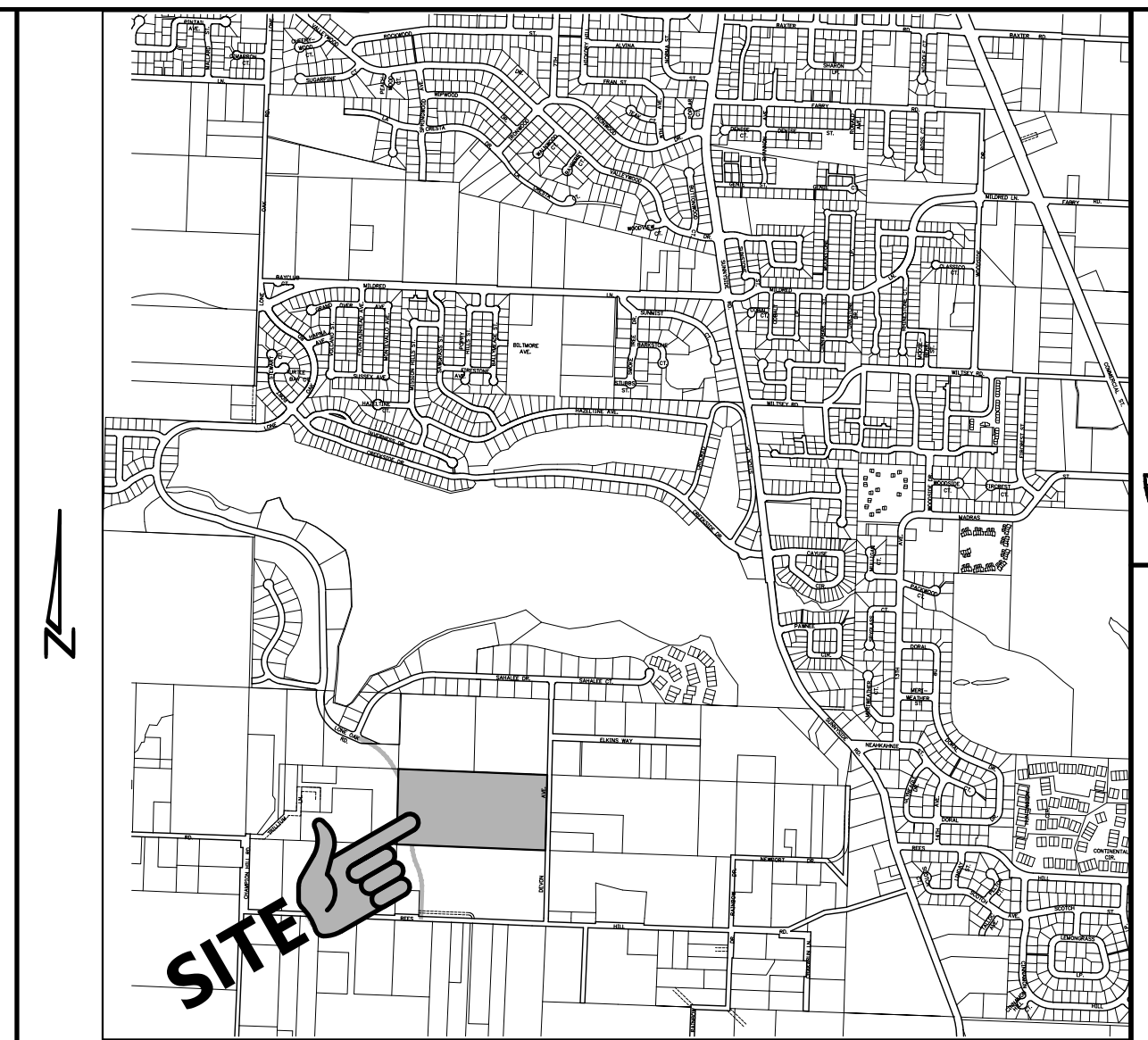
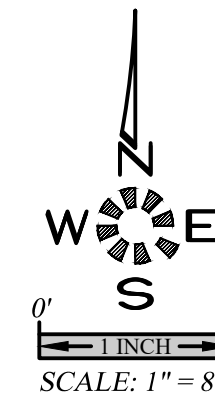


