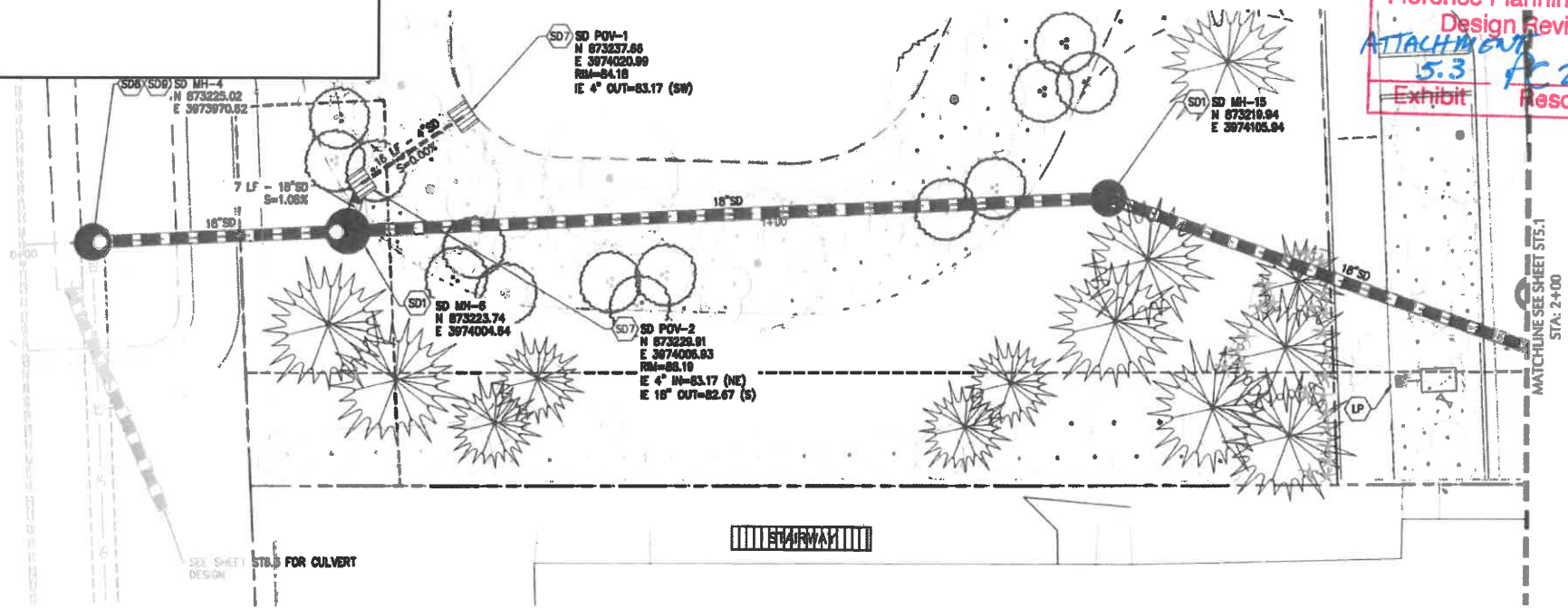
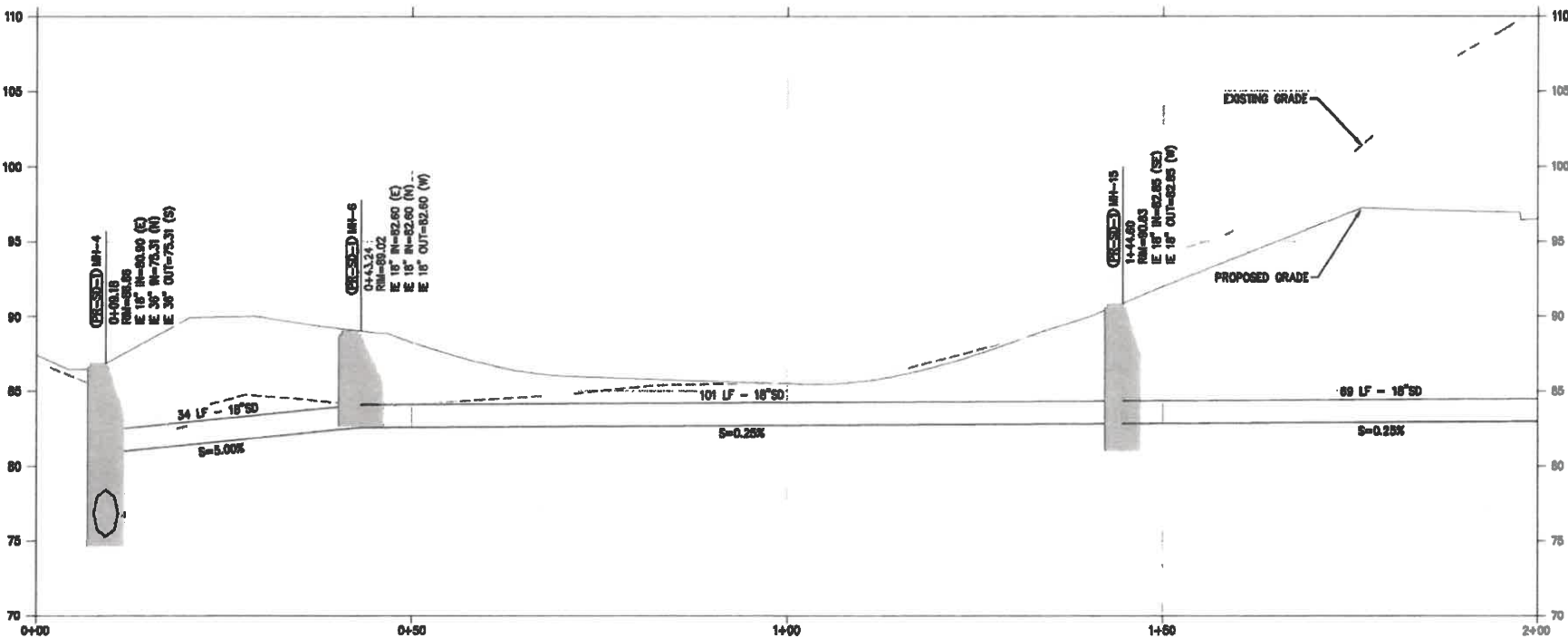


