

CASTLEBERRY CROSSINGS

53-LOT SUBDIVISION
TAX MAP 155-04W-15 - TL3700
HARRISBURG, OREGON

DRAWING INDEX

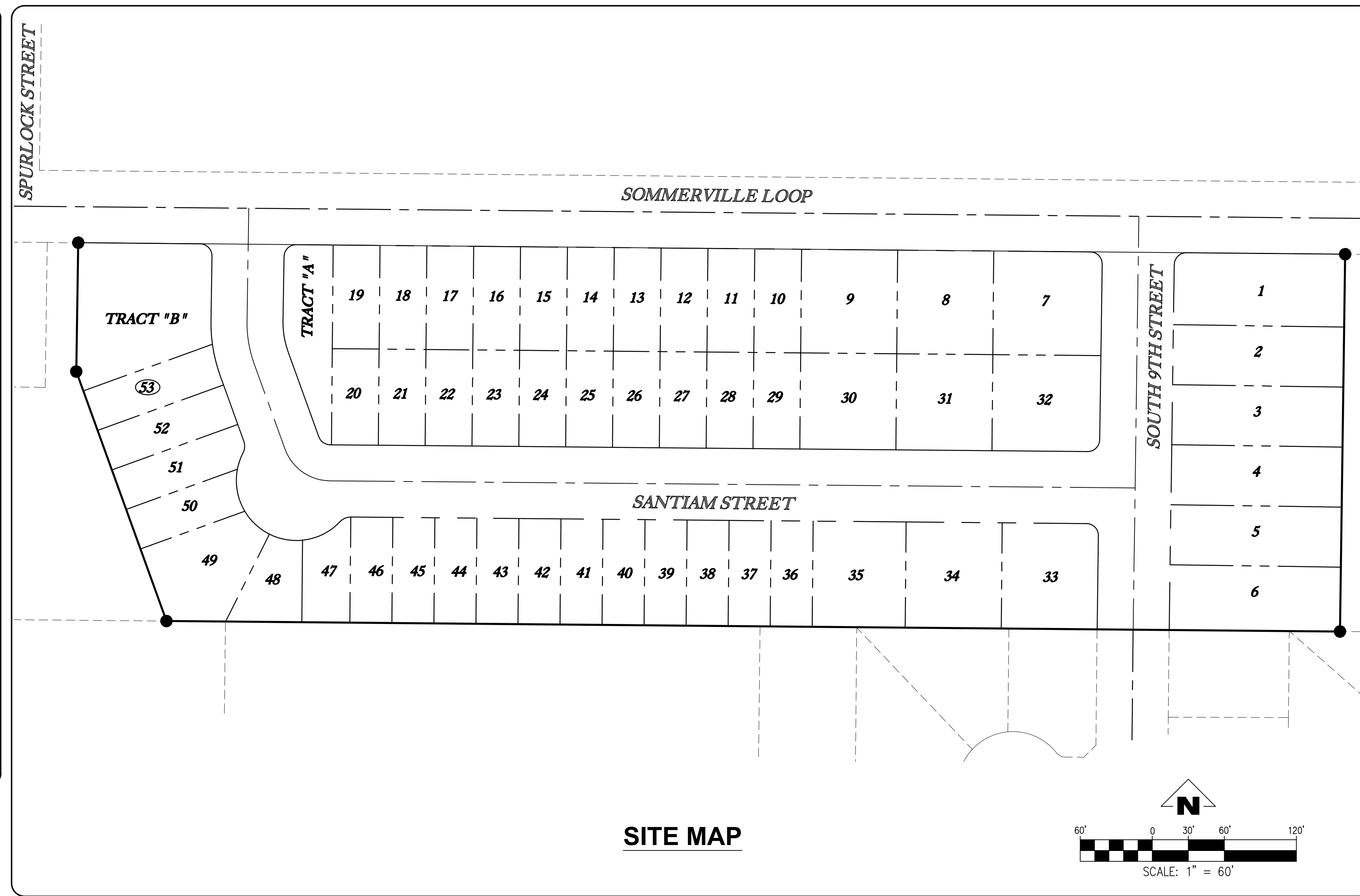
SHEET #	SHEET TITLE
1	COVER SHEET AND INDEX OF DRAWINGS
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	TENTATIVE PLAT
4	TENTATIVE SITE PLAN
5	TYPICAL STREET SECTIONS
6	TENTATIVE GRADING AND EROSION CONTROL PLAN
7	TENTATIVE COMPOSITE UTILITY PLAN
8	WATER QUALITY FACILITY DETAILS

CASTLEBERRY CROSSINGS
TAX MAP 155-04W-15 - TL 3700
HARRISBURG, OREGON

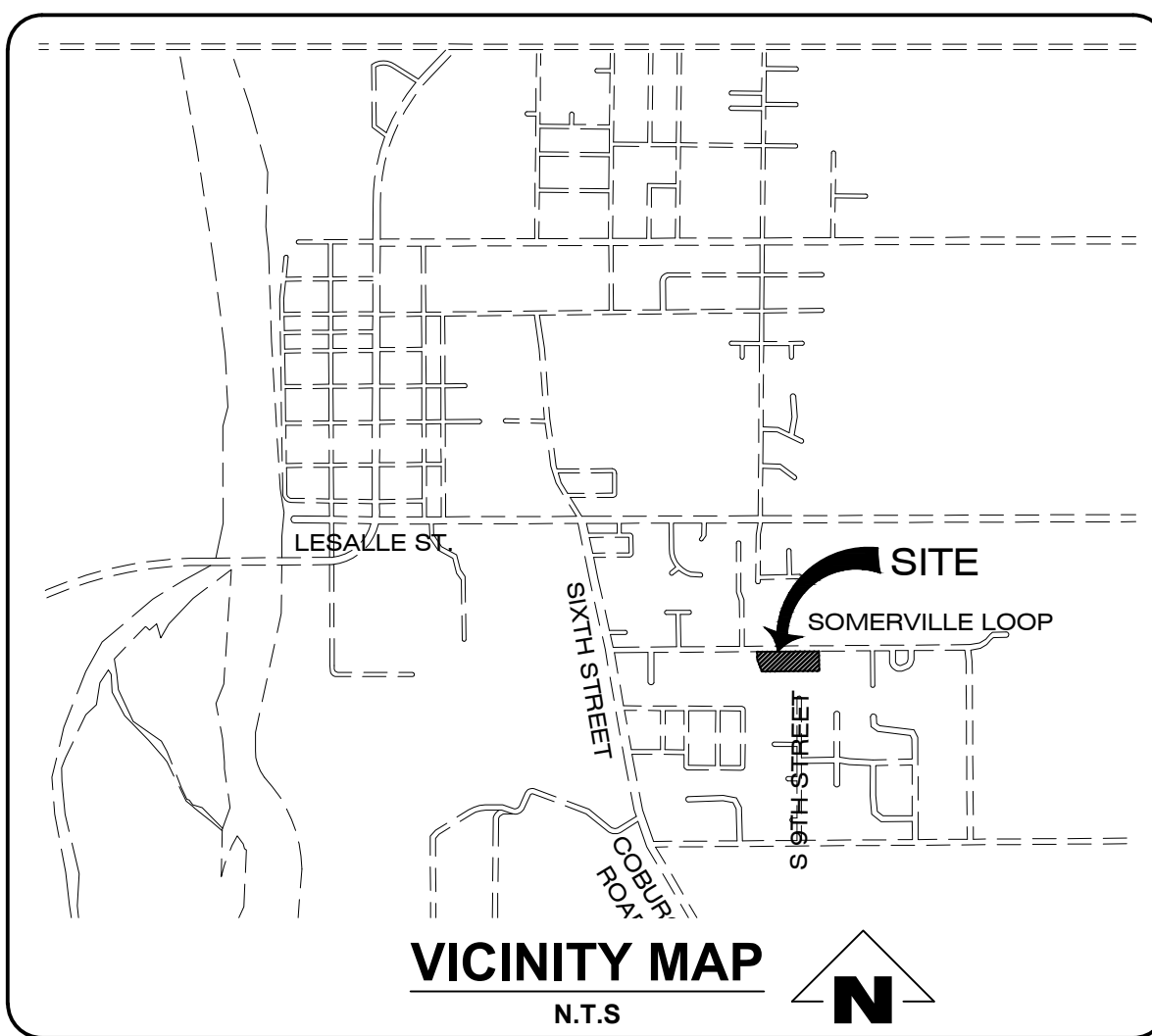
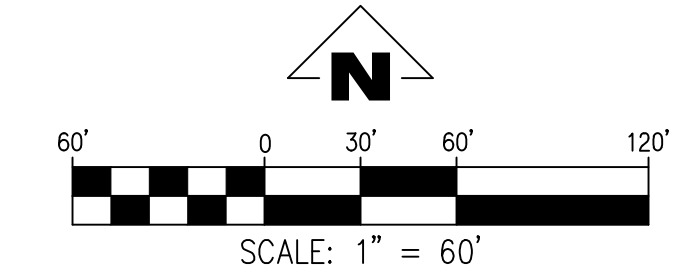
COVER SHEET AND INDEX
OF DRAWINGS

