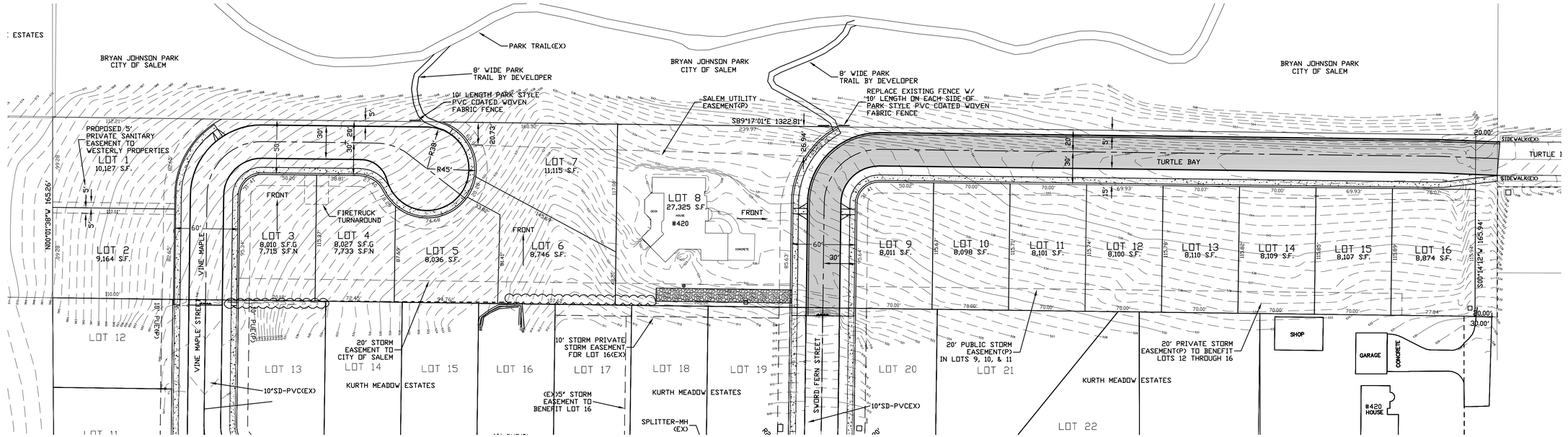


SITE PLAN

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 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 - 16
AVERAGE S.F. - 9,170 SQUARE FEET
LOTS/ACRE - 3.19
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 POLYPROPELENE
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
ST – STREET
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:

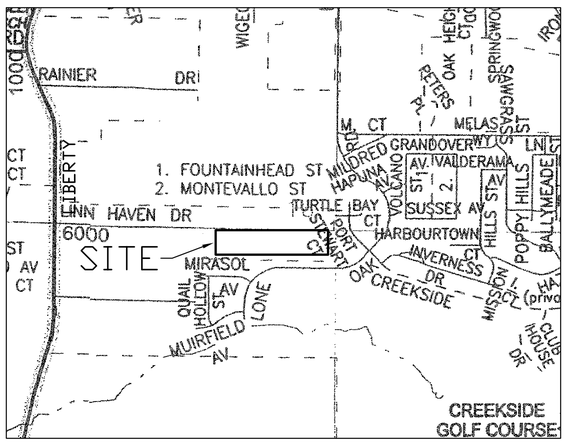
- EXISTING BLOW OFF ASSY.
- PROPOSED BLOW OFF ASSY.
- EXISTING CATCH BASIN
- PROPOSED TYPE 1 CATCH BASIN
- PROPOSED TYPE 2 CATCH BASIN
- PROPOSED TYPE 3 CATCH BASIN
- PROPOSED TYPE 4 CATCH BASIN
- PROPOSED CLEANOUT
- EXISTING CLEANOUT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- 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

REGISTERED PROFESSIONAL ENGINEER
13,685
OREGON
JULY 16, 1987
GERALD P. HORNER
EXPIRES: JUNE 30, 2021

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

REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SALEM SUBDIVISION APPLICATION

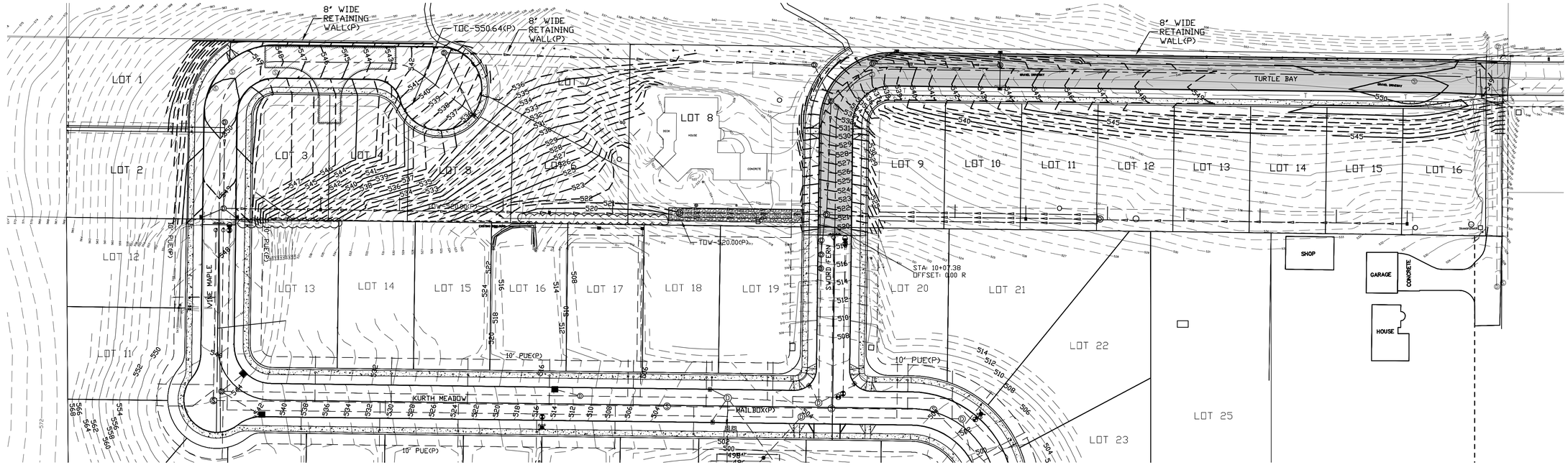
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

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:	03-10-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	C1
REV.	0



GRADING PLAN

SCALE: 1"=50'

GENERAL EARTHWORK SPECIFICATIONS:

