



Revised

NOTICE of FILING

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:	Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Removal Permit Case No. UGA-SPR-ADJ-DAP-TRP24-02
PROPERTY LOCATION:	2916 Orchard Heights Rd NW, Salem OR 97304
NOTICE MAILING DATE:	January 24 <u>February 1</u> , 2024
PROPOSAL SUMMARY:	Proposed development of a new 186-unit multi-family residential development containing nine residential buildings and a clubhouse/amenity space.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. <u>Wednesday Thursday, February 7 15, 2024.</u> Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations 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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 200.025(d) – Urban Growth Preliminary Declaration, 220.005(f)(3) – Class 3 Site Plan Review, 250.005(d)(2) – Class 2 Adjustment, 804.025(d) – Class 2 Driveway Approach Permit, and 808.030(d)(1) and (5) – Tree Removal Permit 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.

PROPERTY OWNER(S):	Evergreen Housing Development Group LLC (Jim Stephens)
APPLICANT(S):	Hans Christiansen
PROPOSAL REQUEST:	<p>An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the subject property, a Class 3 Site Plan Review for the development of a new 186-unit multi-family residential development, Class 2 Driveway Approach Permits for three new driveway approaches, Tree Removal Permits for the removal of nine significant trees, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) To increase the 10-foot maximum setback requirement for buildings adjacent to a street per SRC 534.015(c), Table 534-3, for proposed buildings 1, 2, 3, 5, 6, 7 and 8; 2) To adjust landscaping and screening requirements for the vehicle use area adjacent to the interior lot line to the west per SRC 534.015(c), Table 534-4; 3) To adjust the zone-to-zone setback and screening requirement for proposed Building 1 abutting the western property line from approximately 32.5 feet per SRC 534.015(c), Table 534-4, to approximately 10 feet; 4) To increase the maximum horizontal ground floor separation requirement from 10 feet per SRC 534.015(h), Table 534-6, to approximately 17 feet for proposed Building 3 adjacent to Settlers Spring Drive NW; 5) To reduce the minimum 50 percent weather protection requirement for residential uses per SRC 534.015(h), Table 534-6, for proposed buildings 1, 2, and 3; 6) To reduce the minimum driveway spacing requirement between a proposed driveway to Settlers Spring Drive NW and an intersection on Orchard Heights Road NW from 200 feet per SRC 804.030(c), to 140 feet; 7) To allow a driveway approach to Orchard Heights Road NW where SRC 804.035 limits access to a minor arterial street; and 8) To reduce the minimum driveway spacing requirement between a proposed driveway to Orchard Heights Road NW and adjacent driveway to the west from 370 feet per SRC 804.035(d), to 137 feet. <p>The subject property is approximately 7.2 acres in size, zoned MU-II (Mixed Use-II), and located at 2916 Orchard Heights Road NW 97304 (Polk County Assessors map and tax lot number: 073W17 / 02500).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity 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.</p>
MORE INFORMATION:	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net. You can use the search function without registering and enter the permit number listed here: 23 114876. Paper copies can be obtained for a reasonable cost.</p>

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

REVISED REQUEST FOR COMMENTS

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

REGARDING: Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Removal Permit Case No. UGA-SPR-ADJ-DAP-TRP24-02

PROJECT ADDRESS: 2916 Orchard Heights Rd NW, Salem OR 97304

AMANDA Application No.: 23-114876-PLN

COMMENT PERIOD ENDS: February 7 15, 2024 at 5:00 p.m.

SUMMARY: Proposed development of a new 186-unit multi-family residential development containing nine residential buildings and a clubhouse/amenity space.

REQUEST: An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the subject property, a Class 3 Site Plan Review for the development of a new 186-unit multi-family residential development, Class 2 Driveway Approach Permits for three new driveway approaches, Tree Removal Permits for the removal of nine significant trees, and the following Class 2 Adjustments:

- 1) To increase the 10-foot maximum setback requirement for buildings adjacent to a street per SRC 534.015(c), Table 534-3, for proposed buildings 1, 2, 3, 5, 6, 7 and 8;
- 2) To adjust landscaping and screening requirements for the vehicle use area adjacent to the interior lot line to the west per SRC 534.015(c), Table 534-4;
- 3) To adjust the zone-to-zone setback and screening requirement for proposed Building 1 abutting the western property line from approximately 32.5 feet per SRC 534.015(c), Table 534-4, to approximately 10 feet;
- 4) To increase the maximum horizontal ground floor separation requirement from 10 feet per SRC 534.015(h), Table 534-6, to approximately 17 feet for proposed Building 3 adjacent to Settlers Spring Drive NW;
- 5) To reduce the minimum 50 percent weather protection requirement for residential uses per SRC 534.015(h), Table 534-6, for proposed buildings 1, 2, and 3;
- 6) To reduce the minimum driveway spacing requirement between a proposed driveway to Settlers Spring Drive NW and an intersection on Orchard Heights Road NW from 200 feet per SRC 804.030(c), to 140 feet;
- 7) To allow a driveway approach to Orchard Heights Road NW where SRC 804.035 limits access to a minor arterial street; and
- 8) To reduce the minimum driveway spacing requirement between a proposed driveway to Orchard Heights Road NW and adjacent driveway to the west from 370 feet per SRC 804.035(d), to 137 feet.

The subject property is approximately 7.2 acres in size, zoned MU-II (Mixed Use-II), and located at 2916 Orchard Heights Road NW 97304 (Polk County Assessors map and tax lot number: 073W17 / 02500).

