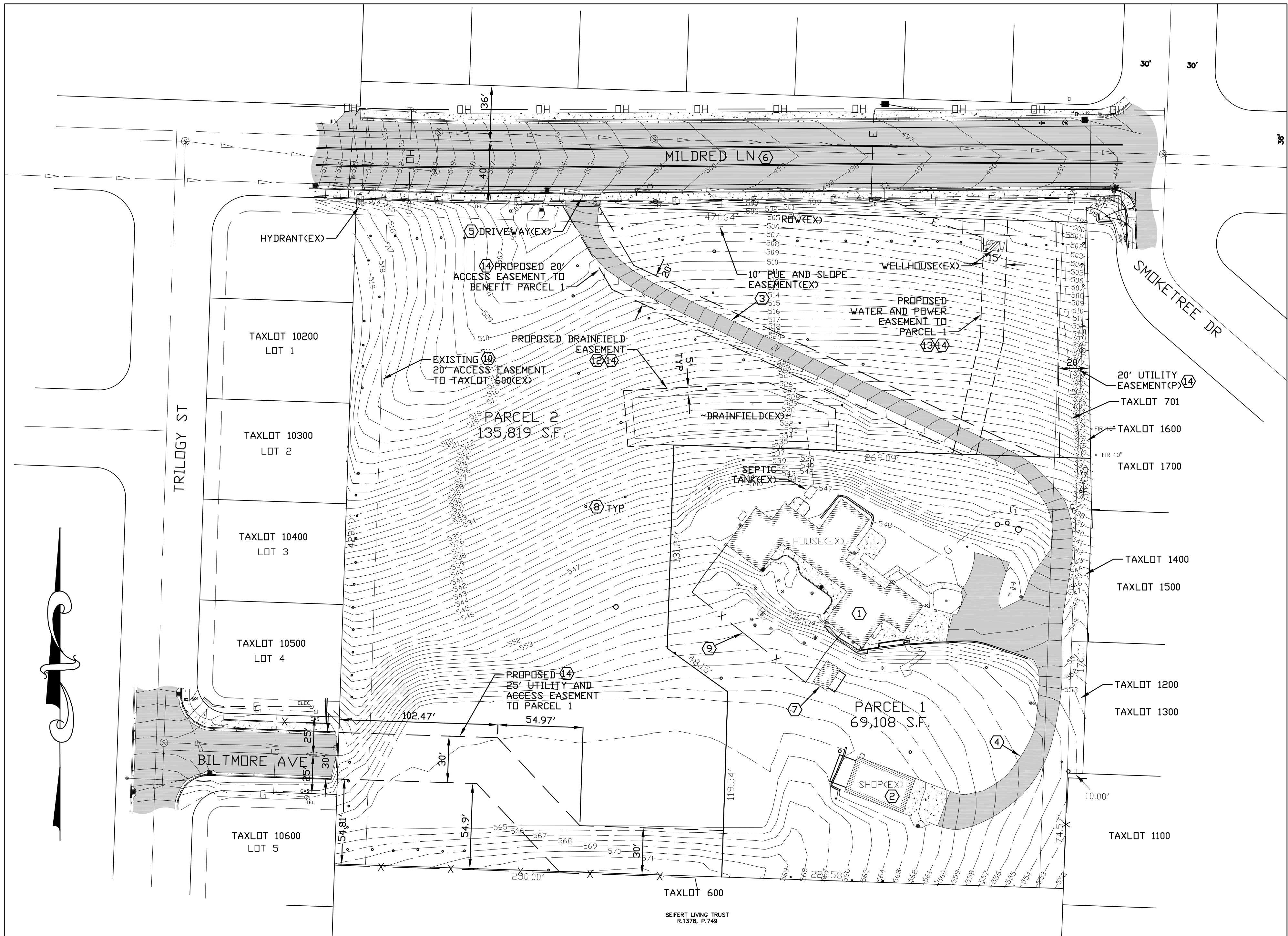




TENTATIVE PARTITION PLAN
SCALE: 1"=40'

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: 2
AVERAGE PARCEL SIZE: 102,463 S.F.
PARCELS PER ACRE: 0.426
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:

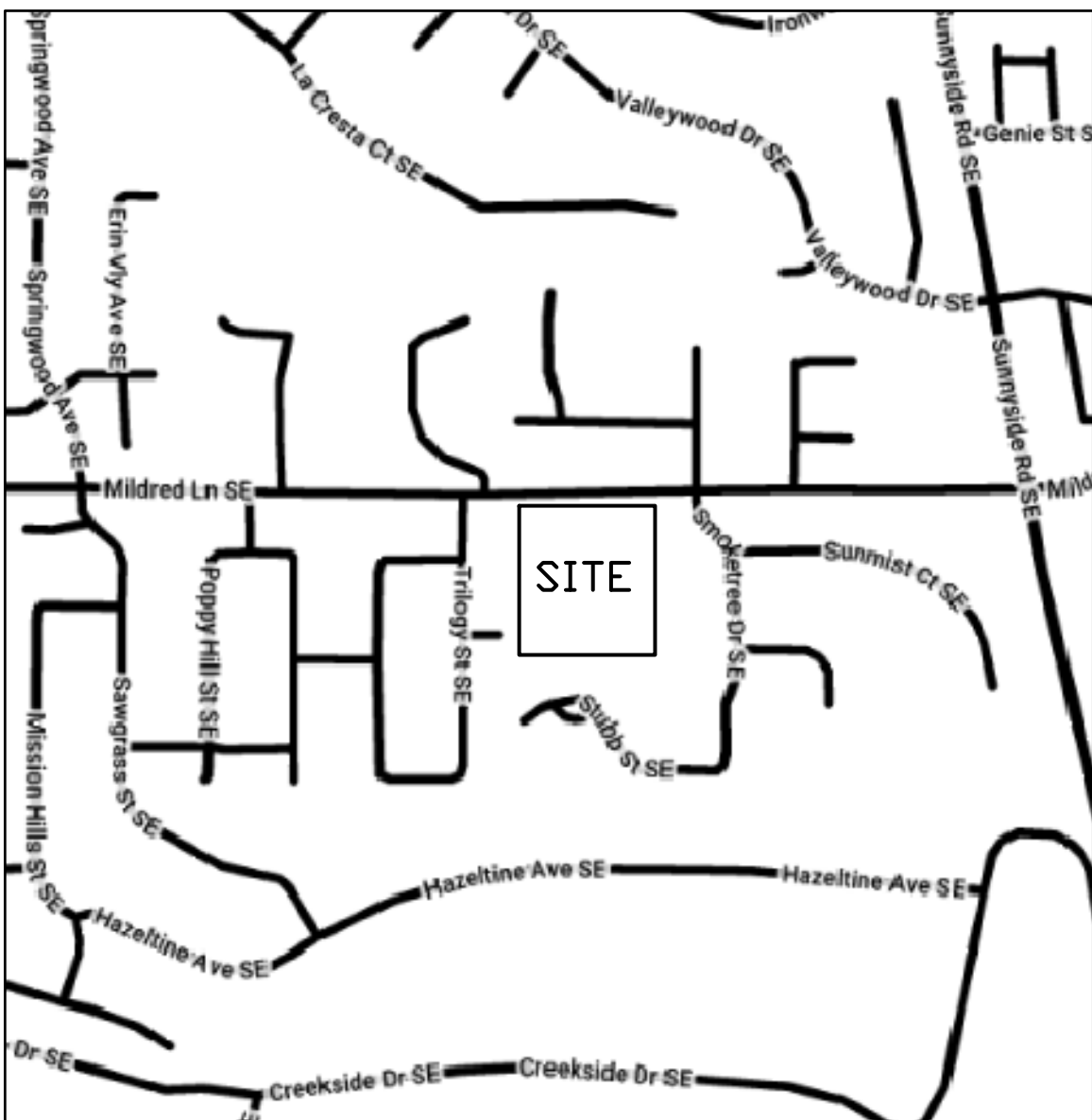
- HOUSE TO REMAIN.
- SHOP TO REMAIN.
- ACCESS WAY TO REMAIN.
- SHOP ACCESS TO REMAIN.
- DRIVEWAY TO REMAIN.
- MILDRED LANE IS FULLY DEVELOPED.
- GARDEN SHED TO BE REMAIN.
- FOR PARTITION, NO TREES ARE PLANNED TO BE REMOVED.
- FENCE TO REMAIN.
- THIS ACCESS EASEMENT IS TO BE VACATED.
- SEPTIC TANK IS TO REMAIN.
- DRAINFIELD IS TO REMAIN.
- NEW WATER AND POWER EASEMENT TO PARCEL 1.
- THIS EASEMENT WILL AUTOMATICALLY BE REMOVED ONCE CITY SERVICES ARE PROVIDED TO THE HOUSE ON PARCEL 1

