



HEARING NOTICE

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:	APPEAL of Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ24-04
PROPERTY LOCATION:	1800 Park Ave NE, Salem OR 97301
SUMMARY:	Appeal of the Planning Administrator's Decision to approve an application for a six-lot residential subdivision.
HEARING INFORMATION:	Planning Commission, Tuesday, August 20, 2024, at 5:30 p.m., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301 To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 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> North Lancaster Neighborhood Association (NOLA), Dennis Will, Land Use Chair; Phone 503-931-2105; Email: elephant2@comcast.net .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website: https://www.cityofsalem.net/government/boards-commissions/commissions/salem-planning-commission
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapters Salem Revised Code (SRC) Chapters 205.010(d) – Subdivision Tentative Plan; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Jack Yarbrough, Jenrae, Inc.
APPLICANT / AGENT(S):	Laura Laroque, on behalf of Udell Engineering
PROPOSAL / REQUEST:	<p>A Subdivision Tentative Plan to divide approximately 0.82 acres into a total of six lots ranging in size from 4,006 square feet to 6,696 square feet in size, and a Class 2 Adjustment to increase the maximum percentage of flag lots allowed in a subdivision from 15% per SRC 800.025(e), to 66%. The applicant is requesting alternative street standards to the street spacing and connectivity requirements along Park Avenue NE to not provide a new mid-block east-west street connection.</p> <p>The subject property is approximately 0.82 acres in size, zoned RS (Single Family Residential), and located at the 1800 Block of Park Avenue NE – 97301 (Marion County Assessor's Map and Tax Lot numbers: 073W24BA / 08000 and 08100).</p>
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	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: 24 108034. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	July 29, 2024

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

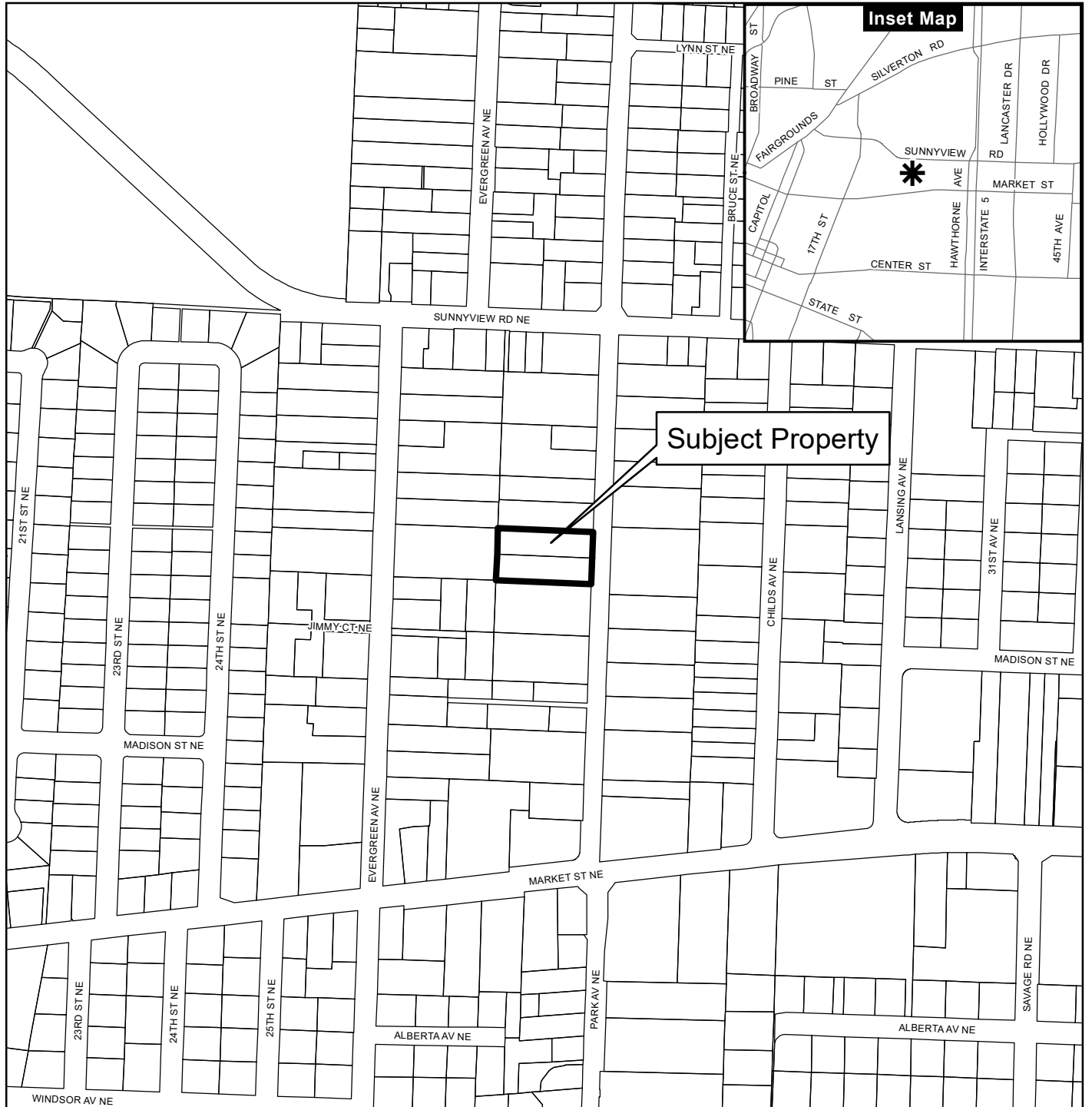
<http://www.cityofsalem.net/planning>

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

Vicinity Map 1800 Block of Park Avenue NE



Legend

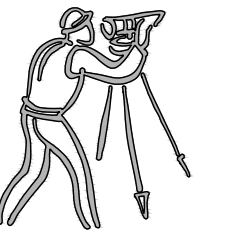
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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





CLIENT:
 JENRAE PROPERTIES, LLC
 P.O. BOX 20756
 KEIZER, OR 97303
 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

OWNER
 JENSEN CONSTRUCTION, LLC
 C/O DON JENSEN
 5190 KALE STREET
 SALEM, OREGON 97305
 (503) 932-2259

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

SURVEYOR
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

TENTATIVE PLAT
 AVA JENE ESTATES
 073W24BA TAX LOTS 8000 & 8100
 1861 PARK AVE. NE
 SALEM, OR

DATE: APRIL 2, 2024
 PROJECT: 22-027 JENSEN PARK AVE. NE
 DRAWN BY: LLL, MUX, BP
 CHECKED BY: [Signature]
 183V

THIS MAP WAS
 PREPARED FOR
 PLANNING
 PURPOSES ONLY

Sheet **C100**
 SCALE: SEE BARSCALE

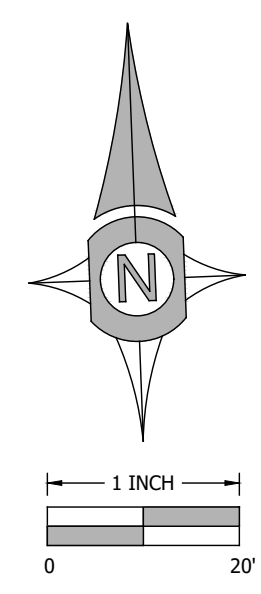
PROPERTY
 TAX MAP: 075-02W-24BA
 TAX LOTS: 8000 & 8100
 SITE ADDRESS: 1800 & 1861 PARK AVENUE NE
 SALEM, OR 97305

