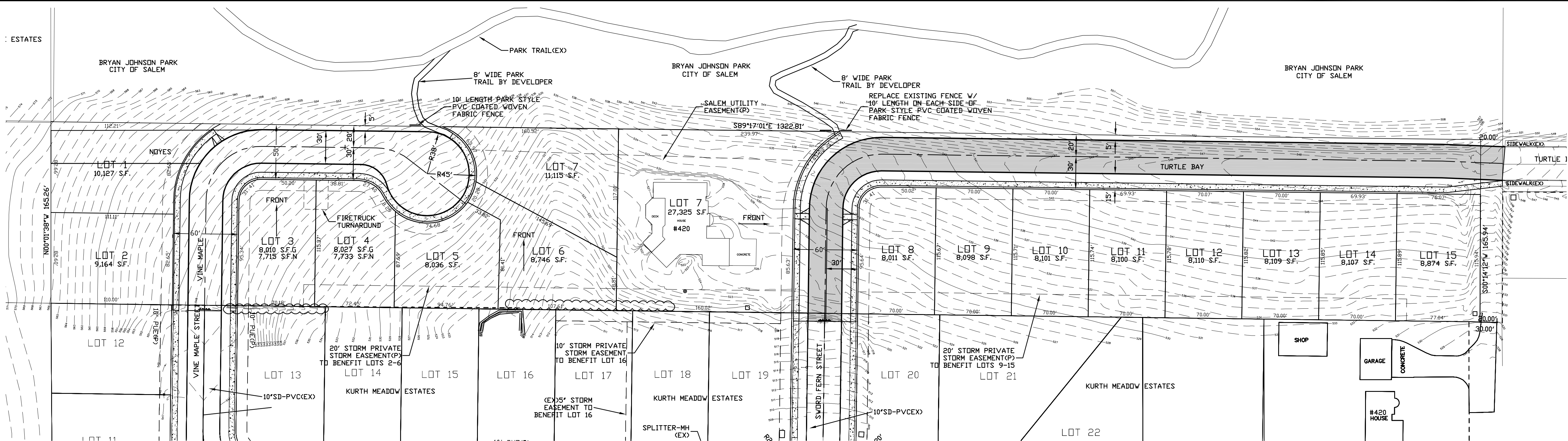


: ESTATES



SITE PLAN

SCALE: 1"=50'

DRAWING LIST:

- C1 TITLE SHEET, VICINITY MAP, PROJECT DATA, DRAWING LIST, SYMBOLS AND ABBREVIATIONS
C2 GRADING PLAN
C3 COMPOSITE UTILITY PLAN AND DETAILS
C4 NOYES COURT AND VINE MAPLE STREET PLAN AND PROFILE
C5 TURTLE BAY STREET PLAN AND PROFILE
C6 WATER QUALITY POND
C7 STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME
T1 TREE PRESERVATION PLAN

DEVELOPER

ROBERT NOYES AND MARIA NOYES
430 TURTLE BAY COURT SE
SALEM OR 97306

SUBDIVISION DATA:

TOWNSHIP 8S
RANGE 3W
SECTION 21
MARION COUNTY

LOT DATA:

LOTS - 15
AVERAGE S.F. - 10,303 S.F.
LOTS/ACRE - 2.98
TOTAL ACREAGE - 5.02 ACRES

SURVEY DATUM:

CITY OF SALEM 1/4 CORNER
083W15 BRASS DISK IN
MONUMENT BOX DOWN 14.5"
ELEVATION 439.016

ABBREVIATIONS:

AC - ASPHALTIC CONCRETE
AD - ALGEBRAIC DIFFERENCE
ALCSP - ALUMINIZED CORRUGATED STEEL PIPE
ASSY - ASSEMBLY
BVCE - BEGINNING V.C. ELEVATION
BVCS - BEGIN V.C. STATION
BO - BLOW OFF
BFV - BUTTERFLY VALVE
C&G - CURB AND GUTTER
CB - CATCH BASIN
CHDPE - CORRUGATED HIGH DENSITY POLYPROPYLENE
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CO - CLEANOUT
CONC - CONCRETE
COSSD - CITY OF SALEM STANDARD DRAWING
COKSD - CITY OF KEIZER STANDARD DRAWING
CUL - CULVERT
DI - DUCTILE IRON
DS - DOWN SPOUT
DWG - DRAWING
EG - EXISTING GROUND/GRADE
EP - EDGE OF PAVEMENT
ELEC - ELECTRIC
EL - ELEVATION
ER - ENTERING RADIUS
EVCE - ENDING V.C. ELEVATION
EVCS - ENDING V.C. STATION
FF - FINISH FLOOR
FG - FINISH GRADE
FH - FIRE HYDRANT
FM - FORCE MAIN
INT - INTERSECTION
INV - INVERT
K - DESIGN CONSTANT
L - LENGTH/LINE
LP - LIGHT POLE
NTS - NOT TO SCALE
MC - MARION COUNTY
MH - MANHOLE
M - METER
MJ - MECHANICAL JOINT
ML - MEGALUG JOINT
P - PROPOSED
PED - PEDESTAL
PVC - POLYVINYL CHLORIDE
PP - POWER POLE
PL - PROPERTY LINE
R - RADIUS
RD - ROOF DRAIN
ROW - RIGHT-OF-WAY
SS - SANITARY SEWER
S - SLOPE
SCH - SCHEDULE
ST - STATION
STD - STANDARD
SD - STORM DRAIN
SVC - SERVICE
TC - TOP OF CURB
TEL - TELEPHONE
TYP - TYPICAL
VC - VERTICAL CURVE
WM - WATER MAIN
PC - POINT OF CURVE
PT - POINT OF TANGENT
PERF - PERFORATED

SYMBOLS:

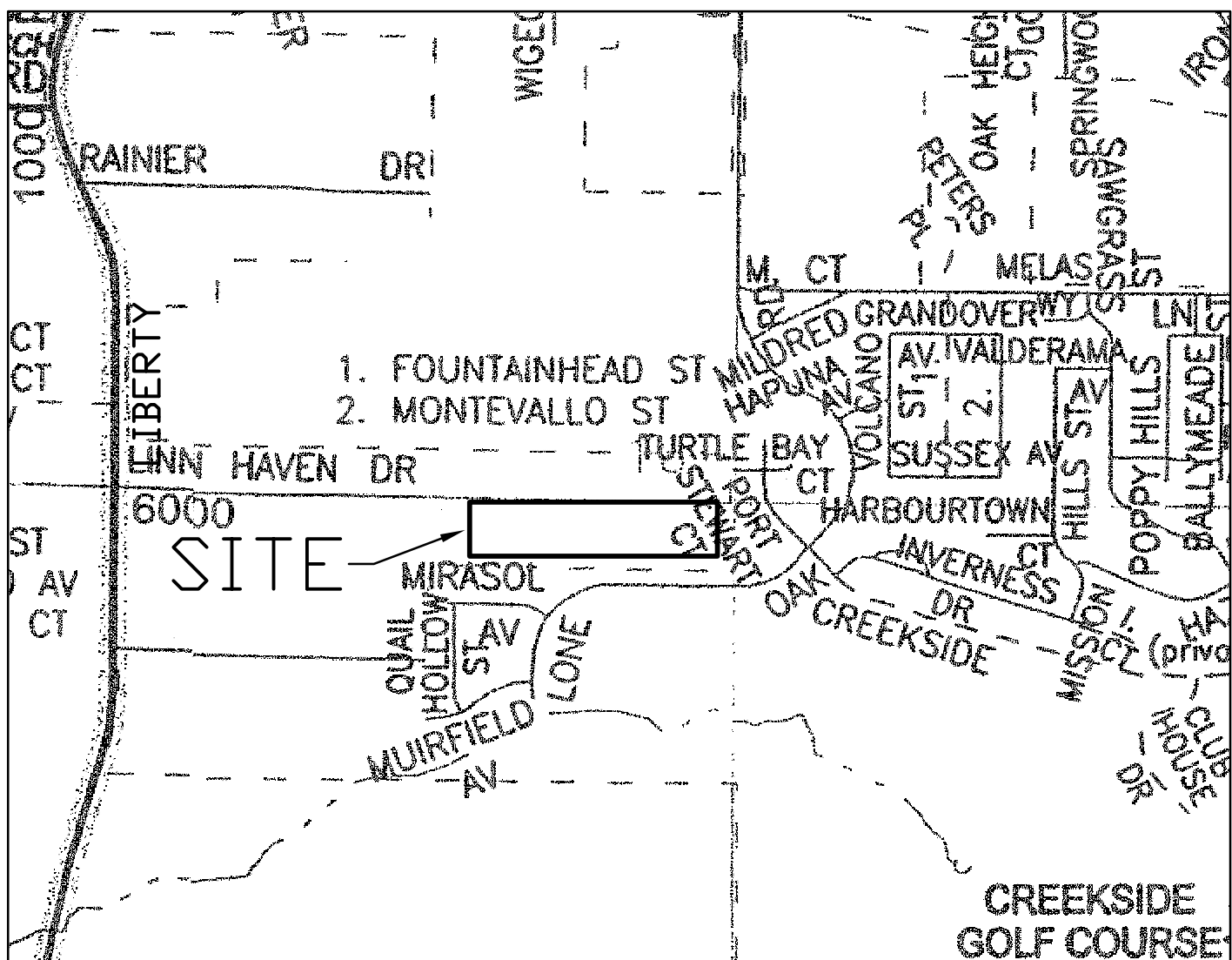
- EXISTING BLOW OFF ASSY.
PROPOSED BLOW OFF ASSY.
EXISTING CATCH BASIN
PROPOSED TYPE 1 CATCH BASIN
PROPOSED TYPE 2 CATCH BASIN
PROPOSED TYPE 3 CATCH BASIN
PROPOSED TYPE 4 CATCH BASIN
PROPOSED CLEANOUT
EXISTING CLEANOUT
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
PROPOSED SEWERMANHOLE
PROPOSED REDUCER/INCREASER
EXISTING REDUCER/INCREASER
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
PROPOSED WATER METER
EXISTING WATER METER
PROPOSED UTILITY POLE
EXISTING UTILITY POLE
CENTER LINE
EASEMENT LINE
ELECTRICAL LINE
GAS MAIN
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
FIBER OPTIC
RIGHT OF WAY
THRUST BLOCK

