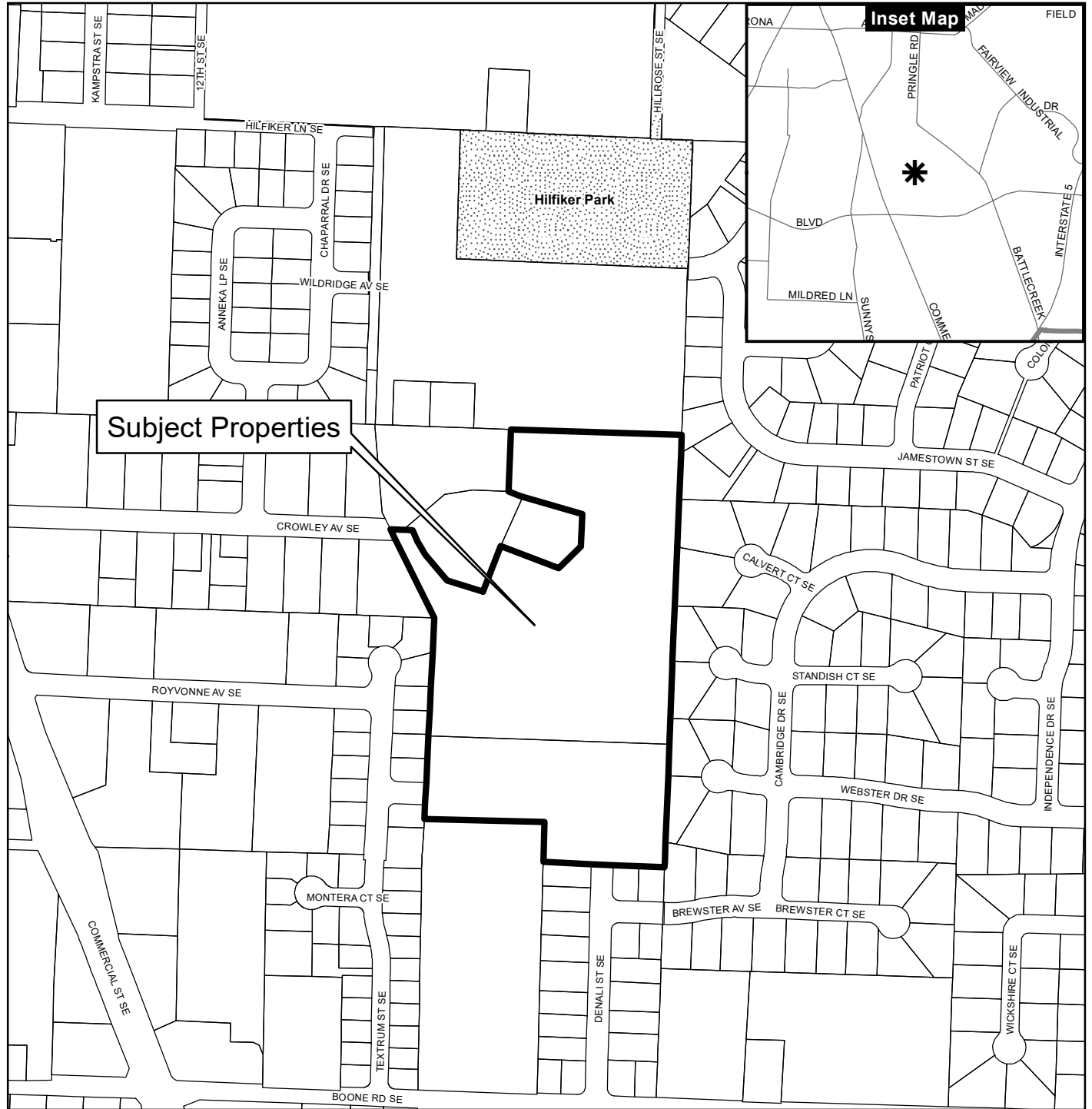









Vicinity Map 1374 Crowley Avenue SE



Legend

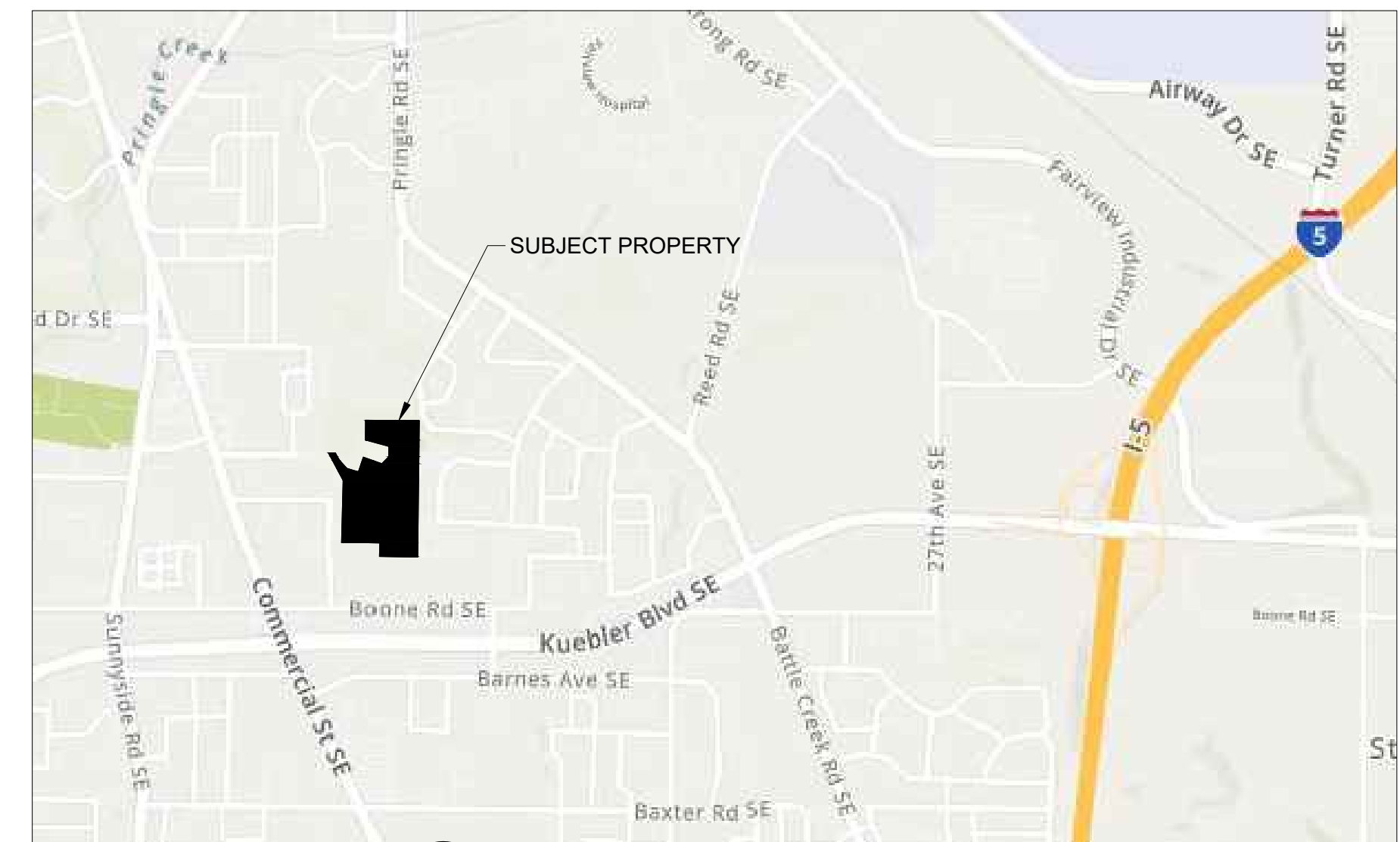
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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JACKSON RIDGE SUBDIVISION

SALEM, OREGON



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT:

MICHAEL SMITH
BRONCO HEIGHTS, LLC
P.O. BOX 4582
SALEM, OREGON 97301

CIVIL ENGINEERING:

REECE & ASSOCIATES, INC
C/O DAVID J. REECE, PE
321 FIRST AVENUE EAST SUITE 3A
ALBANY, OR 97321
TELEPHONE: 541-926-2428
EMAIL: dave@r-engineering.com

SURVEYOR:

TROY PETERSON
LAND MARKERS SURVEYING, LLC
4068 HUDSON AVE NE
SALEM, OR 97301
TELEPHONE: 503-581-0911

VERTICAL/HORIZONTAL DATA:

VERTICAL AND HORIZONTAL DATA PROVIDED BY
BARKER SURVEYING.