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 DRAWING
- COKSD - CITY OF KEIZER STANDARD DRAWING
- 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
- RED - 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
1	07-12-23	GPH	REDUCED THE PARTITION TO 2 PARCELS WIDENED EASEMENT TO WEST SIDE OF PARCEL 2

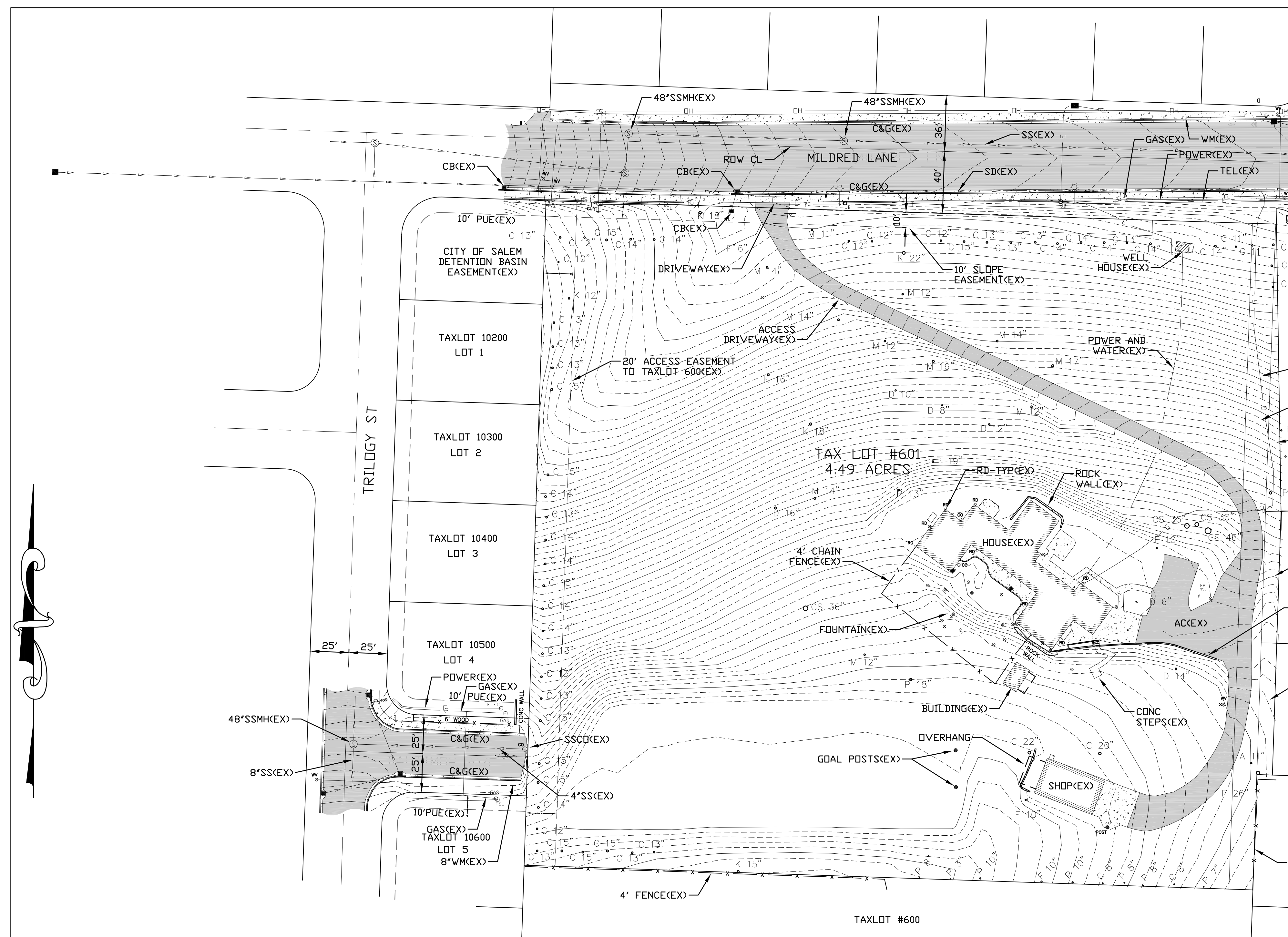
DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	06-15-23
JOB NO.	2022-113
CLIENT NO.	
DRAWING NO.	

