

MEYER FARM

125-LOT PHASED SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS SW1/4 NW1/4 SECTION 11, T. 8S, R. 3W, W.M. CITY OF SALEM, OREGON



PROJECT CONTACTS

OWNER:

HENRY A. MEYER REVOCABLE LIVING TRUST
4540 PRINGLE ROAD SE
SALEM, OR 97403

SURVEYOR:

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

GEOTECHNICAL ENGINEER:

GEO CONSULTANTS NW
2839 SE MILWAUKIE AVENUE
PORTLAND, OR 97202
RANDALL GOODE
(503) 616-9425 (P)

CIVIL ENGINEER:

EMERIO DESIGN, LLC
1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OR 97401
CONTACT: ROY W. HANKINS, P.E.
(503) 746-8812 (P)
(503) 639-9592 (F)

SITE DATA

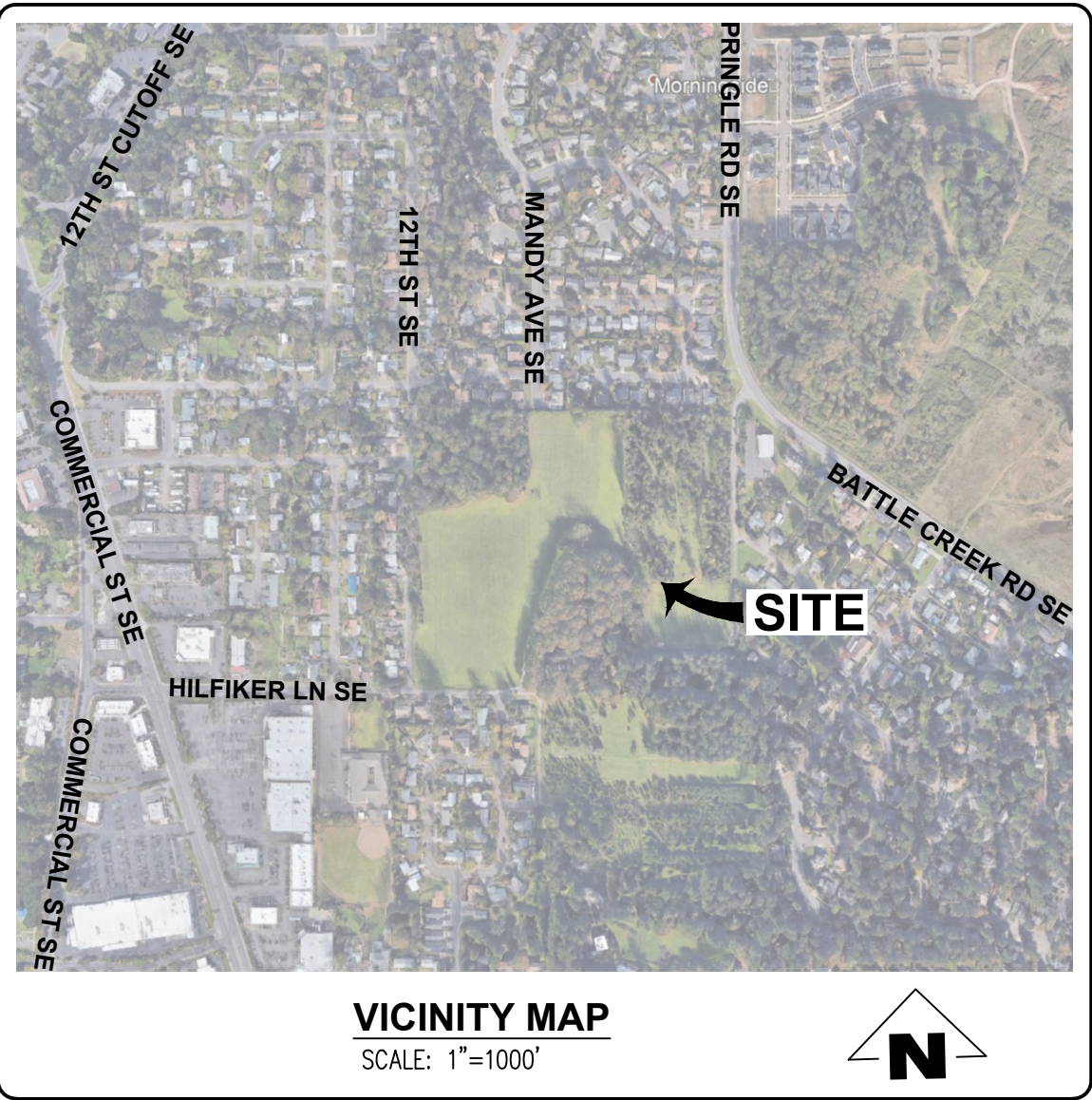
SITE AREA: 25.63 ACRES
CURRENT ZONING: RS/RA
TAX MAP: 083W11BC
TAX LOTS: 3000 & 3002

