



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ24-04
PROPERTY LOCATION:	1800 Block of Park Ave NE, Salem OR 97301
NOTICE MAILING DATE:	May 15, 2024
PROPOSAL SUMMARY:	An application for a six-lot residential subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., WEDNESDAY, May 29, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> North Lancaster Neighborhood Association (NOLA), Dennis Will, Land Use Chair; Phone 503-931-2105; Email: elephant2@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	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: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Jack Yarbrough, Jenrae, Inc.
APPLICANT(S):	Laura Laroque, 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>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	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.

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 / Class 2 Adjustment Case No. SUB-ADJ24-04

PROJECT ADDRESS: 1800 Block of Park Ave NE, Salem OR 97301

AMANDA Application No.: 24-108034-PLN

COMMENT PERIOD ENDS: Wednesday, May 29, 2024 at 5:00 p.m.

SUMMARY: An application for a six-lot residential subdivision.

REQUEST: 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.

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).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, May 29, 2024, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

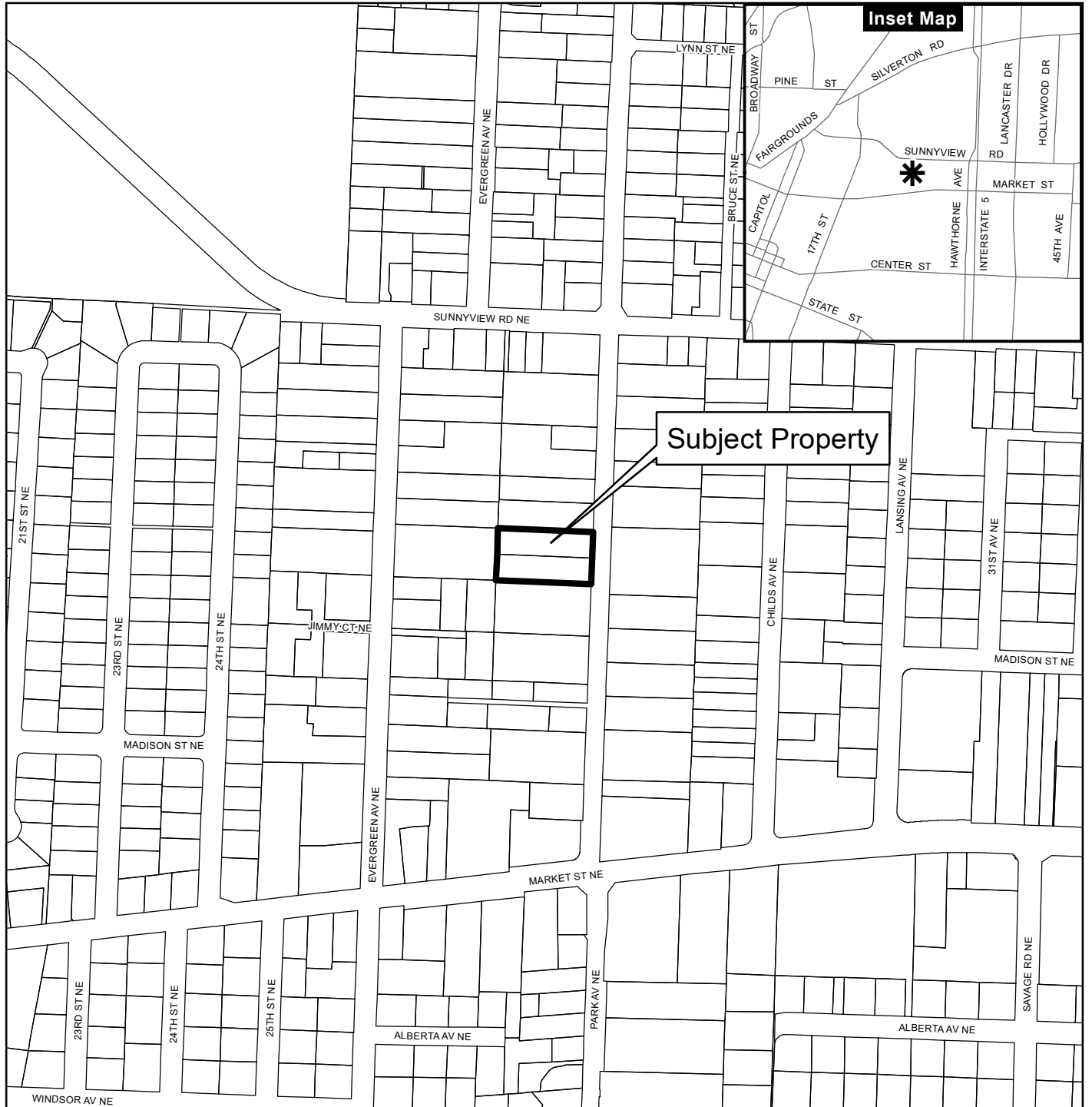
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FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 1800 Block of Park Avenue NE



Legend

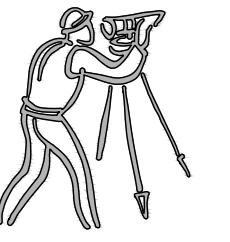
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



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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

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

DESIGN TEAM

CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
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 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

