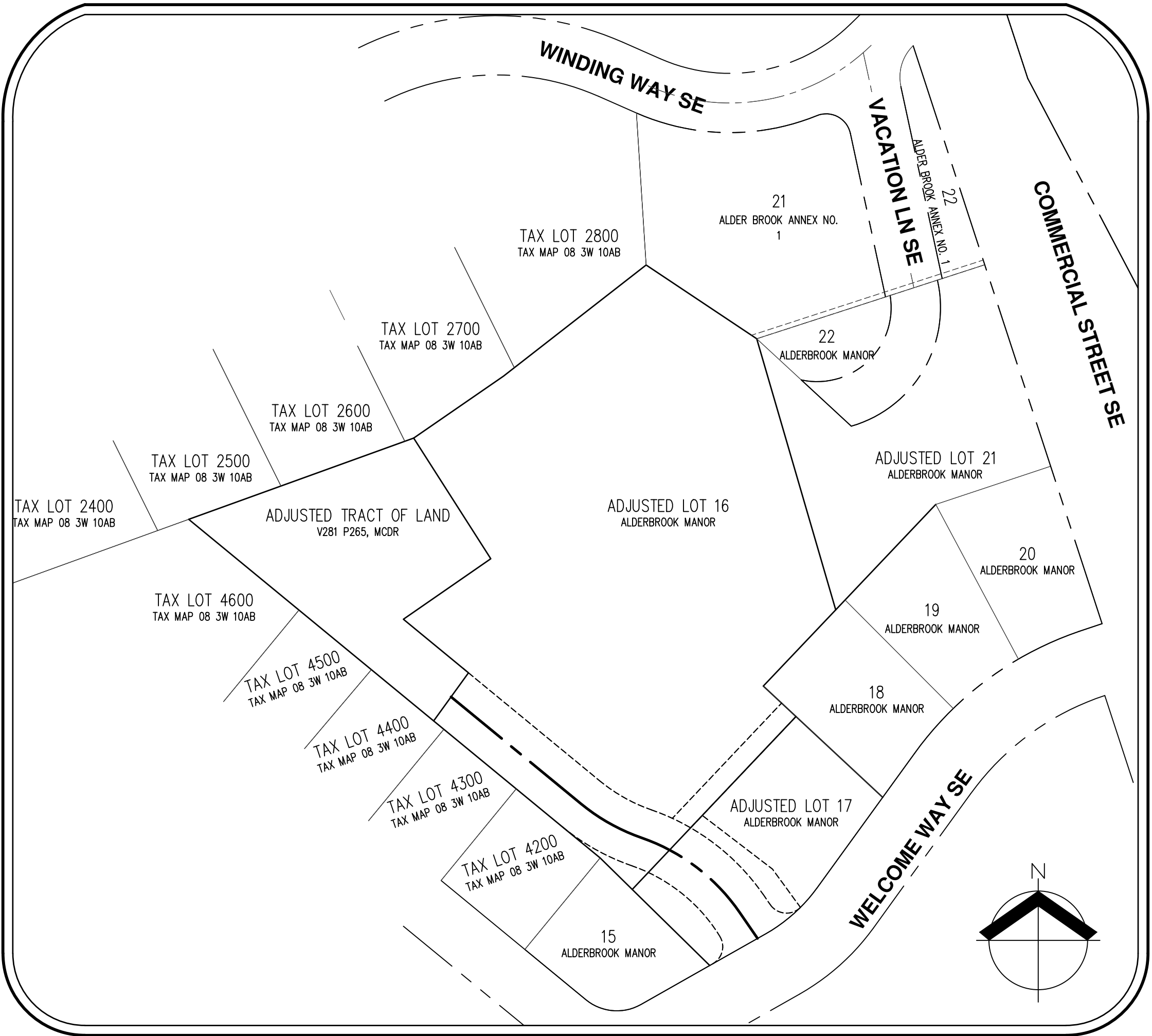
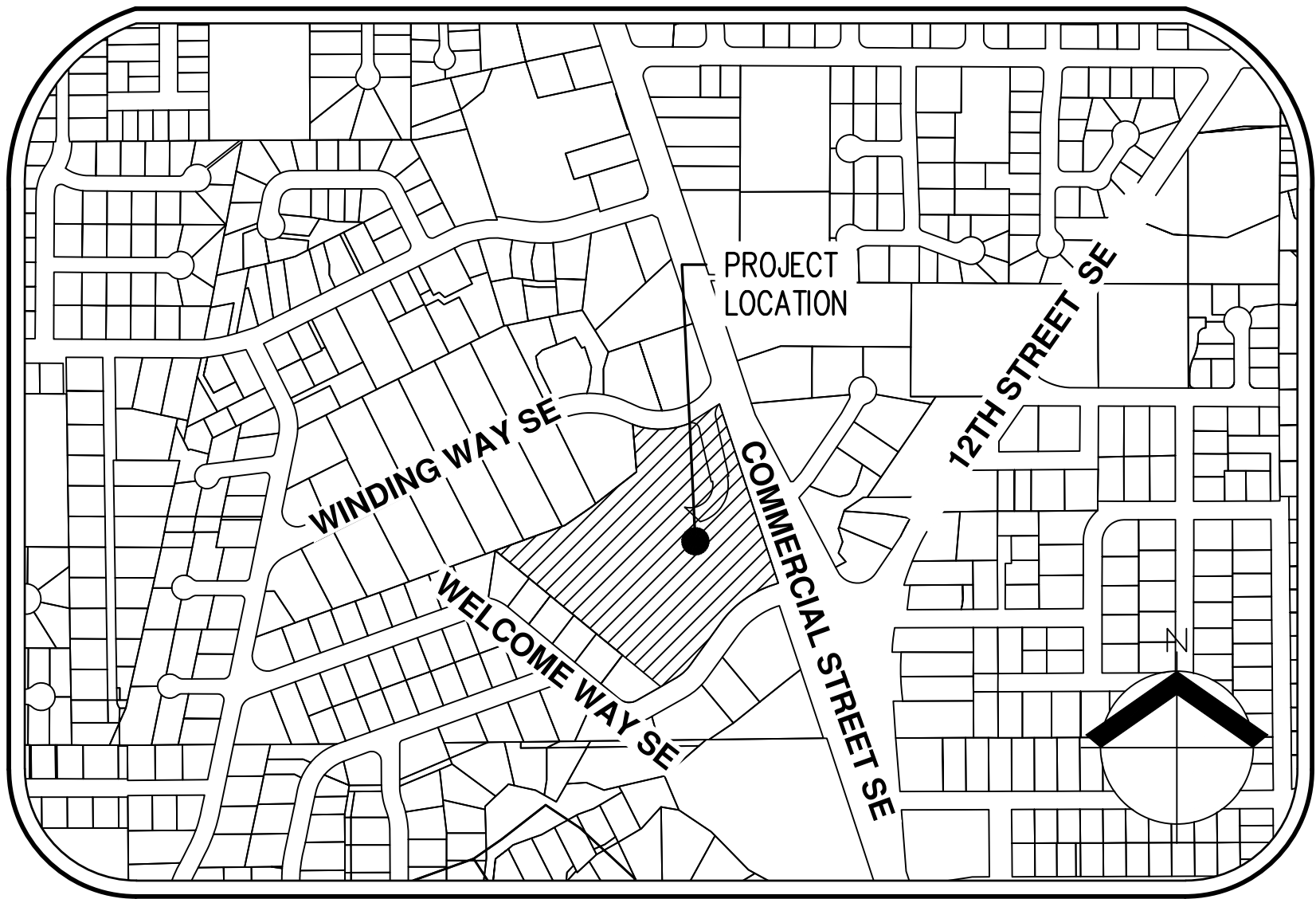


