



# 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 Case No. SUB-UGA23-03
<b>PROPERTY LOCATION:</b>	5045 Macleay Rd SE, Salem OR 97317
<b>NOTICE MAILING DATE:</b>	February 10, 2023
<b>PROPOSAL SUMMARY:</b>	An application for a 24-lot residential subdivision.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, February 24, 2023. 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>  Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.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) – Subdivision Tentative Plan; 200.025 – Urban Growth Preliminary Declaration  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>	Emily Reiman
<b>APPLICANT(S):</b>	Tara Hanby
<b>PROPOSAL REQUEST:</b>	<p>An Urban Growth Area Preliminary Declaration to determine the required public facilities to develop land outside the Urban Service Area, and a Subdivision Tentative Plan to divide approximately 4.1 acres into a total of 24 lots ranging in size from 1,500 square feet to 6,696 square feet in size. The applicant is requesting alternative street standards to allow a proposed internal private street, Oyster Way to be constructed with a right-of-way width and improvement width less than the minimum required for a local street under SRC 803.020.</p> <p>The subject property is approximately 4.1 acres in size, zoned RS (Single Family Residential), and located at 5045 Macleay Road SE - 97317 (Marion County Assessors Map and Tax Lot numbers: 072W32D / 001900 and 02000).</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 119932. 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  
Case No. SUB-UGA23-03

**PROJECT ADDRESS:** 5045 Macleay Rd SE, Salem OR 97317

**AMANDA Application No.:** 22-119932-PLN

**COMMENT PERIOD ENDS:** February 24, 2023

**SUMMARY:** An application for a 24-lot residential subdivision.

**REQUEST:** An Urban Growth Area Preliminary Declaration to determine the required public facilities to develop land outside the Urban Service Area, and a Subdivision Tentative Plan to divide approximately 4.1 acres into a total of 24 lots ranging in size from 1,500 square feet to 6,696 square feet in size. The applicant is requesting alternative street standards to allow a proposed internal private street, Oyster Way to be constructed with a right-of-way width and improvement width less than the minimum required for a local street under SRC 803.020.

The subject property is approximately 4.1 acres in size, zoned RS (Single Family Residential), and located at 5045 Macleay Road SE - 97317 (Marion County Assessors Map and Tax Lot numbers: 072W32D / 001900 and 02000).

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. Friday, February 24, 2023,** 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

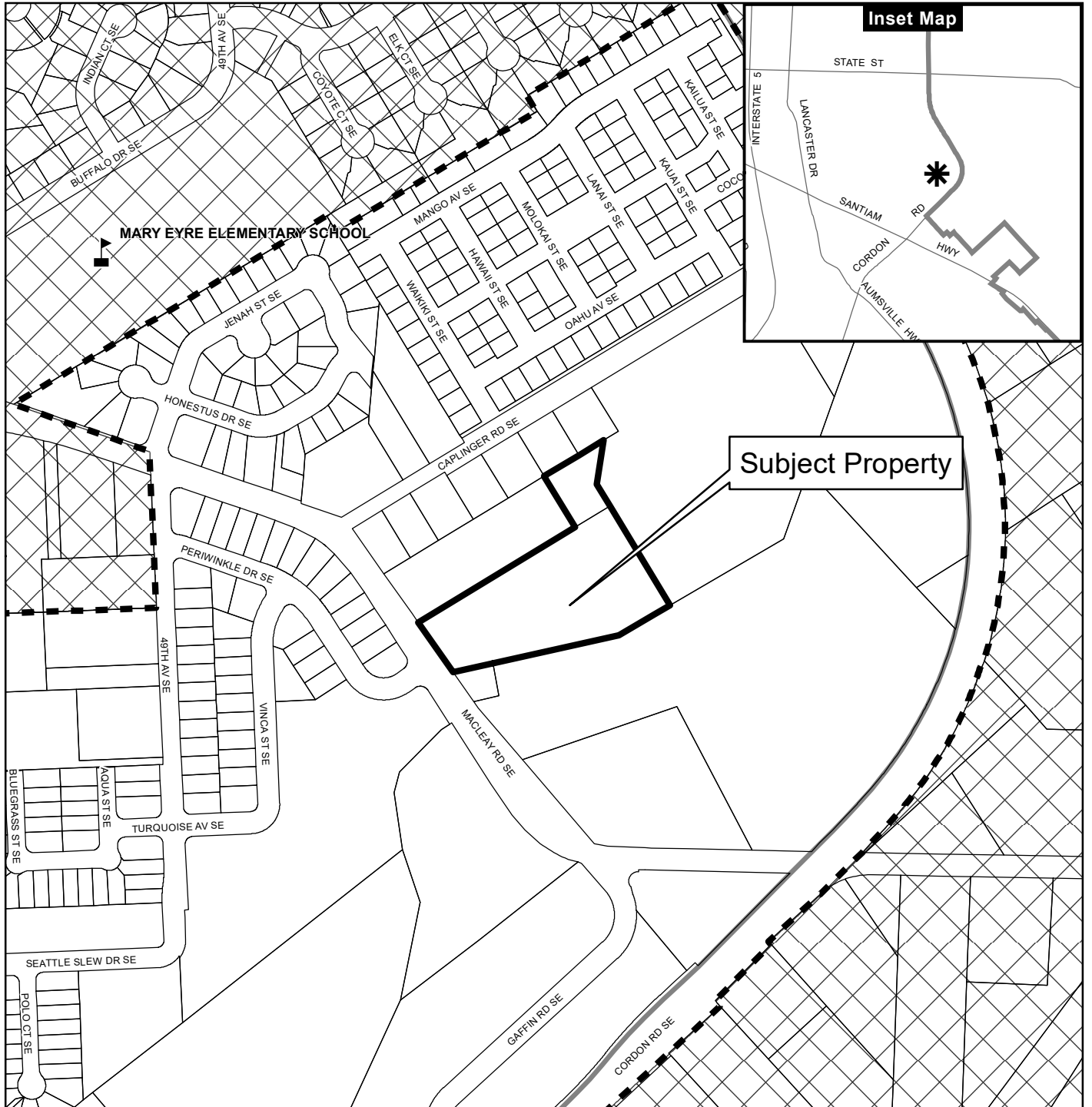
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



