



# 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.*

<b>CASE NUMBER:</b>	Subdivision Tentative Plan / Urban Growth Preliminary Declaration / Class 1 Adjustment Case No. SUB-UGA-ADJ22-12
<b>PROPERTY LOCATION:</b>	4350 Hearth Street NE, Salem OR 97305
<b>NOTICE MAILING DATE:</b>	December 13, 2022
<b>PROPOSAL SUMMARY:</b>	A tentative subdivision to divide approximately 3.1 acres into 15 residential lots.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., TUESDAY, DECEMBER 27, 2022. 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.</b>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Northgate Neighborhood Association; Email: <a href="mailto:northgateneighborhoodsalem@gmail.com">northgateneighborhoodsalem@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 205.010(d) – Tentative Subdivision; 200.025(e) – Urban Growth Preliminary Declaration; 250.005(d)(1) – Class 1 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Dean Pickett, 2RP LLC
<b>APPLICANT(S):</b>	Curt Fisher, AKS Engineering and Forestry on behalf of 2RP LLC
<b>PROPOSAL REQUEST:</b>	<p>A tentative phased subdivision plan to divide approximately 3.1 acres into 15 residential lots ranging in size from 4,072 square feet to 9,326 square feet in size, an Urban Growth Area Preliminary Declaration to determine the necessary public facilities required to serve the proposed development, a Class 1 Adjustment to reduce the minimum lot depth requirement for proposed Lots 1 and 2 from 70 feet to 65 feet, and an alternative street standard request to remove the street connectivity requirement in SRC Chapter 803 to provide a street connection to abutting undeveloped property to the north (4255 Cordon Road NE).</p> <p>The subject property is approximately 3.1 acres in size, zoned RA (Residential Agriculture), and located at 4350 Hearth Street NE - 97305 (Marion County Assessors Map and Tax Lot number: 072W08A / 002901).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22-121549. Paper copies can be obtained for a reasonable cost.

**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

# REQUEST FOR COMMENTS

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

**REGARDING:** Subdivision Tentative Plan / Urban Growth Preliminary Declaration / Class 1 Adjustment Case No. SUB-UGA-ADJ22-12

**PROJECT ADDRESS:** 4350 Hearth Street NE, Salem OR 97305

**AMANDA Application No.:** 22-121549-PLN

**COMMENT PERIOD ENDS:** Tuesday, December 27, 2022 at 5:00 PM

**SUMMARY:** A tentative subdivision to divide approximately 3.1 acres into 15 residential lots.

**REQUEST:** A tentative phased subdivision plan to divide approximately 3.1 acres into 15 residential lots ranging in size from 4,072 square feet to 9,326 square feet in size, an Urban Growth Area Preliminary Declaration to determine the necessary public facilities required to serve the proposed development, a Class 1 Adjustment to reduce the minimum lot depth requirement for proposed Lots 1 and 2 from 70 feet to 65 feet, and an alternative street standard request to remove the street connectivity requirement in SRC Chapter 803 to provide a street connection to abutting undeveloped property to the north (4255 Cordon Road NE).

The subject property is approximately 3.1 acres in size, zoned RA (Residential Agriculture), and located at 4350 Hearth Street NE - 97305 (Marion County Assessors Map and Tax Lot number: 072W08A / 002901).

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., TUESDAY, DECEMBER 27, 2022**, 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](mailto: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  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

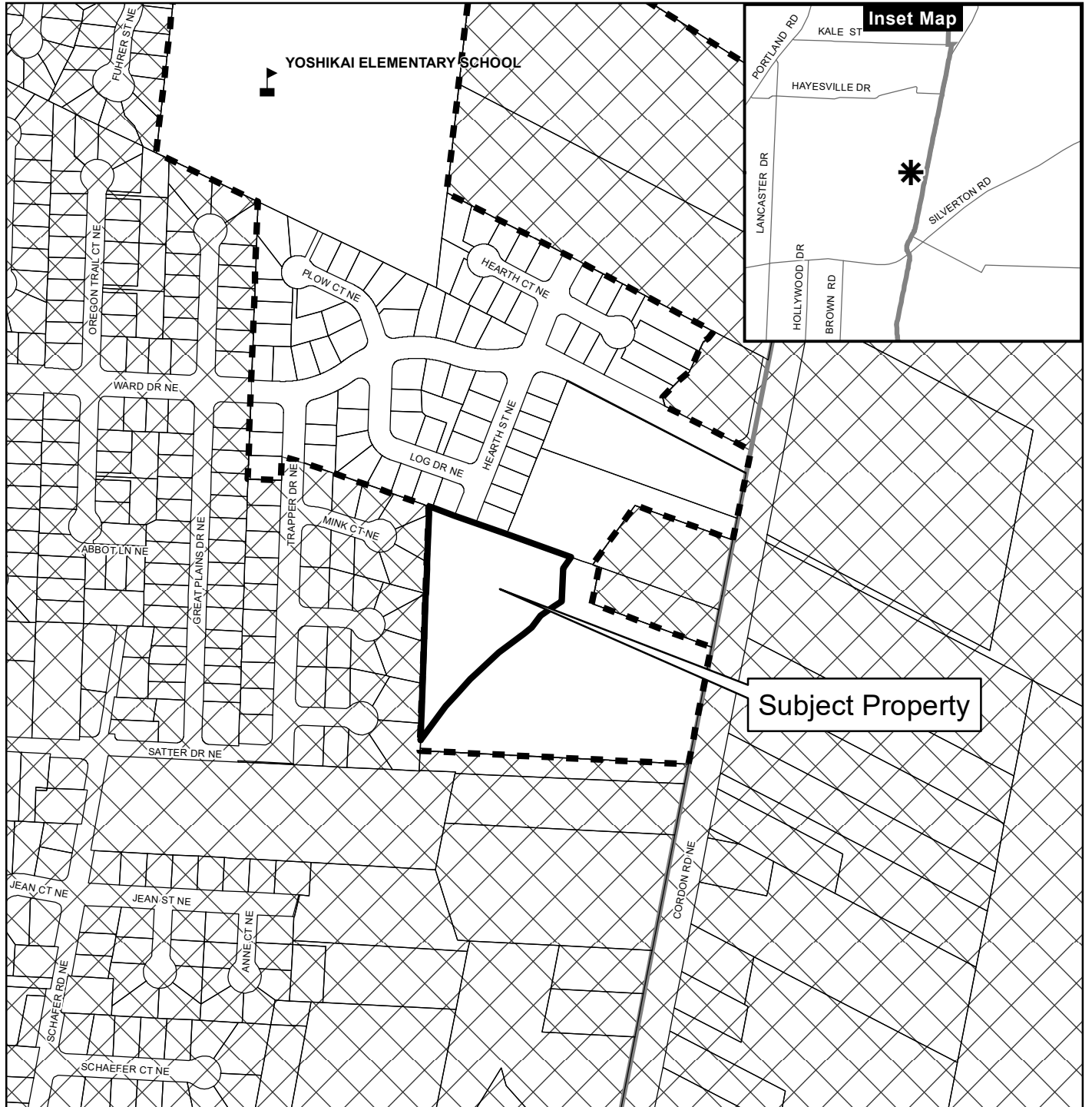
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