# 710 WINDING WAY SE

## PROPERTY LINE ADJUSTMENT SERIES



**SITE MAP**  
NTS



**VICINITY MAP**  
NTS

### PROPERTY DESCRIPTION:

A TRACT OF LAND, ORIGINALLY CREATED BY DEED ON MARCH 4, 1043 AND RECORDED ON MARCH 4, 10432, AS VOLUME 281, PAGE 265 (V281 P265), MARION COUNTY DEED RECORDS (MCDR); ALSO LOTS 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 1, ALDERBROOK MANOR; ALSO LOTS 21 AND 22, ALDER BROOK ANNEX NO. 1, IN THE CITY OF SALEM, COUNTY OF MARION, STATE OF OREGON.

## SHEET SET INDEX

- P00 PROPERTY LINE ADJUSTMENT COVER SHEET
- P01 EXISTING CONDITIONS PLAN
- P02 PROPERTY LINE ADJUSTMENT 1 PLAN
- P03 PROPERTY LINE ADJUSTMENT 2 PLAN
- P04 PROPERTY LINE ADJUSTMENT 3 PLAN
- P05 CONCEPTUAL COMPOSITE UTILITY PLAN

### SURVEY / LAND USE PLANNING / ARBORIST / CIVIL ENGINEERING FIRM

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: LYLE J. MISBACH, PE, CFM  
3700 RIVER RD N, STE 1  
KEIZER, OR 97303  
PH: 503-400-6028  
FAX: 503-400-7722

