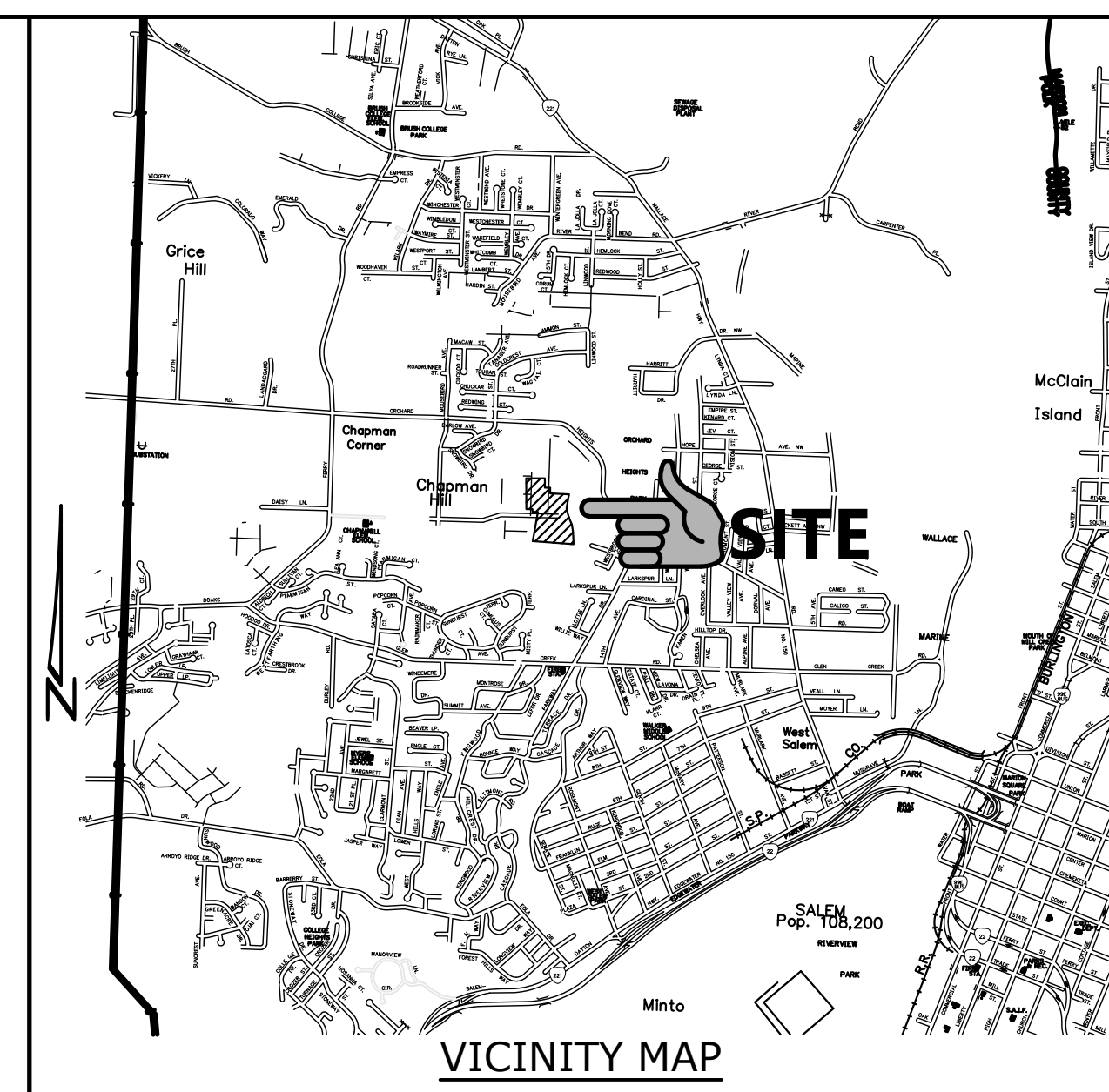
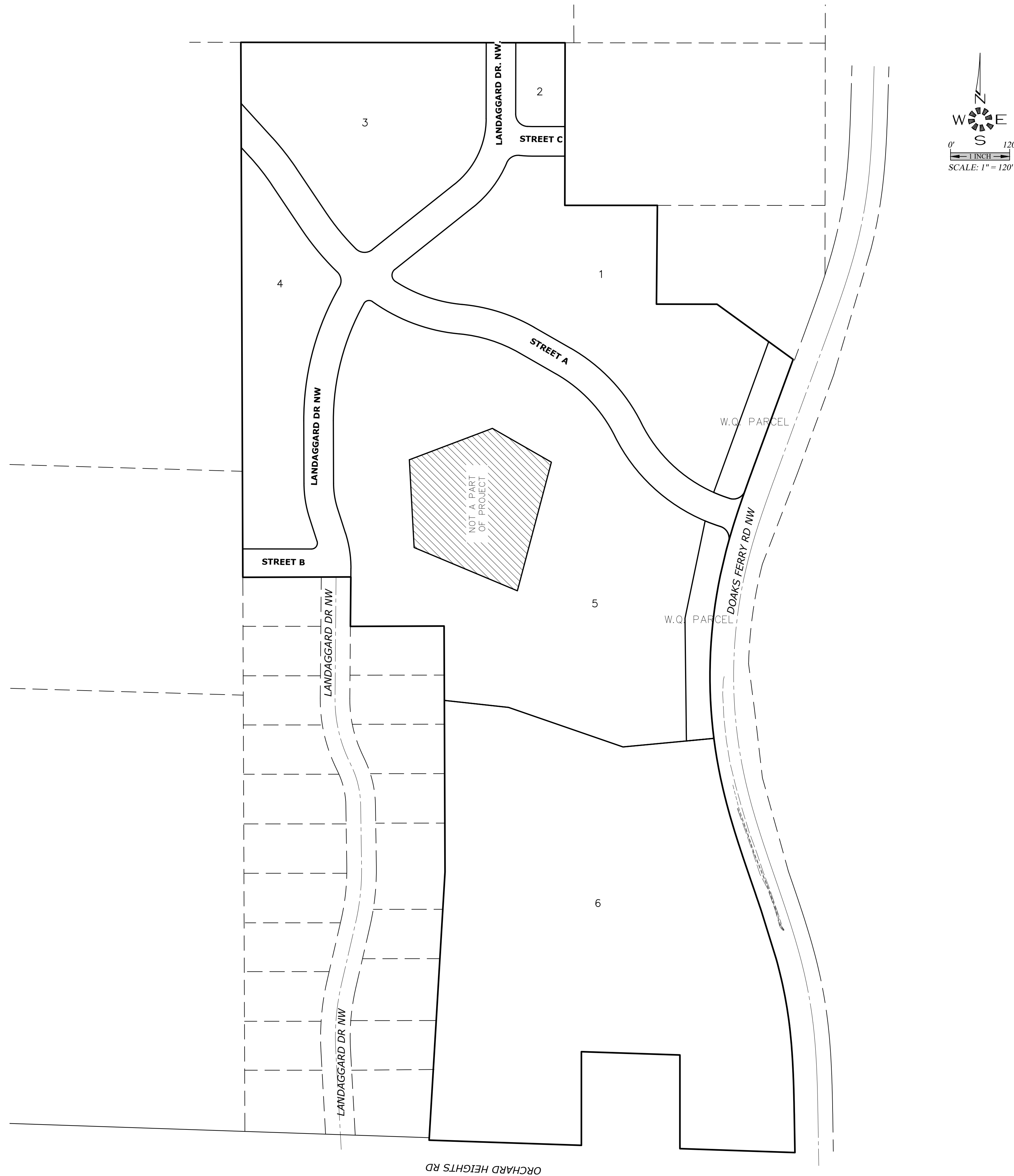


TITAN HILL PROPERTY LLC.

TITAN HILL ESTATES

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

T.B.M. 429.76
2" BRASS CAP STAMPED POLK COUNTY
SURVEY MONUMENT NO. 200428 DATED
1984. LOCATED ON CENTERLINE ORCHARD
HEIGHTS ROAD.



