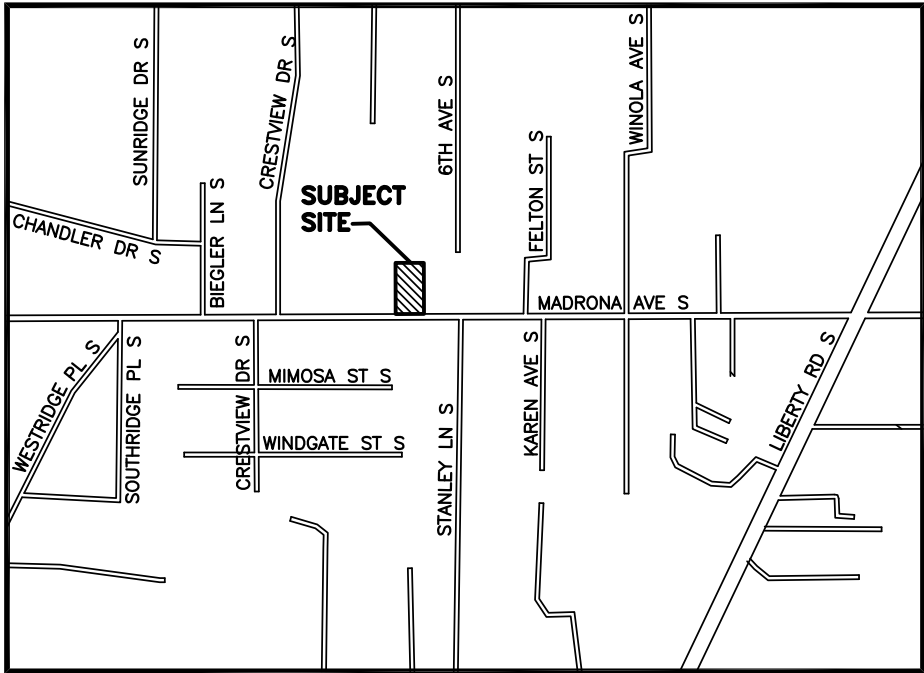
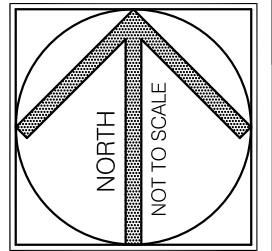


