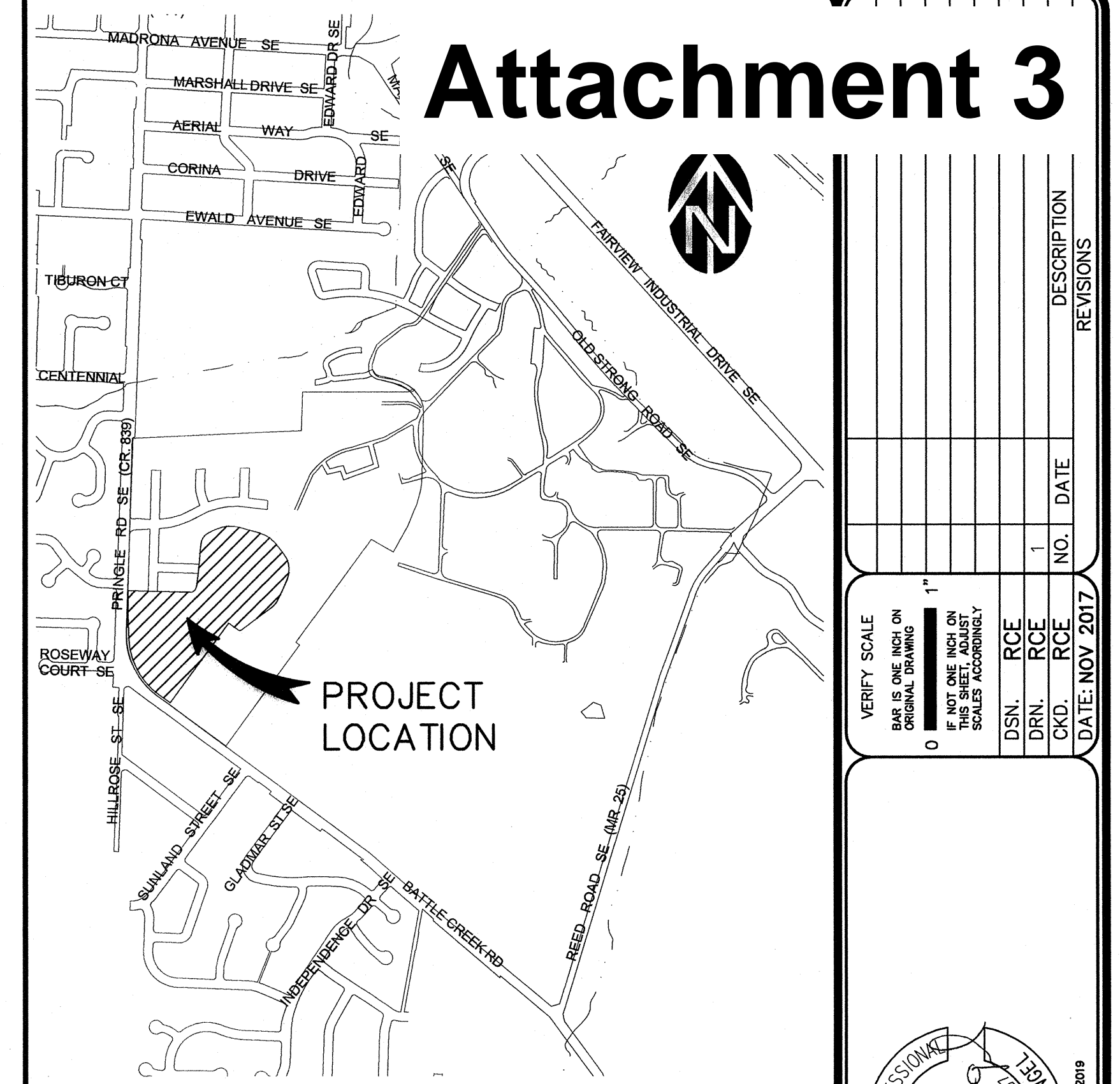


## DRAWINGS FOR:

# Fairview Woods Subdivision Refinement Plan & Preliminary Plat

FOR:

Olsen Design & Development  
PO Box 9  
Monmouth, OR 97361  
Contact: Eric Olsen  
PH: (503) 838-1600



### VICINITY MAP

SHEET INDEX	
SHT NO	DESCRIPTION
G-1	Cover Sheet
G-2	Existing Conditions
G-3	Overall Conceptual Grading & Drainage Plan
S-1	Overall Site Plan
S-2	Typical Street & Alley Sections
P-1	Street Profiles
U-1	Overall Utility Plan
O-0	Pringle-Battle Creek Existing Conditions
O-1	Pringle-Battle Creek Existing Conditions
O-3	Pringle-Battle Creek Proposed Improvements
O-5	Pringle-Battle Creek Profile
-	-
-	-

RENEWALS: 12/31/2019

**WESTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: [westech@westech-eng.com](mailto:westech@westech-eng.com)

**Cover Sheet**

DRAWING	G-1
DB NUMBER	34.0300.0



12/20/2017 1:00:46 PM  
R:\Draw\Olsen\Fairview\Woods\Refinement\Plot\02 G-2 Existing.dwg, (Plot tab)