SHEET INDEX

SHEET 101	COVER SHEET	
SHEET 102	LOT SITE PLAN	
SHEET 201	EXISTING CONDITIONS AND DEMOLITION PLAN	
SHEET 202	UGA	
SHEET 301	UTILITY PLAN NORTH	
SHEET 302	UTILITY PLAN SOUTH	
SHEET 401	STREET IMPROVEMENTS _____	A ST.
SHEET 402	STREET IMPROVEMENTS _____	B ST. & C ST.
SHEET 403	STREET IMPROVEMENTS _____	LANDAGGARD DR. NW
SHEET 404	LOT GRADING PLAN	
SHEET 501	LOT DIMENSIONS AND SIDEWALK PLAN	
SHEET 502	TREE CONSERVATION PLAN	
SHEET 503	TREE CONSERVATION PLAN	
SHEET 504	TREE CONSERVATION PLAN	
SHEET 505	TREE CONSERVATION PLAN	
SHEET 506	TREE CONSERVATION PLAN	

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.F.	BLOW OFF	M.T.	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	P.C.	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PERC	PERCENT
C.B.C.O.	CATCH BASIN CLEANOUT	P.R.C.	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
C.M.P.	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	P.V.	PURVATE
D.P.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R.M.	ROAD
E.G.	EXIST. GRADE / GROUND	R.O.	ROAD FRONT
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SEWAGE SEWER
ELEV. or E.L.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
F.T.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL	STEEL
F.G.	FINISH GRADE	STDM. DRN.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SW
G.	GUTTER	GUT.	GUTTER
G.V.	GATE VALVE	T.C.	TOP OF CURB
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-.	INVERT	VELT.	VELOCITY
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:	
TOTAL AREA _____	36.72 Ac.
DEVELOPABLE AREA _____	36.72 Ac.
NUMBER OF LOTS _____	6
DENSITY _____	0.16 UNITS/Ac.
LARGEST LOT _____	519,696.05 S.F.
SMALLEST LOT _____	16,861.97 S.F.
AVERAGE _____	233,285.59 S.F.

UTILITIES:

CABLE _____	COMCAST CABLE SERVICES
ELECTRIC _____	SALEM ELECTRIC
PHONE _____	FRONTIER COMMUNICATIONS
GAS _____	N.W. NATURAL
STORM DRAIN,	
SANITARY SEWER,	
WATER _____	CITY OF SALEM



MULTI/TECH
ENGINEERING SERVICES, INC.

1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
E-MAIL: info@multi-tech.com OFFICE: office@multi-tech.com

PRELIMINARY PLAN COVER SHEET

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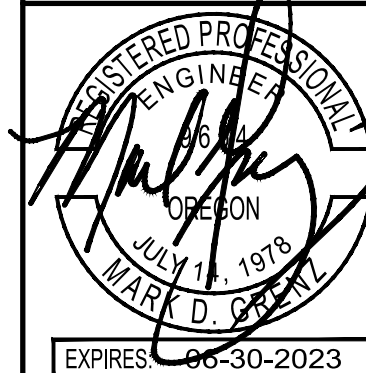
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6773p 101-COV

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Drawn: M.K.D.
ProjMgr: J.J.G
Date: OCT. 2019
Scale: AS SHOWN

As-Built: -----

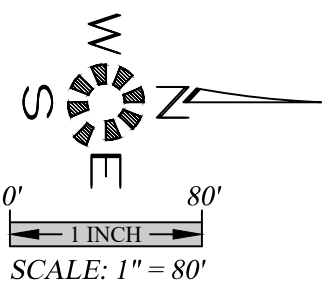
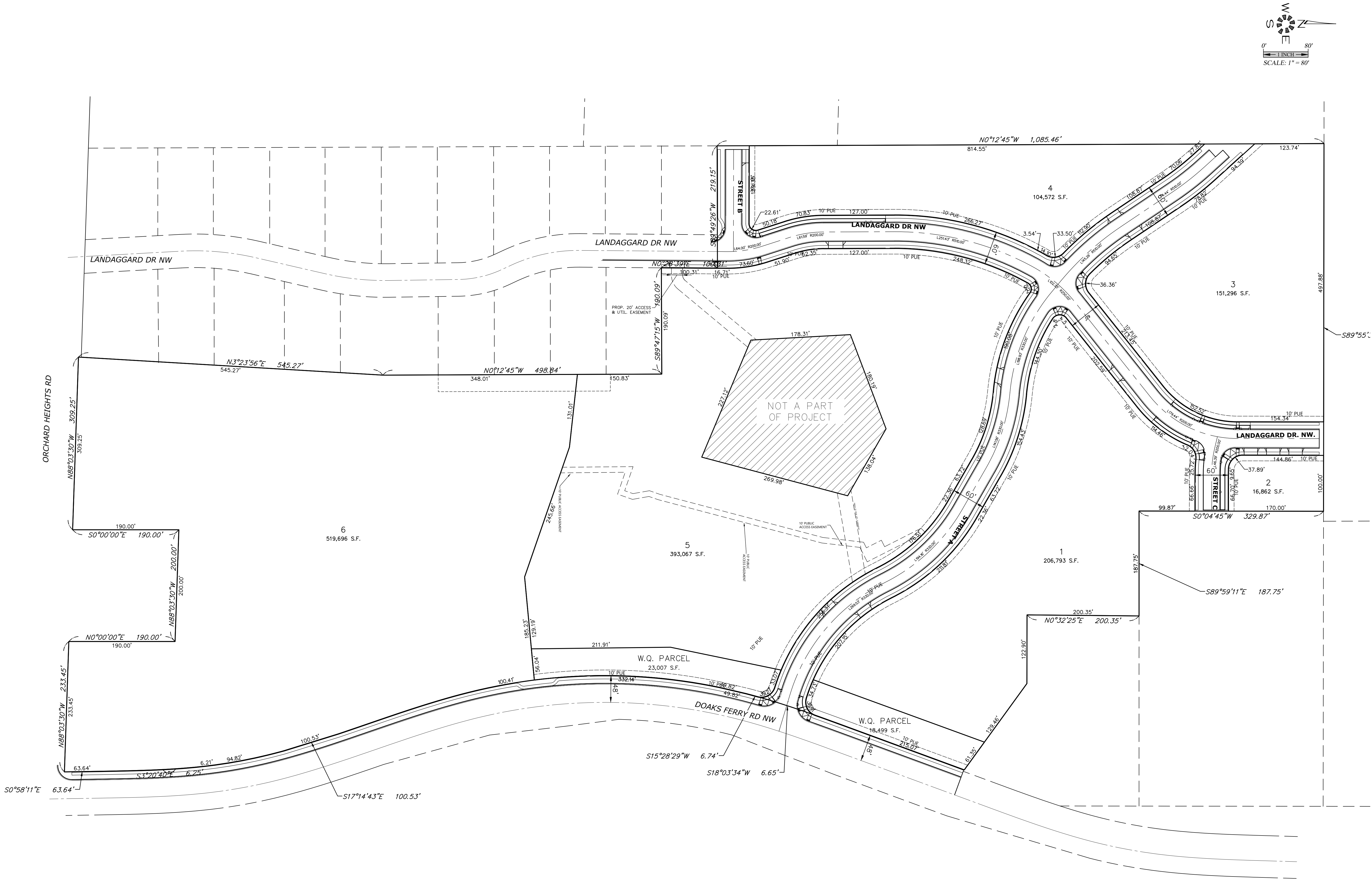


JOB # 6773

101

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ISSUE DATE: 02/15/2023



LOT SITE PLAN

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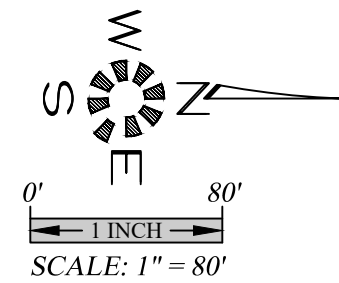
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SEE SHEET 502-506 FOR
TREE CONSERVATION PLAN