MADRONA AVENUE PARTITION

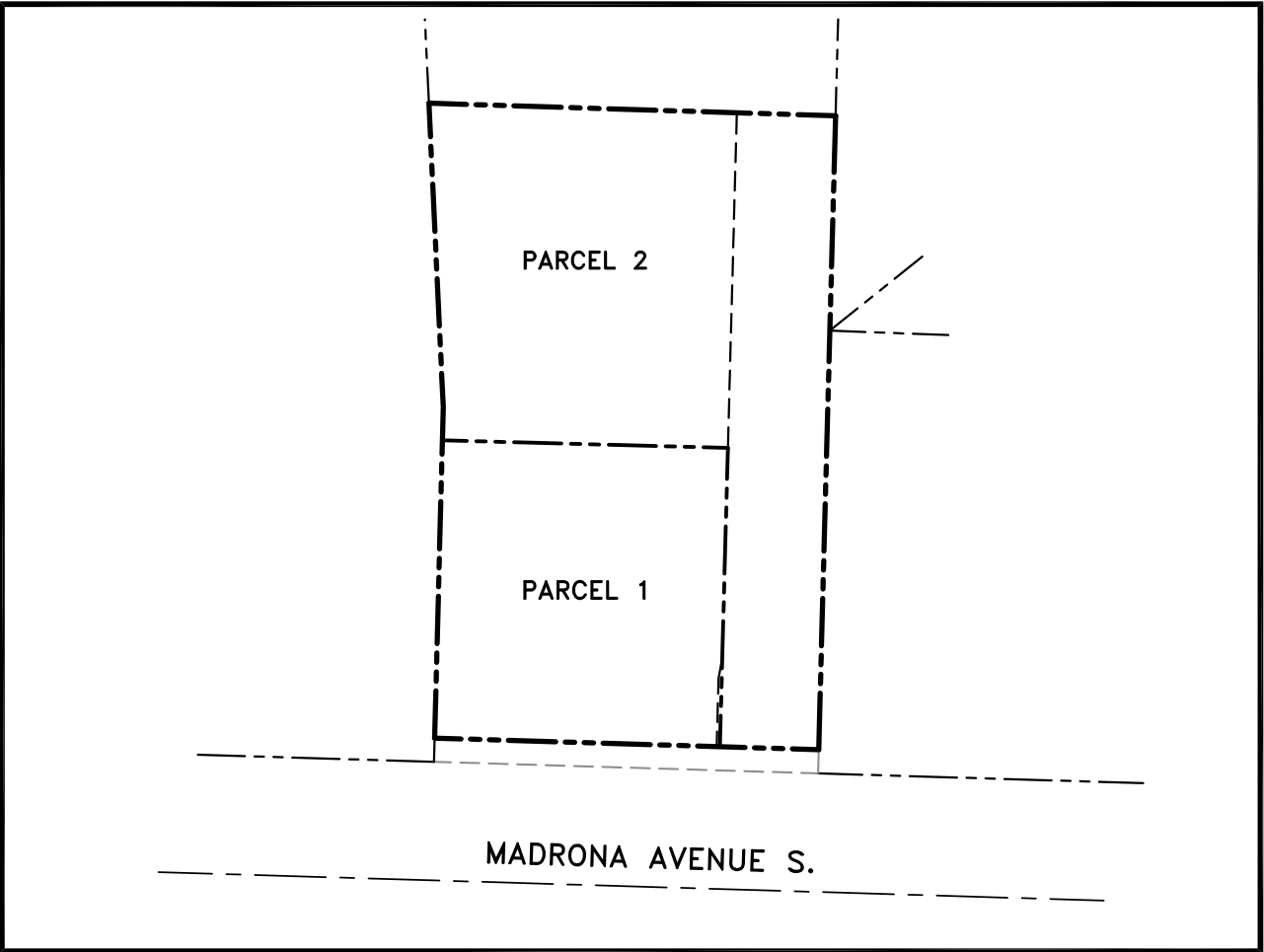
SALEM, ORE.



Cascadia
Planning + Development Services
PO Box 1920
Silverton, Oregon 97381
503-804-1089
steve@cascadiapd.com
www.cascadiapd.com



VICINITY MAP



SITE MAP

INDEX OF DRAWINGS

- P-1 COVER SHEET
- P-2 EXISTING CONDITIONS
- P-3 PRELIMINARY PLAT
- P-4 PRELIMINARY SITE PLAN
- P-5 PRELIMINARY UTILITY PLAN

