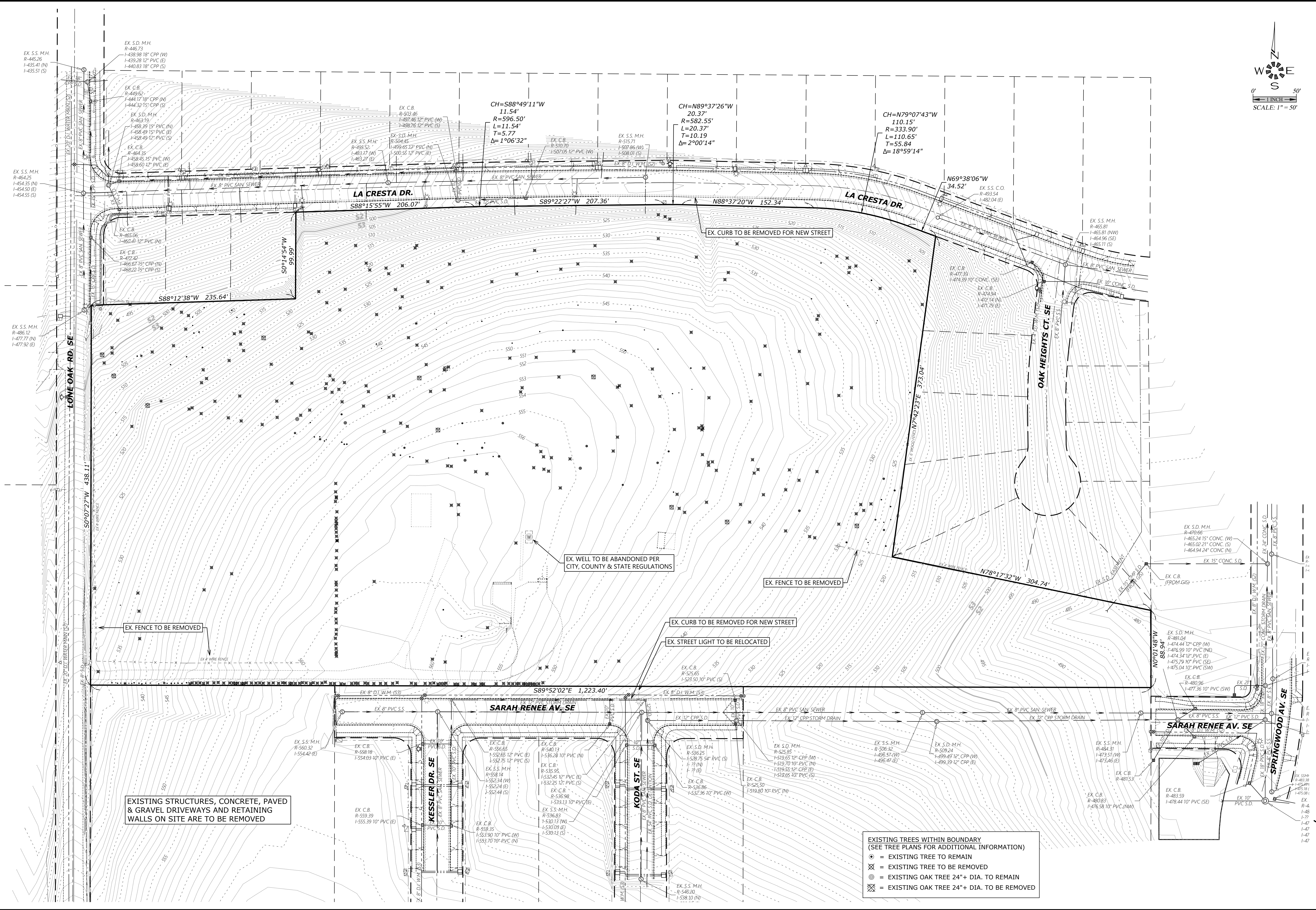


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1155 13TH ST. S.E. SALEM, OR. 97302

PH. (503) 363-5227 FAX (503) 364-1260

www.mtengr.com email: office@mtengr.com

EXISTING CONDITIONS PLAN

OAK GROVE

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.

Drawn: D.G.G.

Checked: J.J.G.

Date: JUNE 2021

Scale: AS SHOWN

As-Built: -----

REGISTERED PROFESSIONAL ENGINEER

MARK D. GREEN

EXPIRES: 06-30-2021

JOB # 7154

P2

OAK GROVE

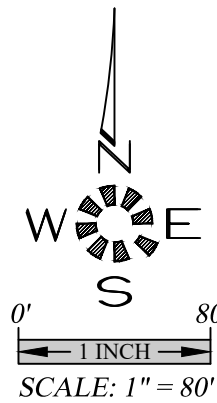
SEC. 15, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

