

**DEVELOPER**  
SALEM PROPERTIES OF DE LLC  
5305 RIVER RD N  
KEIZER, OR 97303

**SUBDIVISION DATA:**

SEC. 14BB  
T.8S, R.3W, W.M.  
TAX LOT 200  
MAP 083W14BB00200  
MARION COUNTY  
ZONE: RA

**LOT DATA:**

LOTS - 8  
AVERAGE S.F. - 2,027 NET  
LOTS/ACRE - 12.4 LOTS PER ACRE  
TOTAL ACREAGE (AFTER ROW  
DEDICATIONS) - 0.638 ACRES  
TOTAL ACREAGE (BEFORE ROW  
DEDICATION) - 0.667 ACRES

**BENCHMARK DATUM:**

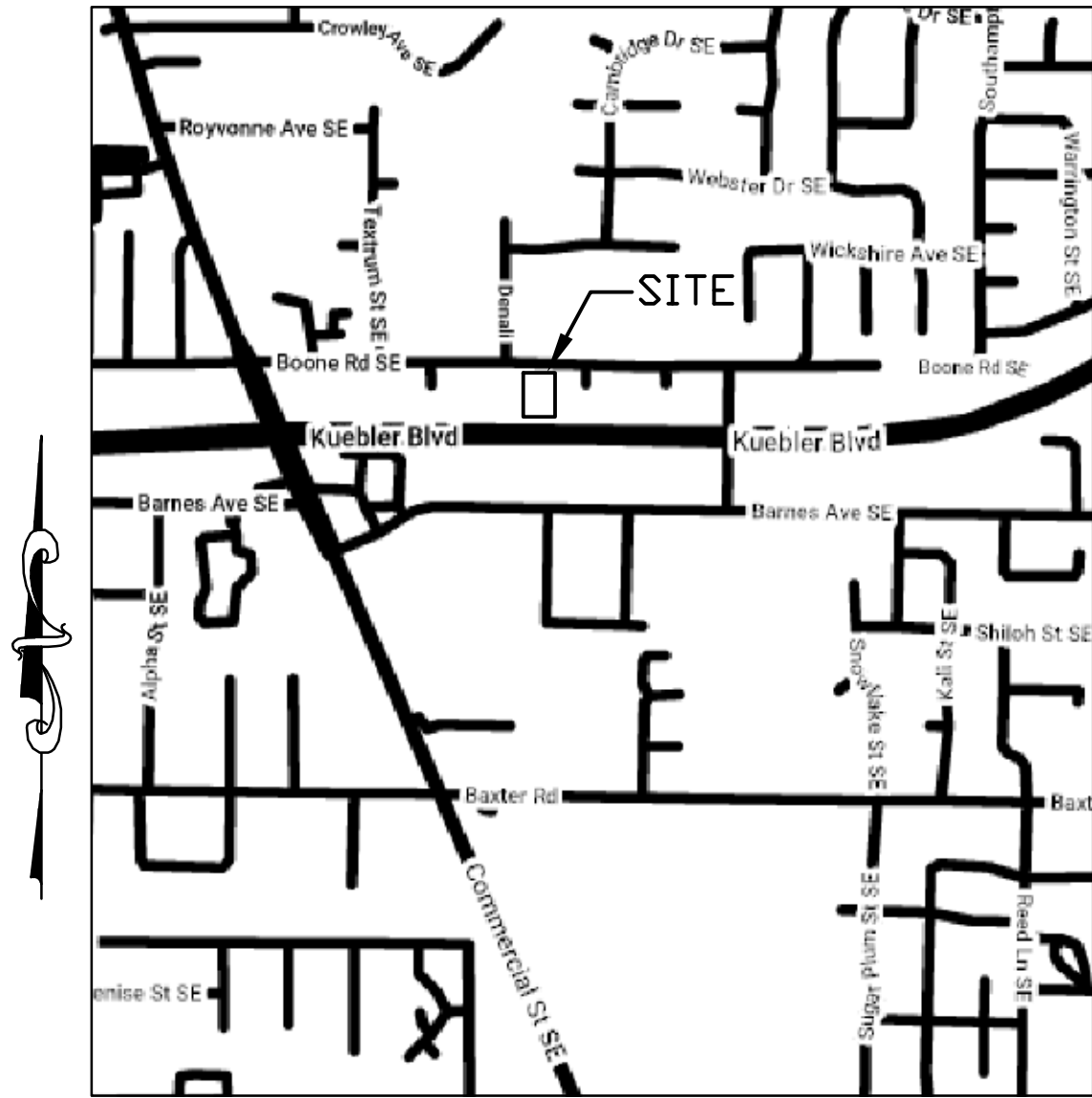
ELEVATIONS WERE ESTABLISHED BY RTK GPS  
OBSERVATIONS TO CITY OF SALEM BENCHMARK "8300".  
MARK IS A 2" ALUMINUM DISK IN THE CURB AT THE  
NORTHEAST CORNER OF BAXTER ROAD SE AND BAXTER  
COURT SE. ELEVATION = 406.76' (C.O.S. DATUM, NGVD29)

**PROPOSED SUBDIVISION PLAN**

SCALE 1"=40' FOR 22" x 34" PAPER  
SCALE 1"=80' FOR 11" x 17" PAPER

**DRAWING LIST:**

- C1 TITLE SHEET, VICINITY MAP, PROJECT DATA, DRAWING LIST, SITE PLAN, GENERAL CONSTRUCTION NOTES, SYMBOLS AND ABBREVIATIONS.
- C2 EXISTING CONDITIONS
- C3 STORM WATER AND GRADING PLAN
- C4 COMPOSITE UTILITY PLAN
- T1 SEWER AND WATER SERVICE PLAN
- T1 TREE PRESERVATION PLAN