# Vicinity Map 5045 Macleay Road SE



## Legend

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



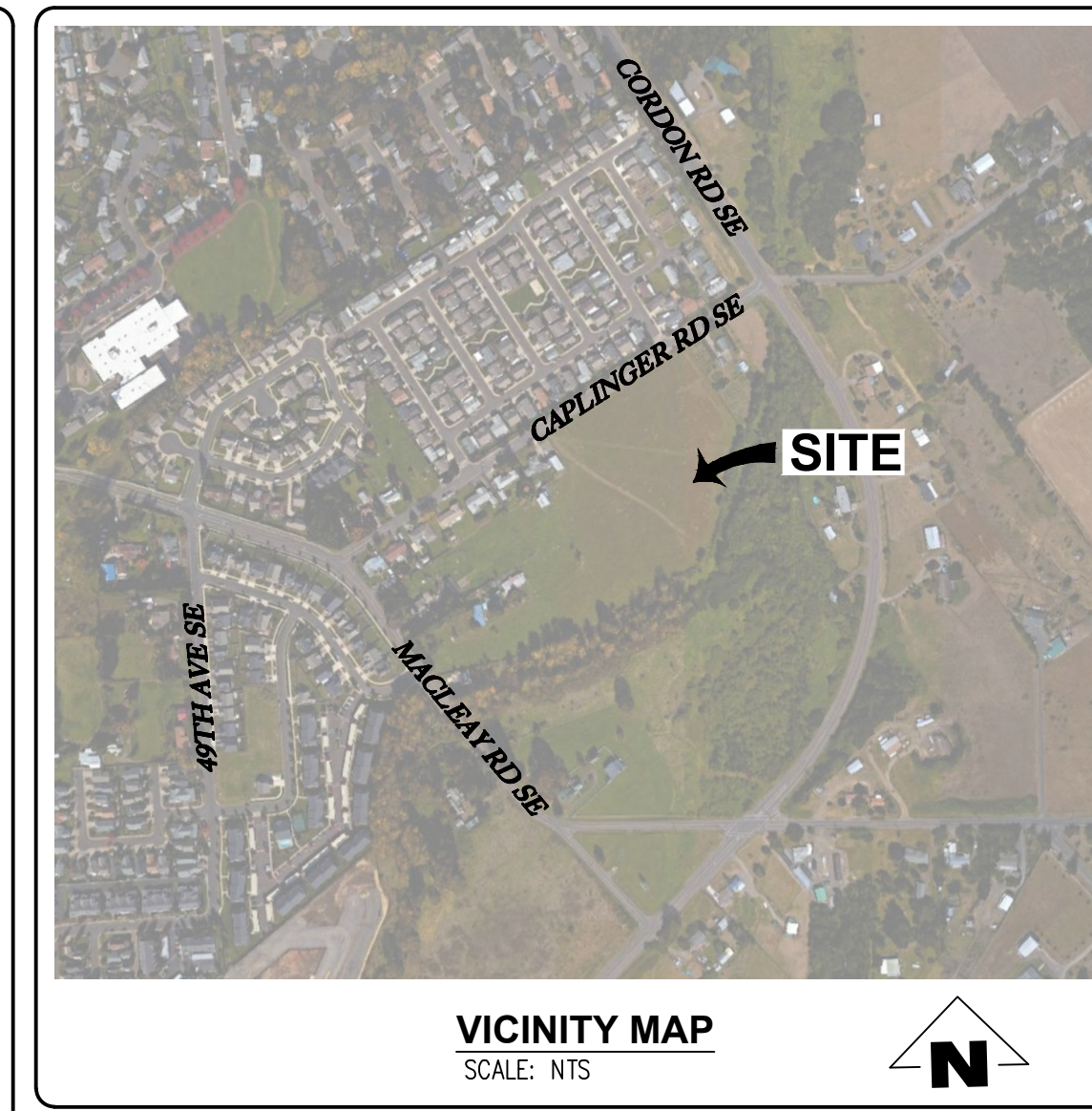
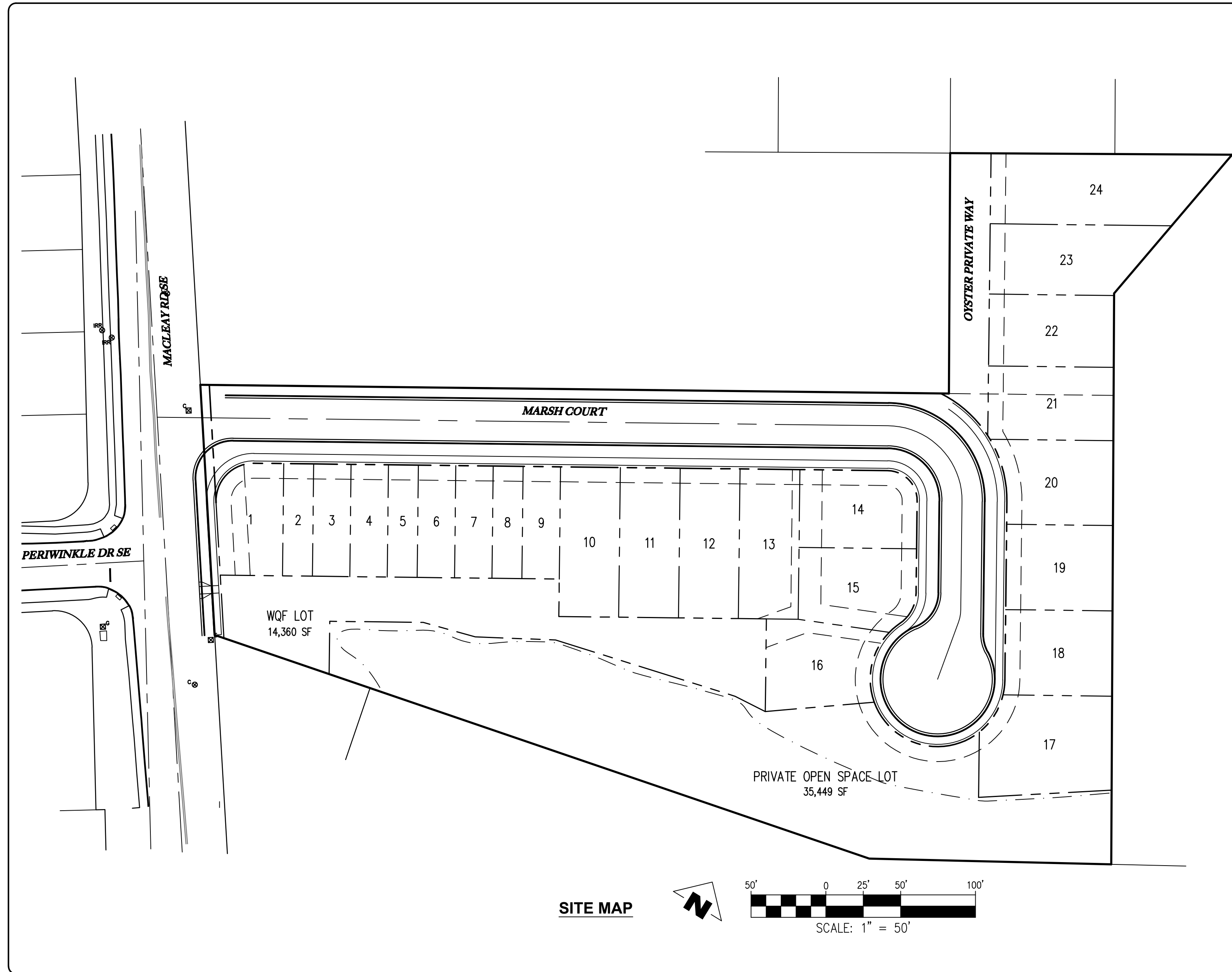
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# 5045 MACLEAY ROAD SE

## 24-LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS TAXLOT 072W32D002000 CITY OF SALEM, OREGON



LEGEND			
	BOUNDARY LINE		EXISTING SANITARY SEWER LINE
	EASEMENT		EXISTING WATER LINE
	EXISTING 1' CONTOUR LINE		EXISTING OVERHEAD POWER LINE
	EXISTING 5' CONTOUR LINE		EXISTING GAS LINE
	EXISTING CROWN (CENTER LINE OF ROAD)		EXISTING DITCH LINE
	EXISTING TREE		EXISTING WETLAND LINE
	EXISTING STORM DRAIN MANHOLE		EXISTING HEDGE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING WOODEN FENCE
	EXISTING CATCH BASIN		EXISTING RAIL FENCE
	EXISTING CLEANOUT		EXISTING CHAIN LINK FENCE
	EXISTING WATER METER		PROPOSED STORM LINE
	EXISTING WATER VALVE		PROPOSED SANITARY LINE
	EXISTING FIRE HYDRANT		PROPOSED WATERLINE
	EXISTING MAIL BOX		PROPOSED STORM LATERAL
	EXISTING UTILITY POLE		PROPOSED SANITARY LATERAL
	EXISTING GUY WIRE		PROPOSED SINGLE WATER METER
	EXISTING LIGHT		PROPOSED STORM MANHOLE
	EXISTING COMMUNICATION PEDESTAL		PROPOSED CATCH BASIN/AREA DRAIN
	EXISTING ELECTRICAL METER		PROPOSED SANITARY MANHOLE
	EXISTING JUNCTION BOX		PROPOSED BLOWOFF
	EXISTING BOLLARD		PROPOSED WATER VALVE
	EXISTING DOWNSPOUT		PROPOSED 1' CONTOUR LINE
	EXISTING WETLAND FLAG		PROPOSED 5' CONTOUR LINE
	EXISTING STORM LINE		PROPOSED SEDIMENT FENCE

DRAWING INDEX	
SHEET NO.	TITLE
01	COVER SHEET AND INDEX OF DRAWINGS
02	EXISTING CONDITIONS PLAN
03	TREE PRESERVATION AND REMOVAL PLAN
04	TREE PRESERVATION AND REMOVAL PLAN - CITY
05	TENTATIVE PLAT
06	TENTATIVE SITE PLAN
07	TYPICAL STREET SECTIONS
08	TENTATIVE COMPOSITE UTILITY PLAN
09	TENTATIVE GRADING PLAN
10	TENTATIVE EROSION AND SEDIMENT CONTROL PLAN
11	MACLEAY RD SE STA 1+00 TO 4+50.59 - PLAN AND PROFILE
12	MARSH COURT STA 1+00 TO 5+00 - PLAN AND PROFILE
13	MARSH COURT STA 5+00 TO 6+75 - PLAN AND PROFILE
14	MARSH COURT STA 6+75 TO 9+00 - PLAN AND PROFILE
15	URBAN GROWTH AREA PRELIMINARY DECLARATION

**ENGINEER'S NOTE TO CONTRACTOR**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

**BENCHMARK INFORMATION**

HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON STATE PLANE COORDINATES, OREGON NORTH ZONE (3601). THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NSVD-29 DATUM, BENCHMARK NO. A11997, ELEVATION = 179.364. UNITS ARE INTERNATIONAL FEET.

