

TENTATIVE SUBDIVISION PLAN

FOR

WREN HEIGHTS SUBDIVISION

575, 525, & 500 BLOCK SALEM HEIGHTS AVENUE, SALEM, MARION COUNTY, OREGON

NE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC 4 T8S R3W

TAXLOT # 10400, 10800, 10700, 10601 & 10600

FEBRUARY 2019



DATE SIGNED:

WREN HEIGHTS
SUBDIVISION

SALEM, OREGON

THOMAS KAY
COMPANY

SALEM, OREGON

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT NO.: 15128
HORIZ DATUM: NAD83 (2011)
VERT DATUM: NAVD 1988
HORIZ SCALE: AS SHOWN
VERT SCALE: AS SHOWN
DESIGN: KW
DRAWN: JM
CHECKED: ---

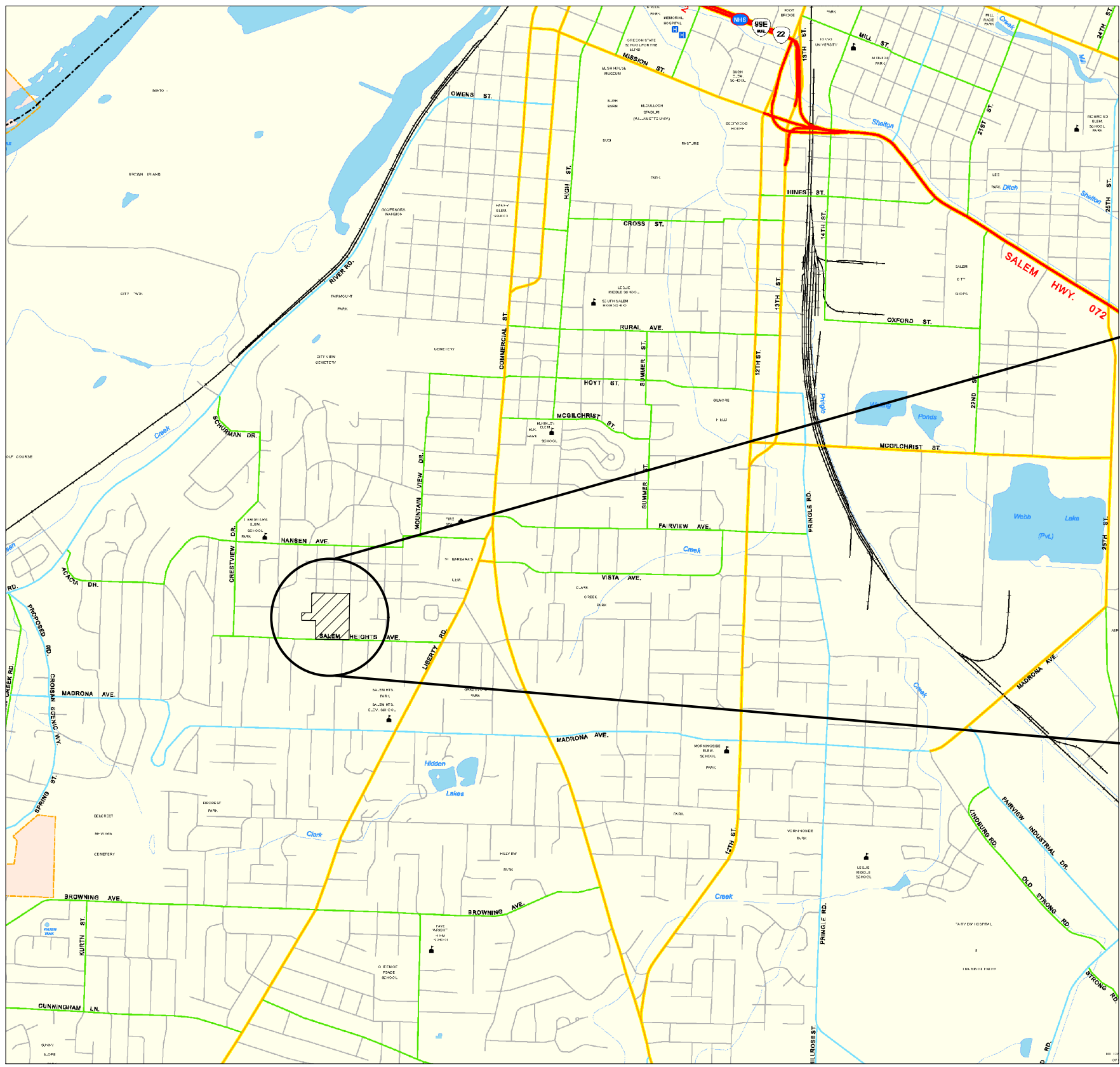
APPROVED:

SHEET TITLE

COVER SHEET

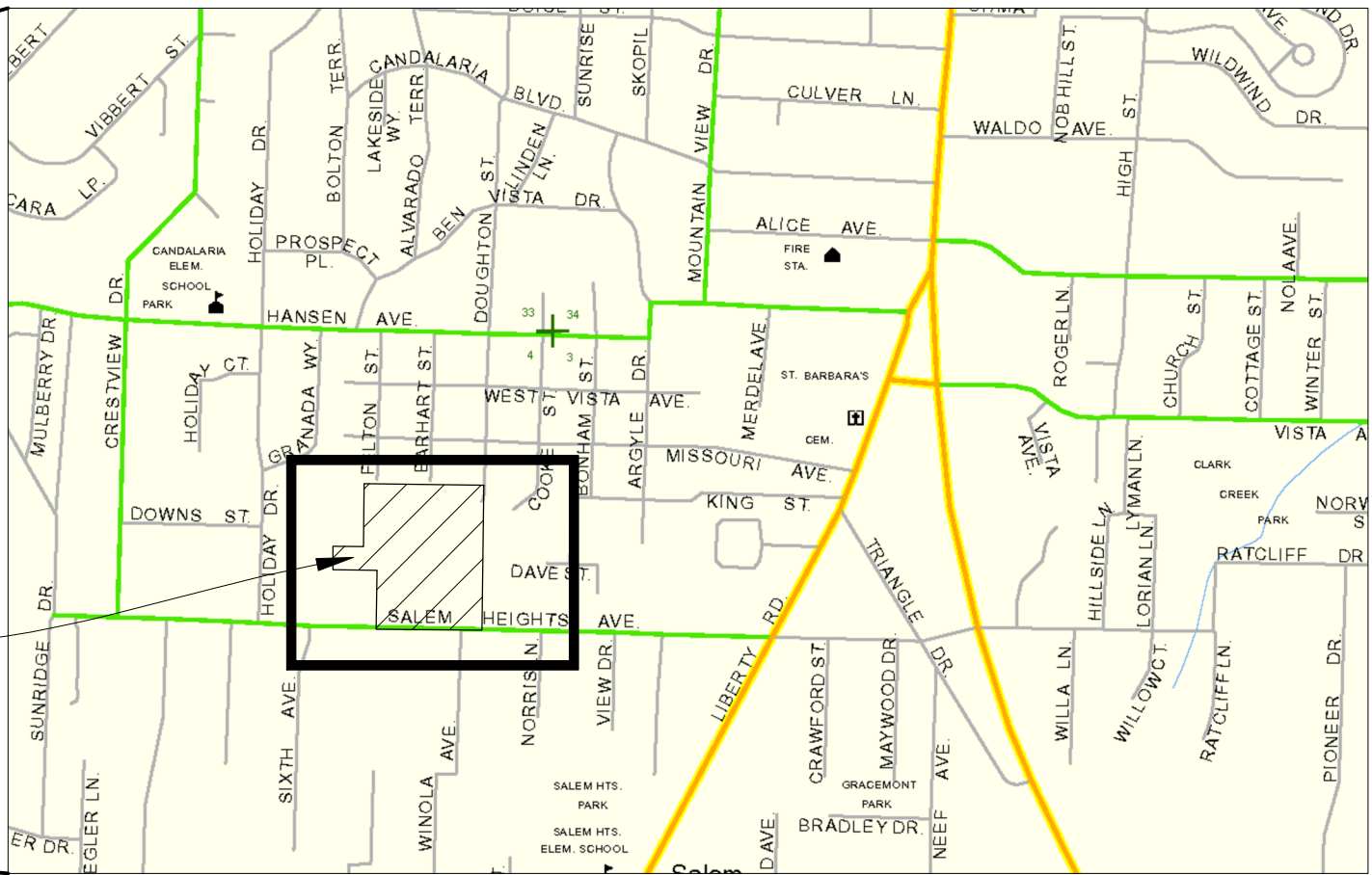
C-0.01

Sheet List Table	
DRAWING NO.	DRAWING NAME
C-0.01	COVER SHEET
C-1.01	EXISTING CONDITIONS
C-1.05	TENTATIVE SUBDIVISION PLAN
C-1.09	PRELIMINARY GRADING AND DRAINAGE PLAN
C-1.13	PRELIMINARY SANITARY / WATER PLAN
C-1.15	TREE CONSERVATION PLAN
C-5.01	TYPICAL STREET SECTIONS