**VICINITY MAP**

**FOR APPLICATION  
NOT FOR CONSTRUCTION**

REV.	DATE	BY	DESCRIPTION
0	07-20-22	GPH	ISSUED FOR APPLICATION

**ENGINEER:**  
WILLAMETTE ENGINEERING INC.  
P.O. BOX 9032  
SALEM, OREGON 97305  
PH: 503-304-0905  
FAX: 503-304-9512

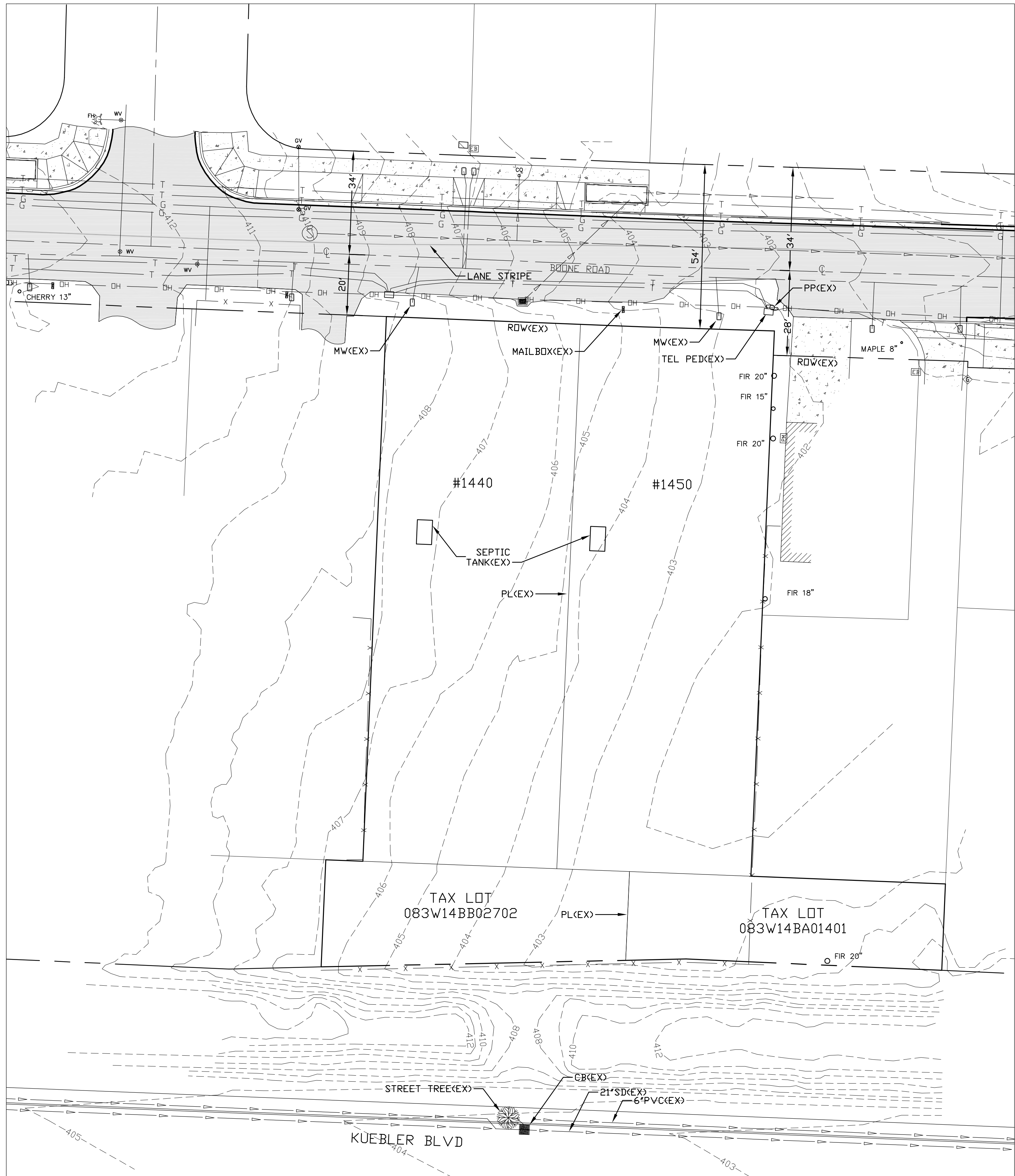
**TENTATIVE  
SITE PLAN**

**MEREDITH HEIGHTS  
SUBDIVISION APPLICATION**

1440 & 1450 BOONE RD  
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	07-20-22
JOB NO.	2021-105
CLIENT NO.	
DRAWING NO.	

C/O



EXISTING CONDITIONS PLAN

22x34: SCALE: 1"=20'  
11x17: SCALE: 1"=40'



EXPIRES: JUNE 30, 2023

MONUMENT PRESERVATION NOTE:

ALL MONUMENTS OF RECORD MUST BE PROTECTED. DISTURBING OR DESTROYING ANY SURVEY MONUMENT OF RECORD IN THE OFFICE OF THE COUNTY SURVEYOR OR COUNTY CLERK SHALL CAUSE A REGISTERED PROFESSIONAL LAND SURVEYOR TO REFERENCE AND REPLACE THE MONUMENT WITHIN 90 DAYS OF THE REMOVAL, DISTURBANCE OR DESTRUCTION (ORS 209.150). THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL MONUMENTS OF RECORD.