ASPHALT LEGEND

EXISTING ASPHALT
PROPOSED ASPHALT

SPECIAL INSTRUCTIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALEM STANDARD CONSTRUCTION SPECIFICATIONS AND ANY SPECIAL PROVISIONS INCLUDED AS A PART OF THE APPROVED PLANS.
2. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.



VICINITY MAP

FOR APPLICATION
NOT FOR CONSTRUCTION



EXPIRES: JUNE 30, 2021

22x34 SCALE: 1"=40'
11x17 SCALE: 1"=80'

REV.	DATE	BY	DESCRIPTION
0	10-28-20	GPH	ISSUED FOR SALEM APPLICATION

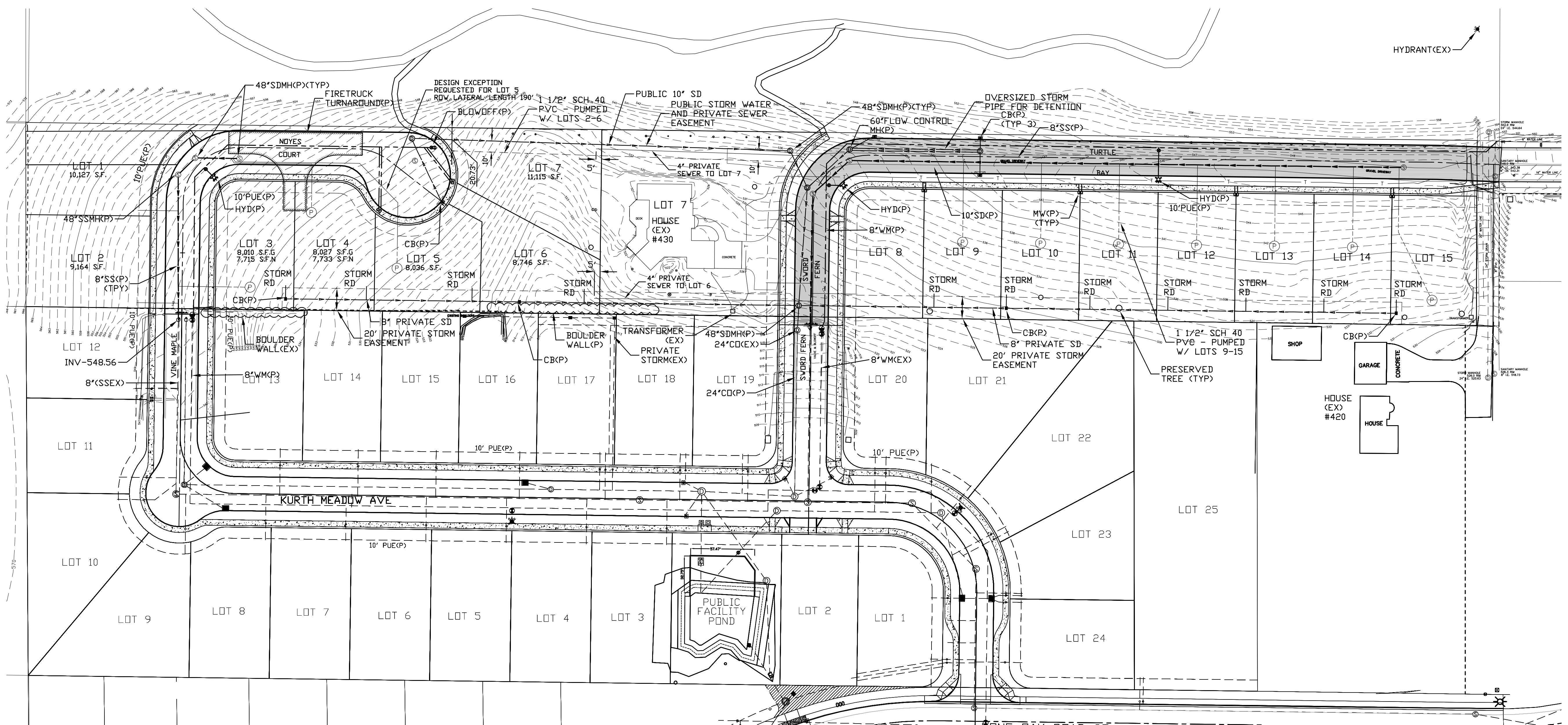
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

TITLE SHEET, VICINITY MAP,
PROJECT DATA, DRAWING
LIST, SYMBOLS, AND
ABBREVIATIONS

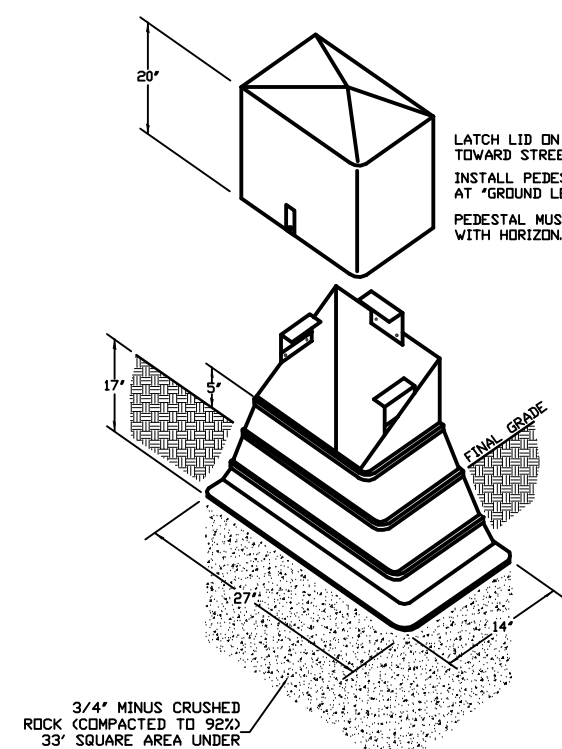
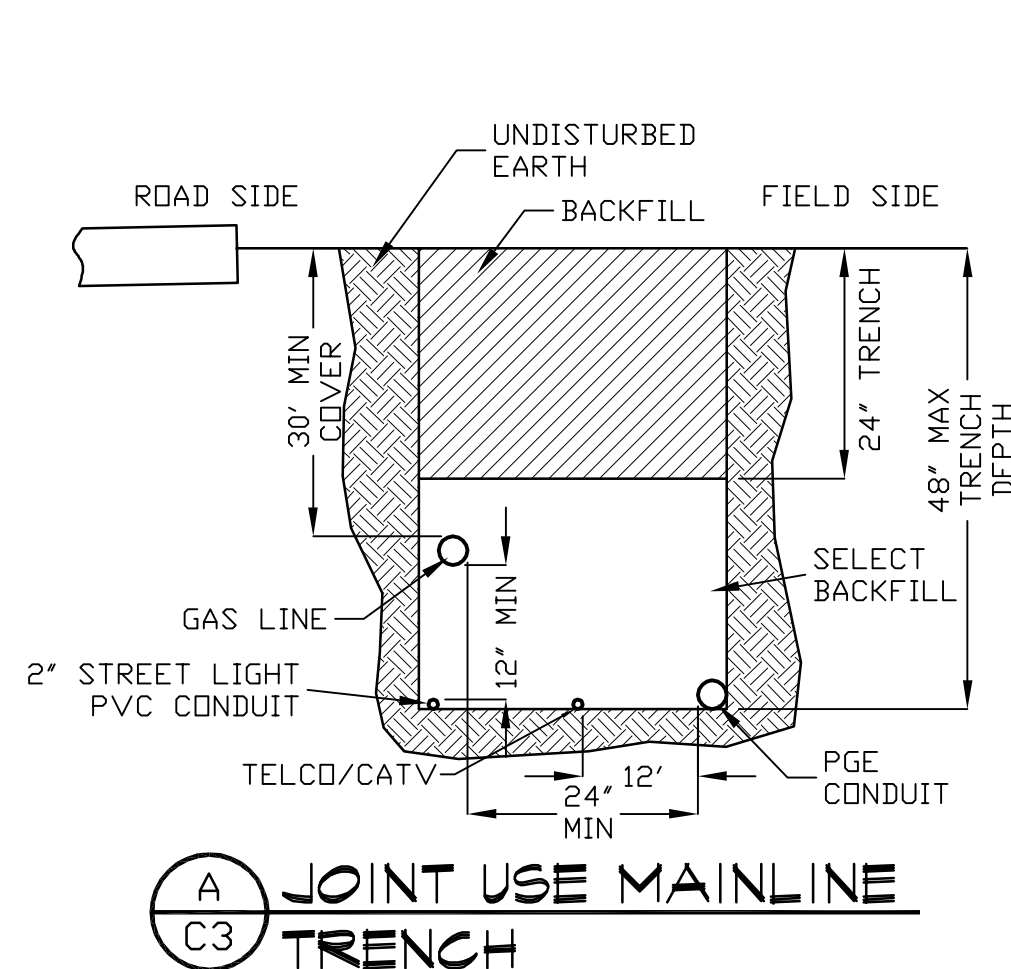
QUAIL SPRING VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