Attachment 5.3



PLAN VIEW - ALLEY STORM MAIN STA. 0+00 TO 2+00
SCALE: 1" = 10'



PROFILE VIEW - ALLEY STORM MAIN STA. 0+00 TO 2+00
SCALE: HORIZ: 1" = 10'
VERT: 1" = 2'

APPROVED
Florence Planning Commission
Design Review Board
ATTACHMENT 5.3
Exhibit
PC 2120 SUB D
Resolution Number

- 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 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.N.D. (SIZE SHOWN ON PLAN).
 - ALL WATER PIPES TO BE C-600 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
S5	INSTALL TEE (SIZE SHOWN ON PLAN)	
SD	STORM SEWER	
SD1	INSTALL CONCRETE STORMWATER MANHOLE.	F-315/ST12.0
SD2	INSTALL STORM SEWER OUTFALL STRUCTURE.	SW-523/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 SUB.	
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).	

3" IRRIGATION STUD FOR PUBLIC LANDSCAPE. SEE LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.

LP STREET LIGHT. SEE STREET LIGHTING PLAN.

II UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE. U.N.D. POT HOLE PRIOR TO CONSTRUCTION.



PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

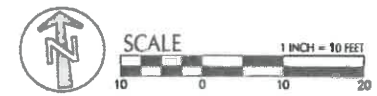
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 1700588
DATE 16 JUL 21
DRAWING TITLE PUBLIC STORM DRAINAGE PLAN & PROFILE
STA 0+00 TO 2+00

ST5.0

PERMIT PLANS - NOT FOR CONSTRUCTION





000 Westside Drive, Suite 400
Eugene, OR 97403
P: 541.464.4900
F: 541.464.4900
www.kpff.com



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

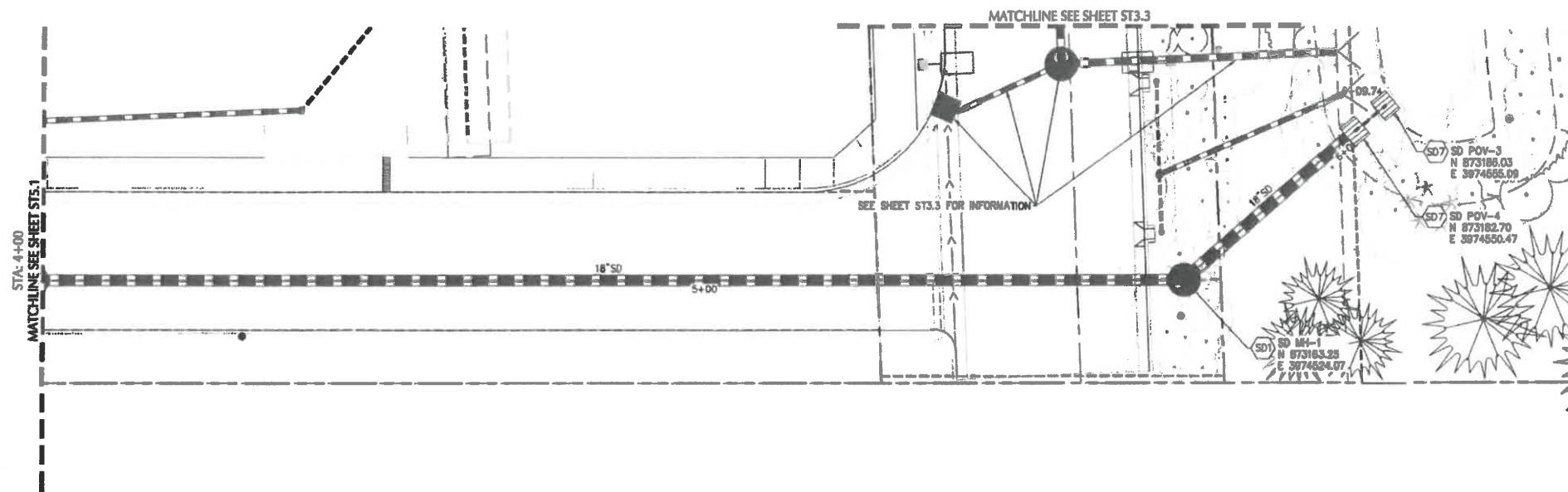
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PUBLIC IMPROVEMENT PLANS