APPLICANT

ELESA DOLL
885 JACKWOOD COURT SE
SALEM, OR 97306
503-884-1273
CONTACT: ELESA DOLL

APPLICANT'S REPRESENTATIVE

CASCADIA PLANNING + DEVELOPMENT SERVICES
PO BOX 1920
SILVERTON, OR 97038
503-804-9294
CONTACT: STEVE KAY, AICP

LAND SURVEYOR

FORTY FIVE NORTH SURVEYING
7230 3RD STREET, SUITE 145
TURNER, OR 97392
503-558-3330
CONTACT: STEVEN HOWELL, PLS

CITY OF SALEM LAND USE APPLICATION

MADRONA AVENUE PARTITION

T.L. 12000 OF T.M. 83W04AC
MARION COUNTY

735 MADRONA AVENUE S
SALEM, OR 97302

COVER SHEET

AUGUST 10, 2023

REVISIONS



P-1

SHEET 1 OF 6

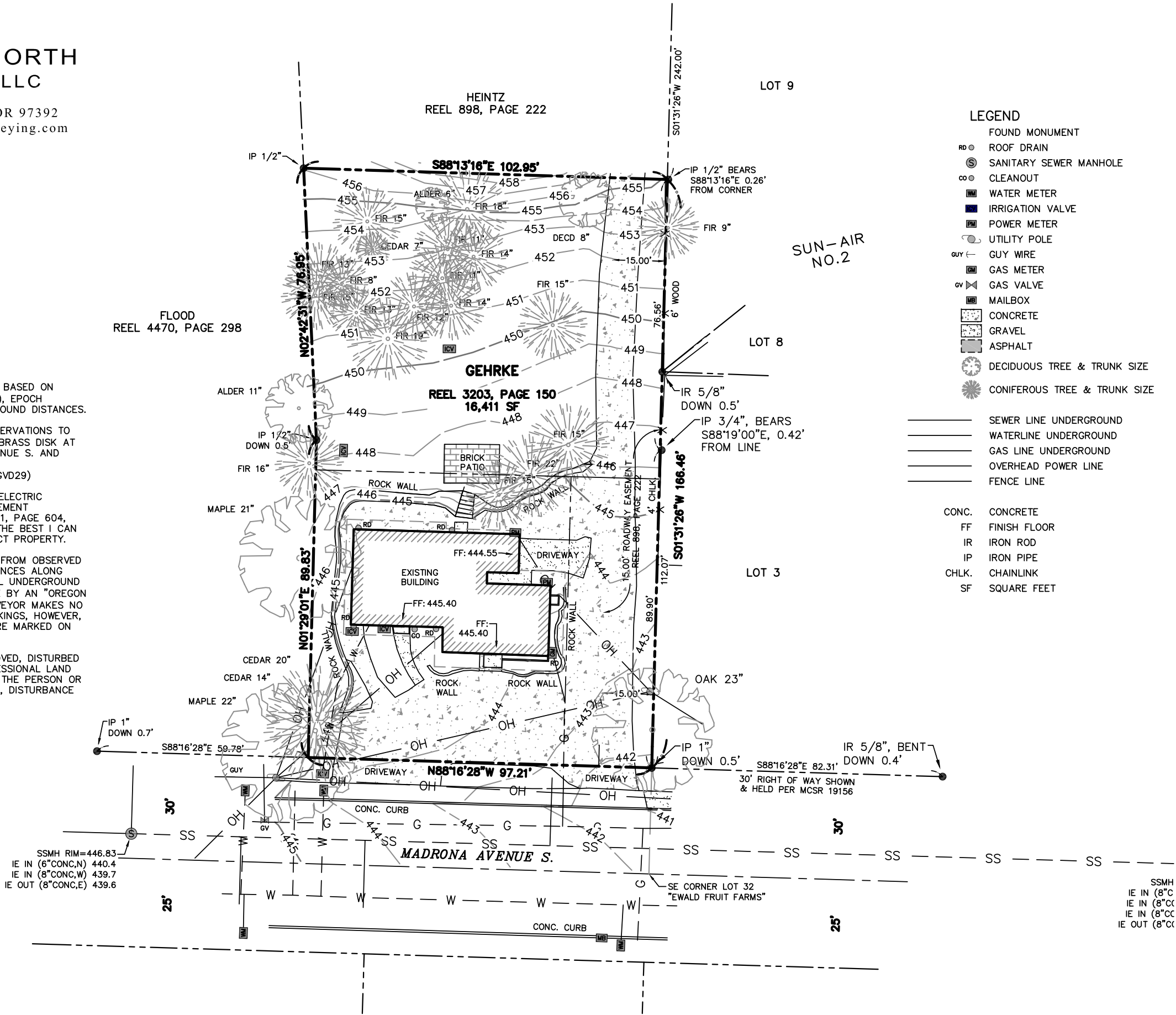


FORTY FIVE NORTH
SURVEYING, LLC

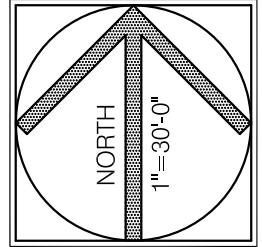
7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM IS BASED ON OREGON STATE PLANE NORTH ZONE, NAD83(2011), EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. ELEVATIONS WERE ESTABLISHED BY GPS RTK OBSERVATIONS TO CITY OF SALEM BENCHMARK "3009". MARK IS A BRASS DISK AT THE SOUTHWEST CORNER OF SALEM HEIGHTS AVENUE S. AND WINOLA AVENUE S. ELEVATION = 441.83' (CITY OF SALEM DATUM, NGVD29)
3. THERE IS AN EASEMENT TO PORTLAND GENERAL ELECTRIC RECORDED IN VOLUME 362, PAGE 460. SAID EASEMENT REFERENCES PROPERTY DESCRIBED IN VOLUME 311, PAGE 604, HOWEVER, VOLUME 311, PAGE 604 IS ILLEGIBLE. THE BEST I CAN MAKE OUT, THIS EASEMENT LIES WEST OF SUBJECT PROPERTY.
4. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF SAID MARKINGS, HOWEVER, THEY ARE LOCATED AS ACCURATELY AS THEY ARE MARKED ON THE GROUND.
5. PER ORS 209.150, ANY SURVEY MONUMENT REMOVED, DISTURBED OR DESTROYED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR WITHIN 90 DAYS AT THE EXPENSE OF THE PERSON OR PUBLIC AGENCY RESPONSIBLE FOR SAID REMOVAL, DISTURBANCE OR DESTRUCTION.
6. FIELD SURVEYED DECEMBER, 2022.