### PROJECT CONTACTS

**OWNER/APPLICANT:**  
DevNW  
212 MAIN STREET  
SPRINGFIELD, OR 97477  
CONTACT: ERIN DEY  
(207) 346-4640

**CIVIL ENGINEER:**  
EMERIO DESIGN, LLC  
1500 VALLEY RIVER DRIVE, SUITE 100  
EUGENE, OR 97401  
CONTACT: ROY HANKINS, PE  
(503) 746-8812

**GEOTECHNICAL ENGINEER:**  
CENTRAL GEOTECHNICAL SERVICES, LLC  
10240 SE NIMBUS AVENUE, SUITE L6  
PORTLAND, OR 97223  
CONTACT: JOSE SERRANO, PE  
(503) 646-9419

**LAND SURVEYOR:**  
EMERIO DESIGN, LLC  
6445 SE FALLBROOK PLACE, SUITE 100  
BEAVERTON, OR 97008  
CONTACT: ERIC LYNCH, PLS  
(503) 746-8812

SITE DATA	
SITE AREA:	4.08 ACRES
CURRENT ZONING:	RS
TAX MAP:	072W32D
TAX LOT:	2000 & 1900
NO OF LOTS:	24

**NOTICE TO EXCAVATORS:**  
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).

POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**  
Call the Oregon One-Call Center  
DIAL 811 or 1-800-332-2344

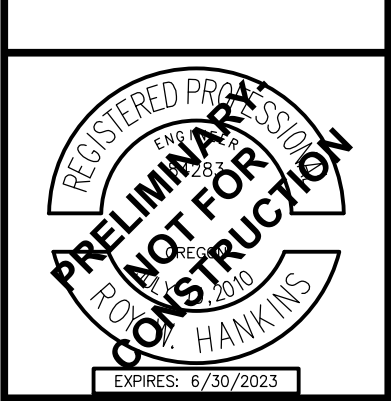
5045 MACLEAY RD SE  
SALEM, OR 97317  
TAXLOT 072W32D002000  
MARION COUNTY  
OREGON

### COVER SHEET AND INDEX OF DRAWINGS

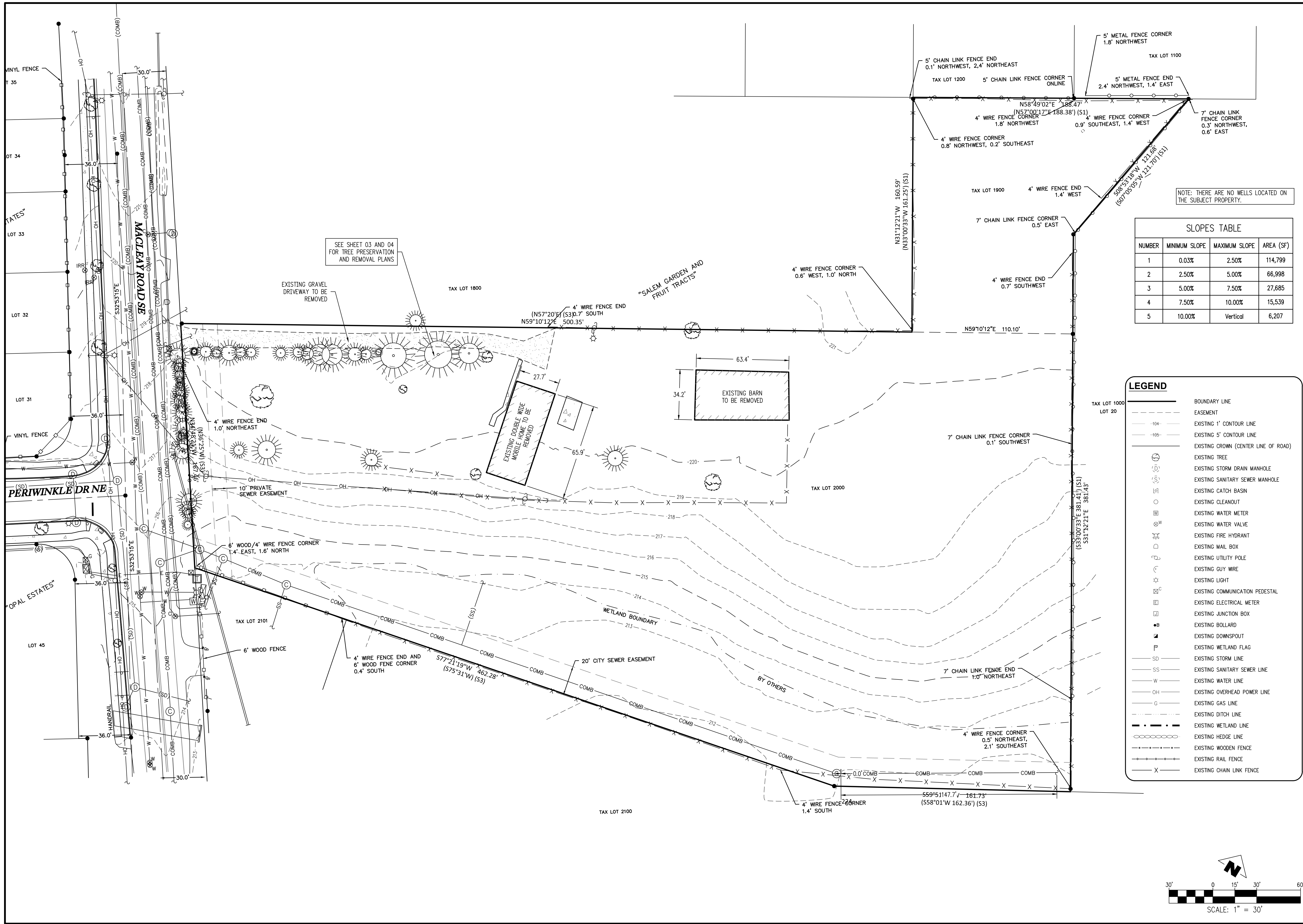
REVISIONS		
NO.	DATE	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

1500 VALLEY RIVER DRIVE, STE 100  
EUGENE, OREGON 97401  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



SHEET  
**01**  
OF  
**15**



SEE SHEET 03 AND 04 FOR TREE PRESERVATION AND REMOVAL PLANS

NOTE: THERE ARE NO WELLS LOCATED ON THE SUBJECT PROPERTY.

**SLOPES TABLE**

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)
1	0.03%	2.50%	114,799
2	2.50%	5.00%	66,998
3	5.00%	7.50%	27,685
4	7.50%	10.00%	15,539
5	10.00%	Vertical	6,207

**LEGEND**

	BOUNDARY LINE
	EASEMENT
	EXISTING 1" CONTOUR LINE
	EXISTING 5" CONTOUR LINE
	EXISTING CROWN (CENTER LINE OF ROAD)
	EXISTING TREE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CATCH BASIN
	EXISTING CLEANOUT
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MAIL BOX
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING LIGHT
	EXISTING COMMUNICATION PEDESTAL
	EXISTING ELECTRICAL METER
	EXISTING JUNCTION BOX
	EXISTING BOLLARD
	EXISTING DOWNSPOUT
	EXISTING WETLAND FLAG
	EXISTING STORM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS LINE
	EXISTING DITCH LINE
	EXISTING WETLAND LINE
	EXISTING HEDGE LINE
	EXISTING WOODEN FENCE
	EXISTING RAIL FENCE
	EXISTING CHAIN LINK FENCE

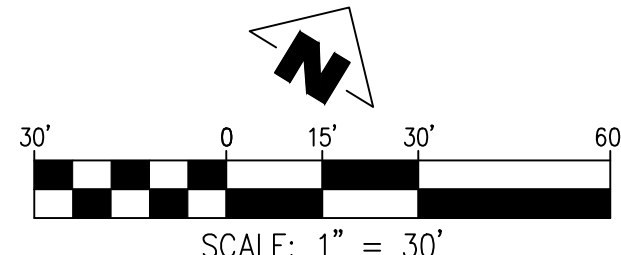
5045 MACLEAY RD SE  
SALEM, OR 97317  
TAXLOT 072W32D002000  
MARION COUNTY  
OREGON