OVERALL VICINITY MAP
NTS

PROJECT LOCATION



VICINITY MAP
NTS

PROJECT CONTACTS

LANDOWNERS:
JANE ANN HARVEY RT
625 SALEM HEIGHTS AVE S
SALEM, OR 97302

DEVELOPER:
THOMAS KAY COMPANY
3150 LINK CT. S
SALEM, OR 97302

CIVIL ENGINEER:
PROJECT DELIVERY GROUP, LLC
KEITH WHISENHUNT, PE
200 HAWTHORNE AVE SE, STE A-100
SALEM, OREGON 97301
503-364-4004 (OFFICE)
503-302-8766 (CELL)
keithw@pdgnw.com

LAND SURVEYOR:
PROJECT DELIVERY GROUP, LLC
KEITH WHISENHUNT, FLS
200 HAWTHORNE AVE SE, STE A-100
SALEM, OREGON 97301
503-364-4004 (OFFICE)
keithw@pdgnw.com

SALEM, OREGON

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EXISTING CONDITIONS

C-1.01



SALEM, OREGON

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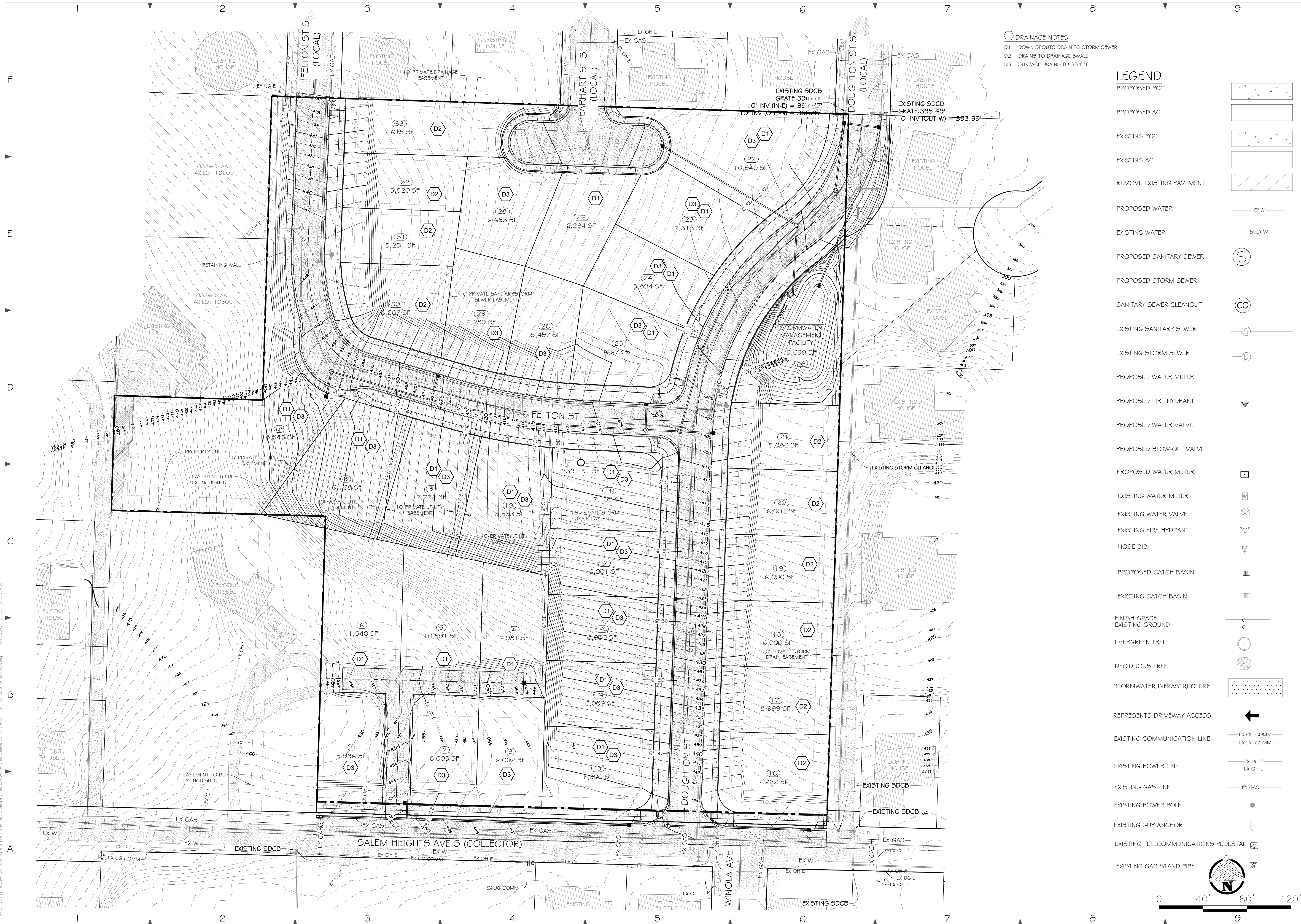
SHEET TITLE