GENERAL NOTES:

- ALL WORKMANSHIP AND MATERIALS TO BE TO MARION COUNTY OR SALEM STANDARDS, WHICHEVER IS APPLICABLE. WATER QUALITY DESIGN AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE RESOURCES PROTOCOL.
- COORDINATION WITH UTILITIES.
  - 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 DESCRIPTION OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE CITY OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS.
  - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ORS 757.541 TO 757.571. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS DAY HOURS PRIOR TO EXCAVATING, BORING, OR AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
  - PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
  - UTILITIES, OR INTERFERING PORTIONS OF UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES.
- CONTRACTOR TO NOTIFY ENGINEER 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- ALL TRENCHES IN STREETS AND UNDER SIDEWALKS AND UNDER PAVEMENTS ARE TO BE COMPACTED BY MECHANICAL MEANS.
- ALL STREET AND STORM DRAIN CONSTRUCTION TO CONFORM CITY OF SALEM STANDARDS.
- ALL DOMESTIC WATER CONSTRUCTION TO CONFORM TO CITY OF SALEM STANDARDS.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SALEM PUBLIC WORKS CONSTRUCTION STANDARDS.
- PRIOR TO FINAL PAYMENT, CONTRACTOR TO SUPPLY ENGINEER WITH A COMPLETE SET OF "AS BUILT" DRAWINGS SHOWING SERVICE LENGTHS AND DEPTHS, LENGTHS BETWEEN STRUCTURE, AND SERVICE LOCATIONS, OR TEES OR CORP. STOPS, AND STORM AND SANITARY SEWER INVERTS.
- CONSTRUCTION PERMITS:
  - STREET AND STORM SYSTEMS - CONSTRUCT TO CITY OF SALEM STANDARDS AND SPECIFICATIONS, CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM MARION COUNTY PUBLIC WORKS ENGINEERING DEPT. AND SHALL CONTACT CONSTRUCTION MANAGEMENT @ 503-588-6211, (DURING WORKING HOURS) 48 HOURS (EXCLUDING HOLIDAYS AND WEEKENDS) PRIOR TO STARTING WORK.
  - STORMWATER AND STREET IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SALEM CONSTRUCTION STANDARDS.
- ENGINEER TO SUBMIT APPROVED "AS-BUILTS" AND RECORDED COPIES OF ALL EASEMENTS AND RIGHT-OF-WAY DEDICATIONS TO CONSTRUCTION INSPECTION DEPARTMENT. AS PART OF FINAL ACCEPTANCE BY MARION COUNTY.
- ENGINEER TO SUBMIT APPROVED "AS-BUILTS" AND RECORDED COPIES OF ALL SANITARY SEWER EASEMENTS TO CITY OF SALEM PUBLIC WORKS DEPARTMENT AS PART OF FINAL ACCEPTANCE.
- STANDARD CONSTRUCTION NOTES:
  - THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL (ESC) MEASURES THROUGHOUT THE DURATION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, A 50 FT. LONG GRAVEL CONSTRUCTION ENTRANCE (8" MINIMUM DEPTH WITH RAILROAD BALLAST, SILT FENCES OR STRAW BALES MAY BE REQUIRED AS ADDITIONAL MEASURES. SEE EROSION CONTROL SHEETS FOR ADDITIONAL REQUIREMENTS.
  - ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE PAID FOR BY THE DEVELOPER AND INSTALLED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY MARION COUNTY UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF FINAL ACCEPTANCE OF THE PROJECT.
  - ALL NONMETALLIC WATER, SANITARY, AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, MANHOLES, AND CATCH BASINS. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18" OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM OUTSIDE OF MANHOLE.
  - SITE GRADING SHALL NOT IMPACT SURROUNDING PROPERTIES IN A NEGATIVE MANNER. CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY SHALL NOT BLOCK HISTORICAL OR NATURALLY OCCURRING RUNOFF FROM ADJACENT PROPERTIES.

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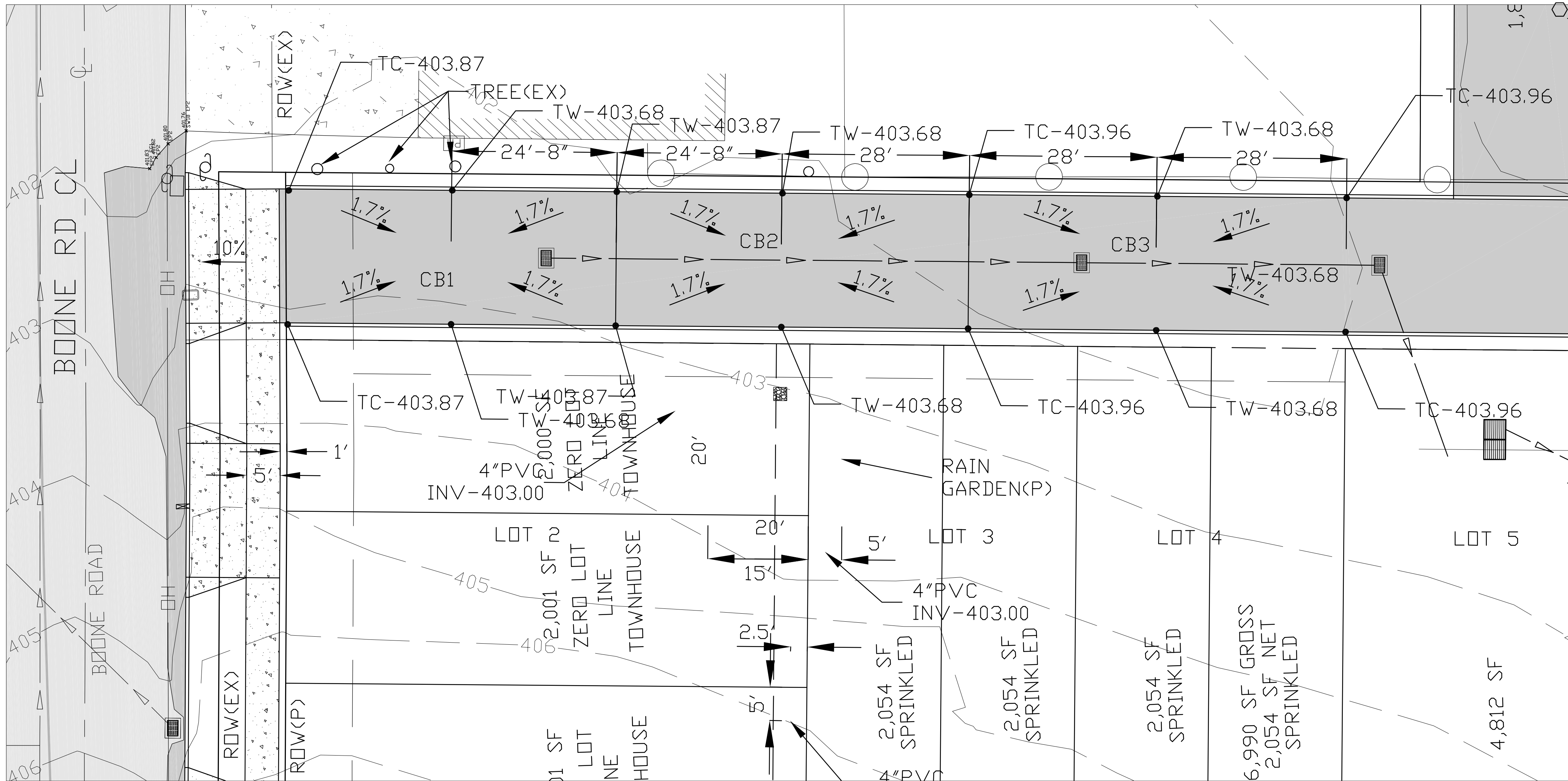
EXISTING CONDITIONS

