

Attachment 5.1

APPROVED
Florence Planning Commission
Design Review Board
Attachment 5.1
Exhibit
PC 21 2054801
Resolution Number

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.M.O.
- EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
- HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.
- FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY.

KEY NOTES

- DESCRIPTION
- CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0
 - CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0
 - CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET 8.0 & 9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2
 - CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET 7.0, 7.1, 7.2, 7.3, & 7.4, CITY OF FLORENCE DETAIL F-208/ST12.2
 - INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS.
 - FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE CURB SPILLWAY. ID AS SHOWN. SEE SHEETS 10.0, 10.1, 10.2, & 10.3.
 - CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET 01.5 & 01.6, CITY OF FLORENCE DETAIL F-301/ST12.0
 - LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING.
 - CONSTRUCT CONCRETE INLET, TYPE SN, PER CITY OF FLORENCE DETAIL SN-330/ST12.1

SHEET LEGEND

---	PROPERTY LINE/RIGHT-OF-WAY
[Pattern]	CONCRETE SIDEWALK
[Pattern]	HEAVY CONCRETE (DRIVEWAY)
[Pattern]	STANDARD ASPHALT PAVEMENT
[Pattern]	STORMWATER PLANTER/BASIN
[Pattern]	LANDSCAPING, SEE LANDSCAPE PLANS

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PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

REVISIONS

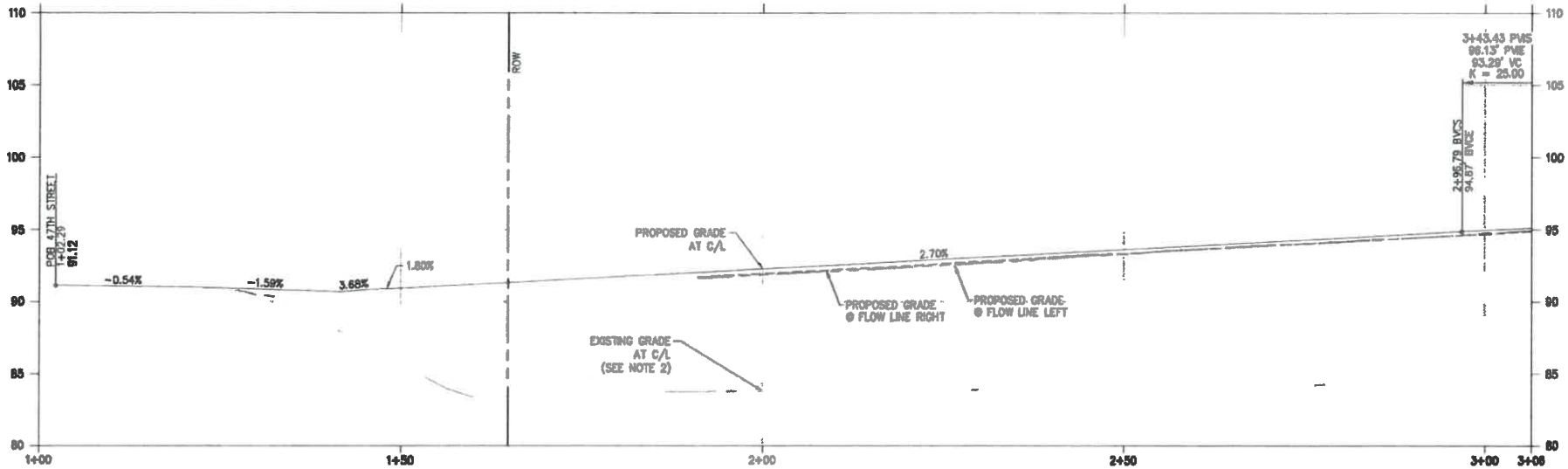
NO.	DATE	REVISION

PROJECT NO. 1700688
DATE 16 JUL 21

DRAWING TITLE
47TH ST
STREET PLAN & PROFILE
STA 1+00 TO 3+06

DRAWING NUMBER

ST2.0



PLAN VIEW - 47TH STREET STA. 1+00 TO 3+06
SCALE: 1" = 10'