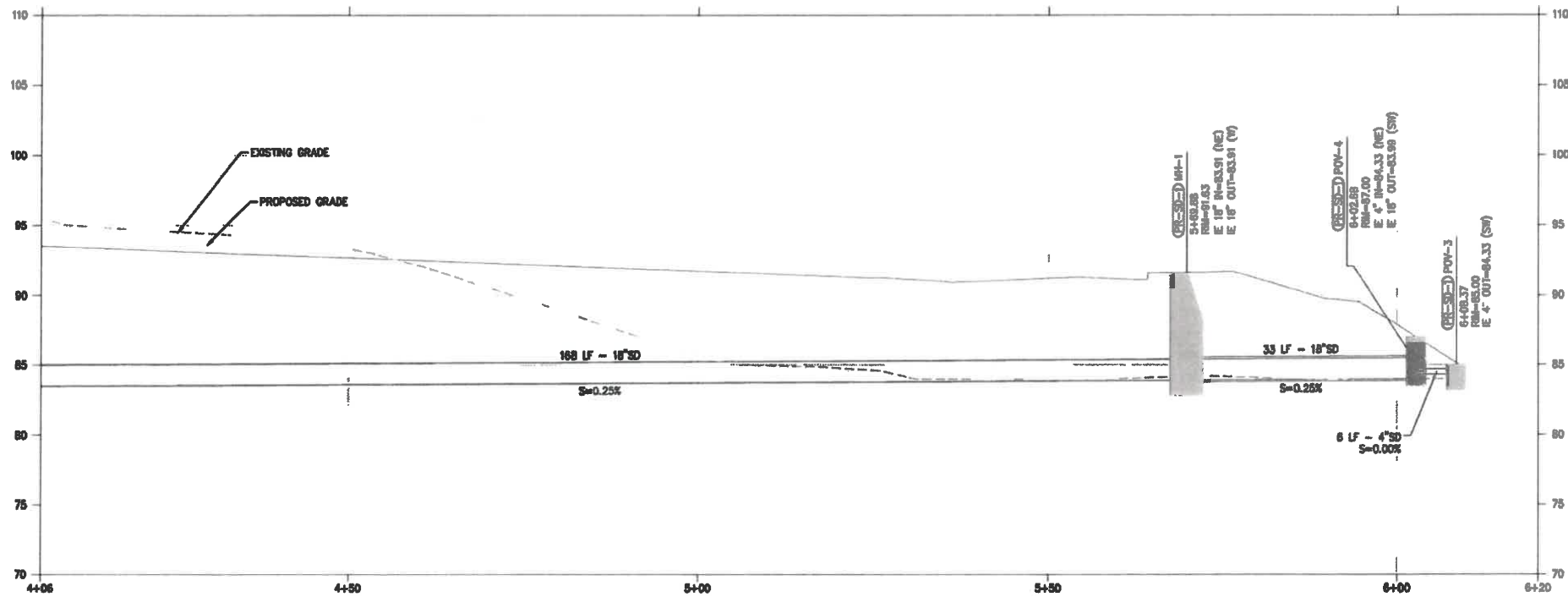
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ST5.1

- ### SHEET NOTES
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 - WATER SERVICE LINES TO PRIVATE LOTS TO SERVE DOMESTIC AND IRRIGATION FOR FUTURE LOT DEVELOPMENT.
- ### UTILITY KEY NOTES
1. SANITARY SEWER
2. SANITARY CONCRETE SANITARY MANHOLE.
3. INSTALL CITY STANDARD CLEAN OUT.
4. OUT
5. INSTALL SANITARY SEWER TERMINATION CLEAN OUT.
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546. F-310A/ST12.0
547. F-310A/ST12.0
548. F-310A/ST12.0
549. F-310A/ST



PLAN VIEW - ALLEY STORM MAIN STA. 4+00 TO 6+20
SCALE: 1" = 10'



PROFILE VIEW - ALLEY STORM MAIN STA. 4+00 TO 6+20
SCALE: HORIZ: 1" = 10'
VERT: 1" = 2'

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 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.M.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-315e/ST12.1
S5	INSTALL TEE (SIZE SHOWN ON PLAN)	
SD	STORM SEWER	
SD1	INSTALL CONCRETE STORMWATER MANHOLE.	F-315/ST12.0
SD2	INSTALL STORM SEWER OUTFALL STRUCTURE.	SW-325/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-305e/ST12.1
SD7	CONSTRUCT INLET AND ORIFICE STRUCTURE	SW-265/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-318/ST12.0
SD10	INSTALL FLAT TOP MANHOLE	F-315e/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.M.O. POT HOLE PRIOR TO CONSTRUCTION.	