Dr. Raghu Kamineni

2500 GLENEAGLES RD.

LAKE OSWEGO, OREGON 97034

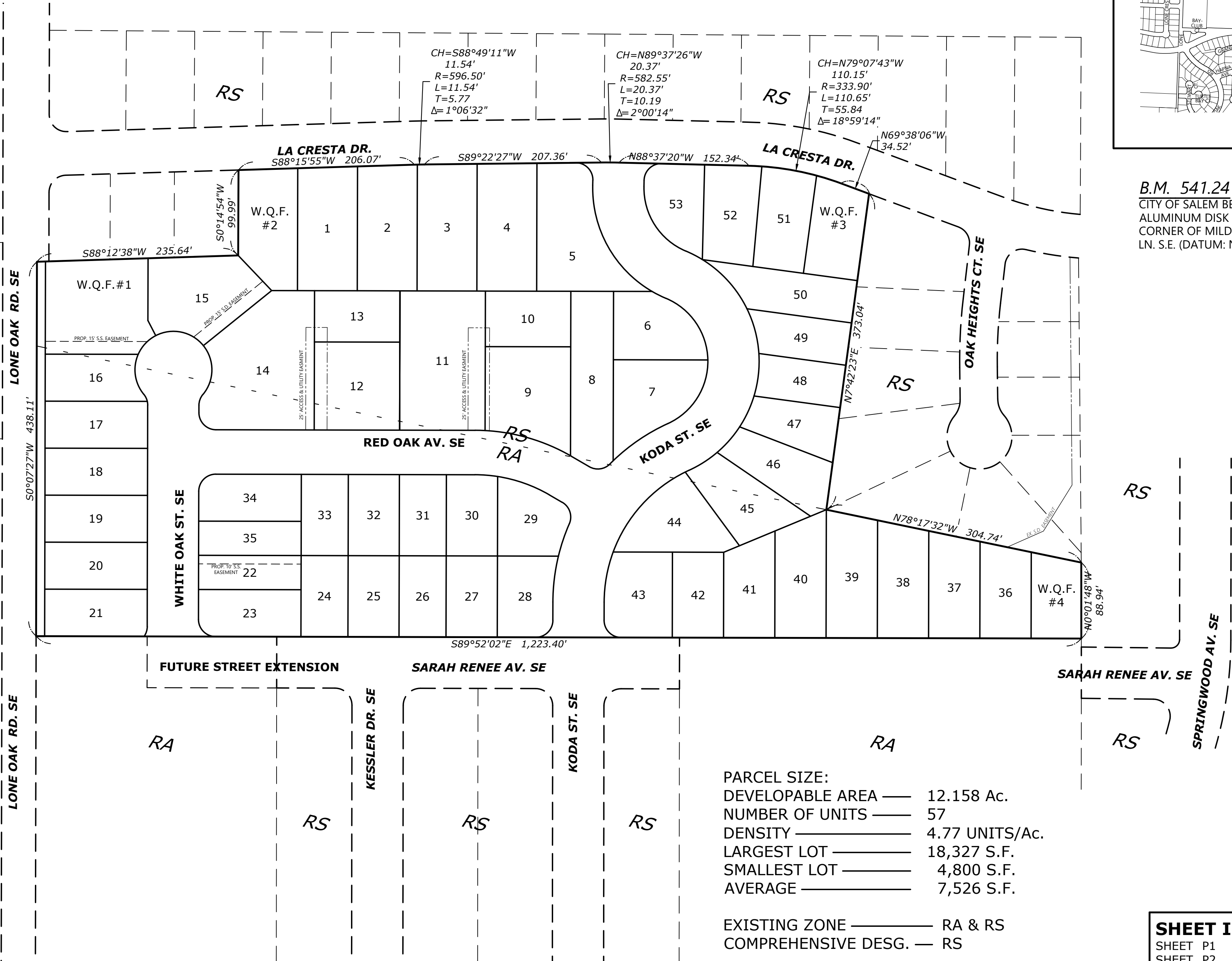


ABBREVIATIONS

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	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST. PROP.	EXIST. 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 — 4,800 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

SHEET INDEX

SHEET P1	COVER SHEET
SHEET P2	EXISTING CONDITIONS PLAN
SHEET P3	UTILITY PLAN
SHEET P4	STREET PLAN — KODA 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

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)

VICINITY MAP
1" = 800'

COVER SHEET

OAK GROVE

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GRAPHICAL REPRESENTATION.

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



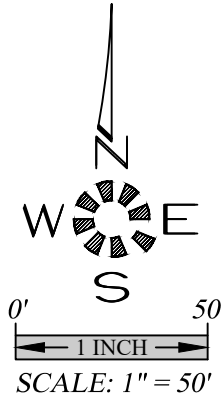
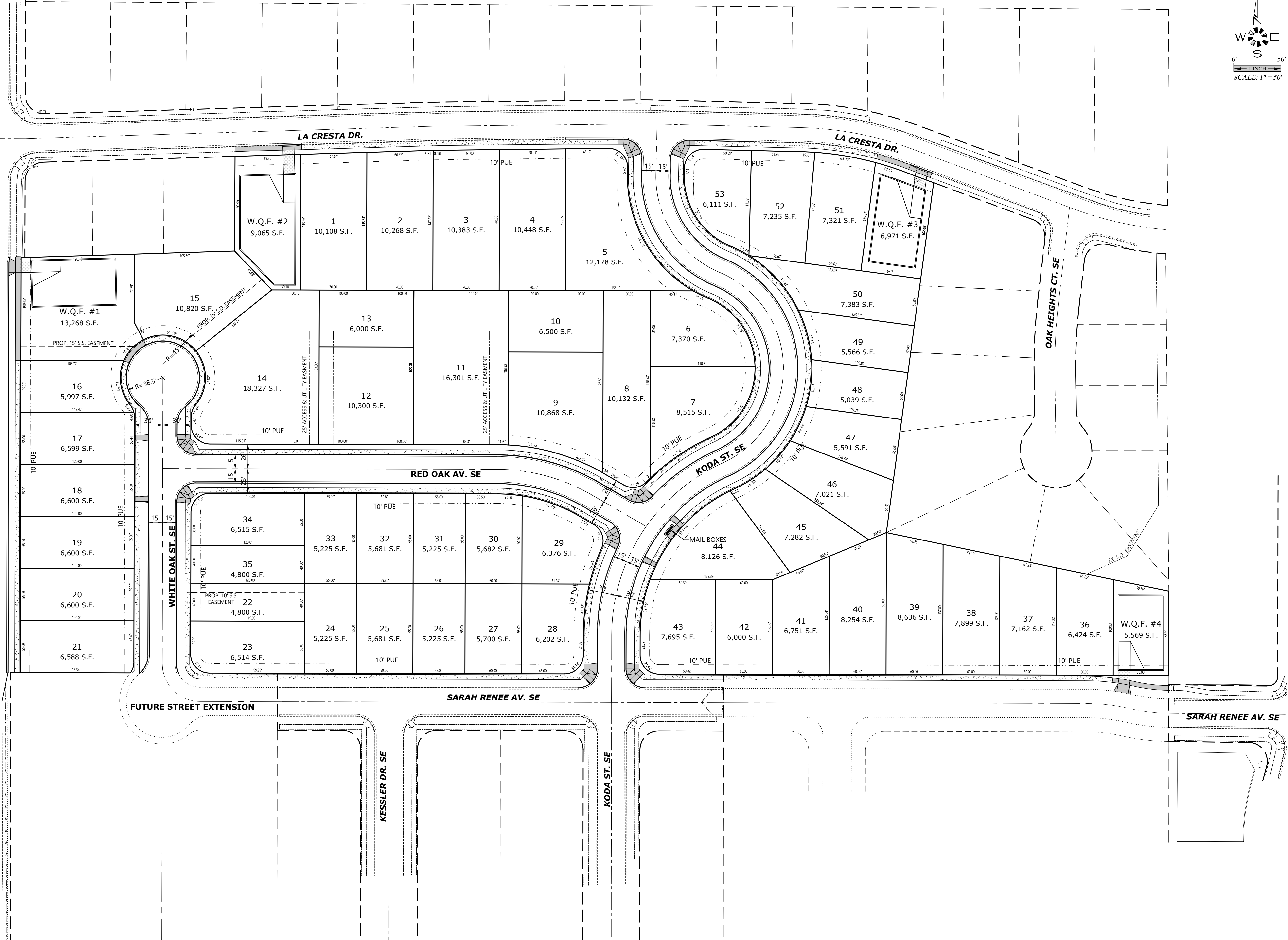
EXPIRES: 06-30-2021