LEGEND

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



SITE MAP



VICINITY MAP
N.T.S.

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

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.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON POST-PROCESSED GPS STATIC OBSERVATION OF INDEPENDENT CONTROL, PROCESSED THROUGH OPUS, DATUM IS NAVD 88, CONVERTED TO NGVD 29 THROUGH THE VERTCON PROCESS TOOL.

ENGINEER'S NOTE TO CONTRACTOR

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 THE 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 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.

THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17" SCALE ACCORDINGLY

PROJECT CONTACTS

OWNER: HEATHER DEWOLF HAYDEN HOMES, LLC 2464 SW GLACIER PLACE REDMOND, OR 97756 (541) 923-6607	SURVEYOR: UDELL ENGINEERING AND LAND SURVEYING, LLC 63 E. ASH STREET LEBANON, OREGON 97355 CONTACT: BRIAN VANDETTA (541) 451-5125	GEOTECHNICAL ENGINEER: GEOPACIFIC 14835 SW 72nd AVENUE PORTLAND, OR 97224 CONTACT: JAMES D. IMBRIE (503) 598-8445 (P) (503) 941-9281 (F)	CIVIL ENGINEER: EMERIO DESIGN, LLC 1500 VALLEY RIVER DRIVE, SUITE 100 EUGENE, OR 97401 CONTACT: ROY W. HANKINS, P.E. (503) 746-8812 (P)
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SITE DATA

AREA:	7.4 AC
ZONING:	R1/R2
PROPOSED DENSITY:	R1=5.6 UNITS/AC R2=10.4 UNITS/AC
NO. OF LOTS:	53

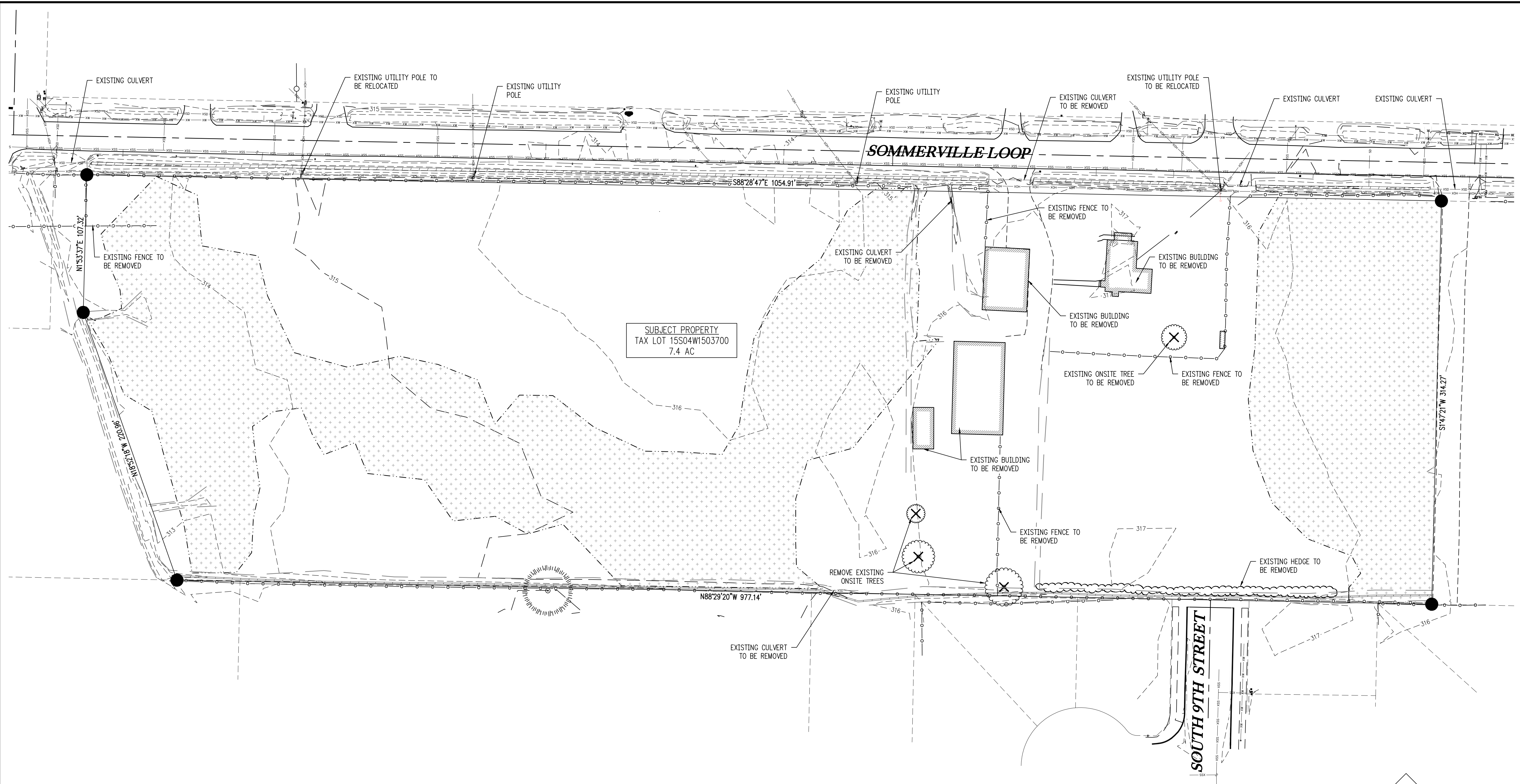
REVISIONS

NO.	DATE	DESCRIPTION

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



SHEET
1
OF
8



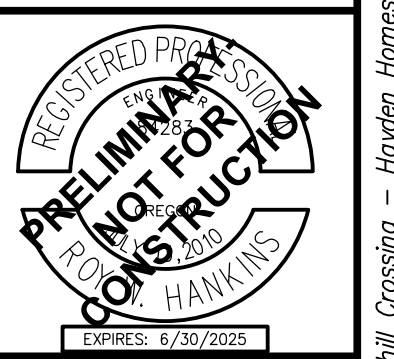
EXISTING CONDITIONS PLAN

**CASTLEBERRY CROSSINGS
TAX MAP 155-04W-15 - TL 3700
HARRISBURG, OREGON**

**EXISTING CONDITIONS AND
DEMOLITION PLAN**

NO.	DATE	DESCRIPTION

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SHEET
2
OF
8

FILE: P:\1113-001 Woodhill Crossing - Hayden James\dwg\plan\1113-001_02part_Layout: 02 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg, Plot Date: 1/26/2024 1:25 PM, by: Keelan Smith

