



Planning Division • 503-588-6173  
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

**September 9, 2022**

## **PLANNING REVIEW CHECKLIST**

**Subject Property:** 5205 Battle Creek Road SE

**Reference Nos.:** 22-116522-PLN

(Class 3 Site Plan Review; Class 1 Design Review; Class 2 Adjustment;  
Tree Variance; Driveway Approach Permit)

**Applicant:** Thomas Eldridge  
Gateway Phase 2 Limited Partnership  
126 NE Alberta Street, Suite 202  
Portland, OR 97211

**Phone:** 360-635-8073

**E-Mail:** [thomas@communitydevpartners.com](mailto:thomas@communitydevpartners.com)

**Agent:** Ben Schonberger  
Winterbrook Planning  
610 SW Alder Street, Suite 810  
Portland, OR 97205

**Phone:** 503-827-4422

**E-Mail:** [ben@winterbrookplanning.com](mailto:ben@winterbrookplanning.com)

The Planning Division has conducted its completeness review of the proposed Class 3 Site Plan Review, Class 1 Design Review, Class 2 Adjustment, Tree Variance, and Driveway Approach Permit for property located at 5205 Battle Creek Road SE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

<b>Item:</b>	<b>Description:</b>
<b>Application Fee</b>	<p>The application requests a <b>Tree Removal Permit</b> for one significant tree on Lot 4 and due to the topography/elevation of the site in relation to the City's Airport Overlay Zone (SRC Chapter 602), an <b>Airport Overlay Zone Height Variance</b> is also required for the proposed development.</p> <p>The application fee submitted currently submitted does not include the required fee for the Tree Removal Permit or the required Airport Overlay Zone Height Variance. The required application fee for the Tree Removal Permit is \$398.00 and the fee for the Airport Overlay Zone Height Variance is \$358.00. As such, an additional application fee of <b>\$756.00</b> is required for these two applications.</p>
<b>Recorded Deed</b>	<p>SRC 300.210(a)(2) requires submittal of the recorded deed/land sales contract with legal description for the property. In review of the application materials submitted it doesn't appear that a copy of the recorded deed has been submitted, but a copy of the recorded deed is required.</p>
<b>Proof of Application</b>	<p>The subject property is currently owned by Woodscape Glenn, LLC, and the application form has been signed by Jessica Woodruff. Because the property is</p>

Item:	Description:
<b>Signature Authority</b>	currently owned by Woodscape Glenn, LLC, proof of signature authority is needed authorizing Jessica Woodruff to sign the application on behalf of the property owner.
<b>List of LLC Members</b>	<p>SRC 300.210(a)(3) requires the submittal of any information that would give rise to an actual or potential conflict of interest under state or local ethics laws for any member of a Review Authority that will or could make a decision on the application.</p> <p>In order to implement this submittal requirement for applicants and/or property owners who are companies of LLCs, we require applicants to submit a list of the names of all of the members of the company or LLC. This allows the members of any potential Review Authority at the City who may end up reviewing the application to be able to identify whether any potential conflict of interest exists with the applicant and/or property owner.</p> <p>Because the applicant for the proposal is Gateway Phase 2 Limited Partnership and the property owner is Woodscape Glenn, LLC, a list of members of both entities is required to be submitted.</p>
<b>Airport Overlay Zone</b>	<p>Based on the requirements of the City's Airport Overlay Zone (<a href="#">SRC Chapter 602</a>), an Airport Overlay Zone Height Variance will be required in conjunction with the proposed development.</p> <p>The subject property is located within the Horizontal Surface of the City's Airport Overlay Zone. The purpose of the Airport Overlay Zone is to promote air navigational safety and prevent hazards and obstructions to air navigation and flight. Within the horizontal surface of the overlay zone (<i>per SRC 602.020(a)(5)</i>) no building, structure, object, or vegetative growth shall have a height greater than that established by a <b>horizontal plane 150 feet above the airport elevation</b>. The <b>elevation of the airport is 213.4 feet</b> above mean sea level (MSL). Therefore, no building, structure, or vegetative growth shall exceed a <b>maximum height of 363.4 ft. MSL</b>.</p> <p>Based on the topography of the site, the land itself appears to already project approximately 4.6 ft. to 50.6 ft into the horizontal surface. Because of this, the multiple family buildings proposed to be constructed on the property will project even further into the horizontal surface and not conform to the maximum height requirements of the overlay zone.</p> <p>Pursuant to SRC 602.025(a), no building, structure, or object shall be constructed or increased in height, and no vegetation shall be allowed to grow, to a height in excess of the height limitations set forth in the airport overlay zone <b>unless a variance is granted</b>. In order for an airport overlay zone height variance to be approved, a determination is required to be submitted from the FAA indicating that the proposed variance to the maximum allowed will not create a hazard to air navigation.</p> <p>It's strongly recommended that you contact the City's Airport Administrator, John Paskell, for any questions you have about how the FAA Part 77 surfaces prescribed in the airport overlay zone will affect development of the subject property. John can also help you to understand the steps you will need to take to obtain the determination from the FAA that's required as part of the airport overlay zone height variance review process. John can be reached at 503-589-2057 or <a href="mailto:JPaskell@cityofsalem.net">JPaskell@cityofsalem.net</a>.</p>