# Vicinity Map 4350 Hearth Street NE



## Legend

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

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet

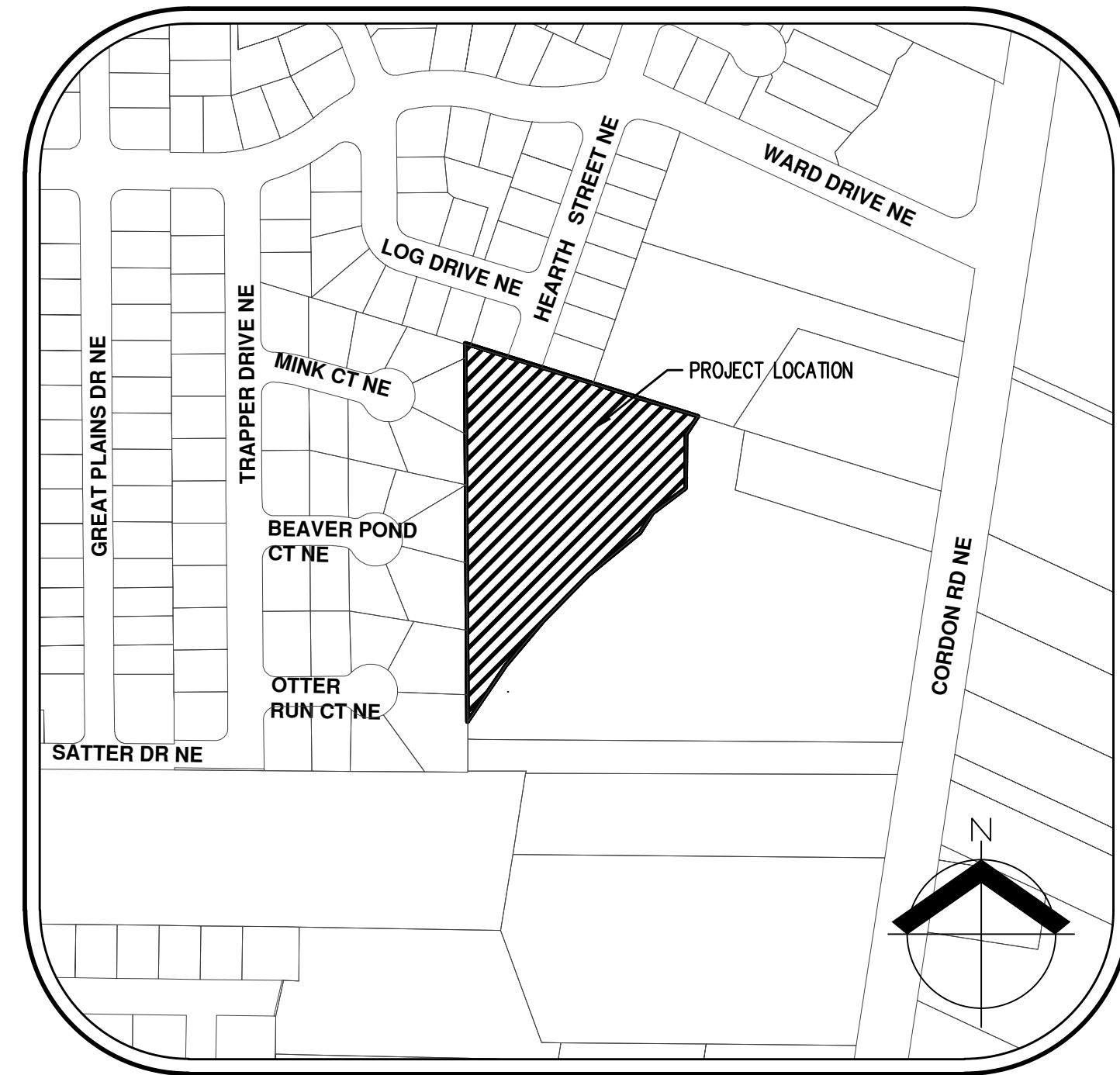


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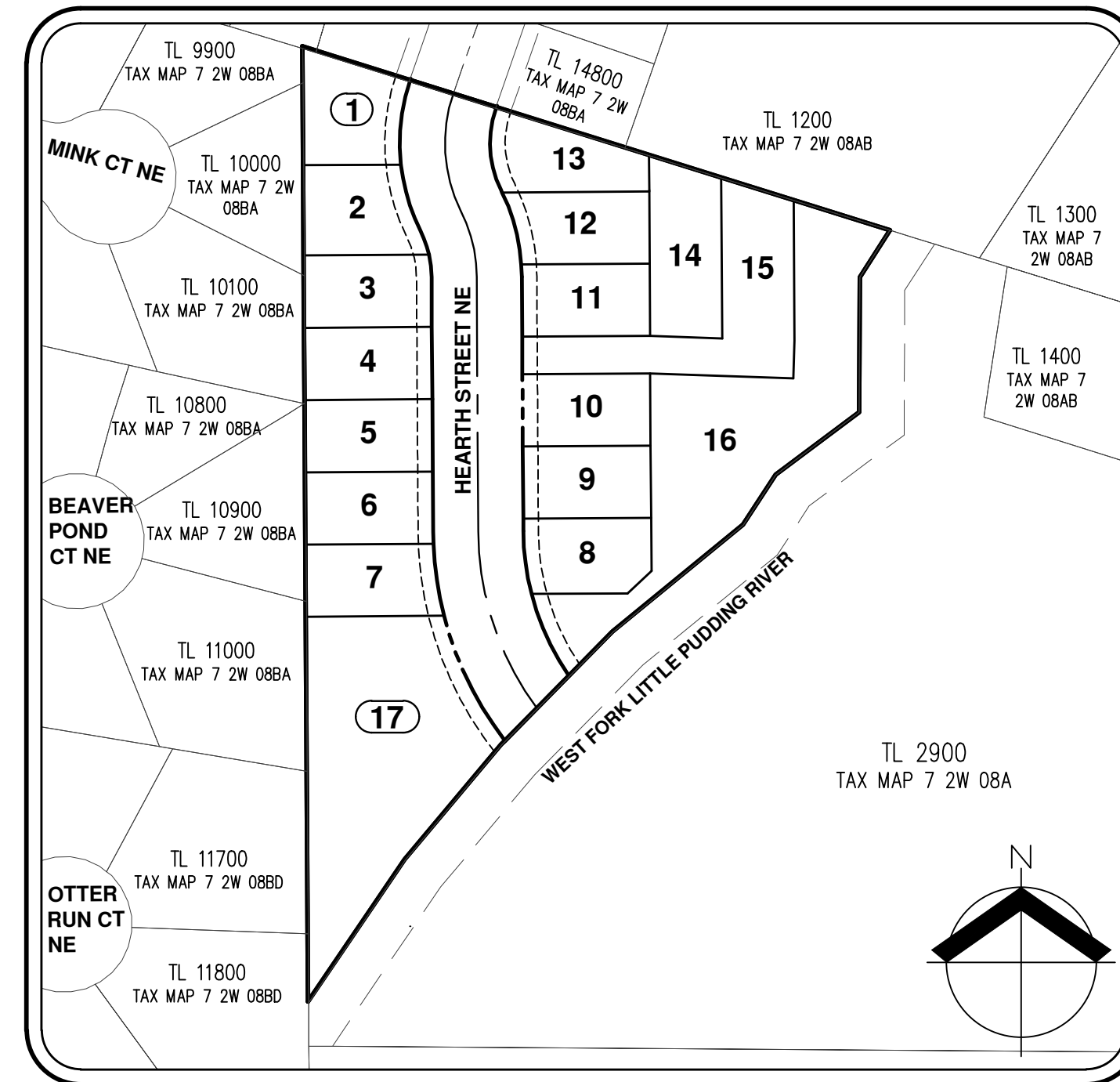
# PUDDING CREEK SUBDIVISION

## TENTATIVE SUBDIVISION PLANS



**VICINITY MAP**

1"=250'



**SITE MAP**

1"=100'

### LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT		STORM DRAIN CLEAN OUT		STORM DRAIN CATCH BASIN	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN		STORM DRAIN CATCH BASIN		STORM DRAIN AREA DRAIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN		STORM DRAIN AREA DRAIN		STORM DRAIN MANHOLE	
WATER BLOWOFF		GAS METER		GAS METER		GAS VALVE	
WATER METER		GAS VALVE		GAS VALVE		GUY WIRE ANCHOR	
WATER VALVE		GUY WIRE ANCHOR		GUY WIRE ANCHOR		UTILITY POLE	
DOUBLE CHECK VALVE		UTILITY POLE		UTILITY POLE		POWER VAULT	
AIR RELEASE VALVE		POWER VAULT		POWER VAULT		POWER JUNCTION BOX	
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX		POWER JUNCTION BOX		POWER PEDESTAL	
SANITARY SEWER MANHOLE		POWER PEDESTAL		POWER PEDESTAL		COMMUNICATIONS VAULT	
SIGN		COMMUNICATIONS VAULT		COMMUNICATIONS VAULT		COMMUNICATIONS JUNCTION BOX	
STREET LIGHT		COMMUNICATIONS JUNCTION BOX		COMMUNICATIONS JUNCTION BOX		COMMUNICATIONS RISER	
MAILBOX		COMMUNICATIONS RISER		COMMUNICATIONS RISER			
<b>EXISTING</b>		<b>PROPOSED</b>		<b>EXISTING</b>		<b>PROPOSED</b>	
RIGHT-OF-WAY LINE		BOUNDARY LINE		PROPERTY LINE		CENTERLINE	
BOUNDARY LINE		PROPERTY LINE		CENTERLINE		DITCH	
PROPERTY LINE		CENTERLINE		DITCH		CURB	
CENTERLINE		DITCH		CURB		EDGE OF PAVEMENT	
DITCH		CURB		EDGE OF PAVEMENT		EASEMENT	
CURB		EDGE OF PAVEMENT		EASEMENT		FENCE LINE	
EDGE OF PAVEMENT		EASEMENT		FENCE LINE		GRAVEL EDGE	
EASEMENT		FENCE LINE		GRAVEL EDGE		POWER LINE	
FENCE LINE		GRAVEL EDGE		POWER LINE		OVERHEAD WIRE	
GRAVEL EDGE		POWER LINE		OVERHEAD WIRE		COMMUNICATIONS LINE	
POWER LINE		OVERHEAD WIRE		COMMUNICATIONS LINE		FIBER OPTIC LINE	
OVERHEAD WIRE		COMMUNICATIONS LINE		FIBER OPTIC LINE		GAS LINE	
COMMUNICATIONS LINE		FIBER OPTIC LINE		GAS LINE		STORM DRAIN LINE	
FIBER OPTIC LINE		GAS LINE		STORM DRAIN LINE		SANITARY SEWER LINE	
GAS LINE		STORM DRAIN LINE		SANITARY SEWER LINE		WATER LINE	
STORM DRAIN LINE		SANITARY SEWER LINE		WATER LINE		ORDINARY HIGH WATER	
SANITARY SEWER LINE		WATER LINE		ORDINARY HIGH WATER			
WATER LINE		ORDINARY HIGH WATER					