1. ALL AREAS WHERE STRUCTURAL FILLS, FILL SLOPES, STRUCTURES OR ROADWAYS ARE TO BE CONSTRUCTED SHALL BE STRIPPED OF ORGANIC TOPSOIL AND CLEARED OF SURFACE AND SUBSURFACE DELETERIOUS MATERIAL, INCLUDING BUT NOT LIMITED TO VEGETATION, ROOTS, OR OTHER ORGANIC MATERIAL, UNDOCUMENTED FILL, CONSTRUCTION DEBRIS, SOFT OR UNSUITABLE SOILS AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD. THESE MATERIALS SHALL BE REMOVED FROM THE SITE OR STOCKPILED IN A DESIGNATED LOCATION FOR REUSE IN LANDSCAPE AREAS IF SUITABLE FOR THAT PURPOSE. EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE USED AS PART OF THE PROJECT DESIGN OR BY NEIGHBORING FACILITIES, SHALL BE REMOVED OR PROPERLY ABANDONED, AND THE ASSOCIATED DEBRIS REMOVED FROM THE SITE.
2. UPON COMPLETION OF SITE STRIPPING AND CLEARING, THE EXPOSED SOIL AND/OR ROCK SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER OF RECORD OR A DESIGNATED REPRESENTATIVE TO ASSESS THE SUBGRADE CONDITION FOR THE INTENDED OVERLYING USE. PITS, DEPRESSIONS, OR HOLES CREATED BY THE REMOVAL OF ROOT WADS, UTILITIES, STRUCTURES, OR DELETERIOUS MATERIAL SHALL BE PROPERLY CLEARED OF LOOSE MATERIAL, BENCHED AND BACKFILLED WITH FILL MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD COMPACTED TO THE PROJECT SPECIFICATIONS.
3. IN STRUCTURAL FILL AREAS, THE SUBGRADE SOIL SHALL BE SCARIFIED TO A DEPTH OF 4-INCHES, IF SOIL FILL IS USED, MOISTURE CONDITIONED TO WITHIN 2% OF THE MATERIALS OPTIMUM MOISTURE FOR COMPACTING, AND BLENDED WITH THE FIRST LIFT OF FILL MATERIAL. THE FILL PAVEMENT AND COMPACTION EQUIPMENT SHALL BE APPROPRIATE FOR FILL MATERIAL TYPE, REQUIRED DEGREE OF BLENDING, AND UNCOMPACTED LIFT THICKNESS. ASSUMING PROPER EQUIPMENT SELECTION, THE TOTAL UNCOMPACTED THICKNESS OF THE SCARIFIED SUBGRADE AND FIRST FILL LIFT SHALL NOT EXCEED 8-INCHES, SUBSEQUENT LIFTS OF UNCOMPACTED FILL SHALL NOT EXCEED 8-INCHES UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. THE UNCOMPACTED LIFT THICKNESS SHALL BE ASSESSED BASED ON THE TYPE OF COMPACTION EQUIPMENT USED AND RESULTS OF INITIAL COMPACTION TESTING. FINE-GRAINED SOIL FILL IS GENERALLY MOST EFFECTIVELY COMPACTED USING A KNEADING STYLE COMPACTOR, SUCH AS A SHEEPS-FOOT ROLLER, WHERE AS GRANULAR MATERIALS ARE MORE EFFECTIVELY COMPACTED USING A SMOOTH, VIBRATORY ROLLER OR IMPACT STYLE COMPACTOR.
4. ALL STRUCTURAL SOIL FILL SHALL BE WELL BLENDED, MOISTURE CONDITIONED TO WITHIN 2% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM METHOD D-1557, OR AN EQUIVALENT METHOD. SOIL FILL SHALL NOT CONTAIN MORE THAN 10% ROCK MATERIAL AND NO SOLID MATERIAL OVER 3-INCHES IN DIAMETER UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. ROCKS SHALL BE EVENLY DISTRIBUTED THROUGHOUT EACH LIFT OF FILL THAT THEY ARE CONTAINED WITHIN AND SHALL NOT BE CLUMPED TOGETHER IN SUCH A WAY THAT VOIDS CAN OCCUR.
5. ALL STRUCTURAL GRANULAR FILL SHALL BE WELL BLENDED, MOISTURE CONDITIONED AT OR UP TO 3% ABOVE OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM METHOD D-1557 OR AN EQUIVALENT METHOD. THE GRANULAR FILL SHALL NOT CONTAIN SOLID PARTICLES OVER 2-INCHES IN DIAMETER UNLESS SPECIAL DENSITY TESTING METHODS OR PROOF-ROLLING IS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD. GRANULAR FILL IS GENERALLY CONSIDERED TO BE A CRUSHED AGGREGATE WITH A FRACTURE SURFACE OF AT LEAST 70% AND A MAXIMUM SIZE NOT EXCEEDING 1.5 INCHES IN DIAMETER, WELL-GRADED WITH LESS THAN 10%, BY WEIGHT, PASSING THE NO. 200 SIEVE.
6. STRUCTURAL FILL SHALL BE FIELD TESTED FOR COMPLIANCE WITH PROJECT SPECIFICATIONS FOR EVERY 2-FEET IN VERTICAL RISE OR 500 CUBIC YARD PLACED, WHICHEVER IS LESS. IN-PLACE FILL DENSITY TESTING SHALL BE PERFORMED BY A COMPETENT INDIVIDUAL TRAINED IN THE TESTING AND PLACEMENT OF SOIL AND AGGREGATE FILL PLACEMENT, USING EITHER ASTM METHOD D-1556/4959/4944 (SAND CONE), D-6938 (NUCLEAR DENSOMETER), OR D-2937/4959/4944 (DRIVE CYLINDER). SHOULD THE FILL MATERIALS NOT BE SUITABLE FOR TESTING BY THE ABOVE METHODS, THEN OBSERVATION OF PLACEMENT, COMPACTION AND PROOF-ROLLING WITH A LOADED 10 CUBIC YARDS DUMP TRUCK, OR EQUIVALENT GROUND PRESSURE EQUIPMENT, BY A TRAINED INDIVIDUAL MAY BE USED TO ASSESS AND DOCUMENT THE COMPLIANCE WITH STRUCTURAL FILL SPECIFICATIONS.

ROOF DRAIN LEGEND:

— - INDICATES 3" PVC SLEEVE THROUGH CURB FOR HOUSE ROOF DRAIN. ONE PER HOUSE LOTS 1, 10-19, & 20-23. ALL SLEEVES.

