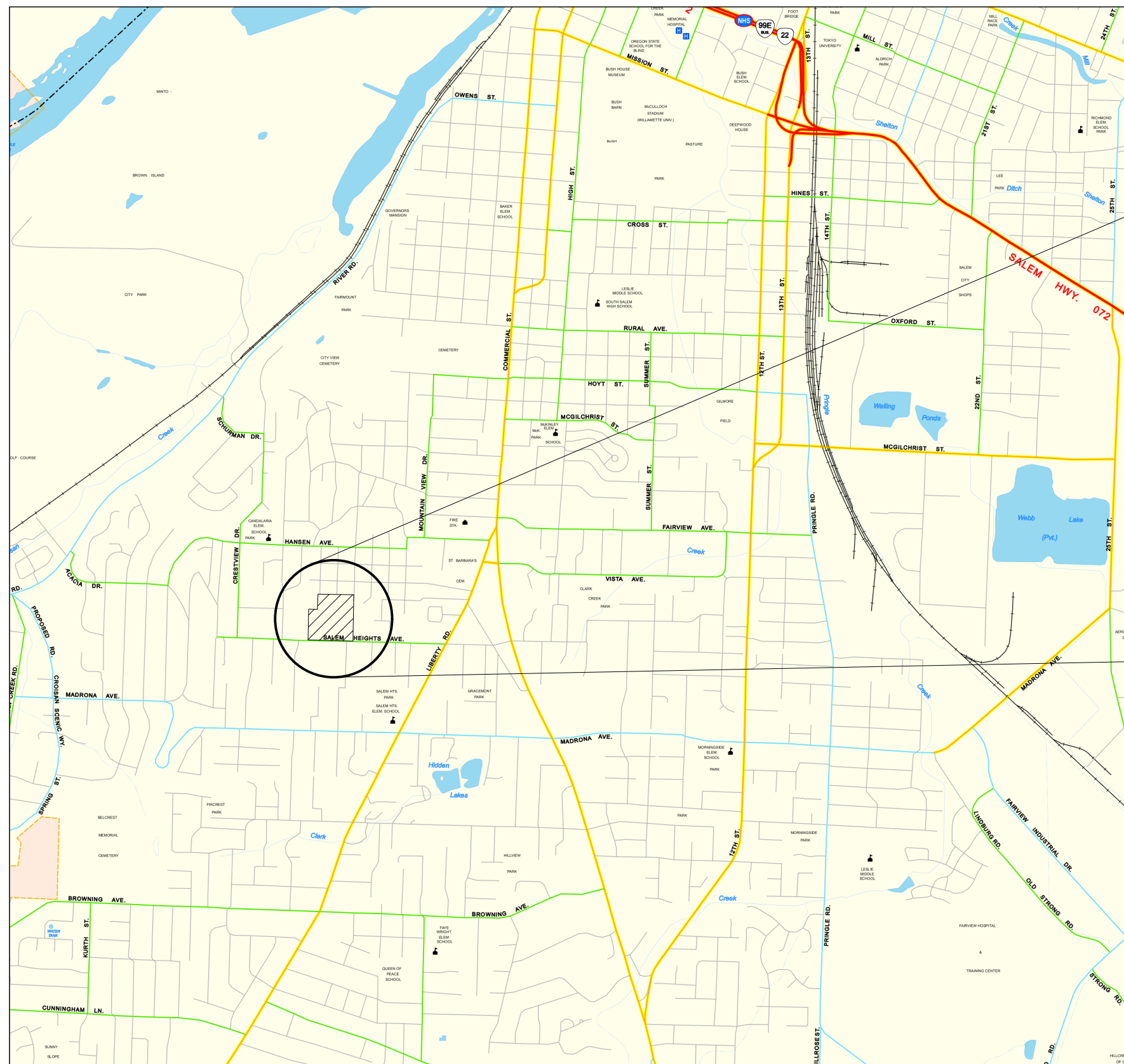
