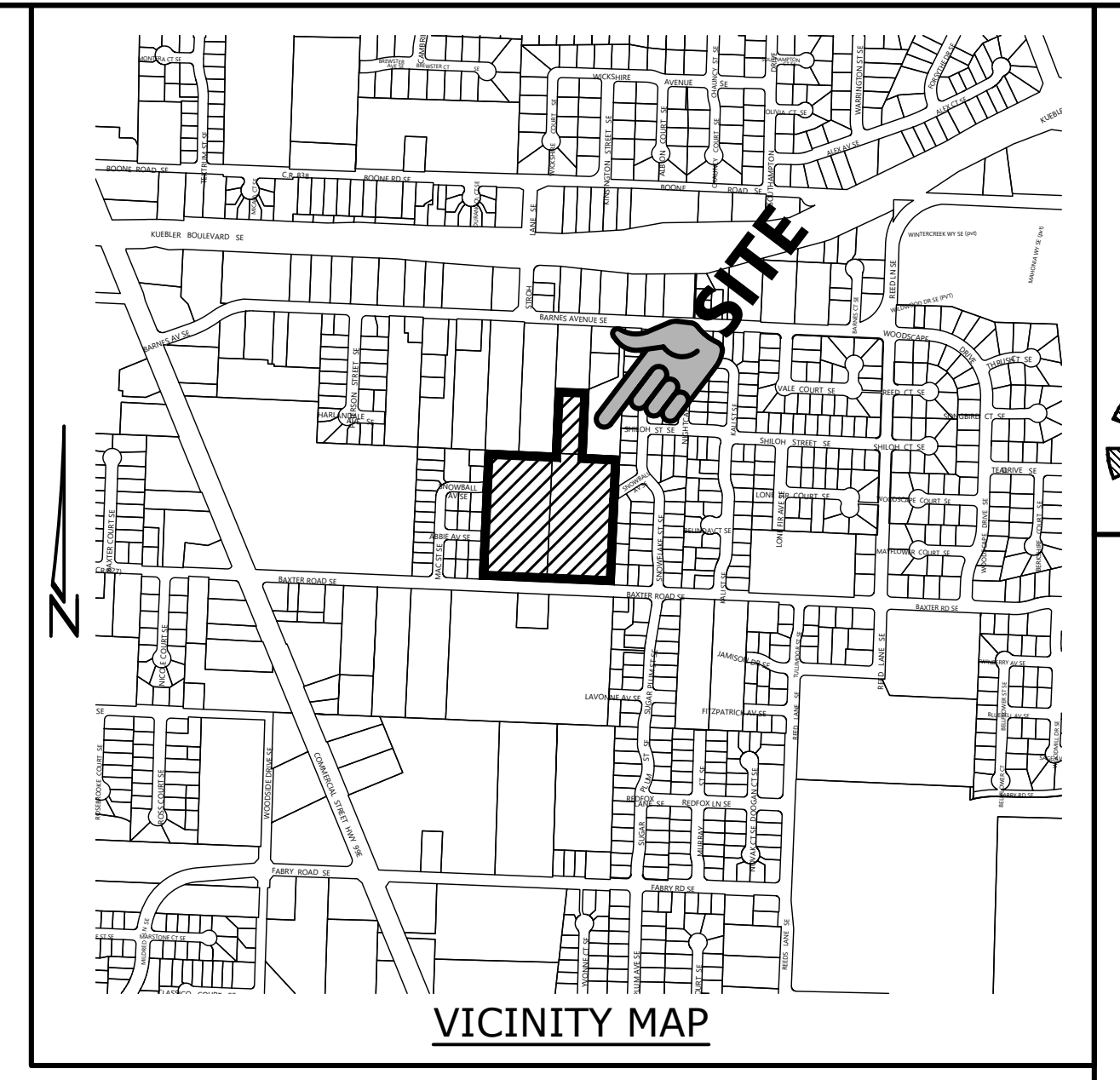


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Professional Engineer Seal: Mark D. Gault, No. 12345, State of Oregon, Expires 06-30-2025



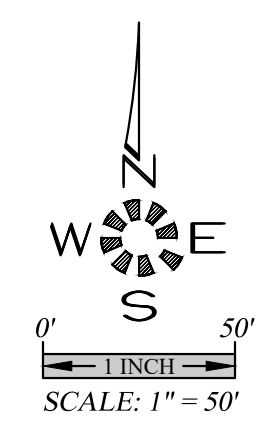
B.M. 406.76
 BENCH MARK 8300 - 2" ALUMINUM DISK
 IN B.R. OF CURB. NE CORNER INTERSECTION
 BAXTER CT. AND BAXTER ROAD, 20' WEST OF
 C.B. 37' NE FIRE HYDRANT, 45' E MANHOLE

BAXTER DEVELOPMENT
 MULTI-FAMILY HOUSING
 SEC. 14, T. 08 S., R. 03 W., W.M.
 CITY OF SALEM
 MARION COUNTY, OREGON

Owner / Developer:
NEIGHBORLY VENTURES
 2925 S RIVER ROAD, STE. 100
 SALEM, OR 97302

SHEET INDEX

SDR1	COVER SHEET
SDR2	EXISTING CONDITIONS PLAN
SDR3	SITE PLAN
SDR4	SHADOW PLAN
SDR5	OPEN SPACE PLAN
SDR6	GRADING PLAN
SDR7	PRIVATE STORM DRAIN PLAN
SDR8	PRIVATE SANITARY SEWER PLAN
SDR9	PRIVATE DOMESTIC WATER PLAN
SDR10	PRIVATE FIRE SERVICE PLAN
L1.1	SCHEMATIC LANDSCAPE PLAN

