

Tree Survey and Preservation Plan

Single-Family Residential Zoning
2828 Doaks Ferry Rd. NW, Salem, OR
Three Parcel Partition

During the surveyor's survey of trees located within the proposed partition no Heritage or Significant trees as defined by Section 808 were identified. There are no riparian corridors located within this partition.

Parcel #1. Parcel #1 (11,180 sq. ft.) will include the existing home and has four (4) trees identified by the surveyor as meeting the Section 808 definitions—2 Cherry trees; 1 Plum; and 1 Conifer. The fruit trees are located on the western edge of the property—very close to the Doaks Ferry Rd. NW Street right-of-way. There is no current plan to remove any of these trees for purposes of completing this partition of the larger parcel. If the City requires the current 18-foot private driveway access to Doaks Ferry Rd. NW to be widened to meet connectivity standards, then the cherry tree to the north may need to be removed; i.e., to provide for a widened access to the proposed private accessway and utility easement.

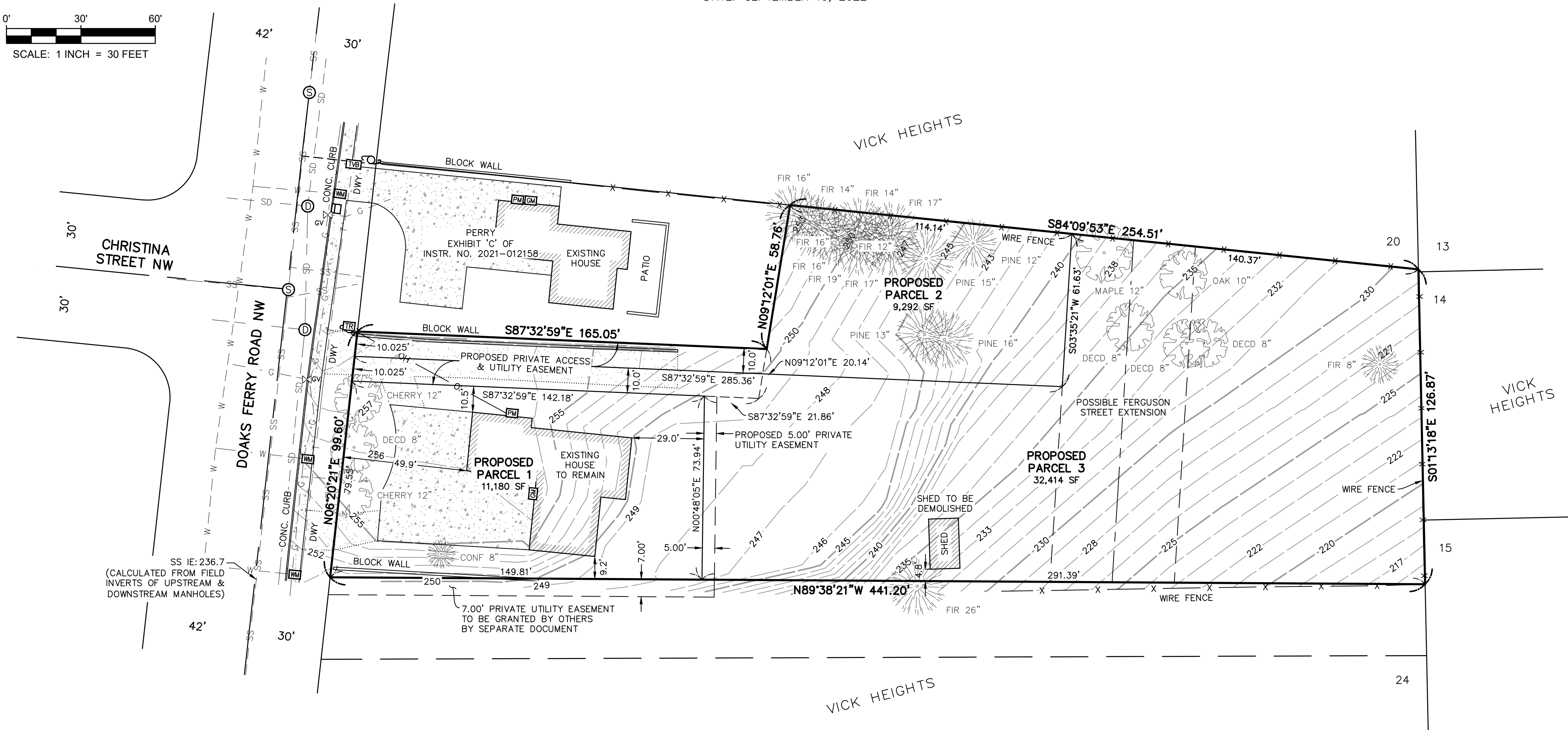
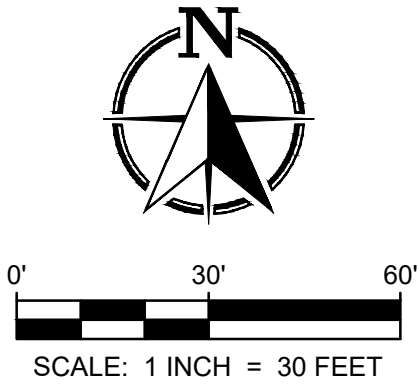
Parcel #2. Parcel #2 (9,292 sq. ft.) will be available for future development and has thirteen (13) trees identified by the surveyor as meeting the Section 808 definitions—nine (9) Douglas Fir trees and four (4) Pine trees. There is no plan to remove any of these trees for purposes of completing this partition of the larger parcel. The development of parcel #2 may require removal of some trees to allow for desired clearances when placing a home on the parcel. Given the proposed footprint in our stormwater management plan scenario, I would likely want to remove two Fir trees along the north boundary and two Pine trees located along the SE boundary—a reduction of identified trees by 30%. This would leave nine identified fir and pine trees along the north boundary, meeting the minimum tree requirement of six for a lot in excess of 9,000 sq. ft. (Table 808-1 of Section 808.050). A future developer may need to apply for an adjustment to the proposed preservation plan, as necessary to complete their specific building plan.