MEREDITH HEIGHTS  
SUBDIVISION APPLICATION

1440 & 1450 BOONE RD  
SALEM, OREGON 97306

DESIGNED BY: GPH  
DRAWN BY: RW  
DATE: 07-20-22  
JOB NO: 2021-105  
CLIENT NO:  
DRAWING NO: 020





- PRIVATE LANE NOTES:**
- CONSTRUCT CURB DROPS FOR ADA RAMPS. SEE SHEET C16, C17, C18 AND C19 FOR ENLARGED ADA PLANS.
  - SAWCUT EXISTING ASPHALT EDGE. SEAL AND SAND.
  - STORM WATER TESTING PER CITY OF SALEM. THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS IN ACCORDANCE WITH CITY OF SALEM. FORMS ARE AVAILABLE AT CITY OF SALEM PUBLIC WORKS DEPT:
    - LEAKAGE AIR TEST.
    - CLEANING INSPECTION PRIOR TO LEAKAGE TESTING.
    - TV INSPECTION IF REQUIRED BY CITY STAFF.
  - CONSTRUCT TYPE 3 CATCH BASIN. SEE COSSD #202.
  - CONSTRUCT 48" MANHOLE. SEE COSSD #101 AND #107. AT EXISTING MAINLINE INSTALL DOGHOUSE RISER BASE AND CAST IN PLACE BOTTOM CONCRETE BASE.
  - CONSTRUCT TYPE 4 CATCH BASIN. SEE COSSD #203.
  - STORM WATER PIPE SHALL BE ASTM 3034 PVC.
  - CONSTRUCT SIDEWALKS WITH THIS PUBLIC WORKS PERMIT. THIS INCLUDES ADA AREAS AND MILDRED LANE.
  - CONSTRUCT TYPE "A" CURB AND GUTTER. SEE COSSD #303.
  - CONSTRUCT 10 TO 1 TAPER WITH 2' WIDE AGGREGATE SHOULDER.
  - CONSTRUCT 5 TO 1 TAPER WITH 2' WIDE AGGREGATE SHOULDER.
  - SEE SHEETS C9 AND C15 FOR MILDRED SECTION.
  - ENGINEER AND DEVELOPER TO COORDINATE WITH PGE TO RELOCATE THE POLE ANCHOR.
  - DESIGN EXCEPTION HAS BEEN SUBMITTED TO SALEM PUBLIC WORKS FOR THE STORM LOCATED UNDER THE SIDEWALK RATHER THAN IN THE STREET.

**STRUCTURE LIST:**

- CONSTR. TYPE 2 CB (CB1)  
RIM - 402.93  
INV OUT(S) -
- CONSTR. TYPE 2 CB (CB2)  
RIM - 402.98  
INV IN(N) -  
INV IN(S) -  
INV OUT(W) -
- CONSTR. TYPE 2 CB (CB3)  
RIM -  
INV IN(S) -  
INV IN(W) -  
INV OUT(N) -

