



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Council Call Up of Subdivision Case No. SUB21-09
HEARING INFORMATION:	<u>CITY COUNCIL, Monday, January 10, 2022 at 6:00 p.m.</u> Due to restrictions related to the COVID-19 pandemic, the City Council meeting and the hearing will be conducted virtually. No in-person attendance is possible; however, public comment is still allowed (see "How to Provide Testimony"). Interested persons may view the meeting online at City of Salem Facebook, CCTV Salem, You Tube Channel, or watch on Comcast Cable CCTV Channel 21.
PROPERTY LOCATION:	4540 Pringle Rd SE, Salem OR 97302
DESCRIPTION of REQUEST:	A phased subdivision tentative plan to divide approximately 29.68 acres into 139 single family lots ranging in size from 4,000 square feet to 3.64 acres in two phases of development. The applicant is requesting alternative street standards to: 1) Increase the maximum grade for Hilfiker Lane SE (Type B Collector Street) from 8 percent to 9.3 percent; 2) Increase the maximum grade for 12th Street SE (Local Street) from 12 percent to 17.9 percent; and 3) Increase the street spacing and connectivity standards in SRC Chapter 803 to allow proposed Hilfiker Lane SE, Ramsay Road SE and Hillrose Street SE to exceed the 600-foot block length and 600-foot street connectivity standards in SRC Chapter 803. 4) Increase the street spacing and connectivity standards in SRC Chapter 803 to allow the frontage along 12th Street SE between the northwest boundary and Drexler Drive SE, and the north boundary of the subject property between Mandy Avenue SE and Hilfiker Land SE to exceed the 600-foot block length and 600-foot street connectivity standards. 5) Allow a section of sidewalk along 12th Street SE adjacent to the natural area to be constructed along the curblin instead of the property line. The subject property is approximately 29.68 acres in size, zoned RA (Residential Agriculture) and RS (Single Family Residential), and located at 4540 Pringle Road SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W11BC / 03000 and 03200).
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net .
STAFF REPORT:	A copy of the staff report will be available no later than 5:00 p.m., January 3, 2022; copies can be requested from the Planning Division at 503-588-6173. The staff report will also be available online no later than 5:00 p.m., January 7, 2022 at: https://salem.legistar.com/Calendar.aspx
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

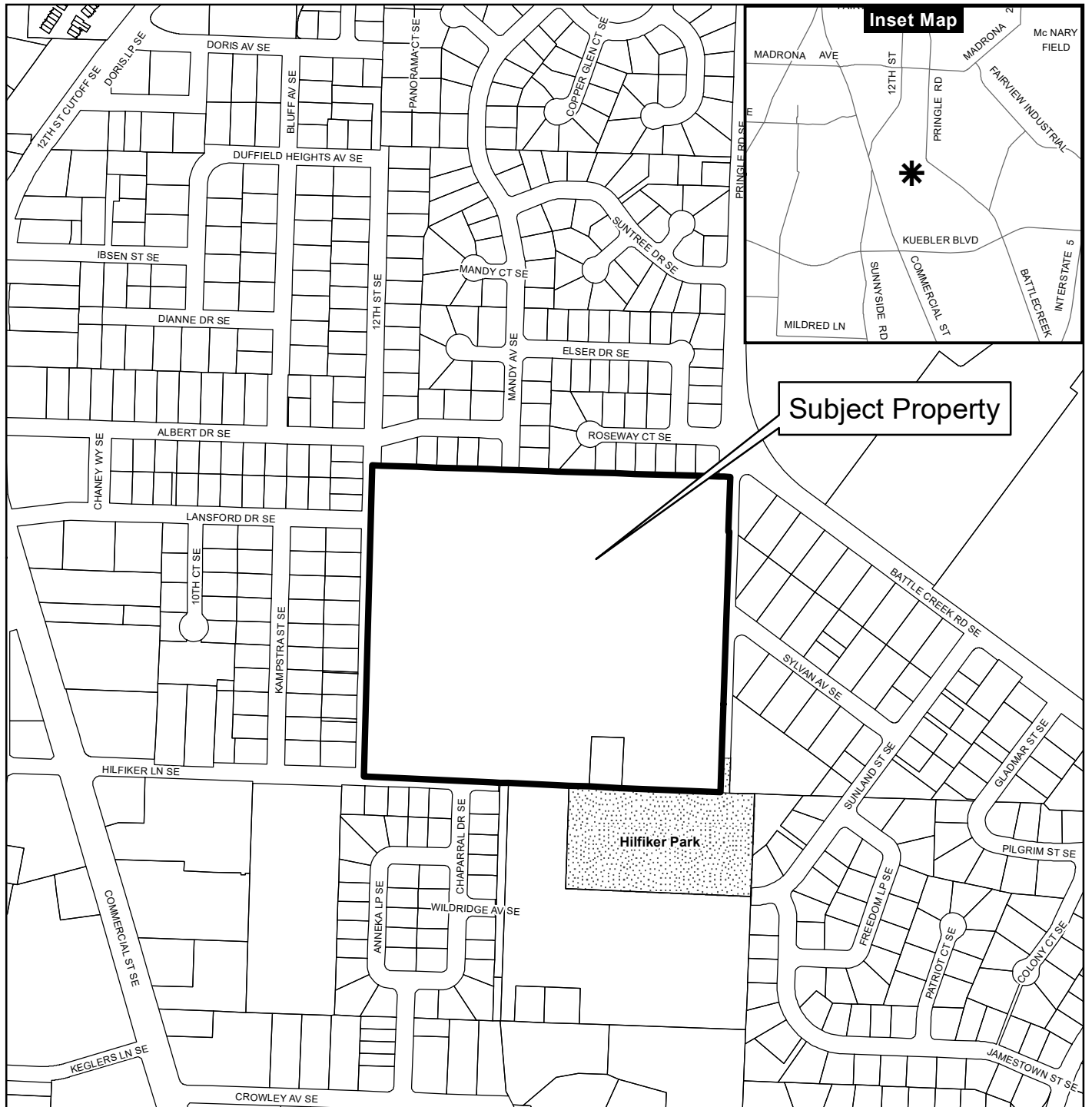
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations (N.A.) are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Morningside Neighborhood Association, Geoffrey James, Land Use Chair; Phone: 503-931-4120; Email: geoffreyjames@comcast.net.
CRITERIA:	Salem Revised Code (SRC) Chapters 205.015(d) – Phased Subdivision Tentative Plan Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.
OWNER(S):	Michelle M. Morrow, Successor Trustee of the Henry A. Meyer Revocable Living Trust
HOW TO PROVIDE TESTIMONY:	To provide testimony digitally at the public hearing: Visit this link (dates will be updated closer to the hearing): https://www.cityofsalem.net/Pages/Public-Comment-at-Salem-City-Council-Meeting.aspx To provide written testimony: Persons wishing to submit written testimony must do so no later than 5:00 p.m. on the day of the hearing by emailing cityrecorder@cityofsalem.net or by depositing written comments in the drop box located at the City Recorder's Office, 555 Liberty Street SE, Room 205, Salem, Oregon 97301.
HEARING PROCEDURE:	The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood association comments, persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court. Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number(s) listed here: 21 113071
NOTICE MAILING DATE:	December 21, 2021