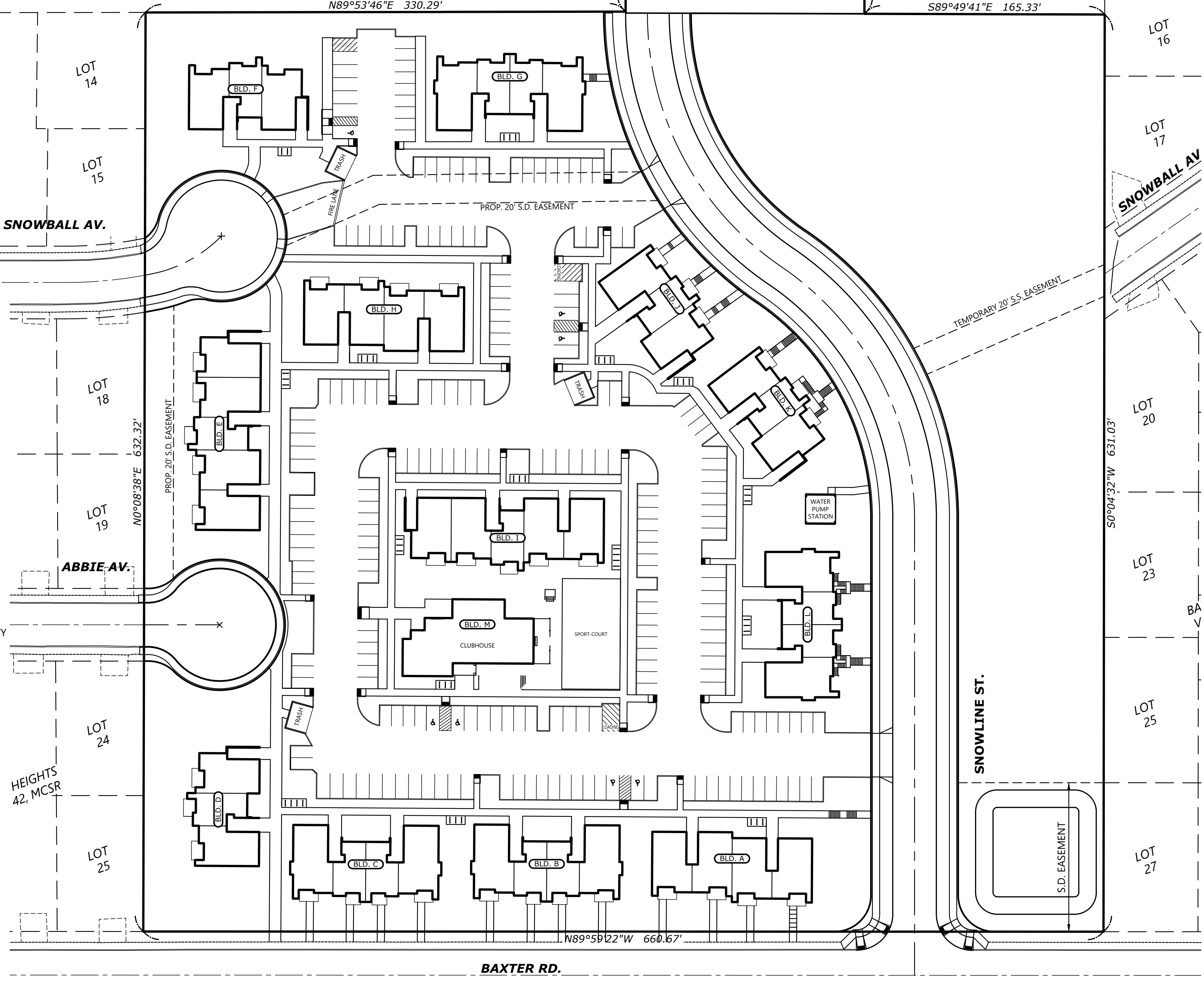


GEELAN, DONALD C & GEELAN, SUSAN M
 1640 BARNES AVE SE
 SALEM, OR. 97306

HAMLIN, JASON & HAMLIN, KACEY K
 1700 BARNES AVE SE
 SALEM, OR. 97306

PATEL, MANUBHAI & PATEL, MANNA M
 1760 BARNES AVE SE
 SALEM, OR. 97306

LOT 10
 LOT 11
 LOT 12
 LOT 13
 LOT 14
 LOT 15
 LOT 16
 LOT 17
 LOT 18
 LOT 19
 LOT 20
 LOT 23
 LOT 24
 LOT 25
 LOT 27



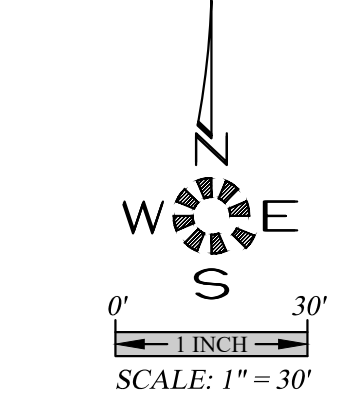
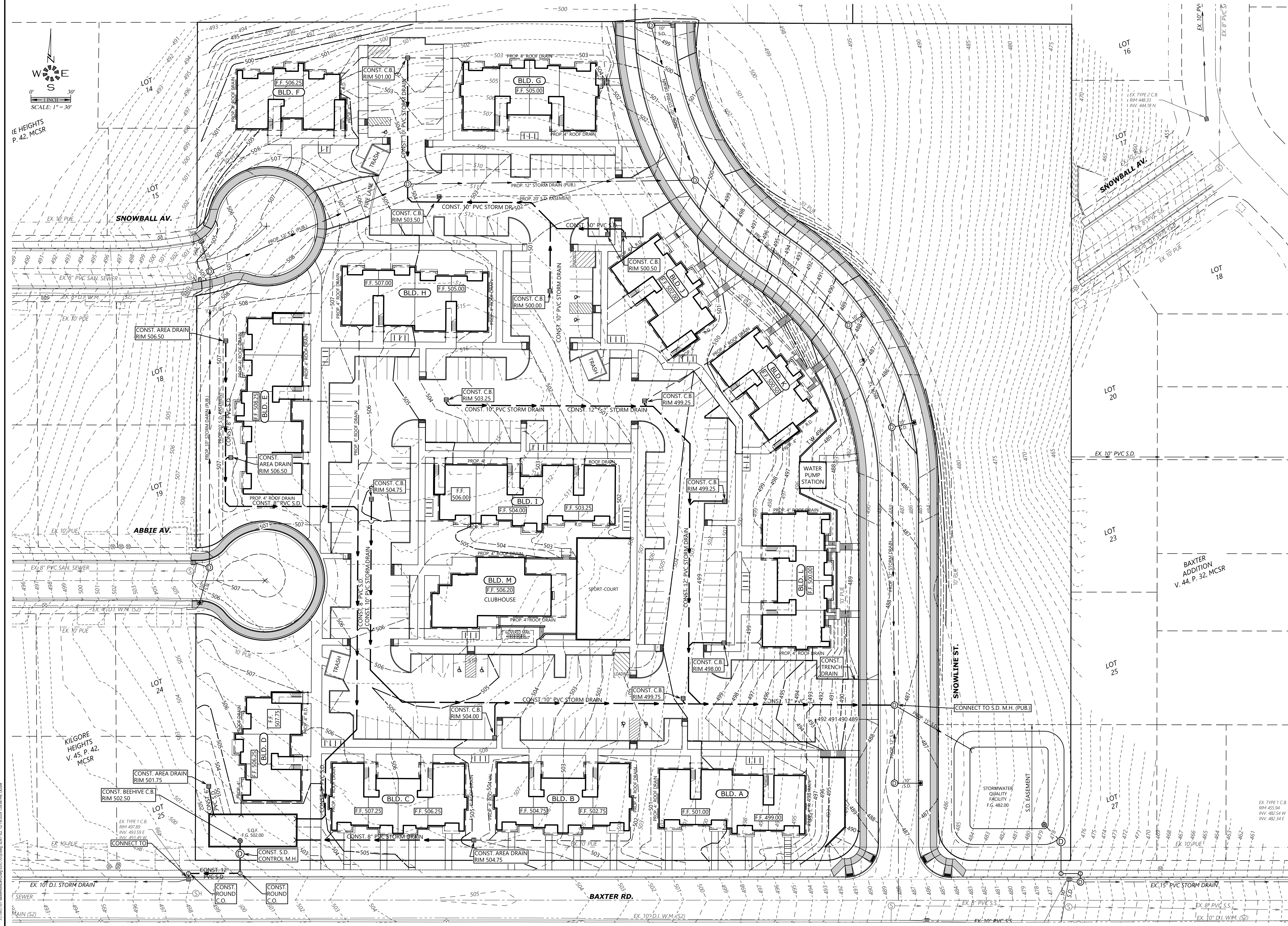
ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L	LENGTH, LINE
ACMP	ALUMINIZED CMP	L.P.	LIGHT POLE
ASSY.	ASSEMBLY	M	METER, MAIN
B.O.	BLOW OFF	M.H.	MANHOLE
B.F.V.	BUTTERFLY VALVE	MTL	METAL
C & G	CURB & GUTTER	O.H.	OVERHEAD
CATV	CABLE TELEVISION	P.C.	POINT OF CURVE
C.B.	CATCH BASIN	P.C.C.	POINT OF CONTINUING CURVE
C.B.C.O.	CATCH BASIN CLEANOUT	PED.	PEDESTAL
C.B.I.	CATCH BASIN INLET	PRC	POINT OF REVERSE CURVE
CCR	COMPACTED CRUSHED ROCK	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG	DRAWING	R	RADIUS
EASMT.	EASEMENT	R	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	S.Q.F.	STORMWATER QUALITY FACILITY
