5585	FIR	16	REMOVE
5586	FIR	12	REMOVE
5587	MADRONA	8	REMOVE
5588	FIR	16	REMOVE
5589	FIR	22	REMOVE
5590	FIR	8	REMOVE
5591	FIR	14	REMOVE
5592	FIR	26	REMOVE
5593	FIR	20	REMOVE
5594	FIR	16	REMOVE
5595	FIR	10	REMOVE
5596	FIR	16	REMOVE
5597	FIR	16	REMOVE
5598	FIR	14	REMOVE
5599	FIR	18	REMOVE
5600	FIR	16	REMOVE
5601	FIR	16	REMOVE
5602	FIR	8	REMOVE
5603	FIR	16	REMOVE
5604	FIR	18	REMOVE
5605	FIR	18	REMOVE
5606	FIR	18	REMOVE
5608	FIR	26	REMOVE
5609	FIR	10	REMOVE
5610	FIR	18	REMOVE
5611	FIR	20	REMOVE
5612	FIR	14	REMOVE
5613	FIR	10	REMOVE
5614	FIR	18	REMOVE
5615	FIR	18	REMOVE
5616	FIR	18	REMOVE
5617	FIR	16	REMOVE
5618	FIR	16	REMOVE
5619	MADRONA	8	REMOVE
5620	FIR	16	REMOVE
5621	FIR	18	REMOVE
5622	FIR	18	REMOVE
5623	FIR	16	REMOVE
5624	FIR	14	REMOVE
5625	FIR	8	REMOVE
5626	FIR	18	REMOVE
5627	FIR	16	REMOVE
5628	FIR	12	REMOVE
5629	FIR	12	REMOVE
5630	FIR	12	REMOVE
5631	CTNWD	28	REMOVE

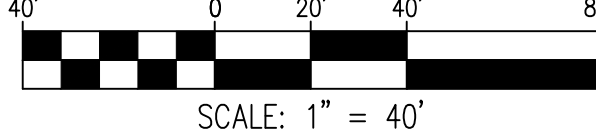


4. TREE AND STUMP REMOVAL. TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. PROTECTION FENCING MAY BE TEMPORARILY OPENED IN TRACT FOR REMOVAL OF TREES #6654 AND

5. 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.

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 TREE PLANTS TO

	GOOD
	FAIR
	POOR
	VERY POOR



REE #	SPECIES	DBH+	REMOVE
3226	OAK	12	REMOVE
3227	OAK (x2)	12	REMOVE
3228	OAK	32	REMOVE
3229	OAK	12	REMOVE
3230	OAK	10	REMOVE
3231	OAK	8	REMOVE
3232	OAK	16	REMOVE
3233	OAK	12	REMOVE
3234	OAK	8	REMOVE
3235	OAK (x2)	12	REMOVE
3236	OAK	8	REMOVE
3237	OAK	8	REMOVE
3238	OAK	16	REMOVE
3239	FIR	8	REMOVE
3240	OAK	10	REMOVE
3241	OAK (x2)	16	REMOVE
3242	OAK (x3)	16	REMOVE
3243	OAK (x3)	16	REMOVE
3244	OAK (x5)	14	
3245	OAK	14	
3246	OAK (x2)	16	
3247	OAK	15	
3248	OAK	18	
3249	OAK (x2)	12	
3250	OAK	16	
3251	OAK	24	
3252	OAK	14	REMOVE
3253	OAK	8	REMOVE
3254	OAK	10	REMOVE
3255	OAK	8	REMOVE
3256	OAK	10	REMOVE
3257	OAK	8	REMOVE
3258	OAK	8	REMOVE
3259	OAK	12	REMOVE
3260	OAK	14	REMOVE
3261	OAK (x3)	12	REMOVE
3262	OAK	10	REMOVE
3263	OAK (x3)	10	REMOVE
3264	OAK	10	REMOVE
3265	OAK	16	REMOVE
3266	OAK	16	
3267	OAK	10	
3268	OAK	16	REMOVE
3269	OAK	10	REMOVE
3270	OAK	18	REMOVE
3271	OAK (x3)	12	REMOVE
3272	OAK (x2)	12	
3273	OAK	18	
3274	OAK	10	
3275	OAK (x2)	18	
3276	OAK	12	
3277	OAK	22	
3278	OAK	10	
3280	OAK	18	
3281	OAK (x2)	16	
3282	OAK	8	
4466	OAK	30	
4467	OAK	18	
4468	OAK	24	
4469	OAK	22	
4470	OAK	24	
4471	FIR	36	
4472	OAK	24	
4473	OAK	24	
4474	OAK	14	
4500	OAK	36	
4565	OAK	18	
4566	FIR	36	
4567	OAK	14	
4568	FIR	16	
4569	OAK	20	
4570	OAK	14	
4571	OAK	20	
4572	OAK	19	
4573	OAK	18	
4574	OAK	28	
4575	OAK	22	
4576	OAK	20	
4577	OAK	12	
4578	OAK	18	
4579	OAK	14	
4580	OAK	18	
4581	OAK	14	
4582	OAK	14	
4583	OAK	12	
4584	OAK	10	
4585	OAK	12	
4586	OAK	10	
4587	OAK	12	
4588	OAK	8	
4589	OAK (x2)	12	
4590	OAK (x2)	16	
4594	FIR	18	REMOVE
4595	FIR	18	REMOVE
4596	FIR	20	REMOVE
4597	FIR	22	REMOVE
4598	FIR	20	REMOVE
4599	FIR	18	REMOVE
4600	FIR	20	REMOVE
5461	FIR	8	