DEVELOPER
 JENRAE PROPERTIES, LLC
 P.O. BOX 20756
 KEIZER, OREGON 97303
 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

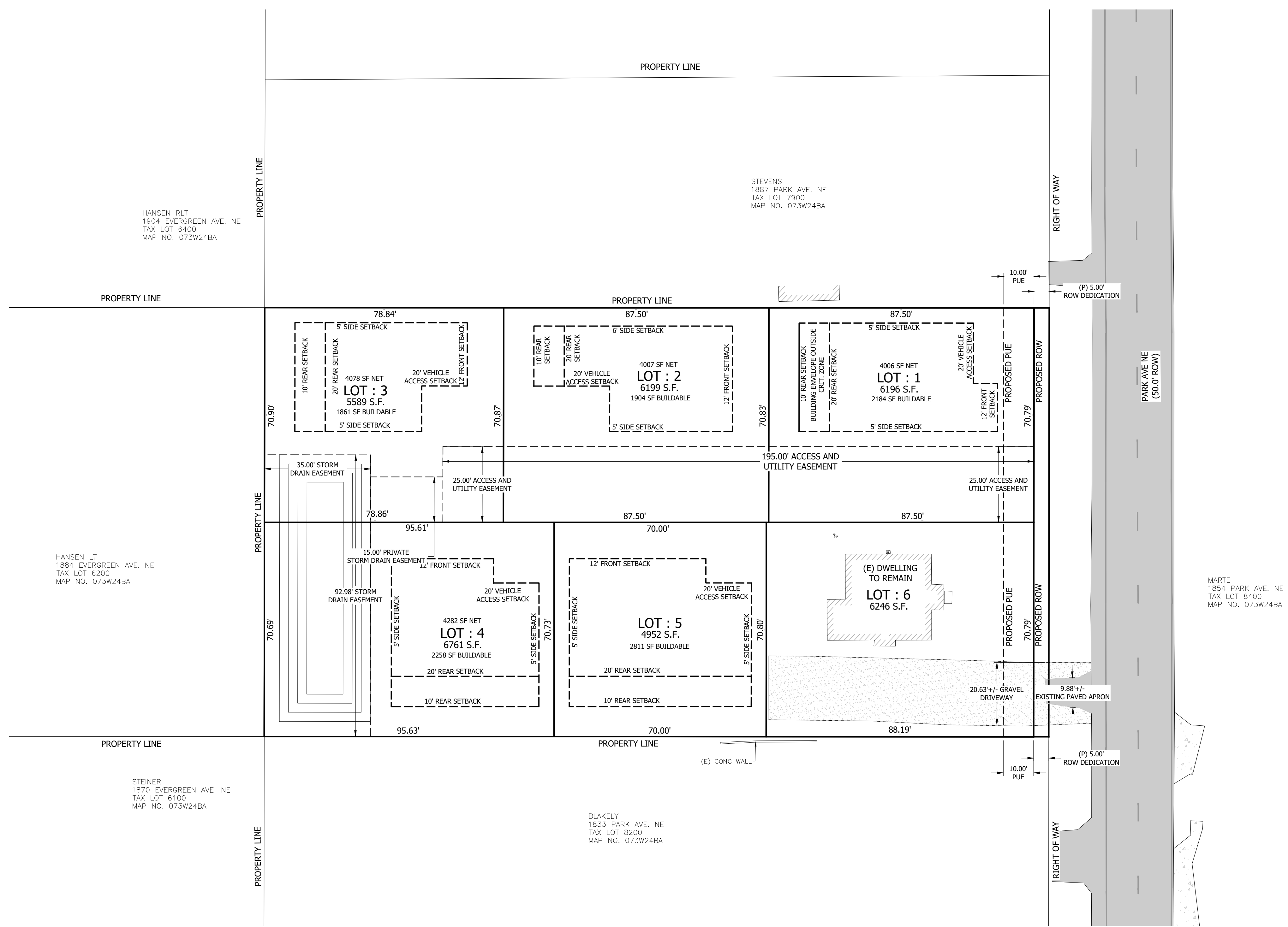
OWNER
 JENSEN CONSTRUCTION, LLC
 C/O DON JENSEN
 5190 KALE STREET
 SALEM, OREGON 97305
 (503) 932-2259

