

OREGON STATE MAP

A map of the state of Oregon with major cities and highways labeled. The cities shown are Portland, Salem, Corvallis, Lebanon, Eugene, Bend, Medford, Klamath Falls, and Klamath. The highways shown are 101, 5, 20, 97, and 84. A black dot is located near Corvallis, and a black arrow points from a box labeled "Project Location" to this dot. The box "Project Location" is positioned to the right of the arrow. The map is titled "OREGON STATE MAP" at the top.

[illegible]

NOT TO SCALE

SHEET INDEX	
C00	- COVER SHEET
C01	- TENTATIVE LOT LAYOUT
C02	- POSSIBLE DRIVEWAY LOCATIONS
C03	- PRELIMINARY UTILITY PLAN
C04	- PRELIMINARY GRADING & DRAINAGE PLAN
C05	- PRELIMINARY STREET PLAN
C06	- TOWNHOUSE AND ZERO LOTLINE PLAN

- _____

[illegible]

PROPERTY	
TAX MAP:	12S-2W-15CD
TAX LOT:	3501 & 3600
SITE ADDRESS:	WASSOM STREET LEBANON, OR 97355

OWNER/DEVELOPER
GOOD WELL CONSTRUCTION 2825 FOXHAVEN DRIVE SE SALEM, OREGON 97306 (503) 375-6205

OWNER/DEVELOPER

GOOD WELL CONSTRUCTION
2825 FOXHAVEN DRIVE SE
SALEM, OREGON 97306
(503) 375-6205

APPLICANT

BRAD WILSON DBA
INTEGRITY INVESTMENTS, LLC
37544 FREITAG LN
ALBANY, OREGON 97322
(541) 936-0676

DESIGN TEAM

DESIGN TEAM <u>CIVIL ENGINEER</u> UDELL ENGINEERING AND LAND SURVEYING, LLC 63 E. ASH STREET

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(541) 451-5125

SURVEYOR

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FRANCHISED UTILITIES

POWER:
PACIFIC POWER
ELKE VATH
P.O. BOX 248
830 OLD SALEM ROAD

FRANCHISED UTILITIES

POWER:
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ELKE VATH
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541.967.6160

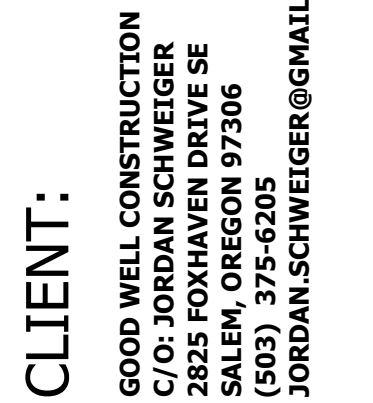
PHONE:
CENTURYLINK
TRAVIS VAUGHAN
P.O. BOX 337
LEBANON, OREGON 97355
541.749.0347

CABLE:
COMCAST
JONATHAN HUMPHREYS
150 NW LEWISBURG AVENUE
CORVALLIS, OREGON 97330
503.856.2403

GAS:
NORTHWEST NATURAL
DARYL HAMMOND
150 SUPRA DRIVE
ALBANY, OREGON 97321
541.926.4253

PHONE:
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541.749.0347

CABLE:
COMCAST
JONATHAN HUMPHREYS
150 NW LEWISBURG AVENUE
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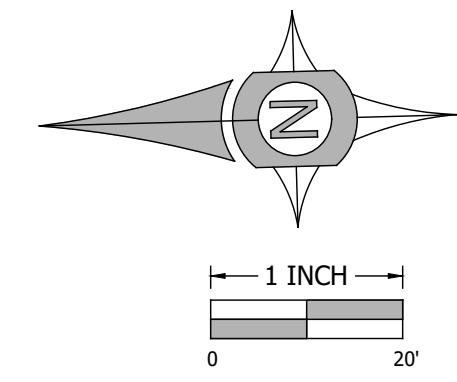
UDELL ENGINEERING
AND

63 EAST ASH ST.
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(541) 451-1366 FAX

DATE: JANUARY 16, 2024
PROJECT: 19-285 GOOD WELL
DRAWN BY: MLM
CHECKED BY: BSV

PLAN REVISIONS	DATE

SCALE: SEE BARSCALE



GOOD WELL CONSTRUCTION
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2825 FOXHAVEN DRIVE SE
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TENTATIVE LOT LAYOUT

