

Owner / Developer:

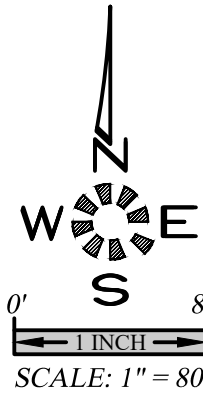
Devon Property, LLC

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

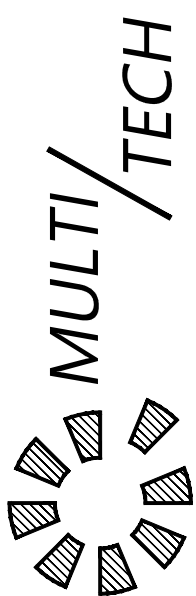
DEVON ESTATES

**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



VICINITY MAP



ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363-5927 FAX (503) 364-560
www.mtengr.com office@mtengr.com

**PRELIMINARY
COVER SHEET**

DEVON ESTATES

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 _____ 5,422 S.F.
AVERAGE _____ 6,749 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 _____ 5,422 S.F.
AVERAGE _____ 6,286 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
CLEANOUT
ELEC. PED. / BOX
FIRE HYDRANT
GAS LOCATION MARKER
GAS VALVE
MAIL BOX

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

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

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
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
P.C. POINT OF CURVE
P.CC. 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
TOP OF CURB
T.C. TELEPHONE
TYP. TYPICAL
U.G. UNDERGROUND
VLT. VAULT
W.M. WATER MAIN

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SHEET P412 STREET PLAN & PROFILE
SHEET P413 STREET PLAN & PROFILE
SHEET P414 STREET PLAN & PROFILE
SHEET P415 STREET PLAN & PROFILE
ONSITE: WEST
ONSITE: EAST
OFFSITE
OFFSITE: SOUTH & NORTHWEST
OFFSITE: SOUTH & NORTHWEST
OFFSITE: NORTHEAST
ONSITE
LONE OAK RD. -1+00 TO 4+20
LONE OAK RD. 4+20 TO 8+60
LONE OAK RD. 8+60 TO 13+60
LONE OAK RD. 13+60 TO 18+40
ALPHA AV. 0+00 TO 3+40
ALPHA AV. 3+40 TO 7+60
ALPHA AV. 7+60 TO 11+20
ALPHA AV. 11+20 TO 14+40
BETA CT.
CHI ST.
FOUR ST.
FIVE ST.
DELTA CT.
PEDESTRIAN PATH TO PARK
& DELTA AVENUE
LOT 35 DRIVEWAY

NO CHANGES, MODIFICATIONS
OR REVISIONS TO BE
MADE WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6502020 P101

Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 06-30-2021
JOB # 6502

P101