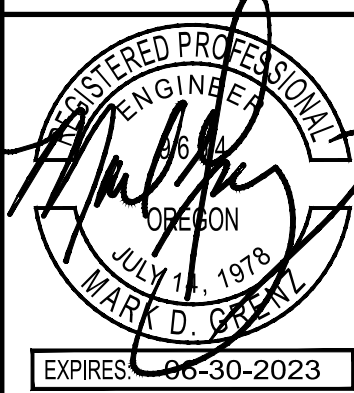
EXISTING CONDITIONS &
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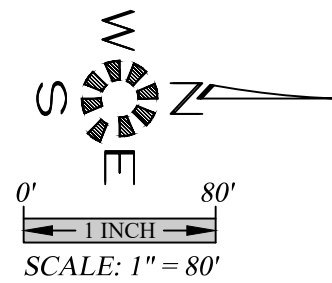


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SEE SHEET 502-506 FOR
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UGA

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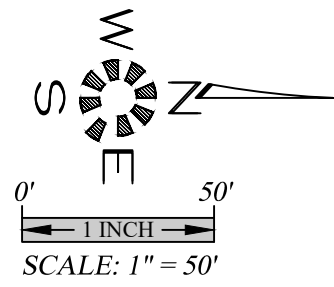
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JOB # 6773

202



UTILITY PLAN
SOUTH

TITAN HILL ESTATES

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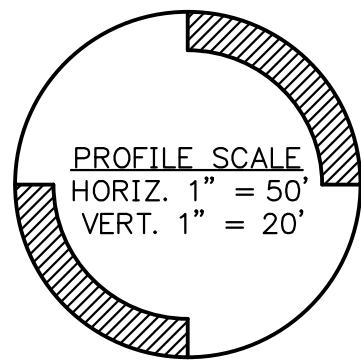
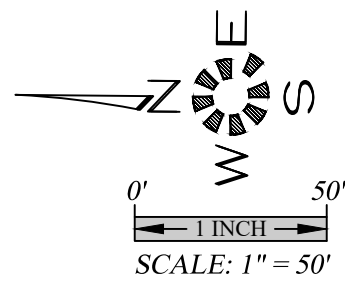
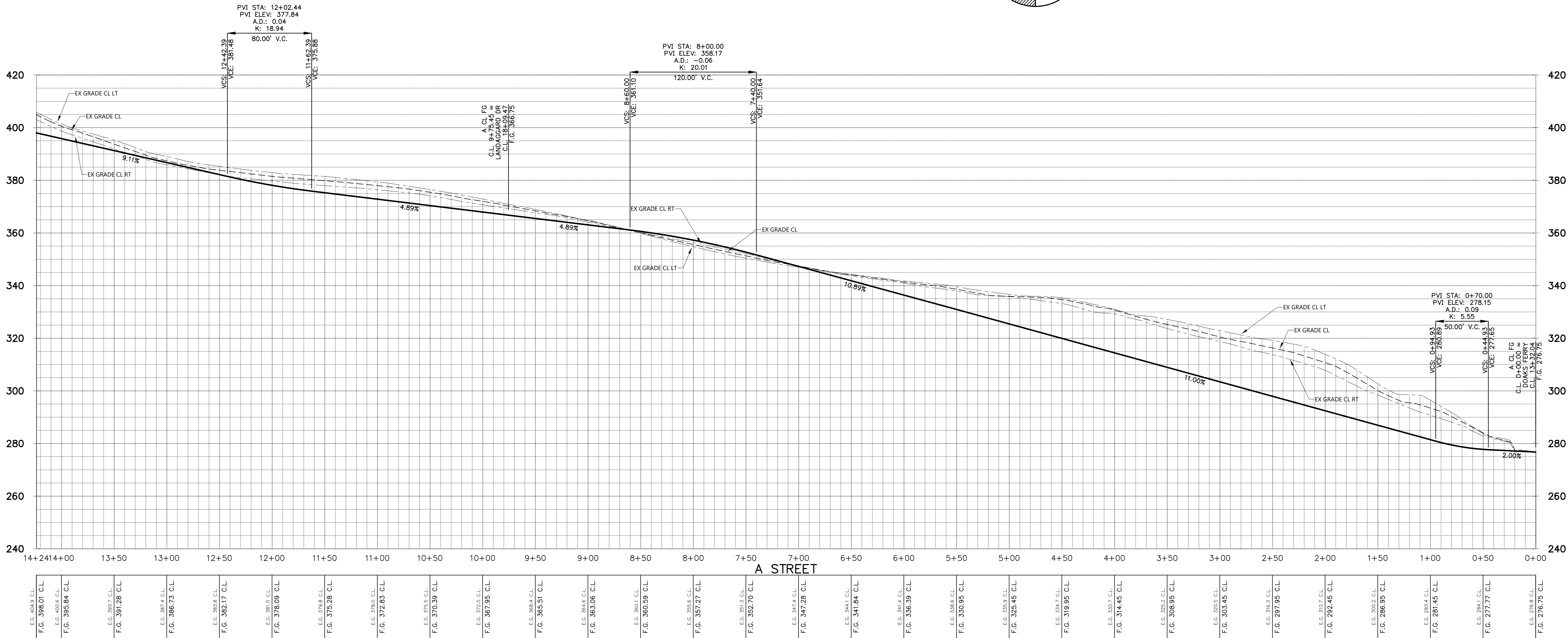
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Proj/Mgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----