### SHEET INDEX

P01	PRELIMINARY COVER SHEET
P02	EXISTING CONDITIONS PLAN
P03	AERIAL PHOTO PLAN
P04	PRELIMINARY CONNECTIVITY AND PARKING PLAN
P05	PRELIMINARY PLAT
P06	PRELIMINARY SETBACK PLAN
P07	PRELIMINARY TREE CONSERVATION PLAN
P08	PRELIMINARY TREE PRESERVATION TABLE & NOTES
P09	PRELIMINARY DEMOLITION PLAN
P10	PRELIMINARY GRADING PLAN
P11	PRELIMINARY STREET PLAN
P12	PRELIMINARY UTILITY PLAN
P13	FUTURE BUILDOUT OPTIONS
P14	PRELIMINARY LANDSCAPE PLAN

### APPLICANT/DEVELOPER/OWNER

ZRP, LLC  
7070 SW BAYLOR STREET  
PORTLAND, OREGON 97223

### CIVIL ENGINEERING/SURVEYING/ PLANNING/ARBORIST/NATURAL RESOURCES/LANDSCAPE ARCHITECTURE FIRM

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: CURT FISHER  
3700 RIVER RD N, SUITE 1  
KEIZER, OR 97303  
PH: 503-400-6028

### PROJECT LOCATION

4350 HEARTH ST NE  
SALEM, OREGON 97305

### PROJECT PURPOSE

SUBDIVISION TO CREATE 15 RESIDENTIAL LOTS AND TWO LOTS FOR ACCESS, STORMWATER, AND A WETLAND IN THE CITY OF SALEM'S RESIDENTIAL AGRICULTURE (RA) AND RESIDENTIAL SINGLE FAMILY (RS) ZONING DISTRICTS.

### PROPERTY DESCRIPTION

TAX LOT 2901 LOCATED IN SECTION 08A, TOWNSHIP 2 WEST, RANGE 7, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON.

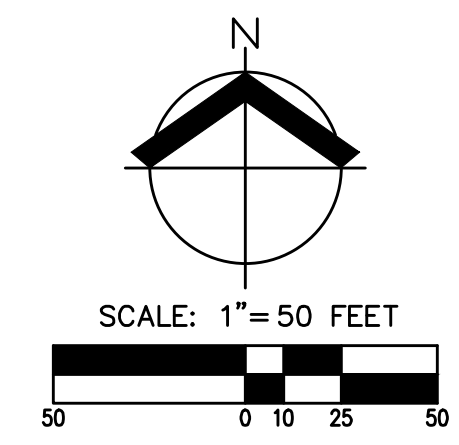
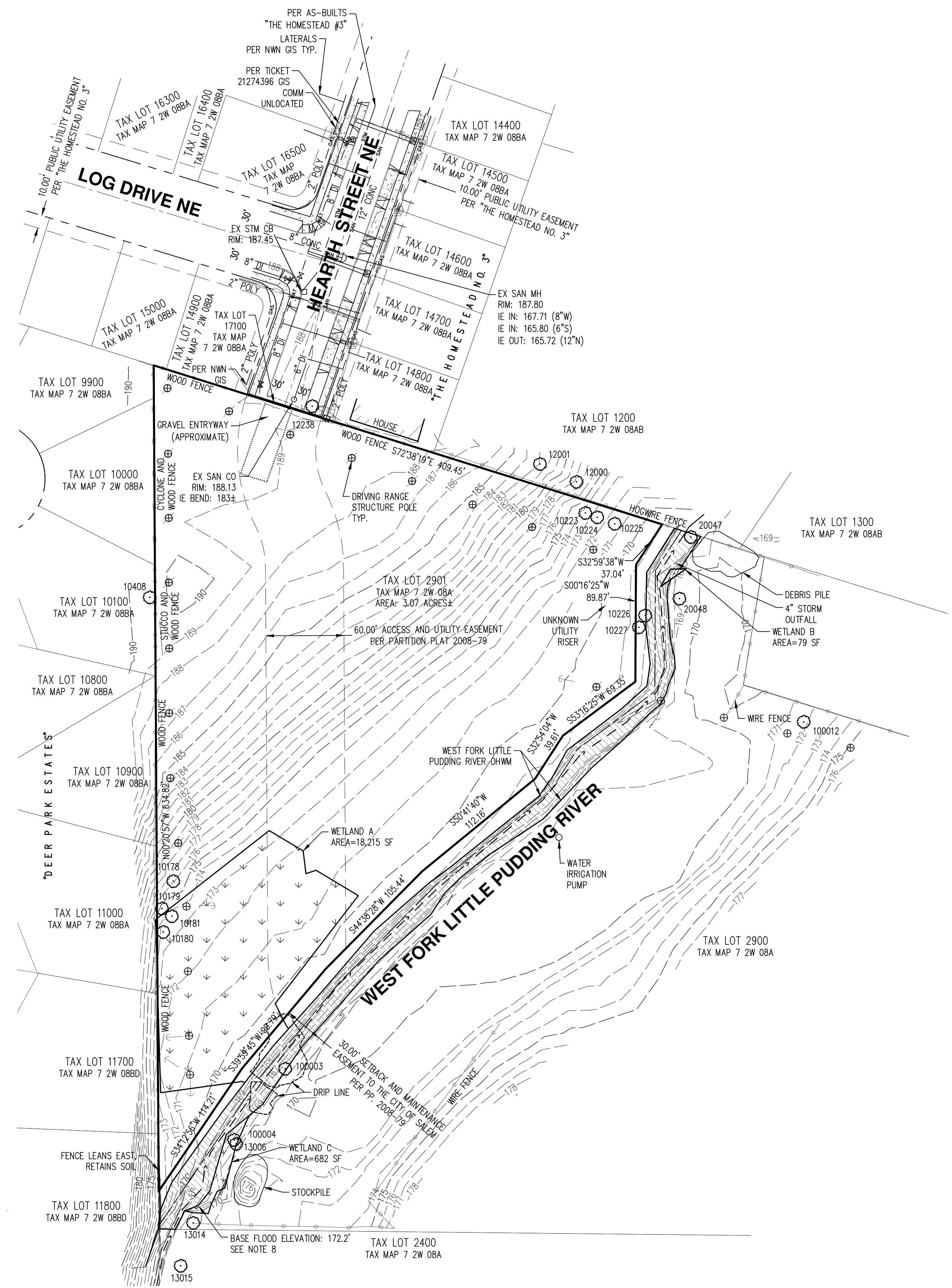
### EXISTING LAND USE

±3.07 ACRES OF PROPERTY WITH GENTLE SLOPING TOPOGRAPHY ADJACENT TO THE WEST FORK LITTLE PUDDING RIVER.

### VERTICAL DATUM

VERTICAL DATUM: ELEVATIONS ARE BASED ON A MARION COUNTY BRASS CAP IN CONCRETE LOCATED IN THE SE 1/4 OF SECTION 8, T7S, R2W, FLUSH IN THE GROUND, SOUTH OF THE SOUTH ENTRANCE DRIVEWAY TO THE MARION COUNTY PUBLIC WORKS SHOPS, ON THE WEST SIDE OF SILVERTON ROAD, THE STATION IS MARKED WITH AN ORANGE CARSONITE POST, MARKED "SHOP 1992", PER MARION COUNTY PUBLIC WORKS POINT ID IS 9222. ELEVATION OF BM IS: 196.60 FEET (NGVD 29).