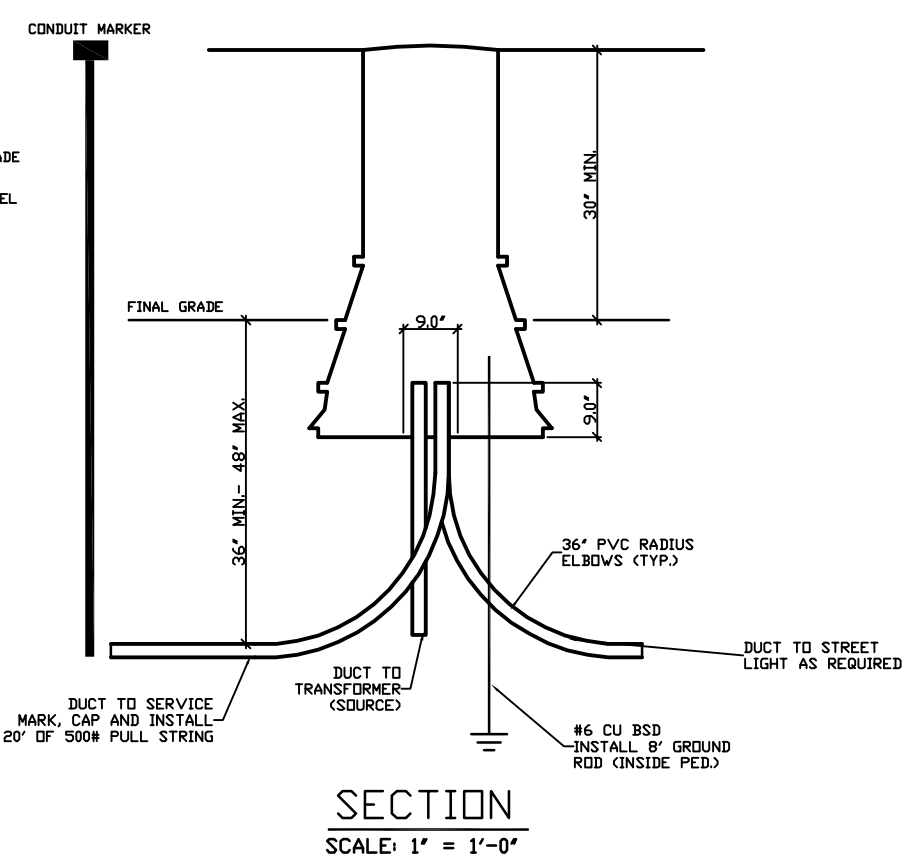
DESIGNED BY: GPH
DRAWN BY: RW
DATE: 09-11-20
JOB NO. 2020-21
CLIENT NO.
DRAWING NO.



UTILITY PLAN
SCALE: 22x34 1"=50', 11x17 1"=100'



SECONDARY SPLICE PEDESTAL
SCALE: 1" = 1'-0"



SECTION
SCALE: 1" = 1'-0"

NG NORTHWEST NATURAL GAS
CL CENTURY LINK
COM COMCAST
PGE PORTLAND GENERAL ELECTRIC
L STREET LIGHT (CITY OF SALEM)

SHEET NOTES

- CONTRACTOR SHALL INSTALL STREET CROSSINGS.
- ALL CROSSINGS MUST BE INSPECTED BEFORE COVERING. CONTRACTOR SHALL CONTACT CITY OF SALEM FOR STREETLIGHT CROSSING AND ALL PRIVATE UTILITY COMPANIES FOR THEIR CONDUITS.