F.D.C.	FIRE DEPT. CONNECTION	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VL.	VAULT
		W.M.	WATER MAIN

SYMBOLS

EX. BLOW OFF ASSY.	PROP. MANHOLE SAN. SEWER
EX. CATCH BASIN	PROP. MANHOLE STORM DRAIN
EX. CATCH BASIN CLEANOUT	PROP. 2' DIA. C.O. / M.H.
EX. CATCH BASIN CURB INLET	PROP. MANHOLE TELEPHONE
EX. CATV PED. / BOX	PROP. MANHOLE WATER
EX. CLEANOUT	PROP. REDUCER / INCREASER
EX. ELEC. PED. / BOX	PROP. TEL. PED. / BOX
EX. FIRE HYDRANT	PROP. TRAFFIC PED. / BOX
EX. GAS LOCATION MARKER	PROP. UTILITY / POWER POLE
EX. GAS VALVE	PROP. WATER METER
EX. MAIL BOX	PROP. WATER VALVE
EX. SANITARY SEWER EXIST.	PROP. SANITARY SEWER CONST.
EX. SANITARY SEWER CONST.	PROP. STORM DRAIN EXIST.
EX. STORM DRAIN EXIST.	PROP. STORM DRAIN CONST.
EX. STORM DRAIN CONST.	PROP. WATER MAIN EXIST.
EX. WATER MAIN EXIST.	PROP. WATER MAIN CONST.
EX. WATER MAIN CONST.	

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**PRIVATE
 STORM DRAIN
 PLAN**

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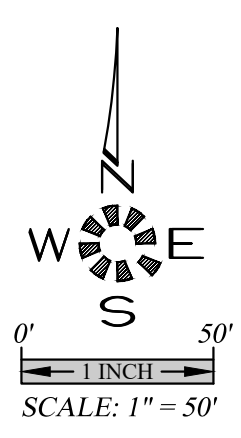
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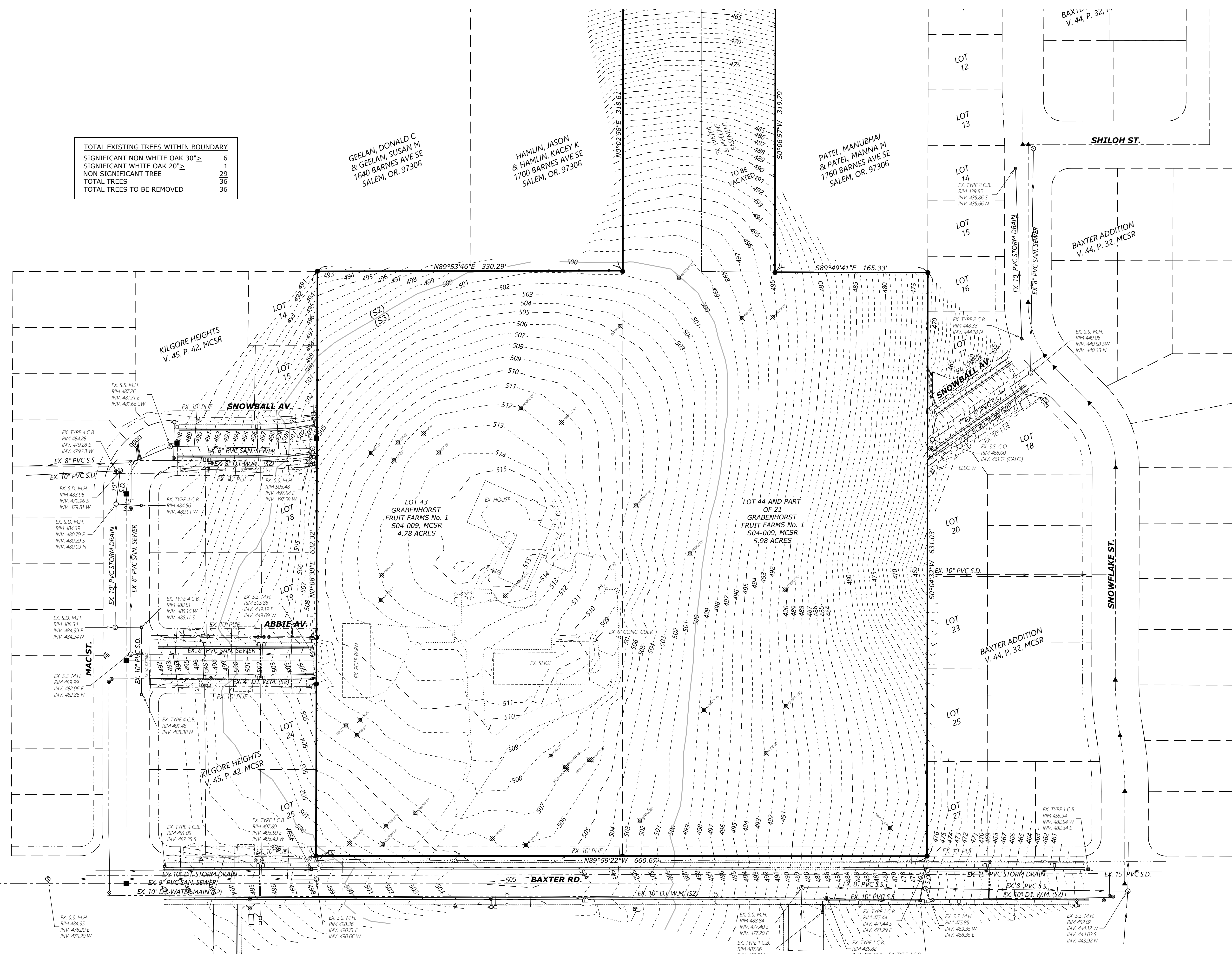


