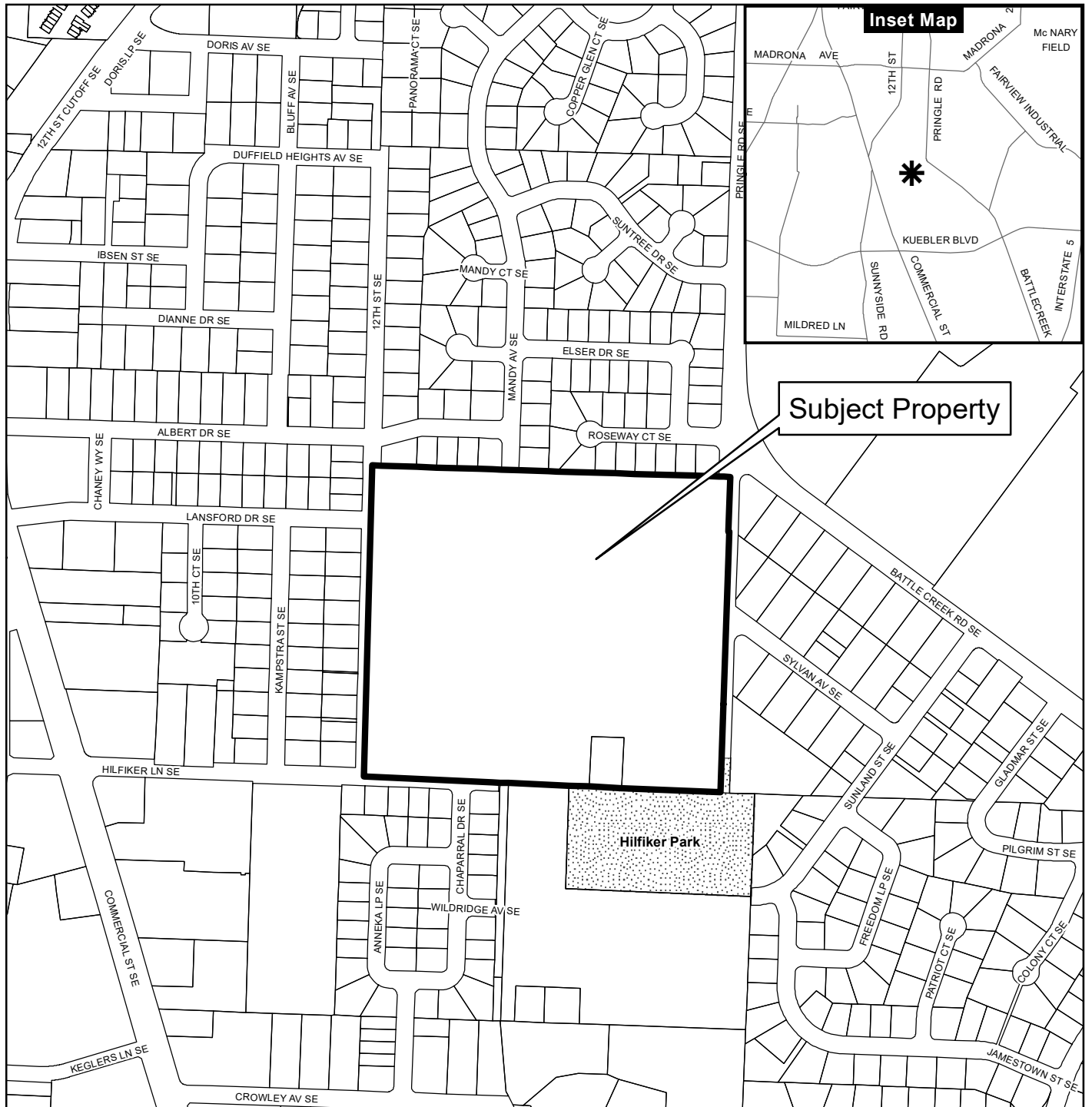


Vicinity Map 4540 Pringle Road SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