JOB # 7154

P1

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PH. (503) 363-5927 FAX (503) 364-7660
www.mteengineering.net office@mteengineering.net

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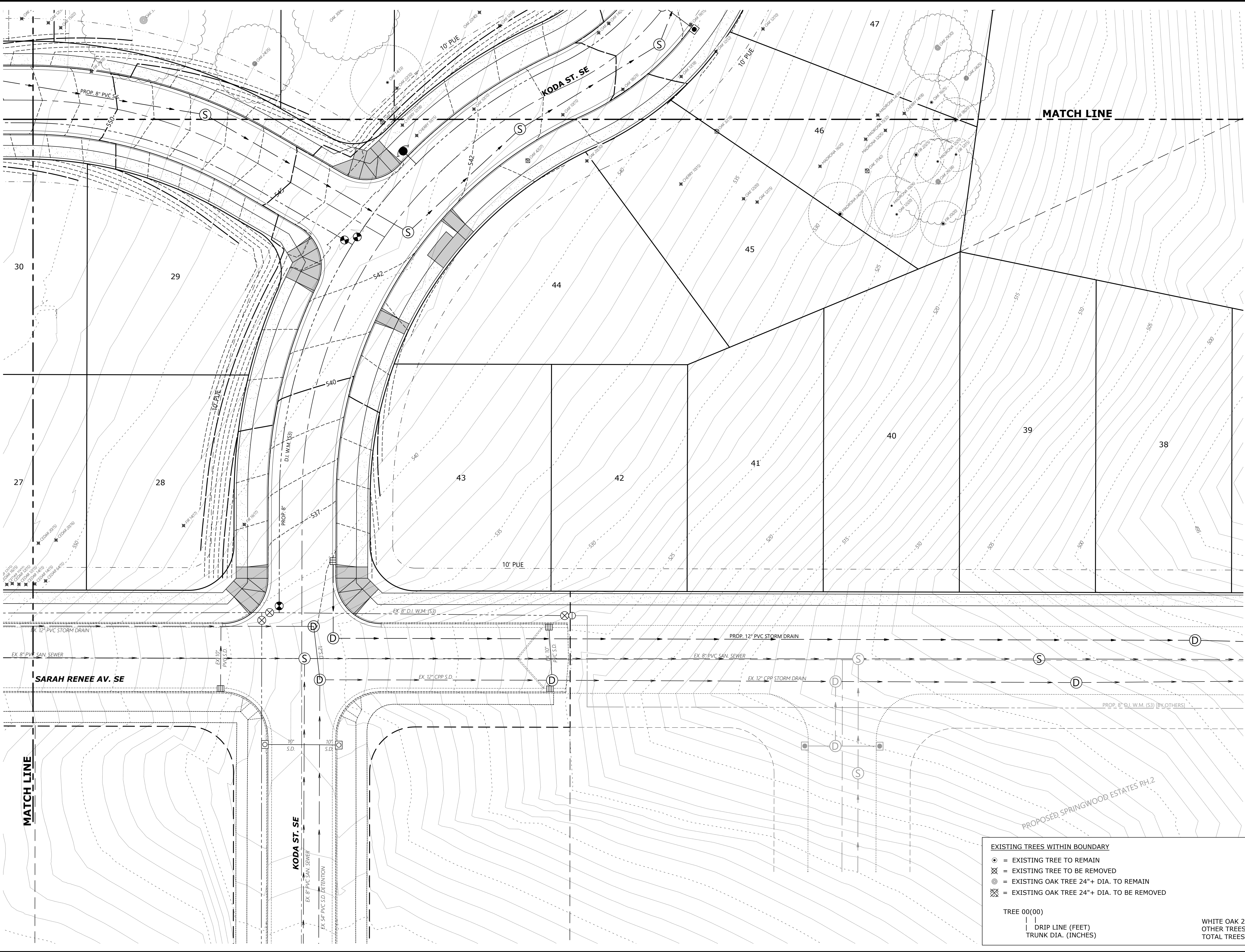
LOT LAYOUT PLAN

OAK GROVE

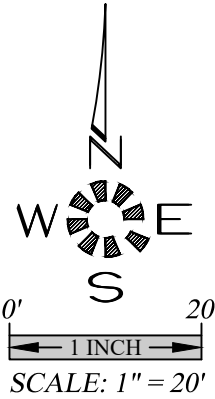
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Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: _____





NO EXISTING TREES EAST OF HERE



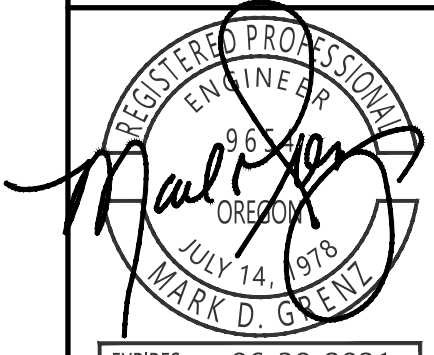
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ENGINEERING SERVICES, INC.
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PH. (503) 363-5277 FAX (503) 364-5660
www.mtengr.com office@mtengr.com

**TREE CONSERVATION
S.E. QUADRANT**

OAK GROVE

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71540 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

