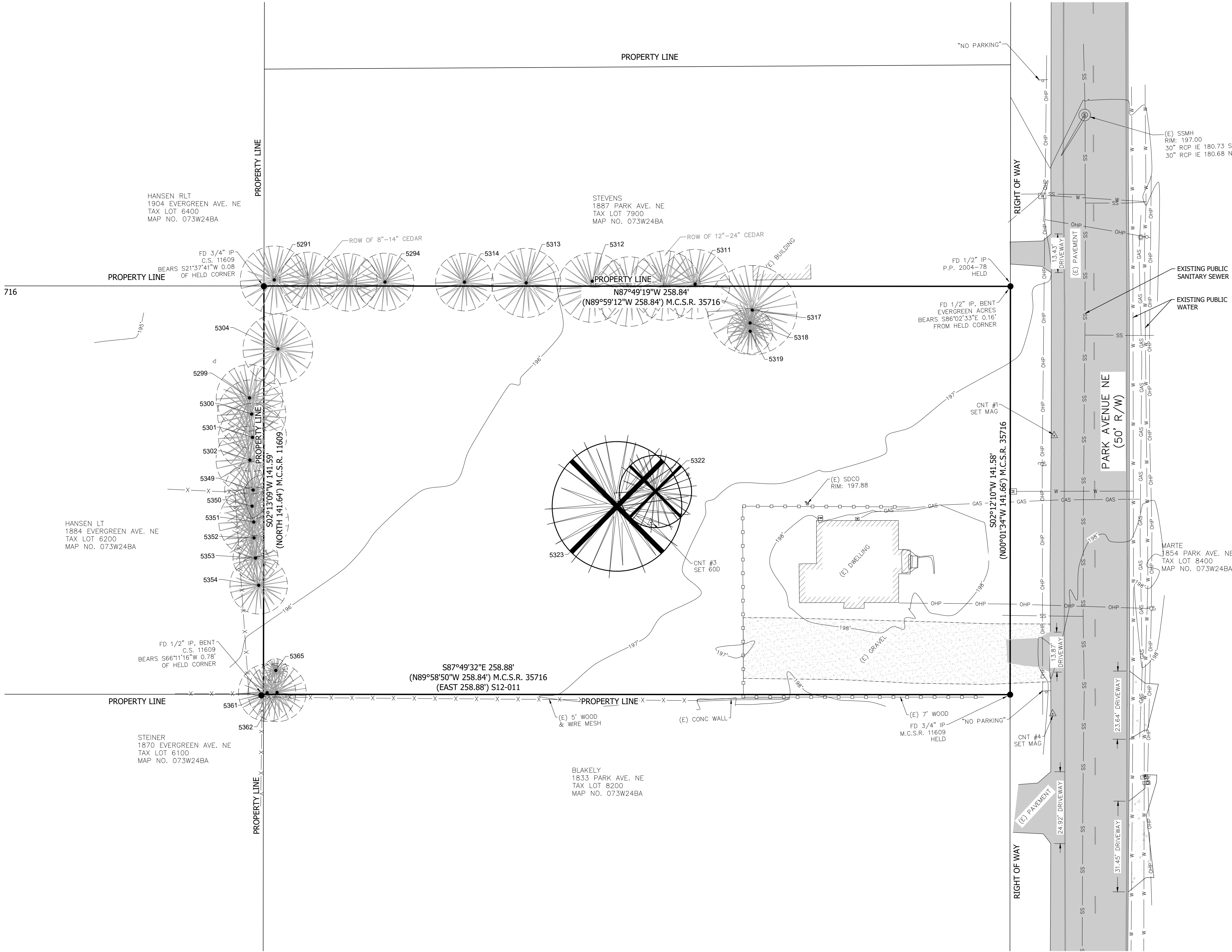


PROJECT VERTICAL DATUM -- NGVD 29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS WAS A GPS STATIC OBSERVATION POST-PROCESSED USING OPUS AND THEN ADJUSTED DOWN 3.37" PER VERTCON, THE NGS ONLINE APPLICATION. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

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 DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