IMPERVIOUS AREA SUMMARY

TOTAL EXISTING = 1,289,972 SF (29.6 AC)
PROPOSED PRIVATE PROPERTY = 569,228 SF (13.1 AC)
PROPOSED PUBLIC ROW = 306,349 SF (7.0 AC)
TOTAL PROPOSED = 875,557 SF (20.1 AC)

PAPER SCALE NOTE

THESE PLANS ARE FULL SIZED ON 22"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

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.

DRAWING INDEX

SHEET NO.	TITLE
01	COVER SHEET & INDEX OF DRAWINGS
02	CONSTRUCTION NOTES & LEGEND
03	TYPICAL STREET SECTIONS
04	EXISTING CONDITIONS PLAN
05	TREE PRESERVATION & REMOVAL PLAN OVERVIEW
06	TREE PRESERVATION & REMOVAL PLAN - NW
07	TREE PRESERVATION & REMOVAL PLAN - NE
08	TREE PRESERVATION & REMOVAL PLAN - SW
09	TREE PRESERVATION & REMOVAL PLAN - SE
10	TREE PRESERVATION & REMOVAL PLAN - CITY
11	TENTATIVE PLAT PH1
12	TENTATIVE PLAT PH2
13	COMPOSITE UTILITY PLAN
14	GRADING PLAN
15	RETAINING WALL OVERVIEW
16	RETAINING WALL GRADING PLAN
17	RETAINING WALL GRADING PLAN
18	HILFIKER & STORM SD-06 STA 1+00 TO 05+50 PLAN & PROFILE
19	HILFIKER & STORM SD-06 STA 05+50 TO 09+00 PLAN & PROFILE
20	HILFIKER & STORM SD-06 STA 9+00 TO 13+50 PLAN & PROFILE
21	HILFIKER & STORM SD-06 STA 13+50 TO 20+25 PLAN & PROFILE
22	PHASE 1 WATER QUALITY FACILITY SD-02, SD-03, & SD-05
23	PHASE 1 WATER QUALITY FACILITY DETAILS
24	12TH ST. & STORM SD-14 STA 1+00 TO 6+50 PLAN & PROFILE
25	12TH ST. & STORM SD-14 STA 6+50 TO 13+00 PLAN & PROFILE
26	12TH ST. RETAINING WALL PLAN
27	HILLROSE & STORM SD-03 STA 1+00 TO 5+50 PLAN & PROFILE
28	HILLROSE & STORM SD-03 STA 5+50 TO 12+00 PLAN & PROFILE
29	MANDY & STORM SD-10 STA 1+00 TO 6+50 PLAN & PROFILE
30	PORTER & STORM SD-12 STA 1+00 TO 5+75 PLAN & PROFILE
31	RAMSAY & STORM SD-07 STA 1+00 TO 7+00 PLAN & PROFILE
32	RAMSAY & STORM SD-07 STA 7+00 TO 10+50 PLAN & PROFILE
33	WALTON & STORM SD-09 STA 1+00 TO 6+00 PLAN & PROFILE
34	TRACT 'B' WATER QUALITY FACILITY SD-08, SD-09 PLAN & PROFILE
35	TRACT 'B' WATER QUALITY FACILITY DETAILS
36	MCCOLLUM & STORM SD-11 STA 1+00 TO 6+00 PLAN AND PROFILE
37	DREXLER STA 1+00 TO 6+50 PLAN & PROFILE
38	ALDRIDGE & STORM SD-04 STA 1+00 TO 6+00 & SYLVAN PLAN & PROF.
39	CHAPARRAL, LANDSFORD & STORM SD-13 PLAN AND PROFILES
40	PATH SEGMENT 'A' & 'B' PLAN
41	PRIVATE STORM PLAN
42	CURB RETURN DETAILS
43	CURB RETURN DETAILS
44	CURB RETURN DETAILS
45	CURB RETURN DETAILS
46	CURB RETURN DETAILS
47	CURB RETURN DETAILS
48	CURB RETURN DETAILS
49	CURB RETURN DETAILS
50	CURB RETURN DETAILS
51	SANITARY SS-A STA 1+00 TO 05+50 & WATER LINE PLAN & PROFILE
52	SANITARY SS-A STA 4+50 TO 9+00 & WATER LINE PLAN & PROFILE
53	SANITARY SS-A STA 9+00 TO 14+00 & WATER LINE PLAN
54	SANITARY SS-A STA 14+00 TO 20+50 & WATER LINE PLAN & PROFILE
55	SANITARY SS-L STA 1+00 TO 6+00 & WATERLINE PLAN&PROFILE
56	SANITARY SS-K STA 6+00 TO 12+50 & WATER LINE PLAN & PROFILE
57	SANITARY SS-I STA 1+00 TO 7+00 & WATER LINE PLAN & PROFILE
58	SANITARY SS-I STA 8+00 TO 2+00 & WATER LINE PLAN & PROFILE
59	SANITARY SS-G STA 1+00 TO 6+50 & WATER LINE PLAN & PROFILE
60	SANITARY SS-D STA 1+00 TO 6+00 & WATER LINE PLAN & PROFILE
61	SANITARY SS-B STA 1+00 TO 7+00 & WATER LINE PLAN & PROFILE
62	SANITARY SS-B SS-H STA 7+00 TO 10+50 & WATER LINE PLAN & PROF
63	SANITARY SS-H STA 1+00 TO 6+00 & WATER LINE PLAN & PROFILE
64	SANITARY SS-C STA 1+00 TO 6+00 & WATER LINE PLAN & PROFILE
65	SANITARY SS-E SS-F STA 1+00 TO 6+50 & WATER LINE PLAN & PROF
66	SANITARY SS-J STA 1+00 TO 5+00 & WATER LINE PLAN & PROFILE
67	CHAPARRAL & LANDSFORD WATER LINE PLAN & PROFILE
68	STREET SIGNAGE STRIPING AND TREE PLAN
69	STREET SIGNAGE DETAILS
70	BATTLE CREEK ROAD PLAN & PROFILE
71	BATTLE CREEK ROAD SIGNAGE AND STRIPING PLAN
72	CONSTRUCTION DETAILS
73	CONSTRUCTION DETAILS
74	CONSTRUCTION DETAILS
75	CONSTRUCTION DETAILS
76	CONSTRUCTION DETAILS

