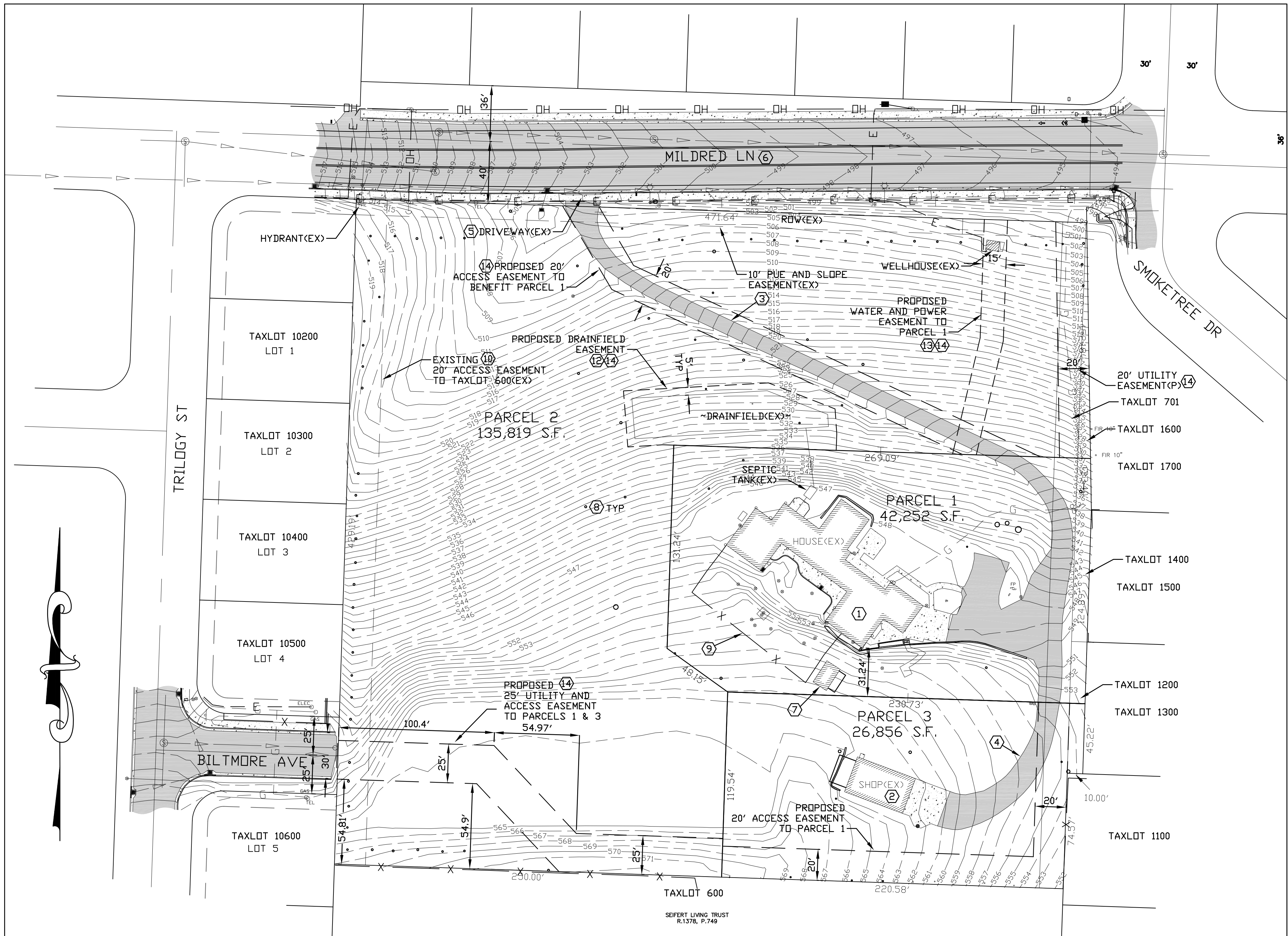




TENTATIVE PARTITION PLAN
SCALE: 1"=40'

DEVELOPER/OWNER

JOHN & MEGAN OSBORN
848 MILDRED LN NE
SALEM, OR 97306

BENCHMARK DATUM:

ELEVATIONS WERE ESTABLISHED BY GPS RTK
OBSERVATIONS TO CITY OF SALEM BENCHMARK
"8400". MARK IS A 2" ALUMINUM DISK IN THE
CURB AT THE SOUTHEAST CORNER OF MILDRED
LANE SE AND SAWGRASS STREET SE.
ELEVATION = 541.24' (CITY OF SALEM DATUM,
NGVD29)

SITE DATA:

TOWNSHIP: 8 SOUTH
RANGE: 3 WEST
SECTION: 15DC
TAXLOT(S): 601, 701, 1200,
1400 & 1600
MAP: 083V15DC
COUNTY: MARION
ACRES: 4.70

PARTITION DATA:

TOTAL PARCELS: 3
AVERAGE PARCEL SIZE: 68,309 S.F.
PARCELS PER ACRE: 0.64
TOTAL ACREAGE: 4.70



DRAWING LIST:

- C1 TENTATIVE PARTITION PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 TENTATIVE PARTITION UTILITY PLAN
- C4 SHADOW PLAT AND TAX LOT 600 DEVELOPMENT PLAN
- C5 SHADOW PLAT UTILITY PLAN
- C6 SHADOW PLAT BILTMOR STREET PLAN AND PROFILE
- C7 SHADOW PLAT PRIVATE STREET PLAN AND PROFILE
- C8 TREE PRESERVATION PLAN

PARTITION SHEET NOTES:

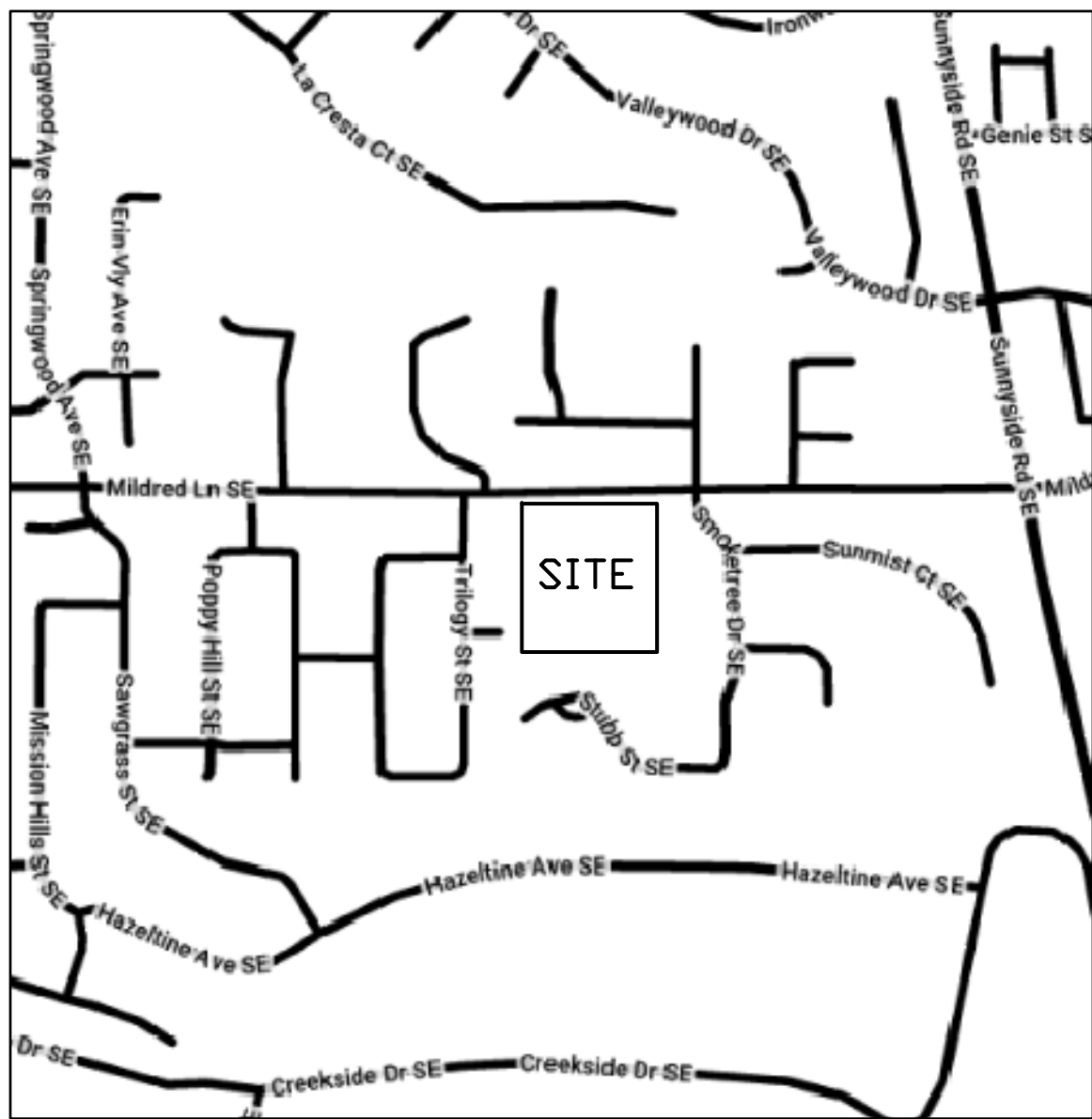
1. HOUSE TO REMAIN.
2. SHOP TO REMAIN.
3. ACCESS WAY TO REMAIN.
4. SHOP ACCESS TO REMAIN.
5. DRIVEWAY TO REMAIN.
6. MILDRED LANE IS FULLY DEVELOPED.
7. GARDEN SHED TO BE REMAIN.
8. FOR PARTITION, NO TREES ARE PLANNED TO BE REMOVED.
9. FENCE TO REMAIN.
10. THIS ACCESS EASEMENT IS TO BE VACATED.
11. SEPTIC TANK IS TO REMAIN.
12. DRAINFIELD IS TO REMAIN.
13. NEW WATER AND POWER EASEMENT TO PARCEL 1.
14. THIS EASEMENT WILL AUTOMATICALLY BE REMOVED ONCE CITY SERVICES ARE PROVIDED TO THE HOUSE ON PARCEL 1 OR ACCESS TO PARCEL 2.

ABBREVIATIONS:

AC - ASPHALTIC CONCRETE
AD - ALGEBRAIC DIFFERENCE
ALCSP - ALUMINIZED CORRUGATED
STEEL PIPE
ASSY - ASSEMBLY
BVCE - BEGINNING V.C. ELEVATION
BVCS - BEGIN V.C. STATION
BO - BLOW OFF
BFV - BUTTERFLY VALVE
C&G - CURB AND GUTTER
CB - CATCH BASIN
CHDPE - CORRUGATED HIGH DENSITY POLYPROPYLENE
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
COSD - CITY OF SALEM STANDARD DRAINING
COKSD - CITY OF KEIZER STANDARD DRAINING
CUL - CULVERT
DI - DUCTILE IRON
DS - DOWN SPOUT
DWG - DRAWING
EG - EXISTING GROUND/GRADE
EP - EDGE OF PAVEMENT
ELEC - ELECTRIC
EL - ELEVATION
ER - ENTERING RADIUS
EVCE - ENDING V.C. ELEVATION
EVCS - ENDING V.C. STATION
FF - FINISH FLOOR
FG - FINISH GRADE
FH - FIRE HYDRANT
FM - FORCE MAIN
INT - INTERSECTION
INV - INVERT
K - DESIGN CONSTANT
L - LENGTH/LINE
LP - LIGHT POLE
NTS - NOT TO SCALE
MC - MARION COUNTY
MH - MANHOLE
M - METER
MJ - MECHANICAL JOINT
ML - MEGALUG JOINT
P - PROPOSED
PED - PEDESTAL
PVC - POLYVINYL CHLORIDE
PP - POWER POLE
PL - PROPERTY LINE
R - RADIUS
RD - ROOF DRAIN
ROW - RIGHT-OF-WAY
SS - SANITARY SEWER
S - SLOPE
SCH - SCHEDULE
ST - STATION
ST - STREET
STD - STANDARD
SD - STORM DRAIN
SVC - SERVICE
TC - TOP OF CURB
TEL - TELEPHONE
TYP - TYPICAL
VC - VERTICAL CURVE
WM - WATER MAIN
PC - POINT OF CURVE
PT - POINT OF TANGENT
PERF - PERFORATED

SYMBOLS:

EXISTING BLOW OFF ASSY.
PROPOSED BLOW OFF ASSY.
EXISTING CATCH BASIN
PROPOSED TYPE 1 CATCH BASIN
PROPOSED TYPE 2 CATCH BASIN
PROPOSED TYPE 3 CATCH BASIN
PROPOSED TYPE 4 CATCH BASIN
PROPOSED CLEANOUT
EXISTING CLEANOUT
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
PROPOSED SEWERMANHOLE
PROPOSED REDUCER/INCREASER
EXISTING REDUCER/INCREASER
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
PROPOSED WATER METER
EXISTING WATER METER
PROPOSED UTILITY POLE
EXISTING UTILITY POLE
CENTER LINE
EASEMENT LINE
ELECTRICAL LINE
GAS
GAS MAIN
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
FIBER OPTIC
RIGHT OF WAY
THRUST BLOCK



