

Owner / Developer:

JCT HOLDINGS LLC

201 FERRY ST SE, STE 400
SALEM, OREGON 97301

Engineer:

MULTI/TECH ENG.

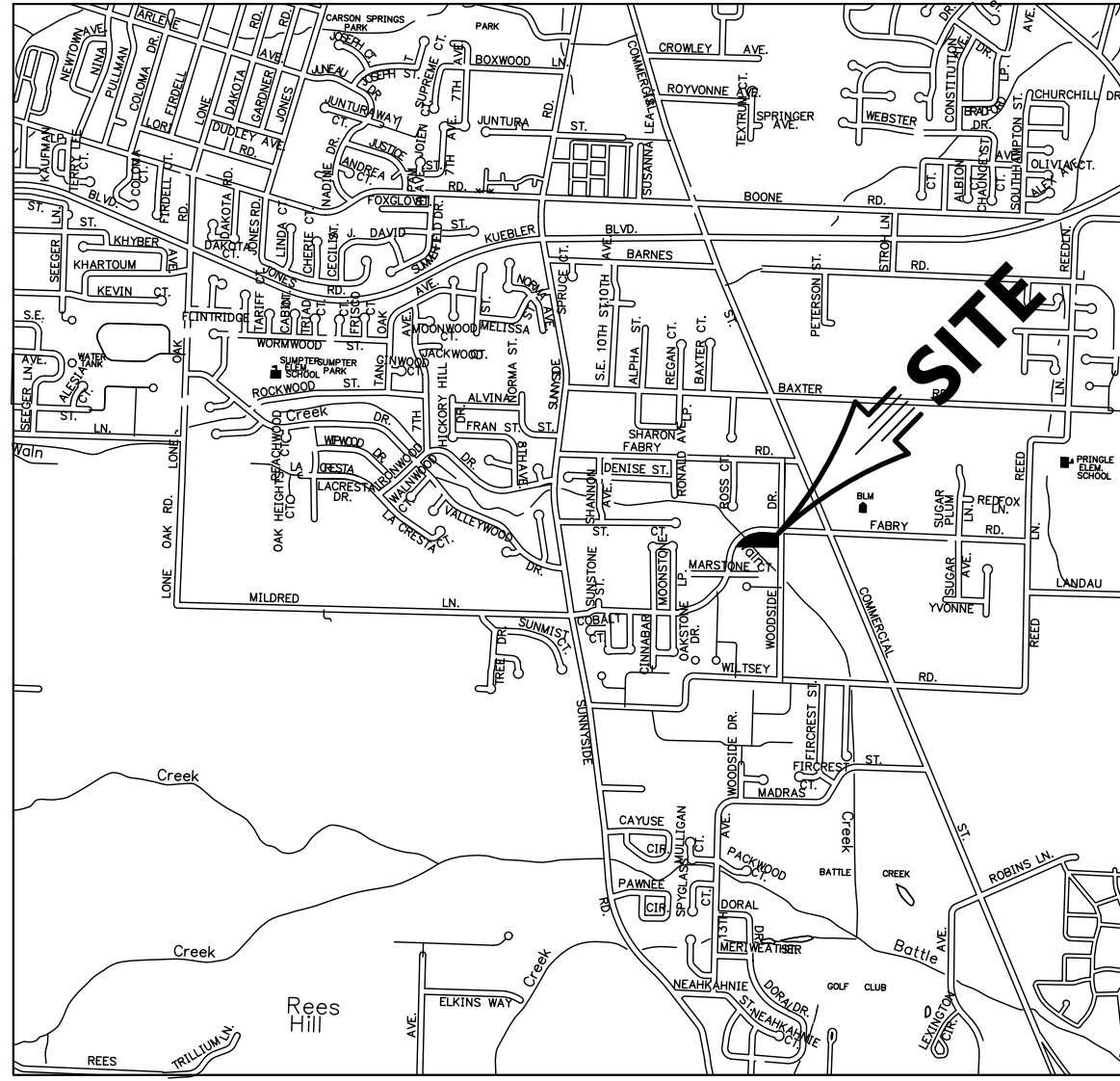
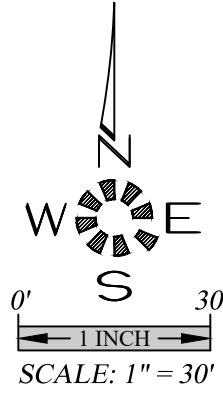
1155 13TH ST SE
SALEM, OREGON 97302
503-363-9227