TOTAL EXISTING TREES WITHIN BOUNDARY	
SIGNIFICANT NON WHITE OAK 30" ≥	6
SIGNIFICANT WHITE OAK 20" ≥	1
NON SIGNIFICANT TREE	29
TOTAL TREES	36
TOTAL TREES TO BE REMOVED	36

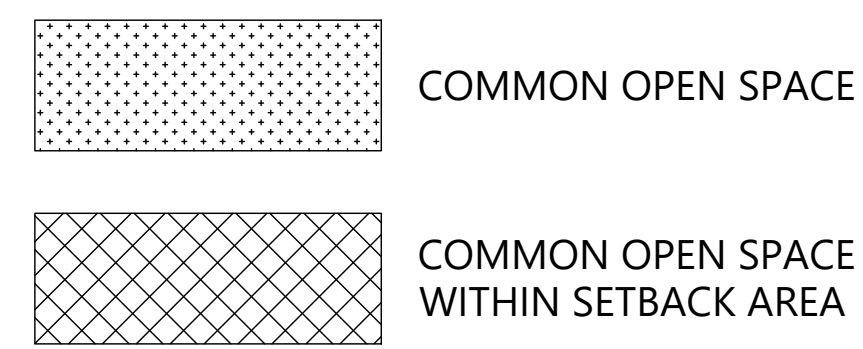
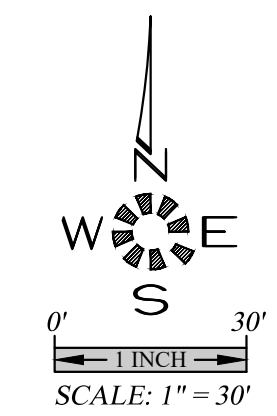
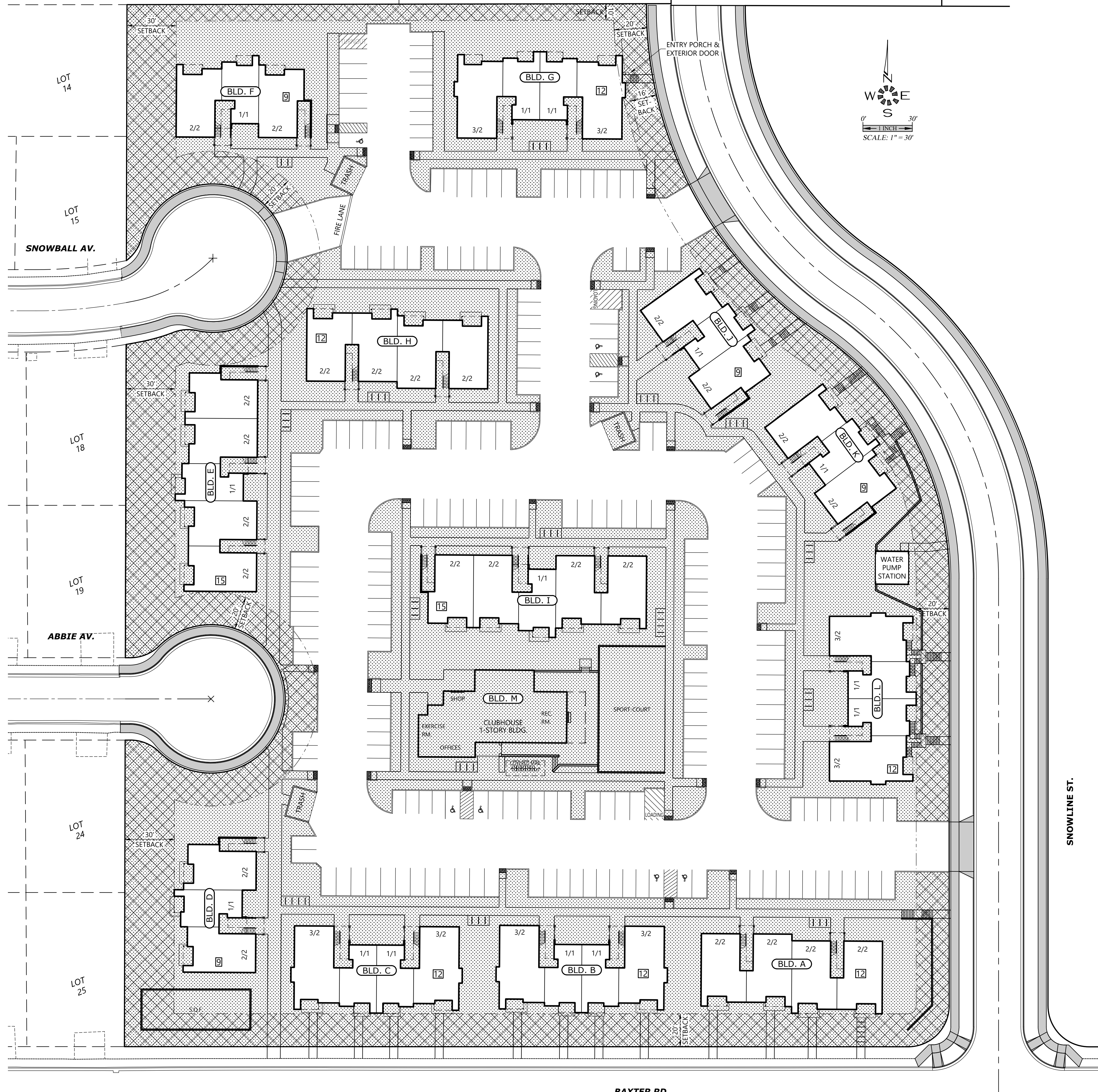
GEELAN, DONALD C & GEELAN, SUSAN M
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 SALEM, OR. 97306



