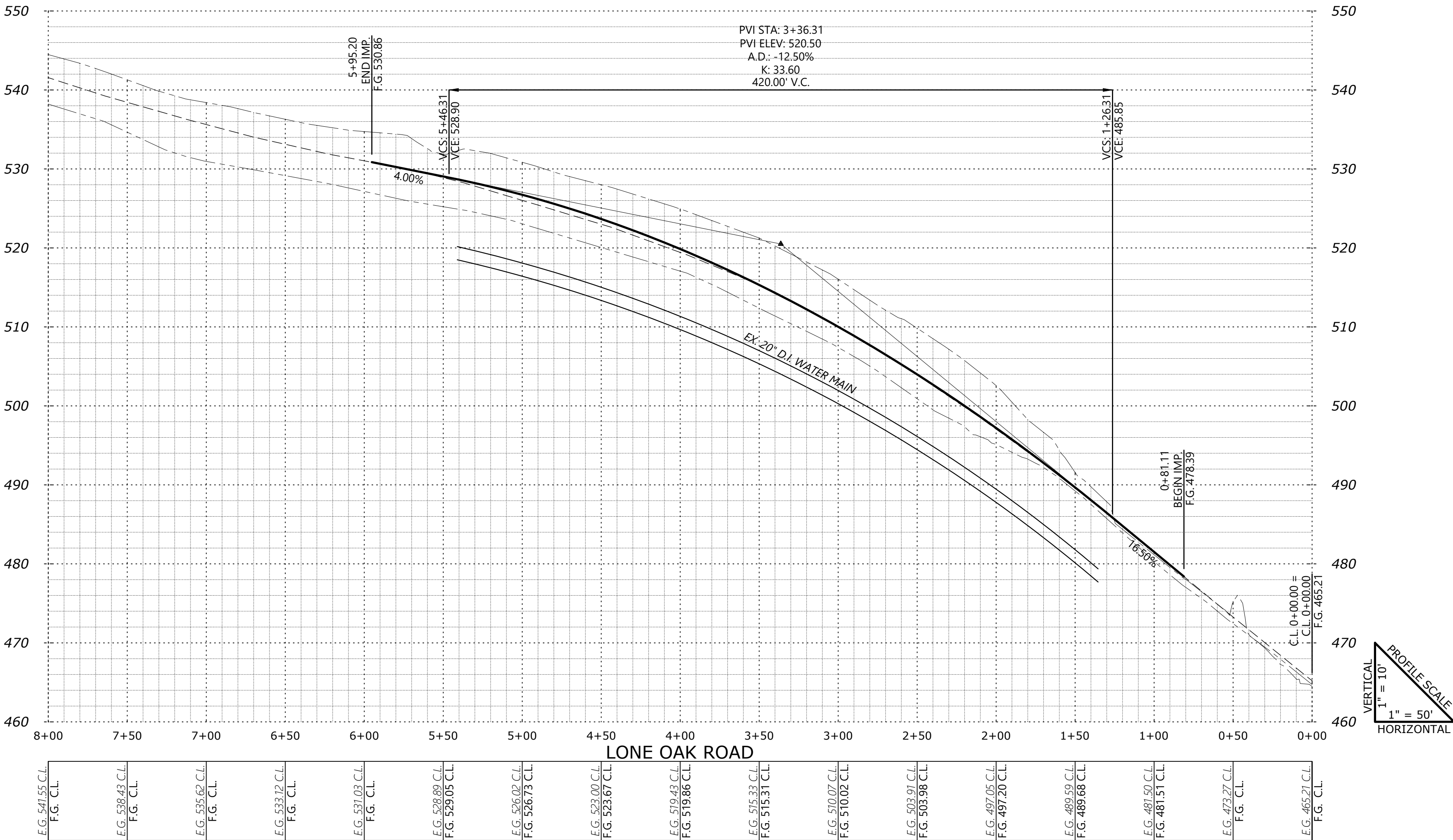
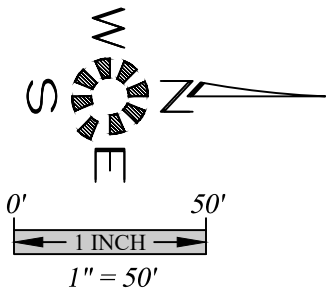
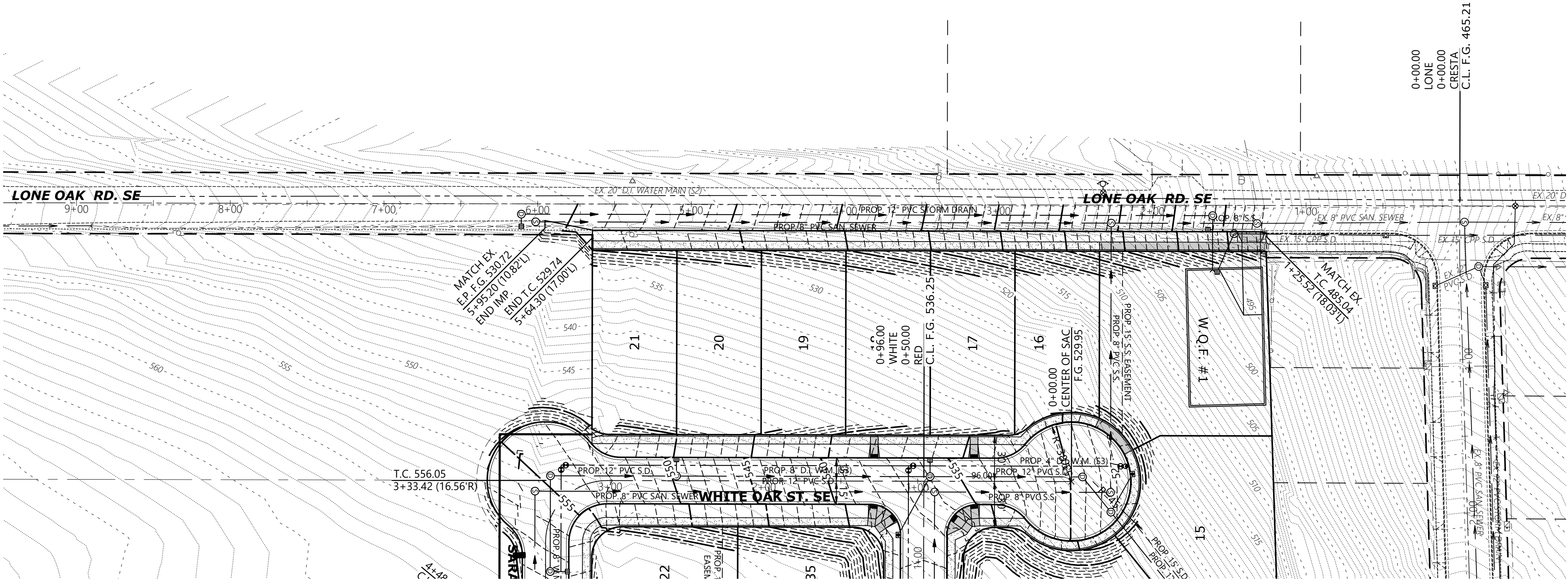


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STREET PLAN

OAK GROVE

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PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