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem: <http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

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

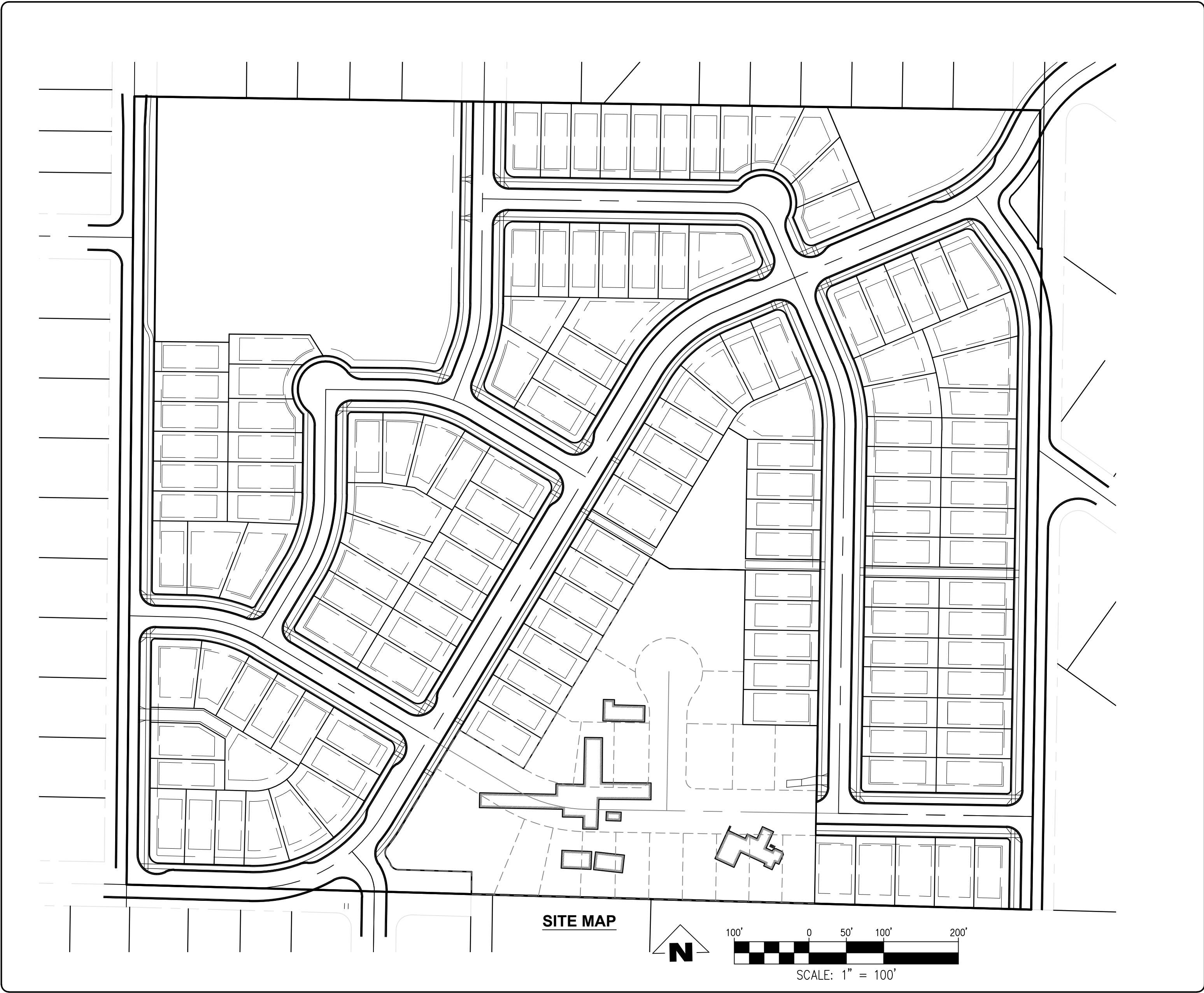


CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