VICINITY MAP

REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK

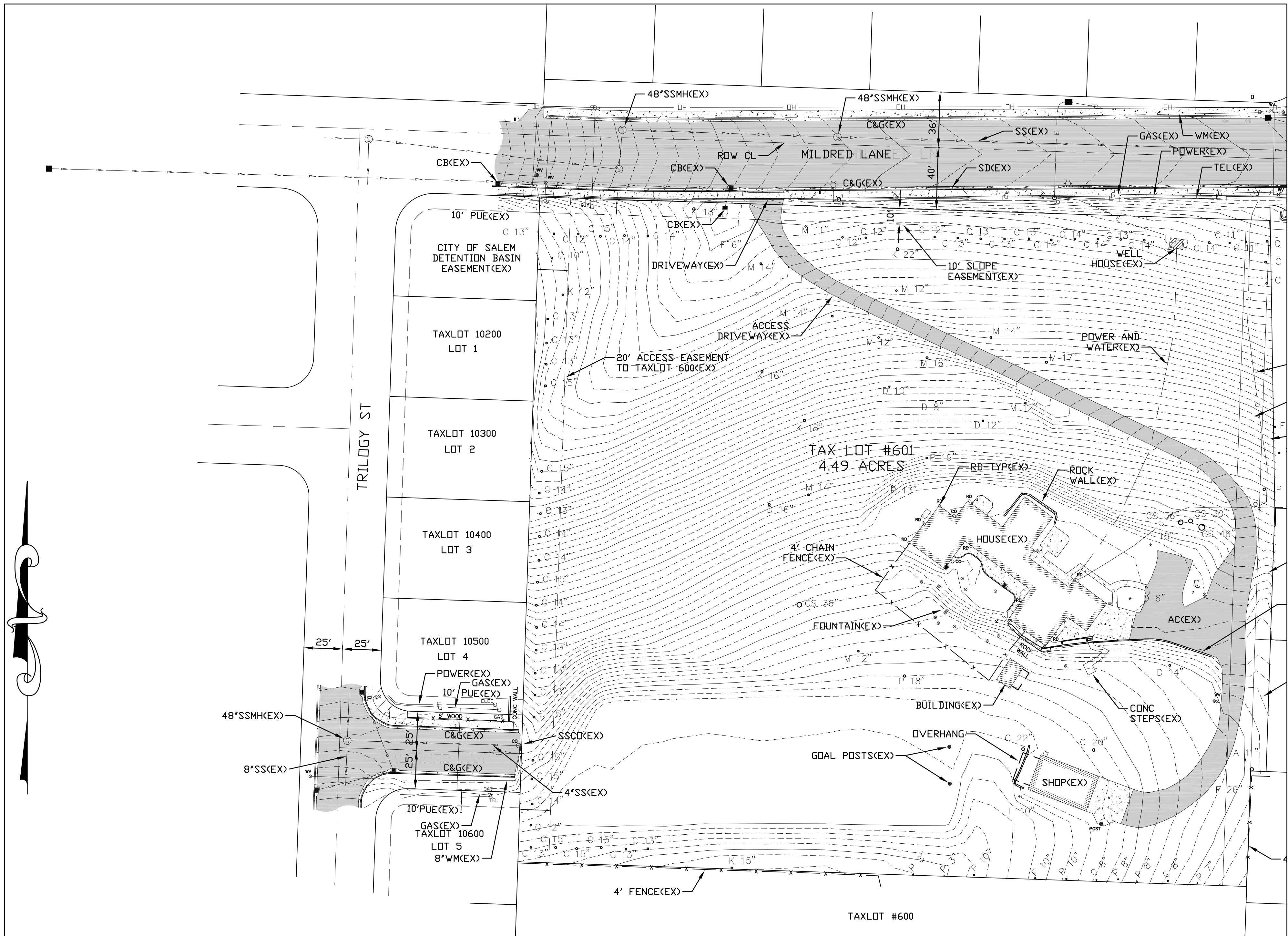
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DRAWN BY:	RW
DATE:	06-15-23
JOB NO.	2022-113
CLIENT NO.	
DRAWING NO.	
REV.	

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLEN@JUNO.COM

TENTATIVE PARTITION
PLAN

OSBORN
PARTITION

848 MILDRED LANE SE
SALEM, OR 97306



EXISTING CONDITIONS PLAN
SCALE: 1"=40'

TREE LEGEND

- A - APPLE
- C - CEDAR
- CS - CEDAR (30' & LARGER)
- D - DECIDUOUS
- F - FIR
- K - OAK
- M - MAPLE
- P - PINE
- X - INDICATES TREE TO BE REMOVED



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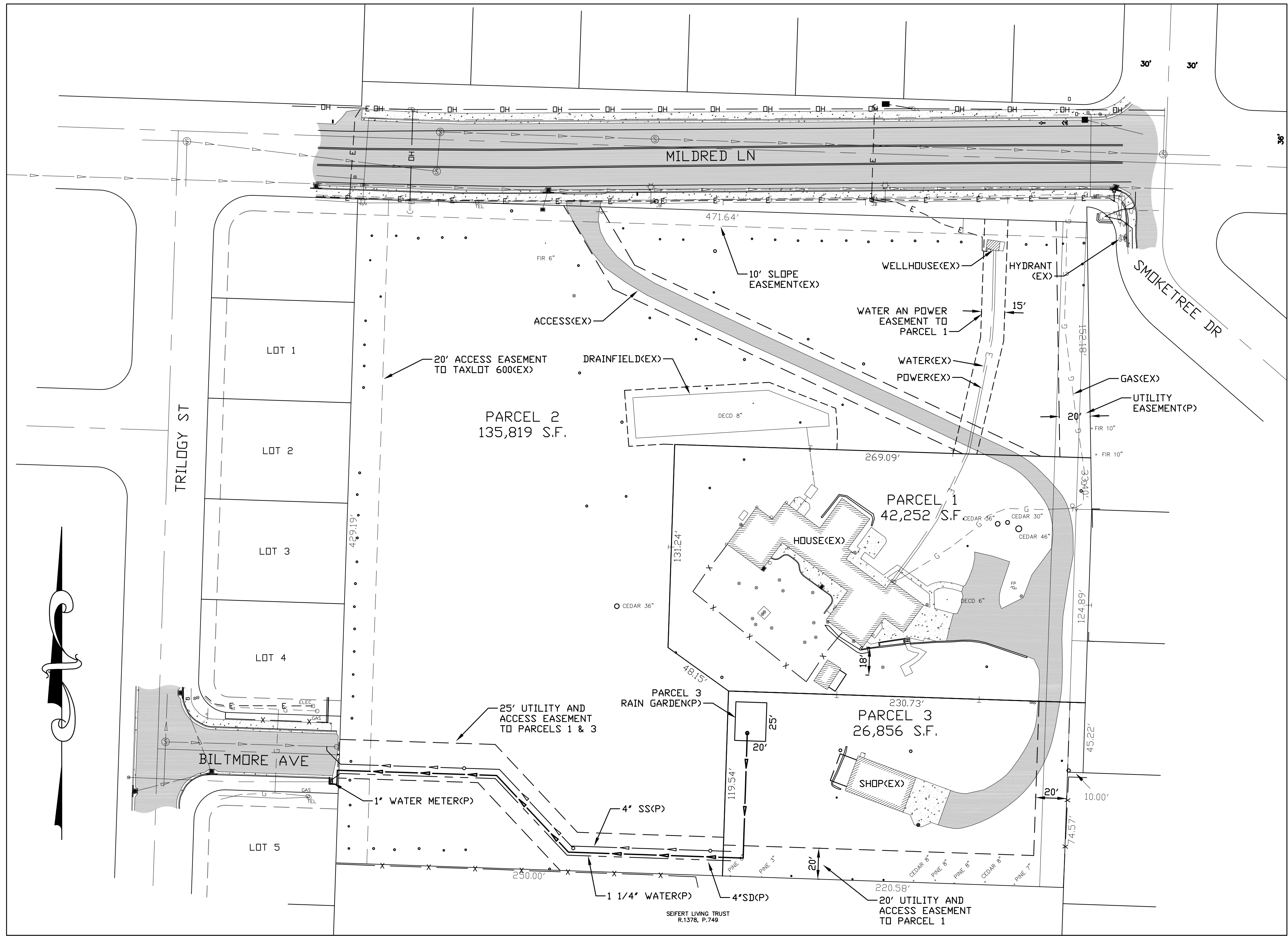
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JOB NO.	2022-113
CLIENT NO.	
DRAWING NO.	