J & J ESTATES

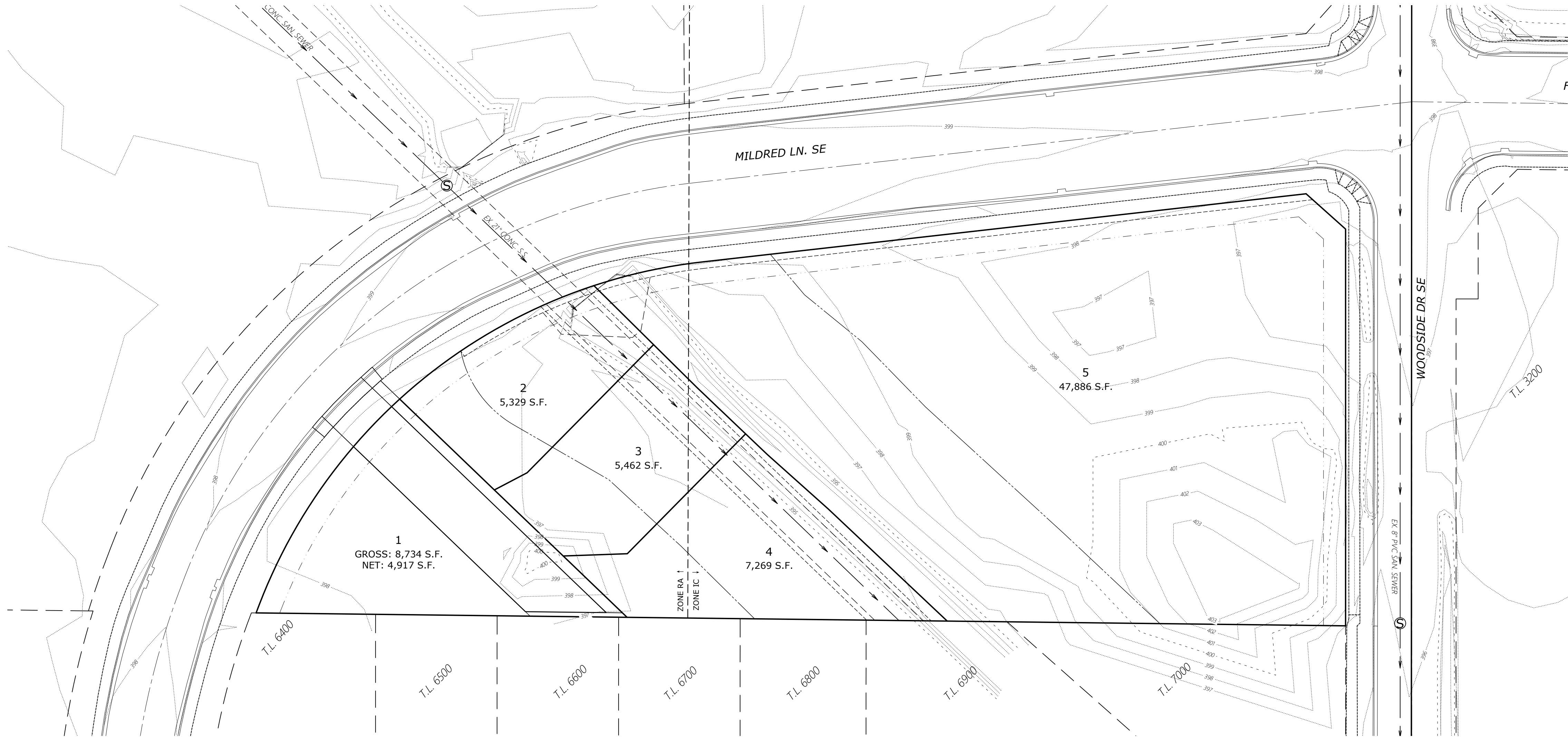
SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON
74,679 SQ. FT. (7.71 ACRES)

B.M. 8300

A 2" ALUMINUM DISK LOCATED IN THE
BEGINNING OF RADIUS OF THE CURB, N.E.
CORNER OF BAXTER CT. & BAXTER RD.
ELEVATION: 406.76 (NGVD 29)



VICINITY MAP



SYMBOLS

EXIST. PROP.	EXIST. PROP.
BLOW OFF ASSY.	MANHOLE SAN. SEWER
CATCH BASIN	MANHOLE STORM DRAIN
CATCH BASIN CLEANOUT	2' DIA. C.O. / M.H.
CATCH BASIN INLET	MANHOLE TELEPHONE
CATV PED. / BOX	MANHOLE WATER
CLEANOUT	REDUCER / INCREASER
ELEC. PED. / BOX	TEL. PED. / BOX
FIRE HYDRANT	TRAFFIC PED. / BOX
GAS LOCATION MARKER	UTILITY / POWER POLE
GAS VALVE	WATER METER
MAIL BOX	WATER VALVE
CABLE TELEVISION	SANITARY SEWER EXIST.
CENTERLINE	SANITARY SEWER PROP.
STORM DRAIN EXIST.	STORM DRAIN PROP.
ELECTRICAL LINE	WATER MAIN EXIST.
TELEPHONE LINE	WATER MAIN PROP.

