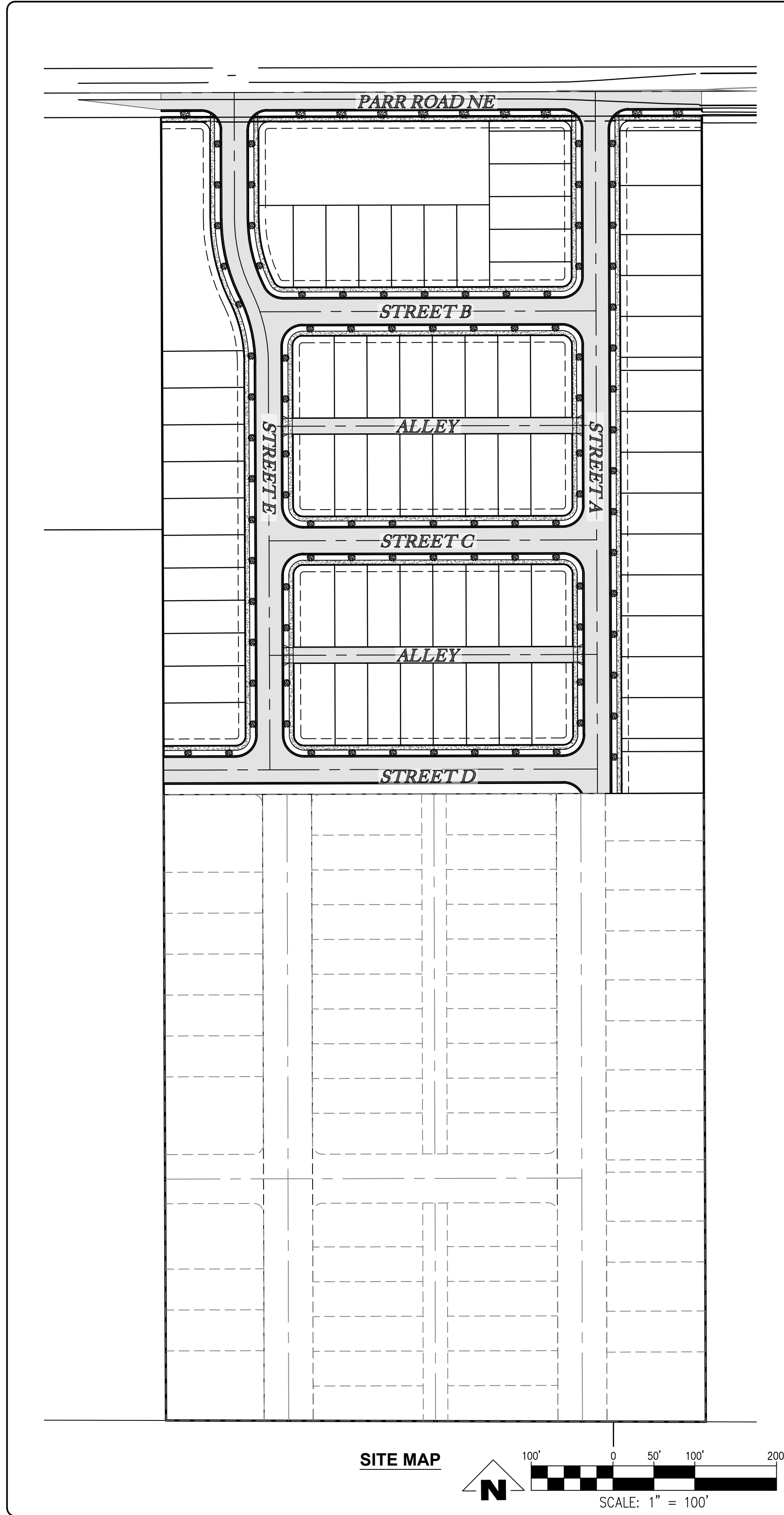


9008 PARR ROAD

68-LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS TAXLOT 052W13000800 CITY OF WOODBURN, OREGON



PROJECT CONTACTS

OWNER:
WOODHILL HOMES
70 SW CENTURY DR, STE 100-240
BEND, OR 97702
CONTACT: GEORGE HALE
GHALE@WOODHILLHOMES.NET

SURVEYOR:
EMERIO DESIGN, LLC
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OR 97008
CONTACT: ERIC LYNCH, PLS
(503) 746-8812 (P)

GEOTECHNICAL ENGINEER:
GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVE
PORTLAND, OR 97224
CONTACT: JAMES D. IMBRIE, GE, CEG
(503) 598-8445 (P)

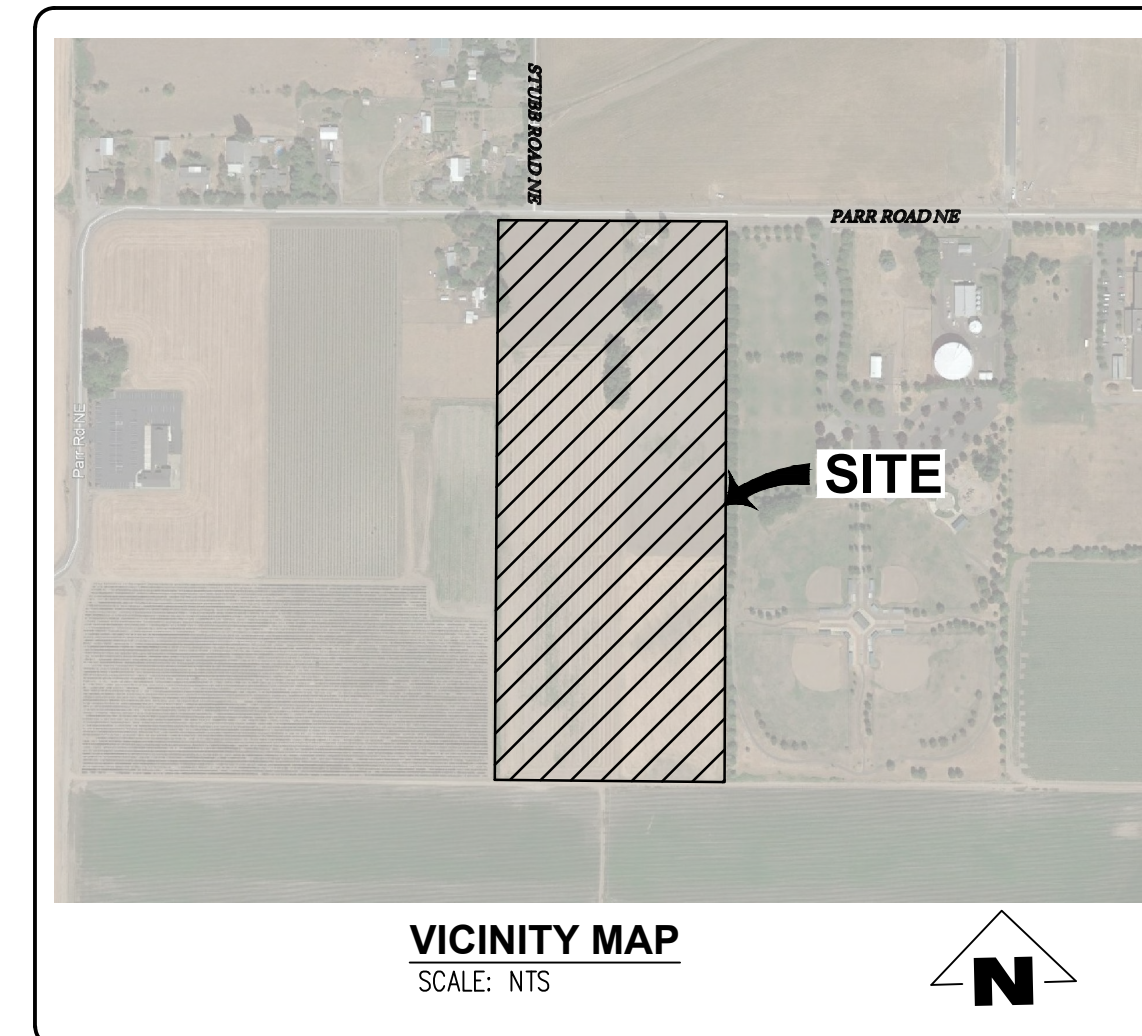
CIVIL ENGINEER:
EMERIO DESIGN, LLC
1500 VALLEY RIVER DR, STE 100
EUGENE, OR 97401
CONTACT: ROY W. HANKINS, PE
(503) 746-8812 (P)
(503) 639-9592 (F)