PROFILE VIEW - 47TH STREET STA. 1+00 TO 3+06

PERMIT PLANS - NOT FOR CONSTRUCTION

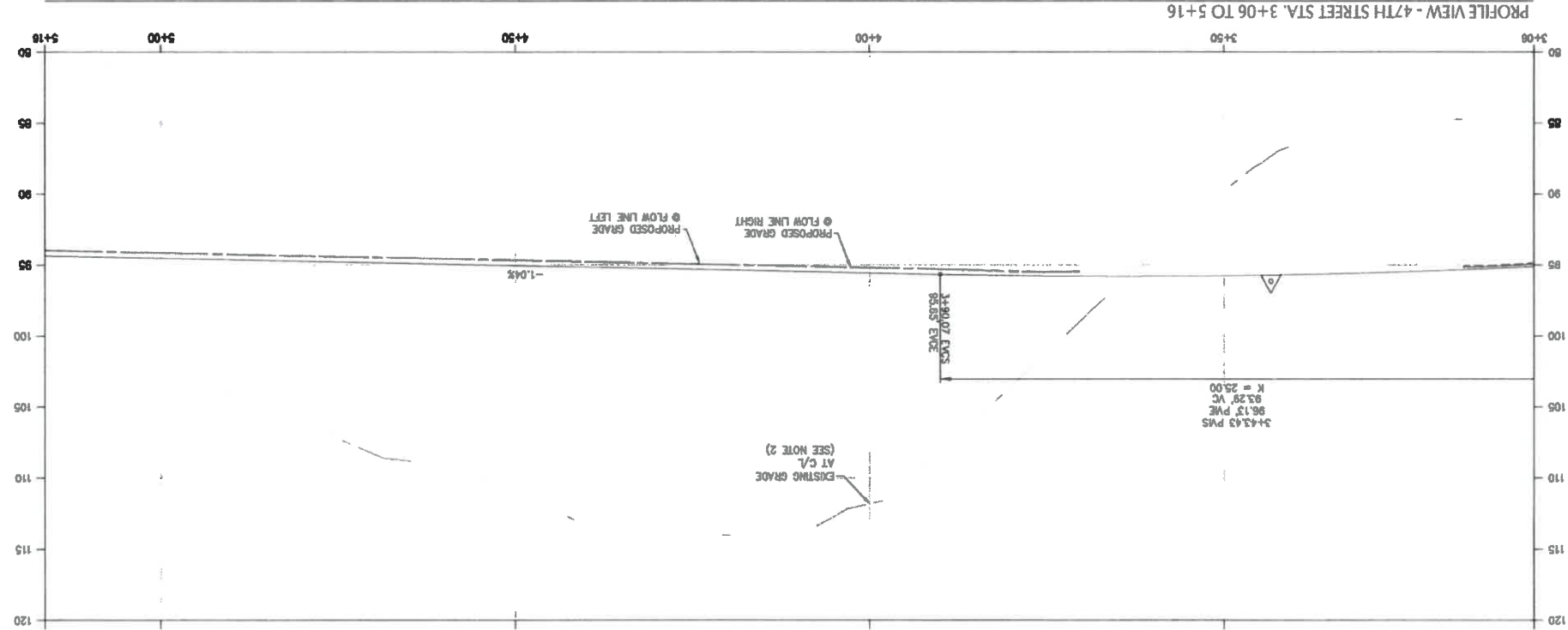


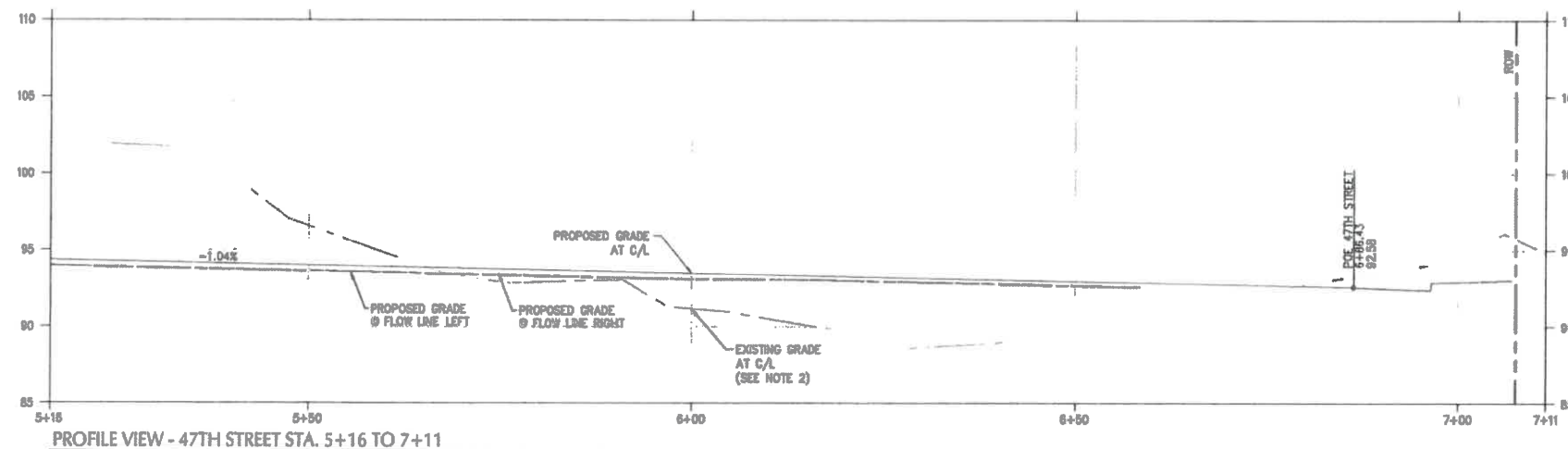
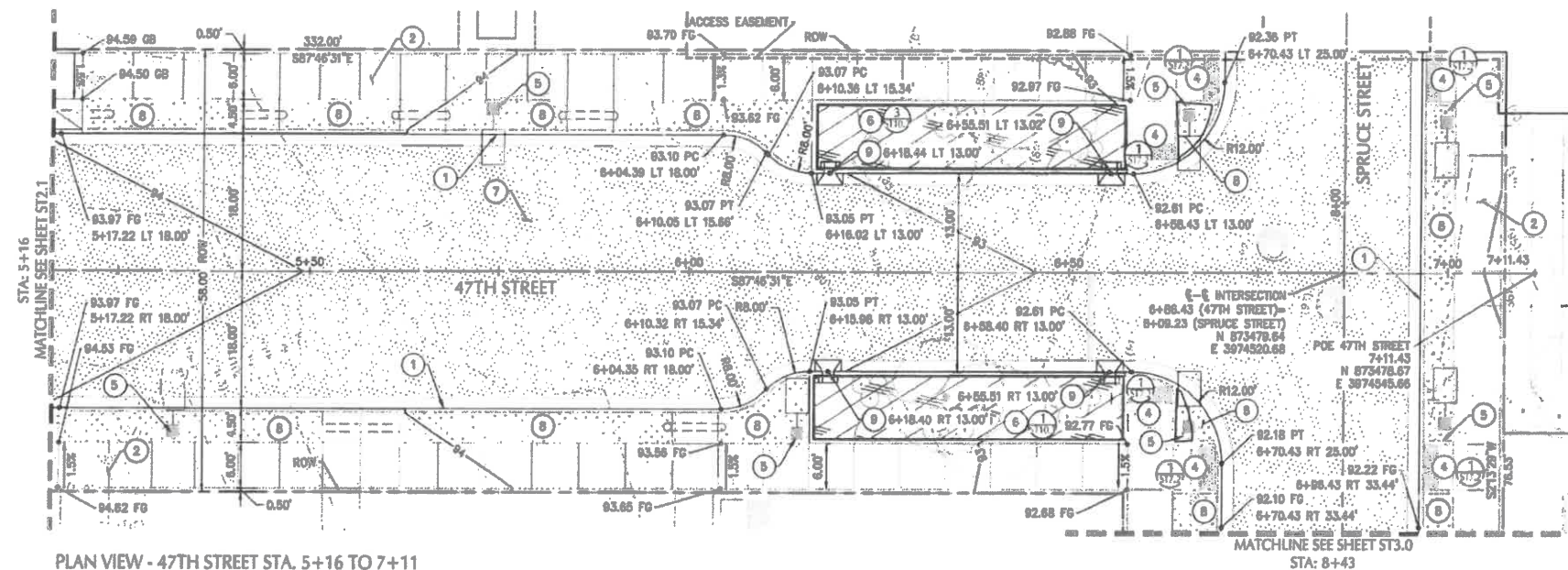
WILLIAM M. KEENAN
No. 56481
DIGITALLY SIGNED
ENGINEER
REGISTERED PROFESSIONAL
OREGON

(X) KEY NOTES

SHEET LEGEND

PROPERTY LINE/RIGHT-OF-WAY

[illegible]



SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
- EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
- HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER CDOT ACCESS PERMIT.
- FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY.