EXISTING TREES WITHIN BOUNDARY

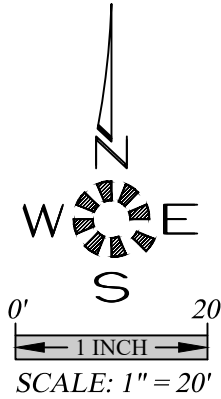
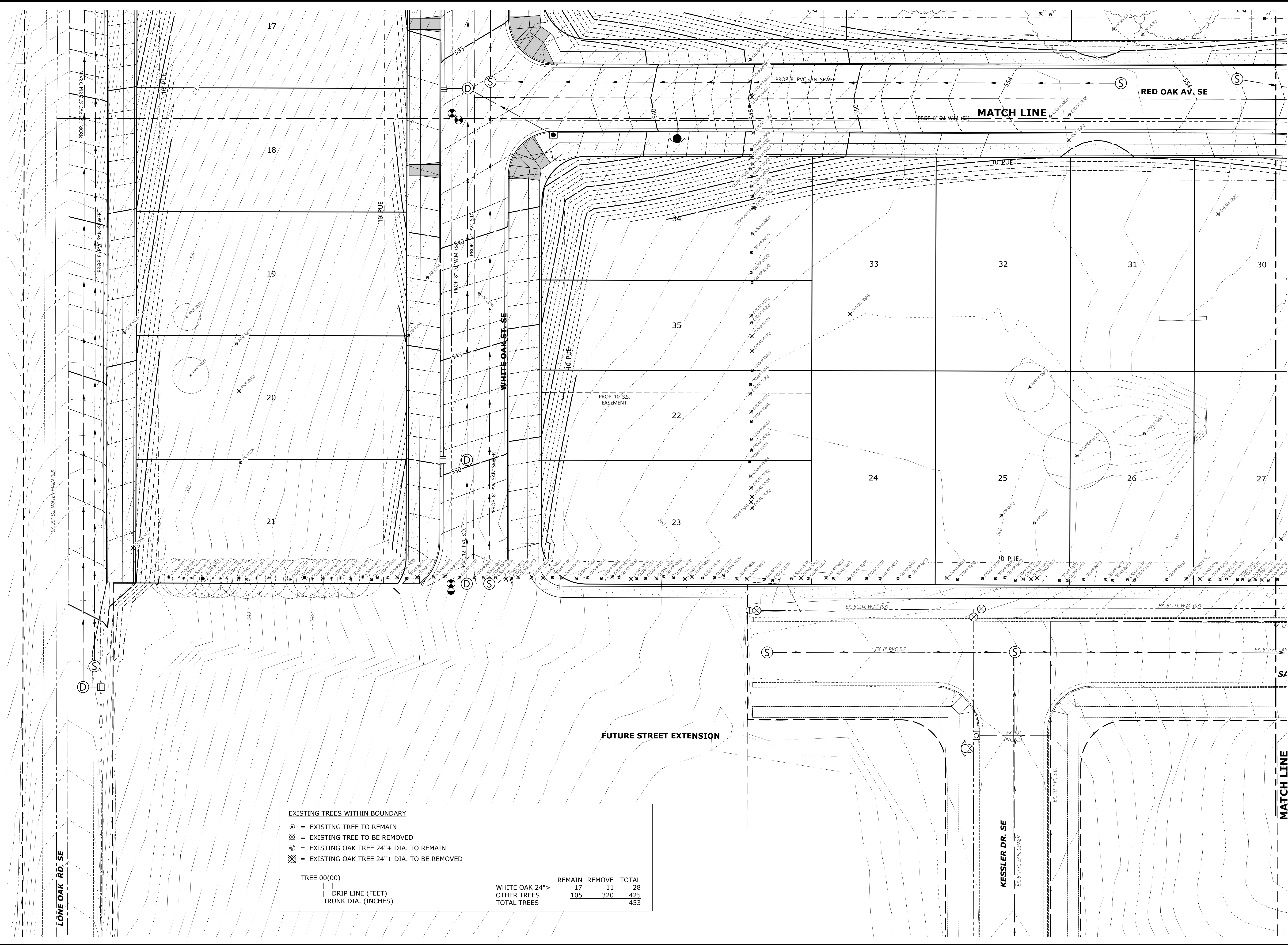
- = EXISTING TREE TO REMAIN
- ⊗ = EXISTING TREE TO BE REMOVED
- ⊙ = EXISTING OAK TREE 24"+ DIA. TO REMAIN
- ⊗ = EXISTING OAK TREE 24"+ DIA. TO BE REMOVED

TREE 00(00)

DRIP LINE (FEET)
TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	17	11	28
OTHER TREES	105	320	425
TOTAL TREES			453