Olsen Design & Development Monmouth, Oregon

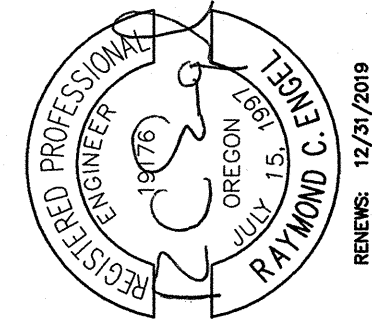
Fairview Woods Subdivision  
Refinement Plan & Preliminary Plat

Existing Conditions

DRAWING  
G-2

JOB NUMBER  
2834.0300.0

**WE**  
WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westtech@westtech-eng.com



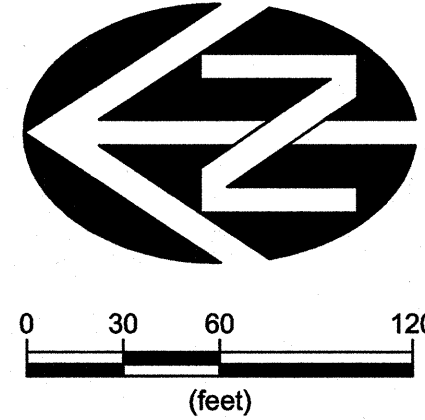
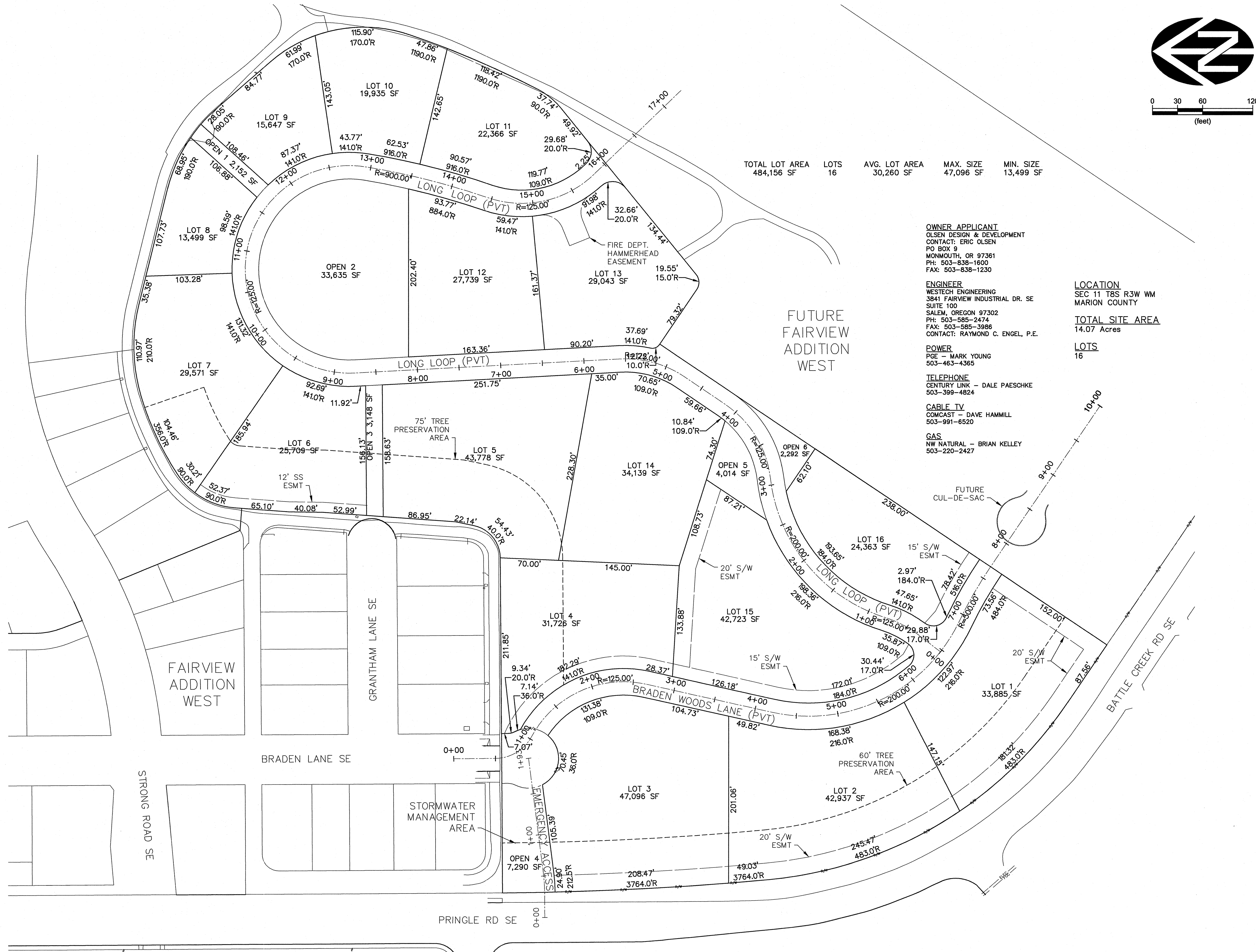
VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