Item:	Description:
<b>Site Plan</b>	<p>The site plan needs to be revised to address the following:</p> <ul style="list-style-type: none"> <li>▪ <u>Property dimensions</u>. Per SRC 220.005(e)(1)(A)(i), site plans are required to include the dimensions of the property. The site plan submitted currently doesn't identify the exterior dimensions of the property. The site plan needs to be revised to show the exterior property dimensions.</li> </ul>
<b>Landscape Plan</b>	<p>The landscape plan needs to be revised to address the following:</p> <ul style="list-style-type: none"> <li>▪ <u>Planting List for Proposed Trees &amp; Shrubs</u>. The plans provided show the location of trees and the general location areas to be planted with shrubs. The plans do not, however, include a list of the plant species proposed to be planted. Based on the information currently provide staff cannot determine if the minimum required number of trees and shrubs (<i>in terms of required plant units</i>) will be provided around the buildings as required under the multiple family landscaping design standards included under SRC 702.020(b).</li> </ul> <p>In order to determine whether the required number of trees and shrubs will be provided, a proposed plant list is required identifying the specific species of trees and shrubs that will be planted throughout the development and the associated number of <b>plant units</b> assigned to each species based on the plant unit values included under SRC 807.015(b) – Table 807-2.</p>
<b>Completed Trip Generation Estimate Form</b>	<p>A TIA has been submitted, but SRC 220.005(e)(1)(D) also requires the submittal of a completed trip generation estimate (TGE) form for the proposed development. The TGE form can be found on the City's website at the following location:</p> <p><a href="https://www.cityofsalem.net/home/showpublisheddocument/5254/637799176234770000">https://www.cityofsalem.net/home/showpublisheddocument/5254/637799176234770000</a></p>
<b>Multiple Family Design Review Standards</b>	<ul style="list-style-type: none"> <li>▪ <u>Private Open Space</u>: Not all of the private open spaces areas provided within the development appear to meet the minimum size and dimension requirements of SRC 702.020(a)(1)(C) – Table 702-4. Please see notes on attached plans.</li> <li>▪ <u>Landscaping Standards</u>: Insufficient information is currently provided to determine conformance with the landscaping standards of SRC 702. A plant list identifying the species of trees and shrubs to be planted is needed to accompany the landscape plan.</li> <li>▪ <u>Pedestrian Pathway Width</u>: SRC 702.020(d)(4) required pedestrian pathways within the development to be a minimum width of 5 ft. There are a couple of paths included within the development that do not conform to the minimum required 5-foot width. Please see the comments included in the attached plans.</li> <li>▪ <u>Ground Floor Dwelling Unit Entrances</u>: SRC 702.020(e)(5) requires ground level dwelling units located within 25 feet of the property line abutting a street to have a building entrance facing the street with a direct pedestrian connection to the street.</li> </ul> <p>In review of the proposed plans it appears that a couple of the ground floor units within the buildings are located within 25 feet of the property line abutting the street but do not have an entrance facing the street or a direct pedestrian connection to it. Please see the comments included in the attached plans.</p>
<b>Solid Waste Service Area Standards</b>	<ul style="list-style-type: none"> <li>▪ <u>Solid Waste Service Area Vehicle Operation Area Standards</u>: Based on the information currently provide it's unclear if the location of the proposed vehicle operation area serving the trash enclosures on the site meets the applicable</li> </ul>

Item:	Description:
	<p>requirements of SRC 800.055(f).</p> <p>SRC 800.055(f)(1) requires the vehicle operation area to be located perpendicular to front opening of the enclosure unless the receptacles being utilized are less than 2 cubic yards in size</p> <p>Pursuant to SRC 800.055(f)(1)(B), when receptacles of 2 cubic yards or less are utilized, the vehicle operation area may be located parallel to the enclosure opening or in a location where the receptacle can be safely maneuvered manually not more than 45 feet into position at one end of the vehicle operation area for servicing.</p> <p>In order to determine whether the applicable standards are met conformation of the size of the trash receptacles that will be utilized is needed.</p> <ul style="list-style-type: none"> <li>▪ <u>Solid Waste Service Vehicle Access</u>: SRC 800.055(f)(2) requires that vehicle operation areas for solid waste service areas shall be designed to that the waste collection vehicle is not required to back out onto a public street or leave the premises.</li> </ul> <p>The layout of the proposed parking areas and the location of the proposed trash enclosures do not conform to this standard because the solid waste collection vehicle will be required to back out onto the public streets.</p> <p>This standard is an adjustable standard. Pursuant to SRC 800.055(g), whenever an adjustment is proposed to a solid waste service area standard included under SRC 80.055, notification is required to be provided to the applicable solid waste collection franchisee for the area to provide them with an opportunity to review and comment on the proposal.</p>
<b>Off-Street Parking Access &amp; Maneuvering</b>	<p>Each of the parking areas included in the proposed development have drive-aisles that are designed with a dead-end without a turnaround. SRC 806.035(f)(2) requires turnaround to be provided at the end of a dead-end drive aisles. Turnarounds are required to designed in accordance with the minimum dimensions set forth in Table 806-7.</p> <p>The above standard is also mirrored by SRC 806.040(a) which requires either a turnaround to be provided that is always available or a loop to a single point of access for driveways with a single point of ingress and egress. Please see the comments included on the attached plans.</p>
<b>Bicycle Parking Space Dimensions</b>	<p>As currently drawn on the plan, the proposed side-by-side bicycle parking spaces do not meet the minimum required space width. For side-by-side spaces, SRC 806.060(c)(1) – Table 806-10 allows space width to be reduced to 1.5 feet per space. As such, the minimum width between racks for two spaces is required to be 3 ft. As measured on the plans, the width between the racks appears to be approximately 2.83 ft. A minimum 3 ft. is required between racks.</p>
<b>Additional Comments on Plans</b>	<p>Please see the additional comments provided on the attached plans.</p>

Unless otherwise noted, the above information is needed in order to deem the application complete. Pursuant to SRC 300.220, the application shall be deemed complete upon receipt of:



- (1) All of the missing information;*
- (2) Some of the missing information and written notice from the applicant that no other information will be provided; or*
- (3) Written notice from the applicant that none of the missing information will be provided.*

Please submit this information to the City of Salem Planning Division, located on the 3<sup>rd</sup> floor of City Hall, 555 Liberty Street SE, Room 305.