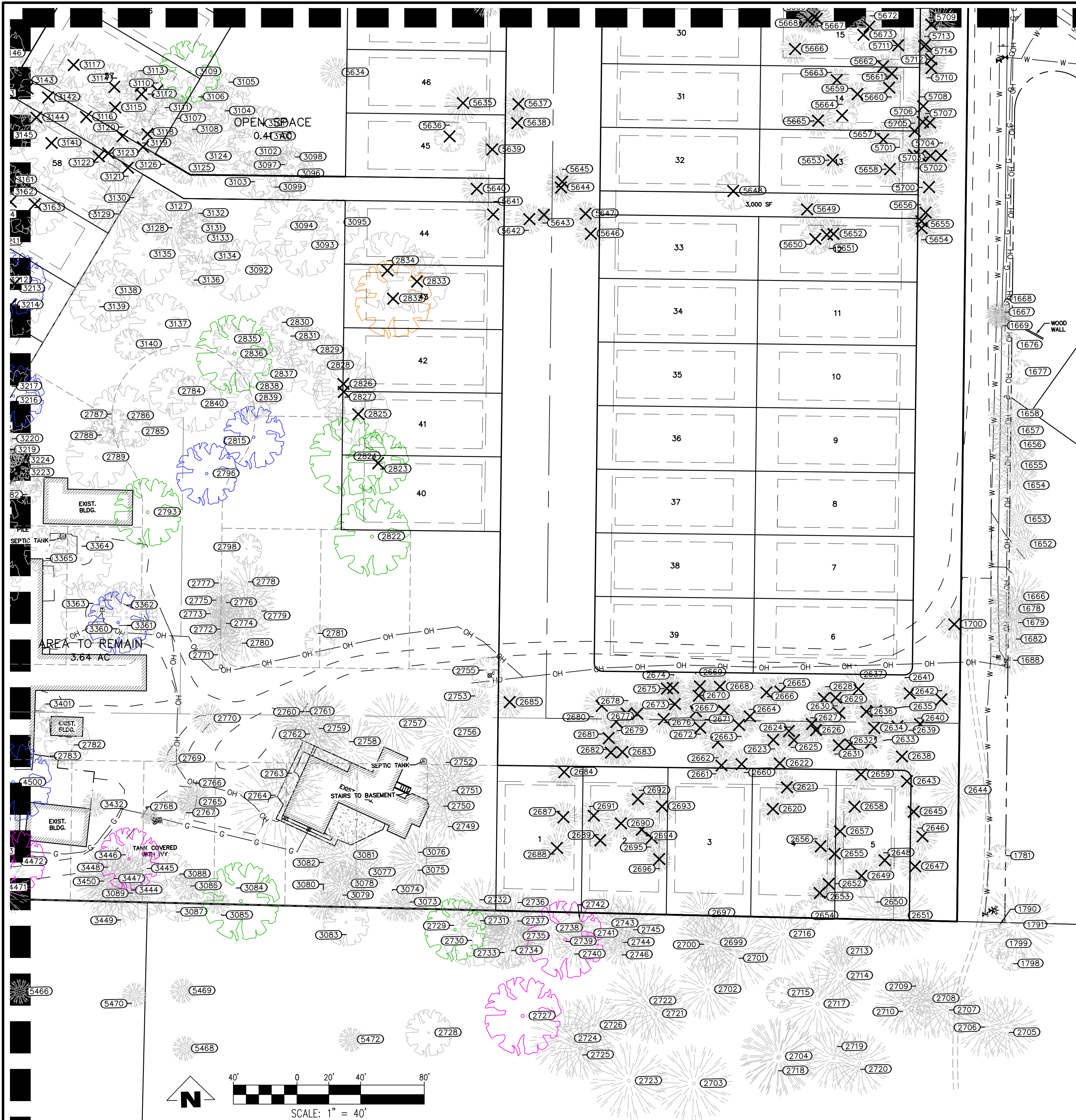
DBH* DIAMETER AT BREAST HEIGHT, INCHES

REVISIONS	DESCRIPTION
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SHEET
P3.3

31



- 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 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; OR
 - VEHICLE MANEUVERING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO 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. PROTECTION FENCING MAY BE TEMPORARILY OPENED IN TRACT 8 FOR REMOVAL OF TREES #6654 AND #6655, IN THE REAR OF LOT 3 FOR REMOVAL OF TREE #6248 AND #6375, IN THE REAR OF LOT 9 FOR REMOVAL OF TREE #50316 AND IN THE REAR OF LOT 10 FOR REMOVAL OF TREES #50398 AND #50399. WITHIN TREE PROTECTION ZONES, TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLEED 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-INCHES 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 ROOT IMPACTS.
- QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENCOACH 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 REASSESSED IN TERMS OF FUTURE HOME PLANS. ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED.