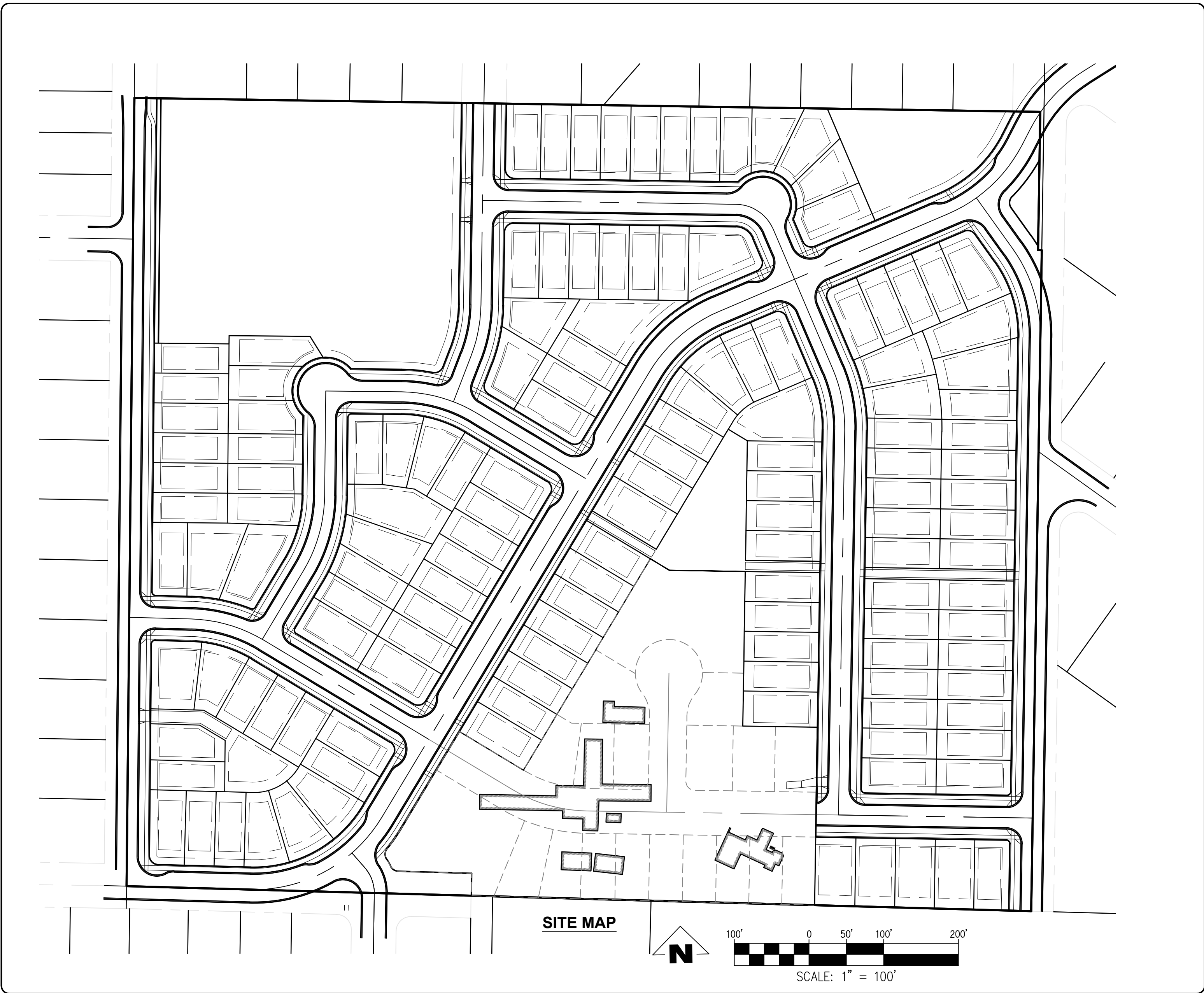


CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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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



PROJECT CONTACTS

OWNER:

HENRY A. MEYER REVOCABLE LIVING TRUST
4540 PRINGLE ROAD SE
SALEM, OR 97403

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



DRAWING INDEX

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P3.2	TREE PRESERVATION AND REMOVAL PLAN - NORTHEAST
P3.3	TREE PRESERVATION AND REMOVAL PLAN - SOUTHWEST
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P3.5	TREE PRESERVATION AND REMOVAL PLAN - CITY TREES
P4.0	TENTATIVE PLAT - PHASE 1
P4.1	TENTATIVE PLAT - PHASE 2
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P8.0	HILFIKER LANE SE STA 1+00 TO 6+00 - PLAN AND PROFILE
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P15.0	MCCOLLUM STREET - PLAN AND PROFILE
P16.0	DREXLER DRIVE - 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

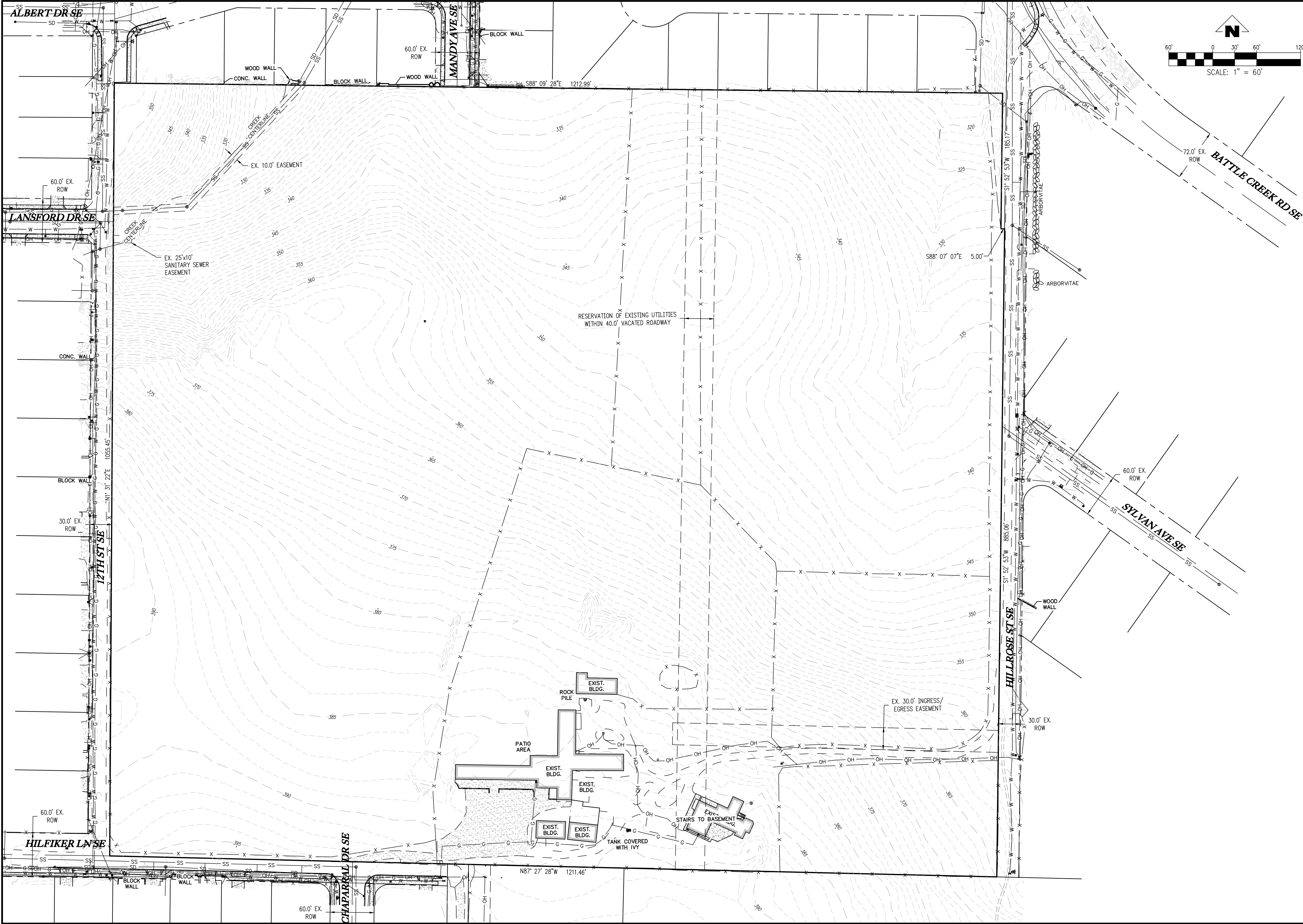
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www.emeriodesign.com



