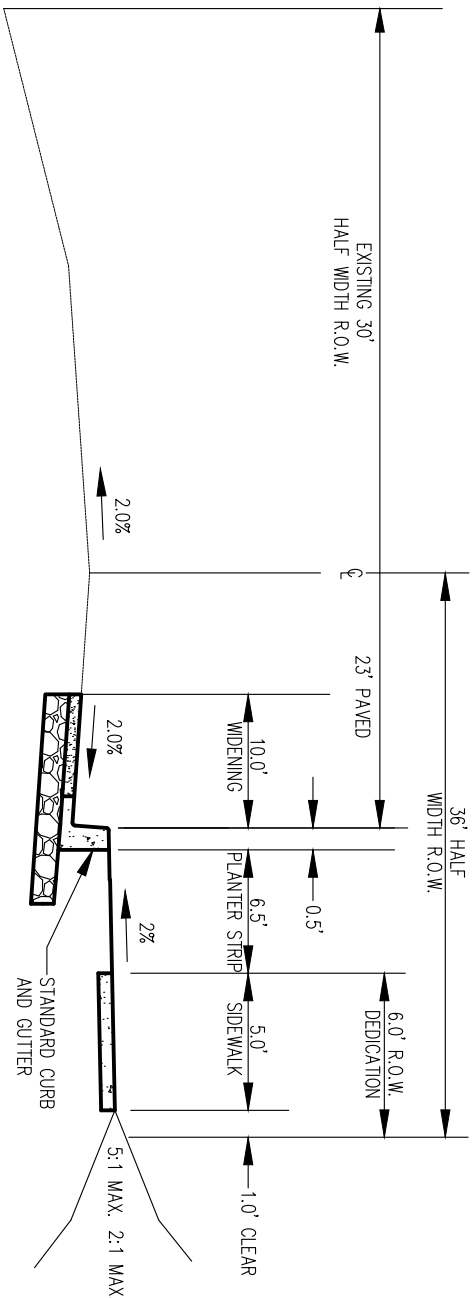
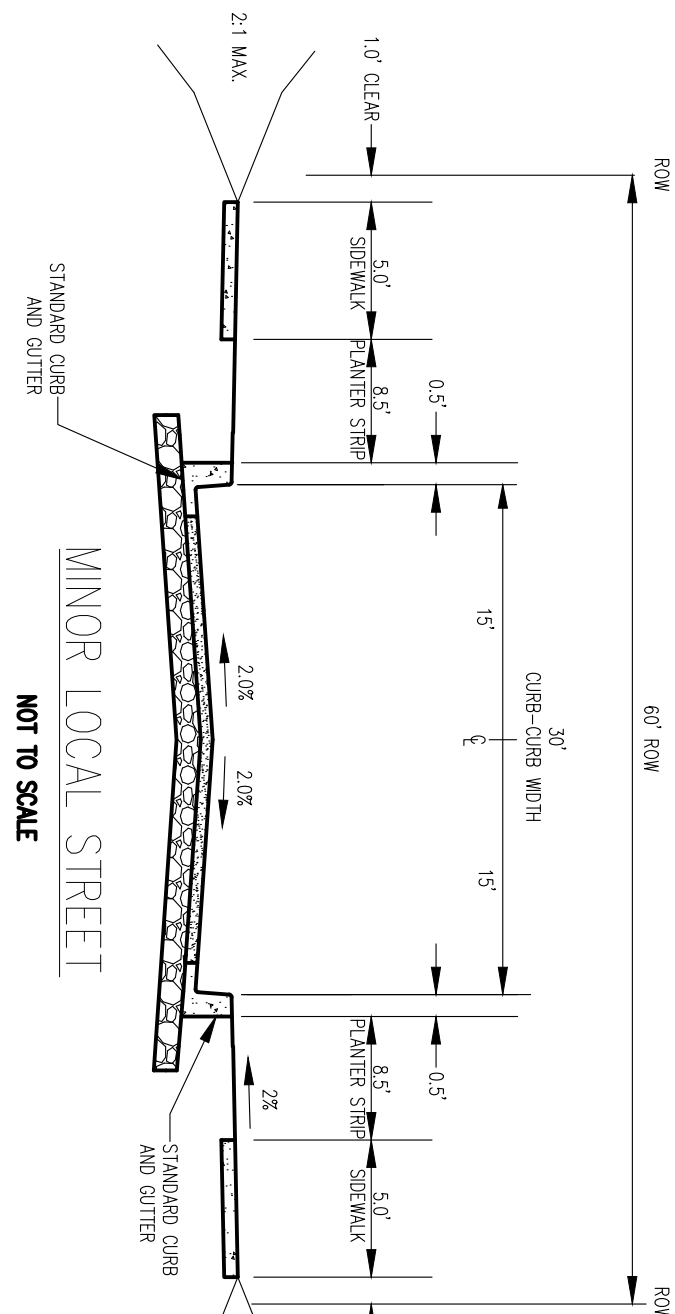




