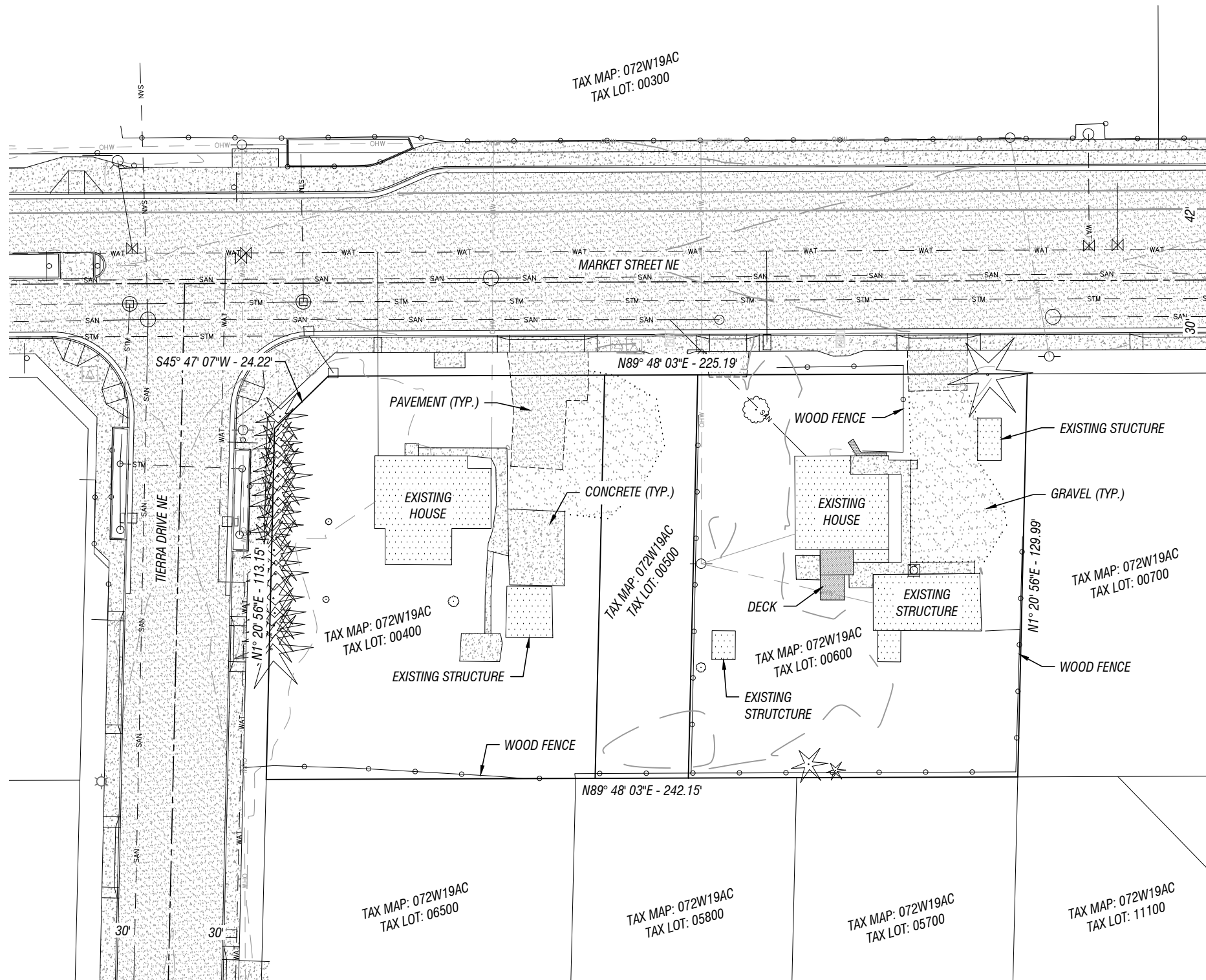
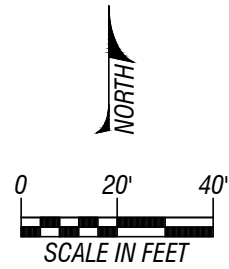


## CORNER OF MARKET AND TIERRA - EXISTING CONDITIONS

REAL PROPERTY IN THE NE 1/4 OF SECTION 19,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
MARION COUNTY, OREGON  
PROPERTY OWNER: TRUNG V DIEP  
DATE: OCTOBER 31, 2024












































GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. THE SUBJECT PROPERTY IS LOCATED ALONG MARKET ST WHICH IS CLASSIFIED AS A MINOR ARTERIAL STREET AND TIERRA DRIVE WHICH IS CLASSIFIED AS A LOCAL STREET ON THE CITY OF SALEM STREET FUNCTIONAL CLASSIFICATIONS MAP.
3. ELECTRICITY IS AVAILABLE ALONG MARKET ST AND TIERRA DRIVE FROM EXISTING PGE UTILITIES.
4. WATER AND SANITARY SEWER SERVICES ARE AVAILABLE VIA EXISTING PUBLIC MAINS LOCATED IN MARKET ST AND TIERRA DRIVE.
5. THE PROPOSED SUBDIVISION COMPRISES ALL OF THE CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.
6. THE EXISTING FIRE HYDRANTS ARE APPROXIMATELY 80' AND 90' NORTHERLY OF THE SUBJECT PROPERTY IN THE RIGHT-OF-WAY OF MARKET ST.
7. ALL PROPOSED NEW UTILITIES WILL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF SALEM STANDARDS.
8. ALL PROPOSED LOTS MEET THE MINIMUM LOT SIZE OF 4,000 SQ. FT.