DSN.	RCE	NO.	DATE	DESCRIPTION	BY
1	1	1			

DATE: NOV 2017

DSN.	RCE	NO.	DATE	DESCRIPTION	BY
1	1	1			





TOTAL LOT AREA 484,156 SF  
LOTS 16  
AVG. LOT AREA 30,260 SF  
MAX. SIZE 47,096 SF  
MIN. SIZE 13,499 SF

**OWNER APPLICANT**  
OLSEN DESIGN & DEVELOPMENT  
CONTACT: ERIC OLSEN  
PO BOX 9  
MONMOUTH, OR 97361  
PH: 503-838-1600  
FAX: 503-838-1230

**ENGINEER**  
WESTECH ENGINEERING  
3841 FAIRVIEW INDUSTRIAL DR. SE  
SUITE 100  
SALEM, OREGON 97302  
PH: 503-585-2474  
FAX: 503-585-3986  
CONTACT: RAYMOND C. ENGEL, P.E.

**POWER**  
PGE - MARK YOUNG  
503-463-4365

**TELEPHONE**  
CENTURY LINK - DALE PAESCHKE  
503-399-4824

**CABLE TV**  
COMCAST - DAVE HAMMILL  
503-991-6520

**GAS**  
NW NATURAL - BRIAN KELLEY  
503-220-2427

**LOCATION**  
SEC 11 T8S R3W WM  
MARION COUNTY  
**TOTAL SITE AREA**  
14.07 Acres  
**LOTS**  
16

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALE, SCALE ACCORDINGLY		DATE: NOV 2017
DSN.	RCE	NO.
DRN.	RCE	NO.
CKD.	RCE	NO.
DESCRIPTION		REVISIONS
1		01-18-19
Plan Update		RCE
BY		BY

REGISTERED PROFESSIONAL ENGINEER  
RAYMOND C. ENGEL  
STATE OF OREGON  
NO. 15,187  
RENEWED: 12/31/2018

**WESTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westech@westech-eng.com

Olsen Design & Development Monmouth, Oregon

Fairview Woods Subdivision  
Refinement Plan & Preliminary Plat

**Site Plan**

DRAWING  
**S-1**

JOB NUMBER  
**2834.0300.0**



VERIFY SCALE

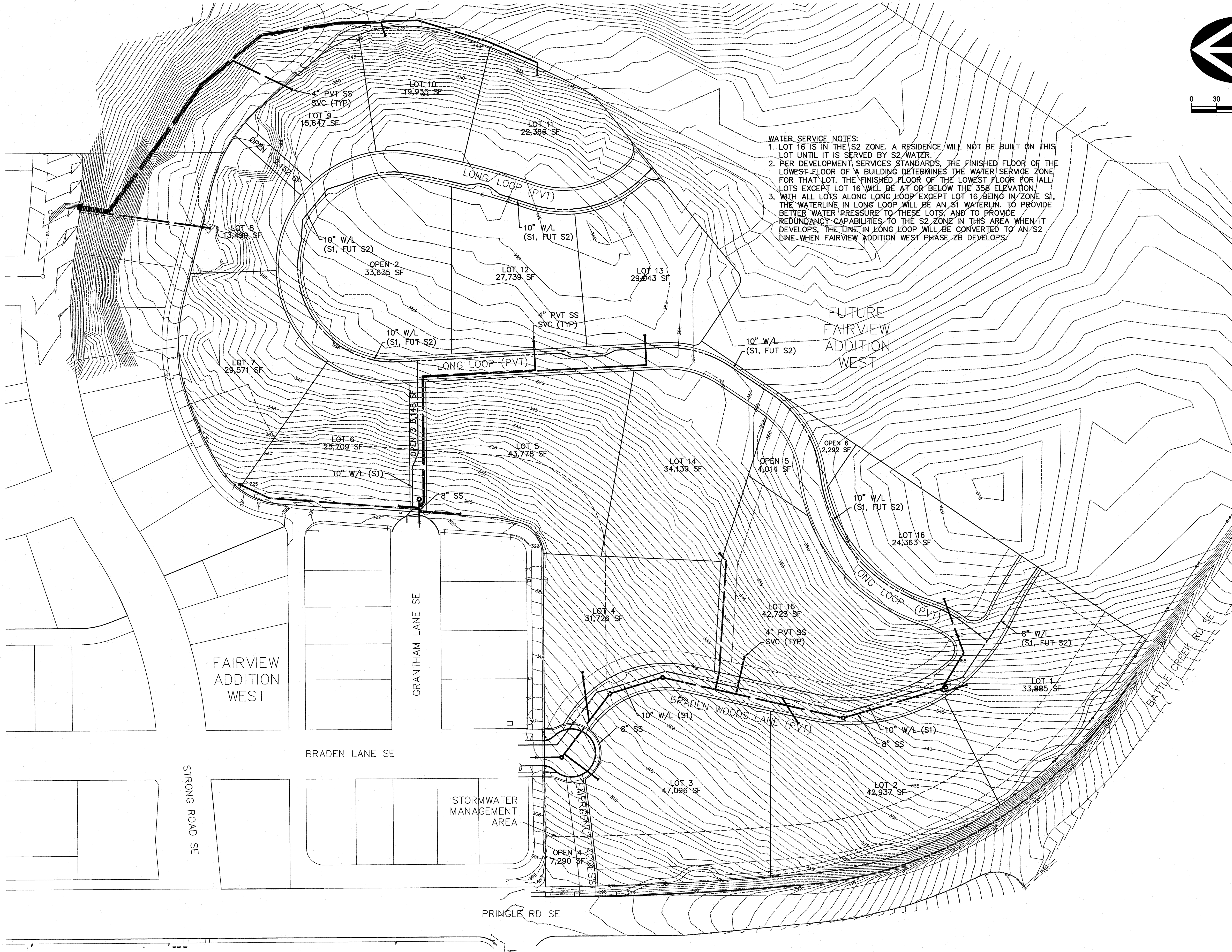
BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