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

TENTATIVE PARTITION
PLAN

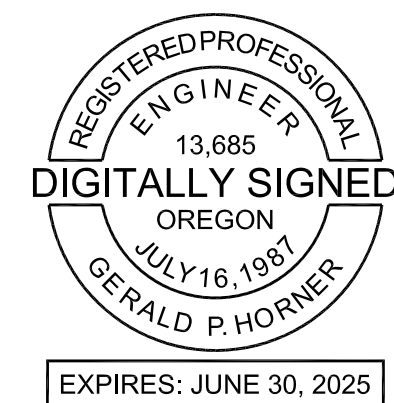
OSBORN
PARTITION

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 |



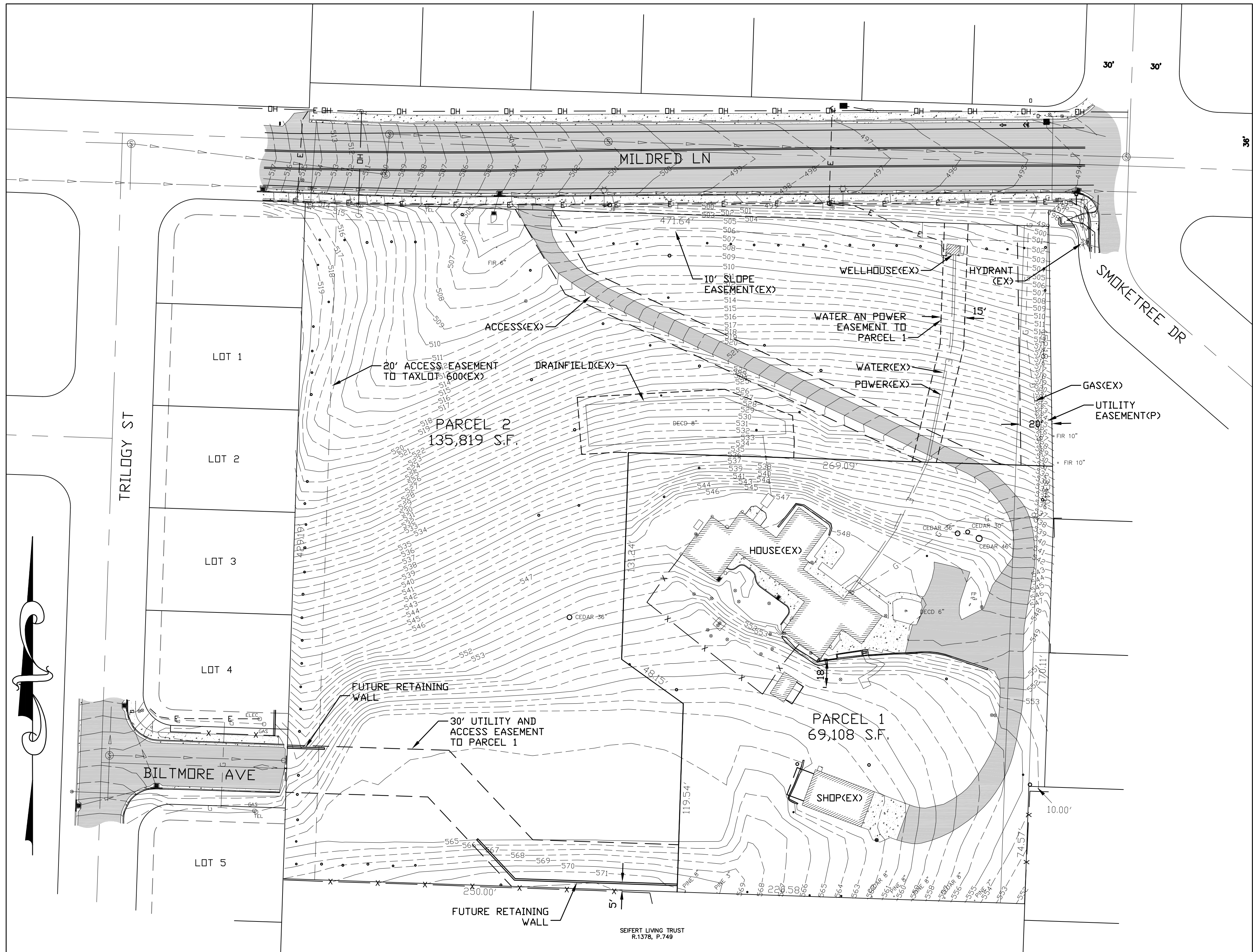
REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK

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

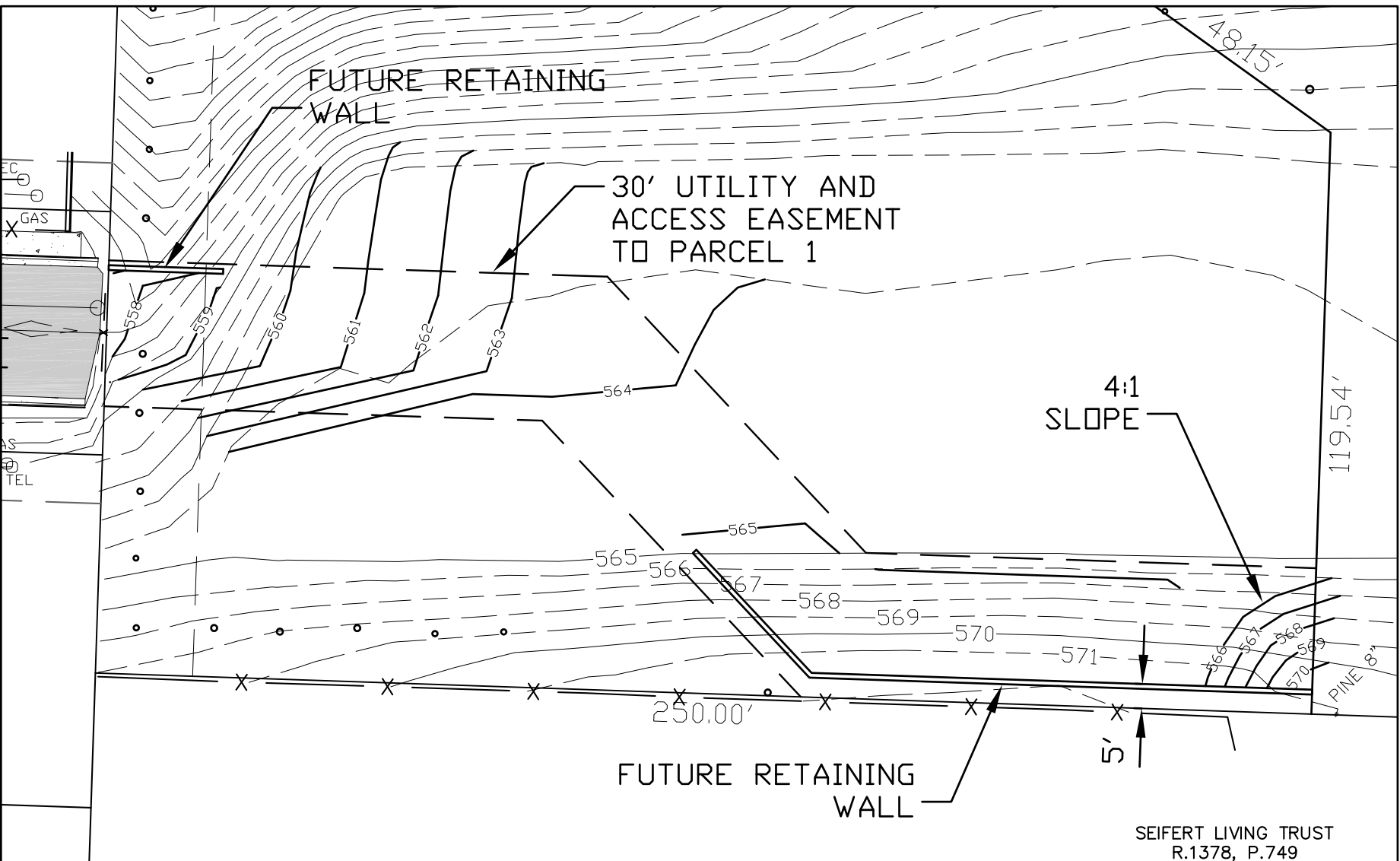
EXISTING CONDITIONS

OSBORN
PARTITION

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



TENTATIVE PARTITION UTILITY PLAN
SCALE: 1"=40'



SOUTH ACCESS EASEMENT
GRADING PLAN
SCALE: 1"=30'



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-14-23	GPH	REDUCED THE PARTITION TO 2 PARCELS AND ADDED ACCESS GRADING PLAN

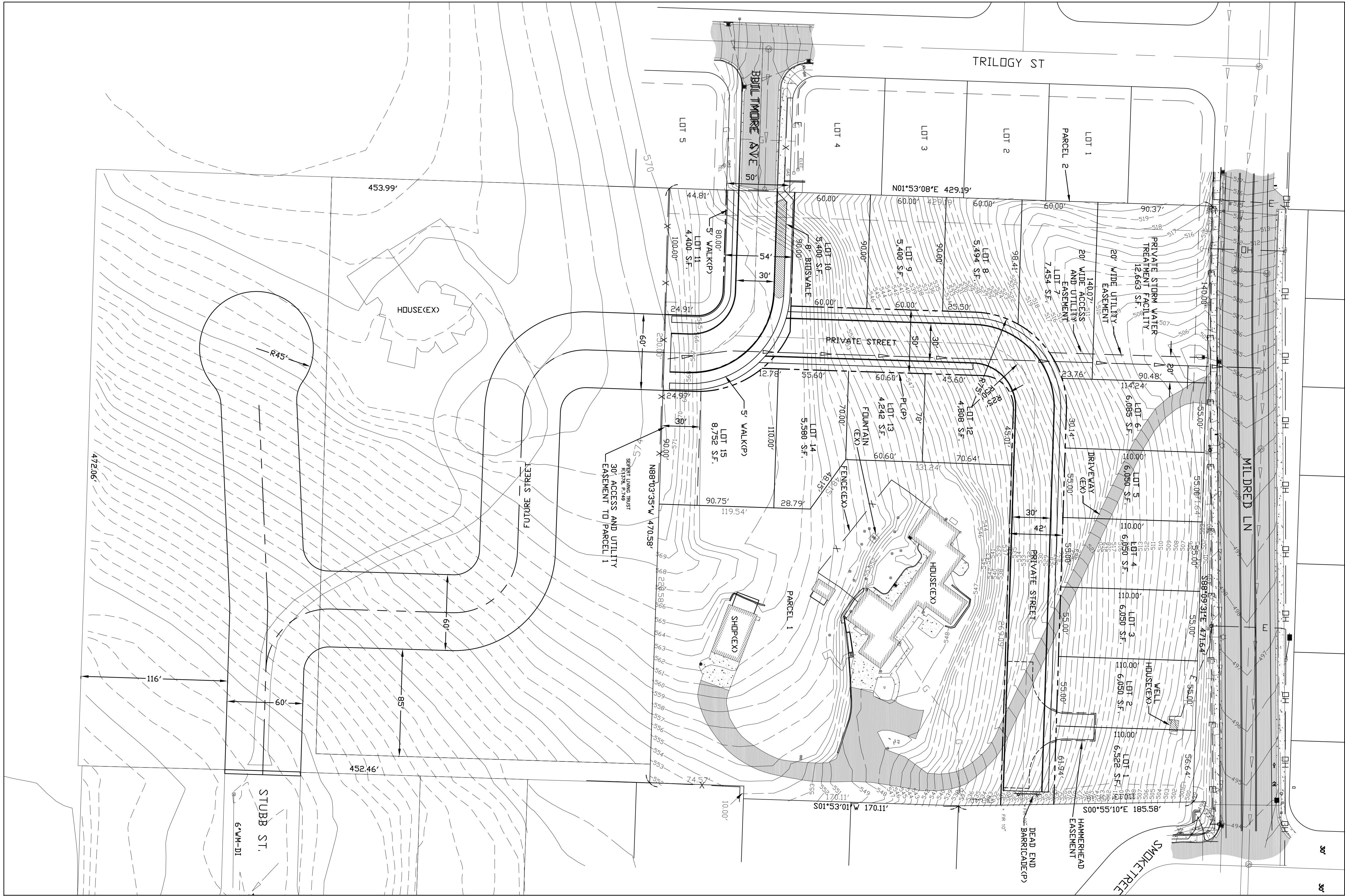
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLEN@JUNO.COM

TENTATIVE PARTITION
UTILITY PLAN AND
ACCESS GRADING PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 06-15-23
JOB NO: 2022-113
CLIENT NO:
DRAWING NO:

3



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



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-12-23	GPH	REDUCED THE PARTITION TO 2 PARCELS

