

ONEIL TENTATIVE SUBDIVISION

ASSESSOR'S MAP 063W23DA TAX LOTS 01800

MARION COUNTY, KEIZER, OREGON

CLIENT: CRAIG WIGGINTON

DATE: 4/11/2022

PROJECT TEAM:

OWNER/APPLICANT:

CRAIG WIGGINTON
8015 ONEIL ROAD NE
KEIZER, OREGON 97303

ENGINEER:

GREG J. ZARTMAN, PE
LEI ENGINEERING & SURVEYING
OF OREGON, LLC
2564 19TH ST. SE
SALEM, OREGON 97302

SURVEYOR:

LARRY M. ALLEN, PLS
LEI ENGINEERING & SURVEYING
OF OREGON, LLC
2564 19TH ST. SE
SALEM, OREGON 97302

PROPERTY DESCRIPTION:

TAX LOT 01800 MARION COUNTY TAX
MAP 063W23DA. LOCATED IN THE NE 1/4
OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, MARION COUNTY,
OREGON.

BENCHMARK/BASIS OF BEARING:

VERTICAL DATUM: ELEVATIONS ARE
BASED ON MARION COUNTY
BENCHMARK 2120, BEING A 2"
ALUMINUM CAP, BENCHMARK
ELEVATION = 181.83' (NGVD29).

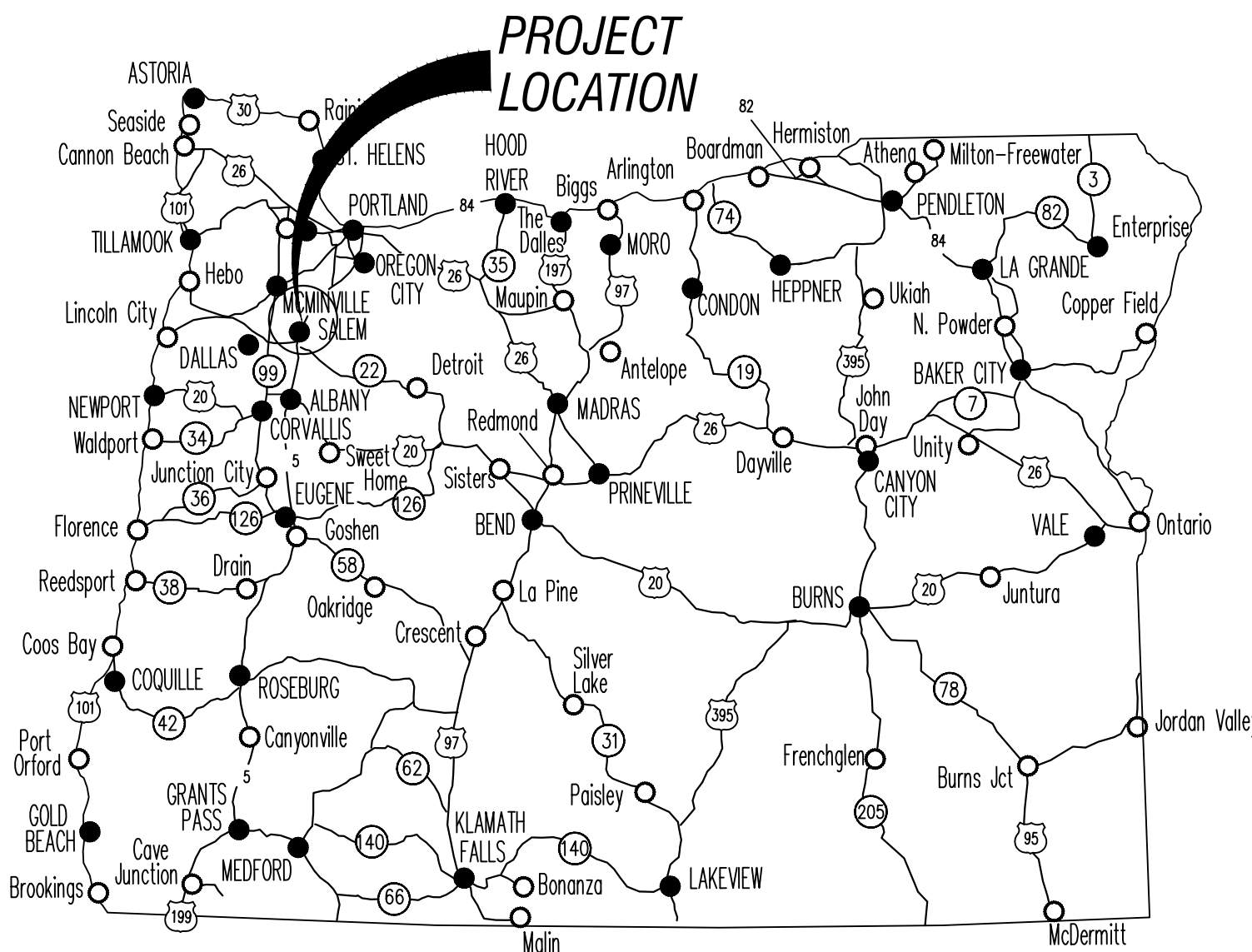
SHEET LIST	
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	DIMENSIONAL SUBDIVISION PLAN
5	TREE INVENTORY
6	GRADING, DRAINAGE AND PAVING, UTILITY PLAN

