

EXISTING CONDITIONS PLAN

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

SHEET NOTES:

1. HOUSE TO REMAIN.
2. STORAGE SHED TO BE REMOVED.
3. PORTION OF DRIVE TO BE REMOVED FOR NEW ACCESS.
4. COVERED STORAGE TO REMAIN.
5. EXISTING DRIVEWAY TO BE REMOVED.

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:

1. 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.
2. COORDINATION WITH UTILITIES.
 - A. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0090. 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)
 - B. 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.
 - C. 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.
 - D. PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
 - E. 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.
3. CONTRACTOR TO NOTIFY ENGINEER 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
4. ALL TRENCHES IN STREETS AND UNDER SIDEWALKS AND UNDER PAVEMENTS ARE TO BE COMPACTED BY MECHANICAL MEANS.
5. ALL STREET AND STORM DRAIN CONSTRUCTION TO CONFORM CITY OF SALEM STANDARDS.
6. ALL DOMESTIC WATER CONSTRUCTION TO CONFORM TO CITY OF SALEM STANDARDS.
7. ALL SANITARY SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE THE CITY OF SALEM PUBLIC WORKS CONSTRUCTION STANDARDS.
8. 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.
9. CONSTRUCTION PERMITS:
 - A. 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 @ 503-588-8211, (DURING WORKING HOURS) 48 HOURS (EXCLUDING HOLIDAYS AND WEEKENDS) PRIOR TO STARTING WORK.
 - B. STORMWATER AND STREET IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SALEM CONSTRUCTION STANDARDS.
10. ENGINEER TO SUBMIT APPROVED "AS-BUILTS" AND RECORDED COPIES OF ALL EASEMENTS AND RIGHT-OF-WAY DEDICATIONS TO CONSTRUCTION DEPARTMENT. AS PART OF FINAL ACCEPTANCE BY MARION COUNTY.
11. 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.
12. STANDARD CONSTRUCTION NOTES:
 - A. 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.
 - B. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE PAID FOR BY THE DEVELOPER AND INSTALLED BY THE CONTRACTOR.
 - C. 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.
 - D. 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.
 - E. 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.