### PROPERTY OWNER/APPLICANT

MATTHEW AND SUZANNE BAILEY  
710 WINDING WAY SE  
SALEM, OR 97302

### PROPERTY LOCATION

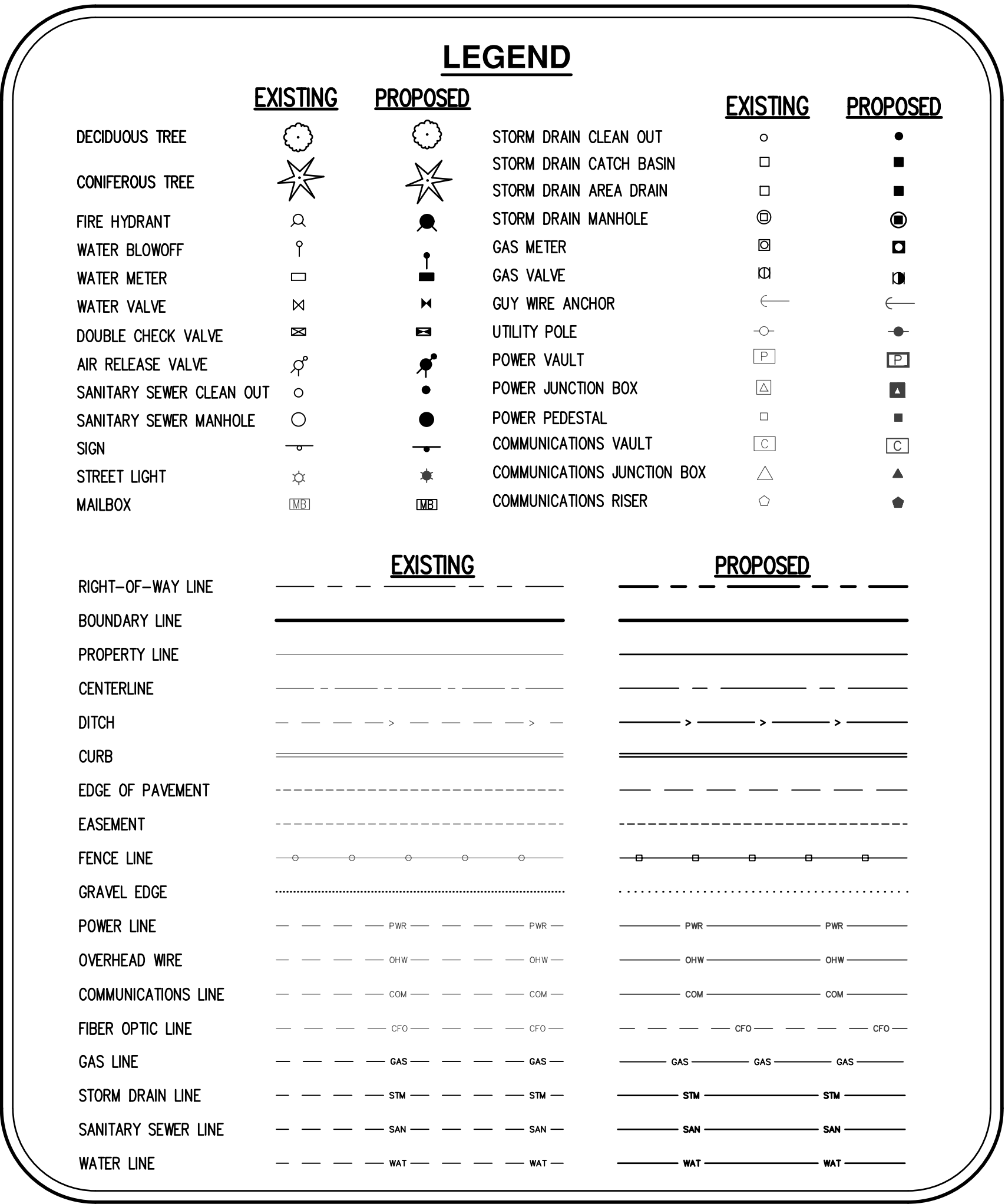
710 WINDING WAY SE  
SALEM, OR 97302

### EXISTING LAND USE

SINGLE FAMILY RESIDENCE

### PROJECT PURPOSE

PROPERTY LINE ADJUSTMENTS



PROPERTY LINE ADJUSTMENT COVER SHEET

710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

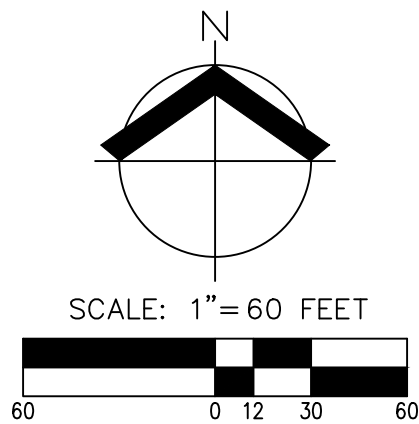
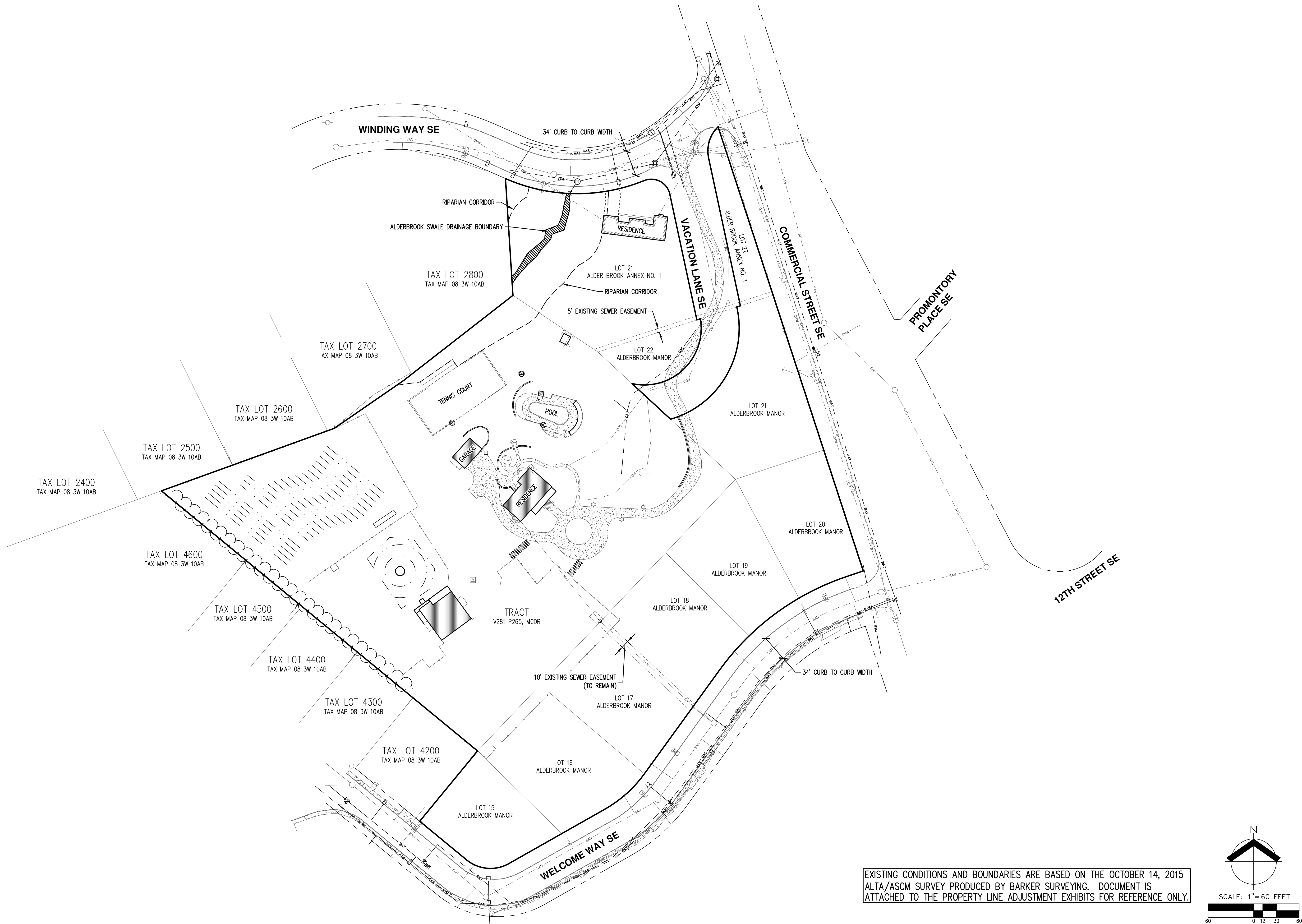
TAX LOT 083W10AB 03400