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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



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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

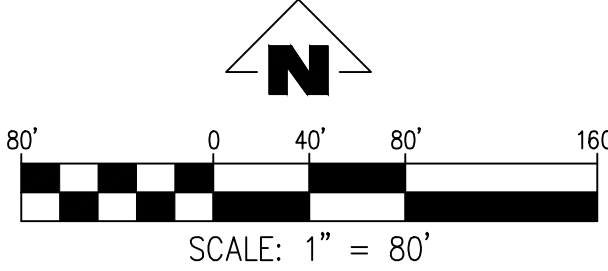
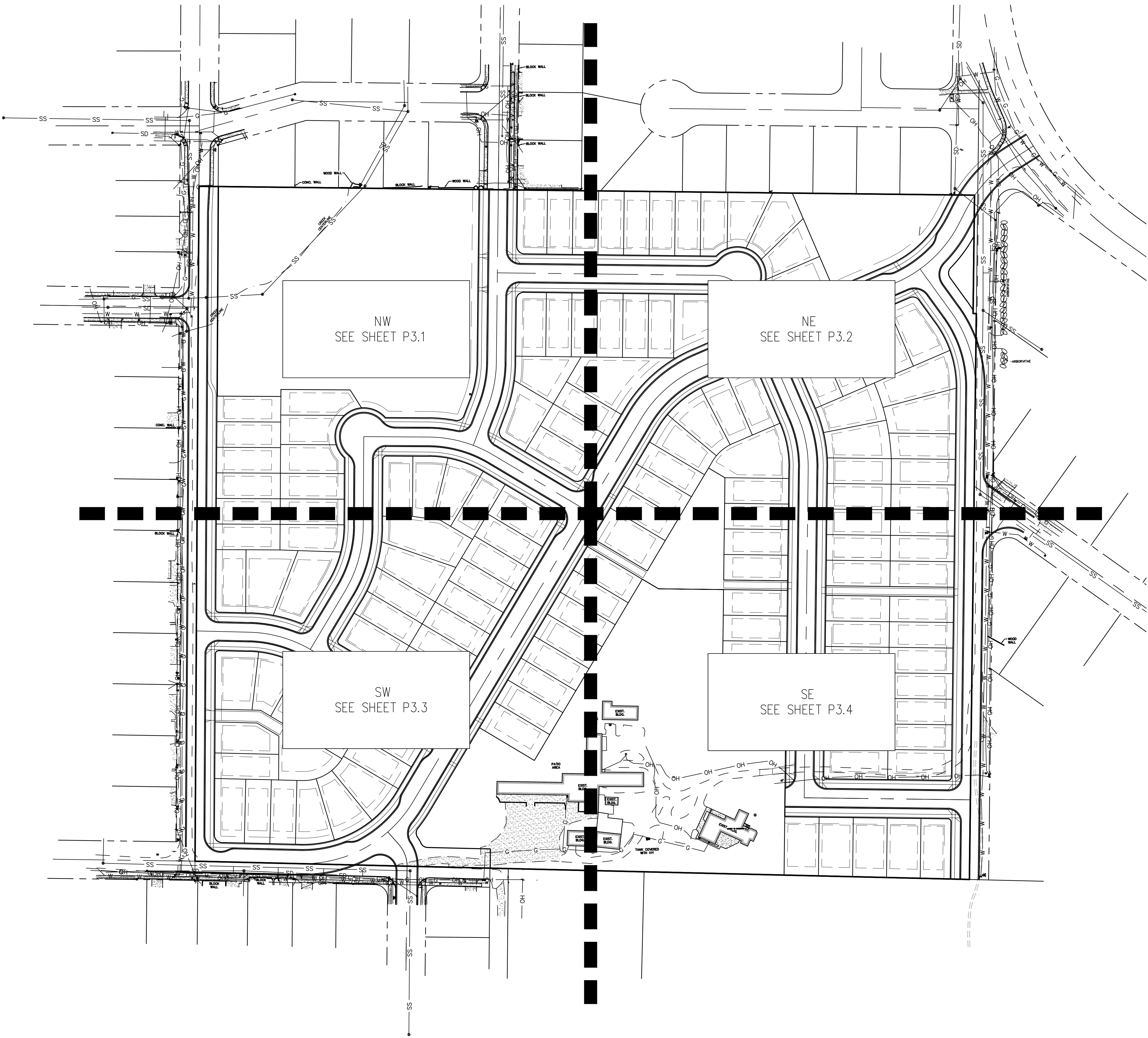
REVISIONS