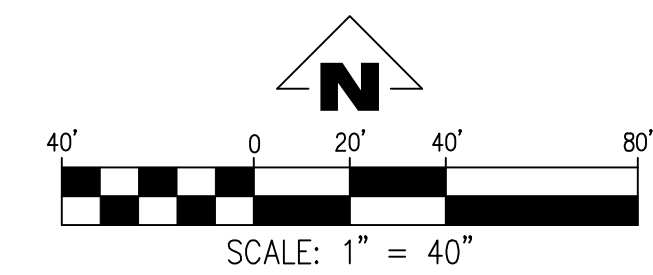
SPURLOCK STREET

SOMMERVILLE LOOP

SOUTH 9TH STREET

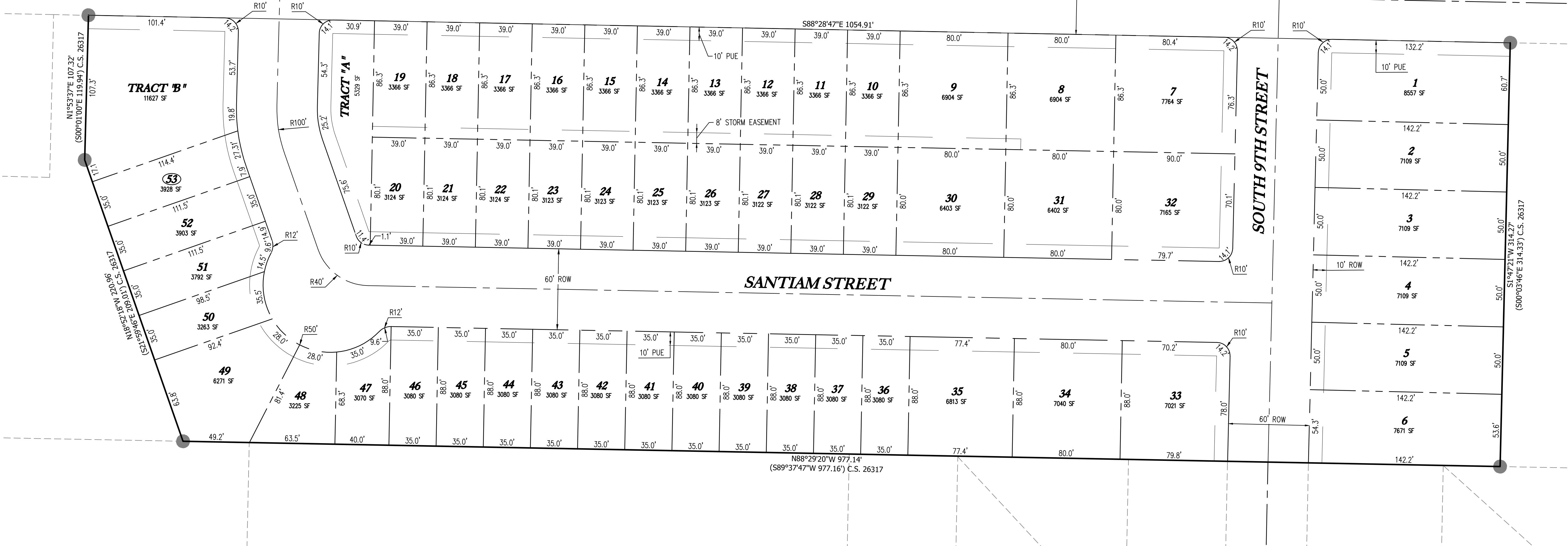
SANTIAM STREET

TENTATIVE PLAT



TENATIVE PLAT NOTES:

- 1 PLAT SHALL BE PROCESSED UNDER A DIFFERENT PERMIT

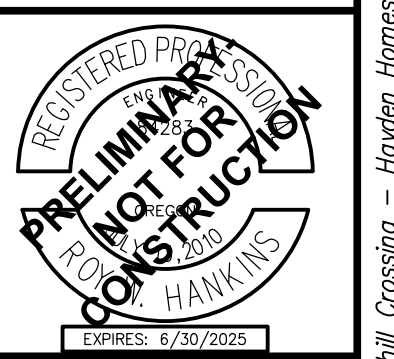


CASTLEBERRY CROSSINGS
 TAX MAP 155-04W-15 - TL 3700
 HARRISBURG, OREGON

TENTATIVE PLAT

NO.	DATE	DESCRIPTION

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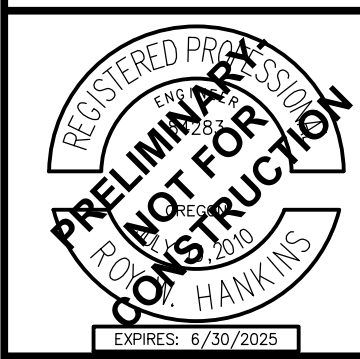