HORIZONTAL DATUM:
LOCAL ASSUMED.
BASIS OF BEARING:
SOUTH LINE OF LOT.

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE	○	STORM SEWER MANHOLE	●
CONIFEROUS TREE	✱	STORM SEWER CLEAN OUT	○
FIRE HYDRANT	⦿	STORM SEWER CATCH BASIN	⊕
WATER BLOWOFF	⦿	GAS METER	⦿
WATER METER	⦿	GAS VALVE	⦿
WATER VALVE	⦿	GUY WIRE ANCHOR	⦿
DOUBLE CHECK VALVE	⦿	POWER POLE	⦿
AIR RELEASE VALVE	⦿	POWER VAULT	⦿
SANITARY SEWER CLEANOUT	⦿	POWER JUNCTION BOX	⦿
SANITARY SEWER MANHOLE	⦿	POWER PEDESTAL	⦿
SIGN	⦿	COMMUNICATIONS VAULT	⦿
STREET LIGHT	⦿	COMMUNICATIONS JUNCTION BOX	⦿
MAILBOX	⦿		
EXISTING		PROPOSED	
RIGHT OF WAY LINE	---	RIGHT OF WAY LINE	---
BOUNDARY LINE	---	BOUNDARY LINE	---
PROPERTY LINE	---	PROPERTY LINE	---
CENTERLINE	---	CENTERLINE	---
DITCH	---	DITCH	---
CURB	---	CURB	---
EDGE OF PAVEMENT	---	EDGE OF PAVEMENT	---
EASEMENT	---	EASEMENT	---
FENCE LINE	---	FENCE LINE	---
GRAVEL EDGE	---	GRAVEL EDGE	---
POWER LINE	---	POWER LINE	---
OVERHEAD WIRE	---	OVERHEAD WIRE	---
COMMUNICATIONS LINE	---	COMMUNICATIONS LINE	---
FIBER OPTIC LINE	---	FIBER OPTIC LINE	---
GAS LINE	---	GAS LINE	---
STORM SEWER LINE	---	STORM SEWER LINE	---
SANITARY SEWER LINE	---	SANITARY SEWER LINE	---
WATER LINE	---	WATER LINE	---

PROJECT LOCATION

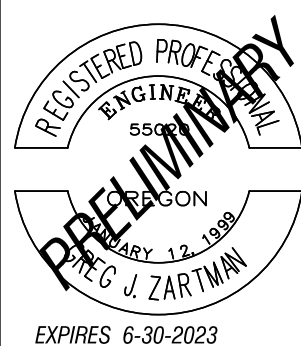


VICINITY MAP

PROJECT LOCATION



SITE MAP SCALE: NOT TO SCALE



NO.	DATE	REVISION	BY	APPD.