NO.	DATE	DESCRIPTION
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EMERIO
ENGINEERING - SURVEYING - DESIGN
2687 WILLAMETTE ROAD, SUITE 1A
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 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	449
ONSITE SIGNIFICANT TREES REMOVED	4
TOTAL TREES REMOVED	453
ONSITE TREES PRESERVED	355
TOTAL ONSITE TREES (INCLUDING SIGNIFICANT)	808
PERCENTAGE OF TREES PRESERVED	43.94%

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

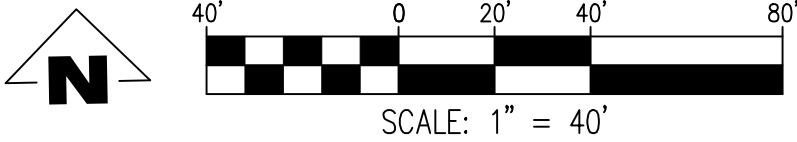
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FAX: (503) 638-9592
www.emeriodesign.com





	GOOD
	FAIR
	POOR
	VERY POOR

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

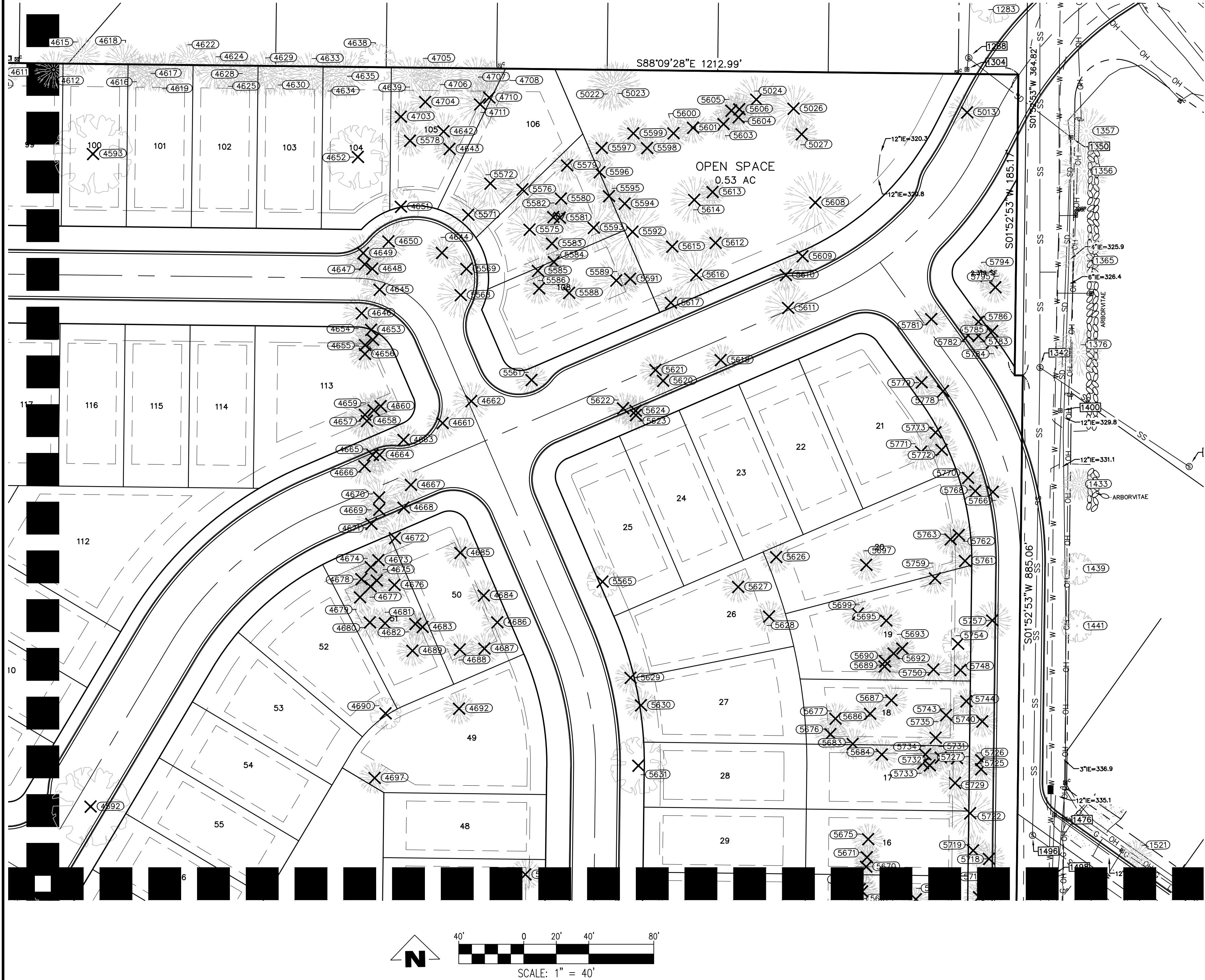
4883	ALDER	14	
4884	OAK	16	
4885	OAK	10	
4886	FIR	18	
4887	FIR	24	
4888	FIR	14	
4889	FIR	10	
4890	OAK	20	
4891	OAK (x2)	14	REMOVE
4894	OAK	10	
4895	FIR	30	
4896	OAK (x2)	10	
4897	OAK	12	