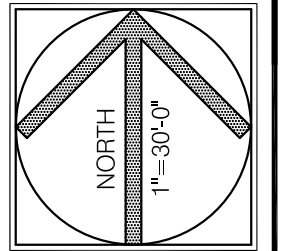
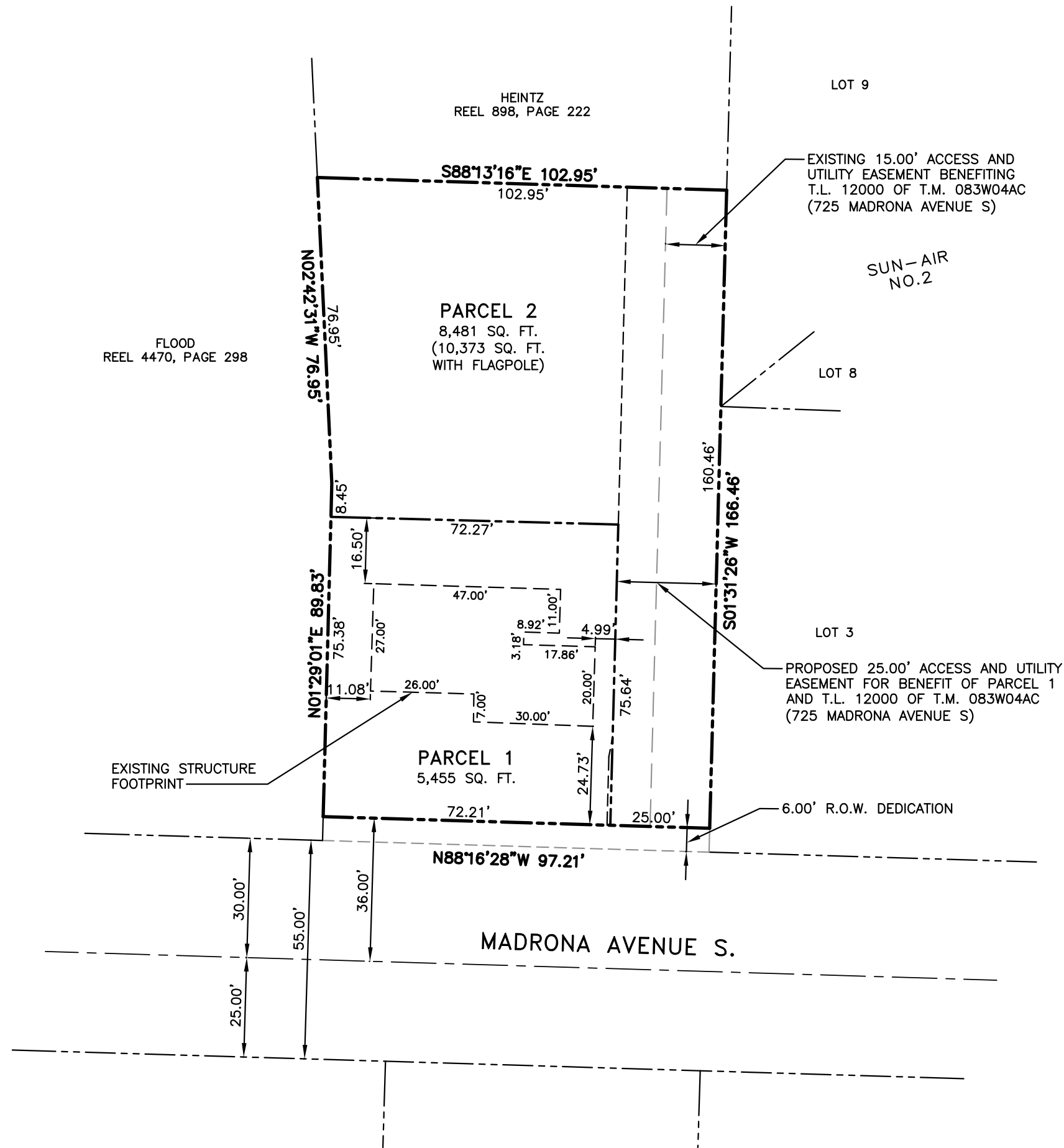