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

FOR APPLICATION

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
13685
DIGITALLY SIGNED
OREGON
JULY 16, 1987
GERALD P. HORNER

EXPIRES: JUNE 30, 2021

REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SUBDIVISION APPLICATION

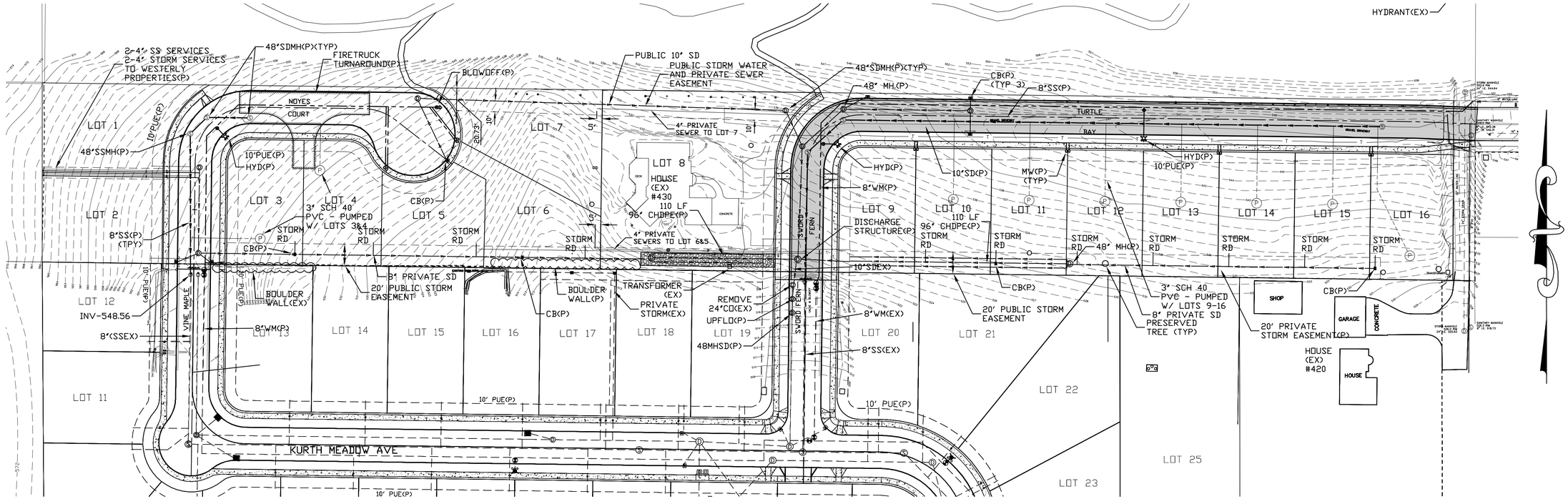
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

GRADING PLAN

QUAIL SPRING VILLAGE
SUBDIVISION

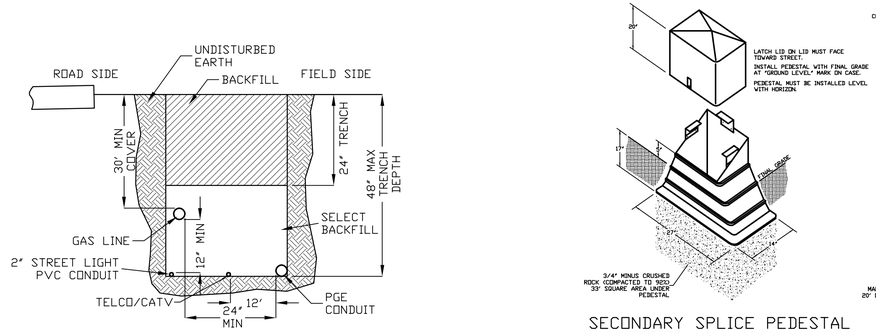
430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	03-10-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	C2
REV.	0



UTILITY PLAN

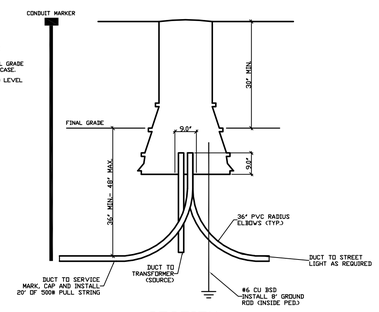
SCALE: 22x34 1"=50', 11x17 1"=100'



A / C3 JOINT USE MAINLINE TRENCH

SECONDARY SPLICE PEDESTAL

SCALE: 1" = 1'-0"



SECTION

SCALE: 1" = 1'-0"

ALL SECONDARY PEDESTALS (PF-300) TO BE INSTALLED ON PROPERTY LINES WITHIN THE UTILITY EASEMENT AND AT FINAL GRADE. ALTERNATE LOCATIONS MUST BE APPROVED BY PGE AND WILL BE NOTED ON THE SKETCH. COST FOR RELOCATIONS OR ADJUSTMENTS OF PEDESTALS WILL BE THE RESPONSIBILITY OF THE REQUESTING PARTY (BUILDER/DEVELOPER). PGE APPROVALS OF INSTALLATION WILL BE BASED ON FINAL GRADE AND LOCATION CRITERIA SET BY THE DEVELOPER OR HIS AGENT.