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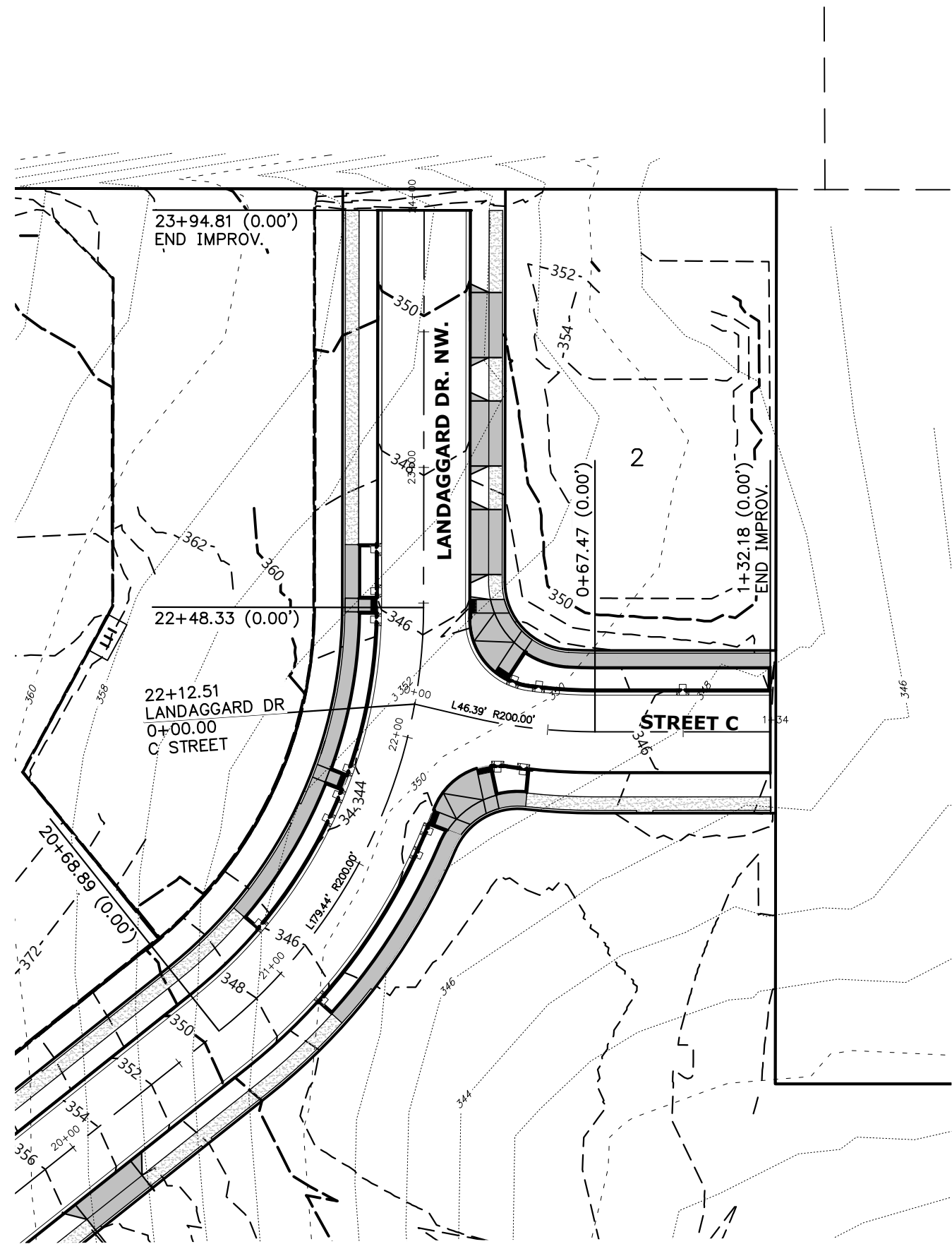
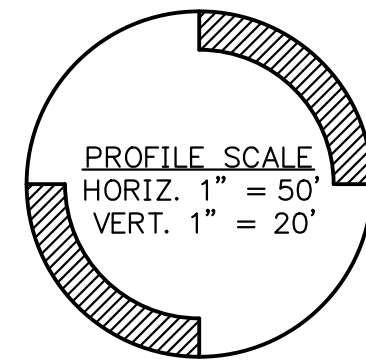
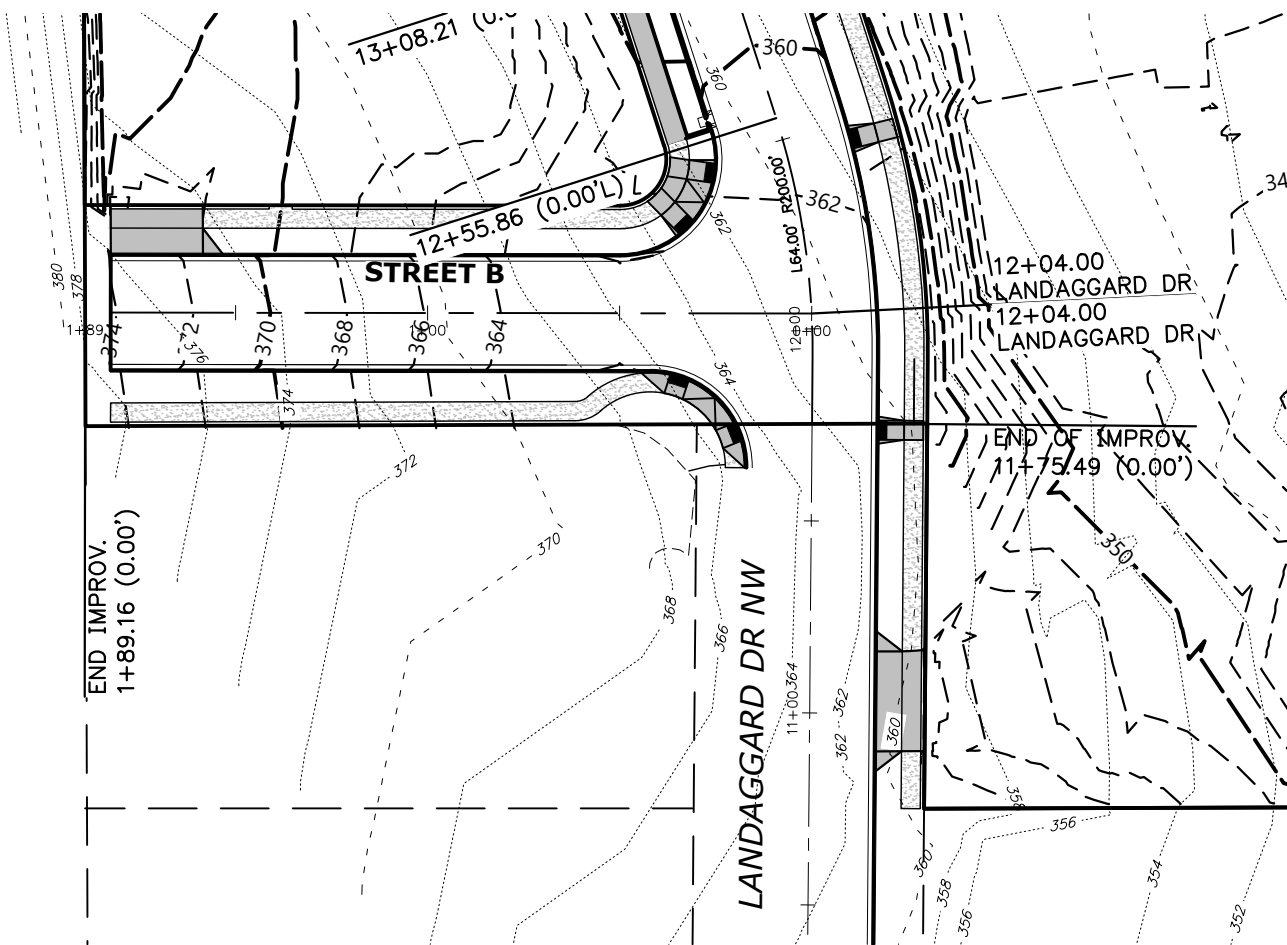
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STREET IMPORVEMENT PLAN -
STREET A

MULTI//TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.intengineering.net office@intengineering.net



