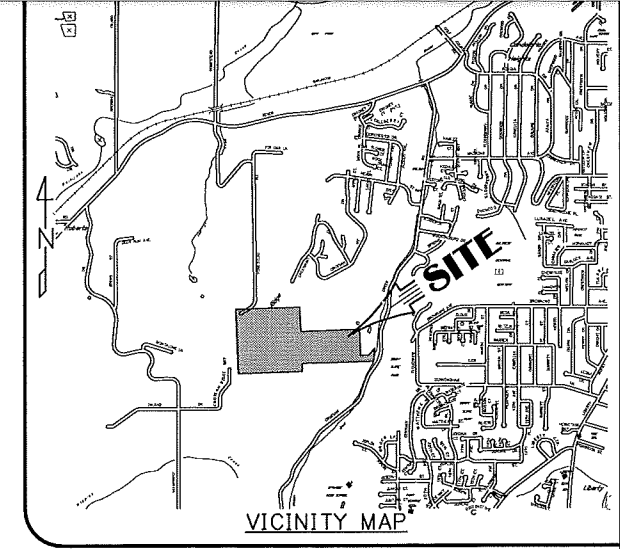


CROISAN RIDGE

SEC. 08 T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON
58.98 ACRES

RECEIVED
APR 17 2007
COMMUNITY
DEV DEPT

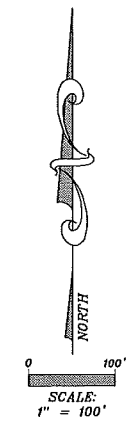
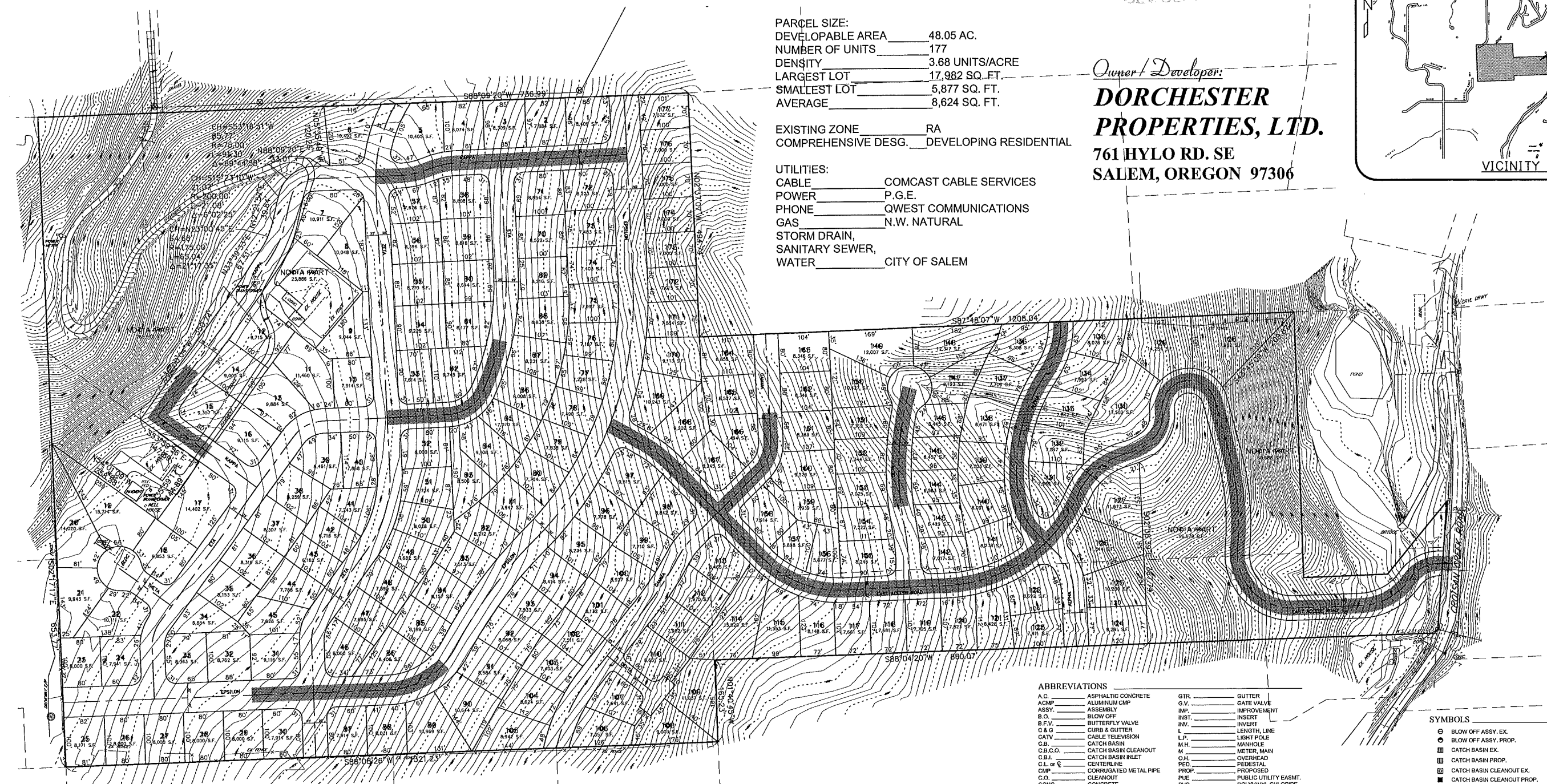