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net).

**The Salem Revised Code may be accessed online at the following location:**

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Sincerely,

Bryce Bishop  
Planner III



NOT FOR  
CONSTRUCTION

CDP SALEM -  
PHASE 2

Job Number: #22047

PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR



PLACE  
735 NW 18TH AVE  
PORTLAND, OR 97209  
(503) 334 2080

LAND USE 08.08.22

ISSUE DATE

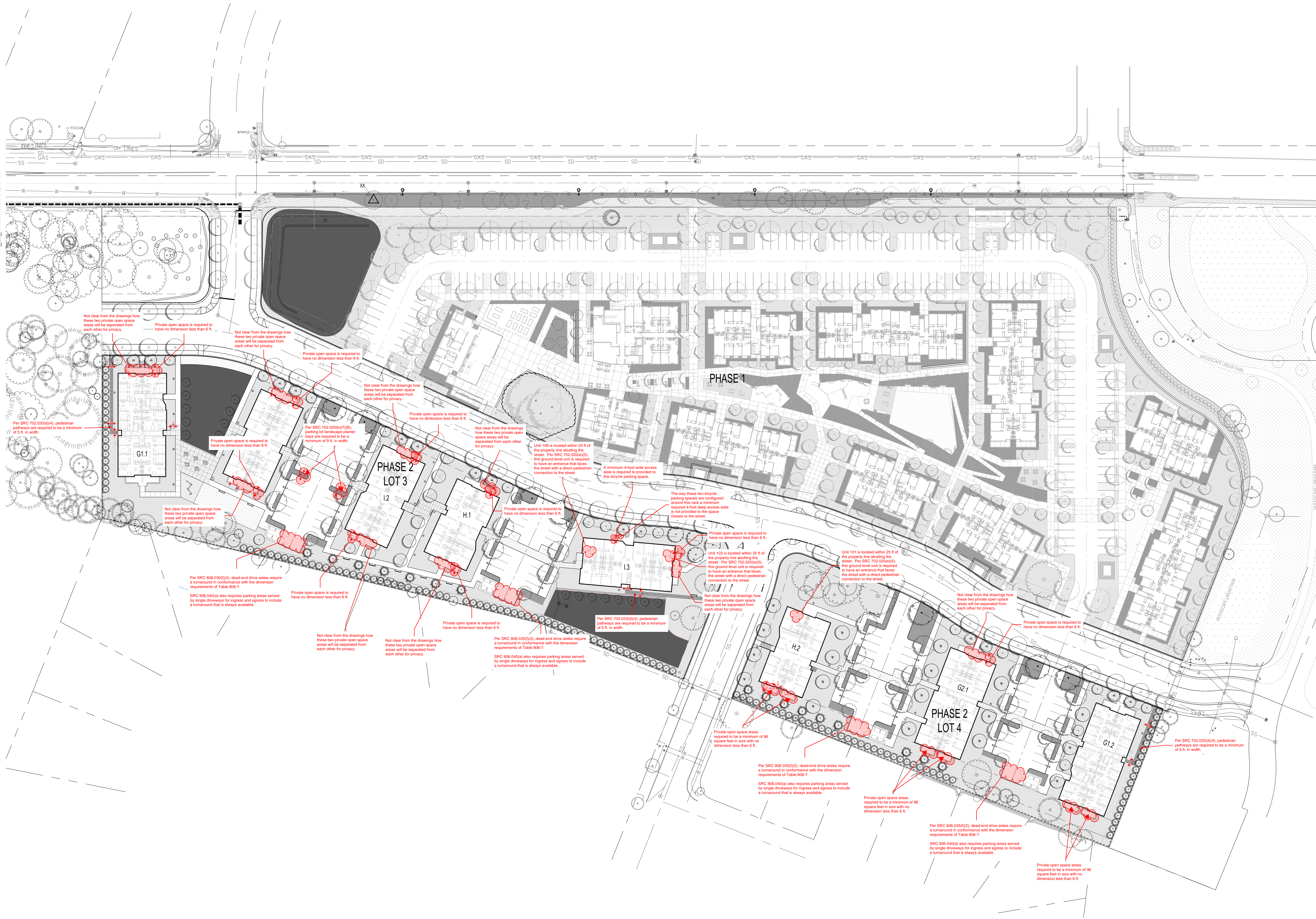
Drawing:

OVERALL SITE PLAN  
PHASE 1 & PHASE 2

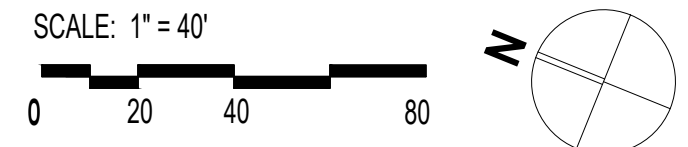
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H\_22\_mclbensonPX8RT.rvt



1 OVERALL SITE PLAN - PHASE 1 & PHASE 2  
1" = 40' - 0"





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CONSTRUCTION

CDP SALEM -  
PHASE 2

Job Number: #22047

PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR



PLACE

735 NW 18TH AVE  
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(503) 334 2080

LAND USE 08.08.22

ISSUE DATE

Drawing:

LAND USE  
SITE PLAN LOT 3

Sheet No:

G1.11

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LOT 3 - LAND USE LEGEND

--- GROSS SITE AREA - LOT 3 (122,991 SF)

BUILDING FOOTPRINT AREA: 27,130.3 SF (22% of GSA)

OPEN SPACE: 76,248 SF (62% of GSA)

COMMON OPEN SPACE: 2,018 SF (1,975 SF MIN. REQUIRED)

PRIVATE OPEN SPACE: 2,192 SF IN 18 PATIOS

PEDESTRIAN WALKWAYS AND PLAZAS: 14,013.3 SF (11% of GSA)