CONDITION

- GOOD
- FAIR
- POOR
- VERY POOR

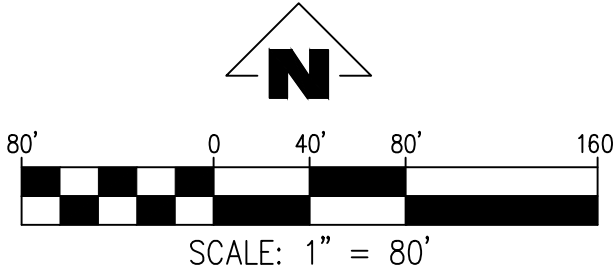
TREE #	SPECIES	DBH+	REMOVE
1652	FIR	16	
1653	FIR	18	
1654	FIR	18	
1655	FIR	16	
1656	FIR	16	
1657	FIR	14	
1658	FIR	22	
1666	FIR	20	
1667	CEDAR	8	
1668	CEDAR	8	
1669	CEDAR	10	
1676	APPLE	8	
1677	APPLE	8	
1678	FIR	12	
1679	FIR	14	
1682	FIR	16	
1688	FIR	18	
1700	PINE	12	REMOVE
1781	ALDER	8	
1790	FIR	28	
1791	FIR	36	
1798	MAPLE	8	
1799	ALDER	8	
2620	PINE	12	REMOVE
2621	PINE	12	REMOVE
2622	PINE	10	REMOVE
2623	PINE	12	REMOVE
2624	PINE	10	REMOVE
2625	PINE	10	REMOVE
2626	PINE	12	REMOVE
2627	PINE	10	REMOVE
2628	PINE	16	REMOVE
2629	PINE	10	REMOVE
2630	PINE	9	REMOVE
2631	PINE	12	REMOVE
2632	PINE	13	REMOVE
2633	PINE	8	REMOVE
2634	PINE	8	REMOVE
2635	PINE	12	REMOVE
2636	PINE	12	REMOVE
2637	PINE	16	REMOVE
2638	PINE	16	REMOVE
2639	PINE	10	REMOVE
2640	PINE	10	REMOVE
2641	PINE	14	REMOVE
2642	PINE	12	REMOVE
2643	PINE	14	REMOVE
2644	FIR	32	
2645	PINE	8	REMOVE
2646	PINE	18	REMOVE
2647	PINE	13	REMOVE
2648	PINE	10	REMOVE
2649	PINE	12	REMOVE
2650	FIR	28	
2651	FIR	28	
2652	PINE	12	REMOVE
2653	PINE	8	REMOVE
2654	OAK (x2)	15	
2655	PINE	11	REMOVE
2656	PINE	8	REMOVE
2657	PINE	18	REMOVE
2658	PINE	12	REMOVE
2659	PINE	12	REMOVE
2660	PINE	18	REMOVE
2661	PINE	12	REMOVE
2662	PINE	14	REMOVE
2663	PINE	12	REMOVE
2664	PINE	12	REMOVE
2665	PINE	13	REMOVE
2666	PINE	13	REMOVE
2667	PINE	9	REMOVE
2668	PINE	9	REMOVE
2669	PINE	9	REMOVE
2670	PINE	18	REMOVE
2671	PINE	10	REMOVE
2672	PINE	10	REMOVE
2673	PINE	10	REMOVE
2674	PINE	16	REMOVE
2675	PINE	8	REMOVE
2676	PINE	14	REMOVE
2677	PINE	11	REMOVE
2678	PINE	12	REMOVE
2679	PINE	10	REMOVE
2680	PINE	18	REMOVE
2681	PINE	10	REMOVE
2682	PINE	12	REMOVE