EXPIRES: JUNE 30, 2023

REV.	DATE	BY	DESCRIPTION
0	01-17-23	GPH	ISSUED FOR SUBDIVISION APPLICATION

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

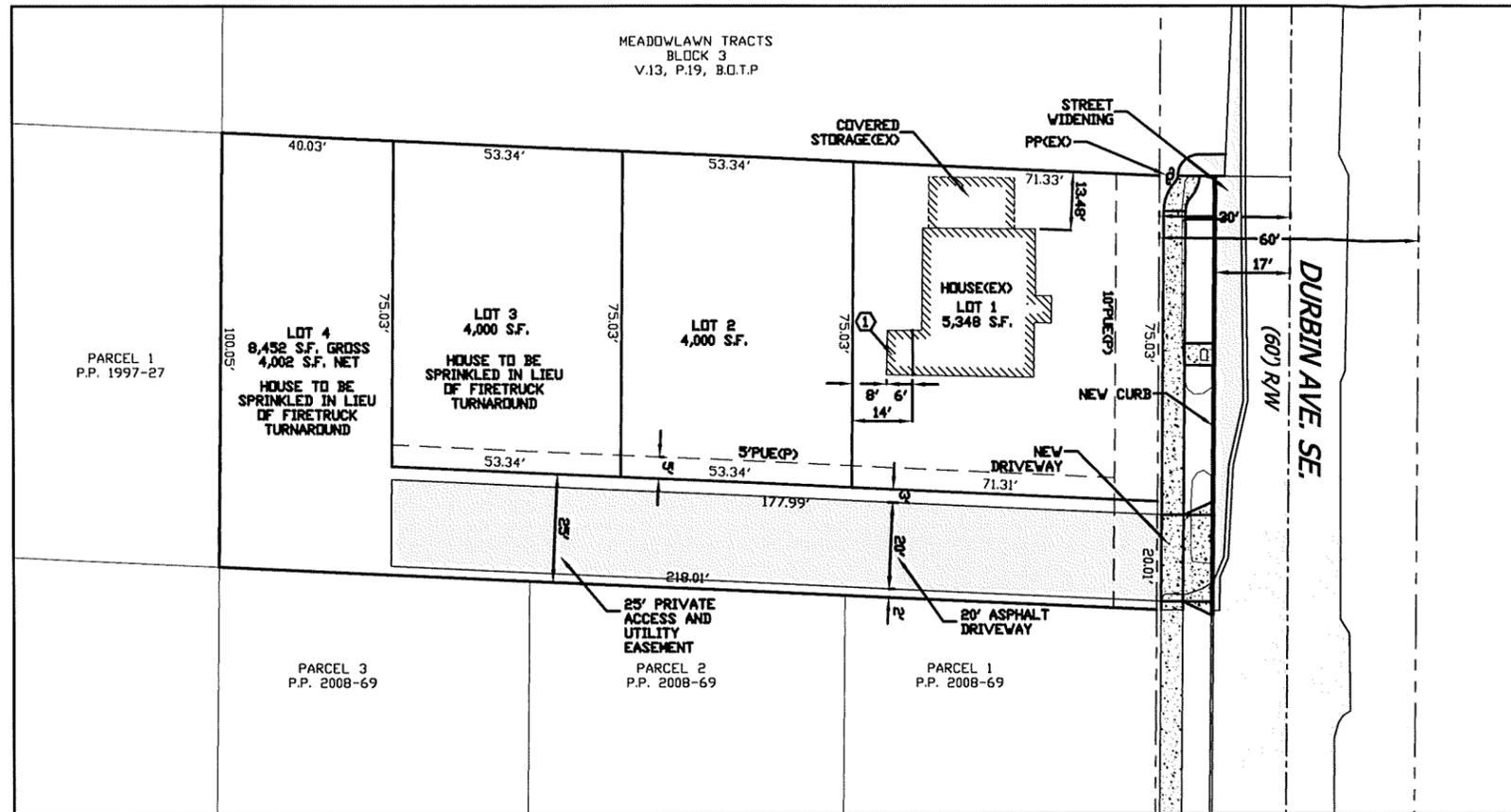
4 LOT SUBDIVISION
EXISTING CONDITIONS

PROPOSED DURBIN
SUBDIVISION APPLICATION

4140 DURBIN AVE SE
SALEM, OREGON 97317

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	01-17-23
JOB NO.:	2022-86
CLIENT NO.:	
CONTRACT NO.:	

020



PROPOSED SUBDIVISION PLAN

SCALE 1"=20' FOR 22" x 34" PAPER
SCALE 1"=40' FOR 11" x 17" PAPER

DRAWING LIST:

- C1 4 LOT SUBDIVISION PLAN
- C2 EXISTING CONDITIONS
- C3 STORM WATER AND GRADING PLAN
- C4 SANITARY SEWER, DOMESTIC WATER AND UTILITY PLAN

DEVELOPER:

DURA BUILT CONSTRUCTION, LLC
MEMBER - ZACH ZECK
PO BOX 783
SALEM, OR 97308

SUBDIVISION DATA:

SEC. 31BD
T.7S, R.2E, W.4
TAX LOT 2300
MAP 072W31BD02300
MARION COUNTY
ZONE RA

LOT DATA:

LOTS - 4
AVERAGE NET S.F. - 4,426 NET
LOTS/ACRE - 8 LOTS PER ACRE
TOTAL ACREAGE - 0.50 ACRES

BENCHMARK DATUM:

Vertical Datum is NGVD29. Elevations were obtained using Oregon Real-time GNSS Network RTK corrections (NAVD 88). Elevation of NGS benchmark 0E1431 was used as a check on network corrections. Elevations were then adjusted down 3.366 feet per NGS VERTCON application.

SHEET NOTES:

- 1. DEVELOPER TO REMOVE THIS PORTION OF HOUSE.

