

DRAWINGS FOR:

STRONG HEIGHTS SUBDIVISION

TAX LOTS: 083W11A00100

083W11A00200

083W11A00300

FOR:

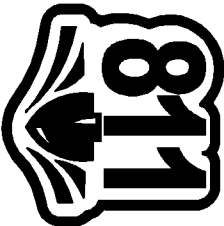
WARD DEVELOPMENT, LLC
6998 Chakarun Lane SE
Salem, OR 97306

Steve Ward
503-931-3460

sward@westech-eng.com

DRAWING INDEX

DWG	TITLE
C0.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C1.0	EXISTING CONDITIONS
C1.1	TREE CONSERVATION PLAN
C2.0	LOT LAYOUT
C2.1	OVERALL ZONING MAP
C3.0	STRONG HEIGHTS LANE (PVT) PLAN-PROFILE STA 10+00 b STA 13+20
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C3.3	SAW LANE (PVT) PLAN-PROFILE
C3.4	STREET TYPICAL SECTION
C4.0	OVERALL UTILITY PLAN



Know what's below.
Call before you dig.

ENGINEER:

WESTECH ENGINEERING, INC.
3841 Fairview Industrial Dr SE, Suite 100
Salem, Oregon 97302

Steve Ward, PE
Phone: (503) 585-2474
Email: sward@westech-eng.com

SURVEYOR:

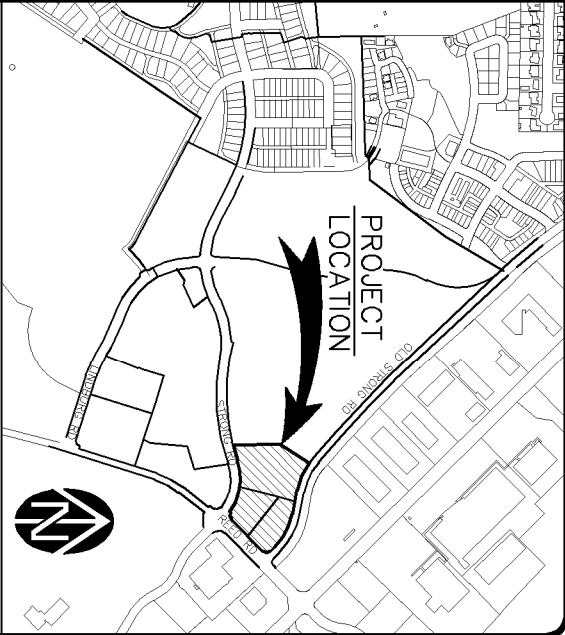
BARKER SURVEYING
3657 Kashmir Way SE
Salem, Oregon 97317

Greg Wilson, PLS
Phone: (503) 588-8800
Email: greg@barkewilson.com

GEOTECHNICAL ENGINEER:

GEO ENGINEERS
333 High Street NE Suite 102
Salem, Oregon 97301

Julio Vela, PE
Phone: (971) 304-3078
jvela@geoengineers.com



GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—P—	—P—
FENCE	—X—X—	—X—X—
BARICADE	□	□
TELEPHONE MANHOLE	①	①
TELEPHONE PEDESTAL	②	②
SANITARY SEWER MANHOLE	③	③
STORM DRAIN MANHOLE	④	④
CATCH BASIN	⑤	⑤
FIRE HYDRANT AND VALVE	⑥	⑥
WATER METER	⑦	⑦
WATER VALVE	⑧	⑧
POWER POLE	⑨	⑨
POWER POLE W/ANCHOR	⑩	⑩
POLE W/LUMINARE	⑪	⑪
LIGHT POLE	⑫	⑫
SIGN POST	⑬	⑬
MAILBOX	⑭	⑭
HEDGE OR BRUSH	⑮	⑮
TREES	⑯	⑯



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com



REGISTERED PROFESSIONAL ENGINEER
STEVEN A. WARD
RENEWED: 6/30/2022

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

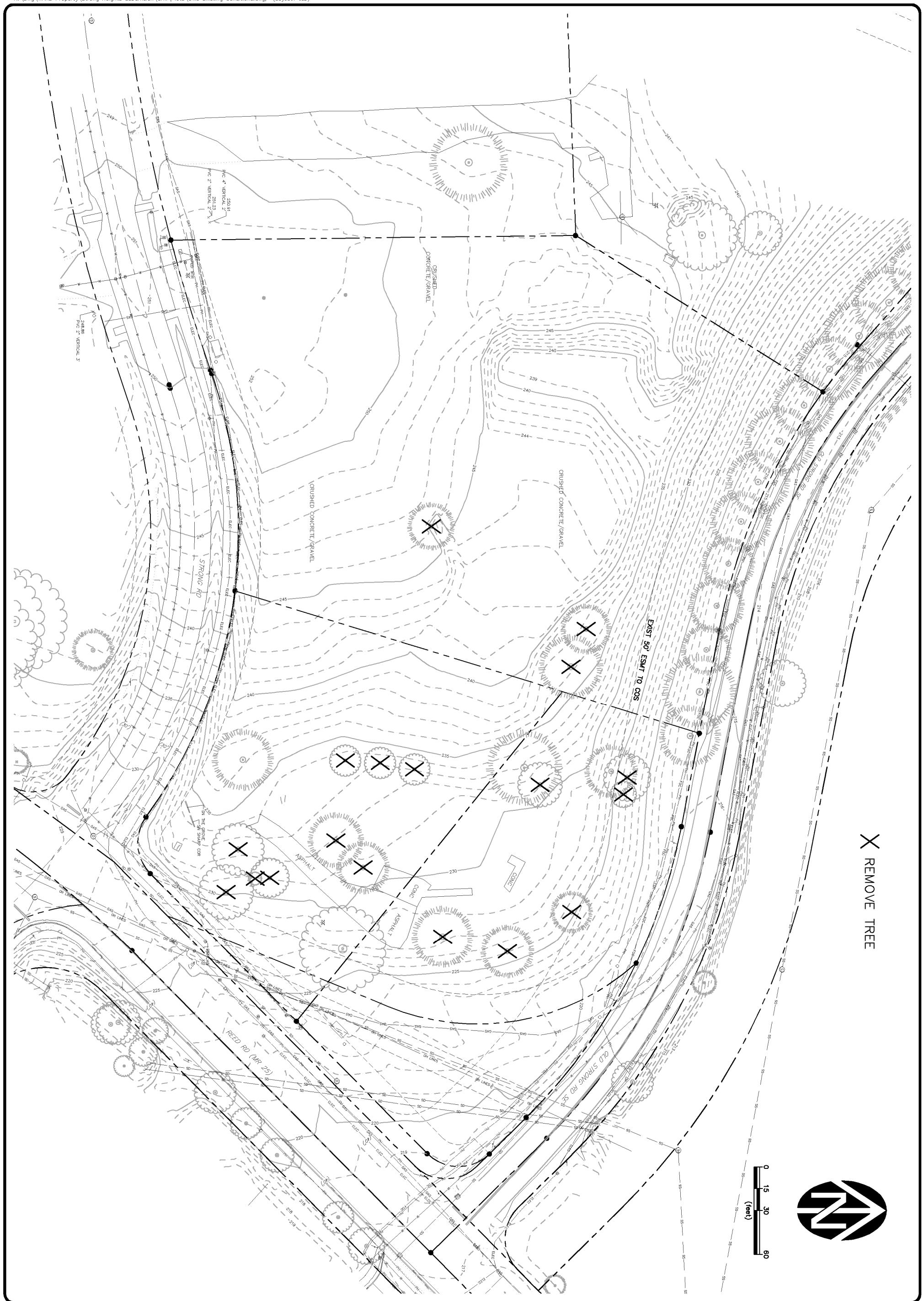
DSN.	SAW
DRN.	AR
CKD.	SAW
DATE:	FEB 2021