FOR APPLICATION

NOT FOR CONSTRUCTION

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

SHEET NOTES

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

REGISTERED PROFESSIONAL ENGINEER
13685
DIGITALLY SIGNED
OREGON
JULY 16, 1987
GERALD P. HORNER

EXPIRES: JUNE 30, 2021

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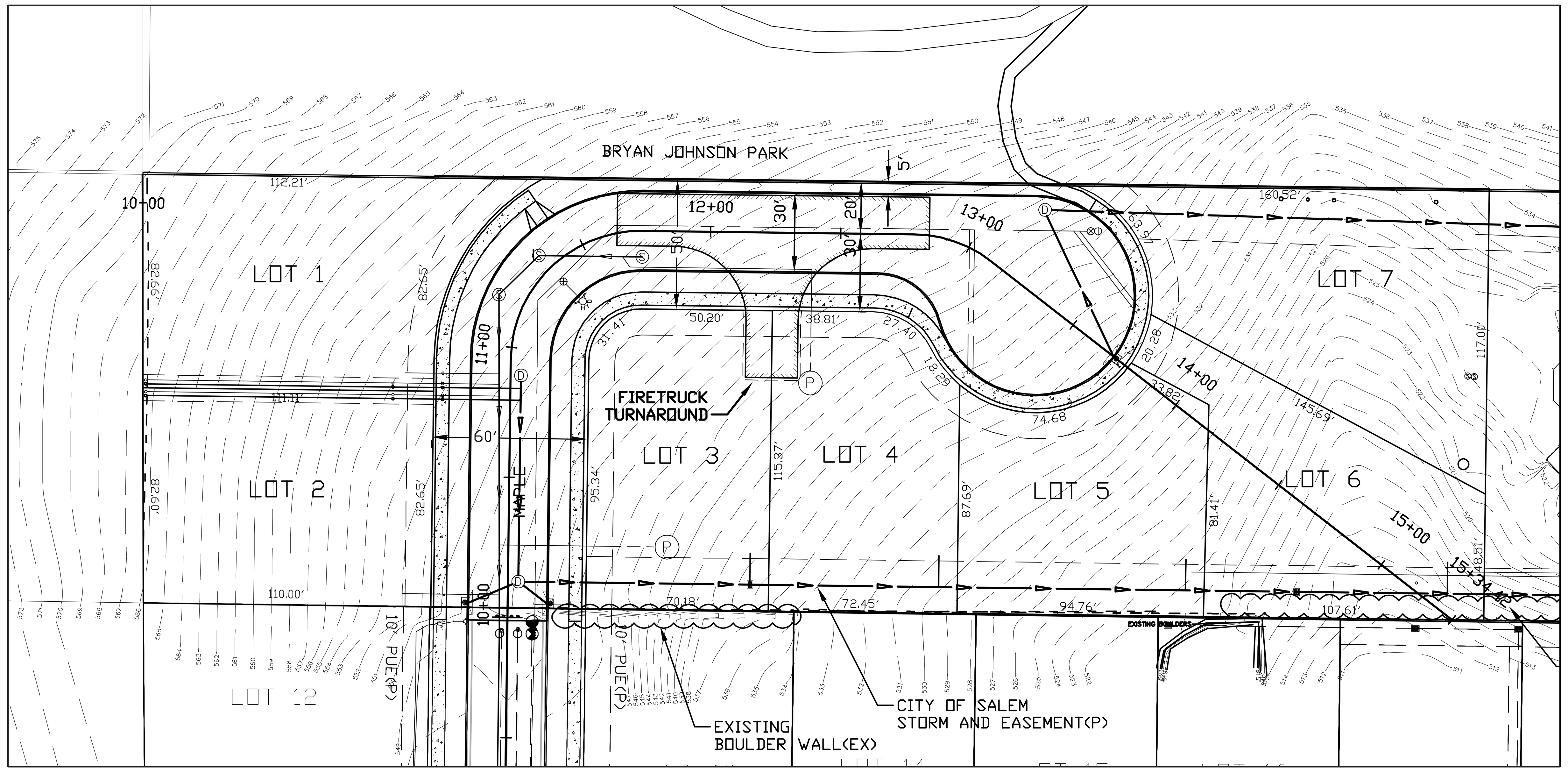
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

QUAIL SPRING VILLAGE SUBDIVISION

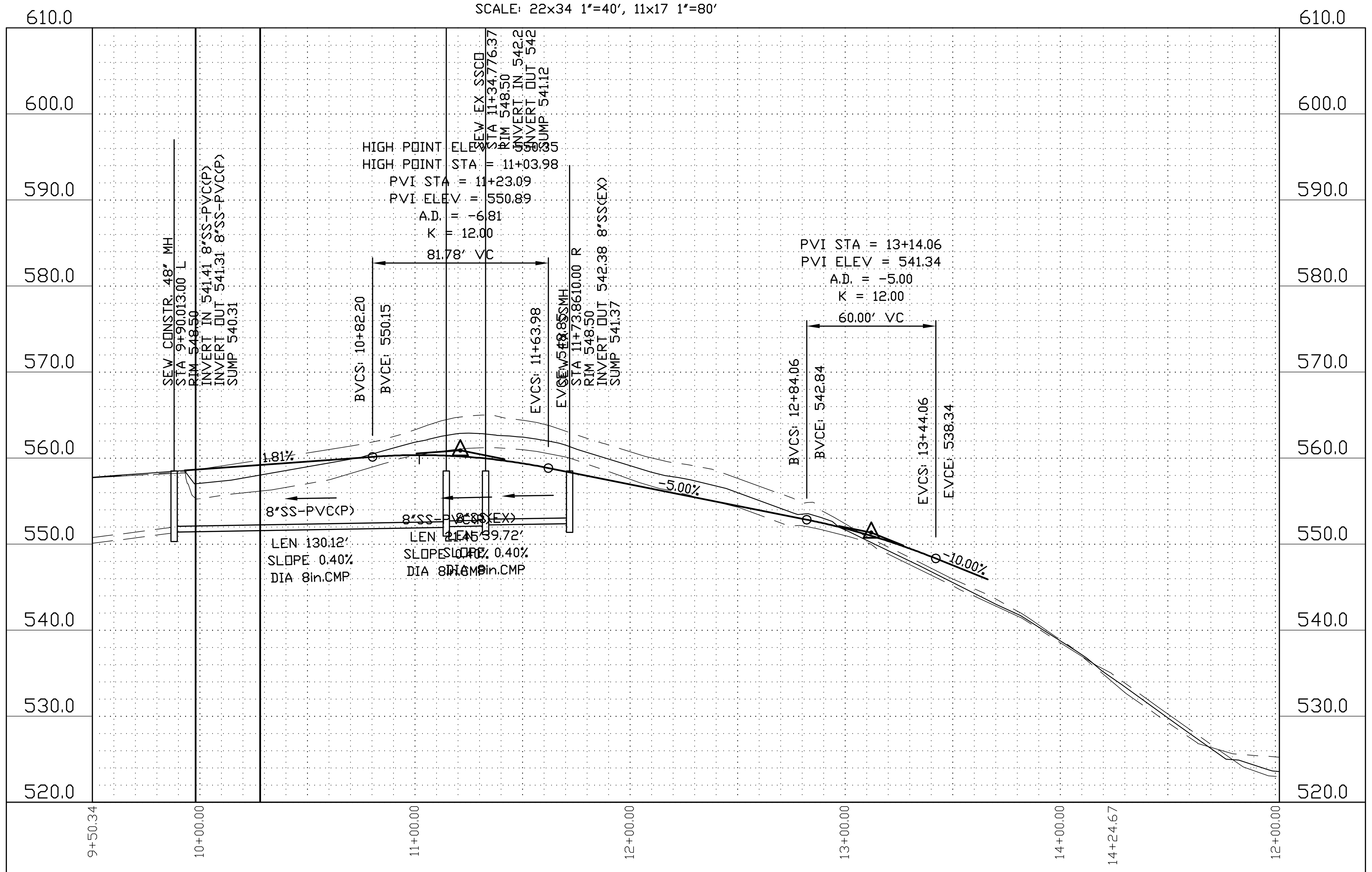
430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	03-11-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	C3
REV.	0