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWLG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	RIM	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV.	INVERT	VAULT	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

TENTATIVE SUBDIVISION PLAN
COVER SHEET

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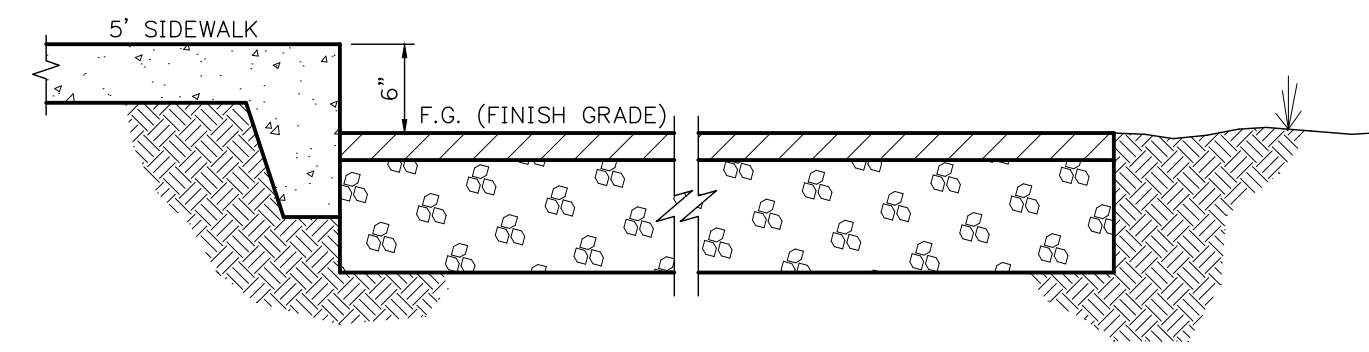
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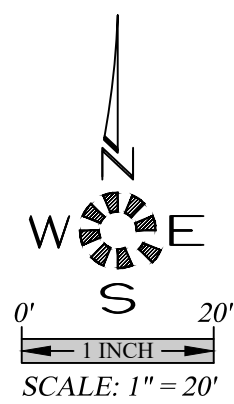
REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1976
MARK D. GRANT
OREGON
EXPIRES: 06-30-2021

JOB # 7025

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TYPICAL SIDEWALK AND DRIVE WAY SECTION
-NTS-



TENTATIVE SUBDIVISION PLAN
DETAIL PLAN

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Scale: AS SHOWN
REGISTERED PROFESSIONAL ENGINEER
JULY 14, 2019
MARK A. GREEN
EXPIRES 06-30-2021

JOB # 7025

24 TOTAL APARTMENT UNITS
6 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
6 TYPE "B" 2-Bd, 2-Ba (1,029 S.F.) UNITS
12 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