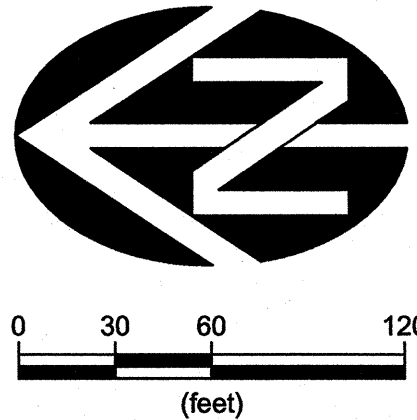
DSN.	RCE
DRN.	RCE
CKD.	RCE
DATE NOV. 2007	

[illegible]





WATER SERVICE NOTES:  
1. LOT 16 IS IN THE S2 ZONE. A RESIDENCE WILL NOT BE BUILT ON THIS LOT UNTIL IT IS SERVED BY S2 WATER.  
2. PER DEVELOPMENT SERVICES STANDARDS, THE FINISHED FLOOR OF THE LOWEST FLOOR OF A BUILDING DETERMINES THE WATER SERVICE ZONE FOR THAT LOT. THE FINISHED FLOOR OF THE LOWEST FLOOR FOR ALL LOTS EXCEPT LOT 16 WILL BE AT OR BELOW THE 358 ELEVATION.  
3. WITH ALL LOTS ALONG LONG LOOP EXCEPT LOT 16 BEING IN ZONE S1, THE WATERLINE IN LONG LOOP WILL BE AN S1 WATERLINE TO PROVIDE BETTER WATER PRESSURE TO THESE LOTS, AND TO PROVIDE REDUNDANCY CAPABILITIES TO THE S2 ZONE IN THIS AREA WHEN IT DEVELOPS, THE LINE IN LONG LOOP WILL BE CONVERTED TO AN S2 LINE WHEN FAIRVIEW ADDITION WEST PHASE 2B DEVELOPS.



VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
SCALE, SCALE ACCORDINGLY

DSN. RCE  
DRN. RCE  
CKD. RCE

DATE: NOV 2017

1 01-18-19 Plan Update

NO. DATE DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL  
ENGINEER  
OREGON  
JULY 15, 1981  
19515  
RYAN C. OLSEN

WESTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

WE

3641 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westech@westech-eng.com