PARCEL SIZE:
DEVELOPABLE AREA 48.05 AC.
NUMBER OF UNITS 177
DENSITY 3.68 UNITS/ACRE
LARGEST LOT 17,982 SQ. FT.
SMALLEST LOT 5,877 SQ. FT.
AVERAGE 8,624 SQ. FT.

Owner/Developer:
**DORCHESTER
PROPERTIES, LTD.**
761 HYLO RD. SE
SALEM, OREGON 97306

EXISTING ZONE RA
COMPREHENSIVE DESG. DEVELOPING RESIDENTIAL

UTILITIES:
CABLE COMCAST CABLE SERVICES
POWER P.G.E.
PHONE QWEST COMMUNICATIONS
GAS N.W. NATURAL
STORM DRAIN,
SANITARY SEWER,
WATER CITY OF SALEM



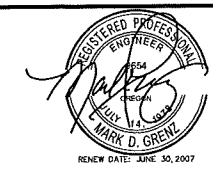
APPROXIMATE AREAS OF ROADWAY
EXPECTED TO EXCEED 12%

ABBREVIATIONS			
A.C.	ASPHALTIC CONCRETE	GIR.	GUTTER
ACMP.	ALUMINUM CMP	G.V.	GATE VALVE
ASSY.	ASSEMBLY	IMP.	IMPROVEMENT
B.O.	BLOW OFF	INST.	INSERT
B.F.V.	BUTTERFLY VALVE	INV.	INVERT
C & G	CURB & GUTTER	L.	LENGTH LINE
CATV	CABLE TELEVISION	L.P.	LIGHT POLE
C.B.	CATCH BASIN	M.H.	MANHOLE
C.B.C.O.	CATCH BASIN CLEANOUT	M.	METER, MAN
C.B.I.	CATCH BASIN INLET	O.H.	OVERHEAD
C.L. or C	CENTERLINE	PED.	PEDESTAL
CMP	CORRUGATED METAL PIPE	PROP.	PROPOSED
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
C.V.T.	CULVERT	P.P.	POWER POLE
D.I.	DUCTILE IRON	P.L. or P	PROPERTY LINE
DIA.	DIAMETER	R	RADIUS
DWG.	DRAWING	RD	ROAD
EASMT.	EASEMENT	R.W. or R/W	RIGHT-OF-WAY
E.G.	EXIST. GRADE / GROUND	SAN.S. or S.S.	SANITARY SEWER
EOP, E/P	EDGE OF PAVEMENT	S	SLOPE
ELEC.	ELECTRIC	STD.	STANDARD
ELEV. or EL.	ELEVATION	STORM DRAIN, or S.D.	STORM DRAIN
EX. or EXIST.	EXISTING	SVC.	SERVICE
FT.	FEET	T.C.	TOP OF CURB
F.F.	FINISH FLOOR	TEL.	TELEPHONE
F.G.	FINISH GRADE	TYP.	TYPICAL
F.H.	FIRE HYDRANT	U.G.	UNDERGROUND
F.M.	FORCE MAIN	W.M.	WATER MAIN