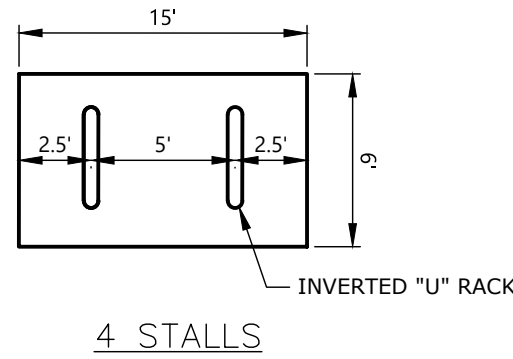
42 TOTAL PARKING STALLS
26 STANDARD STALLS
14 COMPACT STALLS
2 HANDICAP STALLS

1 TRASH / RECYCLE
1 U.S. MAIL BOX AREA
1 GAZEBO

--- LOCATION OF ELECTRICAL SEPARATION WALL

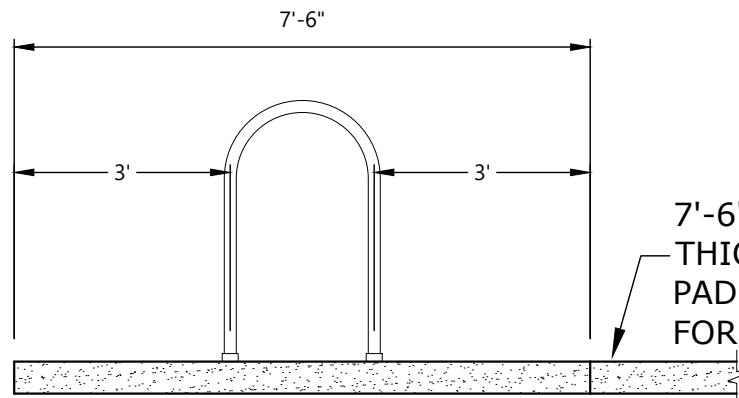
II - 4 BICYCLE SPACES

THE INDICATED LOWER FLOOR UNITS IN BUILDING 2 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2



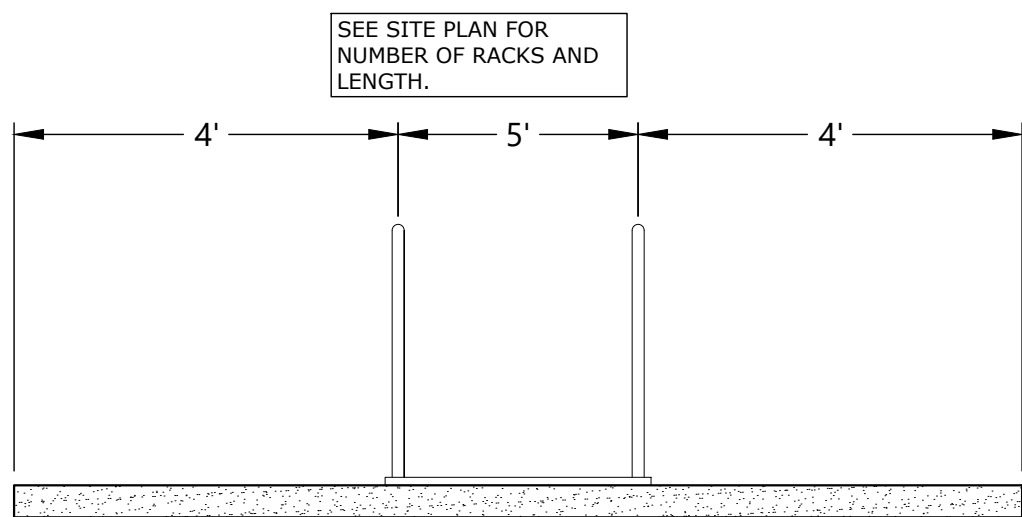
4 STALLS

TYPICAL BICYCLE RACKS
NTS

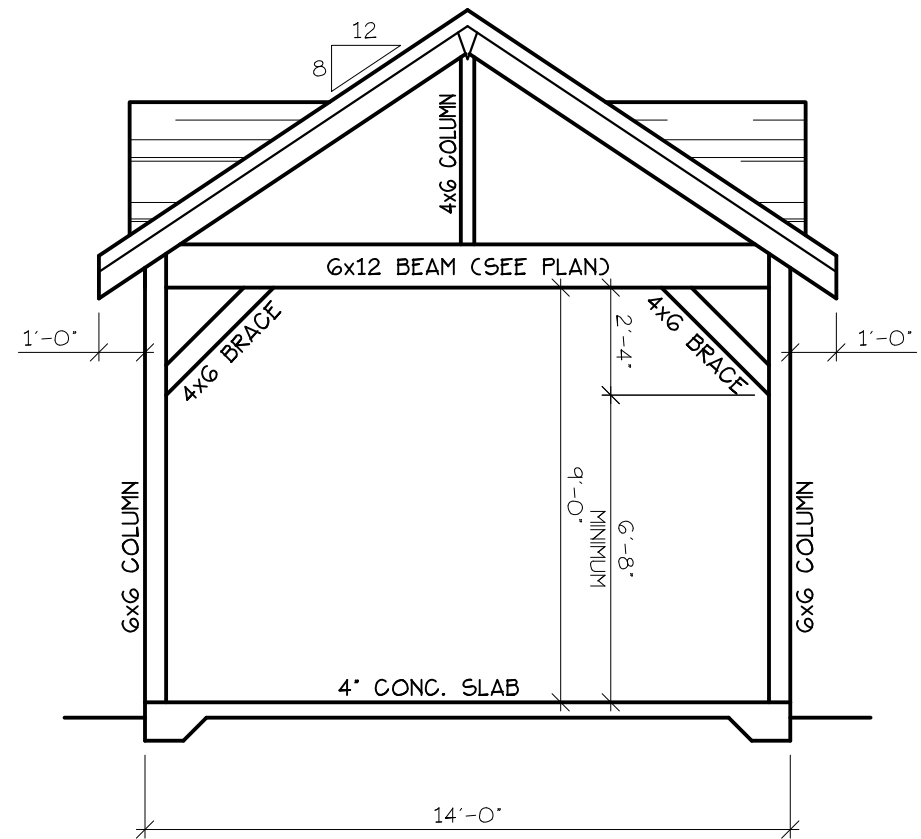


7'-6" WIDEX4" THICK CONCRETE PAD (SEE PLAN FOR LENGTH)