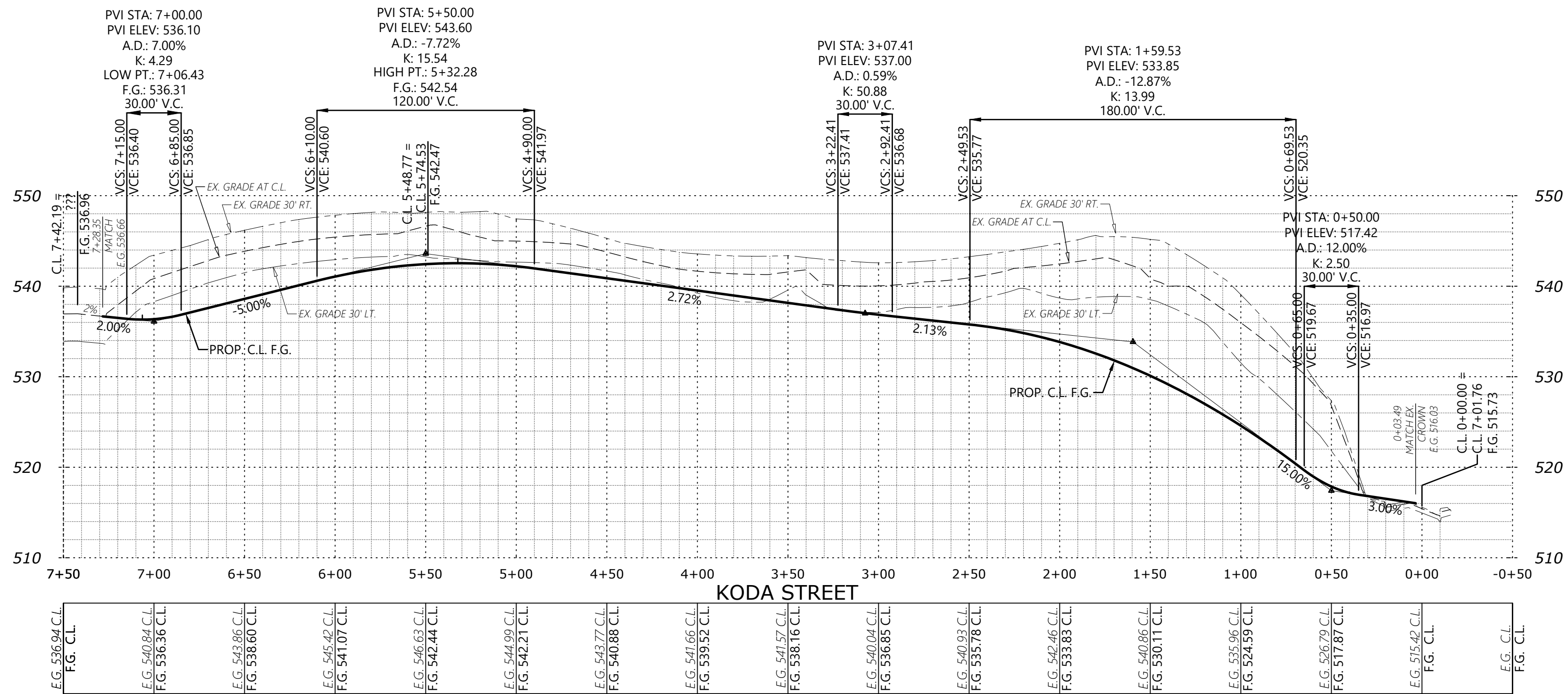
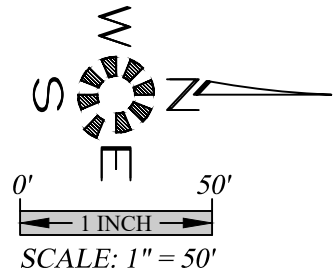
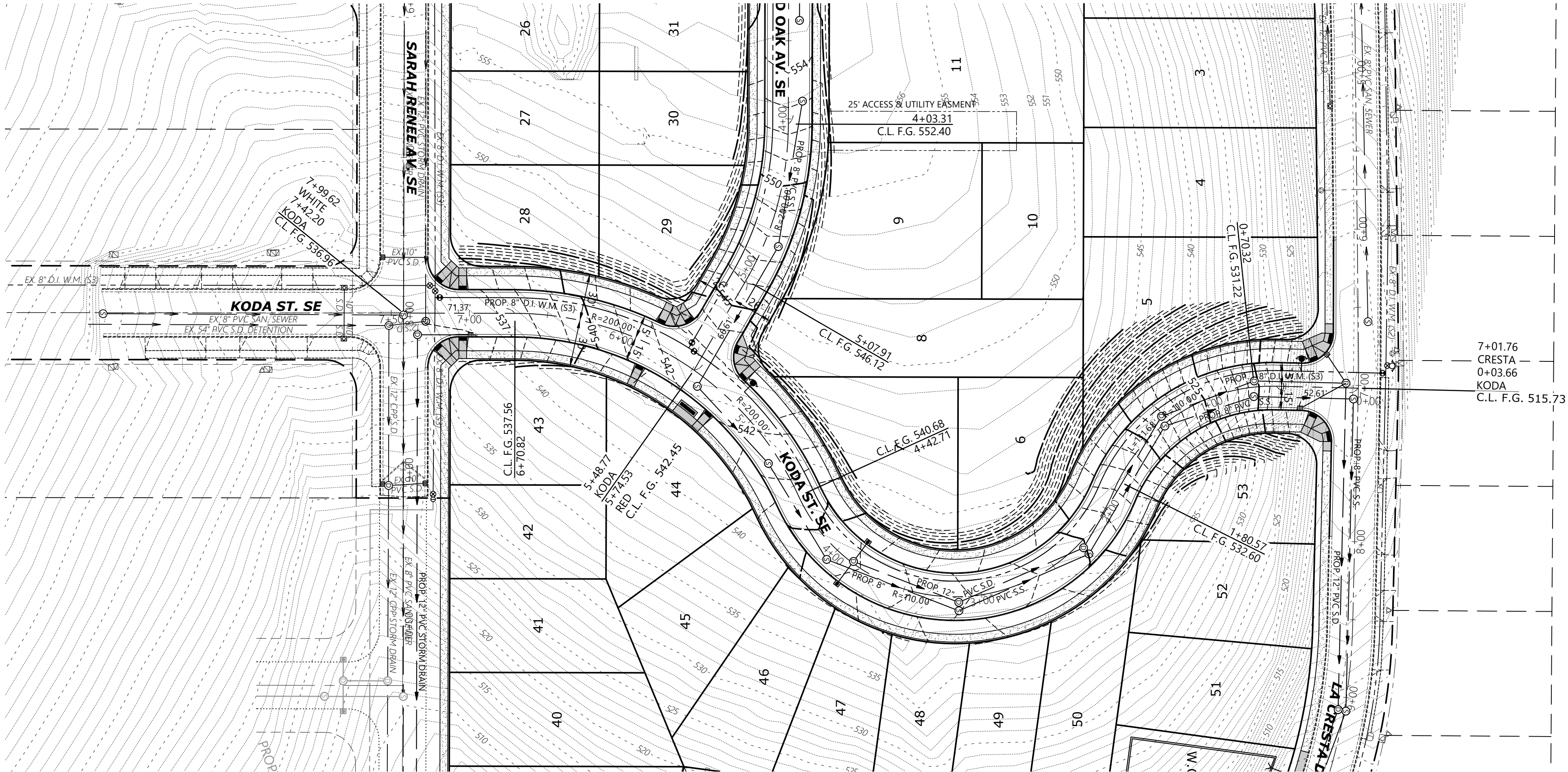
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Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
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EXPIRES 06-30-2021

JOB # 7154

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STREET PLAN

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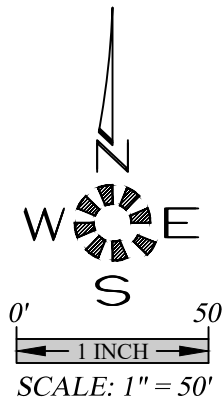
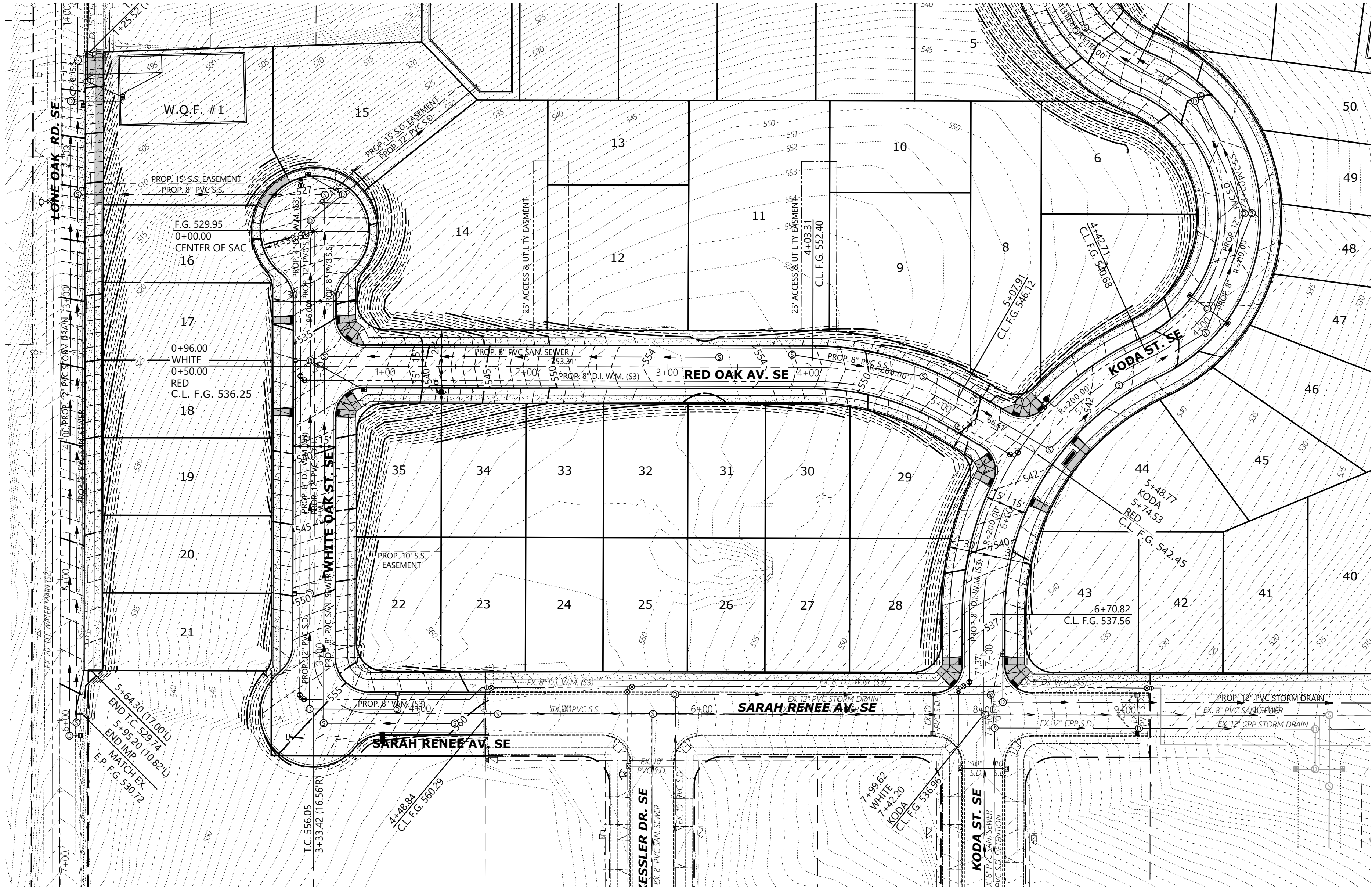
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Date: JUNE 2021
Scale: AS SHOWN
As-Built: -----



JOB # 7154

P4

\\n7m\7154-lon\cadd\7150\Draw\02\7154p.dwg P5 ST 8/28/2022 8:48:40 AM J.Hellingworth