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

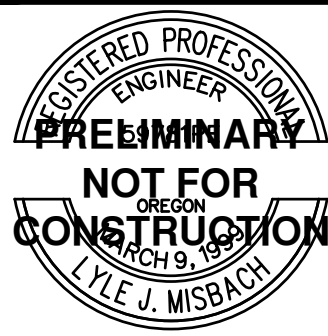
REGISTERED PROFESSIONAL ENGINEER  
OREGON  
LYLE J. MISBACH  
EXPIRES: DEC. 31, 2022  
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP

P00

AKS DRAWING FILE: 5176 PLA\_EXCOND.DWG | LAYOUT: P01



EXISTING CONDITIONS PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON



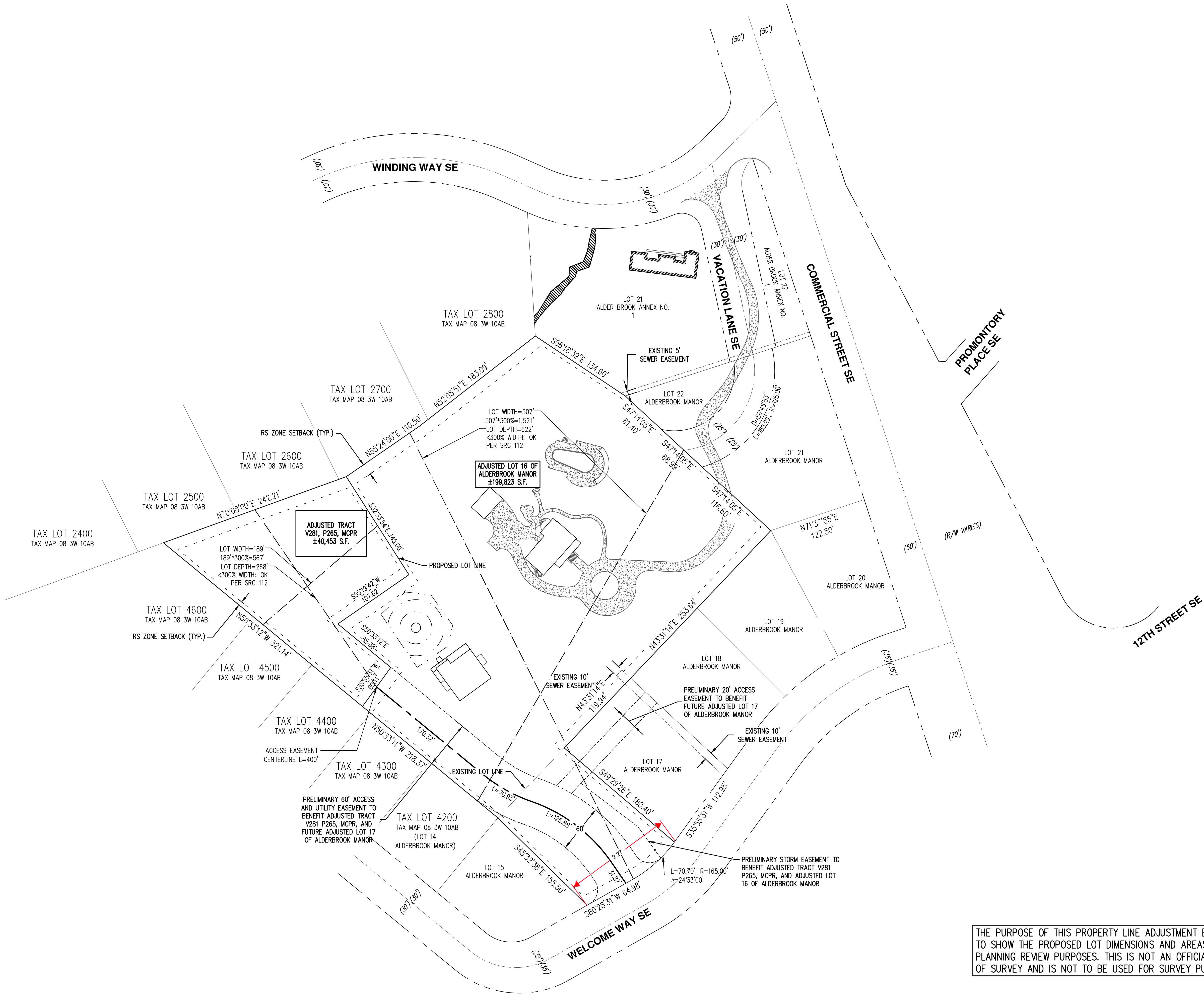
EXPIRES:	DEC. 31, 2022
JOB NUMBER:	5176
DATE:	04/01/2021
DESIGNED BY:	LJM
DRAWN BY:	SLZ
CHECKED BY:	JMP