Olsen Design & Development Monmouth, Oregon

Fairview Woods Subdivision  
Refinement Plan & Preliminary Plat

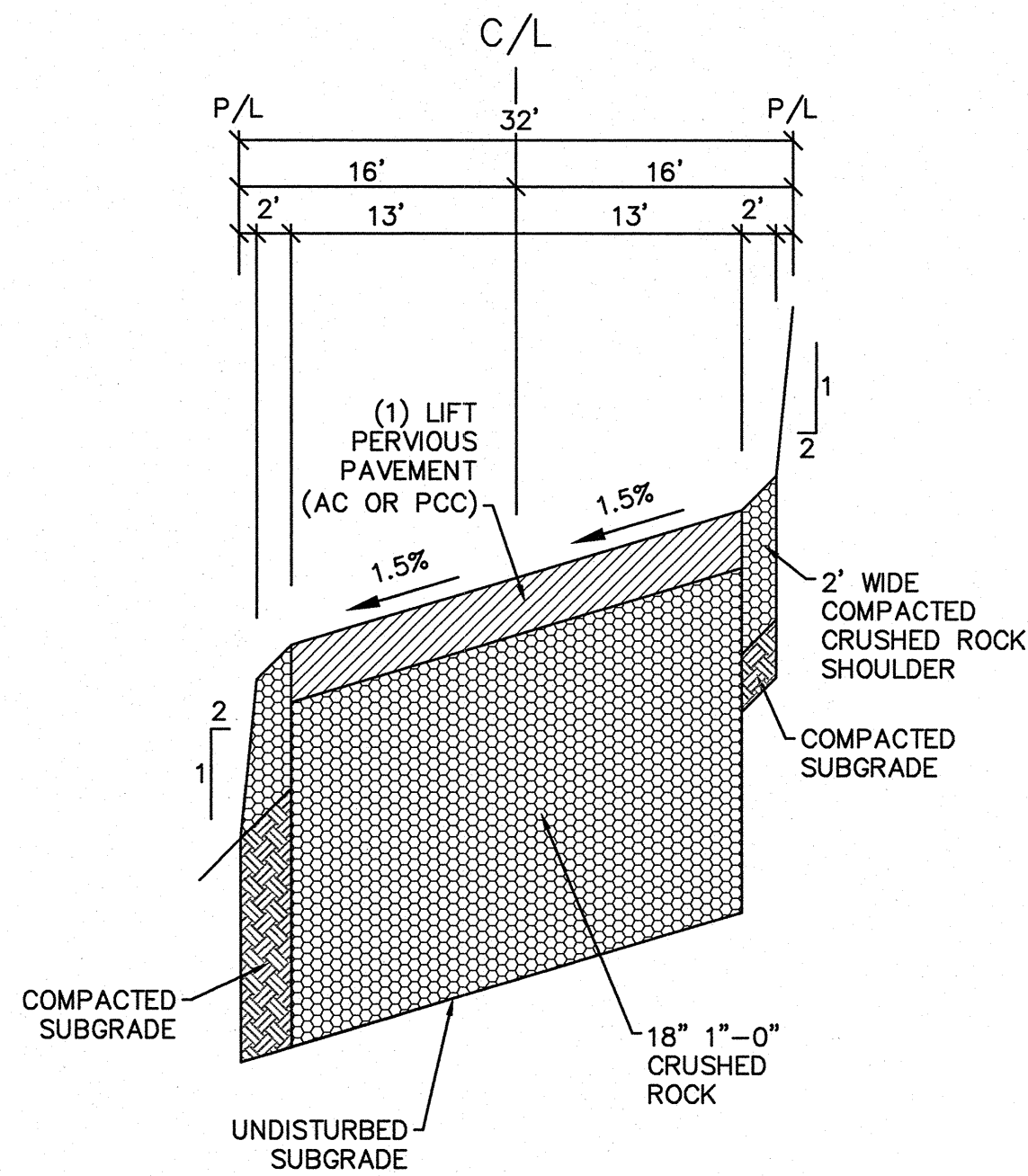
Utility Plan

DRAWING  
U-1

JOB NUMBER  
2834.0300.0

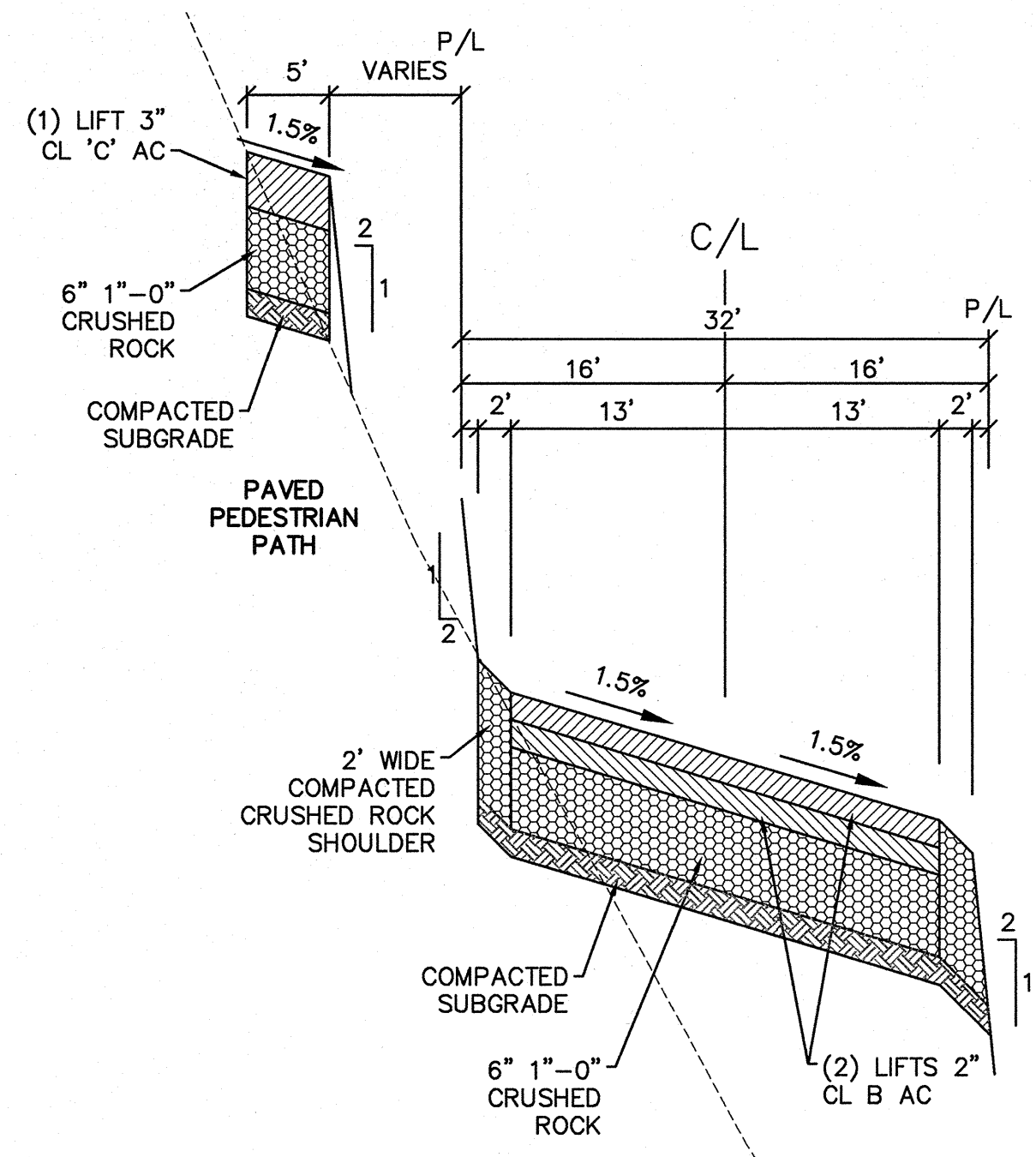


1/21/2019 2:52:01 PM  
R:\Dwg\Olsen\Fairview\Woods\Refinement\Plot\05 S-2 Sections.dwg, (Plot tab)