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 Thursday, February 7 15, 2024, 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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

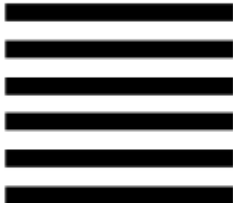


NO POSTAGE
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UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

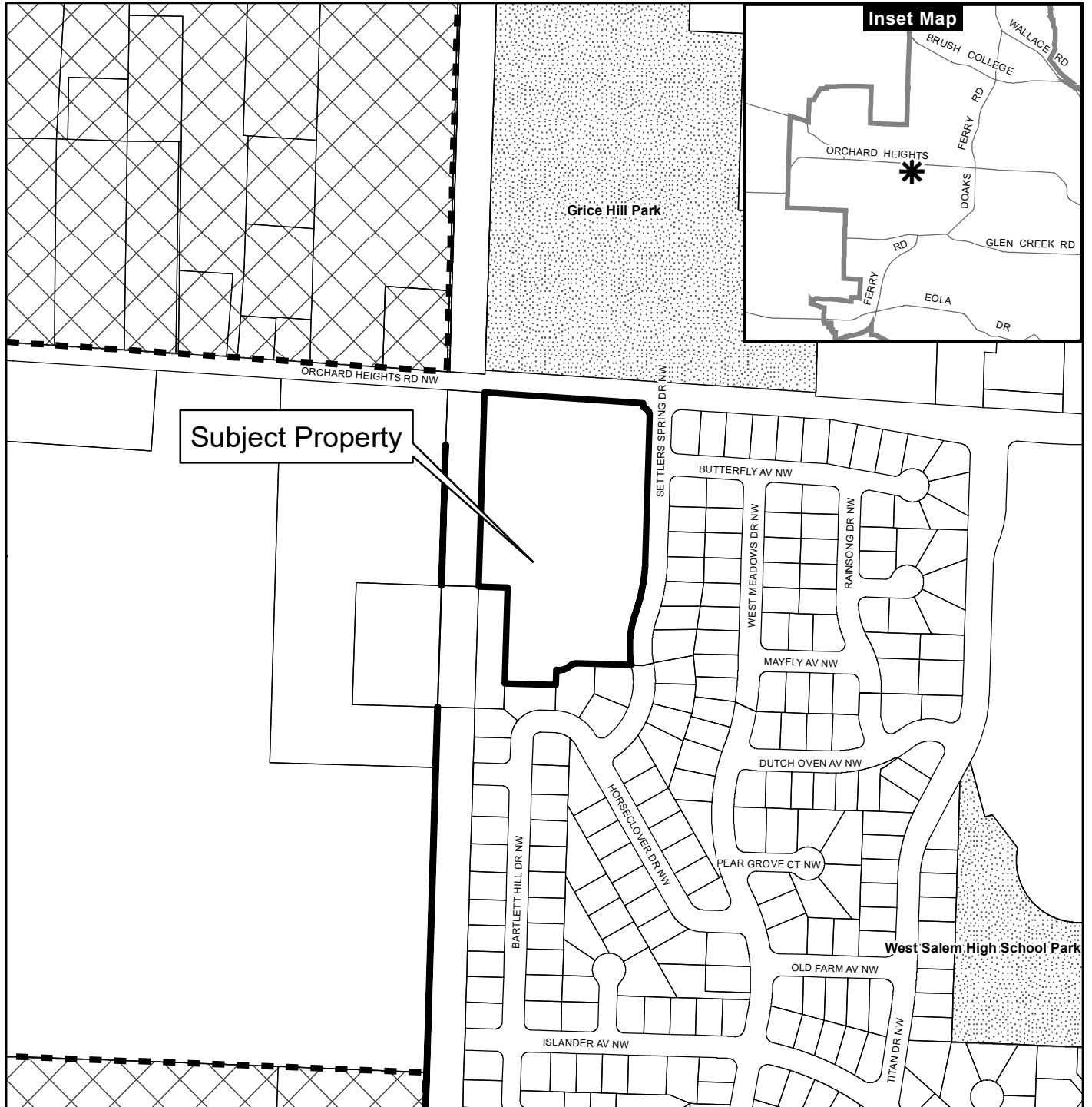
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map








2916 Orchard Heights Road NW

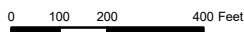


Subject Property

Inset Map

Legend

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



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BUILDING DATA

186 TOTAL UNITS

- SITE ADDRESS: 2916 ORCHARD HEIGHTS ROAD NW
- TAX PARCEL: 073W1702500
- ZONING : MU-II (MIXED USE-II)
- PROPOSED OCCUPANCY : R-2 RESIDENTIAL, A-3 AND B OCCUPANCY
- AMENITY AND LEASING BUILDING, S-1 MAINTENANCE GARAGE
- BUILDING TYPE: 3-STORY AND 2-STORY OVER BASEMENT, EXTERNAL BREEZEWAY
- UNIT TYPES: 1-BED, 2-BED AND 3-BED UNITS
- CONSTRUCTION TYPE : V-B
- NFPA TYPE 13-R SPRINKLER SYSTEM THROUGHOUT

SITE DATA

SITE AREA = 7.02 ACRES

PROPOSED DENSITY = 26.5 UNITS/ACRE

PARKING REQUIRED: 186 STALLS (1.0 STALLS/UNIT)
 PARKING PROPOSED: 270 STALLS (1.45 STALLS/UNIT)
 ELECTRIC VEHICLE CHARGING: 108 STALLS (40% OF 270 TOTAL STALLS)

BIKE PARKING REQUIRED = 1 SPACE PER DU = 186 SPACES (SEE SHEET A2)

FIRE VEHICLE ACCESS : TWO FULL ACCESS SITE ENTRY POINTS; NW CORNER ON TO ORCHARD HEIGHTS ROAD NW AND MIDPOINT ON EASTERN FRONTAGE ON TO SETTLERS SPRING DRIVE TO THE EAST.