2683	PINE	14	REMOVE
2684	PINE	16	REMOVE
2685	PINE	18	REMOVE
2687	PINE	14	REMOVE
2688	PINE	18	REMOVE
2689	PINE	12	REMOVE
2690	PINE	16	REMOVE
2691	PINE	12	REMOVE
2692	PINE	10	REMOVE
2693	PINE	14	REMOVE
2694	PINE	10	REMOVE
2695	PINE	16	REMOVE
2696	PINE	10	REMOVE
2697	FIR	18	

TREE #	SPECIES	DBH+	REMOVE
2699	FIR	22	
2700	FIR	34	
2701	FIR	48	
2702	FIR	28	
2703	FIR	24	
2704	FIR	42	
2705	FIR	28	
2706	FIR	28	
2707	FIR	26	
2708	FIR	40	
2709	FIR	14	
2710	FIR	32	
2713	FIR	12	
2714	FIR	28	
2715	OAK	8	
2716	FIR	28	
2717	FIR	32	
2718	FIR	40	
2719	FIR	28	
2720	FIR	28	
2721	FIR	32	
2722	FIR	44	
2723	FIR	40	
2724	FIR	48	
2725	FIR	22	
2726	FIR	24	
2727	OAK	38	
2728	OAK	16	
2729	OAK	24	
2730	OAK	18	
2731	OAK	12	
2732	FIR	30	
2733	OAK	14	
2734	OAK	14	
2735	FIR	30	
2736	FIR	18	
2737	FIR	14	
2738	FIR	30	
2739	OAK	24	
2740	FIR	22	
2741	FIR	12	
2742	FIR	12	
2743	FIR	28	
2744	FIR	24	
2745	FIR	23	
2746	FIR	14	
2749	FIR	18	
2750	FIR	30	
2751	FIR	32	
2752	FIR	24	
2753	PINE	14	
2755	DECD	10	
2756	FIR	40	
2757	FIR	32	
2758	FIR	32	
2759	FIR	32	
2760	FIR	30	
2761	FIR	16	
2762	FIR	22	
2763	FIR	36	
2764	FIR	52	
2765	PINE	12	
2766	PINE	8	
2767	DECD	8	
2768	PINE	8	
2769	FIR	22	
2770	PINE	16	
2771	FIR	16	
2772	FIR	14	
2773	FIR	16	
2774	FIR	10	
2775	FIR	8	
2776	FIR	12	
2777	FIR	12	
2778	FIR	26	
2779	FIR	26	
2780	FIR	30	
2781	BIRCH	12	
2782	OAK	14	
2783	OAK (x3)	14	
2784	OAK	18	
2785	OAK	10	
2786	OAK	18	
2787	OAK	10	
2788	OAK	10	
2789	OAK	18	
2793	OAK	24	
2796	OAK	24	
2798	DECD	14	
2815	OAK	26	
2822	OAK	44	
2823	OAK	24	REMOVE
2824	OAK	26	
2825	OAK	20	REMOVE
2826	OAK (x3)	16	REMOVE
2827	OAK (x2)	14	REMOVE
2828	OAK	20	
2829	OAK	18	
2830	OAK	18	
2831	OAK	18	