TRANSPORTATION ENGINEER:
LANCASTER MOBLEY
321 SW 4TH AVE, STE 400
PORTLAND, OR 97204
CONTACT: JENNIFER DANZIGER, PE
(503) 248-0313 x327 (P)
JENNIFER@LANCASTERMOBLEY.COM

DRAWING INDEX

Sheet List Table

Sheet Number	Sheet Title
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P5.0	TENTATIVE SITE PLAN
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P6.0	TENTATIVE GRADING PLAN
P7.0	TENTATIVE CUPL
P8.0	TENTATIVE ESCP



VICINITY MAP
SCALE: NTS

SITE DATA	
SITE AREA:	24.18 ACRES
CURRENT ZONING:	NODAL SINGLE-FAMILY RESIDENTIAL (RSN)
TAXLOT:	052W13000800
NO OF LOTS:	68

BENCHMARK INFORMATION

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON STATE PLANE COORDINATES, OREGON NORTH ZONE (3601), NAD83.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON BENCHMARK NO. 00120, ELEVATION = 418.260', NGVD 29. UNITS ARE INTERNATIONAL FEET.

LEGEND

BOUNDARY LINE	SS	EXISTING SANITARY SEWER LINE
EASEMENT	W	EXISTING WATER LINE
EXISTING 1' CONTOUR LINE	---	EXISTING OVERHEAD POWER LINE
EXISTING 5' CONTOUR LINE	---	EXISTING GAS LINE
EXISTING CROWN (CENTER LINE OF ROAD)	---	EXISTING DITCH LINE
EXISTING TREE	---	EXISTING WETLAND LINE
EXISTING STORM DRAIN MANHOLE	---	EXISTING HEDGE LINE
EXISTING SANITARY SEWER MANHOLE	---	EXISTING WOODEN FENCE
EXISTING CATCH BASIN	---	EXISTING RAIL FENCE
EXISTING CLEANOUT	---	EXISTING CHAIN LINK FENCE
EXISTING WATER METER	---	PROPOSED STORM LINE
EXISTING WATER VALVE	---	PROPOSED SANITARY LINE
EXISTING FIRE HYDRANT	---	PROPOSED WATERLINE
EXISTING MAIL BOX	---	PROPOSED STORM LATERAL
EXISTING UTILITY POLE	---	PROPOSED SANITARY LATERAL
EXISTING GUY WIRE	---	PROPOSED SINGLE WATER METER
EXISTING LIGHT	---	PROPOSED STORM MANHOLE
EXISTING COMMUNICATION PEDESTAL	---	PROPOSED CATCH BASIN/AREA DRAIN
EXISTING ELECTRICAL METER	---	PROPOSED SANITARY MANHOLE
EXISTING JUNCTION BOX	---	PROPOSED BLOWOFF
EXISTING BOLLARD	---	PROPOSED WATER VALVE
EXISTING DOWNSPOUT	---	PROPOSED 1' CONTOUR LINE
EXISTING WETLAND FLAG	---	PROPOSED 5' CONTOUR LINE
EXISTING STORM LINE	---	PROPOSED SEDIMENT FENCE

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

PAPER SCALE NOTE

THESE PLANS ARE FULL SIZED ON 24"x34" PAPER, IF 11"x17", SCALE ACCORDINGLY.

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

COVER SHEET

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, STE 100
EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com



SHEET
P1.0 OF 9

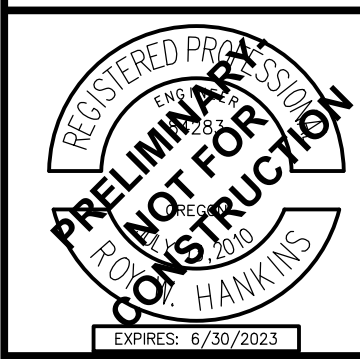
ATTACHMENT 105

9008 PARR ROAD NE
 GERVAIS, OR 97026
 TAXLOT 052W130000800
 MARION COUNTY
 OREGON

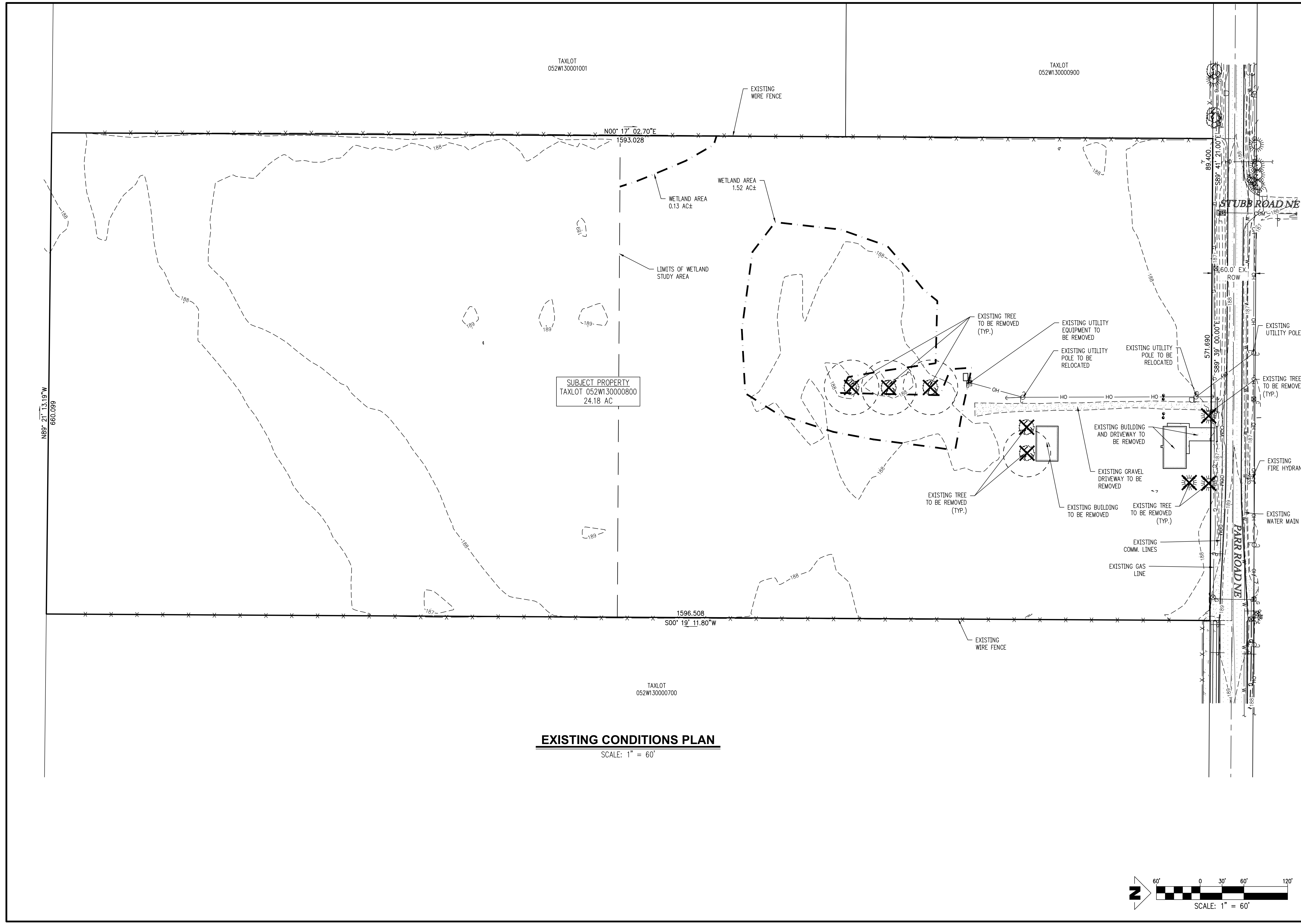
EXISTING CONDITIONS

REVISIONS	
NO.	DATE

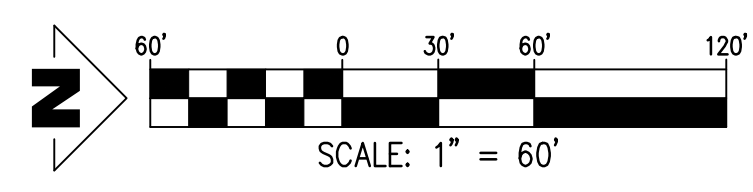
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SHEET
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 OF
9