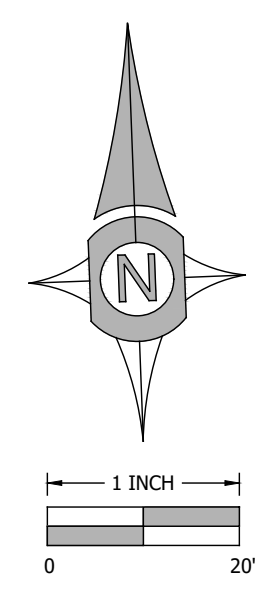
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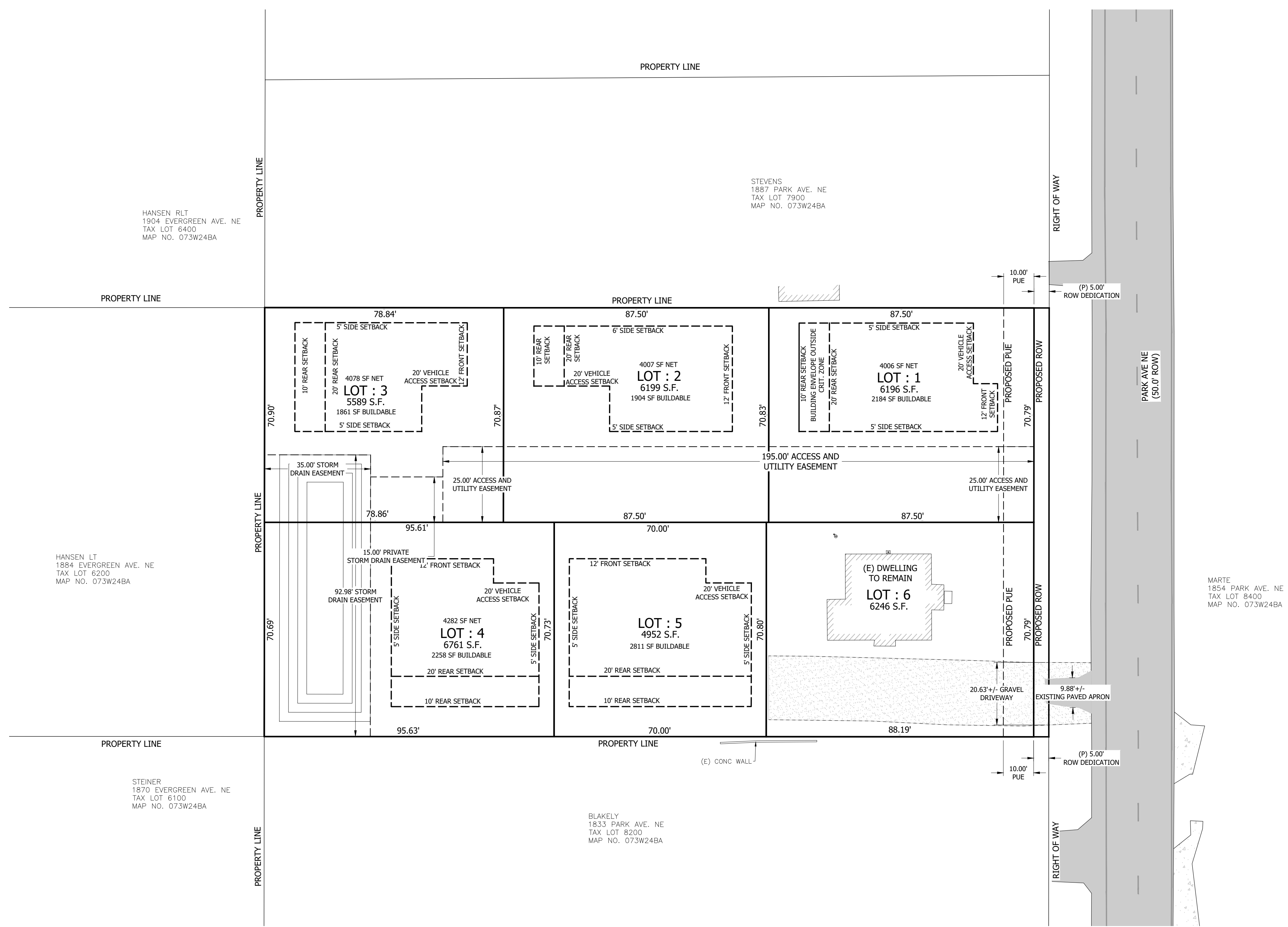
DESIGN TEAM

CIVIL ENGINEER
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 (541) 451-5125