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION

COVER SHEET,
VICINITY & LOCATION MAPS.
DRAWING INDEX

DRAWING
C0.0
JOB NUMBER
2720.7000.0



X REMOVE TREE



WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION

EXISTING CONDITIONS

WE **WESTECH ENGINEERING, INC.**
CONSULTING ENGINEERS AND PLANNERS

1841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97301
Phone: (503) 585-2474 Fax: (503) 585-3886
E-mail: westech@westech-eng.com

REVIEW

RENEWAL: 6/30/2022

VERIFY SCALE
BAR IS ONE INCH ON
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SCALE ACCORDINGLY

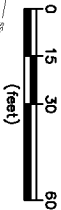
DSN.	SAW
DRN.	AR
CKD.	SAW
DATE: FEB 202	

[illegible]

TREE TABLE

#	SPECIES	DBH	DRIP
1	FIR	28"	22'
2	FIR	33"	25'
3	FIR	31"	23'
4	FIR	31"	22'
5	FIR	24"	19'
6	FIR	23"	20'
7	FIR	19"	18'
8	FIR	23"	27'
9	FIR	46"	18'
10	STUMP		
11	STUMP		
12	PINE	25"	17'
13	PINE	34"	18'
14	PINE	41"	23'
15	CEDAR	64"	19'
16	DECID	46"	18'
17	DECID	12"	10'
18	DECID	30"	17'
19	SEQUO	90"	27'
20	DECID	17"	12'
21	DECID	17"	12'
22	DECID	17"	12'
23	SEQUO	66"	22'
24	DECID	21"	20'
25	DECID	23"	21'
26	DECID	9"	5'
27	DECID	10"	15'
28	CEDAR	35"	20'
29	CEDAR	24"	19'
30	OAK	38"	33'
31	SEQUO	81"	22'
32	FIR	53"	19'
33	CEDAR	56"	15'

TREES/STUMPS REMOVED=20=60.6%
TREES SAVED=13=39.4%



WE

WESTECH ENGINEERING, INC.
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Phone: (503) 585-2474 Fax: (503) 585-3866
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REGISTERED PROFESSIONAL
ENGINEER
STATE OF OREGON
NOV 16, 1990
STEVEN A. WARD