**EXISTING CONDITIONS PLAN**

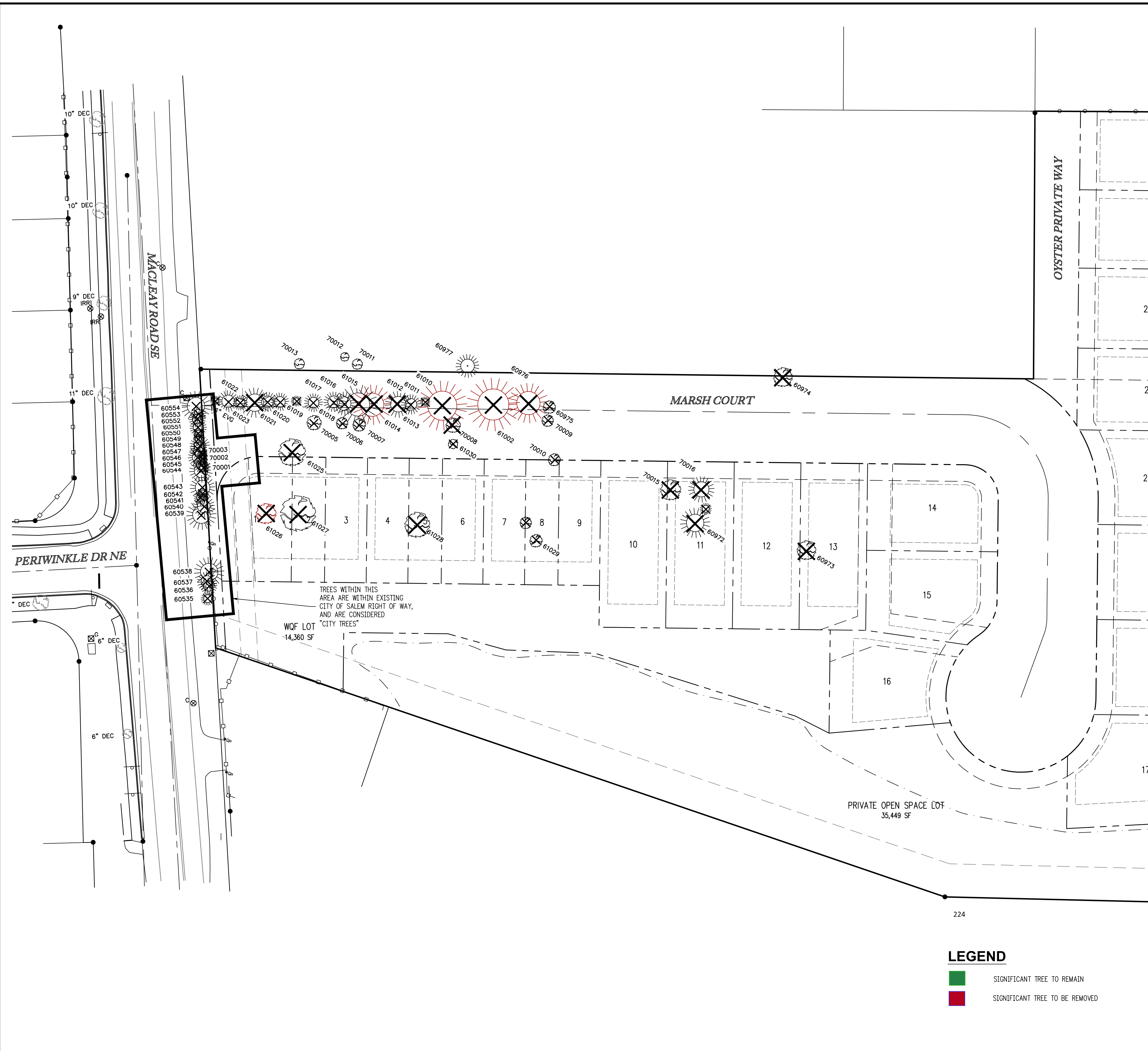
REVISIONS

NO.	DATE	DESCRIPTION

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EUGENE, OREGON 97401  
TEL: (603) 746-8812  
FAX: (603) 639-9592  
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FILE: P:\0995-001\_Macleay Road Subdivision - Affordable Housing (dwg\plan)\0995-001\_P2.dwg, Layout: 02 EXISTING CONDITIONS PLAN, Plot Date: 12/8/2022 11:09 AM, by: Ian Felts



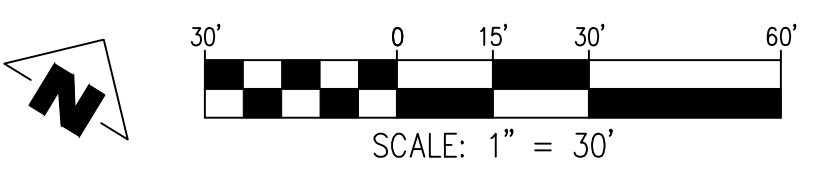
TREE #	SPECIES	DBH*	REMOVE
60535	DOUGLAS-FIR	10	REMOVE
60536	DOUGLAS-FIR	12	REMOVE
60537	DOUGLAS-FIR	13	REMOVE
60538	DOUGLAS-FIR	20	REMOVE
60539	DOUGLAS-FIR	20	REMOVE
60540	DOUGLAS-FIR	14	REMOVE
60541	DOUGLAS-FIR	10	REMOVE
60542	DOUGLAS-FIR	11	REMOVE
60543	DOUGLAS-FIR	16	REMOVE
60544	DOUGLAS-FIR	14	REMOVE
60545	DOUGLAS-FIR	12	REMOVE
60546	DOUGLAS-FIR	14	REMOVE
60547	DOUGLAS-FIR	11	REMOVE
60548	DOUGLAS-FIR	13	REMOVE
60549	DOUGLAS-FIR	10	REMOVE
60550	DOUGLAS-FIR	10	REMOVE
60551	DOUGLAS-FIR	13	REMOVE
60552	DOUGLAS-FIR	12	REMOVE
60553	DOUGLAS-FIR	11	REMOVE
60554	DOUGLAS-FIR	20	REMOVE
60972	DOUGLAS-FIR	26	REMOVE
60973	OREGON ASH	16	REMOVE
60974	SWEET CHERRY	13	REMOVE
60975	SWEET CHERRY	11	REMOVE
60976	REDWOOD	34	REMOVE
60977	DOUGLAS-FIR	18	PROTECT
61002	REDWOOD	48	REMOVE
61010	REDWOOD	34	REMOVE
61011	DOUGLAS-FIR	11	REMOVE
61012	DOUGLAS-FIR	13	REMOVE
61013	DOUGLAS-FIR	16	REMOVE
61014	REDWOOD	40	REMOVE
61015	REDWOOD	21	REMOVE
61016	AUSTRIAN PINE	17	REMOVE

TREE #	SPECIES	DBH*	REMOVE
61017	REDWOOD	14	REMOVE
61018	DOUGLAS-FIR	14	REMOVE
61019	DOUGLAS-FIR	15	REMOVE
61020	DOUGLAS-FIR	15	REMOVE
61021	DOUGLAS-FIR	24	REMOVE
61022	DOUGLAS-FIR	13	REMOVE
61023	DOUGLAS-FIR	16	REMOVE
61025	PEAR	19	REMOVE
61026	APPLE	30	REMOVE
61027	APPLE	26	REMOVE
61028	OR. WHITE OAK	17	REMOVE
61029	NORWAY MAPLE	24	REMOVE
61030	APPLE	11	REMOVE
70001	DOUGLAS-FIR	9	REMOVE
70002	DOUGLAS-FIR	6	REMOVE
70003	DOUGLAS-FIR	8	REMOVE
70005	SWEET CHERRY	16	REMOVE
70006	SWEET CHERRY	10	REMOVE
70007	SWEET CHERRY	12	REMOVE
70008	PLUM	14	REMOVE
70009	SWEET CHERRY	11	REMOVE
70011	TREE-OF-HEAVEN	8	PROTECT
70012	TREE-OF-HEAVEN	6	PROTECT
70013	TREE-OF-HEAVEN	8	PROTECT
70015	SWEET CHERRY	17	REMOVE
70016	DOUGLAS-FIR	20	REMOVE

DBH\* DIAMETER AT BREAST HEIGHT, INCHES.  
 INDICATES OFFSITE TREE, OR TREE NOT LOCATED WITHIN PROJECT AREA, NOT INCLUDED IN TREE PRESERVATION COUNT.