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



PLAN REVISIONS	DATE



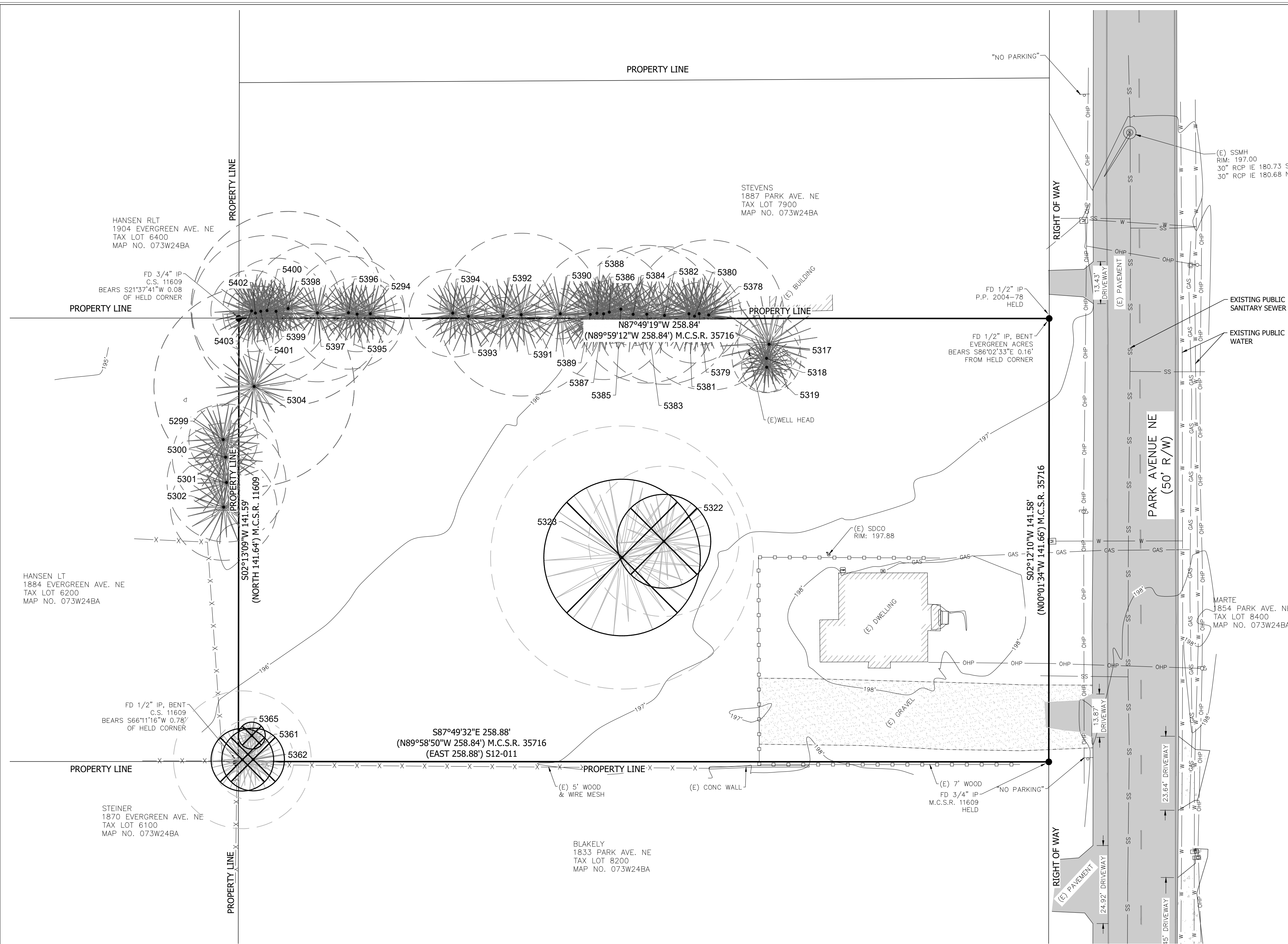
HANSEN RLT
 1904 EVERGREEN AVE. NE
 TAX LOT 6400
 MAP NO. 073W24BA

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

HANSEN LT
 1884 EVERGREEN AVE. NE
 TAX LOT 6200
 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



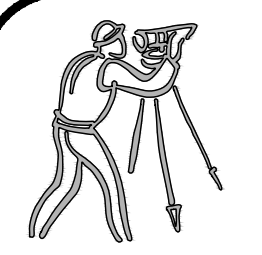
ONSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
5319	YEW	8"	NO	201	54	27	PROPOSED PRESERVED
5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
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
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)



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

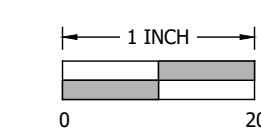
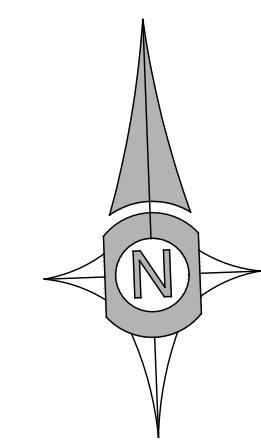
PRELIMINARY EX. COND./DEMO PLAN
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

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

TREE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE SYMBOL
- CRITICAL ROOT ZONE



PLAN REVISIONS	DATE

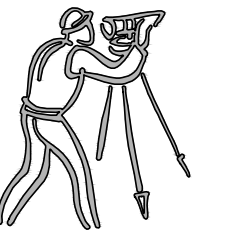
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C102**
SCALE: SEE BARSCALE

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.



CLIENT:
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 (503) 932-2259

DESIGN TEAM
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 (541) 451-5125

PRELIMINARY SITE PLAN
AND
LAND SURVEYING, LLC
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 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]
 1861