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**PRIVATE DRIVE  
PLAN**

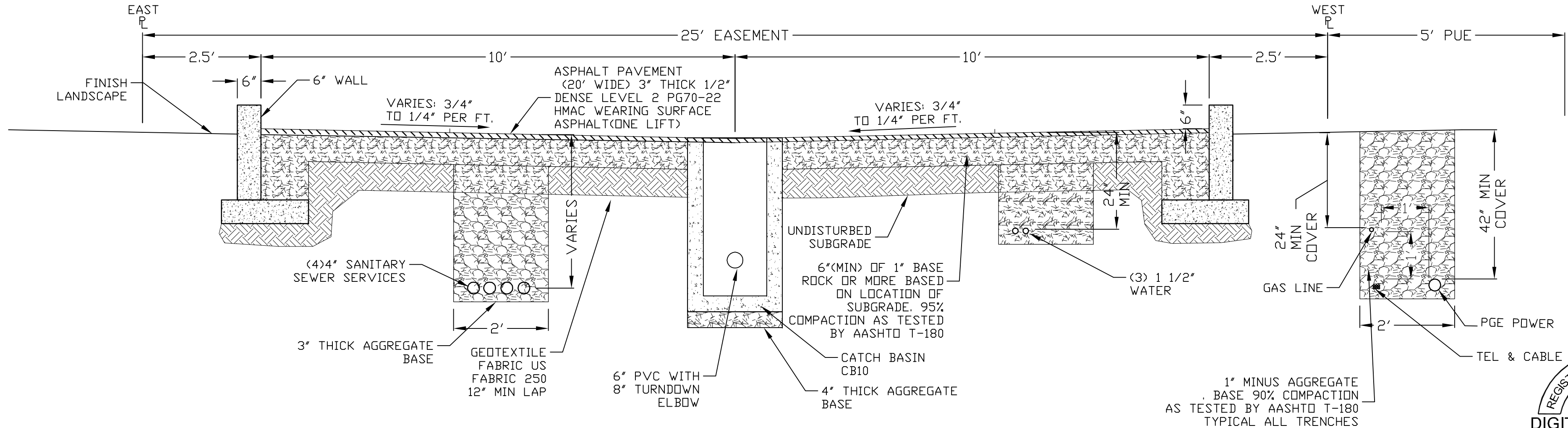
**MEREDITH HEIGHTS  
SUBDIVISION APPLICATION**

1440 & 1450 BOONE RD  
SALEM, OREGON 97306

DESIGNED BY: GPH  
DRAWN BY: RW  
DATE: 07-20-22  
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CLIENT NO:  
DRAWING NO: C3

**BOONE ROAD PRIVATE LANE AND STORM PLAN**

SCALE: 22x34 1"=10', 11x17 1"=20'

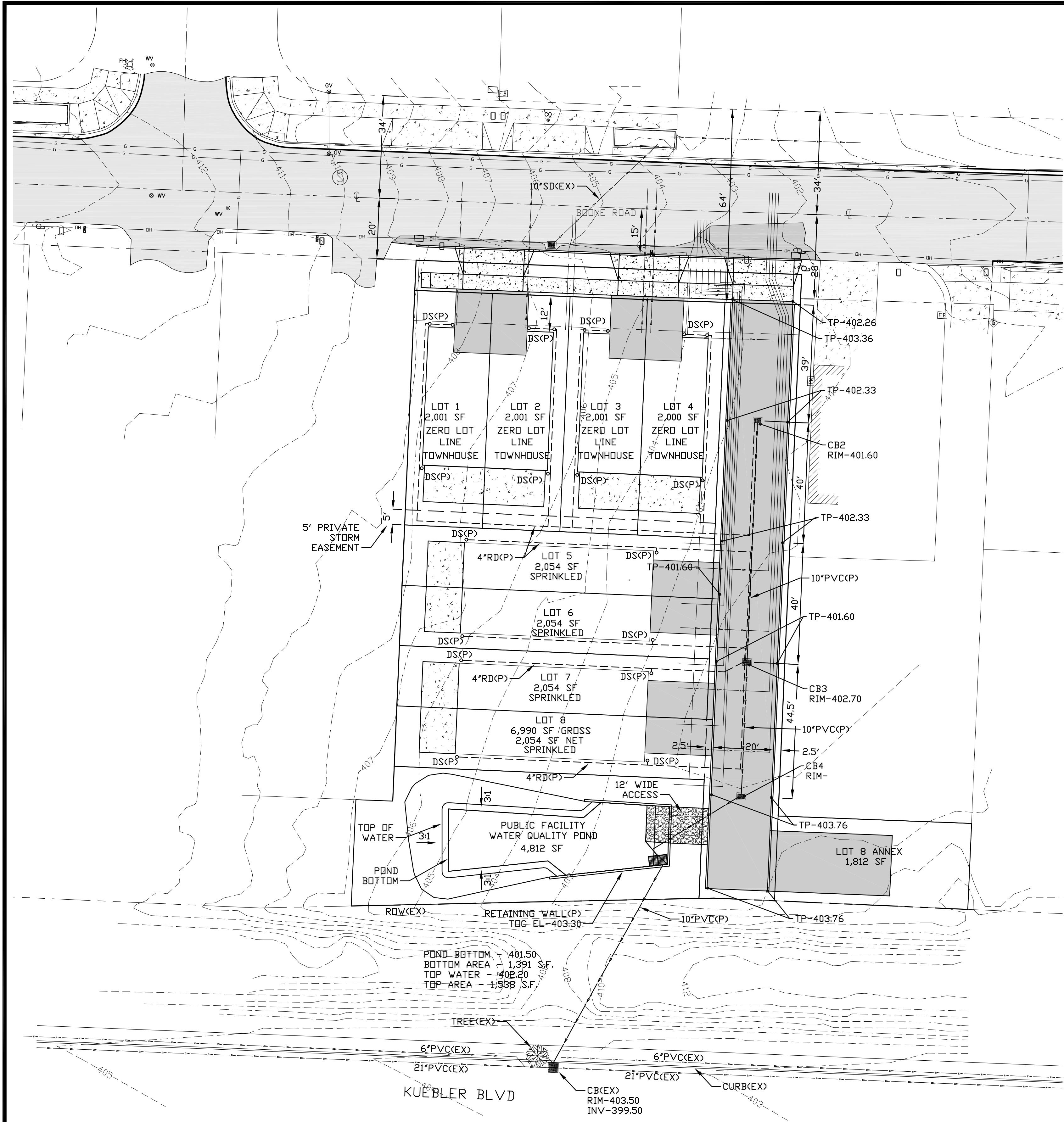


A  
C3

**PRIVATE DRIVE SECTION**

REGISTERED PROFESSIONAL  
ENGINEER  
13,685  
DIGITALLY SIGNED  
JULY 18, 1987  
GERALD P. HORNER  
EXPIRES: JUNE 30, 2021