KEY NOTES

- CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0
- CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0
- CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET 8.0 & 8.1, CITY OF FLORENCE DETAIL F-208A/ST12.2
- CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET 7.0, 7.1, 7.2, 7.3, & 7.4, CITY OF FLORENCE DETAIL F-208/ST12.2
- INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS.
- FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE CURB SPILLWAY. ID AS SHOWN. SEE SHEETS 10.0, 10.1, 10.2, & 10.3.
- CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET 61.5 & 61.6, CITY OF FLORENCE DETAIL F-201/ST12.0
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING.
- CONSTRUCT CONCRETE INLET, TYPE SM, PER CITY OF FLORENCE DETAIL SW-330/ST12.1

SHEET LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE SIDEWALK
	HEAVY CONCRETE (DRIVEWAY)
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER/BASIN
	LANDSCAPING, SEE LANDSCAPE PLANS

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PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

REVISIONS

NO.	DATE	DESCRIPTION
PROJECT NO.	1700588	
DATE	16 JUL 21	
DRAWN BY		
CHECKED BY		
PROJECT TITLE	47TH ST STREET PLAN & PROFILE STA 5+16 TO 7+11	
DRAWING NUMBER		

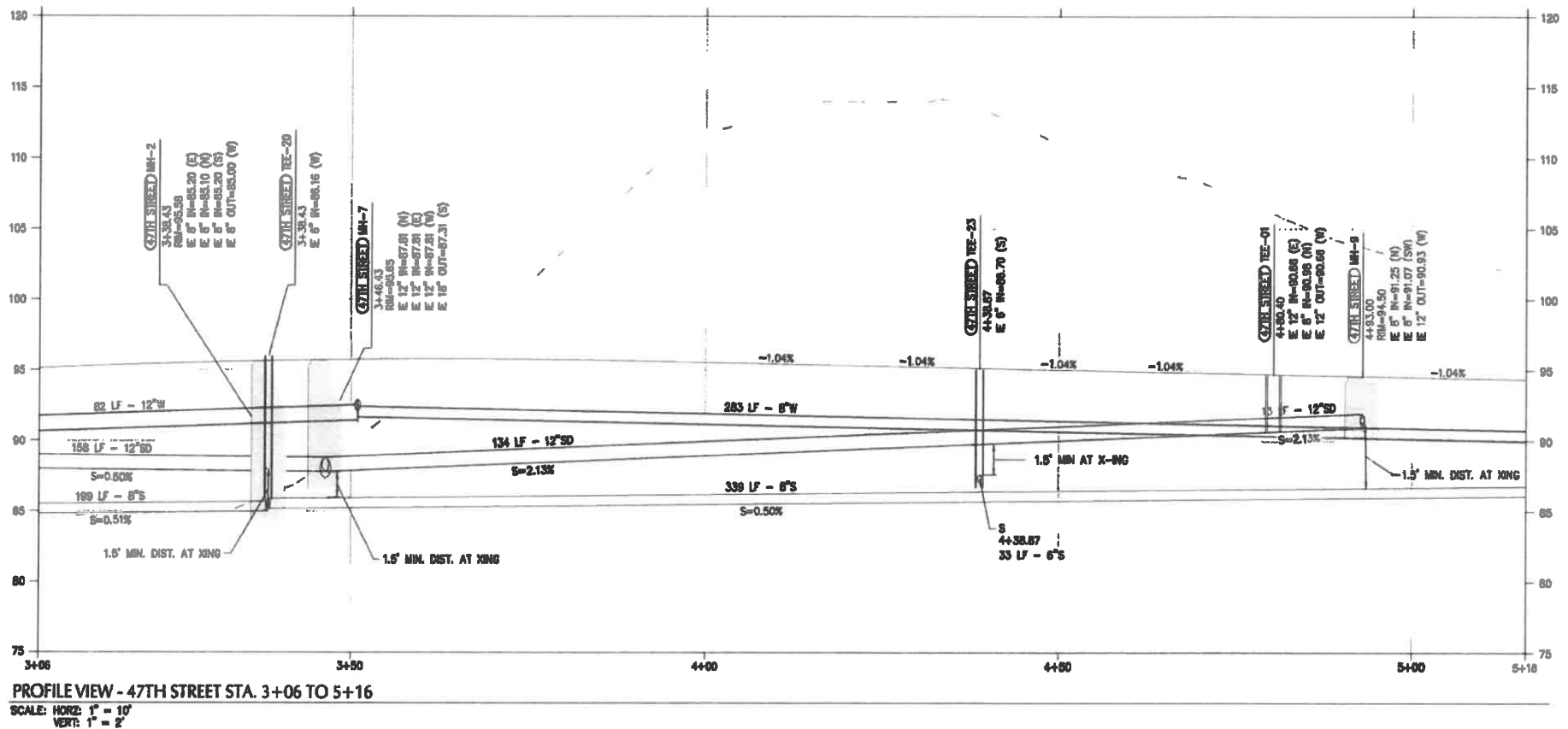
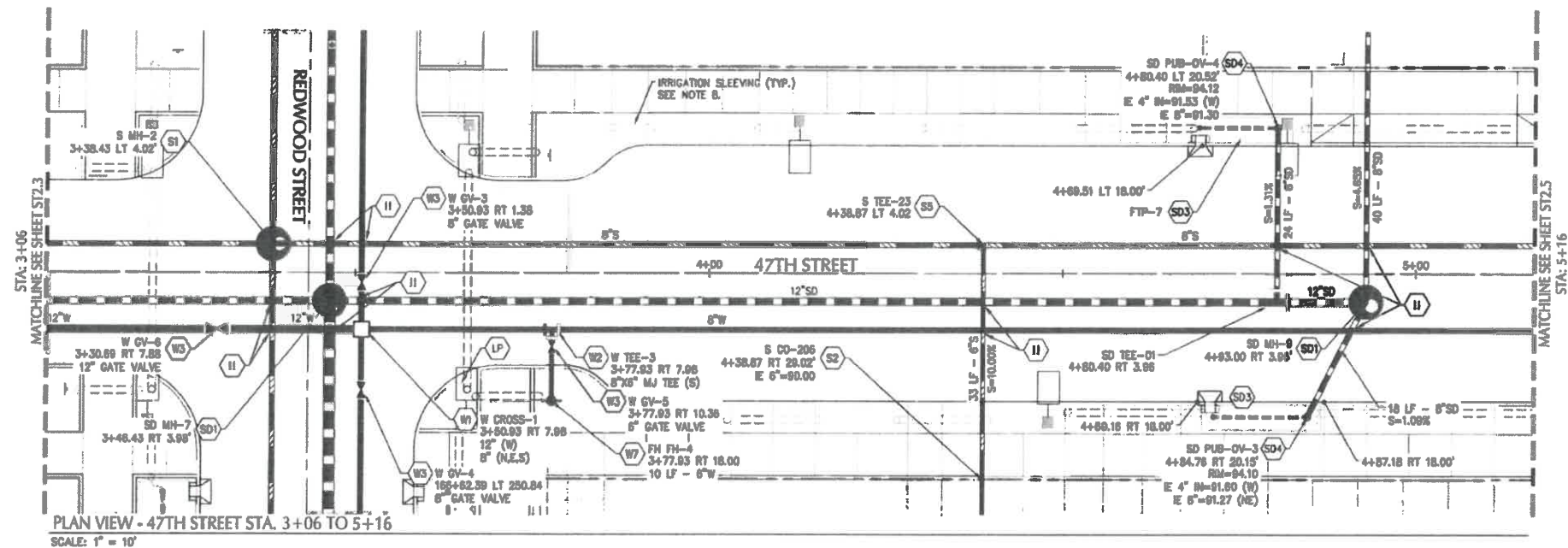
ST2.2