LANDSCAPED AREAS: 43,792 SF (36% of GSA)

NATURE PLAY AREA: 580.7 SF

STORM WATER PLANTER AREA: 13,652 SF

EXISTING TREES TO BE PRESERVED: 20 (6 ARE SIGNIFICANT TREES)

NEW TREES: 68 SITE TREES

VEHICULAR & PARKING AREA: 15,960.4 SF (13% of GSA)  
STANDARD SPACES: 38  
A.D.A SPACES: 5  
TOTAL: 43 (43 REQUIRED)  
LOADING: 1

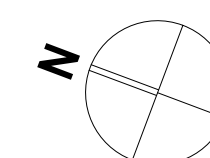
PARKING LANDSCAPE & SCREENING AREA: 3,015 SF

SOLID WASTE ENCLOSURE AREAS: 637.3 SF

NOTE:  
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

SUMMARY TABLE - LOT 3

ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	82,499 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	36.3 FT MAX (BUILDING I)
PARKING:	43 SPACES TOTAL: 38 STANDARD 5 A.D.A. 1 LOADING
LOT COVERAGE:	BUILDINGS = 27,130.3 SF (22%)









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NOT FOR  
CONSTRUCTION

CDP SALEM -  
PHASE 2

Job Number: #22047

PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR



PLACE

735 NW 18TH AVE  
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LAND USE 08.08.22

ISSUE DATE

Drawing:

ADDITIONAL TREE  
TABLES LOT 3

Sheet No:

T1.04

TREE PRESERVATION & REMOVAL SUMMARY TABLE

LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES REMOVED (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 3	6	17	16	22	9	70	48 (68%)	22 (32%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 3

70 EXISTING TREES, 48 REMOVED (68%)

THE REQUIRED REPLACEMENT TREES FOR LOT 3 ARE:

(17) NEW TREES FOR SIGNIFICANT TREES REMOVED

(22) NEW TREES FOR NON SIGNIFICANT TREES REMOVED

(18) NEW TREES FOR NON SIGNIFICANT TREES REMOVED WITHIN SETBACKS

TOTAL (57) NEW TREES REQUIRED.

The following trees are shown  
on the tree plan but are not  
shown in this table:  
-U4  
-U5  
-54

LOT 3 - REMOVED NON SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	NOTES
52	OREGON WHITE OAK	10"	NO	DYING	CROWN ALMOST ABSENT	REMOVE	NA (D)
53	DOUGLAS FIR	22"	NO	DYING	LOST LEADER. STEM DEFECT	REMOVE	NA (D)
54	DOUGLAS FIR	22"	NO	GOOD	CANOPY DOMINANT	REMOVE REPLACE 1x	
55	DOUBLAS FIR	18"	NO	DEAD	DEAD UPRIGHT STEM	REMOVE	NA (D)
56	OREGON WHITE OAK	18"	NO	GOOD/FAIR	CANOPY CODOMINANT, LEANING	REMOVE REPLACE 1x	
57	DOUGLAS FIR	12"	NO	DEAD	DEAD UPRIGHT STEM	REMOVE	NA (D)
58	DOUGLAS FIR	21"	NO	GOOD	CANOPY DOMINANT	REMOVE REPLACE 1x	
63	DOUGLAS FIR	12"	NO	DEAD	FAILED AND ON GROUND	REMOVE	NA (D)
76	DOUGLAS FIR	10"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE REPLACE 1x	
77	DOUGLAS FIR	10"	NO	DEAD	--	REMOVE	NA (D)
80	DOUGLAS FIR	12"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE REPLACE 1x	
81	OREGON WHITE OAK	28"	NO	DEAD	COLLAPSED STEM	REMOVE	NA (D)
82	DOUGLAS FIR	10"	NO	GOOD/FAIR	VERY NARROW CROWN FORM	REMOVE	NA (S)
U1	OREGON WHITE OAK	--	--	UNKNOWN	INCLUDED IN SURVEY, NOT ON ARBORIST REPORT	REMOVE	U1 / NA (S)
U2	OREGON WHITE OAK	--	--	UNKNOWN	INCLUDED IN SURVEY, NOT ON ARBORIST REPORT	REMOVE	U2 / NA (S)
U3	DOUGLAS FIR	--	--	UNKNOWN	INCLUDED IN SURVEY, NOT ON ARBORIST REPORT	REMOVE	U3 / NA (S)
84	DOUGLAS FIR	10"	NO	DEAD	DEAD STEM	REMOVE	NA (S) (D)
86	DOUGLAS FIR	29"	NO	GOOD	CANOPY CODOMINANT	REMOVE	NA (S)
87	DOUGLAS FIR	23"	NO	GOOD	CANOPY CODOMINANT	REMOVE	NA (S)
88	OREGON WHITE OAK	10"	NO	FAIR	CANOPY SUBDOMINANT	REMOVE REPLACE 1x	
89	OREGON WHITE OAK	10"	NO	FAIR	CANOPY SUBDOMINANT	REMOVE	NA (S)
90	OREGON WHITE OAK	10"	NO	FAIR	CANOPY SUBDOMINANT	REMOVE	NA (S)
93	DOUGLAS FIR	21"	NO	GOOD	NARROW CROWN FORM	REMOVE	NA (S)
94	DOUGLAS FIR	20"	NO	GOOD	CANOPY CODOMINANT	REMOVE	NA (S)
95	DOUGLAS FIR	19"	NO	FAIR	SUBDOMINANT IN CANOPY	REMOVE	NA (S)
96	DOUGLAS FIR	21"	NO	GOOD/FAIR	HEAVY IVY COVER WITHIN TREE	REMOVE	NA (S)
97	DOUGLAS FIR	16"	NO	FAIR	THIN CROWN	REMOVE	NA (S)
98	DOUGLAS FIR	18"	NO	FAIR	CANOPY CODOMINANT	REMOVE	NA (S)
99	DOUGLAS FIR	20"	NO	FAIR/POOR	TREE IN DECLINE	REMOVE	NA (S) (D)
102	OREGON WHITE OAK	19"	NO	FAIR/POOR	DAMAGED CROWN	REMOVE SB (2x)	
110	DOUGLAS FIR	20"	NO	GOOD	CANOPY DOMINANT, TWIN STEMS	REMOVE REPLACE 1x	
111	DOUGLAS FIR	10"	NO	DEAD	--	REMOVE	NA (D)
112	DOUGLAS FIR	15"	NO	FAIR/GOOD	TWIN STEMS	REMOVE REPLACE 1x	
113	DOUGLAS FIR	12"	NO	GOOD/FAIR	--	REMOVE REPLACE 1x	
114	OREGON WHITE OAK	21"	NO	DYING	THREE SEPARATED STEMS	REMOVE	NA (D)
115	DOUGLAS FIR	11"	NO	GOOD/FAIR	CLOSELY SPACED WITH OTHER STEMS	REMOVE REPLACE 1x	
116	DOUGLAS FIR	16"	NO	DEAD	--	REMOVE	NA (D)
117	OREGON WHITE OAK	11"	NO	DYING	FALLEN TREE, CROWN DAMAGED	REMOVE	NA (D)
118	OREGON WHITE OAK	10"	NO	POOR	REDUCED CR FORM	REMOVE	NA (D)
120	OREGON WHITE OAK	10"	NO	POOR	TREE IN DECLINE	REMOVE	NA (D)
121	SWEET CHERRY	12"	NO	DYING	TREE FAILED, NUISANCE TREE	REMOVE	NA (N) (D)
122	SWEET CHERRY	12"	NO	GOOD	NUISANCE TREE	REMOVE	NA (N)
123	DOUGLAS FIR	20"	NO	GOOD	NARROW CROWN FORM	REMOVE REPLACE 1x	
124	DOUGLAS FIR	20"	NO	GOOD	NARROW CROWN FORM	REMOVE REPLACE 1x	
125	DOUGLAS FIR	10"	NO	DEAD	CROWN ABSENT	REMOVE	NA (D)
126	OREGON WHITE OAK	11"	NO	FAIR	CANOPY CODOMINANT	REMOVE REPLACE 1x	
127	DOUGLAS FIR	10"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE REPLACE 1x	