DBH* DIAMETER AT BREAST HEIGHT, INCHES.

REVISIONS	DESCRIPTION
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NO.	DATE
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32



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.
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- 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 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.
- REASSESSMENT. TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSSED 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
1283	OAK	12	REMOVE
1356	FIR	18	
1357	FIR	18	
1365	FIR	20	
1376	FIR	14	
1433	FIR	10	
1439	BIRCH	12	
1441	BIRCH	12	
1521	PINE	18	
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
4692	FIR	16	REMOVE
4697	FIR	10	
4703	FIR	20	REMOVE
4704	FIR	18	REMOVE
4705	FIR	12	
4706	FIR	16	REMOVE
4707	FIR	16	
4708	FIR	12	

TREE #	SPECIES	DBH+	REMOVE
4710	FIR	16	REMOVE
4711	FIR	18	REMOVE
5013	MADRONA	12	REMOVE
5022	FIR	16	
5023	FIR	32	
5024	FIR	18	REMOVE
5026	FIR	28	REMOVE
5027	FIR	16	REMOVE
5561	FIR	14	REMOVE
5565	MADRONA	10	REMOVE
5568	FIR	20	REMOVE
5569	FIR	16	REMOVE
5571	FIR	18	REMOVE
5572	FIR	20	REMOVE
5575	FIR	20	REMOVE
5576	FIR	20	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
5588	FIR	16	REMOVE
5589	FIR	22	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
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
5620	FIR	16	REMOVE
5621	FIR	18	REMOVE
5622	FIR	18	REMOVE
5623	FIR	16	REMOVE
5624	FIR	14	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
5633	FIR	12	
5669	FIR	12	
5670	FIR	12	REMOVE
5671	PINE	10	REMOVE
5672	PINE	10	
5675	PINE	10	REMOVE
5676	FIR	14	REMOVE
5677	FIR	12	REMOVE

TREE #	SPECIES	DBH+	REMOVE
5683	PINE	10	REMOVE
5684	FIR	12	REMOVE
5686	FIR	10	REMOVE
5687	PINE	12	REMOVE
5689	FIR	12	REMOVE
5690	PINE	12	REMOVE
5692	FIR	10	REMOVE
5693	FIR	12	REMOVE
5695	PINE	14	REMOVE
5697	PINE	14	REMOVE
5699	PINE	12	REMOVE
5716	PINE	12	
5718	PINE	10	REMOVE
5719	FIR	12	REMOVE
5722	FIR	16	REMOVE
5725	PINE	12	REMOVE
5726	PINE	12	REMOVE
5727	PINE	10	REMOVE
5729	PINE	14	REMOVE
5731	PINE	10	REMOVE
5732	PINE	10	REMOVE
5733	PINE	10	REMOVE
5734	PINE	10	REMOVE
5735	PINE	10	REMOVE
5740	PINE	10	REMOVE
5743	PINE	10	REMOVE
5744	FIR	10	REMOVE
5748	FIR	10	REMOVE
5750	PINE	12	REMOVE
5754	MADRONA	10	REMOVE
5757	PINE	12	REMOVE
5759	PINE	12	REMOVE
5761	FIR	10	REMOVE
5762	FIR	10	REMOVE
5763	PINE	10	REMOVE
5766	PINE	12	REMOVE
5768	PINE	10	REMOVE
5770	FIR	10	REMOVE
5771	FIR	12	REMOVE
5772	FIR	10	REMOVE
5773	PINE	10	REMOVE
5778	FIR	10	REMOVE
5779	PINE	12	REMOVE
5781	PINE	10	REMOVE
5782	PINE	12	REMOVE
5783	FIR	10	REMOVE
5784	PINE	10	REMOVE
5785	FIR	10	REMOVE
5786	FIR	10	REMOVE
5794	PINE	10	REMOVE
5795	PINE	12	REMOVE