- TREE PROTECTION SPECIFICATIONS**
- PRECONSTRUCTION CONFERENCE: PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER TO REVIEW THE TREE PROTECTION PLAN, VERIFY THAT TREES TO BE RETAINED ARE IDENTIFIED WITH NUMBERED TAGS ON THE GROUND, AND TO INSPECT AND VERIFY THE INSTALLATION OF TREE PROTECTION MEASURES.
  - FENCING: TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON SITE PLANS IN ORDER TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA. FENCES SHALL BE A MINIMUM 6-FOOT HIGH 2-INCH CHAIN LINK MESH SECURED TO METAL POSTS DRIVEN INTO THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST PRIOR TO OPENING, ADJUSTING OR REMOVING TREE PROTECTION FENCING.
  - TREE PROTECTION ZONE: WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
    - GRADE CHANGE OR CUT AND FILL;
    - NEW IMPERVIOUS SURFACES;
    - UTILITY OR DRAINAGE FIELD PLACEMENT;
    - STAGING OR STORAGE OF MATERIALS AND EQUIPMENT; OR
    - VEHICLE MANEUVERING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.
  - TREE AND STUMP REMOVAL: TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. PROTECTION FENCING MAY BE TEMPORARILY OPENED IN TRACT B FOR REMOVAL OF TREES #6654 AND #6655, IN THE REAR OF LOT 3 FOR REMOVAL OF TREE #6248 AND #6375, IN THE REAR OF LOT 9 FOR REMOVAL OF TREE #60316 AND IN THE REAR OF LOT 10 FOR REMOVAL OF TREES #60398 AND #60399. WITHIN TREE PROTECTION ZONES, TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLED OR SURGICALLY REMOVED TO AVOID DAMAGE TO REMAINING NEARBY TREES. THE STUMPS OF THESE PARTICULAR TREES SHALL REMAIN IN THE GROUND, BE REMOVED APPROXIMATELY 6-INCHES BELOW THE GROUND SURFACE USING A STUMP GRINDER, OR ELSE EXTRACTED FROM THE GROUND UNDER ARBORIST SUPERVISION.
  - PRUNING: PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. TREE REMOVAL AND PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
  - EXCAVATION AND ROOT PRUNING: EXCAVATION BENEATH PROTECTED TREE DRIPLINES SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ROOT PRUNING SHALL BE DIRECTED AND DOCUMENTED BY THE PROJECT ARBORIST.
  - LANDSCAPING: FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS; DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN THE GRASS-FREE MULCH RINGS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES; ADJUST THE LOCATION OF PLANTS TO AVOID TREE ROOT IMPACTS.
  - QUALITY ASSURANCE: A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENDOURAGE ON RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.
  - REASSESSMENT: TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSED IN TERMS OF FUTURE HOME PLANS; ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED.

TREE REMOVAL	
TOTAL ONSITE SIGNIFICANT TREES	5
TOTAL REMOVED ONSITE SIGNIFICANT TREES	5
TOTAL ONSITE TREES	33
TOTAL ONSITE TREES REMOVED	33



**5045 MACLEAY RD SE  
SALEM, OR 97317  
TAXLOT 072W32D002000  
MARION COUNTY  
OREGON**

**TREE PRESERVATION AND  
REMOVAL PLAN**

NO.	DATE	DESCRIPTION

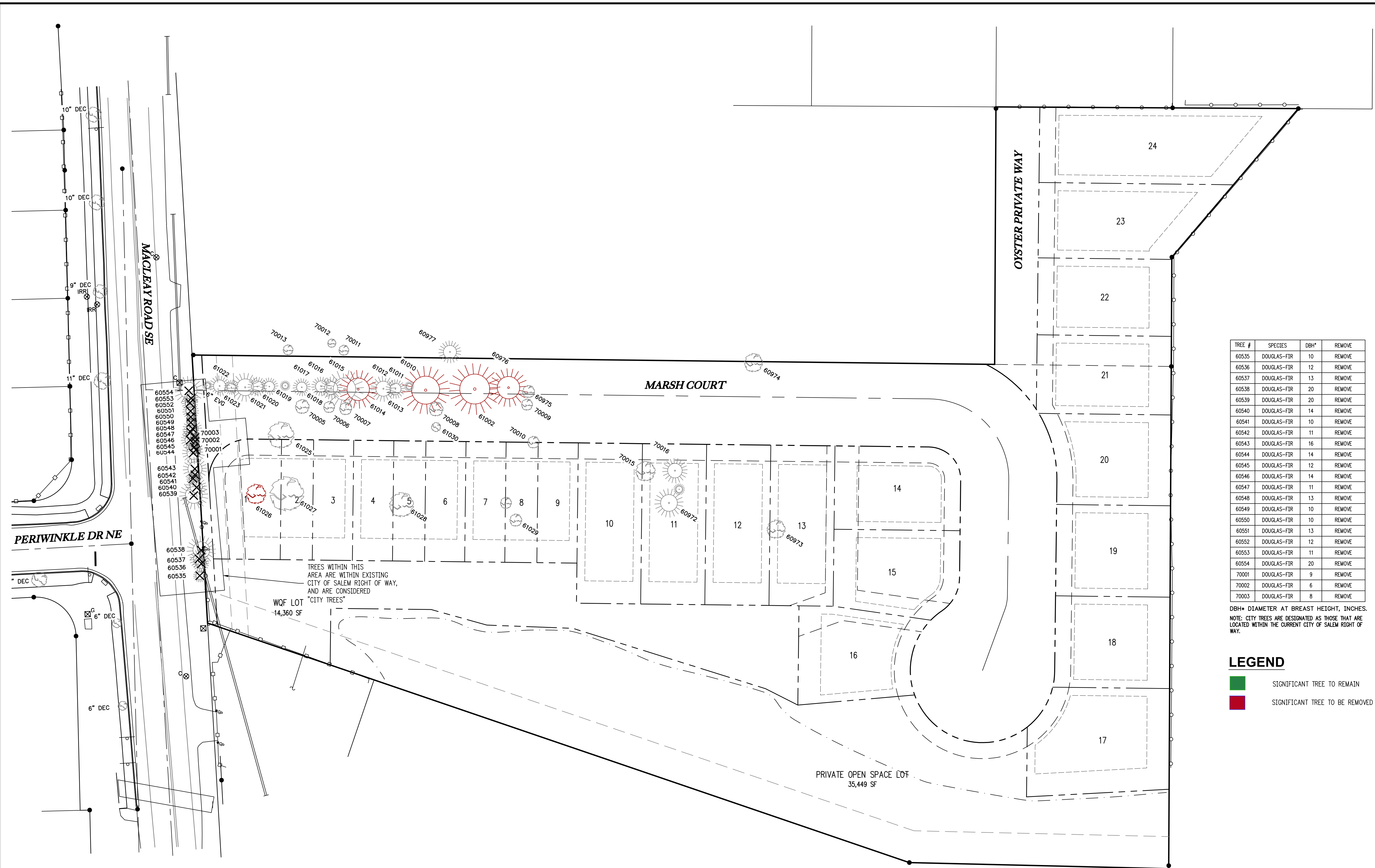
**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
1800 VALLEY OYSTER DRIVE, STE 100  
EUGENE, OREGON 97401  
TEL: (503) 748-8812  
FAX: (503) 639-8502  
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY PLAN NOT FOR CONSTRUCTION  
HANKINS  
EXPIRES: 9/30/2023

SHEET  
**03**  
OF  
**15**

FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg) [plan] \0995-001\_03\_07.rvt; Layout: 03 TREE PRESERVATION AND REMOVAL PLAN; Plot Date: 12/23/2022 9:22 AM; Dwg: Ian Felts



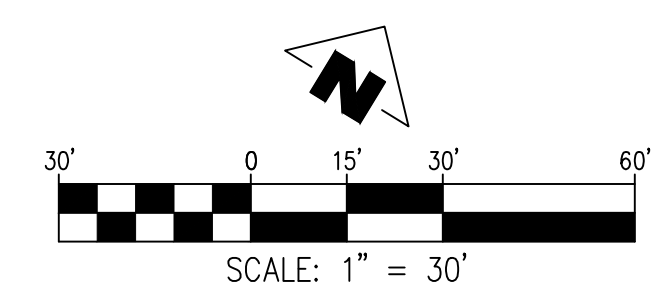


TREE #	SPECIES	DBH*	REMOVE
60535	DOUGLAS-FIR	10	REMOVE
60536	DOUGLAS-FIR	12	REMOVE
60537	DOUGLAS-FIR	13	REMOVE
60538	DOUGLAS-FIR	20	REMOVE
60539	DOUGLAS-FIR	20	REMOVE
60540	DOUGLAS-FIR	14	REMOVE
60541	DOUGLAS-FIR	10	REMOVE
60542	DOUGLAS-FIR	11	REMOVE
60543	DOUGLAS-FIR	16	REMOVE
60544	DOUGLAS-FIR	14	REMOVE
60545	DOUGLAS-FIR	12	REMOVE
60546	DOUGLAS-FIR	14	REMOVE
60547	DOUGLAS-FIR	11	REMOVE
60548	DOUGLAS-FIR	13	REMOVE
60549	DOUGLAS-FIR	10	REMOVE
60550	DOUGLAS-FIR	10	REMOVE
60551	DOUGLAS-FIR	13	REMOVE
60552	DOUGLAS-FIR	12	REMOVE
60553	DOUGLAS-FIR	11	REMOVE
60554	DOUGLAS-FIR	20	REMOVE
70001	DOUGLAS-FIR	9	REMOVE
70002	DOUGLAS-FIR	6	REMOVE
70003	DOUGLAS-FIR	8	REMOVE

DBH\* DIAMETER AT BREAST HEIGHT, INCHES.  
 NOTE: CITY TREES ARE DESIGNATED AS THOSE THAT ARE LOCATED WITHIN THE CURRENT CITY OF SALEM RIGHT OF WAY.