-1.05

1. REFERENCE SHEET C-5.01 FOR TYPICAL STREET SECTIONS.
2. LOT 34 TO BE DEDICATED TO THE CITY OF SALEM FOR STORMWATER MANAGEMENT PURPOSES.
3. TOTAL SITE ACREAGE: 7.68 AC
LANDSCAPE: 0.22 AC = 9699 SF
OTHER: 7.46 AC



P:\2015 Projects\15126 Salem Heights Subdivision\The CAD\Civil\Tentative Subdivision Plan\15126 Grading.dwg 2/20/2019 10:12:05 AM



DRAINAGE NOTES
D1 DOWN SPOUTS DRAIN TO STORM SEWER
D2 DRAINS TO DRAINAGE SWALE
D3 SURFACE DRAINS TO STREET

LEGEND

PROPOSED FCC

PROPOSED AC

EXISTING FCC

EXISTING AC

REMOVE EXISTING PAVEMENT

PROPOSED WATER

EXISTING WATER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

SANITARY SEWER CLEANOUT

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

PROPOSED BLOW-OFF VALVE

PROPOSED WATER METER

EXISTING WATER METER

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

HOSE BIB

PROPOSED CATCH BASIN

EXISTING CATCH BASIN

FINISH GRADE

EXISTING GROUND

EVERGREEN TREE

DECIDUOUS TREE

STORMWATER INFRASTRUCTURE

REPRESENTS DRIVEWAY ACCESS

EXISTING COMMUNICATION LINE

EXISTING POWER LINE

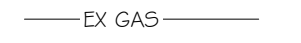
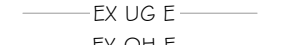
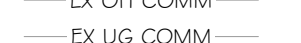
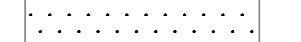
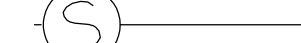
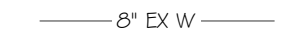
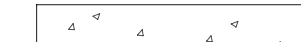
EXISTING GAS LINE

EXISTING POWER POLE

EXISTING GUY ANCHOR

EXISTING TELECOMMUNICATIONS PEDESTAL

EXISTING GAS STAND PIPE



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APPROVED:

SHEET TITLE

PRELIMINARY
GRADING AND
DRAINAGE
PLAN

C-1.09

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SHEET TITLE

PRELIMINARY
SANITARY /
WATER PLAN

C-1.13

LEGEND

PROPOSED PCC

PROPOSED AC

EXISTING PCC

EXISTING AC

REMOVE EXISTING PAVEMENT

PROPOSED WATER

EXISTING WATER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

SANITARY SEWER CLEANOUT

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

PROPOSED BLOW-OFF VALVE

PROPOSED WATER METER

EXISTING WATER METER

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

HOSE BIB

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EXISTING CATCH BASIN

FINISH GRADE

EXISTING GROUND

EVERGREEN TREE

DECIDUOUS TREE

STORMWATER INFRASTRUCTURE

REPRESENTS DRIVEWAY ACCESS

EXISTING COMMUNICATION LINE

EXISTING POWER LINE

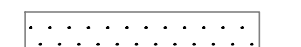
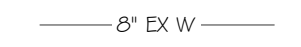
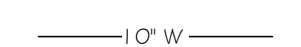
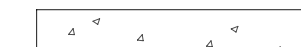
EXISTING GAS LINE

EXISTING POWER POLE

EXISTING GUY ANCHOR

EXISTING TELECOMMUNICATIONS PEDESTAL

EXISTING GAS STAND PIPE



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SHEET TITLE

TREE
CONSERVATION
PLAN

C-1.15

LEGEND

PROPOSED FCC

PROPOSED AC

EXISTING FCC

EXISTING AC

REMOVE EXISTING PAVEMENT

PROPOSED WATER

EXISTING WATER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

SANITARY SEWER CLEANOUT

EXISTING SANITARY SEWER

EXISTING STORM SEWER

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

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EVERGREEN TREE

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STORMWATER INFRASTRUCTURE

REPRESENTS DRIVEWAY ACCESS

EXISTING COMMUNICATION LINE

EXISTING POWER LINE

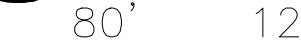
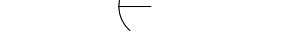
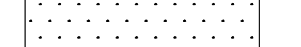
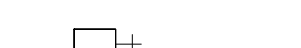
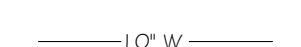
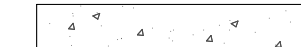
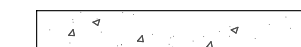
EXISTING GAS LINE

