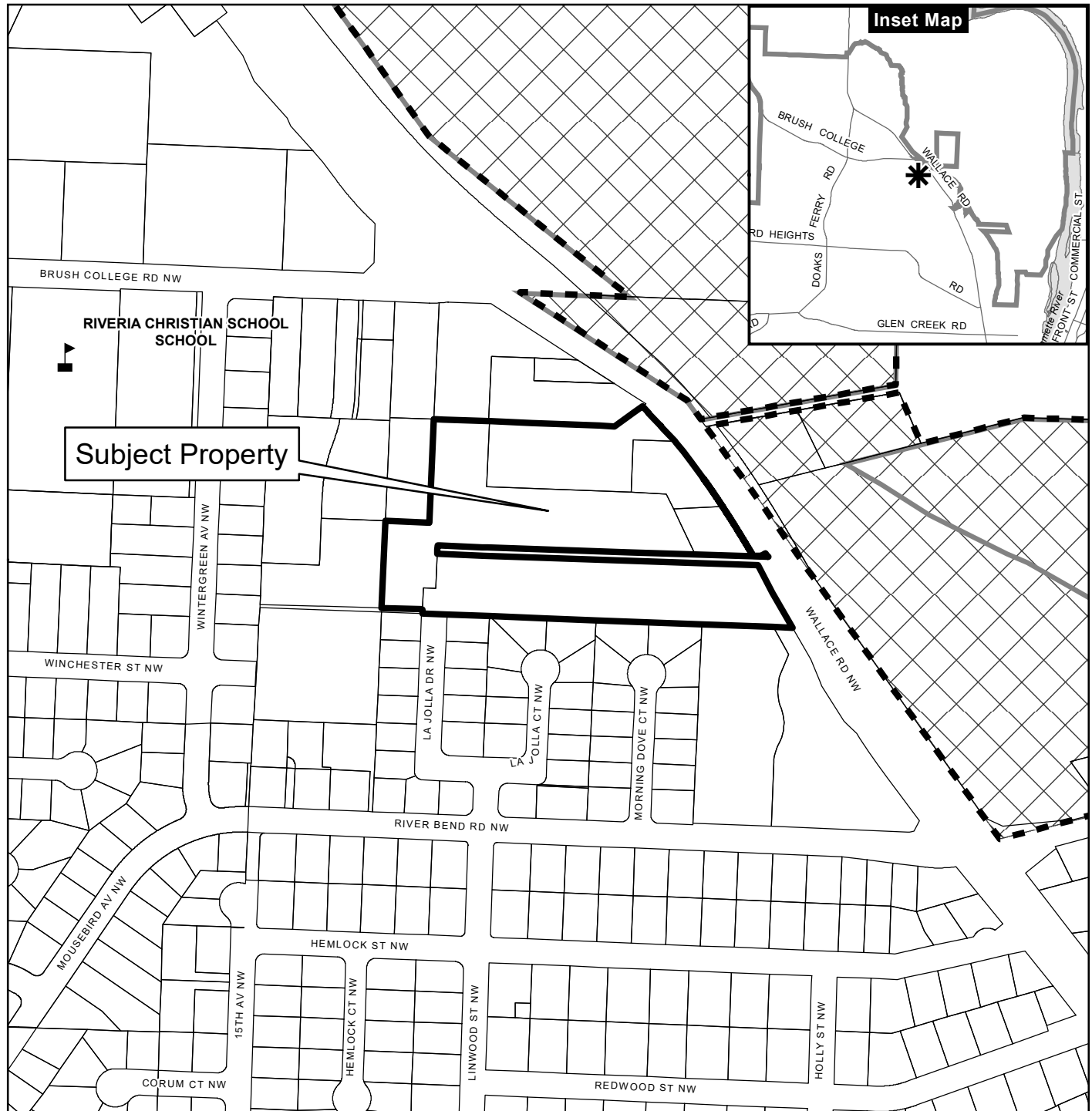


Vicinity Map

2499, 2501, 2519, 2539, 2551 Wallace Road NW



Legend