PROPERTY DESCRIPTION  
 LANDOWNERS:  
 ZRP, LLC  
 707 SW BAYLOR STREET  
 PORTLAND, OREGON 97223  
 TOWNSHIP: 2 WEST  
 RANGE: 7  
 SECTION: 08A



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBERS 21274396 AND 21274406. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - ORIGINAL FIELD WORK WAS CONDUCTED JANUARY AND FEBRUARY 2006. ADDITIONAL FIELD WORK WAS CONDUCTED BETWEEN AUGUST AND DECEMBER 2021, AND SEPTEMBER 2022.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON A MARION COUNTY BRASS CAP IN CONCRETE LOCATED IN THE SE 1/4 OF SECTION 8, T7S, R2W, FLUSH IN THE GROUND, SOUTH OF THE SOUTH ENTRANCE DRIVEWAY TO THE MARION COUNTY PUBLIC WORKS SHOPS, ON THE WEST SIDE OF SILVERTON ROAD, THE STATION IS MARKED WITH AN ORANGE CARSONITE POST, MARKED "SHOP 1992", PER MARION COUNTY PUBLIC WORKS POINT ID IS 9222. ELEVATION OF BM IS: 196.60 FEET (NGVD 29).
  - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
  - CONTOUR INTERVAL IS 1 FOOT.
  - TREES WITH DIAMETER OF 10" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
  - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON MAY 4, 2021. FEATURES WERE LOCATED USING A HANDHELD TRIMBLE GEO7X RECEIVER WITH SUBMETER ACCURACY, AND ARE CONSIDERED APPROXIMATE.
  - SUBJECT TO ANNEXATION AND NONREMONSTRANCE AGREEMENT PER REEL 1034, PAGE 34 AND REEL 1035, PAGE 254, MARION COUNTY DEED RECORDS.
  - REFER TO PRELIMINARY TREE PRESERVATION TABLE (SHEET P08) FOR EXISTING TREE INFORMATION.

**EXISTING CONDITIONS PLAN  
 PUDDING CREEK SUBDIVISION  
 ZRP, LLC  
 SALEM, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 NOVEMBER 9, 2021  
 JOSEPH F. SULLIVAN  
 86458LS  
 RENEWS: 6/30/2024

JOB NUMBER: 4827-01  
 DATE: 10/13/2022  
 DESIGNED BY: JS  
 DRAWN BY: JS  
 CHECKED BY: BH



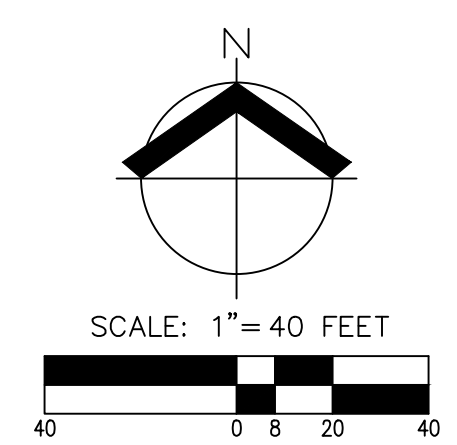
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C4	130.00'	25°05'32"	56.93'	S6°15'37"W 56.48'
C5	130.00'	20°16'27"	46.00'	S16°25'23"E 45.76'
C6	70.00'	13°55'47"	17.02'	S19°35'43"E 16.98'
C7	70.00'	12°16'53"	15.00'	S6°29'23"E 14.98'
C8	230.00'	1°58'04"	7.90'	S1°19'59"E 7.90'
C9	230.00'	12°05'52"	48.56'	S8°22'01"E 48.47'
C10	230.00'	12°05'52"	48.56'	S8°22'01"E 48.47'
C11	170.00'	6°27'45"	19.17'	S17°47'18"E 19.16'
C12	170.00'	14°12'29"	42.16'	S7°27'11"E 42.05'
C13	130.00'	3°33'28"	8.07'	N2°07'41"W 8.07'
C14	130.00'	21°59'29"	49.90'	N14°54'09"W 49.59'
C15	70.00'	45°48'00"	55.96'	S3°39'37"E 54.48'

CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION
Ⓒ1	100.00'	45°48'00"	79.94'	S3°39'36.60"E 79.936'
Ⓒ2	100.00'	26°12'40"	45.75'	S13°27'16.73"E 45.747'
Ⓒ3	200.00'	36°03'18"	125.86'	S18°22'35.78"E 125.856'

**TRACT NOTES:**

- LOT 16 IS FOR STORMWATER AND OPEN SPACE TO BE DEDICATED TO THE CITY OF SALEM.
- LOT 17 IS A CONSERVATION PARCEL PER SRC 205.045 AND WILL BE DEDICATED TO THE CITY OF SALEM. IT WILL BE OWNED AND MAINTAINED BY THE CITY OF SALEM.
- TAX LOT 17100 IS OWNED BY THE CITY OF SALEM AND IS TO BE DEDICATED AS RIGHT OF WAY IN CONJUNCTION WITH THE RECORDING OF THE FINAL PLAT.
- AN ADJUSTMENT TO LOT DEPTH WILL BE REQUIRED FOR LOTS 1 AND 2 AS SUFFICIENT DEPTH DOES NOT EXIST TO ACHIEVE THE MINIMUM LOT DEPTH REQUIREMENT OF 70.0'.
- A DESIGN EXCEPTION IS REQUESTED FOR CENTERLINE CURVE #1 AND #2 AS THE MINIMUM RADIUS OF 200' CANNOT BE ACHIEVED WITHOUT NEGATIVELY AFFECTING LOTS 1 AND 2.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KEIZER, OR 97003  
 503.400.6028  
 WWW.AKS-ENG.COM  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PROPERTY DESCRIPTION  
 LANDOWNERS:  
 ZRP, LLC  
 707 SW BAYLOR STREET  
 PORTLAND, OREGON 97233  
 TOWNSHIP: 2 WEST  
 RANGE: 7  
 SECTION: 08A  
 TAX LOT: 201

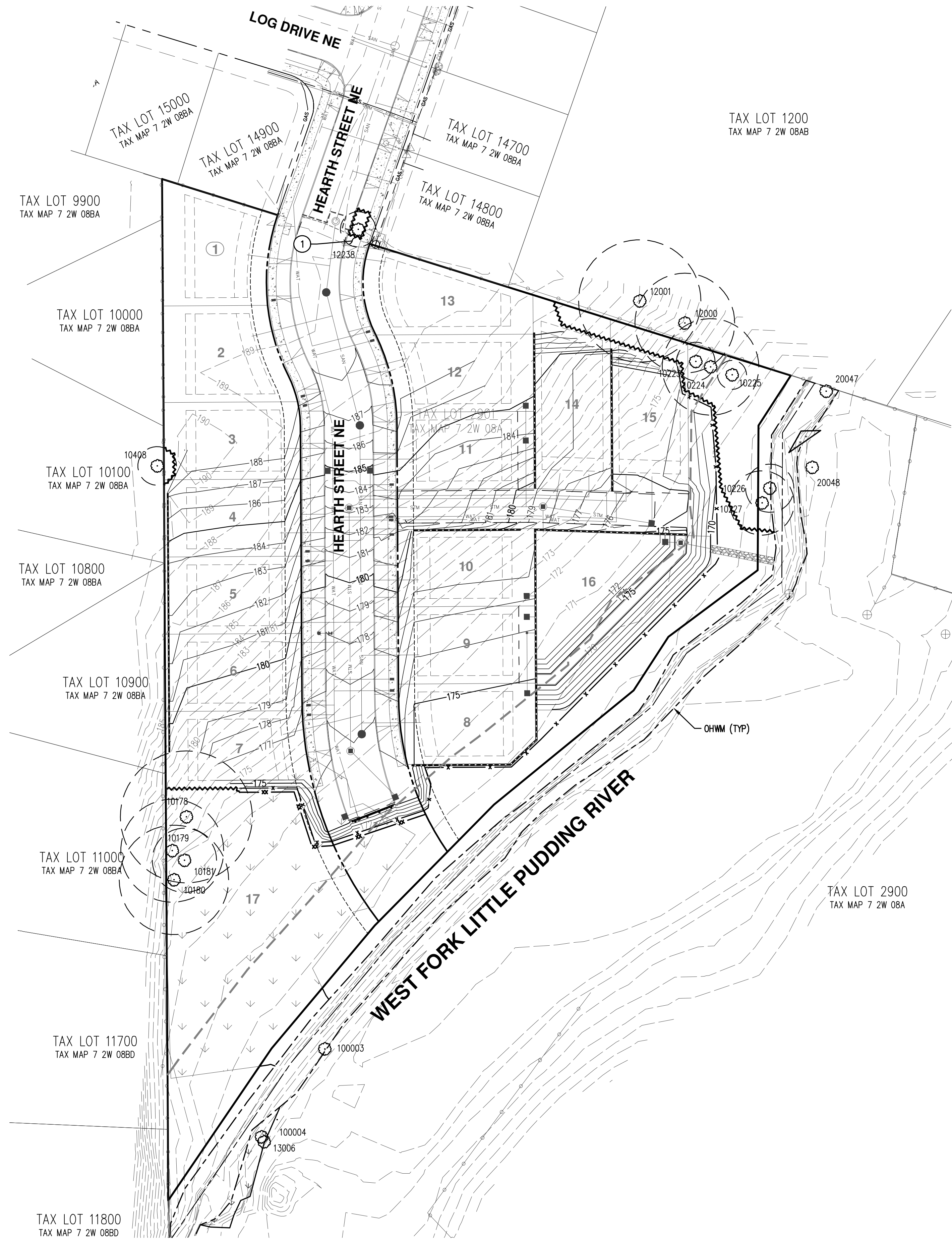
**PRELIMINARY PLAT  
 PUDDING CREEK SUBDIVISION  
 ZRP, LLC  
 SALEM, OREGON**



EXPIRES: DEC. 31, 2022  
 JOB NUMBER: 4827-01  
 DATE: 10/18/2022  
 DESIGNED BY: MTA  
 DRAWN BY: MDT  
 CHECKED BY: JMP