TREE #	SPECIES	DBH+	REMOVE
2832	OAK	24	REMOVE
2833	OAK (x2)	16	REMOVE
2834	OAK	22	REMOVE
2835	OAK	10	
2836	OAK	30	
2837	OAK	18	
2838	OAK (x3)	18	
2839	OAK (x2)	12	
2840	OAK	20	
3073	FIR	14	
3074	FIR	14	
3075	FIR	36	
3076	FIR	26	
3077	FIR	24	
3078	FIR	24	
3079	FIR	24	
3080	FIR	15	
3081	FIR	26	
3082	FIR	22	
3083	WALNUT	10	
3084	OAK	28	
3085	PINE	9	
3086	FIR	10	
3087	OAK	17	
3088	OAK	22	
3089	OAK (x2)	16	
3092	OAK (x2)	18	
3093	OAK	22	
3094	OAK	20	
3095	OAK (x3)	14	
3096	OAK	14	
3097	OAK	10	
3098	OAK	10	
3099	OAK (x2)	12	
3100	OAK	20	
3101	OAK	12	
3102	OAK (x2)	16	
3103	OAK (x2)	12	
3104	OAK	12	
3105	OAK	16	
3106	OAK (x2)	18	
3107	OAK	12	
3108	OAK	12	
3109	OAK	28	
3110	OAK (x2)	14	REMOVE
3111	OAK	14	
3112	OAK	10	REMOVE
3113	OAK	10	REMOVE
3114	OAK	14	REMOVE
3115	OAK	16	REMOVE
3116	OAK (x2)	16	REMOVE
3117	OAK	16	REMOVE
3118	OAK	8	REMOVE
3119	OAK	12	REMOVE
3120	OAK	18	REMOVE
3121	OAK	12	REMOVE
3122	OAK	14	REMOVE
3123	OAK	10	REMOVE
3124	FIR	30	
3125	OAK	14	
3126	OAK	12	
3127	OAK	12	
3128	FIR	20	
3129	FIR	36	
3130	OAK	12	
3131	OAK	12	
3132	OAK	12	
3133	OAK	18	
3134	OAK (x2)	22	
3135	OAK	22	
3136	OAK	14	
3137	OAK	22	
3138	OAK (x2)	20	
3139	OAK	18	
3140	OAK	14	
3141	OAK	22	REMOVE
3142	OAK	20	REMOVE
3143	OAK	20	REMOVE
3144	OAK	10	REMOVE
3145	OAK	12	REMOVE
3222	OAK	12	
3223	OAK	14	
3224	OAK	16	
3360	OAK	24	
3361	OAK	22	
3362	OAK	18	
3363	OAK (x2)	18	
3364	OAK (x2)	18	
3365	OAK (x2)	12	
3401	DECD	8	
3432	PINE	9	
3444	FIR	16	
3446	OAK	24	
3447	FIR	24	
3448	FIR	20	
3449	FIR	22	
3450	FIR	36	
5634	FIR	16	
5635	FIR	14	REMOVE