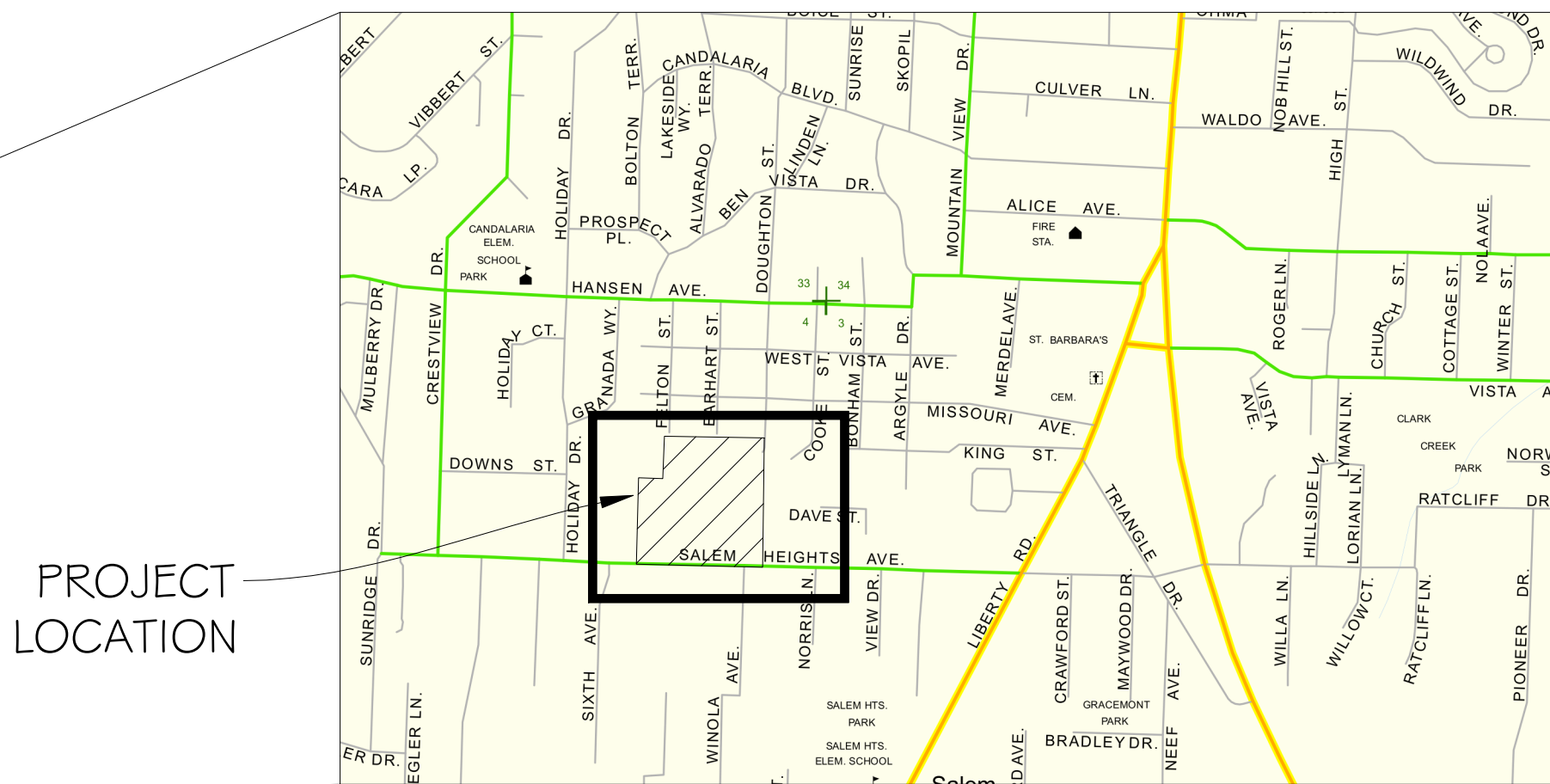