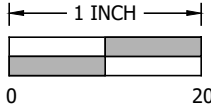
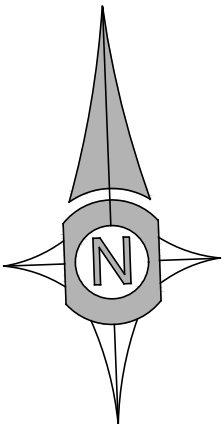
TREE TABLE		
TREE #	TREE SIZE & TYPE	STATUS
5291	TR1 B ROW CEDARS 14"-8" 12D	RETAIN
5294	TR1 E	RETAIN
5299	TR 11" CEDAR 12D	RETAIN
5300	TR 17" CEDAR 12D	RETAIN
5301	TR 19" CEDAR 12D	RETAIN
5302	TR 17" CEDAR X2 12D	RETAIN
5304	TR 32" CEDAR 12D	RETAIN
5311	TR2 B 24"-12" +/- CEDAR 12D	RETAIN
5312	TR2 E	RETAIN
5313	TR 30" CEDAR 12D	RETAIN
5314	TR 15" CEDAR 10D	RETAIN
5317	TR 12" CEDAR 15D	RETAIN
5318	TR 12" CEDAR 8D	RETAIN
5319	TR 12" CEDAR 8D	RETAIN
5322	TR 24" CEDAR 15D	REMOVE
5323	TR 42" CEDAR 25D	REMOVE
5349	TR 18" CEDAR 10D	RETAIN
5350	TR 18" CEDAR 10D	RETAIN
5351	TR 18" CEDAR 12D	RETAIN
5352	TR 14" CEDAR 10D	RETAIN
5353	TR 6" HEMLOCK 8D	RETAIN
5354	TR 12" CEDAR 10D	RETAIN
5361	TR 22" CEDAR 10D	RETAIN
5362	TR 10" CEDAR 10D	RETAIN
5365	TR 6" YUEW 4D	RETAIN

TREE LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE SYMBOL

CRITICAL ROOT ZONE



PLAN REVISIONS	DATE

CLIENT:

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

UDELL ENGINEERING
AND
LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY EX. COND./DEMO PLAN

AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 5, 2023

PROJECT:
22-027 JENSEN PARK AVE. NE

DRAWN BY:
LLL, MLM

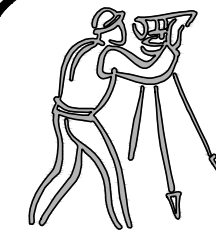
CHECKED BY:
BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet

C102

SCALE: SEE BARSCALE



CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

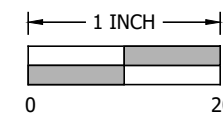
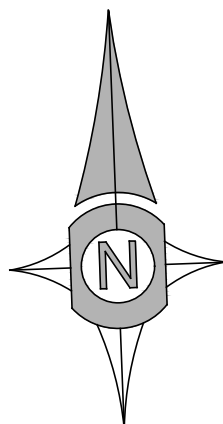
UEDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY SITE PLAN
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 5, 2023
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
LLL, MLM
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BSV

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PURPOSES ONLY

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C103
SCALE: SEE BARSCALE



PLAN REVISIONS	DATE

PROPERTY

TAX MAP: 7S-2W-24BA
TAX LOTS: 8000 & 8100
SITE ADDRESS: 1861 PARK AVENUE NE
SALEM, OR 97305

DEVELOPER

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OREGON 9303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