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

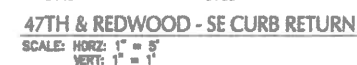
PUBLIC IMPROVEMENT PLANS
CANNERY STATION

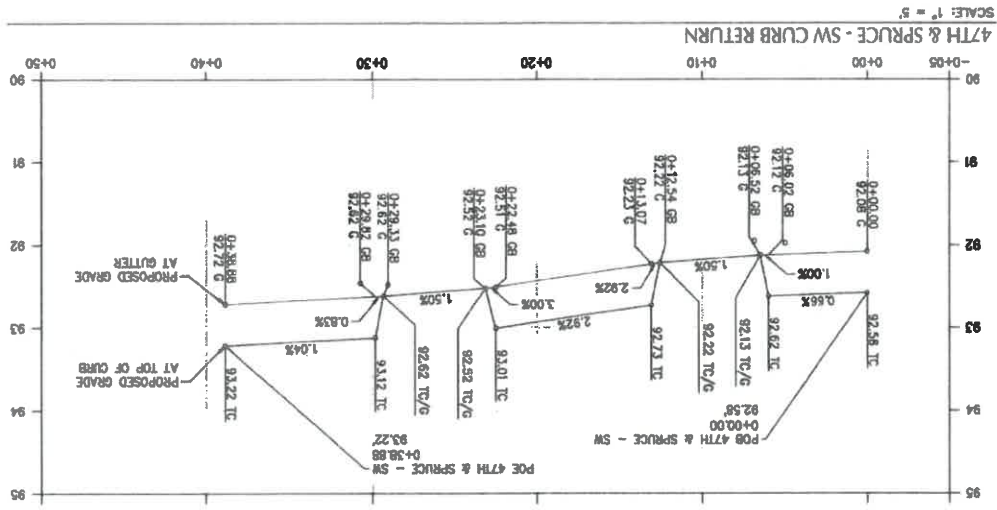
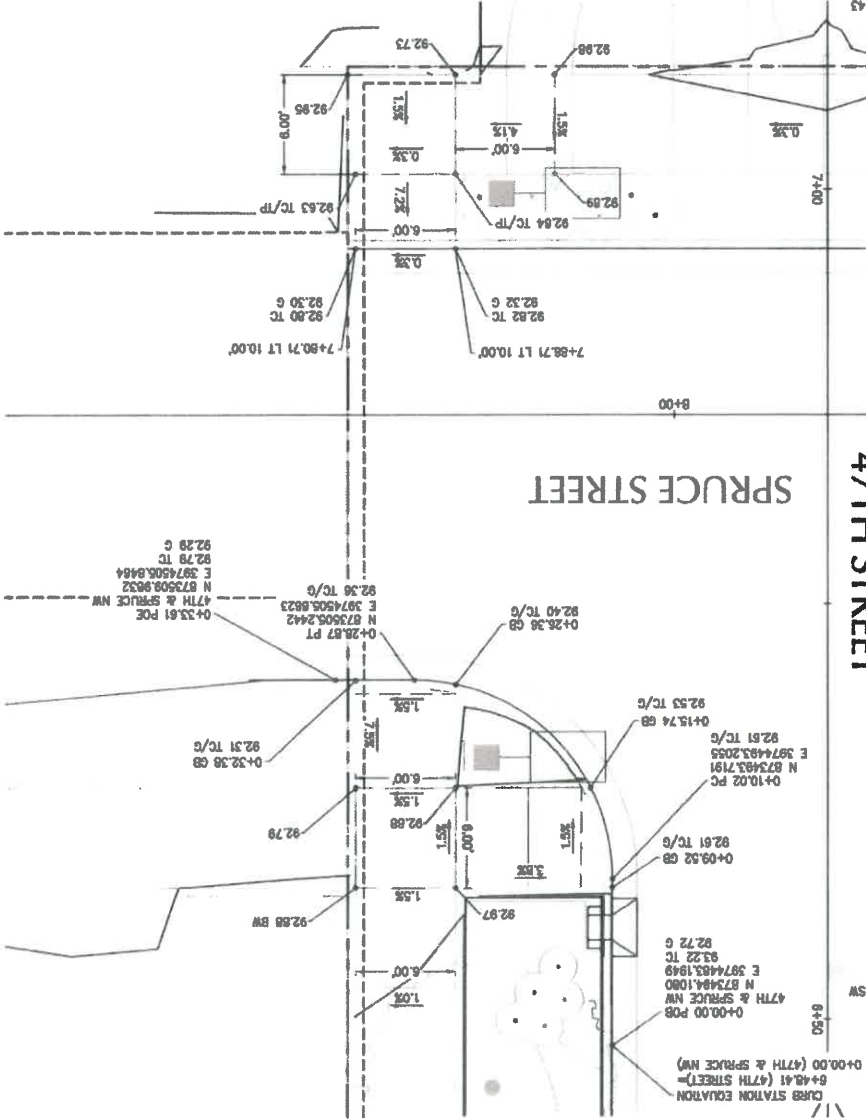
