

T.L. 10500 OF T.M. 073W03AB
 MARION COUNTY, OREGON

CITY OF KEIZER LAND USE APPLICATION
CRATER AVENUE PARTITION

4910 CRATER AVENUE N
 KEIZER, OR 97303

EXISTING
 CONDITIONS
 PLAN

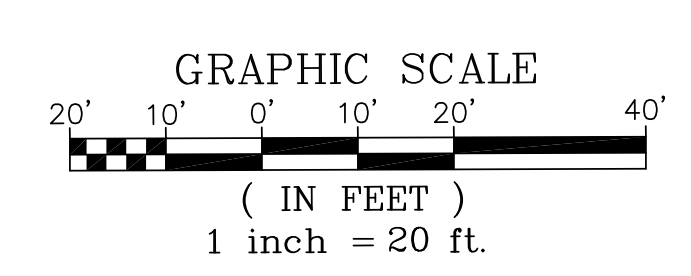
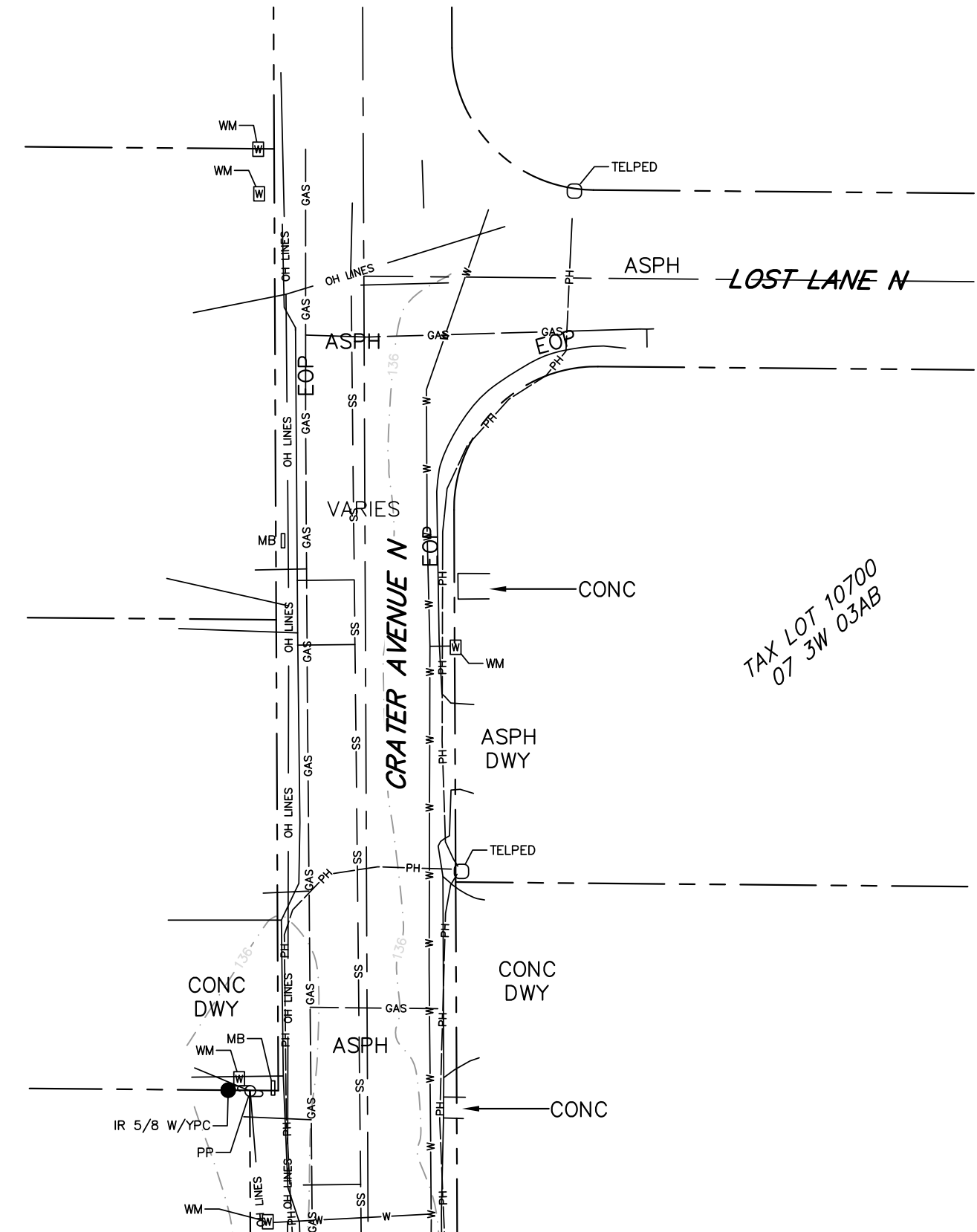
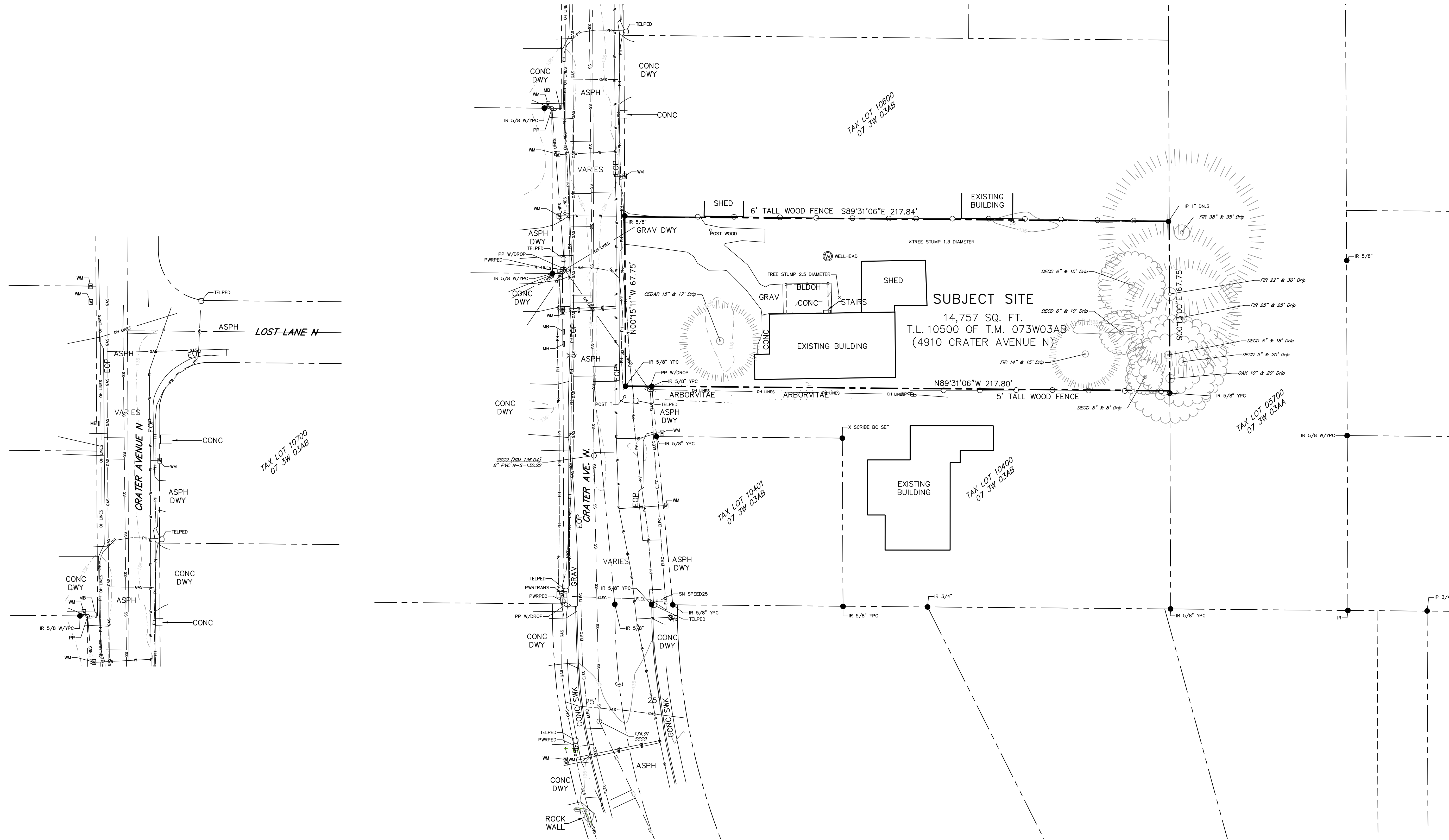
FEBRUARY 5, 2025