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

SCALE: SEE BARS SCALE

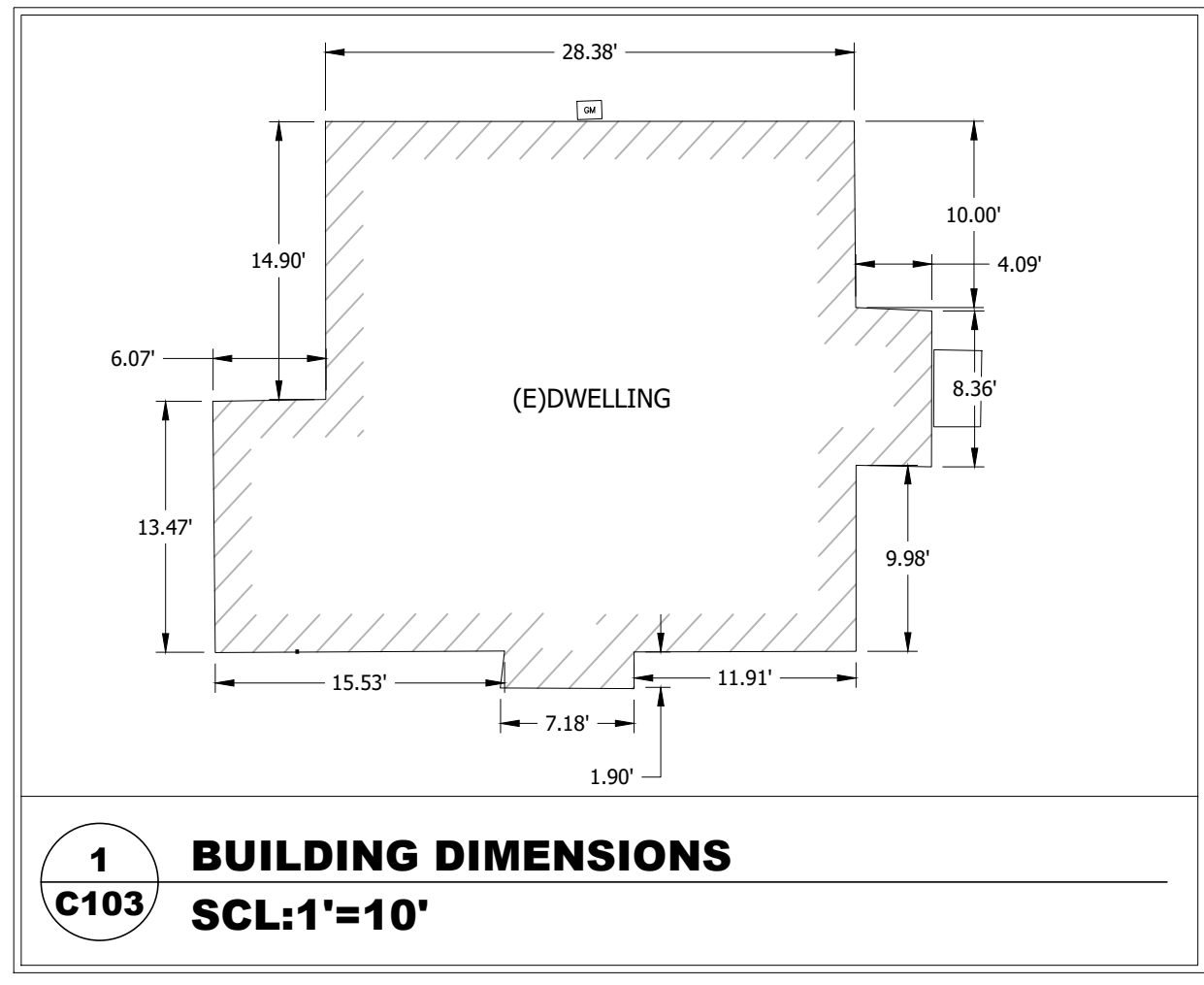
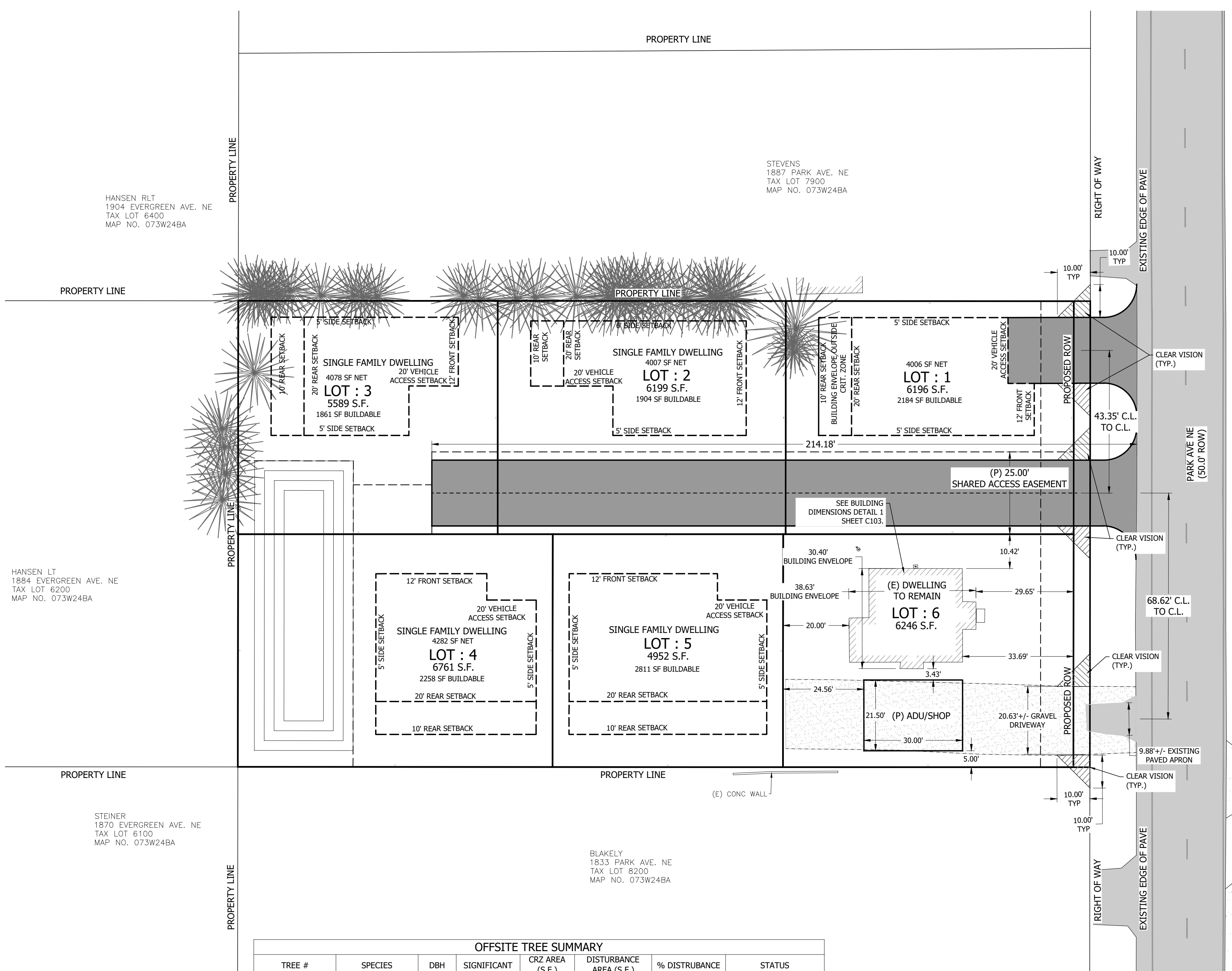
PROPERTY
 TAX MAP: 7S-2W-24BA
 TAX LOTS: 8000 & 8100
 SITE ADDRESS: 1861 PARK AVENUE NE
 SALEM, OR 97305