MINOR ARTERIAL STREET
NOT TO SCALE



MINOR LOCAL STREET
NOT TO SCALE

PROPOSED SPEED HUMPS AND ADDITIONAL
SIGNAGE FOR SAFETY IMPROVEMENTS DUE
TO EXISTING SIGHT DISTANCE LIMITATIONS.

APPLICANT TO REQUEST A SPEED
LIMIT REDUCTION TO 25MPH DUE
TO DEVELOPMENT DRIVeways
ACCESSING LANDAU STREET

EXISTING DRIVEWAY

EXISTING DRIVEWAY

TENTATIVE PLAT FOR: LANDAU HEIGHTS SUBDIVISION

SITUATED IN THE SW 1/4 OF SECTION 13 T08S,
R03W, W.M., MARION COUNTY, OREGON
CITY OF SALEM

IMPROVEMENTS SCHEDULE:
SUBDIVISION APPROVAL JUNE/JULY 2019
JULY 2019

- PHASE 1 SUBDIVISION CONSTRUCTION
AUGUST/SEPTEMBER 2019
UTILITY INSTALLATION COMPLETE SEPTEMBER 2019
ROAD CONSTRUCTION COMPLETE OCTOBER 2019
FINAL PLAT COMPLETE NOVEMBER 2019
- PHASE 2 SUBDIVISION CONSTRUCTION JULY 2020
UTILITY INSTALLATION COMPLETE AUGUST 2020
ROAD CONSTRUCTION COMPLETE SEPTEMBER 2020
FINAL PLAT COMPLETE OCTOBER 2020
- PHASE 3 SUBDIVISION CONSTRUCTION JULY 2021
UTILITY INSTALLATION COMPLETE AUGUST 2021
ROAD CONSTRUCTION COMPLETE SEPTEMBER 2021
FINAL PLAT COMPLETE OCTOBER 2021

SHEET INDEX:

- T1 - TENTATIVE PLAT
- T2 - EXISTING CONDITIONS & TREE PRESERVATION PLAN
- T3 - TENTATIVE UTILITY PLAN
- T4 - TENTATIVE GRADING & EROSION CONTROL PLAN
- T5 - TENTATIVE ROAD PROFILES
- T6 - TENTATIVE ROAD PROFILES
- T7 - TENTATIVE ROAD PROFILES

ENGINEERING & SURVEYING FIRM:
RHINE-CROSS GROUP, LLC
112 N 5TH ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-1905
CONTACT: MARC CROSS, PE

PROPERTY INFORMATION:
TAX ID: 06 3W 13C T.L. 2001
ZONE: RA - RESIDENTIAL AGRICULTURE
ACREAGE: 41.90 ACRES
TERRAIN: GENTLY TO MODERATELY SLOPING

VICINITY MAP
N.T.S.