C20

ENGINEER:
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SALEM, OREGON 97305
PH: 503-304-0905
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EXISTING CONDITIONS
PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306



TENTATIVE PARTITION UTILITY PLAN
SCALE: 1"=40'



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK

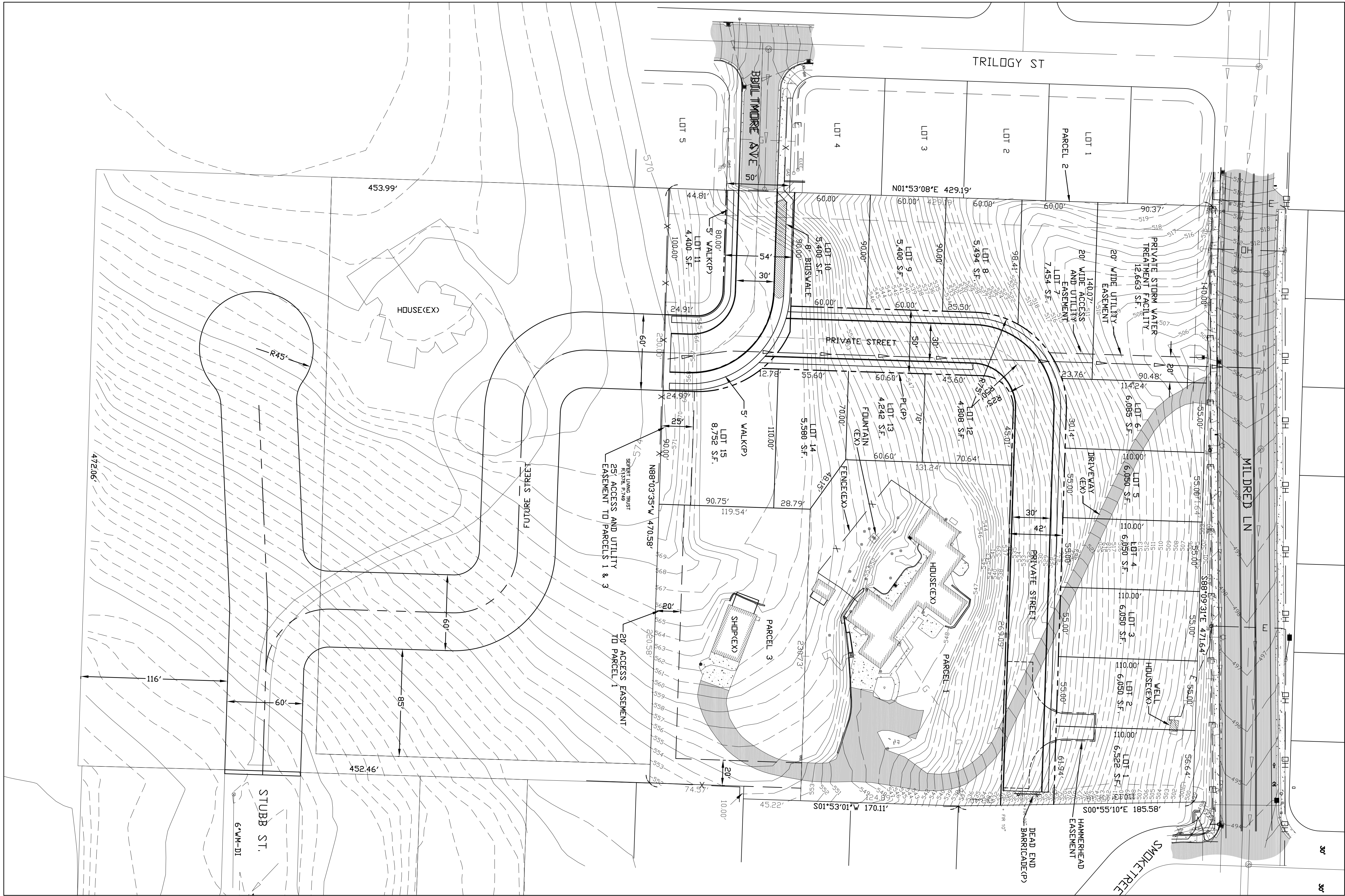
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DATE:	06-15-23
JOB NO.	2022-113
CLIENT NO.	
DRAWING NO.	

C3 0

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

TENTATIVE PARTITION
UTILITY PLAN

ENGINEER:
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JER.WILLEN@JUNO.COM



SHADOW PLAT AND TAX LOT 600 SITE PLAN
SCALE: 1"=40'