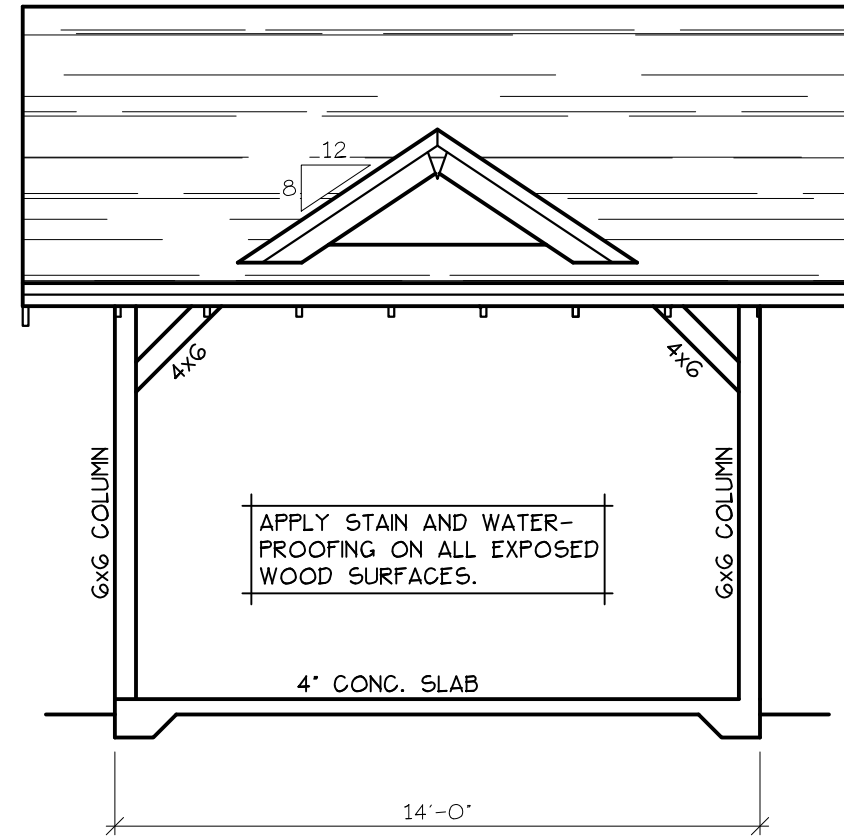
BIKE RACK SECTION
-NTS-



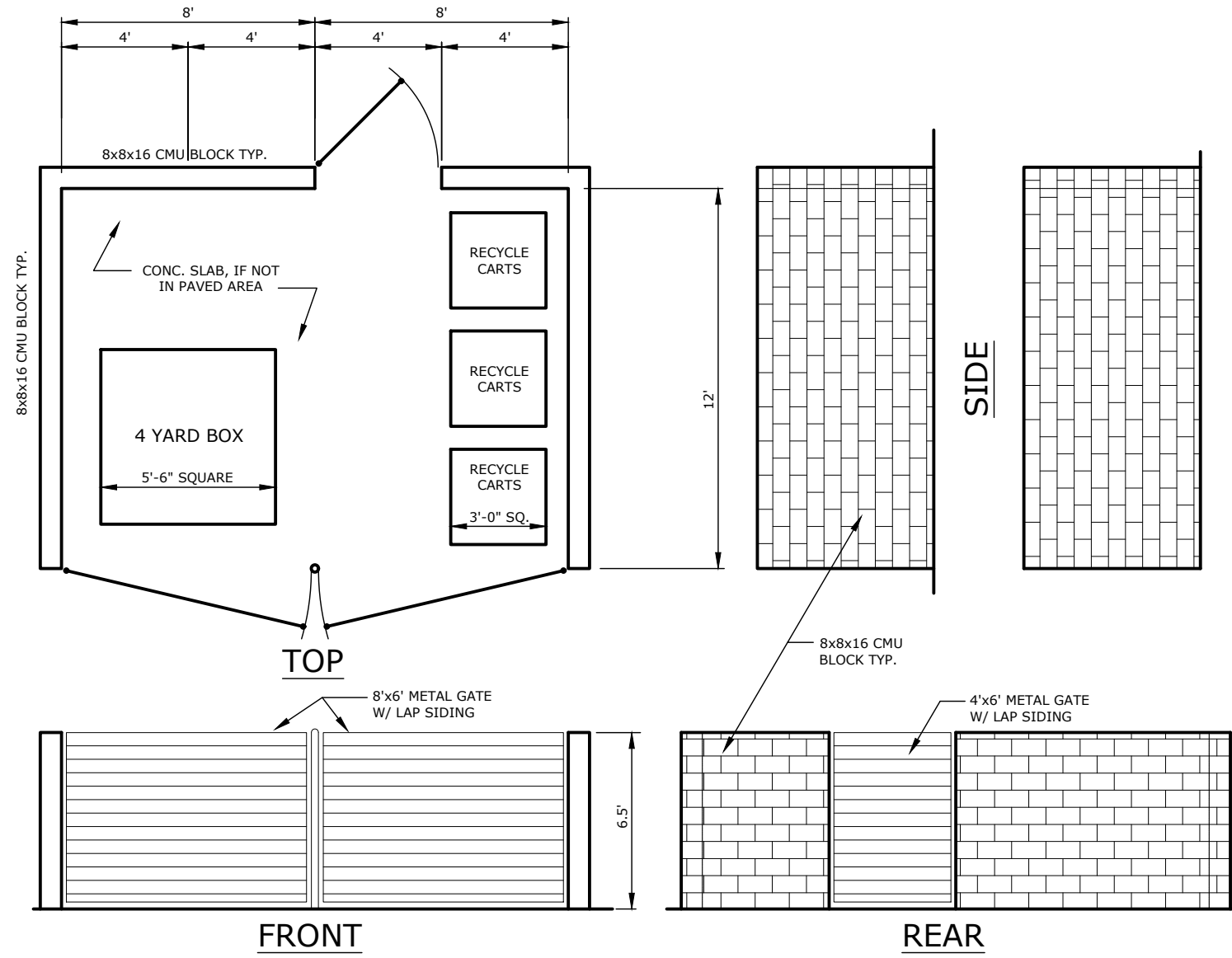
BIKE RACK SECTION