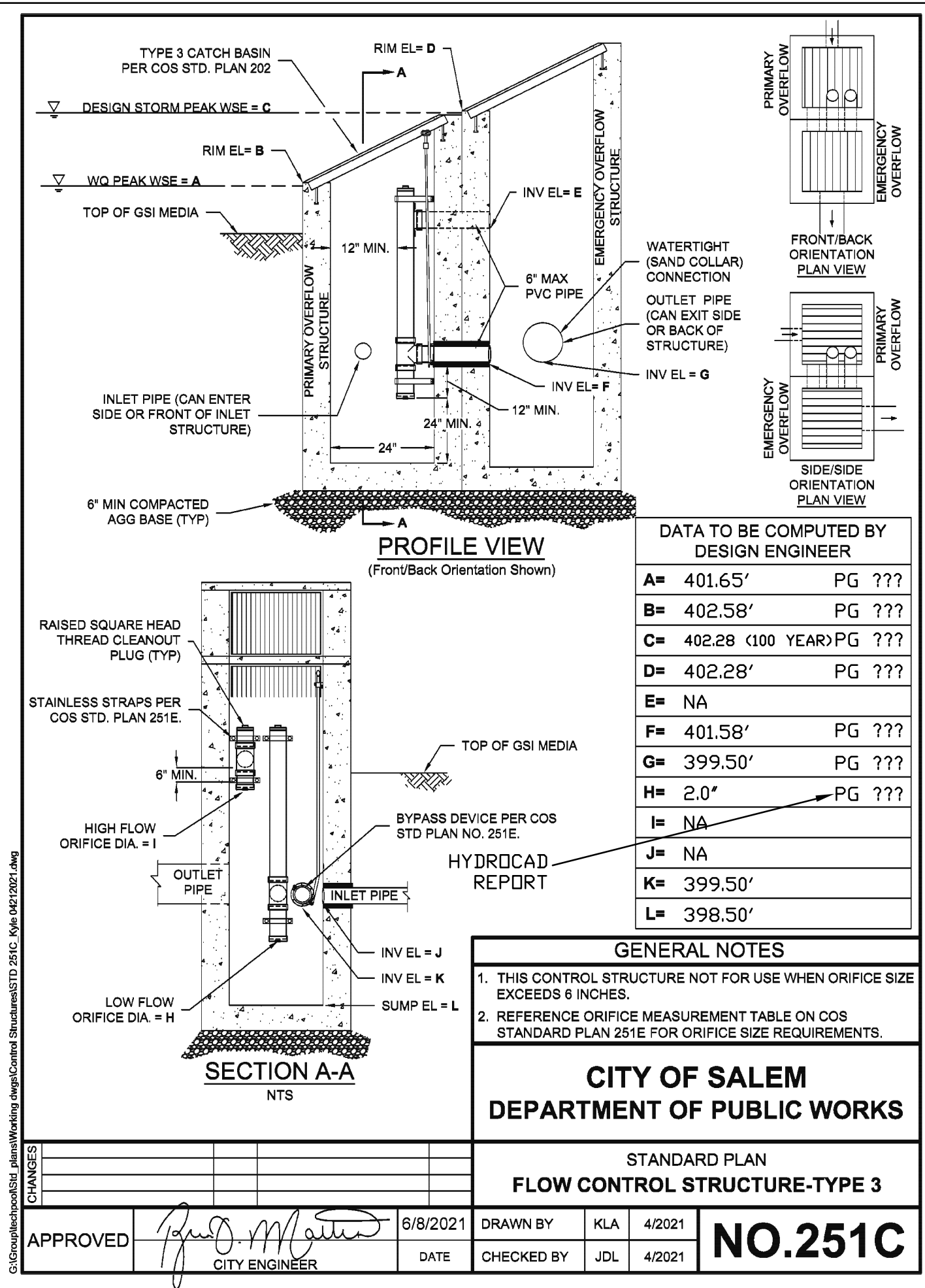
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STORMWATER AND GRADING PLAN  
SCALE 1"=20' FOR 22" x 34" PAPER  
SCALE 1"=40' FOR 11" x 17" PAPER

AREAS:

- 1. RIGHT OF WAY IMPROVEMENTS DO NOT REQUIRE WATER QUALITY OR DETENTION.
  - 2. AREAS CONTRIBUTING TO THE WATER QUALITY POND. TOTAL SUBDIVISION - 27,798 S.F. (0.638 ACRES)
- IMPERVIOUS AREAS:
- |                     |        |                    |
|---------------------|--------|--------------------|
| LOT 1 BLG:          | 902    | S.F.               |
| LOT 2 BLG:          | 902    | S.F.               |
| LOT 3 BLG:          | 903    | S.F.               |
| LOT 4 BLG:          | 903    | S.F.               |
| LOT 5 BLG:          | 941    | S.F.               |
| LOT 6 BLG:          | 941    | S.F.               |
| LOT 7 BLG:          | 941    | S.F.               |
| LOT 8 BLG:          | 941    | S.F.               |
| LOT 1 PATIO:        | 240    | S.F.               |
| LOT 2 PATIO:        | 240    | S.F.               |
| LOT 3 PATIO:        | 240    | S.F.               |
| LOT 4 PATIO:        | 240    | S.F.               |
| LOT 5 PATIO:        | 180    | S.F.               |
| LOT 6 PATIO:        | 180    | S.F.               |
| LOT 7 PATIO:        | 180    | S.F.               |
| LOT 8 PATIO:        | 180    | S.F.               |
| LOT 5 DRIVEWAY:     | 264    | S.F.               |
| LOT 6 DRIVEWAY:     | 264    | S.F.               |
| LOT 7 DRIVEWAY:     | 264    | S.F.               |
| LOT 8 DRIVEWAY:     | 264    | S.F.               |
| LOT 8 ANNEX PARKING | 800    | S.F.               |
| POND PAVEMENT       | 755    | S.F.               |
| PRIVATE DRIVE:      | 3,346  | S.F.               |
| TOTAL IMPERVIOUS:   | 15,011 | S.F. (0.344 ACRES) |
| TOTAL PERVIOUS:     | 12,787 | S.F. (0.294 ACRES) |