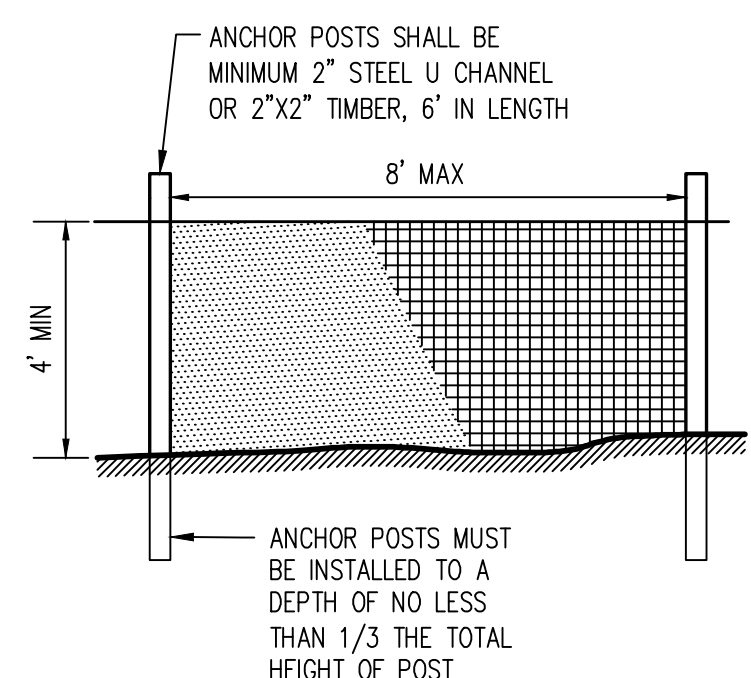


AKS DRAWING FILE: 4827-01 PRELIM TREE PRESERVATION.DWG | LAYOUT: P07



LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 149 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 149 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
EXISTING DECIDUOUS TREE	⊙
TREE PROTECTION/CONSTRUCTION FENCE (TREE PROTECTION AREA)	~ ~ ~ ~ ~
ORANGE SEDIMENT FENCE (ALSO SERVES AS TREE PROTECTION WHERE SHOWN)	- x - x -
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	⊙
ORDINARY HIGH WATER	- - - - -
RIPARIAN CORRIDOR	- - - - -
WETLAND	⬇ ⬇ ⬇

**RIPARIAN CORRIDOR NOTES:**  
 THE 50-FOOT RIPARIAN CORRIDOR ADJACENT TO THE WEST FORK LITTLE PUDDING RIVER GENERALLY CONSISTS OF TALL GRASSES SUCH AS INVASIVE REED CANARY GRASS (PHALARIS ARUNDINACEA; FACW), FIELD MEADOW FOXTAIL (ALOPECURUS PRATENSIS; FAC), TALL FALSE RYE GRASS (SCHEDONORUS ARUNDINACEUS; FAC), AND NATIVE COMMON RUSH (JUNCUS EFFUSUS; FACW). GRASSY AREAS ALSO CONSIST OF COMMON WEEDY FORBS SUCH AS OX-EYE DAISY (LEUCANTHEMUM VULGARE; FACU), AND HAIRY CAT'S-EAR (HYPOCHAERIS RADICATA; FACU). THE NORTHEASTERN PORTION THE 50-FOOT RIPARIAN CORRIDOR HAS DENSE COVER OF NATIVE OREGON ASH (FRAXINUS LATIFOLIA; FACW), AND LESSER AMOUNTS OF CHERRY (PRUNUS SPP; FAC). THIS AREA GENERALLY LACKED A SHRUB STRATUM. THE SOUTHWESTERN PORTION OF THE 50-FOOT RIPARIAN CORRIDOR CONSISTED OF OREGON ASH IN BOTH THE TREE AND SHRUB STRATUMS WITH SCATTERED NATIVE WILLOW (SALIX SPP; FAC).



- NOTES:
1. BLAZE ORANGE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
  2. AVOID DAMAGE TO TREE ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
  3. DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

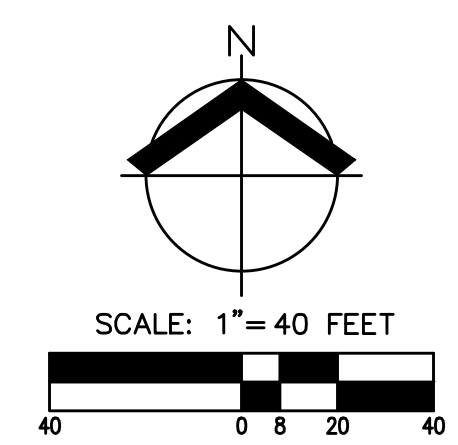
**TREE PROTECTION / CONSTRUCTION FENCE**

**TREE PROTECTION KEYED NOTES:**

1. ARBORIST OBSERVATION REQUIRED DURING CONSTRUCTION ACTIVITIES IN THIS AREA. ADJACENT TREE REMOVAL/PRESERVATION TO BE DETERMINED BY PROJECT ARBORIST FOLLOWING CONSTRUCTION ACTIVITIES. IF REMOVAL IS REQUIRED, REMOVAL AND REPLACEMENT (IF NECESSARY) SHALL BE COORDINATED WITH THE CITY.

**PRELIMINARY NOT FOR CONSTRUCTION**

**BRUCE R. BALDWIN**  
 CERTIFICATE NUMBER: PN-6666A  
 EXPIRATION DATE: 12/31/23



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KEIZER, OR 97003  
 503.400.6028  
 WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PROPERTY DESCRIPTION  
 LANDOWNERS:  
 2RP, LLC  
 707 SW BAYLOR STREET  
 PORTLAND, OREGON 97223  
 TOWNSHIP: 2 WEST  
 RANGE: 7  
 SECTION: 08A  
 TAX LOT: 2901

**PRELIMINARY TREE CONSERVATION PLAN  
 PUDDING CREEK SUBDIVISION  
 2RP, LLC  
 SALEM, OREGON**

**REGISTERED PROFESSIONAL ENGINEER  
 NOT FOR CONSTRUCTION**

EXPIRES: DEC. 31, 2022

JOB NUMBER: 4827-01  
 DATE: 10/18/2022  
 DESIGNED BY: MTA  
 DRAWN BY: MDT  
 CHECKED BY: JMP

**P07**

**Detailed Tree Inventory for Pudding Creek Subdivision**

AKS Job No. 4827-01 - Evaluation Date: 4/18/2022 - Evaluated by: BRK

Tree #	DBH (in.)	Avg. Crown Radius (ft)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove/Preserve
10178	41	19	Oregon Oak ( <i>Quercus garryana</i> )	Some dead branches in canopy; Large dead limb	2	1	Preserve
10179	32	18	Oregon Oak ( <i>Quercus garryana</i> )	Codominant 6' from the ground; Lean (S); Some dead branches	1	2	Preserve
10180	34	32	Oregon Oak ( <i>Quercus garryana</i> )	Lean (S); One sided canopy (S); Pruning scars	1	2	Preserve
10191	20	17	Oregon Oak ( <i>Quercus garryana</i> )		1	1	Preserve
10223	12	26	Oregon Oak ( <i>Quercus garryana</i> )	Canopy one sided (S); Crooked; Dead and broken branches; Scars at base	2	2	Preserve
10224	30	32	Oregon Oak ( <i>Quercus garryana</i> )	Lean (E); 1-sided canopy (E)	1	2	Preserve
10225	9.6	9	Oregon Ash ( <i>Fraxinus latifolia</i> )	Codominant; Suppressed; Broken branches; Scars at base	2	2	Preserve
10226	15	15	Oregon Ash ( <i>Fraxinus latifolia</i> )	<b>OFFSITE</b>	1	1	Preserve
10227	20	25	Oregon Ash ( <i>Fraxinus latifolia</i> )	<b>OFFSITE</b> ; Large scaffold branch previously removed; Broken branches; Dead branches	2	2	Preserve
10408	12,12,12,12	14	Maple ( <i>Acer sp.</i> )	<b>OFFSITE</b> ; Evaluated from behind wall; All limbs topped; Many epicormic sprouts	2	3	Preserve
12000	31,29	40	Oregon Oak ( <i>Quercus garryana</i> )	<b>OFFSITE</b> ; Evaluated from property line; 1-sided canopy (S)	1	2	Preserve
12001	38	33	Oregon Oak ( <i>Quercus garryana</i> )	<b>OFFSITE</b> ; Evaluated from property line	1	1	Preserve
12238	11	11	Red Maple ( <i>Acer rubrum</i> )	<b>OFFSITE</b> ; Street Tree	1	1	Preserve
13006	12	-	Deciduous	<b>OFFSITE</b> ; Not evaluated by an arborist	-	-	Preserve
20047	10	12	Oregon Ash ( <i>Fraxinus latifolia</i> )	<b>OFFSITE</b> ; Broken leaders; Sweep; Dead branches	2	2	Preserve
20048	22	25	Oregon Ash ( <i>Fraxinus latifolia</i> )	<b>OFFSITE</b>	1	1	Preserve
100003	13	-	Deciduous	<b>OFFSITE</b> ; Not evaluated by an arborist	-	-	Preserve
100004	12	-	Deciduous	<b>OFFSITE</b> ; Not evaluated by an arborist	-	-	Preserve