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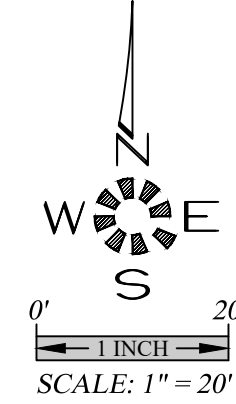
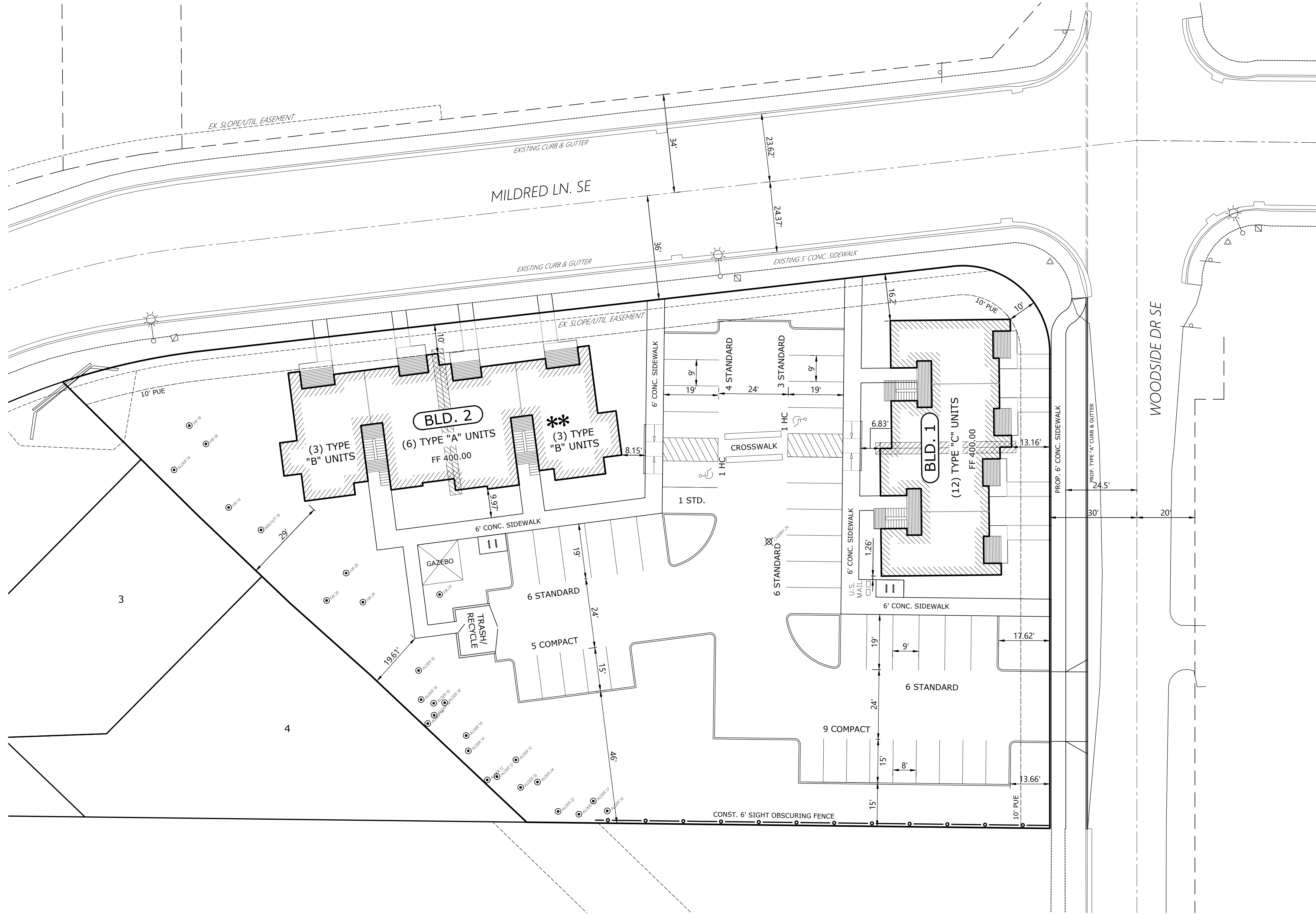
GAZEBO CENTER + END ELEVATION
SCALE: NTS