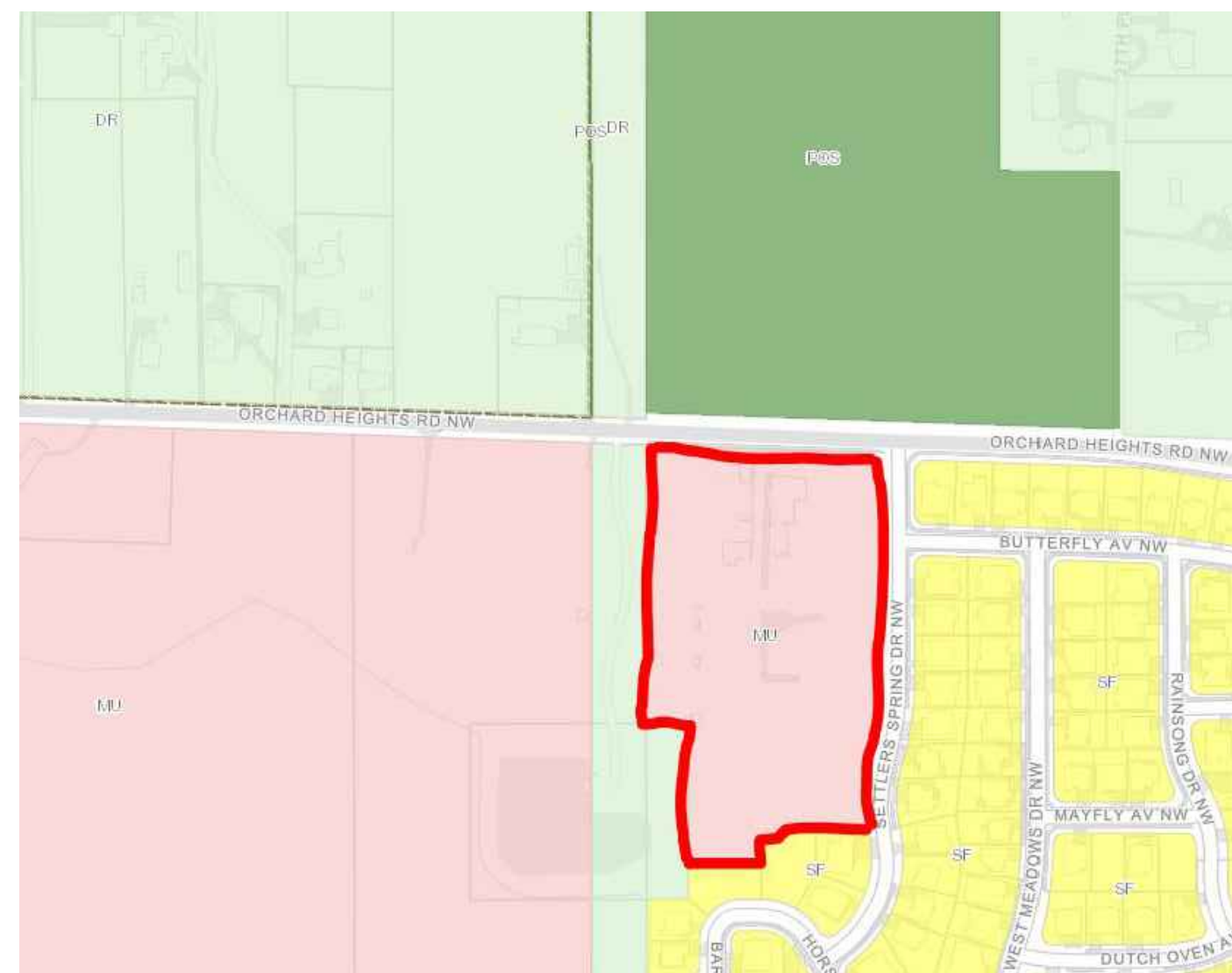
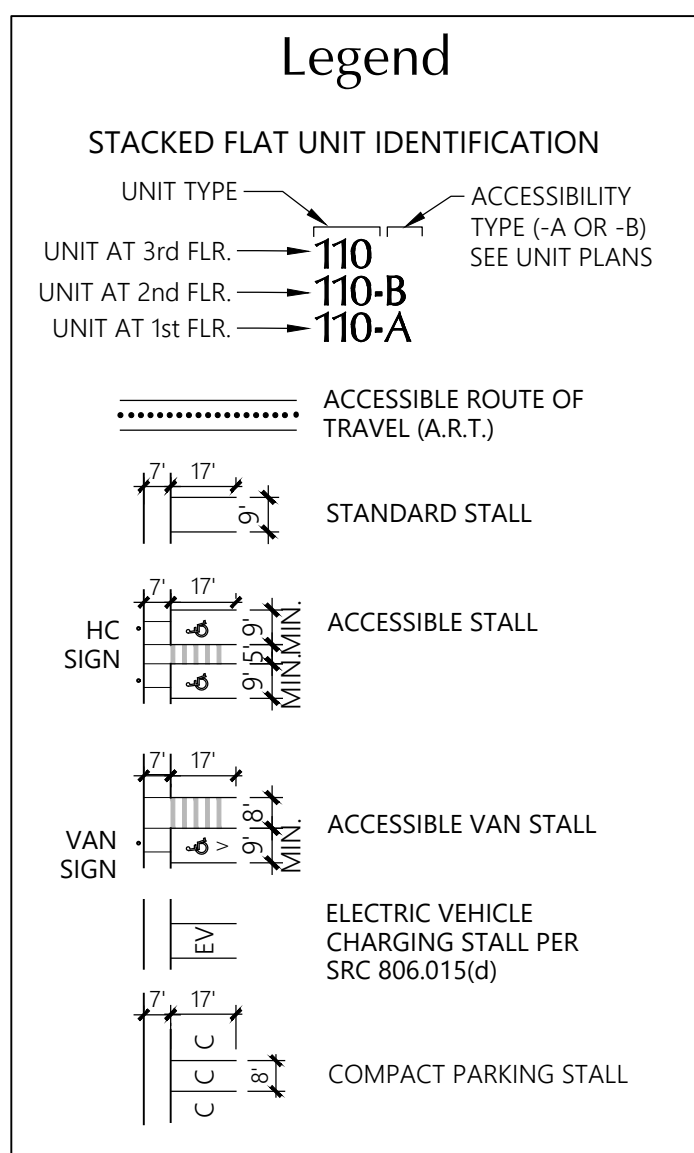
DISTANCE BETWEEN FIRE ACCESS POINTS : 525 FEET
 DIAGONAL SITE DIMENSION : 845 FEET