SUBJECT PROPERTY:

MARION COUNTY ASSESSOR'S MAP: 083W11CB & 083W11CC
TAX LOTS: 100 & 2800
SIZE: 14.47 ACRES

WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF SALEM

SANITARY SEWER:

SANITARY SEWER IS BY THE CITY OF SALEM

ZONING:

RA - RESIDENTIAL AGRICULTURE

FLOOD PLAIN NOTE:

THIS SITE IS LOCATED FULLY WITHIN ZONE "X",
OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP (FIRM) NUMBER
41043C0195H, LAST REVISED DECEMBER 8TH, 2016.

SHEET INDEX

- 1.0 COVER SHEET
- 1.1 LEGEND AND SECTIONS
- 2.0 EXISTING CONDITIONS
- 3.0 LOT AND UTILITY LAYOUT
- 3.1 LOT AND UTILITY LAYOUT - SHADOW PLAT
- 3.2 TENTATIVE PLAN
- 3.3 SHADOW PLAT
- 4.0 DENALI STREET PROFILE STA 0+00 - 6+00
- 4.1 DENALI STREET PROFILE STA 6+00 - 11+76
- 4.2 CROWLEY AVENUE PROFILE STA 0+00 - 5+50
- 4.3 CROWLEY AVENUE PROFILE STA 5+50 - 10+90
- 4.4 BROOKE STREET PLAN AND PROFILE
- 4.5 SPRINGER AND STREET A PLAN AND PROFILES
- 5.0 TREE CONSERVATION PLAN
- 5.1 TREE CONSERVATION PLAN
- 5.2 TREE INVENTORY TABLE

AREA RATIONALE:

GROSS AREA: 630,785 SQ. FT. (14.5 ACRES)
AREA IN LOTS: 525,135 SQ. FT. (12.1 ACRES)
AREA IN R/W: 105,650 SQ. FT. (2.4 ACRES)
OF LOTS: 46 LOTS
DENSITY: 7 UNITS / ACRE

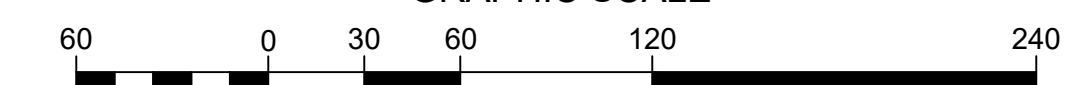
ATTENTION EXCAVATORS:

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. YOU MUST NOTIFY THE CENTER AT
LEAST TWO BUSINESS DAYS BUT NOT MORE THAN TEN
BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION.
CALL: 800-668-4001

SITE PLAN

SCALE: 1" = 60'

GRAPHIC SCALE



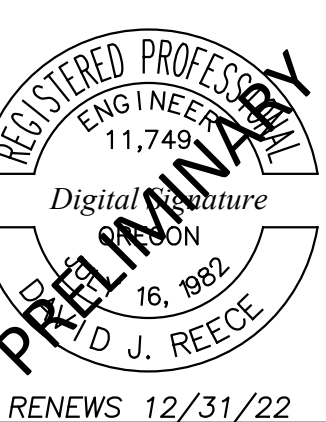
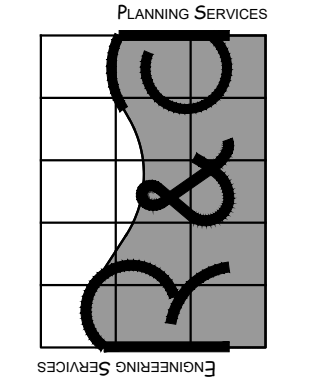
(IN FEET)
1 inch = 60 ft.



Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

Reece & associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
phone: 541-926-2428
fax: 541-926-2456