O'NEIL ROAD SUBDIVISION

CRAIG WIGGINTON

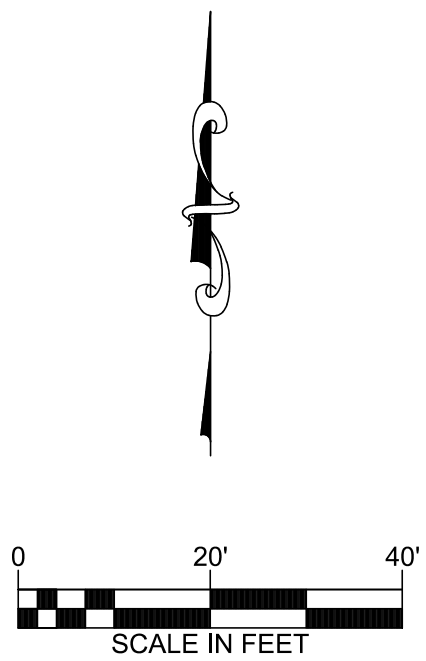
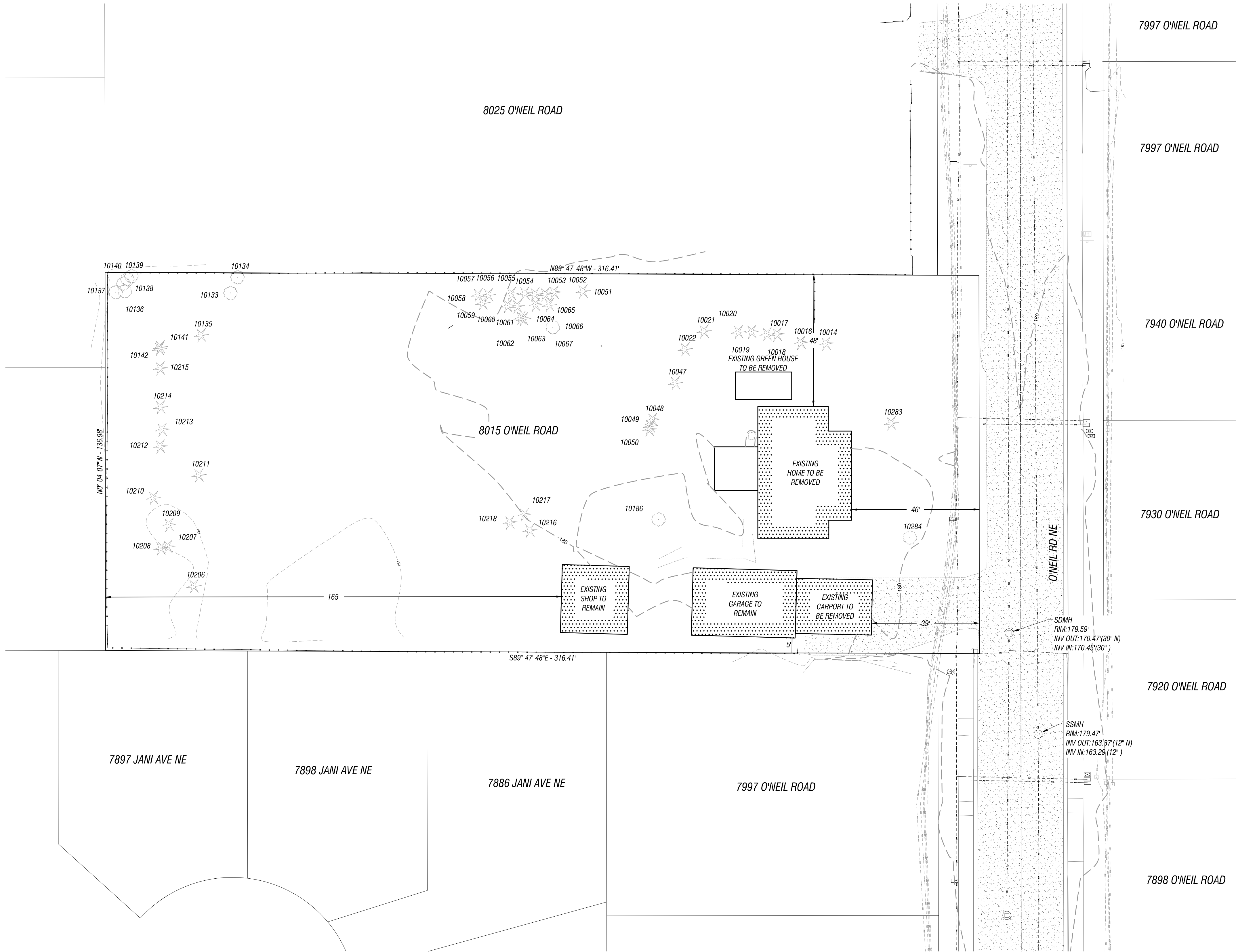
2564 19TH STREET SE
Salem, Oregon 97302
(503) 599-5828
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LEI ENGINEERING & SURVEYING OF OREGON