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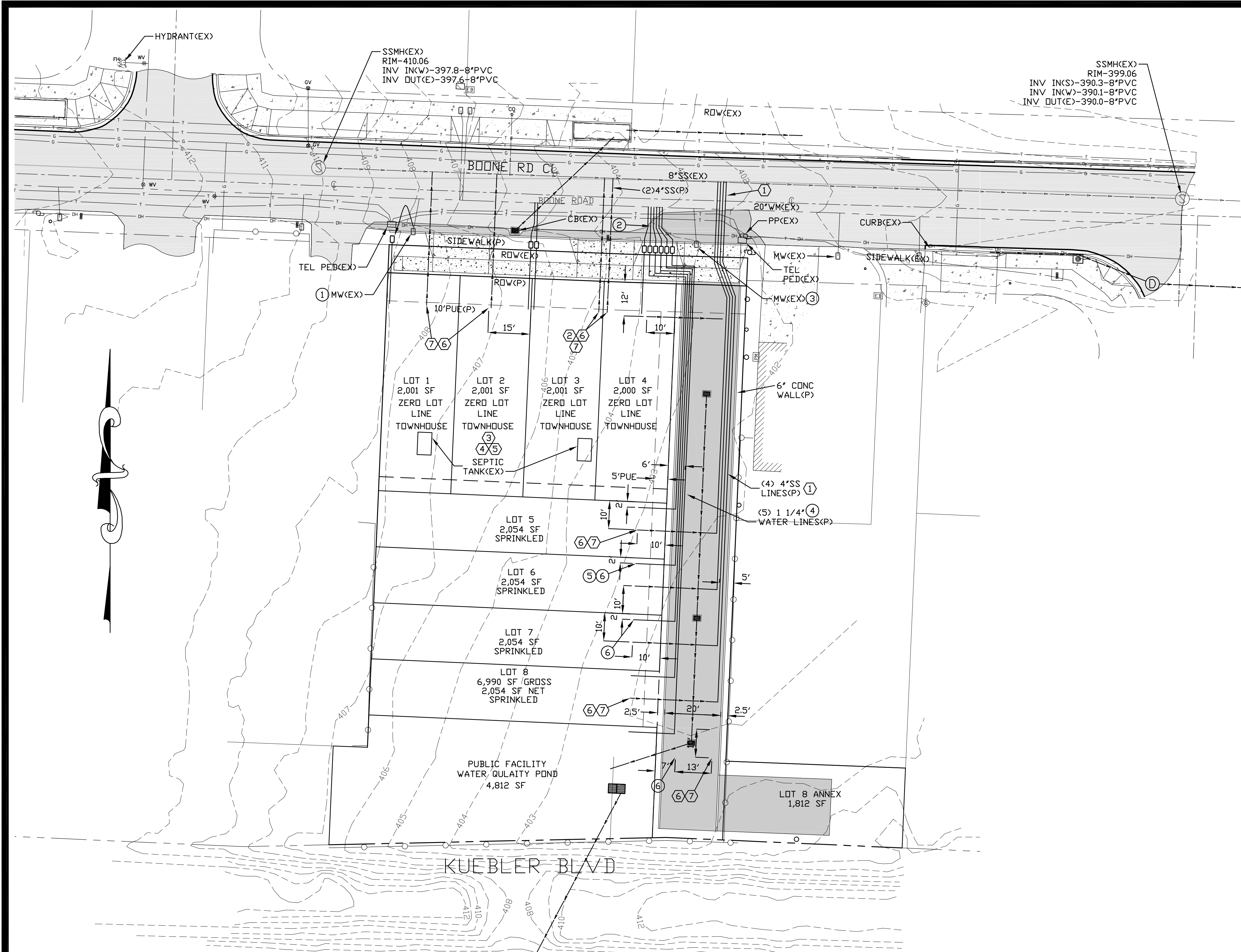
DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	07-18-22
JOB NO.	2021-105
CLIENT NO.	
DRAWING NO.	030

ENGINEER:  
WILLAMETTE ENGINEERING INC.  
P.O. BOX 9032  
SALEM, OREGON 97305  
PH: 503-304-0905  
FAX: 503-304-9512

STORM WATER  
AND GRADING PLAN

MEREDITH HEIGHTS  
SUBDIVISION APPLICATION  
1440 & 1450 BOONE RD  
SALEM, OREGON 97306





- DOMESTIC WATER NOTES:**
- CITY OF SALEM STAFF SHALL RELOCATE WATER METER TO NEW LOCATION FOR LOT 1 SERVICE.
  - 6 NEW WATER METERS FOR LOTS 4-8 & PUBLIC FACILITY LOT.
  - CITY OF SALEM STAFF WILL REMOVE EXISTING WATER METER AND PLUG AT MAINLINE.
  - (5) NEW 1 1/4" SCH40 PVC WATER LINES - 24" MINIMUM COVER.
  - END WATER LINE WITH GLUE CAP.
  - MARK END OF WATER LINE WITH 2x4 PAINTED "BLUE" PROJECTING 36" ABOVE FINISH GRADE AND WIRE 2x4 TO END OF WATER PIPE.
- SANITARY SEWER NOTES:**
- 4 NEW SANITARY SERVICES FOR LOTS 5-8.
  - NEW SANITARY SERVICE FOR LOTS 1 & 2.
  - CONTRACTOR SHALL ACQUIRE A SEPTIC TANK REMOVAL PERMIT FROM MARION COUNTY BUILDING DEPT. CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE EFFLUENT PUMPED FROM TANKS. THEN HAVE TANK REMOVED FROM SITE AND APPROVED BY MARION COUNTY BUILDING DEPT.
  - SEND ALL SEPTIC TANK PUMP AND REMOVAL PERMIT APPROVALS TO WILLAMETTE ENGINEERING.
  - CONTRACTOR SHALL FILL SEPTIC TANK HOLE WITH AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION PER ASSHTO T1-80.
  - CONTRACTOR SHALL MARK THE END OF THE SEWER SERVICE WITH A 2x4 PAINTED WHITE PROJECTING 36" ABOVE FINISH GRADE AND WIRED TO END OF PIPE.
  - END PIPE WITH 4" GLUE CAP.