SEC. 22, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Devon Property, LLC

T.B.M. 487.21 NGVD 29
ALUMINUM CAP CENTERLINE MONUMENT
AT THE INTERSECTION OF SAHALEE DR.
AND LONE OAK ROAD



VICINITY MAP

TOTAL PARCEL SIZE: _____
 DEVELOPABLE AREA _____ 19.745 Ac.
 NUMBER OF UNITS _____ 88
 DENSITY _____ 4.46 UNITS/Ac.
 LARGEST LOT _____ 13,174 S.F.
 SMALLEST LOT _____ 5,399 S.F.
 AVERAGE _____ 6,772 S.F.

PHASE 1:
DEVELOPABLE AREA _____ 11.026 Ac.
NUMBER OF UNITS _____ 46
DENSITY _____ 4.17 UNITS/Ac.
LARGEST LOT _____ 13,174 S.F.
SMALLEST LOT _____ 5,399 S.F.
AVERAGE _____ 7,182 S.F.

PHASE 2:
DEVELOPABLE AREA _____ 8,719 Ac.
NUMBER OF UNITS _____ 42
DENSITY _____ 4.82 UNITS/Ac.
LARGEST LOT _____ 11,286 S.F.
SMALLEST LOT _____ 5,500 S.F.
AVERAGE _____ 6,323 S.F.

UTILITIES:

CABLE _____	COMCAST CABLE SERVICES
ELECTRIC _____	P.G.E.
PHONE _____	FRONTIER COMMUNICATIONS
GAS _____	N.W. NATURAL
STORM DRAIN,	
SANITARY SEWER,	
WATER _____	CITY OF SALEM

SYMBOLS

EXIST.	PROP.	
		BLOW OFF ASSY.
		CATCH BASIN
		CATCH BASIN CLEANOUT
		CATCH BASIN INLET
		CATV PED. / BOX
		CLEANOUT
		ELEC. PED. / BOX
		FIRE HYDRANT
		GAS LOCATION MARKER
		GAS VALVE
		MAIL BOX

--- · --- CABLE TELEVISION
 --- - --- CENTERLINE
 --- v --- DITCH C.L.
 --- ······ ELECTRICAL LINE
 --- - - - - GAS MAIN
 --- · · · · TELEPHONE LINE

EXIST.	PROP.	
		MANHOLE SAN. SEWER
		MANHOLE STORM DRAIN
		2" DIA. C.O. / M.H.
		MANHOLE TELEPHONE
		MANHOLE WATER
		REDUCER / INCREASER
		TEL. PED. / BOX
		TRAFFIC PED. / BOX
		UTILITY / POWER POLE
		WATER METER
		WATER VALVE

———>——— SANITARY SEWER EXIST.
 ———>——— SANITARY SEWER PROP.
 ———>——— STORM DRAIN EXIST.
 ———>——— STORM DRAIN PROP.
 ———-——— WATER MAIN EXIST.
 ———-——— WATER MAIN PROP.

ABBREVIATIONS

A.C.P.	ASPHALTIC CONCRETE
ALUM.	ALUMINIZED CMP
ASSY.	ASSEMBLY
B.O.	BLOW OFF
B.F.	BUTTERFLY VALVE
C. & G.	CURB & GUTTER
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
C.B.C.O.	CATCH BASIN CLEANOUT
C.B.I.	CATCH BASIN INLET
C.L.	CENTERLINE
C.M.P.	CORRUGATED METAL PIPE
C.O.	CLEANOUT
CONC.	CONCRETE
CONSTR.	CONSTRUCT
D.I.	DUCTILE IRON
DIA.	DIAMETER
DWG.	DRAWING
EASMT.	EASIMENT
E.G.	EDGE, GRADE / GROUND
EOP, E.P.	EDGE OF PAVEMENT
ELEC.	ELECTRIC
ELEV. or EL.	ELEVATION
EX. or EXIST.	EXISTING
FEET	FEET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.M.	FORCE MAIN
GUT. or GTR.	GUTTER
G.V.	GATE VALVE
IMP.	IMPROVEMENT
INST.	INSERT
INV. or I-	INVERT
L.	LENGTH, LINE