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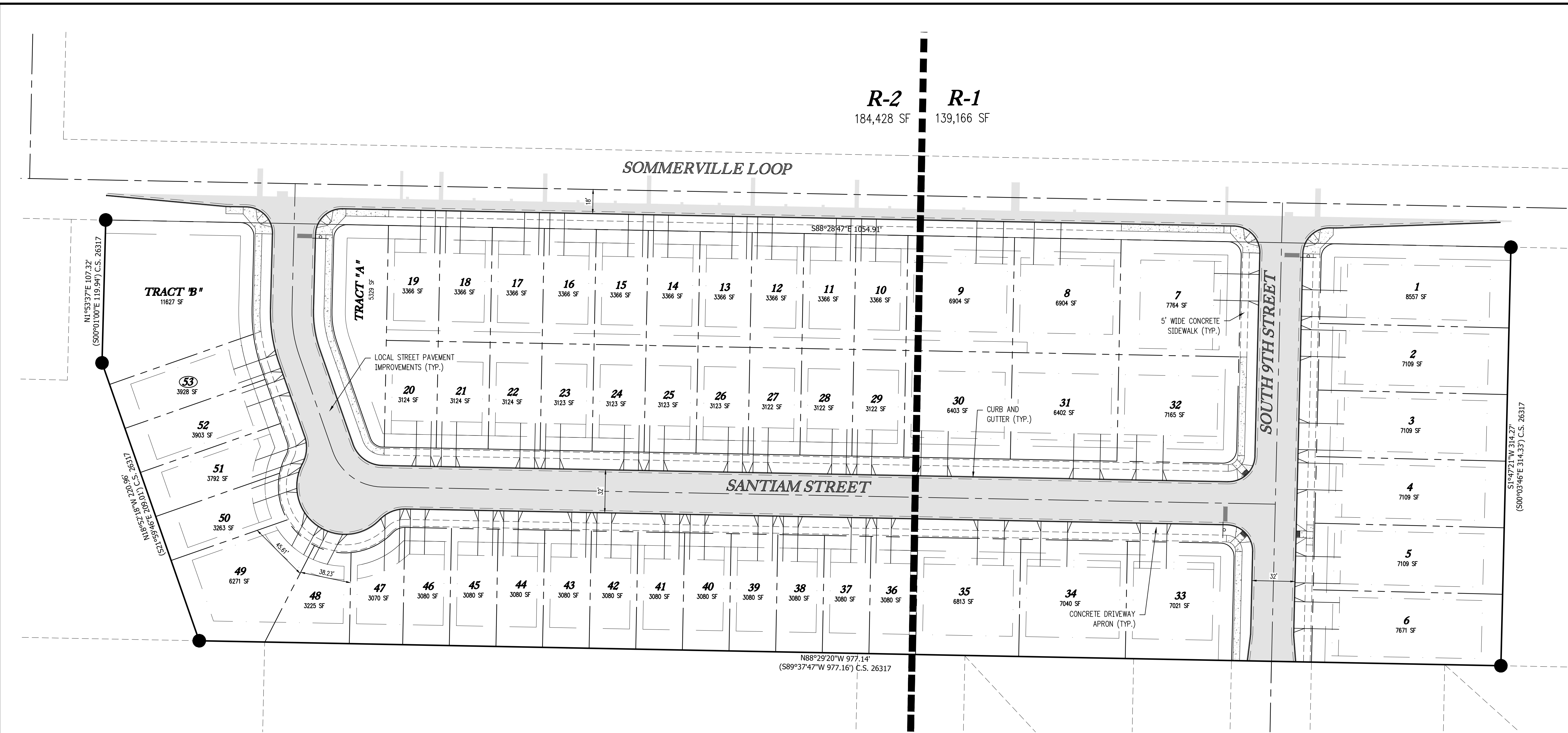
TENTATIVE SITE PLAN

NO.	DATE	DESCRIPTION

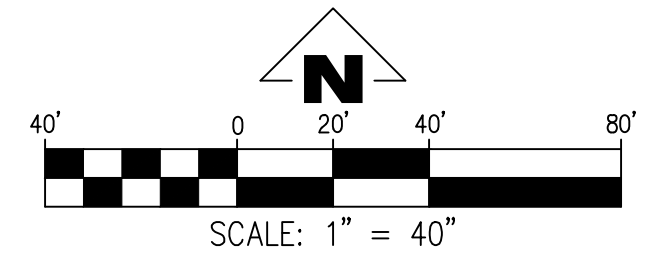
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FILE: P:\1113-001 Woodhill Crossing - Hayden Homes\dwg\plan\1113-001-04psit Layout: 04 TENTATIVE SITE PLAN, Plot Date: 1/28/2024 1:11 PM, by: Keenan Smith



TENTATIVE SITE PLAN



R-2
TOTAL R-2 AREA: 184,428 SF (4.2 AC)
R-2 ROW AREA: 39,971 SF (0.9 AC)
R-2 BUILDABLE AREA: 144,457 SF (3.3 AC)
10% ADJUSTMENT (HMC 19.40.30): 158,903 SF (3.6 AC)
MAX. DENSITY: 12 UNITS/ACRE
PROPOSED DENSITY: 10.4 UNITS/ACRE

DETACHED LOTS NOT PROPOSED

TOWNHOUSE LOT SIZES

- INTERIOR: 3,000 SF
- CORNER: 4,000 SF

SETBACKS

- FRONT: 15' OR 10' TO PORCH
- TO GARAGE: 20'
- INTERIOR SIDE: 6'
- REAR YARD: BASED ON BUILDING HEIGHT
 - > 24': 15'
 - 12-24': 10'
 - < 12': 5'

R-1
TOTAL R-1 AREA: 139,166 SF (3.2 AC)
R-1 ROW AREA: 33,388 SF (0.8 AC)
R-1 BUILDABLE AREA: 105,778 SF (2.4 AC)
10% ADJUSTMENT (HMC 19.40.30): 116,356 SF (2.7 AC)
MAX. DENSITY: 6 UNITS/ACRE
PROPOSED DENSITY: 5.6 UNITS/ACRE

DETACHED LOT SIZES

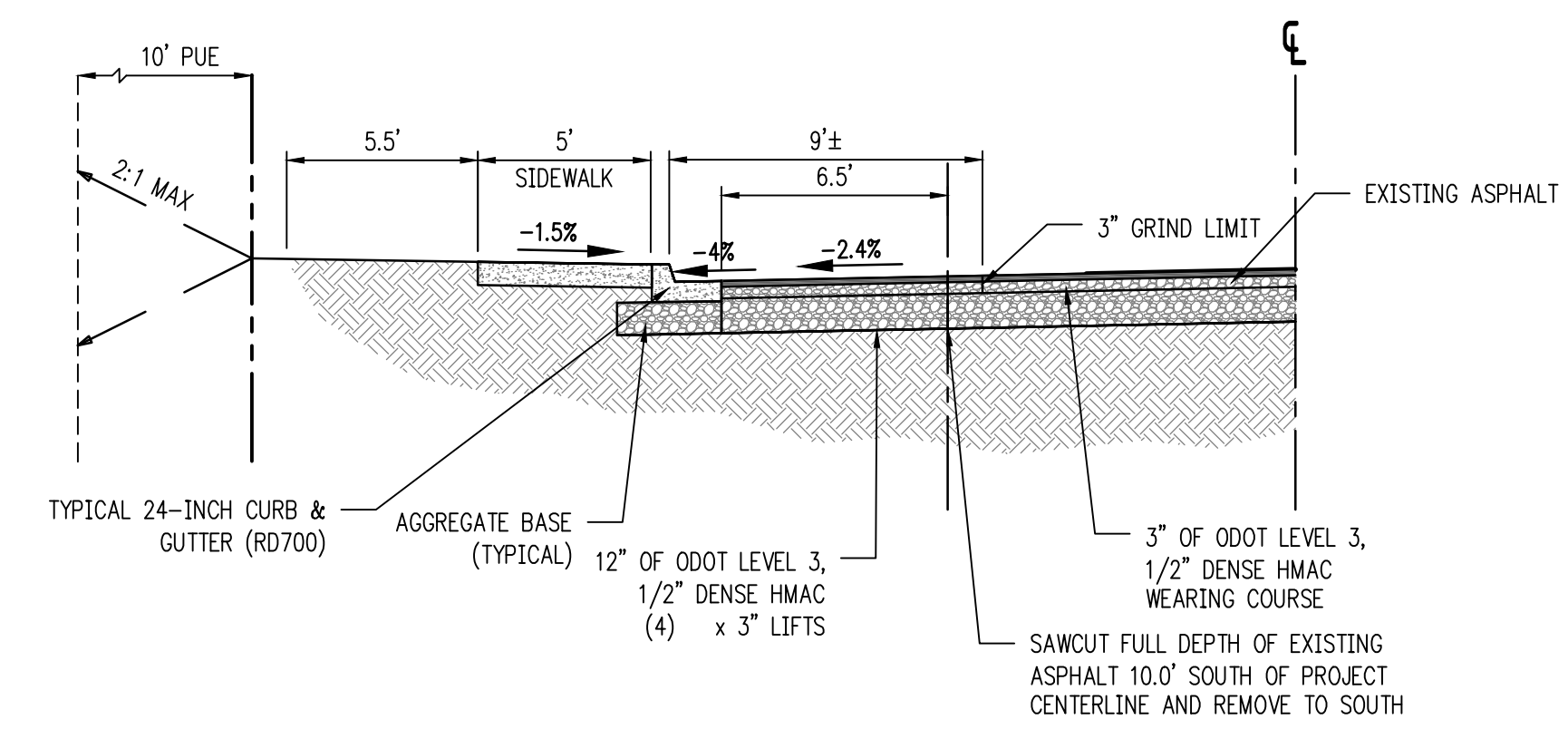
- INTERIOR: 6,000 SF (50' WIDE MIN.)
- CORNER: 7,000 SF (60' WIDE MIN.)