REV.	DATE	BY	DESCRIPTION
0	12-14-20	GPH	ISSUED FOR APPLICATION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

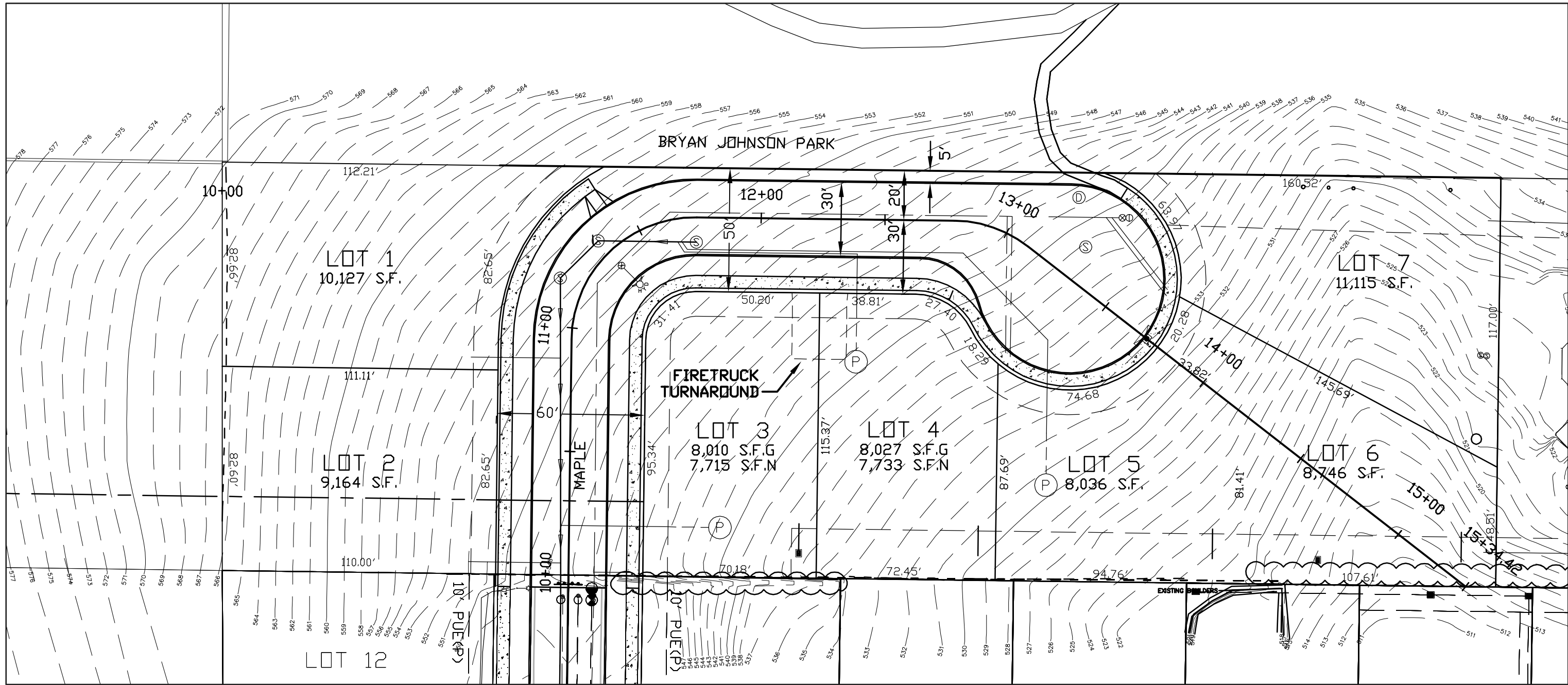
COMPOSITE UTILITY PLAN AND DETAILS

QUAIL SPRING VILLAGE SUBDIVISION

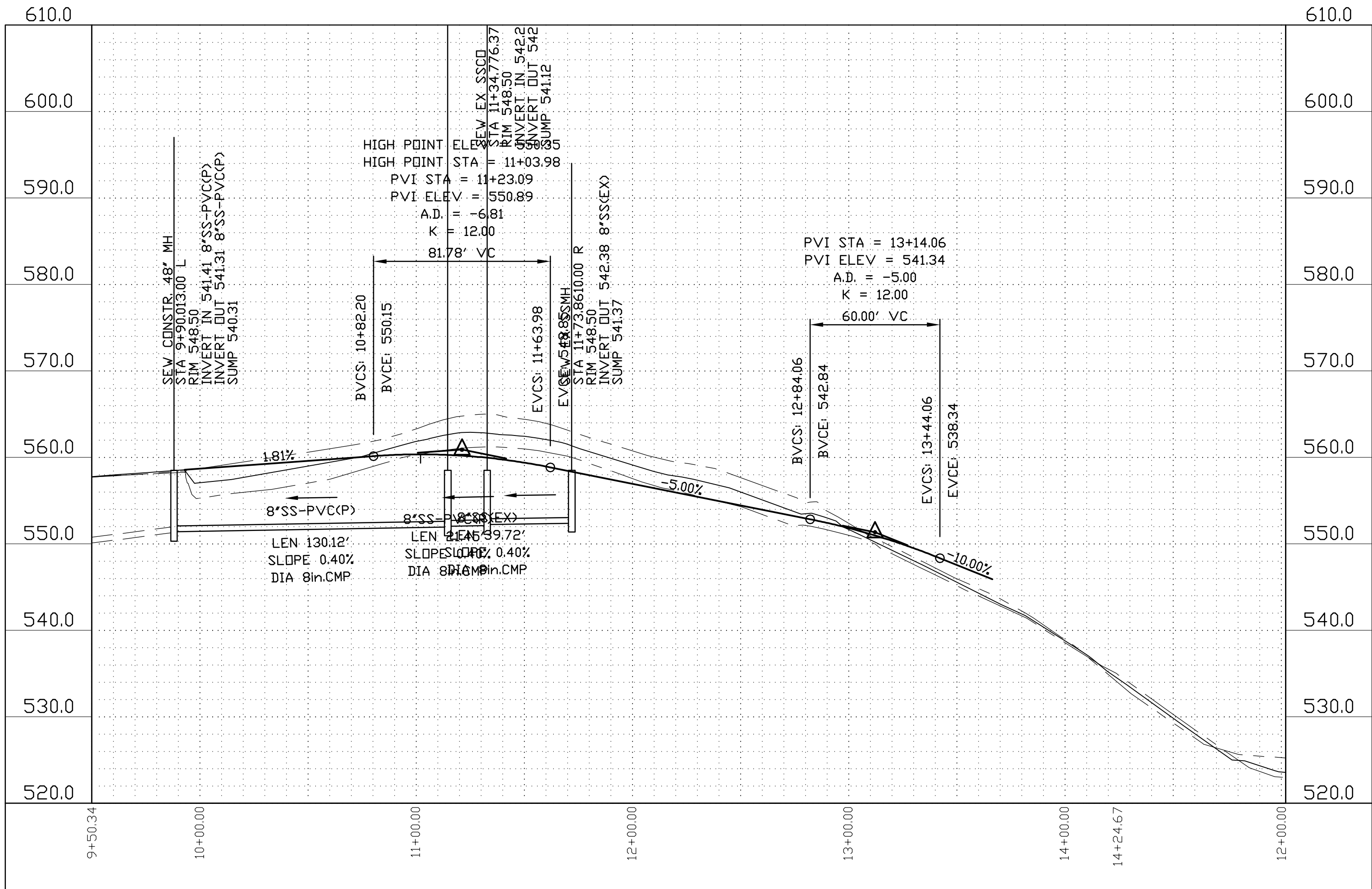
430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 12-14-20
JOB NO. 2020-21
CLIENT NO.
DRAWING NO.

C3 0



NOYES COURT STREET PLAN
SCALE: 22x34 1"=40', 11x17 1"=80'



NOYES COURT STREET PROFILE
HOR SCALE: 22x34 1"=40', 11x17 1"=80'
VER SCALE: 22x34 1"=10', 11x17 1"=20'

FOR APPLICATION
NOT FOR CONSTRUCTION



REV.	DATE	BY	DESCRIPTION
0	09-11-20	GPH	ISSUED FOR CITY OF SALEM SUBDIVISION APPLICATION

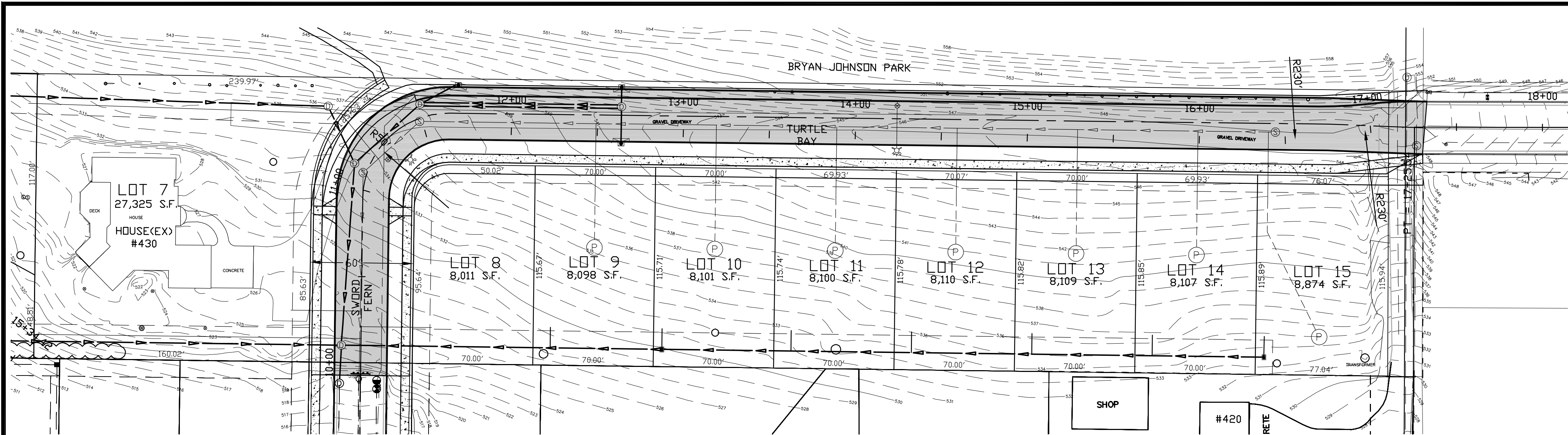
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