TENTATIVE SUBDIVISION
MADelyn MEADOWS
MAP 12S02W15CD TAX LOTS 3501 &
LEBANON, OREGON

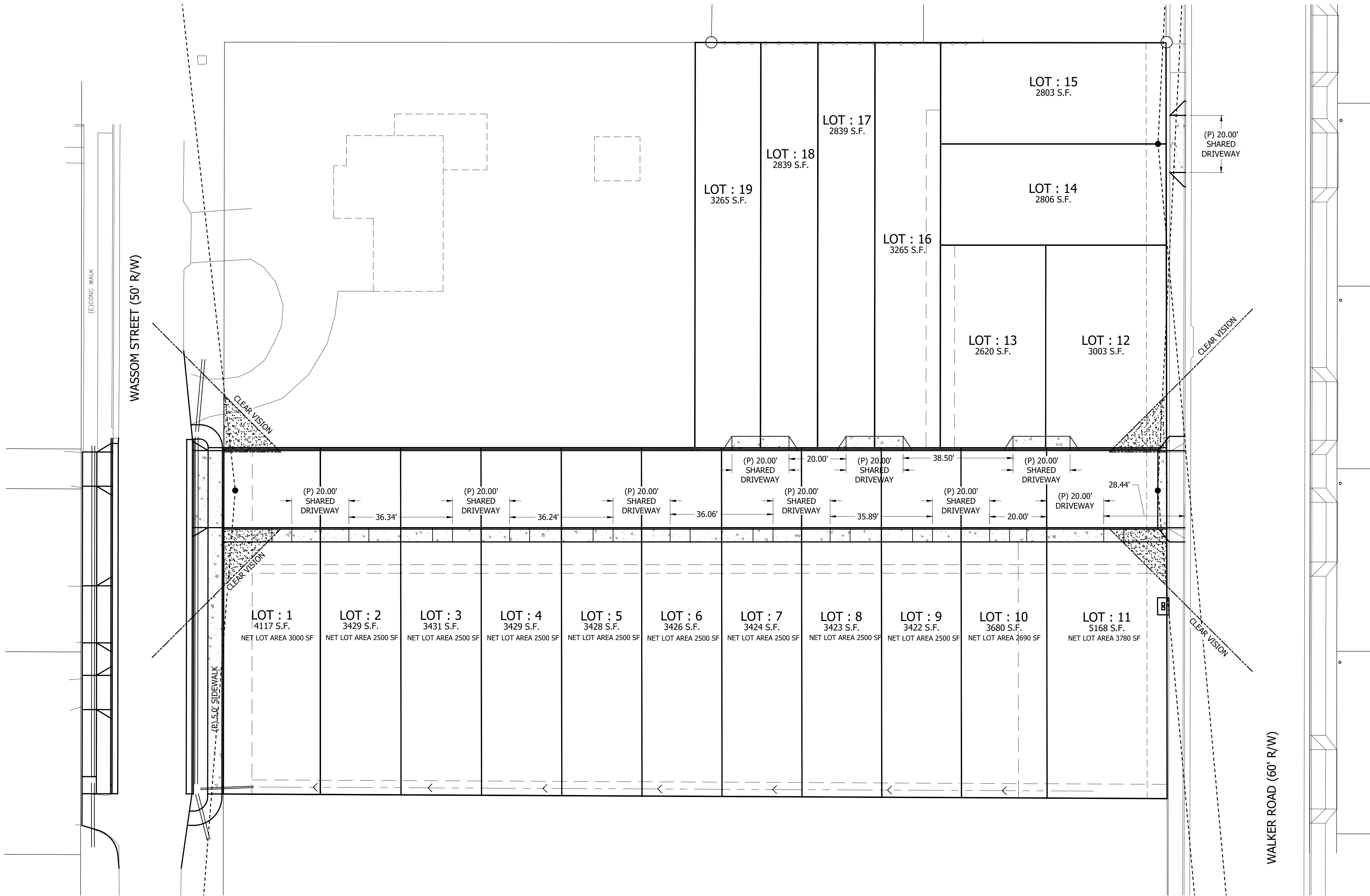
DATE:	JANUARY 16, 2024
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DRAWN BY:	MLM
CHECKED BY:	BSV

THIS MAP WAS
PREPARED FOR
PLANNING PURPOSES
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CONSTRUCTION

WALKER ROAD STREET IMPROVEMENTS WERE
CONSTRUCTED AS A PART OF THE WESTSIDE
INTERCEPTOR PHASE V-II.