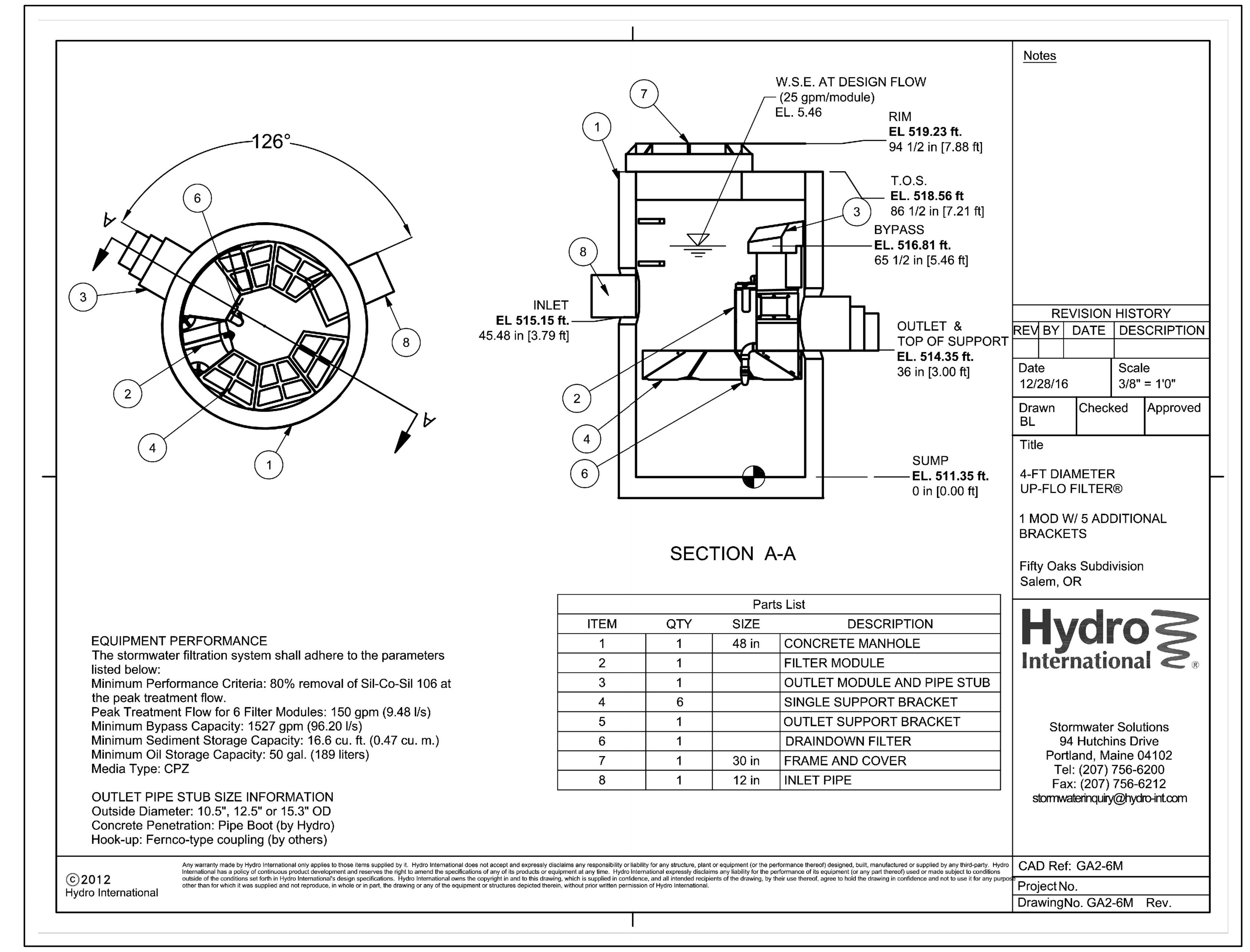
NOYES COURT STREET PLAN

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


SEW CONSTR. 48" MH
STA 9+90.01 3.00 L
INVERT IN 541.41 8"SS-PVC(P)
INVERT OUT 541.31 8"SS-PVC(P)
SUMP 540.31
HIGH POINT ELEV = 550.35
HIGH POINT STA = 11+03.98
PVI STA = 11+23.09
PVI ELEV = 550.89
A.D. = -6.81
K = 12.00
81.78' VC
BVCS: 10+82.20
BVCE: 550.15
EVCS: 11+63.98
PVI STA = 13+14.06
PVI ELEV = 541.34
A.D. = -5.00
K = 12.00
60.00' VC
BVCS: 12+84.06
BVCE: 542.84
EVCS: 13+44.06
EVCE: 538.34
1.81%
-5.00%
-10.00%
8"SS-PVC(P)
LEN 130.12'
SLOPE 0.40%
DIA 8in.CMP

NOYES COURT STREET PROFILE

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


SECTION A-A
W.S.E. AT DESIGN FLOW (25 gpm/module) EL. 5.46
RIM EL. 519.23 ft. 94 1/2 in [7.88 ft]
T.O.S. EL. 518.56 ft 86 1/2 in [7.21 ft]
BYPASS EL. 516.81 ft. 65 1/2 in [5.46 ft]
INLET EL 515.15 ft. 45.48 in [3.79 ft]
OUTLET & TOP OF SUPPORT EL. 514.35 ft. 36 in [3.00 ft]
SUMP EL. 511.35 ft. 0 in [0.00 ft]
EQUIPMENT PERFORMANCE
The stormwater filtration system shall adhere to the parameters listed below:
Minimum Performance Criteria: 80% removal of Sil-Co-Sil 106 at the peak treatment flow.
Peak Treatment Flow for 6 Filter Modules: 150 gpm (9.48 l/s)
Minimum Bypass Capacity: 1527 gpm (96.20 l/s)
Minimum Sediment Storage Capacity: 16.6 cu. ft. (0.47 cu. m.)
Minimum Oil Storage Capacity: 50 gal. (189 liters)
Media Type: CPZ
OUTLET PIPE STUB SIZE INFORMATION
Outside Diameter: 10.5", 12.5" or 15.3" OD
Concrete Penetration: Pipe Boot (by Hydro)
Hook-up: Fernco-type coupling (by others)
Parts List
ITEM QTY SIZE DESCRIPTION
1 1 48 in CONCRETE MANHOLE
2 1 FILTER MODULE
3 1 OUTLET MODULE AND PIPE STUB
4 6 SINGLE SUPPORT BRACKET
5 1 OUTLET SUPPORT BRACKET
6 1 DRAINDOWN FILTER
7 1 30 in FRAME AND COVER
8 1 12 in INLET PIPE
Notes
REVISION HISTORY
Date 12/28/16
Scale 3/8" = 1'0"
Drawn BL
4-FT DIAMETER UP-FLO FILTER®
1 MOD W/ 5 ADDITIONAL BRACKETS
Fifty Oaks Subdivision Salem, OR
Hydro International
Stormwater Solutions
94 Hutchins Drive
Portland, Maine 04102
Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com
CAD Ref: GA2-6M
DrawingNo. GA2-6M
©2012 Hydro International