\\71xv1154.lone\dwg\730\dwg\20071754p.dwg P13 TREE 9/20/202 3:06:48 PM C:\aif



**TREE CONSERVATION
S.W. QUADRANT**

OAK GROVE

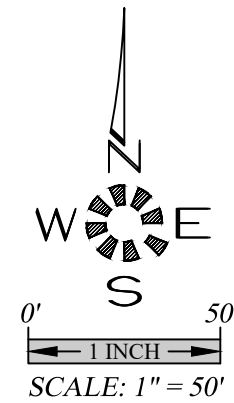
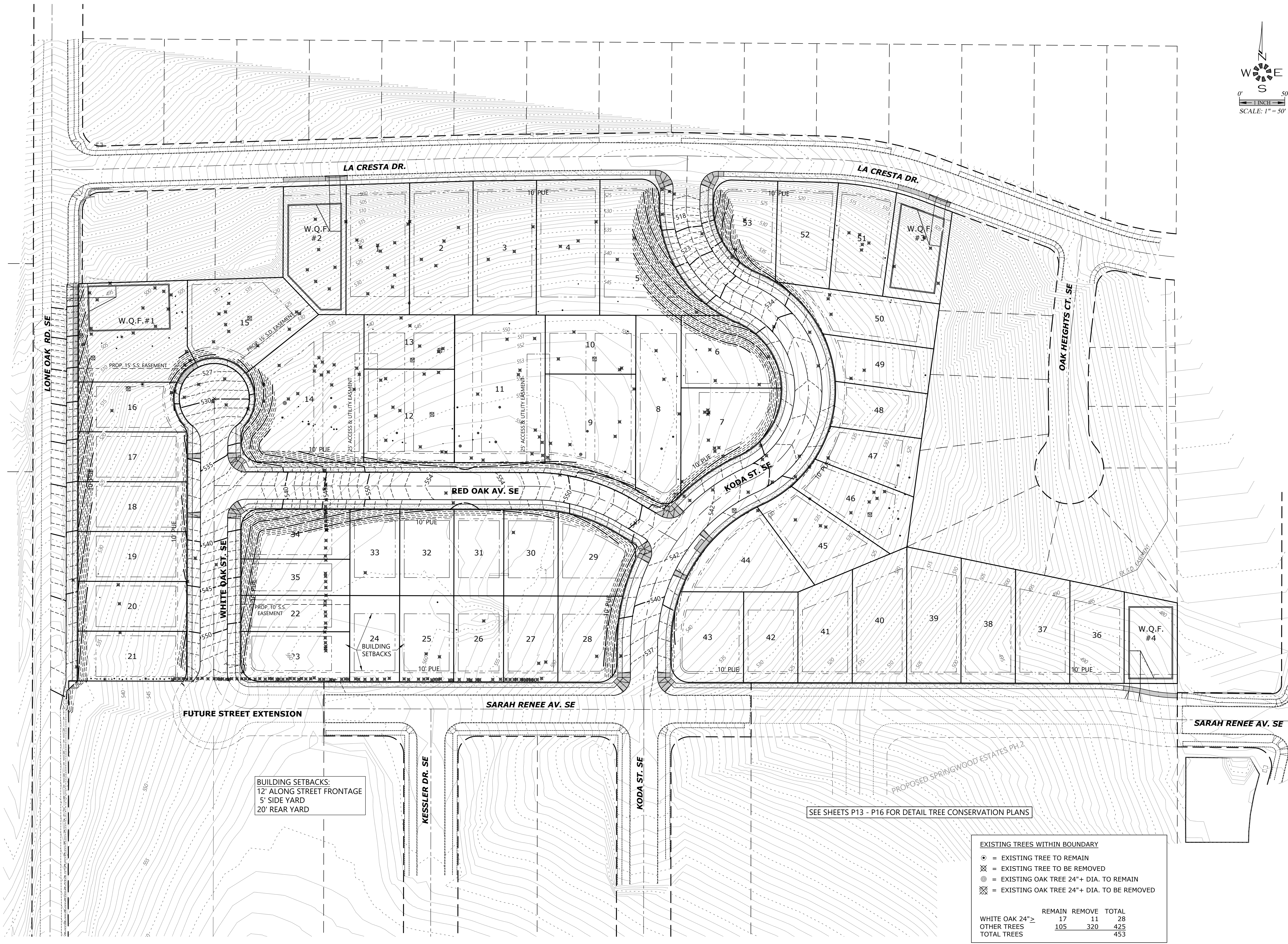
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71546 P13 TREE

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

REGISTERED PROFESSIONAL ENGINEER
MARK D. GRAYSON
JULY 14 1978
EXPIRES: 06-30-2021
JOB # 7154

P13



**TREE CONSERVATION
OVERALL PLAN**

OAK GROVE

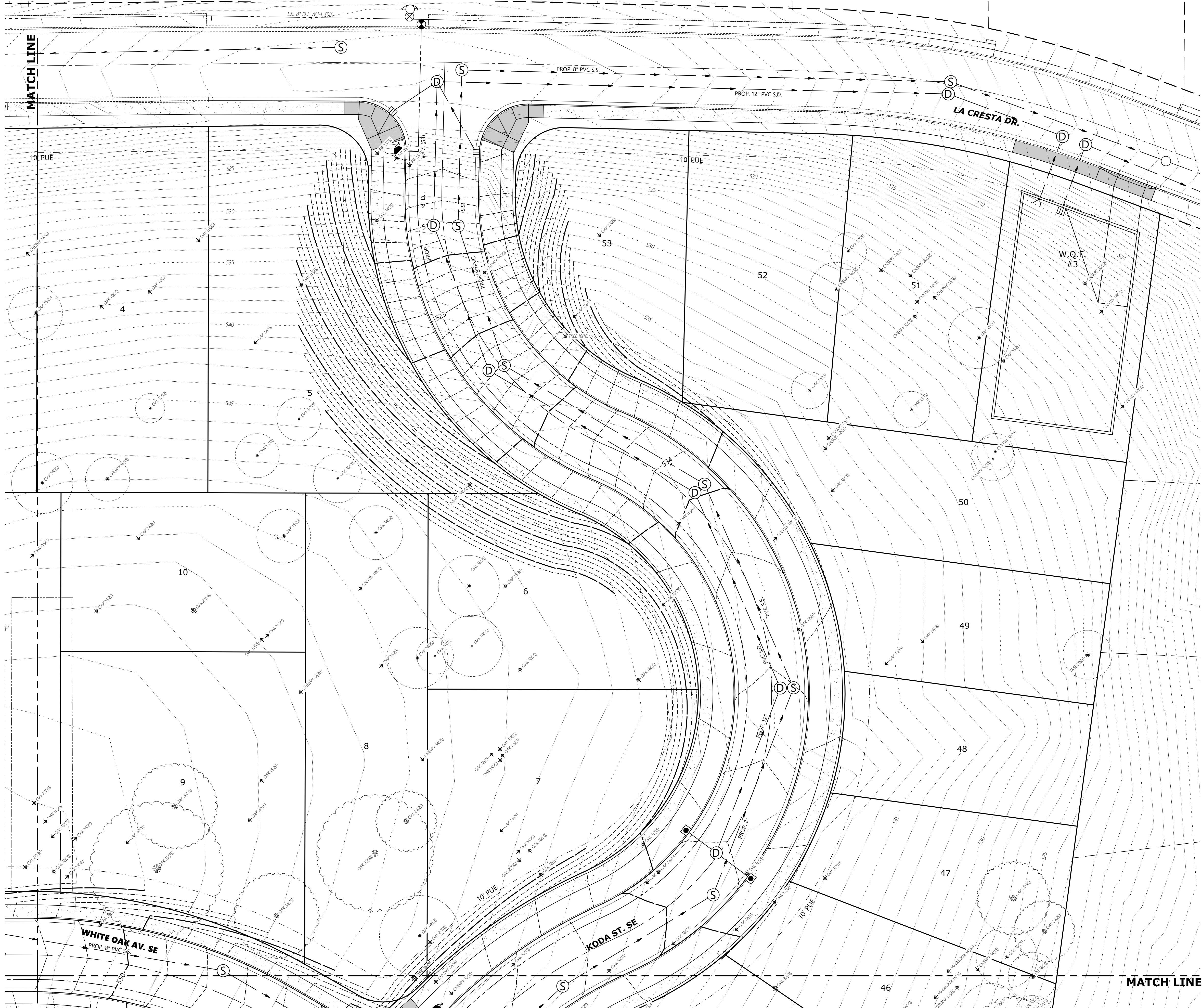
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DESIGN ENGINEER.
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Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: _____