Sheet C01

SCALE: SEE BARSCALE



LEGEND

- CLEAR VISION TRIANGLE

- SIGHT DISTANCE TRIANGLE PER AASHTO STANDARDS

CLIENT:

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POSSIBLE DRIVEWAY LOCATIONS

TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

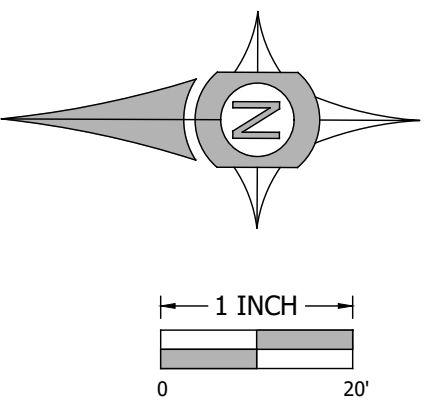
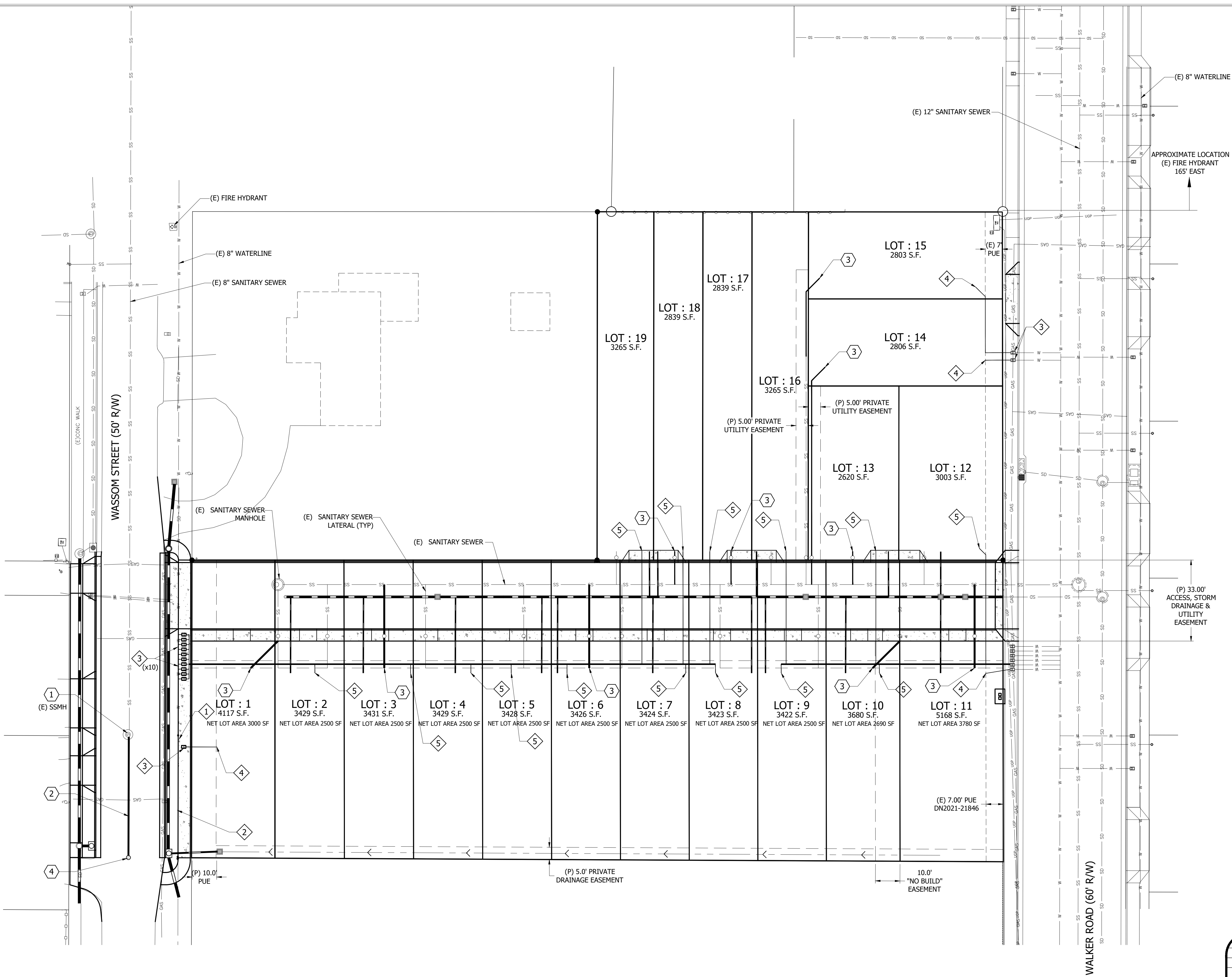
DATE: JANUARY 16, 2024
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CHECKED BY: RSJ