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

SURVEYOR
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125



PLAN REVISIONS	DATE



HANSEN RLT
 1904 EVERGREEN AVE. NE
 TAX LOT 6400
 MAP NO. 073W24BA

PROPERTY LINE

HANSEN LT
 1884 EVERGREEN AVE. NE
 TAX LOT 6200
 MAP NO. 073W24BA

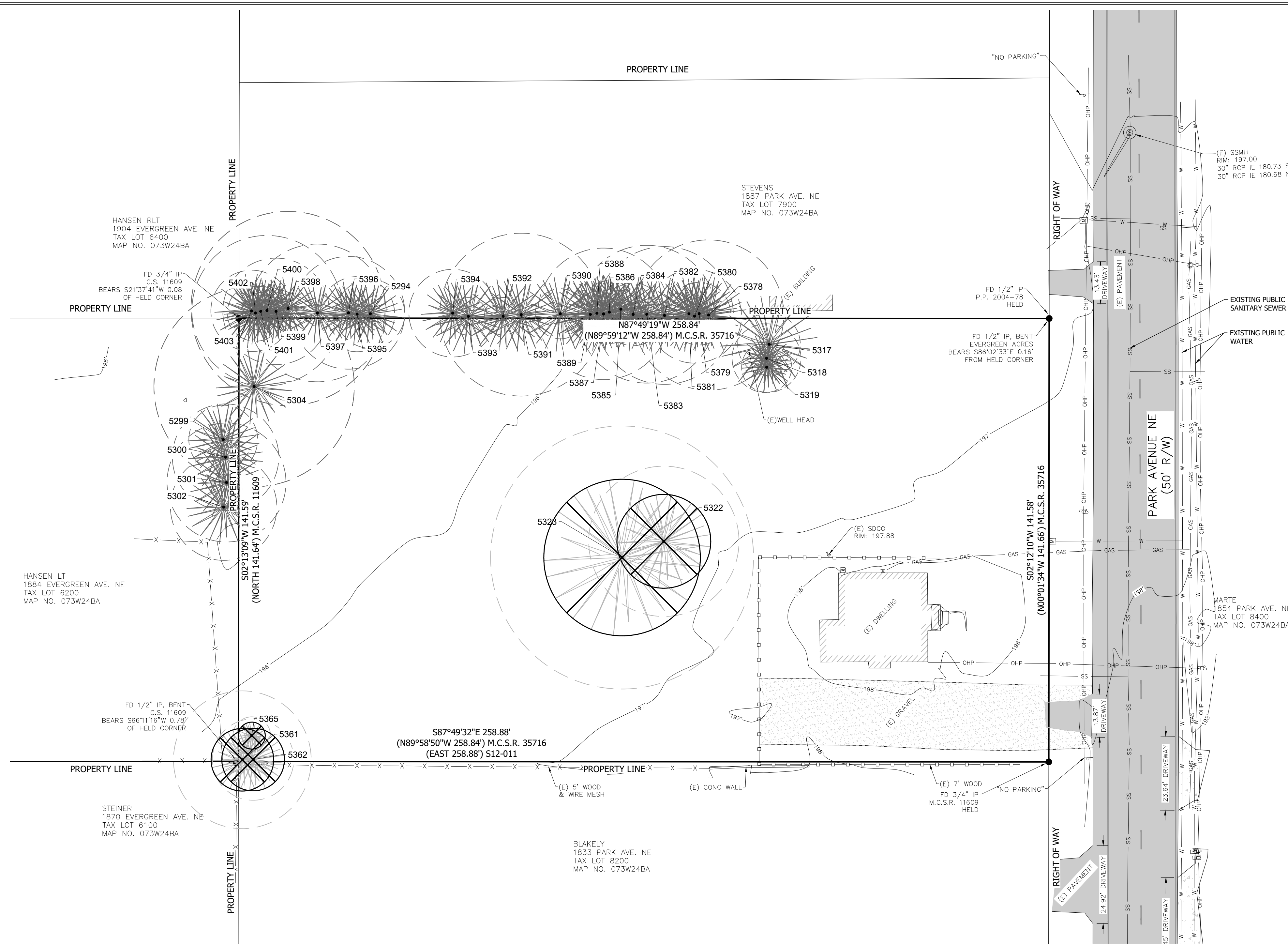
PROPERTY LINE

STEINER
 1870 EVERGREEN AVE. NE
 TAX LOT 6100
 MAP NO. 073W24BA

STEVENS
 1887 PARK AVE. NE
 TAX LOT 7900
 MAP NO. 073W24BA

MARTE
 1854 PARK AVE. NE
 TAX LOT 8400
 MAP NO. 073W24BA

BLAKELY
 1833 PARK AVE. NE
 TAX LOT 8200
 MAP NO. 073W24BA



ONSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5319	YEW	8"	NO	201	54	27	PROPOSED PRESERVED
5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100	REMOVED
5304	REDWOOD	32"	YES	3215	901	28	PROPOSED PRESERVED
5361	CEDAR (STUMP)	22"	NO	1520	1520	100	REMOVED
5362	CEDAR (STUMP)	13"	NO	531	531	100	REMOVED
5365	YEW	6"	NO	113	113	100	PROPOSED REMOVE

OFFSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5378	CEDAR	24"	NO	1809	356	20	PROPOSED PRESERVED
5379	CEDAR	10"	NO	314	22	7	PROPOSED PRESERVED
5380	CEDAR	15"	NO	707	144	20	PROPOSED PRESERVED
5381	CEDAR	5"	NO	79	0	0	PROPOSED PRESERVED
5382	CEDAR	22"	NO	1520	452	30	PROPOSED PRESERVED
5383	CEDAR	22"	NO	1520	443	29	PROPOSED PRESERVED
5384	CEDAR	10"	NO	314	25	8	PROPOSED PRESERVED
5385	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5386	CEDAR	10"	NO	314	16	5	PROPOSED PRESERVED
5387	CEDAR	21"	NO	1385	386	28	PROPOSED PRESERVED
5388	DBL CEDAR	6" & 8"	NO	154	0	0	PROPOSED PRESERVED
5389	CEDAR	8"	NO	201	3	1	PROPOSED PRESERVED
5390	CEDAR	8"	NO	201	2	1	PROPOSED PRESERVED
5391	CEDAR	30"	YES	2123	371	17	PROPOSED PRESERVED
5392	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5393	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5394	DBL CEDAR	8" & 11"	NO	314	58	18	PROPOSED PRESERVED
5394	CEDAR	14"	NO	615	54	9	PROPOSED PRESERVED
5395	CEDAR	12"	NO	452	101	22	PROPOSED PRESERVED
5396	CEDAR	18"	NO	1017	274	27	PROPOSED PRESERVED
5397	CEDAR	22"	NO	1520	440	29	PROPOSED PRESERVED
5398	CEDAR	31"	YES	3018	639	21	PROPOSED PRESERVED
5399	CEDAR	17"	NO	907	128	14	PROPOSED PRESERVED
5400	CEDAR	24"	NO	1809	262	14	PROPOSED PRESERVED
5401	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5402	CEDAR	9"	NO	254	1	0	PROPOSED PRESERVED
5403	CEDAR	13"	NO	531	12	2	PROPOSED PRESERVED
5299	CEDAR	11"	NO	380	0	0	PROPOSED PRESERVED
5300	CEDAR	17"	NO	907	55	6	PROPOSED PRESERVED
5301	CEDAR	19"	NO	1134	161	14	PROPOSED PRESERVED
5302	CEDAR	17"	NO	907	138	15	PROPOSED PRESERVED

NARRATIVE

TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

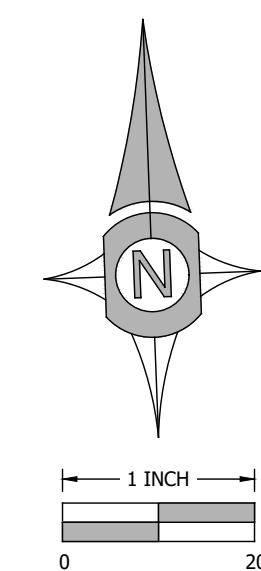
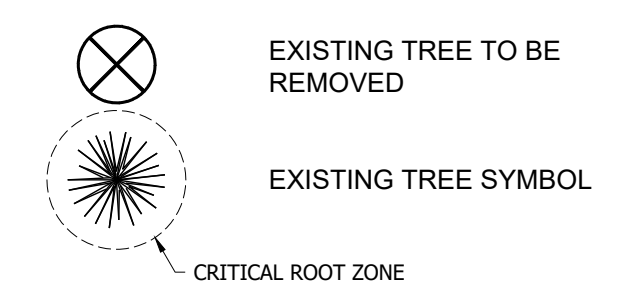
- 5 (TREES DISTURBED) = 0.55 (55%), WHICH IS LESS THAN 70%
9 (TOTAL TREES)

PROJECT VERTICAL DATUM -- NGVD 29
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS WAS A GPS STATIC OBSERVATION POST-PROCESSED USING OPUS AND THEN ADJUSTED DOWN 3.37' PER VERTCON, THE NGS ONLINE APPLICATION. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

TREE LEGEND



PLAN REVISIONS	DATE

CLIENT:
 JENRAE PROPERTIES, LLC
 P.O. BOX 207556
 KEIZER, OR 97303
 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

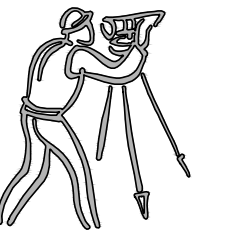
UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

PRELIMINARY EX. COND./DEMO PLAN
 AVA JENE ESTATES
 073W24BA TAX LOTS 8000 & 8100
 1861 PARK AVE. NE
 SALEM, OR

DATE: APRIL 2, 2024
 PROJECT: 22-027 JENSEN PARK AVE. NE
 DRAWN BY: LLL, MIM, BP
 CHECKED BY: BSJ

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C102**
 SCALE: SEE BARSCALE



CLIENT:
 JENRAE PROPERTIES, LLC
 P.O. BOX 20756
 KEIZER, OREGON 97303
 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