SHEET
P1.0
OF

32



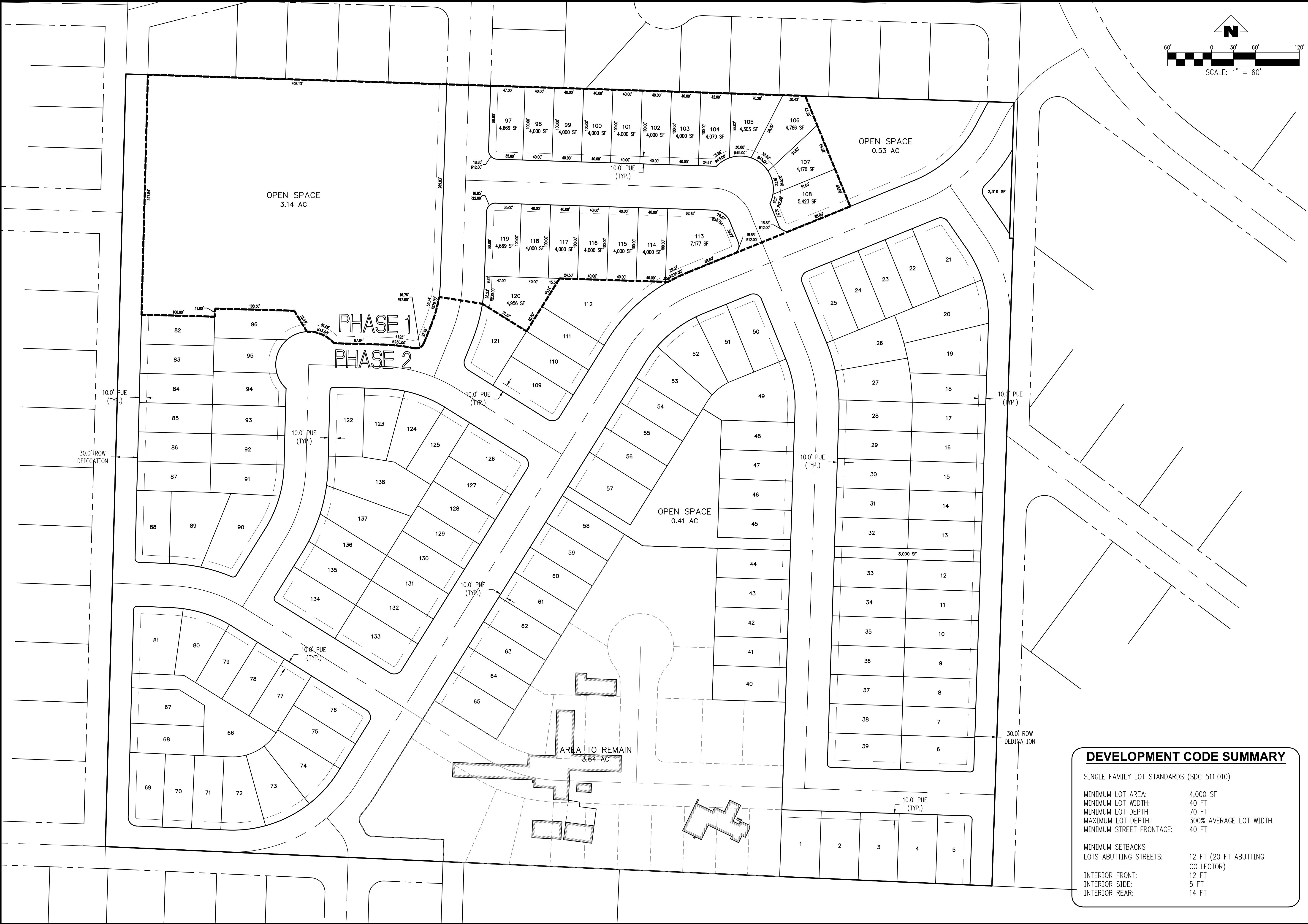
4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON

EXISTING CONDITIONS
PLAN

REVISIONS	
NO.	DESCRIPTION

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PHASE 1

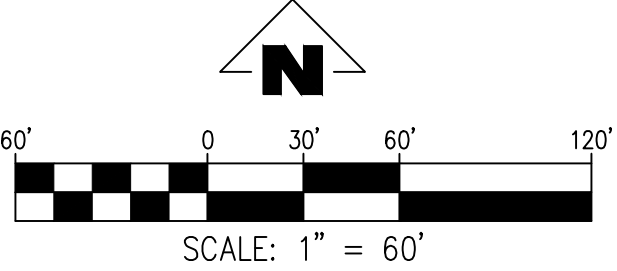
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SHEET
P4.0 OF **32**