REVIEW

REVIEW: 6/30/2022

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

DSN.	SAW
DRN.	AR
CKD.	SAW
DATE:	FEB 2021

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION

TREE CONSERVATION PLAN

DRAWING
C1.1
JOB NUMBER
2720.7000.0

PARCEL SUMMARY

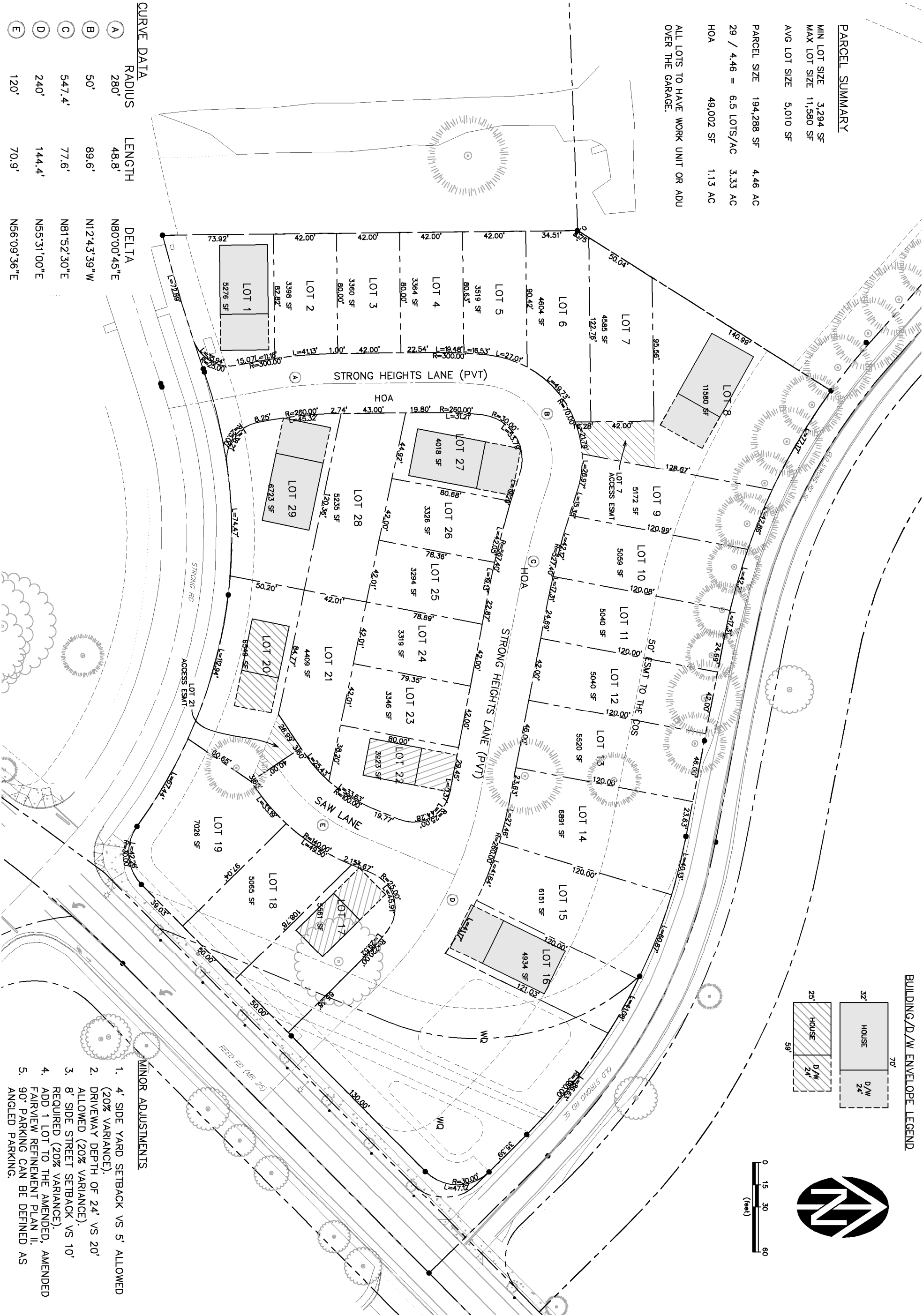
MIN LOT SIZE 3,294 SF
MAX LOT SIZE 11,580 SF
AVG LOT SIZE 5,010 SF

PARCEL SIZE 194,288 SF 4.46 AC
29 / 4.46 = 6.5 LOTS/AC 3.33 AC
HOA 49,002 SF 1.13 AC

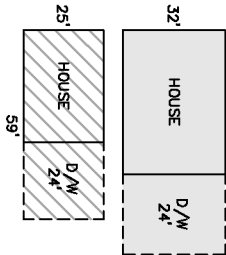
ALL LOTS TO HAVE WORK UNIT OR ADU
OVER THE GARAGE.

CURVE DATA

	RADIUS	LENGTH	DELTA
A	280'	48.8'	N80°00'45"E
B	50'	89.6'	N12°43'39"W
C	547.4'	77.6'	N81°52'30"E
D	240'	144.4'	N56°31'00"E
E	120'	70.9'	N56°09'36"E



BUILDING/D/W ENVELOPE LEGEND



MINOR ADJUSTMENTS

1. 4' SIDE YARD SETBACK VS 5' ALLOWED (20% VARIANCE).
2. DRIVEWAY DEPTH OF 24' VS 20' ALLOWED (20% VARIANCE).
3. 8' SIDE STREET SETBACK VS 10' REQUIRED (20% VARIANCE).
4. ADD 1 LOT TO THE AMENDED, AMENDED FAIRVIEW REFINEMENT PLAN II.
5. 90° PARKING CAN BE DEFINED AS ANGLED PARKING.