RENEWS 12/31/22

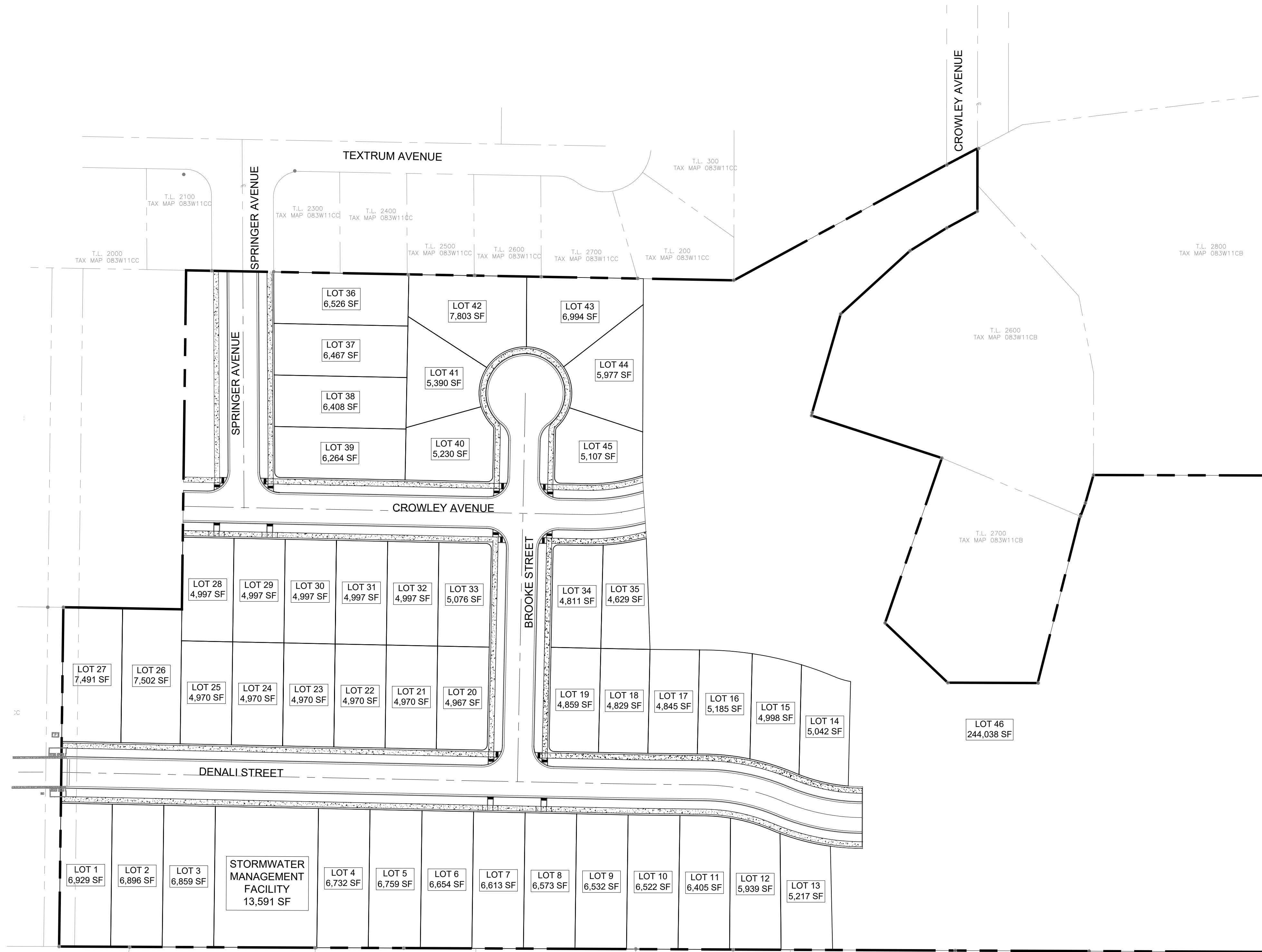
JACKSON RIDGE SUBDIVISION
COVER SHEET
BRONCO HEIGHTS, LLC
SALEM, OREGON

PLAN REVISIONS	DATE	BY
No.		

PROJECT NO. BHL2101	
DATE	02/04/2022
DESIGNED	A. HERRMANN
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER

1.0



T.L. 10600 TAX MAP 083W11CC
T.L. 2100 TAX MAP 083W11CC
T.L. 2300 TAX MAP 083W11CC
T.L. 2400 TAX MAP 083W11CC
T.L. 2500 TAX MAP 083W11CC
T.L. 2600 TAX MAP 083W11CC
T.L. 2700 TAX MAP 083W11CC
T.L. 2800 TAX MAP 083W11CC
T.L. 300 TAX MAP 083W11CC
T.L. 3500 TAX MAP 083W11CC
T.L. 3400 TAX MAP 083W11CC
T.L. 800 TAX MAP 083W11CC
T.L. 700 TAX MAP 083W11CC
T.L. 7113 TAX MAP 083W11CA
T.L. 7112 TAX MAP 083W11CA
T.L. 6000 TAX MAP 083W11CA
T.L. 1111 TAX MAP 083W11CA