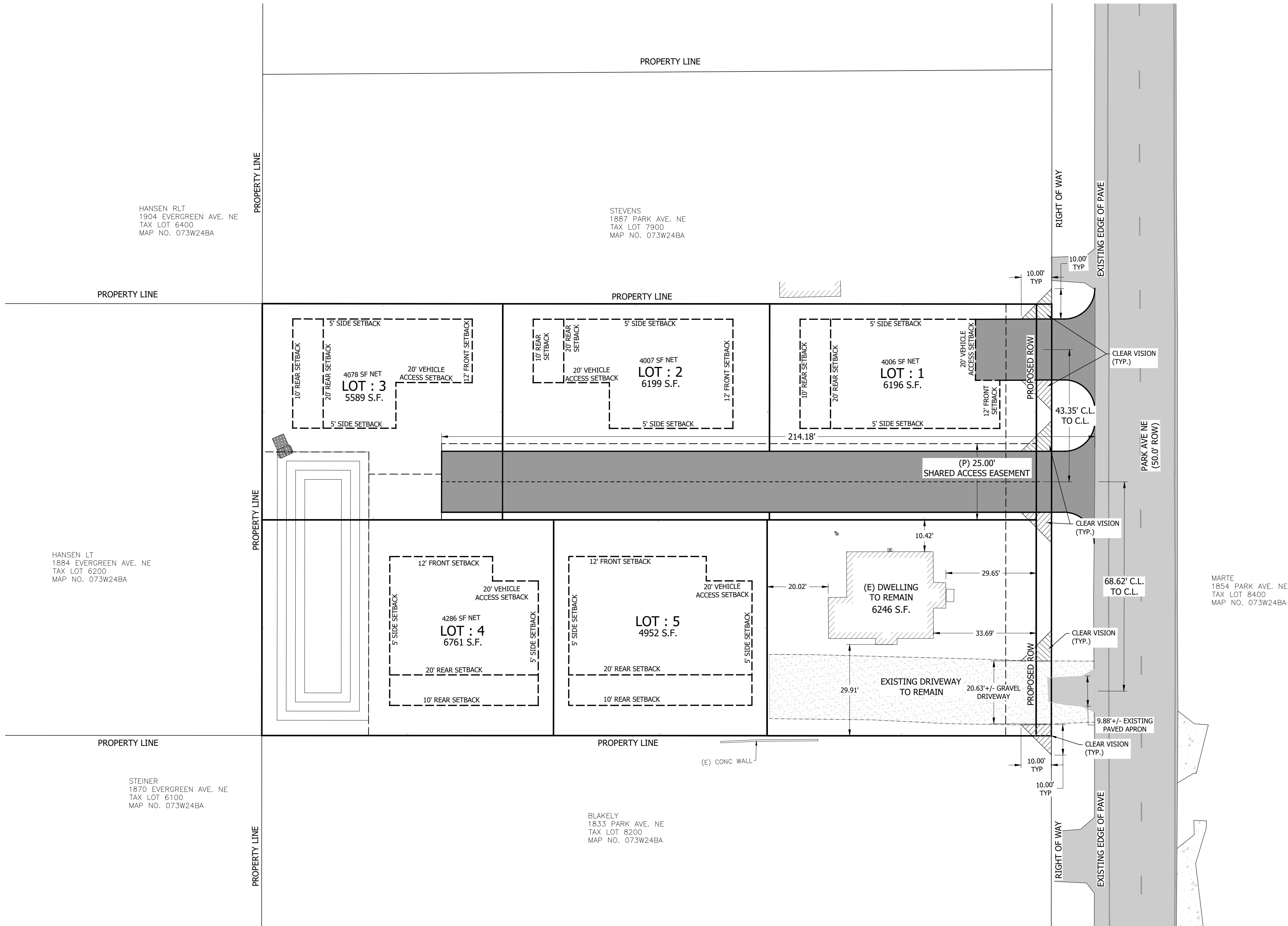
OWNER

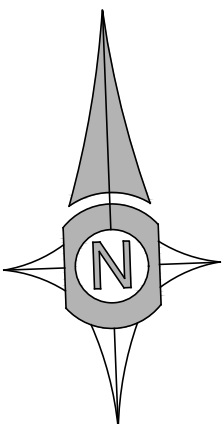
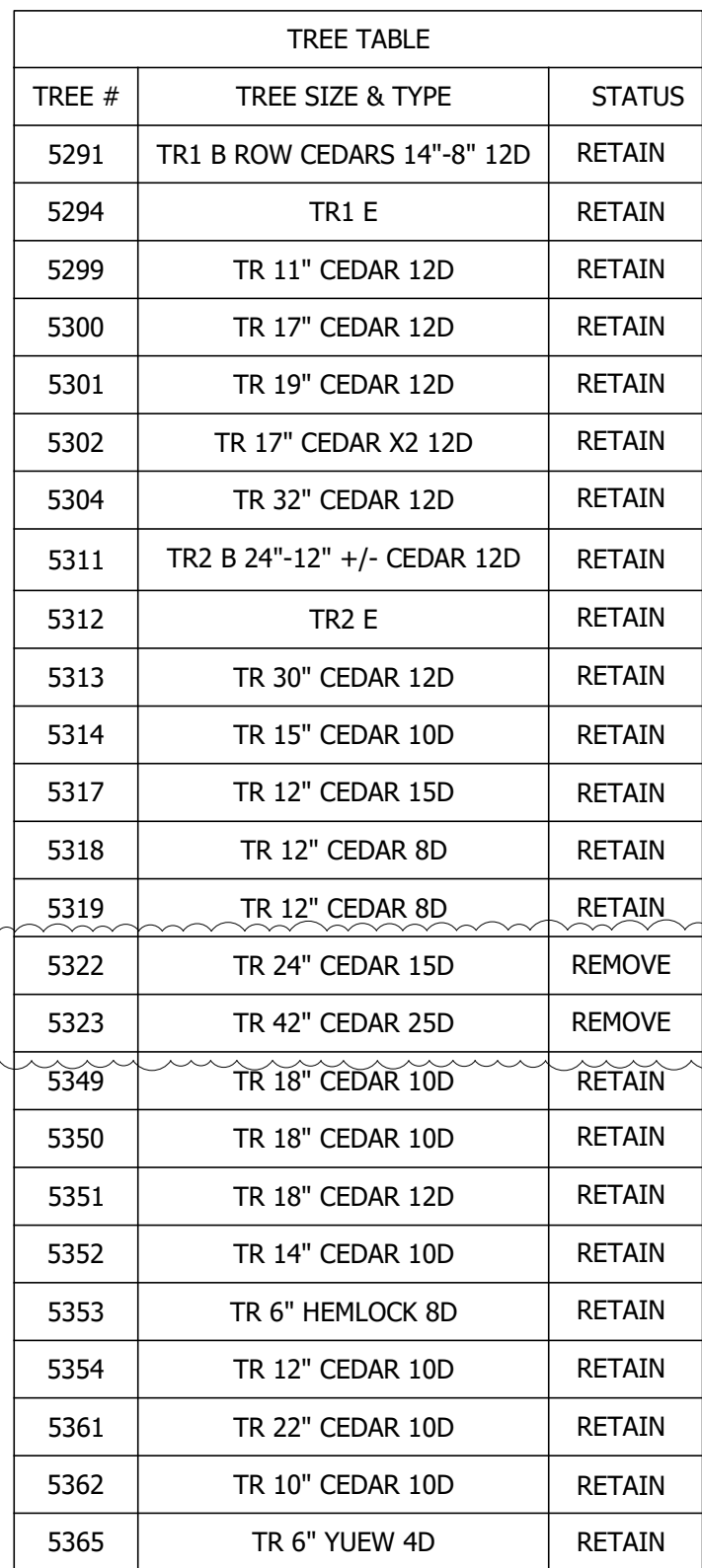
JENSEN CONSTRUCTION, LLC
C/O DON JENSEN
5190 KALE STREET
SALEM, OREGON 97305
(503) 932-2259

DESIGN TEAM

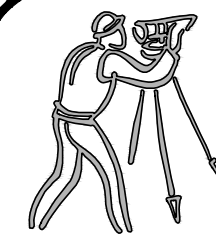
CIVIL ENGINEER
UEDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR
UEDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125



[illegible]