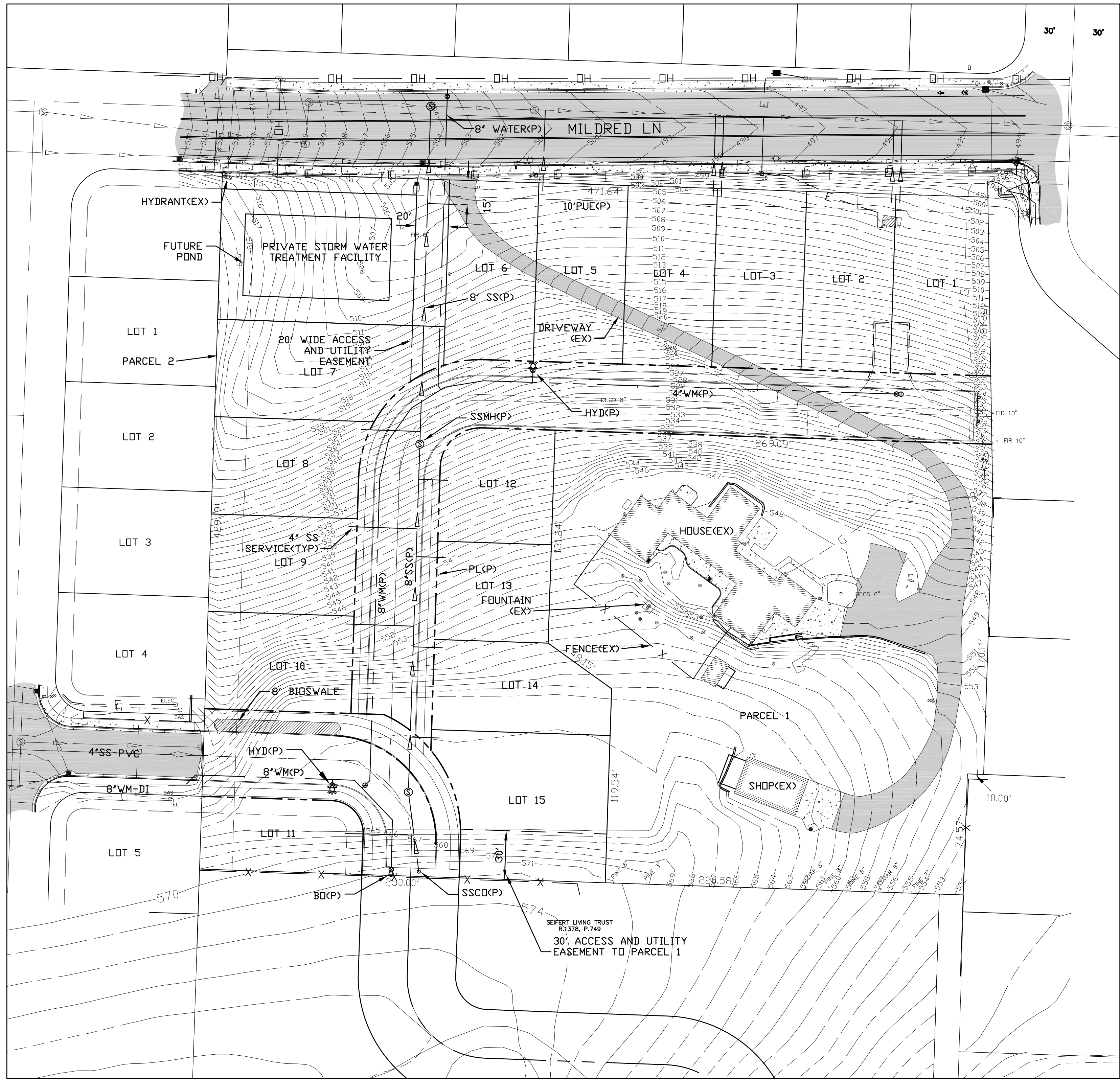
OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

SHADOW PLAT
AND TAX LOT 600
DEVELOPMENT PLAN

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

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

C4



SHADOW PLAT UTILITY PLAN
SCALE: 1"=40'



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-12-23	GPH	WIDENED PARCEL 1 ACCESS EASEMENT

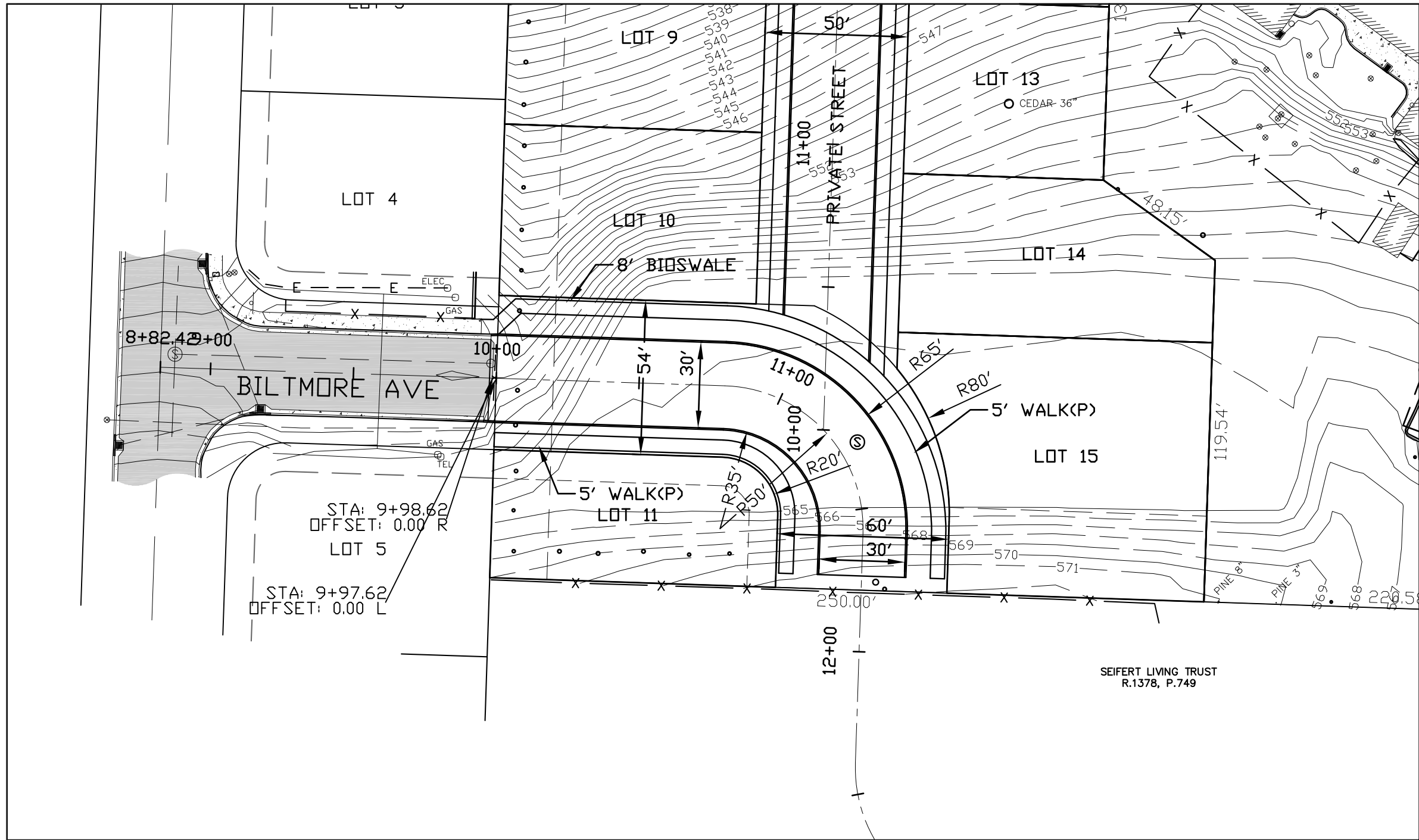
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLEN@JUNO.COM