OWNER
 JENSEN CONSTRUCTION, LLC
 C/O DON JENSEN
 5190 KALE STREET
 SALEM, OREGON 97305
 (503) 932-2259

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

PRELIMINARY SITE PLAN
AND
LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

AVA JENE ESTATES
 073W24BA TAX LOTS 8000 & 8100
 1861 PARK AVE. NE
 SALEM, OR

DATE: APRIL 2, 2024
 PROJECT: 22-027 JENSEN PARK AVE. NE
 DRAWN BY: LLL, MLM, BP
 CHECKED BY: [Signature]
 185V

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C103**
 SCALE: SEE BARS/SCALE

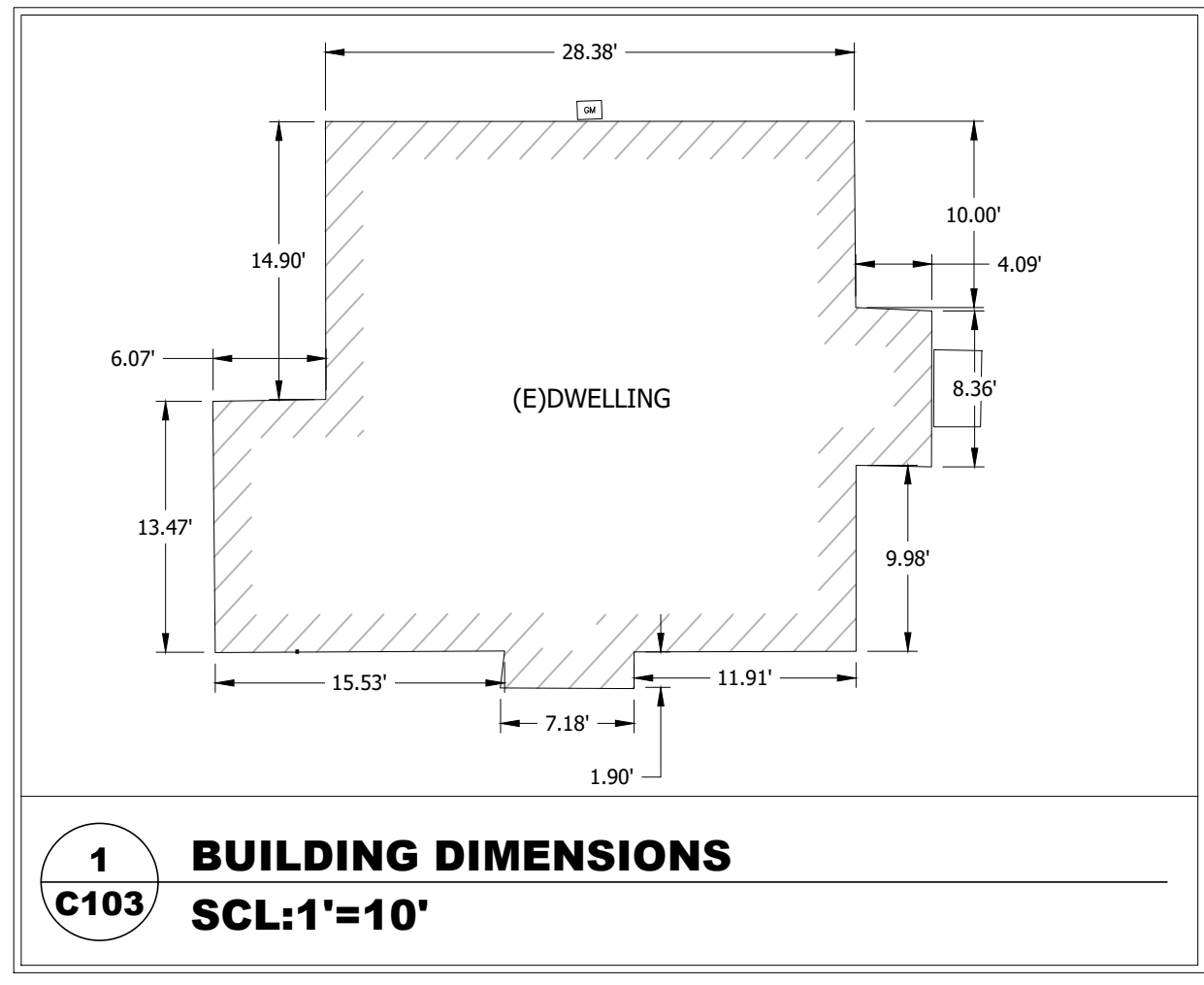
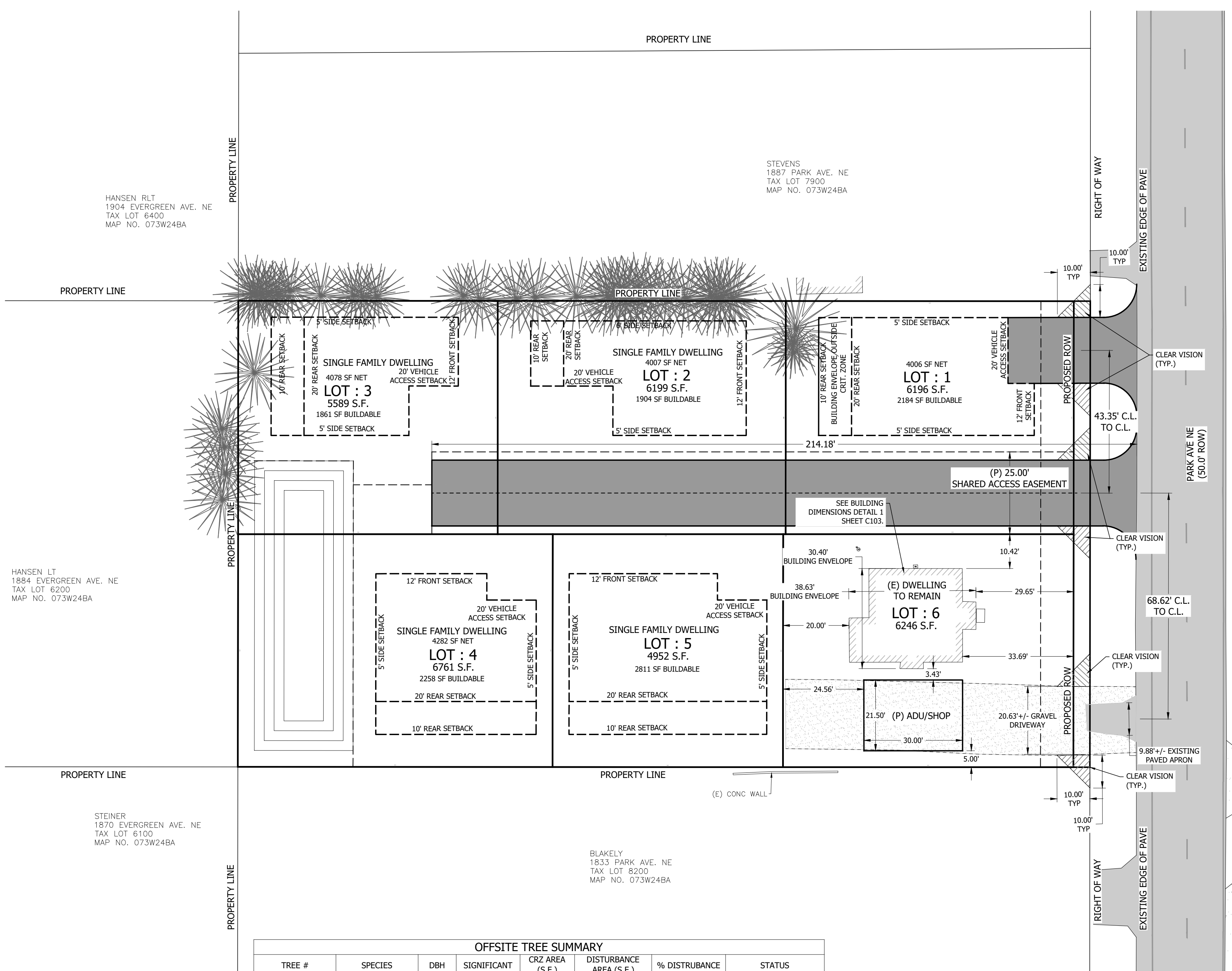
PROPERTY
 TAX MAP: 7S-2W-24BA
 TAX LOTS: 8000 & 8100
 SITE ADDRESS: 1861 PARK AVENUE NE
 SALEM, OR 97305