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION

LOT LAYOUT

WESTECH ENGINEERING, INC.
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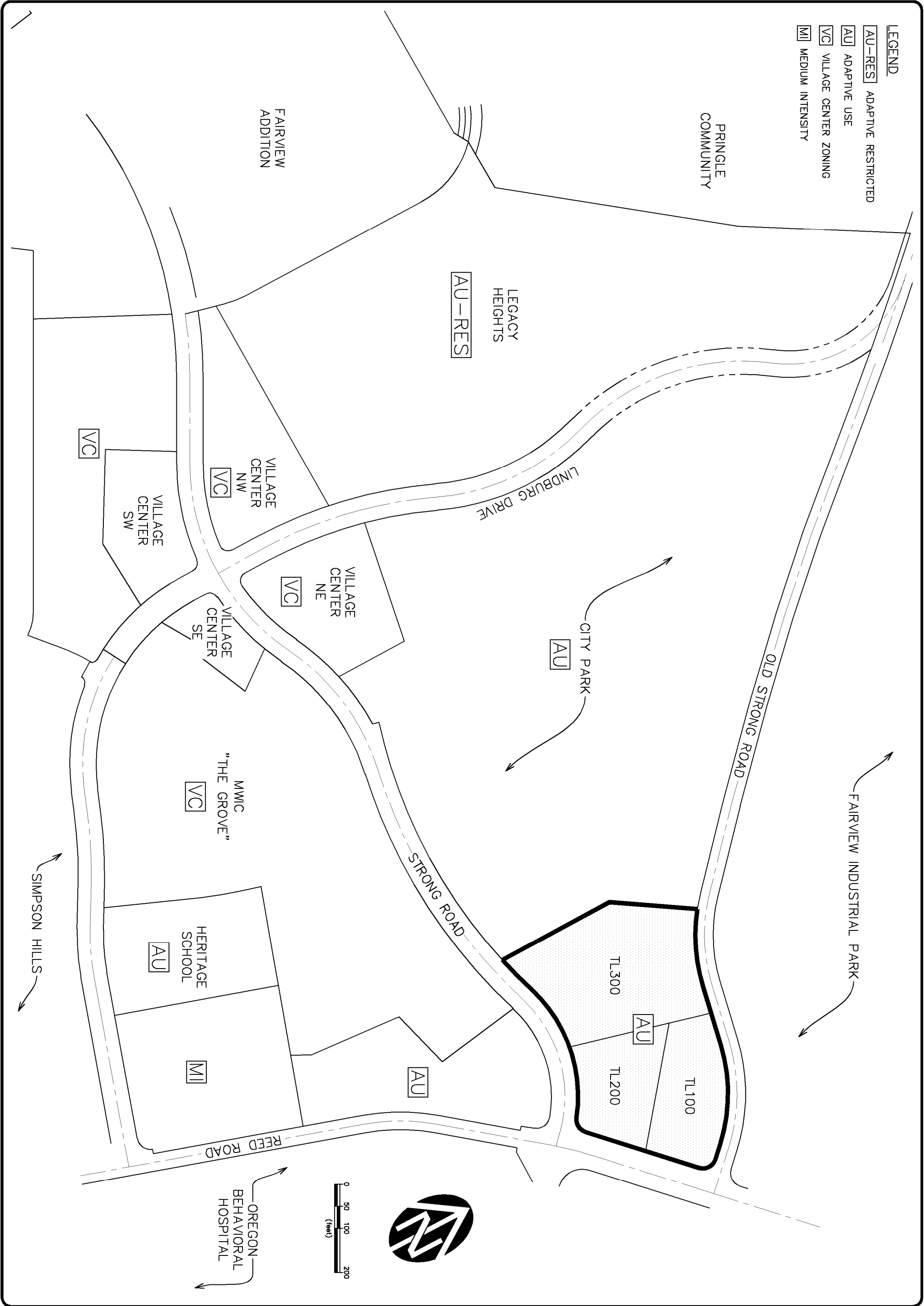
REVIEW
REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
NO. 16,190
STEVEN A. WARD
RENEWAL: 6/30/2022

VERIFY SCALE	1"
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DSN. SAW	
DRN. AR	1
CKD. SAW	
DATE: FEB 2021	

NO.	DATE	DESCRIPTION	BY
REVISIONS			

DRAWING
C2.0

JOB NUMBER
2720.7000.0



WARD DEVELOPMENT, LLC

STRONG HEIGHTS SUBDIVISION

OVERALL ZONING MAP

WE

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E-mail: westech@westech-eng.com

