# PERMIT SET

FOR

# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

PREPARED FOR

APIC FLORENCE HOLDINGS, LLC

LAND USE CASE NUMBER: PC 20 07 PUD 01 & PC 20 08 SUB 01

## SITE INFORMATION

**SITE ADDRESS**
35TH ST & RHODODENDRON DR
FLORENCE, OR 97439

**TAX LOT(S)**
18121534 3800, 18121533 700, 18122221 1900

**FLOOD HAZARD**
MAP NUMBER: 41039C0938F & 41039C1426F

**JURISDICTION**
CITY OF FLORENCE, OR

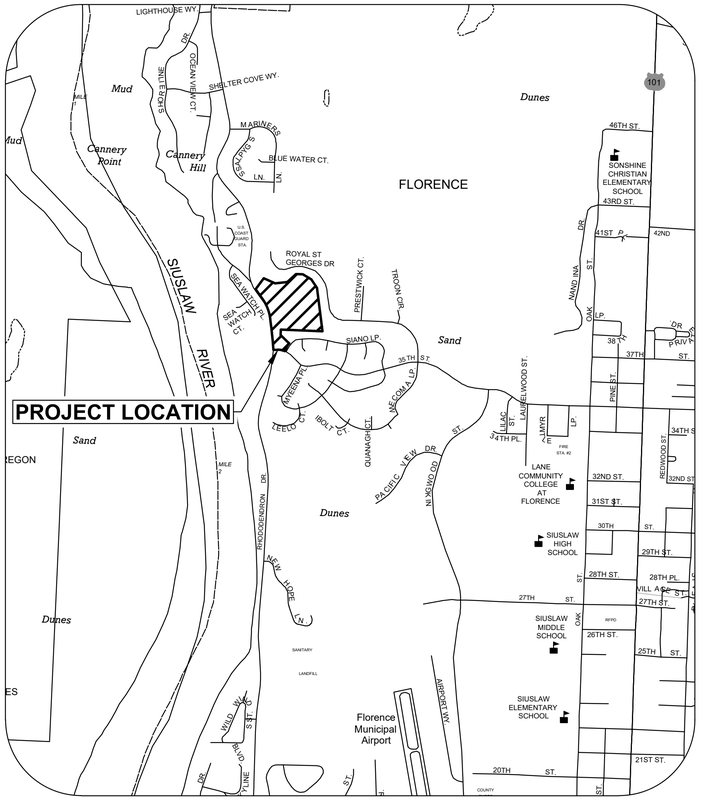
**ZONING**
MANUFACTURED HOME RESIDENTIAL DISTRICT (RMH)

**LOCATION**
SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

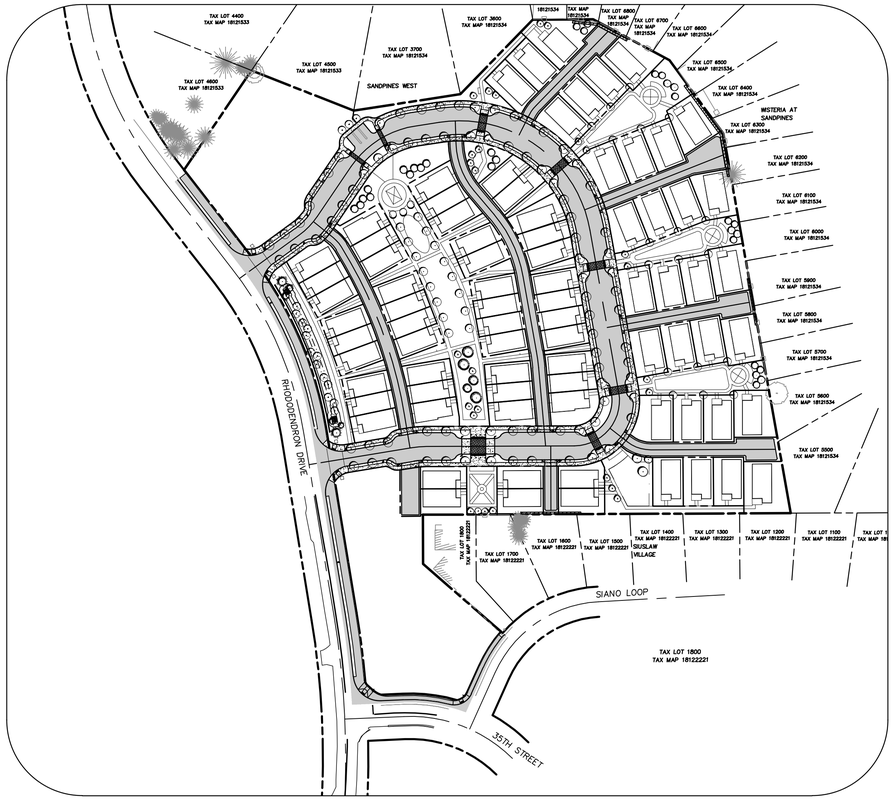
### *ELEVATION DATUM AND BASIS OF BEARINGS*

ELEVATIONS AND CONTOURS ARE BASED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE BASIS OF BEARINGS FOR THIS SURVEY IS OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AS MEASURED AND OUTPUTTED ON THE OREGON COORDINATE REFERENCE FRAME, OREGON COAST ZONE.




**VICINITY MAP**
NOT TO SCALE




**SITE MAP**
1" = 100'

## PROJECT TEAM

**OWNER/APPLICANT**
APIC FLORENCE HOLDINGS, LLC
5 THOMAS MELLON CIR. STE 305
SAN FRANCISCO, CA 94134
CONTACT: ASHLEE SORBER
PHONE: 503-704-9934
EMAIL: asorber@apicincus.com

**ARCHITECT**
LRS ARCHITECTS, INC.
720 NW DAVIS ST, SUITE 300
PORTLAND, OR 97209
CONTACT: BOB BOILEAU
PHONE: 971-242-8180
EMAIL: rboileau@lrsarchitects.com

**PLANNER**
3J CONSULTING, INC
9600 SW NIMBUS AVE, SUITE 100
BEAVERTON, OR 97008
CONTACT: MERCEDES SERRA
PHONE: 503-946-9365
EMAIL: mercedes.serra@3j-consulting.com

**LANDSCAPE ARCHITECT**
PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
CONTACT: CHARLES BRUCKER
PHONE: 503-334-2080
EMAIL: charles.brucker@place.la

**HYDROGEOLOGIST**
GEO ENGINEERS, INC.
333 HIGH STREE NE, STE. 102
SALEM OR, 97301
CONTACT: KEVIN LINDSAY
PHONE: 509-209-2848
EMAIL: klindsey@geoengineers.com

**CIVIL ENGINEER**
3J CONSULTING, INC.
9600 SW NIMBUS AVE, SUITE 100
BEAVERTON, OR 97008
CONTACT: AARON MURPHY
PHONE: 503-946-9365
EMAIL: aaron.murphy@3j-consulting.com

**TRANSPORTATION ENGINEER**
KITTLESON & ASSOCIATES, INC.
851 SW 6TH AVE, SUITE 600
PORTLAND, OR 97204
CONTACT: DIEGO ARGUEA
PHONE: 503-228-5230
EMAIL: darguea@kittleson.com

**LAND SURVEYOR**
S&F LAND SERVICES
1725 N ROOSEVELT DR, STE B
SEASIDE, OR 97138
CONTACT: JACK WHITE
PHONE: 503-738-3425
EMAIL: jack.white@sflands.com

**GEOTECHNICAL ENGINEER**
BRANCH ENGINEERING
310 5TH ST
SPRINGFIELD, OR 97477
CONTACT: RONAL DERRICK
PHONE: 541-746-0637
EMAIL: rond@branchengineering.com

## UTILITIES & SERVICES

**STORM, SEWER, WATER**
FLORENCE PUBLIC WORKS
2675 KINGWOOD ST
FLORENCE, OR 97439
PHONE: 541-997-4106

**POWER**
CENTRAL LINCOLN POWER
966 HIGHWAY 101
FLORENCE, OR 97439
PHONE: 877-265-3211

**FIRE**
SIUSLAW VALLEY FIRE & RESCUE
2625 HIGHWAY 101
FLORENCE, OR 97439
PHONE: 541-997-3212

**ROADS, PARKS**
FLORENCE PUBLIC WORKS
2675 KINGWOOD ST
FLORENCE, OR 97439
PHONE: 541-997-4106

**TELEPHONE**
CENTURYLINK TELECOMMUNICATIONS
440 COBURG RD
EUGENE, OR 97401
PHONE: 877-305-0889

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS

COVER SHEET
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C000

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-COVER.DWG

## EXISTING CONDITIONS & DEMOLITION LEGEND

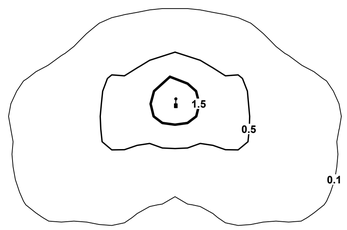
- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING FENCE LINE
- 100 EXISTING MAJOR CONTOUR
- 92 EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING GEOTTECHNICAL BORING TEST PIT
- EXISTING INFILTRATION TEST LOCATION
- REMOVE EXISTING FENCE
- TREE TO BE REMOVED
- PROPOSED GRADING LIMITS
- SAW PROPOSED SAWCUT LINE
- PROPOSED ASPHALT/CONCRETE REMOVAL

## TENTATIVE PLAT LEGEND

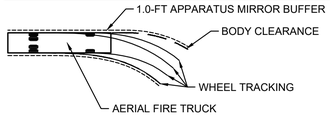
- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE

## PHOTOMETRICS LEGEND

- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- 0.7 ILLUMINATION ANALYSIS POINT (Fc)
- Fc FOOT CANDLE UNIT




## FIRE TRUCK TURNING SIMULATION




## UTILITIES LEGEND

- T EXISTING TELECOM. LINE
- G EXISTING GAS LINE
- C EXISTING CABLE LINE
- UGP EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- OH EXISTING UNSPECIFIED OVERHEAD WIRE
- EXISTING VEGETATION LIMITS LINE
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM DRAIN
- W EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- S EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- SD EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- SD PROPOSED STORM PIPE
- SS PROPOSED SANITARY PIPE
- W PROPOSED WATER MAIN
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED HYDRANT
- S PROPOSED SEWER MANHOLE
- D PROPOSED STORM MANHOLE
- PROPOSED STORM CURB GRATE INLET
- PROPOSED STORM CATCH BASIN
- PIPE CAP / STUB
- PROPOSED LIGHTING

## GRADING & EROSION CONTROL LEGEND

- 100 EXISTING MAJOR CONTOUR
- 92 EXISTING MINOR CONTOUR
- 110 PROPOSED MAJOR CONTOUR
- 108 PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- X PROPOSED SEDIMENT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED INLET PROTECTION
- EXISTING SURFACE RUN-OFF FLOW ARROW
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED MATERIAL STOCKPILE
- PROPOSED STAGING AREA
- PROPOSED CONCRETE WASHOUT

## ACRONYMS AND ABBREVIATIONS

| | | | |
|---|---|---|---|
| BC | BOTTOM OF CURB | R | RADIUS |
| C/L | CENTERLINE | RD | ROAD |
| C | CONCRETE | ROW | RIGHT-OF-WAY |
| DI | DUCTILE IRON | S | SOUTH |
| E | EAST | SDMH | STORM DRAIN MANHOLE |
| EG | EXISTING GRADE | SE | SOUTHEAST |
| FF | FINISH FLOOR | SF | SQUARE FEET |
| FL | FLOWLINE | SSMH | SANITARY SEWER MANHOLE |
| FT | FOOT / FEET | ST | STREET |
| I.P. | IRON PIN | SW | SOUTHWEST |
| LN | LANE | TER | TERRACE |
| MAX. | MAXIMUM | TR | TOP OF RIM |
| MIN. | MINIMUM | TYP | TYPICAL |
| N | NORTH | W | WEST |
| NE | NORTHEAST | | |
| NO. | NUMBER | | |
| NW | NORTHWEST | | |
| PVC | POLYVINYL CHLORIDE | | |

## SHEET INDEX


| | | | |
|---|---|---|---|
| C000 | COVER SHEET | C310 | STORM MAIN BYPASS (0+00 - 5+00) |
| C010 | PLAN LEGEND AND SHEET INDEX | C311 | STORM MAIN BYPASS (5+00 - 7+00) |
| C040 | TENTATIVE PLAT OVERVIEW | C312 | STORM MAIN BYPASS (7+00 - 9+58) |
| C041 | TENTATIVE PLAT ENLARGEMENT 1 | C313 | STORM MAIN A (0+00 - 4+50) |
| C042 | TENTATIVE PLAT ENLARGEMENT 2 | C314 | STORM MAIN A (4+50 - 8+26) |
| C043 | TENTATIVE PLAT ENLARGEMENT 3 | C315 | STORM MAIN C (0+00 - 2+85) |
| C044 | TENTATIVE PLAT ENLARGEMENT 4 | C316 | INFILTRATION FACILITIES I |
| C100 | EXISTING CONDITIONS AND DEMOLITION PLAN | C317 | INFILTRATION FACILITIES II |
| C120 | EROSION AND SEDIMENT CONTROL PLAN COVER | C318 | INFILTRATION FACILITIES III |
| C140 | CLEARING AND DEMOLITION ESCP | C330 | WW MAIN A (0+00 - 3+25) |
| C150 | CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP | C331 | WW MAIN B (0+00 - 4+19) |
| C160 | ESCP DETAIL I | C332 | WW MAIN B (4+19 - 6+00) |
| C200 | OVERALL SITE PLAN | C333 | WW MAIN C (0+00 - 3+76) |
| C210 | TYPICAL SECTIONS | C334 | WW MAIN D (0+00 - 3+85) |
| C211 | WINDSONG LOOP (1+00 - 5+00) | C335 | WW MAIN E (0+00 - 0+78) |
| C212 | WINDSONG LOOP (5+00 - 9+00) | C336 | WW MAIN F (0+00 - 4+53) |
| C213 | WINDSONG LOOP (9+00 - 11+50) | C337 | WW MAIN F (4+53 - 6+19) |
| C214 | WINDSONG LOOP (11+50 - 14+00) | C338 | WW MAIN G (0+00 - 1+75) |
| C215 | AUTUMN GOLD LN (1+00 - 2+25) | C339 | WW MAIN H (0+00 - 1+84) |
| C216 | AUTUMN GOLD LN (1+00 - 4+33) | C350 | WATER MAIN A (0+00 - 4+25) |
| C217 | BELLROSE LN (1+00 - 2+00) | C351 | WATER MAIN A (4+25 - 7+50) |
| C218 | BELLROSE LN (1+00 - 5+56) | C352 | WATER MAIN A (7+50 - 10+00) |
| C219 | CORAL MIST LN (1+00 - 3+50) | C353 | WATER MAIN A (10+00 - 12+50) |
| C220 | DAPPLED DAWN LN (1+00 - 3+00) | C354 | WATER MAIN B (0+00 - 3+76) |
| C221 | EVENING GLOW LN (1+00 - 3+00) | C355 | WATER MAIN C (0+00 - 4+08) |
| C222 | FAIR SKY LN (1+00 - 3+00) | C356 | WATER MAIN D (0+00 - 2+04) |
| C230 | OVERALL GRADING PLAN | C357 | WATER MAIN E (0+00 - 2+17) |
| C231 | DRIVEWAY DETAIL KEY | C358 | WATER MAIN F (0+00 - 2+09) |
| C232 | DRIVEWAY DETAILS I | C359 | WATER MAIN G (0+00 - 2+84) |
| C233 | DRIVEWAY DETAILS II | C360 | WATER MAIN H (0+00 - 0+83) |
| C234 | DRIVEWAY DETAILS III | C701 | RHODODENDRON DR (10+00 - 12+50) |
| C240 | ADA RAMP DETAIL KEY | C702 | RHODODENDRON DR (12+50 - 15+50) |
| C241 | ADA RAMP DETAILS I | C703 | RHODODENDRON DR (15+50 - 18+00) |
| C242 | ADA RAMP DETAILS II | C704 | 35TH ST (1+00 - 2+75) |
| C243 | ADA RAMP DETAILS III | C705 | SIANO LOOP (1+00 - 2+50) |
| C244 | ADA RAMP DETAILS IV | C901 | SITE DETAILS I |
| C245 | ADA RAMP DETAILS V | C902 | SITE DETAILS II |
| C246 | ADA RAMP DETAILS VI | C903 | SITE DETAILS III |
| C247 | ADA RAMP DETAILS VII | C931 | STORM DETAILS I |
| C270 | BELLROSE WALL P&P | C932 | STORM DETAILS II |
| C271 | DAPPLED DAWN LN WALL P&P | C933 | STORM DETAILS III |
| C272 | EVENING GLOW LN WALL P&P | C934 | STORM DETAILS IV |
| C273 | FAIR SKY LN WALL P&P | C941 | SANITARY DETAILS I |
| C300 | COMPOSITE UTILITY PLAN | C951 | WATER SYSTEM DETAILS I |


REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS

apic

*PLAN LEGEND AND SHEET INDEX*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C010

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## LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT PROP. LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED 2' WIDE RECIPROCAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

## SITE STATISTICS

| | |
|---|---|
| SITE ADDRESS | 35TH ST & RHODODENDRON DR FLORENCE, OR 97439 |
| TAXLOT | 18121533 700, 18121534 3800, AND 18122221 1900 |
| JURISDICTION | CITY OF FLORENCE, OR |
| PROPERTY ZONING | MANUFACTURED HOME RESIDENTIAL DISTRICT (RMH) |
| BUILDABLE SITE AREA | 9.28 ACRES |
| FLOOD HAZARD MAP NUMBER | 41039C0938F & 41039C1426F |

## SUBDIVISION STATISTICS

| | |
|---|---|
| RIGHT OF WAY DEDICATION | 487 SF |
| MINIMUM LOT AREA (SINGLE FAMILY ATTACHED) | 3,000 SF |
| PROPOSED MIN LOT AREA (SINGLE FAMILY ATTACHED) | 1,464 SF |
| MINIMUM LOT AREA (SINGLE FAMILY DETACHED) | 5,000 SF |
| PROPOSED MIN LOT AREA (SINGLE FAMILY DETACHED) | 2,232 SF |
| MINIMUM NET DENSITY | - |
| MAXIMUM AVERAGE NET DENSITY | 12 UNITS/ACRE |
| PROPOSED MAXIMUM AVERAGE NET DENSITY | 13.6 UNITS/ACRE |
| SETBACKS: | |
| FRONT | 3 FT |
| SIDE (INTERIOR) | 3 FT |
| SIDE (EXTERIOR) | 5 FT |
| REAR | 5 FT |
| MAX. STRUCTURE HEIGHT | 35 FT |
| PROPOSED MAX. STRUCTURE HEIGHT | 32 FT |

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
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apic

*TENTATIVE PLAT OVERVIEW*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C040

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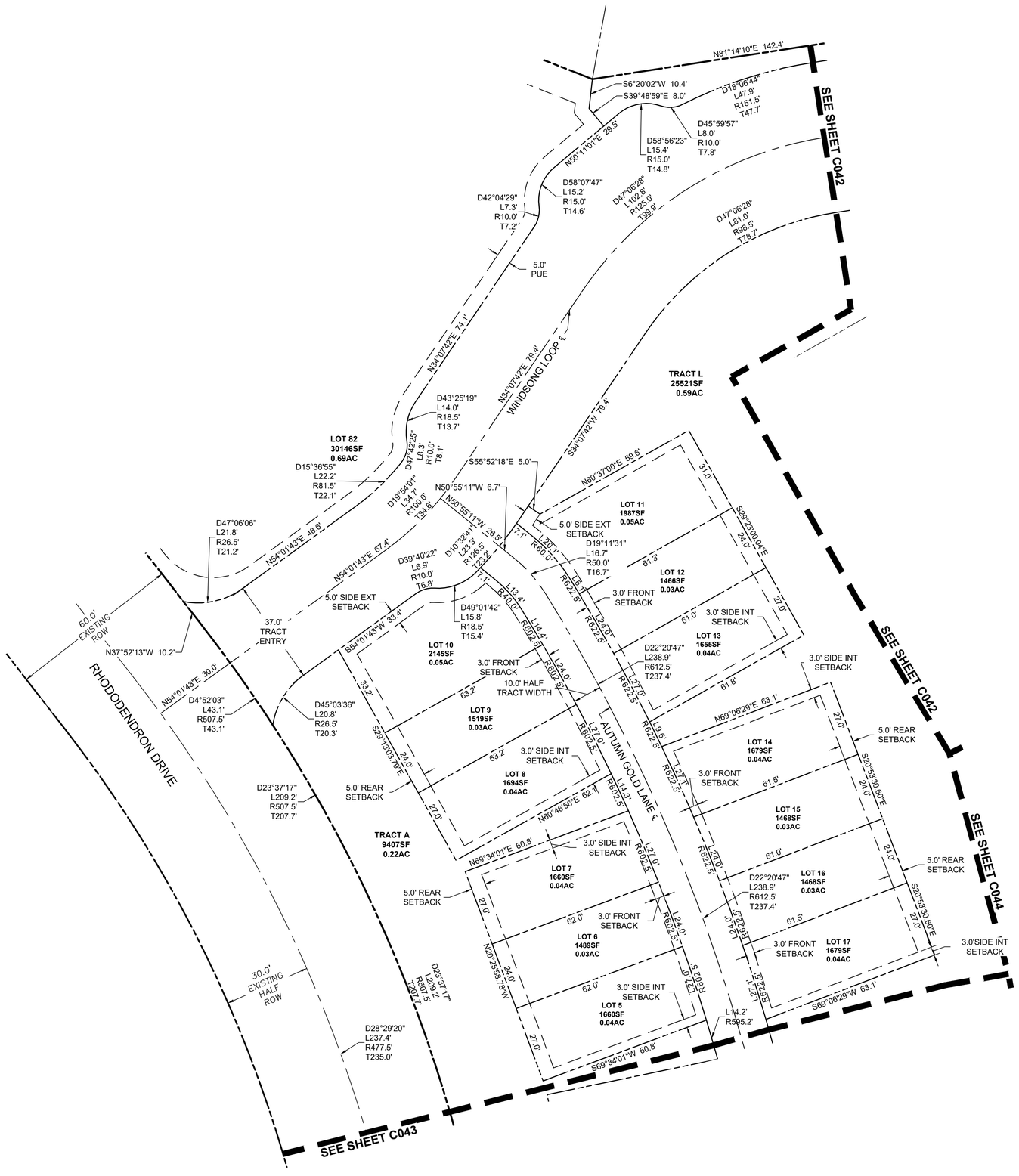


## LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT PROP. LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED 2' WIDE RECIPROCAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

N

W E

S

SCALE: 1" = 20'

0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
065 PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

REVISIONS

apic

*TENTATIVE PLAT ENLARGEMENT 1*

***RHODODENDRON ARBOR***

***PLANNED UNIT DEVELOPMENT***

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C041

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
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*TENTATIVE PLAT ENLARGEMENT 2*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C042

