#### **Tree Preservation Plan**

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

The following narrative will address the requirement to provide a Tree Preservation Plan for our request to partition our 1.2-acre parcel at 2828 Doaks Ferry Rd. NW into three (3) parcels. This narrative will address the requirements as delineated in Section 808.035.

The 2828 Doaks Ferry Rd, NW parcel has been surveyed and those trees =>8-inch dbh have been identified and located by our surveyor on a plat plan covering the proposed partition, though a 10-inch dbh, as defined under 808.005, appears to be the regulation standard.

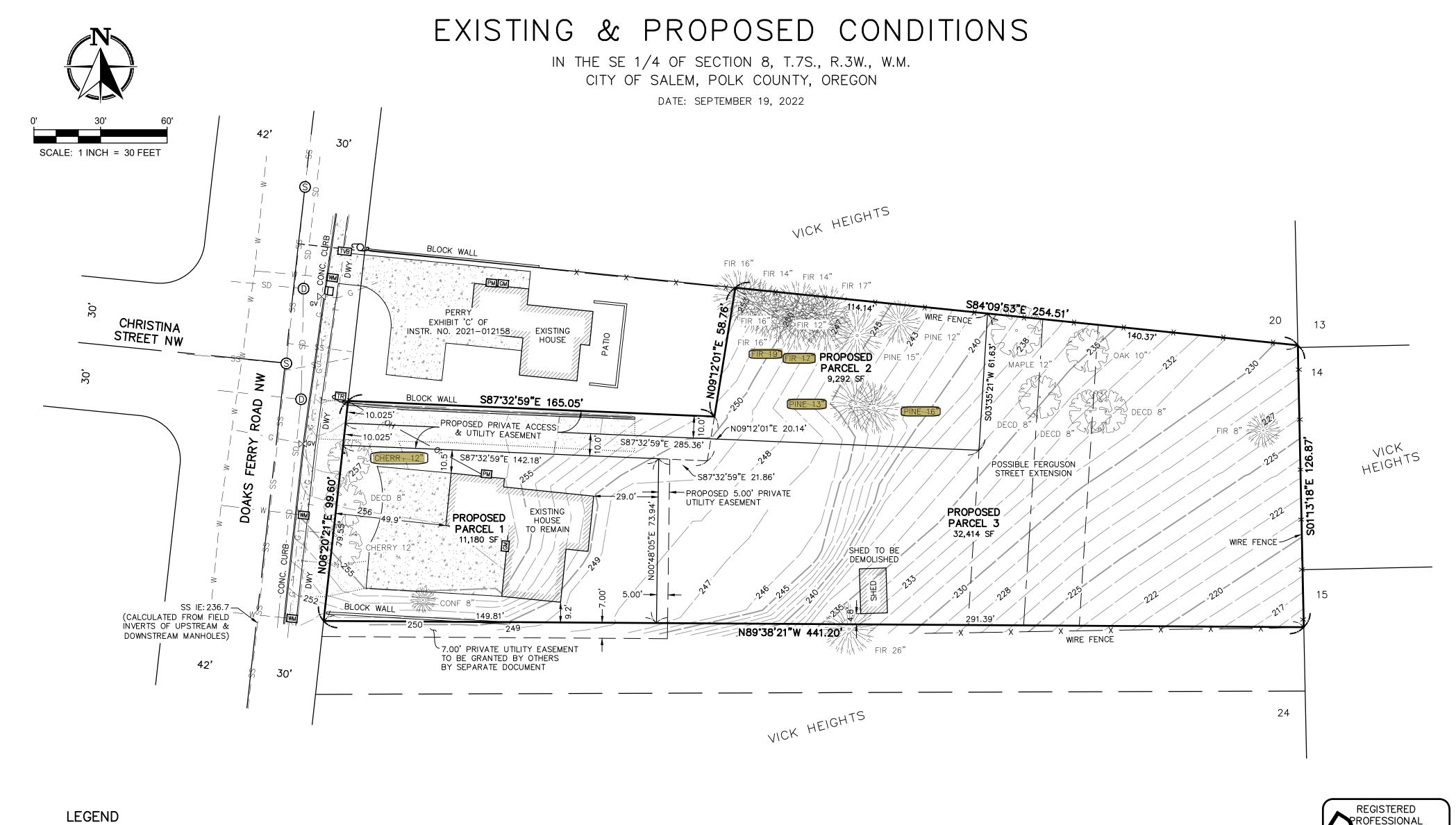
- 1. A site plan has been completed and submitted with this narrative (Exhibit 1) along with the Tree Preservation Plan application. The site plan lays out:
  - a. The total site area, dimensions, and orientation relative to north.
  - b. The lot lines for the three (3) proposed lots.
  - c. The site topography is shown on the provided site plan. No preliminary site grading is proposed with this tree preservation plan.
  - d. The site plan provided with the geological report has been attached to the narrative for slope designations greater that 25% (Exhibit 2).
  - e. The existing home and shed have been located on the site plan. The existing home is marked as remaining with the shed marked for demolition.
  - f. The tree type, size, location, and critical root zone is identified by the surveyor on the site plan.
  - g. The five (5) trees (>10-inches dbh) designated for removal are highlighted / marked in green. All other trees are proposed for preservation with this plan. The removal of the designated Cherry tree located in the NE corner of Parcel #1 would only occur if the city required a widening of the existing accessway to Doaks Ferry Rd. NW; i.e., for purposes of connectivity to and from the private accessway for parcels #2 and #3. There is currently an eighteen (18) foot driveway entrance/exit curb cut out which may be too narrow.
  - h. The Preliminary Utility Plan identifies the location of utilities and is attached to this narrative (Exhibit 3). The installation of utilities would not require removal of any identified trees, aside from the Cherry tree noted above in g.
  - i. The site plan provides the surveyor's work on the proposed lots or parcels.
  - j. There are no current plans in place for construction on parcels #2 or #3. Staking or other protective devices would follow code requirements and protect/cover the critical root zones of remaining tress. All trees designated for preservation in this plan will be protected during construction with an above ground silt fence encompassing 100% of the tree's critical root zone, as set forth by SRC 808.046. Any reduction in the covered critical root zone area to accommodate development—up to a maximum of 30%--would be supported by an arborist's report documenting that such a disturbance will not compromise the long-term