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SITE AREAS	
TOTAL SITE	267,970 S.F.
NET DEVELOPABLE	267,970 S.F.
COMMON OPEN SPACE	141,583 S.F. (52.84%)
COMMON OPEN SPACE WITHIN SETBACKS	46,977 S.F. (33.18%)
LANDSCAPE	102,848 S.F.
PARKING LOT LANDSCAPING	46,977 S.F.
RECREATION BUILDING	3,408 S.F.

OPEN SPACE PLAN

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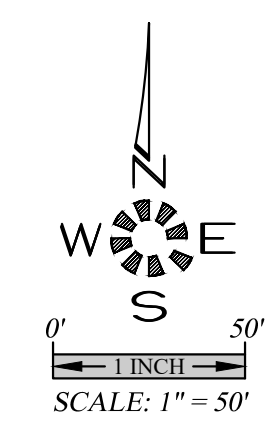
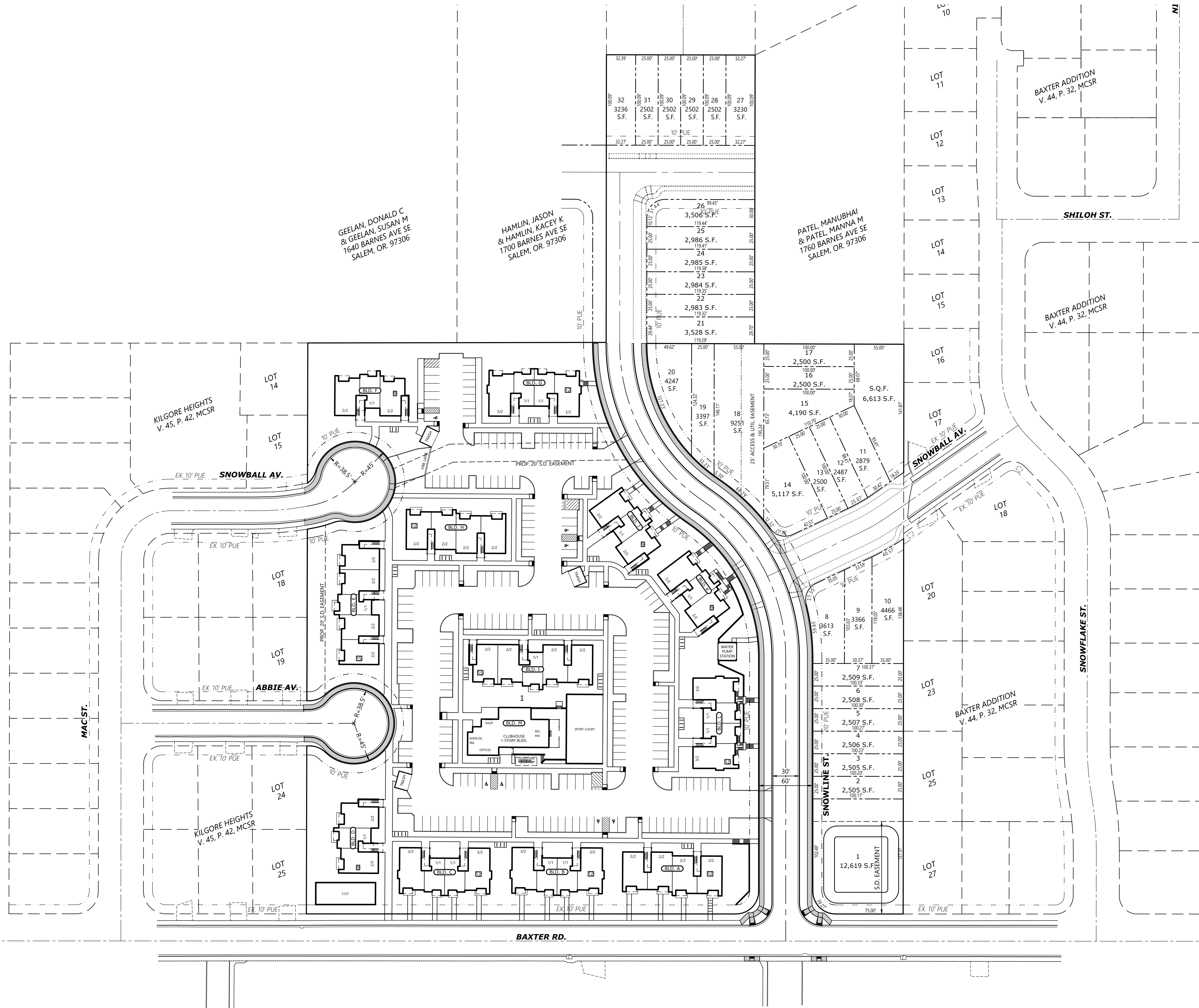


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SDR5

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GEELAN, DONALD C
& GEELAN, SUSAN M
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HAMLIN, JASON
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PATEL, MANUBHAI
& PATEL, MANNA M
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KILGORE HEIGHTS
V. 45, P. 42, MCSR