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

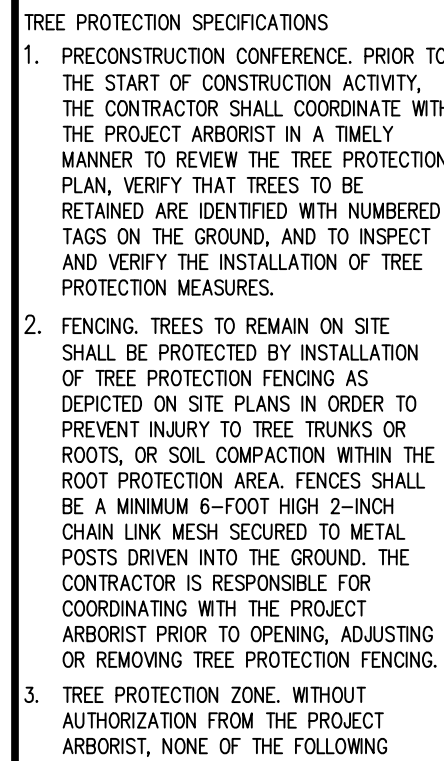
4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON

TREE PRESERVATION AND
REMOVAL PLAN -
NORTHEAST

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
2687 WILLAMETTE ROAD, SUITE 1A
EUGENE, OREGON 97401
TEL: (603) 746-5812
FAX: (603) 639-9592
www.emeriodesign.com





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 FOR REMOVAL OF TREES #6564 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

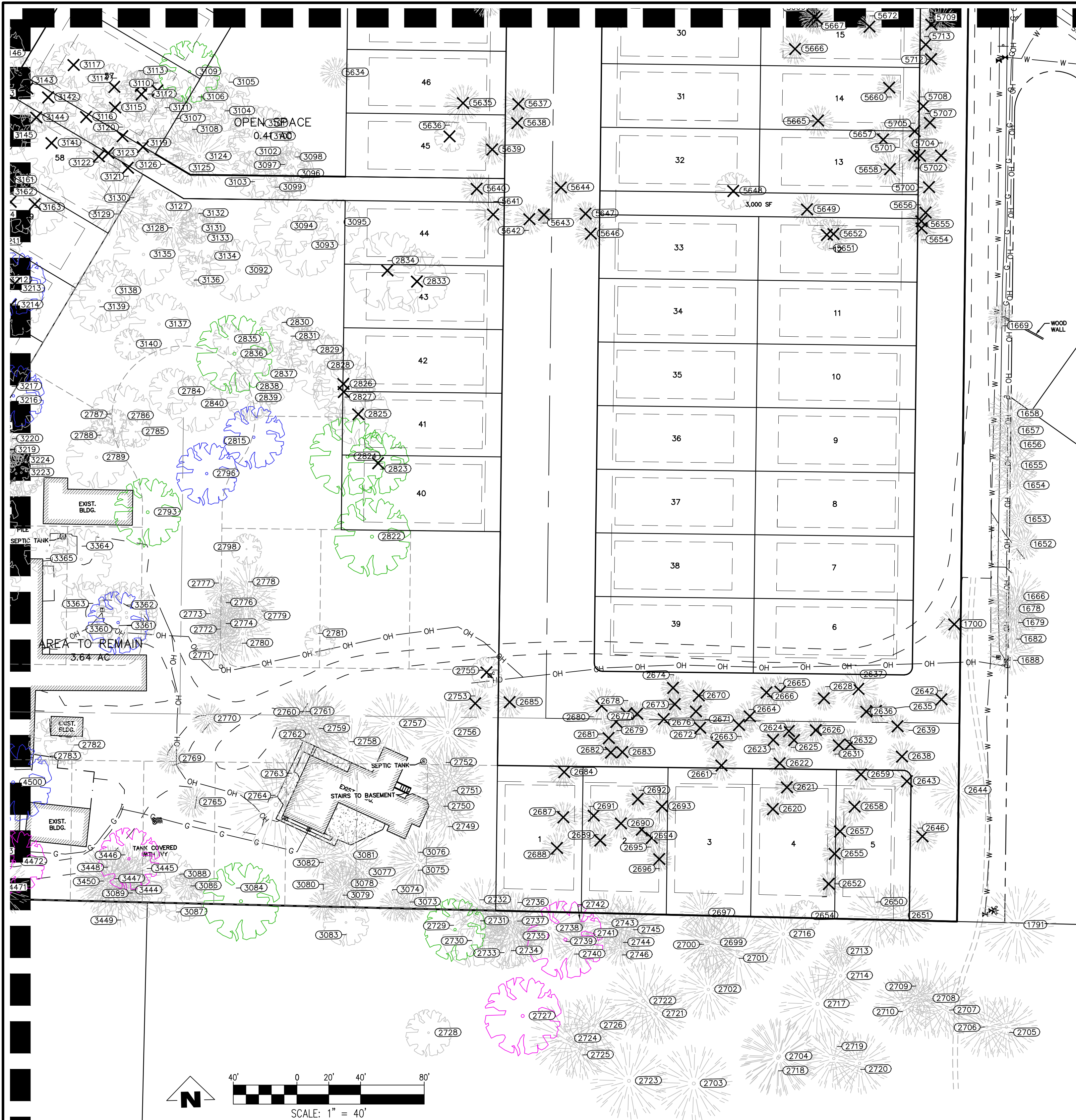
TREE #	SPECIES	DBH+	
3226	OAK	12	REMOVE
3227	OAK (x2)	12	REMOVE
3228	OAK	32	REMOVE
3229	OAK	12	REMOVE
3230	OAK	10	REMOVE
3232	OAK	16	REMOVE
3233	OAK	12	REMOVE
3235	OAK (x2)	12	REMOVE
3238	OAK	16	REMOVE
3240	OAK	10	REMOVE
3241	OAK (x2)	16	REMOVE
3242	OAK (x3)	16	REMOVE
3243	OAK (x3)	16	REMOVE
3244	OAK (x5)	14	
3245	OAK	14	
3246	OAK (x2)	16	
3247	OAK	35	
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	
4468	OAK	30	
4467	OAK	18	
4469	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	
4568	FIR	36	
4567	OAK	14	
4569	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	
4689	OAK (x2)	12	
4690	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