EXISTING POWER POLE

EXISTING GUY ANCHOR

EXISTING TELECOMMUNICATIONS PEDESTAL

EXISTING GAS STAND PIPE



ID	DBH	TYPE	SAVE
10001	32	W	N
10002	32	W	N
10003	15	L	N
10004	15	L	N
10005	30	L	N
10006	30	L	N
10007	24	W	N
10008	28	M	N
10009	14	L	N
10010	40	D	N
10011	20	W	N
10012	12	D	N
10013	22	W	N
10014	35	D	N
10015	22	D	N
10017	14	D	N
10018	24	D	N
10019	24	D	N
10020	30	D	N
10022	36	M	N
10023	26	D	N
20001	17	W	N
20002	30	F	N
20003	22	F	N
20004	23	F	N
20005	23	MD	N
20006	22	F	N
20007	14	W	N
20008	14	W	N
20009	20	W	N
20010	16	W	N
20011	10	W	N
20012	20	W	N
20013	15	W	N
20014	33	W	N
20035	10	W	N
20036	11	W	N
20037	15	W	N
20038	10	W	N
20043	17	W	N
20044	27	W	N
20045	21	W	N
20046	10	F	N
20047	28	W	N
20048	12	W	N
20049	21	W	N
20050	14	W	N
20051	27	W	N
20054	16	W	N
20056	28	F	N
20057	33	F	N
20058	22	F	Y
20071	12	F	Y
20072	27	F	Y
20073	13	F	Y
20074	29	F	Y
20075	30	F	Y
20076	10	W	Y
20077	36	F	Y
20078	21	F	Y
20079	20	F	Y
20280	26	F	Y
20281	20	F	Y
20282	15	F	Y
20283	35	F	Y
20284	14	F	Y
20285	21	F	Y
20286	17	F	Y
20287	12	F	Y
20288	33	F	Y
20290	16	W	Y
20291	17	F	Y
20292	18	W	Y
20293	12	F	Y
20295	9	F	Y

ID	DBH	TYPE	SAVE
20297	27	W	Y
20298	15	WN	N
20299	10	CH	N
20300	11	CH	N
20302	11	CH	N
20306	14	CH	N
20307	12	CH	N
20308	16	WN	N
20311	10	CH	N
20314	14	CH	N
20315	11	D	Y
20316	10	CH	N
20317	10	W	N
20318	16	CH	N
20319	10	H	N
20320	17	WN	N
20322	16	E	Y
20323	11	PL	N
20325	10	CH	N
20326	30	W	N
20327	10	PL	N
20328	19	WN	N
20329	12	HN	N
20330	40	W	Y
20331	25	W	Y
20332	21	W	Y
20333	17	M	N
20334	10	W	N
20335	10	CH	Y
20336	10	W	N
20337	13	M	N
20338	12	D	Y
20339	11	M	N
20340	15	W	Y
20341	26	W	N
20342	15	CH	N
20343	11	D	N
20344	10	W	Y
20345	10	W	Y
20346	18	W	Y
20347	18	CH	N
20348	13	CH	N
20349	16	CH	N
30001	14	CH	N
30003	12	HN	N
30006	14	HN	N
30013	10	CH	Y
30014	10	CH	Y
30015	30	CH	Y
30018	11	HN	Y
30021	10	HN	N
30022	14	M	N
30023	10	HN	N
30026	12	HN	N
30032	14	M	N
30036	12	W	N
30037	12	HN	N
30044	10	W	N
30045	12	W	Y
30046	12	W	N
30047	11	W	N
30048	13	A	Y
30049	10	M	Y
30050	10	CH	N
30051	14	W	N
30052	14	W	N
30053	18	W	N
30054	14	W	N
30055	12	W	N
30056	12	W	N
30057	18	W	N
30058	12	W	N
30059	14	W	N
30060	12	CH	Y
30061	12	M	N