LOT 3 - REMOVED NON SIGNIFICANT TREES (CONT.)

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	NOTES
128	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT	REMOVE	REPLACE 1x
129	DOUGLAS FIR	11"	NO	GOOD/FAIR	CANOPY CODOMINANT	REMOVE	REPLACE 1x
130	DOUGLAS FIR	26"	NO	GOOD/FAIR	THIN CROWN	REMOVE	NA (S)
131	DOUGLAS FIR	10"	NO	GOOD	CANOPY CODOMINANT	REMOVE	REPLACE 1x
132	DOUGLAS FIR	11"	NO	GOOD	CANOPY CODOMINANT	REMOVE	REPLACE 1x
133	DOUGLAS FIR	15"	NO	GOOD/FAIR	REDUCED CROWN FORM	REMOVE	REPLACE 1x
134	DOUGLAS FIR	11"	NO	DEAD	NO CROWN REMAINING	REMOVE	NA (D)
136	DOUGLAS FIR	16"	NO	GOOD/FAIR	NARROW CROWN FORM	REMOVE	SB (2x)
137	DOUGLAS FIR	12"	NO	GOOD	CANOPY CODOMINANT	REMOVE	SB (2x)
140	DOUGLAS FIR	11"	NO	FAIR	NARROW THINNING CR	REMOVE	SB (2x)
141	DOUGLAS FIR	20"	NO	GOOD	TWIN STEM, ASYMMETRIC CROWN	REMOVE	REPLACE 1x
142	DOUGLAS FIR	24"	NO	GOOD	SPACED APART IN CANOPY, STRONG CROWN	REMOVE	REPLACE 1x
143	OREGON WHITE OAK	24"	NO	DEAD	TREE REMOVED, 28" STUMP	REMOVE	NA (D)
145	DOUGLAS FIR	12"	NO	GOOD	SEMI MATURE TREE, 12FT FROM FENCE	REMOVE	NA (S)
149	OREGON WHITE OAK	12"	NO	GOOD/FAIR	LOW CROWN SPREADING EAST	REMOVE	NA (S)
150	OREGON WHITE OAK	12"	NO	GOOD/FAIR	UPRIGHT CROWN, BROKEN BRANCHES IN UPPER CROWN	REMOVE	NA (S)
151	OREGON WHITE OAK	14"	NO	GOOD/FAIR	LOW SHRUBBY CROWN	REMOVE	NA (S)
152	OREGON WHITE OAK	12"	NO	GOOD/FAIR	LOW CROWN, DIEBACK IN CROWN	REMOVE	NA (S)
153	OREGON WHITE OAK	10"	NO	GOOD/FAIR	LOW SHRUBBY CROWN	REMOVE	NA (S)
155	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT TREE, STRONG CROWN DEVELOPMENT	REMOVE	REPLACE 1x
156	SWEET CHERRY	11"	NO	FAIR	NUISANCE TREE	REMOVE	NA (N)
157	SWEET CHERRY	10"	NO	FAIR	NUISANCE TREE	REMOVE	NA (N)
158	OREGON WHITE OAK	12"	NO	POOR	TWIN STEMS, CROWN DAMAGED AND DECLINING	REMOVE	NA (D)
159	SWEET CHERRY	13"	NO	FAIR	NUISANCE TREE	REMOVE	NA (N)
166	OREGON WHITE OAK	11"	NO	GOOD	NARROW CROWN FORM	REMOVE	SB (2x)
167	SWEET CHERRY	15"	NO	DYING	DAMAGED CROWN, NUISANCE TREE	REMOVE	NA (N) (D)
312	OREGON WHITE OAK	14"	NO	POOR/FAIR	STRONGLY SUPPRESSED	REMOVE	NA (D)
314	OREGON WHITE OAK	40"	NO	DEAD	LARGE TREE, FAILED	REMOVE	NA (D)
351	DOUGLAS FIR	--	NO	FAIR	THIN CROWN AND NARROW FORM	REMOVE	UNDER 10"
352	DOUGLAS FIR	15"	NO	POOR	SUBDOMINANT CROWN SHADED OUT	REMOVE	NA (D)
353	DOUGLAS FIR	26"	NO	GOOD	--	REMOVE	SB (2x)
354	DOUGLAS FIR	22"	NO	GOOD	--	REMOVE	SB (2x)
357	DOUGLAS FIR	18"	NO	FAIR	LOST LEADER, UPPER CROWN	REMOVE	SB (2x)
361	SWEET CHERRY	10"	NO	DYING	NUISANCE TREE	REMOVE	NA (N) (D)
368	OREGON WHITE OAK	11"	NO	FAIR	GROUP OF OAK STEMS 6" & 8"	REMOVE	SB (2x)