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STREET PLAN

OAK GROVE

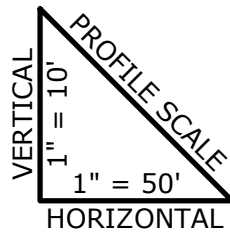
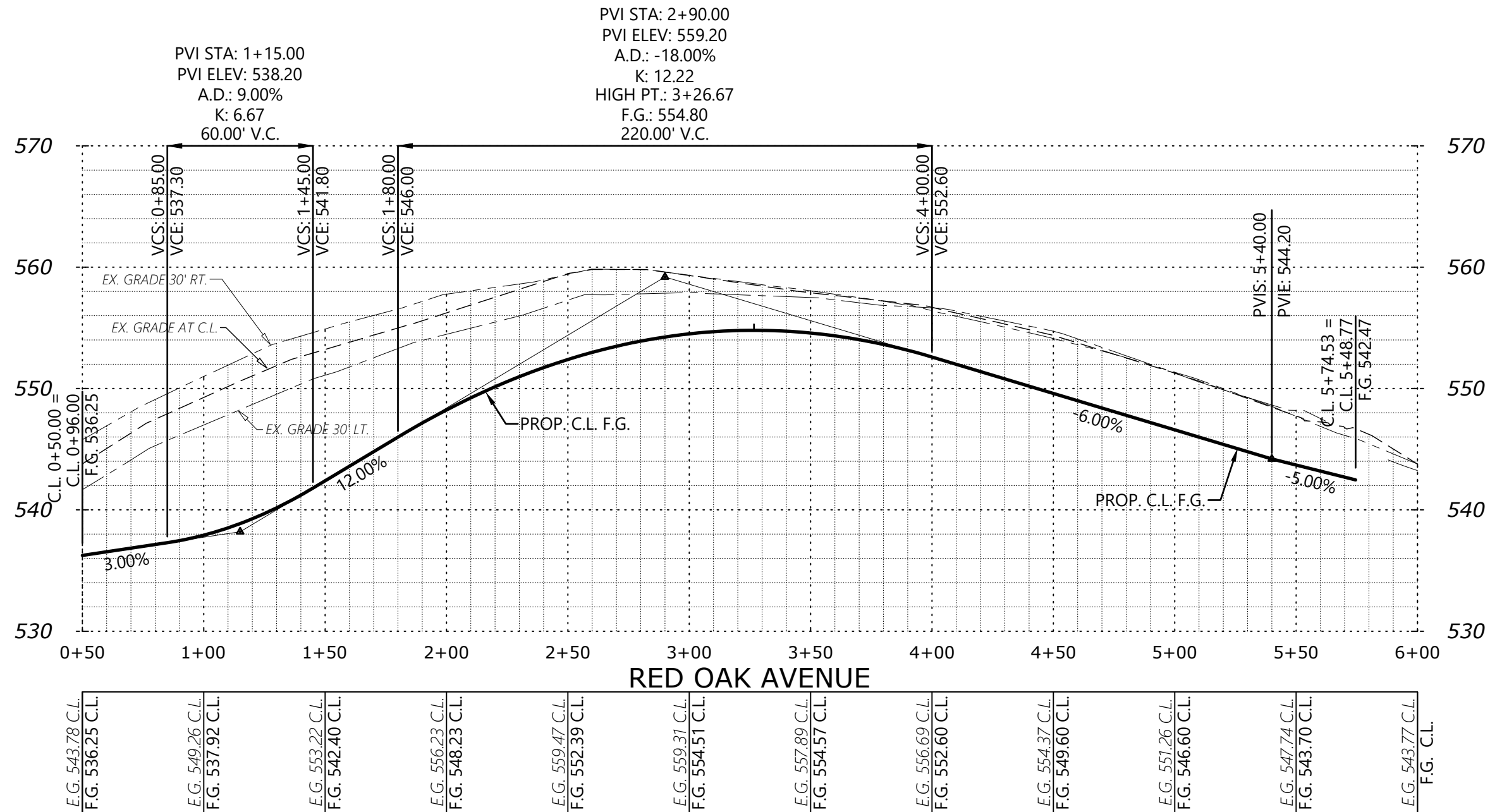
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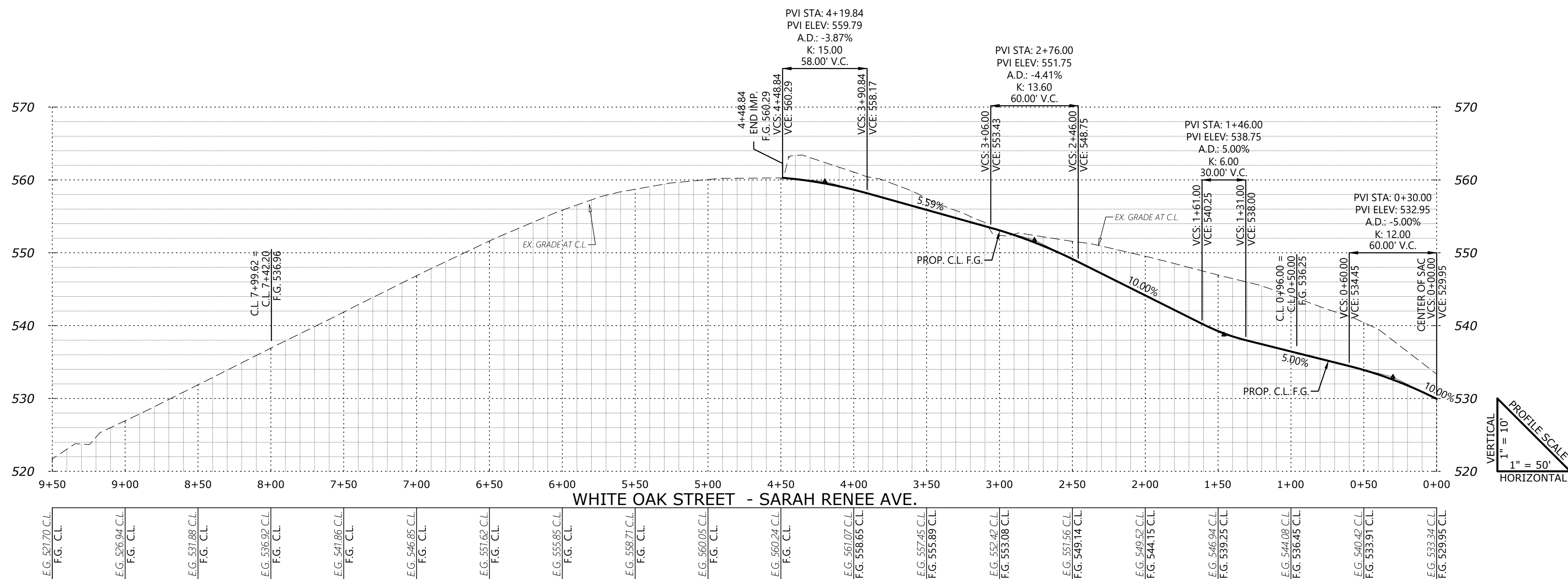
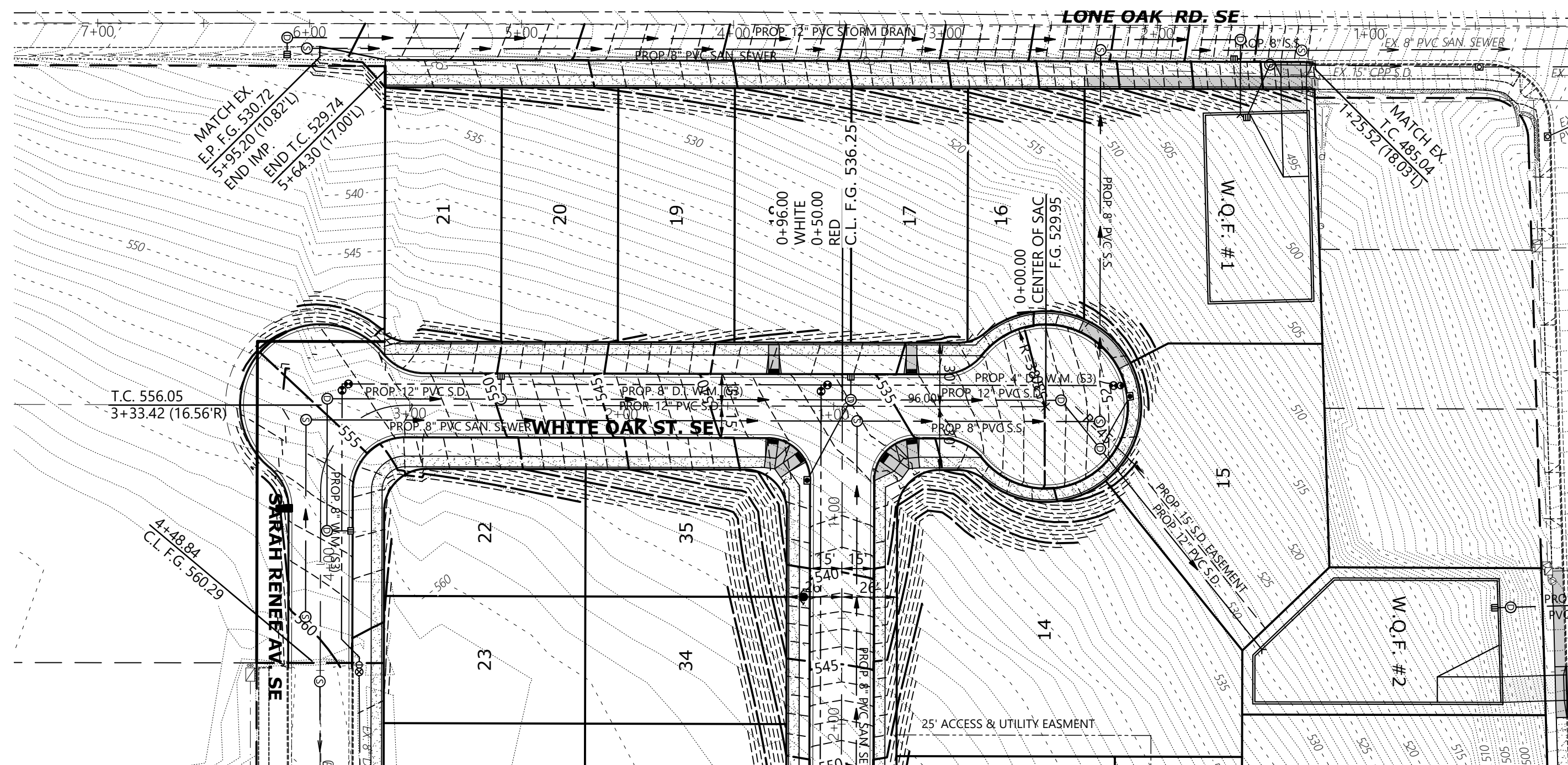
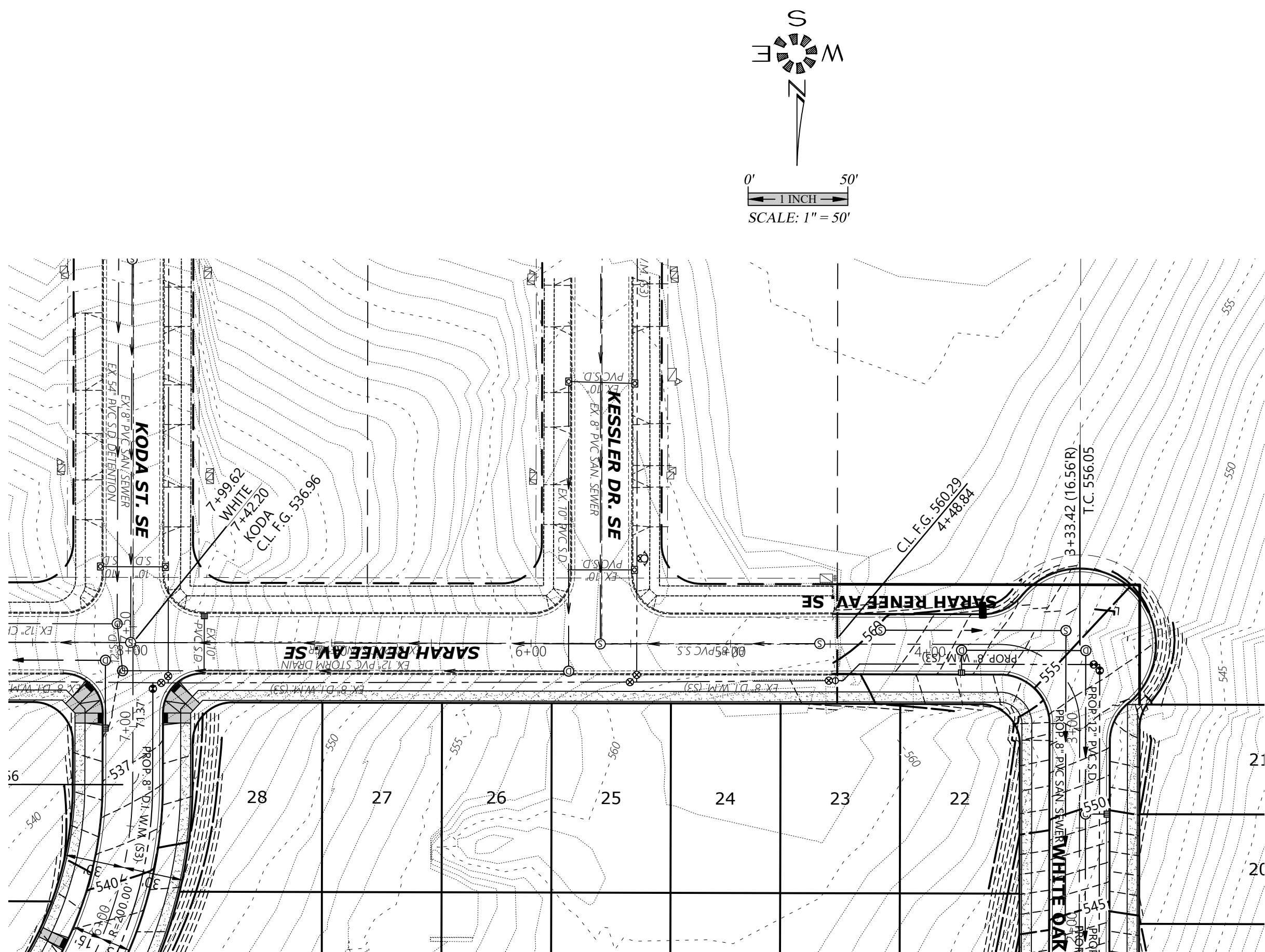
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Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
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STREET PLAN