TOWNHOUSES NOT PERMITTED

SETBACKS

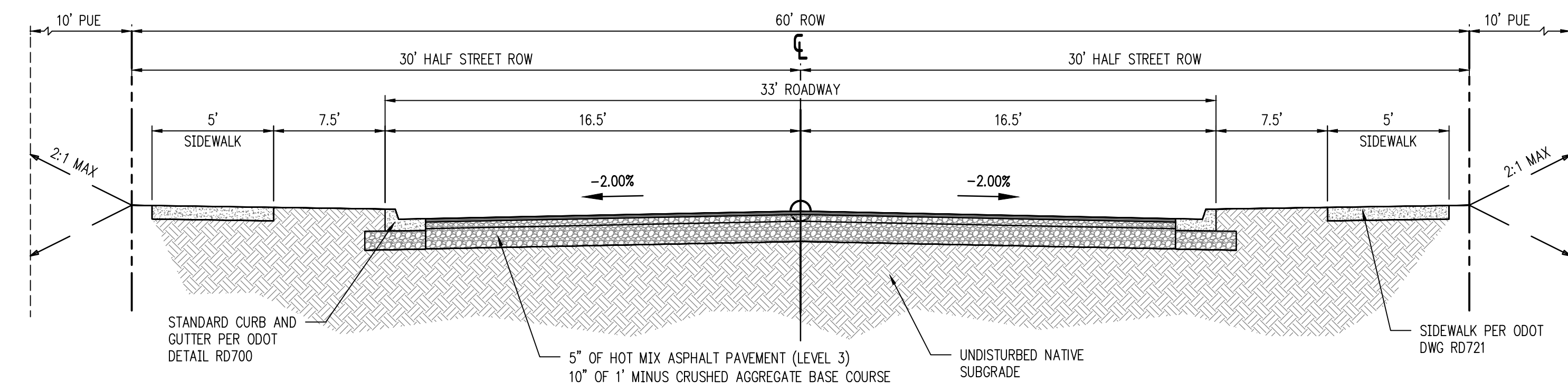
- FRONT/PORCH: 15'
- TO GARAGE: 20'
- INTERIOR SIDE: 6'
- REAR YARD: BASED ON BUILDING HEIGHT
 - > 24': 15'
 - 12-24': 10'
 - < 12': 5'

TYPICAL STREET SECTIONS



SOMMERVILLE SAWCUT - TYPICAL SECTION

SCALE: NTS

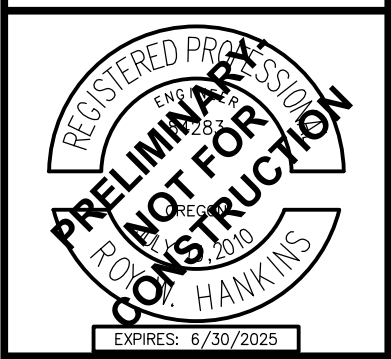


SANTIAM STREET & SOUTH 9TH STREET - TYPICAL SECTION

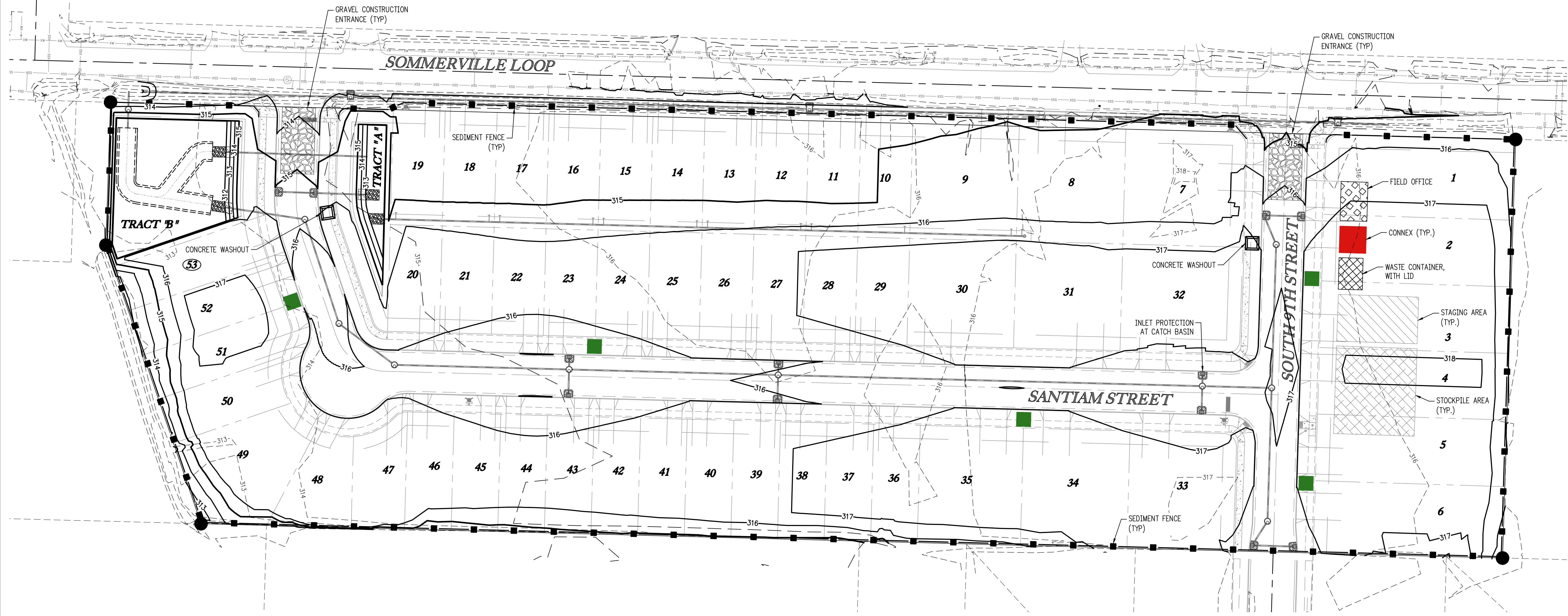
SCALE: NTS

REVISIONS	
NO.	DATE

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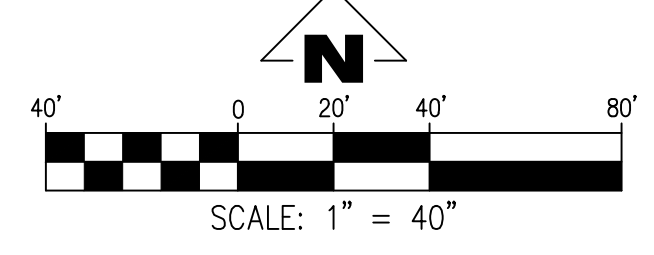
TENTATIVE GRADING AND
EROSION CONTROL PLAN