TREE TYPES

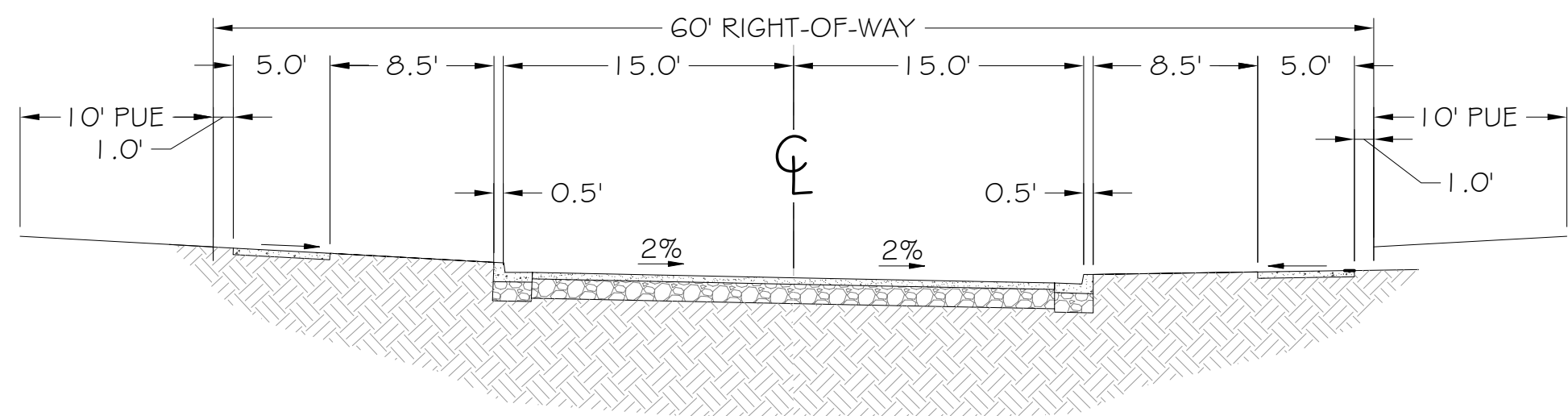
A=APPLE
CE=CEDAR
CH=CHERRY
CW=COTTONWOOD
D=DOUGLAS FIR
E=ELM
F=FIR
H=HAZEL
HO=HOLLY
HN=HAWTHORNE
L=LOCUST
M=MAPLE
MD=MADRONE
P=PINE
PL=PLUM
W=WHITE OAK
WN=WALNUT

TREE CONSERVATION DATA

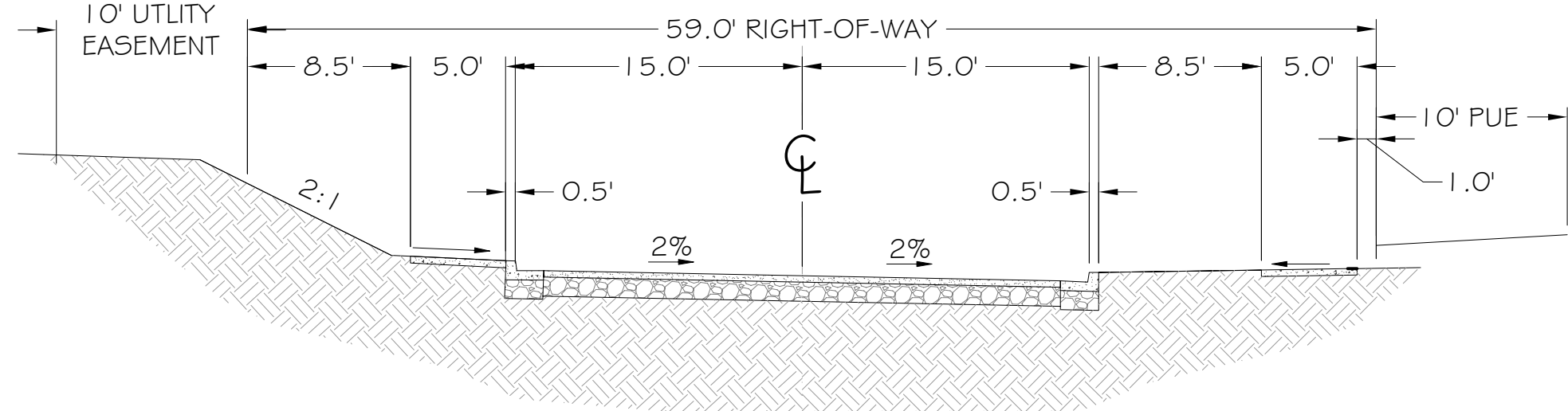
TOTAL TREES ≥ 10" DBH - 147
TREES TO BE REMOVED - 103
TREES TO BE PRESERVED - 44
PERCENTAGE OF TREES TO BE PRESERVED - 30%