OAK GROVE

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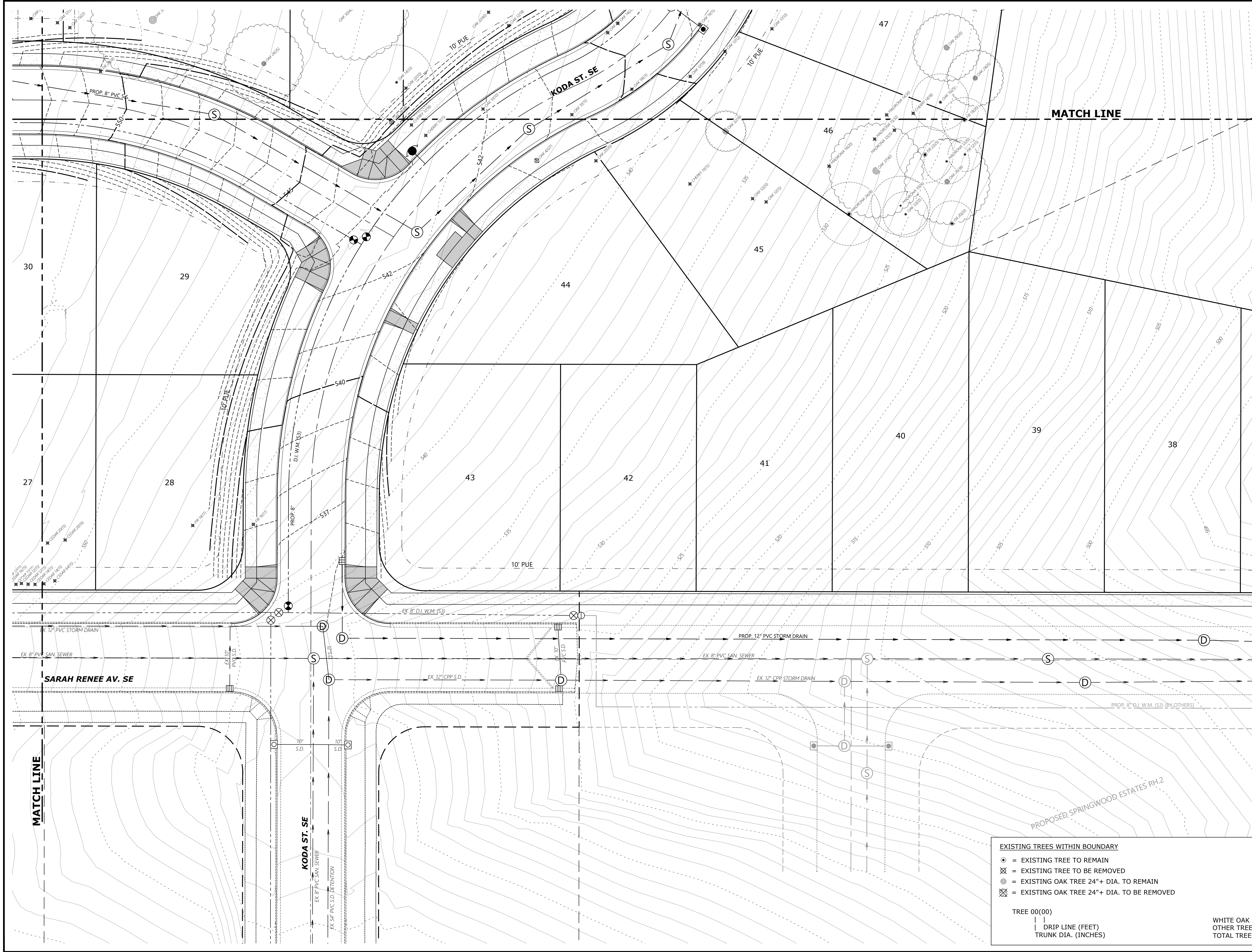
7154b P6-ST

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Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN

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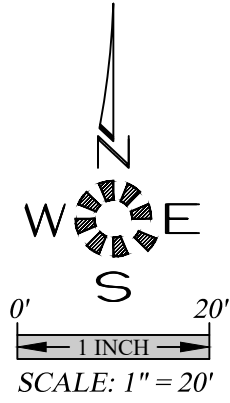
EXPIRES:	06-30-2021
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NO EXISTING TREES EAST OF HERE

EXISTING TREES WITHIN BOUNDARY			
⊙	= EXISTING TREE TO REMAIN		
⊗	= EXISTING TREE TO BE REMOVED		
⊙	= EXISTING OAK TREE 24"+ DIA. TO REMAIN		
⊗	= EXISTING OAK TREE 24"+ DIA. TO BE REMOVED		
TREE 00(00)			
DRIP LINE (FEET)			
TRUNK DIA. (INCHES)			
WHITE OAK 24"≥		REMAIN	REMOVE
OTHER TREES		21	7
TOTAL TREES		101	324
		425	453



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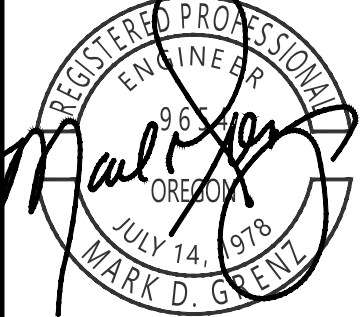
TREE CONSERVATION
S.E. QUADRANT

OAK GROVE

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7154P P14-TREE

Design:	M.D.G.
Drawn:	D.G.G.
Checked:	J.J.G.
Date:	JUNE 2021
Scale:	AS SHOWN
As-Built:	----