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

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



1 BUILDING DIMENSIONS
 SCL: 1"=10'

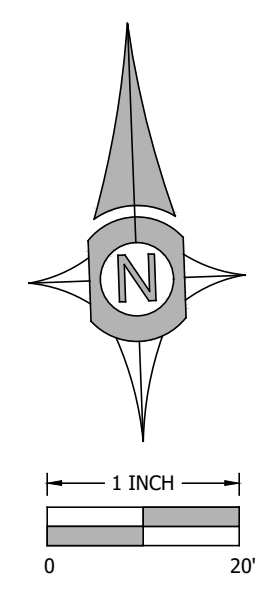
OFFSITE TREE SUMMARY

TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTURBANCE	STATUS
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5390	CEDAR	8"	NO	201	2	1	PROPOSED PRESERVED
5391	CEDAR	26"	YES	2123	377	18	PROPOSED PRESERVED
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ONSITE TREE SUMMARY

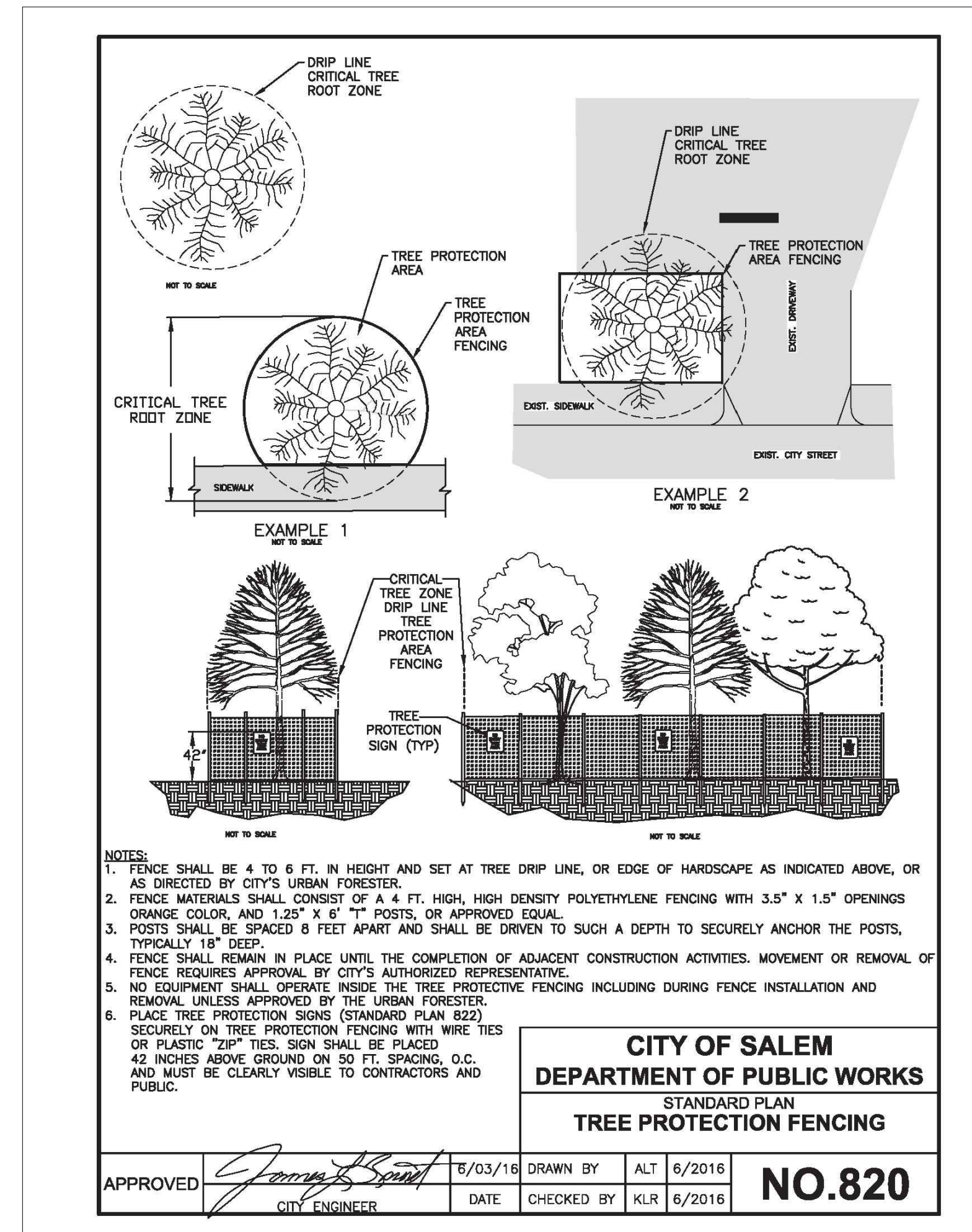
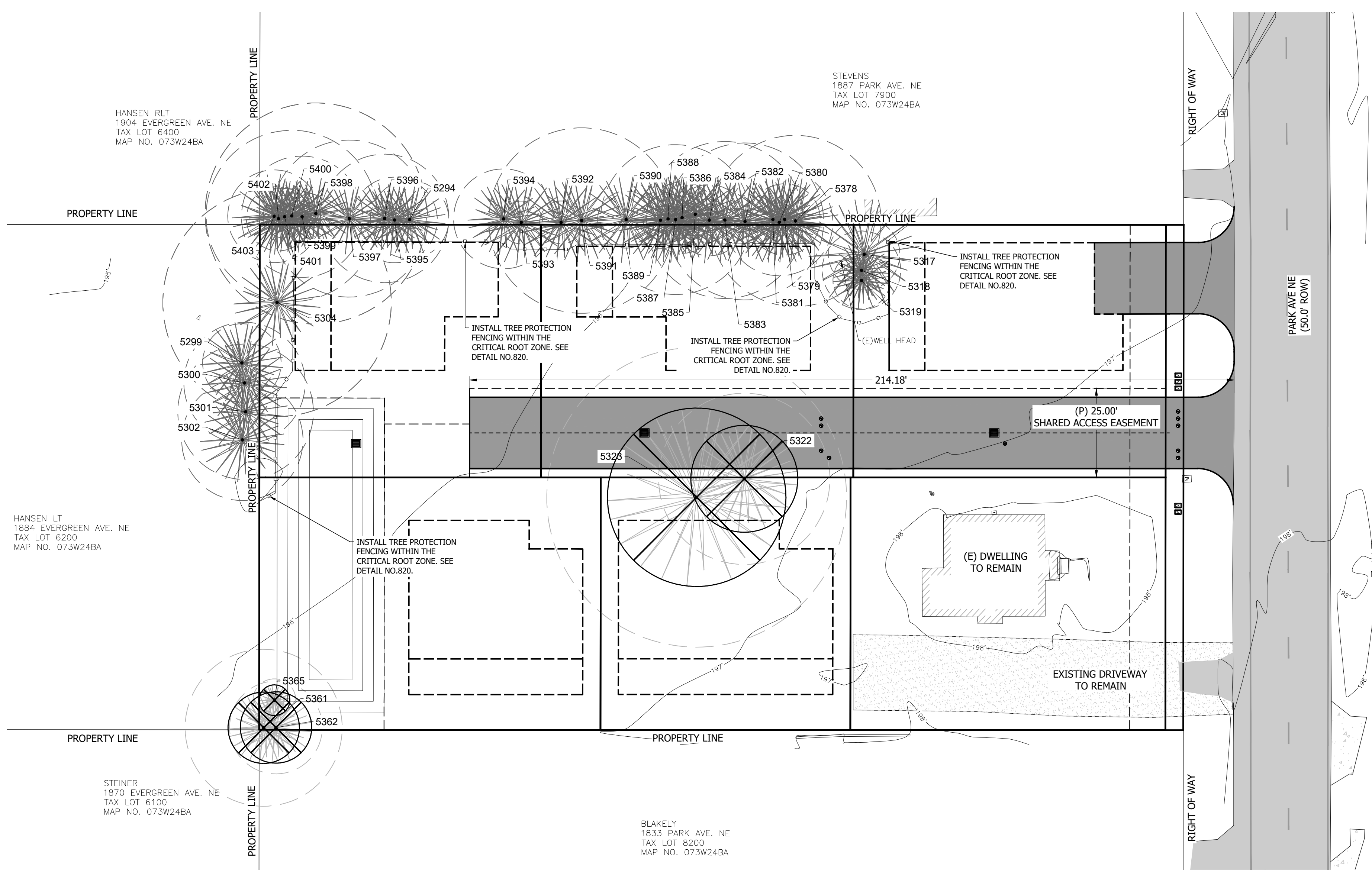
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5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100	REMOVED
5304	REDWOOD	32"	YES	3215	962	30	PROPOSED PRESERVED
5361	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

Sheet **C103**



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

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
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