COVER

SCALE	NO SCALE	CV-1
PROJECT NO.	14-76	
SHEET	01 OF 06	

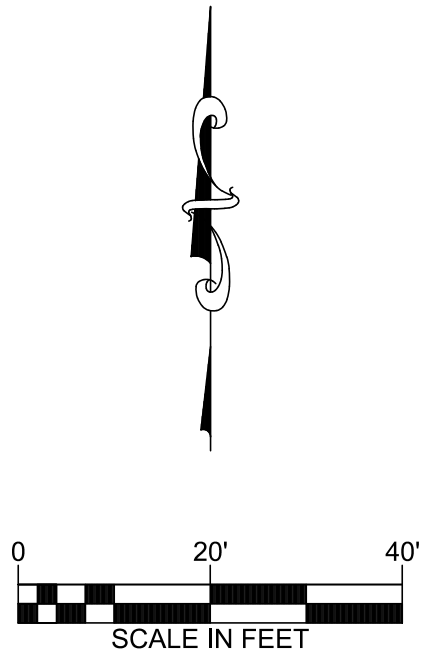
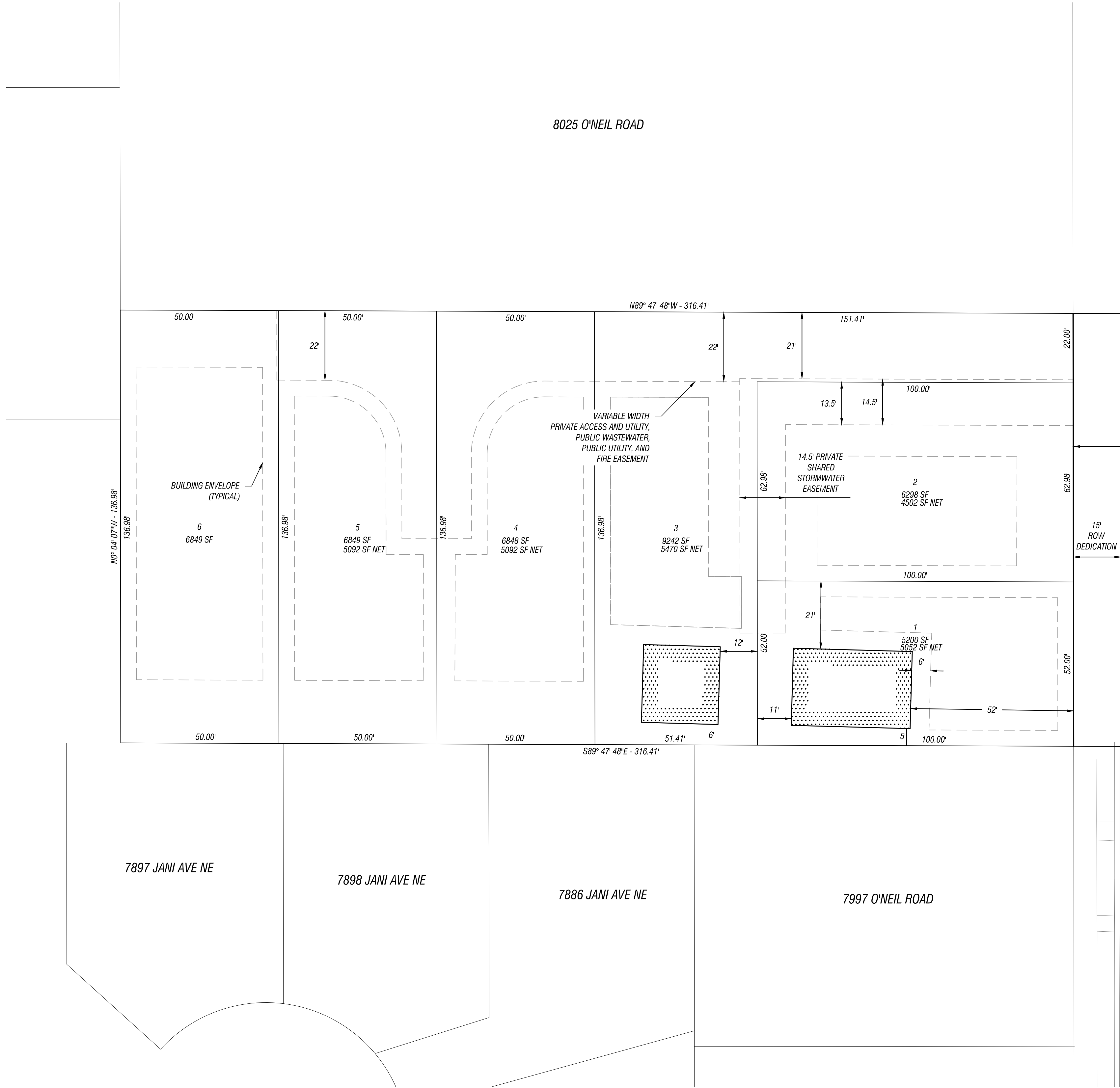
DATE: 04/12/23 11:54 AM; DRAWN BY: Craig Wigginton; CHECKED BY: Craig Wigginton; DATE: 04/12/23 11:54 AM; SCALE: 1" = 20'; SHEET: 03 OF 05; PROJECT: 14-76; DRAWING: EX-1; TITLE: EXISTING CONDITIONS & DEMOLITION PLAN; PREPARED FOR: CRAIG WIGGINTON; PREPARED BY: J. ZARTMAN; EXPIRES: 6-30-2023; REGISTERED PROFESSIONAL ENGINEER; LICENSE NO. 555; STATE OF OREGON; PRELIMINARY



LEI ENGINEERING & SURVEYING OF OREGON		2564 10TH STREET SE Salem, Oregon 97302 (503) 599-5828 www.leiengineering.com		O'NEIL ROAD SUBDIVISION		REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 555 STATE OF OREGON PRELIMINARY J. ZARTMAN EXPIRES 6-30-2023	
EXISTING CONDITIONS & DEMOLITION PLAN		PROJECT NO. 14-76		PREPARED FOR: CRAIG WIGGINTON		BY: J. ZARTMAN	
SHEET 03 OF 05		EX-1		DATE: 04/12/23		REVISION: 1	

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DATE: 04/12/23 10:54 AM; DRAWN BY: Craig Wigginton; CHECKED BY: Craig Wigginton; PROJECT NO: 14-76; SHEET NO: 04 OF 06; SCALE: 1" = 20'; PREPARED FOR: LEI ENGINEERING & SURVEYING OF OREGON; PROJECT LOCATION: 2564 10TH STREET SE, SEASIDE, OREGON 97132; PROJECT DESCRIPTION: 14.5' PRIVATE SHARED STORMWATER EASEMENT; PREPARED BY: CRAIG WIGGINTON; EXPIRES: 6-30-2023



REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
CRAIG J. WIGGINTON
EXPIRES 6-30-2023

BY: []
REVISION: []
DATE: []
NO.: []

O'NEIL ROAD SUBDIVISION

PREPARED FOR: CRAIG WIGGINTON

LEI ENGINEERING & SURVEYING OF OREGON

2564 10TH STREET SE
SEASIDE, OREGON 97132
(503) 399-3828
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DIMENSIONED SUBDIVISION PLAN

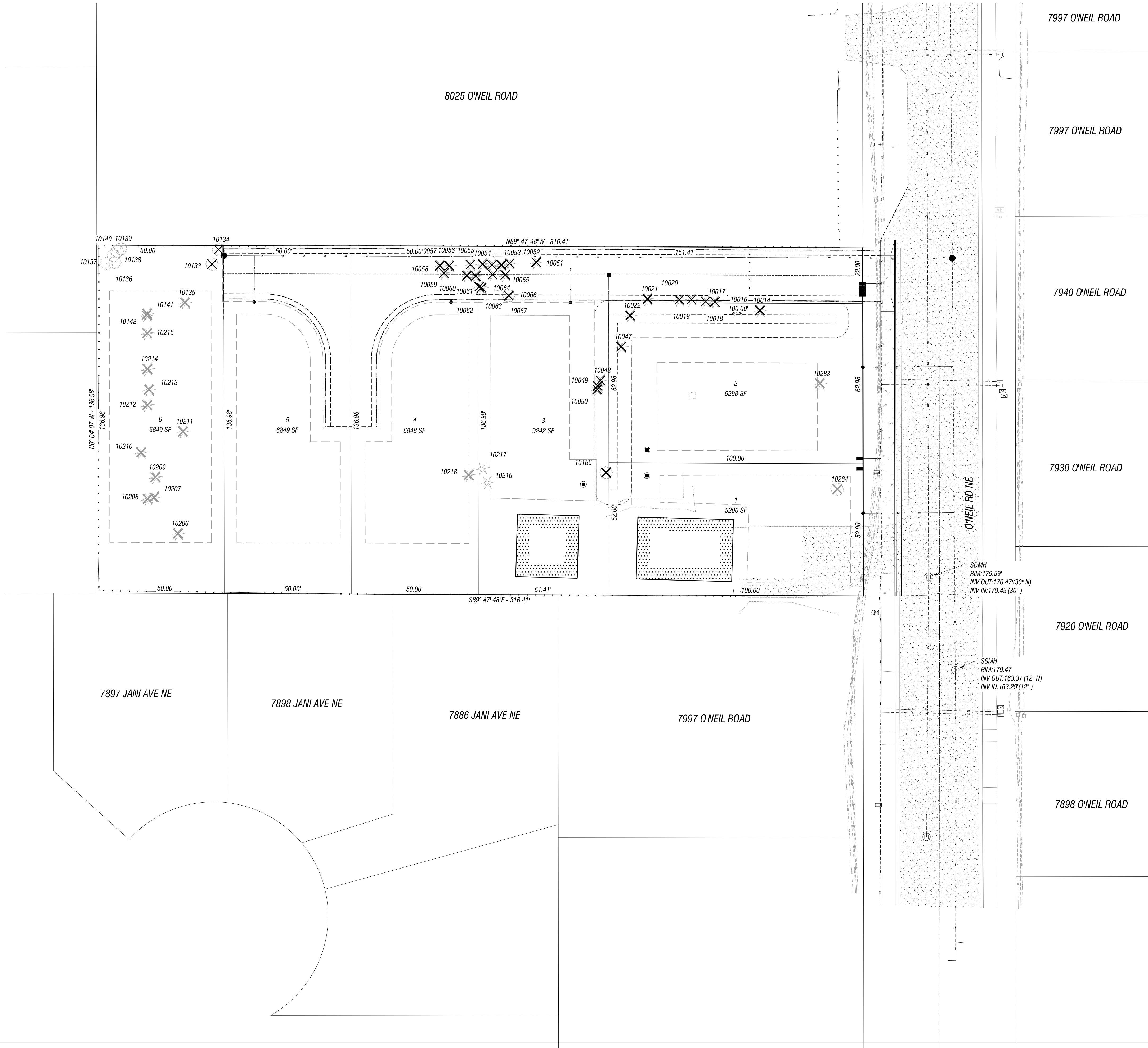
SCALE: 1" = 20'