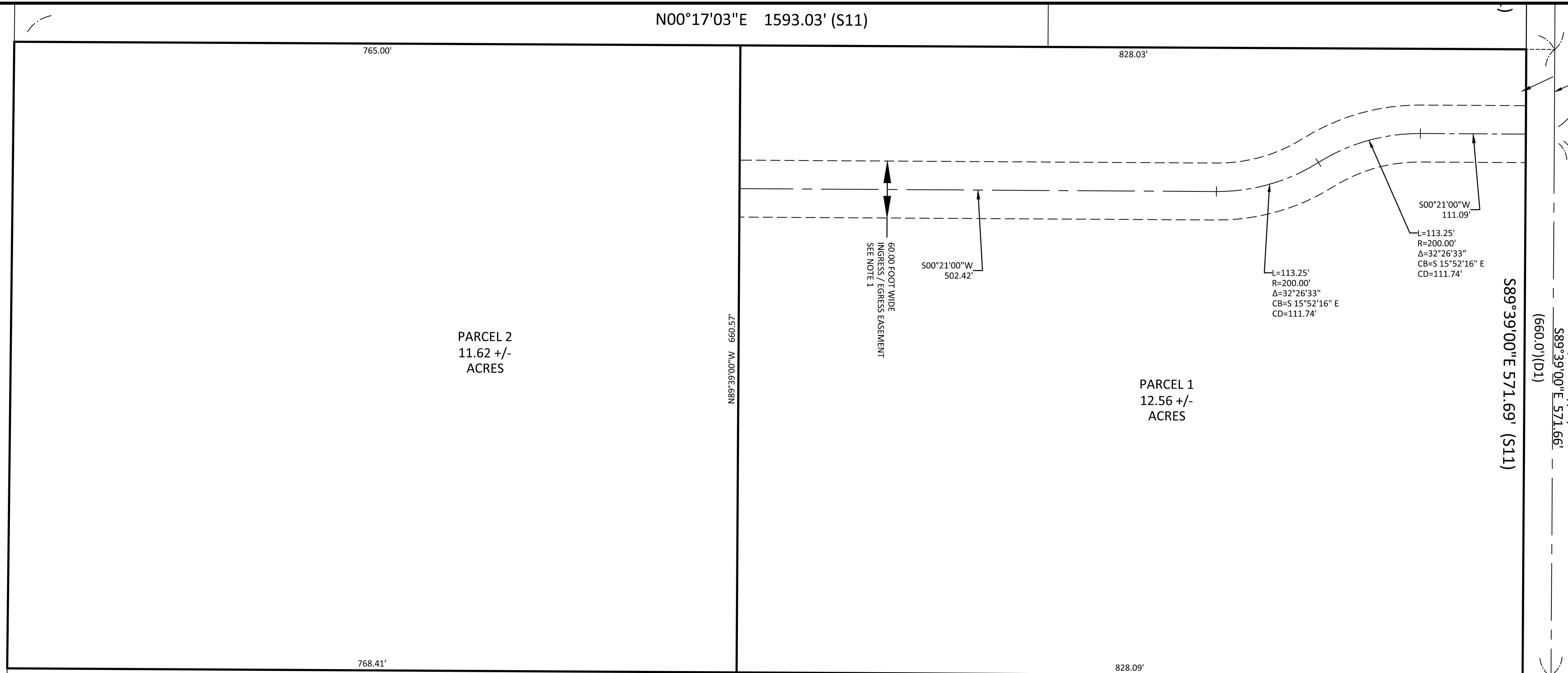


EXISTING CONDITIONS PLAN
 SCALE: 1" = 60'



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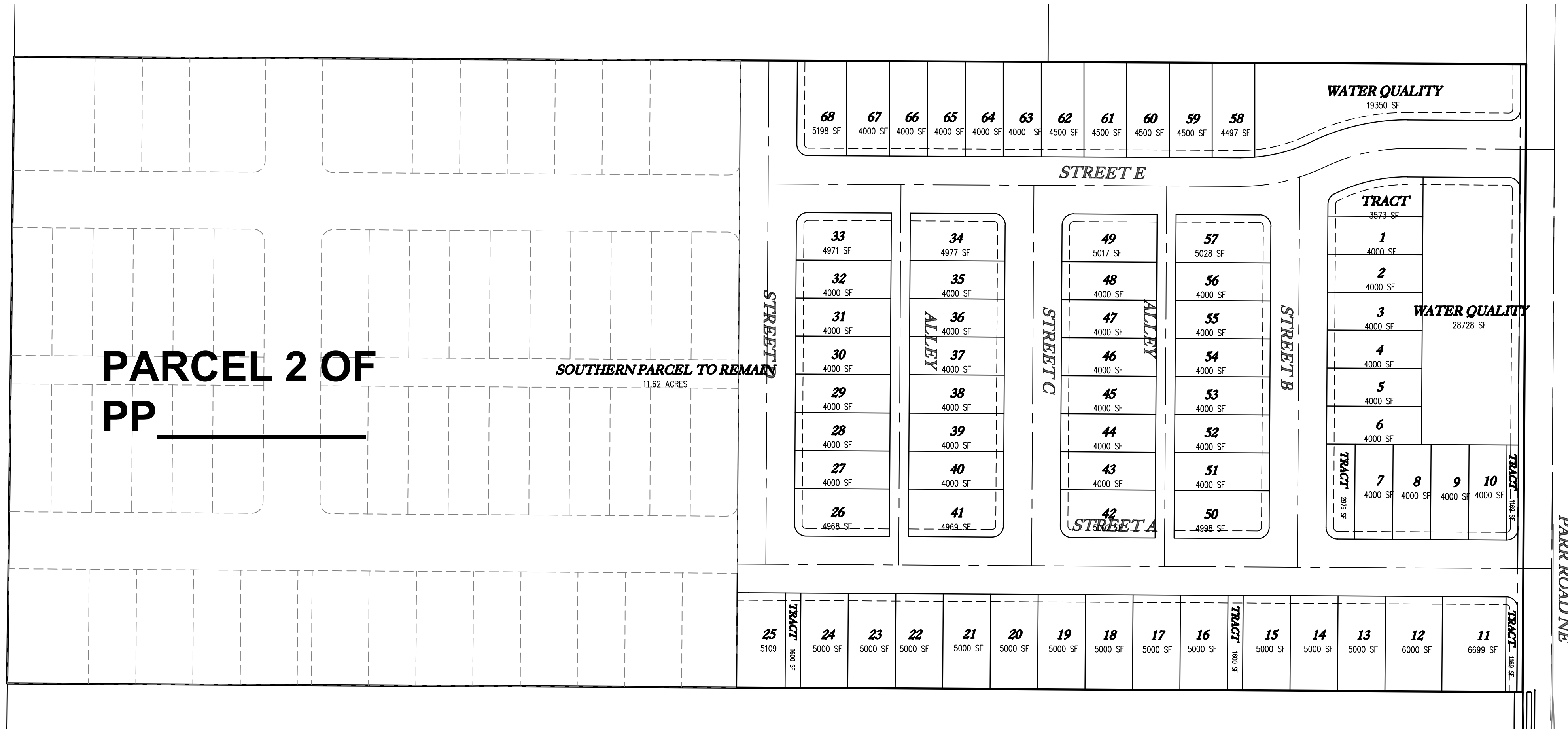
N89°21'13"W 660.10' (S11)