SHADOW PLAT
UTILITY PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

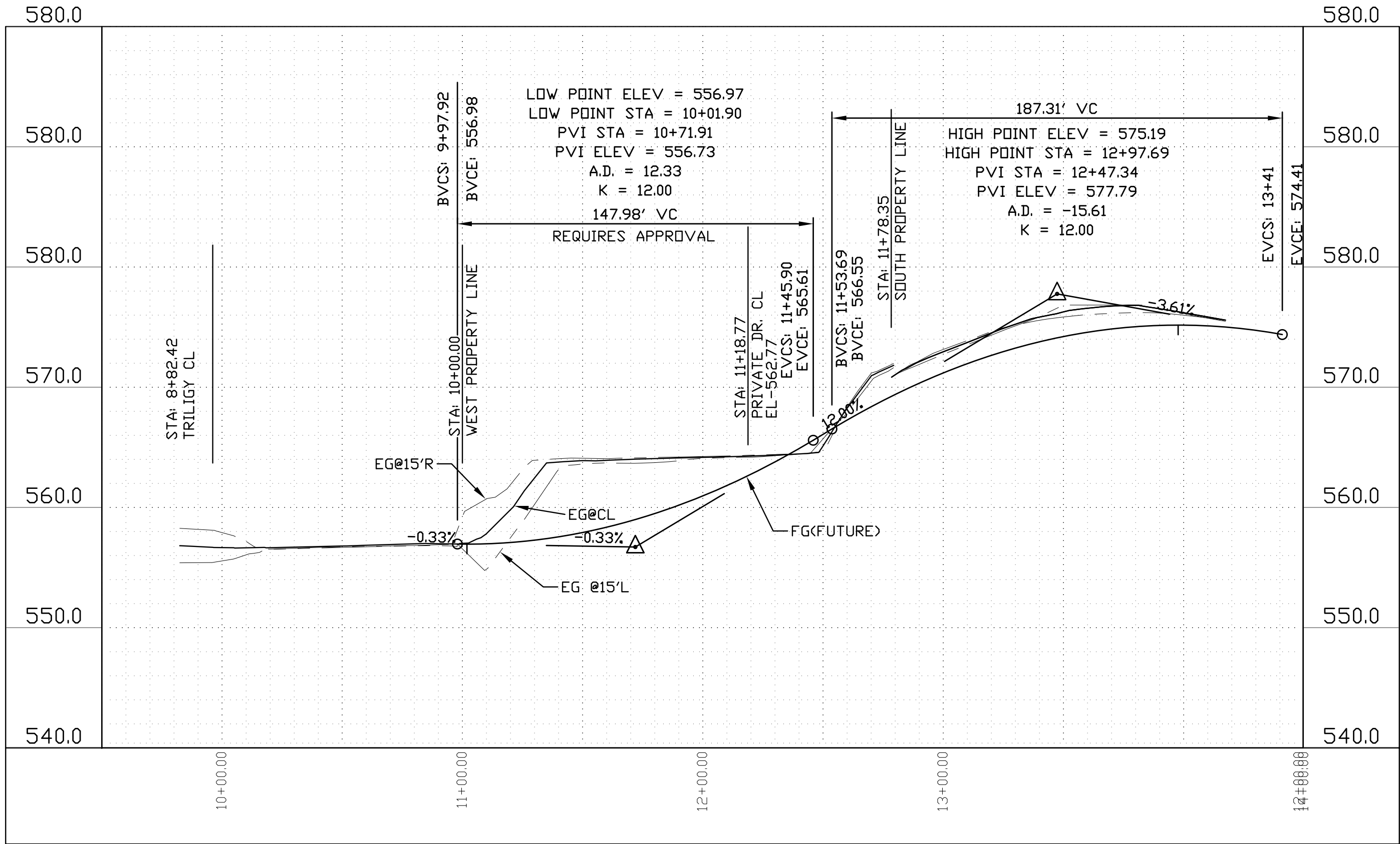
DESIGNED BY: GPH
DRAWN BY: RW
DATE: 06-15-23
JOB NO: 2022-113
CLIENT NO:
DRAWING NO:





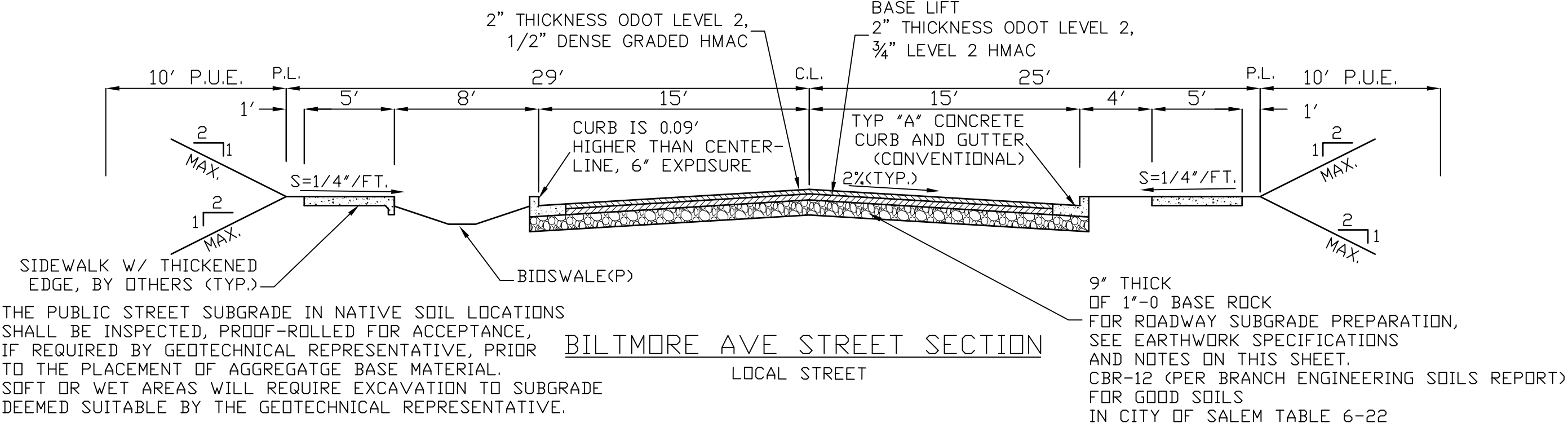
BILTMORE STREET PLAN

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



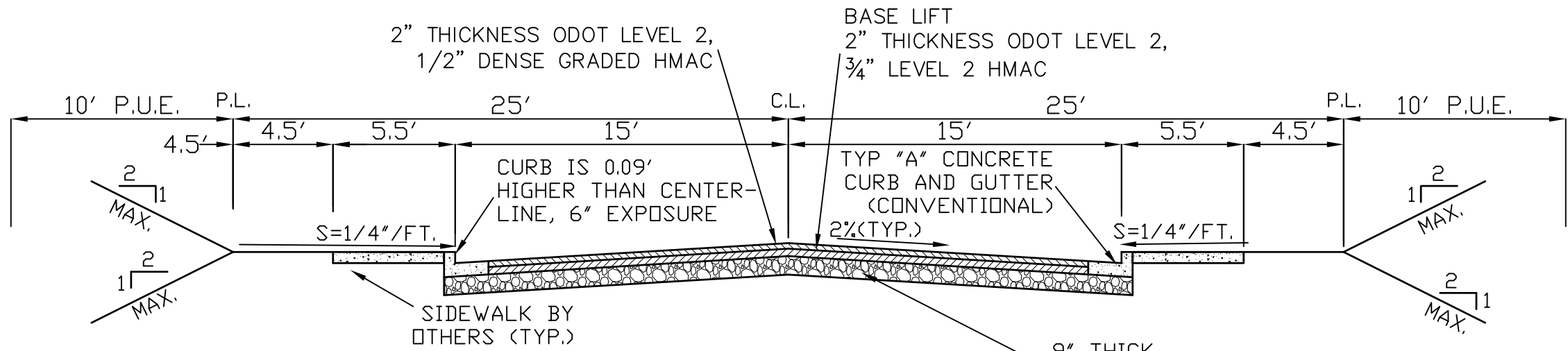
BILTMORE STREET PROFILE

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



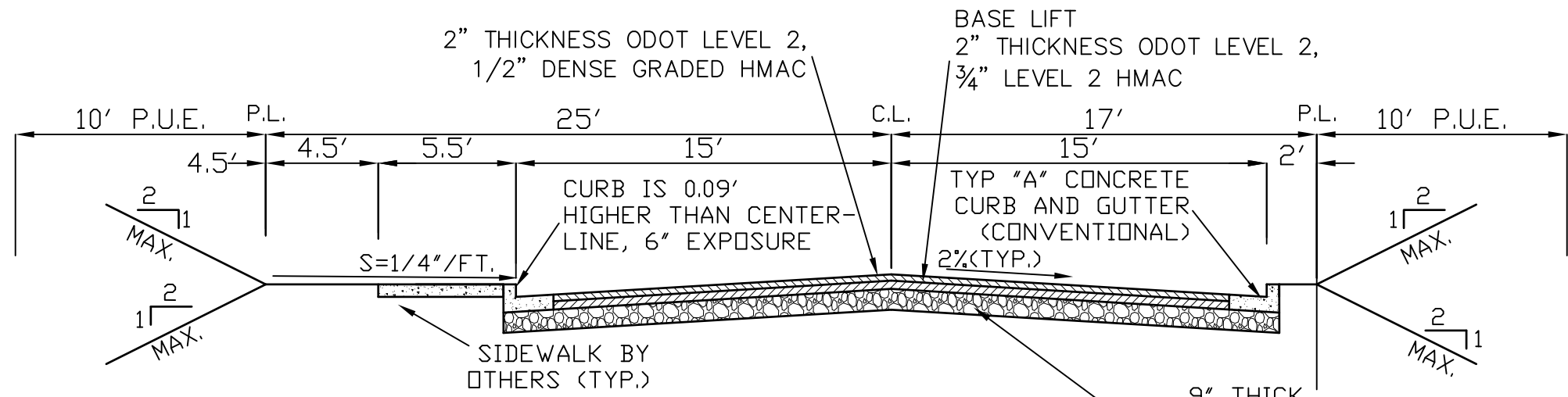
THE PUBLIC STREET SUBGRADE IN NATIVE SOIL LOCATIONS SHALL BE INSPECTED, PROOF-ROLLED FOR ACCEPTANCE, IF REQUIRED BY GEOTECHNICAL REPRESENTATIVE, PRIOR TO THE PLACEMENT OF AGGREGATE BASE MATERIAL. SOFT OR WET AREAS WILL REQUIRE EXCAVATION TO SUBGRADE DEEMED SUITABLE BY THE GEOTECHNICAL REPRESENTATIVE.

BILTMORE AVE STREET SECTION
LOCAL STREET



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.

TYPICAL STREET SECTION
PRIVATE STREET
LOCAL STREET



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.

TYPICAL STREET SECTION
PRIVATE STREET
LOCAL STREET

SHEET NOTES:

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

FOR APPLICATION
NOT FOR CONSTRUCTION



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR CITY OF SALEM APPLICATION
1	07-12-23	GPH	REDUCED PARTITION TO 2 PARCELS