TREE #	SPECIES	DBH+	REMOVE
5636	MADRONA	10	REMOVE
5637	FIR (x2)	14	REMOVE
5638	FIR	16	REMOVE
5639	FIR	14	REMOVE
5640	FIR (x2)	16	REMOVE
5641	FIR	26	REMOVE
5642	FIR	18	REMOVE
5643	FIR	16	REMOVE
5644	FIR	16	REMOVE
5645	FIR	18	REMOVE
5646	FIR	14	REMOVE
5647	FIR	16	REMOVE
5648	CTNWD	18	REMOVE
5649	PINE	10	REMOVE
5650	MADRONA	8	REMOVE
5651	MADRONA	12	REMOVE
5652	PINE	14	REMOVE
5653	PINE	8	REMOVE
5654	PINE	12	REMOVE
5655	PINE	10	REMOVE
5656	PINE	10	REMOVE
5657	PINE	12	REMOVE
5658	PINE	12	REMOVE
5659	FIR	8	REMOVE
5660	PINE	10	REMOVE
5661	PINE	8	REMOVE
5662	PINE	8	REMOVE
5663	PINE	8	REMOVE
5664	ALDER	8	REMOVE
5665	PINE	10	REMOVE
5666	PINE	10	REMOVE
5667	PINE	12	REMOVE
5668	PINE	8	REMOVE
5669	FIR	12	REMOVE
5700	PINE	12	REMOVE
5701	FIR	14	REMOVE
5702	PINE	10	REMOVE
5703	PINE	8	REMOVE
5704	PINE	10	REMOVE
5705	PINE	10	REMOVE
5706	PINE	8	REMOVE
5707	PINE	10	REMOVE
5708	PINE	16	REMOVE
5709	FIR	10	REMOVE
5710	PINE	8	REMOVE
5711	FIR	8	REMOVE
5712	PINE	12	REMOVE
5713	PINE	12	REMOVE
5714	FIR	8	REMOVE

DBH+ DIAMETER AT BREAST HEIGHT, INCHES



TREE #	SPECIES	DBH*	REMOVE
2576	OAK	18	REMOVE
2577	OAK	20	REMOVE
2578	OAK	20	REMOVE
2579	OAK	32	REMOVE
2584	PINE	14	REMOVE
2588	PINE	12	REMOVE
2644	FIR	32	REMOVE

DBH* DIAMETER AT BREAST HEIGHT, INCHES.
NOTE: CITY TREES ARE DESIGNATED AS THOSE THAT ARE LOCATED WITHIN THE CURRENT CITY OF SALEM RIGHT OF WAY.

TREE PRESERVATION AND
REMOVAL PLAN - CITY
TREES

4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON

REVISIONS	
NO.	DESCRIPTION



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2687 WILLAMETTE ROAD, SUITE 1A
EUGENE, OREGON 97401
TEL: (503) 748-8812
FAX: (503) 698-6592
www.emeriodesign.com





DEVELOPMENT CODE SUMMARY

SINGLE FAMILY LOT STANDARDS (SDC 511.010)

MINIMUM LOT AREA:

MINIMUM LOT WIDTH:

MINIMUM LOT DEPTH:

MAXIMUM LOT DEPTH:

MINIMUM STREET FRONTAGE:

4,000 SF

40 FT

70 FT

300% AVERAGE LOT WIDTH

40 FT

MINIMUM SETBACKS

LOTS ABUTTING STREETS:

12 FT (20 FT ABUTTING COLLECTOR)

INTERIOR FRONT:

INTERIOR SIDE:

INTERIOR REAR:

12 FT

5 FT

14 FT

4540 PRINGLE RD SE

TAX MAP - 3000 & 3002

TAX MAP - 083W11BC

SW1/4 NW1/4 SEC11 T8S R3W W.M.

SALEM, OREGON

TENTATIVE PLAT

REVISIONS	
NO.	DATE

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REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

EMERIO ENGINEERING

EXPIRES: 6/30/2021

SHEET

P4.0

OF

31

Jennifer Arnold

From: Jennifer Arnold
Sent: Monday, July 12, 2021 10:17 AM
To: 'Geoffrey James A.I.A.'
Subject: RE: The Meyer Farm
Attachments: 26405_report_July 9.pdf

Good morning,

Attached is the Traffic Impact Analysis for the Meyer Farm subdivision proposal. We are still planning to submit this application by the end of the week. Per our previous emails, I committed to sharing this report with you prior to submitting the application. Let me know if you have any questions.