- health and stability of the tree. The arborist's recommendations to minimize impacts would be adhered to for the duration of any development or construction.
- k. There are no planned phases of implementation involved in the current plan for the two new lots—parcel #2 and #3. The preservation and removal of existing trees is noted above in G.
- 2. There are no riparian corridors located within the 1.2-acre parcel proposed for partition.
- 3. We have not determined a need for an arborist to identify critical root zones for non-significant trees within the lots being created for future development. For this reason, we have not included an arborist's report with this plan.
- 4. As submitted, this Tree Preservation Plan designates 70% of the identified trees for preservation.
- 5. In review of the requirements, it appears that the criteria put in place for approval is met with this proposed plan:
  - a. As defined in 808.010, there are no heritage trees located on the property proposed for partitioning and thus no proposed removal.
  - b. As defined in Section 808.015, there are no significant trees located on the property proposed for partitioning and thus no proposed removal.
  - c. There is no riparian corridor located within the proposed parcels.
  - d. The current preservation plan will preserve 70% of the identified trees on the proposed parcels.
  - e. The current preservation plan designates 70% of the identified trees as preserved.
- 6. The remaining approval criterion in (2) through (4) are either not applicable to this request for partition or have been addressed under a previous response to the Plan requirements and criteria.
- **7.** The following comments are made regarding the individual parcels with the understanding that this preservation plan covers the whole.

Parcel #1. Parcel #1 (11,180 sq. ft.) will include the existing home and has two (2) trees identified by the surveyor as meeting the Section 808 definitions—2 Cherry trees (12-inch dbh); and two (2) smaller trees identified by the surveyor, 1 Plum & 1 Conifer (8-inch dbh). 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 currently no plan to remove any of the four trees for purposes of completing this partition or future development. If the City requires the current 18-foot private driveway access to Doaks Ferry Rd. NW to be widened to meet connectivity or accessway standards, then the cherry tree just south of the accessway would likely need to be removed; i.e., to provide for a widened access to the proposed private accessway and utility easement. With a removal of the Cherry tree for reason noted above the minimum number of 6 (Table 808-1) would not be met and an additional tree of 1.5" caliper would be planted to meet the 6-tree minimum for Parcel #1's 11,180 square foot lot.

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 (>10-inch dbh) and four (4) Pine trees (>10-inch dbh). There is no plan to remove any of these trees for purposes of completing this partition. I have identified four (4) trees that are planned for removal during development of parcel #2. Given the proposed footprint in our stormwater management plan scenario, the four trees identified in the tree preservation plan for removal, would likely be removed to allow for development of the lot. Two Fir trees along the north boundary and two Pine trees located in the SE corner—a reduction of identified tress 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 more than 9,000 sq. ft. (Table 808-1 of Section 808.050). Any changes to this plan would require a tree application plan adjustment.

Parcel #3. Parcel #3 (32,414 sq. ft.) will be available for future development and has two trees (2) trees identified by the surveyor as meeting the Section 808 definitions—1 Maple tree (12-inch dbh) & 1 Oregon White Oak tree (>10-inch dbh). Three (3) Deciduous and 1 Fir (8-inch dbh) were also identified by the surveyor. There is currently 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, thus meeting the minimum tree requirement of six for a lot more than 9,000 sq. ft. (Table 808-1 of Section 808.050). The trees within Parcel #3 may, in a future extension of Ferguson Avenue NW, need to be removed as part of the city's desire to extend Ferguson Avenue as part of a future infill development. The large Fir tree (26-inch dbh) 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, though consideration of a possible impact to the critical root zone may be needed.