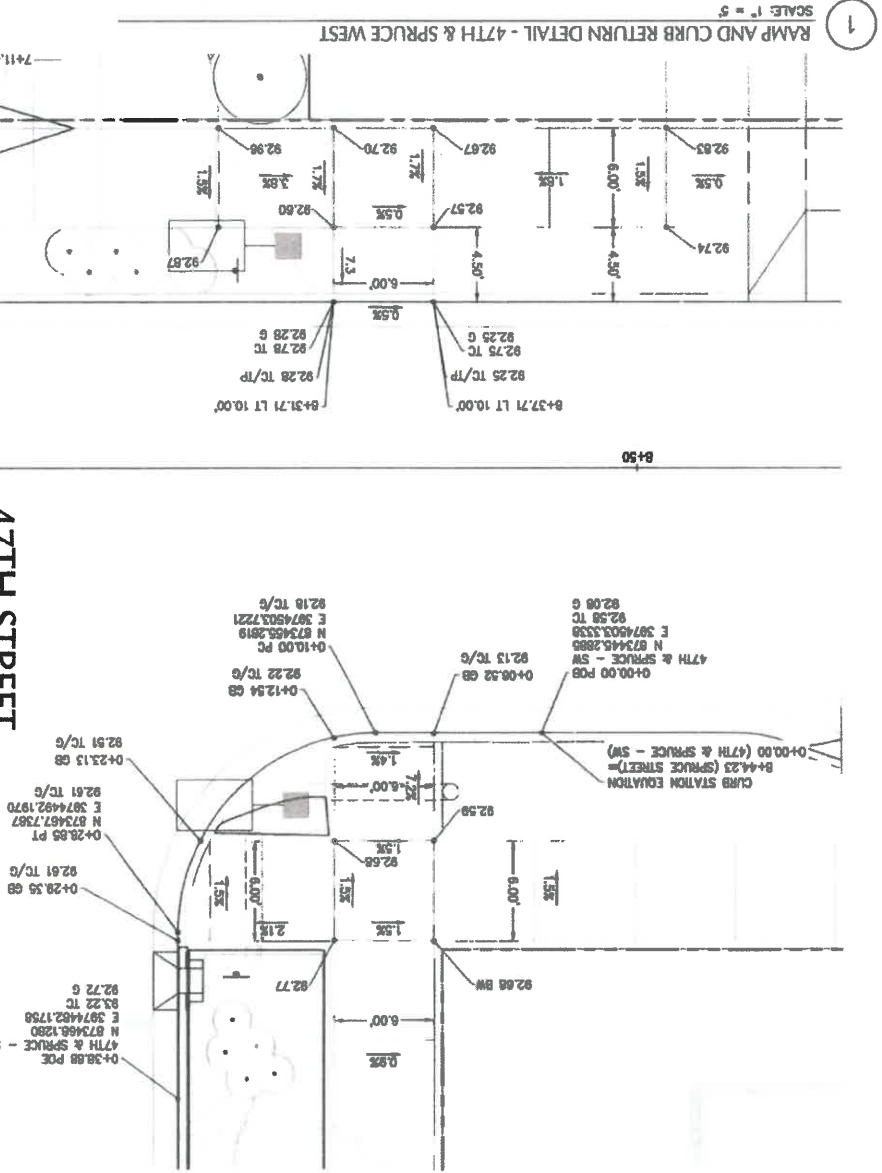
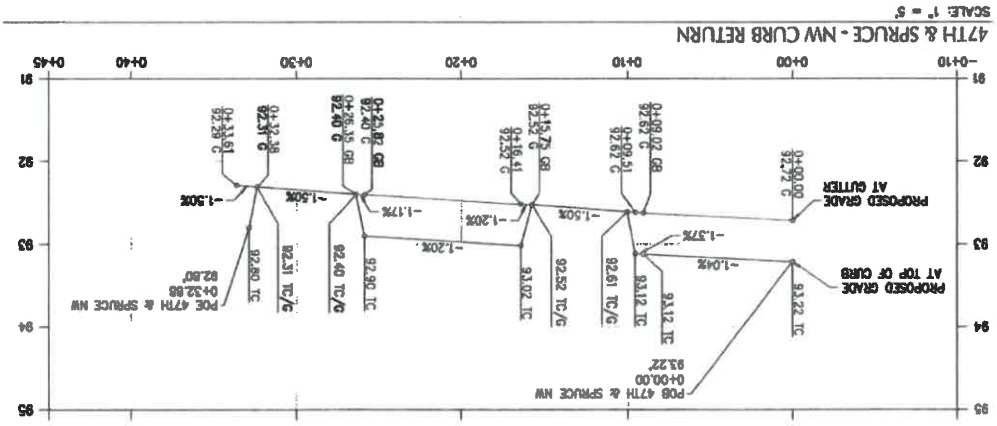
REVISIONS	
NO.	DATE
PROJECT NO.	1700886
DATE	16 JUL 21
DRIVING TITLE	PUBLIC STORM DRAINAGE PLAN & PROFILE
STA	4+00 TO 6+20