REMOVED TREE NOTES:

SB : WITHIN SETBACK (2x REPLACEMENT)

NA (S) : NOT COUNTED, LOCATED WITHIN REQUIRED STORM WATER PLANTER

NA (D) : NOT COUNTED, DEAD, DYING OR IN DECLINE

NA (N) : NOT COUNTED, NUISANCE TREE

U# : UNIDENTIFIED TREE (IN SURVEY, BUT NOT INCLUDED IN ARBORIST REPORT)

Trees less than 10 in. dbh.  
Should not be shown in table or  
on this tree plan. Can be shown  
on landscape plan though as tree  
counting towards meeting SRC  
807 plant unit requirements.

Tree 368 identified for  
preservation on the  
tree plan drawing but  
identified for removal  
in this table.

Trees 312 & 314 are not shown  
on the tree plan drawing but  
listed in this table.



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H\_22\_mclbertsonPX8RT.rvt

LOT 4 - SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
281	OREGON WHITE OAK	24"	YES	GOOD	MINOR BRANCH DAMAGE UPPER CR	PRESERVE
304	OREGON WHITE OAK	22"	YES	GOOD	THINNING CR. INCLUDED BARK AT TWIN STEM UNION	PRESERVE
305	OREGON WHITE OAK	21"	YES	GOOD	CANOPY DOMINANT, THINNING CR	PRESERVE
310	OREGON WHITE OAK	21"	YES	GOOD	FUSED LOWER STEM. NO DEFECTS NOTED	PRESERVE
311	OREGON WHITE OAK	25"	YES	GOOD	STRONG OPEN CR	REMOVE

LOT 4 - PRESERVED NON-SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
282	LEYLAND CYPRESS	24"	NO	GOOD	PARTIALLY SUPPRESSED	PRESERVE
283	DOUGLAS FIR	14"	NO	GOOD		PRESERVE
284	EASTERN WHITE PINE	10"	NO	GOOD		PRESERVE
285	EASTERN WHITE PINE	10"	NO	GOOD	LOW CROWN DENSITY	PRESERVE
287	DOUGLAS FIR	19"	NO	GOOD/FAIR	TWIN LEADERS, IRREGULAR CROWN	PRESERVE
306	OREGON WHITE OAK	11"	NO	GOOD/FAIR	SUBDOMINANT CANOPY TO #305	PRESERVE
307	OREGON WHITE OAK	12"	NO	GOOD	SLENDER CROWN FORM	PRESERVE
308	OREGON WHITE OAK	12"	NO	GOOD	SPREADING CROWN FORM	PRESERVE
309	OREGON WHITE OAK	11"	NO	GOOD	THIN CROWN BUT HEALTHY	PRESERVE

LOT 3 SUMMARY:  
SIGNIFICANT TREES: 5  
PRESERVED: 4  
REMOVED: 1  
ADDITIONAL NON-SIGNIFICANT TREES  
PRESERVED: 9

Trees less than 10 in. dbh. Should not be shown in table or on this tree plan. Can be shown on landscape plan though as tree counting towards meeting SRC 807 plant unit requirements.

OFFSITE TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	ADJACENCY
11	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT	REMOVE (a)	LOT 3
139	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT. SPACED APART	REMOVE (a)	LOT 3
302	OREGON WHITE OAK	23"	YES	GOOD	SINGLE STEM. COMPLETE CR	REMOVE (a)	LOT 4
303	OREGON WHITE OAK	22"	YES	GOOD	STORM DAMAGE. HEAVY IVY WITHIN CR AND STEM	REMOVE (a)	LOT 4
313	OREGON WHITE OAK	23"	YES	GOOD	LOW VIGOR. NARROW CR FORM	REMOVE (a)	LOT 4
318	OREGON WHITE OAK	22"	YES	GOOD	FULL CR FORM	REMOVE (a)	LOT 3
279	NORWAY MAPLE	13	NO	GOOD	NUISANCE TREE: ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
280	WESTERN RED CEDAR	24"	NO	GOOD	ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
292	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
293	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
297	WESTERN RED CEDAR	7"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
298	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
299	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
326	OREGON WHITE OAK	13"	NO	FAIR	6FT OUTSIDE PROP. LINE; HALF CROWN MISSING	PRESERVE	LOT 3
327	SWEET CHERRY	14	NO	FAIR	REGIONAL NUISANCE TREE; 1FT OUTSIDE PROP. LINE	PRESERVE	LOT 3

OFF-SITE TREE NOTES:

- a) REMOVAL OF TREES #11, 139, 302, 303, 313 & 318 WAS APPROVED AS PART OF THE WOODSCAPE GREEN NORTH SUBDIVISION AND ARE AFFECTED BY THE RIGHT OF WAY EXTENSIONS FOR SALAL AND TEAL.
- b) ARBORIST REPORT INCLUDES PARTIAL ASSESSMENTS FOR OFFSITE TREES THAT WERE NOT FULLY EXAMINED.
- c) NUISANCE SPECIES LOCATED OFFSITE ARE NOT BEING REMOVED AS PART OF THIS PROJECT.