NOYES COURT AND
VINE MAPLE STREET
PLANS AND PROFILES

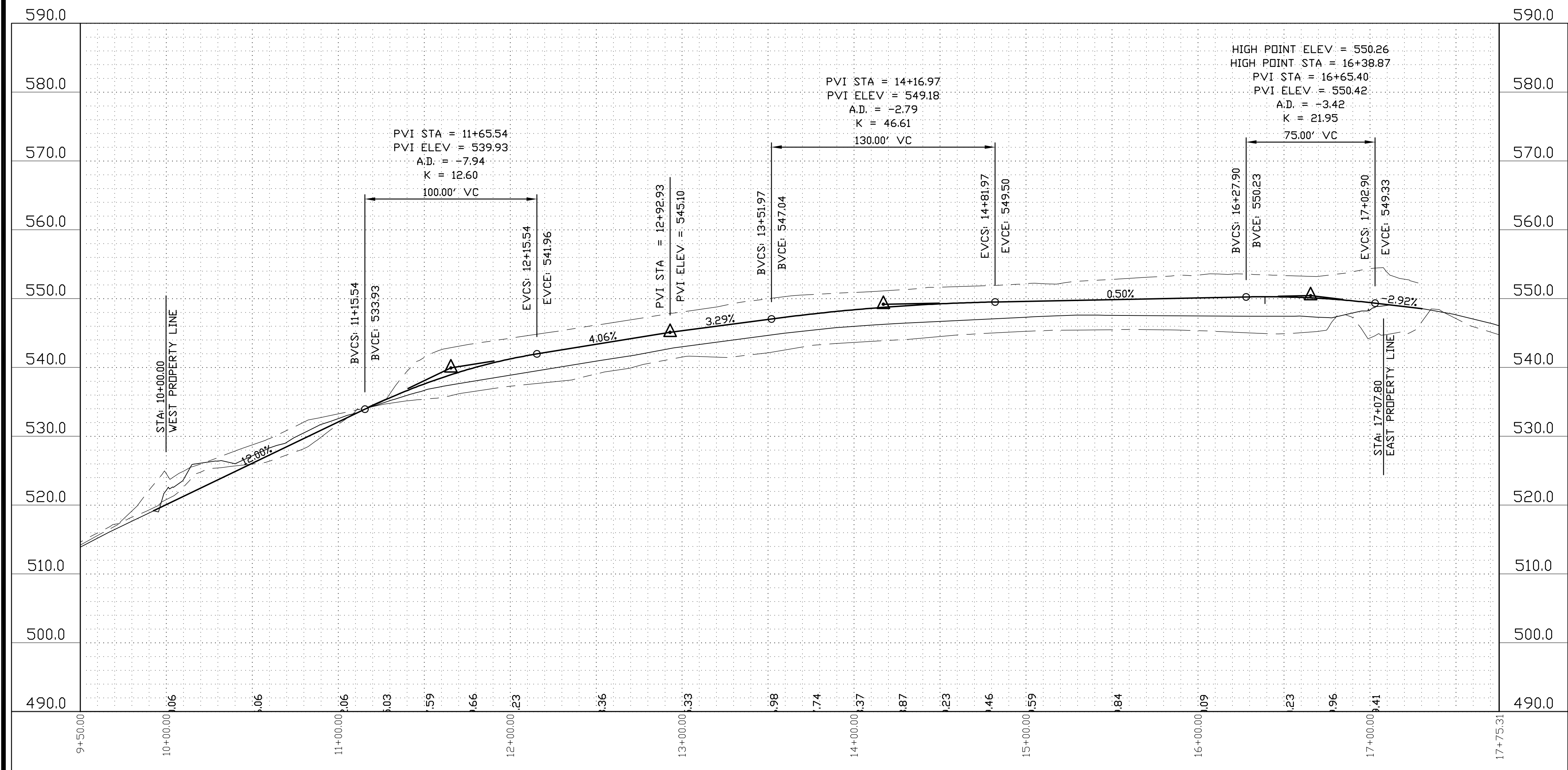
QUAIL SPRING VILLAGE
15-LOT SUBDIVISION
430 TURTLE BAY SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	09-11-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	

C40



TURTLE BAY STREET PLAN
SCALE: 22x34 1"=40', 11x17 1"=80'



TURTLE BAY STREET PROFILE

HOR SCALE: 22x34 1"=40', 11x17 1"=80'
VER SCALE: 22x34 1"=10', 1x17 1"=20'

REV.	DATE	BY	DESCRIPTION
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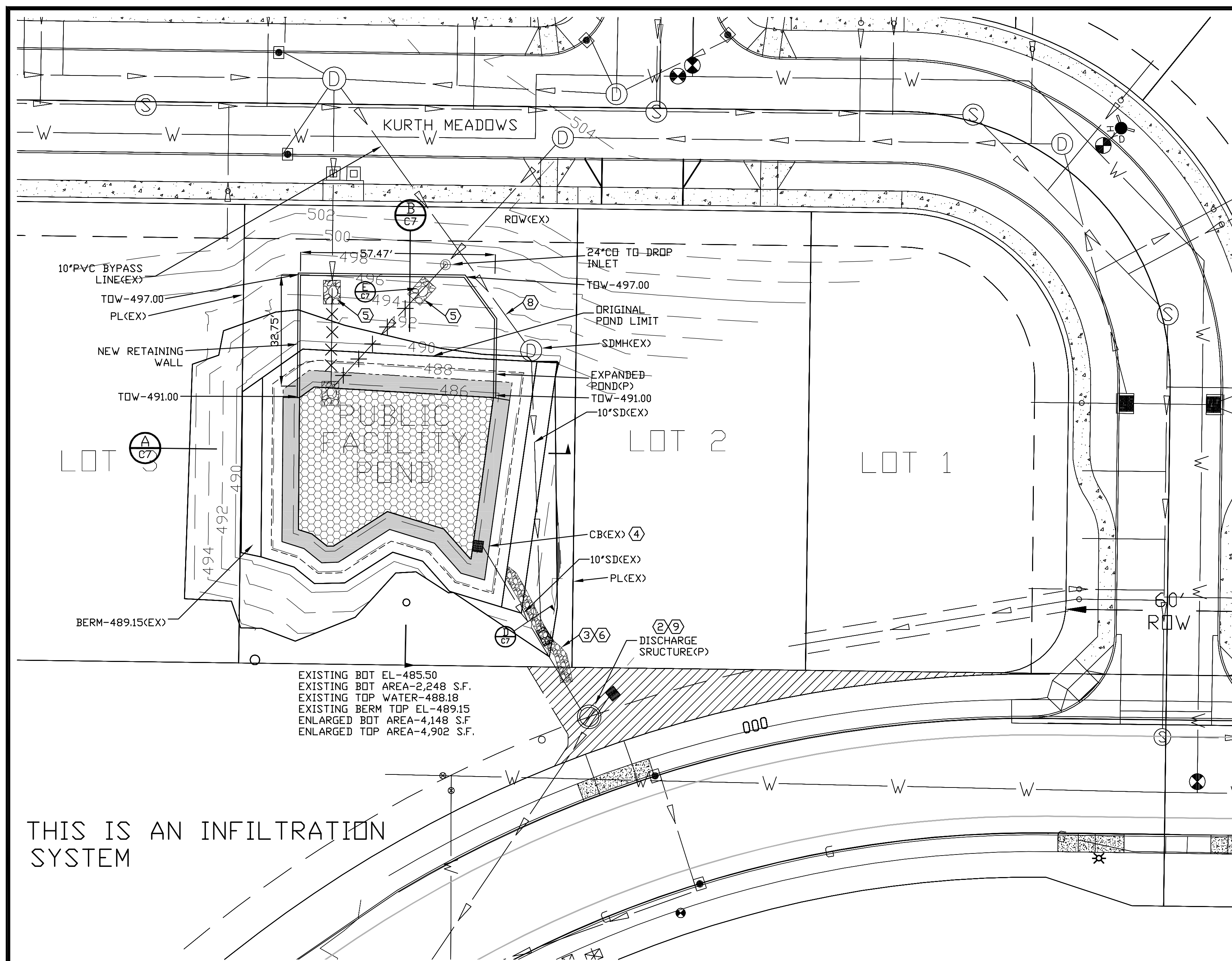
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

**TURTLE BAY STREET
PLAN AND PROFILE**

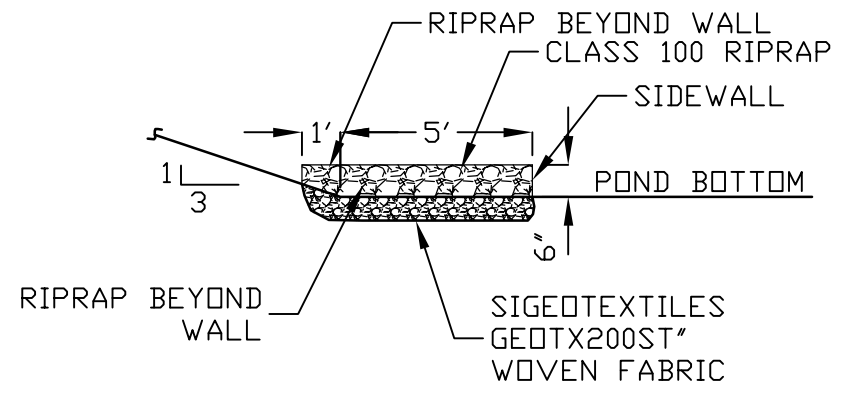
**QUAIL SPRING VILLAGE
15-LOT SUBDIVISION**
430 TURTLE BAY SE
SALEM, OREGON 97306