TOTAL WHITE OAKS OVER 24" - 10
WHITE OAKS OVER 24" TO BE REMOVED - 7
WHITE OAKS OVER 24" TO BE PRESERVED - 3
PERCENTAGE OF WHITE OAKS OVER 24" TO BE PRESERVED - 30%

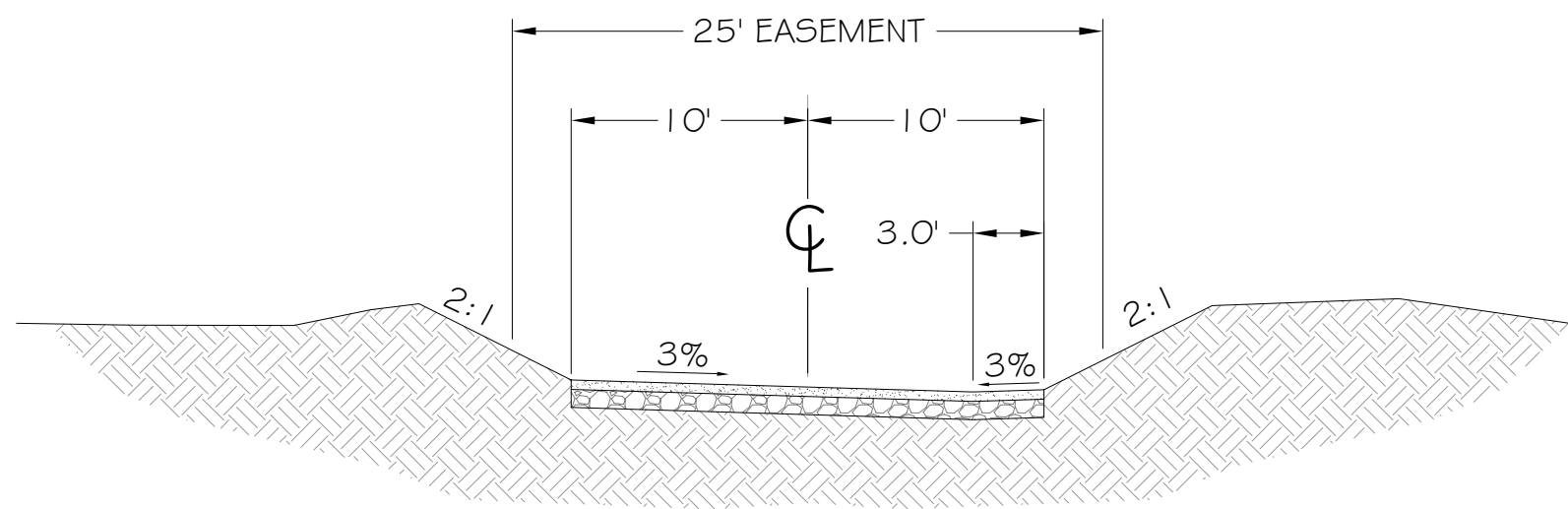
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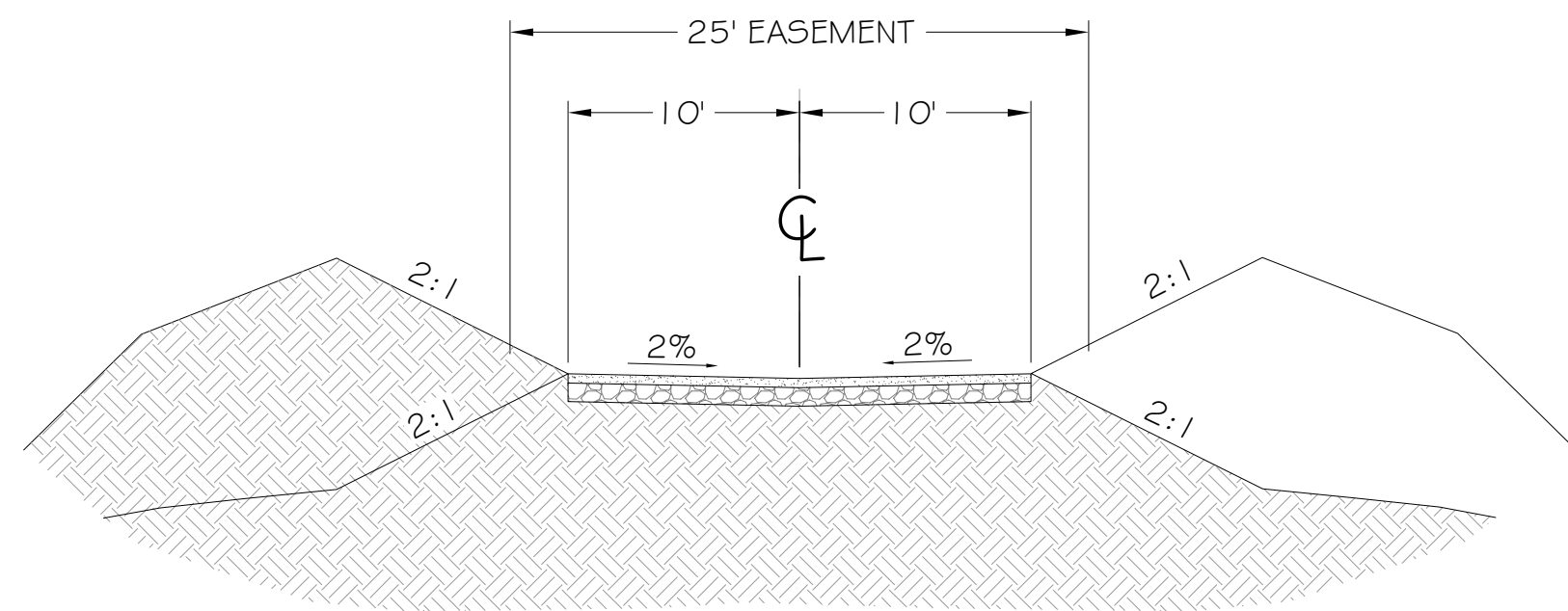
1 TYPICAL SECTION - FELTON ST STA 20+32-22+95
& DOUGHTON ST STA. 10+00-17+14
SCALE: NTS