DEVELOPER
 JENRAE PROPERTIES, LLC
 P.O. BOX 20756
 KEIZER, OREGON 9303
 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

OWNER
 JENSEN CONSTRUCTION, LLC
 C/O DON JENSEN
 5190 KALE STREET
 SALEM, OREGON 97305
 (503) 932-2259

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

SURVEYOR
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125



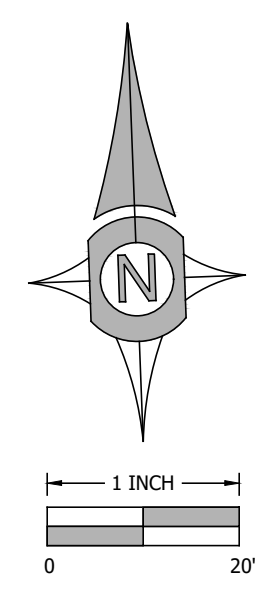
OFFSITE TREE SUMMARY

TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5378	CEDAR	24"	NO	1809	356	20	PROPOSED PRESERVED
5379	CEDAR	10"	NO	314	22	7	PROPOSED PRESERVED
5380	CEDAR	15"	NO	707	144	20	PROPOSED PRESERVED
5381	CEDAR	5"	NO	79	0	0	PROPOSED PRESERVED
5382	CEDAR	22"	NO	1520	452	30	PROPOSED PRESERVED
5383	CEDAR	22"	NO	1520	443	29	PROPOSED PRESERVED
5384	CEDAR	10"	NO	314	25	8	PROPOSED PRESERVED
5385	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5386	CEDAR	10"	NO	314	16	5	PROPOSED PRESERVED
5387	CEDAR	21	NO	1385	386	28	PROPOSED PRESERVED
5388	DBL CEDAR	6" & 8"	NO	154	0	0	PROPOSED PRESERVED
5389	CEDAR	8"	NO	201	3	1	PROPOSED PRESERVED
5390	CEDAR	8"	NO	201	2	1	PROPOSED PRESERVED
5391	CEDAR	26"	YES	2123	377	18	PROPOSED PRESERVED
5392	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5393	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5394	DBL CEDAR	8" & 11"	NO	314	58	18	PROPOSED PRESERVED
5394	CEDAR	14"	NO	615	54	9	PROPOSED PRESERVED
5395	CEDAR	12"	NO	452	101	22	PROPOSED PRESERVED
5396	CEDAR	18"	NO	1017	274	27	PROPOSED PRESERVED
5397	CEDAR	22"	NO	1520	440	29	PROPOSED PRESERVED
5398	CEDAR	31"	YES	3018	639	21	PROPOSED PRESERVED
5399	CEDAR	17"	NO	907	128	14	PROPOSED PRESERVED
5400	CEDAR	24"	NO	1809	262	14	PROPOSED PRESERVED
5401	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5402	CEDAR	9"	NO	254	1	0	PROPOSED PRESERVED
5403	CEDAR	13"	NO	531	12	2	PROPOSED PRESERVED
5299	CEDAR	11"	NO	380	0	0	PROPOSED PRESERVED
5300	CEDAR	17"	NO	907	55	6	PROPOSED PRESERVED
5301	CEDAR	19"	NO	1134	161	14	PROPOSED PRESERVED
5302	CEDAR	17"	NO	907	138	15	PROPOSED PRESERVED