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PLAN REVISIONS	DATE

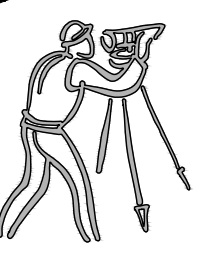
Sheet **C02**

SCALE: SEE BARSCALE



SEWER NOTES	
1	INSTALL 48" SANITARY SEWER MANHOLE.
2	INSTALL PUBLIC 8" SANITARY SEWER PIPE.
3	INSTALL SANITARY SERVICE PIPE WITH CLEAN-OUT.
4	INSTALL SANITARY MAINLINE CLEAN-OUT.

WATER NOTES	
1	CONNECT TO EXISTING PUBLIC 8" WATERLINE.
2	INSTALL 8-INCH PUBLIC WATERLINE.
3	INSTALL 1-INCH WATER SERVICE, METER BOX AND METER.
4	INSTALL PRIVATE 1" PVC DOMESTIC WATERLINE.
5	INSTALL PRIVATE 1.25" PVC DOMESTIC WATERLINE.


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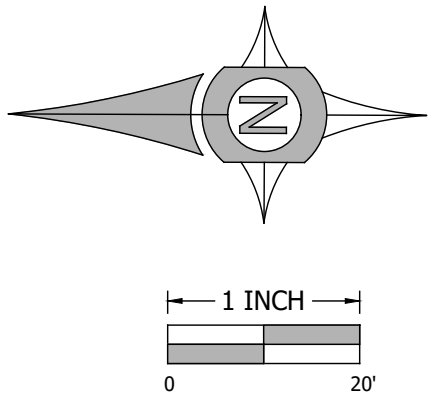
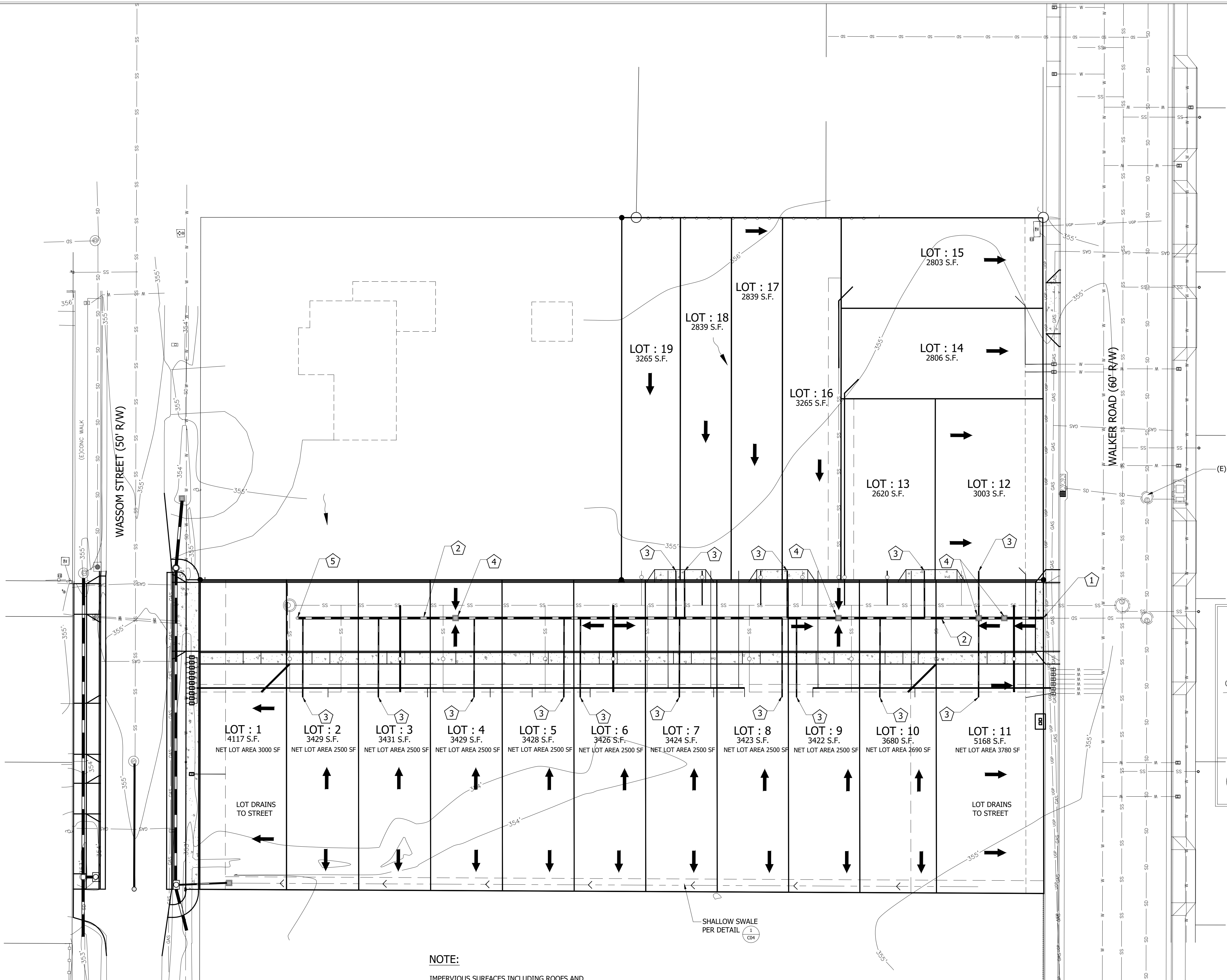
PRELIMINARY UTILITY PLAN
TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