REGISTERED PROFESSIONAL ENGINEER

STATE OF OREGON

NOV 16, 1987

STEVEN A. WARD

RENEWED: 6/30/2022

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW

DRN. AR

CKD. SAW

DATE: FEB 2021

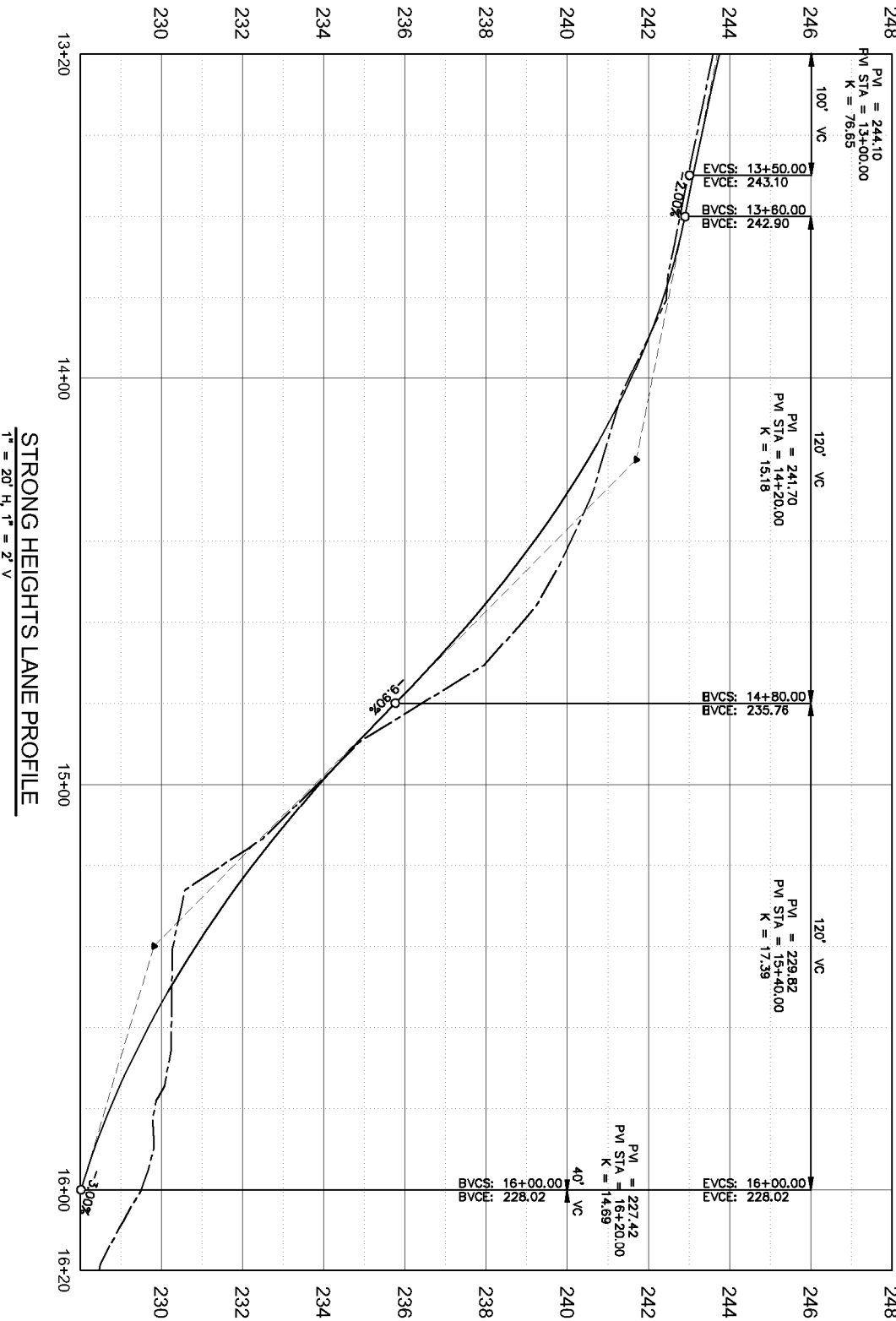
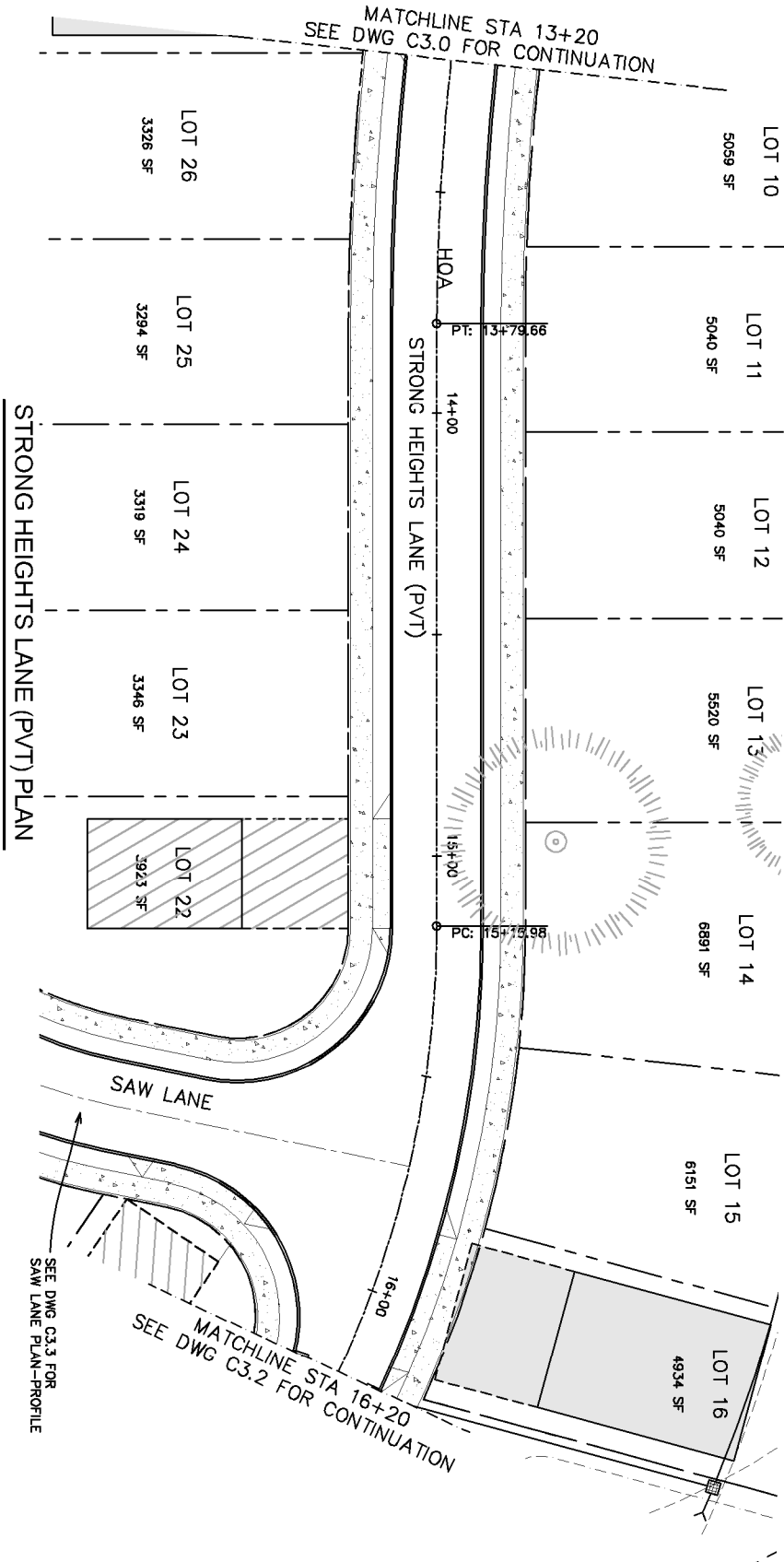
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DRAWING