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

- Parks

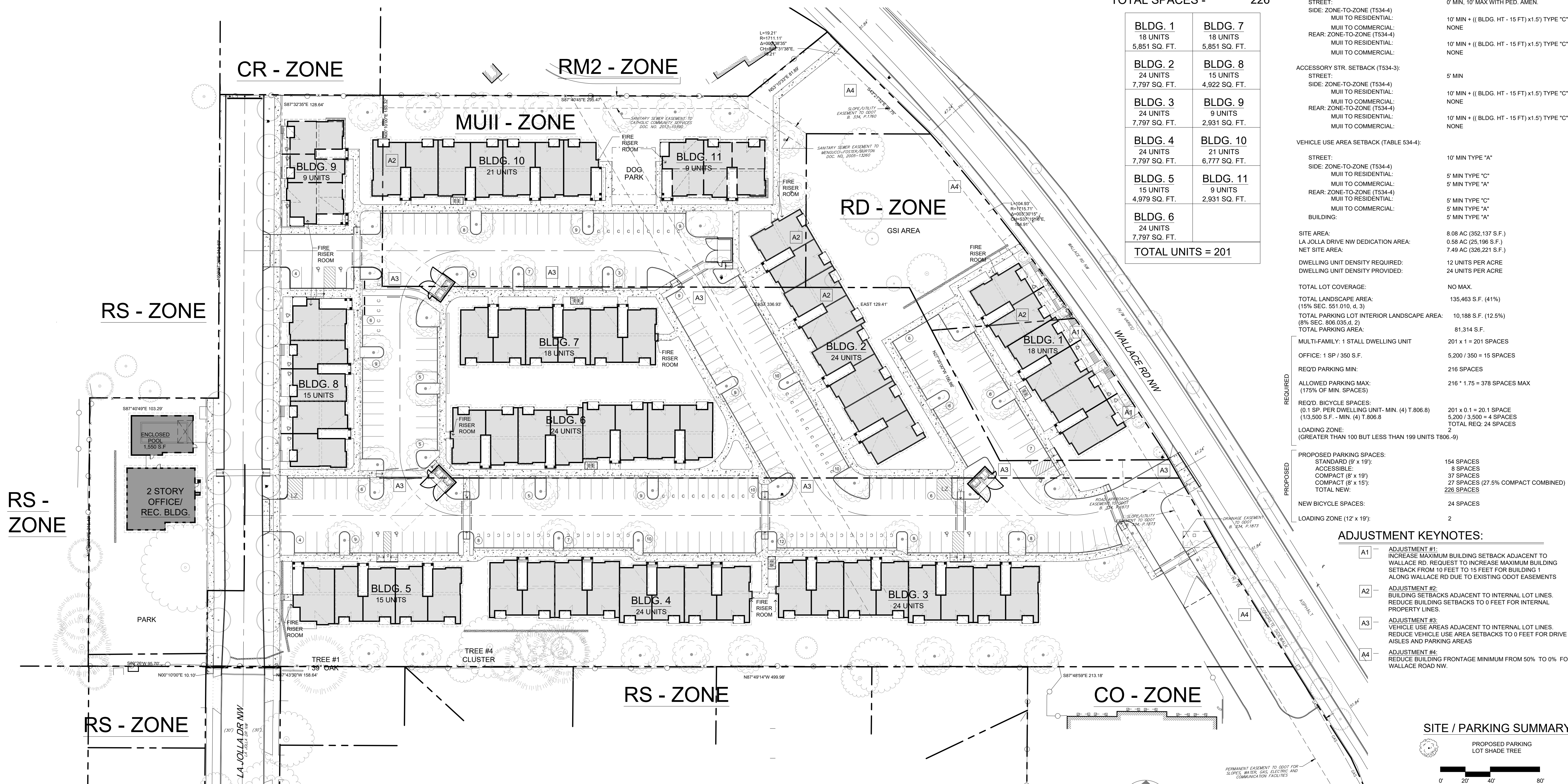
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