PROJECT NO: 14-76
SHEET: 04 OF 06

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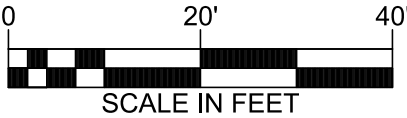
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DATE: 02/12/25 11:46am, Drawn by: L. J. Wigginton, Checked by: L. J. Wigginton, Project: 14-76, Scale: 1" = 20', Date: 02/12/25 11:42 AM, THE DESIGNER'S SEAL, THE CHECKER'S SEAL, THE APPROVER'S SEAL



TREE NUMBER	SPECIES	DBH	HEALTH	*SIGNIFICANT	REMOVE
10014	DF	35		X	X
10015	DF	25.5		X	
10016	DF	25.5		X	X
10017	DF	18		X	X
10018	DF	16		X	X
10019	DF	38		X	X
10020	DF	21		X	X
10021	DF	30		X	X
10022	DF	32		X	X
10047	DF	38.5		X	
10048	RC	8.5			X
10049	RC	6.5			X
10050	RC	6.5			X
10051	PP	13		X	X
10052	DF	10			X
10053	DF	7			X
10054	DF	8.5			X
10055	DF	15		X	X
10056	DF	8			X
10057	DF	6	DEAD		X
10058	DF	10	DEAD		X
10059	DF	8	DEAD		X
10060	DF	7	DEAD		X
10061	DF	8	DEAD		X
10062	DF	10	DEAD		X
10063	DF	10			X
10064	DF	10			X
10065	DF	9			X
10066	DF	10			X
10067	PB	10			X
10133	CH	18		X	X
10134	AL	14		X	X
10135	RC	20		X	X
10136	AL	16		X	
10137	AL	14		X	
10138	AL	20		X	
10139	AL	8			
10140	AL	6			
10141	PP	7			X
10142	PP	9			X
10186	RO	40		X	X
10206	RC	23		X	X
10207	DF	16		X	X
10208	DF	30		X	X
10209	DF	20		X	X
10210	DF	18		X	X
10211	DF	15		X	X
10212	PP	15		X	X
10213	DF	16		X	X
10214	PP	14		X	X
10215	PP	8			X
10216	PP	11			
10217	PP	13		X	
10218	PP	14		X	X
10283	DF	17		X	X
10284	WO	20		X	X

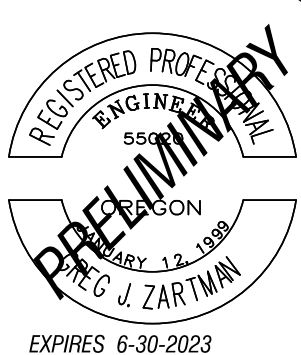
*SIGNIFICANT TREE IS DEFINED IN THE CITY OF KEIZER DEVELOPMENT CODE, SECTION 2.309, AS "TREES HAVING A HEIGHT OF MORE THAN FIFTY (50) FEET AND/OR HAVING A TRUNK WHOSE DIAMETER IS MORE THAN TWELVE (12) INCHES DIAMETER AT BREAST HEIGHT (DBH) (5 FEET ABOVE GROUND LEVEL).