S00°19'12\"/>

PARTITION - "PHASE 1"

SCALE: 1" = 80'

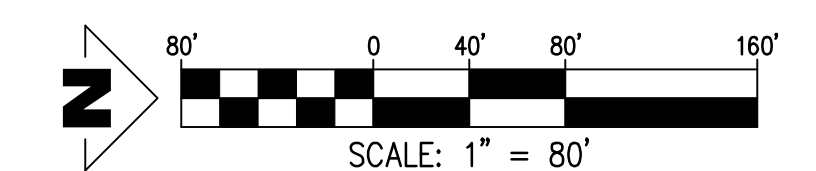


PARCEL 2 OF PP

SOUTHERN PARCEL TO REMAIN
11.62 ACRES

PARTITION - "PHASE 2"

SCALE: 1" = 80'



STUBB ROAD NE

PARR ROAD NE

89.43' (S3)
(89.27' (S6)
(89.23' (S8)

S89°39'00" E 571.69' (S11)
(660.01) (D1)
(571.68) (S2)
S89°39'00" E 571.66'

9008 PARR ROAD NE
GERVAIS, OR 97026
TAXLOT 052W13000800
MARION COUNTY
OREGON

PHASING PLAN

NO.	DATE	DESCRIPTION

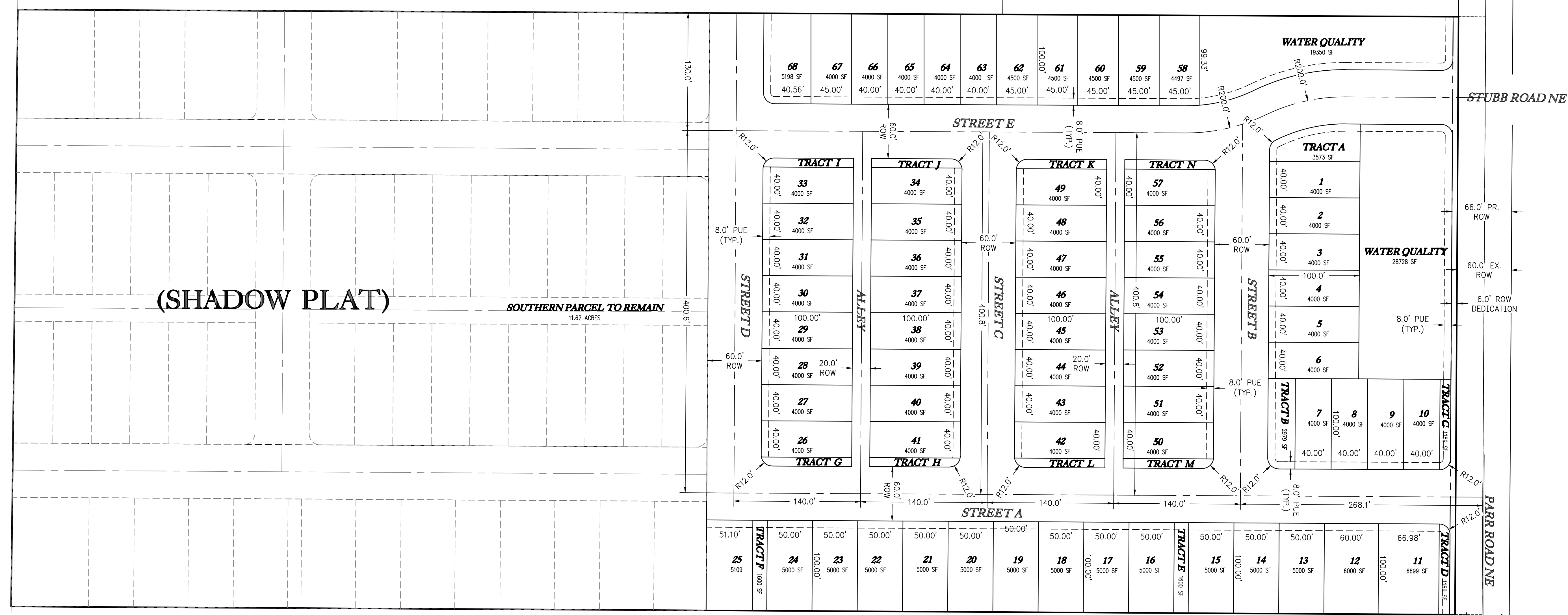
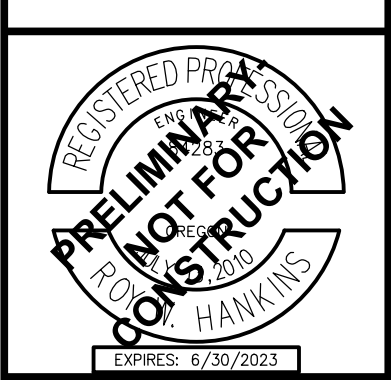
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P4.0 - TENTATIVE PLAT

NO.	DATE	DESCRIPTION

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TENTATIVE PLAT
 SCALE: 1" = 60'

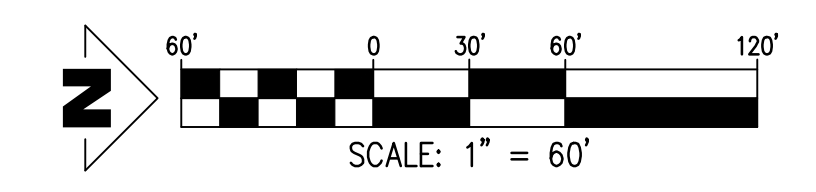
DENSITY CALCULATIONS
 TOTAL LOT AREA = 302,047 SF (6.93 AC)
 TOTAL LOT COUNT = 68 LOTS
 TOTAL DENSITY = 9.81 LOTS/AC

RSN ZONE SETBACK REQUIREMENTS - WDO TABLE 2.02C
 FRONT SETBACK AND SETBACK ABUTTING A STREET, MINIMUM (FEET): 20
 FRONT PORCH SETBACK, MAXIMUM (FEET): 10
 SIDE SETBACK, MINIMUM (FEET): 5
 REAR SETBACK, AVERAGE (FEET):
 PRIMARY STRUCTURE 20 OR 0
 ACCESSORY STRUCTURE 5
 SETBACK FOR A PRIVATE ACCESS EASEMENT, MINIMUM (FEET): 5

GENERAL NOTES
 LOT LINES SHOWN WITHIN THE 11.62 ACRE TRACT ARE SHOWN AS A "SHADOW PLAT" AND ARE FOR REFERENCE ONLY. THEY ARE NOT ASSOCIATED WITH THIS PROJECT.
 THE TWO 60' WIDE FUTURE STREET EASEMENTS ON THE 11.62 ACRE TRACT ARE ASSOCIATED WITH THIS PROJECT.