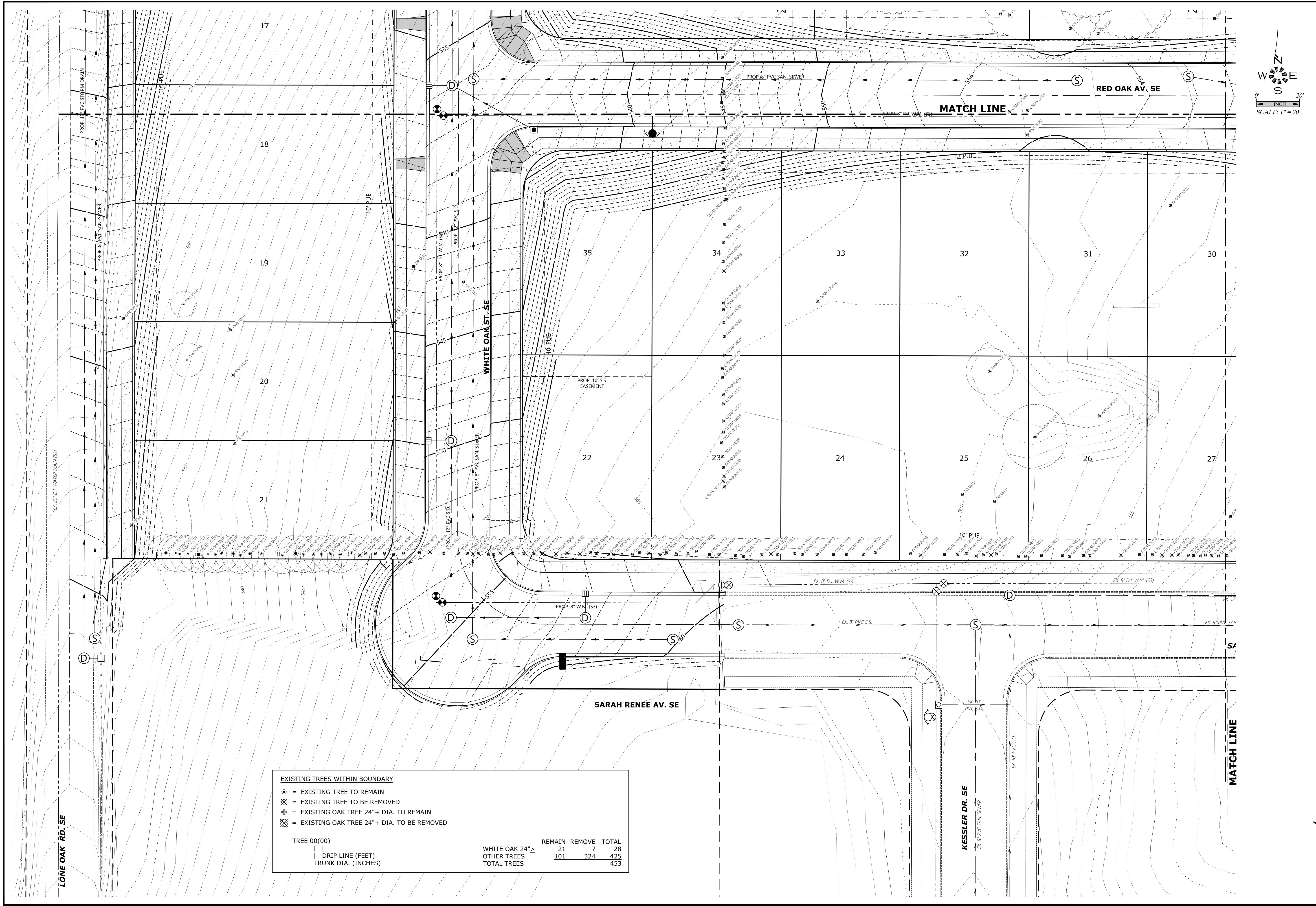


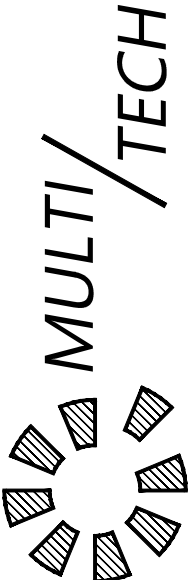
EXPIRES 06-30-2021

JOB # 7154

P14

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S.W. QUADRANT

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7154P P13 TREE

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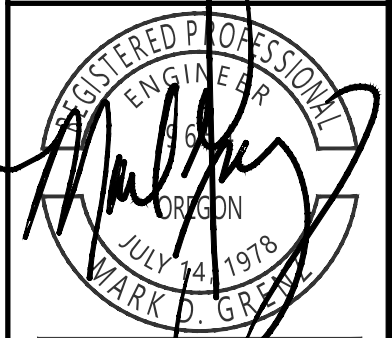
Drawn: D.G.G.

Checked: J.J.G.

Date: JUNE 2021

Scale: AS SHOWN

As-Built: ----



REGISTERED PROFESSIONAL ENGINEER

MARK D. GRAY

NO. 19178

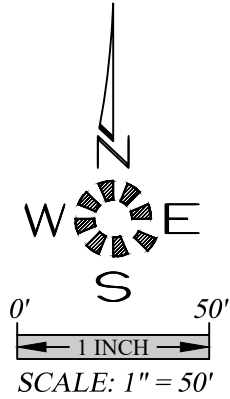
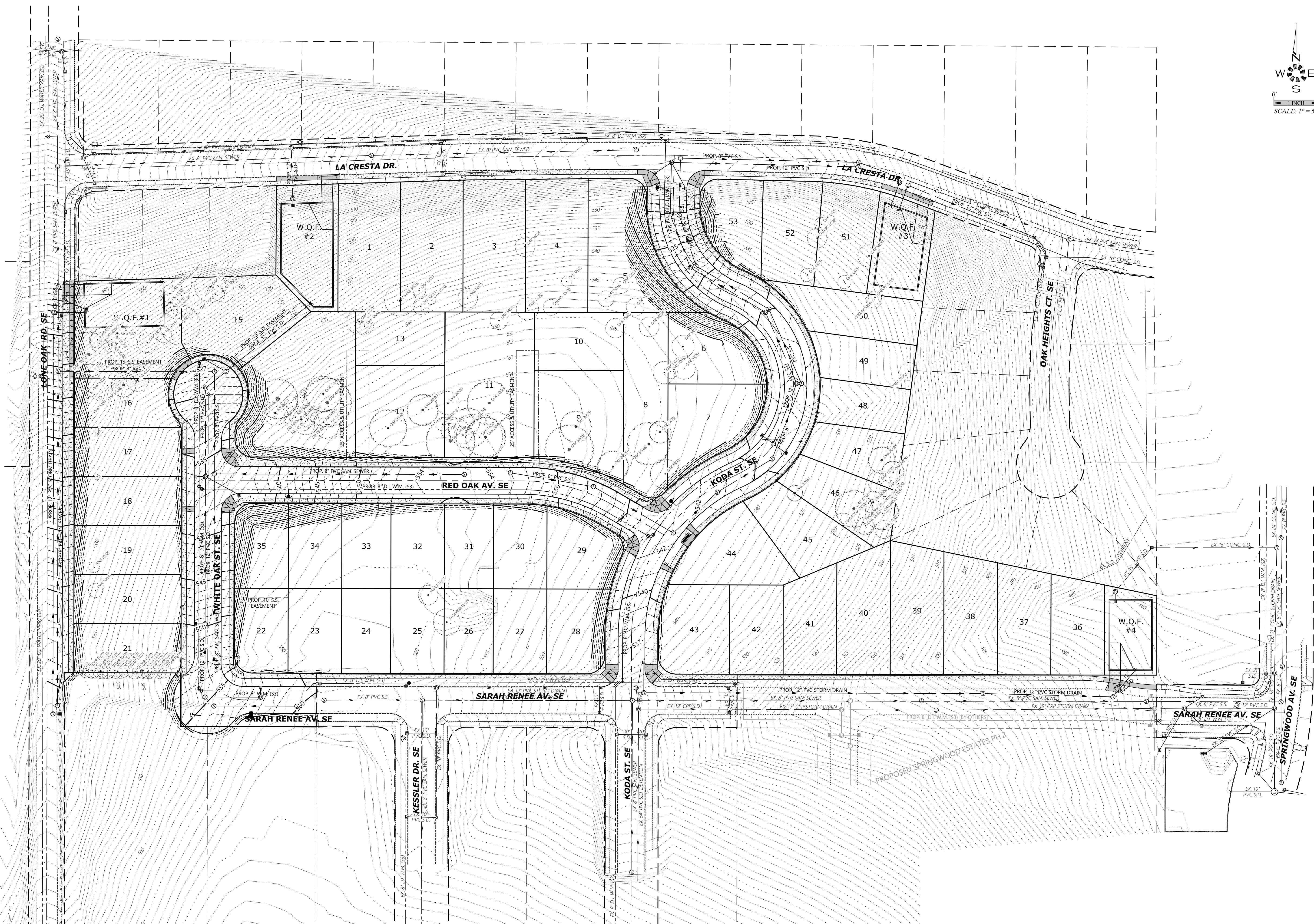
STATE OF OREGON

EXPIRES 06-30-2021

JOB # 7154

P13

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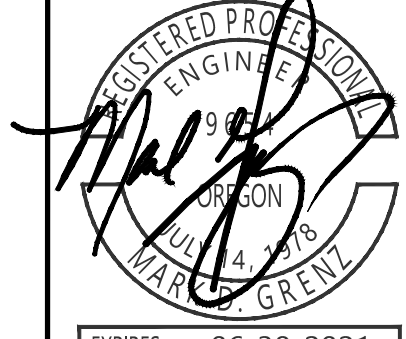
LOT GRADING PLAN

OAK GROVE

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AUTHORIZATION FROM THE
DESIGN ENGINEER.

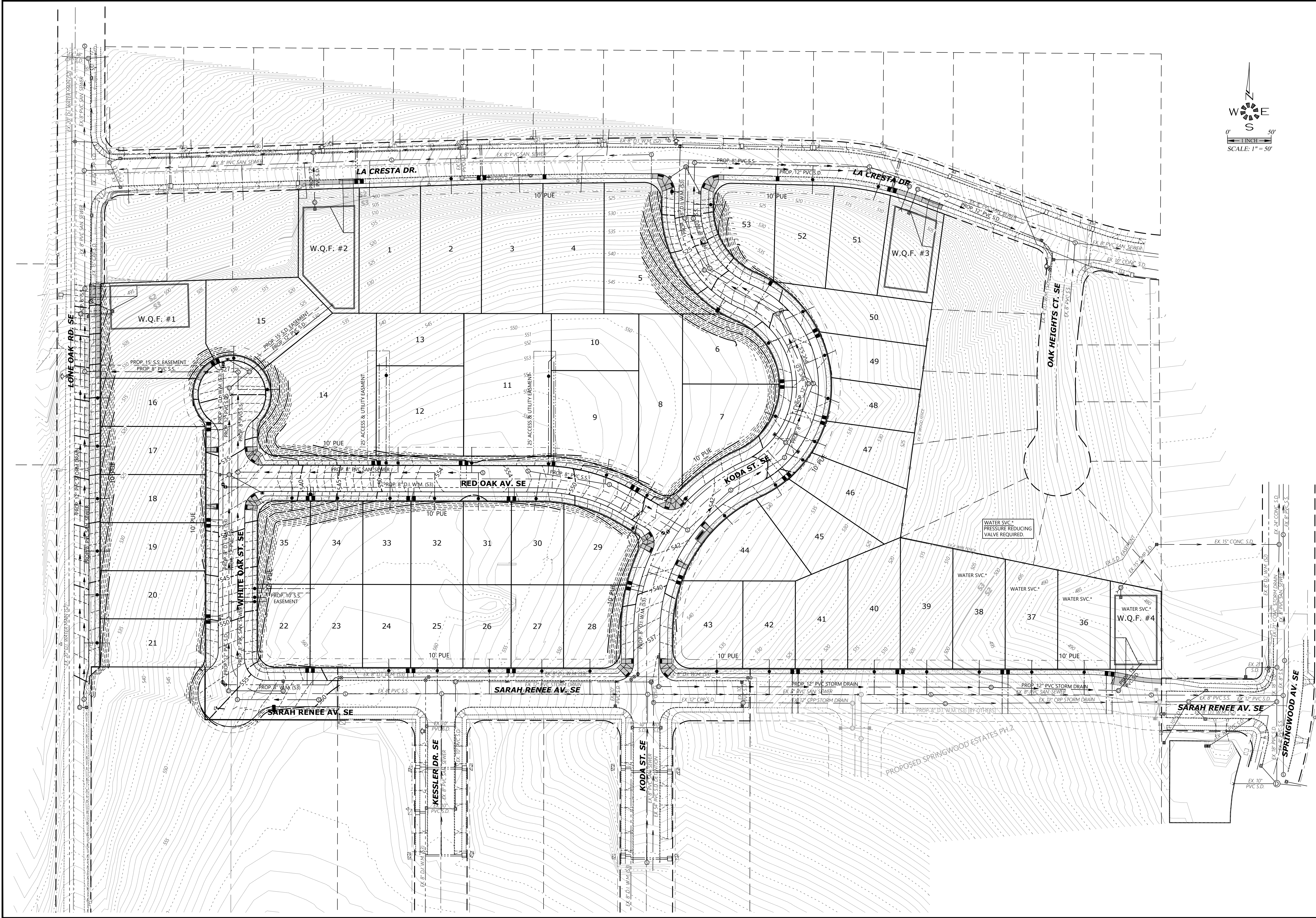
7154P - 18-GRD

Design: M.D.G.
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 Checked: J.J.G.
 Date: JUNE 2021
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UTILITY PLAN