ADDRESS: 4208 & 4258 MARKET ST NE  
ZONING: RS (SINGLE FAMILY RESIDENTIAL)  
TOTAL AREA: 31,323 SQ. FT.

- THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES; 811 OREGON UTILITY NOTIFICATION CENTER. THE LOCATION OF THE UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NOT WARRANTIES TO THE LOCATION OF THE UTILITIES.
- THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.

**LEGEND**

- |                             |   |
|-----------------------------|---|
| DECIDUOUS TREE              |  |
| CONIFEROUS TREE             |  |
| FIRE HYDRANT                |  |
| WATER BLOWOFF               |  |
| WATER METER                 |  |
| WATER VALVE                 |  |
| DOUBLE CHECK VALVE          |  |
| AIR RELEASE VALVE           |  |
| SANITARY SEWER CLEANOUT     |  |
| SANITARY SEWER MANHOLE      |  |
| SIGN                        |  |
| STREET LIGHT                |  |
| MAILBOX                     |  |
| STORM SEWER MANHOLE         |  |
| STORM SEWER CLEAN OUT       |  |
| STORM SEWER CATCH BASIN     |  |
| GAS METER                   |  |
| GAS VALVE                   |  |
| GUY WIRE ANCHOR             |  |
| POWER POLE                  |  |
| POWER VAULT                 |  |
| POWER JUNCTION BOX          |  |
| POWER PEDESTAL              |  |
| COMMUNICATIONS VAULT        |  |
| COMMUNICATIONS JUNCTION BOX |  |
| RIGHT OF WAY LINE           |  |
| BOUNDARY LINE               |  |
| PROPERTY LINE               |  |
| CENTERLINE                  |  |
| DITCH                       |  |
| EDGE OF PAVEMENT            |  |
| EASEMENT                    |  |
| FENCE LINE                  |  |
| GRAVEL EDGE                 |  |
| POWER LINE                  |  |
| OVERHEAD WIRE               |  |
| COMMUNICATIONS LINE         |  |
| GAS LINE                    |  |
| STORM SEWER LINE            |  |
| SANITARY SEWER LINE         |  |
| WATER LINE                  |  |



EXPIRES: 06/30/2026

4208 & 4258 MARKET ST NE

CHOM CONSTRUCTION

**LEI**  
**ENGINEERING & SURVEYING**  
OF OREGON

2564 19TH ST SE  
Salem, Oregon 97302  
(503) 399-3828  
[www.leengineering.com](http://www.leengineering.com)

## EXISTING CONDITONS

SCALE  
1" = 40'

PROJECT NO.  
**14-116**

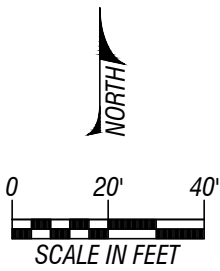
TOTAL SHEETS

**1**

FILE PATH: P:\14116\Engineering\14-116\Drawn Construction\Market S\DWG\14-116\_Subdivision Tentative Plan.dwg 2025-2-20 11:58 AM  
G. ZARTMAN, P.E.  
G. MALDONADO, DRAWN  
TP-1 DESIGN  
LAYOUT  
G. MALDONADO, CHECKED  
J. VAN AGTMAEL, PLS. APPROVED