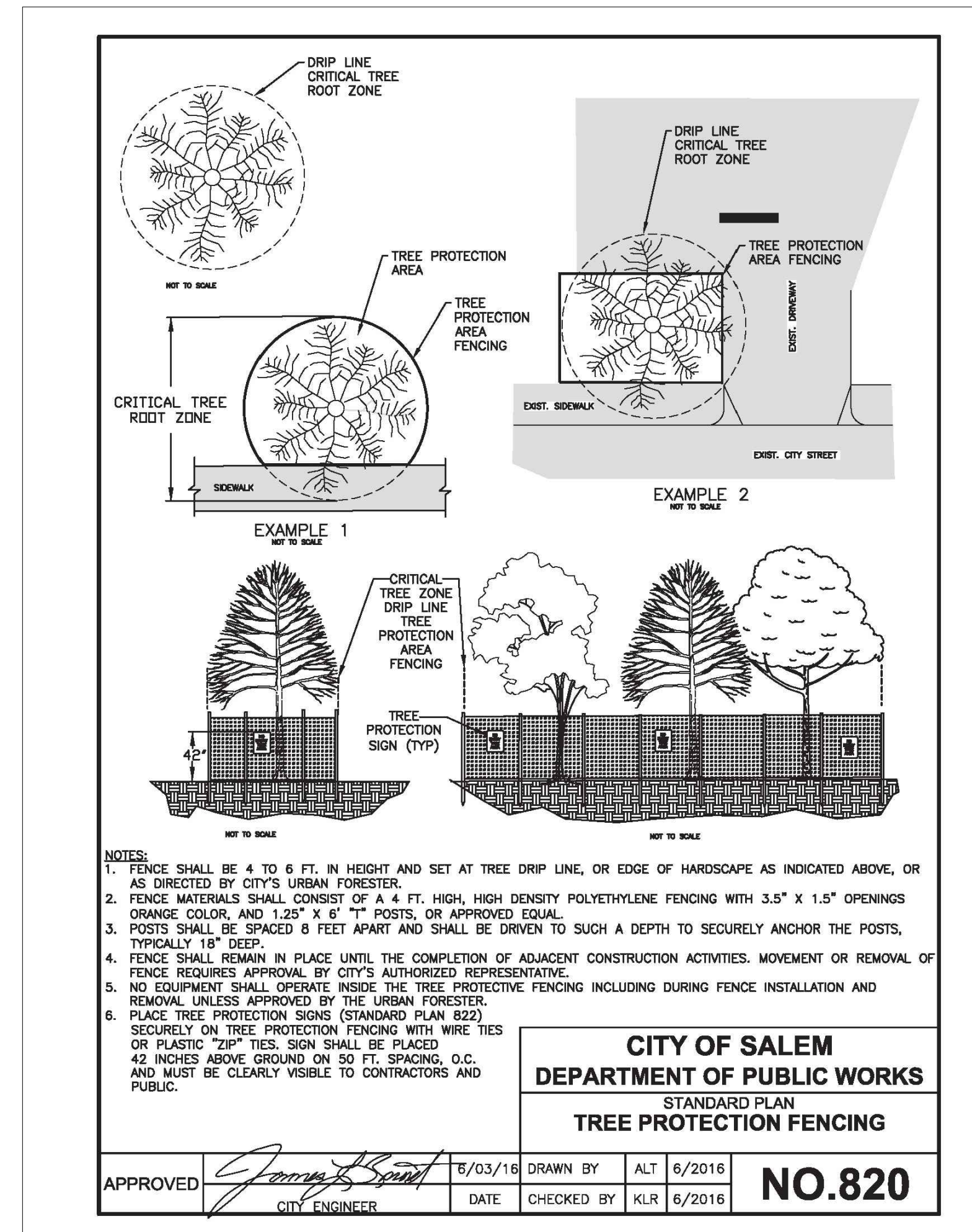
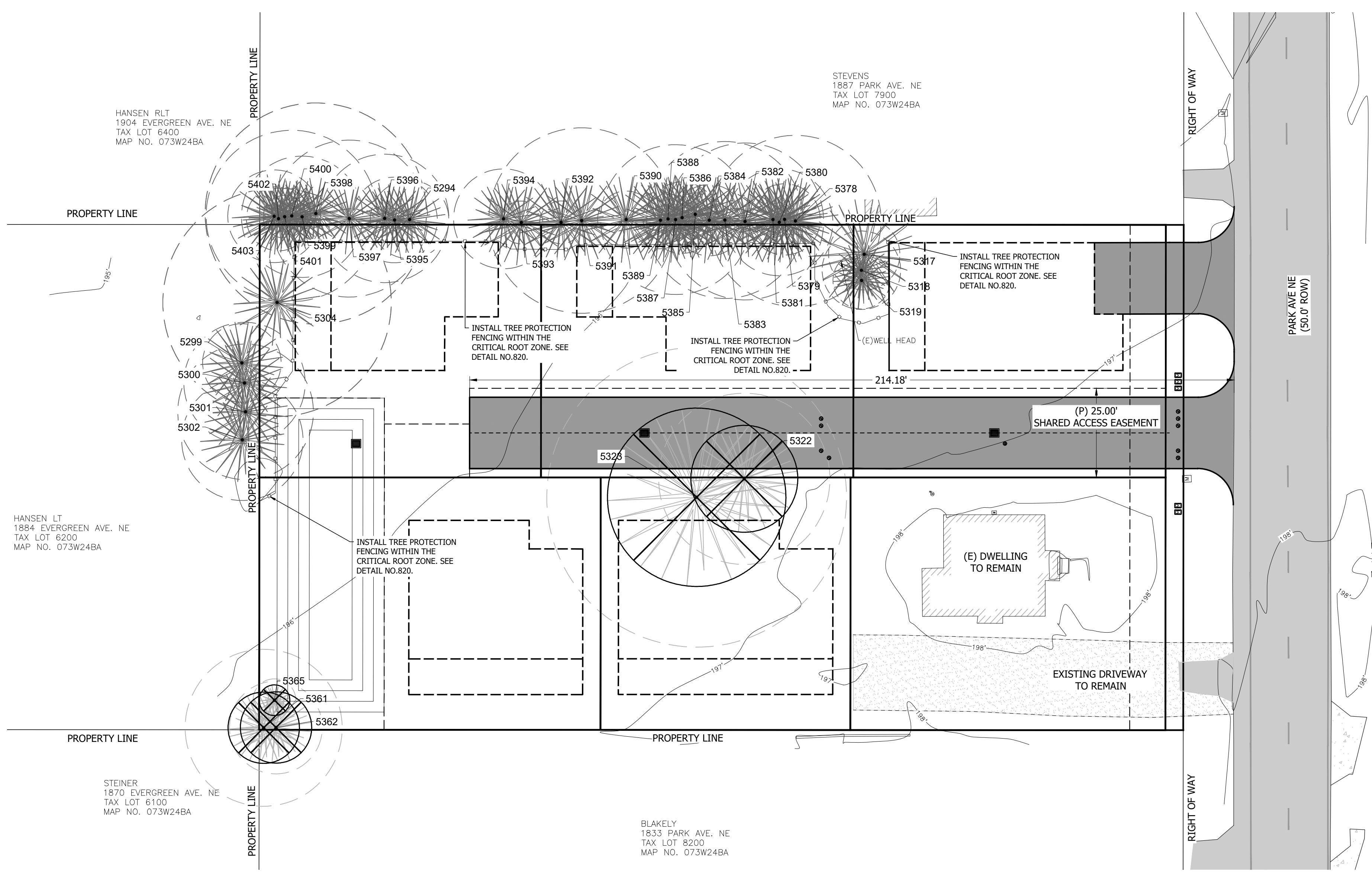
ONSITE TREE SUMMARY

TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5319	YEW	8"	NO	201	54	27	PROPOSED PRESERVED
5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100	REMOVED
5304	REDWOOD	32"	YES	3215	962	30	PROPOSED PRESERVED
5361	CEDAR (STUMP)	22"	NO	1520	1520	100	REMOVED
5362	CEDAR (STUMP)	13"	NO	531	531	100	REMOVED
5365	YEW	6"	NO	113	113	100	PROPOSED REMOVE

NARRATIVE
 TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).
 • 5 (TREES DISTURBED) = 0.55 (55%), WHICH IS LESS THAN 70%
 9 (TOTAL TREES)



PLAN REVISIONS	DATE



TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5319	YEW	8"	NO	201	54	27	PROPOSED PRESERVED
5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100	REMOVED
5304	REDWOOD	32"	YES	3215	962	30	PROPOSED PRESERVED
5361	CEDAR (STUMP)	22"	NO	1520	1520	100	REMOVED
5362	CEDAR (STUMP)	13"	NO	531	531	100	REMOVED
5365	YEW	6"	NO	113	113	100	PROPOSED REMOVE

TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5378	CEDAR	24"	NO	1809	356	20	PROPOSED PRESERVED
5379	CEDAR	10"	NO	314	22	7	PROPOSED PRESERVED
5380	CEDAR	15"	NO	707	144	20	PROPOSED PRESERVED
5381	CEDAR	5"	NO	79	0	0	PROPOSED PRESERVED
5382	CEDAR	22"	NO	1520	452	30	PROPOSED PRESERVED
5383	CEDAR	22"	NO	1520	443	29	PROPOSED PRESERVED
5384	CEDAR	10"	NO	314	25	8	PROPOSED PRESERVED
5385	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5386	CEDAR	10"	NO	314	16	5	PROPOSED PRESERVED
5387	CEDAR	21"	NO	1385	386	28	PROPOSED PRESERVED
5388	DBL CEDAR	6" & 8"	NO	154	0	0	PROPOSED PRESERVED
5389	CEDAR	8"	NO	201	3	1	PROPOSED PRESERVED
5390	CEDAR	8"	NO	201	2	1	PROPOSED PRESERVED
5391	CEDAR	26"	YES	2123	377	18	PROPOSED PRESERVED
5392	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5393	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5294	DBL CEDAR	8" & 11"	NO	314	58	18	PROPOSED PRESERVED
5394	CEDAR	14"	NO	615	54	9	PROPOSED PRESERVED
5395	CEDAR	12"	NO	452	101	22	PROPOSED PRESERVED
5396	CEDAR	18"	NO	1017	274	27	PROPOSED PRESERVED
5397	CEDAR	22"	NO	1520	440	29	PROPOSED PRESERVED
5398	CEDAR	31"	YES	3018	639	21	PROPOSED PRESERVED
5399	CEDAR	17"	NO	907	128	14	PROPOSED PRESERVED
5400	CEDAR	24"	NO	1809	262	14	PROPOSED PRESERVED
5401	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5402	CEDAR	9"	NO	254	1	0	PROPOSED PRESERVED
5403	CEDAR	13"	NO	531	12	2	PROPOSED PRESERVED
5299	CEDAR	11"	NO	380	0	0	PROPOSED PRESERVED
5300	CEDAR	17"	NO	907	55	6	PROPOSED PRESERVED
5301	CEDAR	19"	NO	1134	161	14	PROPOSED PRESERVED
5302	CEDAR	17"	NO	907	138	15	PROPOSED PRESERVED

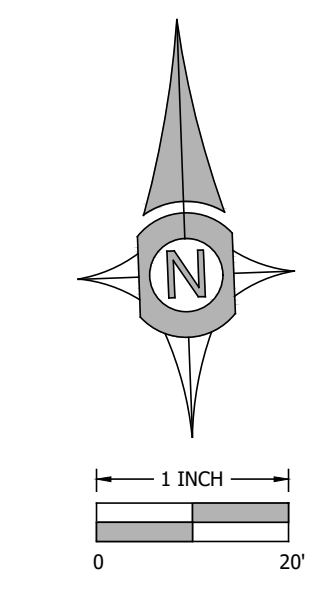
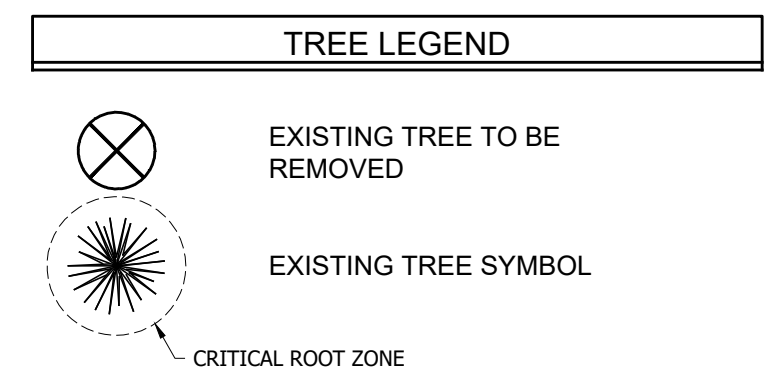
NARRATIVE

TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

● 5 (TREES DISTURBED) = 0.55 (55%), WHICH IS LESS THAN 70%
9 (TOTAL TREES)

REVISED PER PLANNING COMMENTS APRIL 12TH 2024

REVISED PER PLANNING COMMENTS APRIL 12TH 2024



PLAN REVISIONS	DATE

CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

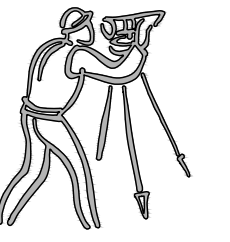
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY TREE CONSERVATION PLAN
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE: APRIL 2, 2024
PROJECT: 22-027 JENSEN PARK AVE. NE
DRAWN BY: LLL, MLM, BP
CHECKED BY: [Signature]
BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C104**
SCALE: SEE BARSCALE



CLIENT:
 JENRAE PROPERTIES, LLC
 P.O. BOX 20756
 KEIZER, OR 97303
 DON.JENSEN@JENSENCOLL.C
 (503) 932-2259

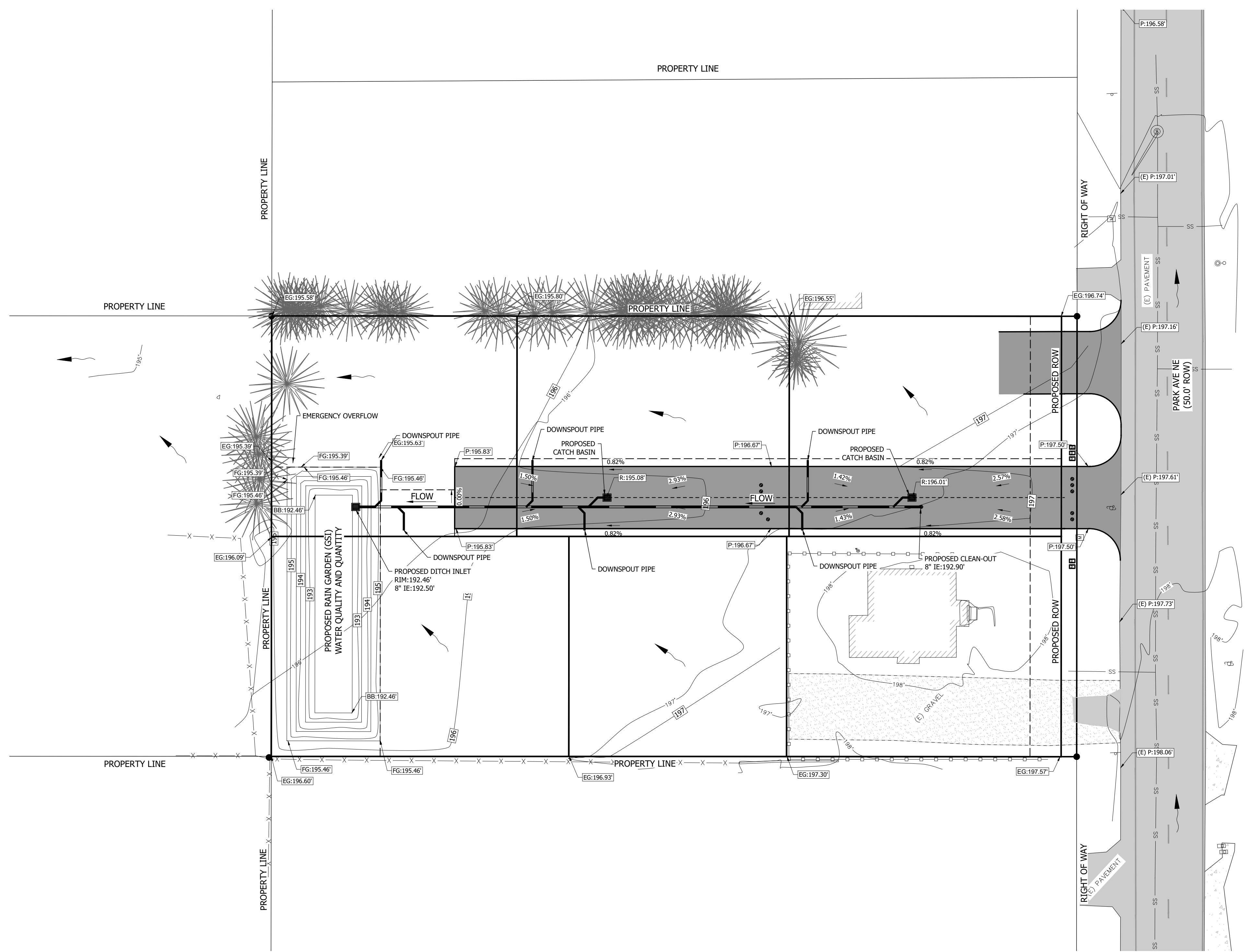
UEDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