FOR APPLICATION
NOT FOR CONSTRUCTION

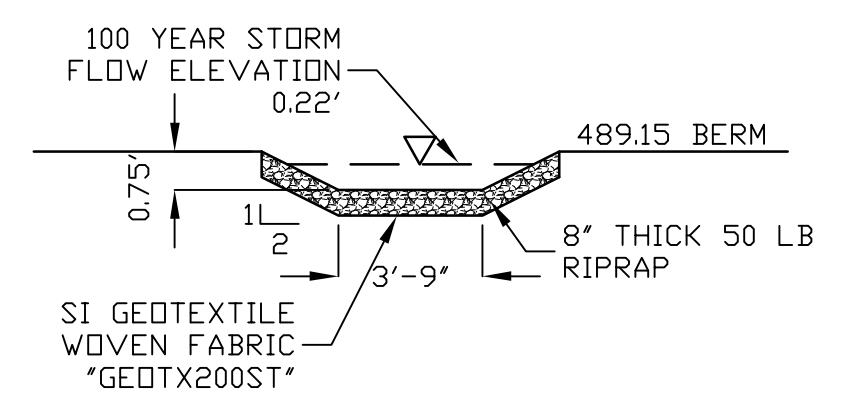




THIS IS AN INFILTRATION SYSTEM



(E) POND ENTRY TRASH TRAP
C7 SCALE: NTS



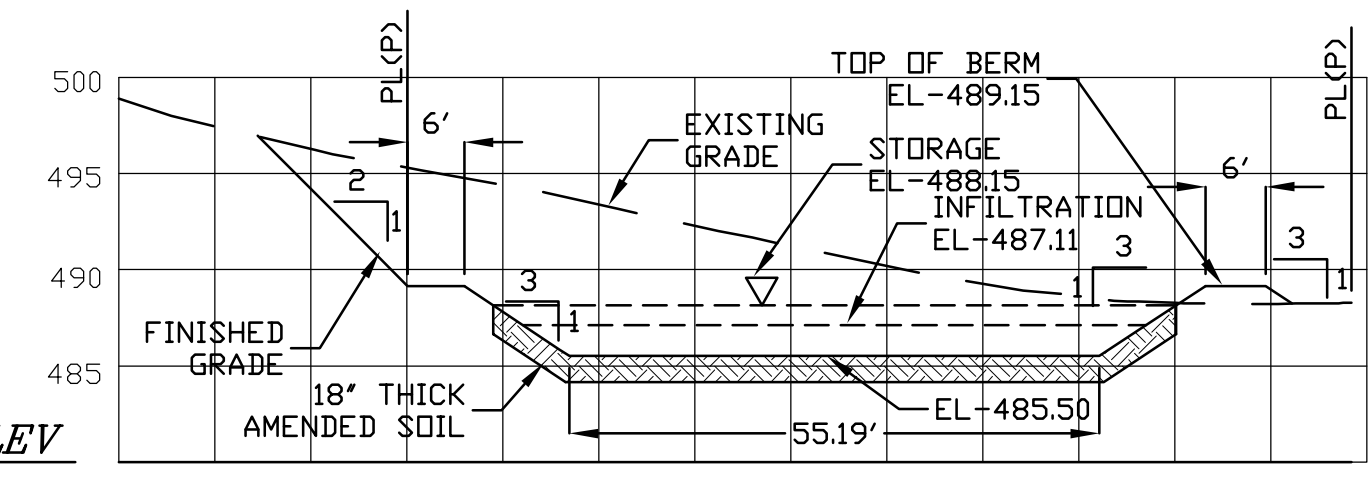
(D) EMERGENCY OVERFLOW WIER
C7 SCALE: NTS

POND PLAN
SCALE: 1"=20'

- WATER QUALITY POND NOTES:**
- EXISTING KURTH QUANTITIES
A. REQUIRED STORAGE - 7,608 CUBIC FEET
B. POND VOLUME - 8,289 CU. FEET
C. 72" MANHOLE - 71 CU. FEET
D. PROVIDED STORAGE 8,360 CUBIC FEET
 - EXISTING FLOW CONTROL STRUCTURE. SEE COSSD #251B.
 - EXISTING OVERFLOW SWALE TO EXISTING SWALE AND 18" CULVERT.
 - EXISTING TYPE "3" CATCH BASIN.
 - CONSTRUCT 5' SQUARE RIPRAP BED WITH 10' TALL RIPRAP BERM. CLASS 100 RIPRAP. EXTEND 5' WIDE RIPRAP TO 2' ABOVE PIPE INVERT.
 - EXISTING 50LB RIPRAP ARMORED RIPRAP OVER-FLOW CHANNEL.
 - REMOVE EXISTING 10" PVC AND RIPRAP.
 - DURING BACKFILL PROCESS.
 - RESIZE ORIFICE FOR NEW DESIGN.