**Total # of Existing Trees inventoried = 18**

**Total # of Existing Onsite Trees = 7**

Total # of Existing Onsite Trees to be Preserved = 7

Total # of Existing Onsite Trees to be Removed = 0

**Total # of Existing Line Trees = 0**

**Total # of Existing Offsite Trees = 11**

Total # of Existing Offsite Trees to be Preserved = 11

Total # of Existing Offsite Trees to be Removed = 0

**\*Health Rating:**

- 1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
- 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
- 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

**\*\*Structure Rating:**

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
- 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
- 3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

**Arborist Disclosure Statement:**

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.

**PROPERTY DESCRIPTION**

LANDOWNERS:  
2RP, LLC  
707 SW BAYLOR STREET  
PORTLAND, OREGON 97233  
TOWNSHIP: 2 WEST  
RANGE: 7  
SECTION: 08A  
TAX LOT: 201

**PRELIMINARY TREE PRESERVATION TABLE**

**PUDDING CREEK SUBDIVISION**

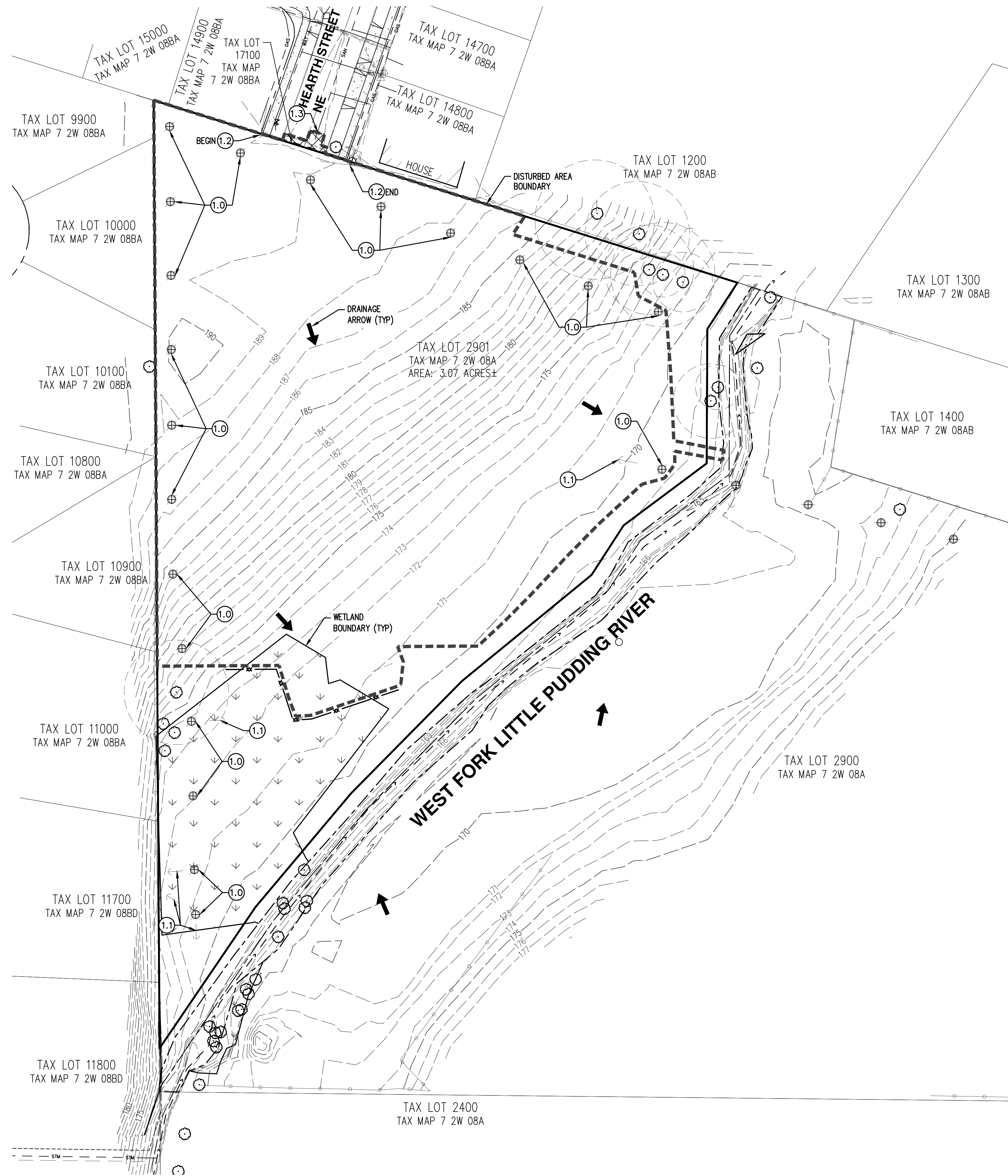
**2RP, LLC  
SALEM, OREGON**



**BRUCE R. BALDWIN**  
CERTIFICATE NUMBER: FW-8566  
EXPIRATION DATE: 12/31/23



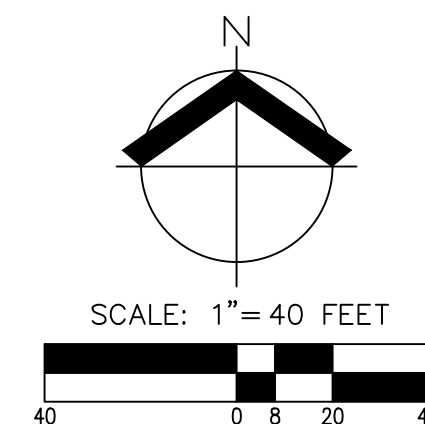
EXPIRES: DEC. 31, 2022  
JOB NUMBER: 4827-01  
DATE: 10/18/2022  
DESIGNED BY: MTA  
DRAWN BY: MDT  
CHECKED BY: JMP



**KEYED NOTES:** (f)

- 1.0 REMOVE EXISTING DRIVING RANGE POLE. POLE TO BE REMOVED AND ANY VOIDS BACKFILLED WITH COMPACTED GRANULAR ROCK.
- 1.1 REMOVE EXISTING GUY WIRE
- 1.2 REMOVE EXISTING FENCE
- 1.3 SAWCUT AC PAVEMENT

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 419 ---
EXISTING GROUND CONTOUR (5 FT)	--- 420 ---
DISTURBED AREA	--- ---
EXISTING TREE TO REMAIN	⊗ *
AC/CONCRETE TO BE REMOVED	▨
SAWCUT	--- ---
ORDINARY HIGH WATER	--- ---