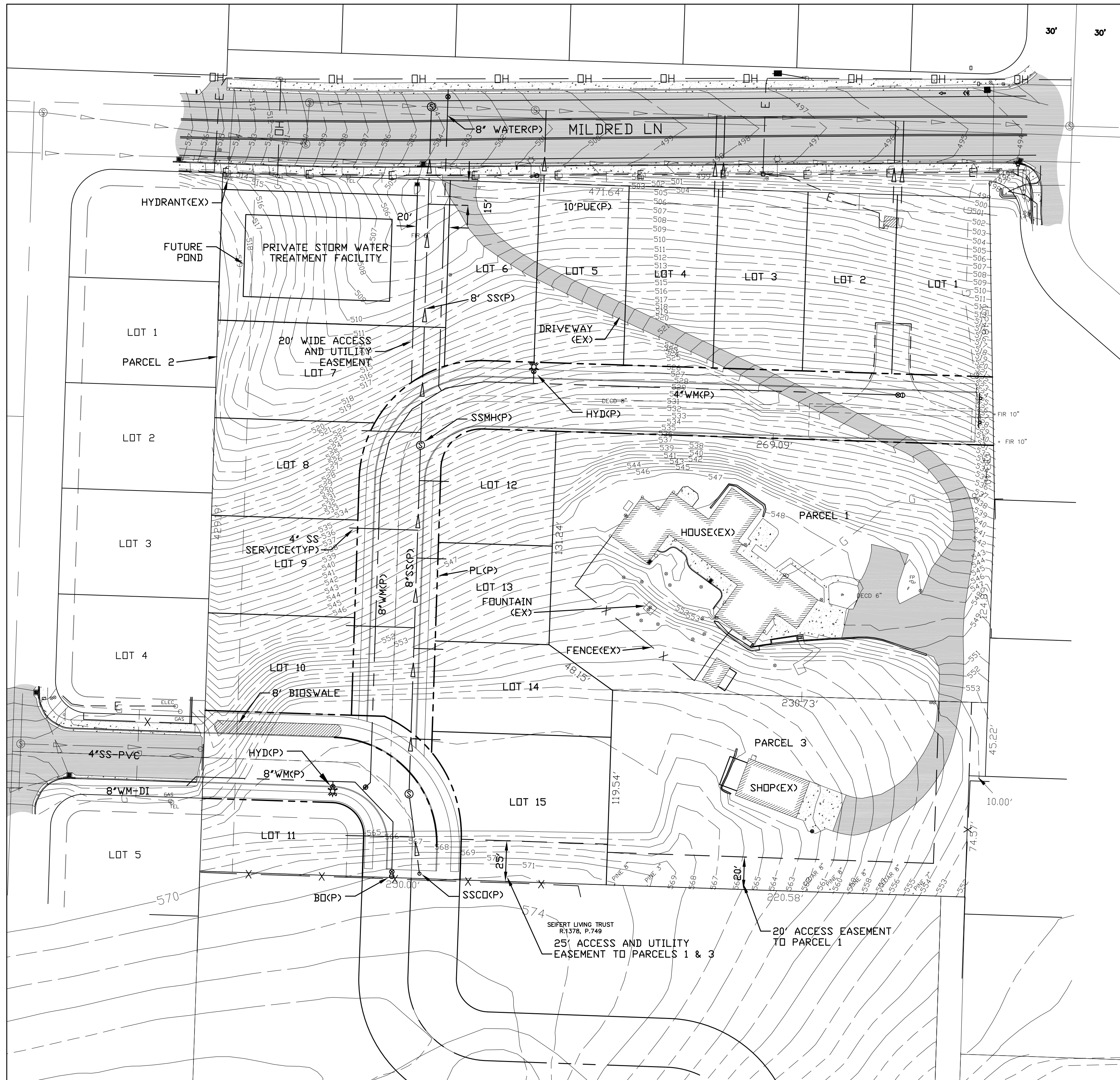
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0	06-15-23	GPH	ISSUED FOR PLAN CHECK

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DATE:	06-15-23
JOB NO.	2022-113
CLIENT NO.	
DRAWING NO.	C40

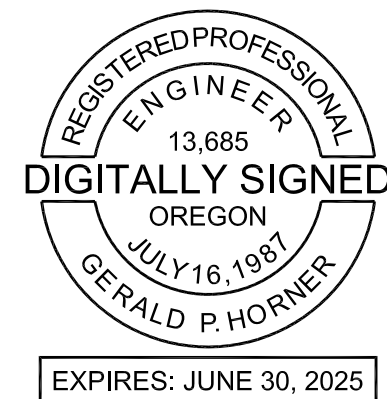
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLENGR@JUNO.COM

SHADOW PLAT
AND TAX LOT 600
DEVELOPMENT PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306



SHADOW PLAT UTILITY PLAN
SCALE: 1"=40'