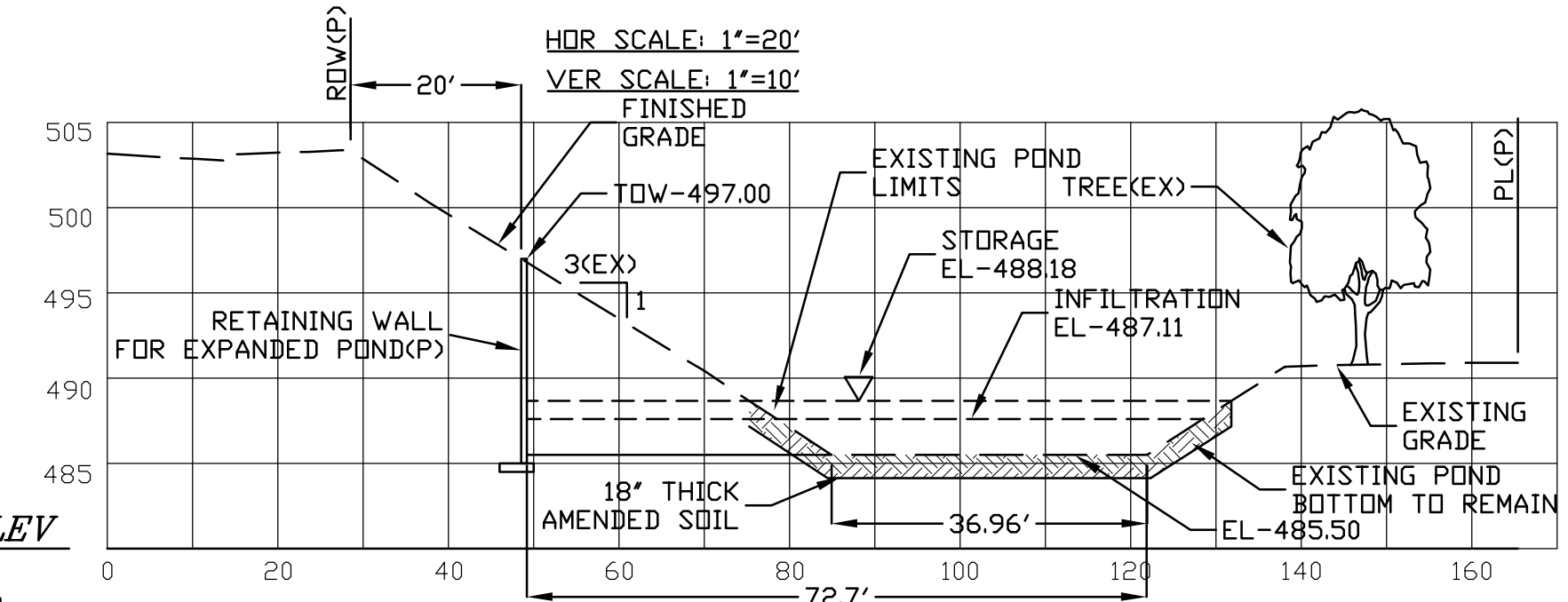
FOR APPLICATION
NOT FOR CONSTRUCTION

DATUM ELEV
480
GROUP POND
SECTION WESTEAST



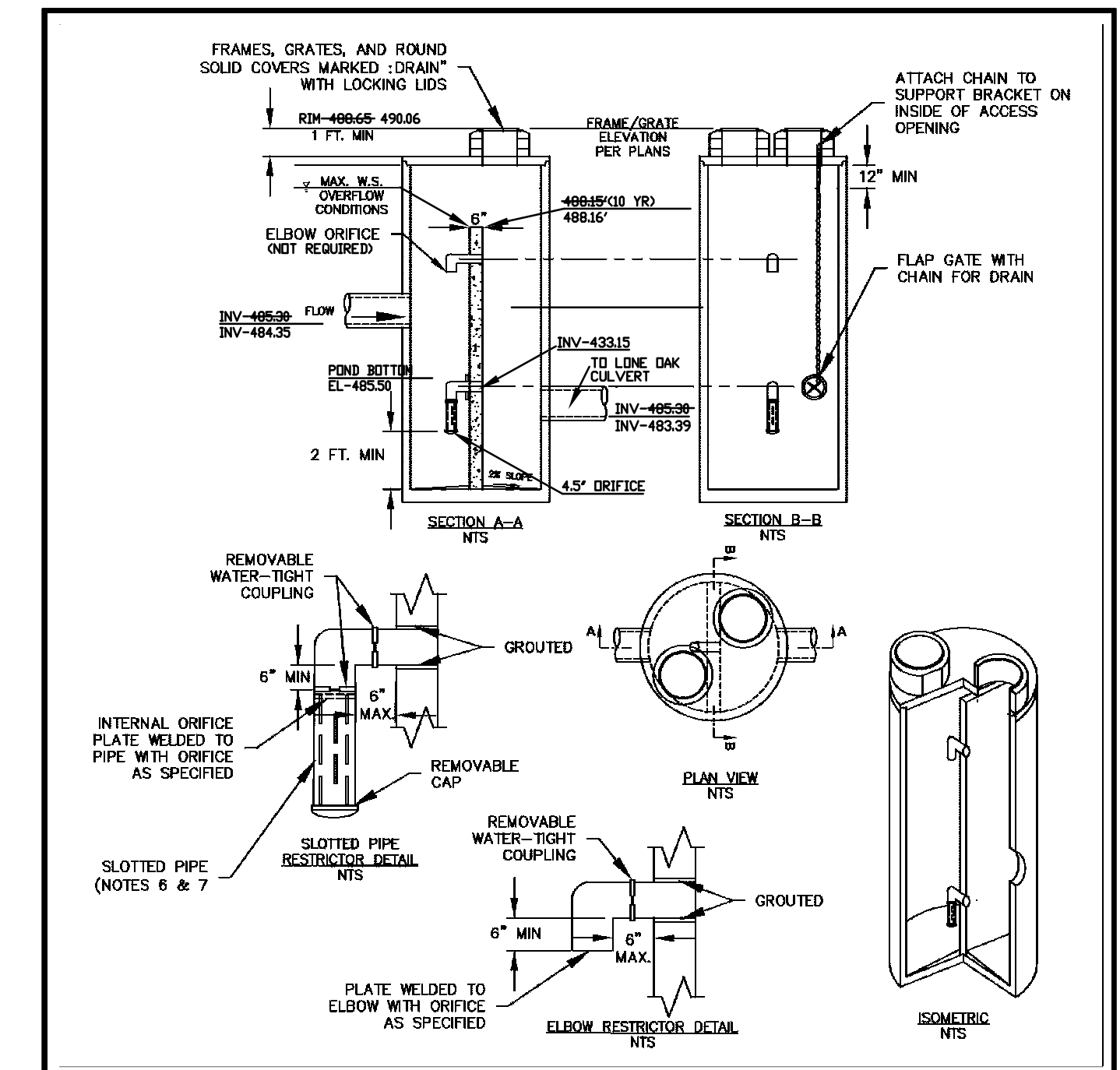
SECTION "A" (NO CHANGE)

DATUM ELEV
480
GROUP POND
SECTION NORTHSOU



SECTION "B" SHOWING EXPANDED POND

HOR SCALE: 1"=20'
VER SCALE: 1"=10'



- NOTES:**
- OUTLET PIPE CAPACITY: 50 YEAR POST-DEVELOPED PEAK FLOW
 - METAL PARTS CORROSION RESISTANT
 - STEEL PARTS GALVANIZED AND ASPHALT COATED
 - MANHOLE MIN 72" DIA.
 - ORIFICES SIZED AND LOCATED AS REQUIRED WITH LOWEST FLOW ORIFICE A MINIMUM OF 2 FT. FROM BASE
 - SLOTTED PIPE SHALL BE 4" MINIMUM DIAMETER
 - SLOT WIDTHS SHALL BE EQUAL TO OR LESS THAN HALF THE ORIFICE DIAMETER FOR ORIFICES LESS THAN 2" IN DIAMETER

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
FLOW CONTROL STRUCTURE-BAFFLE

APPROVED	<i>James J. Spaul</i>	DATE	1/01/14	DRAWN BY	KAK	12/2013	CHECKED BY	KR	12/2013	NO. 251 B
					CITY ENGINEER					

EXISTING KURTH 22x34 SCALE: 1"=20'
FLOW CONTROL STRUCTURE 11x17 SCALE: 1"=40'

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ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

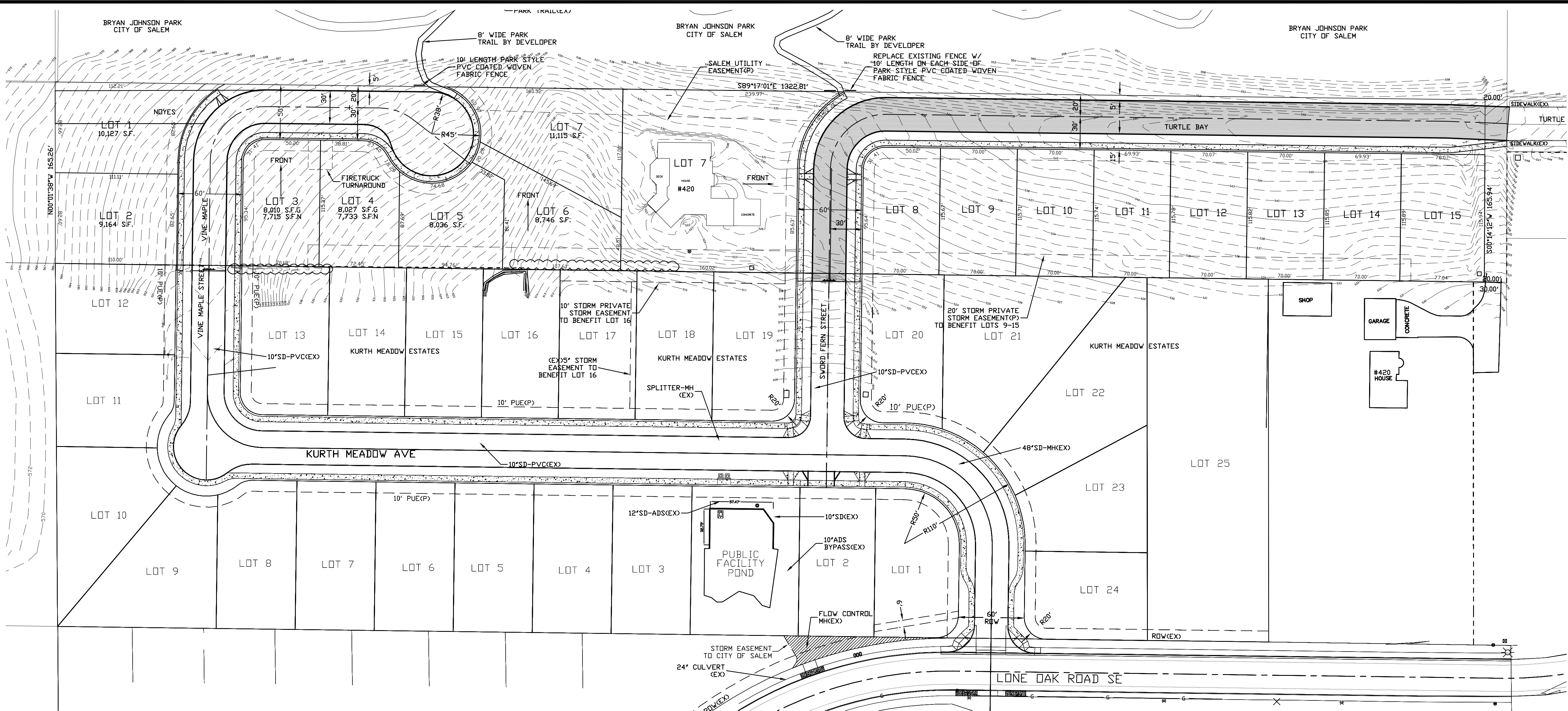
EXPANDED
WATER QUALITY POND
PLAN AND SECTIONS

QUAIL SPRING VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	12-14-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	
REV.	