P01

TAX LOT 083W10AB 03400

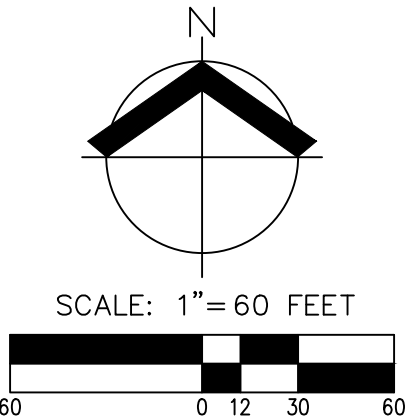


AKS DRAWING FILE: 5176 PLA SERIES LUDWC | LAYOUT: PLA 1



SETBACK TABLE - RS ZONE	
ABUTTING STREET	MIN. 12' LOCAL STREETS MIN. 20' COLLECTOR OR ARTERIAL STREETS
INTERIOR FRONT	12' MIN.
INTERIOR SIDE	5' MIN. FOR NEW BUILDINGS, 3' MIN. FOR EXISTING BUILDINGS
INTERIOR REAR	MIN. 14' APPLICABLE TO ANY PORTION OF A BUILDING NOT MORE THAN ONE-STORY IN HEIGHT  MIN. 20' APPLICABLE TO ANY PORTION OF A BUILDING GREATER THAN ONE-STORY IN HEIGHT

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.

