

West Salem Town Homes Exh. 60

FOR LAND
USE
PURPOSES
ONLY

DRAWING STATUS:	DATE:	No	REVISION:	DATE:
☒ PRELIMINARY	01/13/23	1		
☐ SUBMITTED		2		
☐ BID SET		3		
☐ PERMIT SET		4		
☐ CONST. SET		5		



Corvallis
Oregon
devco
engineering, inc.
245 NE CENTER RD, BOX 1211
CORVALLIS, OR 97330
WWW.DEVCOENGINEERING.COM
(541) 757-8881

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PROJECT: WEST HILLS TOWNHOMES

PROJECT LOCATION: ORCHARD HEIGHTS ROAD AND LINWOOD STREET SALEM, OR

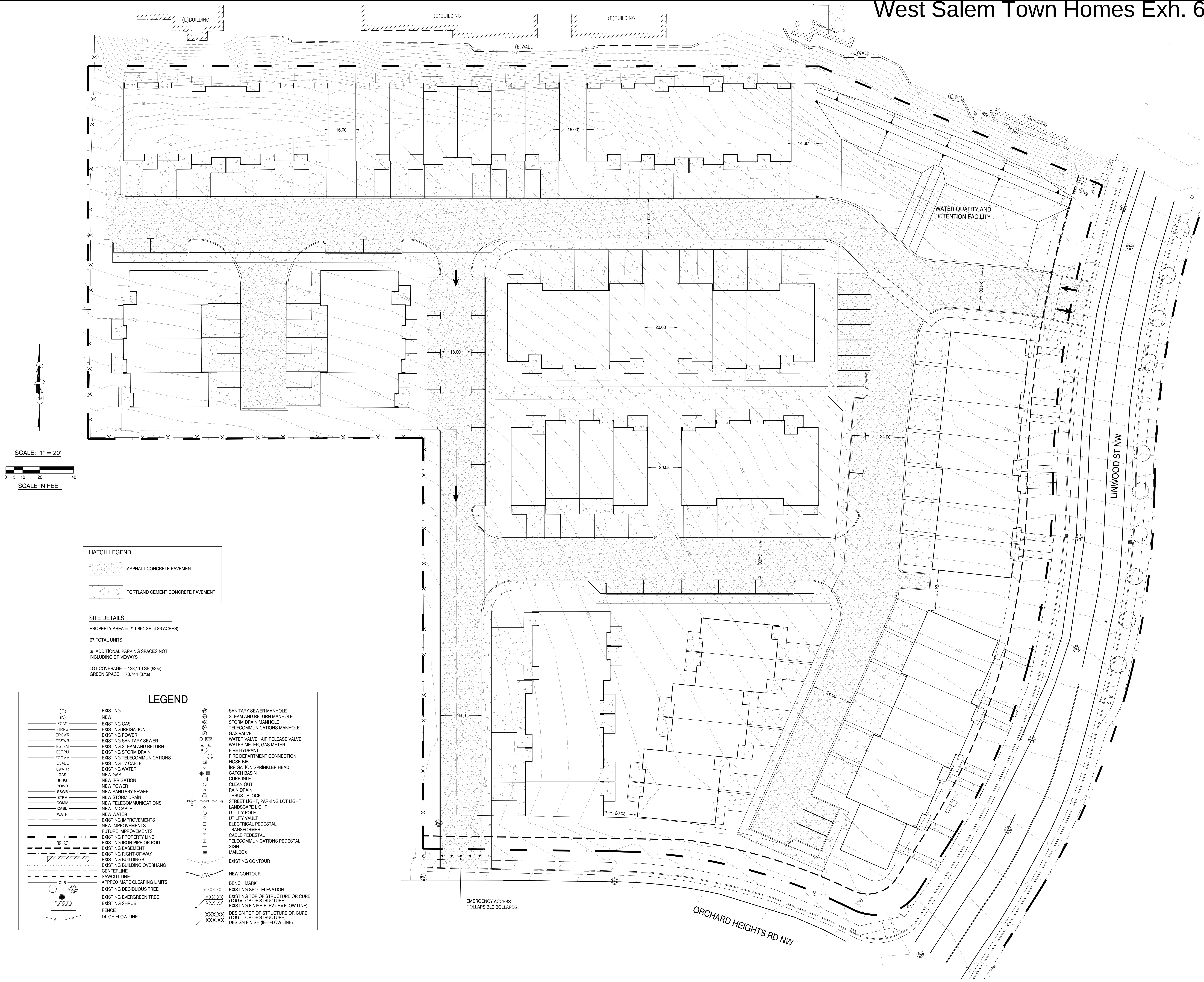
CLIENT: MWISH WEST SALEM LLC

SHEET TITLE: SITE LAYOUT PLAN

JOB NO. 22440

DRAWN BY: DEVCO

DRAWING: C120



HATCH LEGEND

ASPHALT CONCRETE PAVEMENT

PORTLAND CEMENT CONCRETE PAVEMENT

SITE DETAILS

PROPERTY AREA = 211,854 SF (4.86 ACRES)

67 TOTAL UNITS

35 ADDITIONAL PARKING SPACES NOT INCLUDING DRIVEWAYS

LOT COVERAGE = 133,110 SF (63%)

GREEN SPACE = 78,744 (37%)

LEGEND

(E)	EXISTING	(S)	SANITARY SEWER MANHOLE
(N)	NEW	(SR)	STEAM AND RETURN MANHOLE
EGAS	EXISTING GAS	(SD)	STORM DRAIN MANHOLE
EIRRG	EXISTING IRRIGATION	(TM)	TELECOMMUNICATIONS MANHOLE
EPWR	EXISTING POWER	(GV)	GAS VALVE
ESWR	EXISTING SANITARY SEWER	(WV)	WATER VALVE, AIR RELEASE VALVE
ESTCM	EXISTING STEAM AND RETURN	(WM)	WATER METER, GAS METER
ESTRM	EXISTING STORM DRAIN	(FH)	FIRE HYDRANT