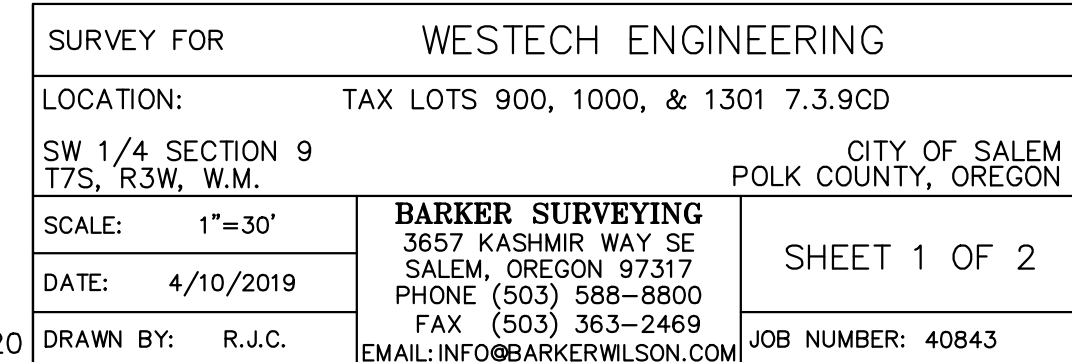
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet

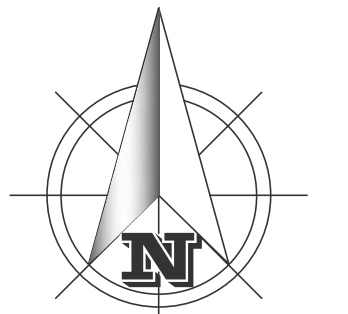


SITE PLAN REVIEW SET 05.06.22





TOPOGRAPHIC SURVEY



GRAPHIC SCALE
30' 15' 0' 15' 30' 60'
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDG	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TYP	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTL	UTILITY
GV	GAS VALVE	VLT	VAULT
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

SYMBOLS

AD	AREA DRAIN	✓	SIGN POST
CB	CATCH BASIN	PED	PEDESTAL
COO	CLEANOUT	MB	MAIL BOX
✓	FIRE HYDRANT	✓	IRRIGATION VALVE
GV	GAS VALVE	✓	LIGHT POLE
WV	WATER VALVE	✓	UTILITY/POWER POLES
GPW	GAS/POWER/WATER METER	✓	TEST PIT
DSO	DOWN SPOUT	•	MONUMENT FOUND
①	MANHOLE TELEPHONE		
②	MANHOLE STORM DRAIN		
③	MANHOLE SANITARY SEWER		
•	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)		

NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LINE TYPES

CATV LINE	— CATV — CATV — CATV — CATV — CATV — CATV — CATV —
COMMUNICATION LINE	— COM — COM — COM — COM — COM — COM — COM —
EASEMENT LINE	— EASE — EASE — EASE — EASE — EASE — EASE — EASE —
FENCE LINE	— FENCE — FENCE — FENCE — FENCE — FENCE — FENCE — FENCE —
FIBER OPTIC LINE	— FOC — FOC — FOC — FOC — FOC — FOC — FOC —
GAS LINE	— GAS — GAS — GAS — GAS — GAS — GAS — GAS —
EDGE OF GRAVEL LINE	— EG — EG — EG — EG — EG — EG — EG —
OVERHEAD LINE	— OH — OH — OH — OH — OH — OH — OH —
PHONE LINE	— PH — PH — PH — PH — PH — PH — PH —
POWER LINE	— ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC —
SANITARY SEWER LINE	— SS — SS — SS — SS — SS — SS — SS —
STORM DRAIN LINE	— SD — SD — SD — SD — SD — SD — SD —
WATER LINE	— W — W — W — W — W — W — W —

BENCHMARK UTILIZED:

ELEV: 178.12' NGVD29

SURVEY MAG NAIL BSC POINT #11001 IN ASPHALT AS SHOWN

ELEVATIONS ARE BASED ON GPS OBSERVATION WITH A VERTICAN ADJUSTMENT OF -3.36' FROM NAVD 88 TO NGVD 29 DATUM

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

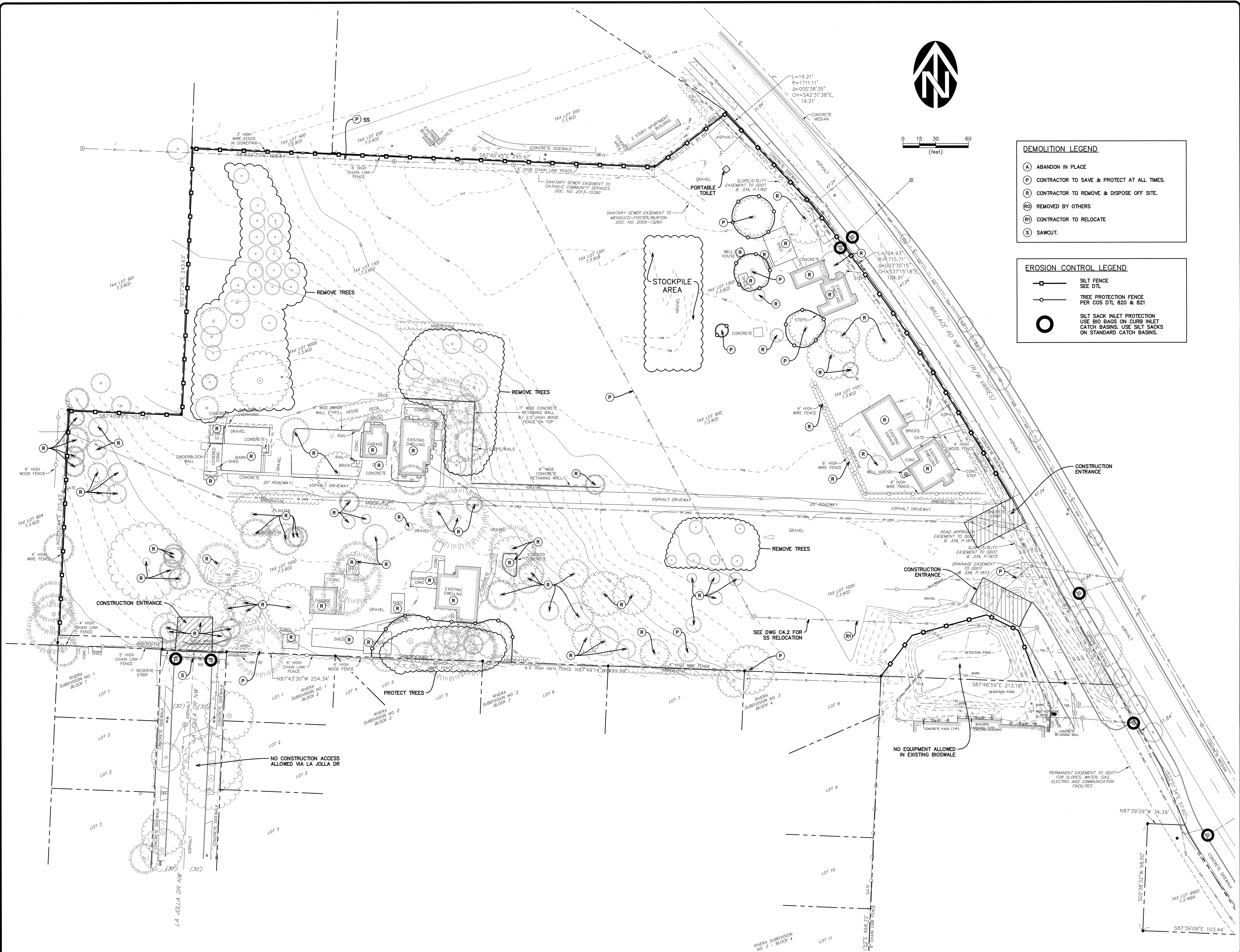


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020

SURVEY FOR	WESTECH ENGINEERING
LOCATION:	TAX LOTS 900, 1000, & 1301 7.3.9CD
SW 1/4 SECTION 9 T7S, R3W, W.M.	CITY OF SALEM POLK COUNTY, OREGON
SCALE: 1"=30'	BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 363-2469 EMAIL: INFO@BARKERWILSON.COM
DATE: 4/10/2019	SHEET 2 OF 2
DRAWN BY: R.J.C.	JOB NUMBER: 40843

[illegible]

WE

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97303
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

SCOTT MARTIN
RIVERBEND ROAD SITE PHASE II
EXISTING CONDITIONS, EROSION CONTROL
& DEMOLITION PLAN

DRAWING
C2.0
JOB NUMBER
3048.3002.0

Tree Variance Criteria

808.045(d) Approval criteria. A tree variance shall be granted if either of the following criteria is met:

(1) Hardship.

(A) There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be most effectively relieved by a variance; and

(B) The proposed variance is the minimum necessary to allow the otherwise lawful proposed development or activity; or

(2) Economical use.