**LEGEND**

- SIGNIFICANT TREE TO REMAIN
- SIGNIFICANT TREE TO BE REMOVED

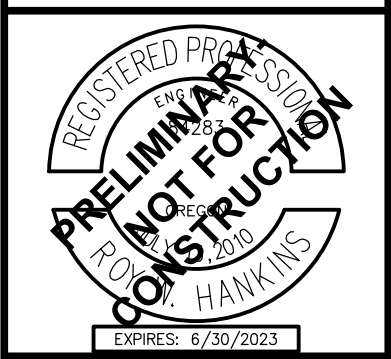


5045 MACLEAY RD SE  
 SALEM, OR 97317  
 TAXLOT 072W32D002000  
 MARION COUNTY  
 OREGON

**TREE PRESERVATION AND  
 REMOVAL PLAN - CITY**

NO.	DATE	DESCRIPTION

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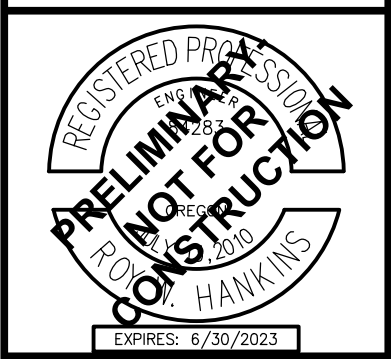
FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg\plan)\0995-001\_P4\_07rep\_city\_Layout: 04 TREE PRESERVATION AND REMOVAL PLAN - CITY, Plot Date: 12/23/2022 9:25 AM, by: Ian Felts

5045 MACLEAY RD SE  
 SALEM, OR 97317  
 TAXLOT 072W32D002000  
 MARION COUNTY  
 OREGON

TENTATIVE PLAT

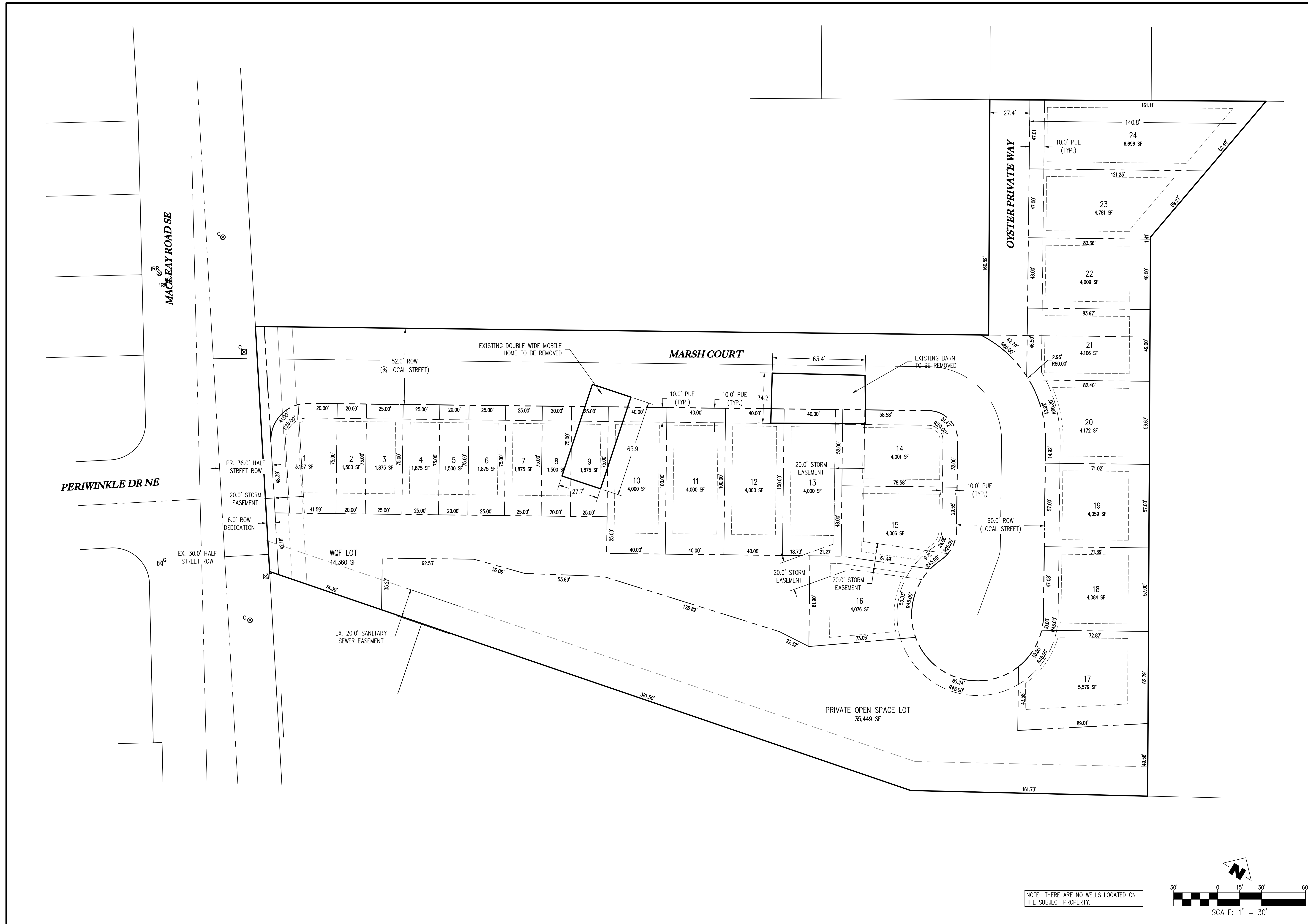
NO.	DATE	DESCRIPTION

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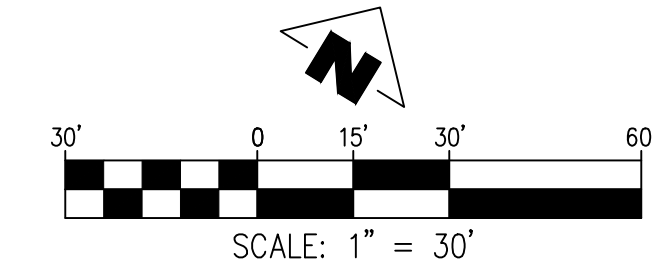


SHEET  
**05**  
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**15**

FILE: P:\0995-001\_Macleay Road Subdivision - Affordable Housing [dwg] \plan\0995-001\_P5.dwg; Layout: 05 TENTATIVE PLAT; Plot Date: 12/8/2022 11:11 AM; by: Ian Felis



NOTE: THERE ARE NO WELLS LOCATED ON THE SUBJECT PROPERTY.