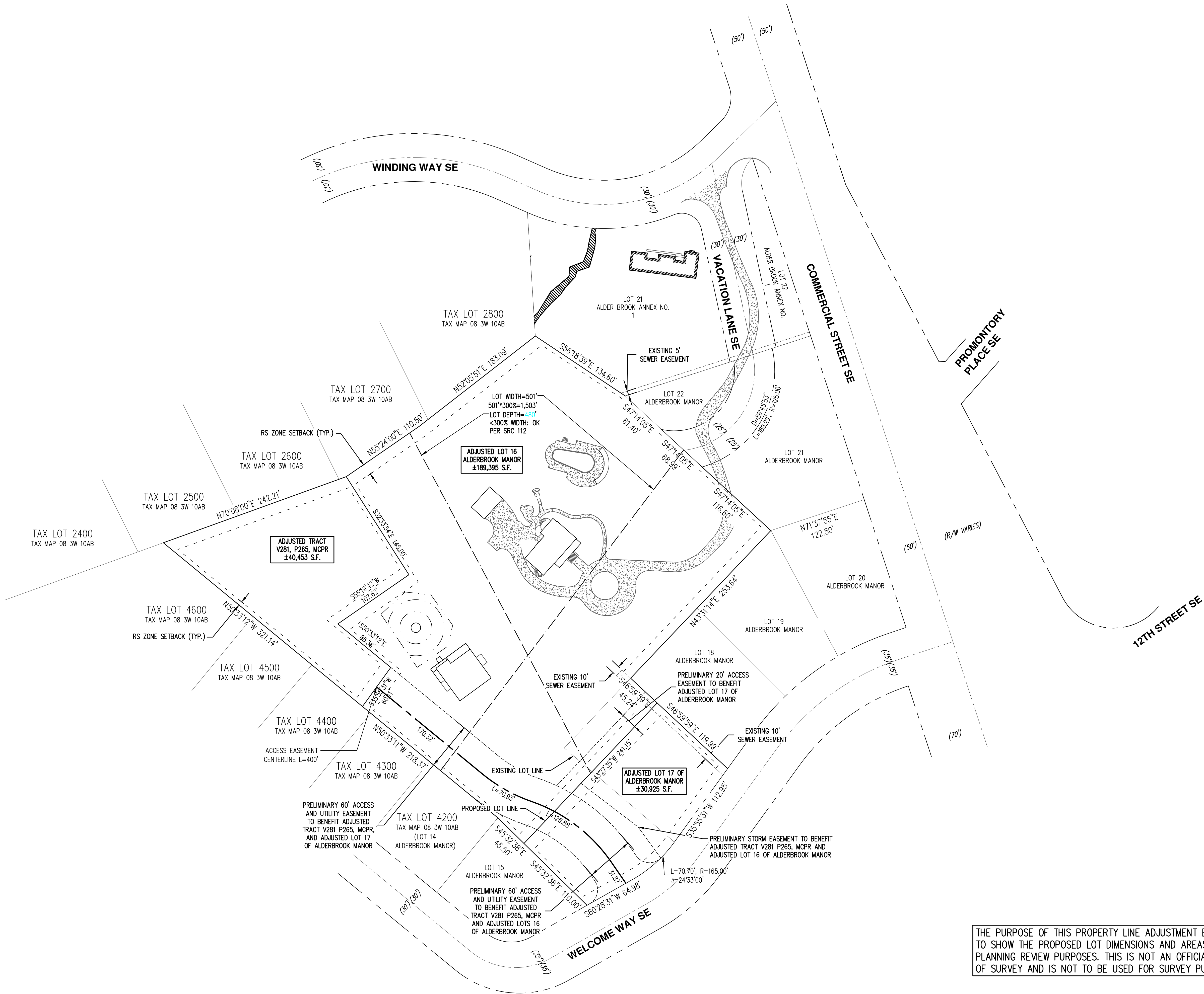


PROPERTY LINE ADJUSTMENT 1 PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER  
OREGON  
Lyle J. Misbach  
EXPIRES: DEC. 31, 2022  
NOT FOR CONSTRUCTION  
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP

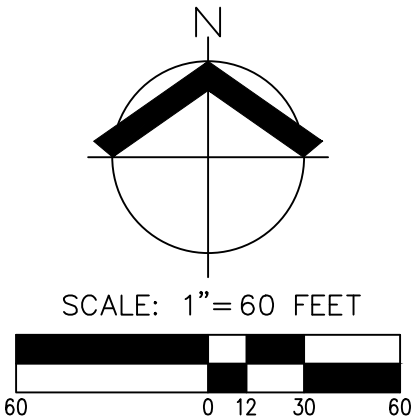


AKS DRAWING FILE: 5176 PLA SERIES LUDOWE | LAYOUT: PLA 2



SETBACK TABLE - RS ZONE	
ABUTTING STREET	MIN. 12' LOCAL STREETS MIN. 20' COLLECTOR OR ARTERIAL STREETS
INTERIOR FRONT	12' MIN.
INTERIOR SIDE	5' MIN. FOR NEW BUILDINGS, 3' MIN. FOR EXISTING BUILDINGS
INTERIOR REAR	MIN. 14' APPLICABLE TO ANY PORTION OF A BUILDING NOT MORE THAN ONE-STORY IN HEIGHT  MIN. 20' APPLICABLE TO ANY PORTION OF A BUILDING GREATER THAN ONE-STORY IN HEIGHT

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.



PROPERTY LINE ADJUSTMENT 2 PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

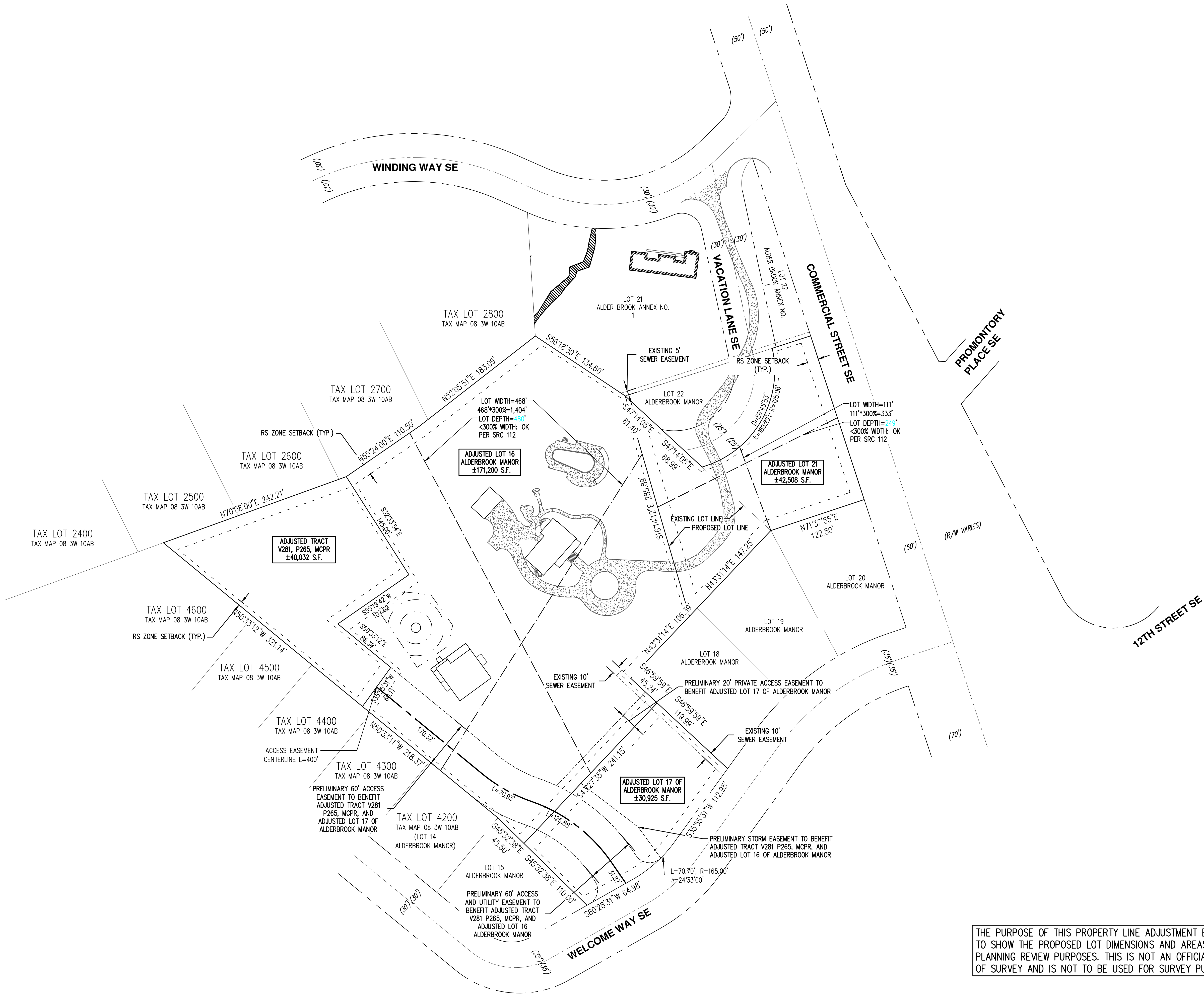
REGISTERED PROFESSIONAL ENGINEER  
OREGON  
Lyle J. Misbach  
EXPIRES: DEC. 31, 2022

