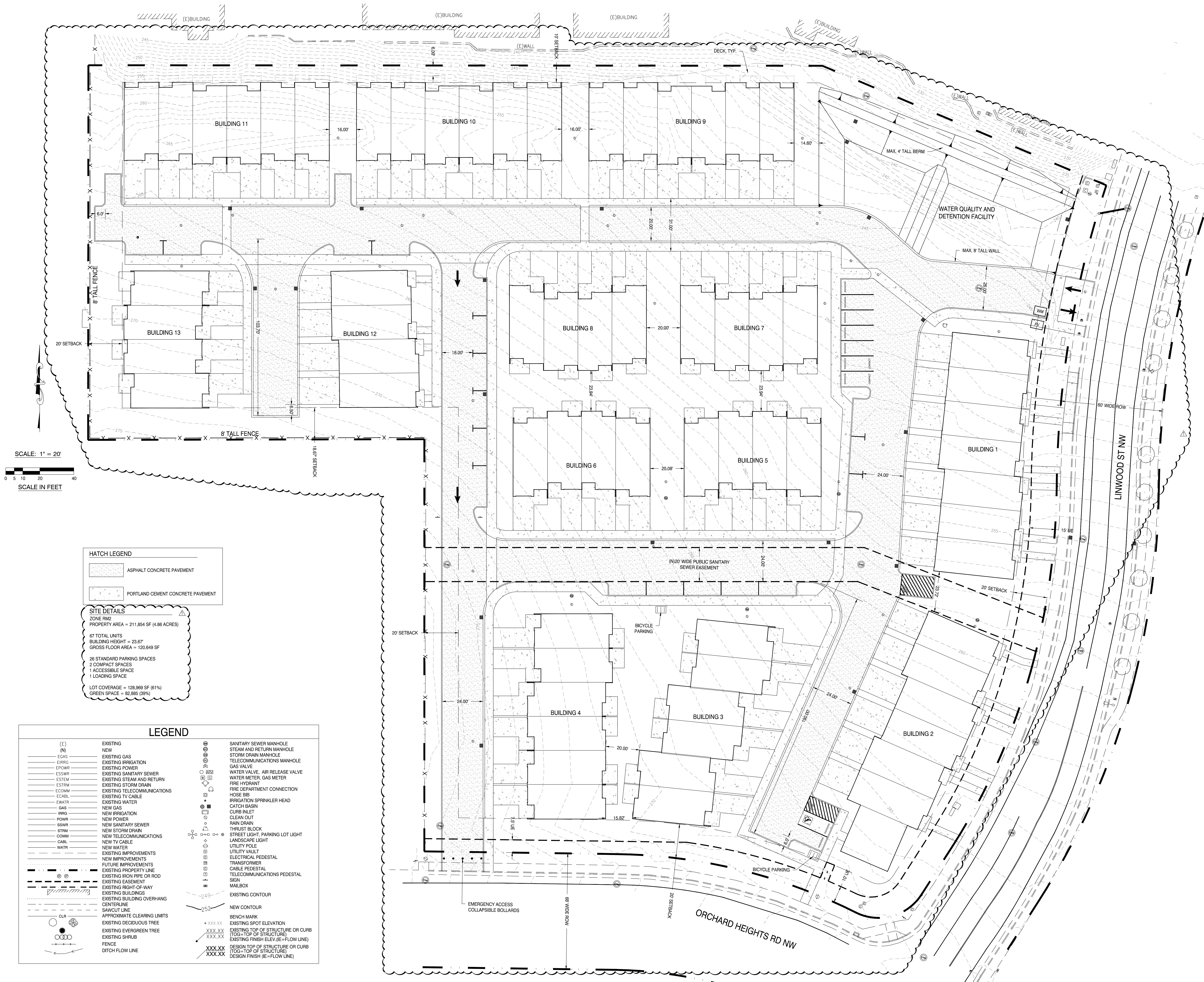


FILE: \\C:\Users\j22440\Production Drawings\Land-use\22440\X101-PLAN-L10.dwg [1/20] 3/27/2023 1:22 PM - Trevor