IMPROVEMENT DRAWINGS
FOR
WREN HEIGHTS SUBDIVISION
SALEM, MARION COUNTY, OREGON
APRIL 2019



OVERALL VICINITY MAP
NTS



PROJECT
LOCATION

VICINITY MAP
NTS

LAND OWNERS:
JANE ANN HARVEY RT
H THOMAS HARVEY JR
MARY INEZ & HARMON T HARVEY
625 SALEM HEIGHTS AVE S
SALEM, OR 97302

DEVELOPER:
THOMAS KAY COMPANY
3150 LINK COURT S
SALEM, OR 97302

PROJECT CONTACTS

CIVIL ENGINEER:
PROJECT DELIVERY GROUP, LLC
KEITH WHISENHUNT, PE & PLS
200 HAWTHORNE AVE SE, STE A-100
SALEM, OREGON 97301
503-364-4004 (OFFICE)
503-302-8766 (CELL)
KEITHW@PDGNW.COM

LAND SURVEYOR:
PROJECT DELIVERY GROUP, LLC
KEITH WHISENHUNT, PE & PLS
200 HAWTHORNE AVE SE, STE A-100
SALEM, OREGON 97301
503-364-4004 (OFFICE)
503-302-8766 (CELL)
KEITHW@PDGNW.COM

LOCAL JURISDICTION:
CITY OF SALEM
555 LIBERTY ST SE
SALEM, OREGON 97301
503-588-6255 (OFFICE)

SHEET INDEX	
Sheet Title	Sheet Description
C-0.01	COVER SHEET
C-0.03	LEGEND AND GENERAL NOTES
C-1.01	EXISTING CONDITIONS
C-1.03	SITE PLAN
C-1.05	OVERALL GRADING AND DRAINAGE
C-1.07	OVERALL WATER & SANITARY SEWER PLAN
C-1.09	TREE CONSERVATION PLAN
C-2.01	SALEM HEIGHTS AVE STORM/HALF STREET PLAN & PROFILE 10+00-14+75
C-2.03	FLAGLOT DRIVEWAYS STORM/STREET PLAN & PROFILE
C-2.05	FLAGLOT DRIVEWAYS STORM/STREET PLAN & PROFILE
C-2.07	DOUGHTON ST STORM/STREET PLAN & PROFILE 10+00-14+75
C-2.09	DOUGHTON STREET STORM/STREET PLAN & PROFILE 14+75-17+14
C-2.11	FELTON ST STORM/STREET PLAN & PROFILE STA 20+00-23+00
C-2.13	FELTON ST STORM/STREET PLAN & PROFILE STA 23+00-25+80
C-2.15	FELTON KNUCKLE PLAN & PROFILE
C-2.17	EARHART ST S STORM/STREET PLAN & PROFILE STA 90+00-93+47
C-2.19	SALEM HEIGHTS AVE AND DOUGHTON ST CURB RETURN PLAN & PROFILE
C-2.21	DOUGHTON ST AND FELTON ST CURB RETURN PLAN & PROFILE
C-2.23	FLAGLOT DRIVEWAYS RETURN PROFILES
C-2.25	PRIVATE STORM DRAIN PLAN AND PROFILES 1
C-2.27	PRIVATE STORM DRAIN PLAN AND PROFILES 2
C-2.28	NORTH STORM DRAIN PLAN AND PROFILE
C-2.29	POND GRADING EAST RETAINING WALL PLAN AND PROFILE
C-2.31	POND GRADING NORTH/SOUTH PLAN AND PROFILE
C-2.33	POND GRADING EAST/WEST PLAN AND PROFILE
C-2.39	SALEM HEIGHTS AVE CROSS SECTIONS
C-2.51	SALEM HEIGHTS AVE WATER & SANITARY SEWER PLAN & PROFILE STA 10+00-14+75
C-2.53	DOUGHTON ST WATER & SANITARY SEWER PLAN & PROFILE STA 10+00-14+75
C-2.55	DOUGHTON ST WATER & SANITARY SEWER PLAN & PROFILE 14+75 - 17+13
C-2.57	FELTON ST WATER & SANITARY SEWER PLAN & PROFILE STA 20+00-23+00
C-2.59	FELTON ST WATER & SANITARY SEWER PLAN & PROFILE STA 23+00-25+81
C-2.61	EARHART STREET UTILITY PLAN AND PROFILE
C-2.63	EARHART STREET SANITARY SEWER PLAN AND PROFILE
C-3.01	ILLUMINATION PLAN
C-5.01	DETAILS - TYPICAL STREET SECTIONS
C-5.03	DETAILS - DRAIN & VALVE TABLE
C-5.05	DETAILS - ILLUMINATION
C-5.07	CLUSTER MAILBOX DETAILS
C-5.09	DETAILS - FLOW CONTROL MANHOLE



DATE SIGNED:

THOMAS KAY COMPANY
WREN HEIGHTS
SUBDIVISION
SALEM, OREGON

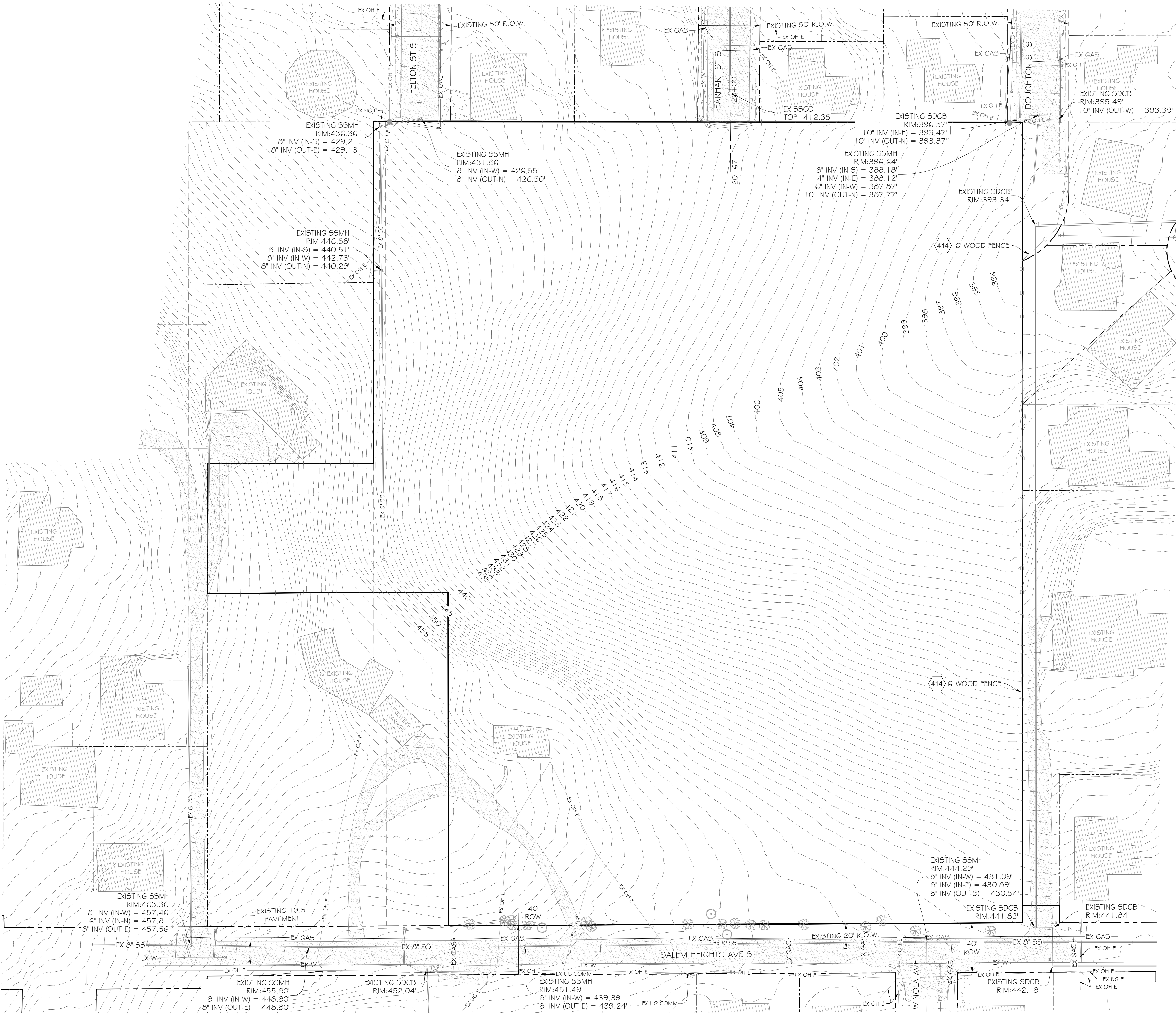
ISSUANCE		DATE	BY
REASON FOR ISSUANCE	BID SET # 1	4/15/19	KW
	CITY REVIEW	4/25/19	KW
NO.	1		
	2		

SHEET TITLE:

COVER SHEET

C-0.01

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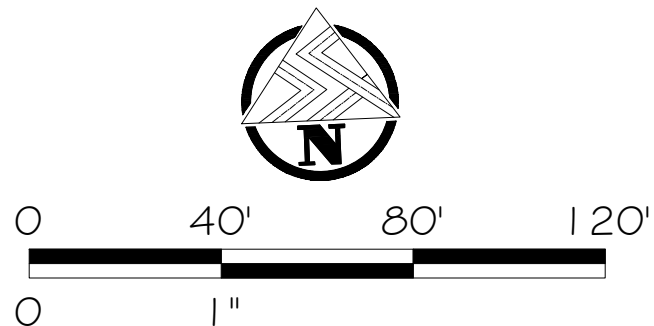


GENERAL CONSTRUCTION NOTES:

- EXISTING SEPTIC SYSTEMS TO BE ABANDONED PER OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.
- SEE SHEET C-1.09 FOR TREE PRESERVATION PLAN.

KEYNOTES - WORK BY CONTRACTOR

414. REMOVE EXISTING FENCE. COORDINATE WITH NEIGHBORING OWNER. DISPOSE AS SPECIFIED.



DATE SIGNED:

THOMAS KAY COMPANY
WREN HEIGHTS
SUBDIVISION
SALEM, OREGON

ISSUANCE		REASON FOR ISSUANCE		DATE	BY
NO.		BID SET #1		4/15/19	KW
1		CITY REVIEW		4/25/19	KW
2					

SHEET TITLE:

EXISTING
CONDITIONS

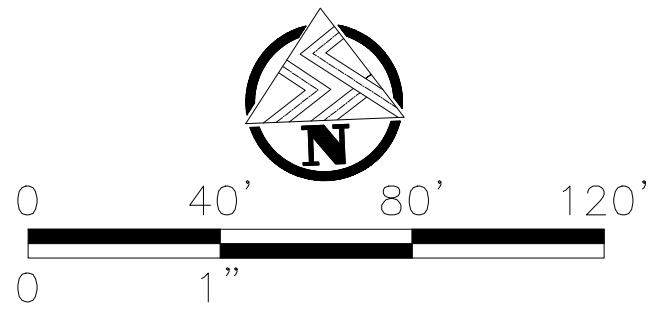
C-1.01



TREE CONSERVATION DATA	
TOTAL TREES ≥ 10" DBH	- 130
TREES TO BE REMOVED	- 76
TREES TO BE PRESERVED	- 54
PERCENTAGE OF TREES TO BE PRESERVED	- 41.5%
TOTAL WHITE OAKS OVER 24"	- 9
WHITE OAKS OVER 24" TO BE REMOVED	- 5
WHITE OAKS OVER 24" TO BE PRESERVED	- 4
PERCENTAGE OF WHITE OAKS OVER 24" TO BE PRESERVED	- 44.4%