JOB # 7154

\\71xv1154.lnec\dwg\738\dwg\207154.dwg P12-TREE 9/20/2022 10:45 PM C:\all



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)

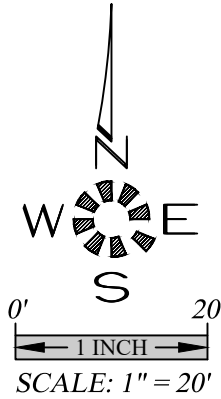
|

DRIP LINE (FEET)

|

TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24"≥	17	11	28
OTHER TREES	105	320	425
TOTAL TREES			453



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TREE CONSERVATION
N.E. QUADRANT

OAK GROVE

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71540 P12-TREE

Design: M.D.G.

Drawn: D.G.G.

Checked: J.J.G.

Date: JUNE 2021

Scale: AS SHOWN

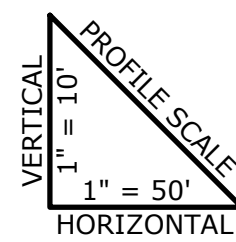
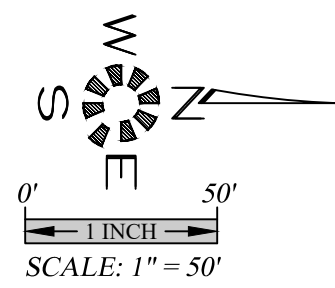
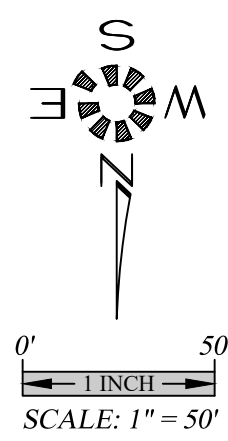
As-Built: ----

