

Owner / Developer:

**TRADEMARK ENTERPRISES, LLC**

P.O. BOX 5248  
SALEM, OREGON 97304

Engineer / Surveyor:

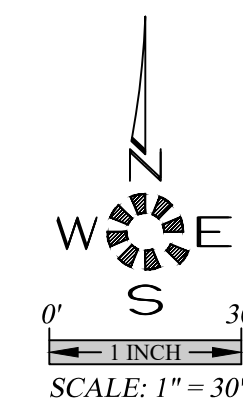
**MULTI/TECH ENG. INC.**

1155 13th St. S.E.  
SALEM, OREGON 97302  
Phone: (503) 363-9227

# TEPPER SUBDIVISION

SEC. 36, T. 6 S., R. 3 W., W.M.  
CITY OF KEIZER  
MARION COUNTY, OREGON  
TAX MAP: 6 3W 36 BA - TAX LOT: 300  
89,201 S.F. (2.048 Ac.)

B.M. 181.50 NGVD29  
SW CORNER INTERSECTION KALE ROAD NE  
AND 49TH AVE NE IN POC OF CURB, 17' NE  
OF TEL PED, 50' S OF FIRE HYDRANT, 35' SW  
OF MH. ELEVATION 181.50 NGVD29.



VICINITY MAP

### SHEET INDEX

- SHEET P101 COVER SHEET
- SHEET P102 EXISTING CONDITIONS PLAN
- SHEET P103 UTILITY PLAN
- SHEET P104 GRADING AND DRAINAGE PLAN
- SHEET P105 TREE CONSERVATION PLAN

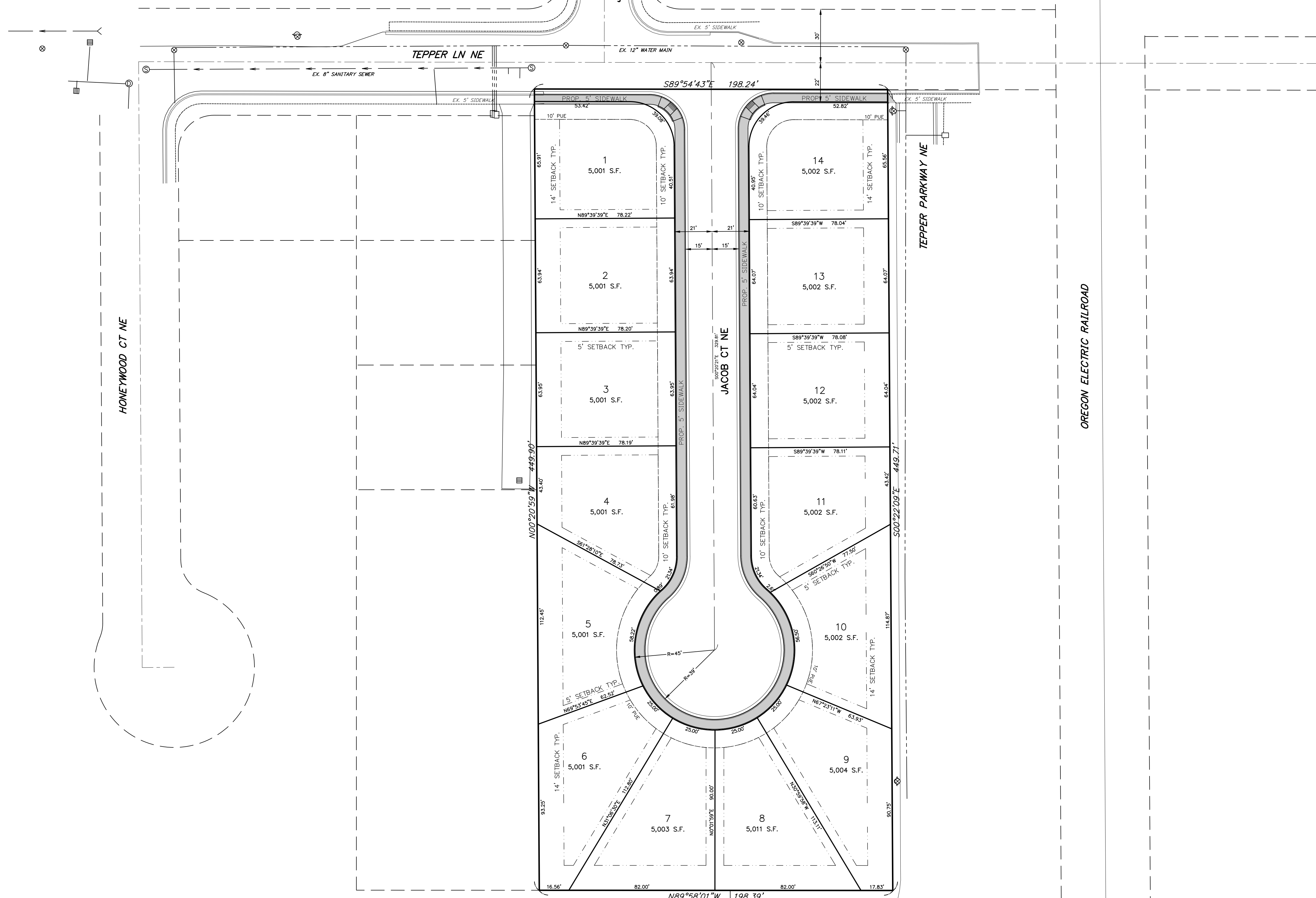
PARCEL SIZE:  
DEVELOPABLE AREA — 2.048 Ac.  
NUMBER OF UNITS — 14  
DENSITY — 6.836 UNITS/Ac.  
LARGEST LOT — 5,011 S.F.  
SMALLEST LOT — 5,001 S.F.  
AVERAGE — 5,002 S.F.

UTILITIES:  
CABLE — COMCAST CABLE SERVICES  
ELECTRIC — P.G.E.  
PHONE — CENTURY LINK  
GAS — N.W. NATURAL  
SANITARY SEWER — CITY OF SALEM  
STORM DRAIN & WATER — CITY OF KEIZER

- NOTES:  
1. CONTOURS DERIVED FROM ONSITE TOPO.  
2. ALL STREETS TO BE DEDICATED TO PUBLIC.

ABBREVIATIONS			
A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSEMBLY	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	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	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
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EDP.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELECTR.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FEET	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
INSRT	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	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.



**MULTI/TECH**

ENGINEERING SERVICES, INC.  
1155 13th St. S.E. SALEM, OR, 97302  
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www.multitechinc.com office@multitechinc.com

**COVER SHEET**

**TEPPER SUBDIVISION**

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

7228 1910-COV

Design: M.D.G.  
Drawn: J.H.S.  
ProjMgr: J.J.G.  
Date: APRIL 2021  
Scale: AS SHOWN

As-Built: \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
MARK D. GREN  
JULY 14 1978  
EXPIRES: 06-30-2021

JOB # 7228

**P101**

J:\Vox\7228-Tepper Subdivision\04\10\7228.dwg, P101-COV, 6/1/2021 7:41:11 AM, TSDJ