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PLAN REVISIONS	DATE

Sheet **C03**
SCALE: SEE BARSCALE

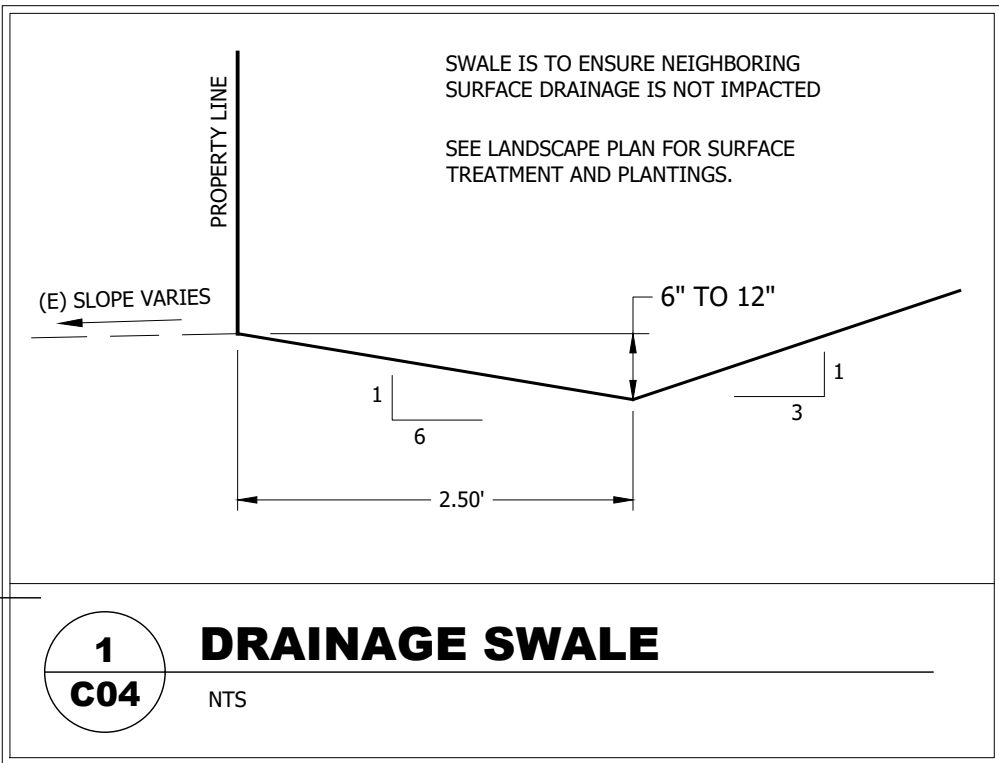


GRADING LEGEND

- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- (E)TC 000.00 - EXISTING TOP OF CURB ELEVATION
- (E)G 000.00 - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- C 000.00 - DESIGN TOP OF CONCRETE PAVE ELEVATION
- W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
- TC 000.00 - DESIGN TOP OF CURB ELEVATION
- GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
- GND 000.00 - DESIGN TOP OF GROUND ELEVATION
- TW 000.00 - DESIGN TOP OF WALL ELEVATION