TREE SPECIES ABBREVIATIONS

AL - ALDER
CH - CHERRY
DF - DOUGLAS-FIR
PB - PAPER BIRCH
PP - PONDEROSA PINE
RC - RED CEDAR
RO - RED OAK
WH - WESTERN HEMLOCK
WO - WHITE OAK

X TREE MARKED FOR REMOVAL FOR ACCESS IMPROVEMENTS
X TREE MARKED FOR REMOVAL FOR BUILDING IMPROVEMENTS



REGISTERED PROFESSIONAL ENGINEER
No. 555
STATE OF OREGON
EXPIRES 6-30-2023

BY: [Signature]
REVISION: [Table]
DATE: [Table]

O'NEIL ROAD SUBDIVISION

CRAIG WIGGINTON

PREPARED FOR:

2564 19TH STREET SE
Salem, Oregon 97302
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LEI ENGINEERING & SURVEYING OF OREGON

TREE INVENTORY PLAN

SCALE: 1" = 20'

PROJECT NO: 14-76

SHEET: 03 OF 04

TI-1

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GENERAL NOTES:

(S1) CONTRACTOR SHALL INSTALL 48" CAST IN PLACE MANHOLE ONTO EXISTING WASTEWATER MAIN WITH TWO FOOT INSIDE DROP. INVERT AT MAIN 165.71'.

(S2) CONTRACTOR SHALL INSTALL PUBLIC 6" 3034 PIPE SDR-35 PIPE AT 3.5%, AS SHOWN, AND SHALL HAVE BACKFILL AND BED IN ACCORDANCE WITH CITY OF SALEM STANDARDS.

(S3) CONTRACTOR SHALL INSTALL 24" MANHOLE PURSUANT TO CITY OF SALEM STANDARDS.

(S4) CONTRACTOR SHALL INSTALL 4" WASTEWATER SERVICE LATERALS PURSUANT TO CITY OF SALEM STANDARDS.

(GB) CONTRACTOR SHALL INSTALL STD GIBSON CATCH BASIN PURSUANT TO CITY OF SALEM STANDARDS.

(D1) CONTRACTOR SHALL INSTALL 12" DUCTILE IRON PIPE PURSUANT TO CITY OF SALEM STANDARDS.

(W1) CONTRACTOR SHALL INSTALL PUBLIC 8" DUCTILE IRON WATER LINE PURSUANT TO CITY OF SALEM STANDARDS.

(W2) CONTRACTOR SHALL INSTALL 3/4" SERVICE WATER SERVICE LINES AND WATER METERS PURSUANT TO CITY OF SALEM STANDARDS.

(W3) CONTRACTOR SHALL INSTALL (4) BANKED 3/4" WATER SERVICE LINES AND WATER METERS PURSUANT TO CITY OF KEIZER STANDARDS.

(CG) CONTRACTOR SHALL INSTALL STANDARD CURB AND GUTTER PURSUANT TO CITY OF SALEM STANDARDS.

(SW) CONTRACTOR SHALL INSTALL 5.5" STANDARD SIDEWALK PURSUANT TO CITY OF SALEM STANDARDS.

(PA1) CONTRACTOR SHALL SAWCUT 1' FROM EXISTING ASPHALT AND MATCH TYPICAL PAVING SECTION AND PAVE UP TO PROPOSED GUTTER PAN MAINTAINING EXISTING CROSS SLOPE, PURSUANT TO CITY OF SALEM STANDARDS.

(DW) CONTRACTOR SHALL INSTALL STANDARD 16" WIDE DRIVEWAY DROP PURSUANT TO CITY OF SALEM STANDARDS.

(AF) CONTRACTOR SHALL PAVE ASPHALT RAMP FROM END OF SIDEWALK TO EXISTING PAVEMENT EDGE. BLEND TO PROMOTE POSITIVE DRAINAGE TOWARDS SOUTHERLY GUTTER PAN.

(SD) CONTRACTOR SHALL CONSTRUCT 28" X 10" DRY WELL PURSUANT TO CITY OF SALEM STANDARDS.

(RG) CONTRACTOR SHALL CONSTRUCT 128" X 3' X 2' (BOTTOM) RAIN GARDEN PURSUANT TO CITY OF SALEM STANDARDS.

PREPARED FOR:
CRAIG WIGGINTON

LEI ENGINEERING & SURVEYING
OF OREGON

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