ID	DBH	TYPE	SAVE	ID	DBH	TYPE	SAVE
10005	30	L	N	20327	10	PL	N
10006	30	L	N	20328	19	WN	N
10007	24	W	N	20329	12	HN	N
10015	22	D	N	20330	40	W	Y
10017	14	D	N	20331	25	W	Y
10018	24	D	N	20332	21	W	Y
10019	24	D	N	20333	17	M	N
10020	30	D	N	20334	10	W	N
10022	36	M	N	20335	10	CH	Y
10023	26	D	Y	20336	10	W	N
20001	17	W	N	20337	13	M	N
20002	30	F	N	20338	12	D	Y
20003	22	F	N	20339	11	M	N
20004	23	F	N	20340	15	W	Y
20005	23	MD	N	20341	26	W	Y
20010	16	W	N	20342	15	CH	Y
20035	10	W	N	20343	11	D	N
20036	11	W	N	20344	10	W	Y
20037	15	W	N	20345	10	W	Y
20038	10	W	N	20346	18	W	Y
20043	17	W	N	20347	18	CH	Y
20044	27	W	N	20348	13	CH	N
20045	21	W	N	20349	16	CH	N
20046	10	F	N	30001	14	CH	N
20047	28	W	N	30003	12	HN	N
20048	12	W	N	30006	14	HN	N
20049	21	W	N	30013	10	CH	Y
20050	14	W	N	30014	10	CH	Y
20051	27	W	N	30015	30	CH	Y
20054	16	W	N	30018	11	HN	Y
20056	28	F	N	30021	10	HN	N
20057	33	F	N	30022	14	M	Y
20058	22	F	Y	30023	10	HN	N
20271	12	F	Y	30026	12	HN	N
20272	27	F	Y	30032	14	M	N
20273	13	F	Y	30036	12	W	Y
20274	29	F	Y	30037	12	HN	N
20275	30	F	Y	30044	10	W	N
20276	10	W	Y	30045	12	W	Y
20277	36	F	Y	30046	12	W	N
20278	21	F	Y	30047	11	W	N
20279	20	F	Y	30048	13	A	Y
20280	26	F	Y	30049	10	M	Y
20281	20	F	Y	30050	10	CH	N
20282	15	F	Y	30051	14	W	N
20283	35	F	Y	30052	14	W	N
20284	14	F	Y	30053	18	W	N
20285	21	F	Y	30054	14	W	N
20286	17	F	Y	30055	12	W	N
20287	12	F	Y	30056	12	W	N
20288	33	F	Y	30057	18	W	N
20290	16	W	Y	30058	12	W	Y
20291	17	F	Y	30059	14	W	N
20292	18	W	Y	30060	12	CH	Y
20293	12	F	Y	30061	12	M	Y
20297	27	W	Y				
20298	15	WN	N				
20299	10	CH	N				
20300	11	CH	N				
20302	11	CH	Y				
20306	14	CH	Y				
20307	12	CH	N				
20308	16	WN	N				
20311	10	CH	N				
20314	14	CH	N				
20315	11	D	Y				
20316	10	CH	N				
20317	10	W	N				
20318	16	CH	N				
20319	10	H	N				
20320	17	WN	N				
20322	16	E	Y				
20323	11	PL	Y				
20325	10	CH	N				
20326	30	W	N				

TREE TYPES	
A=APPLE	HN=HAWTHORNE
CE=CEDAR	L=LOCUST
CH=CHERRY	M=MAPLE
CW=COTTONWOOD	MD=MADRONE
D=DOUGLAS FIR	F=FINE
E=ELM	PL=PLUM
F=FIR	W=WHITE OAK
H=HAZEL	WN=WALNUT
HO=HOLLY	



DATE SIGNED:

THOMAS KAY COMPANY
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SALEM, OREGON

ISSUANCE		DATE	BY
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BID SET # 1		4/25/19	KW
CITY REVIEW			
NO.	1		
2			

SHEET TITLE:

TREE
CONSERVATION
PLAN



THOMAS NAT COMITANT

THOMAS NAT. COMM. ANT.
WREN HEIGHTS
SUBDIVISION
SALEM, OREGON

SALEM, OREGON



KEYNOTES - WORK BY CONTRACTOR

407. SAWCUT EXISTING PAVEMENT. WHEN CUTTING PAVEMENT, THE CUT WILL BE CLEAN, STRAIGHT LINES BY SAWING AND AT FULL DEPTH.
500. CONSTRUCT STREET AND SIDEWALK IMPROVEMENTS. REFERENCE TYPICAL SECTION 1/C-5.01 2/C-5.01.
508. INSTALL STREET NAME SIGN. REFERENCE CITY OF SALEM STANDARD PLAN NO. 323.
509. CONSTRUCT TYPE "A" CURB PURSUANT TO CITY OF SALEM STANDARD PLAN NO.303.
517. INSTALL STOP SIGN. REFERENCE CITY OF SALEM STANDARD PLAN NO. 323.
615. SAWCUT, REMOVE & DISPOSE OF EXISTING AC AS SHOWN. REPLACE AC PURSUANT TO CITY OF SALEM STANDARD PLAN NO.309
700. CONSTRUCT 4' Ø STORM SEWER MANHOLE. REFERENCE CITY OF SALEM STANDARD PLAN NO. 101.
705. CONSTRUCT TYPE 2 INLET. REFERENCE CITY OF SALEM STANDARD PLAN NO. 201.
716. CONSTRUCT CLEAN-OUT ON STORM SEWER PIPE. REFERENCE CITY OF SALEM STANDARD PLAN NO. 410.
720. CONSTRUCT STORM SEWER PURSUANT TO CITY OF SALEM STANDARDS AND SPECIFICATIONS.



SHEET TITLE:

SALEM
HEIGHTS AVE
STORM/HALF
STREET PLAN
& PROFILE
0+00-14+75

C-2.01