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CITY OF SALEM LAND USE APPLICATION
MADRONA AVENUE PARTITION
T.L. 12000 OF T.M. 83W04AC
MARION COUNTY
735 MADRONA AVENUE S
SALEM, OR 97302

EXISTING
CONDITIONS
AUGUST 10, 2023
REVISIONS
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CITY OF SALEM LAND USE APPLICATION

MADRONA AVENUE PARTITION

T.L. 12000 OF T.M. 83W04AC
MARION COUNTY

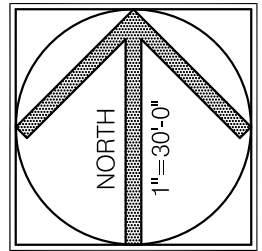
735 MADRONA AVENUE S
SALEM, OR 97302

PRELIMINARY
PLAT

AUGUST 10, 2023

REVISIONS

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CITY OF SALEM LAND USE APPLICATION

MADRONA AVENUE PARTITION

T.L. 12000 OF T.M. 83W04AC
MARION COUNTY

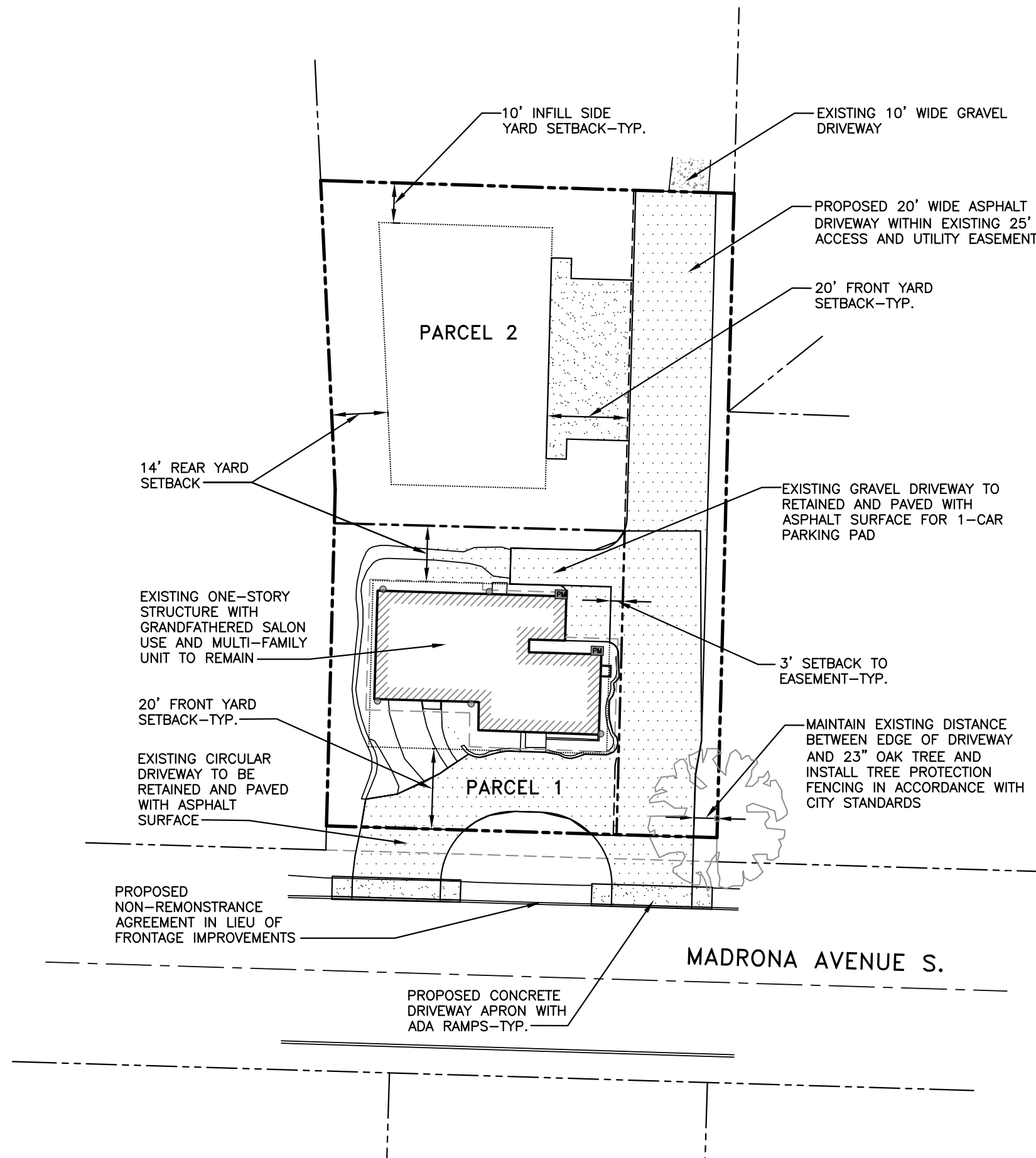
735 MADRONA AVENUE S
SALEM, OR 97302

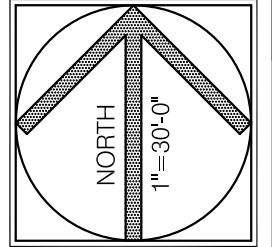
PRELIMINARY
SITE PLAN

AUGUST 10, 2023

REVISIONS

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STORMWATER MANAGEMENT CALCULATIONS FOR PARTITION

PROPOSED PARCEL 1

EXISTING IMPERVIOUS SURFACES

STRUCTURE	1,569 SQ. FT.
GRAVEL DRIVEWAY	4,179 SQ. FT.

NEW AND REPLACED IMPERVIOUS SURFACES

ASPHALT DRIVEWAY	2,749 SQ. FT.
	2,749 SQ. FT.

PROPOSED PARCEL 2

EXISTING IMPERVIOUS SURFACES

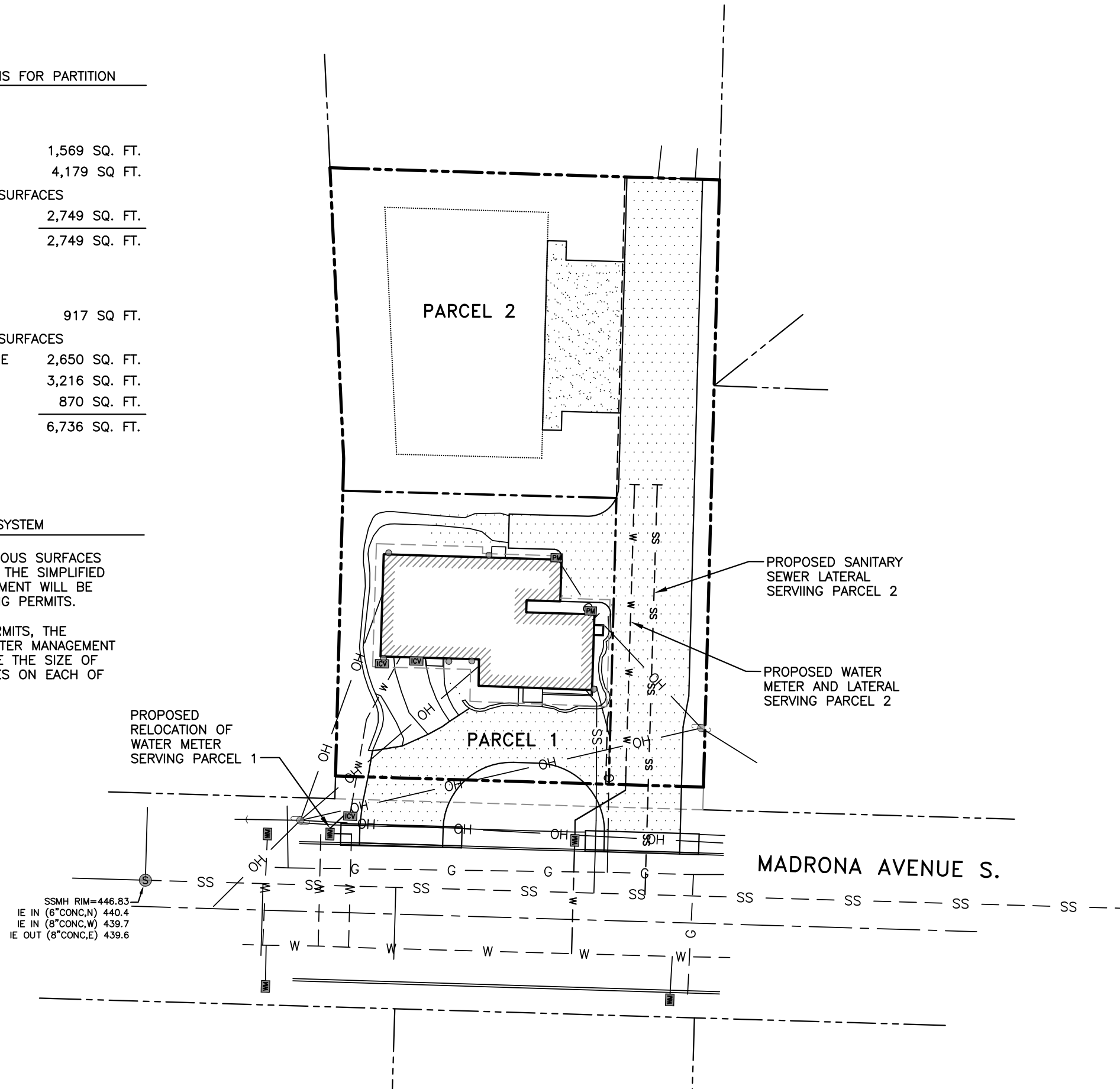
GRAVEL DRIVEWAY	917 SQ. FT.
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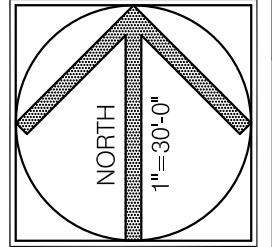
NEW AND REPLACED IMPERVIOUS SURFACES