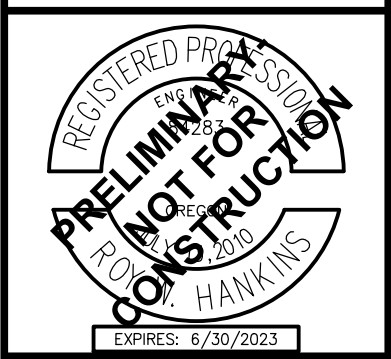


5045 MACLEAY RD SE  
 SALEM, OR 97317  
 TAXLOT 072W32D002000  
 MARION COUNTY  
 OREGON

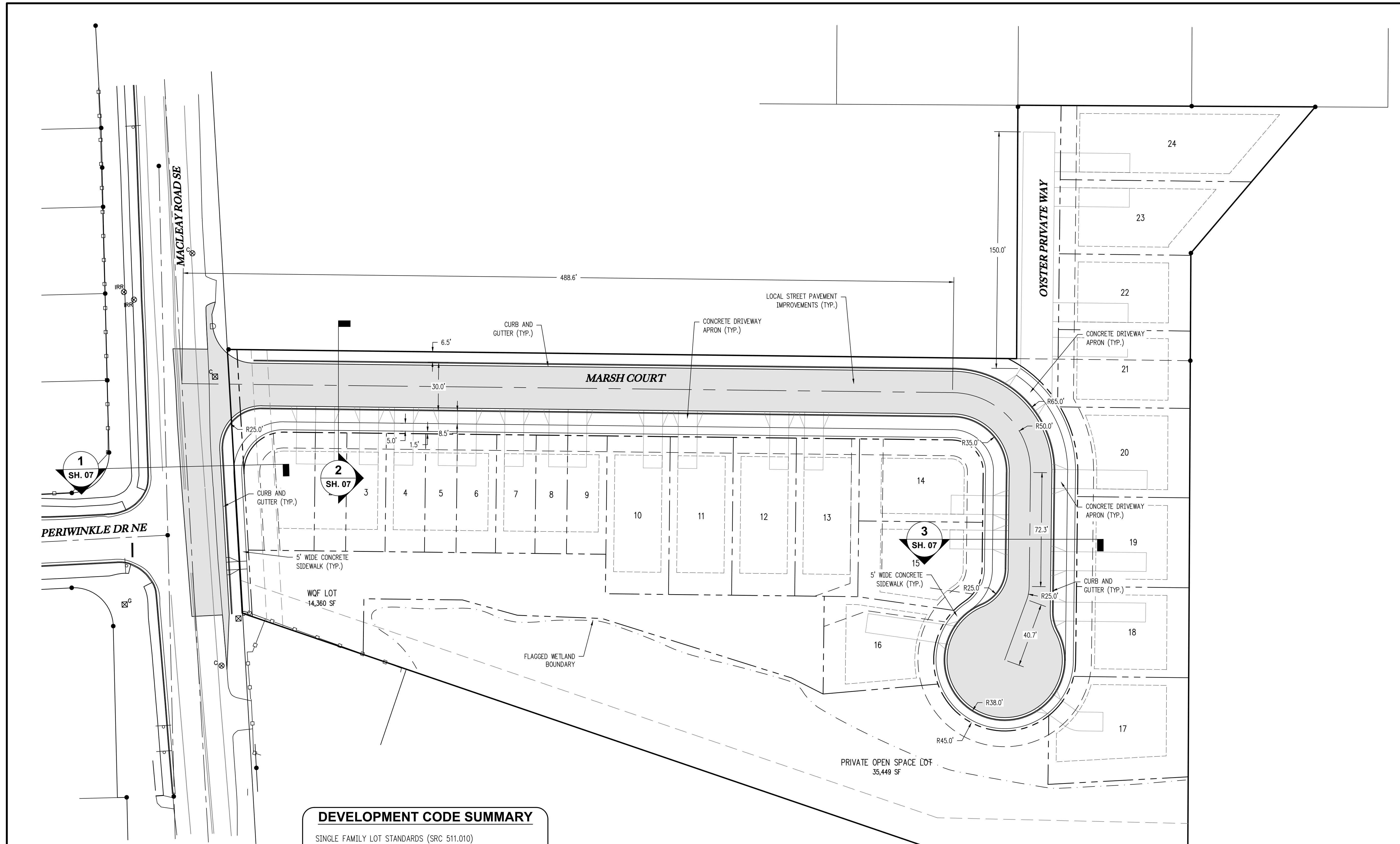
TENTATIVE SITE PLAN

NO.	DATE	DESCRIPTION

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SHEET  
**06**  
 OF  
**15**



**DEVELOPMENT CODE SUMMARY**

SINGLE FAMILY LOT STANDARDS (SRC 511.010)

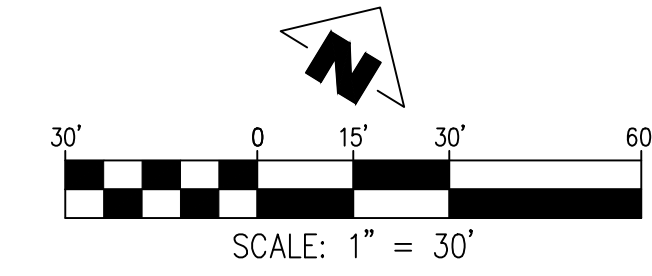
MINIMUM LOT AREA: 4,000 SF  
 MINIMUM LOT WIDTH: 40 FT  
 MINIMUM LOT DEPTH: 70 FT  
 MAXIMUM LOT DEPTH: 300% AVERAGE LOT WIDTH  
 MINIMUM STREET FRONTAGE: 40 FT

MINIMUM SETBACKS  
 LOTS ABUTTING STREETS: 12 FT (20 FT ABUTTING COLLECTOR)  
 INTERIOR FRONT: 12 FT  
 INTERIOR SIDE: 5 FT  
 INTERIOR REAR: 14 FT

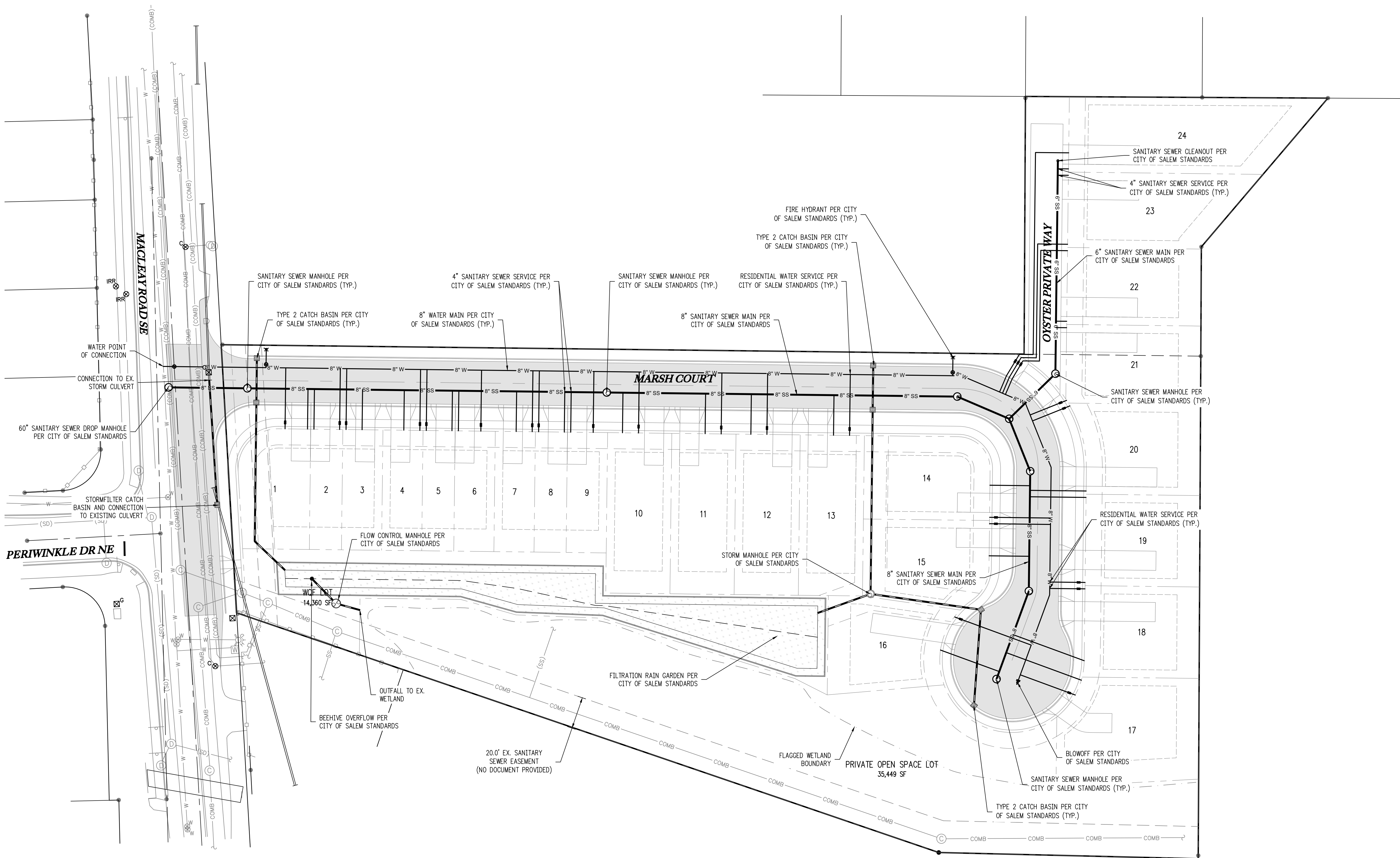
**LOT AND AREA SUMMARY**

TOTAL SITE AREA - 177,569 SF (4.08 AC)  
 6.0' ROW DEDICATION - 1,011 SF  
 PROPOSED ROW AREA - 39,478 SF  
 PROPOSED LOT AREA - 82,598 SF  
 PROPOSED PRIVATE OPEN SPACE LOT AREA - 35,449 SF  
 PROPOSED WATER QUALITY FACILITY LOT AREA - 14,360 SF  
 PROPOSED PRIVATE DRIVE AREA - 4,673 SF