SCALE: SEE BARSCALE



CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLL.C
(503) 932-2259

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

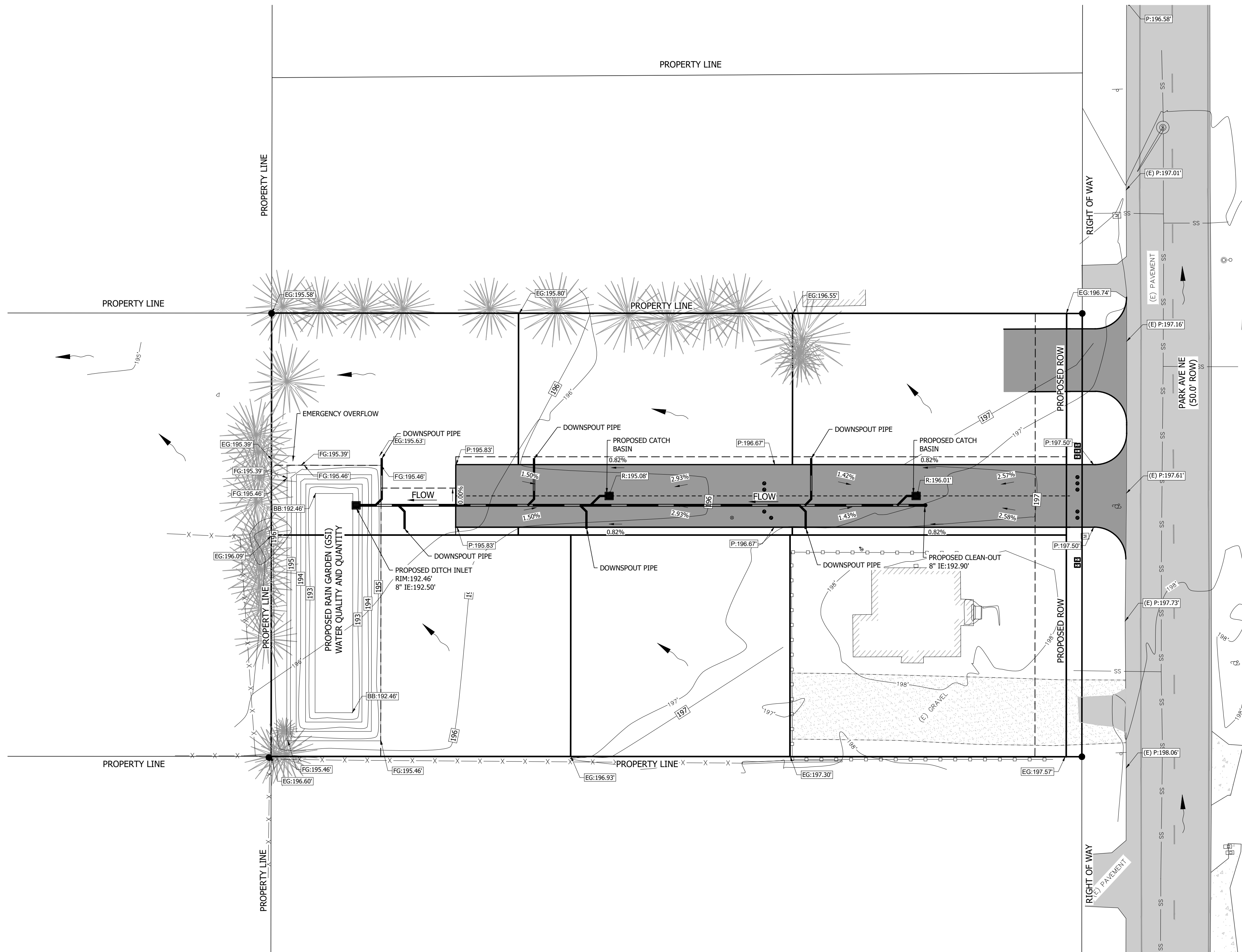
PRELIMINARY GRADING & DRAINAGE
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 5, 2023
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
LLL, MLM
CHECKED BY:
BSV

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PURPOSES ONLY

Sheet **C200**

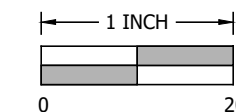
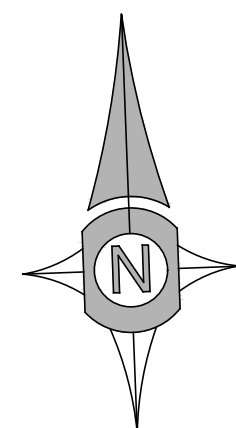
SCALE: SEE BARSCALE



GRADING LEGEND

- 362 - EXISTING SURFACE CONTOUR ELEVATION
- 362 - DESIGN SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION

- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- EG 000.00 - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- FG 000.00 - DESIGN FINISHED GROUND ELEVATION