SITE AREAS
 RIGHT-OF-WAY: 184,989 SF (4.25 AC)
 TRACTS/WQF: 566,446 SF (13.00 AC)
 LOTS: 302,047 SF (6.93 AC)
 TOTAL AREA: 1,049,513 SF (24.18 AC)

LOT COUNTS
 TOTAL LOTS: 68 LOTS



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9008 PARR ROAD NE
 GERVAIS, OR 97026
 TAXLOT 052W13000800
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 OREGON

P5.0 - TENTATIVE SITE PLAN

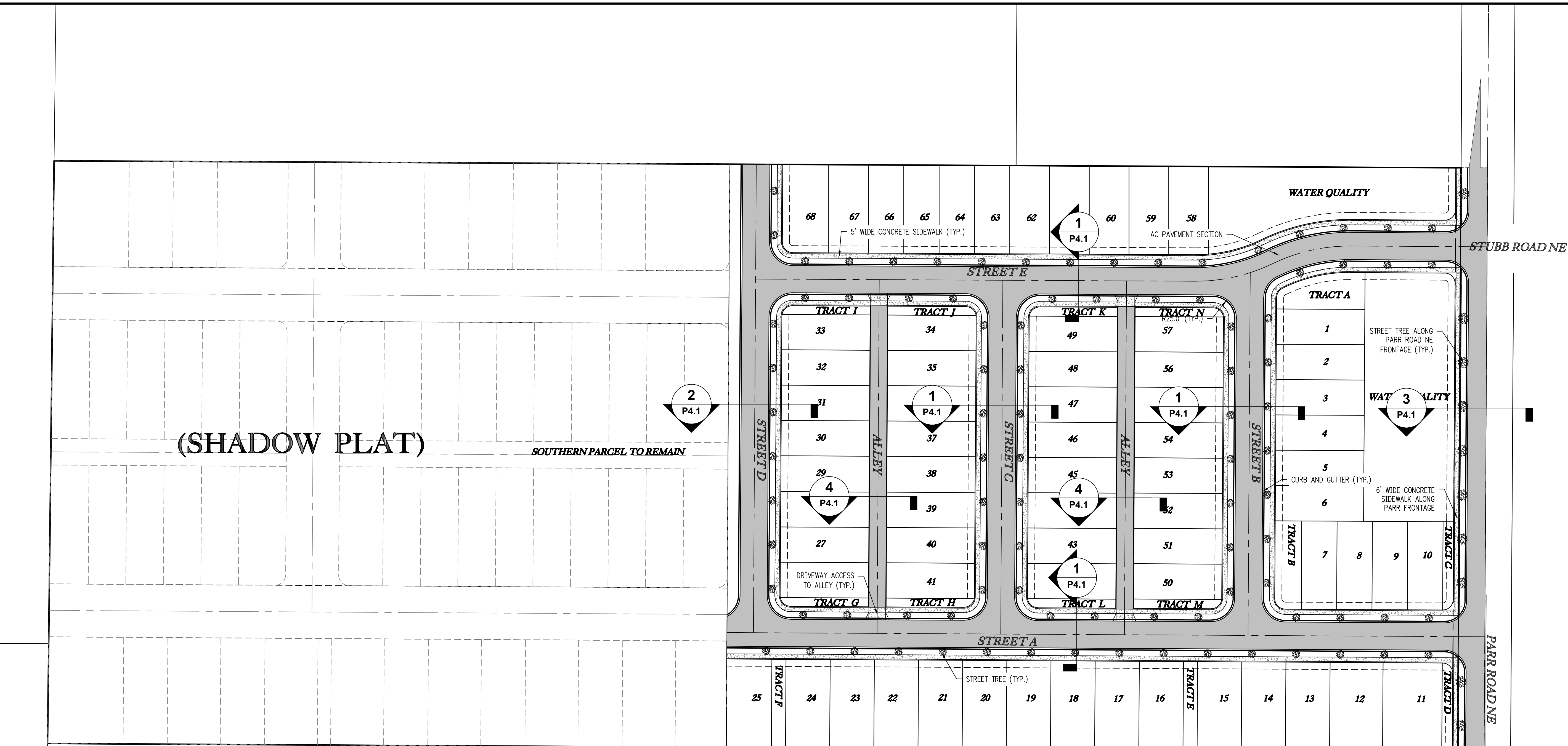
NO.	DATE	DESCRIPTION

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SHEET
P5.0
 OF
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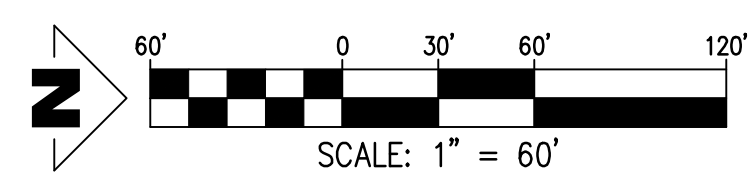
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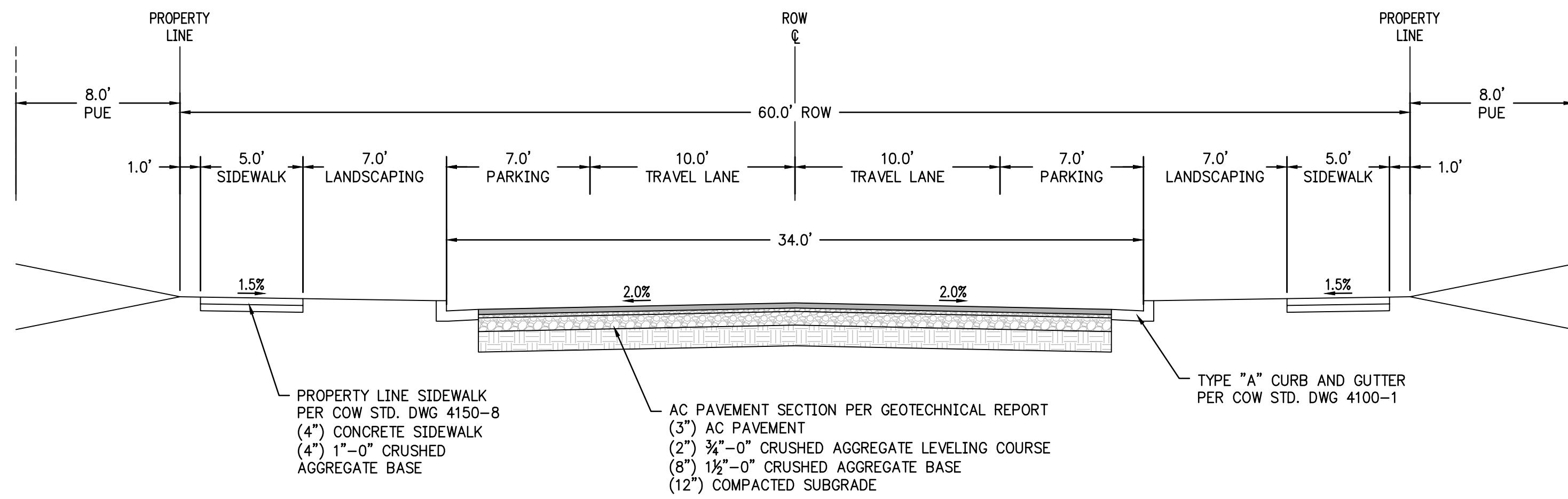


TENTATIVE SITE PLAN
 SCALE: 1" = 60'