PERMIT PLANS - NOT FOR CONSTRUCTION



SCALE





SHEET NOTES

- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- ALL FITTINGS EXCEPT THOSE IN STANDARD DRAWING F-402/ST12.0 TO BE MECHANICAL JOINT FITTINGS REQUIRED WITH FLUOROCARBON COATED HARDWARE (BLUE BOLTS).
- INSTALL ALL PIPES PER CITY OF FLORENCE STANDARD DRAWING F-301/ST12.0.
- ALL PIPE LENGTHS ARE MEASURED FROM JUNCTION-TO-JUNCTION, JUNCTION-TO-VALVE, OR JUNCTION-TO-MANHOLE.
- ALL STORM SEWER AND SANITARY PIPES TO BE PVC U.L.O. (SIZE SHOWN ON PLAN).
- ALL WATER PIPES TO BE C-900 PVC OR EQUIVALENT (SIZE SHOWN ON PLAN).
- WATER METERS AND SEWER CLEAN OUTS ARE TO BE LOCATED AT THE PROPERTY LINE OR PUE LINE.
- INSTALL (1) 6" SCH 40 PVC SLEEVES AT LOCATIONS SHOWN. SEE LANDSCAPING PLANS FOR ADDITIONAL REQUIREMENTS.
- WATER SERVICE LINES TO PRIVATE LOTS TO SERVE DOMESTIC AND IRRIGATION FOR FUTURE LOT DEVELOPMENT.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
S	SANITARY SEWER	
S1	INSTALL CONCRETE SANITARY MANHOLE.	F-315/ST12.0
S2	INSTALL CITY STANDARD CLEANOUT.	F-310/ST12.0
S3	INSTALL SANITARY SEWER TERMINATION CLEAN OUT	F-310A/ST12.0
S4	INSTALL FLAT TOP CONCRETE MANHOLE	F-315a/ST12.1
SD	STORM SEWER	
SD1	INSTALL CONCRETE STORMWATER MANHOLE.	F-315/ST12.0
SD2	INSTALL STORM SEWER OUTFALL STRUCTURE.	SW-825/ST12.2
SD3	INSTALL STORMWATER FLOW-THROUGH PLANTER.	SW-310/ST12.2
SD4	INSTALL PLANTER OVERFLOW.	SW-150/ST12.2
SD5	INSTALL PUBLIC STORM SEWER STUB.	
SD6	INSTALL CATCH BASIN	F-305a/ST12.1
SD7	CONSTRUCT INLET AND ORIFICE STRUCTURE	SW-285/ST12.1
SD8	INSTALL CONCRETE STORMWATER MANHOLE OVER EXISTING SD LINE. CONSTRUCT CAST IN PLACE CONCRETE MANHOLE BASE AROUND EXISTING SD PIPE. INSTALL STANDARD PRECAST MANHOLE SECTIONS AND BREAK EXISTING SD PIPE.	
SD9	CONSTRUCT OUTSIDE DROP CONNECTION TO MANHOLE	F-315/ST12.0
SD10	INSTALL FLAT TOP MANHOLE	F-315a/ST12.1
W	WATER	
W1	INSERT CROSS (SIZE SHOWN ON PLAN).	
W2	INSTALL TEE (SIZE SHOWN ON PLAN).	
W3	INSTALL GATE VALVE (SIZE SHOWN ON PLAN).	
W4	INSTALL BUTTERFLY VALVE (SIZE SHOWN ON PLAN).	
W5	INSTALL MECHANICAL PLUG AT END OF PIPE.	
W6	INSTALL 2" WATER METER VAULT.	F-408/ST12.0
W7	INSTALL FIRE HYDRANT ASSEMBLY.	F-402/ST12.0
W8	WATER LINE RAISING/LOWERING.	
W9	INSTALL TEMPORARY BLOW-OFF HYDRANT.	F-402B/ST12.0
W10	INSTALL HORIZONTAL BEND (ANGLE SHOWN ON PLAN).	
IRR	3" IRRIGATION STUB FOR PUBLIC LANDSCAPE. SEE LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.	
LP	STREET LIGHT. SEE STREET LIGHTING PLAN.	
U	UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE. U.L.O. POT HOLE PRIOR TO CONSTRUCTION.	



PERMIT PLANS - NOT FOR CONSTRUCTION



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS CANNERY STATION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 1700586
DATE 16 JUL 21
DRAWN BY
47TH ST
UTILITY PLAN & PROFILE
STA 3+06 TO 5+16

DRAWING NUMBER

ST2.4



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PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PUBLIC IMPROVEMENT PLANS

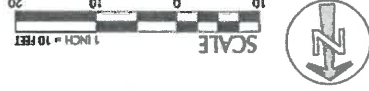
REVISIONS

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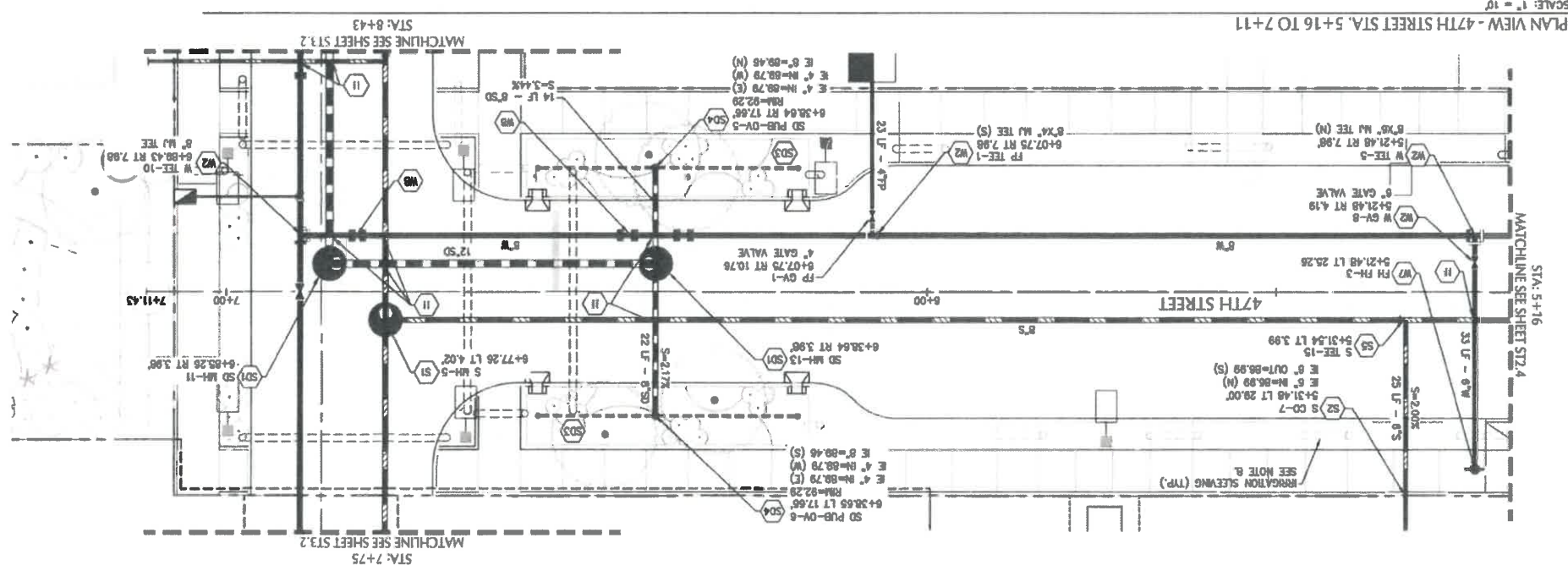
ST2.5