C6 0



STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME

SCALE: 1"=50'

SPRING QUAIL VILLAGE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE:	5.02 ACRES(218,881 SQUARE FEET)
EXISTING HOUSE AND APRONS:	4,700 SQUARE FEET
NEW STREETS:	27,750 SQUARE FEET
14 NEW HOUSES:	14 x 2,500 SQ. FEET = 35,000 SQUARE FEET
14 NEW DRIVEWAYS:	14 x 30' x 25' = 10,500 SQUARE FEET
14 NEW PATIOS:	14 x 20' x 20' = 5,600 SQUARE FEET
SIDEWALKS:	7,250 SQUARE FEET

TRAVEL TIME ON WEST SIDE

$$T = \frac{564' - 520'}{440'} = 10\%$$
$$T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(.010^3)} = 30 \text{ MINUTES}$$
$$I = 0.82" \text{ FOR } 30 \text{ MINUTES}$$

NORTH OFFSITE
PERVIOUS AND IMPERVIOUS AREAS

TOTAL SITE:	11.90 ACRES(518,170 SQUARE FEET)
EXISTING HOUSE AND APRONS:	3,500 SQUARE FEET
261 SUMMERSIDE	
BRUSH AND GRASS:	514,670 SQUARE FEET

TRAVEL TIME ON NORTH OFFSITE

$$\frac{596' - 540'}{525'} = 10.7\%$$
$$T = \frac{0.93(300^6)(.30^6)}{(0.82^4)(.0107^3)} = 30 \text{ MINUTES}$$
$$I = 0.82" \text{ FOR } 30 \text{ MINUTES}$$

SPRING QUAIL VILLAGE
TREES

THERE ARE 22 EXISTING TREES TO BE SAVED AND AT LEAST TWO(2) TREES PLANTED PER LOT. THIS AMOUNTS TO A TOTAL POTENTIAL REDUCTION IN IMPERVIOUS AREA OF 2,510 SQUARE FEET OR 0.058 ACRES

14 LOTS - 14 x 2 x 20 SQUARE FEET = 560 SQUARE FEET.

22 TREES x 50 SQUARE FEET PER TREE = 1,100 SQUARE FEET

FOR APPLICATION
NOT FOR CONSTRUCTION



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SALEM, OREGON 97305
PH: 503-304-0905
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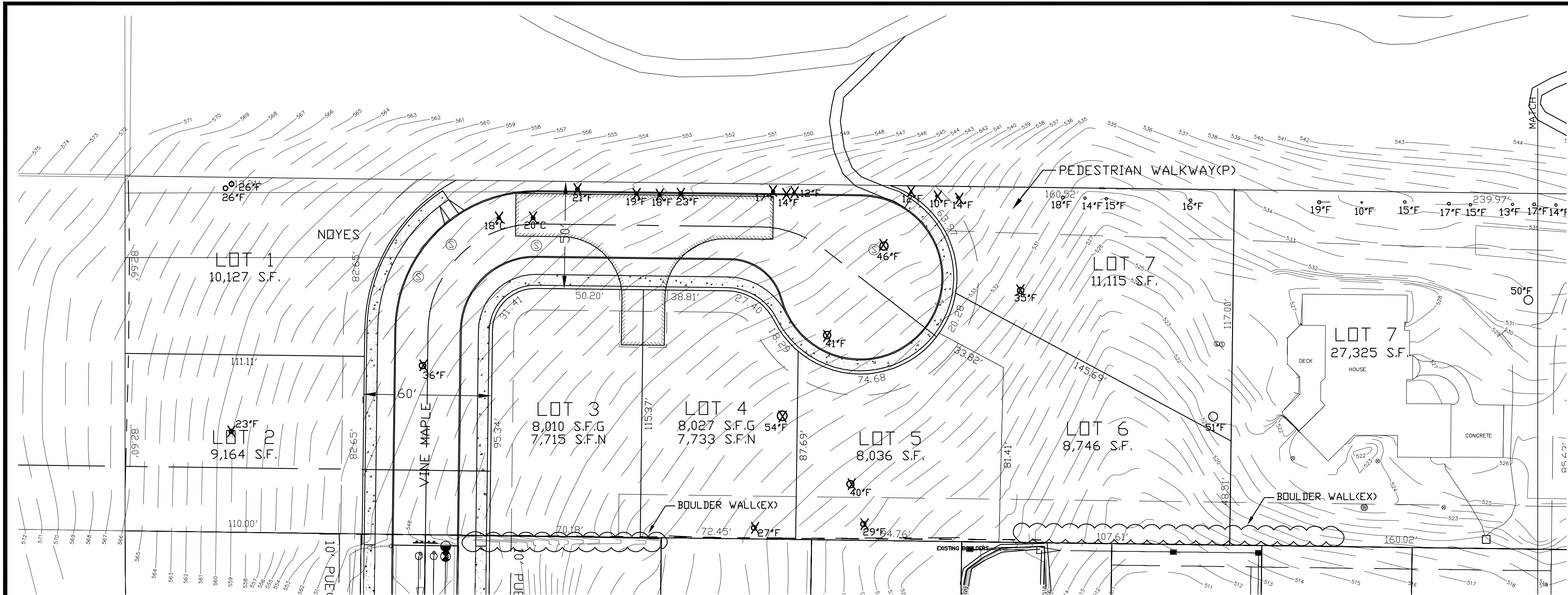
STORM WATER
AREAS AND PRE-
DEVELOPMENT TRAVEL
TIME

SPRING QUAIL VILLAGE
SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	12-14-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	REV.

C710



OWNER/DEVELOPER

ROBERT & MARIA NOYES
430 TURTLE BAY CT SE
SALEM, OR 97306

TREE REMOVAL

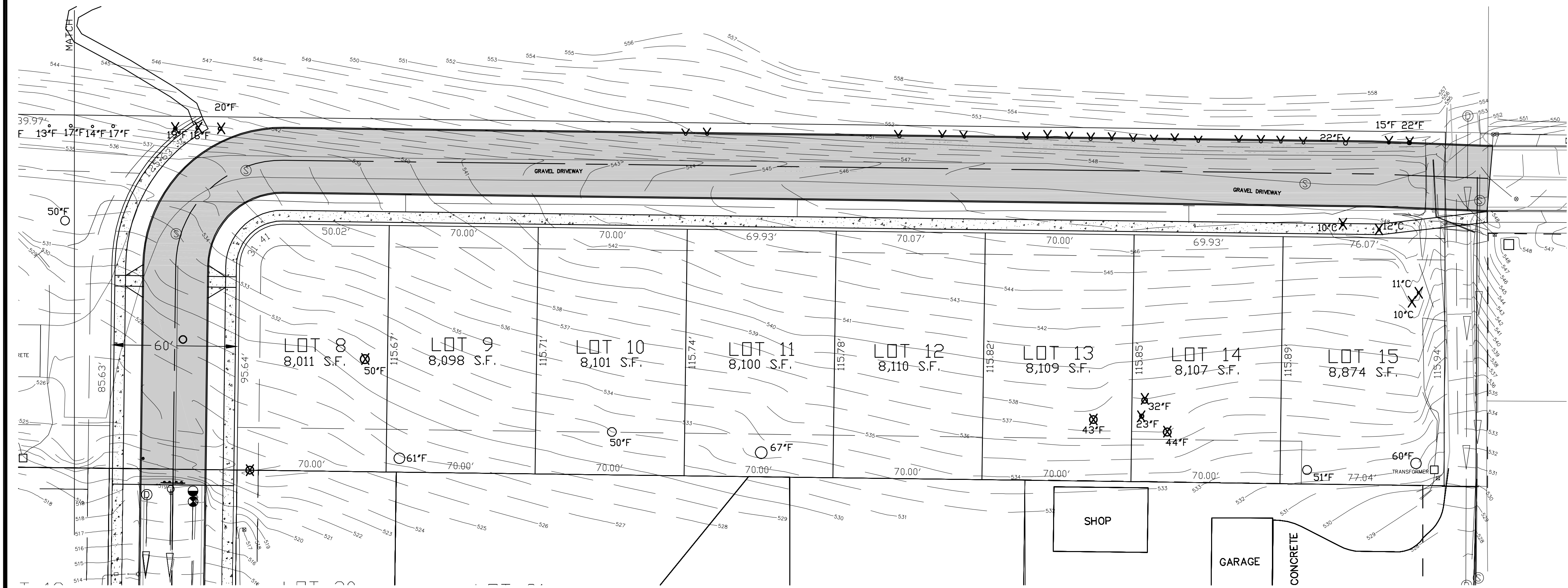
TOTAL SITE TREES	- 79
SIGNIFICANT TREES	- 0
SITE TREES TO BE REMOVED	- 57
SIGNIFICANT TREES TO BE REMOVED	- 0
REMAINING TREES	- 22
PERCENT TO REMAIN	- 27.8%
PERCENT TO BE REMOVED	- 72.2%

LEGEND

- O - CHERRY
- F - FIR
- X - INDICATES TREE TO BE REMOVED

TREE REPLANTING

THREE 1 1/2' TREES TO BE
REPLANTED ON ALL LOTS
PRIOR TO FINAL OCCUPANCY.



TREE PRESERVATION PLAN

22x34 SCALE: 1"=30'
11x17 SCALE: 1"=60'



**FOR APPLICATION
NOT FOR CONSTRUCTION**



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SALEM, OREGON 97305
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**TREE PRESERVATION
PLAN**

**QUAIL SPRING VILLAGE
SUBDIVISION**

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	12-5-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	