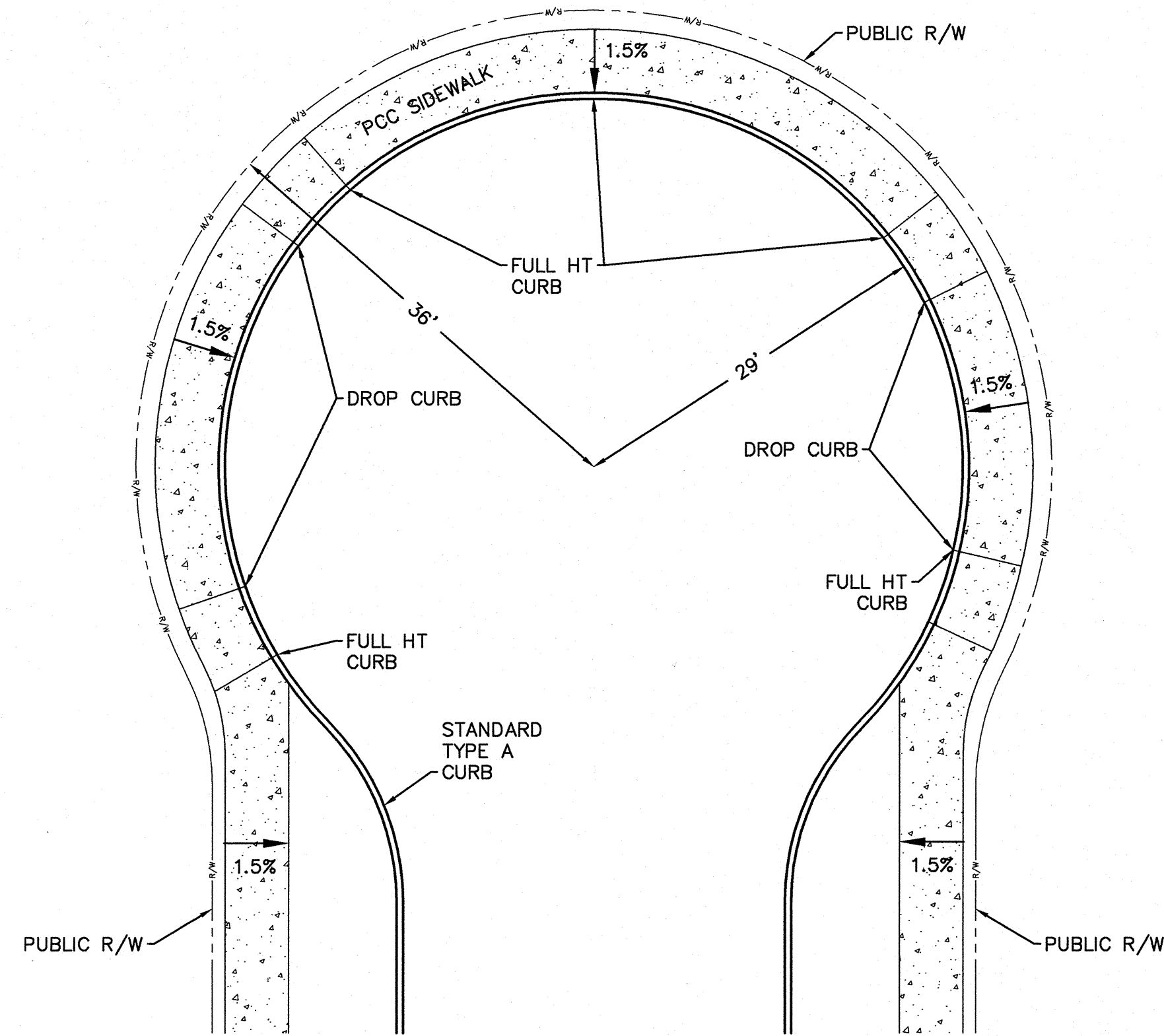


NOTE: FROM STA ±15+00 TO EAST END PAVING SHALL BE STANDARD AC PER BRADEN WOODS ROADWAY SECTION.

LONG LOOP (PRIVATE)  
START TO STA ±15+00

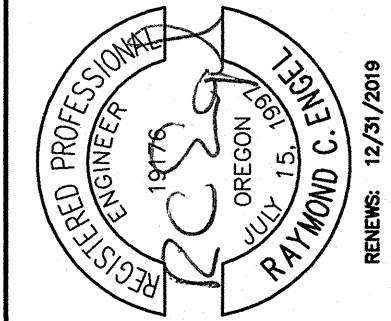


BRADEN WOODS LANE (PRIVATE)



BRADEN LANE  
CUL-DE-SAC

VERIFY SCALE	1"