ST5.2

PERMIT PLANS - NOT FOR CONSTRUCTION







PERMIT PLANS - NOT FOR CONSTRUCTION



ST7.2

INTERSECTION DETAILS	
PROJECT NO.	1700566
DATE	18 JUL 21
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PROJECT TITLE



PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
 87344 MUNSEL LAKE RD, FLORENCE, OR 97439

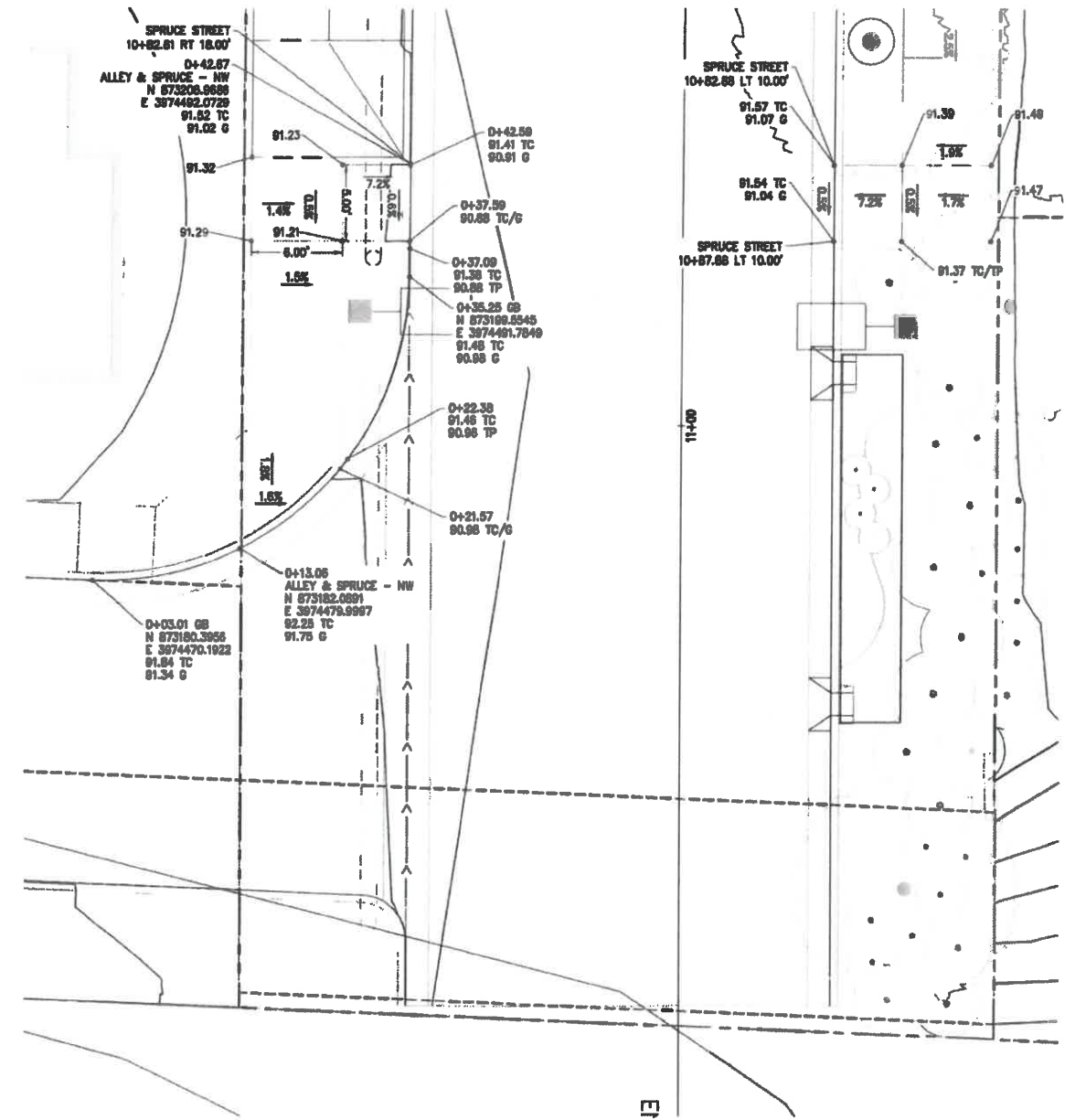
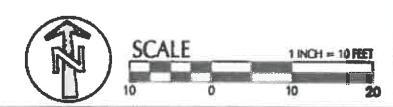
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. 1700588
 DATE 16 JUL 21
 DRAWING TITLE