C2.1

JOB NUMBER

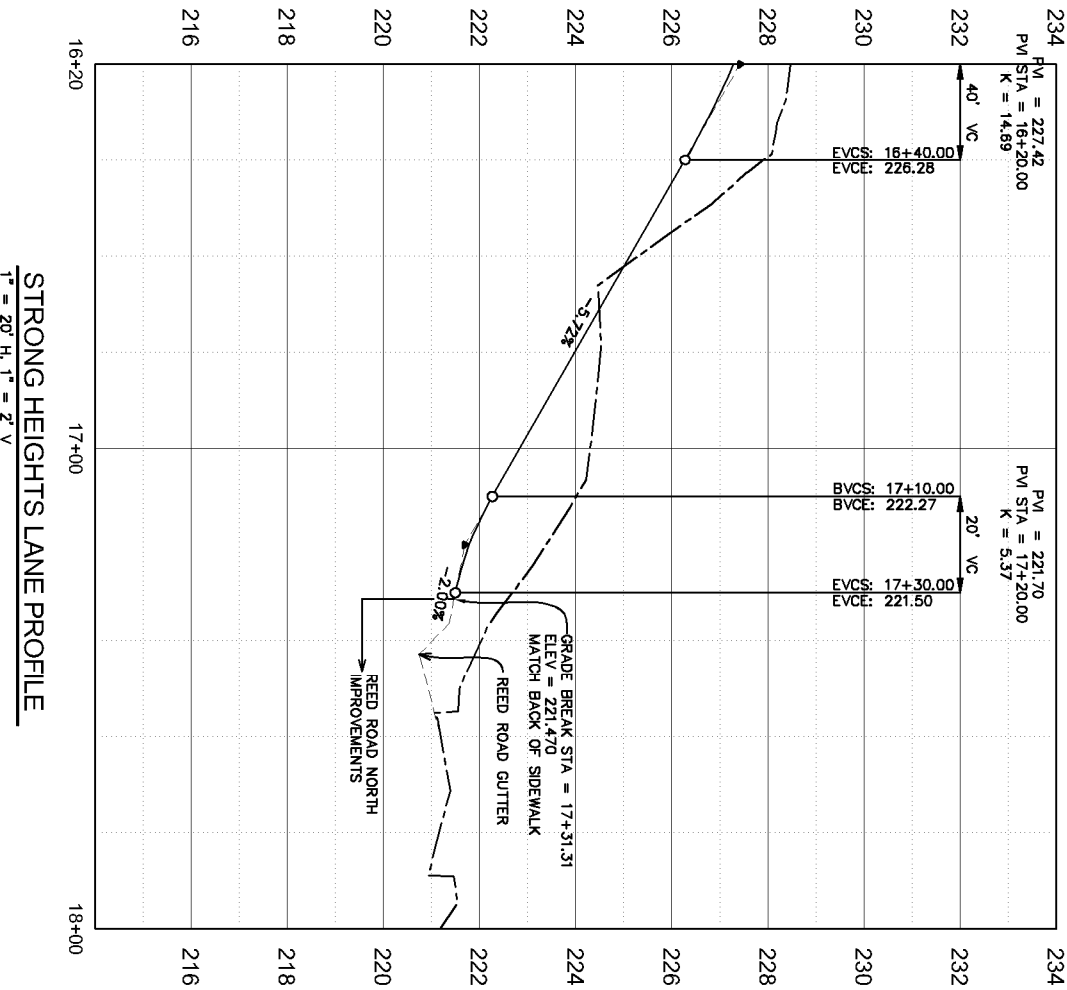
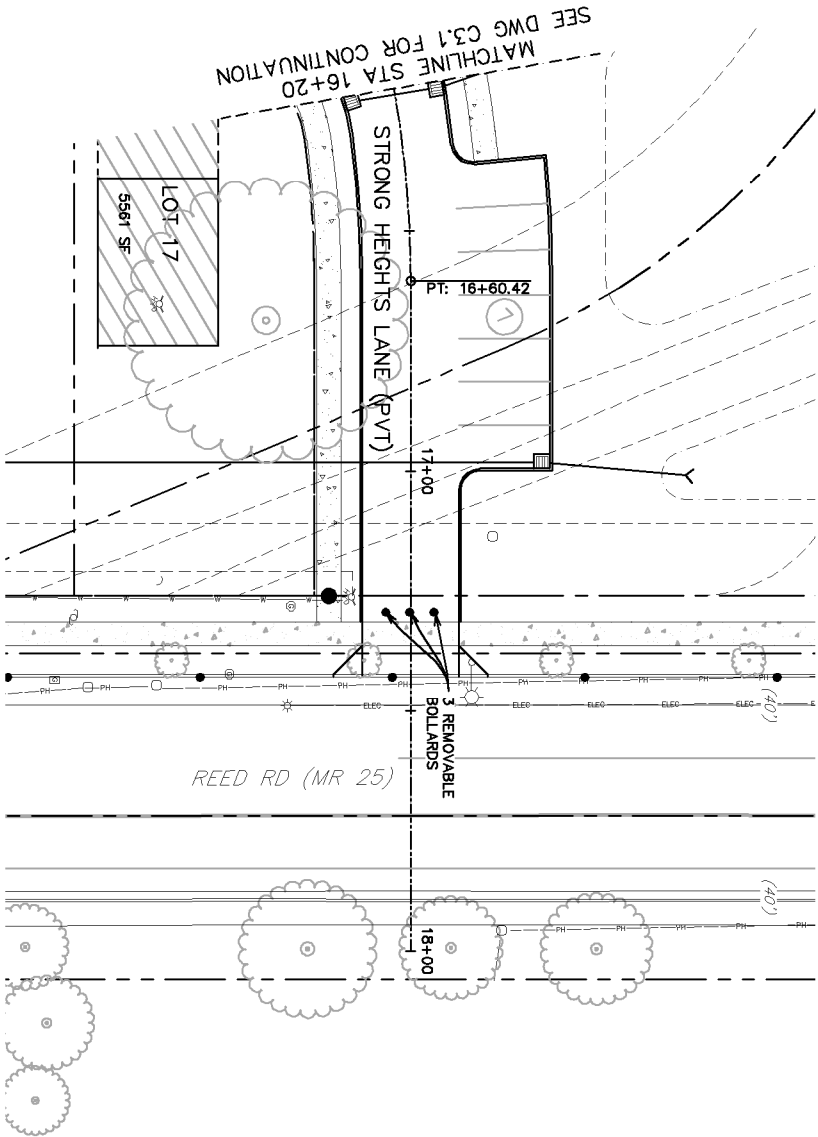
2720.7000.0



WARD DEVELOPMENT, LLC STRONG HEIGHTS SUBDIVISION STRONG HEIGHTS LANE (PVT) PLAN-PROFILE STA 13+20 to STA 16+20	 WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3986 E-mail: westech@westech-eng.com	 REVIEW REVIEWER: 6/30/2022	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 10 20 40 1" = 40' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DSN. SAW DRN. AR CKD. SAW DATE: FEB 2021	NO. 1 DATE DESCRIPTION REVISIONS	BY

DRAWING
C3.1

JOB NUMBER
2720.7000.0



WE

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CONSULTING ENGINEERS AND PLANNERS