HATCH LEGEND	
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE PAVEMENT

SITE DETAILS	
ZONE RM2	
PROPERTY AREA = 211,854 SF (4.86 ACRES)	
67 TOTAL UNITS	
BUILDING HEIGHT = 23.67'	
GROSS FLOOR AREA = 120,649 SF	
26 STANDARD PARKING SPACES	
2 COMPACT SPACES	
1 ACCESSIBLE SPACE	
1 LOADING SPACE	
LOT COVERAGE = 128,969 SF (61%)	
GREEN SPACE = 82,885 (39%)	

LEGEND

(E)	EXISTING	(S)	EXISTING SANITARY SEWER
(N)	NEW	(E)	EXISTING GAS
EGAS	EXISTING GAS	(E)	EXISTING IRRIGATION
EIRR	EXISTING IRRIGATION	(E)	EXISTING POWER
EPOWR	EXISTING POWER	(E)	EXISTING SANITARY SEWER
ESWR	EXISTING SANITARY SEWER	(E)	EXISTING STEAM AND RETURN
ESTRM	EXISTING STEAM AND RETURN	(E)	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS	(E)	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE	(E)	EXISTING TV CABLE
EWATR	EXISTING WATER	(E)	EXISTING WATER
GAS	NEW GAS	(E)	NEW GAS
IRR	NEW IRRIGATION	(E)	NEW IRRIGATION
POWR	NEW POWER	(E)	NEW POWER
SSWR	NEW SANITARY SEWER	(E)	NEW SANITARY SEWER
STRM	NEW STORM DRAIN	(E)	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS	(E)	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE	(E)	NEW TV CABLE
WATR	NEW WATER	(E)	NEW WATER
	EXISTING IMPROVEMENTS	(E)	EXISTING IMPROVEMENTS
	NEW IMPROVEMENTS	(E)	NEW IMPROVEMENTS
	FUTURE IMPROVEMENTS	(E)	FUTURE IMPROVEMENTS
	EXISTING PROPERTY LINE	(E)	EXISTING PROPERTY LINE
	EXISTING IRON PIPE OR ROD	(E)	EXISTING IRON PIPE OR ROD
	EXISTING EASEMENT	(E)	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY	(E)	EXISTING RIGHT-OF-WAY
	EXISTING BUILDINGS	(E)	EXISTING BUILDINGS
	EXISTING BUILDING OVERHANG	(E)	EXISTING BUILDING OVERHANG
	CENTERLINE	(E)	CENTERLINE
	SAWCUT LINE	(E)	SAWCUT LINE
	APPROXIMATE CLEARING LIMITS	(E)	APPROXIMATE CLEARING LIMITS
	EXISTING DECIDUOUS TREE	(E)	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE	(E)	EXISTING EVERGREEN TREE
	EXISTING SHRUB	(E)	EXISTING SHRUB
	FENCE	(E)	FENCE
	DITCH FLOW LINE	(E)	DITCH FLOW LINE
	EXISTING CONTOUR	(E)	EXISTING CONTOUR
	NEW CONTOUR	(E)	NEW CONTOUR
	BENCH MARK	(E)	BENCH MARK
	EXISTING SPOT ELEVATION	(E)	EXISTING SPOT ELEVATION
	EXISTING TOP OF STRUCTURE OR CURB	(E)	EXISTING TOP OF STRUCTURE OR CURB
	(TOG=TOP OF STRUCTURE)	(E)	(TOG=TOP OF STRUCTURE)
	EXISTING FINISH ELEV. (IE=FLOW LINE)	(E)	EXISTING FINISH ELEV. (IE=FLOW LINE)
	DESIGN TOP OF STRUCTURE OR CURB	(E)	DESIGN TOP OF STRUCTURE OR CURB
	(TOG=TOP OF STRUCTURE)	(E)	(TOG=TOP OF STRUCTURE)
	DESIGN FINISH (IE=FLOW LINE)	(E)	DESIGN FINISH (IE=FLOW LINE)

FOR LAND
USE
PURPOSES
ONLY

DRAWING STATUS:	DATE:	NO. REVISION:	DATE:
☒ PRELIMINARY	01/13/23	☒ CITY REVIEW	02/16/23
☐ SUBMITTED		☐ CITY REVIEW	
☐ BID SET		☐ CITY REVIEW	
☐ PERMIT SET		☐ CITY REVIEW	
☐ CONST. SET		☐ CITY REVIEW	

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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