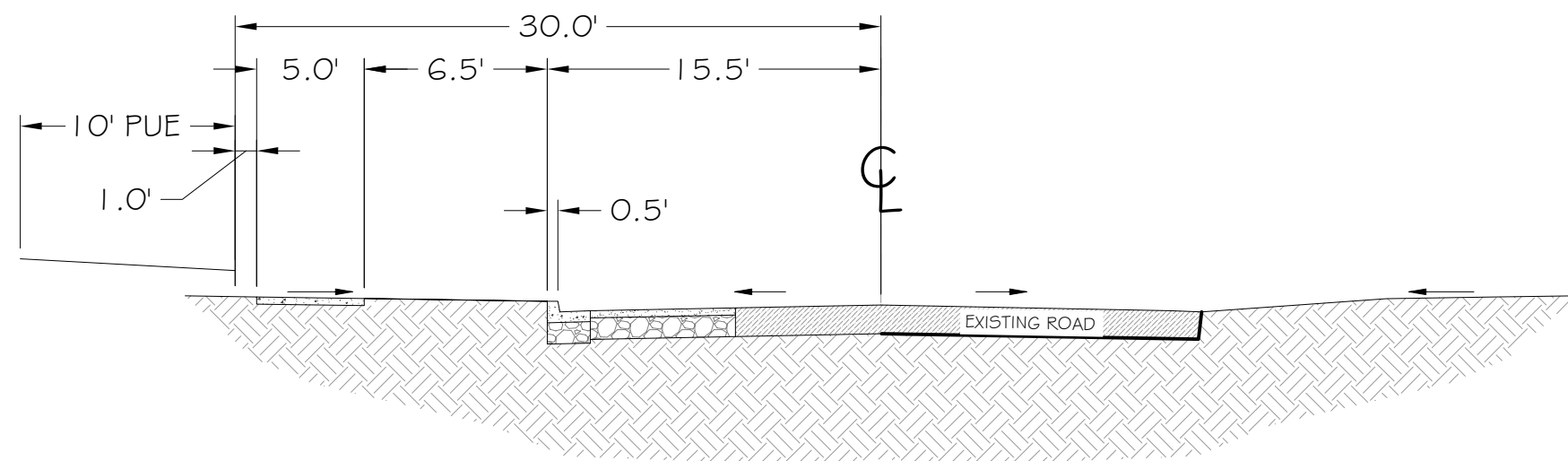
2 TYPICAL SECTION - FELTON ST
STA 25+77-23+80
SCALE: NTS



3 TYPICAL SECTION - FLAGLOT ENTRANCE
SCALE: NTS



4 TYPICAL SECTION - FLAGLOT DRIVEWAY
SCALE: NTS



5 TYPICAL SECTION - SALEM HEIGHTS AVE
SCALE: NTS

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