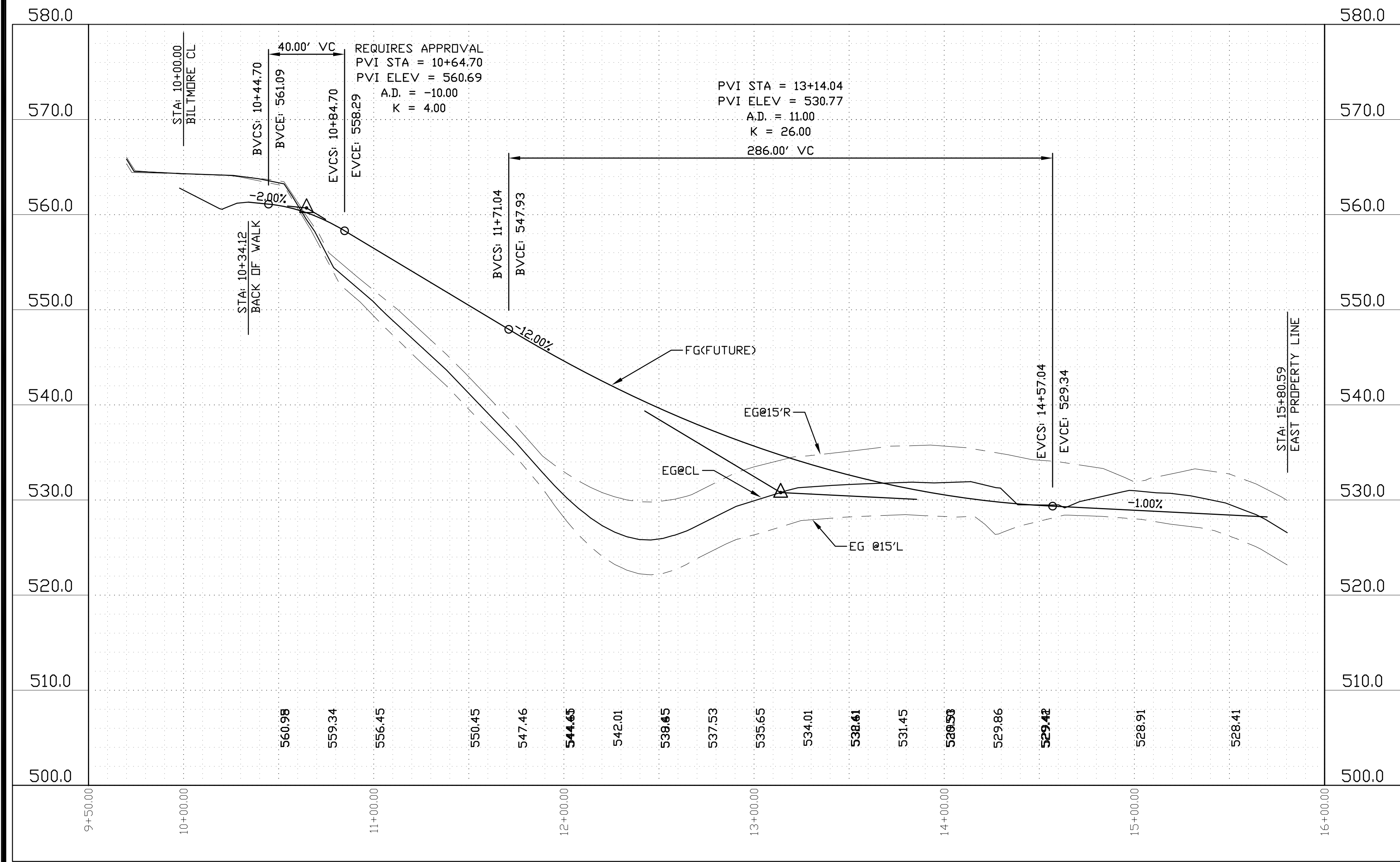
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

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

C6



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

FOR APPLICATION
NOT FOR CONSTRUCTION



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

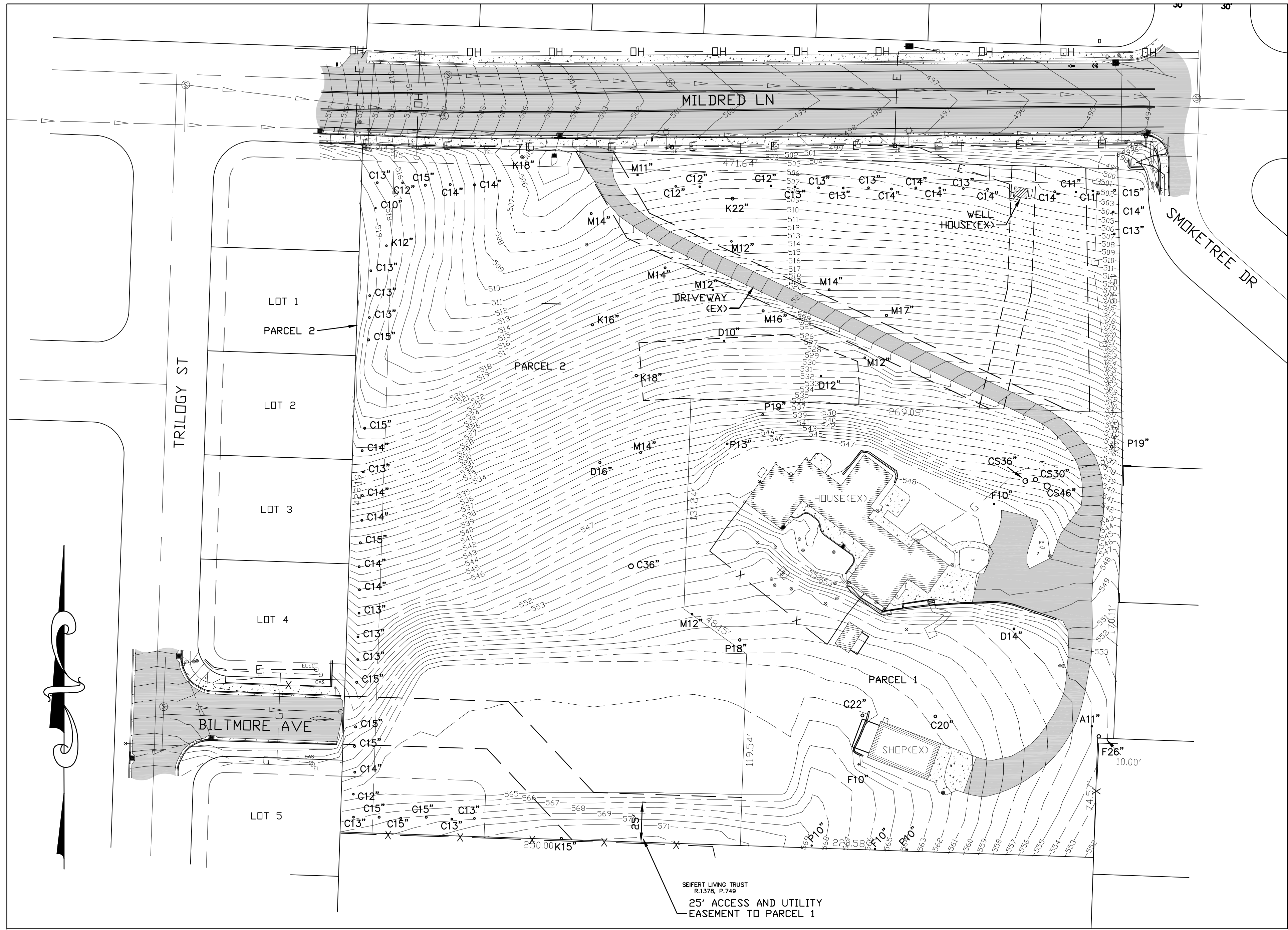
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

SHADOW PLAT
PRIVATE
STREET PLAN
AND PROFILE

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

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

C710



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



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-112-23	GPH	REDUCED PARTITION TO 2 PARCELS

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

**TREE PRESERVATION
PLAN**

**OSBORN
PARTITION**

848 MILDRED LANE SE
SALEM, OR 97306

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