

A:\6500-6599\6502-DevonEstates\Subdivision\dwg\6502020.dwg, P101.CD, 1/20/2021 2:45:48 PM, P5 Saunders

Owner / Developer:

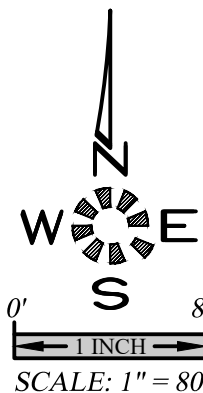
Devon Property, LLC

**3245 BOONE ROAD SE
SALEM, OREGON 97317**

DEVON ESTATES

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

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



SITE

VICINITY MAP

TOTAL PARCEL SIZE: _____
DEVELOPABLE AREA _____ 19.745 Ac.
NUMBER OF UNITS _____ 89
DENSITY _____ 4.51 UNITS/Ac.
LARGEST LOT _____ 13,195 S.F.
SMALLEST LOT _____ 5,500 S.F.
AVERAGE _____ 6,753 S.F.

PHASE 1:
DEVELOPABLE AREA _____ 11.026 Ac.
NUMBER OF UNITS _____ 46
DENSITY _____ 4.17 UNITS/Ac.
LARGEST LOT _____ 13,195 S.F.
SMALLEST LOT _____ 5,700 S.F.
AVERAGE _____ 7,182 S.F.

PHASE 2:
DEVELOPABLE AREA _____ 8.719 Ac.
NUMBER OF UNITS _____ 43
DENSITY _____ 4.93 UNITS/Ac.
LARGEST LOT _____ 11,286 S.F.
SMALLEST LOT _____ 5,500 S.F.
AVERAGE _____ 6,295 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
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. ASPHALTIC CONCRETE
ACMP ALUMINIZED CMP
ASSY. ASSEMBLY
B.O. BLOW OFF
B.F.V. 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
CMP CORRUGATED METAL PIPE
C.O. CLEANOUT
CONC. CONCRETE
CONST. CONSTRUCT.
D.I. DUCTILE IRON
DIA. DIAMETER
DWG. DRAWING
EASMT. EASEMENT
E.G. EXIST. 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. 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
P.C. POINT OF CURVE
PCC POINT OF CONTINUING CURVE
PED. PEDESTAL
PRC POINT OF REVERSE CURVE
PROP. PROPOSED
PT POINT OF TANGENCY
PUB. PUBLIC
PUE PUBLIC UTILITY EASMT.
PVC 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
SW 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: SOUTH & NORTHWEST
SHEET P303 DRAINAGE PLAN _____ ONSITE
SHEET P304 DRAINAGE PLAN _____ OFFSITE: SOUTH & NORTHWEST
SHEET P305 DRAINAGE PLAN _____ OFFSITE: NORTHEAST
SHEET P306 GRADING PLAN _____ ONSITE
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 TO 13+60
SHEET P404 STREET PLAN & PROFILE _____ LONE OAK RD. 13+60 TO 18+40
SHEET P405 STREET PLAN & PROFILE _____ ALPHA AV. 0+00 TO 3+40
SHEET P406 STREET PLAN & PROFILE _____ ALPHA AV. 3+40 TO 7+60
SHEET P407 STREET PLAN & PROFILE _____ ALPHA AV. 7+60 TO 11+20
SHEET P408 STREET PLAN & PROFILE _____ ALPHA AV. 11+20 TO 14+40
SHEET P409 STREET PLAN & PROFILE _____ BETA CT.
SHEET P410 STREET PLAN & PROFILE _____ CHI ST.
SHEET P411 STREET PLAN & PROFILE _____ FOUR ST.
SHEET P412 STREET PLAN & PROFILE _____ FIVE ST.
SHEET P413 STREET PLAN & PROFILE _____ DELTA CT.
SHEET P414 STREET PLAN & PROFILE _____ PEDESTRIAN PATH TO PARK
SHEET P415 STREET PLAN & PROFILE _____ LOT 35 DRIVEWAY



**PRELIMINARY
COVER SHEET**

DEVON ESTATES

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE 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: NOV. 2017
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2021

JOB # 6502

P101