6/73p 402-ST

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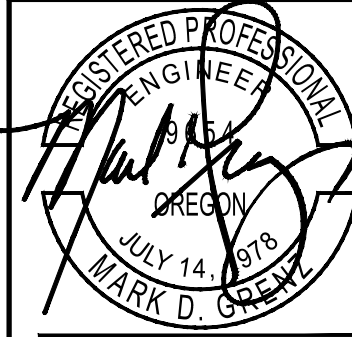
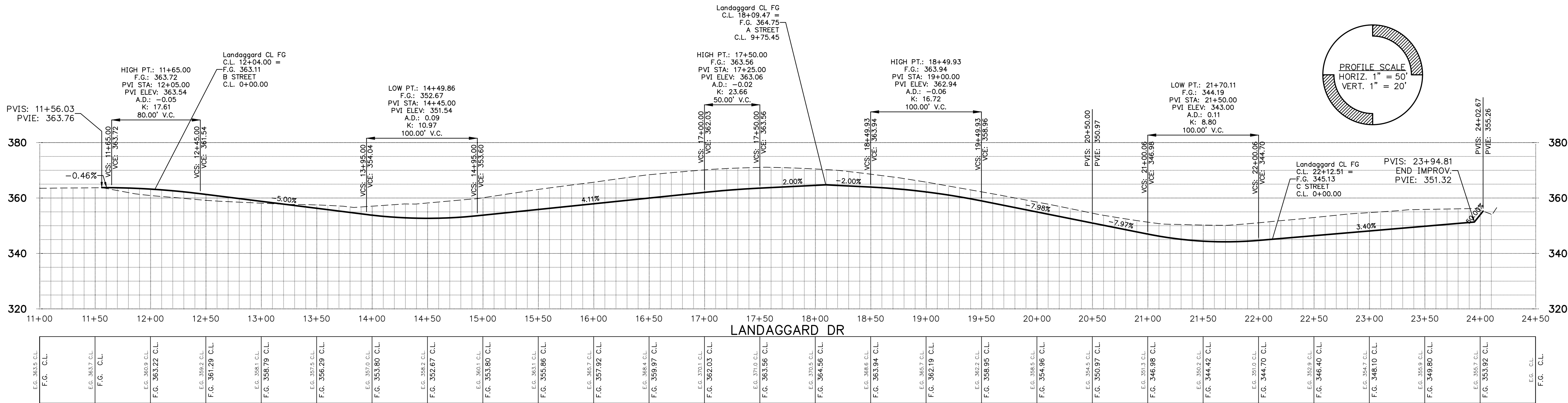
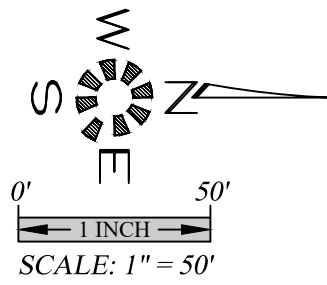
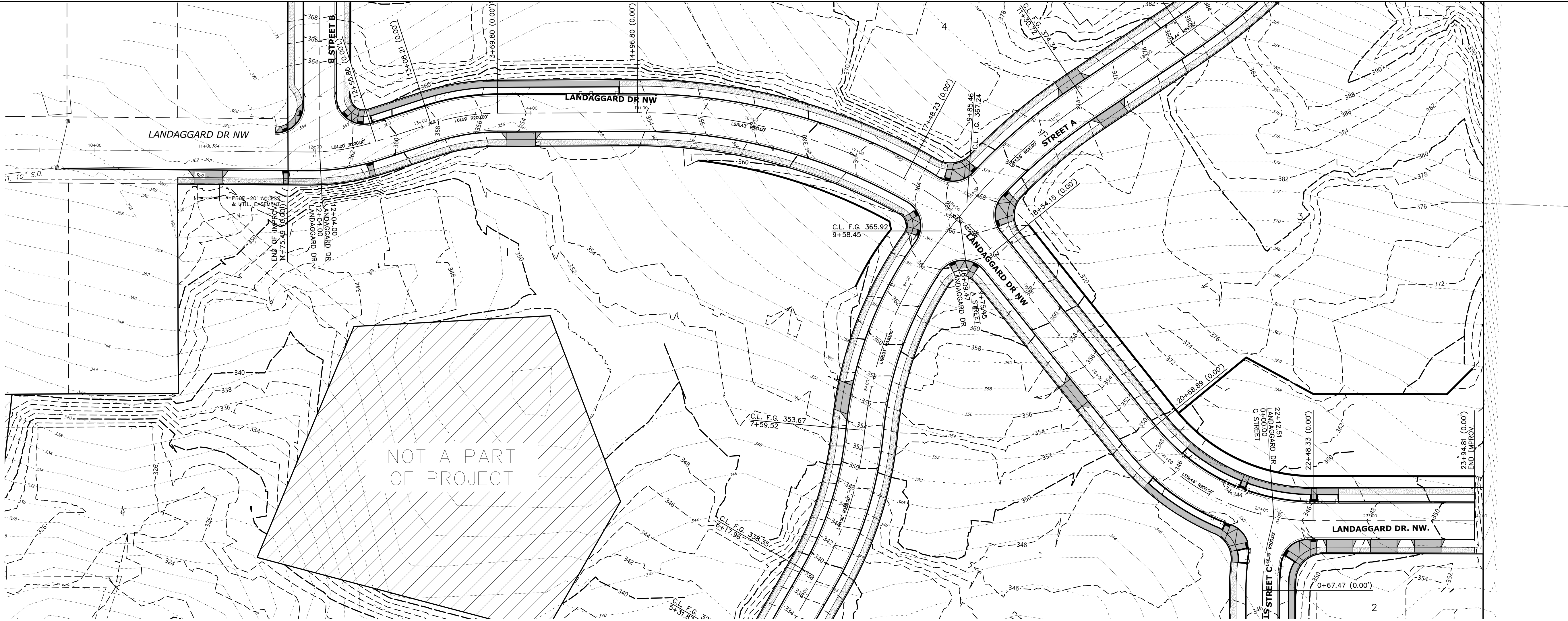
STREET IMPROVEMENT PLAN- STREET B AND STREET C



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PH. (503) 363 - 9227 FAX (503) 364-1260
www.etsengineering.net office@etsengineering.net

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403

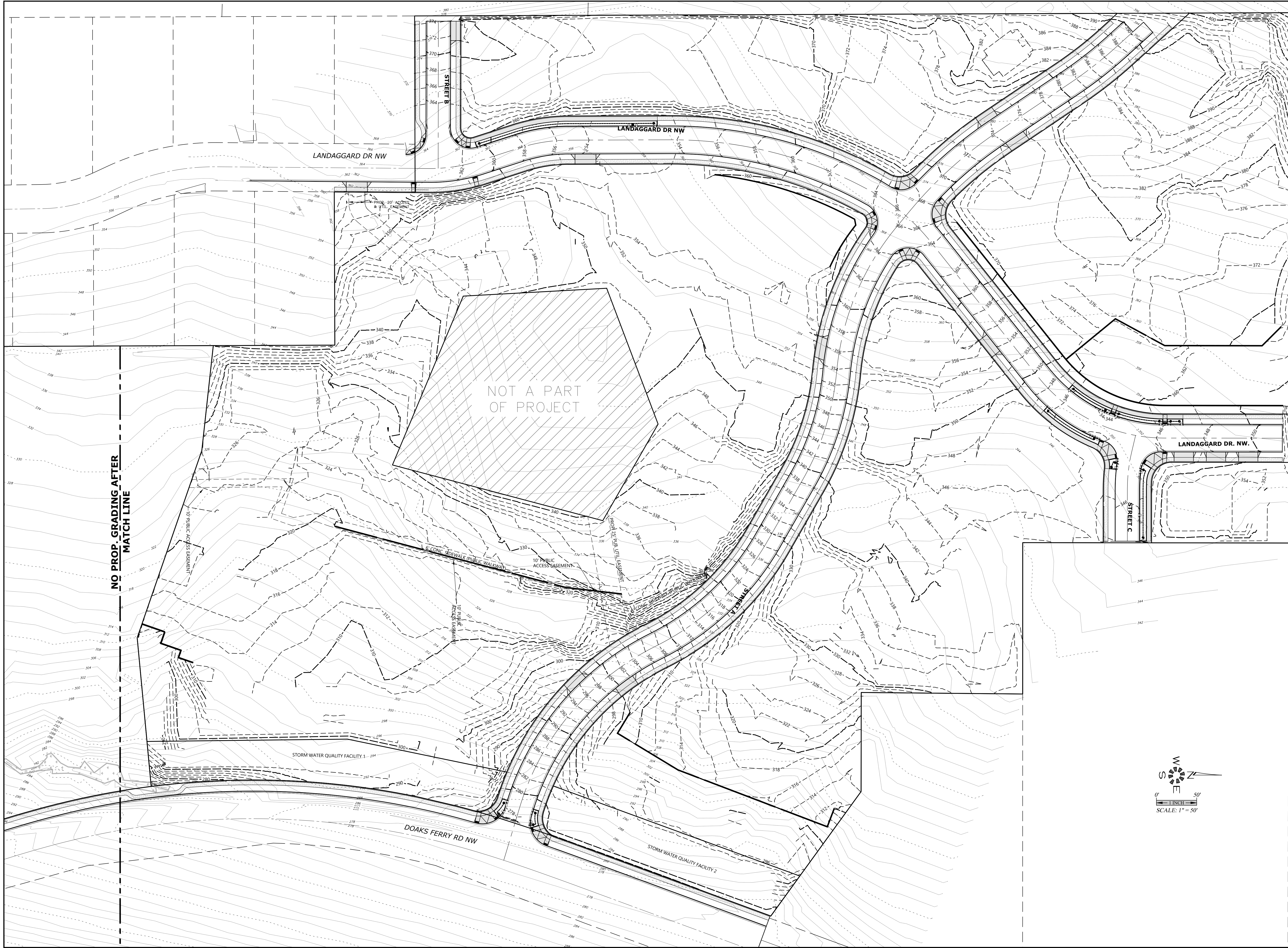
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TITAN HILL ESTABLISHMENTS

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**PRELIMINARY LOT GRADING
PLAN**