MAXIMUM POTENTIAL STRUCTURE	2,650 SQ. FT.
ASPHALT DRIVEWAY	3,216 SQ. FT.
CONCRETE PARKING PAD	870 SQ. FT.
TOTAL	6,736 SQ. FT.

PROPOSED STORMWATER MANAGEMENT SYSTEM

1. SINCE NEW AND REPLACED IMPERVIOUS SURFACES TOTAL LESS THAN 10,000 SQ. FT., THE SIMPLIFIED METHOD FOR STORMWATER MANAGEMENT WILL BE USED WHEN APPLYING FOR BUILDING PERMITS.
2. WHEN APPLYING FOR BUILDING PERMITS, THE SIMPLIFIED APPROACH TO STORMWATER MANAGEMENT FORM WILL BE USED TO CALCULATE THE SIZE OF STORMWATER MANAGEMENT FACILITIES ON EACH OF THE PROPOSED LOTS.





CITY OF SALEM LAND USE APPLICATION

MADRONA AVENUE PARTITION

T.L. 12000 OF T.M. 83W04AC
MARION COUNTY

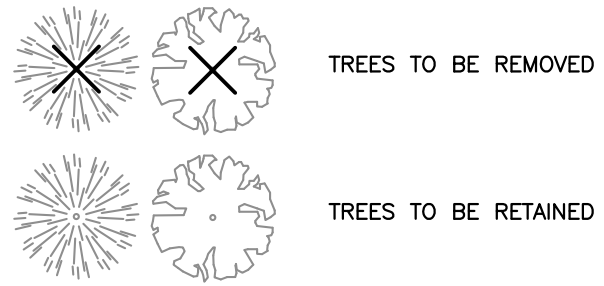
735 MADRONA AVENUE S
SALEM, OR 97302

TREE
CONSERVATION
PLAN
AUGUST 10, 2023

REVISIONS

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LEGEND



TREE CONSERVATION CALCULATIONS

10" OR MORE CALIPER TREES ON THE SUBJECT SITE	19
NUMBER OF TREES TO BE REMOVED ON THE SITE	13 (68%)
NUMBER OF TREES TO BE RETAINED ON THE SITE	6 (32%)
NUMBER OF SIGNIFICANT TREES TO BE REMOVED ON THE SITE	0

TREE CONSERVATION NOTES

- ARBORIST REPORT TO BE SUBMITTED FOR IMPACTS UP TO 30% OF CRITICAL ROOT ZONE WHEN APPLYING FOR BUILDING PERMITS