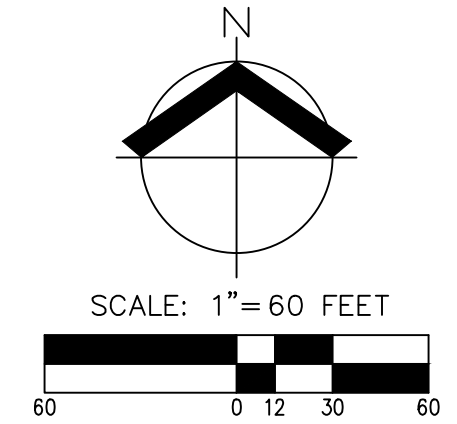
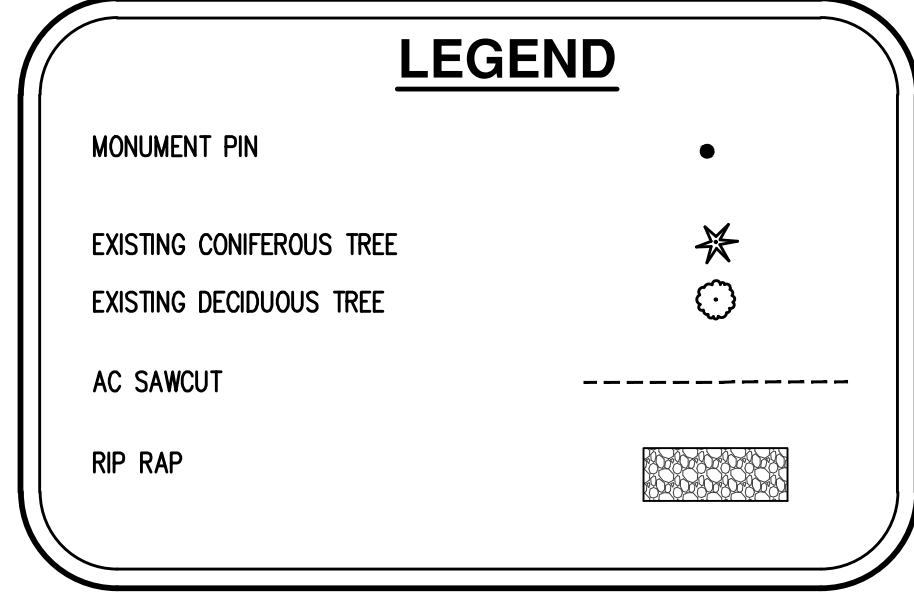
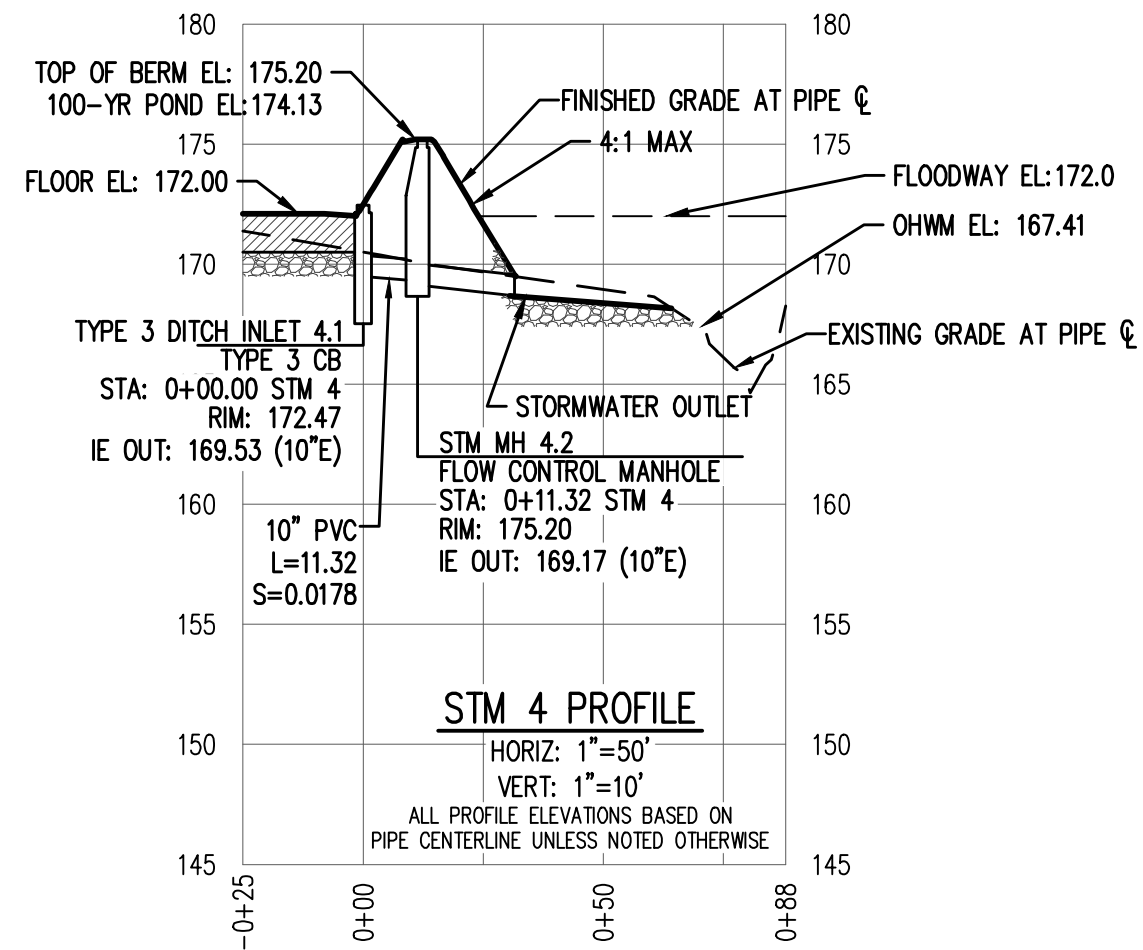
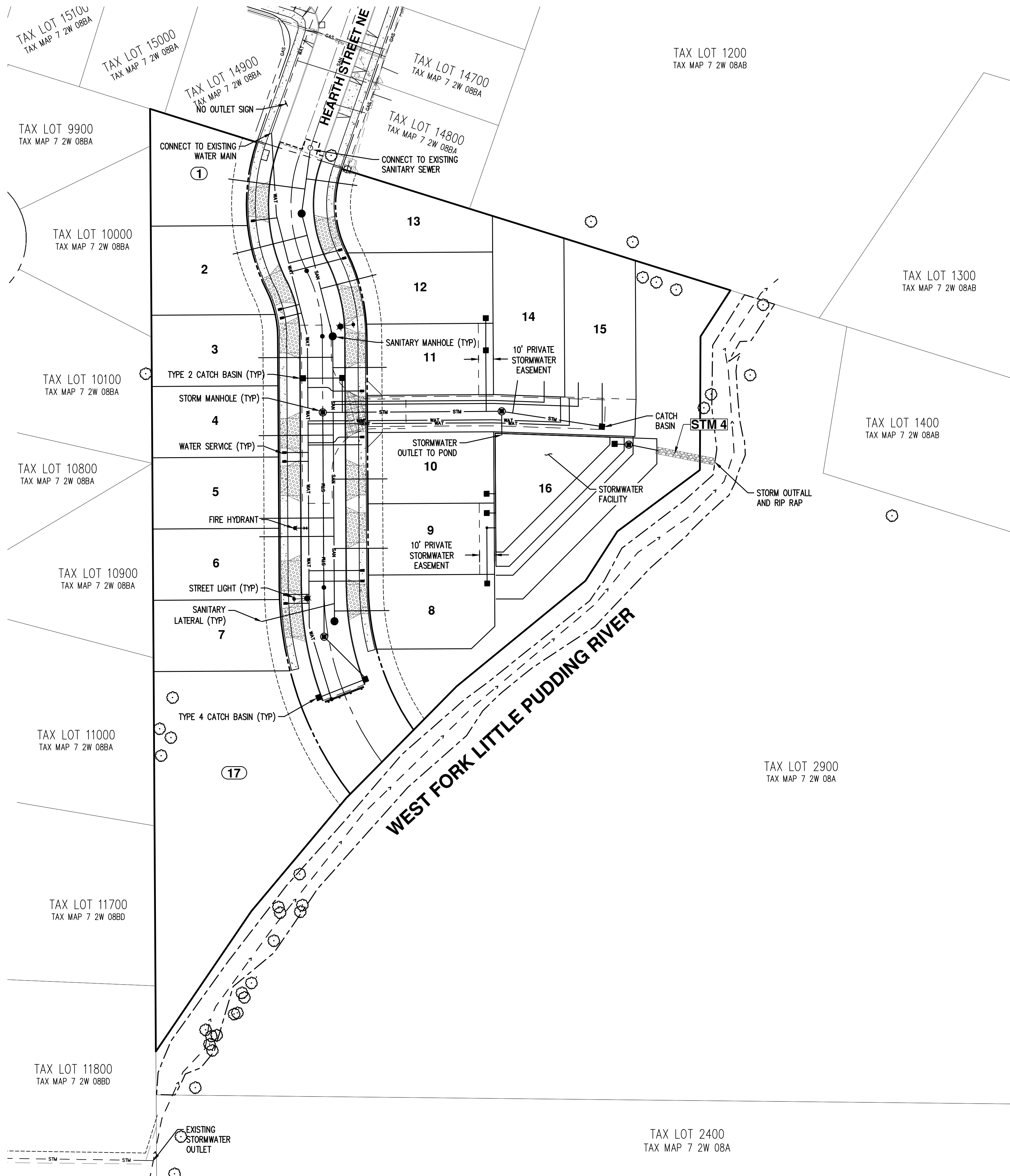
**PROPERTY DESCRIPTION**  
 LANDOWNERS:  
 2RP, LLC  
 707 SW BAYLOR STREET  
 PORTLAND, OREGON 97223  
 TOWNSHIP: 2 WEST  
 RANGE: 7  
 SECTION: 08A  
 TAX LOT: 2901