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DEVELOPMENT CODE SUMMARY	
SINGLE FAMILY LOT STANDARDS (SDC 511.010)	
MINIMUM LOT AREA:	4,000 SF
MINIMUM LOT WIDTH:	40 FT
MINIMUM LOT DEPTH:	70 FT
MAXIMUM LOT DEPTH:	300% AVERAGE LOT WIDTH
MINIMUM STREET FRONTAGE:	40 FT
MINIMUM SETBACKS	
LOTS ABUTTING STREETS:	12 FT (20 FT ABUTTING COLLECTOR)
INTERIOR FRONT:	12 FT
INTERIOR SIDE:	5 FT
INTERIOR REAR:	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 - PHASE 2

REVISIONS	
NO.	DATE

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REGISTERED PROFESSIONAL
ENGINEER
NOT FOR CONSTRUCTION
HANKINS

EXPIRES: 6/30/2023

SHEET
P4.1
OF

32

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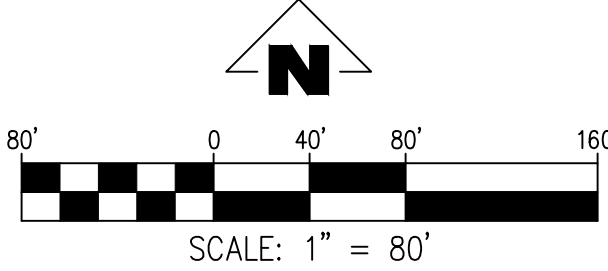
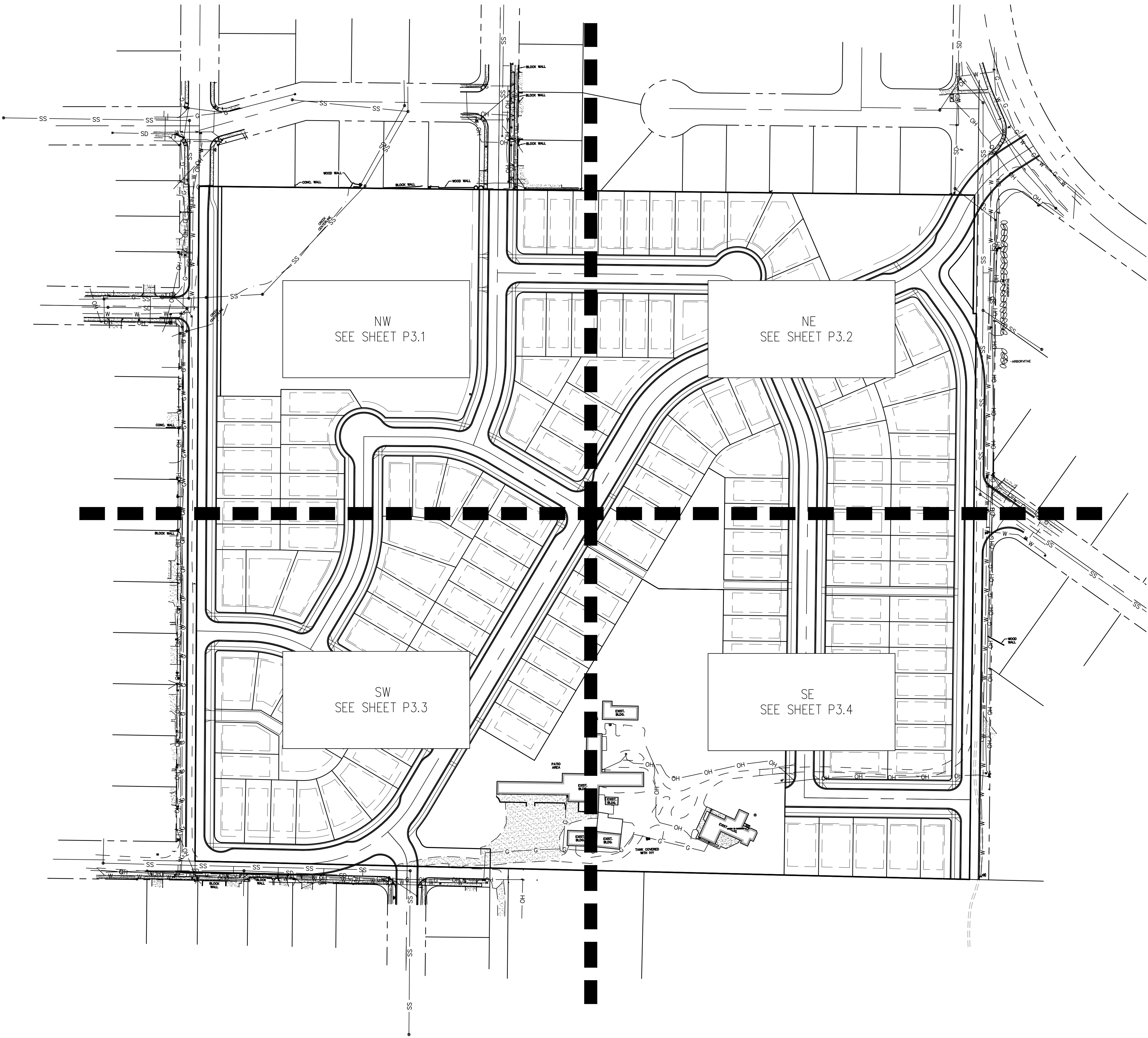
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TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON

TENTATIVE COMPOSITE
UTILITY PLAN

REVISIONS	
NO.	DESCRIPTION

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- 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 TRENCING) 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 ENCROACH 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	447
ONSITE SIGNIFICANT TREES REMOVED	4
TOTAL TREES REMOVED	451
ONSITE TREES PRESERVED	200
TOTAL ONSITE TREES (INCLUDING SIGNIFICANT)	651
PERCENTAGE OF TREES PRESERVED	30.72%

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

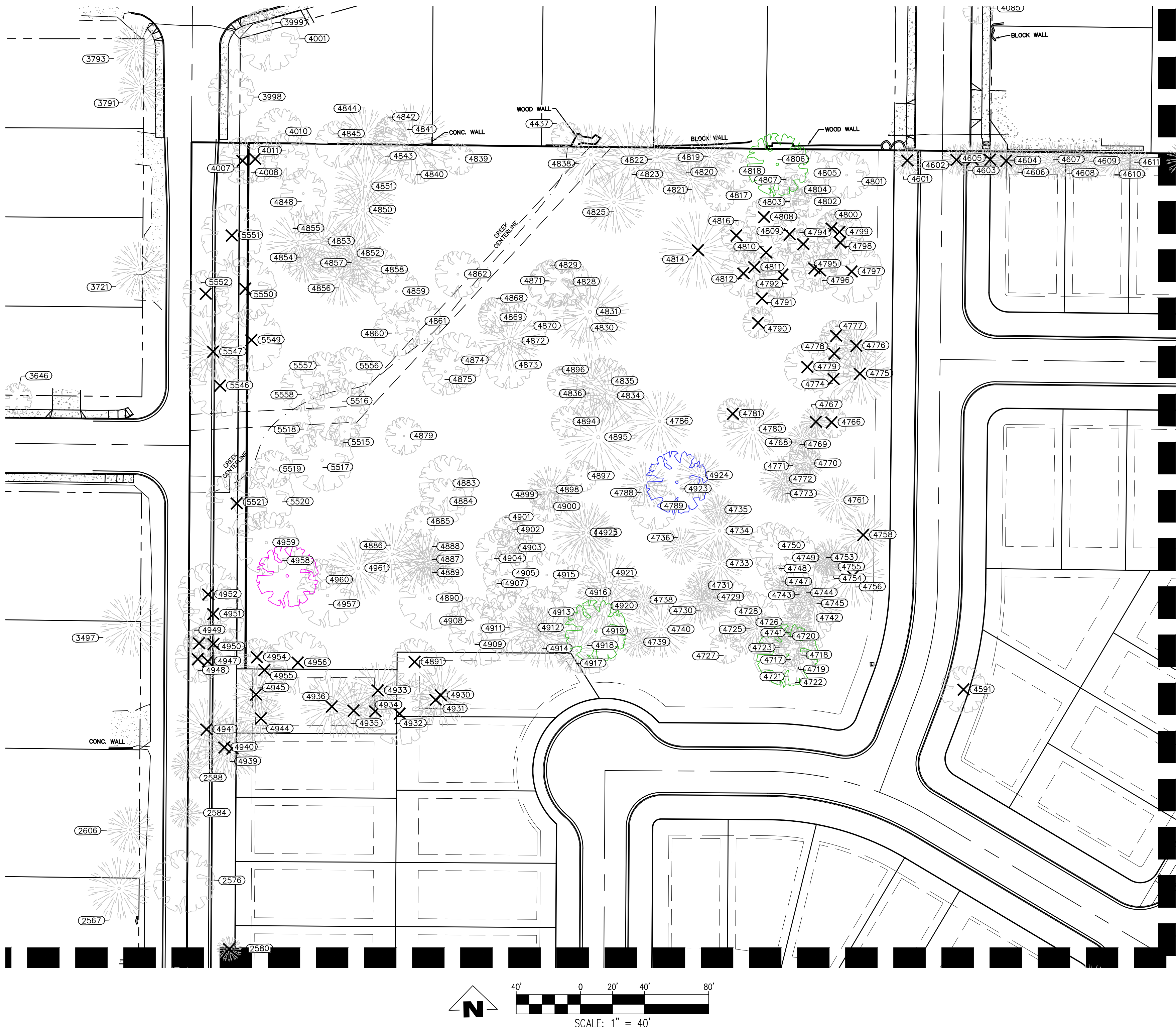
TREE PRESERVATION AND
REMOVAL PLAN
OVERVIEW