SYMBOLS			
⊙	BLOW OFF ASSY. EX.	②	2" DIA. C.O./M.H. EX.
⊙	BLOW OFF ASSY. PROP.	②	2" DIA. C.O./M.H. PROP.
⊞	CATCH BASIN EX.	⑤	MANHOLE SAN. SEWER EX.
⊞	CATCH BASIN PROP.	⑤	MANHOLE SAN. SEWER PROP.
⊞	CATCH BASIN CLEANOUT EX.	▶	REDUCER / INCREASER EX.
⊞	CATCH BASIN CLEANOUT PROP.	▶	REDUCER / INCREASER PROP.
⊞	CATCH BASIN INLET EX.	■	3/4" - 1" WATER METER EX.
⊞	CATCH BASIN INLET PROP.	■	3/4" - 1" WATER METER PROP.
○	CLEANOUT EX.	⊞	UTILITY / POWER POLE
○	CLEANOUT PROP.	⊞	CABLE TELEVISION
—	CENTERLINE	—	GAS MAIN
—	FIRE HYDRANT EX.	—	DITCH CL.
—	FIRE HYDRANT PROP.	—	ELECTRICAL LINE
—	GATE VALVE EX.	—	SANITARY SEWER EX.
—	GATE VALVE PROP.	—	SANITARY SEWER PROP.
—	GAS VALVE	—	STORM DRAIN EXIST.
—	MANHOLE STORM DRAIN EX.	—	STORM DRAIN PROP.
—	MANHOLE STORM DRAIN PROP.	—	TELEPHONE LINE
—		—	WATER MAIN EXIST.
—		—	WATER MAIN PROP.

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 383 - 9227 FAX (503) 364-1260
www.multitech.wa offices@multitech.wa

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NO CHANGES, MODIFICATIONS OR
REPRODUCTIONS TO BE MADE TO
THESE DRAWINGS WITHOUT WRITTEN
AUTHORIZATION FROM THE DESIGN
ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: APRIL 2007
Scale: AS SHOWN
As-Built: _____

**CROISAN
RIDGE**

**PRELIMINARY PLAN
STREET GRADE VARIANCE REQUEST LIMITS**

Drawing Number
4505
Sheet Number
1 of 1

CROISAN RIDGE

SEC. 08 T. 8 S., R. 3 W., W.M.
CITY OF SALEM
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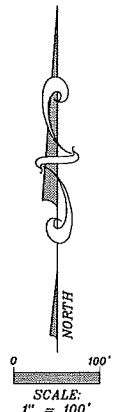
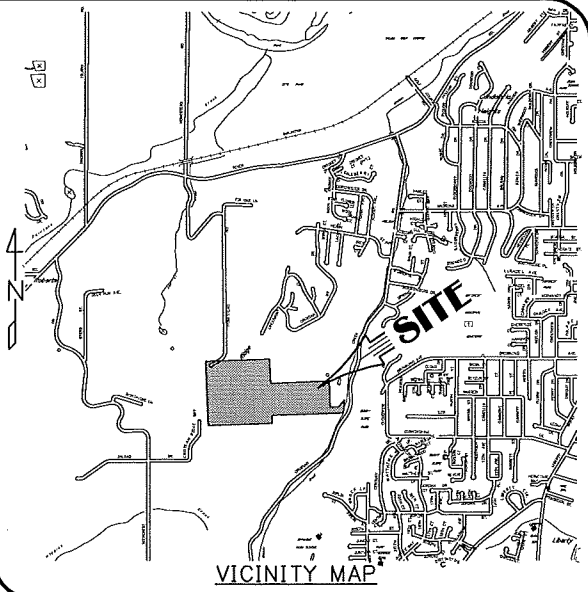
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EOP, E.P.	EDGE OF PAVEMENT	S	SLOPE
ELEC.	ELECTRIC	STD.	STANDARD
ELEV. or EL.	ELEVATION	STM.DRN. or S.D.	STORM DRAIN
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FEET	FEET	T.C.	TOP OF CURB
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⊙	CATCH BASIN CLEANOUT PROP.	⊙	REDUCER / INCREASER PROP.
⊙	CATCH BASIN INLET EX.	⊙	34" - 1" WATER METER EX.
⊙	CATCH BASIN INLET PROP.	⊙	34" - 1" WATER METER PROP.
⊙	CLEANOUT EX.	⊙	UTILITY / POWER POLE
⊙	CLEANOUT PROP.	⊙	UTILITY / POWER POLE
⊙	FIRE HYDRANT EX.	⊙	CABLE TELEVISION
⊙	FIRE HYDRANT PROP.	⊙	DITCH CL.
⊙	GATE VALVE EX.	⊙	ELECTRICAL LINE
⊙	GATE VALVE PROP.	⊙	SANITARY SEWER EX.
⊙	GAS VALVE	⊙	SANITARY SEWER PROP.
⊙	MANHOLE STORM DRAIN EX.	⊙	STORM DRAIN EXIST.
⊙	MANHOLE STORM DRAIN PROP.	⊙	STORM DRAIN PROP.
		⊙	TELEPHONE LINE
		⊙	WATER MAIN EXIST.
		⊙	WATER MAIN PROP.

PHASE 1: 70 LOTS
PHASE 2: 53 LOTS
PHASE 3: 54 LOTS