STORM DRAIN NOTES

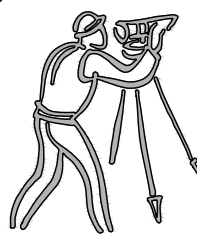
- CONNECT TO EXISTING PUBLIC STORM DRAIN PIPE.
- INSTALL 8" PRIVATE STORM DRAIN PIPE.
- INSTALL 4" PRIVATE STORM DRAIN PIPE FOR LOT DRAINAGE.
- INSTALL PRIVATE CATCH BASIN.
- INSTALL PRIVATE STORM DRAIN CLEAN-OUT.



1
C04 DRAINAGE SWALE
NTS

NOTE:

IMPERVIOUS SURFACES INCLUDING ROOFS AND HARDSCAPES WILL BE DRAINED TO THE STREET CURB & GUTTER, PRIVATE STORM PIPE OR CITY PUBLIC STORM DRAIN SYSTEM.



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TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

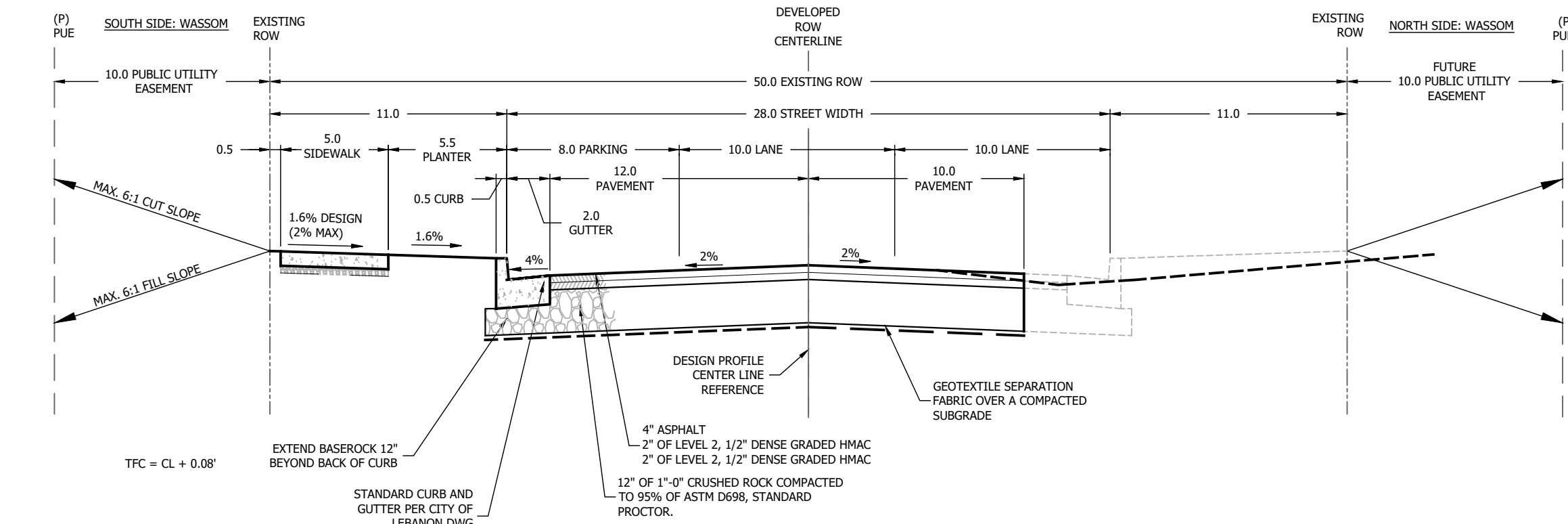
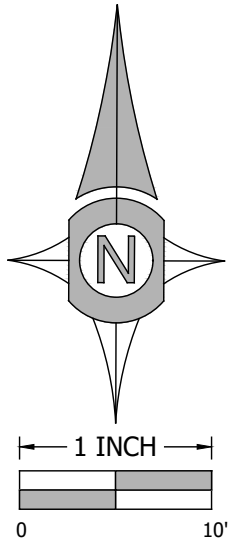
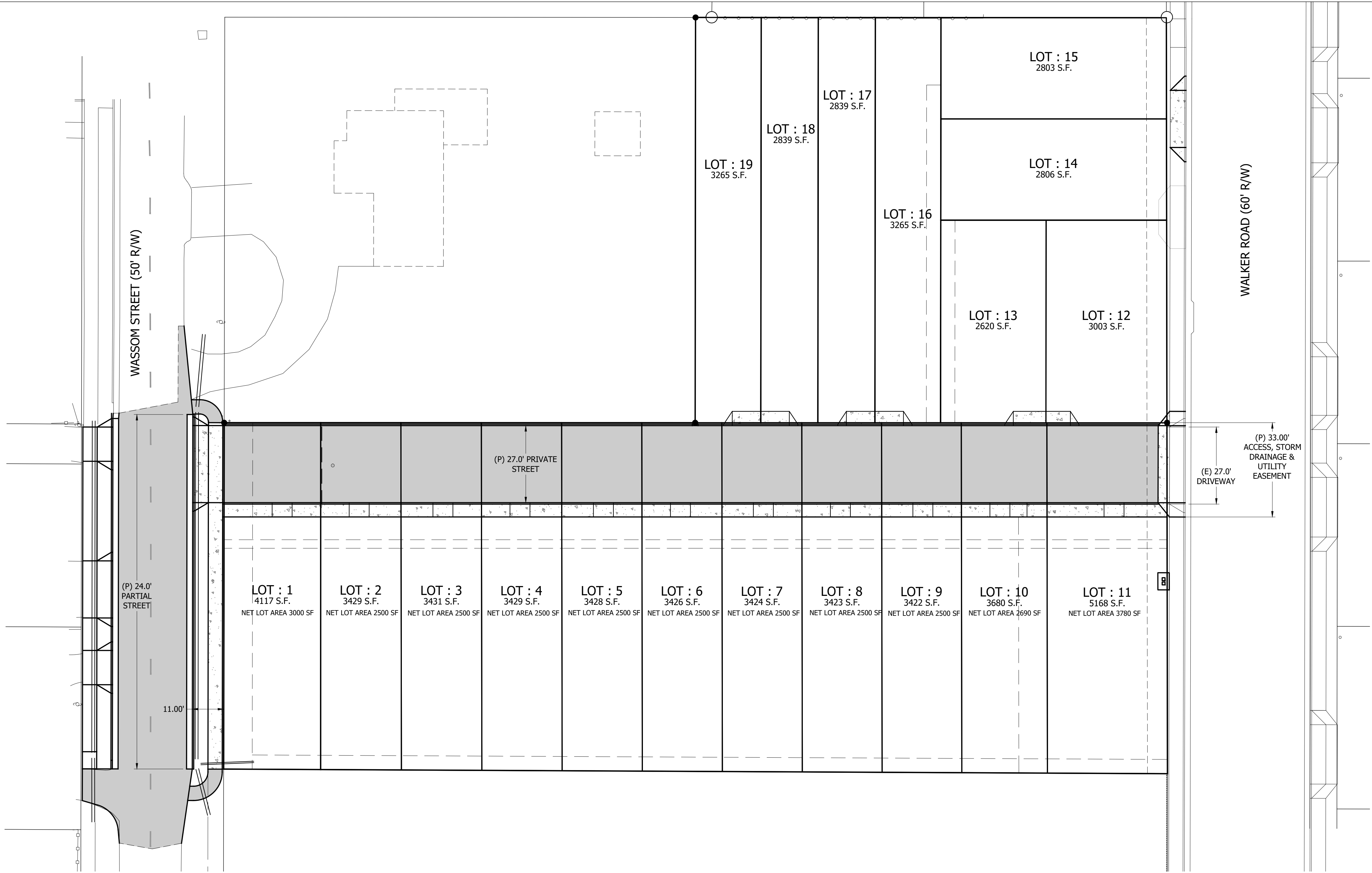
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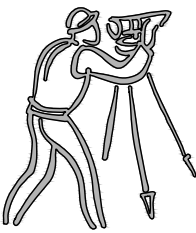
Sheet C04

SCALE: SEE BARSCALE



NOTE:
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WASSOM STREET-PARTIAL STREET IMPROVEMENT



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PRELIMINARY STREET PLAN
TENTATIVE SUBDIVISION
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