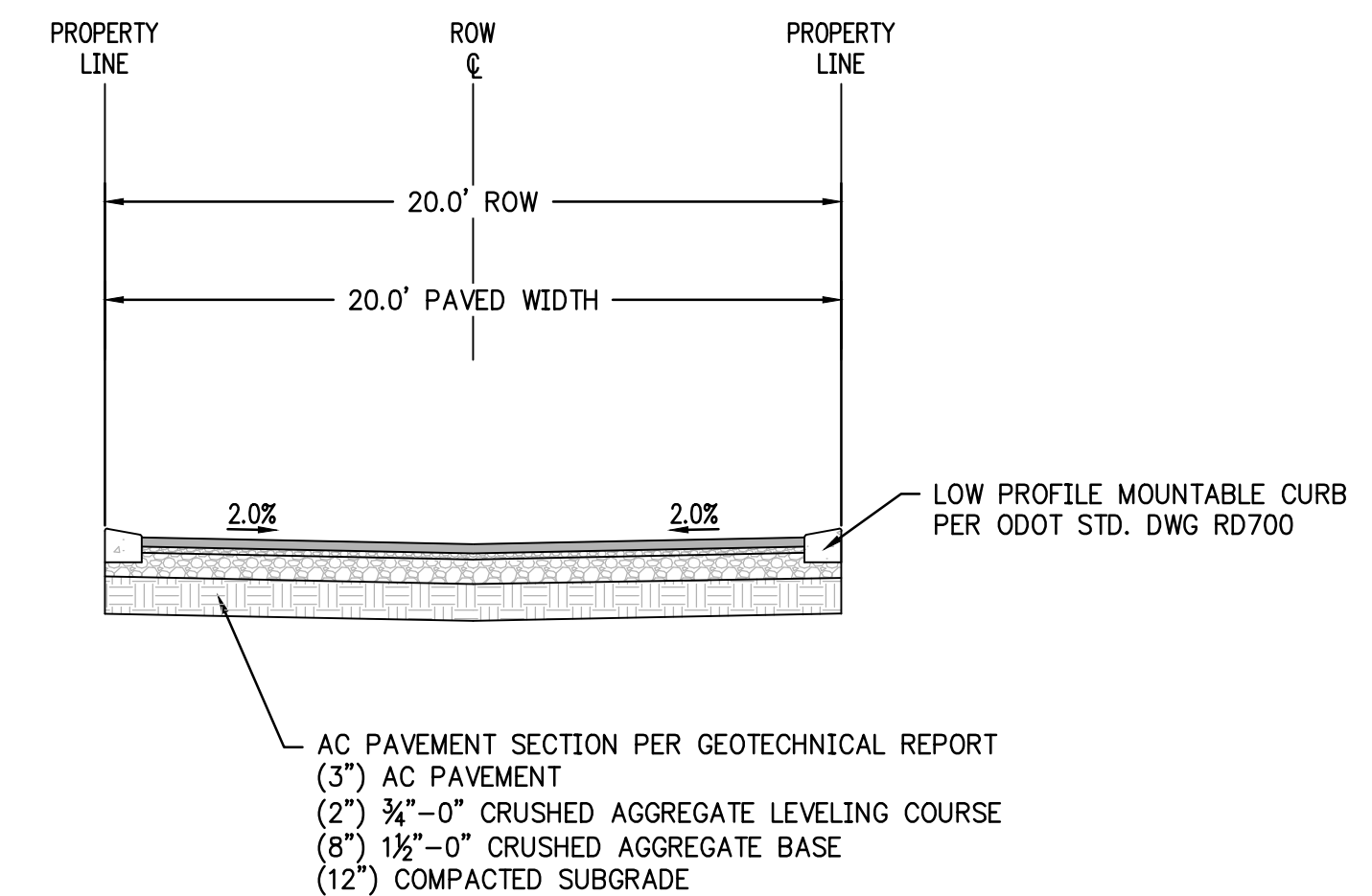
STREET TREE PLANTING NOTES

- ONE TREE PER EVERY ENTIRE 50 FEET OF STREET FRONTAGE SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY, SUBJECT TO VISION CLEARANCE AREA STANDARDS AND PLACEMENT OF PUBLIC UTILITIES.
- MEDIUM TREES SHALL BE PLANTED ALONG THE PARR ROAD NE FRONTAGE.
- SMALL TREES SHALL BE PLANTED ALONG ALL OTHER NEW LOCAL RESIDENTIAL STREETS.

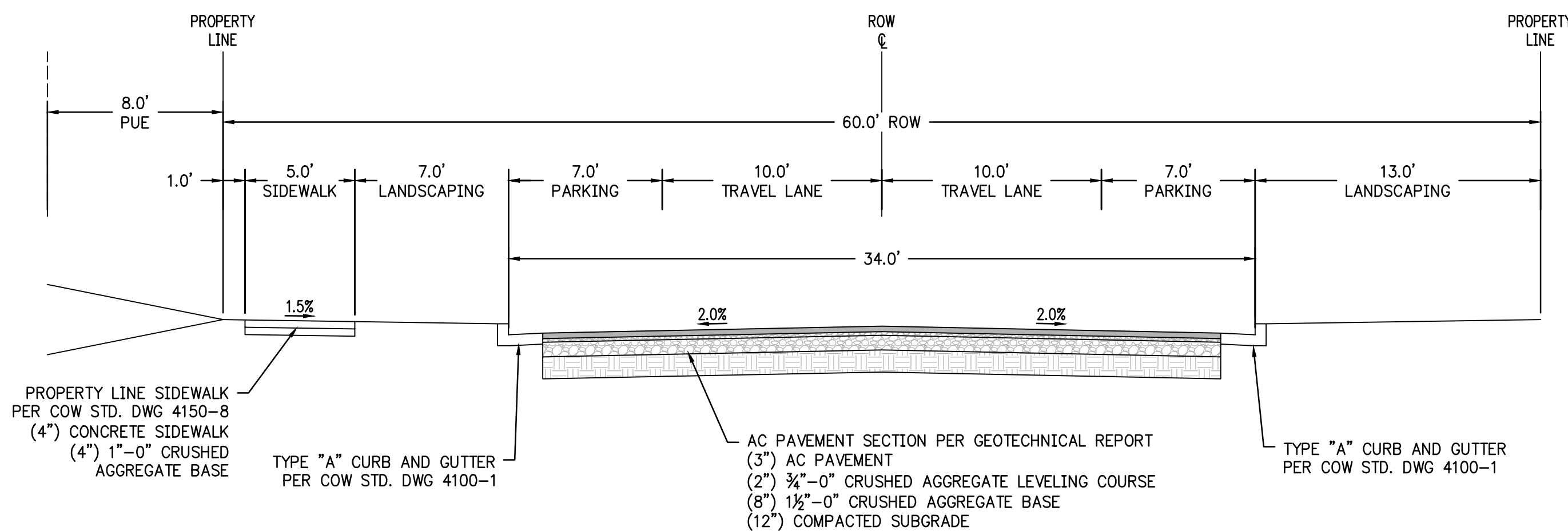




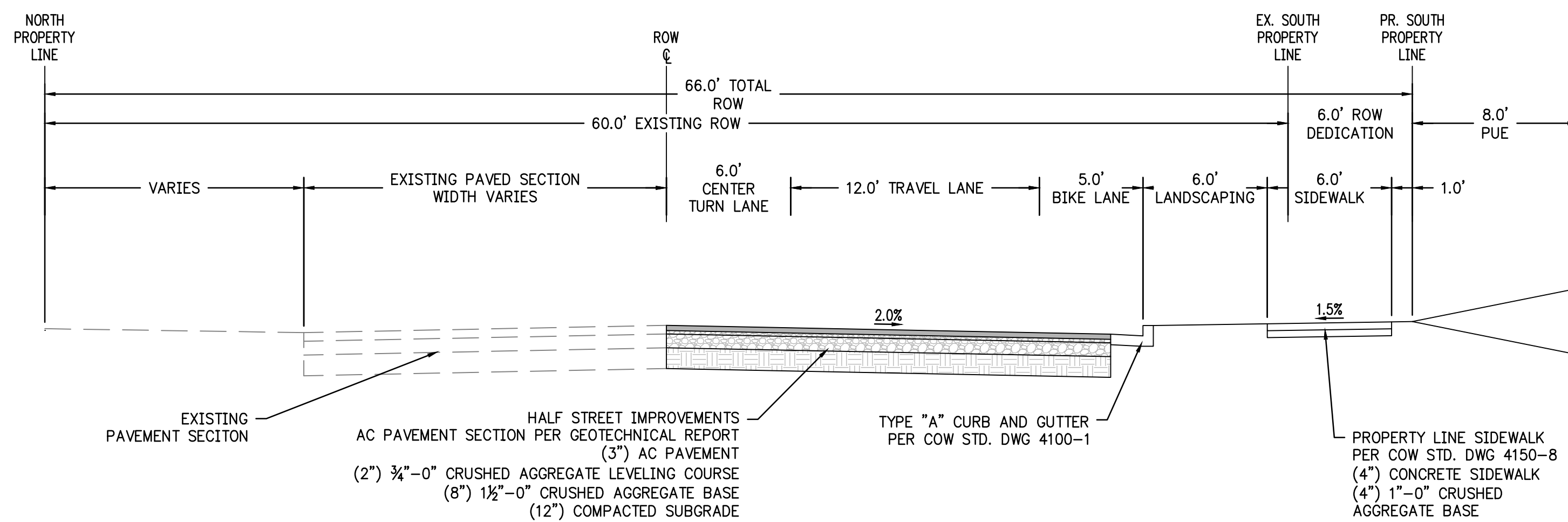
1 LOCAL RESIDENTIAL STREET - TYPICAL SECTION
 P4.0 1" = 5'