PRELIMINARY GRADING & DRAINAGE
 AVA JENE ESTATES
 073W24BA TAX LOTS 8000 & 8100
 1861 PARK AVE. NE
 SALEM, OR

DATE: APRIL 2, 2024
 PROJECT: 22-027 JENSEN PARK AVE. NE
 DRAWN BY: LLL, MLX, BP
 CHECKED BY: [Signature]
 183V

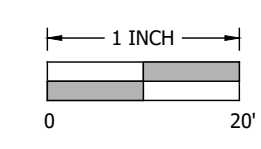
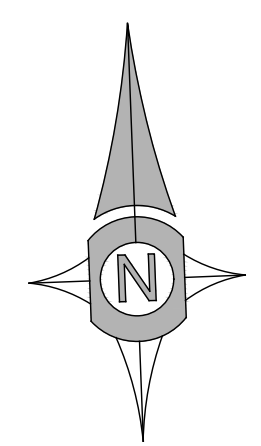
THIS MAP WAS
 PREPARED FOR
 PLANNING
 PURPOSES ONLY

Sheet **C200**
 SCALE: SEE BARSCALE

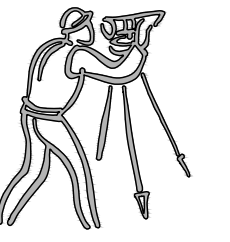


GRADING LEGEND

- 362 — EXISTING SURFACE CONTOUR ELEVATION
- 362 — DESIGN SURFACE CONTOUR ELEVATION
- — EXISTING SURFACE DRAIN DIRECTION
- — DESIGN SURFACE DRAIN DIRECTION
- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- EG 000.00 - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- FG 000.00 - DESIGN FINISHED GROUND ELEVATION



PLAN REVISIONS	DATE



CLIENT:
 JENRAE PROPERTIES, LLC
 P.O. BOX 20756
 KEIZER, OR 97303
 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

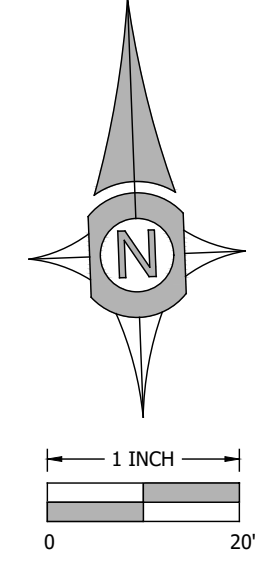
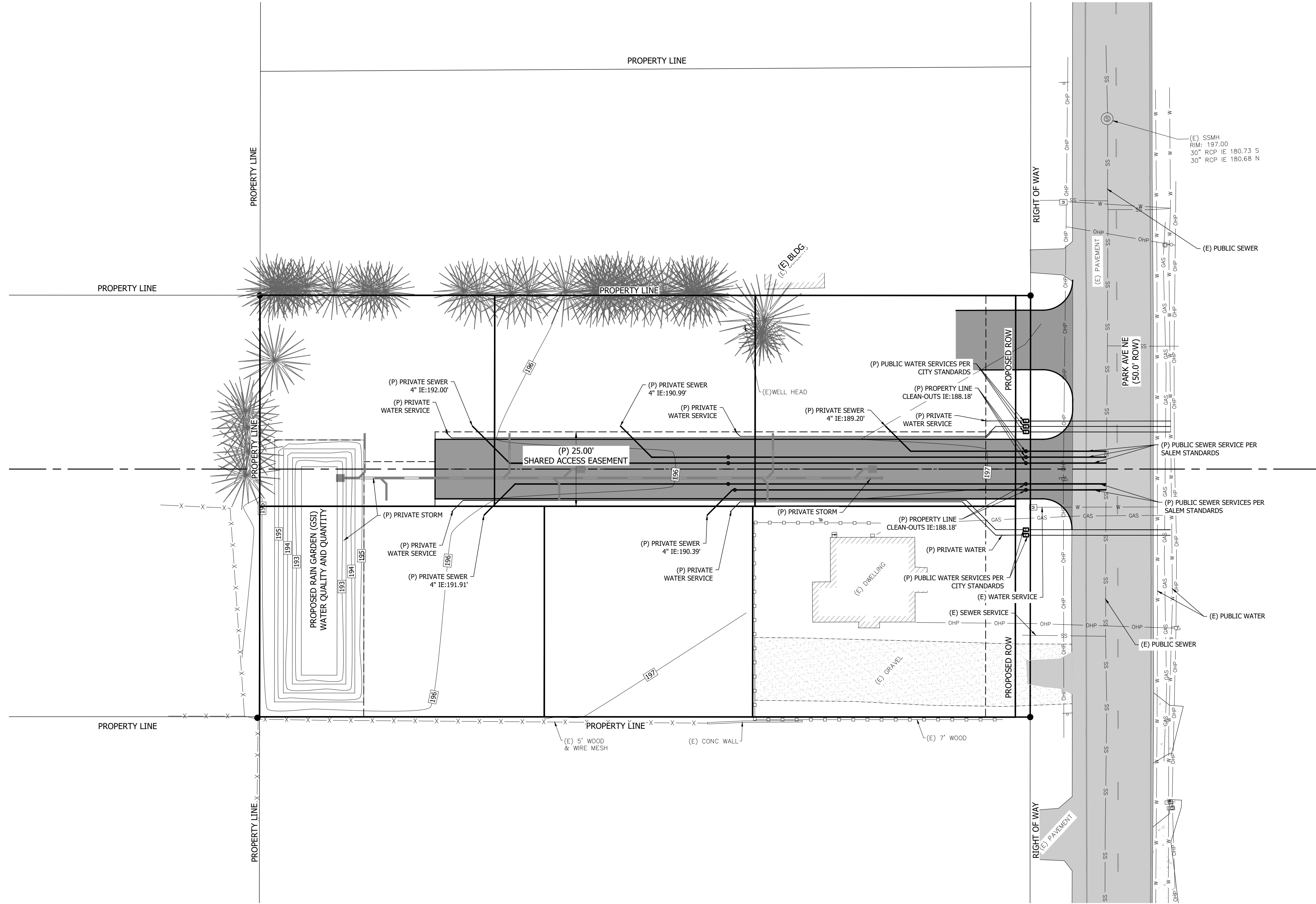
UELLE ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

PRELIMINARY UTILITY PLAN
 AVA JENE ESTATES
 073W24BA TAX LOTS 8000 & 8100
 1861 PARK AVE. NE
 SALEM, OR

DATE: APRIL 2, 2024
 PROJECT: 22-027 JENSEN PARK AVE. NE
 DRAWN BY: LLL, MLX, BP
 CHECKED BY: [Signature]
 183

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C400**
 SCALE: SEE BARSCALE



ATTENTION
 CONTRACTOR SHALL POT HOLE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT FINDINGS TO ENGINEER.

PLAN REVISIONS	DATE