DBH* DIAMETER AT BREAST HEIGHT, INCHES

	INDICATES OFFSITE TREE, OR TREE NOT LOCATED WITHIN PROJECT AREA. NOT INCLUDED IN TREE PRESERVATION COUNT.
	INDICATES TREE LOCATED WITHIN AREA TO REMAIN. INCLUDED IN TREE PRESERVATION COUNT.

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET
P3.3 OF **32**



- 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 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 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.
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- 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 REASSESSMENT IN TERMS OF FUTURE HOME PLANS. ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED.

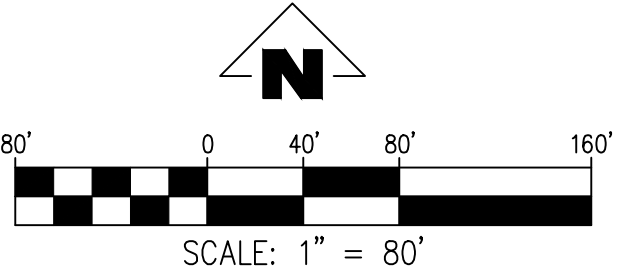
CONDITION

GOOD	GOOD
FAIR	FAIR
POOR	POOR
VERY 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	
1669	CEDAR	10	
1678	FIR	12	
1679	FIR	14	
1682	FIR	16	
1688	FIR	18	
1700	PINE	12	REMOVE
1791	FIR	36	
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
2628	PINE	16	REMOVE
2631	PINE	12	REMOVE
2632	PINE	13	REMOVE
2635	PINE	12	REMOVE
2636	PINE	12	REMOVE
2637	PINE	16	REMOVE
2638	PINE	16	REMOVE
2639	PINE	10	REMOVE
2642	PINE	12	REMOVE
2643	PINE	14	REMOVE
2644	FIR	32	
2646	PINE	18	REMOVE
2650	FIR	28	
2651	FIR	28	
2652	PINE	12	REMOVE
2654	OAK (x2)	15	
2655	PINE	11	REMOVE
2657	PINE	18	REMOVE
2658	PINE	12	REMOVE
2659	PINE	12	REMOVE
2661	PINE	12	REMOVE
2663	PINE	12	REMOVE
2664	PINE	12	REMOVE
2665	PINE	13	REMOVE
2666	PINE	13	REMOVE
2670	PINE	18	REMOVE
2671	PINE	10	REMOVE
2672	PINE	10	REMOVE
2673	PINE	10	REMOVE
2674	PINE	16	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	
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	OAK	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	REMOVE
2755	DECID	10	REMOVE
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	
2769	FIR	22	
2770	PINE	16	
2771	FIR	16	
2772	FIR	14	
2773	FIR	16	
2774	FIR	10	
2776	FIR	12	
2777	FIR	12	
2778	FIR	26	
2779	FIR	26	
2780	FIR	30	
2781	BIRCH	12	
2782	OAK (x3)	14	
2783	OAK (x3)	14	
2784	OAK	18	
2785	OAK	10	
2786	OAK	18	
2787	OAK	10	
2788	OAK	10	
2789	OAK	18	
2790	OAK	24	
2791	OAK	22	
2792	OAK	18	