SHEET NOTES:

1. PROVIDE FIVE(5) "CPZ" 0.056 CFS (25 GPM) FILTER MODULES.

FOR APPLICATION

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
13685
DIGITALLY SIGNED
OREGON
JULY 16, 1987
GERALD P. HORNER
EXPIRES: JUNE 30, 2021

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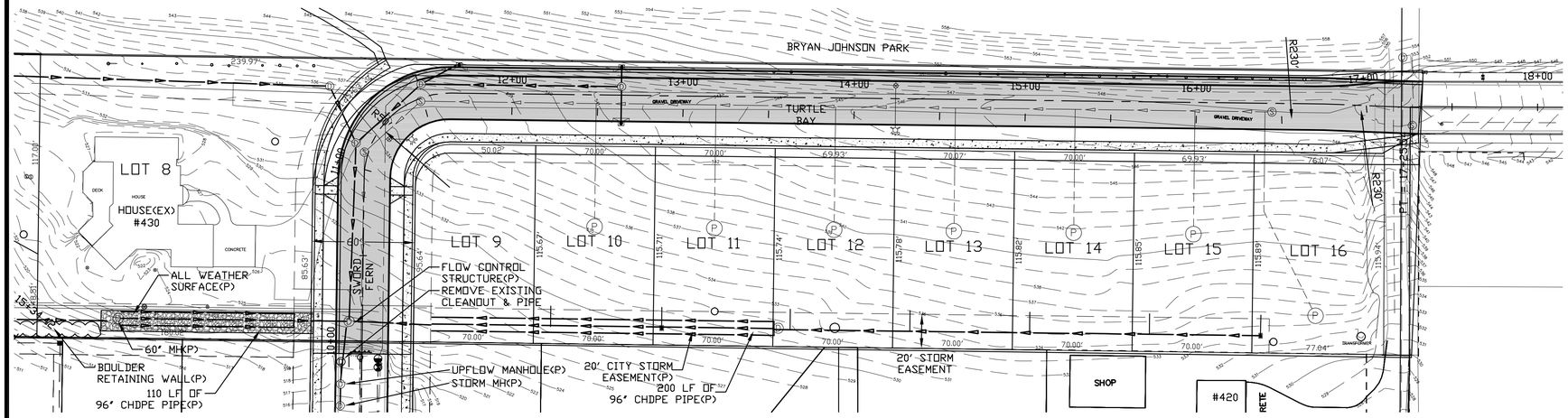
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

NOYES COURT AND VINE MAPLE STREET PLANS AND PROFILES AND UPFLOW DETAIL

QUAIL SPRING VILLAGE 15-LOT SUBDIVISION

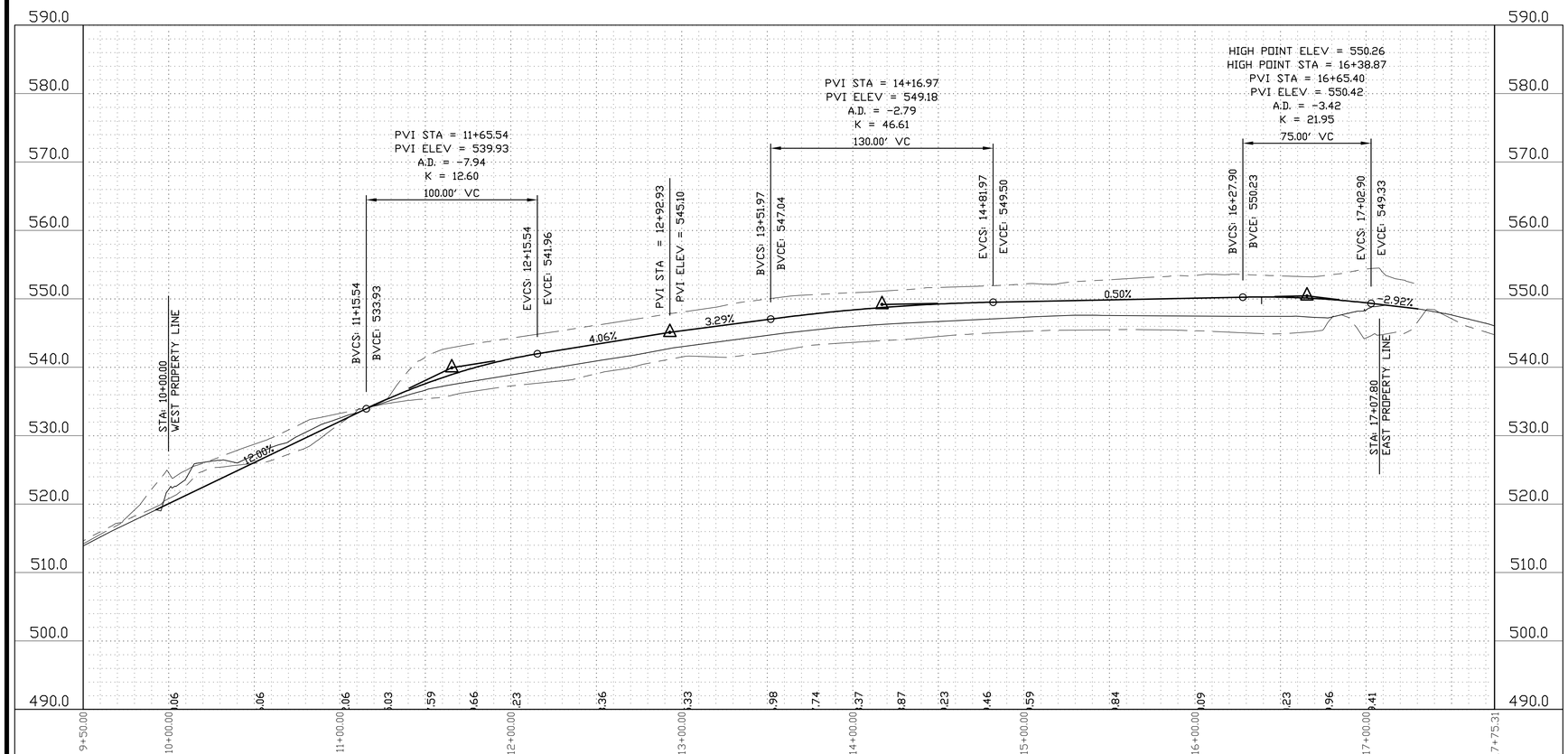
430 TURTLE BAY SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	03-10-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	C4
REV.	0