PLAN REVISIONS	DATE



CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLIC
(503) 932-2259

UDELL ENGINEERING
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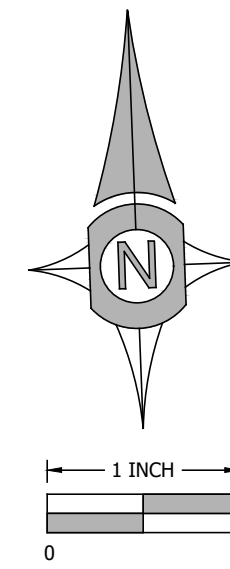
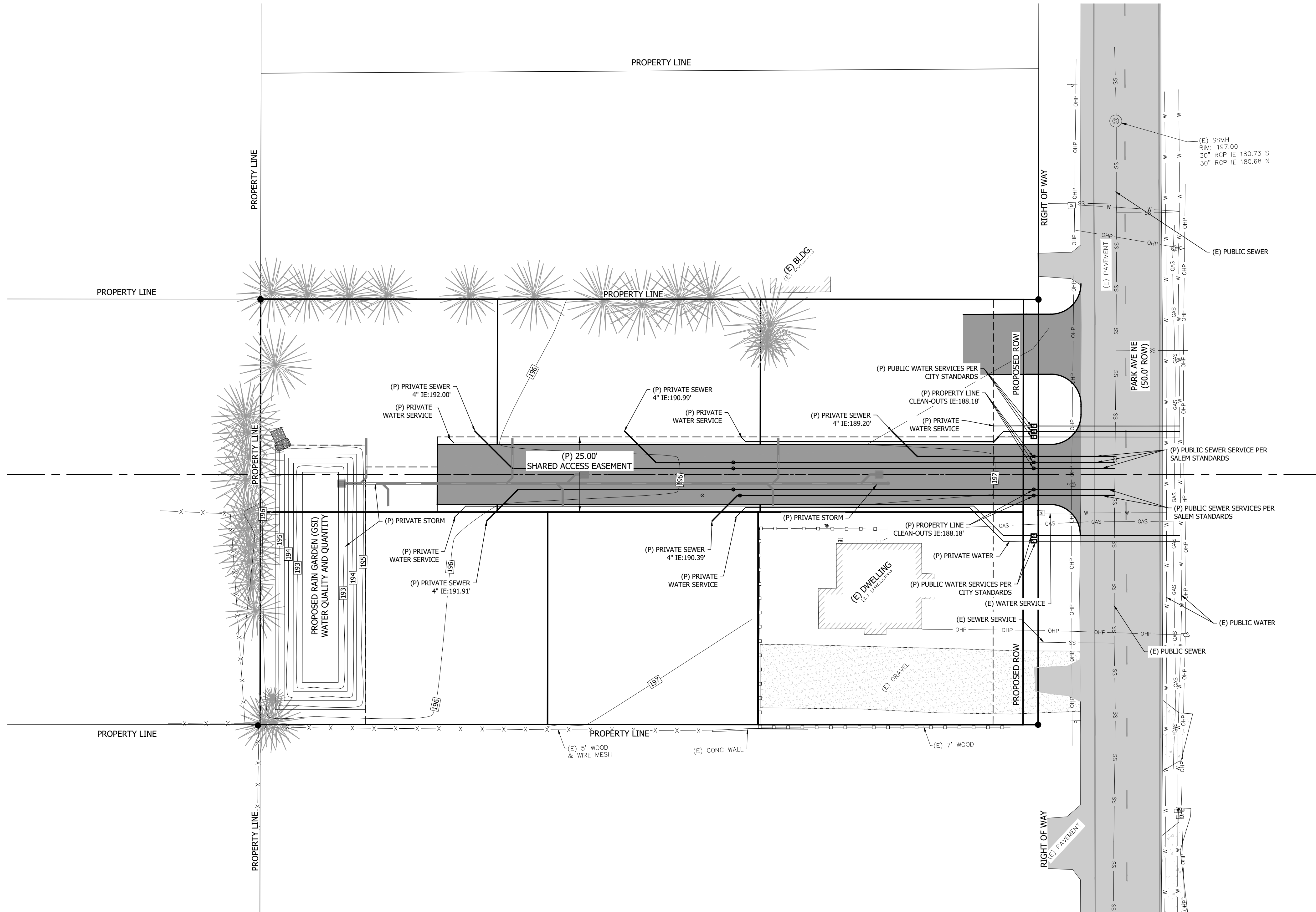
PRELIMINARY UTILITY PLAN
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 5, 2023
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
LLL, MLN
CHECKED BY:
BSV

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PREPARED FOR
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PURPOSES ONLY

Sheet **C400**

SCALE: SEE BARSCALE



ATTENTION
CONTRACTOR SHALL POTHOLE EXISTING
UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
REPORT FINDINGS TO ENGINEER.

PLAN REVISIONS	DATE