**SEWER AND WATER SERVICE PLAN**  
SCALE 1"=20' FOR 22" x 34" PAPER  
SCALE 1"=40' FOR 11" x 17" PAPER

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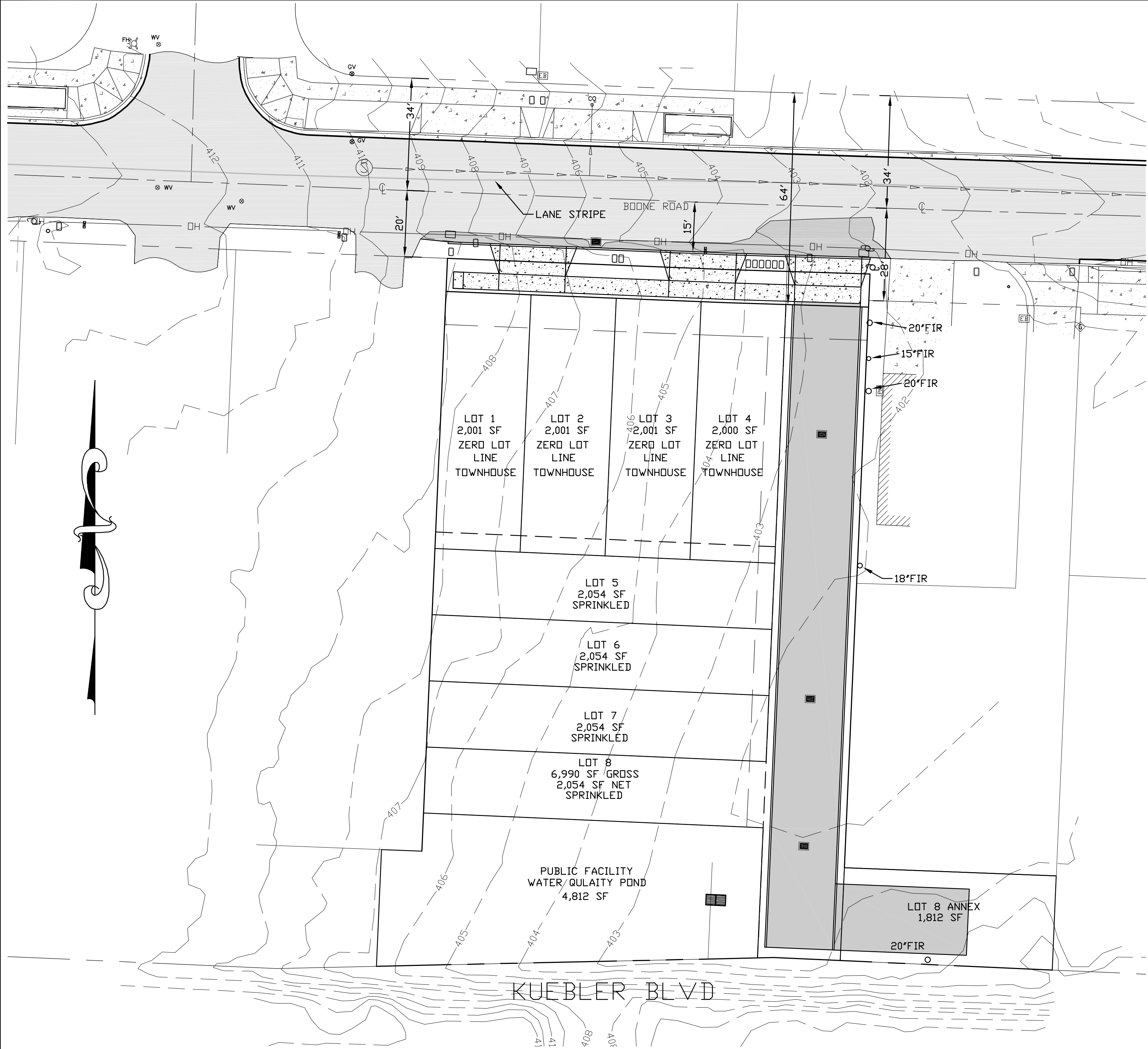
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SEWER AND WATER  
SERVICE PLAN

MEREDITH HEIGHTS  
SUBDIVISION APPLICATION  
1440 & 1450 BOONE RD  
SALEM, OREGON

DESIGNED BY:	GPH
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C4 0



TREE PRESERVATION PLAN

SCALE 1"=40' FOR 22" x 34" PAPER  
SCALE 1"=80' FOR 11" x 17" PAPER

TREE SCHEDULE

X - TREE TO BE REMOVED  
O - TREE TO BE REMAIN

	TOTAL EXISTING	TOTAL REMOVED	TOTAL REMAINING	% REMAINING
FIR	1	0	1	100%
TOTALS	1	0	1	100%
SIGNIFICANT OAK TREES	0	0	0	0%

FOR APPLICATION  
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TREE PRESERVATION  
PLAN

MEREDITH HEIGHTS  
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