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'

FOR APPLICATION
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
13685
DIGITALLY SIGNED
OREGON
JULY 16, 1987
GERALD P. HORNER
EXPIRES: JUNE 30, 2021

REV.	DATE	BY	DESCRIPTION
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ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
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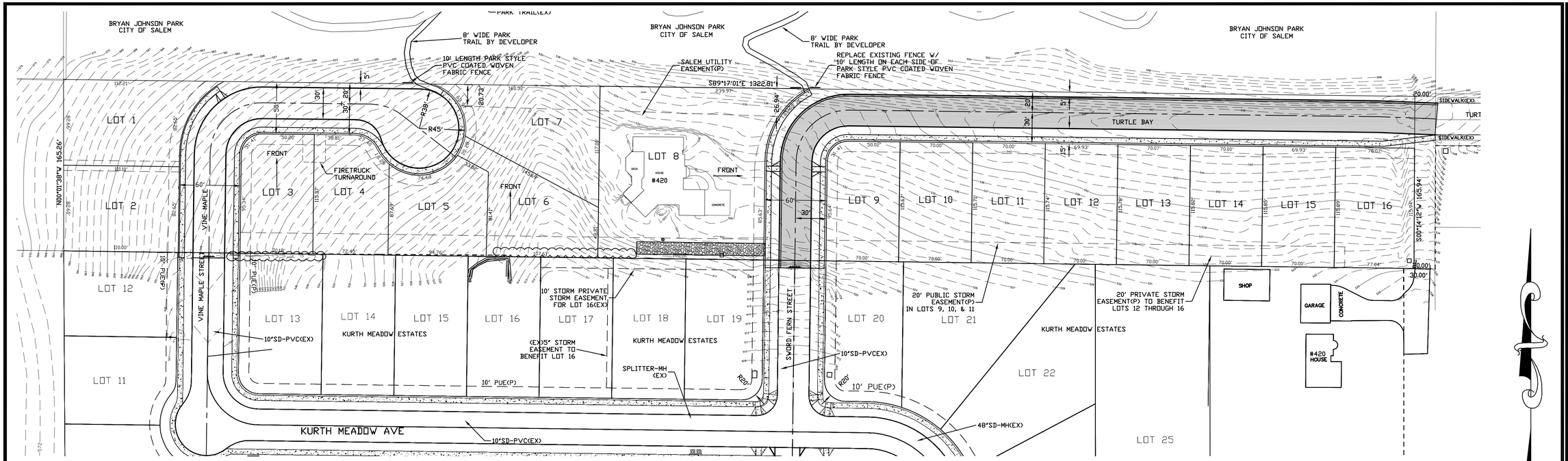
TURTLE BAY STREET PLAN AND PROFILE

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.	C5
REV.	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

$\frac{564'-520'}{440'} = 10\%$

$T = \frac{0.93(300^{.6})(.30^{.6})}{(0.82^{.4})\ (0.10^{.3})} = 30$ MINUTES

I = 0.82" FOR 30 MINUTES

NORTH OFFSITE
PERVIOUS AND IMPERVIOUS AREAS

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

TRAVEL TIME ON NORTH OFFSITE

$\frac{596'-540'}{525'} = 10.7\%$

$T = \frac{0.93(300^{.6})(.30^{.6})}{(0.82^{.4})\ (0.107^{.3})} = 30$ MINUTES

I = 0.82" FOR 30 MINUTES

SPRING QUAIL VILLAGE
TREES

THERE ARE 21 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 1,610 SQUARE FEET OR 0.058 ACRES

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

21 TREES x 50 SQUARE FEET PER TREE = 1,050 SQUARE FEET

FOR APPLICATION

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
13685
DIGITALLY SIGNED
OREGON
JULY 16, 1987
GERALD P. HORNER

EXPIRES: JUNE 30, 2021

REV.	DATE	BY	DESCRIPTION
0	03-10-21	GPH	ISSUED FOR SUBDIVISION APPLICATION

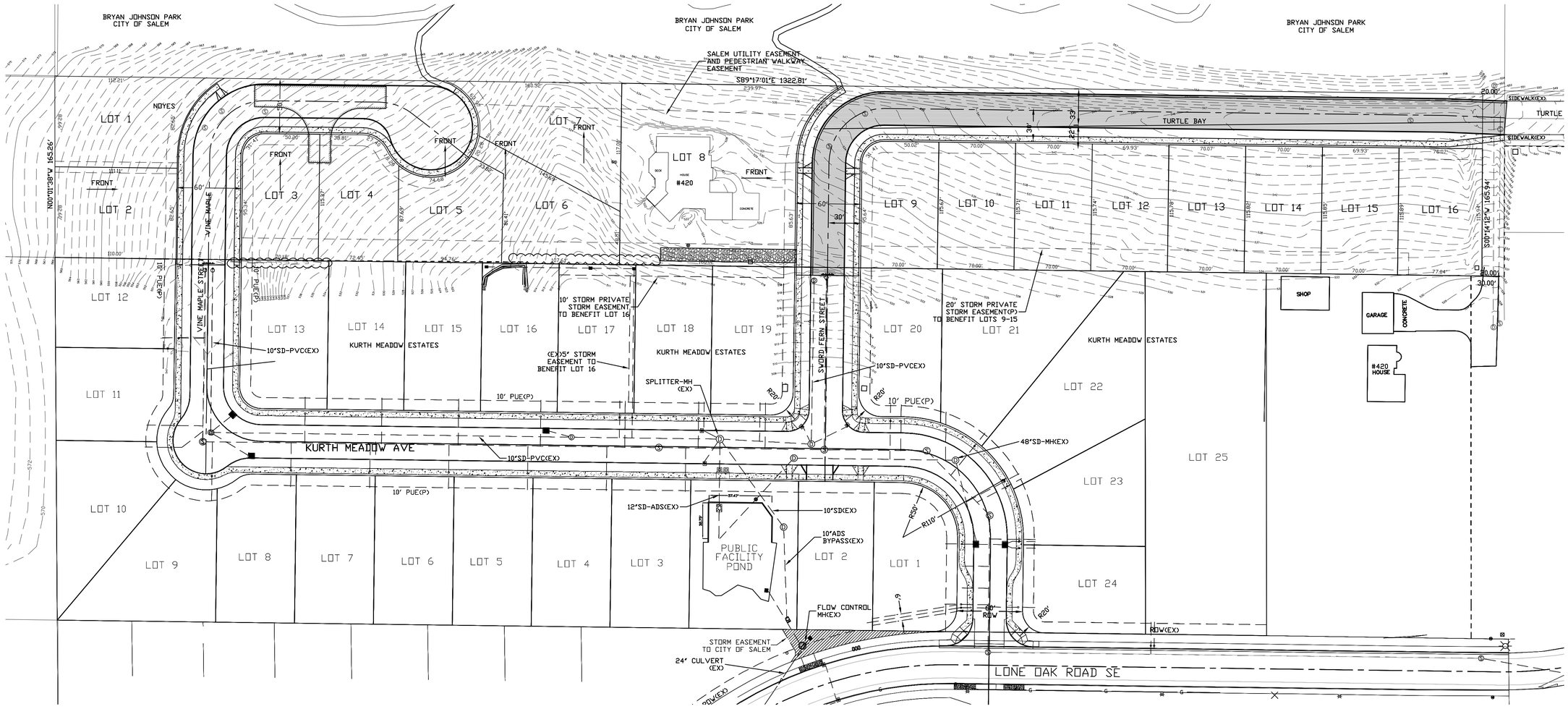
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