OAK GROVE

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REGISTERED PROFESSIONAL ENGINEER
MARK D. BROWN
NO. 6930
STATE OF OREGON
EXPIRES 06-30-2021

JOB # 7154

P3

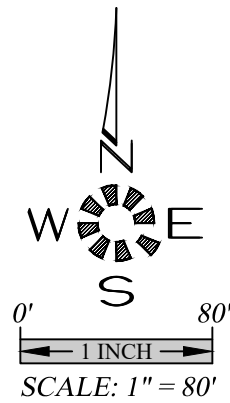
OAK GROVE

SEC. 15, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

Dr. Raghu Kamineni

2500 GLENEAGLES RD.
LAKE OSWEGO, OREGON 97034

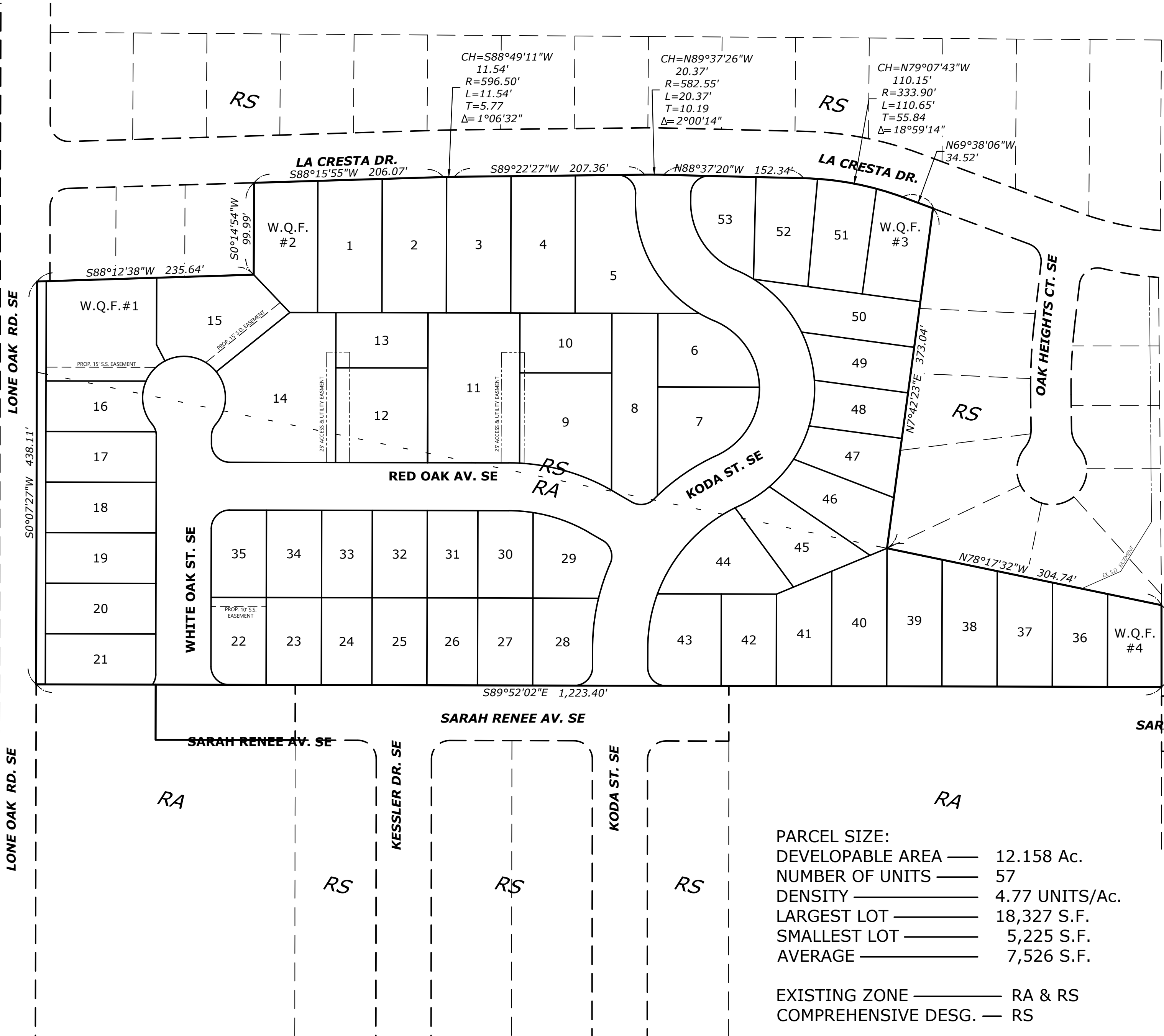


ABBREVIATIONS

A.C. _____	ASPHALTIC CONCRETE	L.P. _____	LIGHT POLE
ACMP _____	ALUMINIZED CMP	M _____	METER, MAIN
ASSY. _____	ASSEMBLY	M.H. _____	MANHOLE
B.O. _____	BLOW OFF	MTL. _____	METAL
B.F.V. _____	BUTTERFLY VALVE	O.H. _____	OVERHEAD
C & G _____	CURB & GUTTER	PC _____	POINT OF CURVE
CATV _____	CABLE TELEVISION	PCC _____	POINT OF CONTINUING CURVE
C.B. _____	CATCH BASIN	PED. _____	PEDESTAL
C.B.C.O. _____	CATCH BASIN CLEANOUT	PRC _____	POINT OF REVERSE CURVE
C.B.I. _____	CATCH BASIN INLET	PROP. _____	PROPOSED
C.L. _____	CENTERLINE	PT _____	POINT OF TANGENCY
CMP _____	CORRUGATED METAL PIPE	PUB. _____	PUBLIC
C.O. _____	CLEANOUT	PUE _____	PUBLIC UTILITY EASMT.
CONC. _____	CONCRETE	PVC _____	POLYVINYL CHLORIDE
CONST. _____	CONSTRUCT	PVT. _____	PRIVATE
CPP _____	CORRUGATED PLASTIC PIPE	P.P. _____	POWER POLE
D.I. _____	DUCTILE IRON	P.L. _____	PROPERTY LINE
DIA. _____	DIAMETER	R _____	RADIUS
DWG. _____	DRAWING	R- _____	RIM
EASMT. _____	EASEMENT	RD _____	ROOF DRAIN
E.G. _____	EXIST. GRADE / GROUND	R.O.W. _____	RIGHT-OF-WAY
EOP, E.P. _____	EDGE OF PAVEMENT	SAN.S. or S.S. _____	SANITARY SEWER
ELEC. _____	ELECTRIC	S _____	SLOPE
ELEV. or EL. _____	ELEVATION	S.Q.F. _____	STORMWATER QUALITY FACILITY
EX. or EXIST. _____	EXISTING	STA. _____	STATION
FT. _____	FEET	STD. _____	STANDARD
F.F. _____	FINISH FLOOR	STL. _____	STEEL
F.G. _____	FINISH GRADE	STM.DRN. or S.D. _____	STORM DRAIN
F.H. _____	FIRE HYDRANT	SVC. _____	SERVICE
F.M. _____	FORCE MAIN	SW _____	SIDEWALK
GUT. or GTR. _____	GUTTER	T.C. _____	TOP OF CURB
G.V. _____	GATE VALVE	TEL. _____	TELEPHONE
IMP. _____	IMPROVEMENT	TYP. _____	TYPICAL
INST. _____	INSERT	U.G. _____	UNDERGROUND
INV. or I- _____	INVERT	VL. _____	VAULT
L _____	LENGTH, LINE	W.M. _____	WATER MAIN

SYMBOLS

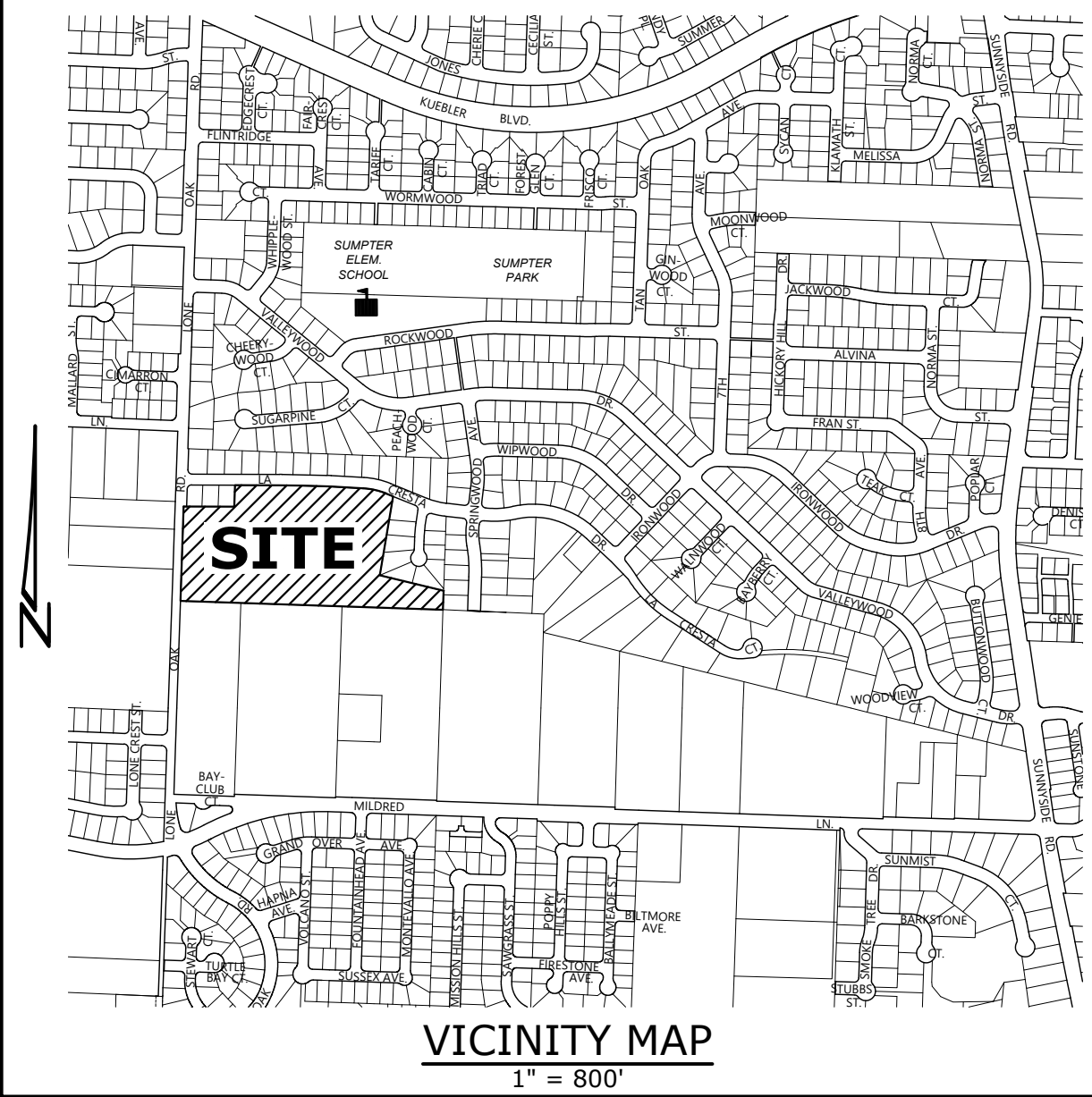
EXIST. PROP.	EXIST. PROP.
BLOW OFF ASSY.	MANHOLE SAN. SEWER
CATCH BASIN	MANHOLE STORM DRAIN
CATCH BASIN CLEANOUT	2' DIA. C.O. / M.H.
CATCH BASIN INLET	MANHOLE TELEPHONE
CATV PED. / BOX	MANHOLE WATER
CLEANOUT	REDUCER / INCREASER
ELEC. PED. / BOX	TEL. PED. / BOX
FIRE HYDRANT	TRAFFIC PED. / BOX
GAS LOCATION MARKER	UTILITY / POWER POLE
GAS VALVE	WATER METER
MAIL BOX	WATER VALVE
CABLE TELEVISION	SANITARY SEWER EXIST.
CENTERLINE	SANITARY SEWER PROP.
DITCH C.L.	STORM DRAIN EXIST.
ELECTRICAL LINE	STORM DRAIN PROP.
GAS MAIN	WATER MAIN EXIST.
TELEPHONE LINE	WATER MAIN PROP.