TENTATIVE GRADING AND EROSION CONTROL PLAN

LEGEND

- BOUNDARY OF SITE
- - - 422 EXISTING CONTOUR
- - - 424 PROPOSED CONTOUR
- ■ — PROPOSED SILT FENCE
- — ○ — STRAW WATTLE
- // - // - LIMITS OF CONSTRUCTION (ORANGE CONSTRUCTION FENCING)
- ← DIRECTION OF STORMWATER FLOW
- ▨ STAGING AREA - FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
- ▩ STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- ▤ GRAVEL CONSTRUCTION ENTRANCE
- ▣ BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
- ▢ BIO-FILTER BAG
- ▣ CONCRETE WASHOUT
- ▣ FIELD OFFICE
- CONNEX
- SANITARY STATION
- ▣ WASTE CONTAINER, WITH LID

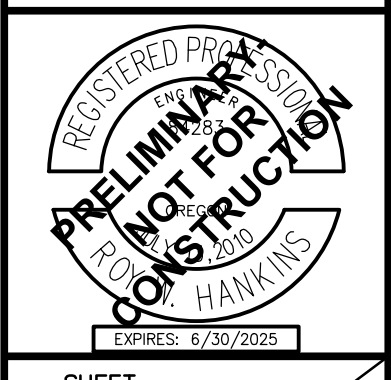


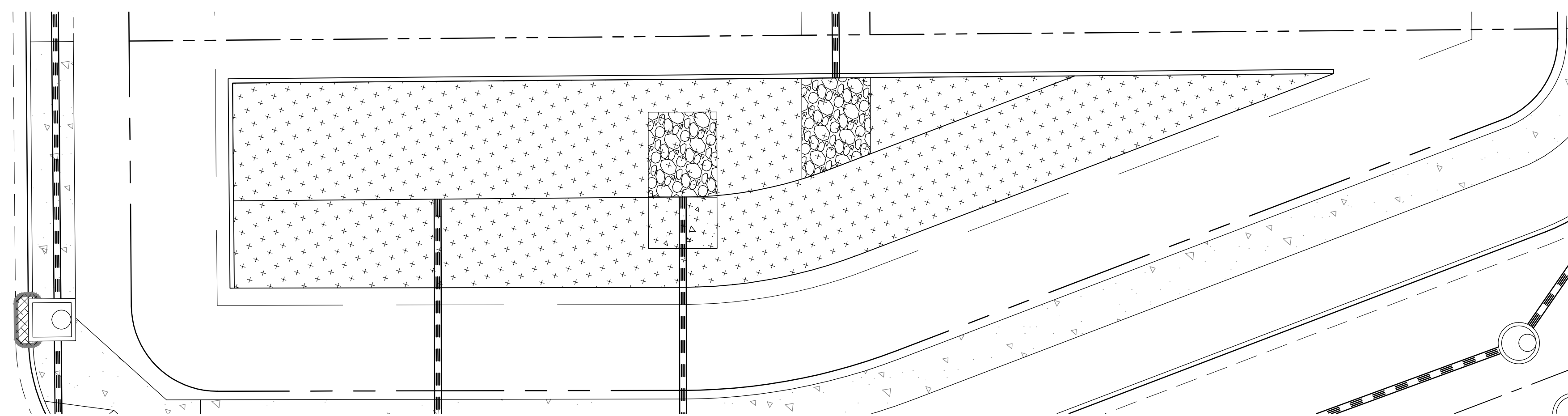
GENERAL NOTES:

- A. SEE 1200-C DRAWINGS UNDER SEPARATE PROCESS
- B. SITE GRADING SHALL NOT RESULT IN THE IMPOUNDMENT OF STORM WATER ON ADJACENT PROPERTIES.
- C. 6" STRIPPINGS SHALL BE PLACED ON TOP OF STRUCTURAL FILL FOR ALL LOTS.