BAXTER ADDITION
V. 44, P. 32, MCSR

BAXTER ADDITION
V. 44, P. 32, MCSR

BAXTER ADDITION
V. 44, P. 32, MCSR

KILGORE HEIGHTS
V. 45, P. 42, MCSR



SHADOW PLAN

BAXTER DEVELOPMENT

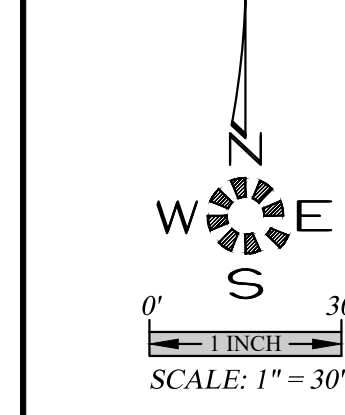
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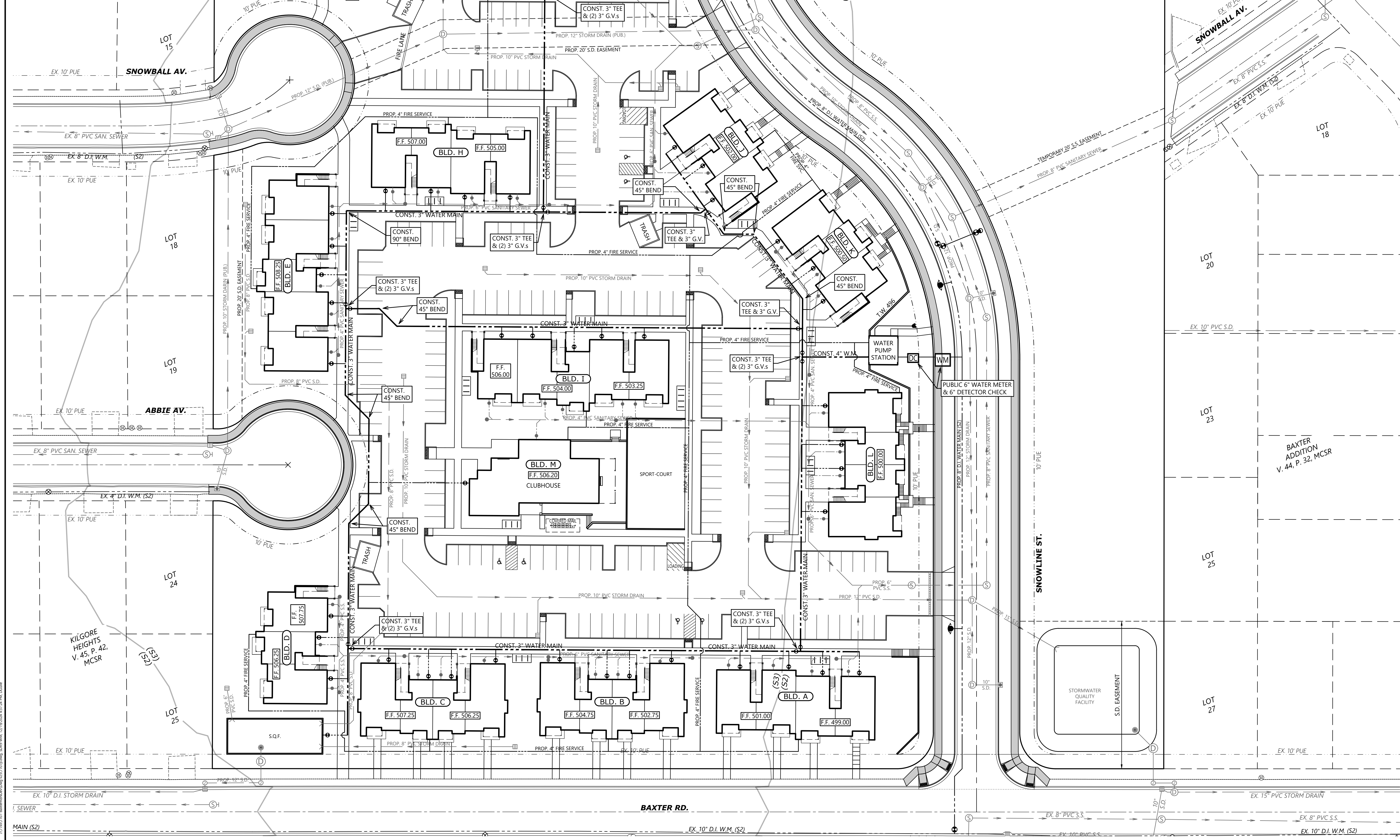


JOB # 7707

SDR4



KILGORE HEIGHTS
P. 42, MCSR



EX. 10' D.I. STORM DRAIN
SEWER
MAIN (S2)

BAXTER RD.

EX. 10' D.I. W.M. (S2)

SNOWLINE ST.

LOT 14

LOT 15

SNOWBALL AV.

LOT 18

LOT 19

ABBIE AV.

LOT 24

LOT 25

KILGORE HEIGHTS
V. 45, P. 42,
MCSR

LOT 16

LOT 17

SNOWBALL AV.

LOT 18

LOT 20

LOT 23

BAXTER ADDITION
V. 44, P. 32, MCSR

LOT 25

LOT 27



EX. 15' PVC STORM DRAIN

EX. 8' PVC S.S.

EX. 10' D.I. W.M. (S2)



ENGINEERING SERVICES, INC.
11555 13th St., S.E. Salem, OR, 97302
PH: (503) 365 - 9227 FAX: (503) 364-1260
www.intelligence.net office@intelligence.net