GAZEBO SIDE ELEVATION
SCALE: NTS



TRASH & RECYCLE ENCLOSURE
-NTS-

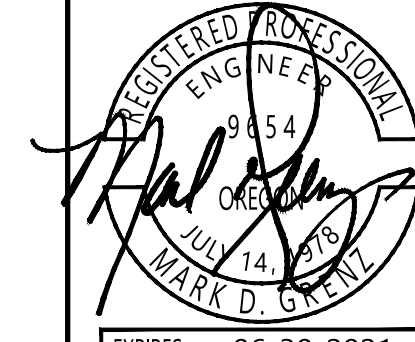


SITE
PLAN

WALN CREEK APARTMENTS

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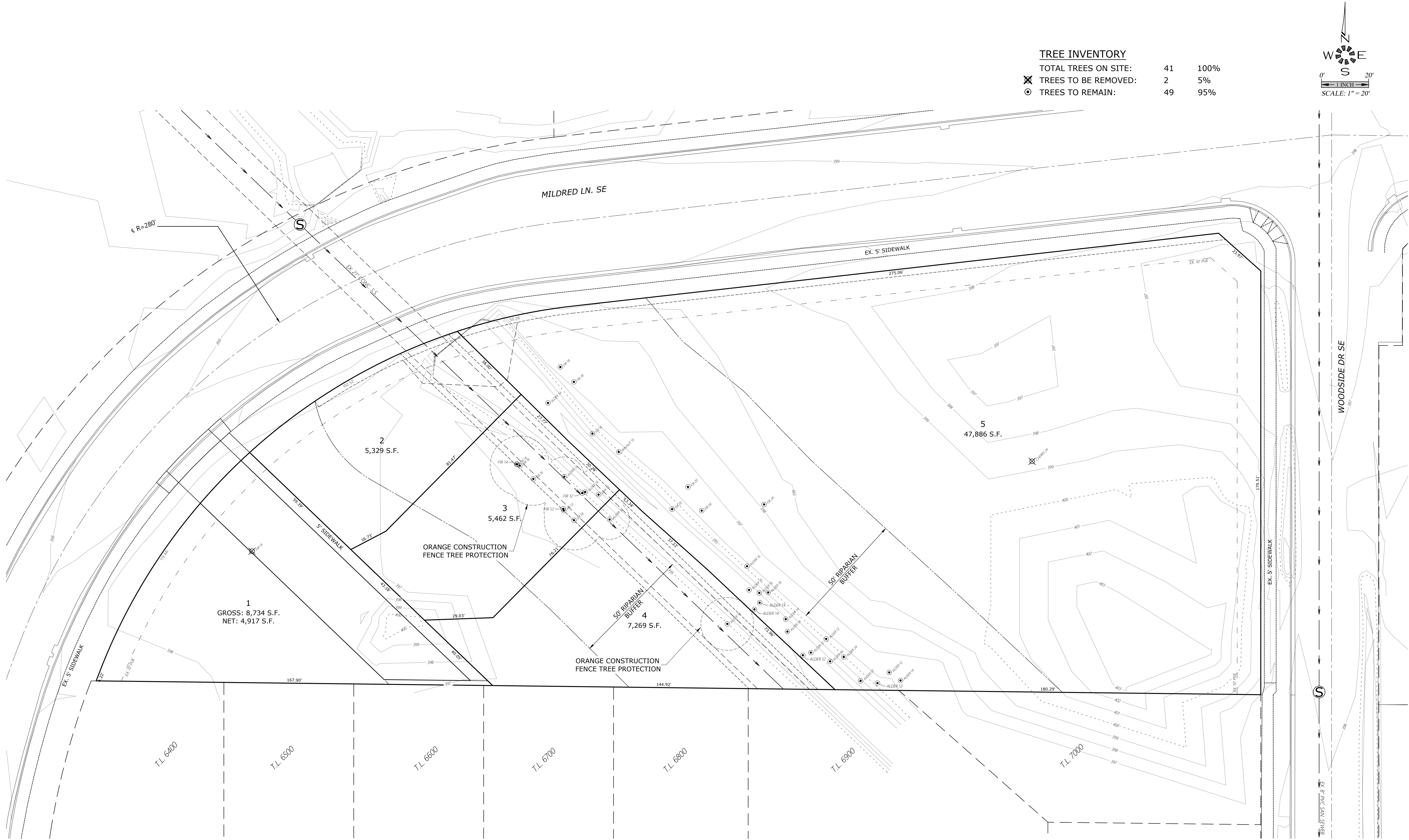
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Scale: AS SHOWN