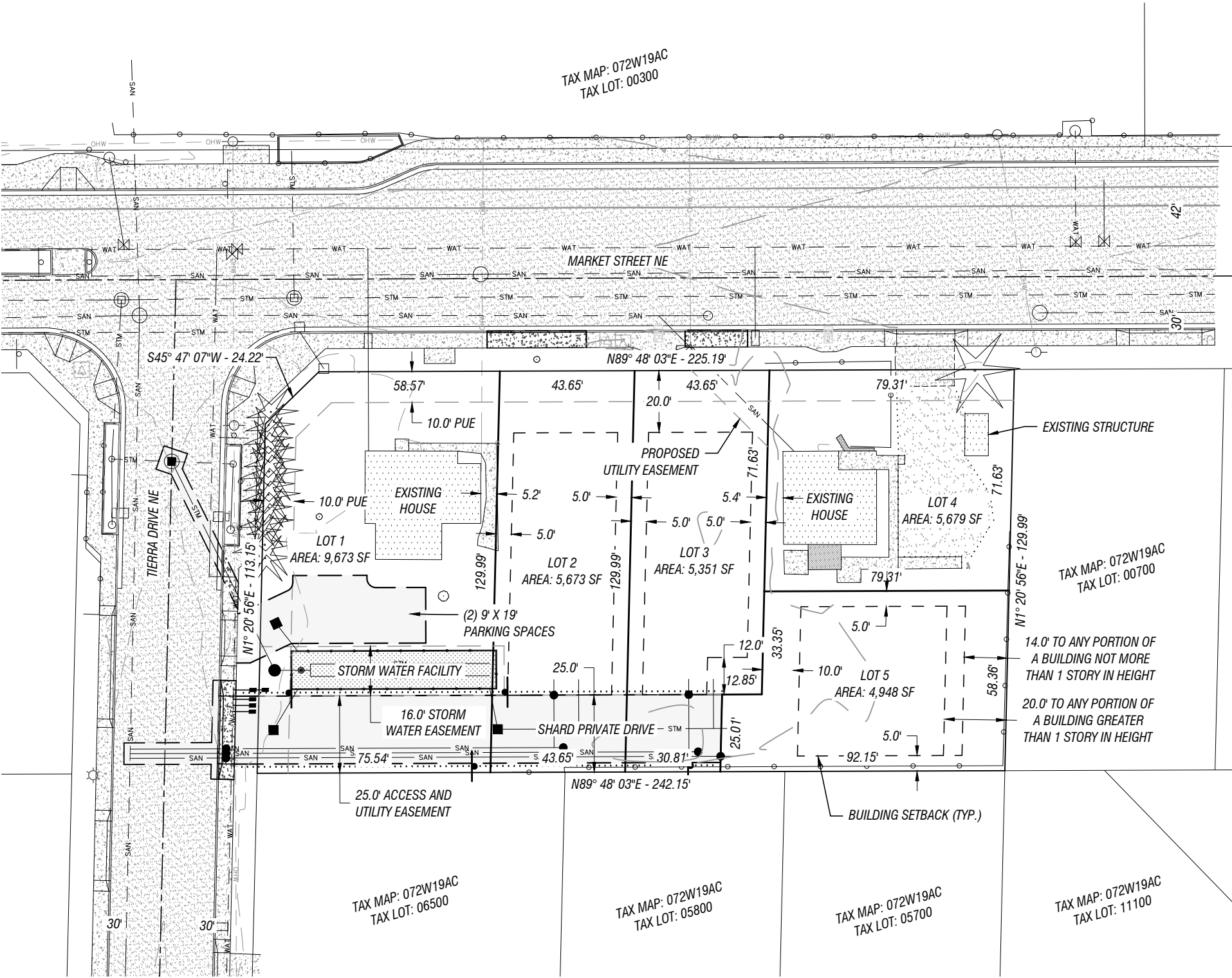
# CORNER OF MARKET AND TIERRA - SUBDIVISION TENTATIVE PLAN

REAL PROPERTY IN THE NE 1/4 OF SECTION 19,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
MARION COUNTY, OREGON  
PROPERTY OWNER: TRUNG V DIEP  
DATE: OCTOBER 31, 2024



REGISTERED PROFESSIONAL  
ENGINEER  
55020  
OREGON  
JANUARY 12, 1998  
GREG J. ZARTMAN

EXPIRES: 06/30/2026



- GENERAL NOTES:
- THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES; 811 OREGON UTILITY NOTIFICATION CENTER. THE LOCATION OF THE UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NOT WARRANTIES TO THE LOCATION OF THE UTILITIES.
  - THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.

LEGEND

EXISTING

PROPOSED

DECIDUOUS TREE

CONIFEROUS TREE

FIRE HYDRANT

WATER BLOWOFF

WATER METER

WATER VALVE

DOUBLE CHECK VALVE

AIR RELEASE VALVE

SANITARY SEWER CLEANOUT

SANITARY SEWER MANHOLE

SIGN

STREET LIGHT

MAILBOX

RIGHT OF WAY LINE

BOUNDARY LINE

PROPERTY LINE

CENTERLINE

DITCH

CURB

EDGE OF PAVEMENT

EASEMENT

FENCE LINE

GRAVEL EDGE

POWER LINE

OVERHEAD WIRE

COMMUNICATIONS LINE

FIBER OPTIC LINE

GAS LINE

STORM SEWER LINE

SANITARY SEWER LINE

WATER LINE

STORM SEWER CLEAN OUT

STORM SEWER CATCH BASIN

STORM SEWER MANHOLE

GAS METER

GAS VALVE

GUY WIRE ANCHOR

POWER POLE

POWER VAULT

POWER JUNCTION BOX

POWER PEDESTAL

COMMUNICATIONS VAULT

COMMUNICATIONS JUNCTION BOX

EXISTING

PROPOSED

4208 & 4258 MARKET ST NE  
CHOM CONSTRUCTION

LEI ENGINEERING & SURVEYING OF OREGON  
2564 19TH ST SE  
Salem, Oregon 97302  
(503) 399-3828  
www.leiengineering.com

SUBDIVISION  
TENTATIVE PLAN

SCALE  
1" = 40'

PROJECT NO.  
14-116

TOTAL SHEETS  
2

2