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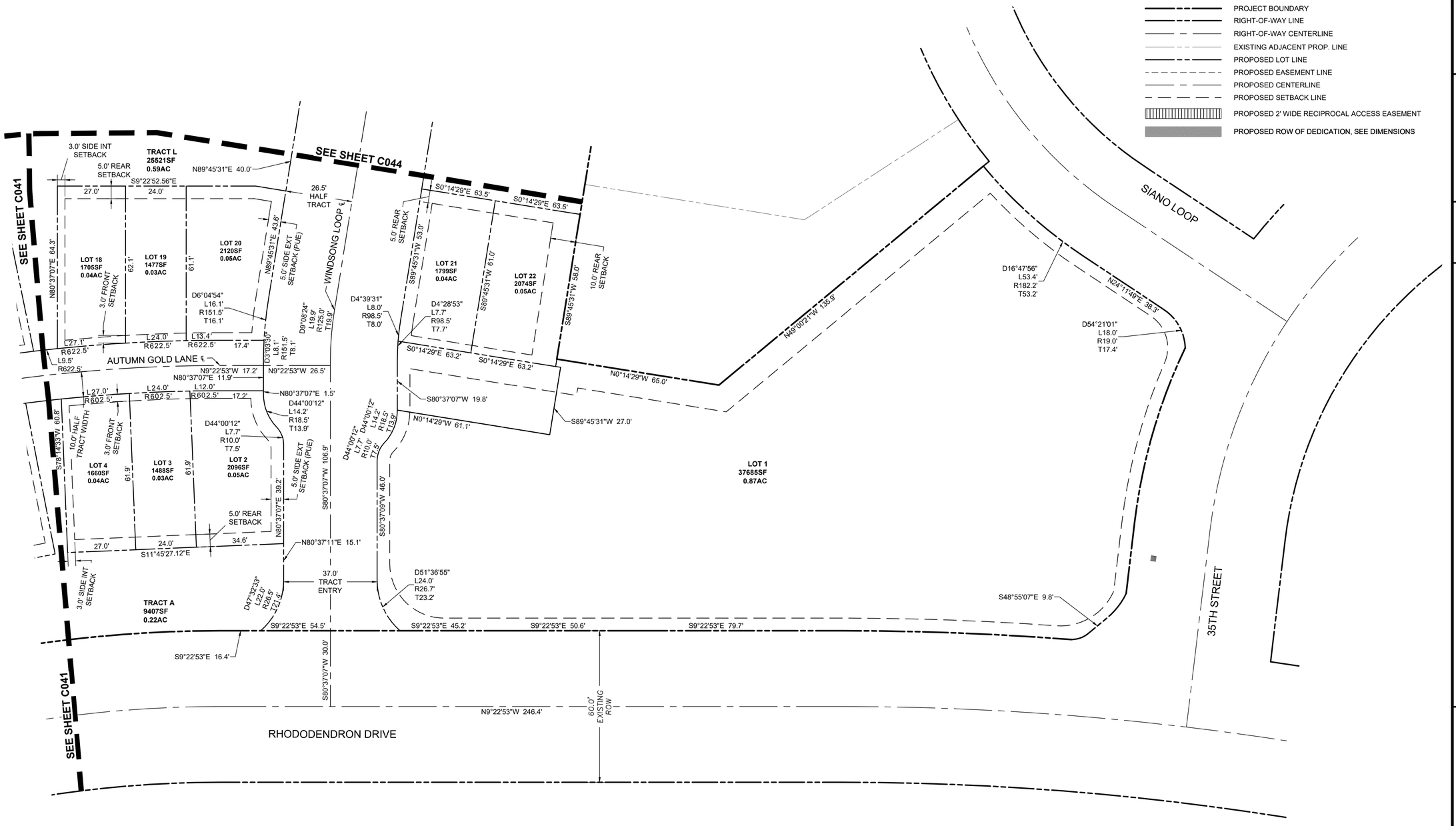


REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
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# TENTATIVE PLAT ENLARGEMENT 3
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C043

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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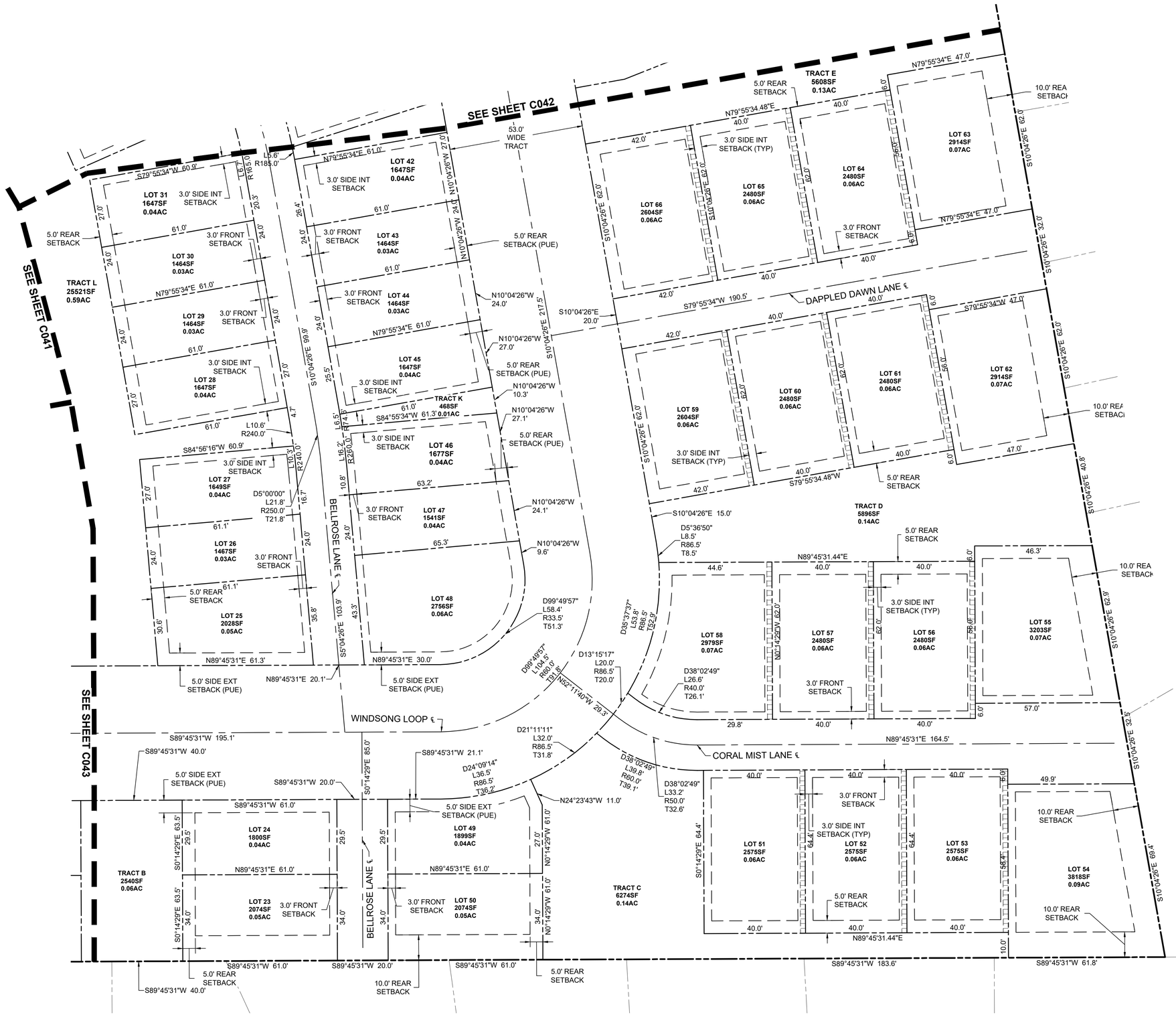


## LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT PROP. LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED 2' WIDE RECIPROCAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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# TENTATIVE PLAT ENLARGEMENT 4
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

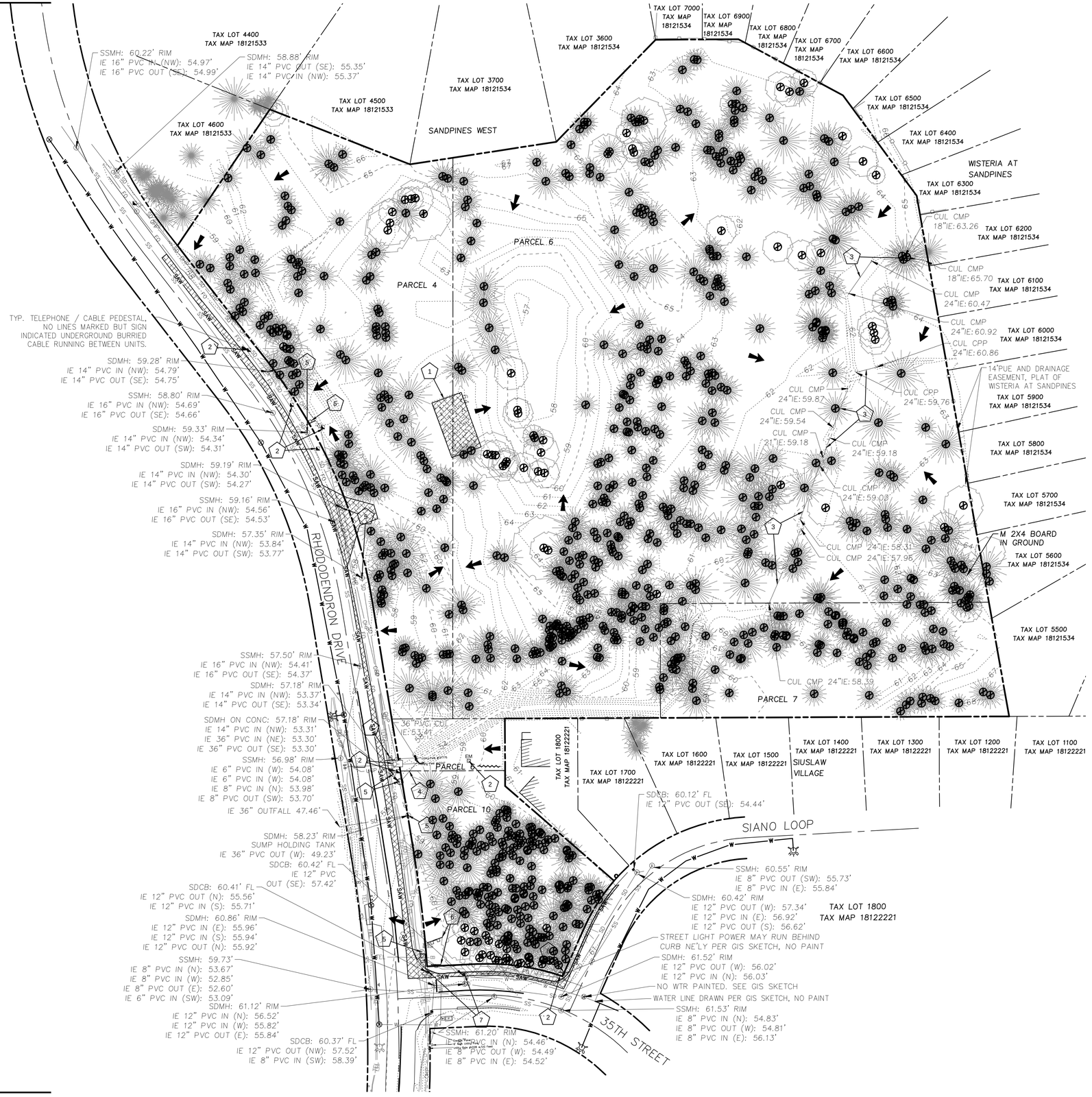
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C044

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-TENTATIVE PLAT.DWG




## DEMOLITION KEY NOTES

1. REMOVE ASPHALT, CONCRETE, AND GRAVEL SURFACING TO LIMITS SHOWN AND DISPOSE OFFSITE.
2. CONTRACTOR TO COORDINATE WITH EXISTING UTILITY OWNERS FOR RELOCATION OF ELECTRICAL, GAS, AND TELECOMMUNICATION STRUCTURES AND ASSOCIATED LINES (BY OTHERS).
3. REMOVE CORRUGATED METAL CULVERT. DISPOSE OF MATERIAL OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
4. REMOVE PVC CULVERT WITH CONCRETE HEADWALL. DISPOSE OF MATERIAL OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
5. RELOCATE OR RAISE EXISTING STORM, SANITARY SEWER AND/OR UTILITY MANHOLE RIMS PER FINISH GRADE ELEVATIONS, NOTED ON SHEETSC310 - C339.
6. REMOVE AND STOCKPILE EXISTING SIGN. CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE OPERATIONS DEPARTMENT PRIOR TO RELOCATION.
7. REMOVE STORM INLET. DISPOSE OF MATERIAL OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.

## DEMOLITION GENERAL NOTES

1. PROTECT EXISTING PAVEMENT ADJACENT TO WORK LIMITS. REPLACE DAMAGED CONCRETE IN WHOLE PANELS.
2. PROTECT EXISTING BUILDING ADJACENT TO WORK LIMITS. REPAIR DAMAGE TO SATISFACTION OF OWNER, AT NO EXPENSE TO OWNER.
3. PROTECT EXISTING FENCE ADJACENT TO WORK LIMITS. REPAIR DAMAGE TO SATISFACTION OF OWNER, AT NO EXPENSE TO OWNER.
4. CONTRACTOR TO VERIFY PRESENCE, LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. NOTIFY OWNER AND ENGINEER FOR ANY CONFLICTS WITH PROPOSED DESIGN.
5. REMOVE TREES WITHIN GRADING LIMITS.

## SURVEYOR'S NOTES

1. LOCATION OF UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKETS. UTILITY LOCATES MAY NOT BE COMPLETE. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CALL 811 BEFORE DIGGING.
2. FIELD WORK WAS PERFORMED ON AUGUST 19-23 AND SEPTEMBER 10-13, 2019.
3. STORM DRAINAGE AND SANITARY SEWER PIPE SIZES AND MATERIALS WERE VISUALLY NOTED AND MEASURED IN THE FIELD FROM THE RIM OF STRUCTURES. NOTED PIPE SIZES MAY VARY.
4. EXISTING TAX LOT LINES IF SHOWN ARE FOR REFERENCE FROM RECORD DATA. NOT ALL ADJOINING TAX LOT LINES ARE SHOWN HEREON.
5. PROPERTY PARCEL DESIGNATION IS PER THAT PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE HAVING ORDER NO. 60461640170, SUPLT 7, DATED 14, 2019.
6. PROPERTY IS SUBJECT TO BLANKET EASEMENTS AND RESTRICTIONS PER DOCUMENTS OF RECORD AS NOTED IN SAID PRELIMINARY TITLE REPORT.
7. PROPERTY IN GENERAL IS AN UNDEVELOPED LOT CONSISTING OF SANDY SOIL, DENSE UNDERBRUSH, AND COASTAL PINES OF VARYING SIZES.
8. THE PROPERTY IS LOCATED IN THE S.W. 1/4 OF SECTION 15 AND N.W. 1/4 OF SECTION 22, T.18.S., R.12.W., W.M. LANE COUNTY, OREGON
9. THE BASIS OF BEARINGS AND HORIZONTAL POSITIONS: OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AS MEASURED AND OUTPUTTED ON THE OREGON COORDINATE REFERENCE FRAME, OREGON COAST ZONE.
10. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

## EXISTING CONDITIONS PLAN

THIS PLAN HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. SITE BACKGROUND INFORMATION AND FEATURES HAVE BEEN GENERATED FROM A COMBINATION OF PUBLIC GIS DATA SOURCES, AERIAL PHOTOS, TAX ASSESSOR MAPS AND PHYSICAL SITE OBSERVATIONS. PROPOSED SITE FEATURES ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED.

**ZONE X (UN-SHADED)** THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER **41039C0938F & 41039C1426F** FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

## *ATTENTION EXCAVATORS:*

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 THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

## *ELEVATION DATUM AND BASIS OF BEARINGS*

ELEVATIONS AND CONTOURS ARE BASED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE BASIS OF BEARINGS FOR THIS SURVEY IS OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AS MEASURED AND OUTPUTTED ON THE OREGON COORDINATE REFERENCE FRAME, OREGON COAST ZONE.

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**
REVISIONS

*EXISTING CONDITIONS AND DEMOLITION PLAN*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC Fflorence HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
**C100**

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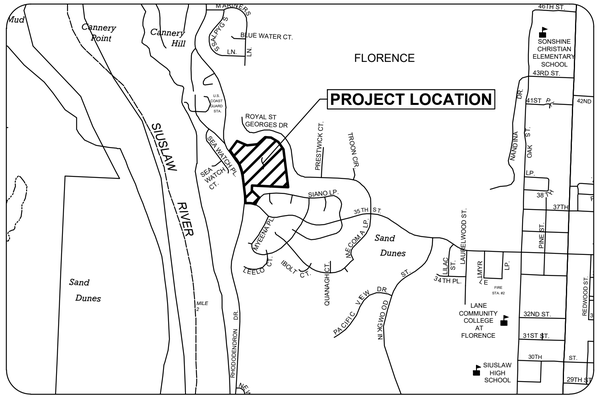
# RHODODENDRON ARBOR PLANNED UNIT DEVELOPMENT

## *EROSION & SEDIMENT CONTROL PLAN (ESCP) COVER SHEET*

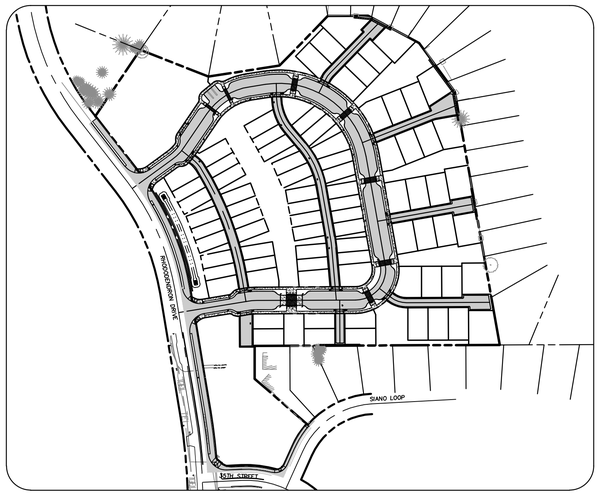
PREPARED FOR:

APIC FLORENCE HOLDINGS, LLC




**VICINITY MAP**

**NOT TO SCALE**




**SITE MAP**

SCALE: 1" = 150'

0 150' 300'

### DEVELOPER

APIC FLORENCE HOLDINGS, LLC
5 THOMSAS MELLON CIR, STE 305
SAN FRANCISCO, CA 94134
CONTACT: ASHLEE SORBER
PHONE: (503) 704-9934
EMAIL: asorber@apicincus.com

### PLANNING

3J CONSULTING, INC.
9600 SW NIMBUS AVE SUITE 100
BEAVERTON, OR 97008
CONTACT: MERCEDES SERRA
PHONE: (503) 946-9365
EMAIL: mercedes.serra@3j-consulting.com

### ENGINEERING

3J CONSULTING, INC.
9600 SW NIMBUS AVE SUITE 100
BEAVERTON, OR 97008
CONTACT: AARON MURPHY, PE
PHONE: (503) 946-9365
EMAIL: aaron.murphy@3j-consulting.com

### SURVEYOR

S&F LAND SERVICES
1725 N ROOSEVELT DR, STE B
SEASIDE, OR 97138
CONTACT: JACK WHITE
PHONE: (503) 738-3425
EMAIL: jack.white@sflands.com

## NARRATIVE DESCRIPTIONS

### EXISTING SITE CONDITIONS

THE SUBJECT SITE IS 9.28 ACRES IN SIZE AND IS LOCATED ON RHODODENDRON DRIVE, NORTH OF 35TH STREET. THE PROPERTY IS LOCATED WITHIN THE CITY AND IS ZONED MOBILE HOME/ MANUFACTURED HOME RESIDENTIAL (RMH). THE SITE GENERALLY HAS FLAT TOPOGRAPHY, WITH A SLIGHT SLOPE TOWARDS THE WESTERN END OF THE PROPERTY. EXISTING SITE USE IS VACANT.

### DEVELOPED CONDITIONS

THE PROPOSED PLANNED COMMUNITY WILL INCLUDED A MIXTURE OF SINGLE-FAMILY DETACHED HOMES, AND SINGLE FAMILY ATTACHED HOMES AND MULTI-FAMILY HOMES. A PRIVATE LOOP ROAD WILL SERVE AS ACCESS TO THE SITE WITH TWO ACCESS POINTS ON RHODODENDRON DRIVE. THE PROPOSED DESIGN INCLUDES A NETWORK OF OPEN SPACES, LINKED PEDESTRIAN CIRCULATION SYSTEM AND RECREATIONAL FACILITIES.

### NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* CLEARING (DECEMBER 2020)
* MASS GRADING (JANUARY 2021)
* UTILITY INSTALLATION (JANUARY-MARCH 2021)
* STREET CONSTRUCTION (APRIL-MAY 2021)
* FINAL STABILIZATION (JUNE 2021)

ON SITE AREA = 404,237 SF = 9.28 ACRES

OFF SITE AREA = 16,961 SF = 0.39 ACRES

TOTAL DISTURBED AREA = 421,198 SF = 9.67 ACRES

### SITE SOIL CLASSIFICATION:

NRCS WEB SOIL SURVEY MAPS TWO SOIL UNITS ACROSS THE SITE AREA; WALDPORT FINE SAND, 0-12% SLOPES AND WALDPORT FINE SAND IS MAPPED ACROSS THE MAJORITY OF THE SITE AREA WITH YAQUINA LOAMY FINE SAND MAPPED ACROSS THE NE PORTION OF THE SITE. BOTH SOIL UNITS ARE DESCRIBED AS WELL DRAINED FINE GRAIN EOLIAN SAND.