NOT FOR CONSTRUCTION

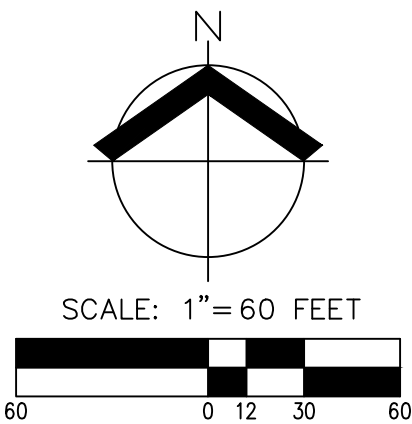
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP



AKS DRAWING FILE: 5176 PLA SERIES LUDOWE | LAYOUT: PLA 3



SETBACK TABLE - RS ZONE	
ABUTTING STREET	MIN. 12' LOCAL STREETS MIN. 20' COLLECTOR OR ARTERIAL STREETS
INTERIOR FRONT	12' MIN.
INTERIOR SIDE	5' MIN. FOR NEW BUILDINGS, 3' MIN. FOR EXISTING BUILDINGS
INTERIOR REAR	MIN. 14' APPLICABLE TO ANY PORTION OF A BUILDING NOT MORE THAN ONE-STORY IN HEIGHT  MIN. 20' APPLICABLE TO ANY PORTION OF A BUILDING GREATER THAN ONE-STORY IN HEIGHT