LOT TOTAL - 24 LOTS  
 SINGLE FAMILY ATTACHED LOTS - 9  
 SINGLE FAMILY DETACHED LOTS - 15



FILE: P:\0995-001\_Macleay Road Subdivision - Affordable Housing.dwg | User: jhankins | Date: 12/18/2022 11:12 AM, by: Ian Felis

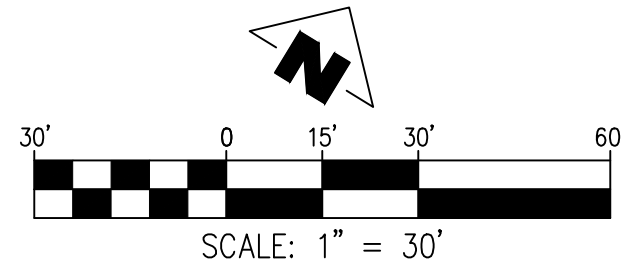
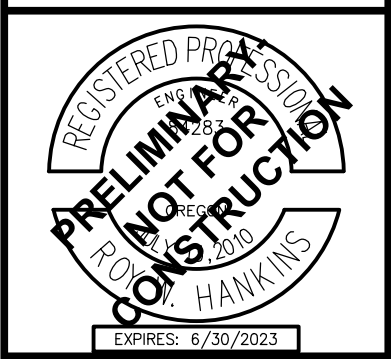


5045 MACCLEARY RD SE  
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 MARION COUNTY  
 OREGON

**TENTATIVE COMPOSITE  
 UTILITY PLAN**

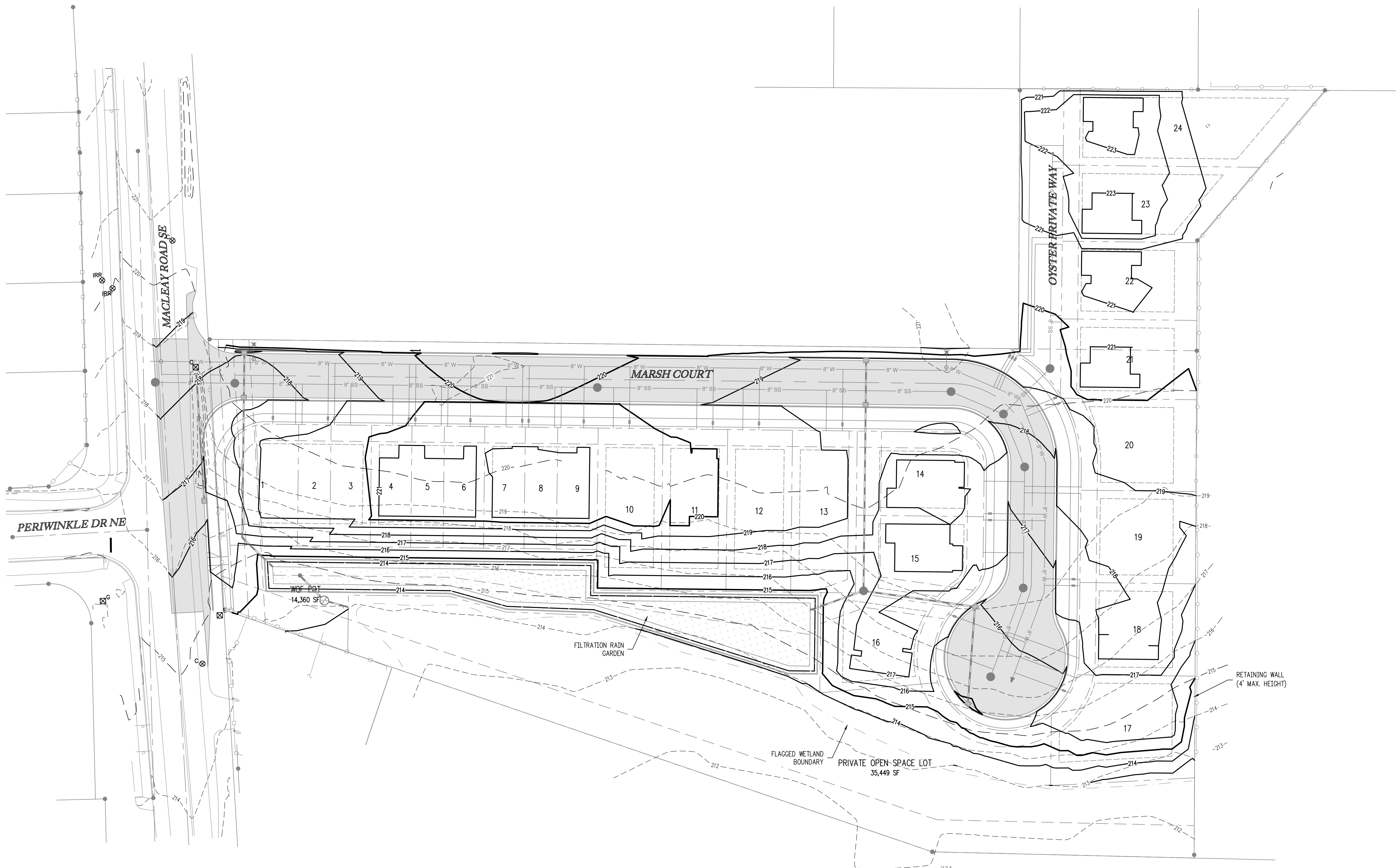
NO.	DATE	DESCRIPTION

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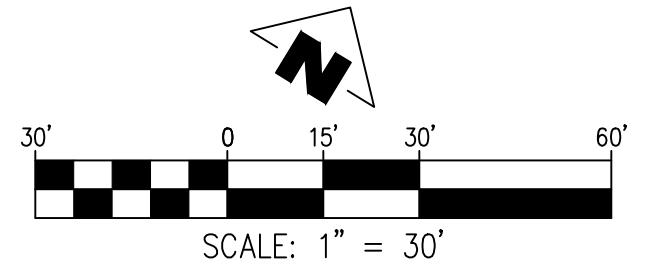
SHEET  
**08**  
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**15**

FILE:P:\0995-001 MacCleary Road Subdivision - Affordable Housing (dwg) [plan] [0995-001\_P8\_Ocup]. Layout: 08 TENTATIVE COMPOSITE UTILITY PLAN, Plot Date: 12/8/2022 11:14 AM, by: Ian Felts



TENTATIVE EARTHWORK SUMMARY	
	VOLUME IN CY
12" STRIPPINGS	5,200
CUT	2,470
FILL	4,600
NET	2,130 CY FILL/IMPORT

NOTE: TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION. CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES. CUT VOLUME INCLUDES ADDITIONAL VOLUME FOR PROPOSED ROAD EXCAVATION.

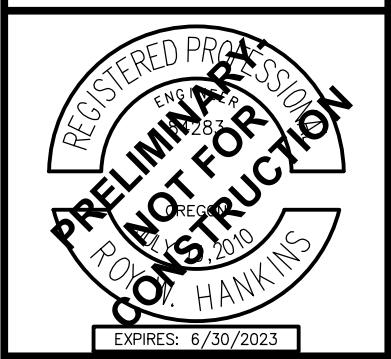


5045 MACLEAY RD SE  
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OREGON

**TENTATIVE GRADING PLAN**

NO.	DATE	DESCRIPTION

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FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg\plan)\0995-001\_P9.Grad Layout: 09 TENTATIVE GRADING PLAN, Plot Date: 12/18/2022 11:17 AM, by: Ian Felis