### RECEIVING WATER BODIES:

NEAREST WATER BODY: SIUSLAW RIVER

### INSPECTION FREQUENCY:

| SITE CONDITION | MINIMUM FREQUENCY |
|---|---|
| 1. ACTIVE PERIOD | WEEKLY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING.<br><br>AT LEAST ONCE EVERY MONTH, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING. |
| 2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY. | ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE. |
| 3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS. | ONCE EVERY MONTH. |
| 4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER. | IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION. |
| 5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS. | MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY. |

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

### PROJECT LOCATION:

35TH ST & RHODODENDRON DR
FLORENCE, OR 97439
LATITUDE = 44°00'00" , LONGITUDE = 124°07'00"

### PROPERTY DESCRIPTION:

TAX LOTS 700, 1900, AND 3800 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15 AND NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON

### ATTENTION EXCAVATORS:

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## STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT.
2. THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
3. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT.
4. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
5. IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS.
6. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
8. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. DIRECT ALL WASH WATER INTO A PIT OR LEAK-PROOF CONTAINER. HANDLE WASH WATER AS WASTE, CONCRETE DISCHARGE TO WATERS OF THE STATE IS PROHIBITED.
9. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
10. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
11. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
12. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
13. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.
14. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
15. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
16. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
17. IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
18. AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
19. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER OCTOBER 01 - MAY 31.
20. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
21. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT. AND BEFORE BMP REMOVAL.
22. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT.
23. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME.
24. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS.
25. PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPS.
26. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
28. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.
29. IF WATER OF THE STATE IS WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE PROJECT BOUNDARY, MAINTAIN THE EXISTING NATURAL BUFFER WITHIN THE 50-FOOT ZONE FOR THE DURATION OF THE PERMIT COVERAGE, OR MAINTAIN LESS THAN THE ENTIRE EXISTING NATURAL BUFFER AND PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

### BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OFAVAILABLE BMP'S.

| | CLEARING | MASS GRADING | UTILITY INSTALLATION | STREET CONSTRUCTION | FINAL STABILIZATION | WET WEATHER (OCT. 1 - MAY 31ST) |
|---|---|---|---|---|---|---|
| **EROSION PREVENTION** | | | | | | |
| PRESERVE NATURAL VEGETATION | **X | X | X | X | X | X |
| GROUND COVER | | | | | X | X |
| HYDRAULIC APPLICATIONS | | | | | | |
| PLASTIC SHEETING | | | | | | X |
| MATTING | | | | | | |
| DUST CONTROL | X | X | X | X | X | X |
| TEMPORARY/PERMANENT SEEDING | | X | X | X | X | X |
| BUFFER ZONE | **X | X | X | X | X | X |
| OTHER: | | | | | | |
| **SEDIMENT CONTROL** | | | | | | |
| SEDIMENT FENCE (PERIMETER) | **X | X | X | X | X | X |
| SEDIMENT FENCE (INTERIOR) | | | X | X | X | X |
| STRAW WATTLES | | | | | | |
| FILTER BERM | | | | | | |
| INLET PROTECTION | **X | X | X | X | X | X |
| DEWATERING | | | | | | |
| SEDIMENT TRAP | | | | | | |
| NATURAL BUFFER ENCHROACHMENT | | | | | | |
| OTHER: | | | | | | |
| **RUN OFF CONTROL** | | | | | | |
| CONSTRUCTION ENTRANCE | **X | X | X | X | X | X |
| PIPE SLOPE DRAIN | | | | | | |
| OUTLET PROTECTION | | | | | | |
| SURFACE ROUGHENING | | | | | | |
| CHECK DAMS | | | | | | |
| OTHER: | | | | | | |
| **POLLUTION PREVENTION** | | | | | | |
| PROPER SIGNAGE | X | X | X | X | X | X |
| HAZ WASTE MGMT | X | X | X | X | X | X |
| SPILL KIT ON-SITE | X | X | X | X | X | X |
| CONCRETE WASHOUT AREA | X | X | X | X | X | X |
| OTHER: | | | | | | |

* SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.
** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

### RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ's GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP's WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL _____

### PERMITTEE'S SITE INSPECTOR:

COMPANY/AGENCY: Sevin Simpson, 3J Consulting
PHONE: (503) 946.9365 x229 - WORK
(541) 508.9159 - CELL
E-MAIL: sevin.simpson@3j-consulting.com
DESCRIPTION OF EXPERIENCE: 20 YEARS EXPERIENCE IMPLEMENTING AND INSPECTING EROSION CONTROL MEASURES. CESCL CERTIFIED #ECO-3-4131801

### SHEET LIST TABLE


| SHEET NUMBER | SHEET TITLE |
|---|---|
| C120 | EROSION AND SEDIMENT CONTROL PLAN COVER |
| C140 | CLEARING AND DEMOLITION ESCP |
| C150 | CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP |
| C160 | ESCP DETAIL I |


REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS

*EROSION AND SEDIMENT CONTROL PLAN COVER*
***RHODODENDRON ARBOR PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C120

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-120C COVER.DWG

## LEGEND

- EXISTING BUILDING
- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING FENCE LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SURFACE RUN-OFF FLOW ARROW
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED CONSTRUCTION ENTRANCE

## PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

## GENERAL NOTES

1. THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
2. PRE-DEVELOPED RUN-OFF SHEET FLOWS WESTERLY INTO ON-SITE DRAINAGE AND SOUTHERNLY ONTO ADJACENT PROPERTIES.

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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| TAX LOT(S) | 700, 1900, 3800 |
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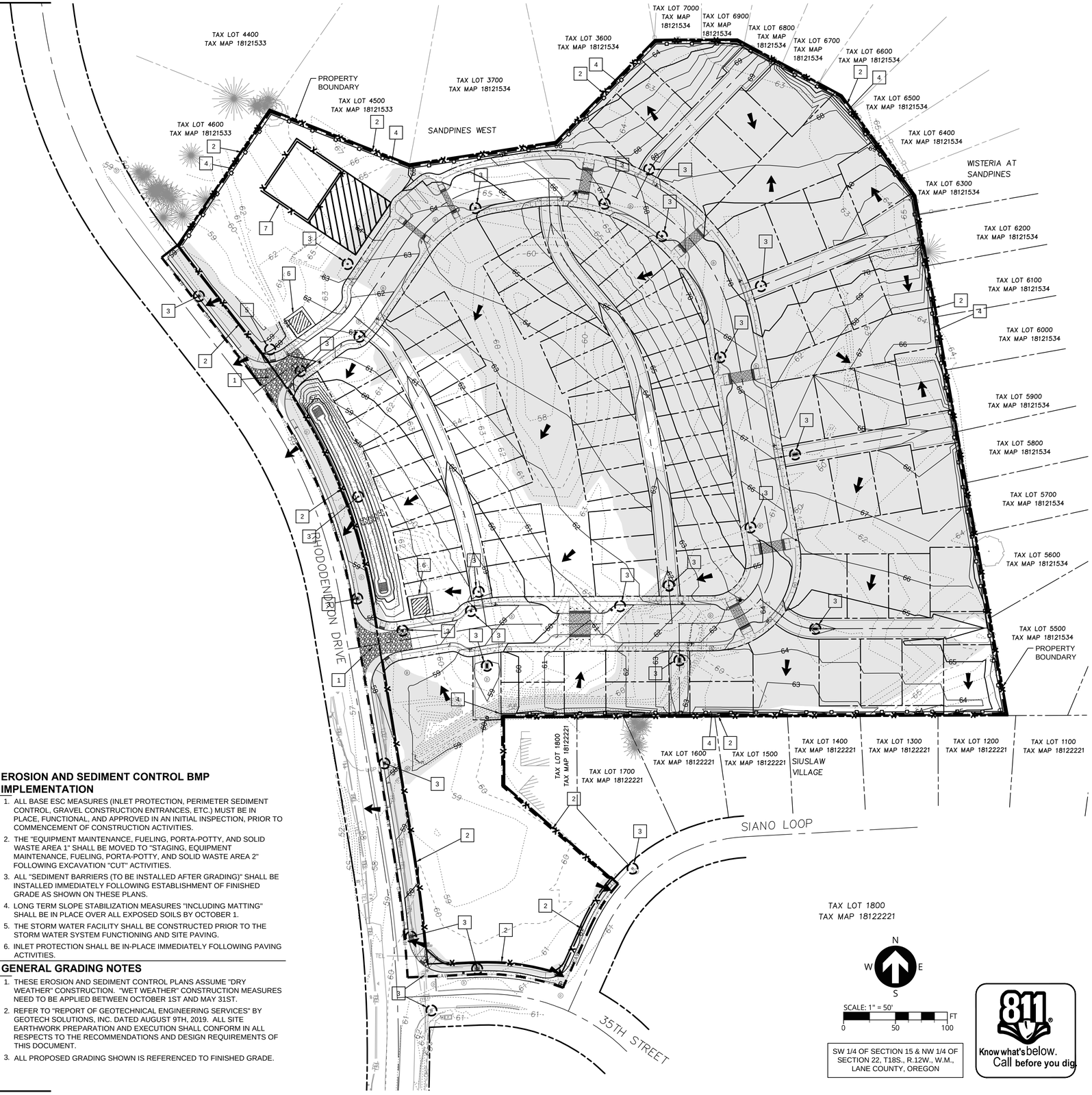


## EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. THE "EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 1" SHALL BE MOVED TO "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 2" FOLLOWING EXCAVATION "CUT" ACTIVITIES.
3. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
4. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
5. THE STORM WATER FACILITY SHALL BE CONSTRUCTED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
6. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

## GENERAL GRADING NOTES

1. THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
2. REFER TO "REPORT OF GEOTECHNICAL ENGINEERING SERVICES" BY GEOTECH SOLUTIONS, INC. DATED AUGUST 9TH, 2019. ALL SITE EARTHWORK PREPARATION AND EXECUTION SHALL CONFORM IN ALL RESPECTS TO THE RECOMMENDATIONS AND DESIGN REQUIREMENTS OF THIS DOCUMENT.
3. ALL PROPOSED GRADING SHOWN IS REFERENCED TO FINISHED GRADE.

## LEGEND

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR (100)
- EXISTING MINOR CONTOUR (92)
- PROPOSED MAJOR CONTOUR (110)
- PROPOSED MINOR CONTOUR (108)
- PROPOSED SURFACE RUN-OFF FLOW ARROW
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION
- PROPOSED MATERIAL STOCKPILE
- PROPOSED STAGING AREA
- PROPOSED CONCRETE WASHOUT
- PROPOSED FILL AREA

## CONSTRUCTION KEY NOTES

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL 4 ON SHEET C161.
2. INSTALL SILT FENCE PER CITY OF FLORENCE STANDARD DRAWING F-101 ON SHEET C161. MAINTAIN THROUGHOUT CONSTRUCTION.
3. INSTALL INLET PROTECTION PER DETAIL 6 ON SHEET C161.
4. INSTALL TREE PROTECTION FENCE PER DETAIL X ON SHEET C162.
5. INSTALL SWALE INLET PROTECTION PER CITY OF FLORENCE STANDARD DRAWING F-103 ON SHEET C161.
6. CONSTRUCT TIRE WASH AND CONCRETE WASHOUT PER DETAIL 3 ON SHEET C161. MAINTAIN THROUGHOUT CONSTRUCTION.
7. PROVIDE CONSTRUCTION STAGING AREA FOR MATERIALS AND STOCKPILE AT LOCATION SHOWN.

## GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
   B. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)
   C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

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apic

CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
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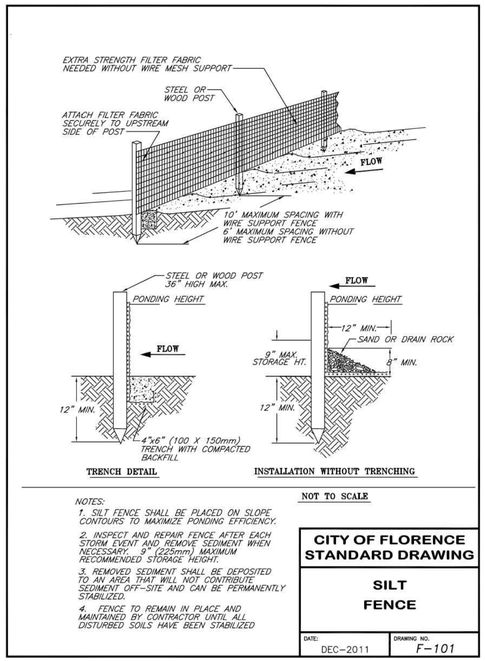
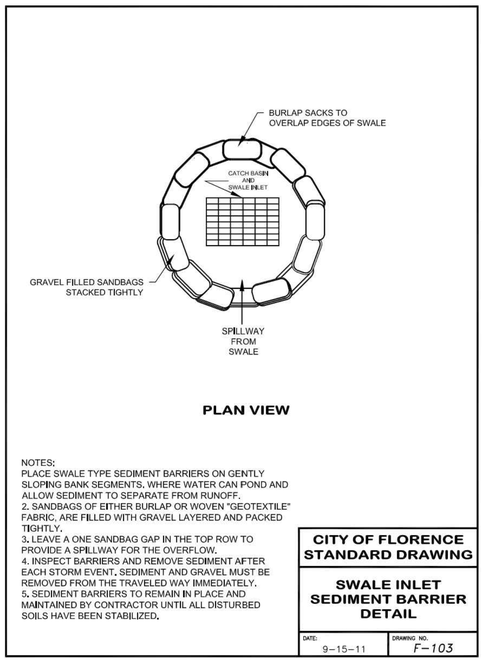
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C150

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-1200C GRAD.DWG




SILT FENCE
NTS
1



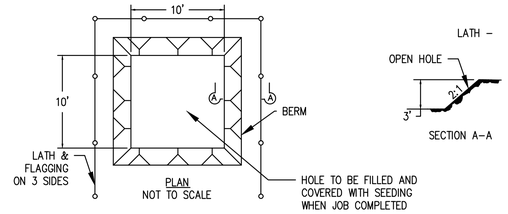

SWALE INLET SEDIMENT BARRIER
NTS
2

CONSTRUCTION SPECIFICATIONS

MATERIAL USE:
1. INSTALL STORM DRAIN PROTECTION AT ANY DOWN-GRADIENT INLETS THAT MAY BE IMPACTED BY THE ACTIVITY. SEE THE BMP ON "STORM DRAIN INLET PROTECTION."
2. DO NOT PLACE CONCRETE DURING RAIN (PRECIPITATION THAT IS SUFFICIENT TO CAUSE LOCAL RUNOFF) OR WITHIN 18 HOURS OF FORECASTED RAIN.
3. PLACE STOPPERS ON CONCRETE TRUCK CHUTES DURING TRAVEL ONSITE TO MANAGE POTENTIAL DRIBBLING OF CONCRETE MATERIAL.

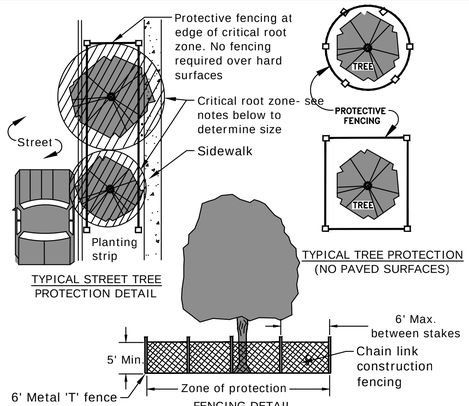
WASTE MANAGEMENT:
1. DO NO DISCHARGE CONCRETE RESIDUE OR PARTICULATE MATTER INTO A STORM DRAIN INLET OR WATERCOURSE.
2. EXCESS CONCRETE SHALL NOT BE DUMPED ON-SITE.
3. THE FOLLOWING OPTIONS SHALL BE USED FOR CONCRETE TRUCK CHUTE AND/OR PUMP AND HOSE WASHOUT:

CONCRETE WASHOUTS:
WASHOUT STATIONS CAN BE A PLASTIC LINED TEMPORARY PIT OR BERMED AREA DESIGNED WITH SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS PLUS ENOUGH CAPACITY FOR RAINWATER. THE DESIGNATED AREA SHALL BE LOCATED AWAY FROM STORM DRAIN INLETS, OR WATERCOURSES. NEW WASHOUTS SHALL BE CONSTRUCTED AS NEEDED TO PROVIDE SUFFICIENT WASHOUT CAPACITY ON-SITE. WASTES OTHER THAN CONCRETE (I.E. TRASH, PAINT WASTES, ETC.) SHALL NOT BE DISPOSED OF IN THE WASHOUT.



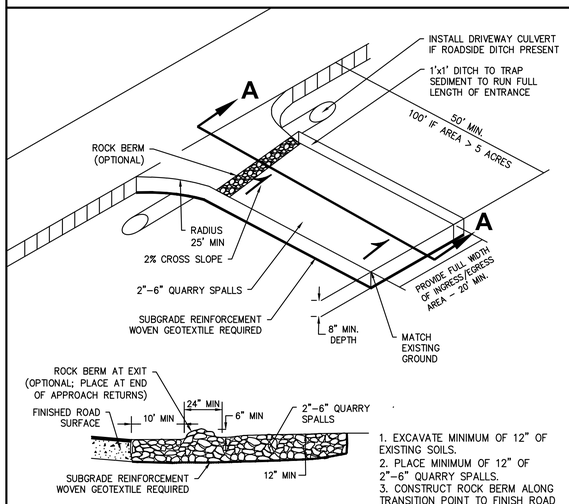

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. CARE TO NOT OVERFILL PIT IS REQUIRED.

CONCRETE WASHOUT
NTS
3




Notes:
1) The critical root zone (CRZ) shall be an area with a radius at least 5' from the edge of the tree dripline. 2) The CRZ shall be marked and protected by a construction fence placed around the perimeter prior to construction. 3) No soil grade changes or compaction shall take place within the CRZ except as directed. 4) No storage of material shall be allowed within the CRZ. 5) If work is done within the CRZ, care must be taken to minimize root disturbance. Special care shall be taken during excavation and removal of existing curb, gutter, and sidewalks to avoid damage to tree roots. Locate existing tree roots using hand tools or other approved methods such as an airspade. 6) Protective fencing is required when the work area is within the CRZ of trees, except where portions of the CRZ are covered with pavement such as streets or walks. 7) No root over 2" shall be cut without approval of the urban forester (or an approved arborist). Roots shall be cut with approved saws. No roots over 2" shall be cut or torn during trenching with power equipment such as backhoes and trenchers. Utility lines and irrigation or other pipes shall be installed by hand digging or tunneling under roots, as necessary, to avoid cutting roots 2" and larger.

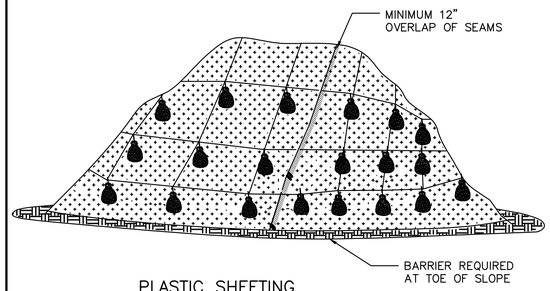
TREE PROTECTION FENCING
NTS
4




1. EXCAVATE MINIMUM OF 12" OF EXISTING SOILS.
2. PLACE MINIMUM OF 12" OF 2"-6" QUARRY SPALLS.
3. CONSTRUCT ROCK BERM ALONG TRANSITION POINT TO FINISH ROAD SURFACES. DIVERT RUNOFF TO ONSITE AREA (OPTIONAL).

NOTES:
1. FOR DEVELOPMENT PROJECTS REVIEWED BY ENGINEERING SERVICES. NOT FOR USE WITH SINGLE FAMILY OR DUPLEX RESIDENTIAL BUILDING PERMITS. SEE BUILDING DEPT. FOR GRAVEL CONSTRUCTION ENTRANCE PLAN.
2. INSTALL WOVEN GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.
3. VEHICLE WASHDOWN AREA, IF REQUIRED, IS TO BE INSTALLED AND USED TO REMOVE SEDIMENT FROM VEHICLES THAT ARE ABOUT TO ENTER AN ESTABLISHED ROAD.
4. WASHDOWN AREA TO BE MADE UP OF CLEAN 2"- 6" QUARRY SPALLS, 1" DEEP (MIN) OVER WOVEN GEOTEXTILE FABRIC. WASHDOWN AREA TO BE FULL WIDTH OF ENTRANCE AND 50' (MIN.), AND 100' IF EXPOSED SOIL IS OVER 5 ACRES.
5. AT TIME OF PRECONSTRUCTION MEETING, THE COUNTY INSPECTOR MAY REQUIRE THE ENTRANCE TO BE PAVED TO THE EDGE OF THE RIGHT-OF-WAY PRIOR TO THE INSTALLATION OF A WASHDOWN ENTRANCE TO AVOID DAMAGE TO THE EXISTING ROADWAY.
6. THE RESPONSIBLE EROSION CONTROL INDIVIDUAL IS TO ENSURE THAT ALL VEHICLES USE THIS ENTRANCE AND ARE TO BE INSPECTED AND CLEANED OF SOILS BEFORE LEAVING PROJECT, AND THAT THE ENTRANCE IS TO BE KEPT CLEAN AT ALL TIMES.

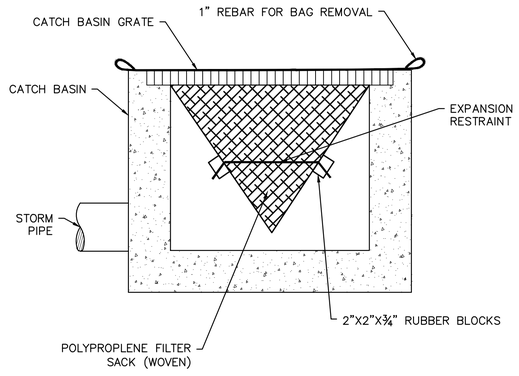
STABALIZED CONSTRUCTION ENTRANCE/ EXIT
NTS
4




PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING
NTS
5




WOVEN POLYPROPLENE SACK

NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION-TYPE 5
NTS
6

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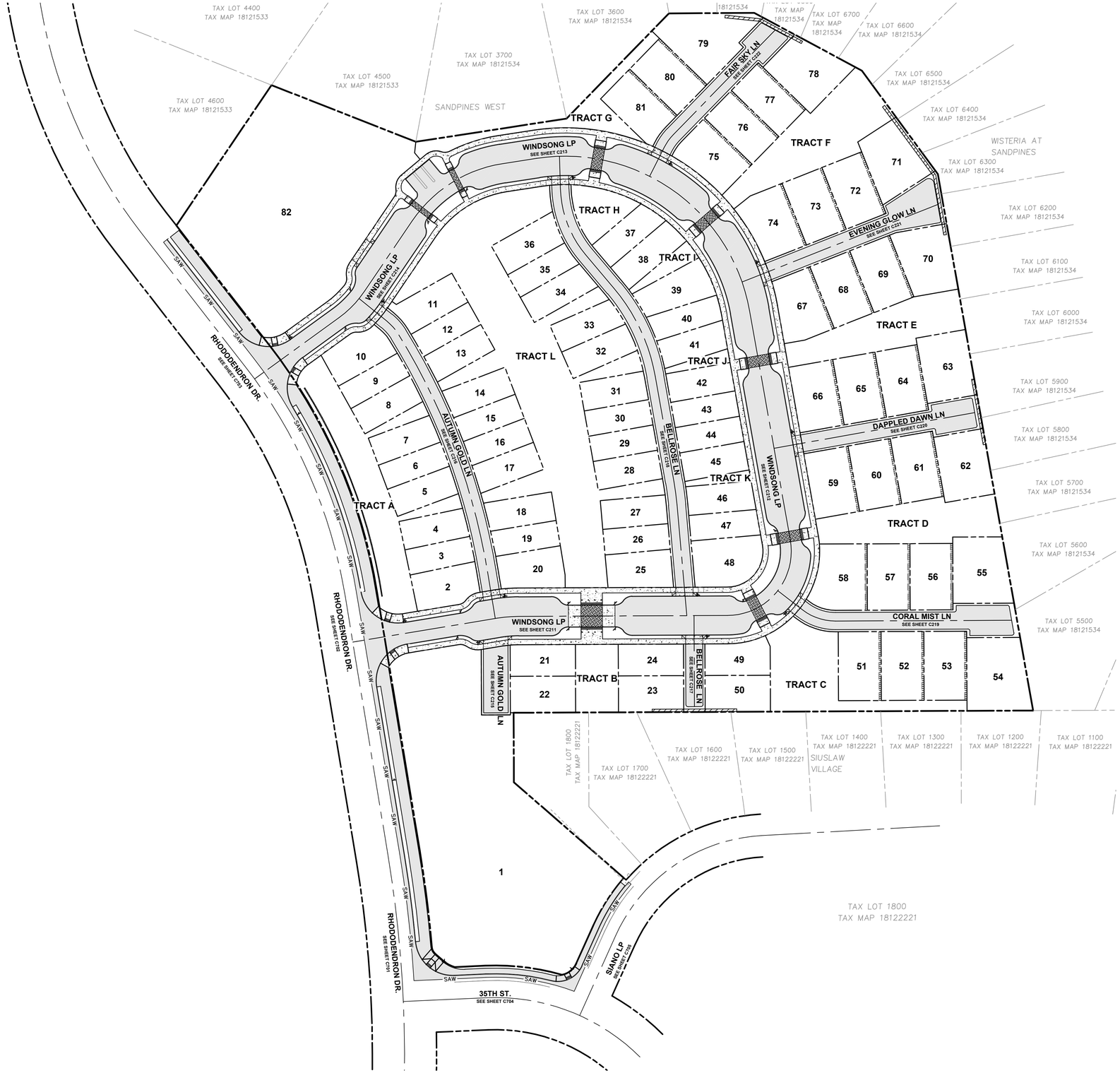


## LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SCORING
- PROPOSED RETAINING WALL

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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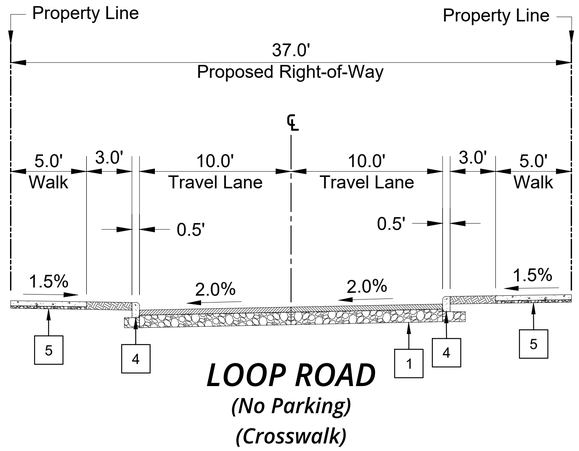
## CONSTRUCTION KEY NOTES

1. 4" ASPHALTIC CONCRETE (AC); COMPACT TO 92% OR RICE DENSITY AASHTO T-209
   2" CRUSHED AGGREGATE BASE 3/4"-0 (LEVELING COURSE); COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   10" CRUSHED AGGREGATE BASE 1-1/2"-0; COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   12" SUBGRADE; COMPACT TO 95% OF STANDARD PROCTOR AASHTO T-99 OR EQUIVALENT
   LAYER OF NONWOVEN GEOTEXTILE MATERIAL
2. 2" ASPHALTIC CONCRETE (AC); COMPACT TO 92% OR RICE DENSITY AASHTO T-209
   6" CRUSHED AGGREGATE BASE 1-1/2"-0; COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   12" SUBGRADE; COMPACT TO 95% OF STANDARD PROCTOR AASHTO T-99 OR EQUIVALENT
3. 3" ASPHALTIC CONCRETE (AC); COMPACT TO 92% OR RICE DENSITY AASHTO T-209
   2" CRUSHED AGGREGATE BASE 3/4"-0 (LEVELING COURSE); COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   6" CRUSHED AGGREGATE BASE 1-1/2"-0; COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   12" SUBGRADE; COMPACT TO 95% OF STANDARD PROCTOR AASHTO T-99 OR EQUIVALENT
4. STANDARD CURB, SEE CITY OF FLORENCE STANDARD DRAWING F-203 ON SHEET C901.
5. CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DRAWING F-205 ON SHEET C901.
6. VEGETATED FILTER STRIP WITH 18" DEEP GROWING MEDIUM AND 18"W x 18"D WASHED DRAIN ROCK GRAVEL TRENCH.