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:	03-10-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	C6
REV.	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:	32,350 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	14,000 SQUARE FEET

TRAVEL TIME ON WEST SIDE

$\frac{564'-520'}{440'} = 10\%$

$T = \frac{0.93(300^{.6})(.30^{.6})}{(0.82^{.4})(0.10^{.3})} = 30$ MINUTES

I = 0.82" FOR 30 MINUTES

NORTH OFFSITE PERVIOUS AND IMPERVIOUS AREAS

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

TRAVEL TIME ON NORTH OFFSITE

$\frac{596'-540'}{525'} = 10.7\%$

$T = \frac{0.93(300^{.6})(.30^{.6})}{(0.82^{.4})(0.107^{.3})} = 30$ MINUTES

I = 0.82" FOR 30 MINUTES

SPRING QUAIL VILLAGE TREES

THERE ARE 39 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.

39 TREES x 50 SQUARE FEET PER TREE = 1,950 SQUARE FEET

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P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
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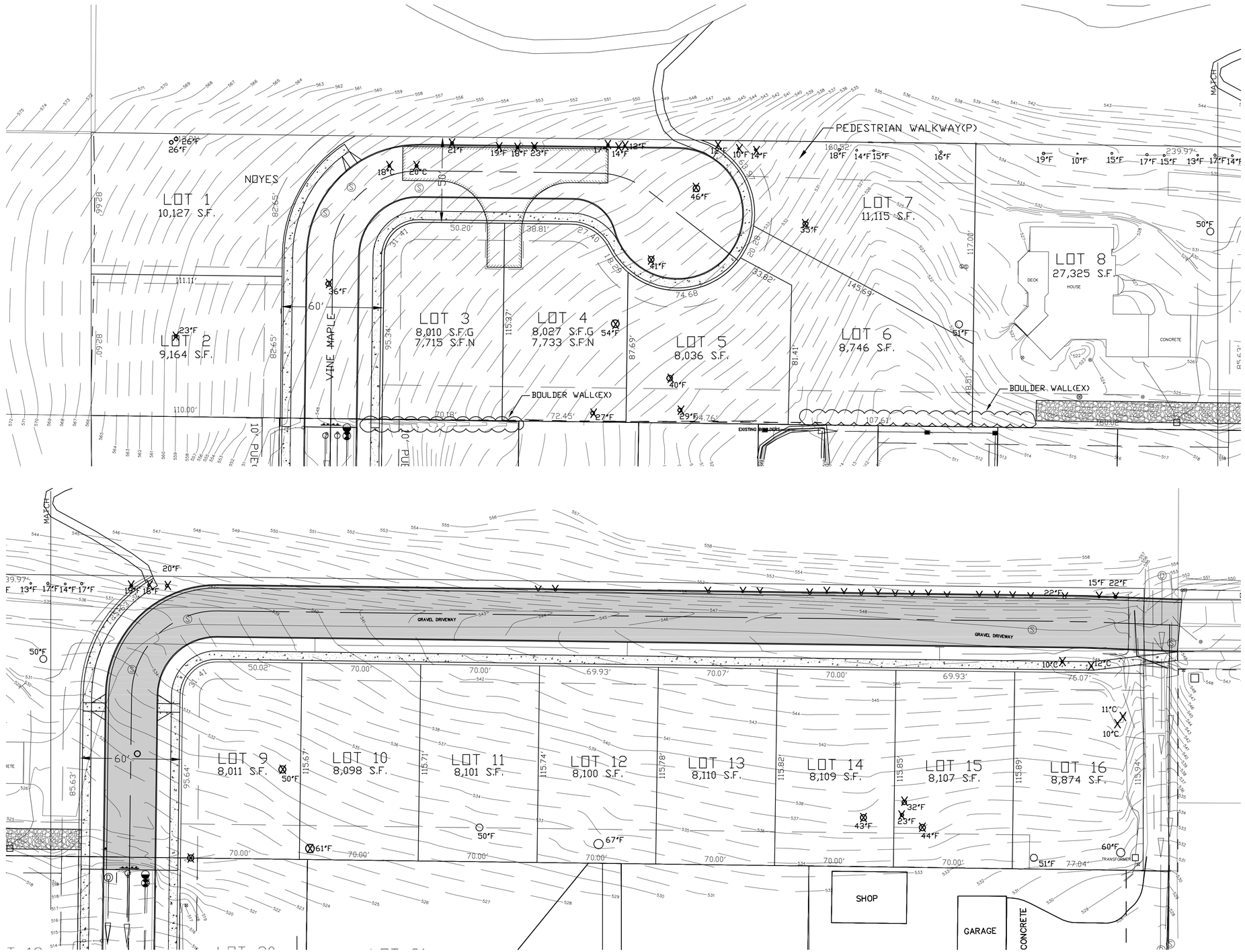
STORM WATER AREAS AND PRE-DEVELOPMENT TRAVEL TIME

SPRING QUAIL VILLAGE SUBDIVISION

430 TURTLE BAY CT SE
SALEM, OREGON 97306

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	09-15-20
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	C1.0
REV.	0



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	– 58
SIGNIFICANT TREES TO BE REMOVED	– 0
REMAINING TREES	– 21
PRECENT TO REMAIN	– 26.6%
PRECENT TO BE REMOVED	– 73.4%

LEGEND

C –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.

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TREE PRESERVATION PLAN

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

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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:	03-11-21
JOB NO.	2020-21
CLIENT NO.	
DRAWING NO.	T1
REV.	0