**FOR APPLICATION
NOT FOR CONSTRUCTION**



VICINITY MAP

REV.	DATE	BY	DESCRIPTION
0	10-26-22	GPH	ISSUED FOR SUBDIVISION APPLICATION

ENGINEER:
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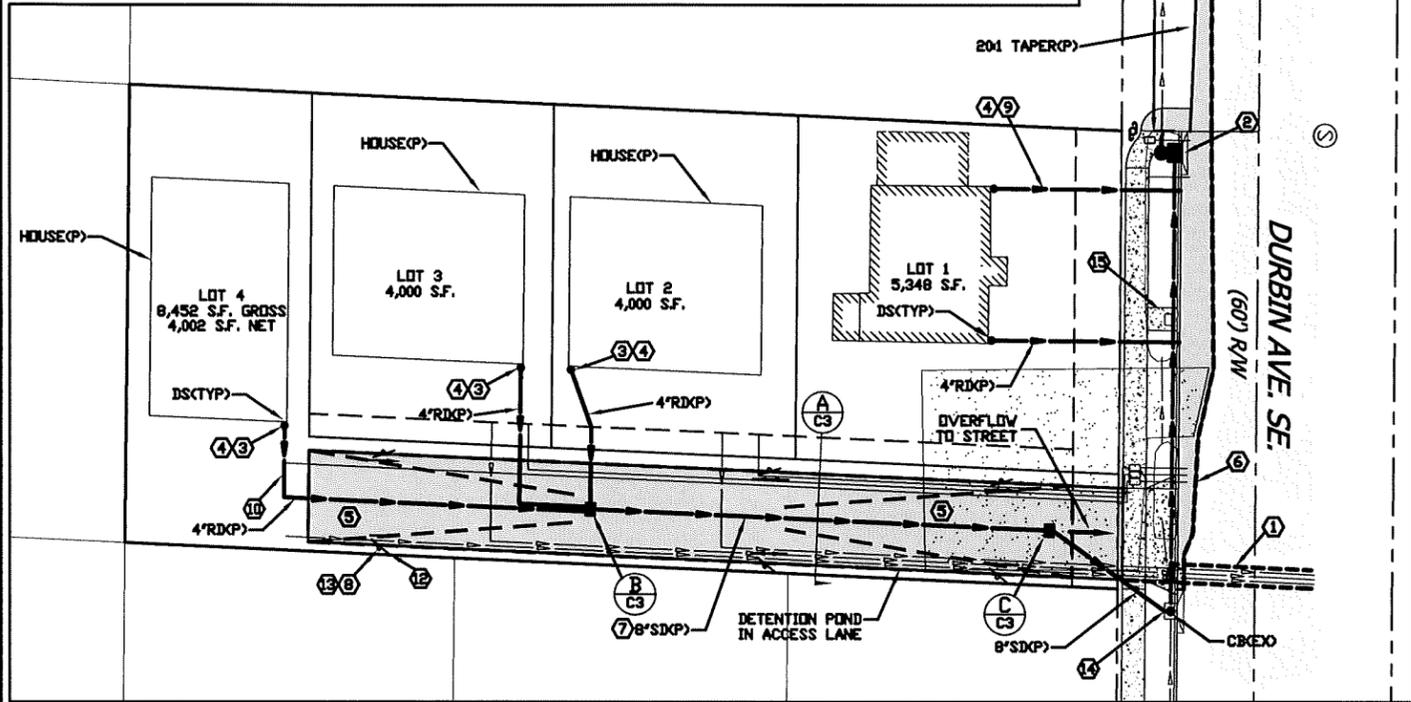
**4 LOT SUBDIVISION
SITE PLAN**

**PROPOSED DURBIN
SUBDIVISION APPLICATION
4 LOTS
4140 DURBIN AVE SE
SALEM, OREGON 97317**

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	10-26-22
JOB NO.:	2022-06
CLIENT NO.:	
ENGINEER NO.:	

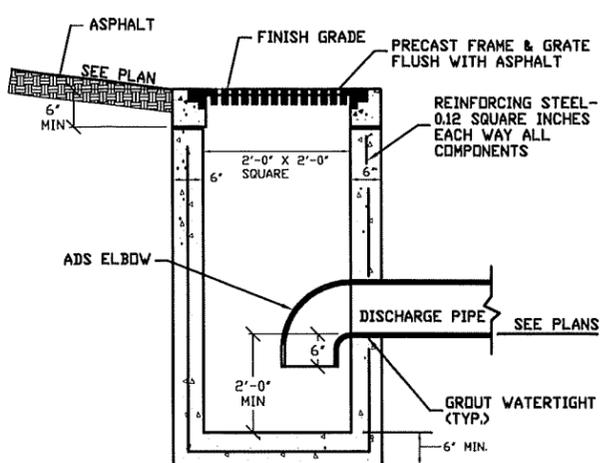
○ DRAINAGE AND SIGNAGE NOTES:

- BACKFILL TRENCH AND REPAIR ASPHALT PAVEMENT IN ACCORDANCE WITH MARION COUNTY BLANKET INLAY DETAIL.
- CONSTRUCT NEW TYPE 4 CATCH BASIN. SEE DETAIL ON THIS SHEET.
- END 4" RAIN DRAIN WITH GLUE CAP. MARK WITH 2 x 4 PAINTED GREEN. EXTEND 4' ABOVE FINISH GRADE. WIRE 2 x 4 TO 4" ROOF DRAIN.
- ROOF DRAIN PIPE MATERIAL SHALL BE WHITE SCH40 PVC, SOLVENT GLUE JOINTS.
- NEW PAVED ACCESS LANE. SEE SECTION ON THIS SHEET.
- SAWCUT ASPHALT EDGE. SEAL AND SAND NEW JOINT.
- ALL ADS (LOCATED IN DRIVEWAY) PIPE SHALL BE HDPE DOUBLE WALL N12 PIPE.
- NO PARKING SIGNS - CONTRACTOR TO INSTALL "NO PARKING" SIGNS (6 TOTAL AS SHOWN, CONTACT MARION COUNTY FIRE DISTRICT 2 FOR ACCEPTABLE STYLE. SIGN TO BE MOUNTED ON PRESSURE TREATED 4x4 POST SET IN 24" DEEP x 12" ROUND CONCRETE ENCASEMENT. SET BOTTOM OF SIGN AT 7' ABOVE FINISH GRADE.
- CONNECT EXISTING LOT 1 RAIN DRAIN TO THE NEW CURB AT DURBIN AVE.
- CONTRACTOR SHALL ACQUIRE ROOF DRAIN DRY LINE PERMITS FROM THE MARION COUNTY BUILDING DEPARTMENT FOR THE NEW ROOF DRAINS TO LOTS 2, 3, AND 4 AND COORDINATE ALL INSPECTIONS. SEND COPIES OF THE INSPECTION REPORTS TO WILLAMETTE ENGINEERING AND THE OWNER.
- CONTRACTOR SHALL ACQUIRE A RAIN DRAIN PLUMBING PERMIT FROM THE MARION COUNTY CONSTRUCTION ON LOT 1 SEND COPIES OF THE INSPECTION REPORTS TO WILLAMETTE ENGINEERING AND THE OWNER.
- ARROWS INDICATE ARROWS ON "NO PARKING" SIGN.
- SET SIGNS AT 30 DEGREES OFF PARALLEL TO LANE.
- COREDRIILL 14" HOLE FOR NEW STORM PIPE. GROUT WATER TIGHT.
- RELOCATE EXISTING MAILBOXES TO NEW LOCATION AND ADD THREE MORE NEW MAILBOXES FOR THE THREE NEW HOUSES.