REVISIONS	
NO.	DATE DESCRIPTION

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CONDITION

- GOOD
- FAIR
- POOR
- VERY POOR

TREE #	SPECIES	DBH*	REMOVE
2567	CEDAR	40	
2576	OAK	18	
2580	FIR	12	
2584	PINE	14	
2588	PINE	12	
2606	PINE	24	
3497	FIR	30	
3646	DECD	12	
3721	FIR	24	
3791	FIR	20	
3793	FIR	20	
3988	OAK	16	
4001	OAK	20	
4007	OAK	16	REMOVE
4008	OAK	10	REMOVE
4010	OAK	14	
4011	OAK	12	
4437	MAPLE	16	
4591	WALNUT	22	REMOVE
4601	FIR (x2)	12	REMOVE
4602	FIR	14	REMOVE
4603	FIR	22	REMOVE
4604	FIR	15	REMOVE
4605	FIR	15	REMOVE
4606	FIR	14	
4607	FIR	18	
4608	FIR	18	
4609	FIR	14	
4610	FIR	16	
4611	FIR	10	
4711	FIR	18	
4717	OAK	10	
4718	OAK	16	
4719	OAK	10	
4720	OAK	10	
4721	OAK	28	
4722	OAK	18	
4723	OAK	10	
4725	FIR	12	
4726	OAK	22	
4727	OAK	12	
4728	OAK (x2)	18	
4729	FIR	14	
4730	FIR	22	
4731	FIR	12	
4733	FIR	26	
4734	FIR	36	
4735	FIR	10	
4736	FIR	16	
4738	FIR	12	
4739	FIR	12	
4740	FIR	28	
4741	FIR	12	
4742	OAK (x3)	14	
4743	OAK	10	
4744	FIR	12	
4745	FIR	20	
4747	DECD	10	
4748	DECD (x2)	18	
4749	OAK	22	
4750	OAK	20	
4753	FIR	16	
4754	FIR	12	
4755	FIR	20	
4756	FIR	22	REMOVE
4758	FIR	24	REMOVE
4761	FIR	26	
4766	OAK (x2)	10	REMOVE
4767	FIR	16	REMOVE
4768	FIR	12	
4769	OAK	14	
4770	FIR	14	
4771	OAK	10	
4772	FIR	20	
4773	FIR	16	
4774	OAK	16	REMOVE
4775	FIR (x2)	18	REMOVE
4776	FIR	20	REMOVE
4777	OAK	14	REMOVE
4778	OAK (x2)	12	REMOVE
4779	OAK	12	REMOVE
4780	FIR	26	
4781	OAK	12	REMOVE

TREE #	SPECIES	DBH*	REMOVE
4786	FIR	20	
4788	FIR	14	
4789	ALDER	10	
4790	OAK	14	REMOVE
4791	OAK	16	REMOVE
4792	OAK (x2)	14	REMOVE
4794	OAK	14	REMOVE
4795	OAK	18	REMOVE
4796	OAK	12	REMOVE
4797	OAK	18	REMOVE
4798	OAK	16	REMOVE
4799	OAK (x3)	12	REMOVE
4800	OAK (x2)	10	REMOVE
4801	OAK	16	
4802	OAK	10	
4803	OAK	10	
4804	OAK	10	
4805	OAK	14	
4806	OAK	24	
4807	OAK	10	
4808	OAK	12	REMOVE
4809	OAK	14	REMOVE
4810	MAPLE (x3)	10	REMOVE
4811	OAK	10	REMOVE
4812	OAK	14	REMOVE
4814	FIR	28	REMOVE
4816	OAK	10	REMOVE
4817	OAK	10	
4818	OAK	10	
4819	FIR	20	
4820	DECD	10	
4821	FIR	20	
4822	FIR	24	
4823	FIR (x2)	24	
4825	FIR	24	
4828	OAK	14	
4829	OAK (x2)	10	
4830	OAK	16	
4831	FIR	30	
4834	FIR	18	
4835	OAK	16	
4836	FIR	20	
4838	FIR	32	
4839	DECD	12	
4840	OAK	10	
4841	FIR	32	
4842	OAK	10	
4843	OAK	14	
4844	FIR	24	
4845	OAK	16	
4848	OAK	12	
4850	FIR	30	
4851	FIR	28	
4852	FIR	30	
4853	FIR	28	
4854	FIR	12	
4855	FIR	32	
4856	FIR	16	
4857	FIR	16	
4858	OAK	12	
4859	OAK (x2)	12	
4860	OAK	13	
4861	OAK	16	
4862	OAK (x2)	12	
4868	OAK	14	
4869	OAK	14	
4870	OAK	14	
4871	OAK (x2)	12	
4872	FIR	28	
4873	OAK	12	
4874	OAK (x3)	12	
4875	OAK	14	
4879	ALDER	10	
4883	ALDER	14	
4884	OAK	16	
4885	OAK	10	
4886	FIR	18	
4887	FIR	24	
4888	FIR	14	
4889	FIR	10	
4890	OAK	20	
4891	OAK (x2)	14	REMOVE
4894	OAK	10	
4895	FIR	30	
4896	OAK (x2)	10	
4897	OAK	12	

TREE #	SPECIES	DBH*	REMOVE
4898	FIR	14	
4899	OAK	14	
4900	OAK	12	
4901	OAK	10	
4902	OAK	12	
4903	OAK	10	
4904	OAK	14	
4905	OAK	16	
4907	OAK	12	
4908	OAK	16	
4909	OAK	18	
4911	OAK (x3)	16	
4912	FIR	10	
4913	OAK	16	
4914	FIR	36	
4915	OAK (x4)	12	
4916	OAK	22	
4917	FIR	18	
4918	OAK	12	
4919	OAK	28	
4920	FIR	24	
4921	FIR	24	
4923	OAK	28	
4924	FIR	25	
4925	FIR	18	
4926	FIR	24	
4930	FIR	26	REMOVE
4931	OAK	12	REMOVE
4932	OAK (x2)	18	REMOVE
4933	FIR	16	REMOVE
4934	OAK	10	REMOVE
4935	FIR	16	REMOVE
4936	FIR	28	REMOVE
4939	FIR	22	REMOVE
4940	FIR	18	REMOVE
4941	FIR	18	REMOVE
4944	FIR	22	REMOVE
4945	FIR	18	REMOVE
4947	OAK	12	REMOVE
4948	OAK	16	REMOVE
4949	OAK	12	REMOVE
4950	OAK (x2)	14	REMOVE
4951	OAK	22	REMOVE
4952	OAK	18	REMOVE
4954	OAK	14	REMOVE
4955	OAK	12	REMOVE
4956	OAK	18	REMOVE
4957	OAK (x2)	18	
4959	OAK	16	
4960	OAK	12	
4961	FIR	28	
5515	ALDER	12	
5516	CTNWD	20	
5517	OAK	22	
5518	OAK	12	
5519	OAK	14	
5520	OAK	19	
5521	OAK	16	REMOVE
5546	OAK	22	REMOVE
5547	FIR	30	REMOVE
5549	OAK (x2)	16	REMOVE
5550	OAK	16	REMOVE
5551	OAK	16	REMOVE
5552	OAK	14	REMOVE
5556	OAK	14	
5557	OAK (x3)	12	
5558	OAK	14	

DBH* DIAMETER AT BREAST HEIGHT, INCHES.
INDICATES OFFSITE TREE, OR TREE NOT LOCATED WITHIN PROJECT AREA. NOT INCLUDED IN TREE PRESERVATION COUNT.