- ### SHEET NOTES
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF
 - ALL FITTINGS EXCEPT THOSE IN STANDARD DRAWING F-402/ST12.0 TO BE MECHANICAL JOINT FITTINGS SECURED WITH FLUOROCARBON COATED HARDWARE (BLUE BOLTS).
 - INSTALL ALL PIPES PER CITY OF FLORENCE STANDARD DRAWING F-301/ST12.0.
 - ALL PIPE LENGTHS ARE MEASURED FROM JUNCTION-TO-JUNCTION, JUNCTION-TO-VALVE, OR JUNCTION-TO-MANHOLE.
 - ALL STORM SEWER AND SANITARY PIPES TO BE PVC U.L.D. (SIZE SHOWN ON PLAN).
 - ALL WATER PIPES TO BE C-900 PVC OR EQUIVALENT (SIZE SHOWN ON PLAN).
 - WATER METERS AND SEWER CLEAN OUTS ARE TO BE LOCATED AT THE PROPERTY LINE OR PUE LINE.
 - INSTALL (1) 6" SCH 40 PVC SLEEVES AT LOCATIONS SHOWN. SEE LANDSCAPING PLANS FOR ADDITIONAL REQUIREMENTS.
 - WATER SERVICE LINES TO PRIVATE LOTS TO SERVE DOMESTIC AND IRRIGATION FOR FUTURE LOT DEVELOPMENT.
- ### UTILITY KEY NOTES
- (X)

NO.	DETAIL	NOTE DESCRIPTION
F-315/ST12.0	SANITARY SEWER	INSTALL CONCRETE SANITARY MANHOLE.
F-310/ST12.0	SANITARY SEWER	INSTALL CITY STANDARD CLEANOUT.
F-310A/ST12.0	SANITARY SEWER	INSTALL SANITARY SEWER TERMINATION CLEANOUT.
F-315a/ST12.1	SANITARY SEWER	INSTALL FLAT TOP CONCRETE MANHOLE.
F-315a/ST12.1	SANITARY SEWER	INSTALL TEE (SIZE SHOWN ON PLAN).
F-315/ST12.0	STORM SEWER	STORM SEWER
F-315/ST12.0	STORM SEWER	INSTALL CONCRETE STORMWATER MANHOLE.
SW-620/ST12.2	STORM SEWER	INSTALL STORM SEWER OUTFALL STRUCTURE.
SW-310/ST12.2	STORM SEWER	INSTALL STORMWATER FLOW-THROUGH PLANTER.
SW-150/ST12.2	STORM SEWER	INSTALL PLANTER OVERFLOW.
F-305a/ST12.1	STORM SEWER	INSTALL PUBLIC STORM SEWER STUB.
SW-265/ST12.1	STORM SEWER	INSTALL CATCH BASIN.
SW-265/ST12.1	STORM SEWER	CONSTRUCT INLET AND SERVICE STRUCTURE.
F-315a/ST12.1	STORM SEWER	INSTALL CONCRETE STORMWATER MANHOLE OVER EXISTING SD LINE, CONSTRUCT CAST IN PLACE CONCRETE BASE AROUND EXISTING SD PIPE. INSTALL STANDARD PRECAST MANHOLE SECTIONS AND BREAK EXISTING SD PIPE.
F-316/ST12.0	STORM SEWER	CONSTRUCT DROP CONNECTION TO MANHOLE.
F-315a/ST12.1	STORM SEWER	INSTALL FLAT TOP MANHOLE.
F-406/ST12.0	WATER	INSERT CROSS (SIZE SHOWN ON PLAN).
F-406/ST12.0	WATER	INSTALL TEE (SIZE SHOWN ON PLAN).
F-402/ST12.0	WATER	INSTALL BUTTERFLY VALVE (SIZE SHOWN ON PLAN).
F-406/ST12.0	WATER	INSTALL MECHANICAL PLUG AT END OF PIPE PLAN).
F-402/ST12.0	WATER	INSTALL 2" WATER METER VALVE.
F-402/ST12.0	WATER	INSTALL FINE HYDRAUNT ASSEMBLY.
F-402b/ST12.0	WATER	WATER LINE RAISING/LOWERING.
F-402b/ST12.0	WATER	INSTALL TEMPORARY BLOW-OFF HYDRAUNT.
F-402b/ST12.0	WATER	INSTALL HORIZONTAL BEND (ANGLE SHOWN ON PLAN).
F-402b/ST12.0	WATER	3" IRRIGATION STUB FOR PUBLIC LANDSCAPE. SET LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.
F-402b/ST12.0	WATER	STREET LIGHT. SEE STREET LIGHTING PLAN SPECIFICATIONS.
F-402b/ST12.0	WATER	UTILITY CROSSINGS. PROVIDE 18" MIN CLEARANCE. U.L.D. PORTHOLE PRIOR TO CONSTRUCTION.