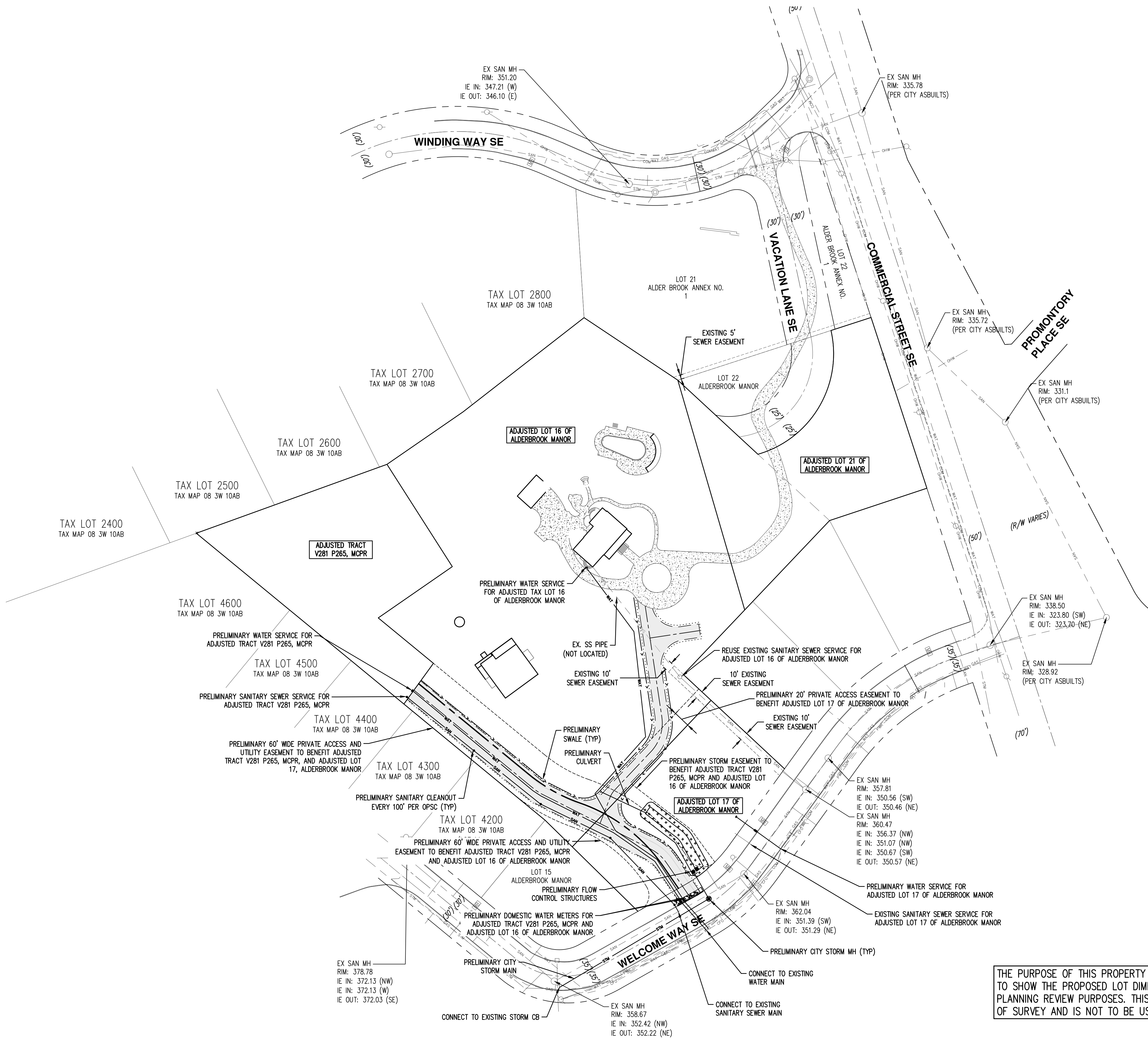


THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.

PROPERTY LINE ADJUSTMENT 3 PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
Lyle J. Misbach  
EXPIRES: DEC. 31, 2022  
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP

AKS DRAWING FILE: 5176 COMP. UTILITY.DWG | LAYOUT: PL44



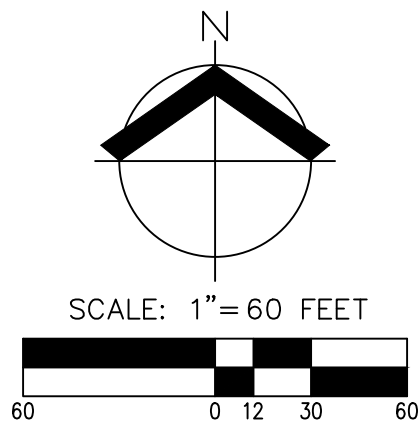
THE STORMWATER MANAGEMENT SYSTEM(S) FOR THIS PROJECT CAN BE DESIGNED TO COMPLY WITH THE CURRENT CITY OF SALEM STORMWATER DESIGN STANDARDS AS FOLLOWS:

- APPROXIMATELY 2,300 SQUARE FEET OF THE PROPERTY CAN BE SET ASIDE AS A PRIVATE STORMWATER FACILITY, AS SHOWN ON THIS PLAN. THIS AREA COULD BE UTILIZED TO TREAT THE PROPOSED ±16,200 SQUARE FEET OF NEW IMPERVIOUS AREA FOR THE PRIVATE ACCESS TO THE PROPOSED ADJUSTED LOTS AS WELL AS 2,500 SQUARE FEET FOR A FUTURE HOME AND DRIVEWAY ON THE TWO UNDEVELOPED ADJUSTED LOTS. THE PROPOSED FACILITY IS IN EXCESS OF THE 2,120 SQUARE FEET (10% OF TOTAL IMPERVIOUS SURFACE) SET-ASIDE REQUIREMENT IN SECTION 4E.4 OF THE PUBLIC WORKS DESIGN STANDARDS.
- THE INDIVIDUAL RESIDENTIAL LOTS MAY PROVIDE INDIVIDUAL STORMWATER SYSTEMS WHEN BUILDING PERMITS ARE ISSUED FOR EACH OF THE LOTS OR POTENTIALLY UTILIZE THE ADDITIONAL CAPACITY IN THE SHARED FACILITY. THE EXTENT OF THESE SYSTEMS WILL BE DETERMINED DURING BUILDING PERMIT REVIEW.

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.

## LEGEND

- NEW AC PAVEMENT
- PRIVATE STORMWATER FACILITY
- NEW CONCRETE SIDEWALK/DRIVEWAY
- EDGE OF GRAVEL SHOULDER
- EDGE OF AC PAVEMENT
- PRELIMINARY SANITARY SEWER
- PRELIMINARY STORM DRAIN
- PRELIMINARY SWALE
- PRELIMINARY WATER
- PRELIMINARY EASEMENT
- PRELIMINARY STORM CATCH BASIN
- PRELIMINARY STORM MANHOLE
- PRELIMINARY SANITARY CLEANOUT
- PRELIMINARY WATER METER



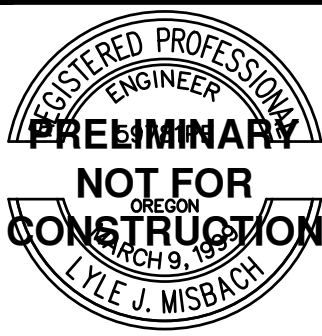
## CONCEPTUAL COMPOSITE UTILITY PLAN

710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

AKS  
AKS ENGINEERING & FORESTRY, LLC  
5700 RIVER RD. N., STE 1  
KEIZER, OR 97031  
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TAX LOT 083W10AB 03400



EXPIRES: DEC. 31, 2022

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P05