L.P.	LIGHT POLE
M	METER, MAIN
M.H.	MANHOLE
MTL.	METAL
O.H.	OVERHEAD
PC	POINT OF CURVE
PCC	POINT OF CONTINUING CURVE
PED.	PEDESTAL
P.	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PUB.	PUBLIC
PUE	PUBLIC UTILITY EASMT.
P.V.	POLYVINYL CHLORIDE
PVT.	PRIVATE
P.P.	POWER POLE
P.L.	PROPERTY LINE
R	RADIUS
R	RIM
RD	ROOF DRAIN
R.O.W.	RIGHT-OF-WAY
SAN.S. or S.S.	SANITARY SEWER
S	SLOPE
STA	STATION
STD.	STANDARD
STL.	STEEL
STM.DRN. or S.D.	STORM DRAIN
SVC.	SERVICE
SID.	SIDEWALK
T.C.	TOP OF CURB
TEL.	TELEPHONE
TYP.	TYPICAL
U.G.	UNDERGROUND
VLT.	VAULT
W.M.	WATER MAIN

SHEET INDEX

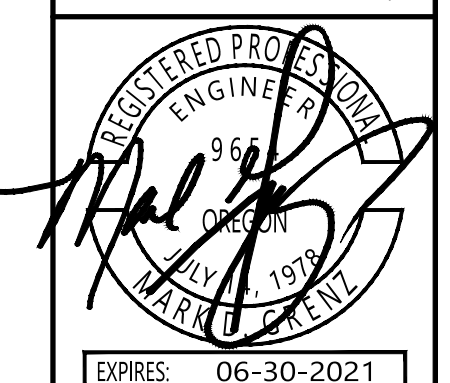
SHEET	P101	COVER SHEET	
SHEET	P102	EXISTING CONDITIONS PLAN	
SHEET	P103	TREE CONSERVATION PLAN	_____ ONSITE: WEST
SHEET	P104	TREE CONSERVATION PLAN	_____ ONSITE: EAST
SHEET	P105	TREE CONSERVATION PLAN	_____ OFFSITE
SHEET	P201	SITE PLAN	
SHEET	P301	UTILITY PLAN	_____ ONSITE
SHEET	P302	UTILITY PLAN	_____ OFFSITE
SHEET	P303	GRADING & DRAINAGE PLAN	_____ ONSITE
SHEET	P304	GRADING & DRAINAGE PLAN	_____ OFFSITE
SHEET	P401	STREET PLAN & PROFILE	_____ LONE OAK RD. -1+00 TO 4+20
SHEET	P402	STREET PLAN & PROFILE	_____ LONE OAK RD. 4+20 TO 8+60
SHEET	P403	STREET PLAN & PROFILE	_____ LONE OAK RD. 8+60 TO13+80
SHEET	P404	STREET PLAN & PROFILE	_____ LONE OAK RD. 13+60 TO 18+40
SHEET	P405	STREET PLAN & PROFILE	_____ ALPHA AV. 0+00 TO 4+80
SHEET	P406	STREET PLAN & PROFILE	_____ ALPHA AV. 4+80 TO 10+00
SHEET	P407	STREET PLAN & PROFILE	_____ ALPHA AV. 10+00 TO 14+40
SHEET	P408	STREET PLAN & PROFILE	_____ BETA CT.
SHEET	P409	STREET PLAN & PROFILE	_____ CHI ST.
SHEET	P410	STREET PLAN & PROFILE	_____ FOUR ST. 1+00 TO 6+80
SHEET	P411	STREET PLAN & PROFILE	_____ FIVE ST.
SHEET	P412	STREET PLAN & PROFILE	_____ DELTA CT.
SHEET	P413	STREET PLAN & PROFILE	_____ PEDESTRIAN PATH TO PARK & DELTA AVENUE
SHEET	P414	STREET PLAN & PROFILE	_____ LOT 30 DRIVEWAY

**PRELIMINARY
COVER SHEET**

DEVON ESTATES

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

Design: M.D.G.
 Drawn: P.H.S.
 Checked: B.M.G.
 Date: NOV. 2017
 Scale: AS SHOWN
 As-Built: _____



JOB # 6502

P101