PRIVATE DOMESTIC WATER PLAN

BAXTER DEVELOPMENT

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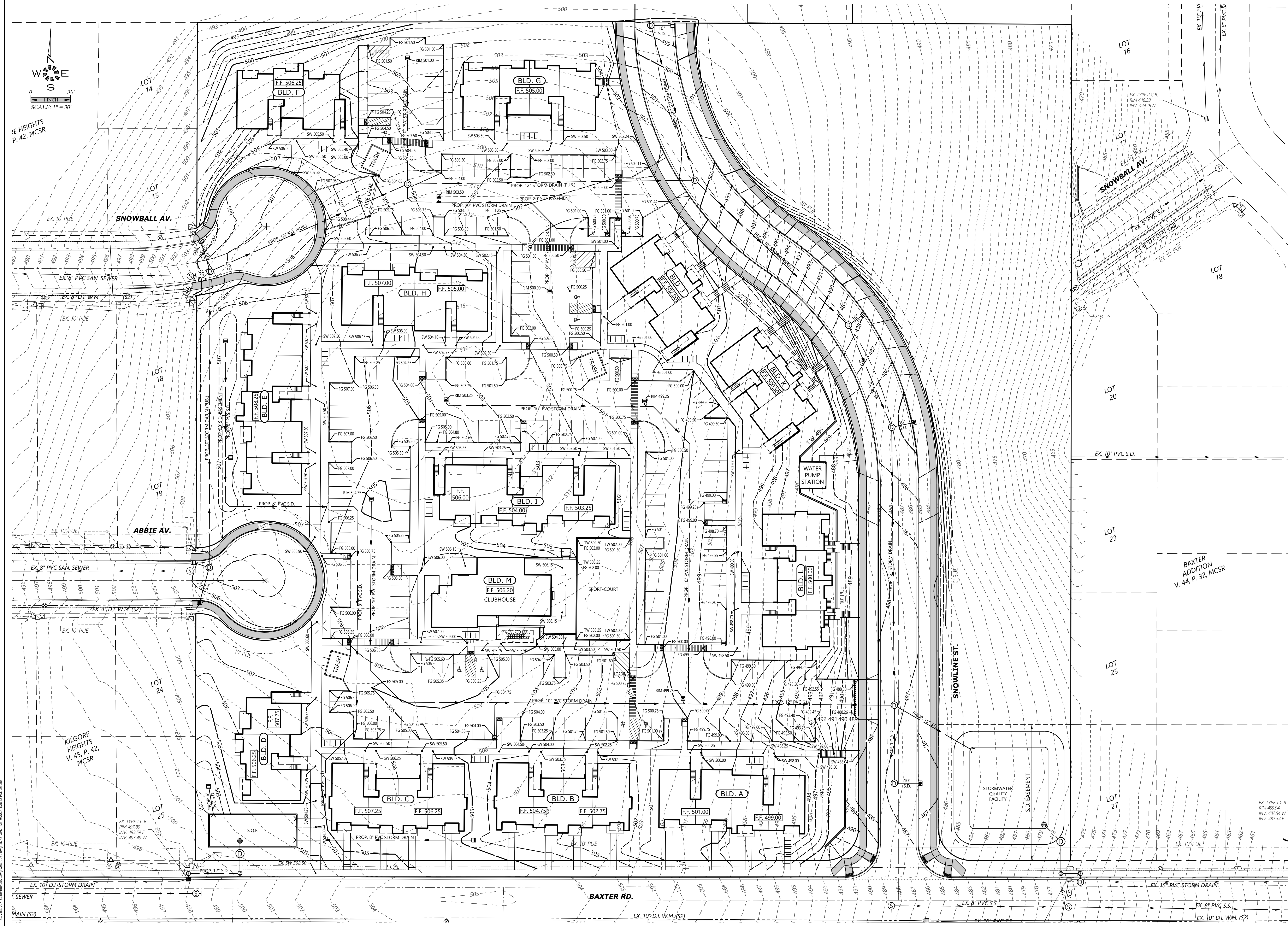
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Drawn: J.P.H.
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JOB # 7707

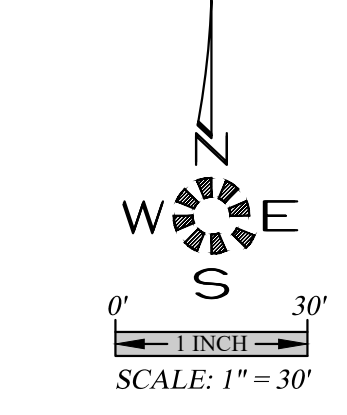
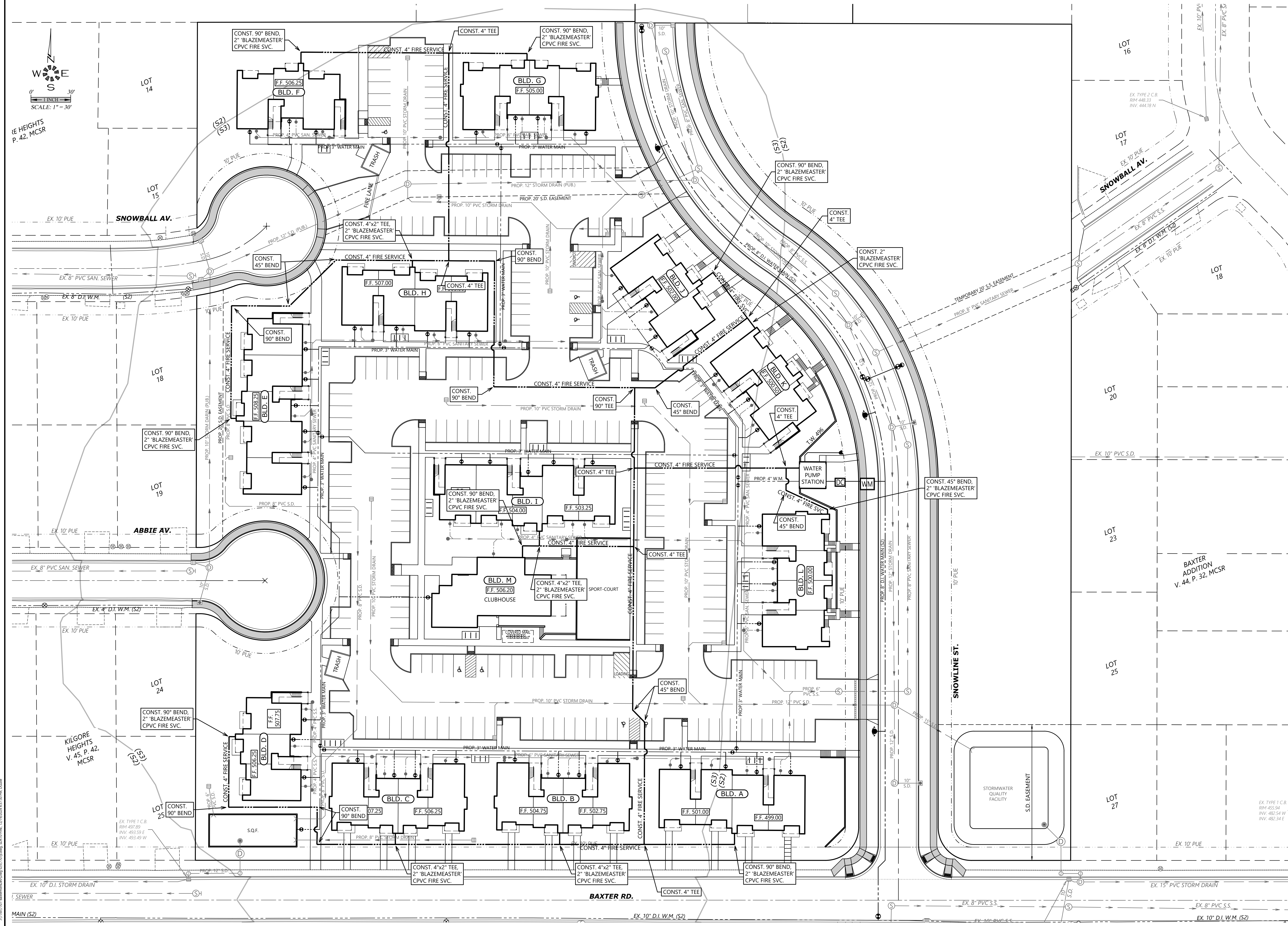
SDR9