REGISTERED PROFESSIONAL
ENGINEER
P. 68
OR 0000000000
JUL 14, 1978
MARK D. GAVIN

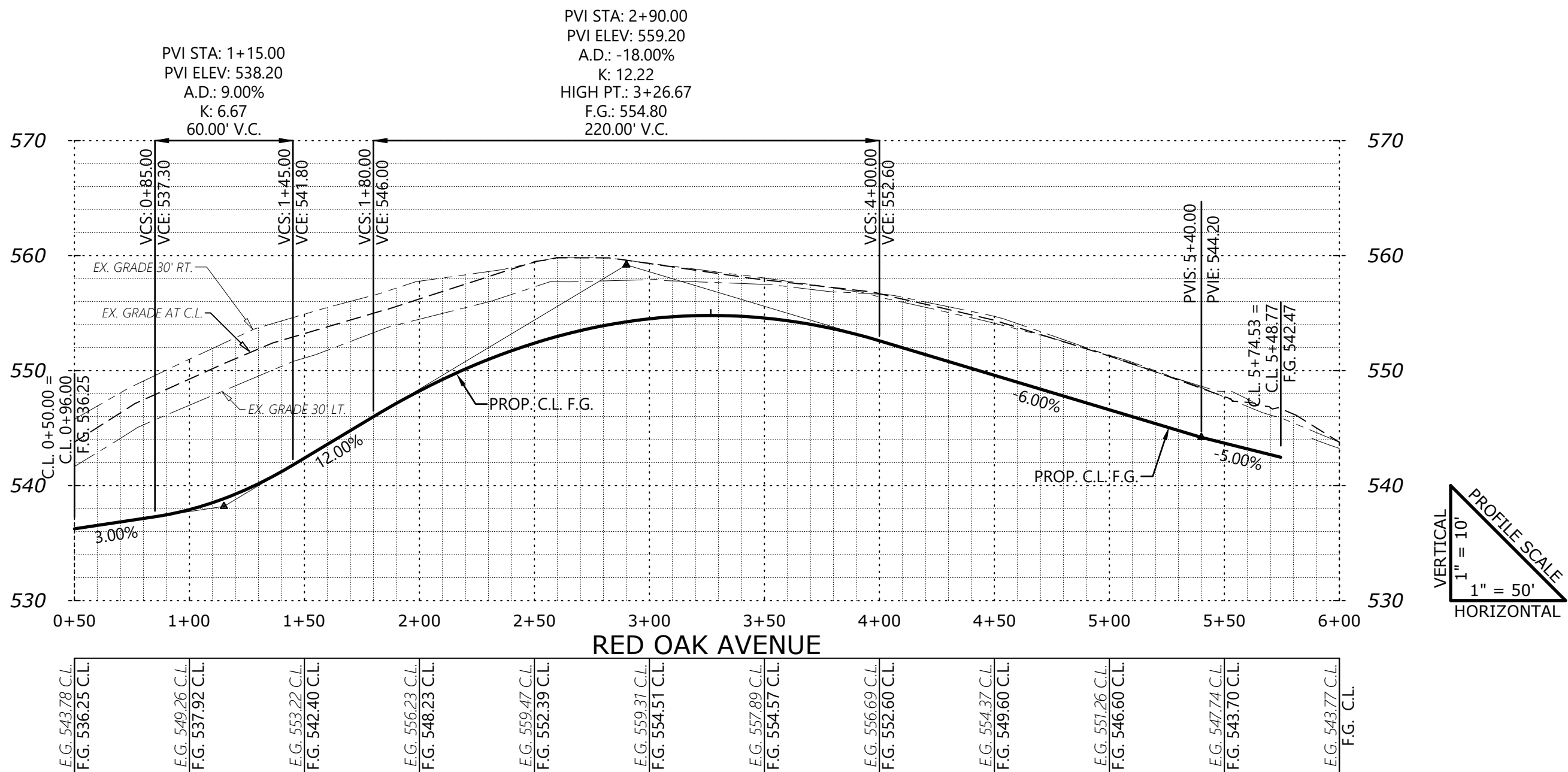
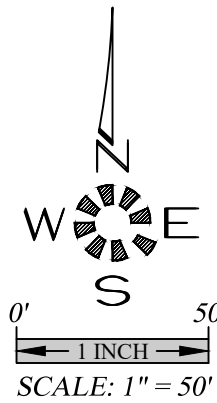
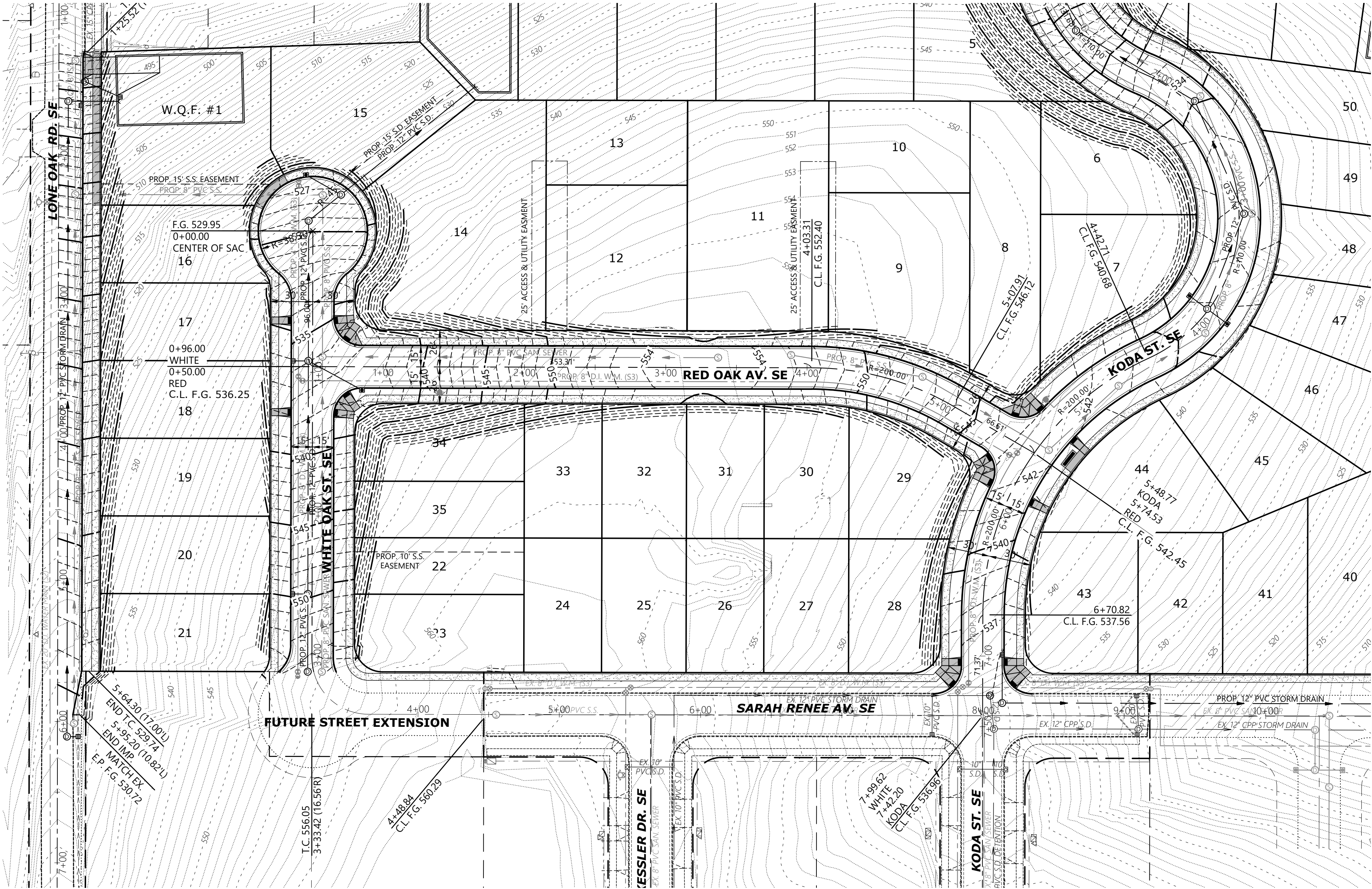
EXPIRES: 06-30-2021

JOB # 7154

P12



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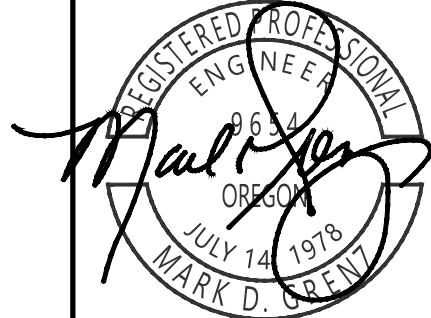


