

TENTATIVE PARTITION PLAN
FOR
BROOKE + DEVIN DVORAK

LOCATED IN
TAX LOT 1100, MAP 105-3W-20DD
SE 1/4 SEC. 20, T. 10 S., R. 03 W., WM.

CITY OF MILLERSBURG, LINN COUNTY, OREGON
NOVEMBER 6, 2023

PROPERTY STATISTICS:

SITE ADDRESS:
4515 + 4517 NE WAVERLY DR.
ALBANY, OR 97321

SITE ZONING:
RESIDENTIAL LOW DENSITY

TAX LOT:
1100 (105-3W-20DD)

AREA = 0.55 ACRES

PARCEL 1:
AREA = 10,743 SF (0.25 ACRES)

PARCEL 2:
AREA = 10,000 SF (0.22 ACRES)

R-O-W DEDICATION
AREA = 3,522 SF (0.08 ACRES)

APPLICANT:

BROOKE DVORAK
1425 HILL ST. SE
ALBANY, OR 97322

OWNER:

BROOKE + DEVIN DVORAK
1425 HILL ST. SE
ALBANY, OR 97322

ENGINEER:

K & D ENGINEERING, INC.
276 RICHMOND ST. NW
ALBANY, OR 97321
541-728-2293

NOTE:

DATA IS COMPILED FROM THE LINN COUNTY
AND CITY OF ALBANY'S GIS DATABASE.

TOPOGRAPHY:

TOPOGRAPHIC FEATURES ARE BASED ON CITY
OF ALBANY GIS MAPS AND FIELD SURVEYED
DATA.

UTILITY NOTES:

PROPOSED 1-1/2" SCH 80 PVC ASTM 1789 WATER
SERVICE LATERAL AND WATER METER TO SERVE PARCEL 1

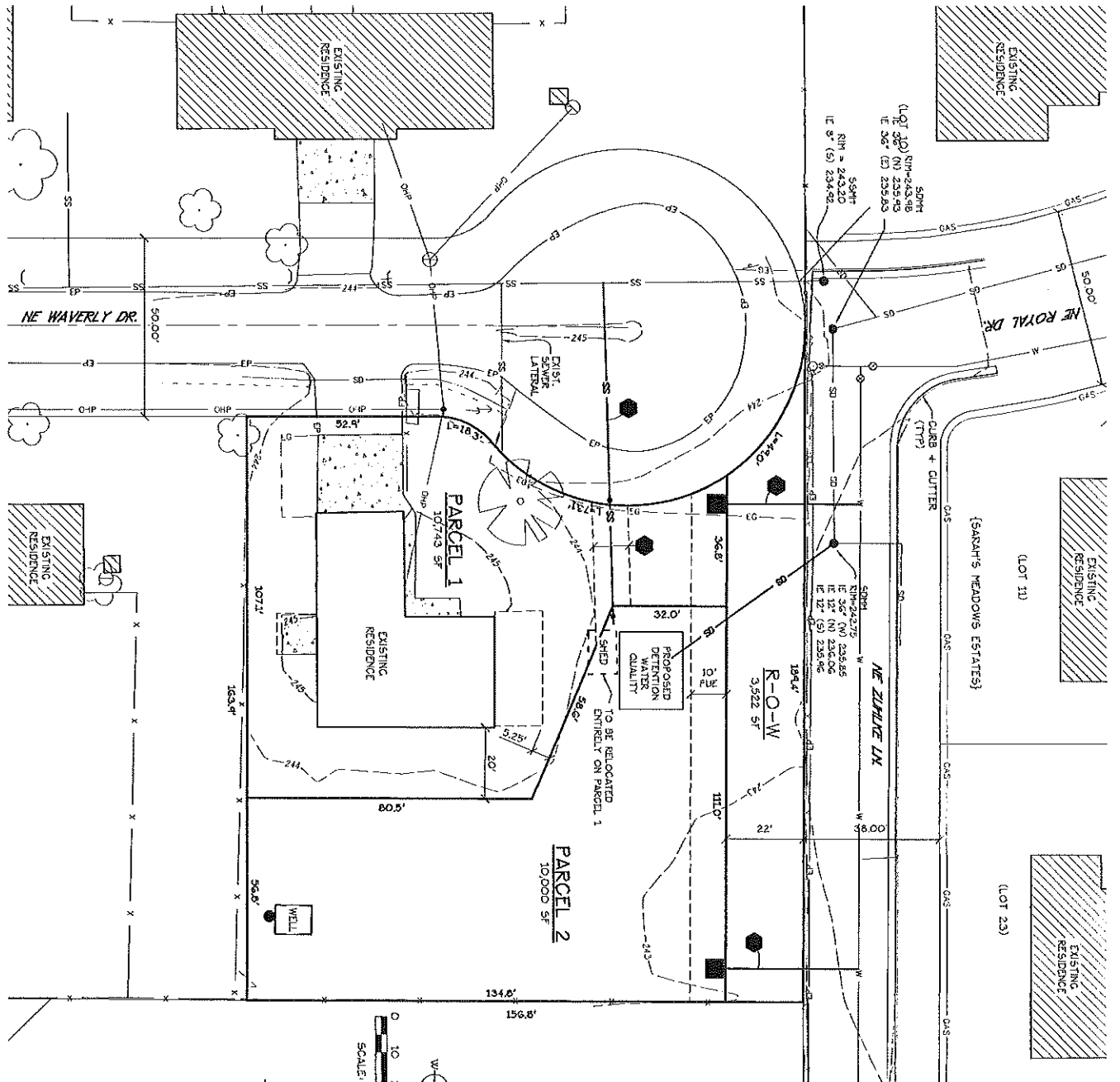
PROPOSED 1-1/2" SCH 80 PVC ASTM 1789 WATER
SERVICE LATERAL AND WATER METER TO SERVE PARCEL 2

PROPOSED NEW 4" SEWER LATERAL TO SERVE PARCEL 2

PROPOSED 10" WIDE SANITARY SEWER EASEMENT ACROSS
PARCEL 1 TO BENEFIT PARCEL 2

LEGEND:

- EXIST. SEWER CLEANOUT
- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. CURB WIRE
- DECIDUOUS TREE
- EXIST. MANHOLE 55/50
- EXIST. WATER VALVE
- EXIST. SIGN
- EXIST. CULVERT WALL
- EXIST. WATER METER
- EXIST. POWER METER
- W— EXIST. WATER LINE
- X— EXIST. FENCE
- SS— EXIST. SEWER LINES
- |— EXIST. DITCH
- C— EXIST. EDGE OF GRAVEL
- E— EXIST. EDGE OF PAVEMENT
- BT— EXIST. TOP OF BANK
- SD— EXIST. STORM DRAIN LINES
- GAS— EXIST. NATURAL GAS LINES
- PROPOSED WATER METER
- SW— PROPOSED WATER SERVICE
- S— PROPOSED SEWER CLEAN-OUT + SEWER LATERAL
- SD— PROPOSED STORM DRAINAGE



Date: 11/17/2023
Scale: 1"=20'
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