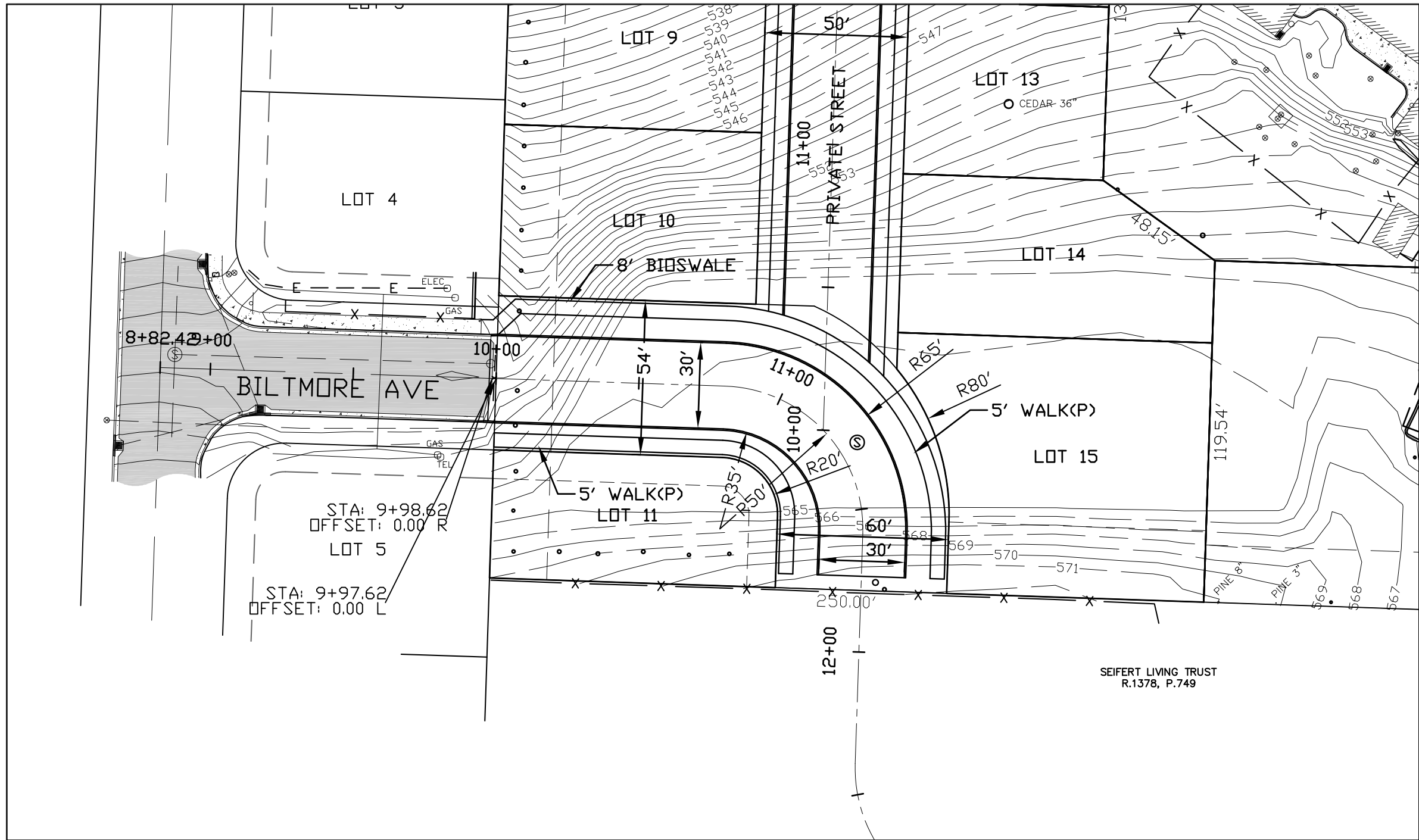
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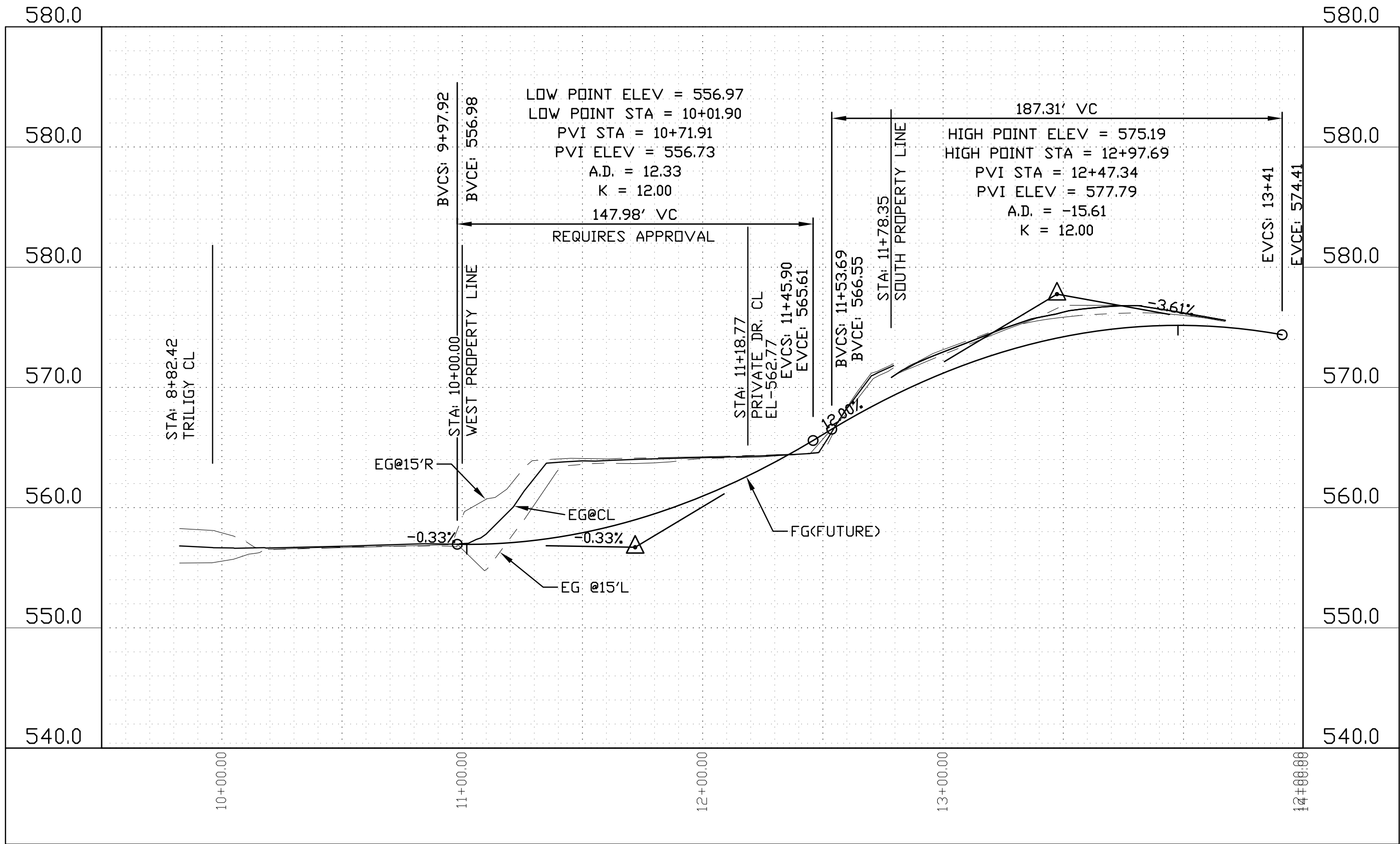
SHADOW PLAT
UTILITY PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306



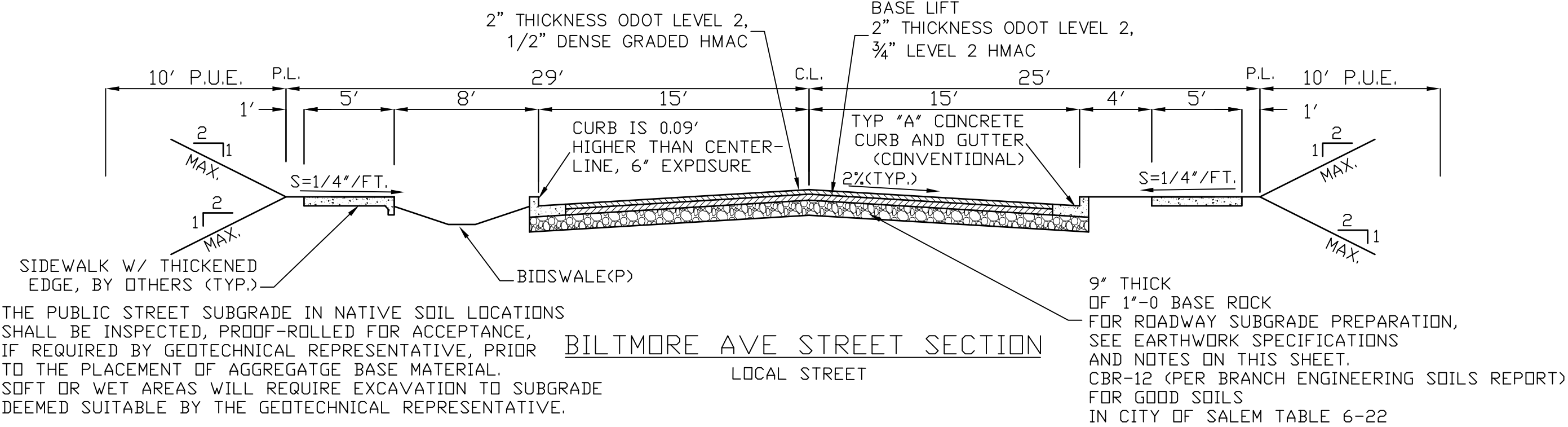
BILTMORE STREET PLAN

SCALE: 22x34 1"=40', 11x17 1"=80'