PARCEL SIZE:
DEVELOPABLE AREA — 12.158 Ac.
NUMBER OF UNITS — 57
DENSITY — 4.77 UNITS/AC.
LARGEST LOT — 18,327 S.F.
SMALLEST LOT — 5,225 S.F.
AVERAGE — 7,526 S.F.

EXISTING ZONE — RA & RS
COMPREHENSIVE DESG. — RS

UTILITIES:
CABLE — COMCAST CABLE SERVICES
ELECTRIC — P.G.E.
PHONE — FRONTIER COMMUNICATIONS
GAS — N.W. NATURAL
STORM DRAIN,
SANITARY SEWER,
WATER — CITY OF SALEM



B.M. 541.24
CITY OF SALEM BENCHMARK. A 2 INCH
ALUMINUM DISK SET IN CURB AT THE S.E.
CORNER OF MILDRED LN. S.E. & SAWGRASS
LN. S.E. (DATUM: NGVD 29)

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COVER SHEET

OAK GROVE

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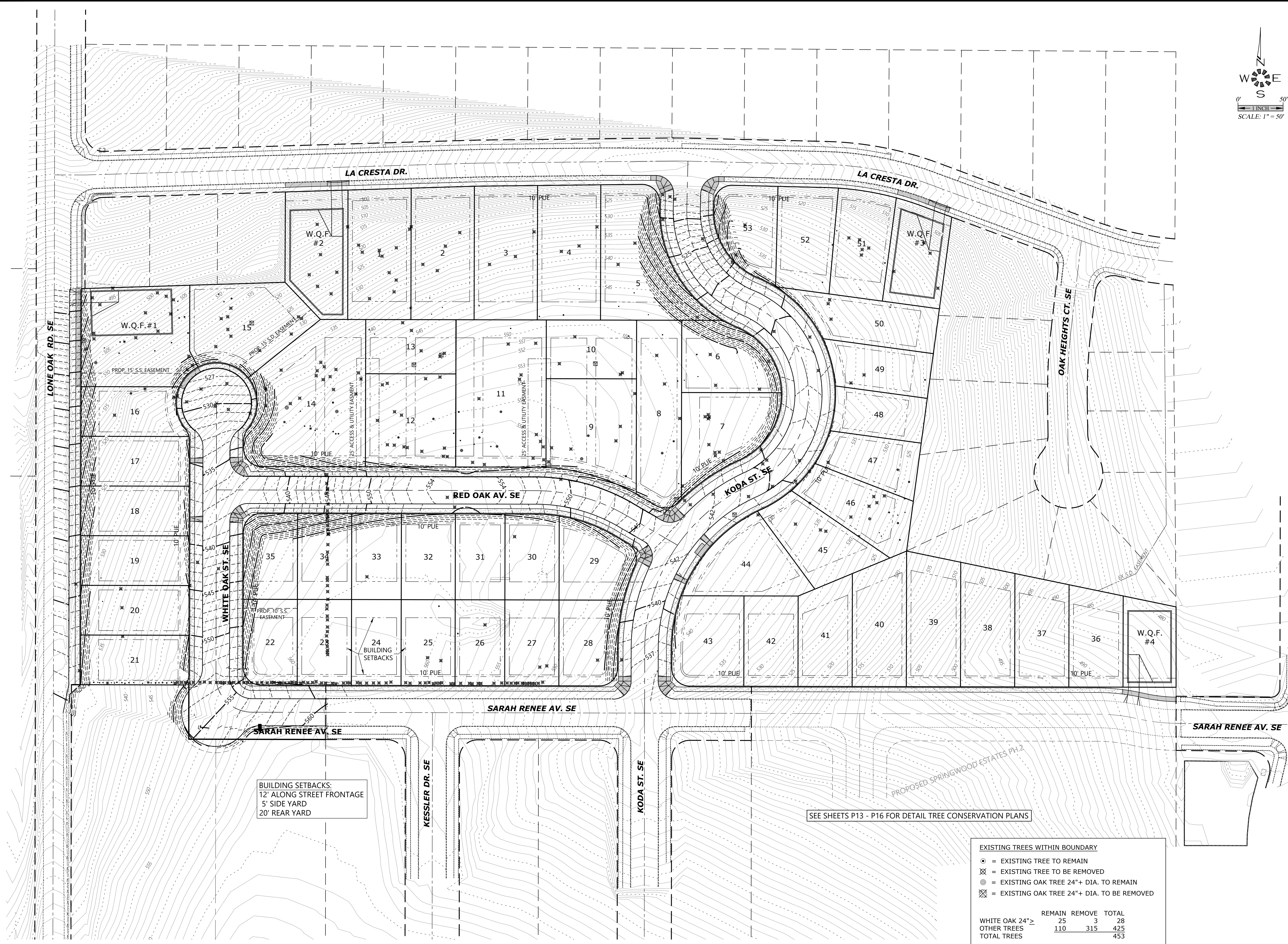
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Drawn:	D.G.G.
Checked:	J.J.G.
Date:	JUNE 2021
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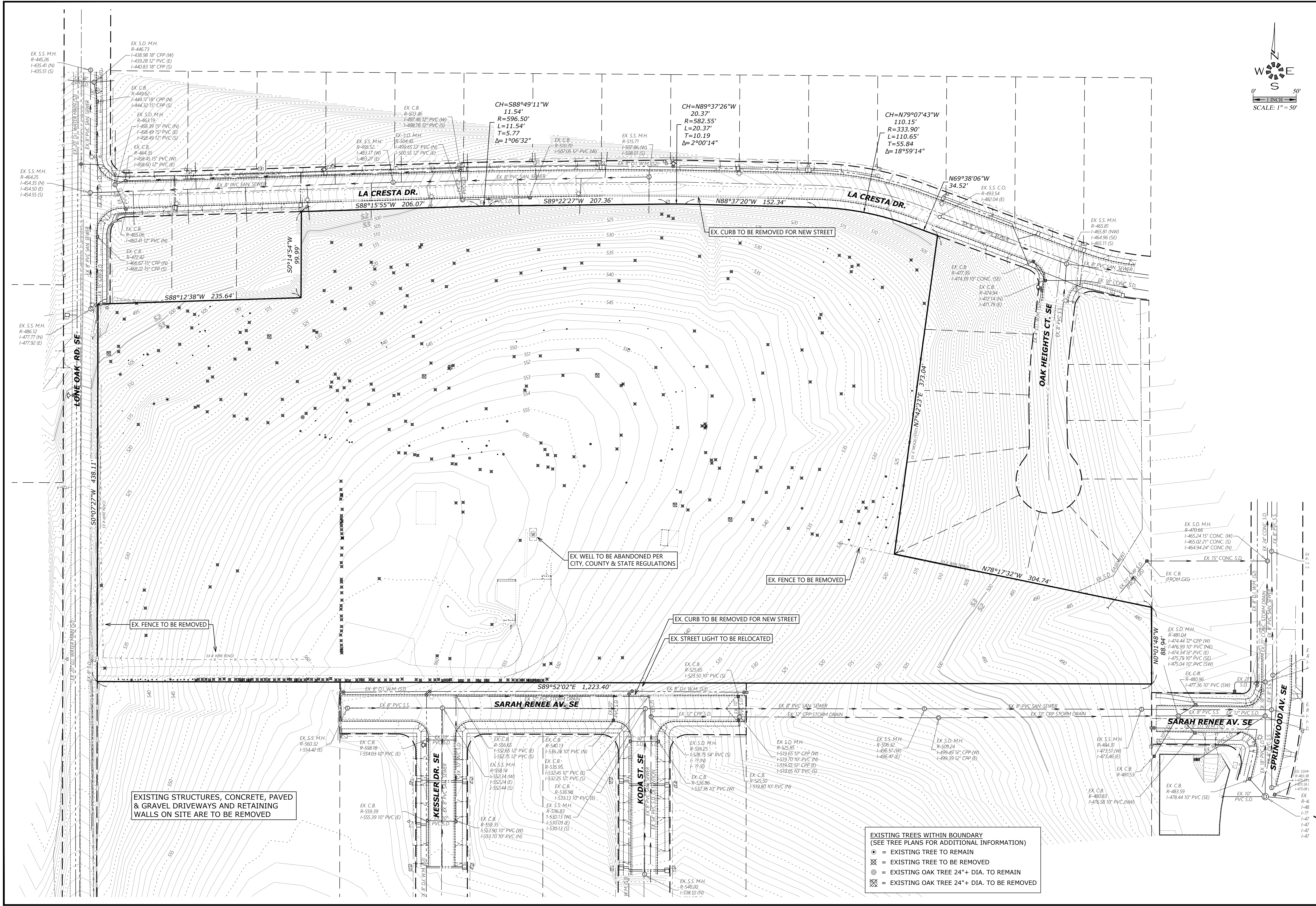
EXPIRES 06-30-2021
JOB # 7154
P1

SHEET INDEX

SHEET P1	COVER SHEET
SHEET P2	EXISTING CONDITIONS PLAN
SHEET P3	UTILITY PLAN
SHEET P4	STREET PLAN — KODAS ST.
SHEET P5	STREET PLAN — RED OAK AV.
SHEET P6	STREET PLAN — OAK GROVE ST. - SARAH RENEE
SHEET P7	STREET PLAN — LONE OAK RD.
SHEET P8	LOT GRADING PLAN
SHEET P9	LOT LAYOUT PLAN
SHEET P10	TREE CONSERVATION OVERALL PLAN
SHEET P11	TREE CONSERVATION N.W. QUADRANT
SHEET P12	TREE CONSERVATION N.E. QUADRANT
SHEET P13	TREE CONSERVATION S.W. QUADRANT
SHEET P14	TREE CONSERVATION S.E. QUADRANT



\\NTW17541-conc04\7301.Dwg 02/07/14pwg P2 AC016 0/29/2022 8:48:31 AM, Hellingworth



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EXISTING
CONDITIONS
PLAN

OAK GROVE

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71549 P2-SECOND

Design: M.D.G.