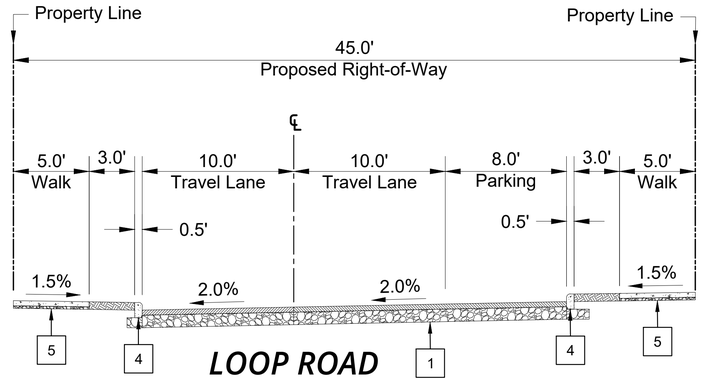
### SUBGRADE/ AGGREGATE SEPARATION

WOVEN OR NONWOVEN FABRIC CONFORMING TO THE FOLLOWING PHYSICAL PROPERTIES:

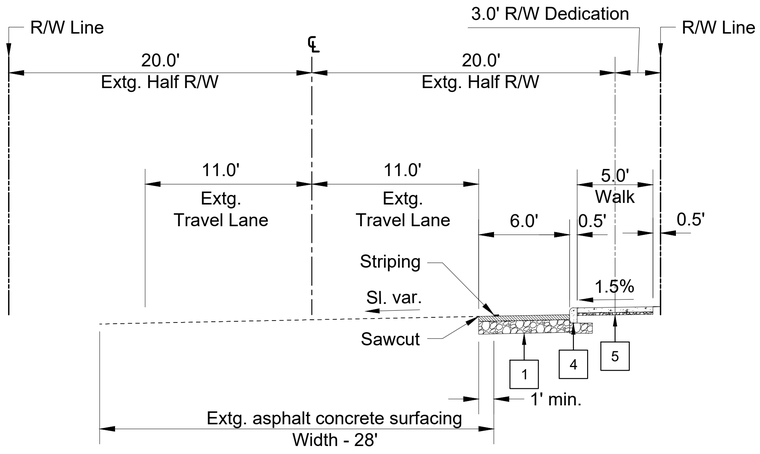
| | | |
|---|---|---|
| MINIMUM GRAB TENSILE STRENGTH | ASTM METHOD D-4632 | 180 lb |
| MINIMUM PUNCTURE STRENGTH (CBR) | ASTM METHOD D-6241 | 371 lb |
| ELONGATION | ASTM METHOD D-4632 | 15% |
| MAXIMUM APPARENT OPENING SIZE | ASTM METHOD 4751 | No. 40 |
| MINIMUM PERMITTIVITY | ASTM METHOD D-4491 | 0.05 $s^{-1}$ |



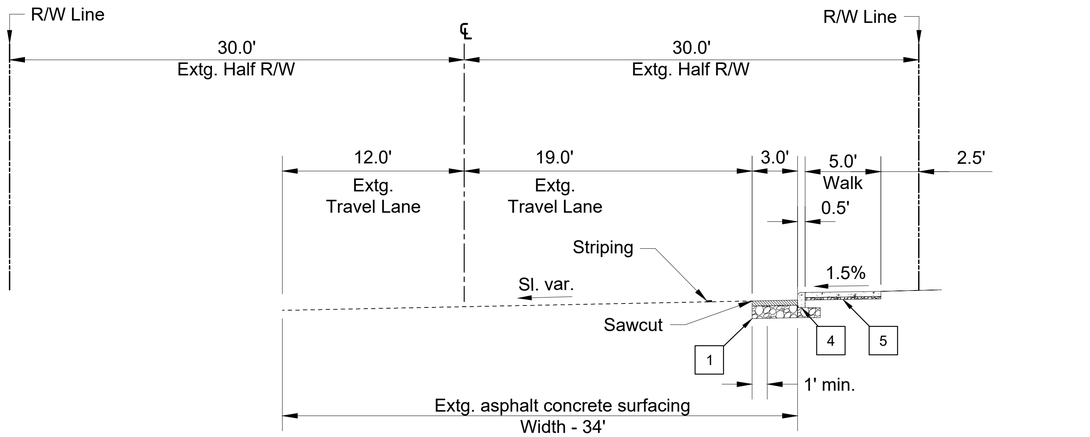

**LOOP ROAD**
*(No Parking)*
*(Crosswalk)*



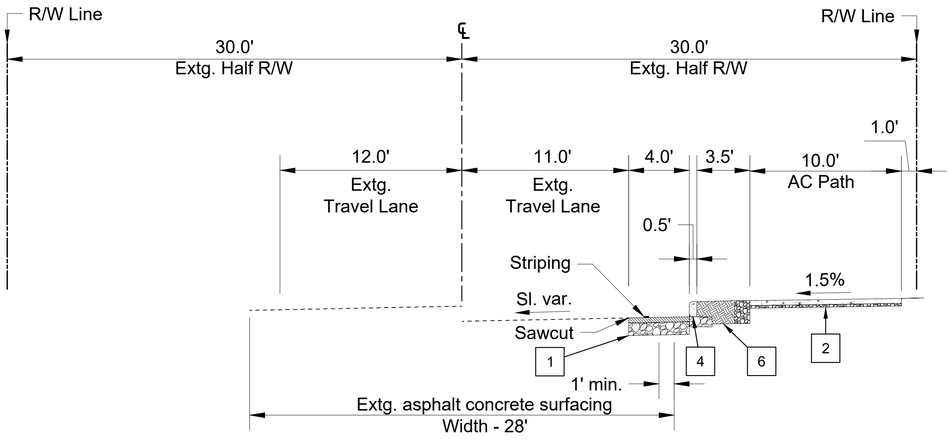

**LOOP ROAD**
*(Parking One Side)*



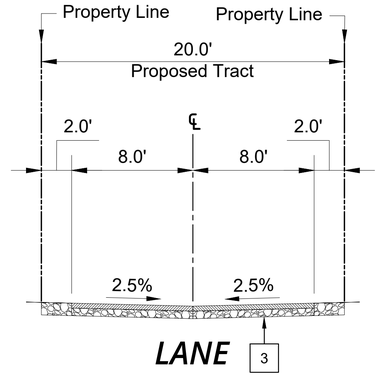

**SIANO LOOP**
*(Bike Lane)*



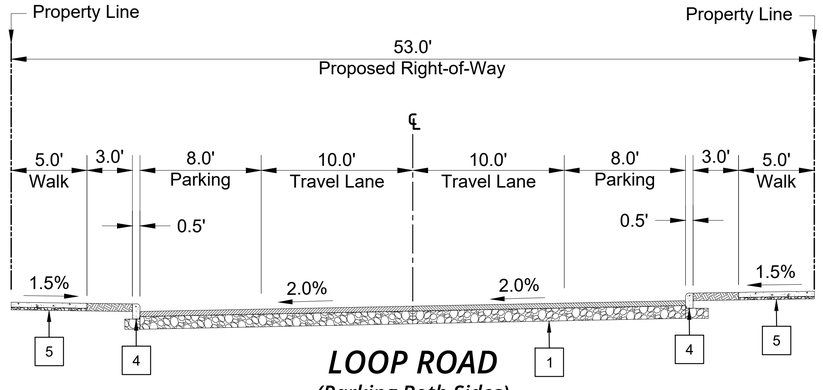

**35TH STREET**




**RHODODENDRON DRIVE**




**LANE**




**LOOP ROAD**
*(Parking Both Sides)*

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

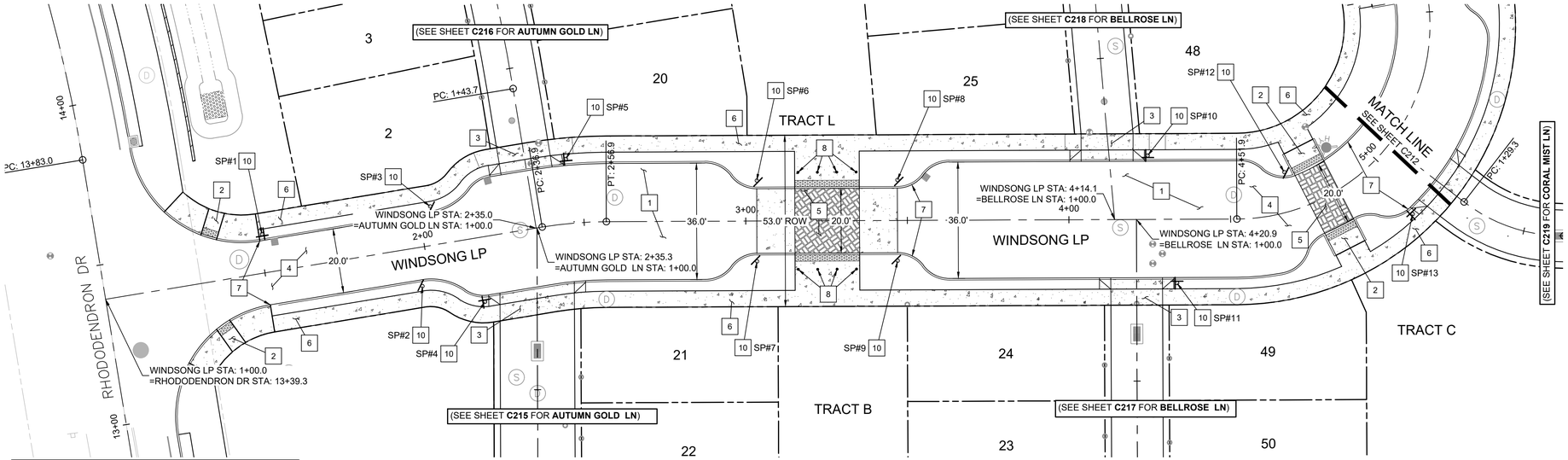
# TYPICAL SECTIONS
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

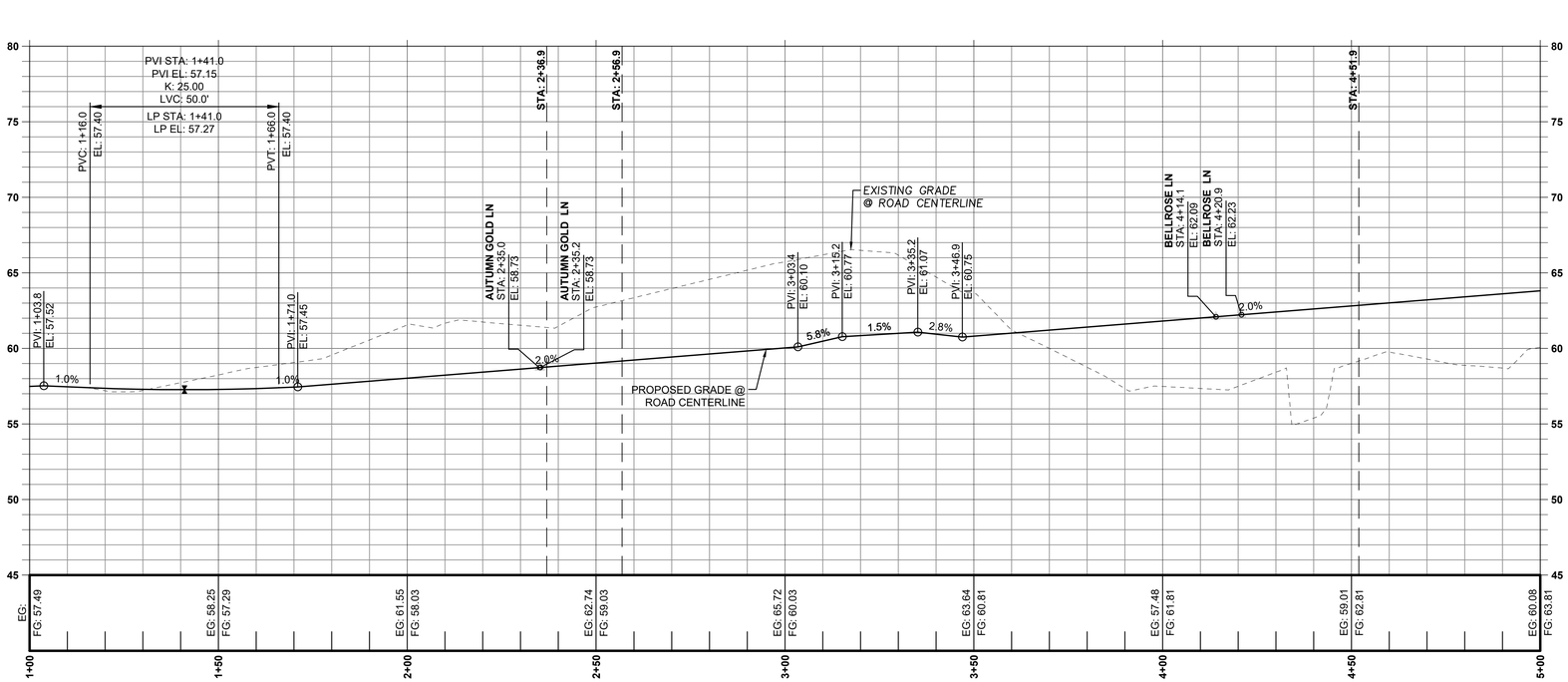
SHEET NUMBER
C210




**WINDSONG LOOP PLAN**
(STA: 1+00 - STA: 5+00)

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.




**WINDSONG LP PROFILE**
(STA: 1+00 - STA: 5+00)
SCALE: 1" = 20' H; 1" = 5' V

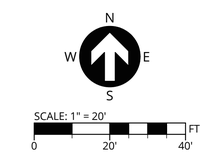
### SIGN POST TABLE

| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
|---|---|---|---|---|---|
| SP #1 | WINDSONG LP | 1+51.0 | 12.0' | LEFT | A, B, C |
| SP #2 | WINDSONG LP | 1+97.4 | 12.0' | RIGHT | M |
| SP #3 | WINDSONG LP | 2+03.7 | 12.0' | LEFT | N |
| SP #4 | WINDSONG LP | 2+15.7 | 20.0' | RIGHT | C, D |
| SP #5 | WINDSONG LP | 2+46.1 | 20.0' | LEFT | C, E |
| SP #6 | WINDSONG LP | 3+03.4 | 12.5' | LEFT | M |
| SP #7 | WINDSONG LP | 3+03.4 | 12.5' | RIGHT | N |
| SP #8 | WINDSONG LP | 3+46.9 | 12.5' | LEFT | N |
| SP #9 | WINDSONG LP | 3+46.9 | 12.5' | RIGHT | M |
| SP #10 | WINDSONG LP | 4+24.4 | 20.0' | LEFT | C, G |
| SP #11 | WINDSONG LP | 4+33.4 | 20.0' | RIGHT | C, F |
| SP #12 | WINDSONG LP | 4+70.7 | 12.5' | LEFT | M |
| SP #13 | WINDSONG LP | 4+96.8 | 20.0' | RIGHT | C, H |

### SIGN TYPE TABLE

| SIGN TYPE | QTY. USED | . | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
|---|---|---|---|---|---|
| A | 1 | 30 | 30 | R1-1 | STOP |
| B | 1 | * | 6 | D3-1 | RHODODENDRON DRIVE |
| C | 6 | * | 6 | D3-1 | WINDSONG LOOP |
| D | 1 | * | 6 | D3-1 | AUTUMN GOLD COURT |
| E | 1 | * | 6 | D3-1 | AUTUMN GOLD LANE |
| F | 1 | * | 6 | D3-1 | BELLROSE COURT |
| G | 1 | * | 6 | D3-1 | BELLROSE LANE |
| H | 1 | * | 6 | D3-1 | CORAL MIST LANE |
| M | 4 | 18 | 24 | R7-2-E | NO PARKING (RT ARROW) |
| N | 3 | * | 6 | R7-2-E | NO PARKING (LT ARROW) |

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13




SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
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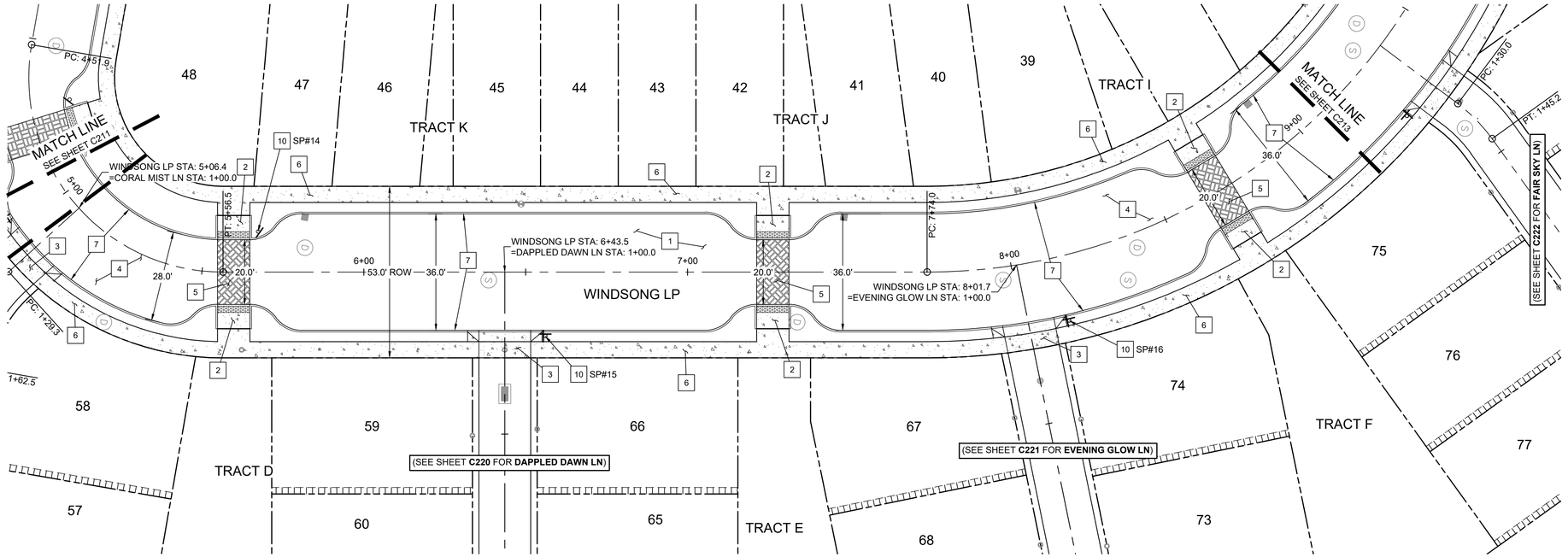
*WINDSONG LOOP (1+00 - 5+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC Fflorence HOLDINGS, LLC
FLORENCE, OR

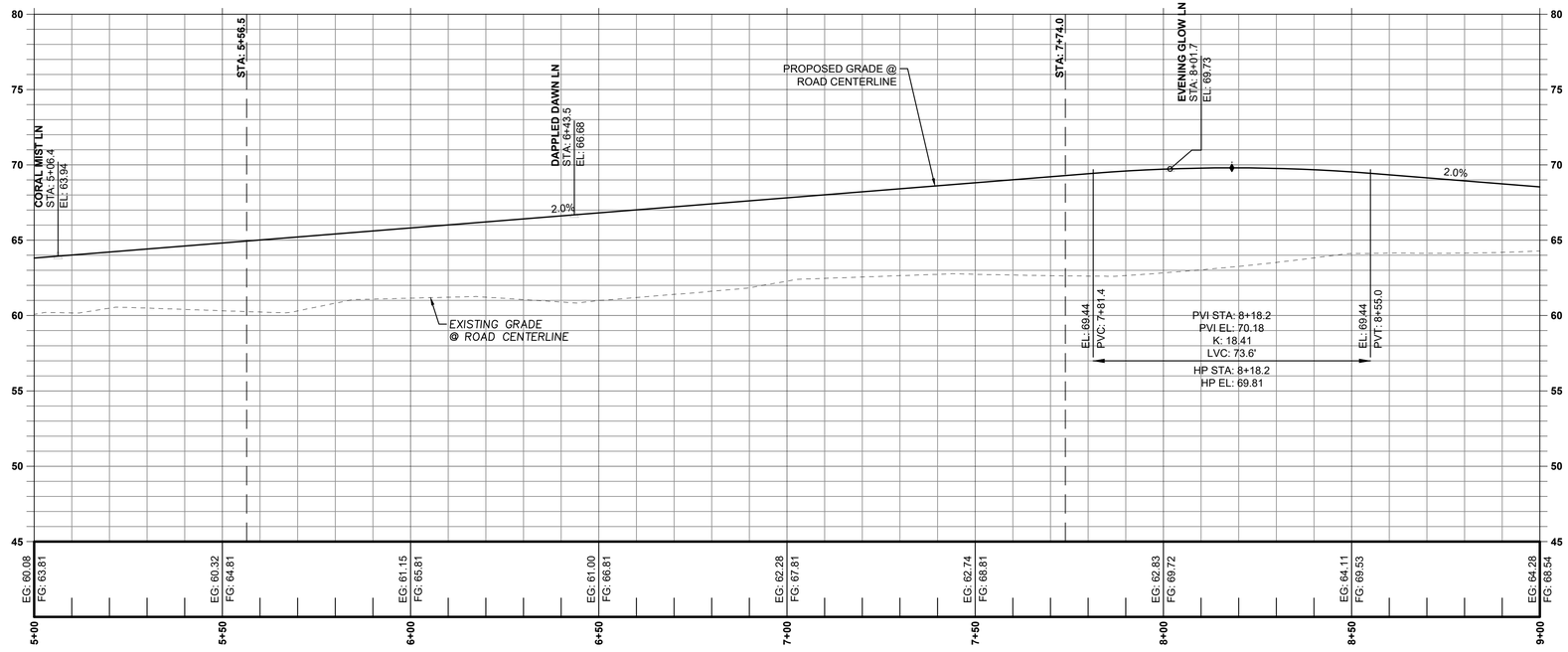
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C211