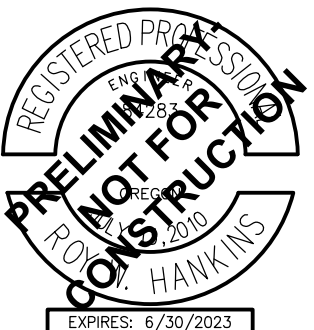
4540 PRINGLE RD SE
TAX MAP - 3000 & 3002
TAX MAP - 083W11BC
SW1/4 NW1/4 SEC11 T8S R3W W.M.
SALEM, OREGON

COVER SHEET & INDEX OF DRAWINGS

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

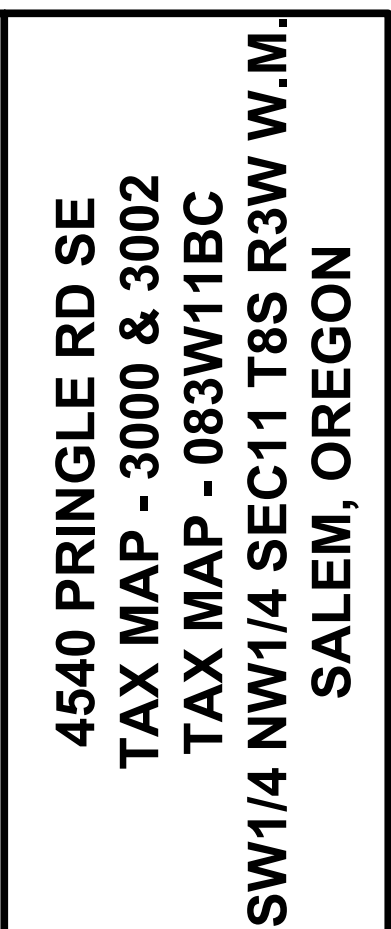


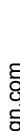
SHEET

01

OF

76

[illegible]



EMERIO
ENGINEERING • SURVEYING • DESIGN

1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL (503) 746-8811
FAX: (503) 539-8592
www.emeriodesign.com





SHEET

11

OF

76