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

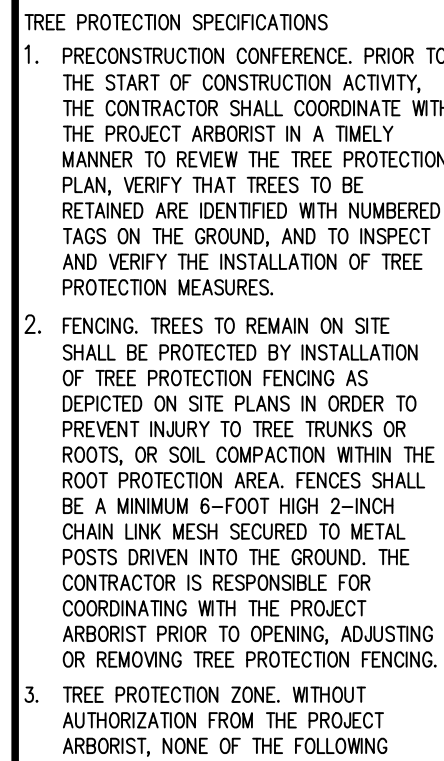
TREE PRESERVATION AND
REMOVAL PLAN -
NORTHWEST

NO.	DATE	DESCRIPTION

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ENGINEERING • SURVEYING • DESIGN
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EUGENE, OREGON 97401
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FAX: (503) 639-6592
www.emeriodesign.com



SHEET
P3.1
OF



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.

- 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 DRUPLINES. 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 1 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 DRILPINES 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, APPROXIMATELY 5% OF MULCH BENEATH THE DRILPINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS; DO NOT PILE MULCH DIRECTLY AGAINST TREE

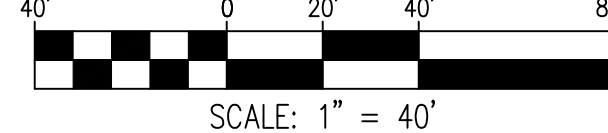
- TRUNKS, SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN THE GRASS-FREE MULCH RINGS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES; ADJUST THE LOCATION OF PLANTS TO

8. AVOID TREE ROOT IMPACTS.
9. QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENCROACH 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 SHALL BE REASSESSED IN TERMS OF FUTURE HOME PLANS. ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED

AVOID TREE ROOT IMPACTS. QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENCROACH 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

CONDITION



TREE #	SPECIES	DBH+	REMOVE
1884	CEDAR	14	
2000	OAK	16	REMOVE
2069	FIR	36	
2070	FIR	32	
2146	FIR	16	REMOVE
2169	BIRCH	12	
2177	BIRCH	14	
2178	FIR	22	
2256	PINE	10	
2325	FIR	12	
2392	FIR	30	
2439	OAK	12	
2440	FIR	16	
2449	ALDER	16	
2450	FIR	16	
2451	FIR	16	
2452	FIR	16	
2577	OAK	20	
2578	OAK	20	
2579	OAK	32	
3146	OAK (x2)	18	REMOVE
3149	FIR	16	REMOVE
3151	OAK	14	REMOVE
3153	OAK (x2)	14	REMOVE
3154	OAK (x2)	18	REMOVE
3155	OAK	18	REMOVE
3157	OAK	18	REMOVE
3158	OAK	12	REMOVE
3159	OAK	10	REMOVE
3160	OAK	16	REMOVE
3161	OAK	12	
3162	OAK (x3)	16	
3163	OAK	22	
3164	OAK (x2)	14	REMOVE
3165	OAK	12	REMOVE
3166	OAK	10	REMOVE
3167	OAK (x2)	14	REMOVE
3168	OAK (x2)	12	REMOVE
3169	OAK (x2)	10	REMOVE
3170	OAK	18	REMOVE
3171	OAK	10	REMOVE
3172	OAK	10	REMOVE
3173	OAK	10	REMOVE
3174	OAK	10	REMOVE
3176	OAK	12	REMOVE
3177	OAK	14	REMOVE
3178	OAK	16	REMOVE
3179	OAK (x2)	18	REMOVE
3180	OAK	12	REMOVE
3181	OAK (x2)	18	REMOVE
3182	OAK	18	REMOVE
3184	OAK	10	REMOVE
3188	OAK (x3)	12	REMOVE
3189	OAK	14	REMOVE
3190	OAK (x2)	10	REMOVE
3191	OAK	10	REMOVE
3192	OAK	14	REMOVE
3193	OAK (x3)	14	REMOVE
3194	OAK	24	REMOVE
3195	OAK (x2)	16	REMOVE
3196	OAK	14	REMOVE
3197	FIR	24	REMOVE
3198	OAK	12	REMOVE
3199	OAK	14	REMOVE
3200	OAK	10	REMOVE
3201	OAK	16	REMOVE
3202	OAK	12	REMOVE
3203	OAK	12	REMOVE
3204	OAK	14	REMOVE
3205	OAK	10	REMOVE
3206	OAK	14	REMOVE
3207	OAK	10	REMOVE
3208	OAK	14	REMOVE
3209	OAK	14	REMOVE
3210	OAK	12	REMOVE
3211	OAK	14	REMOVE
3212	OAK	12	REMOVE
3213	OAK	28	REMOVE
3214	OAK (x2)	16	REMOVE
3216	OAK	18	
3217	OAK	24	
3218	OAK	16	
3219	OAK	10	
3220	OAK	12	
3221	OAK	16	
3225	OAK	18	REMOVE