Drawn: D.G.G.

Checked: J.J.G.

Date: JUNE 2021

Scale: AS SHOWN

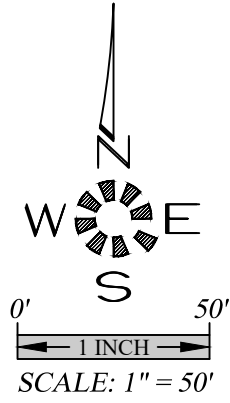
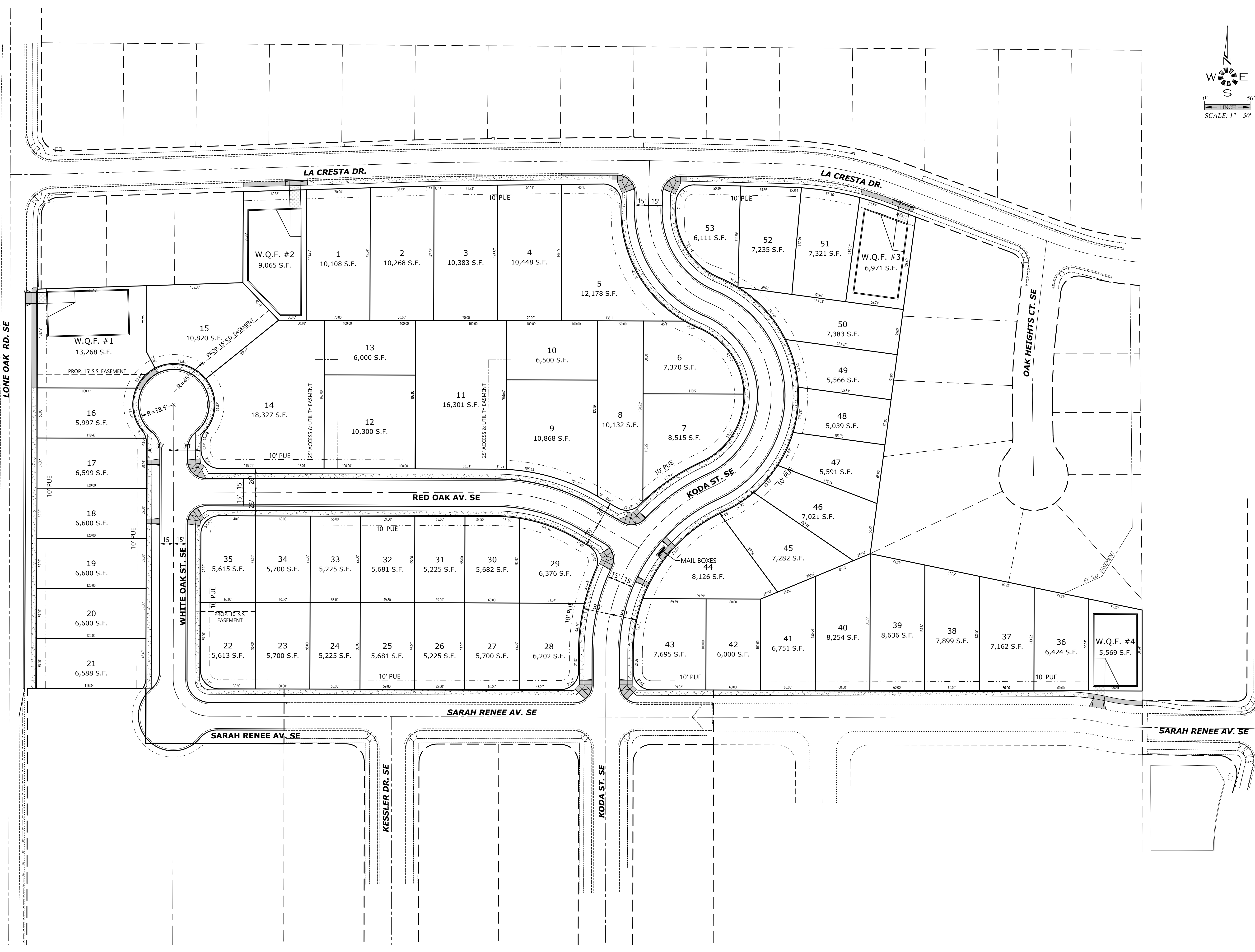
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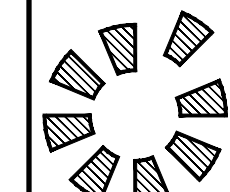
EXPIRES 06-30-2021

JOB # 7154

P2

\\7147154-1\encom\7150\dwg\2021\4pawg_P9-SW_8/29/2022_84851 AM_Hollingsworth





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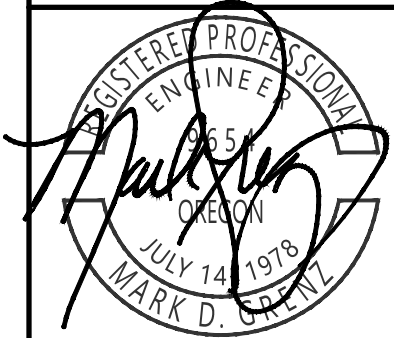
LOT LAYOUT PLAN

OAK GROVE

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7154p P9-SW

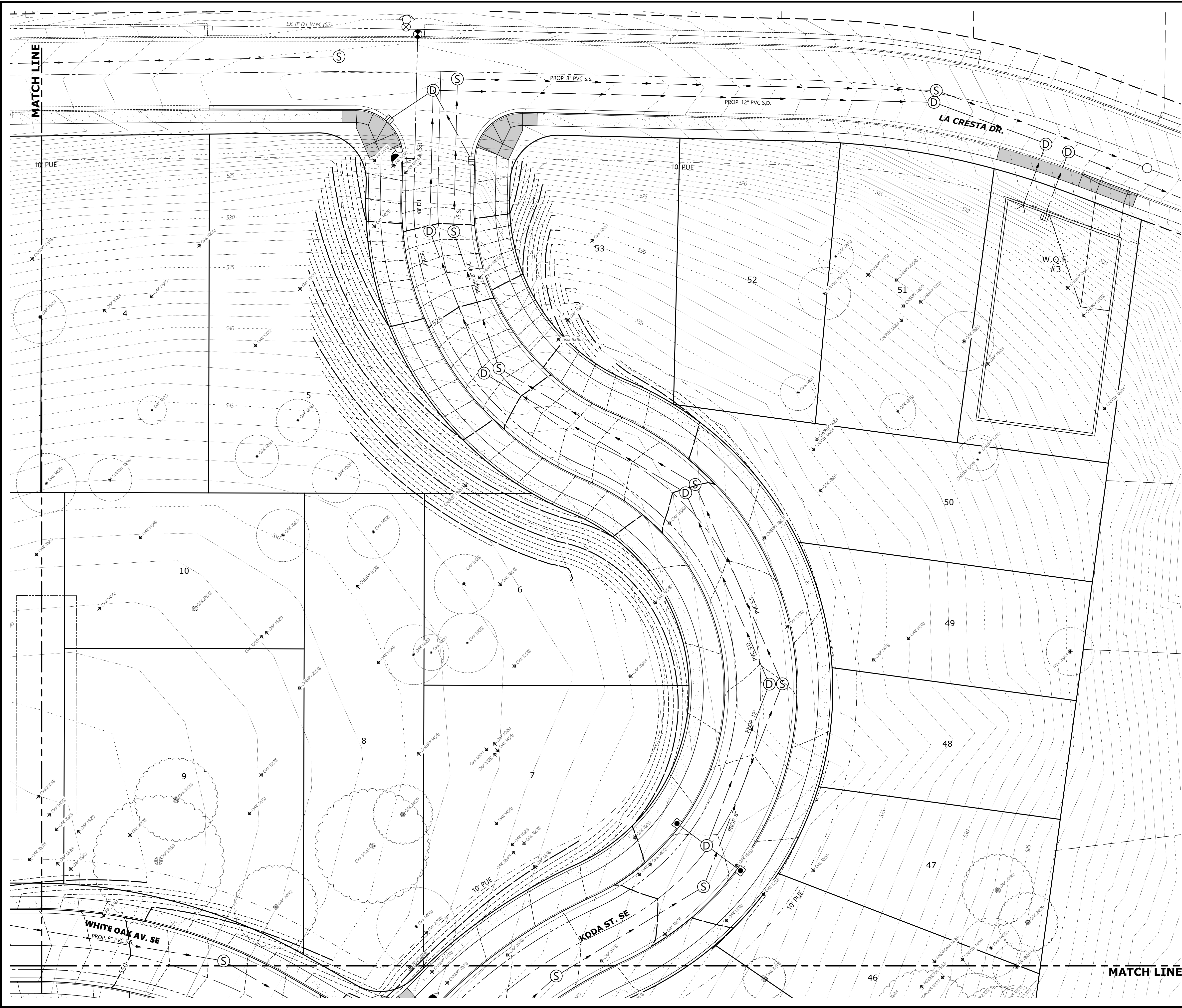
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Date: JUNE 2021
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JOB # 7154

P9



EXISTING TREES WITHIN BOUNDARY

●

=

EXISTING TREE TO REMAIN

⊗

=

EXISTING TREE TO BE REMOVED

⊙

=

EXISTING OAK TREE 24"+ DIA. TO REMAIN

⊗

=

EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)

┆

DRIP LINE (FEET)

┆

TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	21	7	28
OTHER TREES	109	324	425
TOTAL TREES			453

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TREE CONSERVATION
N.E. QUADRANT

OAK GROVE

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Drawn: D.G.G.
Checked: J.J.G.
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REGISTERED PROFESSIONAL ENGINEER

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OREGON

JULY 14, 1978

MARK D. GUNN

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JOB # 7154

P12