LOT 4 - REMOVED NON SIGNIFICANT TREES

TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	NOTES
286	EASTERN PINE	11"	NO	DEAD	STANDING STEM, NO LIVE FOLIAGE	REMOVE	NA (D) OK
288	SWEET CHERRY	18"	NO	GOOD	CANOPY DOMINANT	REMOVE	NA (N) OK
289	SWEET CHERRY	18"	NO	FAIR/POOR	STORM DAMAGE	REMOVE	NA (N) OK
290	RED ELDERBERRY	10"	NO	POOR	LARGE SPECIMEN; FALLING APART	REMOVE	NA (D) OK
291	SWEET CHERRY	15"	NO	GOOD	LARGE TWIN STEM TREE	REMOVE	NA (N) OK
301	BLACK COTTONWOOD	16"	NO	GOOD	SEMI-MATURE, SPREADING CR	REMOVE	SB OK

REMOVED TREE NOTES:

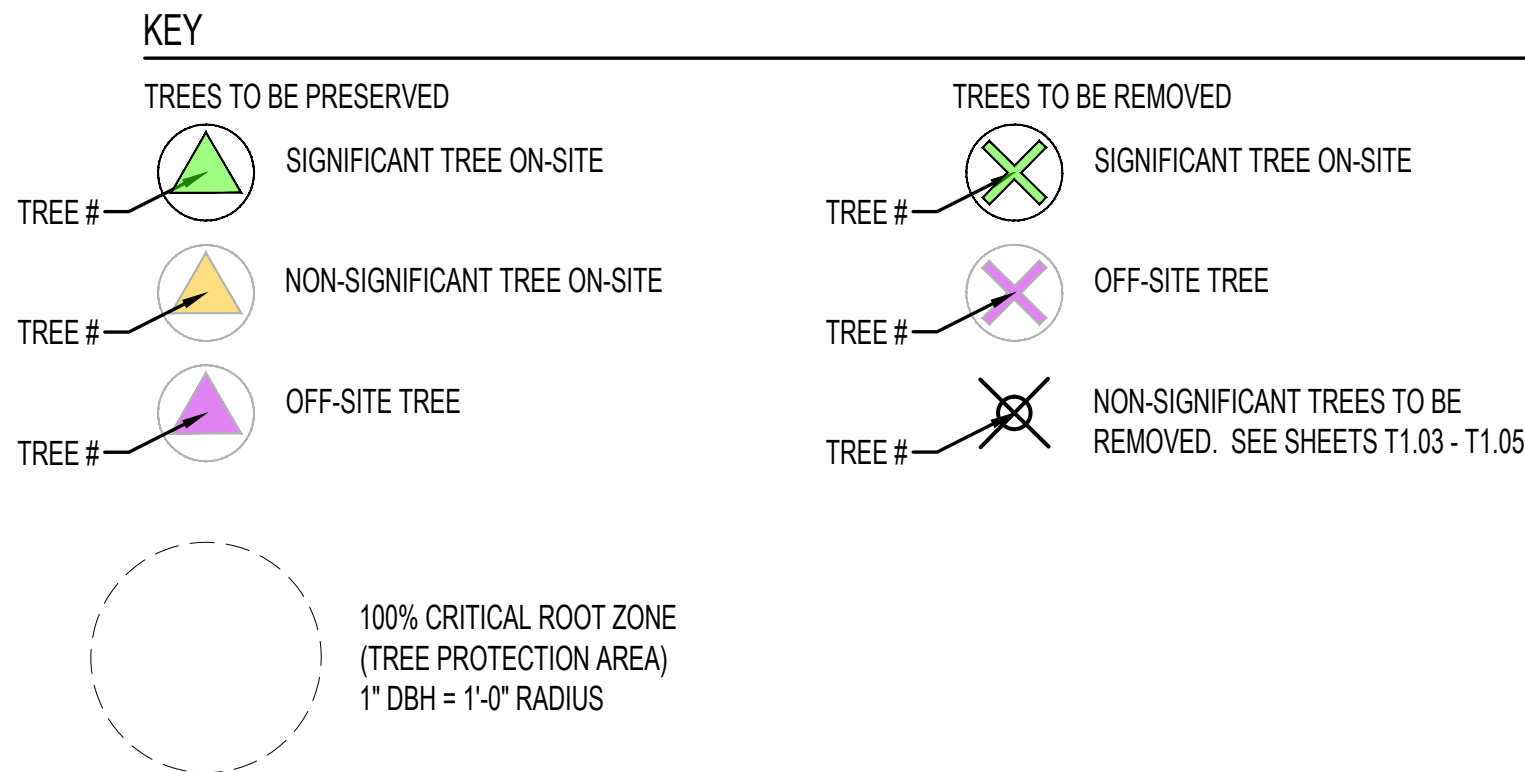
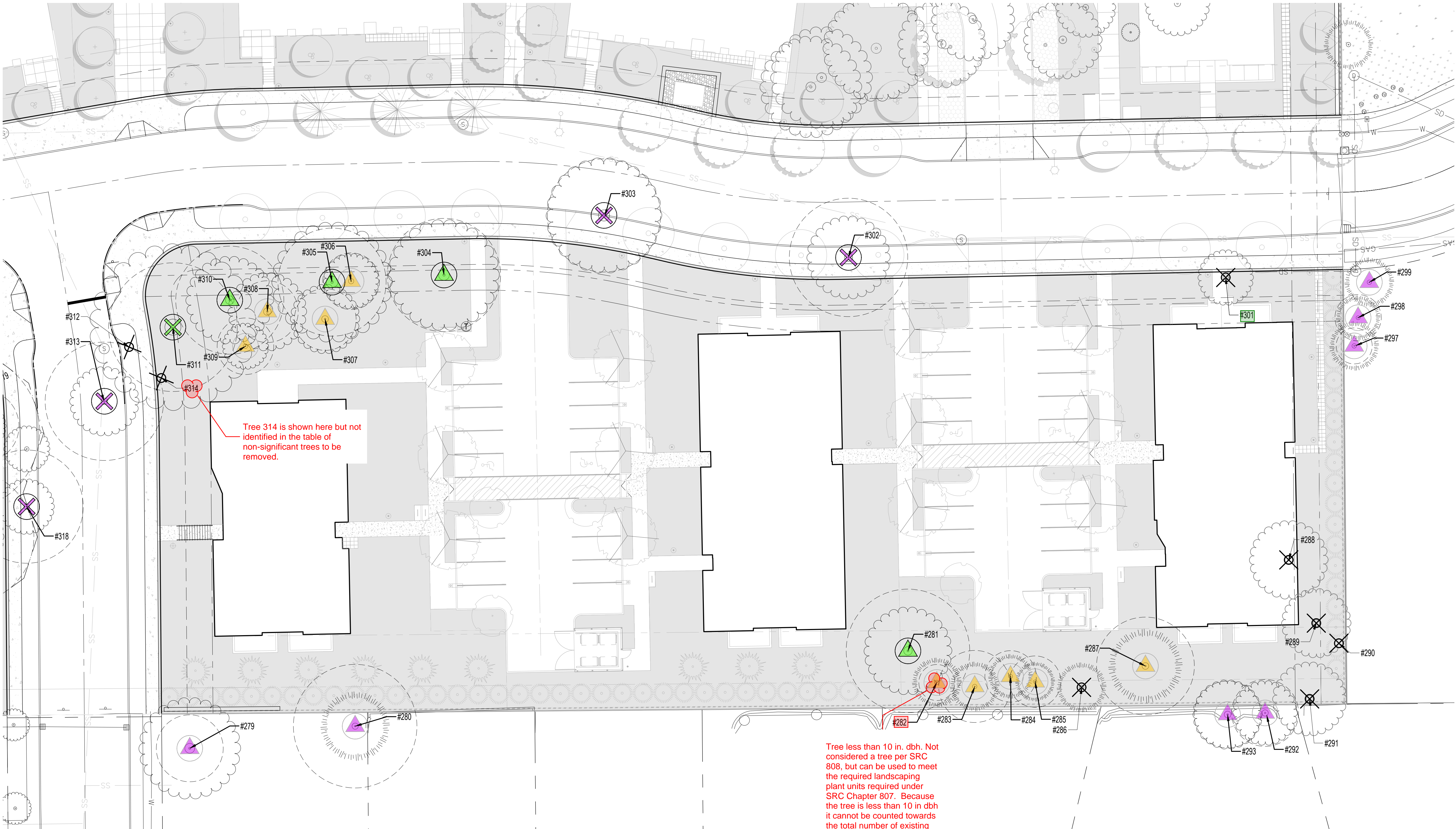
SB - LOCATED WITHIN SETBACK (2x REPLACEMENT)  
NA (S) - NOT COUNTED, LOCATED WITHIN REQUIRED STORM WATER PLANTER  
NA (D) - NOT COUNTED, DEAD, DYING OR IN DECLINE  
NA (N) - NOT COUNTED, NUISANCE TREE