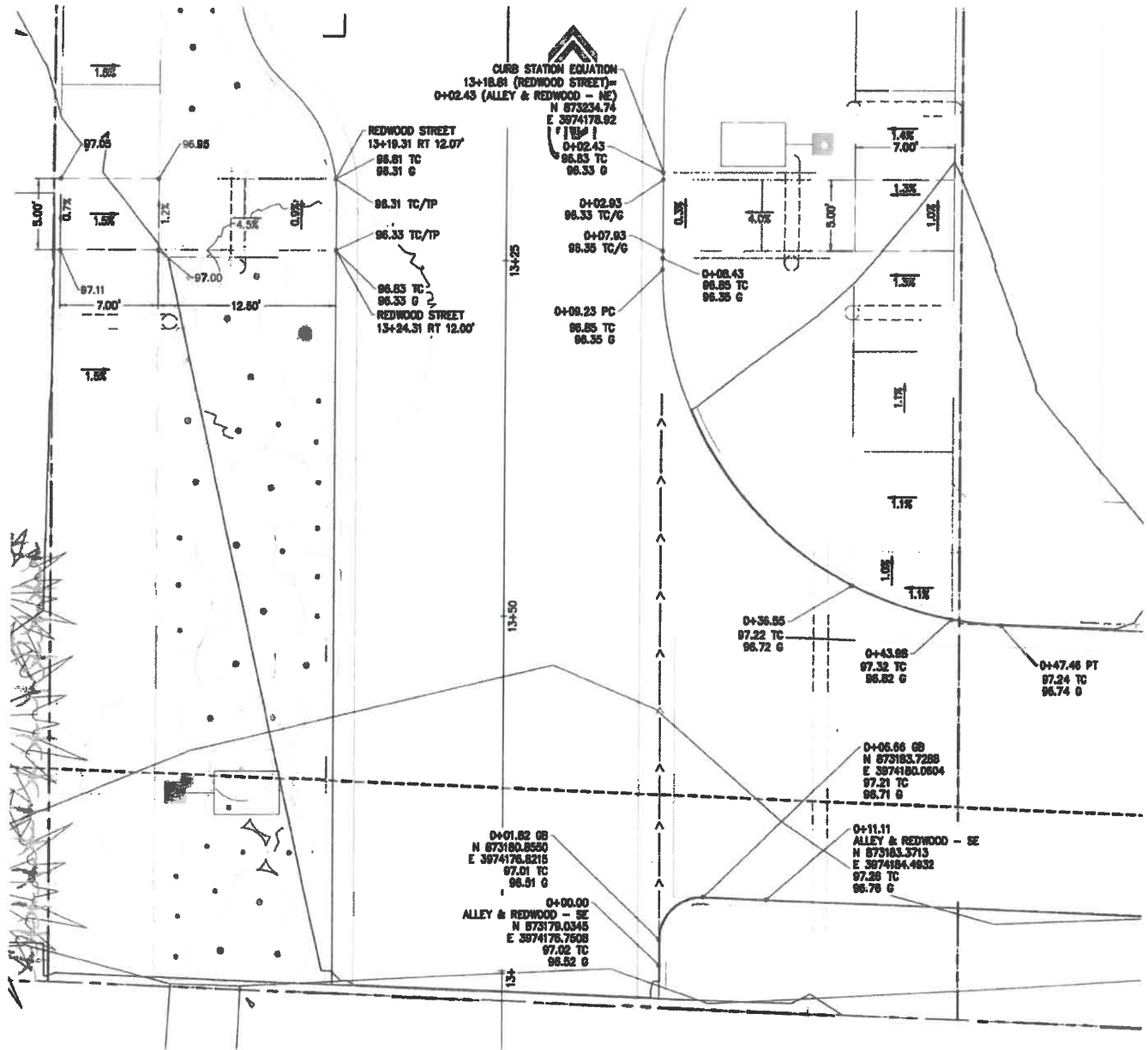
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DRAWING NUMBER