**WINDSONG LOOP PLAN**
(STA: 5+00 - STA: 9+00)




**WINDSONG LP PROFILE**
(STA: 5+00 - STA: 9+00)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

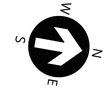
**SIGN POST TABLE**

| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
|---|---|---|---|---|---|
| SP #14 | WINDSONG LP | 5+67.3 | 12.5' | LEFT | N |
| SP #15 | WINDSONG LP | 6+56.0 | 20.0' | RIGHT | C, J |
| SP #16 | WINDSONG LP | 8+13.7 | 20.0' | RIGHT | C, K |

**SIGN TYPE TABLE**

| SIGN TYPE | QTY. USED | . | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
|---|---|---|---|---|---|
| C | 2 | * | 6 | D3-1 | WINDSONG LOOP |
| J | 1 | * | 6 | D3-1 | DAPPLED DAWN LANE |
| K | 1 | * | 6 | D3-1 | EVENING GLOW LANE |

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13




SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

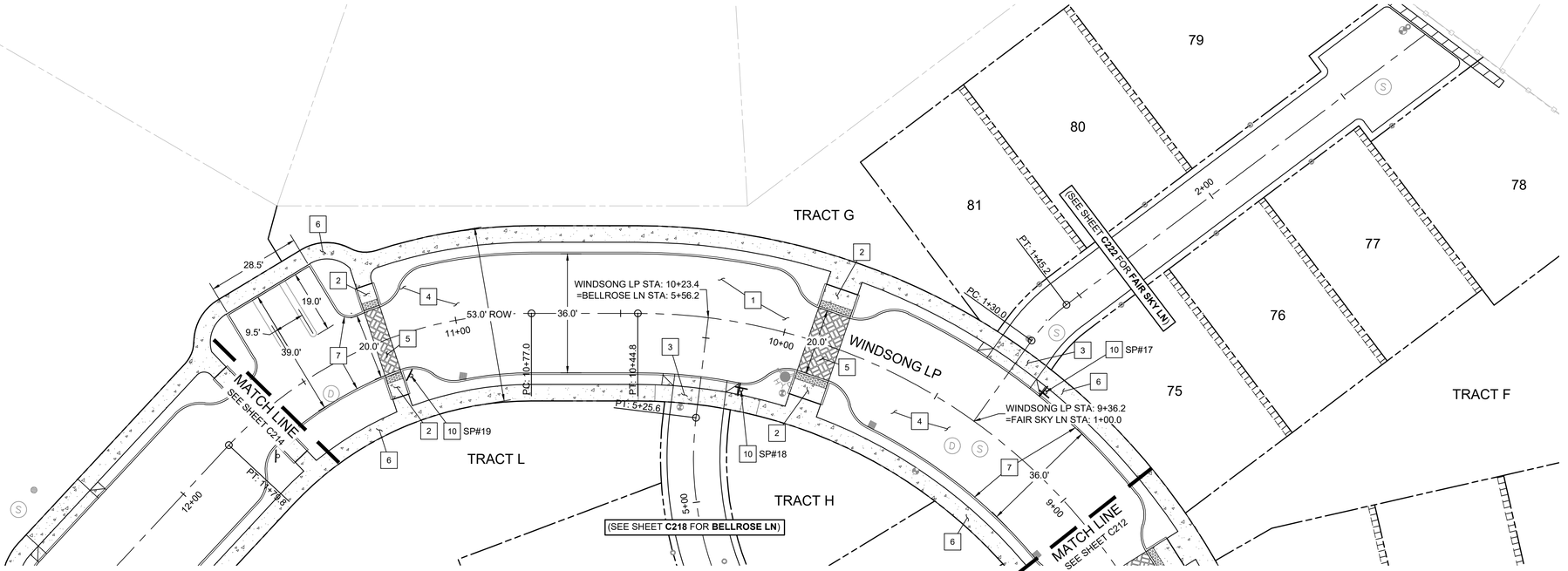
ISSUED FOR
PERMIT SET

*WINDSONG LOOP (5+00 - 9+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

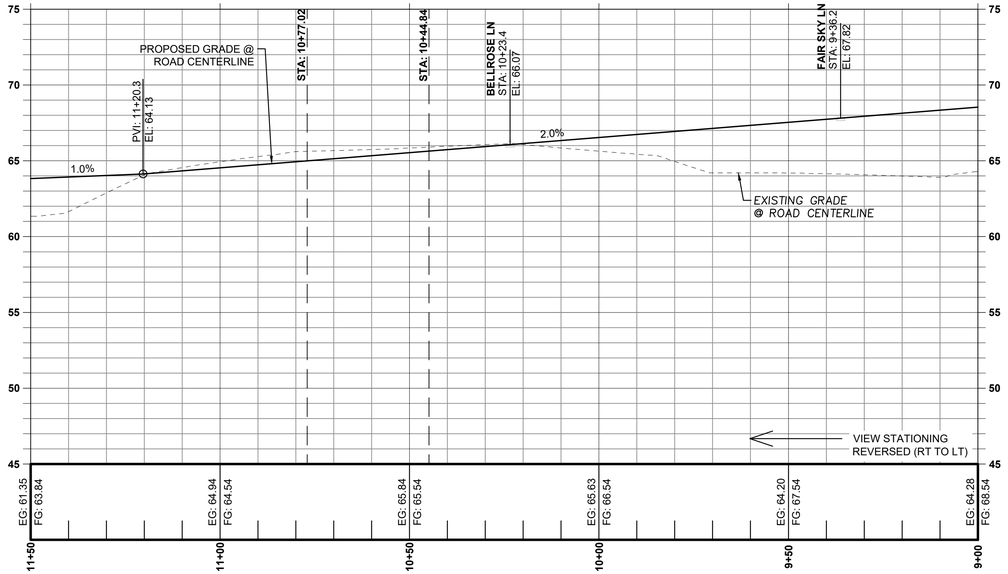
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C212




**WINDSONG LOOP PLAN**
(STA: 9+00 - STA: 11+50)




**WINDSONG LP PROFILE**
(STA:9+00 - STA:11+50)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
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12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

### SIGN POST TABLE

| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
|---|---|---|---|---|---|
| SP #17 | WINDSONG LP | 9+25.0 | 20.0' | RIGHT | C, I, L |
| SP #18 | WINDSONG LP | 10+09.3 | 2.0' | LEFT | C, G |
| SP #19 | WINDSONG LP | 11+18.3 | 12.5' | LEFT | M |

### SIGN TYPE TABLE

| SIGN TYPE | QTY. USED | WIDTH (IN) | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
|---|---|---|---|---|---|
| C | 3 | * | 6 | D3-1 | WINDSONG LOOP |
| G | 1 | * | 6 | D3-1 | BELLROSE LANE |
| I | 1 | * | 6 | D3-1 | FAIR SKY LANE |
| L | 1 | 18 | 24 | R7-2-E | NO PARKING (RT ARROW) |
| M | 1 | 18 | 24 | R7-2-E | NO PARKING (LT ARROW) |

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13

N W E S

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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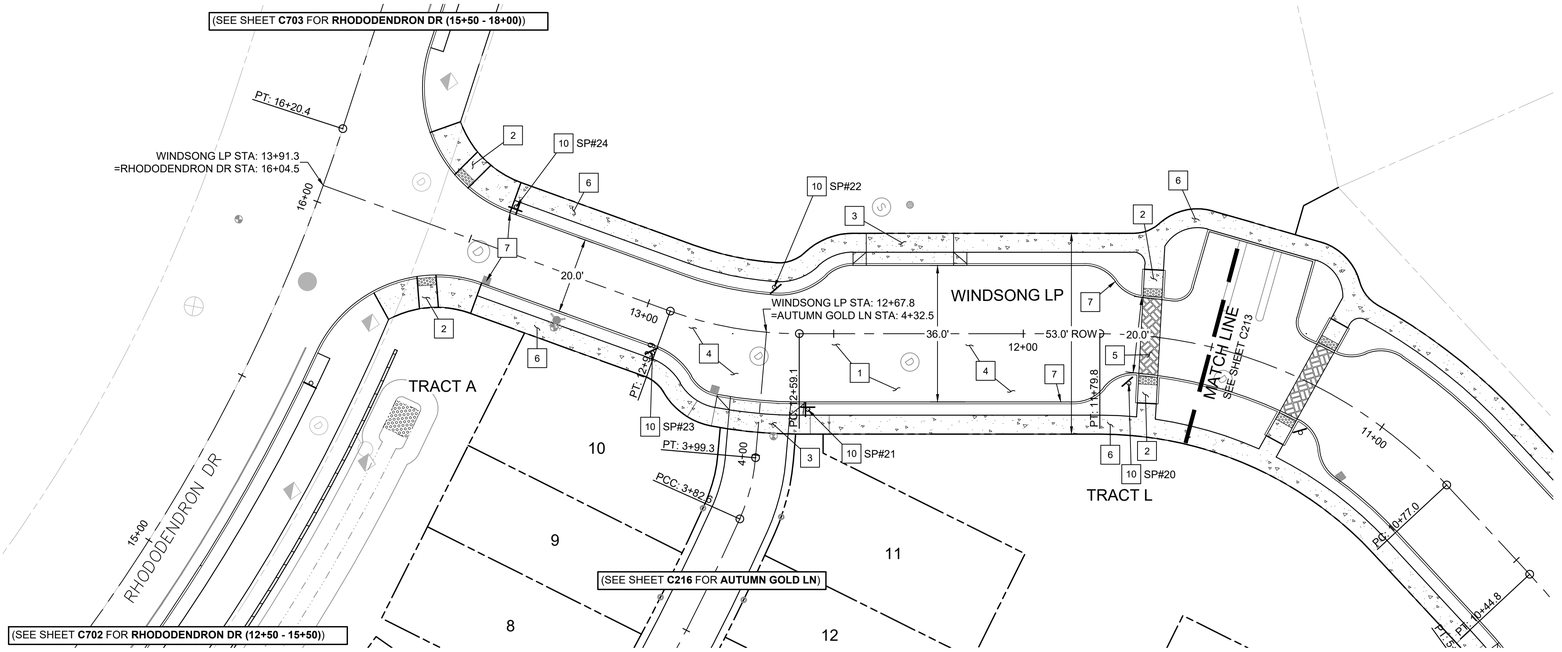
# WINDSONG LOOP (9+00 - 11+50)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

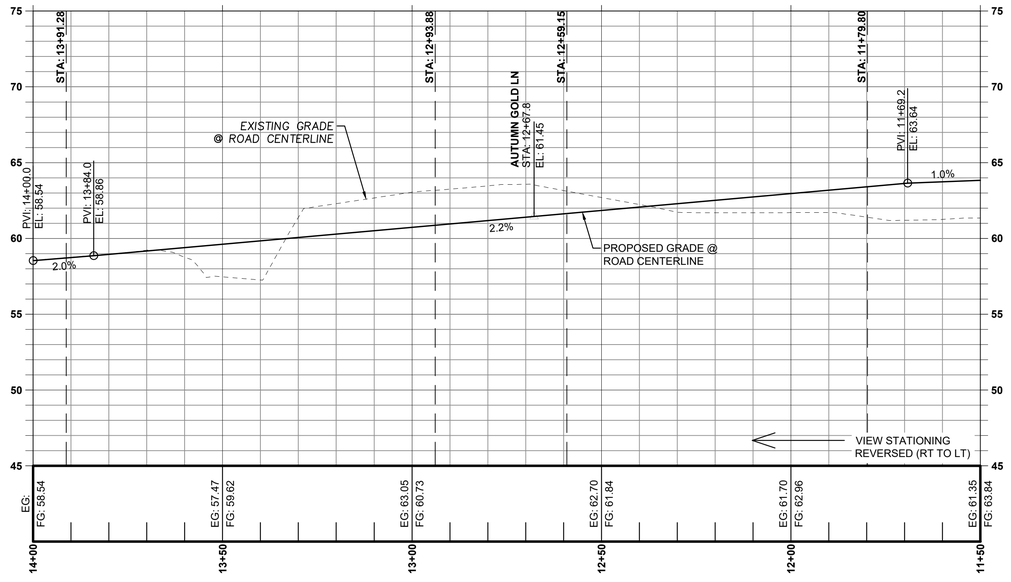
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C213




**WINDSONG LOOP PLAN**
(STA: 11+50 - STA: 14+00)




**WINDSONG LP PROFILE**
(STA:11+50 - STA:14+00)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

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12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

### SIGN POST TABLE

| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
|---|---|---|---|---|---|
| SP #20 | WINDSONG LP | 11+71.2 | 12.5' | LEFT | N |
| SP #21 | WINDSONG LP | 12+56.9 | 20.0' | LEFT | C, G |
| SP #22 | WINDSONG LP | 12+66.6 | 12.0' | RIGHT | N |
| SP #23 | WINDSONG LP | 12+94.5 | 12.0' | LEFT | M |
| SP #24 | WINDSONG LP | 13+41.5 | 12.0' | RIGHT | A, B, C |

### SIGN TYPE TABLE

| SIGN TYPE | QTY. USED | WIDTH (IN) | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
|---|---|---|---|---|---|
| A | 1 | 30 | 30 | R1-1 | STOP |
| B | 1 | * | 6 | D3-1 | RHODODENDRON DRIVE |
| C | 2 | * | 6 | D3-1 | WINDSONG LOOP |
| G | 1 | * | 6 | D3-1 | AUTUMN GOLD LANE |
| M | 1 | 18 | 24 | R7-2-E | NO PARKING (RT ARROW) |
| N | 2 | * | 6 | R7-2-E | NO PARKING (LT ARROW) |

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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JUNE 16, 2017
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EXPIRES: 12/31/21
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apic

*WINDSONG LOOP (11+50 - 14+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
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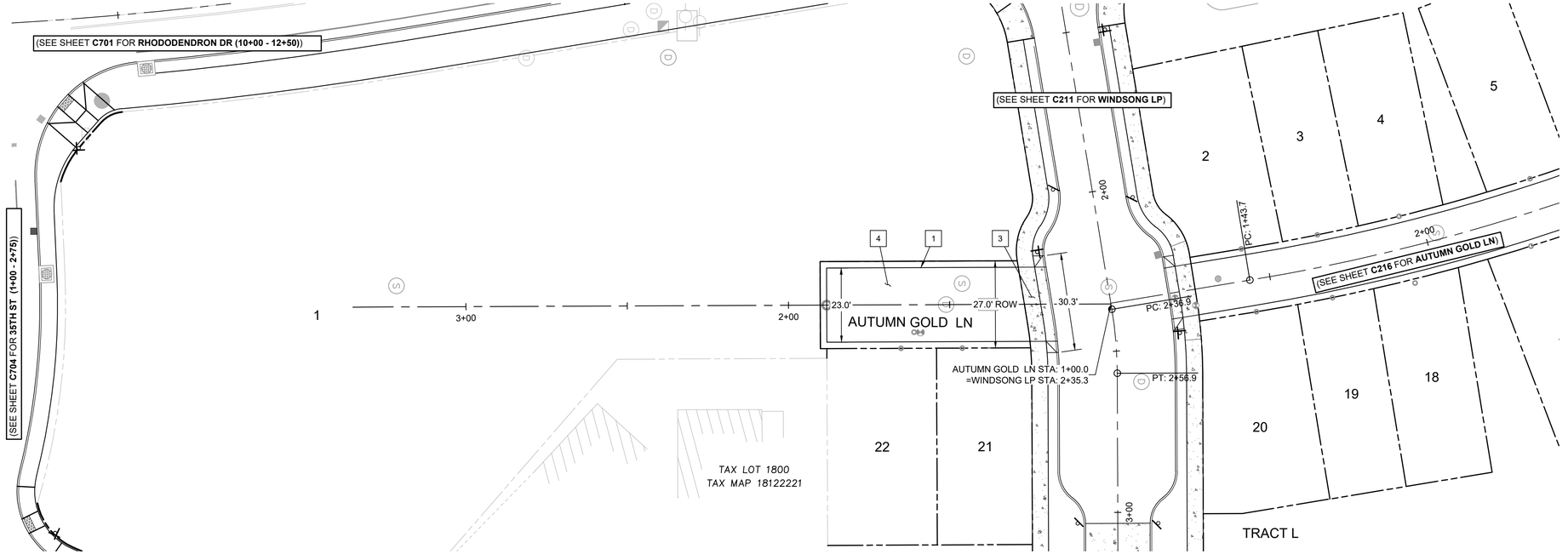
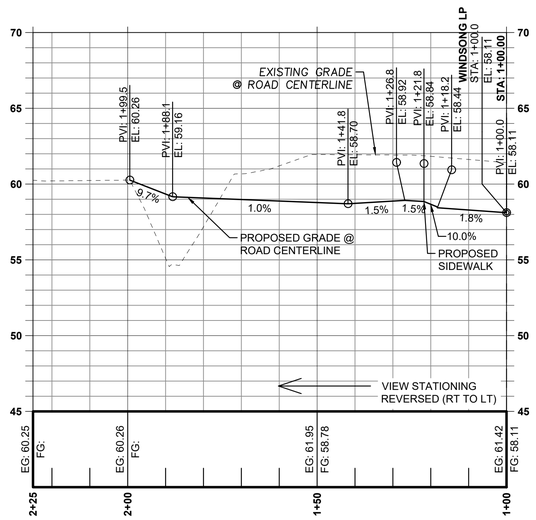
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C214




**AUTUMN GOLD LN PLAN**
(STA: 1+00 - STA: 2+25)




**AUTUMN GOLD LN PROFILE**
(STA:1+00 - STA:2+25)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEET _.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

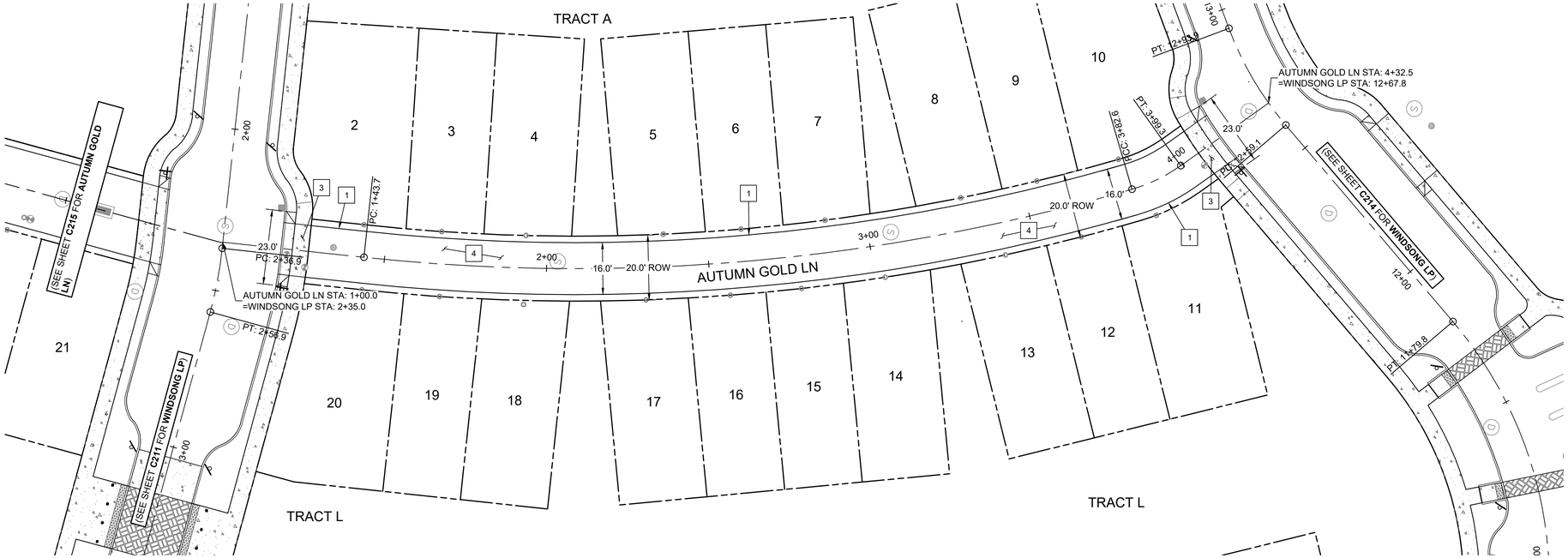
PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*AUTUMN GOLD LN (1+00 - 2+25)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

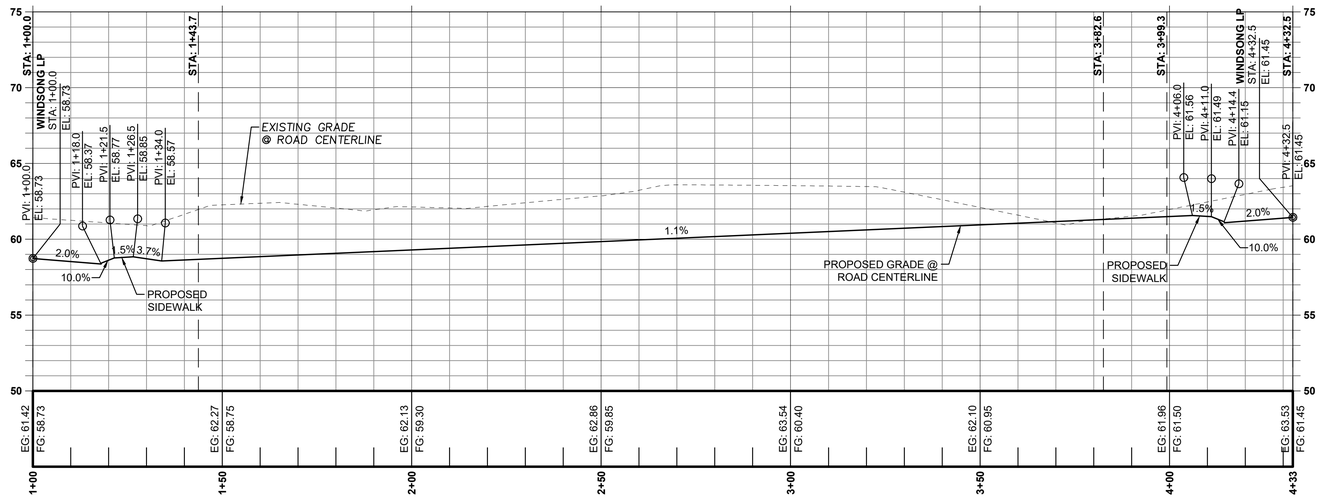
SHEET NUMBER
C215



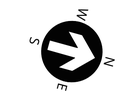

**AUTUMN GOLD LANE PLAN**
(STA: 1+00 - STA: 4+33)

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.