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON ORIGINAL DRAWING, SCALE ACCORDINGLY	
DSN. RCE	1
DRN. RCE	1
CKD. RCE	1
DATE	01-18-19
NO.	1
DESCRIPTION	Plan Update
REVISIONS	BY



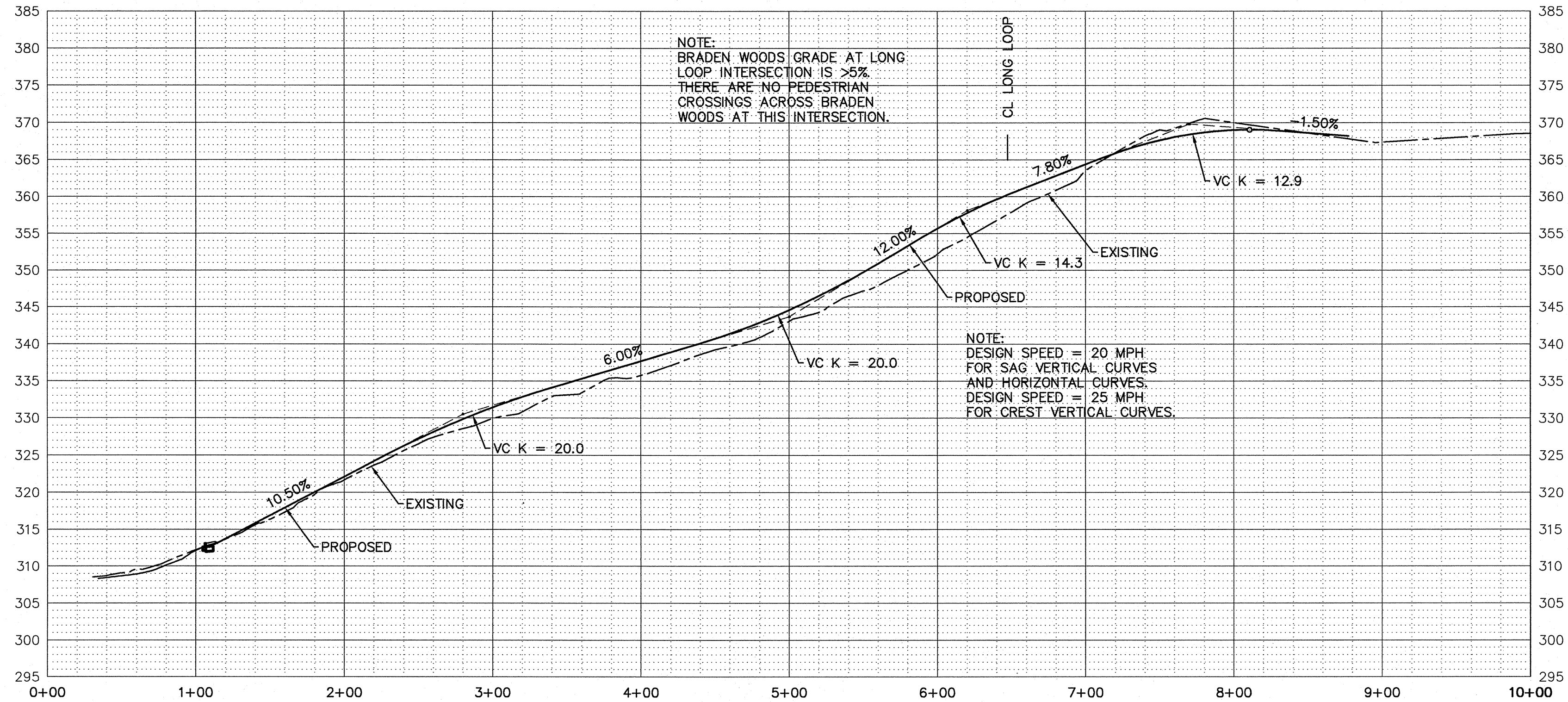
**WESTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westech@westech-eng.com