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Phone: (503) 585-2474 Fax: (503) 585-3856
E-mail: westech@westech-eng.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
MAY 16, 1989
STEVEN A. WARD
RENEWAL: 6/30/2022

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING	1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DSN. SAW	
DRN. AR	1
CKD. SAW	
DATE: FEB 2021	

NO.	DATE	DESCRIPTION	BY
REVISIONS			

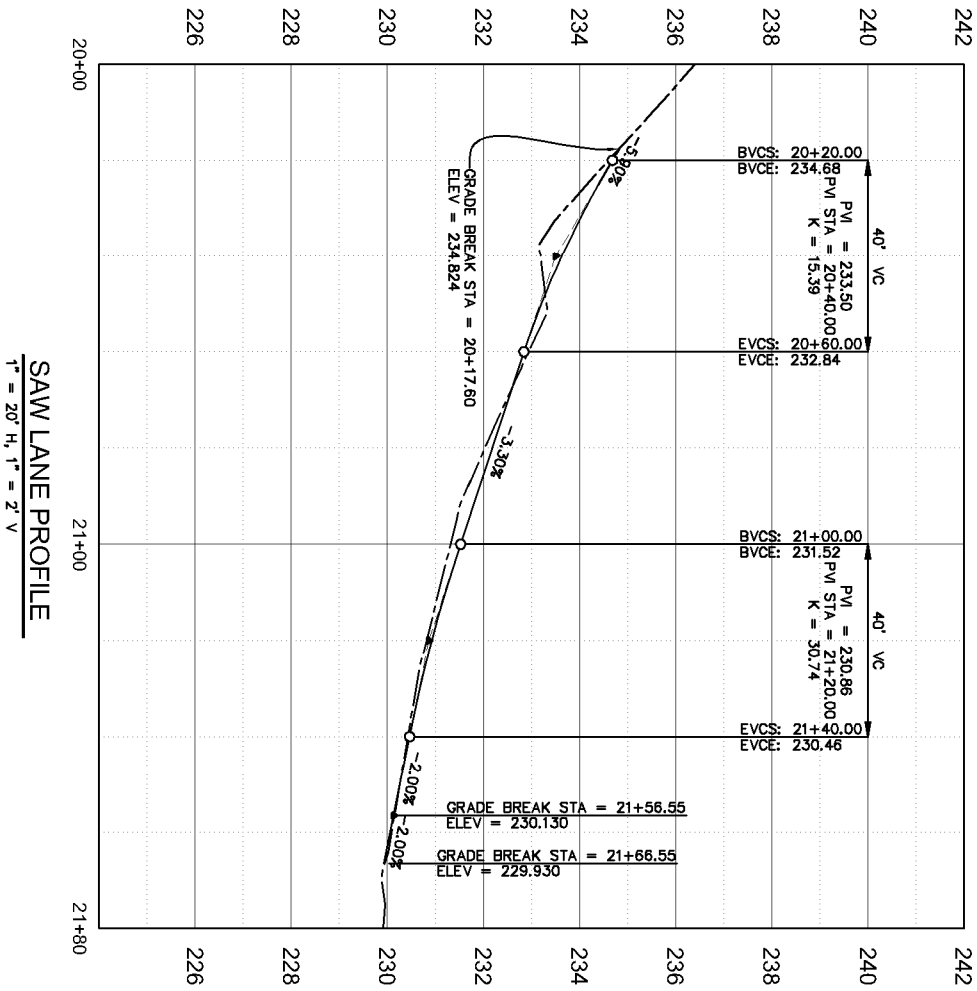
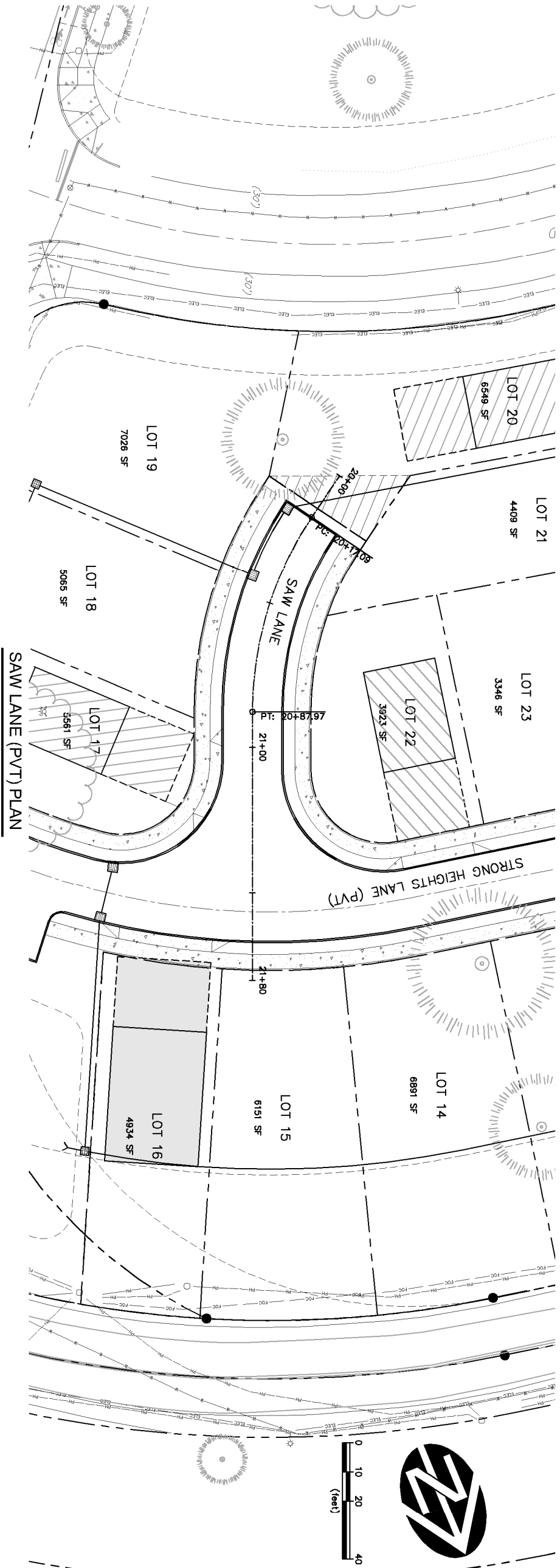
DRAWING
C3.2