**AUTUMN GOLD LN PROFILE**
(STA: 1+00 - STA: 4+33)
SCALE: 1" = 20' H; 1" = 5' V




SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

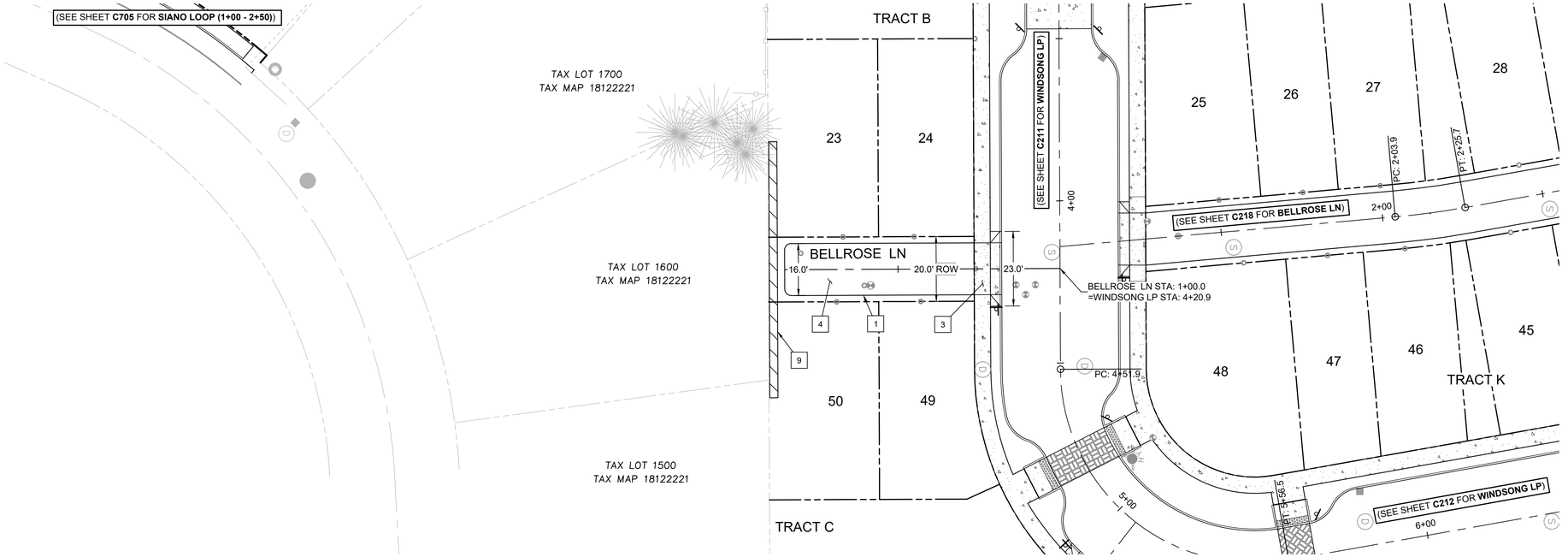
apic

*AUTUMN GOLD LN (1+00 - 4+33)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

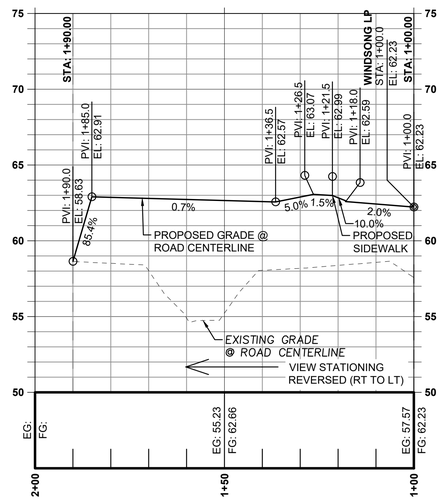
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C216



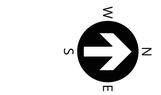

**BELLROSE LN PLAN**
(STA: 1+00 - STA: 2+00)




**BELLROSE LN PROFILE**
(STA:1+00 - STA:2+00)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.




SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
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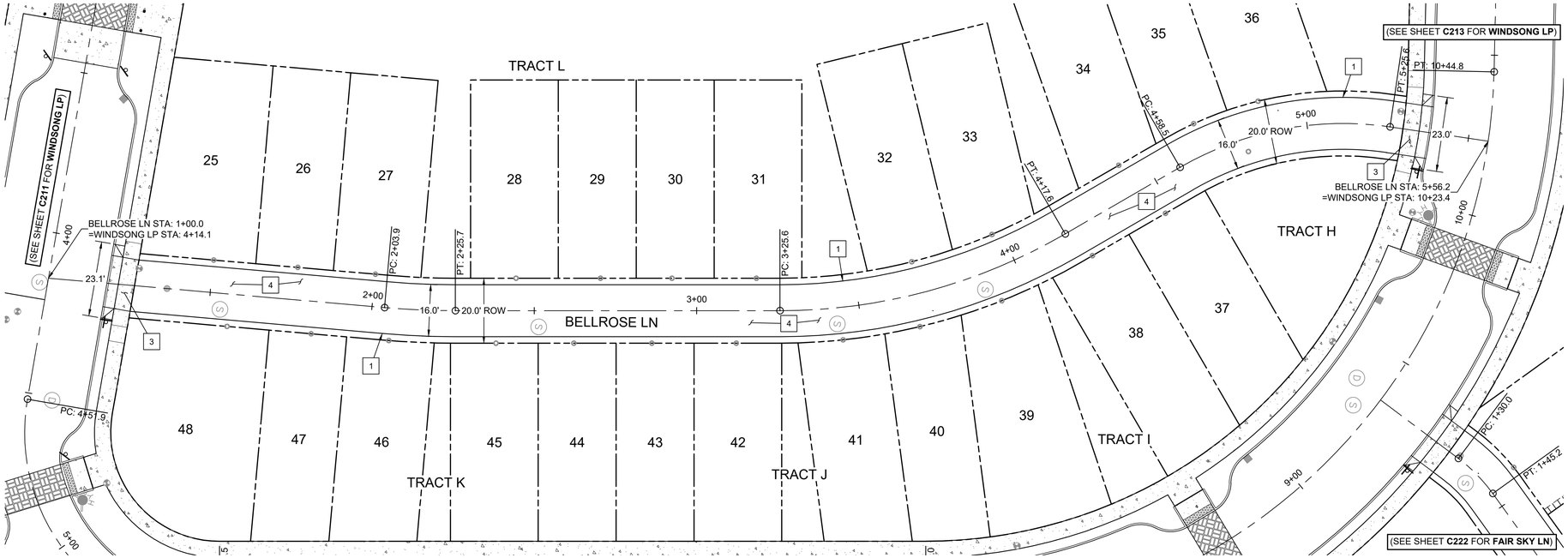
*BELLROSE LN (1+00 - 2+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

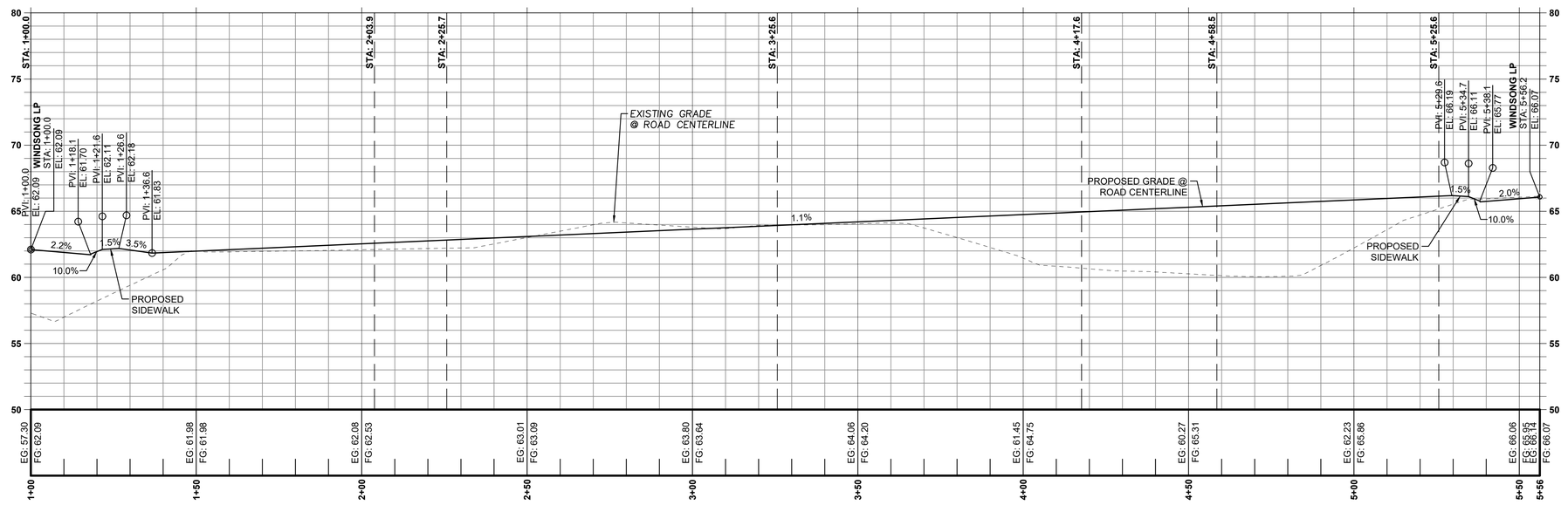
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C217




**BELLROSE LN PLAN**
(STA: 1+00 - STA: 5+56)




**BELLROSE LN PROFILE**
(STA: 1+00 - STA: 5+56)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
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5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
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PUBLISH DATE
2021-09-10

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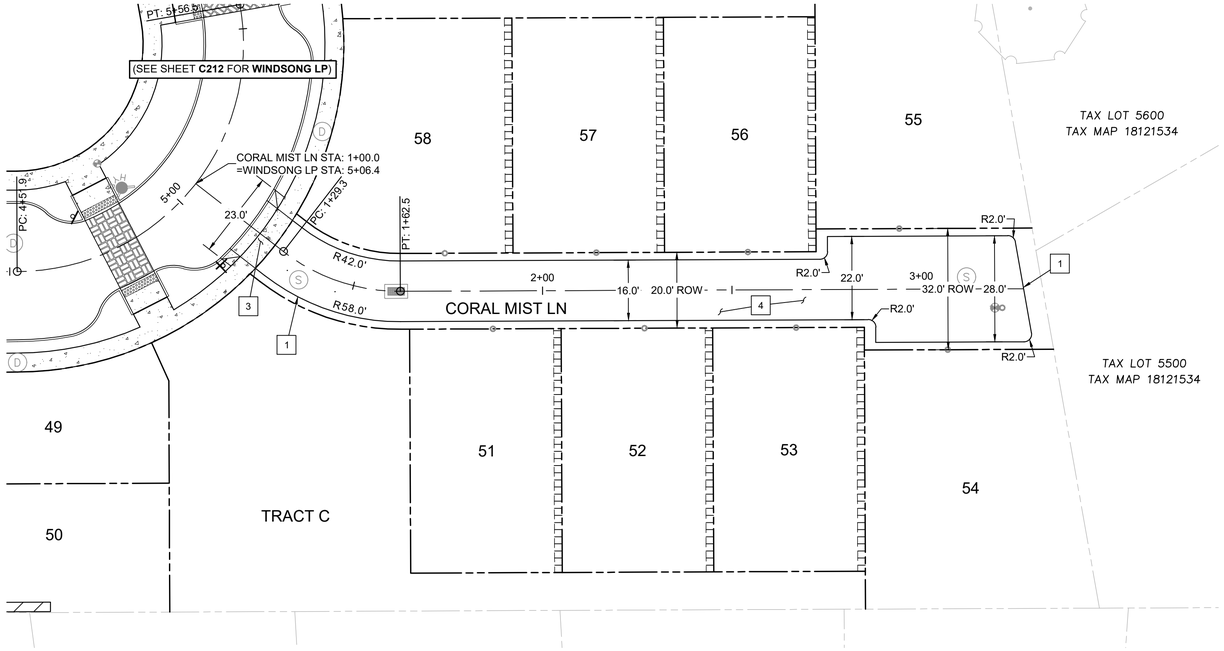
apic

*BELLROSE LN (1+00 - 5+56)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

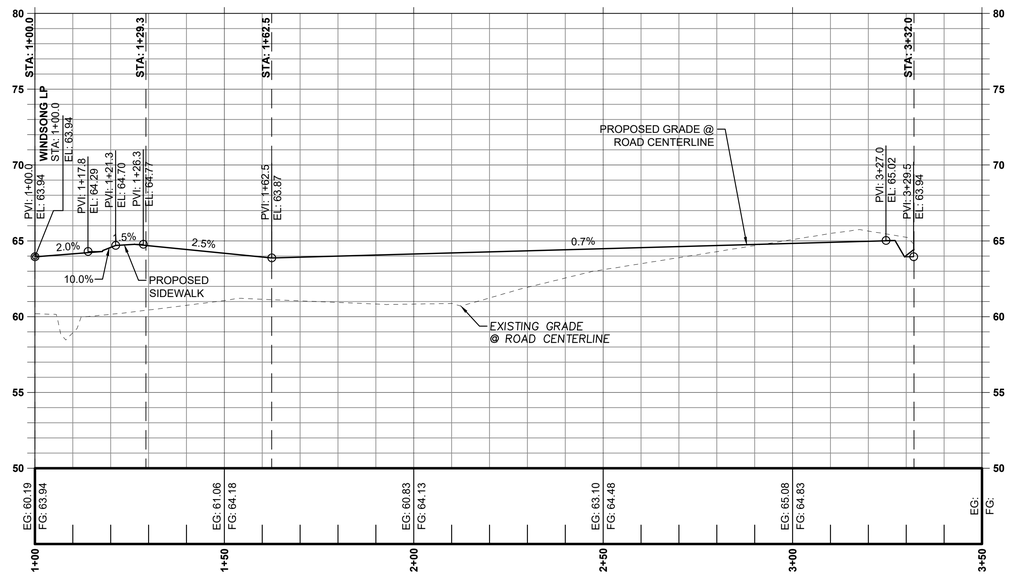
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C218




**CORAL MIST LANE PLAN**
(STA: 1+00 - STA: 3+50)




**CORAL MIST LN PROFILE**
(STA: 1+00 - STA: 3+50)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
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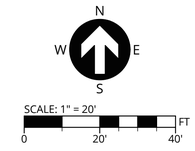
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.




SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

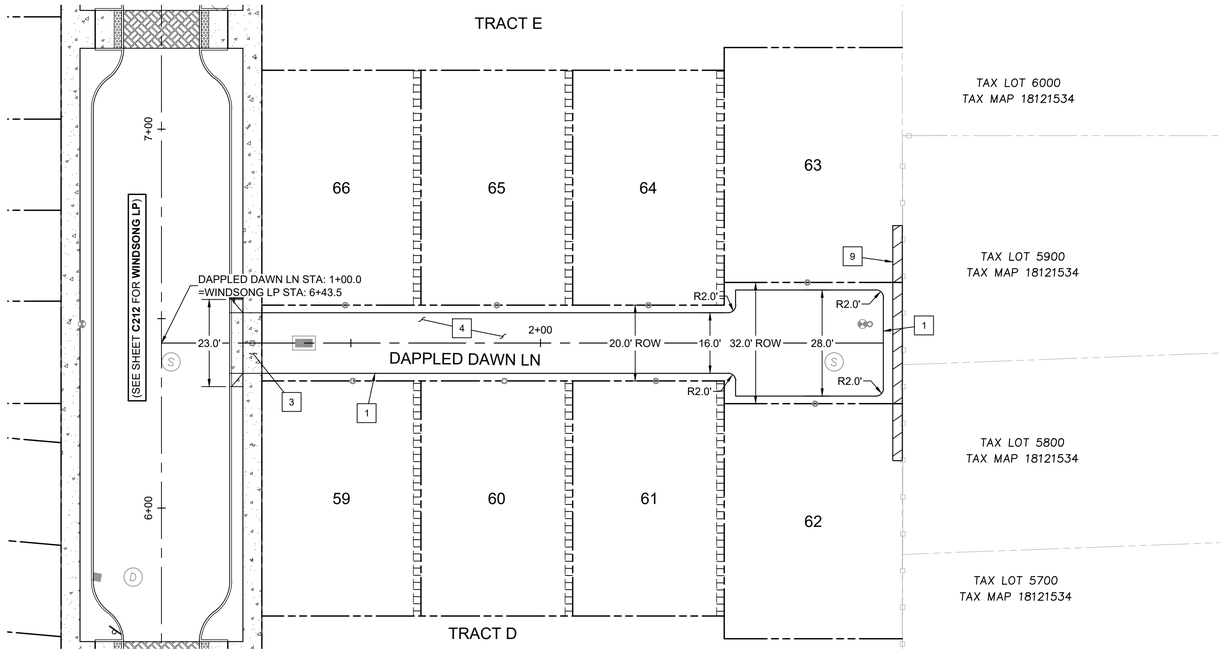
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

*CORAL MIST LN (1+00 - 3+50)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC Fflorence HOLDINGS, LLC
FLORENCE, OR

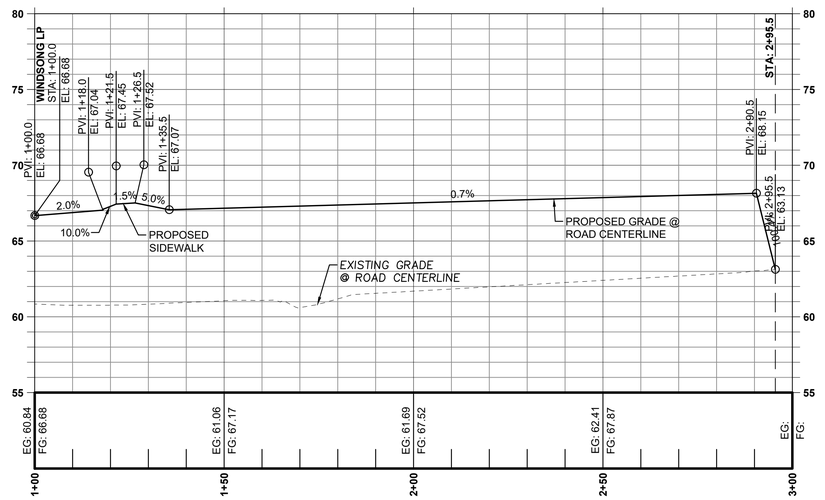
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C219




**DAPPLED DAWN LANE PLAN**
(STA: 1+00 - STA: 3+00)




**DAPPLED DAWN LN PROFILE**
(STA: 1+00 - STA: 3+00)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

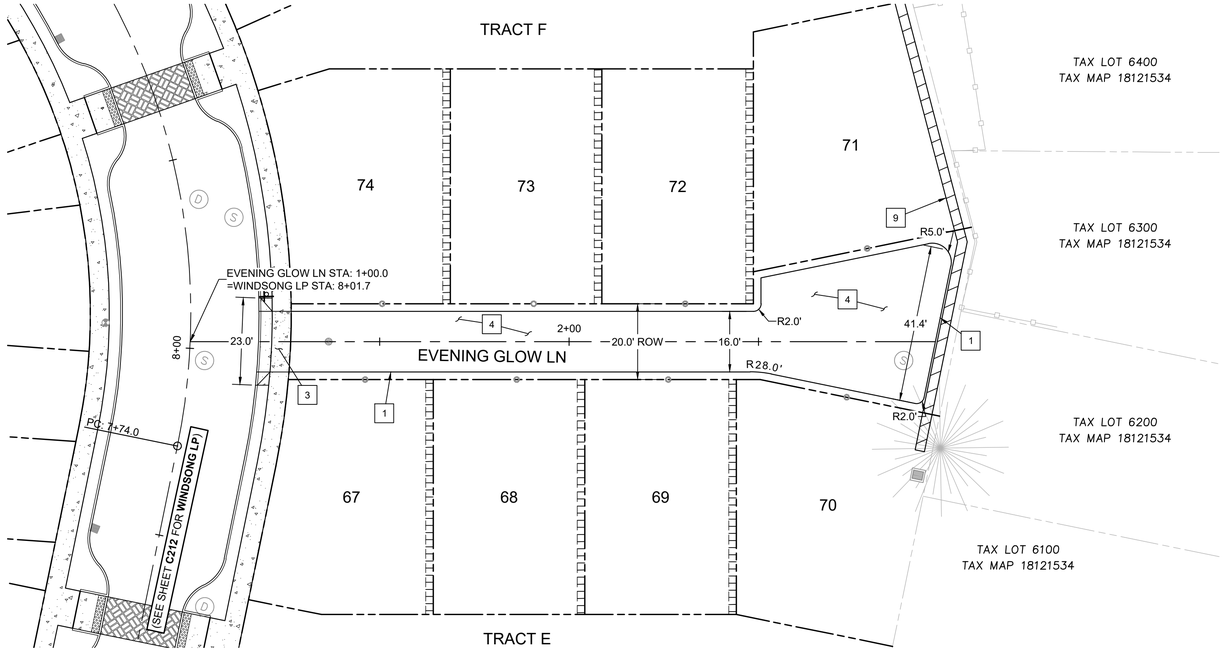
APIC

*DAPPLED DAWN LN (1+00 - 3+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

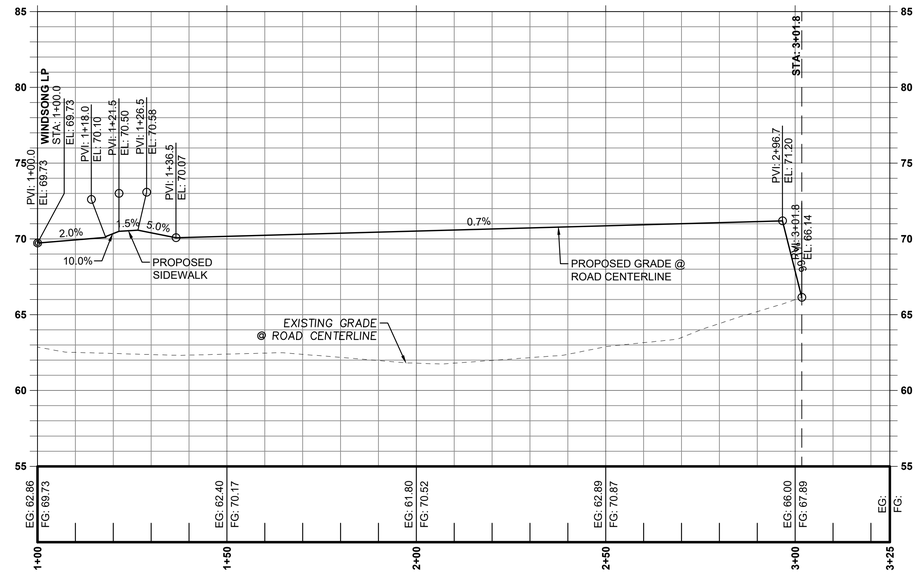
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C220




**EVENING GLOW LANE PLAN**
(STA: 1+00 - STA: 3+00)




**EVENING GLOW LN PROFILE**
(STA: 1+00 - STA: 3+25)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
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3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