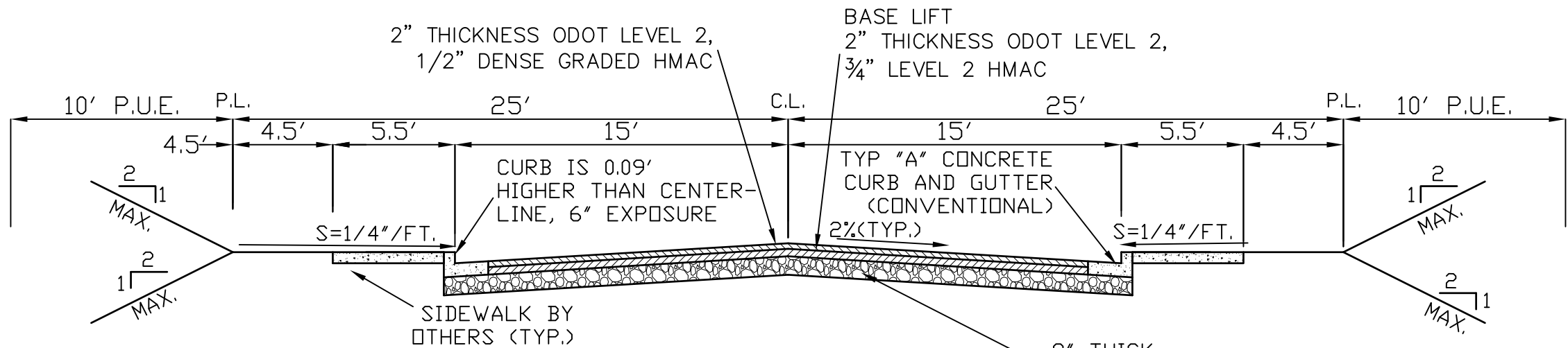


BILTMORE STREET PROFILE

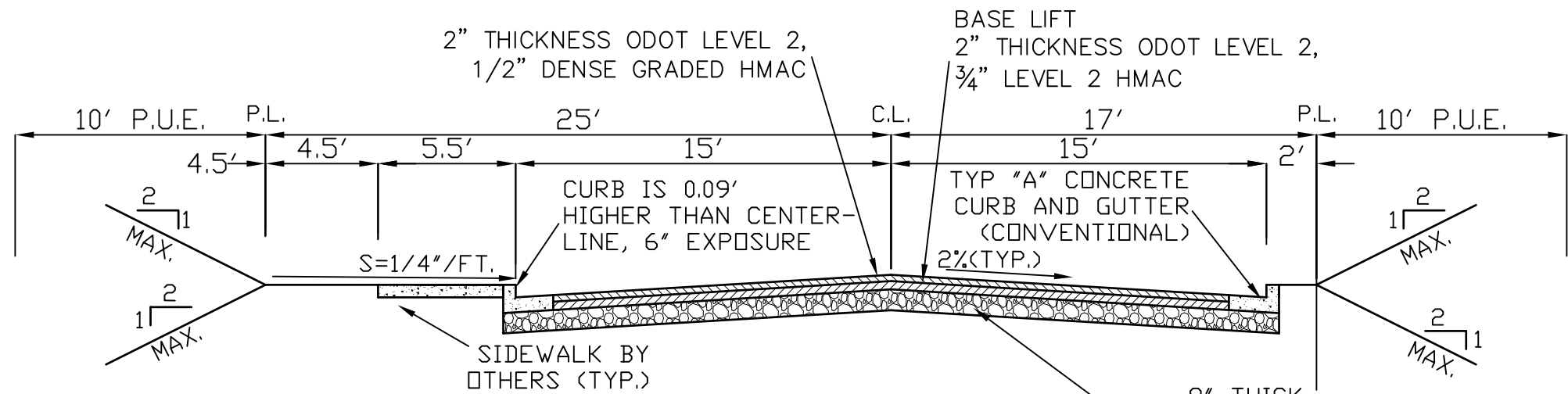
HDR SCALE: 22x34 1"=40', 11x17 1"=80'
VER SCALE: 22x34 1"=8', 11x17 1"=16'



THE PUBLIC STREET SUBGRADE IN NATIVE SOIL LOCATIONS SHALL BE INSPECTED, PROOF-ROLLED FOR ACCEPTANCE, IF REQUIRED BY GEOTECHNICAL REPRESENTATIVE, PRIOR TO THE PLACEMENT OF AGGREGATE BASE MATERIAL. SOFT OR WET AREAS WILL REQUIRE EXCAVATION TO SUBGRADE DEEMED SUITABLE BY THE GEOTECHNICAL REPRESENTATIVE.



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SHEET NOTES:

- ☐ CURB ELEVATIONS
CURB ELEVATION TABLE. SEE SHEET "C8"



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR CITY OF SALEM APPLICATION

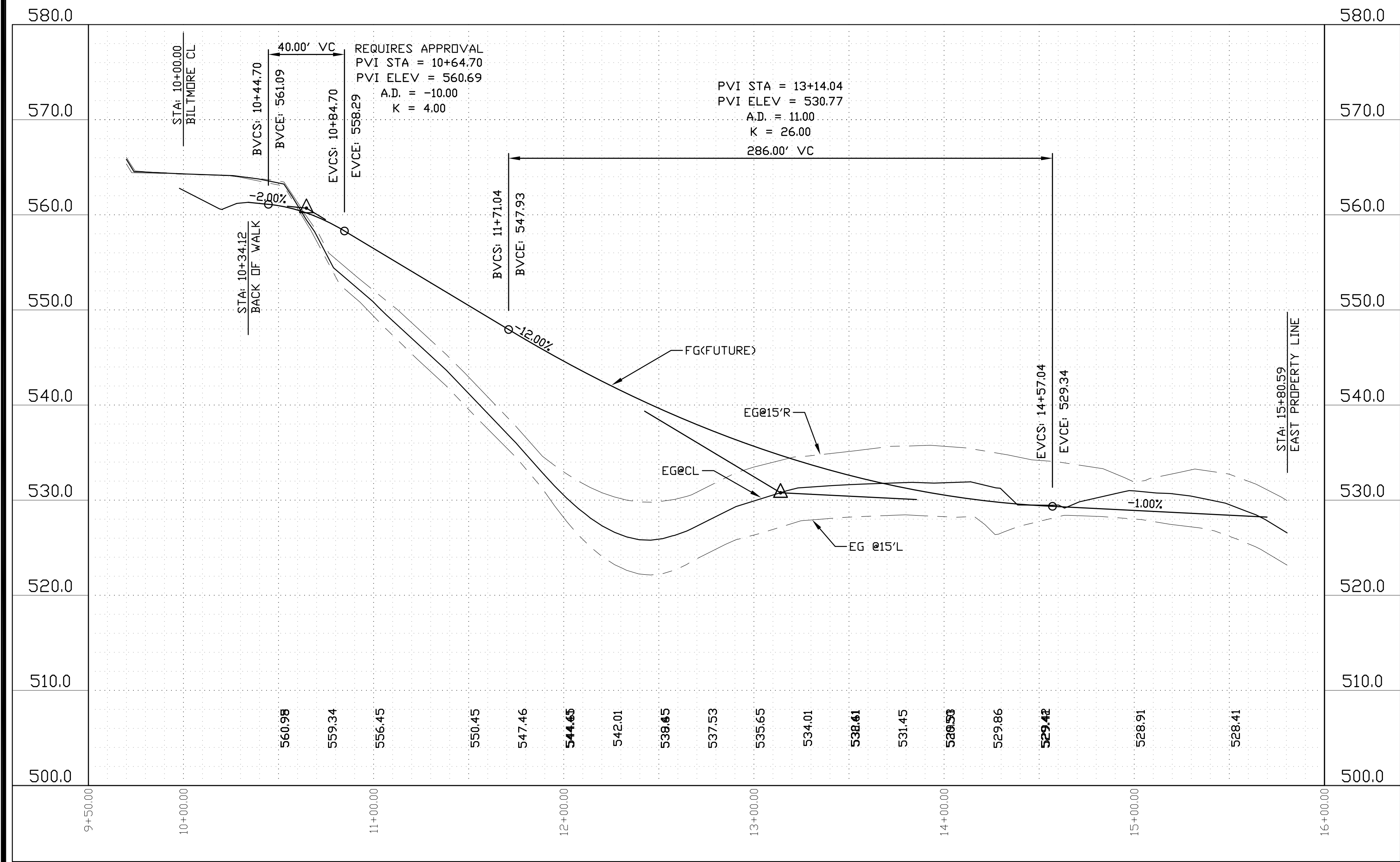
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

SHADOW PLAT
BILTMORE LANE
STREET PLAN
AND PROFILE

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	06-15-23
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CLIENT NO.	
DRAWING NO.	
REV.	