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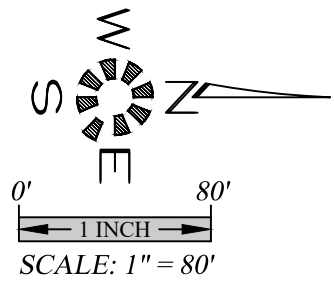
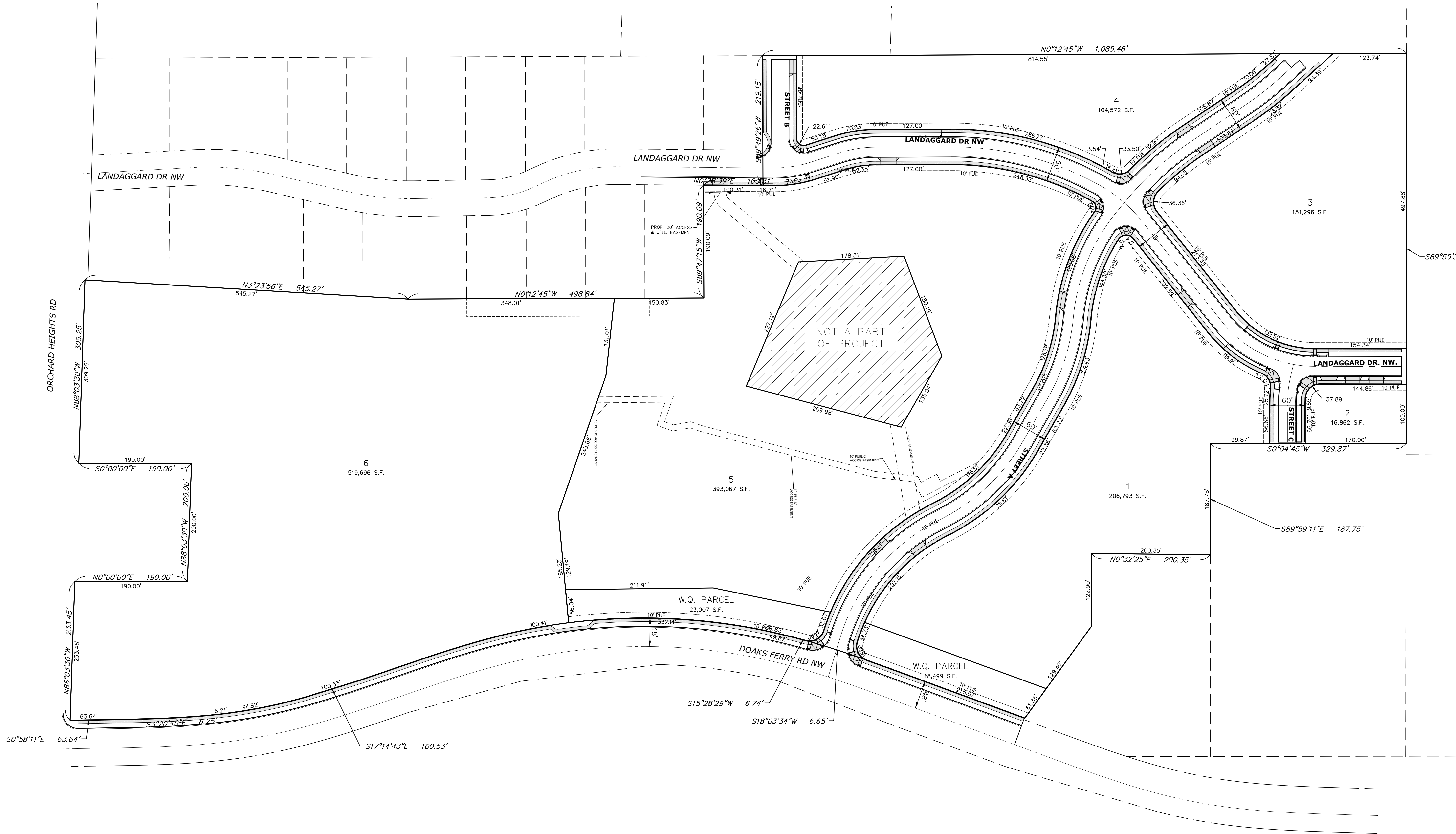
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Date: OCT. 2019
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ISSUE DATE: 02/15/2023



-  - TO BE CONSTRUCTED AT TIME OF HOUSE CONSTRUCTION
-  - TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION

LOT DIMENSION
& SIDEWALK PLAN

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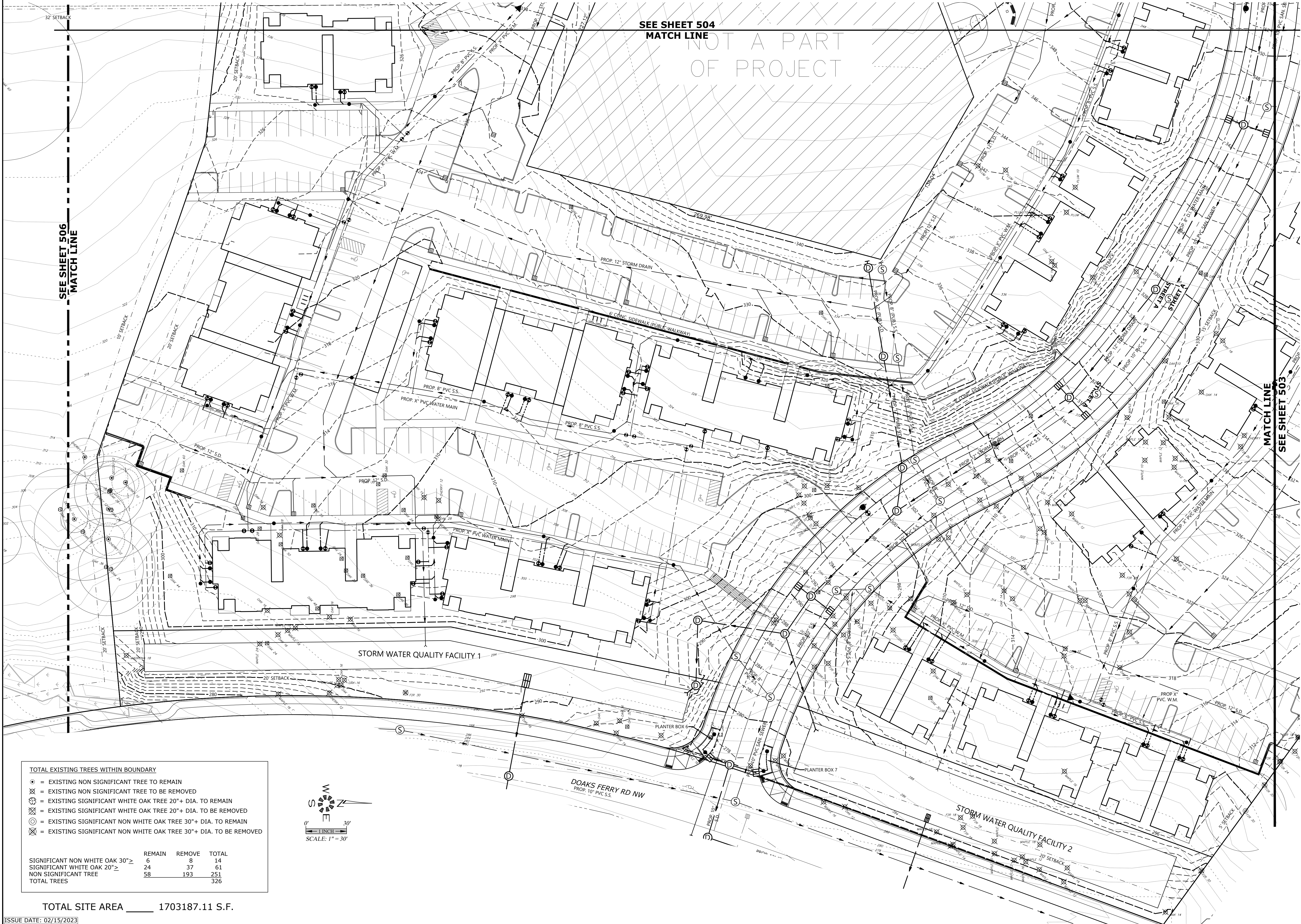
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6726 301-SW
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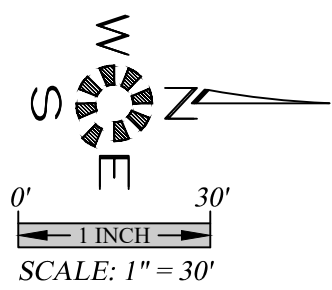
501



TOTAL EXISTING TREES WITHIN BOUNDARY

- = EXISTING NON SIGNIFICANT TREE TO REMAIN
- ⊗ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
- ⊙ = EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO REMAIN
- ⊗ = EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO BE REMOVED
- ⊙ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO REMAIN
- ⊗ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO BE REMOVED

SIGNIFICANT NON WHITE OAK 30" ≥	REMAIN	REMOVE	TOTAL
SIGNIFICANT WHITE OAK 20" ≥	6	8	14
NON SIGNIFICANT TREE	24	37	61
TOTAL TREES	58	193	251
			326



TOTAL SITE AREA 1703187.11 S.F.