UNIT COUNT = 186 TOTAL UNITS

- 73 - 1-BEN/1-BATH FLAT (39%)
- 97 - 2-BED/2-BATH FLAT (52%)
- 8 - 1-BED+DEN/2-BATH TOWN (4.5%)
- 8 - 3-BED/2-BATH TOWN (4.5%)

- (5) 3-STORY STACKED FLAT BUILDINGS
- (4) 2-STORY TOWNHOME/3-STORY FLAT HYBRID BUILDINGS
- (1) LEASING/AMENITY BUILDING APPROX. 2,500 SF

PARKING SUMMARY	
Parking Stalls Required	186
Standard Stalls	124
Compact Stalls	68
Carpool Stalls	72
Accessible Standard Stalls	5
Accessible Van Stalls	1
Subtotal	270 1.45 Stalls / D.U.
Aprons	0
Total Parking Stalls Provided	270 1.45 Stalls / D.U.



SACP VICINITY MAP

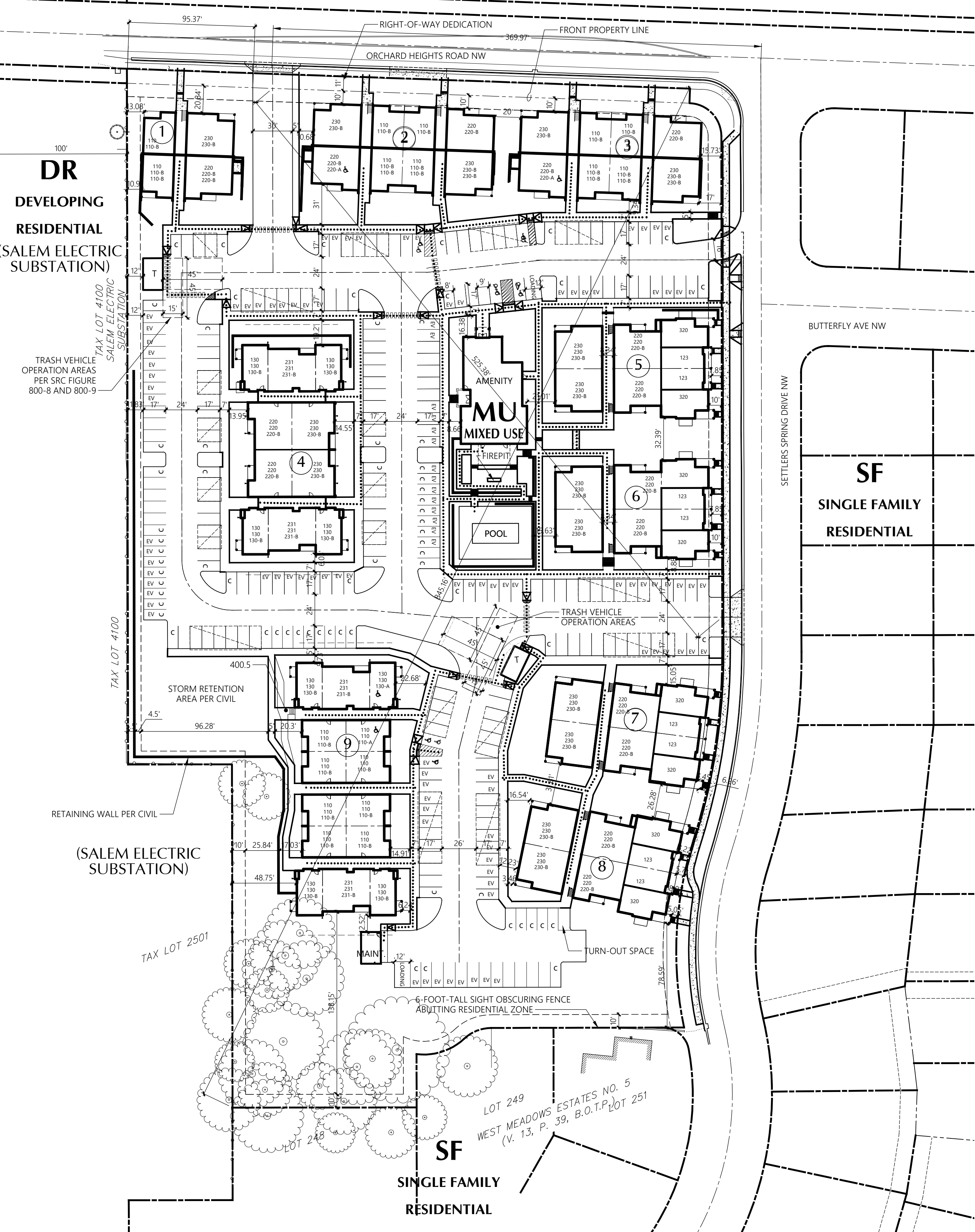


DR
DEVELOPING
RESIDENTIAL

MU
MIXED USE
(SEE SACP VICINITY MAP)

SF
SINGLE FAMILY
RESIDENTIAL

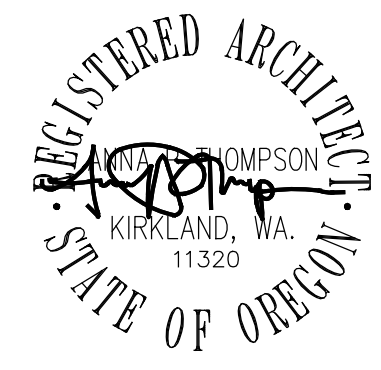
POS
PARKS, OPEN SPACE,
OUTDOOR RECREATION



MU
MIXED USE

SF
SINGLE FAMILY
RESIDENTIAL

SITE PLAN
1" = 50'





FRONTAGE AND SEPARATION PLAN

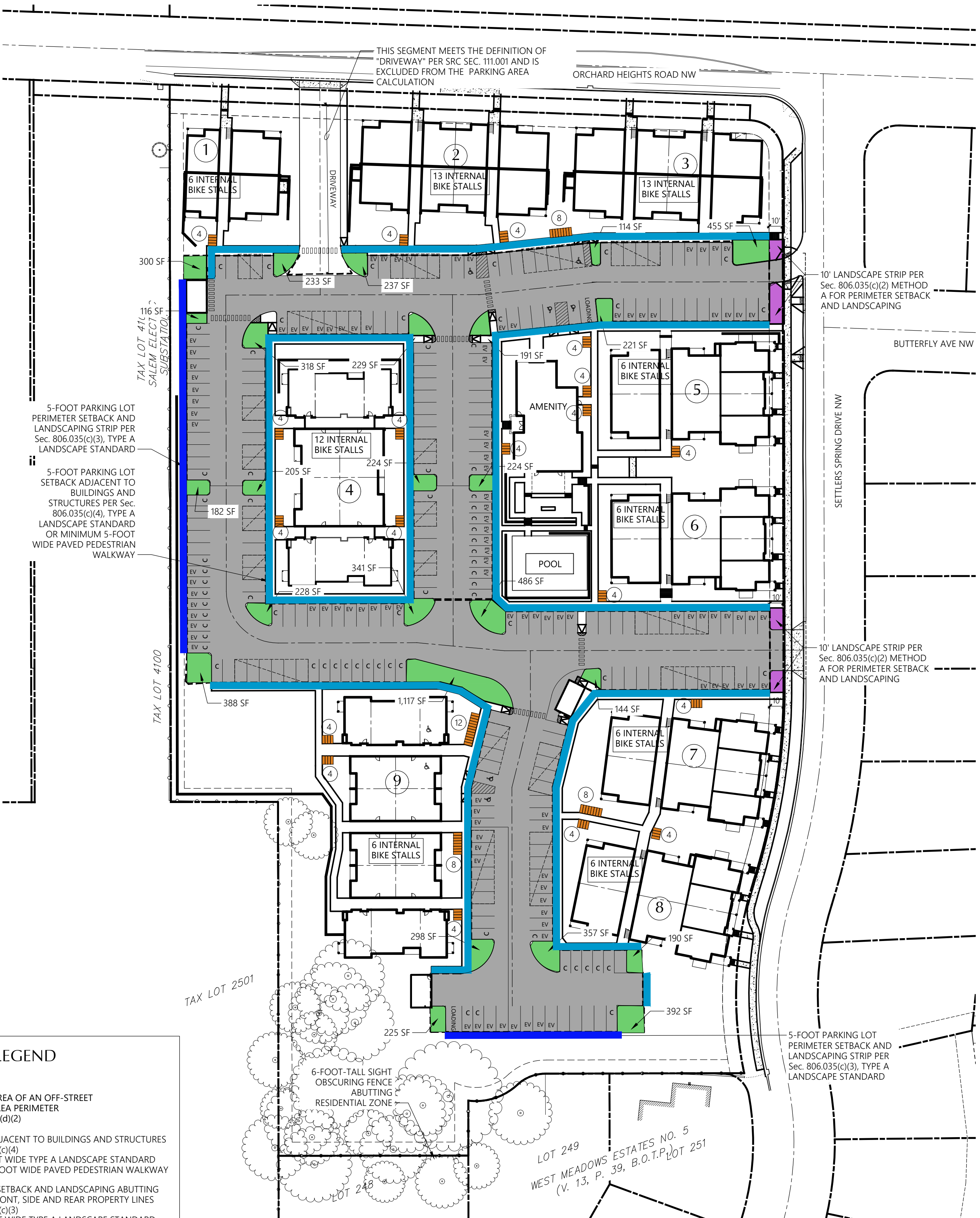
1" = 50'