(A) Without the variance, the applicant would suffer a reduction in the fair market value of the applicant's property, or otherwise suffer an unconstitutional taking of the applicant's property;

Applicant Response: The proposed development is bounded on the south by the stub of La Jolla Drive NW. The applicant is proposing to extend La Jolla Drive NW as a new public street to the northern boundary of the proposed development site.

There are 3 existing trees that would be impacted by the proposed street extension as shown on the tree plan provided herein. This creates a hardship as there is no practical way to construct the road extension without impacting the 3 existing trees.

The removal of these three (3) existing trees is the minimum action necessary to facilitate the proposed road extension.

If you have any questions, please contact me by phone at (503) 399-1090 or samt@lenityarchitecture.com

Sincerely,



Sam Thomas

Senior Land Use Specialist

Lenity Architecture, Inc.

REQUEST FOR COMMENTS***Si necesita ayuda para comprender esta información, por favor llame 503-588-6173***

REGARDING: Tree Regulation Variance Case No. TRV22-02

PROJECT ADDRESS: 2499, 2501, 2519, and 2551 Wallace Road NW, Salem OR 97304

AMANDA Application No.: 22-101953-NR

COMMENT PERIOD ENDS: Wednesday, July 13, 2022 at 5:00 PM

SUMMARY: Tree Regulation Variance to remove two existing significant trees in association with construction of an apartment complex.

REQUEST: A Tree Regulation Variance to remove two existing significant trees, an Oregon white oak tree 33 inches dbh and an Oregon white oak tree 39 inches dbh, processed as a concurrent application to Class 3 Site Plan Review and Class 2 Adjustment application SPR-ADJ21-25 for a proposed development to include apartments, an office/recreation building, pool, and parking on a development site including 7.59 acres located in the MU-II (Mixed Use - II) zone at 2499, 2501, 2519, and 2551 Wallace Road NW - 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 00900, 01000, 01101, 01301) and 0.51 acres located in the RD (Duplex Residential) zone at 2539 Wallace Road NW 97304 (Polk County Assessor Map and Tax Lot 073W09CD / 01300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, July 13, 2022, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: pcole@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☒ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

RECEIVED

Name/Agency: Linda Easton-Warner - West Salem Dog Grooming

Address: 1452 Brush College Rd NW Salem

Phone: 503 551 2397

Email: k9concepts grooming@gmail.com

Date: 7-6-2022

KHH JUL 12 2022

COMMUNITY DEVELOPMENT

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

Pamela Cole

From: Marcia Kelley <swardenpopor@gmail.com>
Sent: Wednesday, July 13, 2022 2:18 PM
To: Pamela Cole
Cc: Office Prince of Peace
Subject: Tree Regulation Variance Case No TRV22-02

Ms Cole:

I have reviewed the proposal and have the following comments:

While the loss of any Oregon White Oak is troubling it seems that housing is also a great necessity. Our church owns adjoining property and when we plan for our property use I will do everything I can to locate white oaks on our property which will in time serve the community.

Marcia Kelley, Senior Warden, Prince of Peace Episcopal Church
PO Box 5757 Salem Oregon 97304 (Property 1442 Brush College Road)
Phone: 503-585-1479 Church Personal 503-920-4776
Email: swardenpopor@gmail.com, officeprinceofpeacesalem@gmail.com
Date: July 13 2022

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Tree Regulation Variance Case No. TRV22-02

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1. I have reviewed the proposal and have no objections to it.

☒ 2. I have reviewed the proposal and have the following comments:

THESE TREES HAVE BEEN AN IMPORTANT PART OF THE FOOD SYSTEM IN OREGON FOR 100's OF YEARS. THE POPULATION OF THIS SPECIES IS DOWN TO 10-15% IN WASHINGTON STATE HAS IT ENDANGERED. EVEN THOUGH OREGON DOES NOT, THERE IS

GOING TO BE ENOUGH GREENERY CUT DOWN AS IT IS.

DO NOT CUT

Name/Agency: MICHAEL E HAYES WATSON

Address: 2156 LA VILLA DR NW SALEM, OR 97304

Phone: (503) 990-8340

Email: thewatsonse@yahoo.com

Date: 7/5/22

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

THOSE TREES DOWN!