REVISIONS



P-2

SHEET 2 OF 4



DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.
 SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

BENCHMARK UTILIZED:
 QTY OF SALEM #1547 "KSUN"
ELEV: 134.38' NGVD29
 SW CORNER OF CONCRETE VAULT, 72' E OF SALEM ELECTRIC PP #115054, 67' WEST OF SALEM ELECTRIC PP #119471, NORTH SIDE OF SUNSET AVE, ACROSS THE STREET FROM 110 SUNSET AVE DRIVEWAY, 17' SOUTH OS SW CORNER OF BUILDING, 100' W OF NW CORNER OF INTERSECTION SUNSET AVE.

ABBREVIATIONS

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	IE	INVERT ELEVATION
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FG	FINISH FLOOR	SWK, S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FR	FIRE HYDRANT	TEL	TELEPHONE
FM	FORCE MAIN	TR	TRANSFORMER
GRAV	GRAVEL	TS	TRAFFIC SIGNAL
GM	GAS METER	TW	TOP OF WALL
GP	GATE POST	TYP	TYPICAL
GS	GROUND SHOT	UG, U/G	UNDER GROUND
GV	GAS VALVE	UL	UTILITY
HC	HANDICAP	VLT	Vault
HDPE	HIGH-DENSITY POLYETHYLENE	W	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

SYMBOLS

AD	AREA DRAIN	SP	SIGN POST
CB	CATCH BASIN	PE	PEDESTAL
CO	CLEANOUT	MB	MAIL BOX
FH	FIRE HYDRANT	IV	IRRIGATION VALVE
GV	GAS VALVE	LP	LIGHT POLE
WV	WATER VALVE	UP	UTILITY/POWER POLES
GPM	GAS/POWER/WATER METER	TP	TEST PIT
DSO	DOWN SPOUT	MF	MONUMENT FOUND
MT	MANHOLE TELEPHONE		
MSD	MANHOLE STORM DRAIN		
MS	MANHOLE SANITARY SEWER		
T	TREES - *TREE NAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)		
	NOTE: DIAMETER MEASURED AT BREAST HEIGHT		

LINE TYPES

CATV LINE	— CATV — CATV — CATV — CATV — CATV — CATV — CATV — CATV —
COMMUNICATION LINE	— COM — COM — COM — COM — COM — COM — COM — COM —
EASEMENT LINE	- - - - -
FENCE LINE	— F — F — F — F — F — F — F — F —
FIBER OPTIC LINE	— FOC — FOC — FOC — FOC — FOC — FOC — FOC — FOC —
GAS LINE	— GAS — GAS — GAS — GAS — GAS — GAS — GAS — GAS —
EDGE OF GRAVEL LINE	— OH — OH — OH — OH — OH — OH — OH — OH —
OVERHEAD LINE	— OH — OH — OH — OH — OH — OH — OH — OH —
PHONE LINE	— PH — PH — PH — PH — PH — PH — PH — PH —
POWER LINE	— ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC — ELEC —
SANITARY SEWER LINE	— SS — SS — SS — SS — SS — SS — SS — SS —
STORM DRAIN LINE	— SD — SD — SD — SD — SD — SD — SD — SD —
WATER LINE	— W — W — W — W — W — W — W — W —

BARKER SURVEYING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 10, 2023
 BRAD ROBERT HARRIS
 96889PLS
 EXPIRES: 6/30/2025