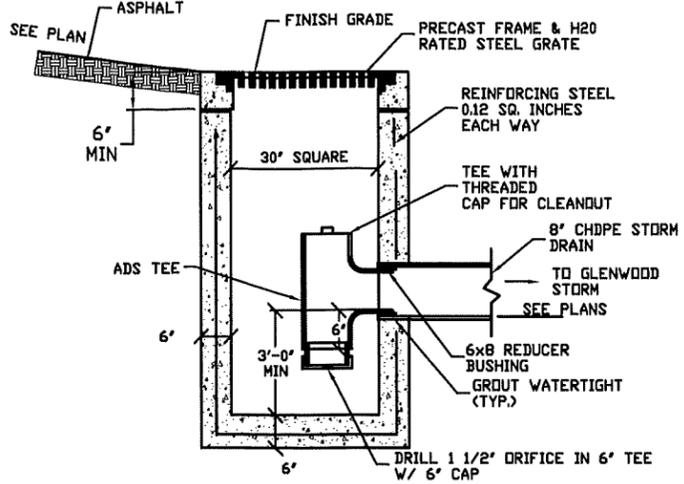


STORM DRAINAGE PLAN

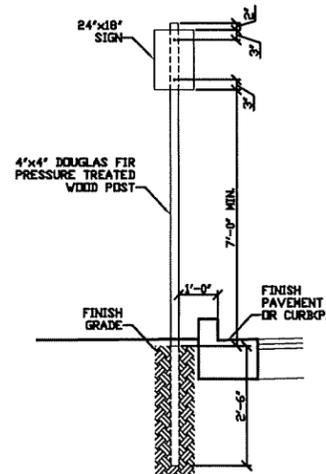
SCALE 1"=20' FOR 22" x 34" PAPER
SCALE 1"=40' FOR 11" x 17" PAPER



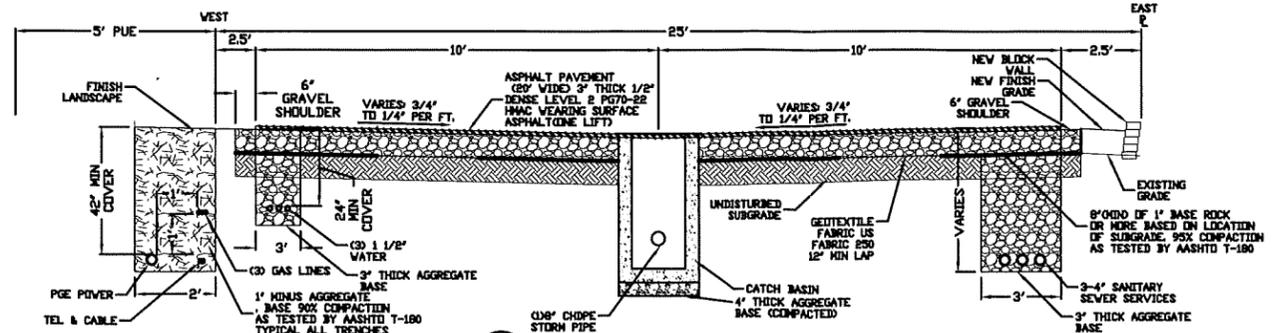
○ C CATCH BASIN - TYPE 5
SCALE: N.T.S.



○ B CATCH BASIN | ORIFICE DETAIL
SCALE: N.T.S.



NO PARKING SIGN AND SUPPORT DETAIL
SCALE: N.T.S.



○ A PRIVATE DRIVE SECTION
SCALE: 1/2" = 1'-0"