BUILDING FRONTAGE
SECTION 534.015(d) TABLE 534-5
ORCHARD HEIGHTS ROAD NW = 60.7% PROVIDED (50% REQUIRED)
TOTAL FRONTAGE = 451.21'
BUILDINGS 2 + 3 FRONTAGE = 273.84'
SETTLERS SPRING DRIVE NW = 43.4% PROVIDED (40% REQUIRED)
TOTAL FRONTAGE = 703.1'
BUILDINGS 5, 6, 7 + 8 FRONTAGE = 366.62'

SEPARATION OF GROUND FLOOR RESIDENTIAL USES
SECTION 534.015(h) TABLE 534-6
VERTICAL DISTANCE:
MIN. 1.5 FEET
MAX. 3 FEET
HORIZONTAL DISTANCE:
MIN. 5 FEET
MAX. 10 FEET
COMPLIANCE METHOD FOR BUILDINGS 1 THROUGH 8 NOTED AS VERTICAL OR HORIZONTAL SEPARATION

LEGEND

- INTERIOR AREA OF AN OFF-STREET PARKING AREA PERIMETER Sec. 806.035(d)(2)
- SETBACK ADJACENT TO BUILDINGS AND STRUCTURES Sec. 806.035(c)(4) MIN. 5-FOOT WIDE TYPE A LANDSCAPE STANDARD OR MIN. 5-FOOT WIDE PAVED PEDESTRIAN WALKWAY
- PERIMETER SETBACK AND LANDSCAPING ABUTTING INTERIOR FRONT, SIDE AND REAR PROPERTY LINES Sec. 806.035(c)(3) MIN. 5-FOOT WIDE TYPE A LANDSCAPE STANDARD
- PERIMETER SETBACK AND LANDSCAPING FOR PARKING GARAGES Sec. 806.035(c)(5) MIN. 5-FOOT WIDE TYPE A LANDSCAPE STANDARD
- PERIMETER SETBACK AND LANDSCAPING ABUTTING STREETS - METHOD A Sec. 806.035(c)(2)(A) MIN. 10-FOOT WIDE TYPE A LANDSCAPE STANDARD
- INTERIOR OFF-STREET PARKING AREA LANDSCAPING Sec. 806.035(d)(2) TABLE 806.5 MINIMUM 8% REQUIRED TO BE LANDSCAPED
- INTERIOR OFF-STREET PARKING AREA PAVEMENT (ASPHALT)
- OFF-STREET PARKING AREA SCREENING Sec. 806.035(n) 6-FOOT-TALL SIGHT-OBSCURING FENCE
- SHORT-TERM BICYCLE PARKING SRC Sec. 806.060(a)(1)



LANDSCAPE CONCEPT & BIKE PARKING PLAN

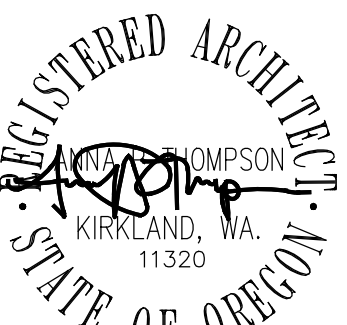
1" = 50'

TOTAL INTERIOR AREA OF OFF-STREET = 92,160 SF
The total interior area of an off-street parking area calculated per Sec. 806.035(d)(2) is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways.
PERCENTAGE REQUIRED TO BE LANDSCAPED (8%) = 7,372 SF
LANDSCAPE AREA PROVIDED = 7,415 SF (8.1%)
TREES (Sec. 806.035(d)(3): 23 REQUIRED DECIDUOUS SHADE TREES TO BE LOCATED WITHIN THE "INTERIOR LANDSCAPING AREA"

BICYCLE PARKING REQUIRED = 186 SPACES (TABLE 806-8 1 SPACE PER MULTIFAMILY DWELLING UNIT)
BICYCLE PARKING PROVIDED = 186
112 SHORT-TERM (OUTSIDE A BUILDING WITHIN 50 FEET OF A PRIMARY BUILDING ENTRANCE)
74 LONG-TERM (WITHIN A BUILDING, SEE BUILDING PLAN SHEETS FOR LOCATIONS)

25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.7130 F: 425.658.1208
Web: www.milbrandtarch.com

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COMPLIANCE SITE PLANS
REFERENCE LANDSCAPE CONCEPT FRONTAGE AND SEPARATION PLAN

Orchard Heights
Salem, Oregon

Evergreen Housing

Revisions
No. Date Description

Initial Publish Date:
Date Plotted: 1-12-24
Job No.: 22-45
Drawn By: APT
Sheet No.:

DRAWINGS FOR:

ORCHARD HEIGHTS APARTMENTS

2916 ORCHARD HEIGHTS ROAD NW
SALEM, OR 97304

FOR:

EVERGREEN HOUSING DEVELOPMENT GROUP, LLC.
66 S HANFORD STREET SUITE 300
SEATTLE, WA 97134

HANS CHRISTIANSEN
HANS@EVERGREENHD.COM
425-985-6208

DRAWING INDEX

DWG	TITLE
C1.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C1.1	CONSTRUCTION NOTES
C1.2	CONSTRUCTION NOTES
C1.3	OVERALL SITE PLAN
C1.4	TREE PROTECTION PLAN
C2.0	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN (NORTH)
C2.1	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN (SOUTH)
C2.2	EROSION CONTROL PLAN - STREETS & UTILITIES (NORTH)
C2.3	EROSION CONTROL PLAN - STREETS & UTILITIES (SOUTH)
C2.4	EROSION CONTROL PLAN - VERTICAL CONSTRUCTION (NORTH)
C2.5	EROSION CONTROL PLAN - VERTICAL CONSTRUCTION (SOUTH)
C2.6	EROSION CONTROL PLAN - FINAL LANDSCAPE & STABILIZATION (NORTH)
C2.7	EROSION CONTROL PLAN - FINAL LANDSCAPE & STABILIZATION (SOUTH)
C2.8	EROSION CONTROL NOTES & DETAILS
C2.9	EROSION CONTROL NOTES & DETAILS
C2.10	EROSION CONTROL NOTES & DETAILS
C3.0	GRADING & DRAINAGE PLAN (NORTH)
C3.1	GRADING & DRAINAGE PLAN (SOUTH)
C3.2	GRADING & DRAINAGE BLOW UP PLAN
C3.3	ADA RAMP DESIGN
C3.4	SURFACING PLAN (NORTH)
C3.5	SURFACING PLAN (SOUTH)
C3.6	FIRE ACCESS PLAN (NORTH)
C3.7	FIRE ACCESS PLAN (SOUTH)

DRAWING INDEX

DWG	TITLE
C4.0	UTILITY PLAN (NORTH)
C4.1	UTILITY PLAN (SOUTH)
C4.2 *	PUBLIC WATERLINE & SANITARY SEWER PLAN-PROFILE
C4.3 *	ORCHARD HEIGHTS SEWER EXTENSION PLAN-PROFILE STA 9+60 TO STA 15+00
C5.0	PCC RETAINING WALL PLAN-PROFILE
C5.1	RETAINING WALL & WATER QUALITY SECTIONS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
C5.4	CIVIL DETAILS
C5.5	CIVIL DETAILS

* PUBLIC IMPROVEMENT



Know what's below.
Call before you dig.

PROJECT
LOCATION



VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—P—	—P—
FENCE	X—X—	X—X—
BARRICADE	□—□	□—□
TELEPHONE MANHOLE	⊙	⊙
TELEPHONE PEDESTAL	⊙	⊙
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
FIRE HYDRANT AND VALVE	⊙	⊙
WATER METER	■	■
WATER VALVE	⊙	⊙
POWER POLE	○	○
POWER POLE W/ANCHOR	○—	○—
POLE W/LUMINARE	○—	○—
LIGHT POLE	⊙	⊙
SIGN POST	⊙	⊙
MAILBOX	⊙	⊙
HEDGE OR BRUSH	☁	☁
TREES	🌳	🌳
STREET OR ALLEY RIGHT OF WAY	R/W	
PLATTED LOT LINE	—	
OWNERSHIP LINE	—	
EASEMENT OR TEMPORARY RIGHT OF WAY	- - -	
PROJECT CENTERLINE AND	2	3 4 5

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACIES
0 1"
DATE: FEB 2023



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

EVERGREEN HOUSING DEVELOPMENT GROUP, LLC
ORCHARD HEIGHTS APARTMENTS
COVER SHEET,
VICINITY & LOCATION MAPS,
& DRAWING INDEX

DRAWING
C1.0
JOB NUMBER
3416.0000.0

1/11/2024 2:26:01 PM
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TREE	SPECIES	SIZE	REMOVE/SAVE
①	OAK	32.5"	REMOVE
②	OAK	50.6"	REMOVE
③	OAK	50.6"	REMOVE
④	OAK	CLUSTER	REMOVE
⑤	OAK	26.8"	REMOVE
⑥	OAK	22.6"	REMOVE
⑦	OAK	24.5"	SAVE
⑧	OAK	34.1"	SAVE
⑨	OAK	38.9"	REMOVE
⑩	OAK	33.8"	REMOVE
⑪	OAK	32.5"	SAVE
⑫	OAK	24.8"	SAVE
⑬	OAK	22.9"	SAVE
⑭	OAK	31.8"	REMOVE
⑮	N/A	N/A	*
⑯	OAK	24.8"	SAVE
⑰	OAK	24.2"	SAVE
⑱	OAK	31.8"	SAVE
⑲	OAK	20.7"	SAVE
⑲	OAK	26.1"	SAVE
⑲	OAK	20.7"	SAVE
⑲	OAK	20.1"	SAVE
⑲	N/A	N/A	**
⑲	OAK	28"	SAVE
⑲	OAK	26.4"	SAVE
⑲	OAK	35.7"	SAVE

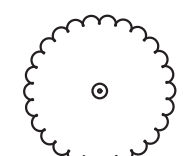
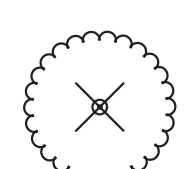
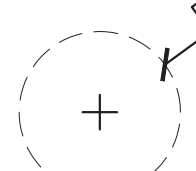
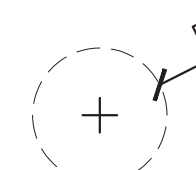
TREES REMOVED	9	37.5%
TREES SAVED	15	62.5%
TOTAL TREES	24	100%