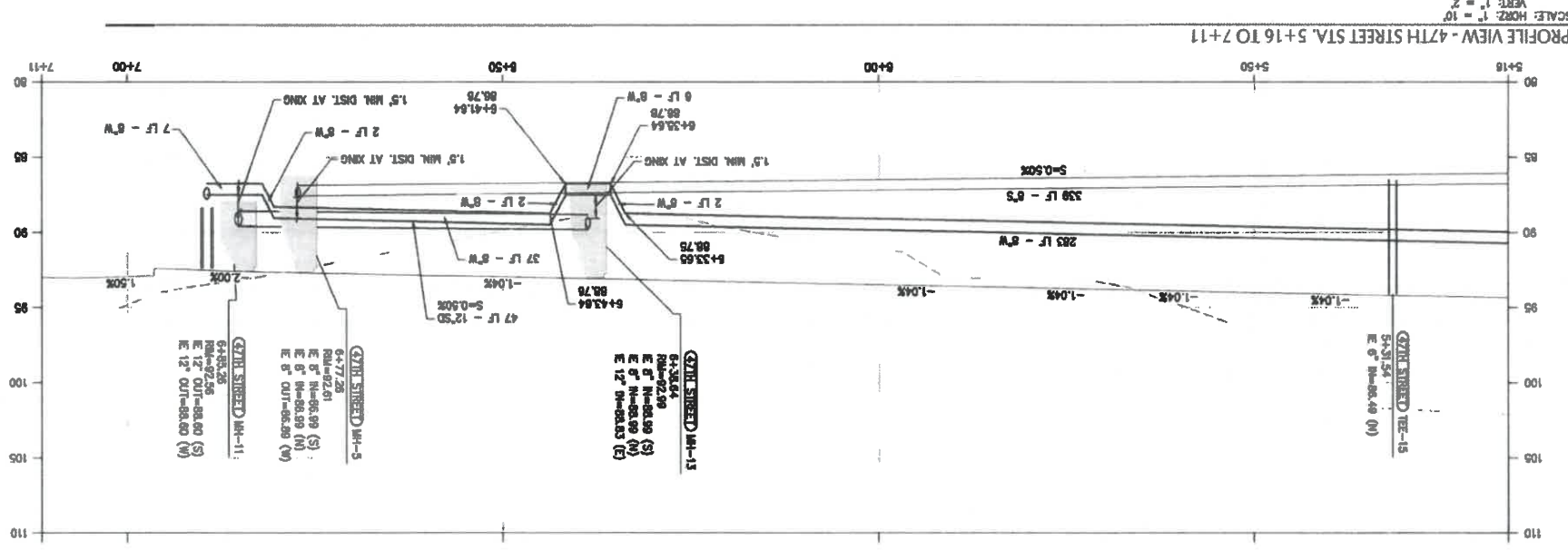


PERMIT PLANS - NOT FOR CONSTRUCTION



SCALE: 1" = 10'

PLAN VIEW - 47TH STREET STA. 5+16 TO 7+11



SCALE: HORIZ. 1" = 20' VERT. 1" = 2'

PROFILE VIEW - 47TH STREET STA. 5+16 TO 7+11