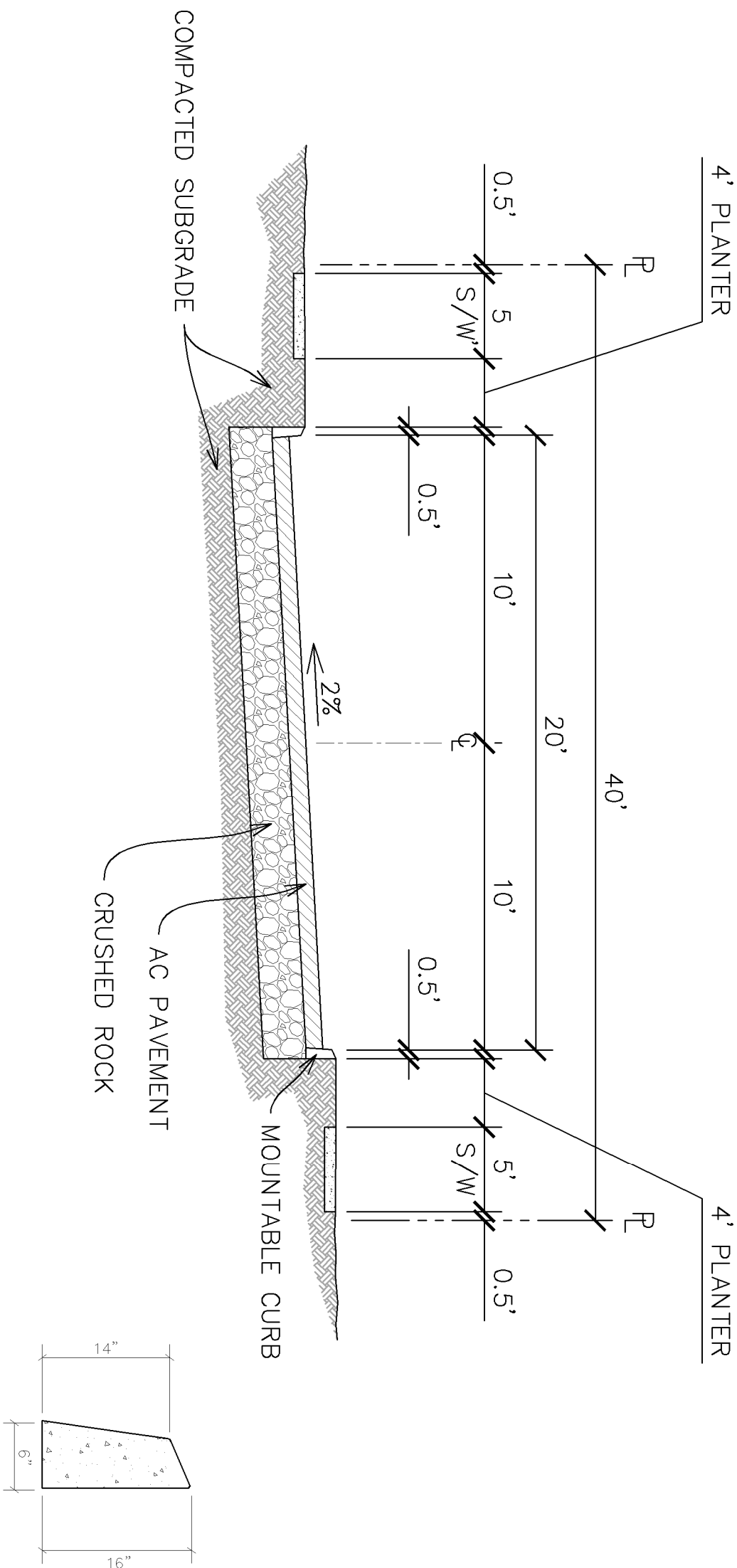
JOB NUMBER
2720.7000.0

WARD DEVELOPMENT, LLC

STRONG HEIGHTS SUBDIVISION

STRONG HEIGHTS LANE (PVT)
PLAN-PROFILE
STA 16+20 to END





TYPICAL STREET SECTION

N.T.S.

MOUNTABLE CURB

N.T.S.

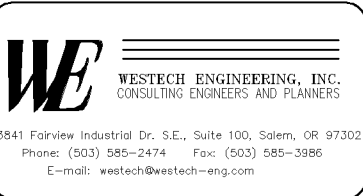
1. STREETS CLASSIFIED AS PRIVATE STREETS WITH CURBS IN ACCORDANCE WITH THE APPROVED AMENDED REFINEMENT PLAN.
2. NO PARALLEL STREET PARKING ALLOWED.
3. STREET PAVEMENT SECTION TBD.
4. STREET MAINTAINED BY HOA.

1. VERTICAL CURVE K VALUES.
2. HORIZONTAL CURVE RADIUS AT STRONG HEIGHTS 90° CORNER.
3. DRIVEWAY APRON VS CURB RETURN AT STRONG ROAD.
4. MOUNTABLE CURB FOR AC CURBS.
5. 2% CROSS SLOP IN LIEU OF A NORMAL CROWNED STREET.
6. VERTICAL CURVE SAG & CREST K VALUES.

1			
NO.	DATE	DESCRIPTION	BY
REVISIONS			

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DSN.	SAW
DRN.	AR
CKD.	SAW
DATE: FEB 2021	



WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
TYPICAL STREET SECTION

DRAWING
C3.4

JOB NUMBER
2720.7000.0