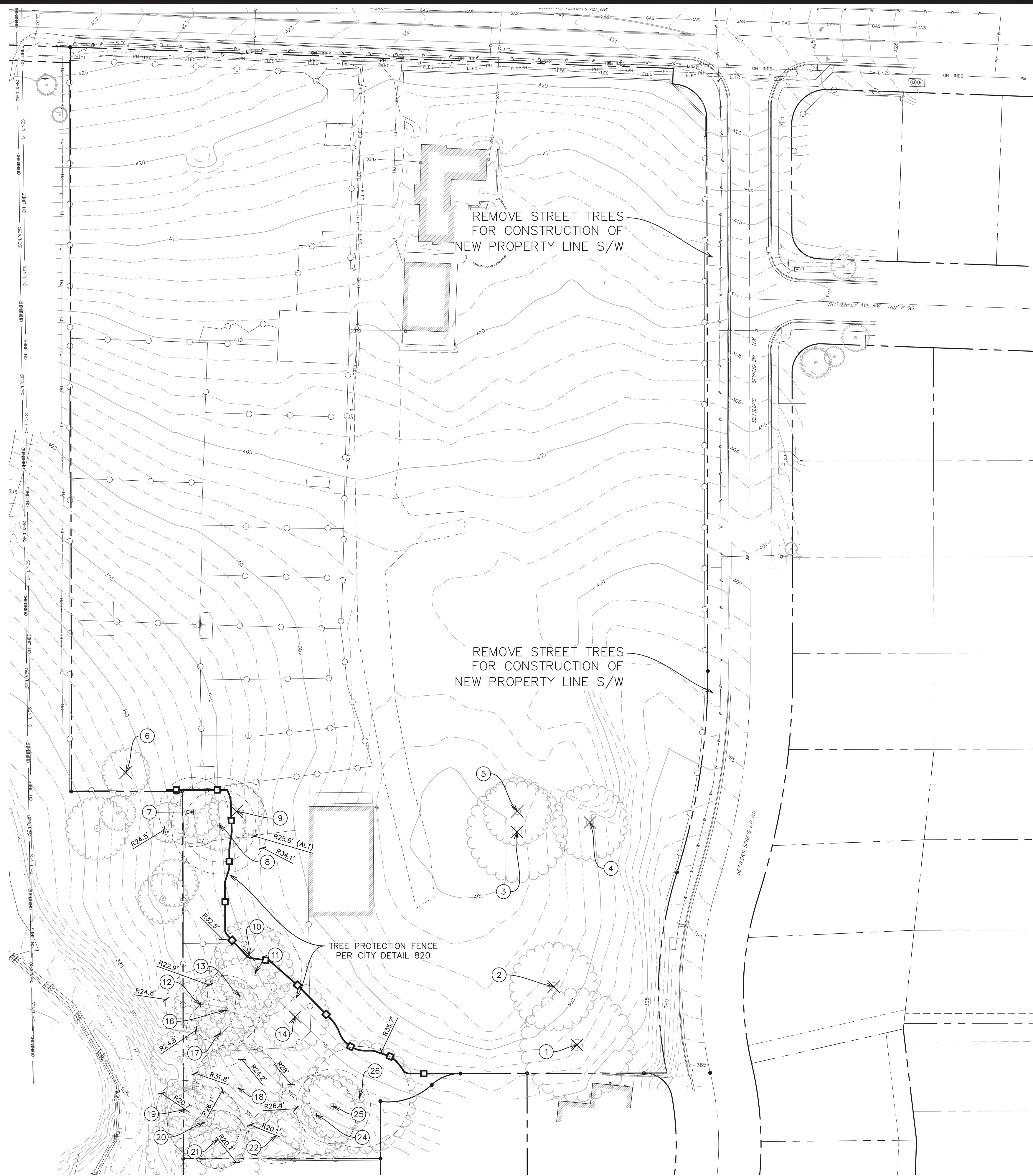
* TREE UPROOTED & CUT UP PRIOR TO ARBORIST SITE WALK.
 ** TREE FELLED DURING DEC. 2022 ICE STORM.

NOTE:

TREE TOTALS ABOVE DO NOT INCLUDE TREES 15 & 23. TREES 15 & 23 WERE ON THE ORIGINAL PROPERTY TOPOGRAPHIC SURVEY BUT WERE NOT IN EXISTENCE AT THE TIME OF THE ARBORIST'S SITE VISIT. SEE ARBORIST REPORT FOR NOTES.

LEGEND

-  TREE SAVED
-  TREE REMOVED
-  CRITICAL ROOT ZONE
-  CRITICAL ROOT ZONE (ALT)



<p>EVERGREEN HOUSING DEVELOPMENT GROUP, LLC ORCHARD HEIGHTS APARTMENTS</p> <p style="text-align: center;">TREE PROTECTION PLAN</p> <p style="text-align: center;">DRAWING C1.4</p> <p style="text-align: center;">JOB NUMBER 3416.0000.0</p>	<p style="text-align: center;">WE WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS</p> <p style="font-size: small;">3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com</p> <p style="text-align: center;">REVIEW PROFESSIONAL REGISTERED CIVIL ENGINEER STEVEN W. STEVENSON LICENSE NO. 1616 EXPIRES 12/31/2024 RENEWS: 6/20/2024</p>								
<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACELY</p> <p>DSN. SAW DRN. AR CKD. SAW DATE: FEB. 2023</p>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	1			
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