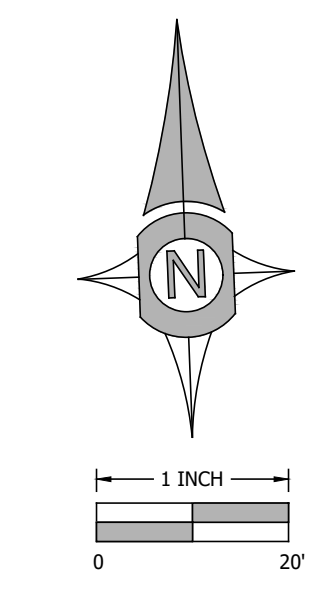
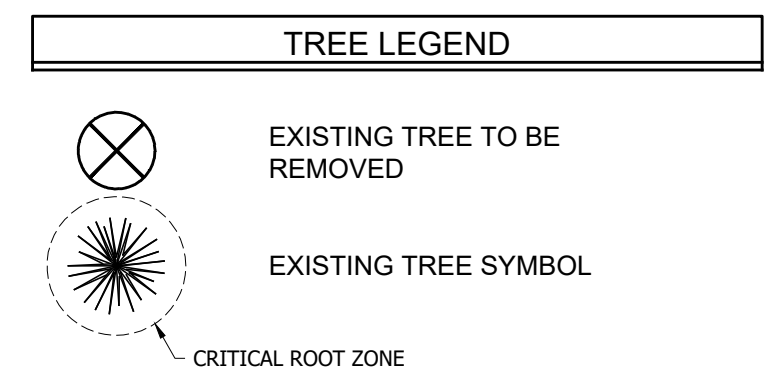
NARRATIVE

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

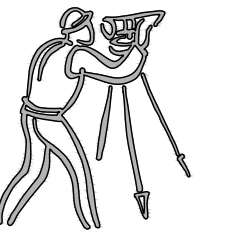
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

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: BSU

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

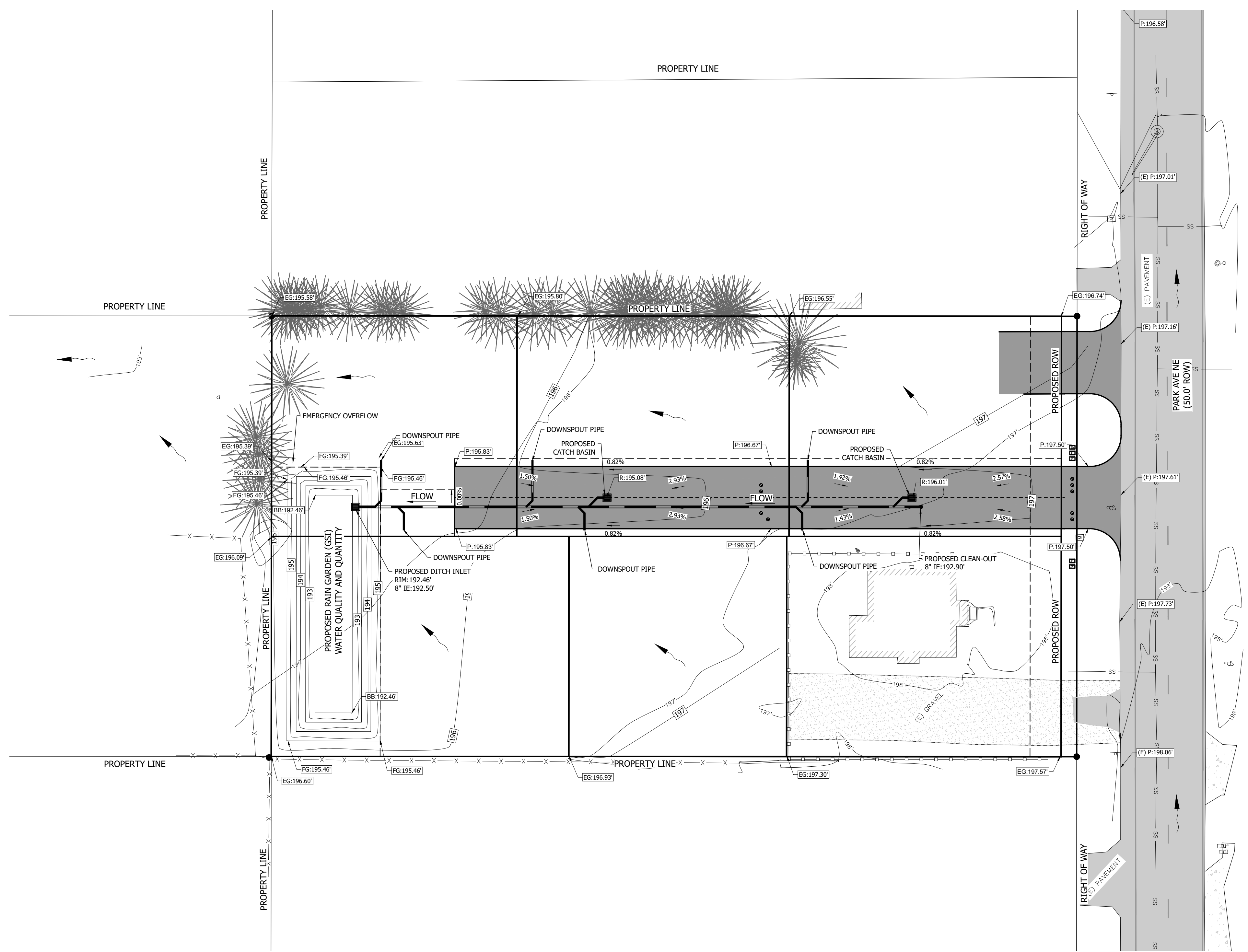
UEDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