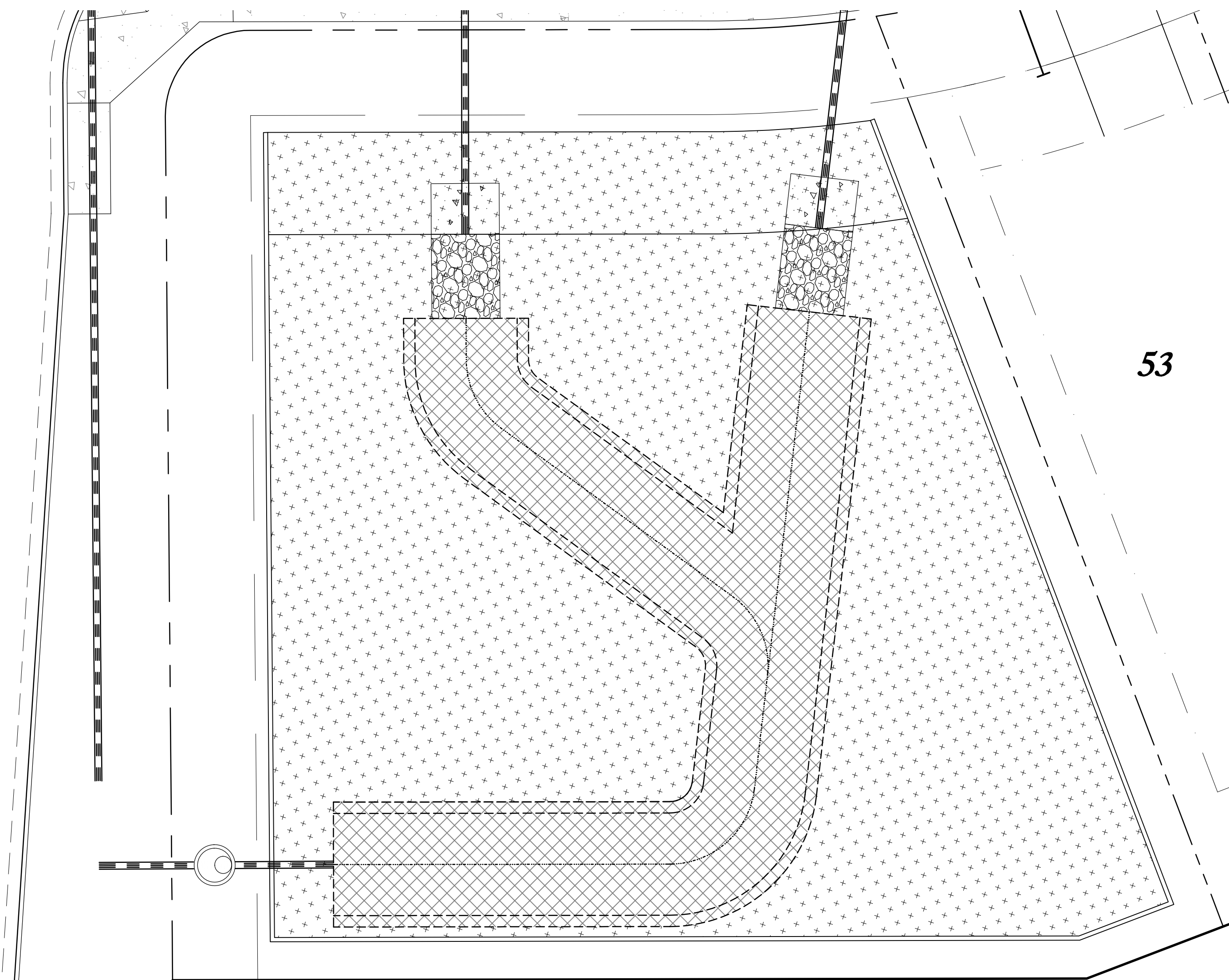
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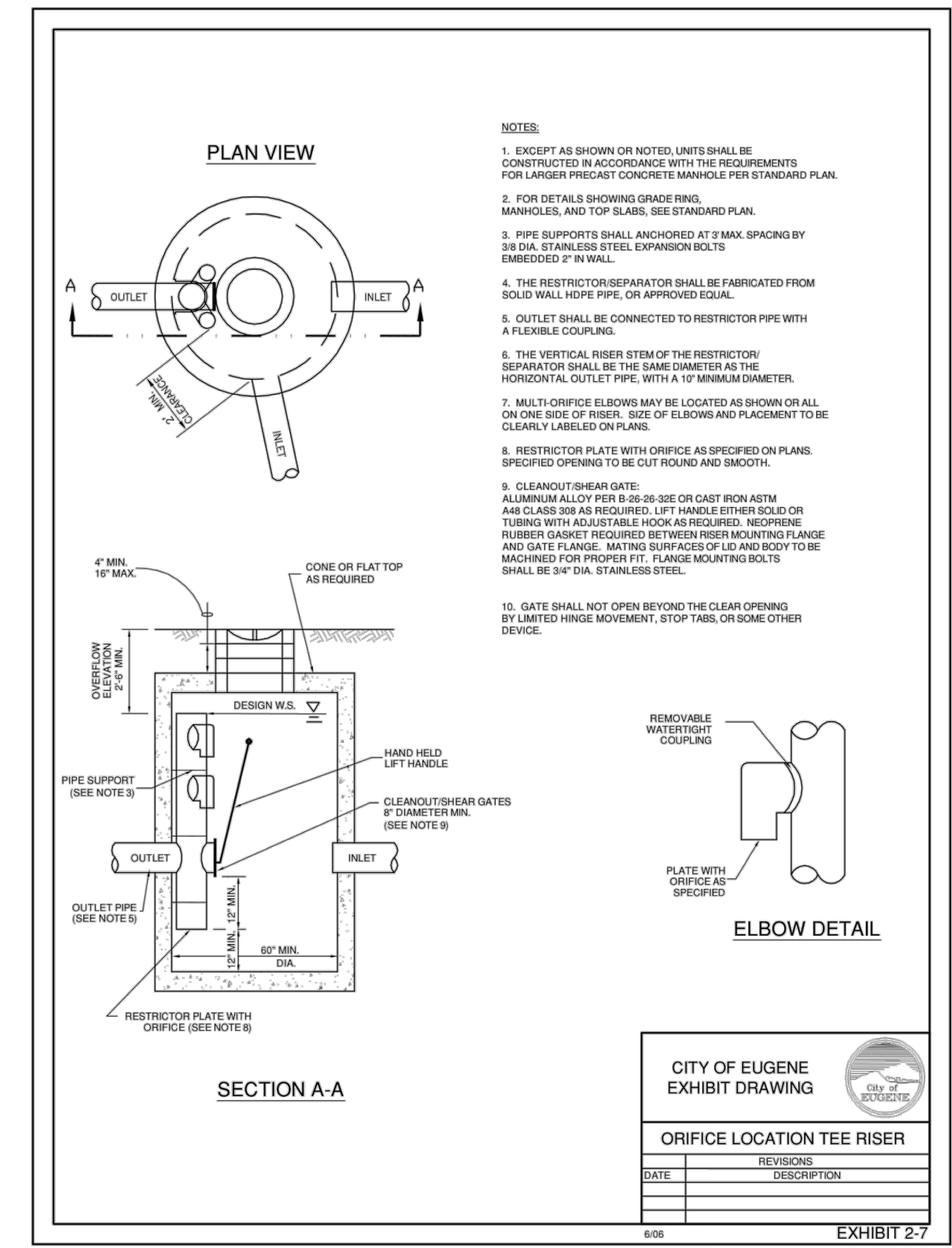
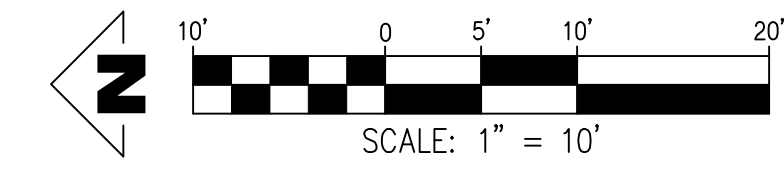




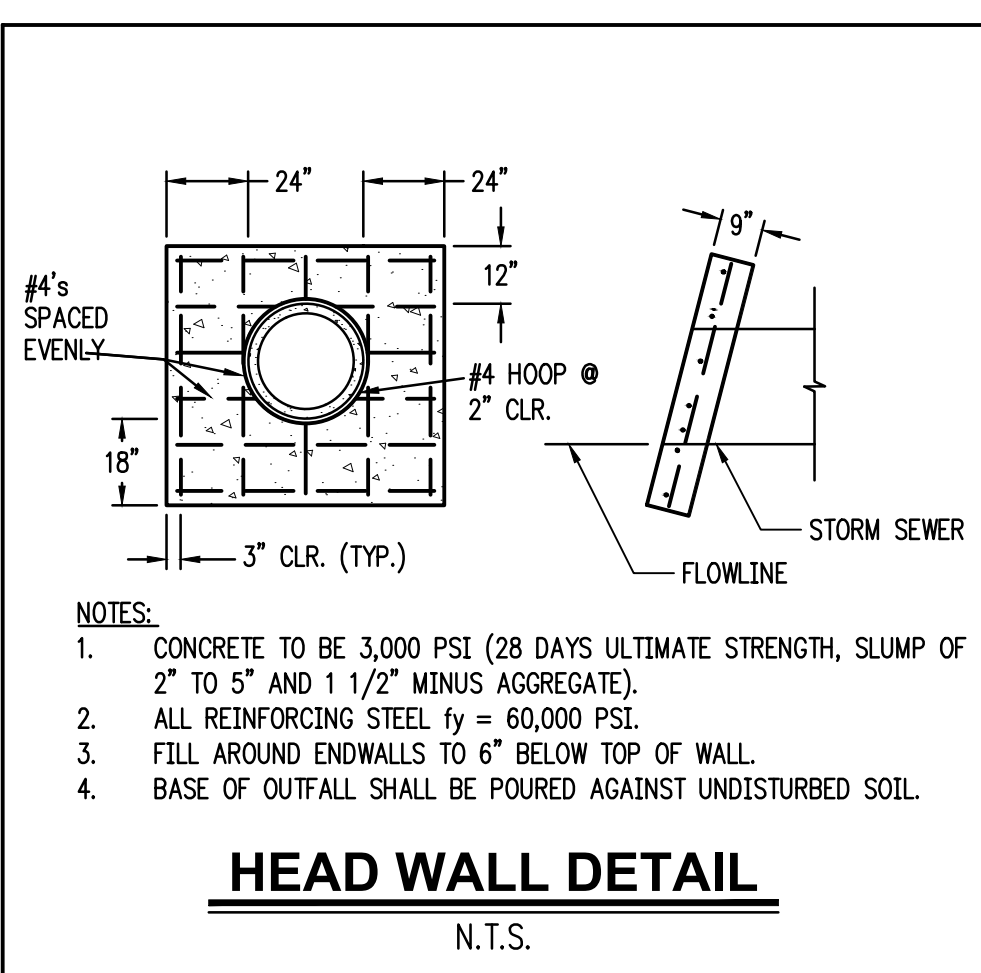
STORM WATER QUALITY FACILITY PLANTING PLAN (TR. A)



STORM WATER QUALITY FACILITY PLANTING PLAN (TR. B)



CITY OF EUGENE EXHIBIT DRAWING	
ORIFICE LOCATION TEE RISER	
NO.	DATE
REVISIONS	DESCRIPTION



HEAD WALL DETAIL

N.T.S.