ISSUE DATE: 02/15/2023

TREE CONSERVATION
PLAN

TITAN HILL ESTATES

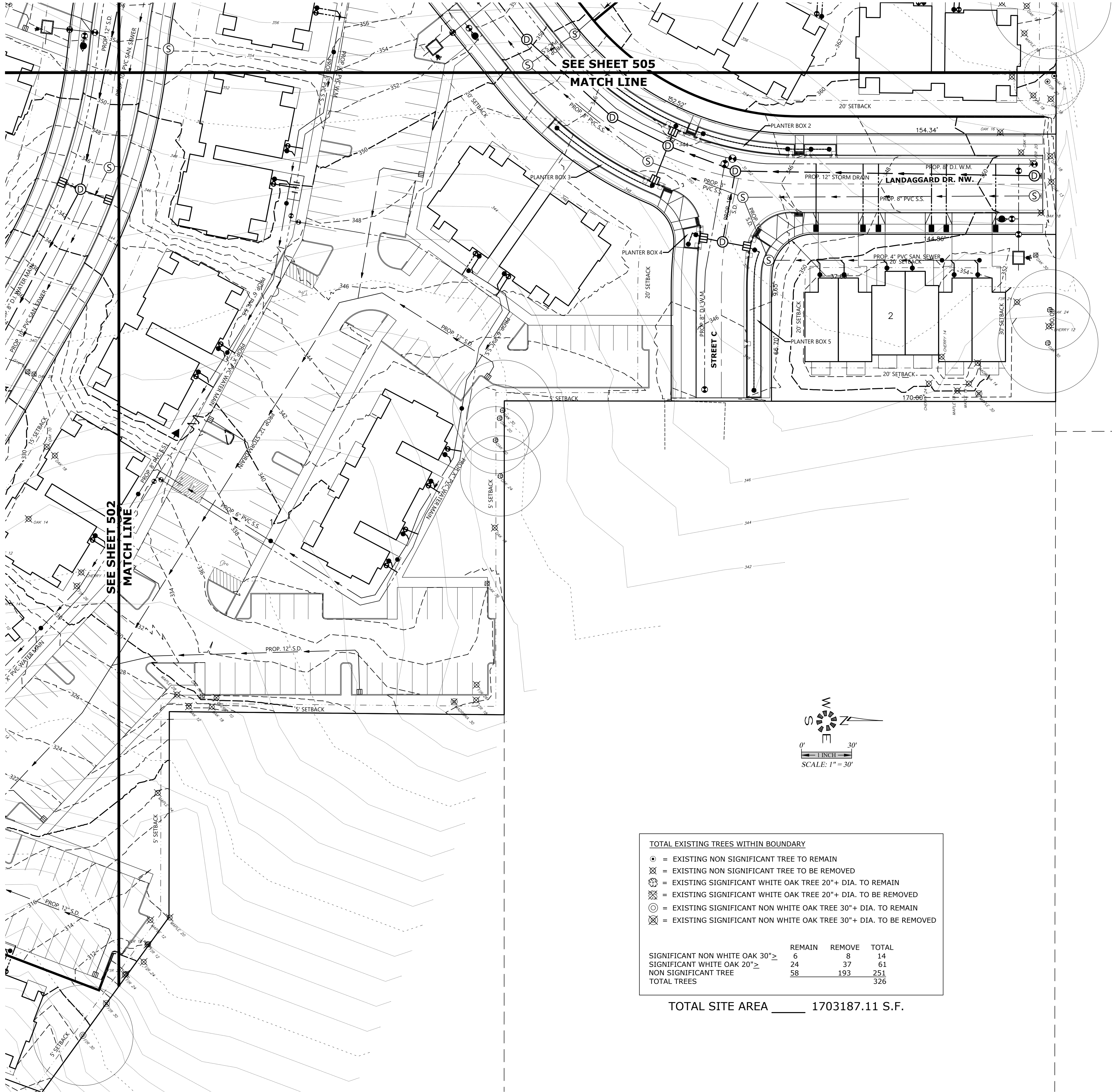
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67739 302-NCE

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Drawn: J.J.G.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN

EXPIRES 06-30-2023

JOB # 6773



TOTAL EXISTING TREES WITHIN BOUNDARY			
⊙	=	EXISTING NON SIGNIFICANT TREE TO REMAIN	
⊗	=	EXISTING NON SIGNIFICANT TREE TO BE REMOVED	
⊗	=	EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO REMAIN	
⊗	=	EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO BE REMOVED	
⊙	=	EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO REMAIN	
⊗	=	EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO BE REMOVED	
SIGNIFICANT NON WHITE OAK 30" ≥			
REMAIN	REMOVE	TOTAL	
6	8	14	
SIGNIFICANT WHITE OAK 20" ≥			
24	37	61	
NON SIGNIFICANT TREE			
58	193	251	
TOTAL TREES			
		326	

TOTAL SITE AREA _____ 1703187.11 S.F.

TREE CONSERVATION
PLAN

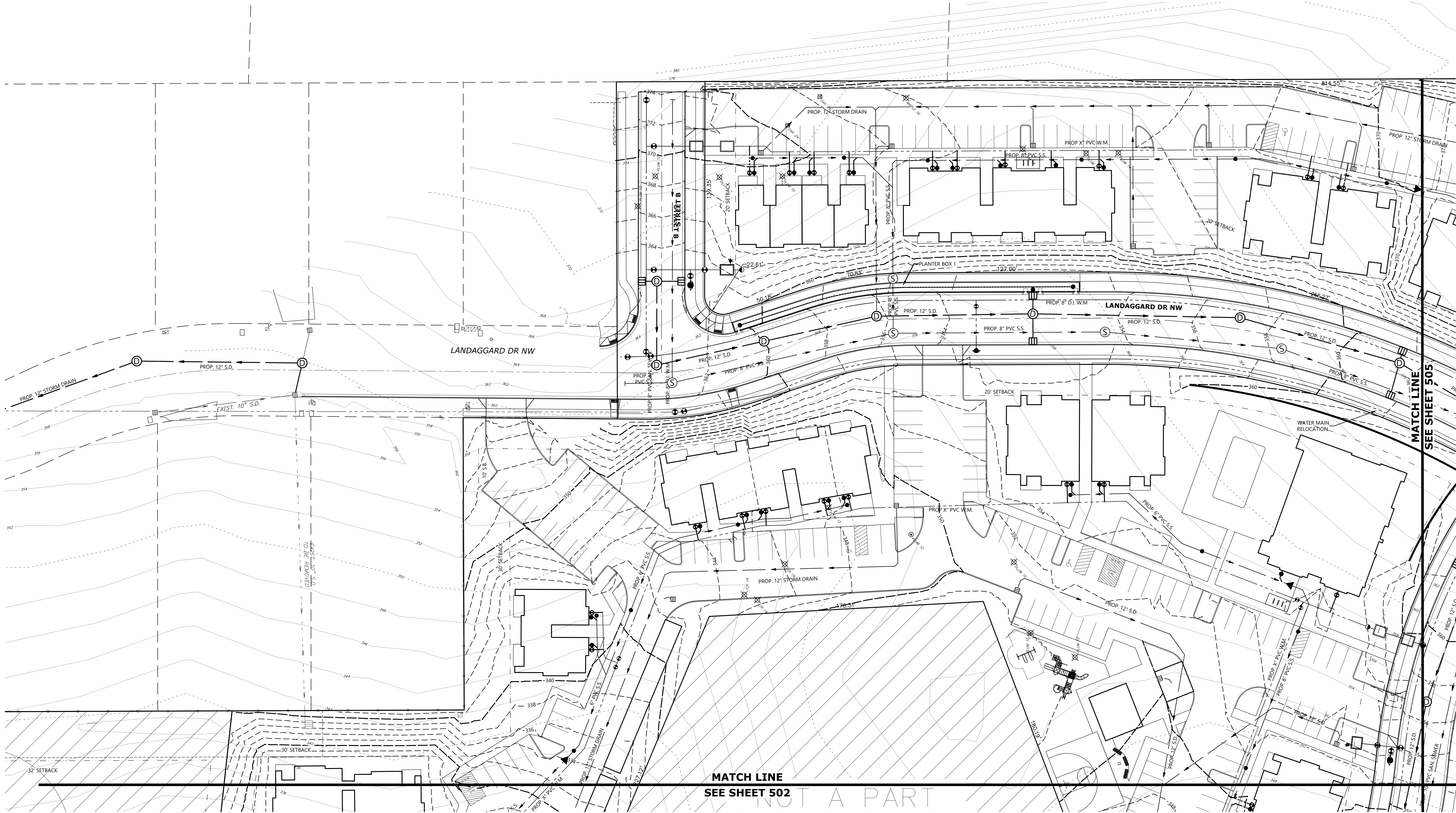
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Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN



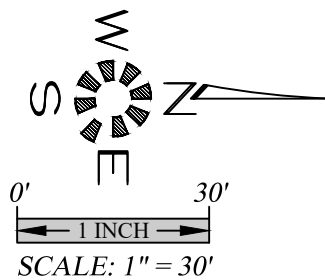
JOB # 6773



- TOTAL EXISTING TREES WITHIN BOUNDARY**
- = EXISTING NON SIGNIFICANT TREE TO REMAIN
 - ⊗ = EXISTING NON SIGNIFICANT TREE TO BE REMOVED
 - ⊗ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN
 - ⊗ = EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED
 - ⊗ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN
 - ⊗ = EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED

	REMAIN	REMOVE	TOTAL
SIGNIFICANT NON WHITE OAK 30"≥	6	8	14
SIGNIFICANT WHITE OAK 20"≥	24	37	61
NON SIGNIFICANT TREE	58	193	251
TOTAL TREES			326

TOTAL SITE AREA 1703187.11 S.F.



TREE CONSERVATION
PLAN

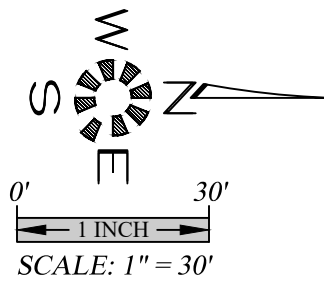
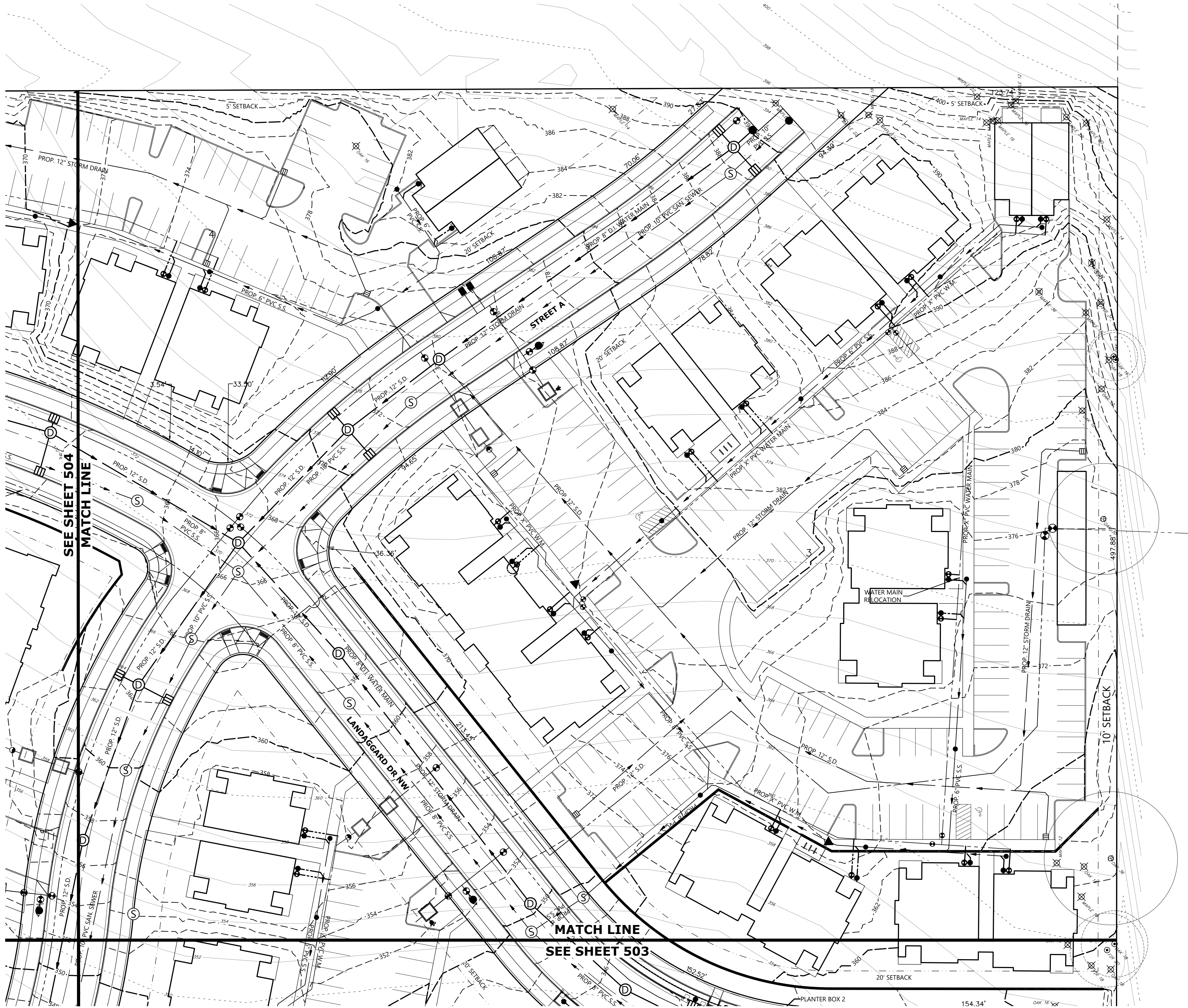
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JOB # 6773



TOTAL EXISTING TREES WITHIN BOUNDARY			
●	= EXISTING NON SIGNIFICANT TREE TO REMAIN		
⊗	= EXISTING NON SIGNIFICANT TREE TO BE REMOVED		
⊙	= EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO REMAIN		
⊗	= EXISTING SIGNIFICANT WHITE OAK TREE 20" + DIA. TO BE REMOVED		
⊙	= EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO REMAIN		
⊗	= EXISTING SIGNIFICANT NON WHITE OAK TREE 30" + DIA. TO BE REMOVED		
SIGNIFICANT NON WHITE OAK 30" >=		REMAIN	REMOVE
		6	8
SIGNIFICANT WHITE OAK 20" >=		24	37
NON SIGNIFICANT TREE		58	193
TOTAL TREES			326

TOTAL SITE AREA _____ 1703187.11 S.F.

TREE CONSERVATION
PLAN

TITAN HILL ESTATES

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

67736 305-NRE
Design: M.D.G.
Drawn: M.K.D.
Checked: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN



JOB # 6773

J:\6726\6726\6727\TitanHill\Property\Draw\020617\Drawings\500-TREE-17452023-25023.PW.dwg

ISSUE DATE: 02/15/2023



TOTAL EXISTING TREES WITHIN BOUNDARY			
○	=	EXISTING NON SIGNIFICANT TREE TO REMAIN	
⊗	=	EXISTING NON SIGNIFICANT TREE TO BE REMOVED	
⊗	=	EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO REMAIN	
⊗	=	EXISTING SIGNIFICANT WHITE OAK TREE 20"+ DIA. TO BE REMOVED	
⊗	=	EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO REMAIN	
⊗	=	EXISTING SIGNIFICANT NON WHITE OAK TREE 30"+ DIA. TO BE REMOVED	
SIGNIFICANT NON WHITE OAK 30"+			
SIGNIFICANT WHITE OAK 20"+			
NON SIGNIFICANT TREE			
TOTAL TREES			
	REMAIN	REMOVE	TOTAL
	6	8	14
	24	37	61
	58	193	251
			326

TOTAL SITE AREA 1703187.11 S.F.

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