4 ALLEY - TYPICAL SECTION
 P4.0 1" = 5'



2 LOCAL RESIDENTIAL STREET - 3/4 SECTION
 P4.0 1" = 5'



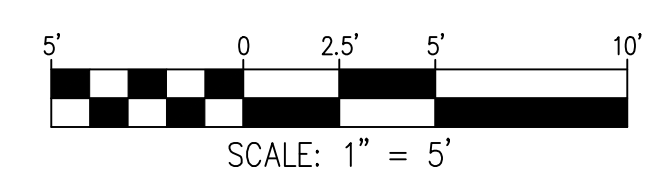
3 PARR ROAD NE - HALF STREET IMPROVEMENT SECTION
 P4.0 1" = 5'

9008 PARR ROAD NE
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 MARION COUNTY
 OREGON

TYPICAL STREET SECTIONS

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FILE: P:\0041-065 9008 Parr Road\dwg\plan\0041-065_P5.ipset_ssec; Layout: P5.1 - TYPICAL STREET SECTIONS; Plot Date: 3/22/2022 9:18 AM; by: Peyton Hankins

9008 PARR ROAD NE
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 TAXLOT 052W13000800
 MARION COUNTY
 OREGON

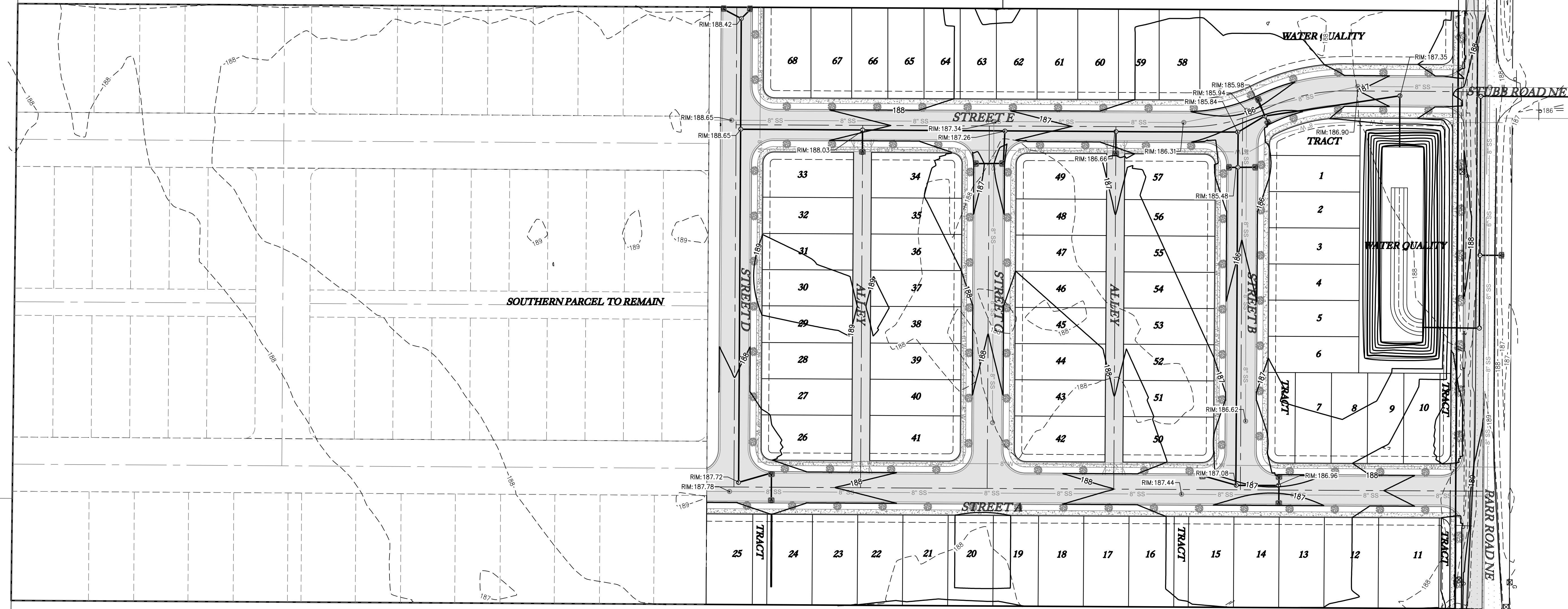
TENTATIVE GRADING PLAN

NO.	DATE	DESCRIPTION

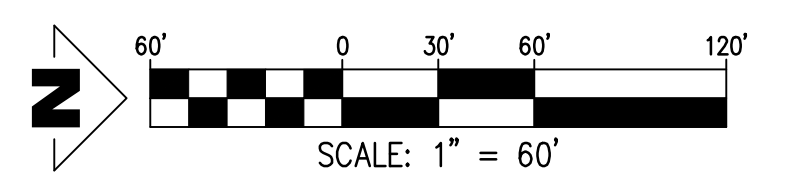
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SHEET
P6.0
 OF
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TENTATIVE GRADING PLAN
 SCALE: 1" = 60'



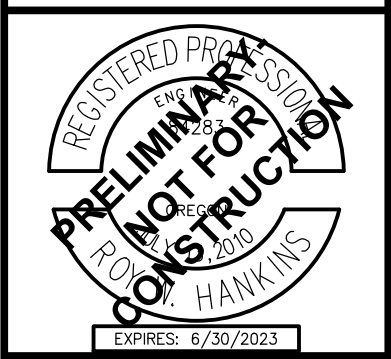
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9008 PARR ROAD NE
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 MARION COUNTY
 OREGON