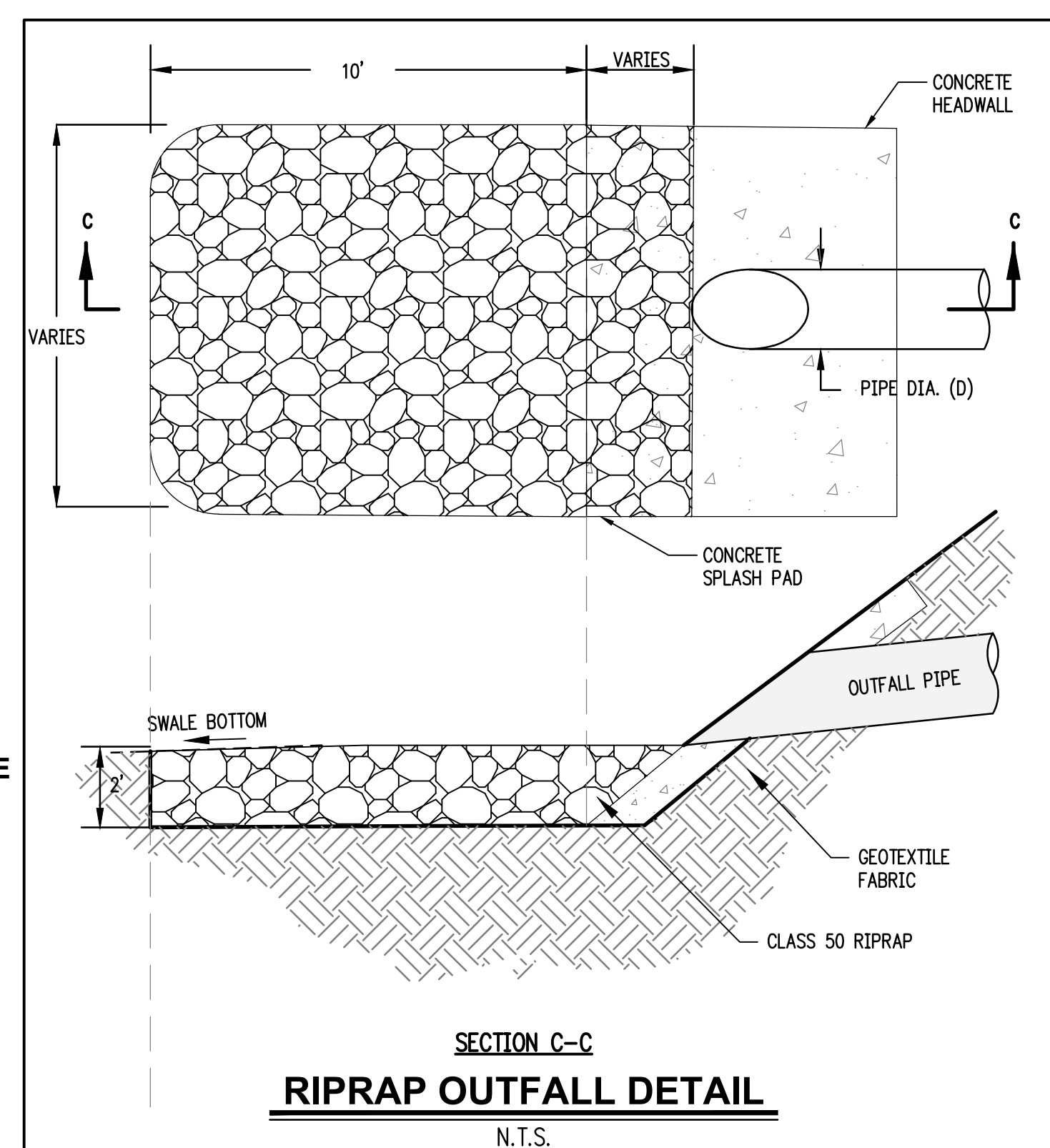
**TENTATIVE GRASS SEED MIX
(100% COVERAGE OF ALL AREAS OTHER THAN TREATMENT AREA)
*SEE LANDSCAPING PLAN**

COMMON NAME	SCIENTIFIC NAME	% OF MIXTURE BY PURE LIVE SEED	
DWARF TALL FESCUE	<i>Lolium arundinoceum</i>	40	FACU
DWARF PERENNIAL RYE	<i>Lolium perenne</i>	30	FACU
CREeping RED FESCUE	<i>Festuca rubra</i>	25	FACU
COLONIAL BENTGRASS	<i>Agrostis tenuis</i>	5	OBL

ALL AREAS OF DISTURBED SOILS ABOVE THE TREATMENT AREA OF THE WATER QUALITY SWALE SHALL BE RESEEDED WITH FOLLOWING SEED MIX. THE HYDROSEED APPLICATION RATE SHALL BE 120 LBS. PER ACRE.
* AVAILABLE THROUGH SUNMARK SEEDS INTERNATIONAL, INC. 1-888-214-7333.

**TYPICAL WATER QUALITY & DETENTION POND - TENTATIVE PLANTING TABLE
*SEE LANDSCAPING PLAN**

Plant Communities	Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
Rossi Sedge (<i>Carex rossi</i>)	3,423	Herb	Moist	Sun	Plug	6"	Mass
Slough Sedge (<i>Carex obnupta</i>)	3,423	Herb	Moist	Moist	Plug	6"	Mass
Creeping Spike Rush (<i>Eleocharis microcarpus</i>)	3,423	Herb	Moist	Wet	Part	6"	Mass
Small Fruited Bulrush (<i>Scirpus microcarpus</i>)	3,423	Herb	Moist	Wet	Plug	6"	Mass
	13,692						



**SECTION C-C
RIPRAP OUTFALL DETAIL**

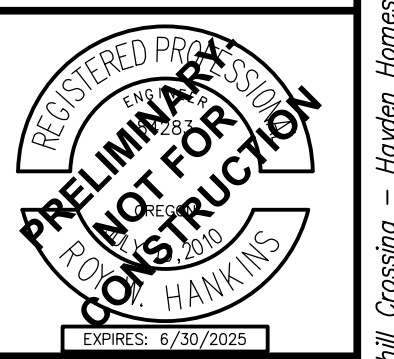
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**CASTLEBERRY CROSSINGS
TAX MAP 155-04W-15 - TL 3700
HARRISBURG, OREGON**

**WATER QUALITY FACILITY
DETAILS**

NO.	DATE	DESCRIPTION

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ENGINEERING • SURVEYING • DESIGN
6446 SW CALLEDOCK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
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SHEET
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