TREE #	SPECIES	DBH+	REMOVE
3226	OAK	12	REMOVE
3227	OAK (x2)	12	REMOVE
3228	OAK	32	REMOVE
3229	OAK	12	REMOVE
3230	OAK	10	REMOVE
3232	OAK	16	REMOVE
3233	OAK	12	REMOVE
3235	OAK (x2)	12	REMOVE
3238	OAK	16	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
3254	OAK	10	REMOVE
3256	OAK	10	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	
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	
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

[illegible]

TREE PRESERVATION AND REMOVAL PLAN - SOUTHWEST

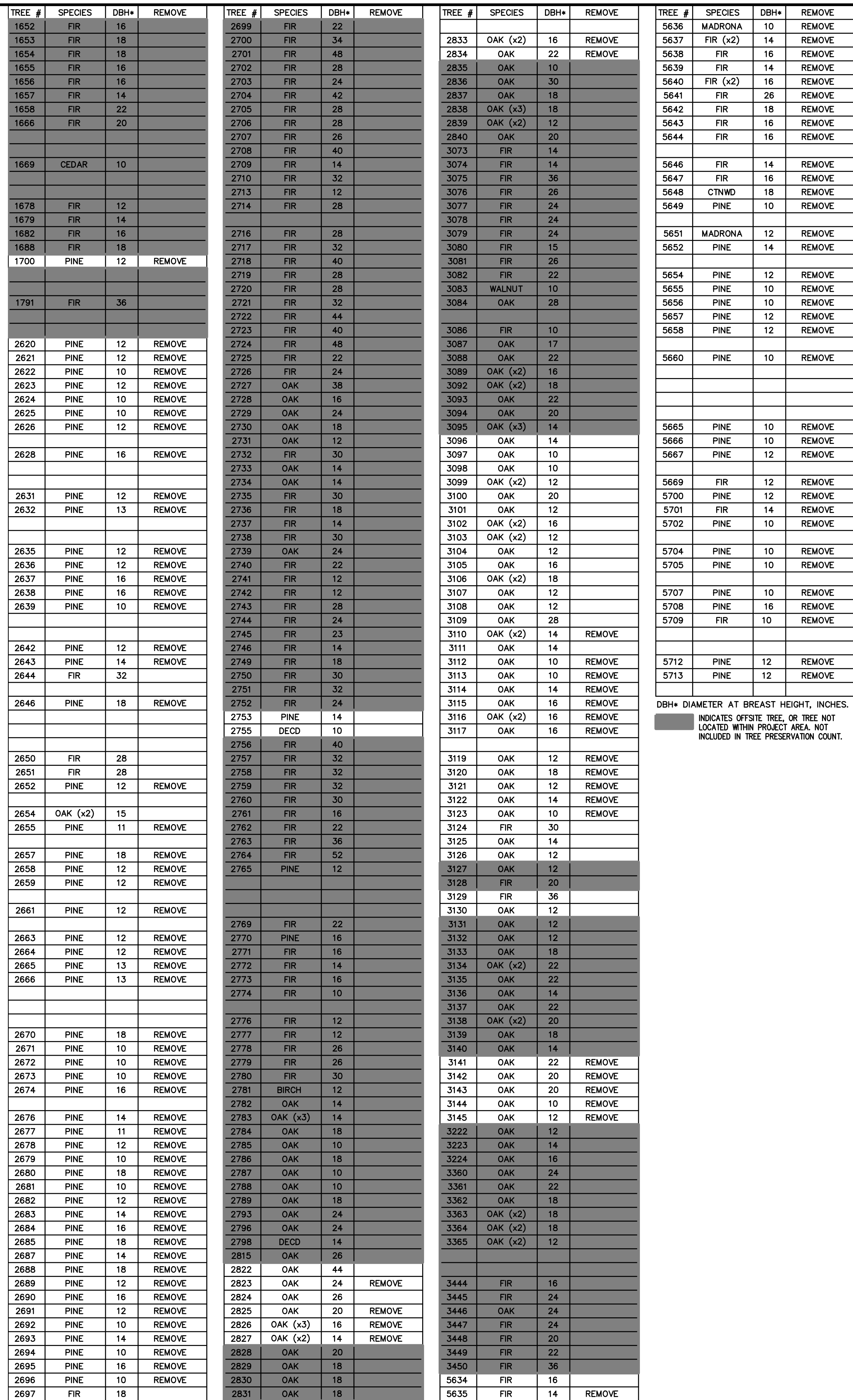
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ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
K. ROYCE HANKINS
2015
EXPIRES: 6/30/2025

SHEET
P3.3
OF
32



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

[illegible]



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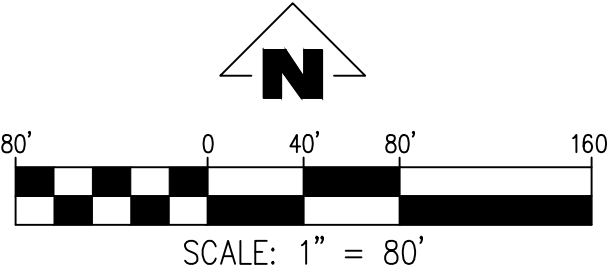
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SHEET
P3.4

OF

32



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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