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KEIZER, OR 97303  
 503.400.6028  
 WWW.AKS-ENG.COM  
 ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**PRELIMINARY DEMOLITION PLAN  
 PUDDING CREEK SUBDIVISION  
 2RP, LLC  
 SALEM, OREGON**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 REGISTERED PROFESSIONAL ENGINEER  
 POISSANT  
 EXPIRES: DEC. 31, 2022  
 JOB NUMBER: 4827-01  
 DATE: 10/18/2022  
 DESIGNED BY: MTA  
 DRAWN BY: MDT  
 CHECKED BY: JMP





**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KEIZER, OR 97103  
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 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PROPERTY DESCRIPTION  
 LANDOWNERS:  
 2RP, LLC  
 707 SW BAYLOR STREET  
 PORTLAND, OREGON 97233  
 TOWNSHIP: 2 WEST  
 RANGE: 7  
 SECTION: 08A  
 TAX LOT: 201

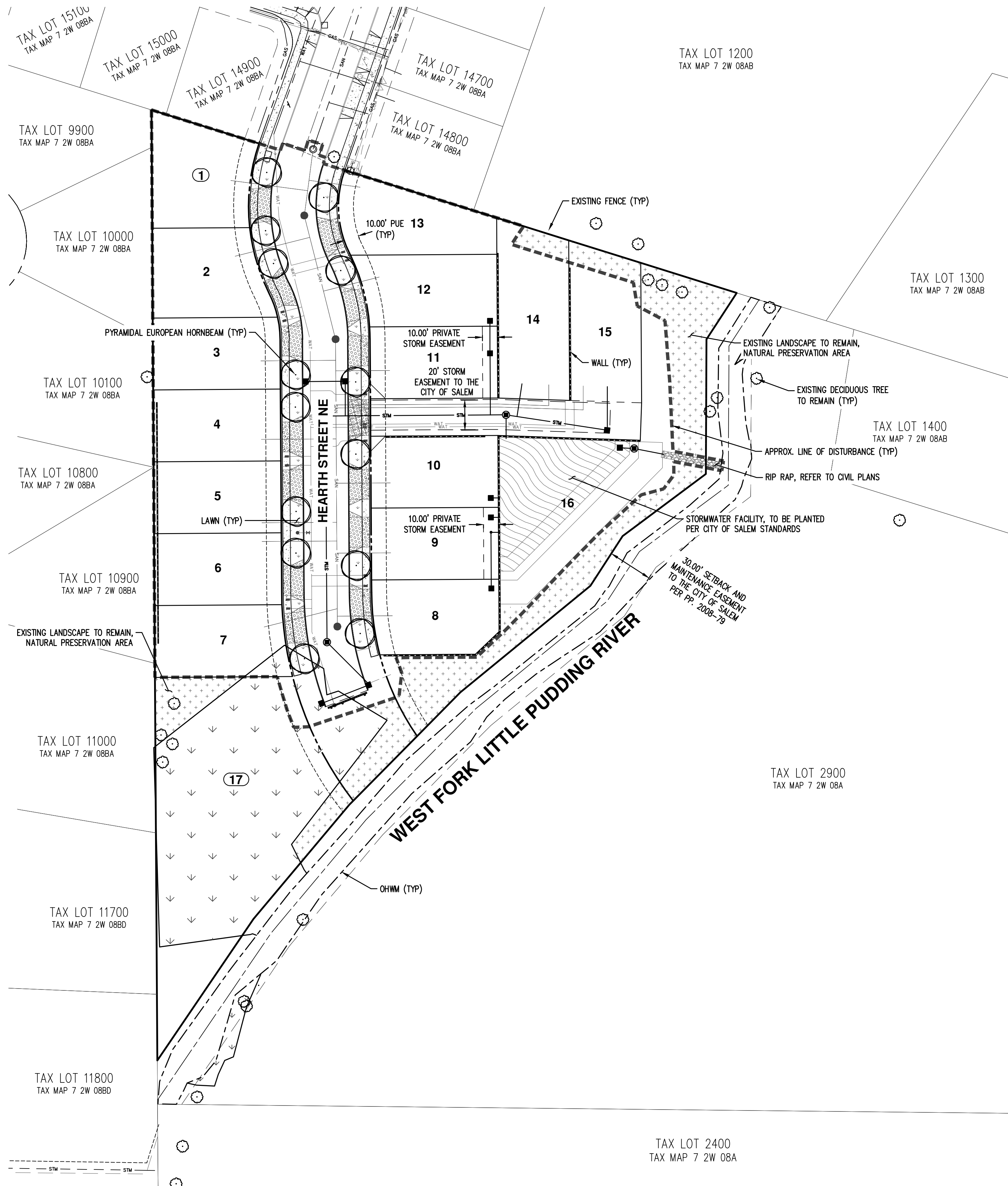
**PRELIMINARY UTILITY PLAN  
 PUDDING CREEK SUBDIVISION  
 2RP, LLC  
 SALEM, OREGON**



EXPIRES: DEC. 31, 2022  
 JOB NUMBER: 4827-01  
 DATE: 10/18/2022  
 DESIGNED BY: MTA  
 DRAWN BY: MDT  
 CHECKED BY: JMP

AKS DRAWING FILE: 4827-01 PRELIM UTILITY PLANNING | LAYOUT: P12





**PRELIMINARY PLANT SCHEDULE**

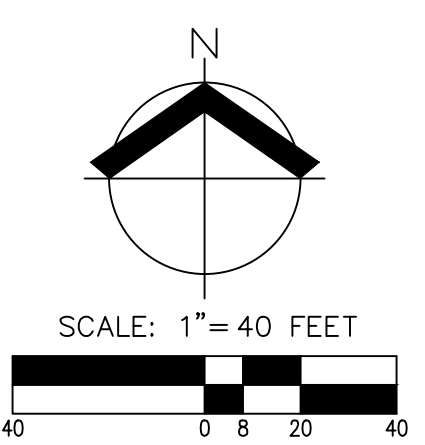
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	14	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2" CAL. B&B	AS SHOWN

GROUND COVERS	QTY	DESCRIPTION
	±2,876 SF	LAWN
	±4,602 SF	STORMWATER FACILITY – PLANTED TO CITY OF SALEM STANDARDS
	±13,559 SF	EXISTING LANDSCAPE TO REMAIN – NATURAL PRESERVATION AREA

**PRELIMINARY LANDSCAPE NOTES**

1. THE LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., MAY OCCUR PRIOR TO FINAL PLANT APPROVAL WHERE ALLOWABLE BY THE CITY OF SALEM'S DESIGN STANDARDS. SUBSTITUTIONS SHALL BE OF EQUAL FORM AND FUNCTION.
2. ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION, IN ALL WAYS. PLANT IN ACCORDANCE WITH BEST PRACTICE STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION (AMERICAN HORT). FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, METERS, LIGHTS, TREE CANOPIES, BUILDING OVERHANGS, ETC.
3. ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS. UPON INSTALLATION, ALL PLANT MATERIALS SHALL BE VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS AND INJURIES.
4. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 2' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; NO CLOSER THAN 6' O.C. FROM ACCESS WALKWAYS, FIRE HYDRANTS, ROOF DRAINS CATCH BASINS, MANHOLES, WATER METERS, GAS AND ELECTRIC SERVICES, UTILITY BOXES AND VAULTS, AND MOUNTED PEDESTALS; NO CLOSER THAN 10' O.C. FROM ALLEYS, DRIVEWAYS, TRAFFIC SIGNALS, STREET LIGHT STANDARDS AND UTILITY LINES. TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND.
5. A PERMANENT UNDERGROUND IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE "DESIGN-BUILD" BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR IRRIGATION POINT-OF-CONNECTION (P.O.C.), SLEEVING LOCATION, CONTROLLER, POWER SOURCE, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING. CONTRACTOR SHALL PROVIDE THE CITY OF SALEM WITH AN IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION AS A DELAYED SUBMITTAL.
6. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANT MATERIAL WITH MULCH.



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**PRELIMINARY LANDSCAPE PLAN  
 PUDDING CREEK SUBDIVISION  
 2RP, LLC  
 SALEM, OREGON**

**PRELIMINARY**  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 JIMMY J. JONES  
 EXPIRES: DEC. 31, 2022  
 JOB NUMBER: 4827-01  
 DATE: 10/18/2022  
 DESIGNED BY: MTA  
 DRAWN BY: MDT  
 CHECKED BY: JMP