Parcel #3. Parcel #3 (32,414 sq. ft.) will be available for future development and has six (6) trees identified by the surveyor as meeting the Section 808 definitions—3 Deciduous trees; 1 Maple tree; 1 Oregon White Oak tree (less than 20 inches in dbh); and 1 Fir tree. There is no plan to remove any of these trees for purposes of completing this partition of the original parcel. Given the proposed development footprint along the upper southwestern corner of this Parcel in our stormwater management plan scenario, there would be no need to remove any trees in the development of the upper southwestern area. This would leave the six (6) identified trees scattered around the parcel undisturbed—meeting the minimum tree requirement of six for a lot in excess of 9,000 sq. ft. (Table 808-1 of Section 808.050). The large Fir noted on the tentative partition plan is south of the southern property line for Parcel #3 and thus not removable by the owner of Parcel #3. Except for a small 8" Fir identified on the eastern border the remaining trees may, in a future extension of Ferguson Avenue NW, need to be removed as part of the street extension process, as drawn on the surveyor's tentative partition plan.

EXISTING & PROPOSED CONDITIONS

IN THE SE 1/4 OF SECTION 8, T.7S., R.3W., W.M.
CITY OF SALEM, POLK COUNTY, OREGON

DATE: SEPTEMBER 19, 2022



LEGEND

	STORM DRAIN MANHOLE		SEWER LINE UNDERGROUND
	CURB INLET		STORM LINE UNDERGROUND
	SANITARY SEWER MANHOLE		WATERLINE UNDERGROUND
	WATER METER		GAS LINE UNDERGROUND
	POWER METER		COMMUNICATION LINE UNDERGROUND
	UTILITY POLE		OVERHEAD POWER LINE
	COMMUNICATION RISER		FENCE LINE
	COMMUNICATION BOX		
	GAS VALVE	CONC	CONCRETE
	GAS METER	DWY	DRIVEWAY
	CONCRETE	INSTR. NO.	DEED INSTRUMENT NUMBER
	GRAVEL	SF	SQUARE FEET

NOTES

- 1) BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM "SALEM ZONE".
- 2) ELEVATIONS SHOWN ARE NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DRAFT
OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569
RENEWALS: 6-30-2023

SURVEYED FOR: MATTHEW PERRY



**FORTY FIVE NORTH
SURVEYING, LLC**

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SHEET 1/1