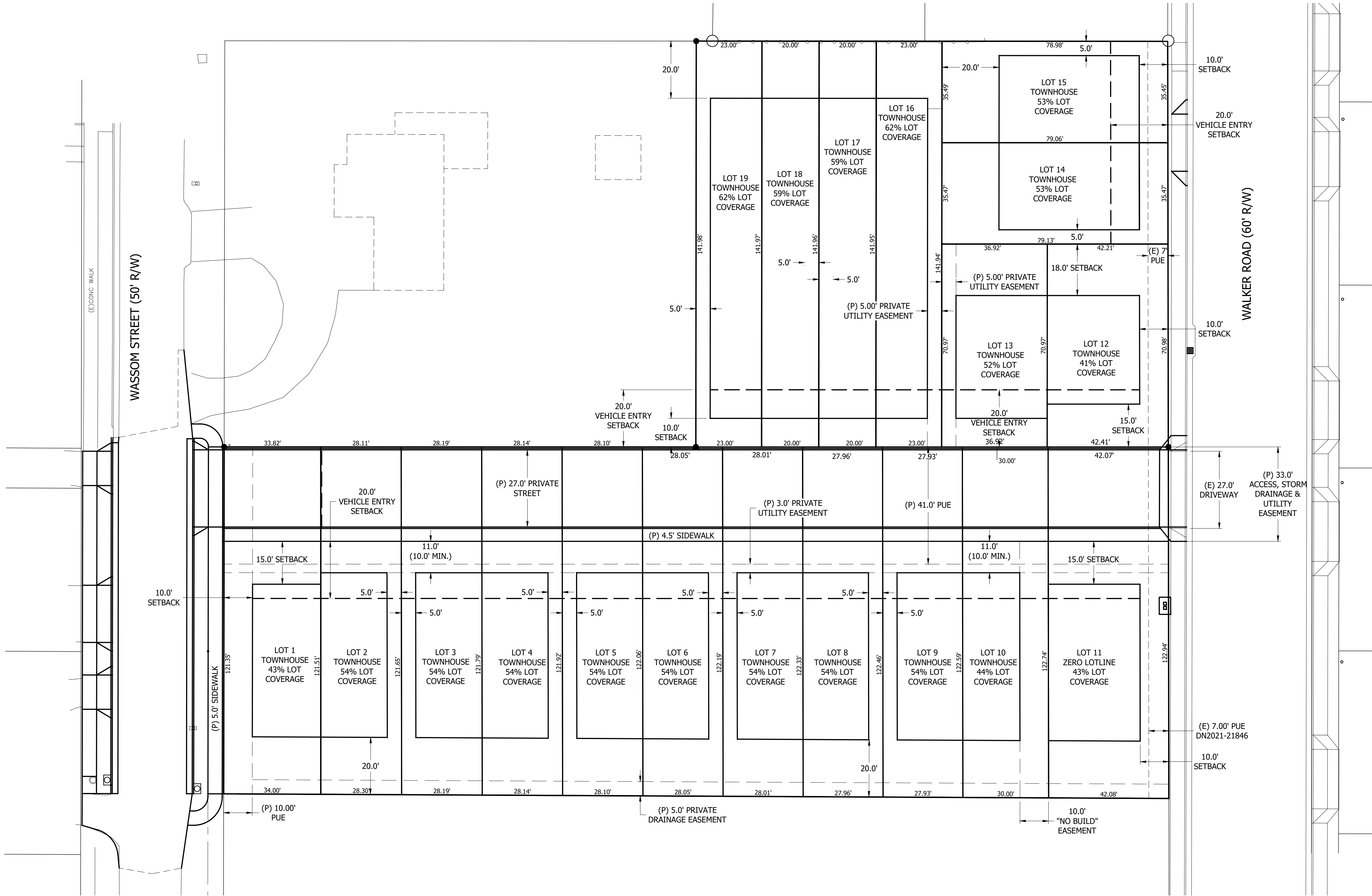
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Sheet **C05**

SCALE: SEE BARSCALE



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Sheet

C06

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TOWNHOUSE AND ZERO LOTLINE PLAN
ADMINISTRATIVE REVIEW
MADELYN MEADOWS
MAP 12S02W15CD TAX LOTS 3501 & 3600
LEBANON, OREGON

DATE: JANUARY 16, 2024
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CHECKED BY: RSV