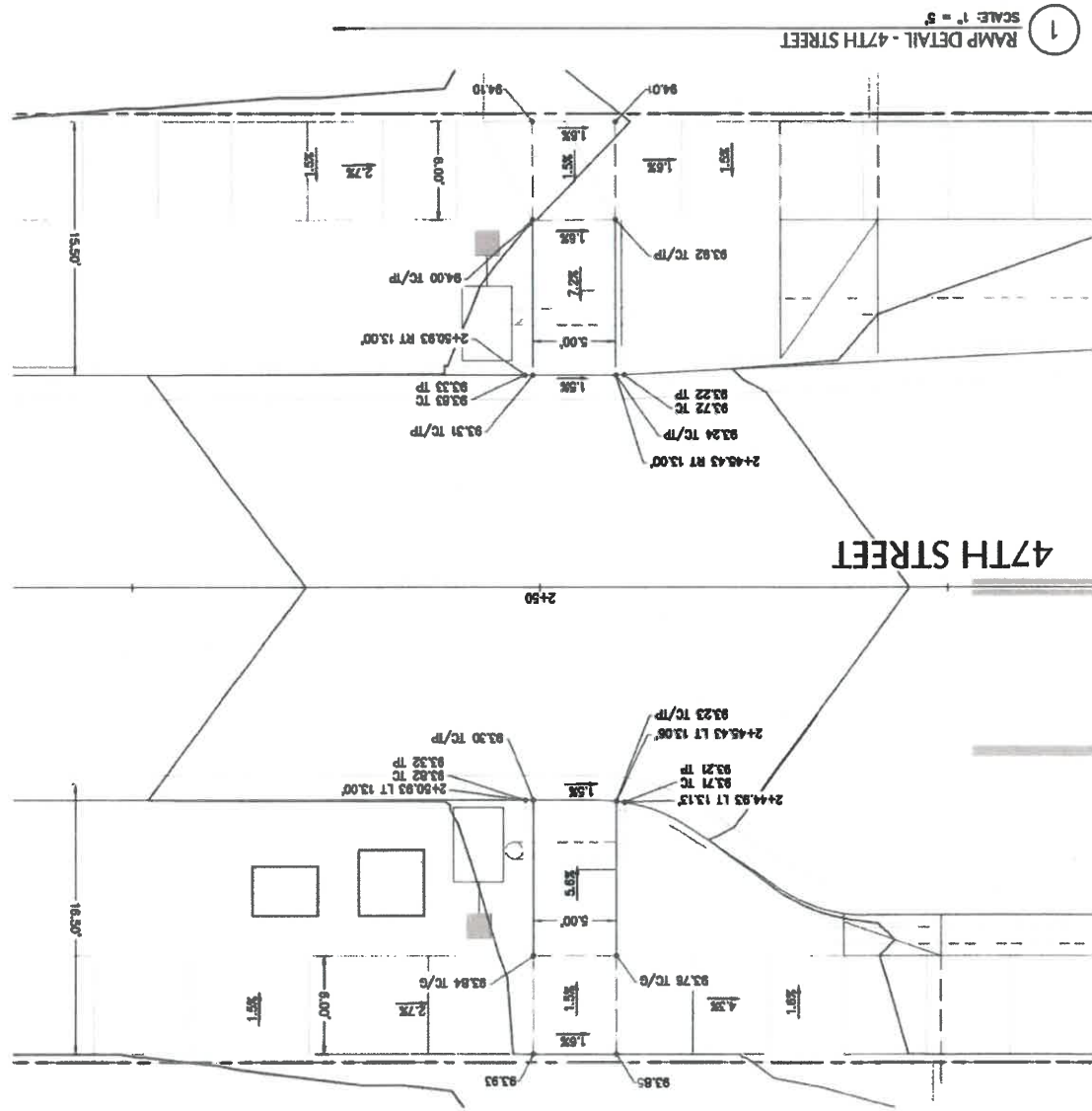
ST7.3



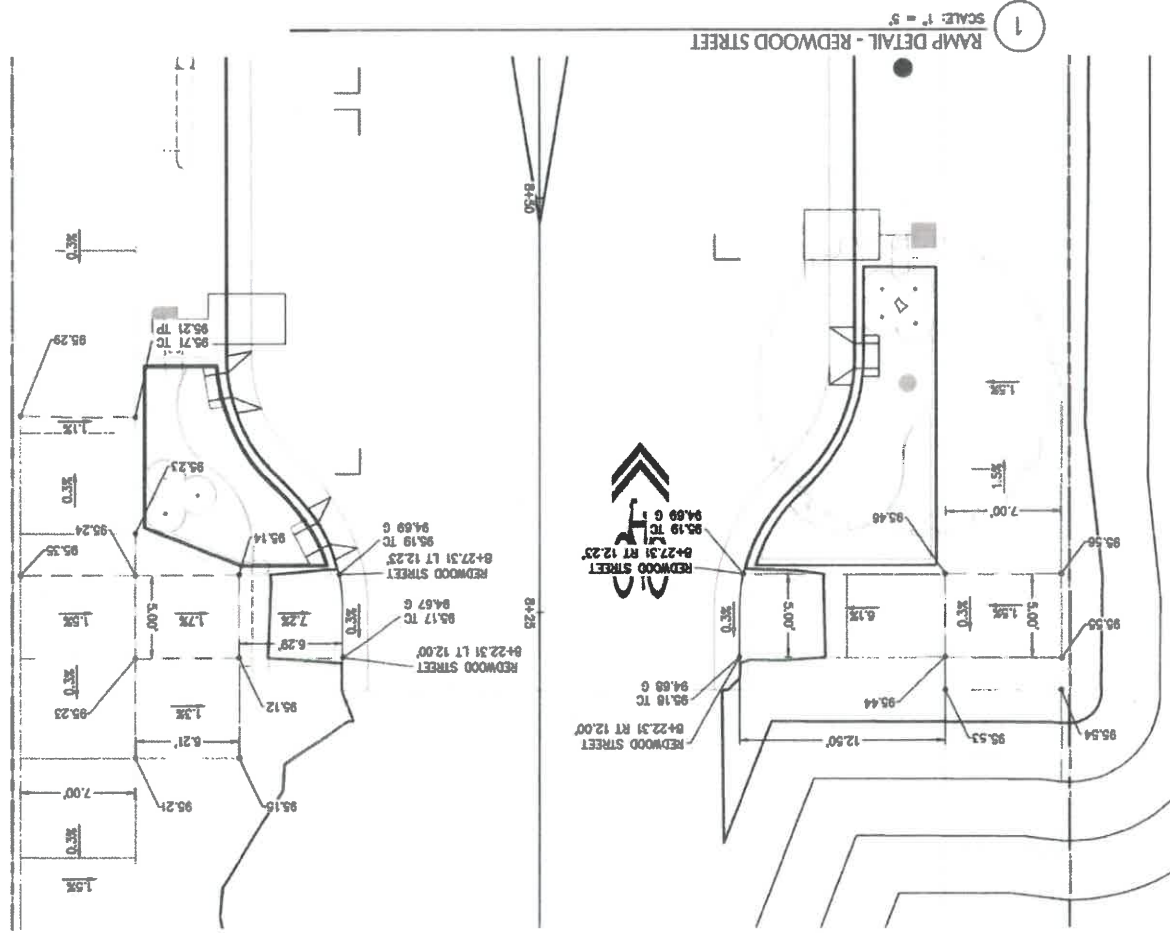
2 RAMP AND CURB RETURN DETAIL - ALLEY & SPRUCE ST
 SCALE: 1" = 5'



1 RAMP AND CURB RETURN DETAIL - ALLEY & REDWOOD ST
 SCALE: 1" = 5'



RAMP DETAIL - 47TH STREET
SCALE: 1" = 5'



RAMP DETAIL - REDWOOD STREET
SCALE: 1" = 5'



PERMIT PLANS - NOT FOR CONSTRUCTION

ST7.4

INTERSECTION DETAIL

DATE	16 JUL 21
PROJECT NO	1700588

REVISIONS

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

87344 MUNSSEL LAKE RD, FLORENCE, OR 97439

PROJECT 1111E

EZ/DEM ZIVU NOLVING



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