TREE PRESERVATION & REMOVAL SUMMARY TABLE

LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES REMOVED (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 4	4	1	9	0	1	15	2 (13%)	13 (87%)

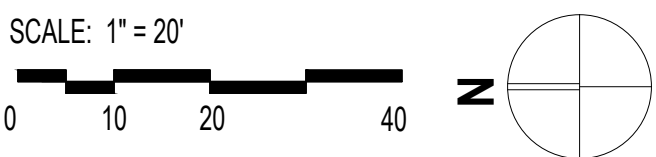
TREE REPLACEMENT REQUIREMENTS FOR LOT 4

15 EXISTING TREES, 2 REMOVED (13%)  
THE REQUIRED REPLACEMENT TREES FOR LOT 4 ARE:  
(1) NEW TREE FOR SIGNIFICANT TREE REMOVED  
(2) NEW TREES FOR NON SIGNIFICANT TREE REMOVED WITHIN SETBACKS  
TOTAL (3) NEW TREES REQUIRED.



Tree less than 10 in. dbh. Not considered a tree per SRC 808, but can be used to meet the required landscaping plant units required under SRC Chapter 807. Because the tree is less than 10 in dbh it cannot be counted towards the total number of existing trees on the lot and it needs to be removed from the total tree count summary.

1 TREE PLAN - LOT 4  
1" = 20' - 0"



NOT FOR  
CONSTRUCTION

CDP SALEM -  
PHASE 2

Job Number: #22047  
PARCEL 3 & PARCEL 4  
BATTLE CREEK SE  
SALEM, OR



PLACE  
735 NW 18TH AVE  
PORTLAND, OR 97209  
(503) 334 2080

LAND USE 08.08.22  
ISSUE DATE  
Drawing:  
TREE PLAN  
LOT 4

Sheet No:  
T1.05