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JOB # 7026

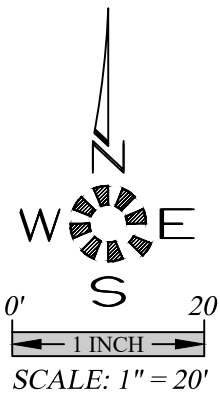
SDR3

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TREE INVENTORY

TOTAL TREES ON SITE:	41	100%
✕ TREES TO BE REMOVED:	2	5%
○ TREES TO REMAIN:	49	95%



TENTATIVE SUBDIVISION PLAN
TREE CONSERVATION

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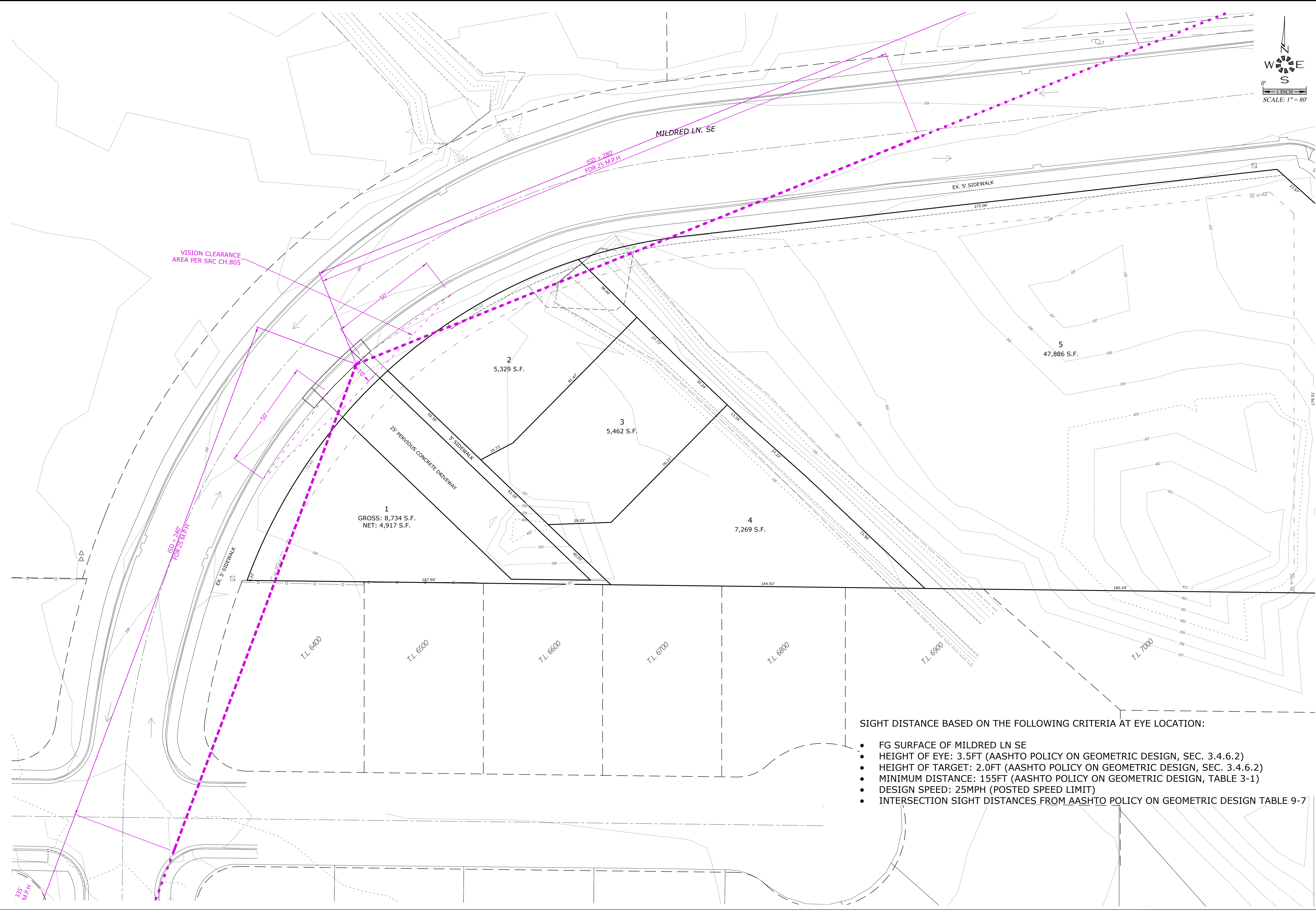
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Date: MAY 2021
Scale: AS SHOWN

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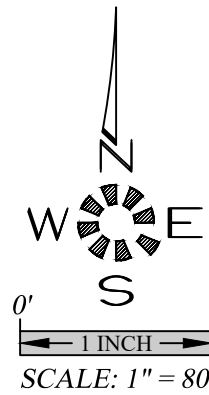
JOB # 7025

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SIGHT DISTANCE BASED ON THE FOLLOWING CRITERIA AT EYE LOCATION:

- FG SURFACE OF MILDRED LN SE
- HEIGHT OF EYE: 3.5FT (AASHTO POLICY ON GEOMETRIC DESIGN, SEC. 3.4.6.2)
- HEIGHT OF TARGET: 2.0FT (AASHTO POLICY ON GEOMETRIC DESIGN, SEC. 3.4.6.2)
- MINIMUM DISTANCE: 155FT (AASHTO POLICY ON GEOMETRIC DESIGN, TABLE 3-1)
- DESIGN SPEED: 25MPH (POSTED SPEED LIMIT)
- INTERSECTION SIGHT DISTANCES FROM AASHTO POLICY ON GEOMETRIC DESIGN TABLE 9-7



SIGHT DISTANCE PLAN MILDRED LN SE

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