ECOMM	EXISTING TELECOMMUNICATIONS	(FDC)	FIRE DEPARTMENT CONNECTION
ECABL	EXISTING TV CABLE	(HB)	HOSE BIB
EWATR	EXISTING WATER	(IS)	IRRIGATION SPRINKLER HEAD
GAS	NEW GAS	(CB)	CATCH BASIN
IRRG	NEW IRRIGATION	(CI)	CURB INLET
POWER	NEW POWER	(CO)	CLEAN OUT
SSWR	NEW SANITARY SEWER	(RD)	RAIN DRAIN
STRM	NEW STORM DRAIN	(TB)	THRUST BLOCK
COMM	NEW TELECOMMUNICATIONS	(SL)	STREET LIGHT, PARKING LOT LIGHT
CABL	NEW TV CABLE	(LD)	LANDSCAPE LIGHT
WATR	NEW WATER	(UP)	UTILITY POLE
	EXISTING IMPROVEMENTS	(UV)	UTILITY VAULT
	NEW IMPROVEMENTS	(EP)	ELECTRICAL PEDESTAL
	FUTURE IMPROVEMENTS	(TR)	TRANSFORMER
	EXISTING PROPERTY LINE	(CP)	CABLE PEDESTAL
	EXISTING IRON PIPE OR ROD	(TP)	TELECOMMUNICATIONS PEDESTAL
	EXISTING EASEMENT	(S)	SIGN
	EXISTING RIGHT-OF-WAY	(M)	MAILBOX
	EXISTING BUILDINGS	(C)	EXISTING CONTOUR
	EXISTING BUILDING OVERHANG	(N)	NEW CONTOUR
	CENTERLINE	(BM)	BENCH MARK
	SAWCUT LINE	(SEE)	EXISTING SPOT ELEVATION
	APPROXIMATE CLEARING LIMITS	(TXX.XX)	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
	EXISTING DECIDUOUS TREE	(FXX.XX)	EXISTING FINISH ELEV. (IE=FLOW LINE)
	EXISTING EVERGREEN TREE	(DXX.XX)	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
	EXISTING SHRUB	(FXX.XX)	DESIGN FINISH (IE=FLOW LINE)
	FENCE		
	DITCH FLOW LINE		