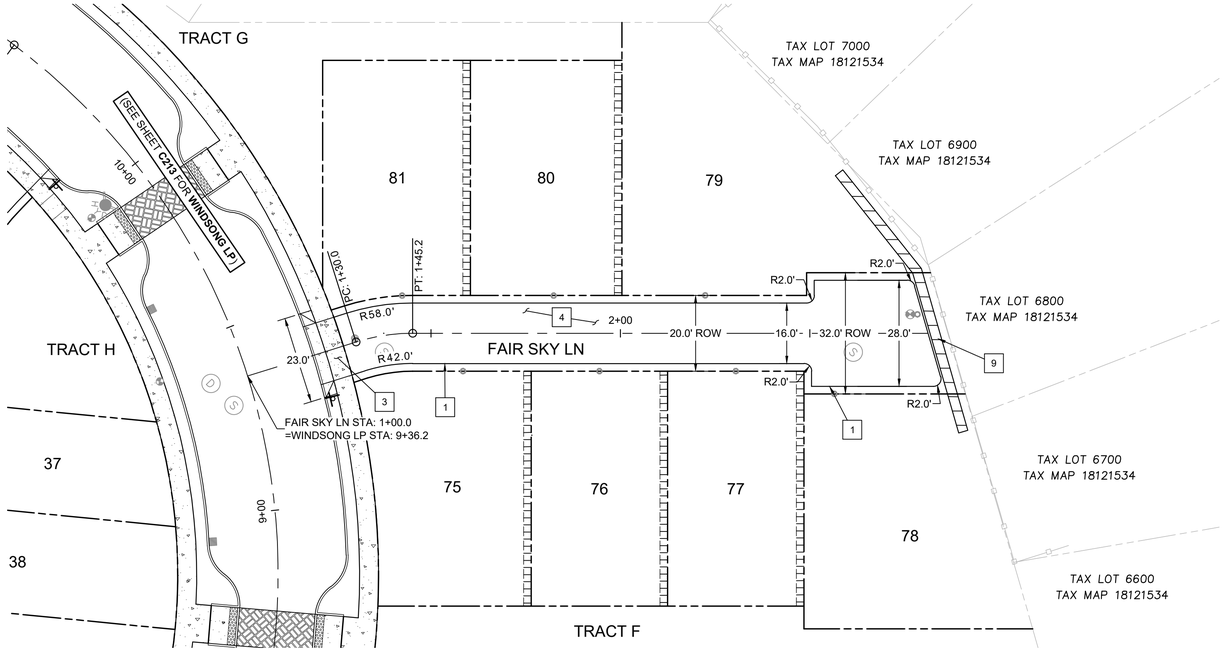
PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*EVENING GLOW LN (1+00 - 3+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

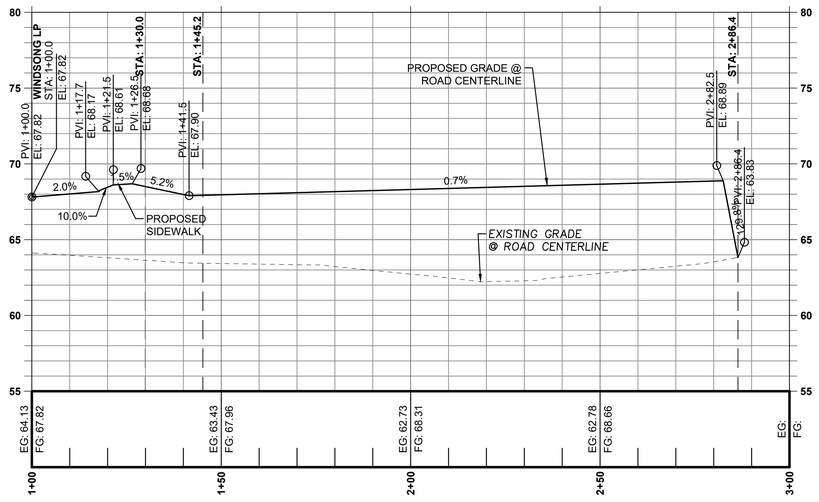
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 0
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C221




**FAIR SKY LANE PLAN**
(STA: 1+00 - STA: 3+00)




**FAIR SKY LN PROFILE**
(STA: 1+00 - STA: 3+00)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

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ISSUED FOR
PERMIT SET

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*FAIR SKY LN (1+00 - 3+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C222

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

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**PERMIT SET**

REVISIONS

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*DRIVEWAY DETAIL KEY*

# *RHODODENDRON ARBOR*
# *PLANNED UNIT DEVELOPMENT*

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

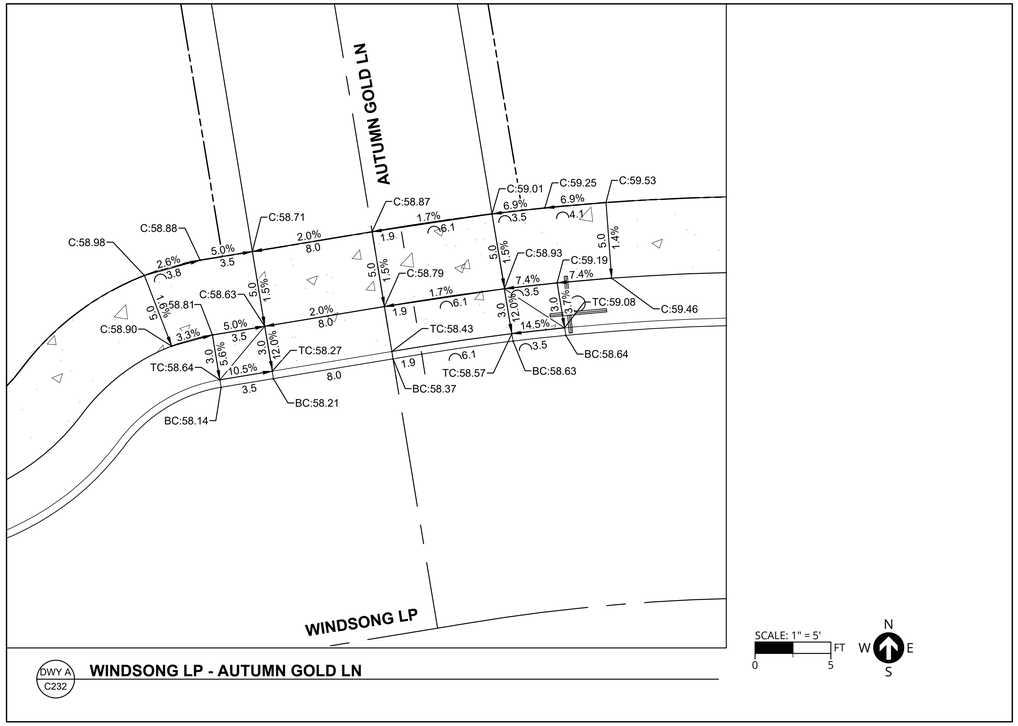
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

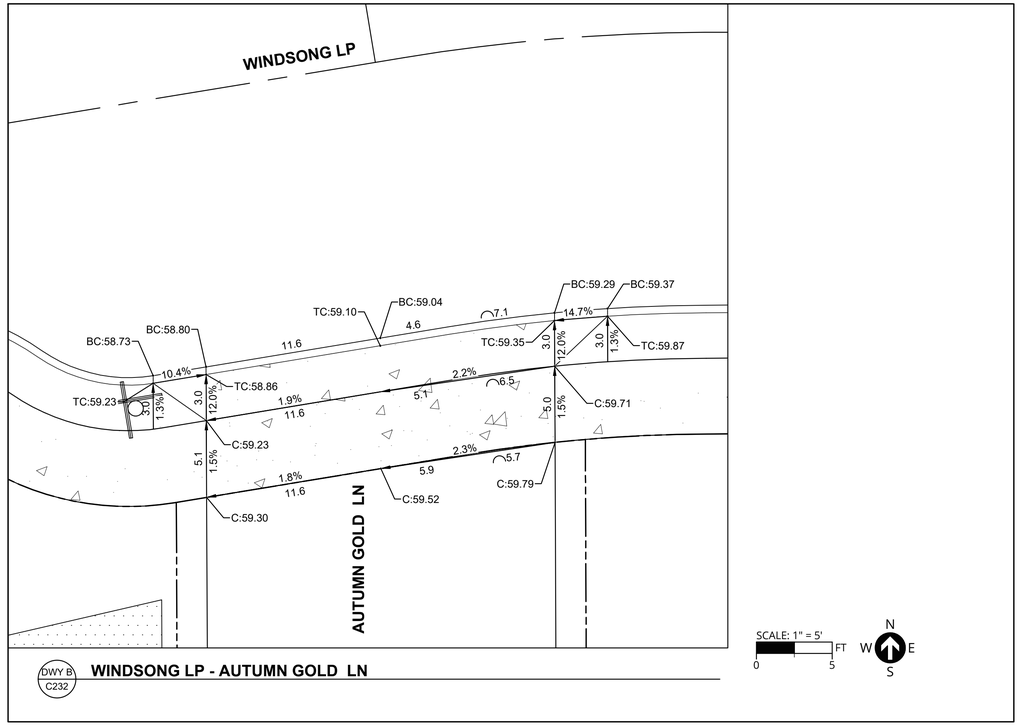
| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
**C231**

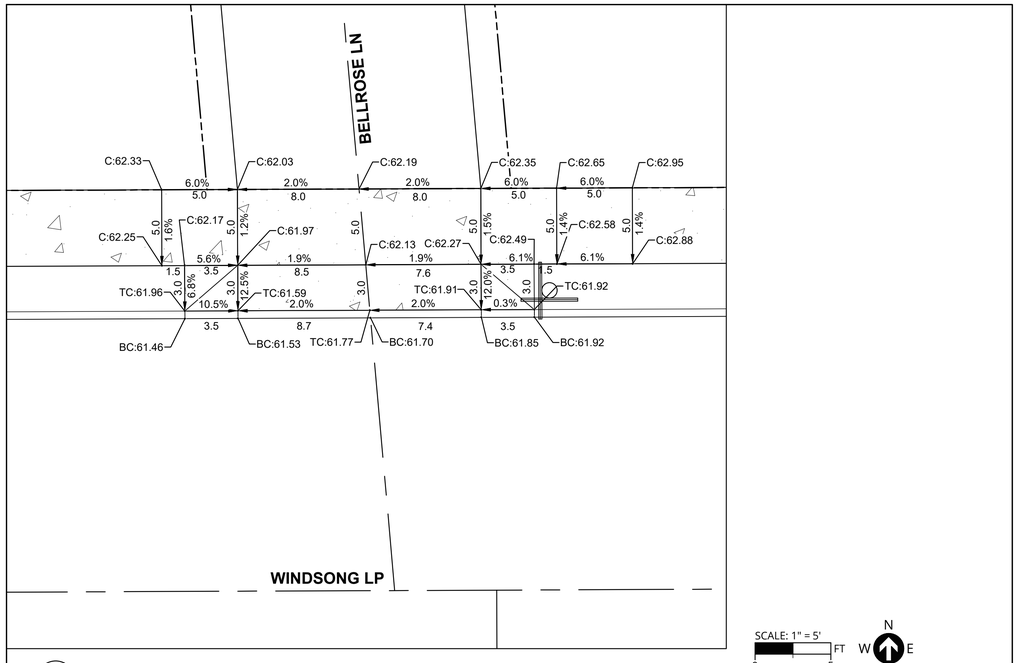
P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-DRIVEWAY DETAILS.DWG



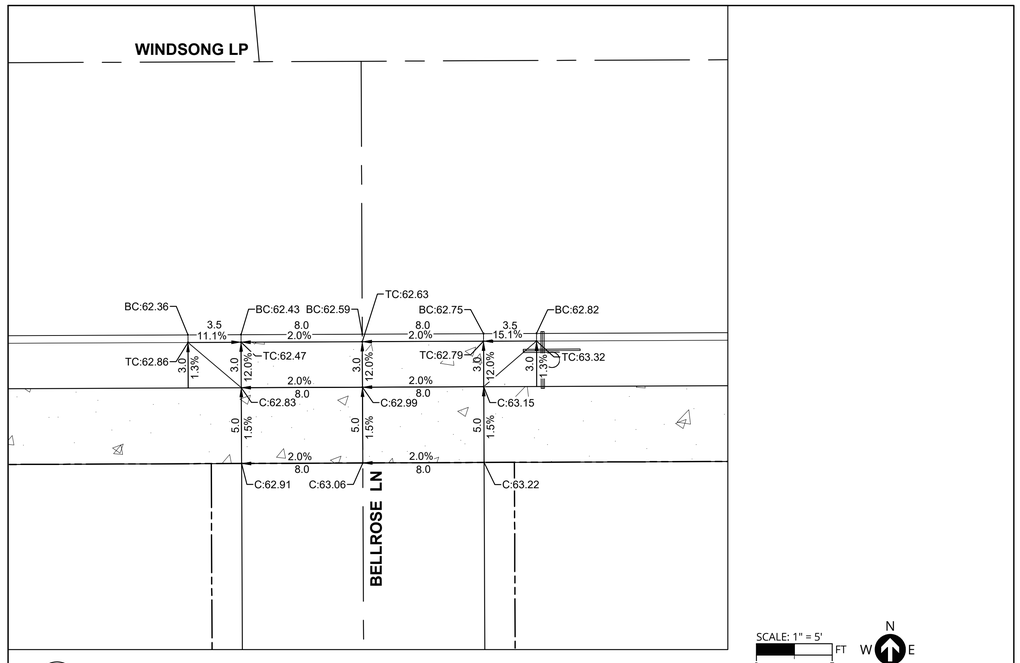

DWY A C232 **WINDSONG LP - AUTUMN GOLD LN**




DWY B C232 **WINDSONG LP - AUTUMN GOLD LN**




DWY C C232 **WINDSONG LP - AUTUMN BELLROSE LN**




DWY D C232 **WINDSONG LP - BELLROSE LN**

REGISTERED PROFESSIONAL ENGINEER
065 PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**
REVISIONS

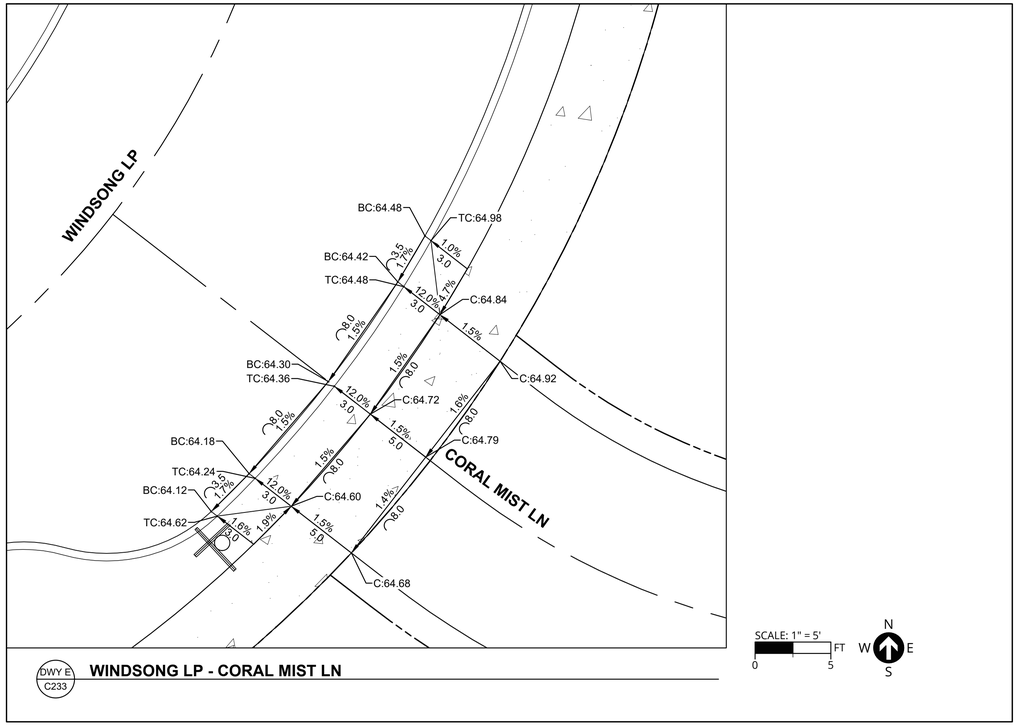
*DRIVEWAY DETAILS I*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

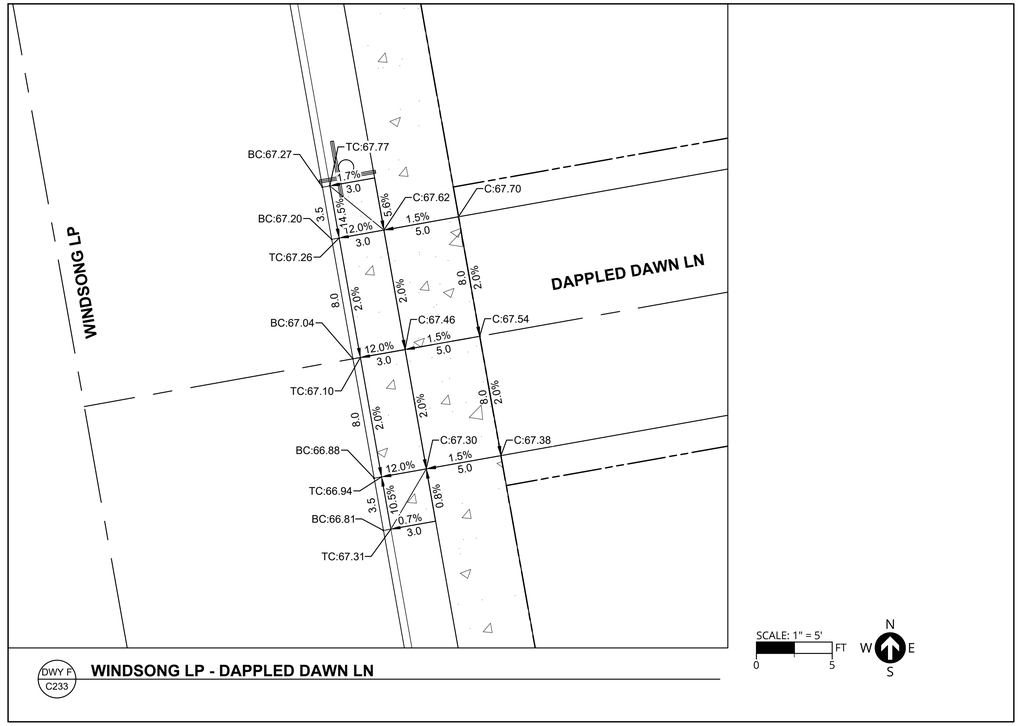
SHEET NUMBER
C232

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-DRIVEWAY DETAILS.DWG



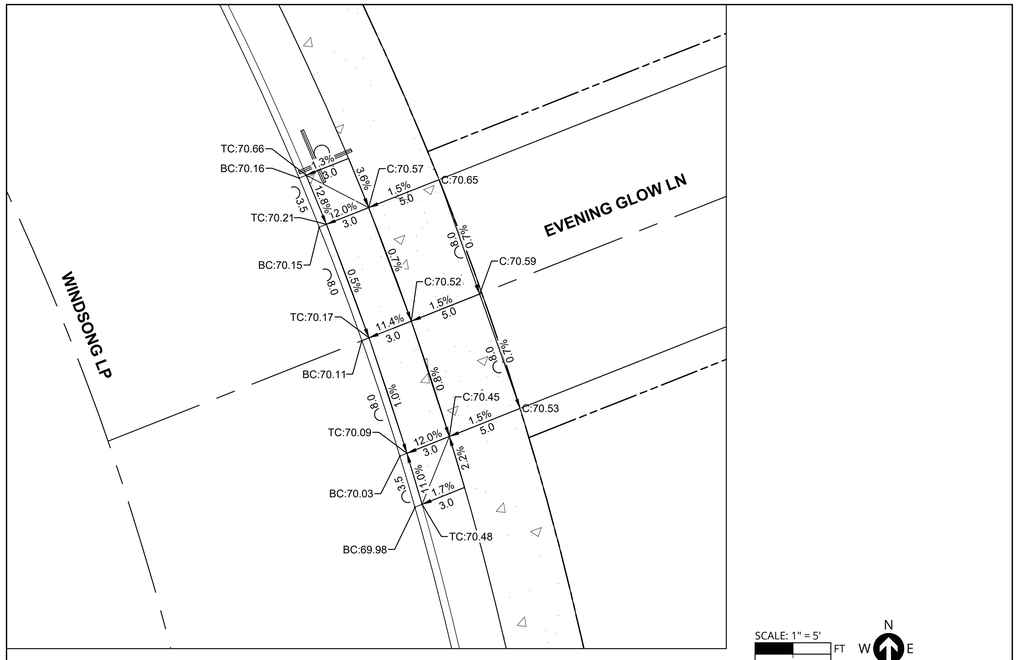

DWY E
C233

**WINDSONG LP - CORAL MIST LN**



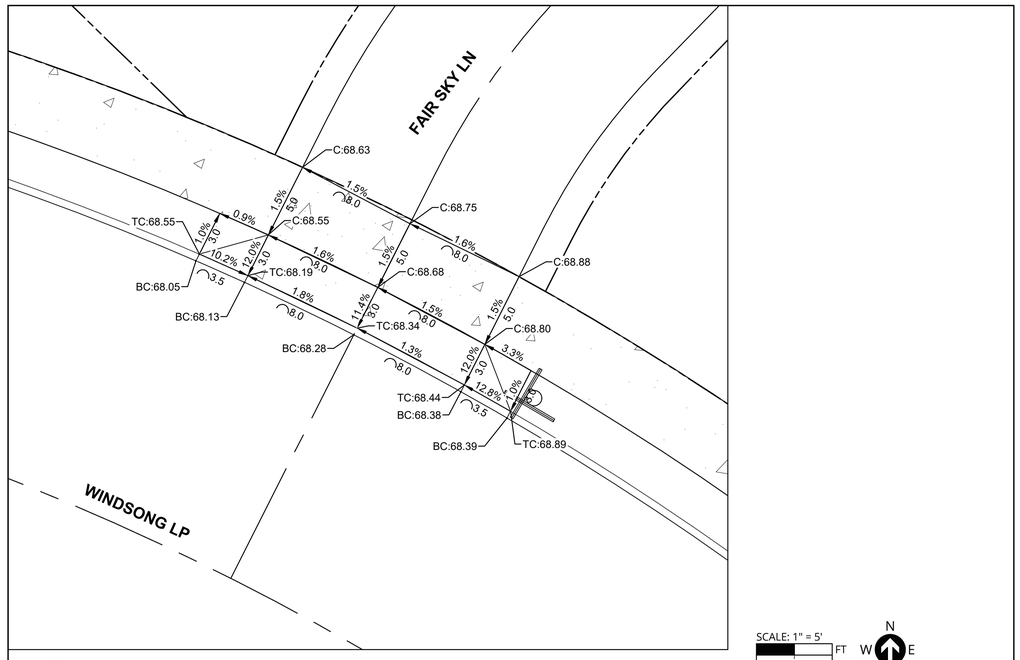

DWY F
C233

**WINDSONG LP - DAPPLED DAWN LN**




DWY G
C233

**WINDSONG LP - EVENING GLOW LN**




DWY H
C233

**WINDSONG LP - FAIR SKY LN**

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
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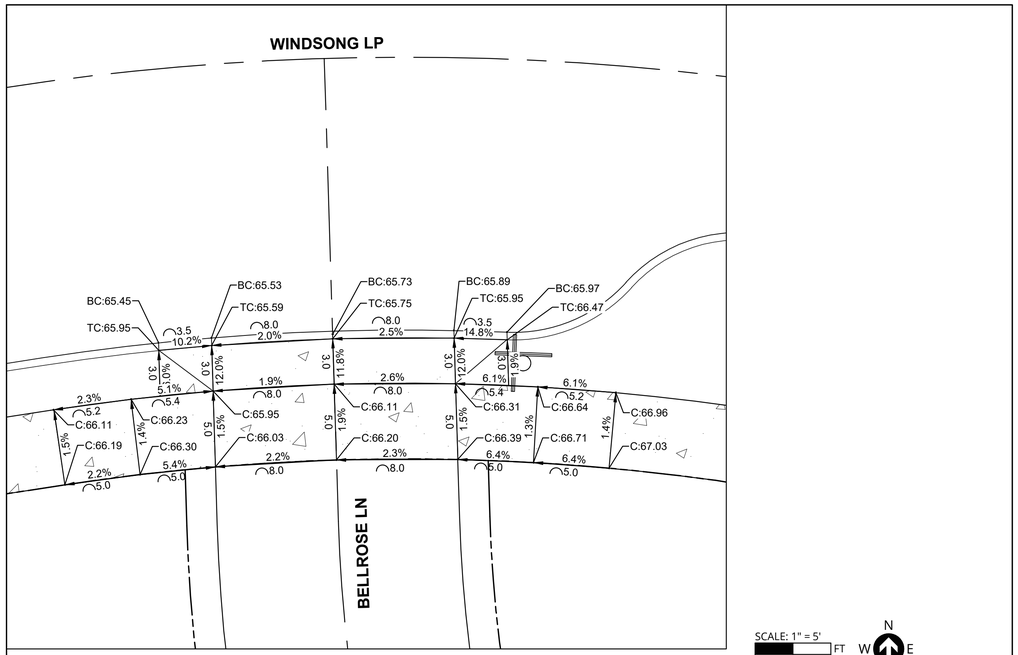
*DRIVEWAY DETAILS II*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