D STORM DRAIN MANHOLE

CURB INLET

S SANITARY SEWER MANHOLE

WATER METER

POWER METER

UTILITY POLE

COMMUNICATION RISER

TVB COMMUNICATION BOX

GV M GAS VALVE

GAS VALVE

GM GAS METER

CONCRETE

GRAVEL

-- ss -- SEWER LINE UNDERGROUND -- sd -- STORM LINE UNDERGROUND

— — W — — WATERLINE UNDERGROUND
— — G — — GAS LINE UNDERGROUND

— → → — COMMUNICATION LINE UNDERGROUND
— OH — OVERHEAD POWER LINE

---- x ---- FENCE LINE

CONC CONCRETE
DWY DRIVEWAY

INSTR. NO. DEED INSTRUMENT NUMBER

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.



RENEWS: 6-30-2023

### SURVEYED FOR: MATTHEW PERRY

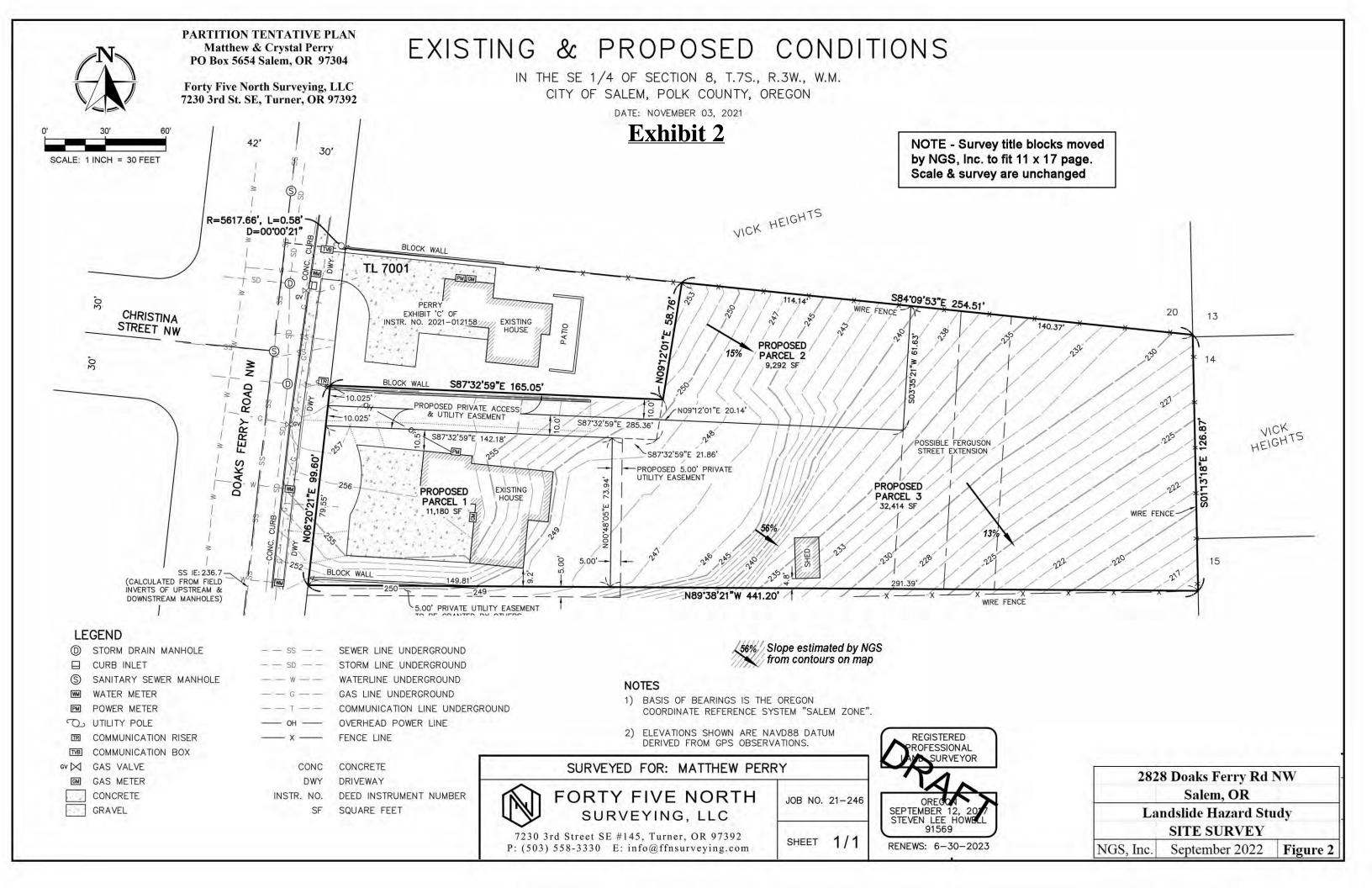


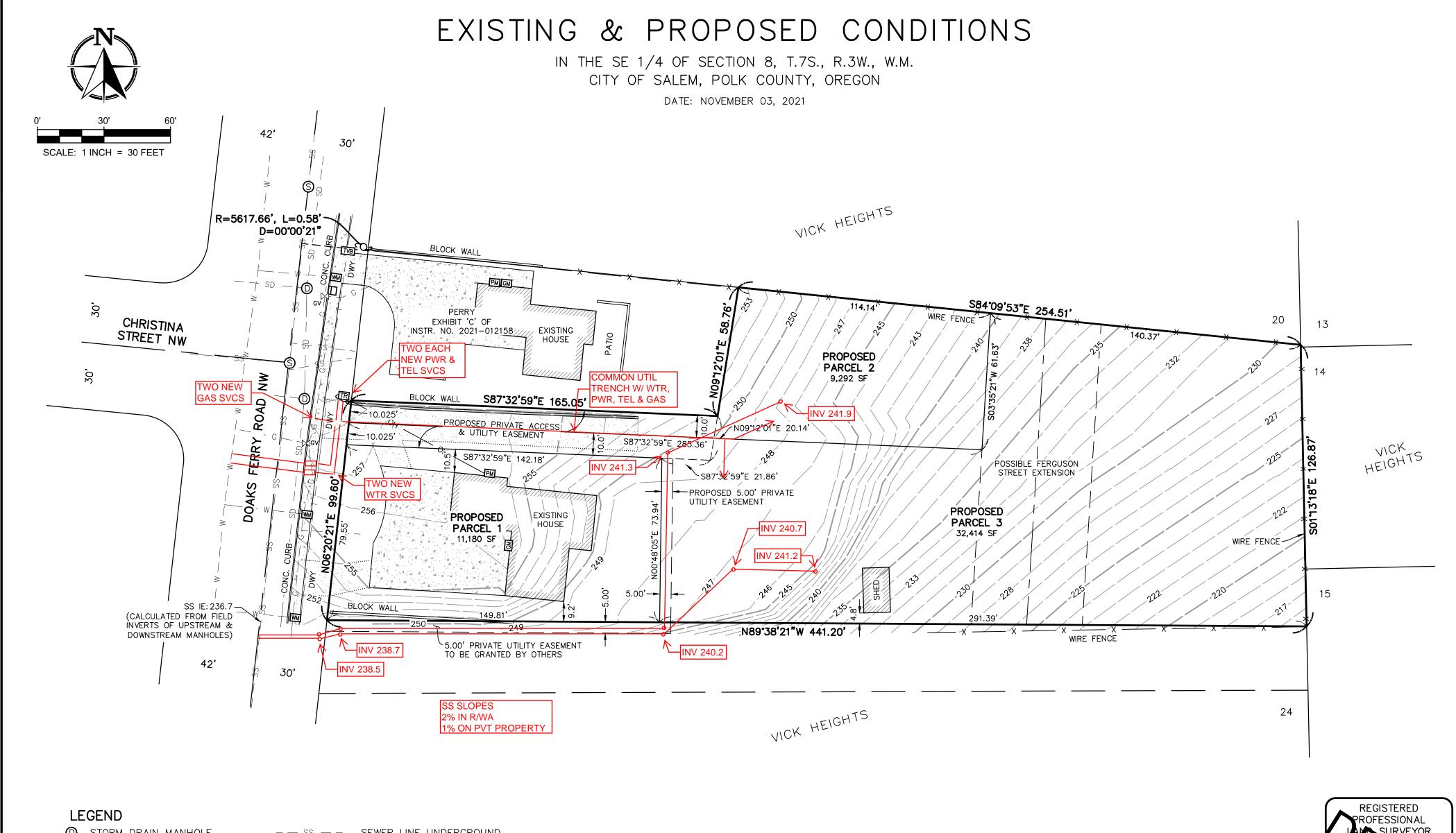
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SHEET 1/1

JOB NO. 21-246





STORM DRAIN MANHOLE

☐ CURB INLET

S SANITARY SEWER MANHOLE

WM WATER METER

PM POWER METER UTILITY POLE

□ COMMUNICATION RISER

TVB COMMUNICATION BOX

GV ₩ GAS VALVE

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CONCRETE

GRAVEL

-- ss -- Sewer line underground -- SD -- STORM LINE UNDERGROUND

WATERLINE UNDERGROUND — ─ G — ─ GAS LINE UNDERGROUND

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