FOR APPLICATION
NOT FOR CONSTRUCTION



PRIVATE STREET PROFILE
HOR SCALE: 22x34 1"=40', 11x17 1"=80'
VER SCALE: 22x34 1"=8', 11x17 1"=16'

FOR APPLICATION
NOT FOR CONSTRUCTION



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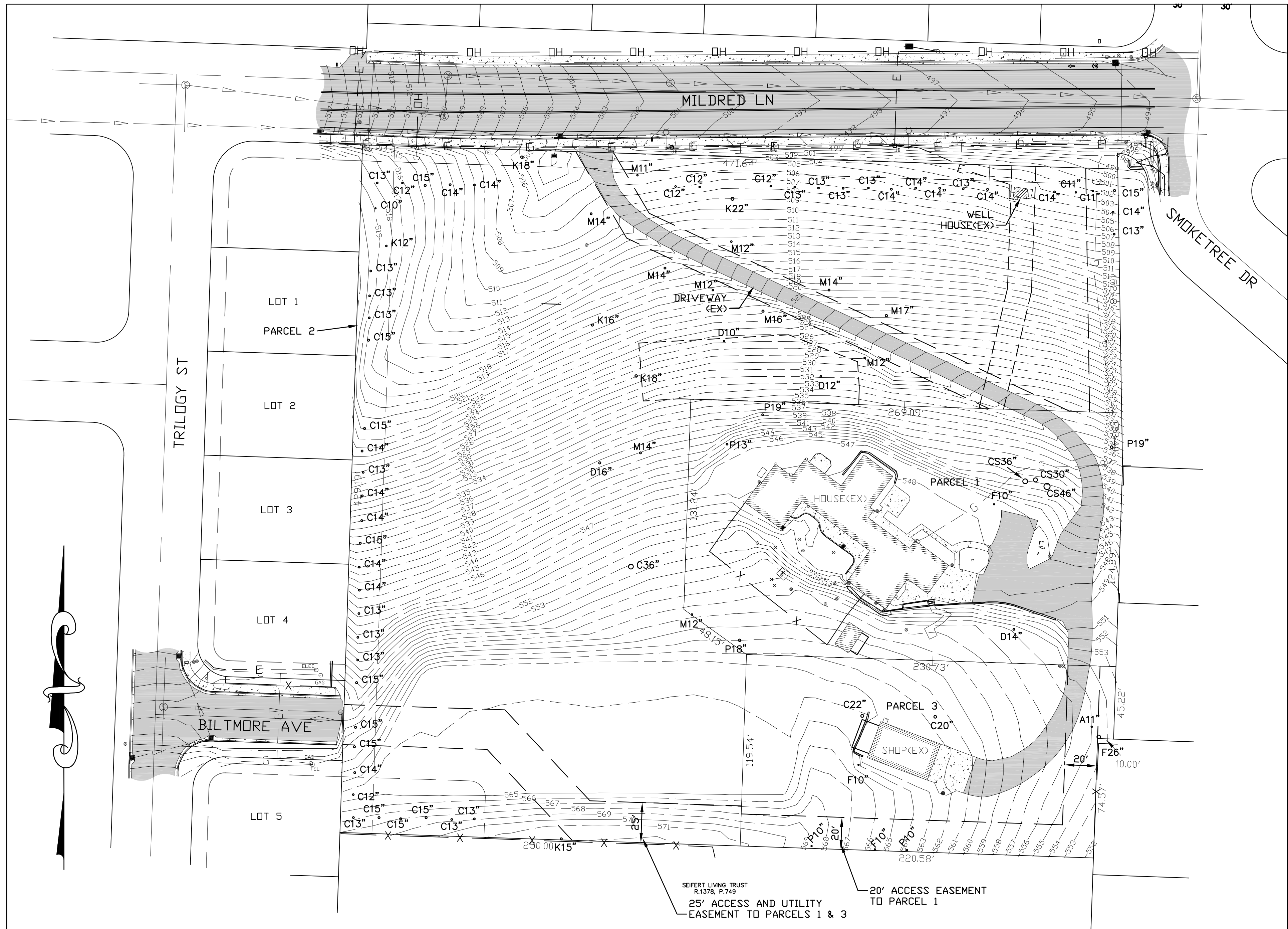
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P.O. BOX 9032
SALEM, OREGON 97305
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SHADOW PLAT
PRIVATE
STREET PLAN
AND PROFILE

OSBORN
PARTITION

848 MILDRED LANE SE
SALEM, OR 97306



TREE PRESERVATION NUMBERS

EXISTING TREE INVENTORY SITE TREES	- 94
NOT INCLUDING SIGNIFICANT TREES	
SIGNIFICANT CEDARS (30" AND LARGER)	- 4
SIGNIFICANT OAKS(20" AND LARGER)	- 0
TOTAL SITE TREES INCLUDING SIGNIFICANT TREES	- 98
SITE TREES TO BE REMOVED	- 0 (0.0%)
SIGNIFICANT OAKS TO BE REMOVED	- 0 (0.0%)
SIGNIFICANT OTHERS TO BE REMOVED	- 0 (0.0%)
TOTAL SITE TREES INCLUDING SIGNIFICANT TREES TO BE REMOVED	- 0
TOTAL REMAINING TREES	- 98
TOTAL TREE COUNT	
PERCENT TO REMAIN	- 100%
PERCENT TO BE REMOVED	- 0.0%

TREE PRESERVATION PLAN
SCALE: 1"=40'

DEVELOPER/OWNER

JOHN & MEGAN OSBORNE
848 MILDRED LN NE
SALEM, OR 97306

TREE REPLANTING

NO ADDITIONAL TREES ARE
REQUIRED OR PLANNED

TREE LEGEND

A	- APPLE
C	- CEDAR
CS	- CEDAR (30" & LARGER)
D	- DECIDUOUS
F	- FIR
K	- OAK
M	- MAPLE
P	- PINE
X	- INDICATES TREE TO BE REMOVED



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**TREE PRESERVATION
PLAN**

**OSBORN
PARTITION**

848 MILDRED LANE SE
SALEM, OR 97306