STREET PLAN

OAK GROVE

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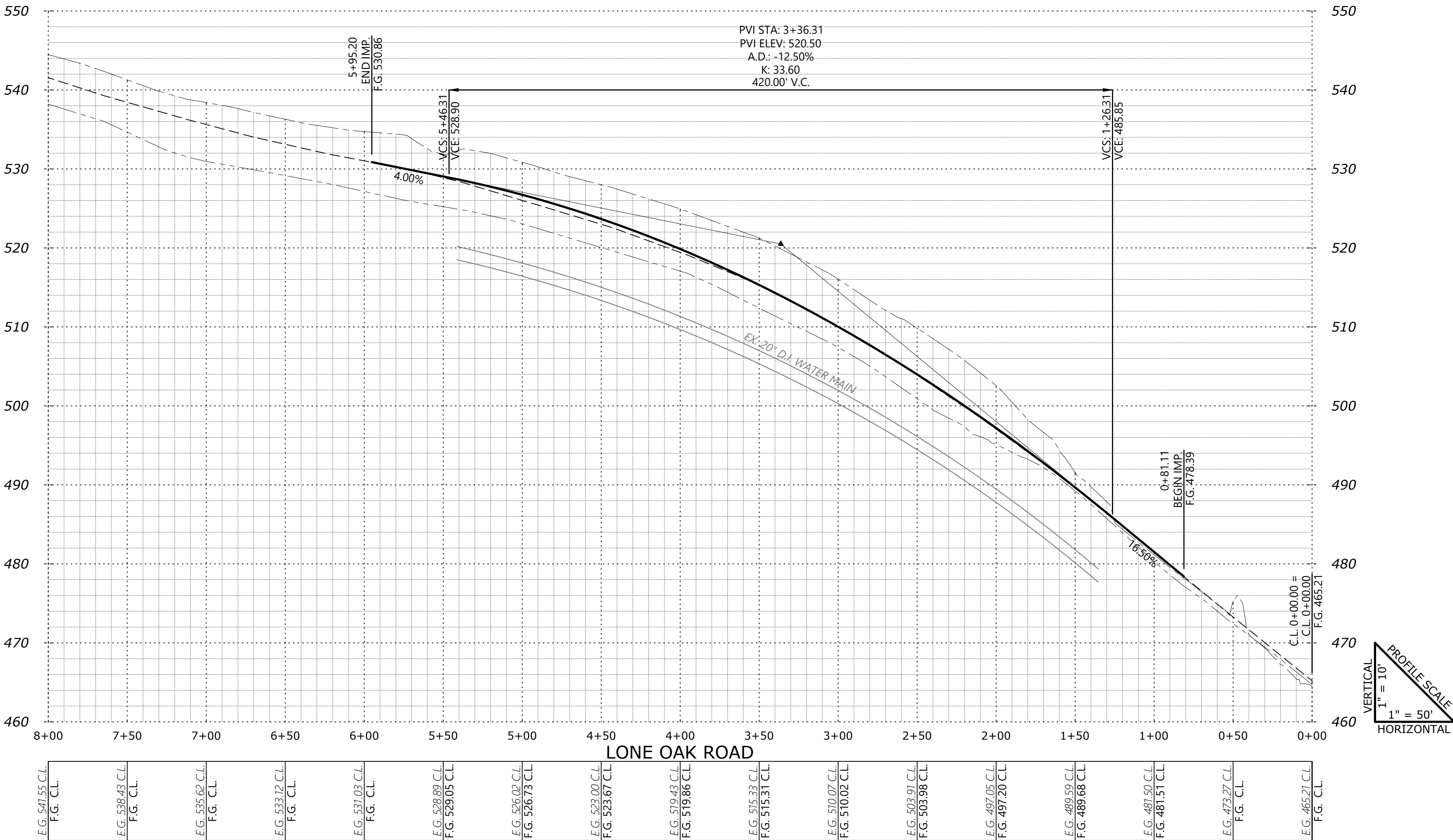
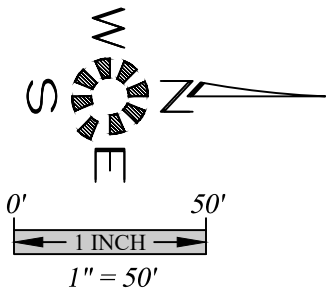
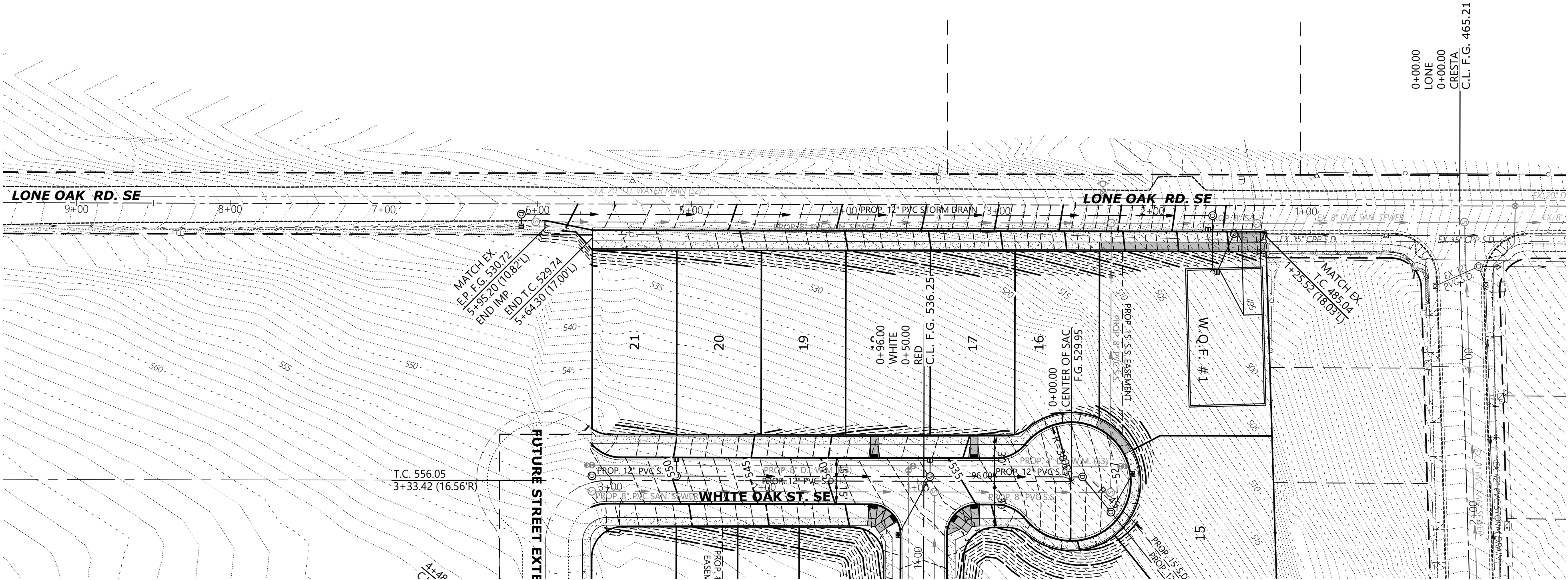
Design: M.D.G.
Drawn: D.G.G.
Checked: J.J.G.
Date: JUNE 2021
Scale: AS SHOWN
As-Built: -----



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JOB # 7154

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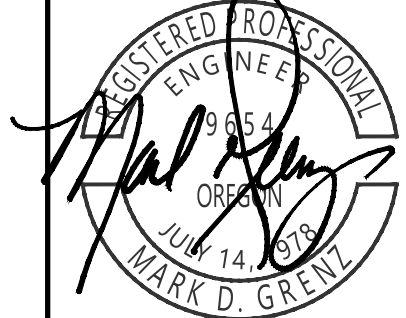


STREET PLAN

OAK GROVE

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