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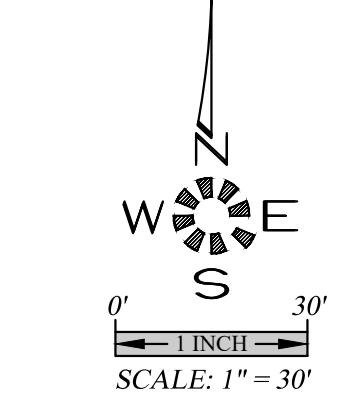
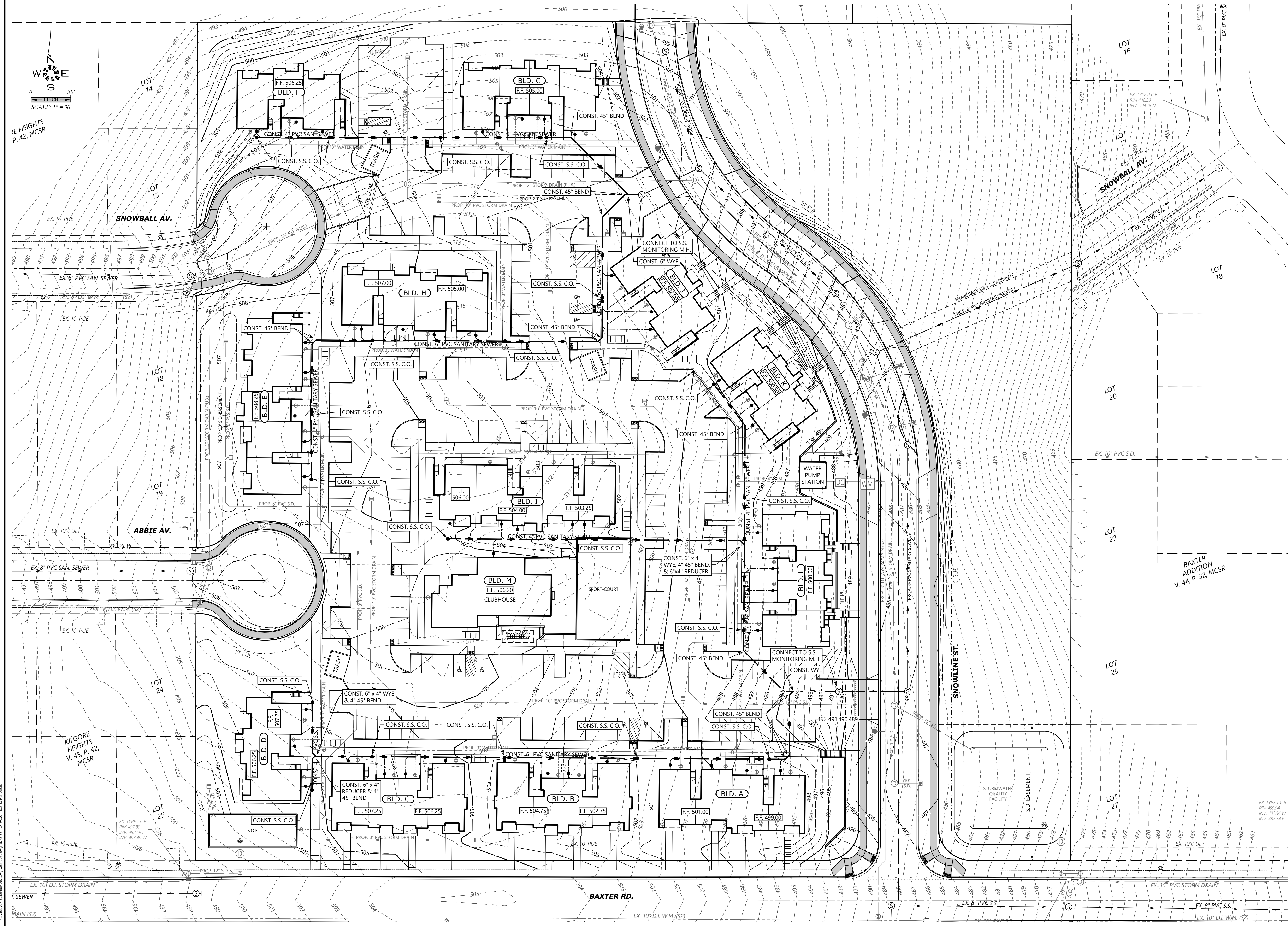
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JOB # 7707

SDR10

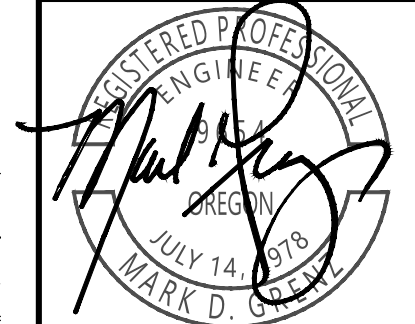


**PRIVATE
 SANITARY SEWER
 PLAN**

BAXTER DEVELOPMENT

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SDR8