Jennifer



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Jennifer Arnold | Senior Land Use Planner

6445 SW Fallbrook Place, Suite 100, Beaverton, OR 97008

503.746.8812-Main | 541.263.0933- Cell www.emeriodesign.com

From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>
Sent: Monday, June 28, 2021 10:37 AM
To: Jennifer Arnold <jarnold@emeriodesign.com>
Subject: RE: The Meyer Farm

[External Sender]

Thanks for the response.

The tables are very misleading because they show hundreds of trees being preserved that are not a part of the actual application (123 offsite trees at the perimeter and all of the trees in the area to be preserved, for example). Trees not part of the subdivision application/tree preservation calculation should not be included in the application or survey.

Can you please provide a revised tree preservation table and calculation that shows the actual trees relevant to this subdivision proposal?

Geoffrey James

Geoffrey James A.I.A. Architect

Telephone: 503-931-4120

gjamesarchitect@gmail.com

WWW.GJAMESARCHITECT.COM

4115 Fraser Lane SE, Salem, Oregon 97302

via Newton Mail

On Mon, Jun 28, 2021 at 9:30 AM, Jennifer Arnold <jarnold@emeriodesign.com> wrote:

Hello,

We were advised by the Salem Planning Department to contact the Morningside N.A. as soon as possible, as required by

Jennifer Arnold

From: Jennifer Arnold
Sent: Friday, July 9, 2021 11:49 AM
To: Geoffrey James A.I.A.
Subject: RE: The Meyer Farm
Attachments: 20210617 - Meyer Farm - Stormwater Technical Memorandum.pdf; [3] P3.0 TREE PRESERVATION AND REMOVAL PLAN OVERVIEW.pdf; [6] P3.3 TREE PRESERVATION AND REMOVAL PLAN - SOUTHWEST.pdf; [7] P3.4 TREE PRESERVATION AND REMOVAL PLAN - SOUTHEAST.pdf; [8] P3.5 TREE PRESERVATION AND REMOVAL PLAN - CITY TREES.pdf; [4] P3.1 TREE PRESERVATION AND REMOVAL PLAN - NORTHWEST.pdf; [5] P3.2 TREE PRESERVATION AND REMOVAL PLAN - NORTHEAST.pdf

Hello,

We have preliminarily completed the stormwater report and the edits to the tree table you requested. Off-site trees were not included in our preservation numbers and are shaded on the table. We have not completed the Traffic Impact Analysis, but I will share it with you once we have a copy. We would like to submit this application by the end of next week but that depends on when we get the traffic study. Let me know if you have any questions.

Jennifer



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From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>

Sent: Monday, June 28, 2021 10:37 AM

To: Jennifer Arnold <jarnold@emeriodesign.com>

Subject: RE: The Meyer Farm

[External Sender]

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Can you please provide a revised tree preservation table and calculation that shows the actual trees relevant to this subdivision proposal?

Geoffrey James

Geoffrey James A.I.A. Architect

Telephone: 503-931-4120

gjamesarchitect@gmail.com

WWW.GJAMESARCHITECT.COM

4115 Fraser Lane SE, Salem, Oregon 97302

Jennifer Arnold

From: Jennifer Arnold
Sent: Monday, June 28, 2021 10:48 AM
To: Geoffrey James A.I.A.
Subject: RE: The Meyer Farm

Hello,

I will pass along this request to our arborist and Project Manager. It will likely be included with the other reports you requested that are still in progress.

Jennifer



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Jennifer Arnold | Senior Land Use Planner

6445 SW Fallbrook Place, Suite 100, Beaverton, OR 97008

503.746.8812- Main | 541.263.0933- Cell www.emeriodesign.com

From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>
Sent: Monday, June 28, 2021 10:37 AM
To: Jennifer Arnold <jarnold@emeriodesign.com>
Subject: RE: The Meyer Farm

[External Sender]

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The tables are very misleading because they show hundreds of trees being preserved that are not a part of the actual application (123 offsite trees at the perimeter and all of the trees in the area to be preserved, for example). Trees not part of the subdivision application/tree preservation calculation should not be included in the application or survey.

Can you please provide a revised tree preservation table and calculation that shows the actual trees relevant to this subdivision proposal?