2793	OAK	24	
2794	OAK	24	
2795	DECID	14	
2796	OAK	26	
2797	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
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	
2841	FIR	14	
2842	FIR	14	
2843	FIR	36	
2844	FIR	26	
2845	FIR	24	
2846	FIR	24	
2847	FIR	24	
2848	FIR	24	
2849	FIR	24	
2850	FIR	24	
2851	FIR	26	
2852	FIR	22	
2853	OAK	12	
2854	WALNUT	10	
2855	OAK	28	
2856	FIR	10	
2857	OAK	17	
2858	OAK	22	
2859	OAK (x2)	16	
2860	OAK (x2)	18	
2861	OAK	22	
2862	OAK (x3)	14	
2863	OAK	14	
2864	OAK	10	
2865	OAK	10	
2866	OAK (x2)	12	
2867	OAK	20	
2868	OAK	16	
2869	OAK (x2)	18	
2870	OAK	12	
2871	OAK	12	
2872	OAK	28	
2873	OAK (x2)	14	REMOVE
2874	OAK	14	
2875	OAK	10	REMOVE
2876	OAK	10	REMOVE
2877	OAK	14	REMOVE
2878	OAK (x2)	16	REMOVE
2879	OAK	16	REMOVE
2880			
2881	OAK	12	REMOVE
2882	OAK	18	REMOVE
2883	OAK	12	REMOVE
2884	OAK	14	REMOVE
2885	FIR	30	
2886	OAK	14	
2887	OAK	12	
2888	OAK	12	
2889	FIR	36	
2890	OAK	12	
2891	OAK	12	
2892	OAK	12	
2893	OAK	18	
2894	OAK (x2)	22	
2895	OAK	22	
2896	OAK	14	
2897	OAK	22	
2898	OAK (x2)	20	
2899	OAK	18	
2900	OAK	14	
2901	OAK	22	REMOVE
2902	OAK	20	REMOVE
2903	OAK	20	REMOVE
2904	OAK	10	REMOVE
2905	OAK	12	REMOVE
2906			
2907	OAK	12	
2908	OAK	14	
2909	OAK	18	
2910	OAK	24	
2911	OAK	22	
2912	OAK	22	
2913	OAK	18	
2914	OAK (x2)	18	
2915	OAK (x2)	18	
2916	OAK (x2)	12	
2917			
2918	FIR	16	
2919	FIR	24	
2920	OAK	24	
2921	FIR	24	
2922	FIR	24	
2923	FIR	20	
2924	FIR	22	
2925	FIR	36	
2926	FIR	16	
2927	FIR	14	REMOVE
2928			
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2997			
2998			
2999			
3000			



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

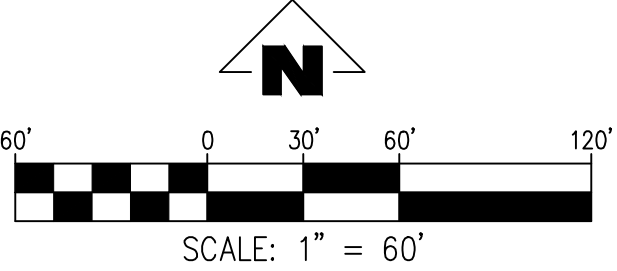
REVISIONS	
NO.	DESCRIPTION



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EUGENE, OREGON 97401
TEL: (503) 748-8812
FAX: (503) 639-9592
www.emeriodesign.com





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

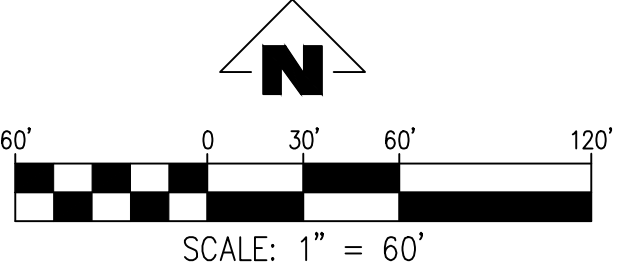
TENTATIVE PLAT - PHASE 1

REVISIONS	
NO.	DESCRIPTION

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

TENTATIVE SITE PLAN

REVISIONS	
NO.	DESCRIPTION

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