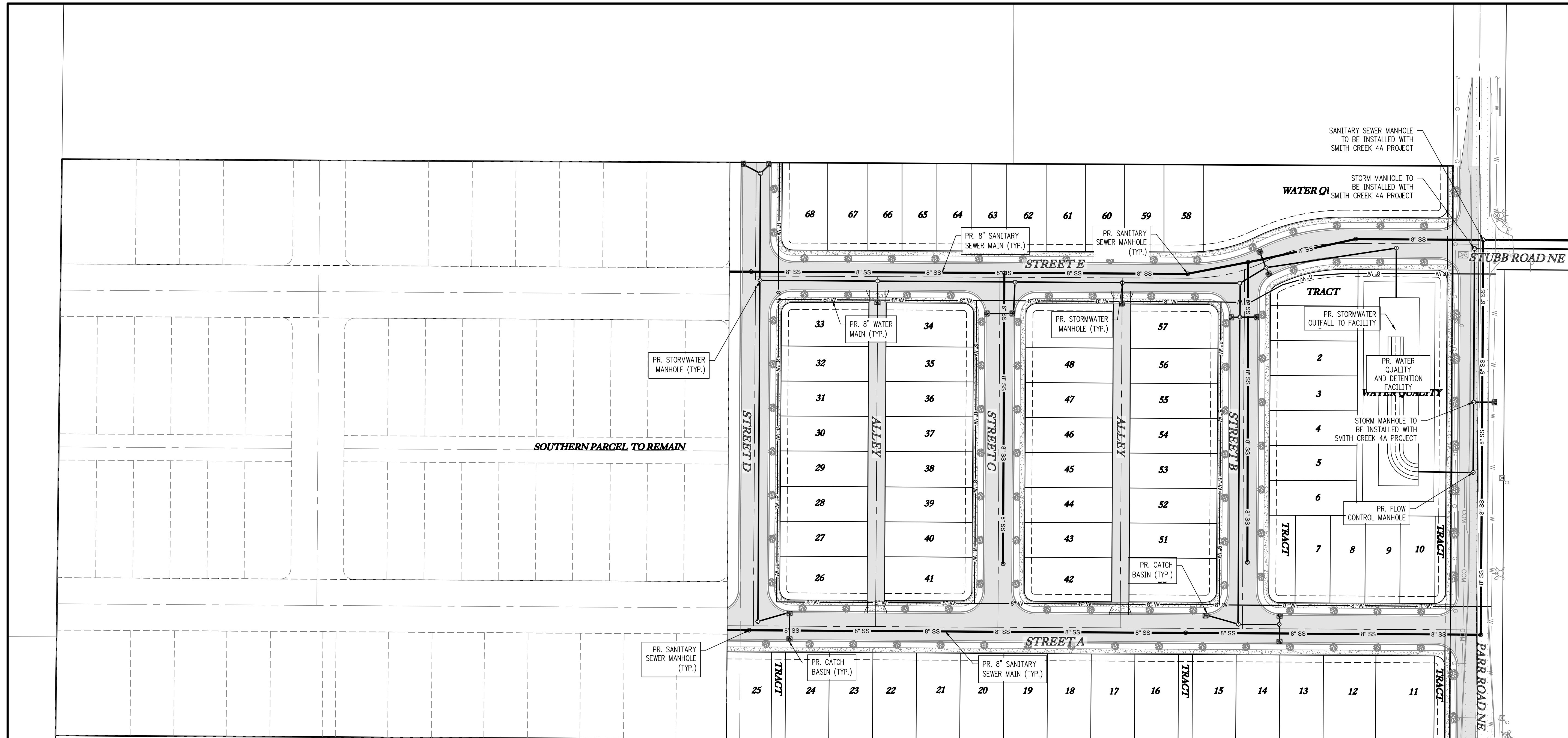
TENTATIVE CUPL

NO.	DATE	DESCRIPTION

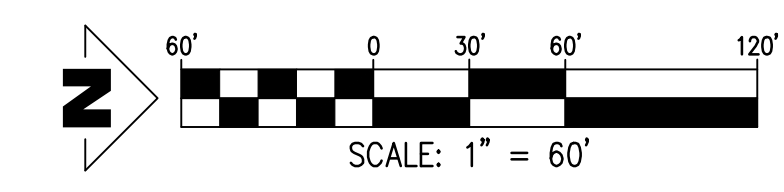
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SHEET
P7.0
 OF
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TENTATIVE COMPOSITE UTILITY PLAN
 SCALE: 1" = 60'



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 GERVAIS, OR 97026
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 MARION COUNTY
 OREGON

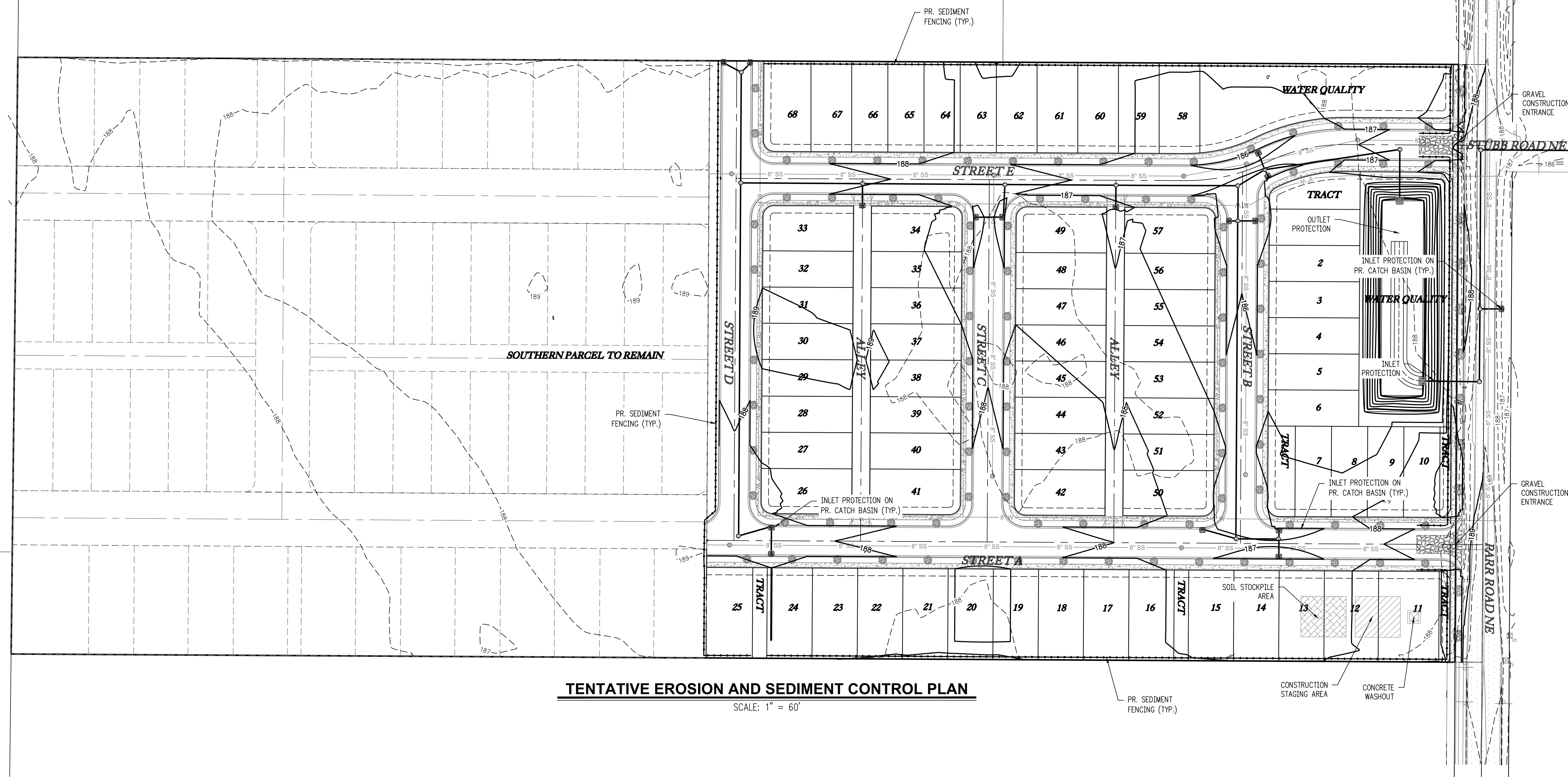
TENTATIVE ESCP

NO.	DATE	DESCRIPTION

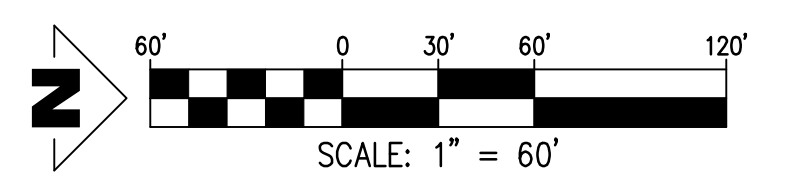
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SHEET
P8.0
 OF
9



TENTATIVE EROSION AND SEDIMENT CONTROL PLAN
 SCALE: 1" = 60'



FILE:P:\0041-065 9008 Parr Road\w\p\plan\0041-065_P8.Dwg, Layout: P8.0 - TENTATIVE ESCP, Plot Date: 3/22/2022 9:20 AM, by: Peyton Hamkins