Olsen Design & Development Monmouth, Oregon  
Fairview Woods Subdivision  
Refinement Plan & Preliminary Plat  
Typical Street &  
Alley Sections

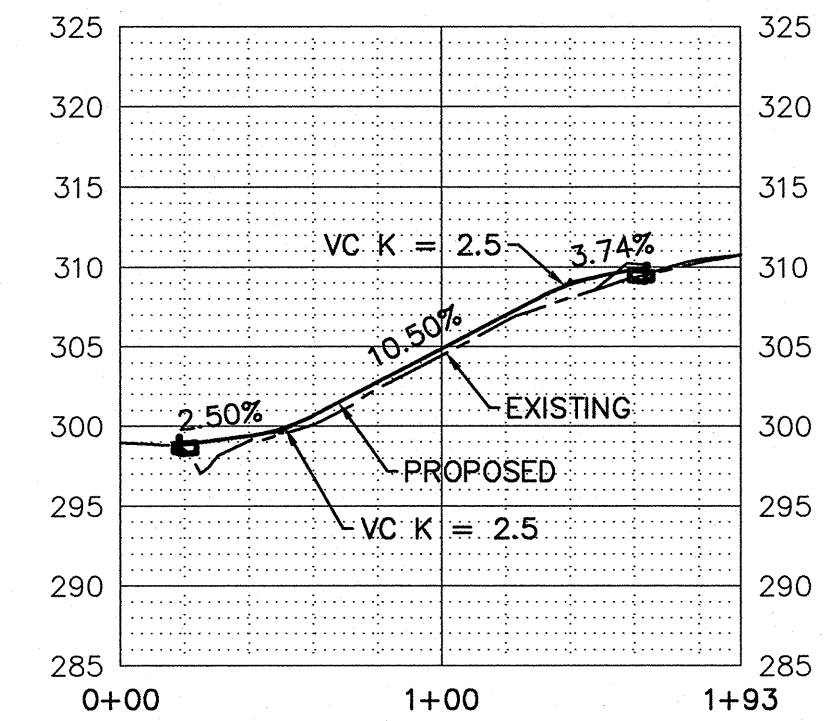
DRAWING  
S-2  
JOB NUMBER  
2834.0300.0

1/18/2019 8:15:18 AM  
R:\Dwg\Olsen\Fairview\Woods\Refinement\Plot\06 P-1 Profiles.dwg, (Plot tab)

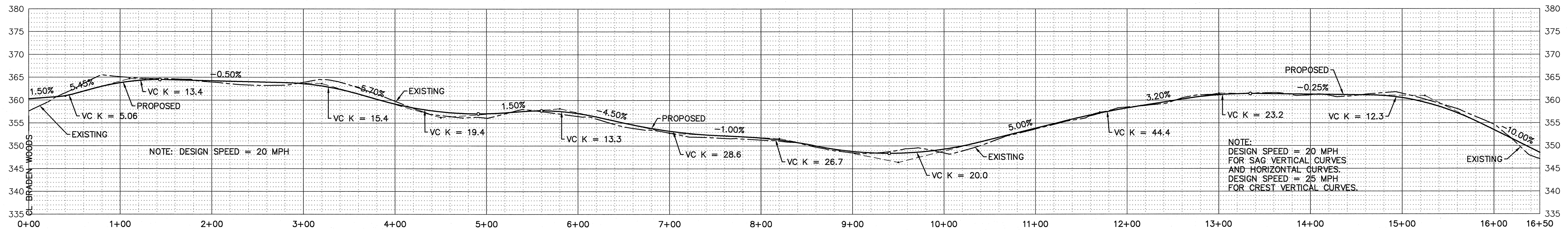
### BRADEN WOODS LANE (PVT)



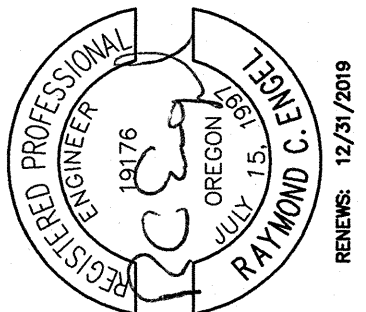
### EMERGENCY ACCESS (PVT)



### LONG LOOP (PVT)



VERIFY SCALE	DATE	NO.	DESCRIPTION	BY
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACLY	01-18-19	1	Plan Update	RCE
DSN: RCE	CKD: RCE			
DATE: NOV 2017				



**WESTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

3641 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westech@westech-eng.com

Olsen Design & Development Monmouth, Oregon

Fairview Woods Subdivision  
Refinement Plan & Preliminary Plat

Street Profiles

DRAWING  
P-1

JOB NUMBER  
2834.0300.0