Geoffrey James

Geoffrey James A.I.A. Architect

Telephone: 503-931-4120

gjamesarchitect@gmail.com

WWW.GJAMESARCHITECT.COM

4115 Fraser Lane SE, Salem, Oregon 97302

via Newton Mail

On Mon, Jun 28, 2021 at 9:30 AM, Jennifer Arnold <jarnold@emeriodesign.com> wrote:

Hello,

We were advised by the Salem Planning Department to contact the Morningside N.A. as soon as possible, as required by SEC 303.310. We have recently finalized the tentative plans, but other reports are still in progress. We would like to submit this application as soon as possible but we do not have a specific date to do so.

Jennifer Arnold

From: Jennifer Arnold
Sent: Monday, June 28, 2021 9:30 AM
To: Geoffrey James A.I.A.
Subject: RE: The Meyer Farm
Attachments: [4] P3.1 TREE PRESERVATION AND REMOVAL PLAN - NORTHWEST.pdf; [5] P3.2 TREE PRESERVATION AND REMOVAL PLAN - NORTHEAST.pdf; [6] P3.3 TREE PRESERVATION AND REMOVAL PLAN - SOUTHWEST.pdf; [7] P3.4 TREE PRESERVATION AND REMOVAL PLAN - SOUTHEAST.pdf; Neighborhood Contact packet.pdf

Hello,

We were advised by the Salem Planning Department to contact the Morningside N.A. as soon as possible, as required by SEC 303.310. We have recently finalized the tentative plans, but other reports are still in progress. We would like to submit this application as soon as possible but we do not have a specific date to do so.

We have contracted with a traffic engineering firm for a traffic study which includes an analysis of the Pringle/Battle Creek and Hillrose intersection. This study is still in progress.

Our stormwater report is also in progress.

The resolution on the Tree Preservation and Removal sheets included in my initial email are sufficient for our land use submittal and we do not have other versions to provide to the neighborhood association.

We will provide you with final versions of the three reports described above shortly before we submit the application. I have attached the four quadrant tree removal sheets. The oak trees have been assigned a color based on condition after review by the Arborist. The shadow platted area in the 'area to be preserved' is not counted for our tree protection percentage, however the open space tract just north of this area is part of this application for tree preservation. I also updated our initial contact packet to include the applicant's information.

Jennifer



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Jennifer Arnold | Senior Land Use Planner

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From: Geoffrey James A.I.A. <ggamesarchitect@gmail.com>

Sent: Thursday, June 24, 2021 8:44 AM

To: Jennifer Arnold <jarnold@emeriodesign.com>

Subject: The Meyer Farm

[External Sender]

Jennifer Arnold
Emirio Design

Thank you for sending Morningside N.A. preliminary drawings of The Meyer Farm.

In order for our land use and traffic committees to study this proposal please would you send us the following additional information.

- A high resolution PDF of the tree surveyor's survey. We cannot read the details in the low resolution copy provided.
- A copy of the traffic study.
- Infrastructure plans, specifically storm water.
- Offsite street proposed improvements (proposed signalization at corner of Pringle/Battlecreek, which is a dangerous banked turn with poor visibility).

Thank You.

When will you be submitting an application to the City?

Geoffrey James

Geoffrey James A.I.A. Architect

Morningside N.A. Land Use Chair

Telephone: 503-931-4120

gjamesarchitect@gmail.com

WWW.GJAMESARCHITECT.COM

4115 Fraser Lane SE, Salem, Oregon 97302

via Newton Mail

Jennifer Arnold

From: Jennifer Arnold
Sent: Wednesday, June 23, 2021 11:39 AM
To: sidrakdragon@live.com; geoffreyjames@comcast.net
Subject: Proposed Subdivision within the Morningside Neighborhood Association
Attachments: Neighborhood Contact packet.pdf

Hello,

Emerio Design represents the applicant for a single-family residential subdivision proposed at 4540 Pringle Road SE in Salem, Oregon. This property is within the Morningside Neighborhood Association boundary, and the attached information is intended to introduce you to the project. I am available to answer any questions you may have regarding this proposal.

Thank you for your time,
Jennifer Arnold



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Jennifer Arnold | Senior Land Use Planner

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