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: BSV

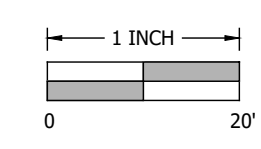
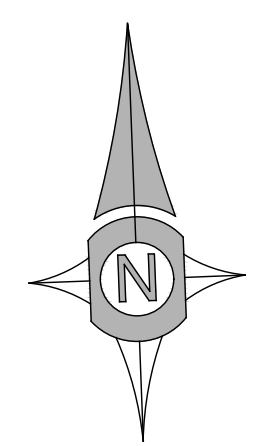
THIS MAP WAS
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 PURPOSES ONLY

Sheet **C200**
 SCALE: SEE BARSCALE

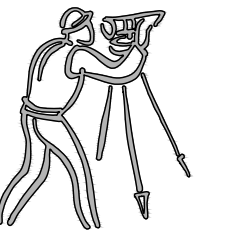


GRADING LEGEND

- 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 207556
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 DON.JENSEN@JENSENCOLLC
 (503) 932-2259

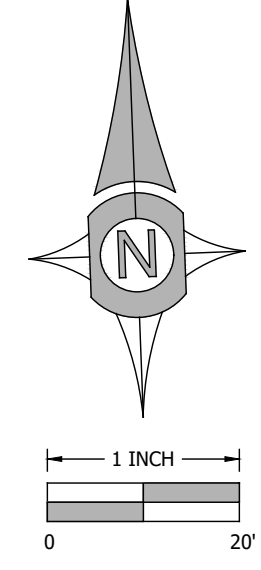
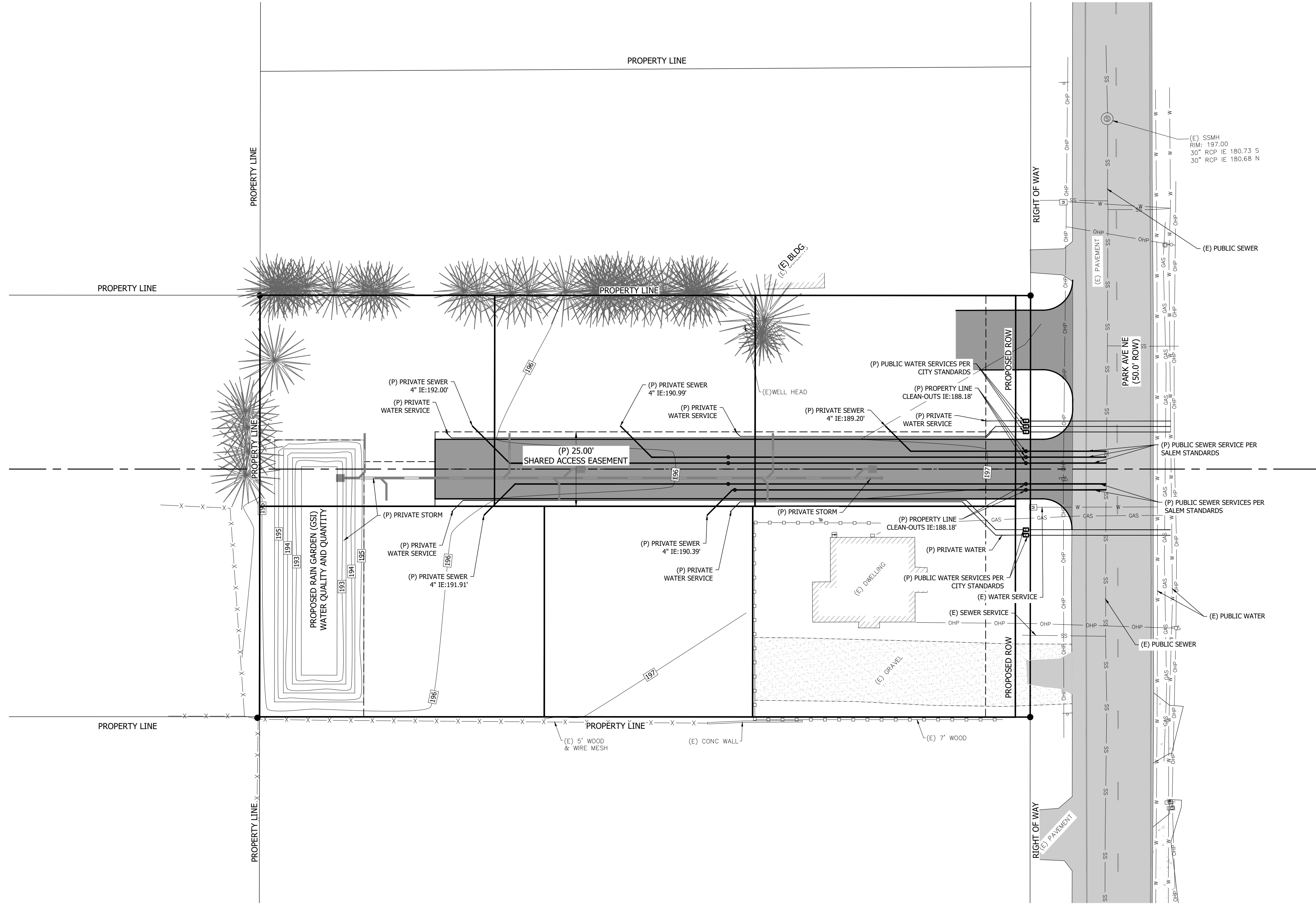
**UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

PRELIMINARY 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]
 1857

THIS MAP WAS
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 PURPOSES ONLY

Sheet **C400**
 SCALE: SEE BARSCALE



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

PLAN REVISIONS	DATE