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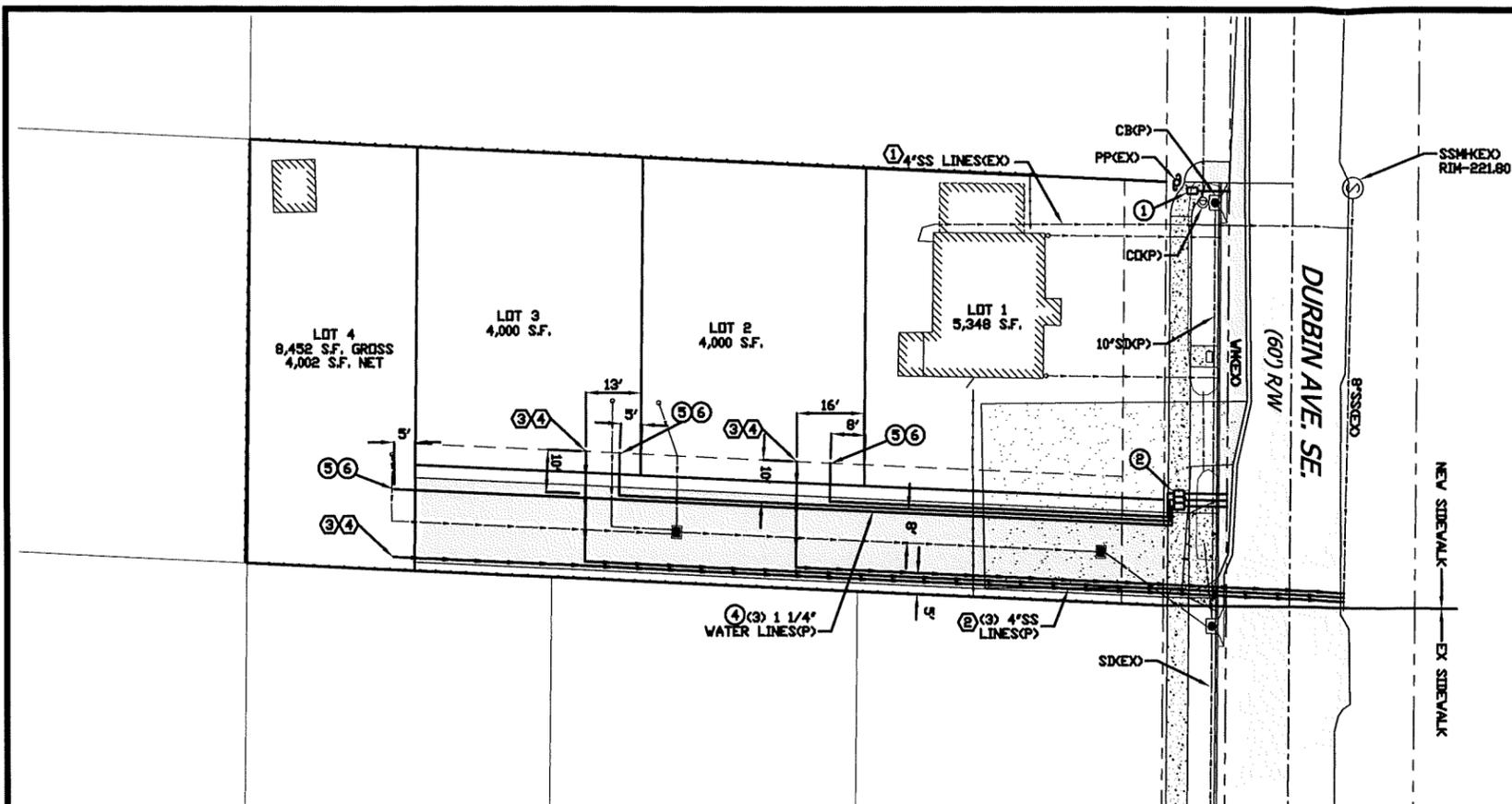
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STORM WATER AND GRADING
AND GRADING
PLAN

PROPOSED DURBIN
SUBDIVISION APPLICATION
4 LOTS
4140 DURBIN AVE SE
SALEM, OREGON 97317

DESIGNED BY: GPH
DRAWN BY: RV
DATE: 01-17-23
JOB NO.: 2022-06
CLIENT NO.:

03 0



SEWER AND WATER SERVICE PLAN

SCALE 1"=20' FOR 22" x 34" PAPER
SCALE 1"=40' FOR 11" x 17" PAPER

DOMESTIC WATER NOTES:

1. CITY OF SALEM STAFF SHALL RELOCATE WATER METER TO NEW LOCATION FOR LOT 1 SERVICE.
2. 3 NEW WATER METERS FOR LOTS 2-4 & PRIVATE FACILITY.
3. CITY OF SALEM STAFF WILL REMOVE EXISTING WATER METER AND PLUG AT MAINLINE.
4. (3) NEW 1 1/4" SCH40 PVC WATER LINES - 24" MINIMUM COVER.
5. END WATER LINE WITH GLUE CAP.
6. 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:

1. EXISTING SEWER SERVICE FOR LOT 1.
2. NEW SANITARY SERVICE FOR LOTS 2-4.
3. 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.
4. END PIPE WITH 4" GLUE CAP.

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SANITARY SEWER,
DOMESTIC WATER
AND UTILITY PLAN

PROPOSED DURBIN
SUBDIVISION APPLICATION
4 LOTS
4140 DURBIN AVE SE
SALEM, OREGON 97317

FOR APPLICATION
NOT FOR CONSTRUCTION



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DESIGNED BY: GPH
DRAWN BY: RV
DATE: 01-17-23
JOB NO.: 2022-06
CLIENT NO.:

CONTRACT NO. NO. C40