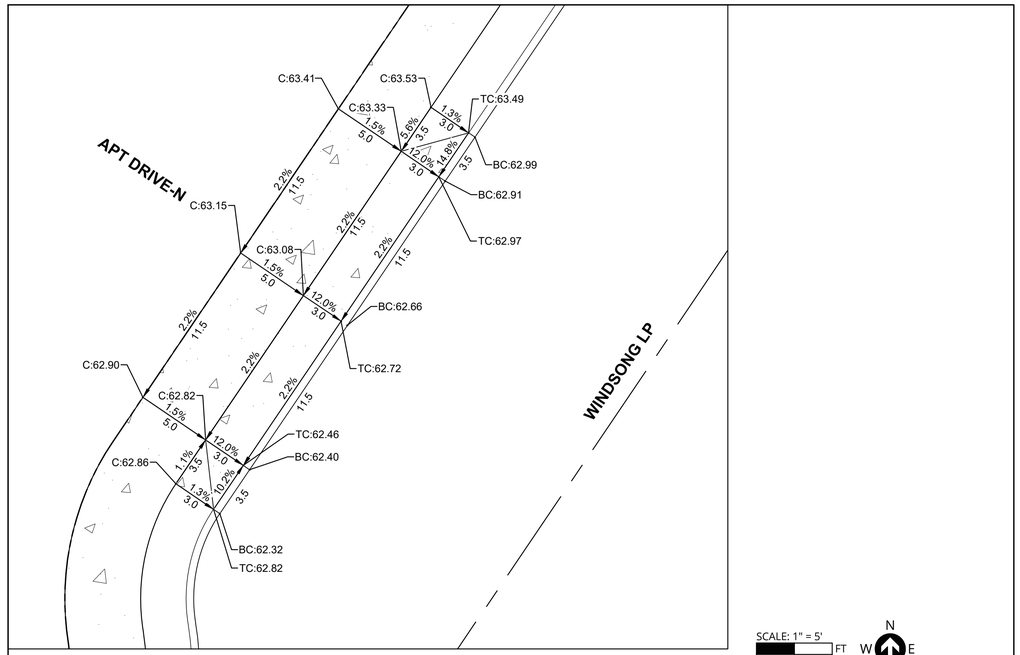
SHEET NUMBER
C233

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-DRIVEWAY DETAILS.DWG



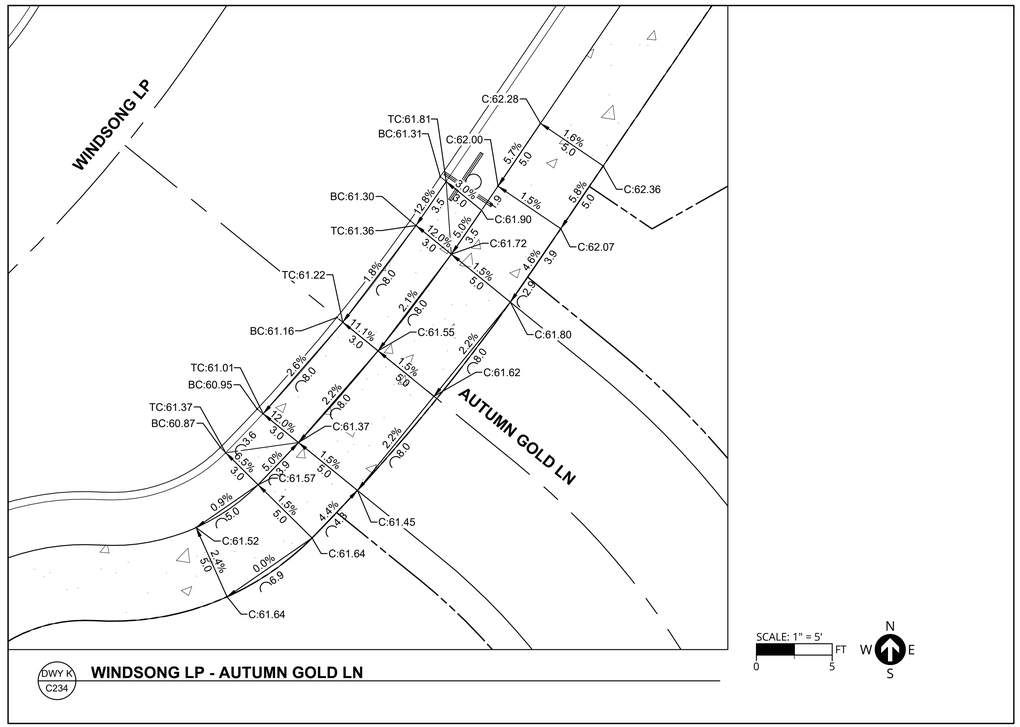

DWY I
C234

**WINDSONG LP - BELLROSE LN**




DWY J
C234

**WINDSONG LP DRIVEWAY ACCESS**




DWY K
C234

**WINDSONG LP - AUTUMN GOLD LN**

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-DRIVEWAY DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
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PUBLISH DATE
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**PERMIT SET**
REVISIONS

*DRIVEWAY DETAILS III*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C234

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

REVISIONS

*ADA RAMP DETAIL KEY*

# RHODODENDRON ARBOR
## PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

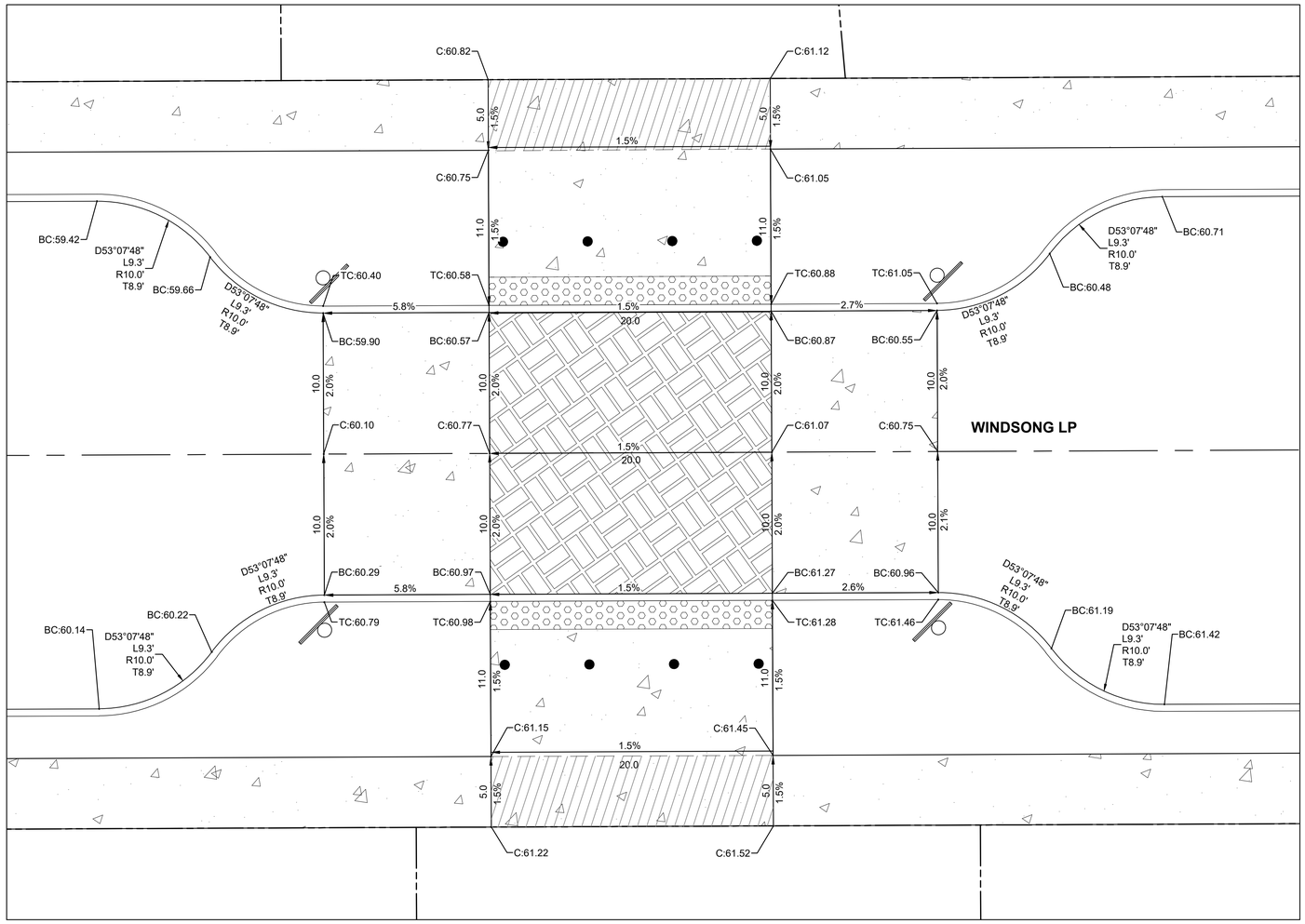
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
**C240**

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS.DWG




ADA 1 / C241 **ADA RAMP AND CURB RETURN DETAIL**

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

LANDING AREA : MINIMUM AREA (5'x5')

BETWEEN TRUNCATED DOME PAD AND FLOWLINE: GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%

SCALE: 1" = 5'

0 5 FT

N W E S

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

REVISIONS

*ADA RAMP DETAILS I*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C241

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS.DWG

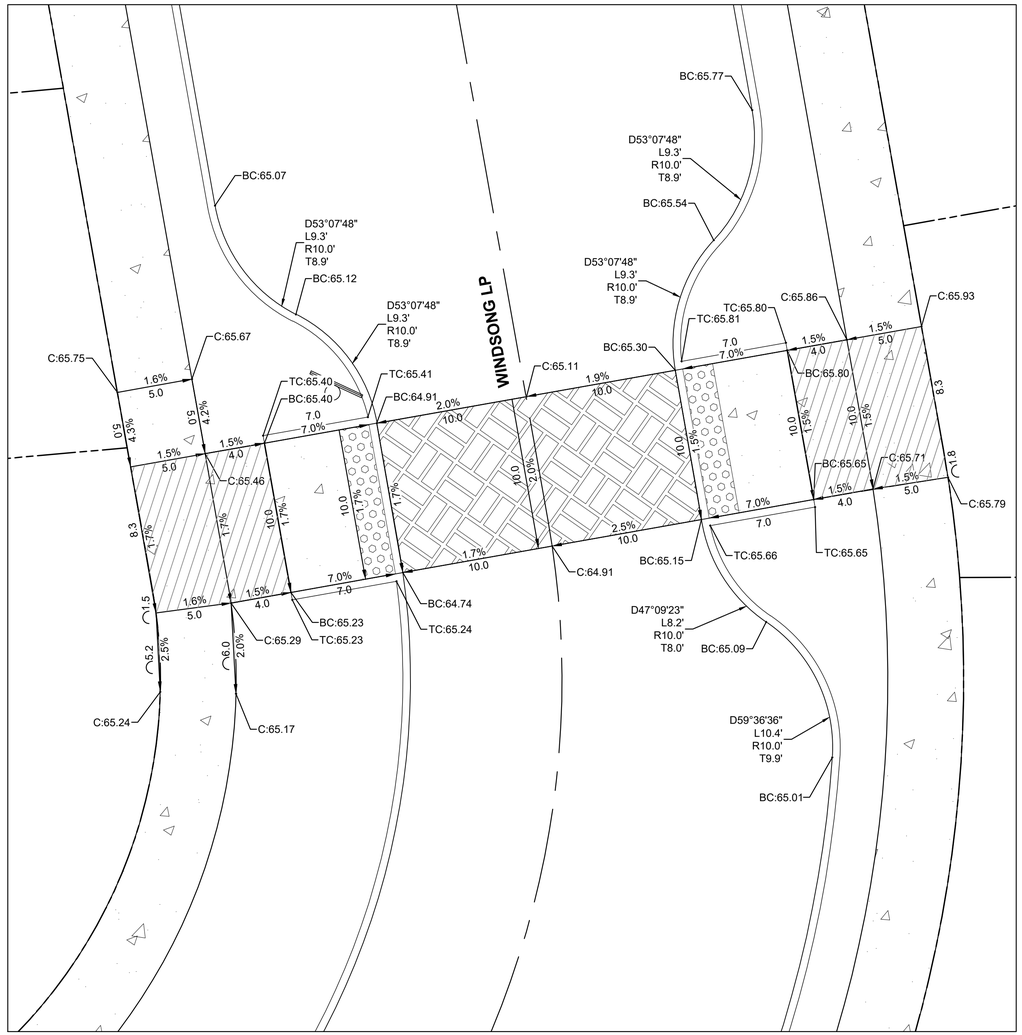
## GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

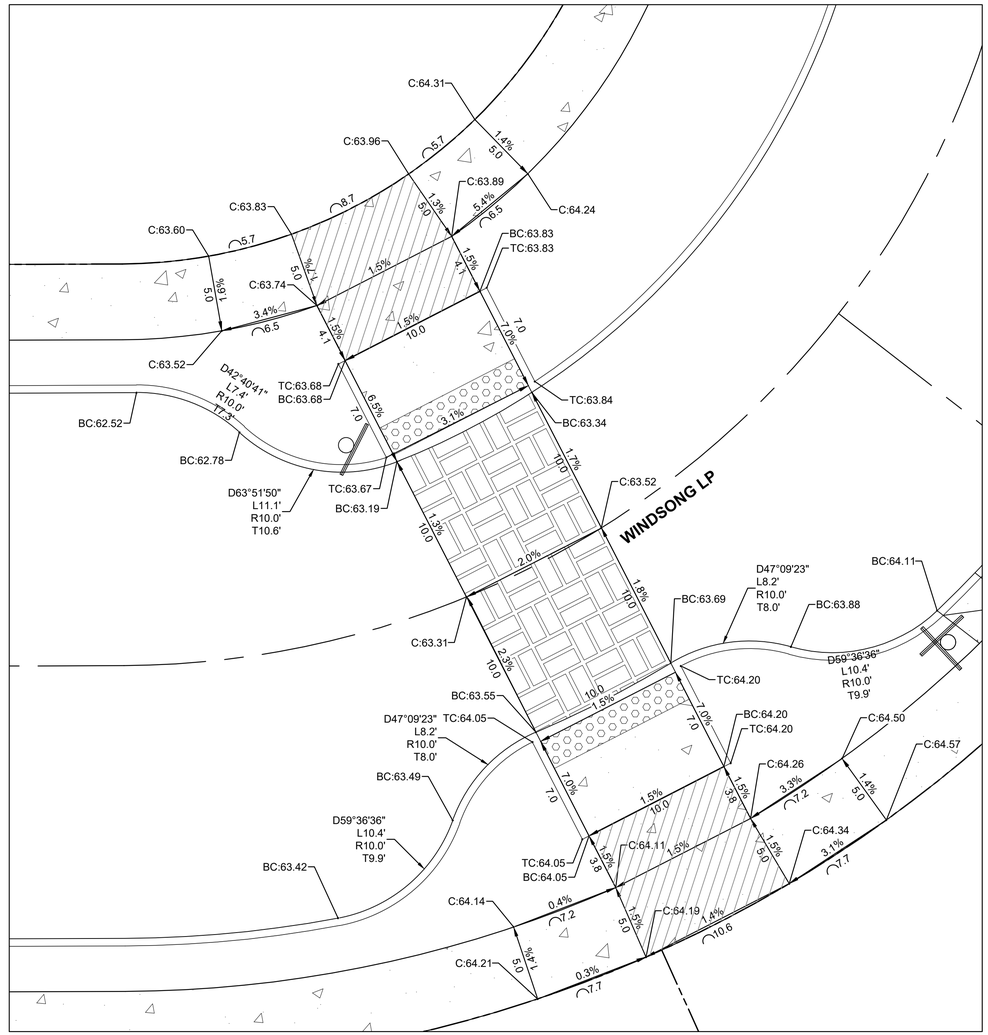
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%




ADA 3 / C242 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' (0 — 5 FT)




ADA 2 / C242 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' (0 — 5 FT)

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER — OREGON — JESSE T. EMERSON — JUNE 16, 2017 — EXPIRES: 12/31/21

DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

REVISIONS

*ADA RAMP DETAILS II*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
**C242**

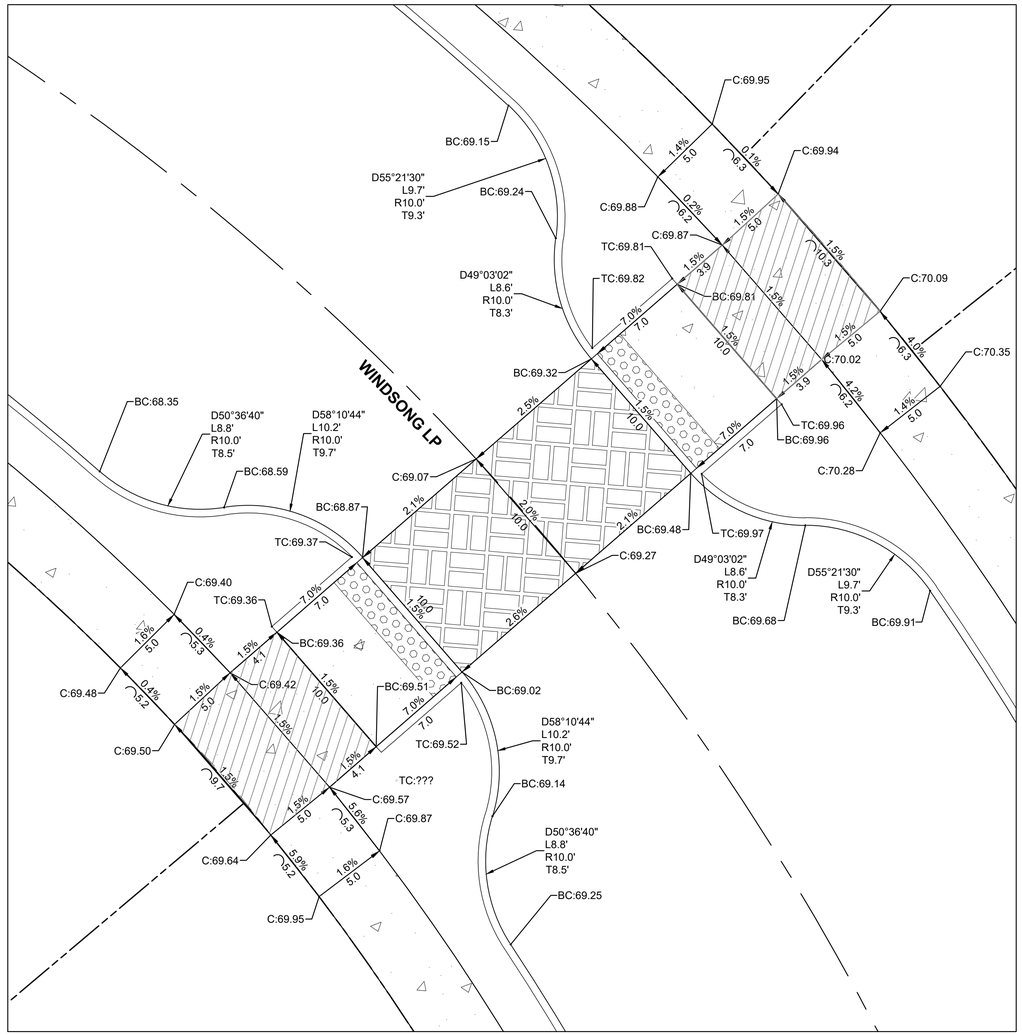
## GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

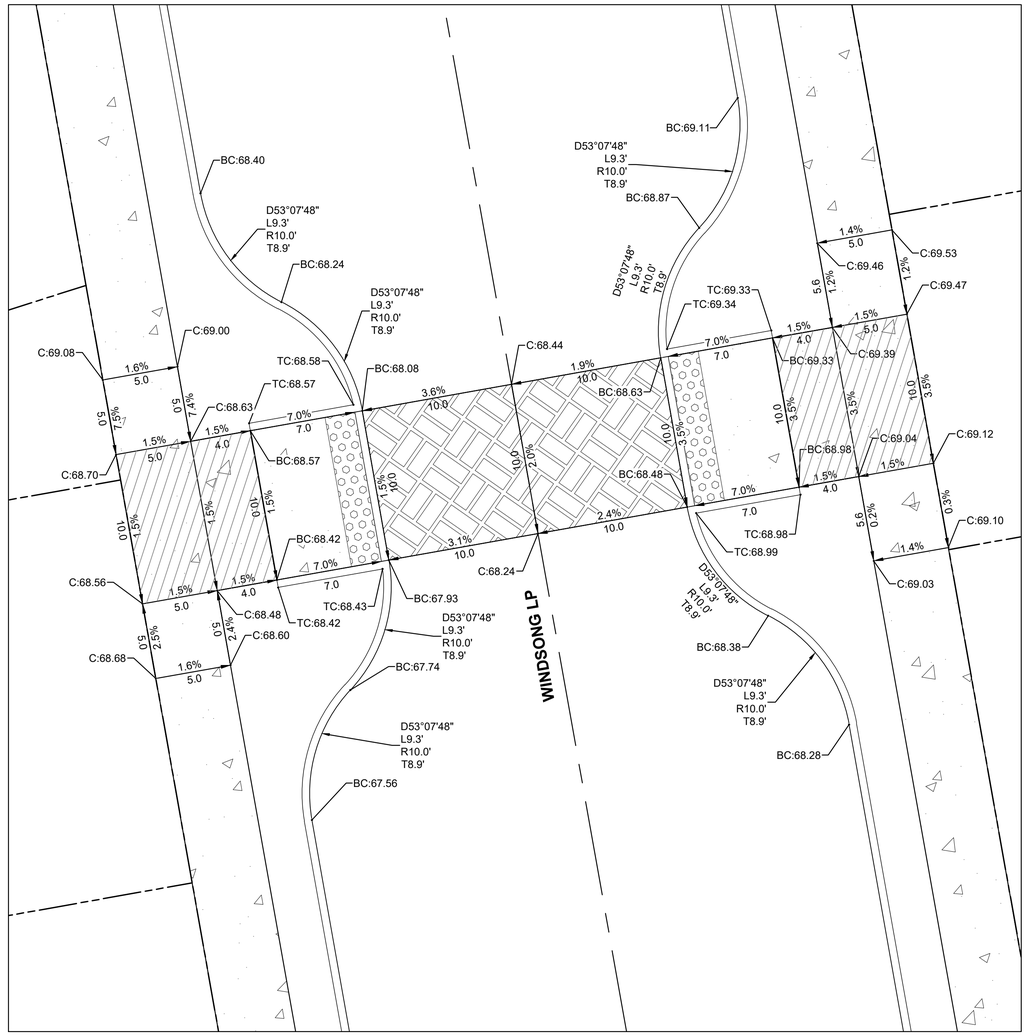
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%




ADA 5 / C243 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0, 5)




ADA 4 / C243 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0, 5)

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

REVISIONS

*ADA RAMP DETAILS III*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C243

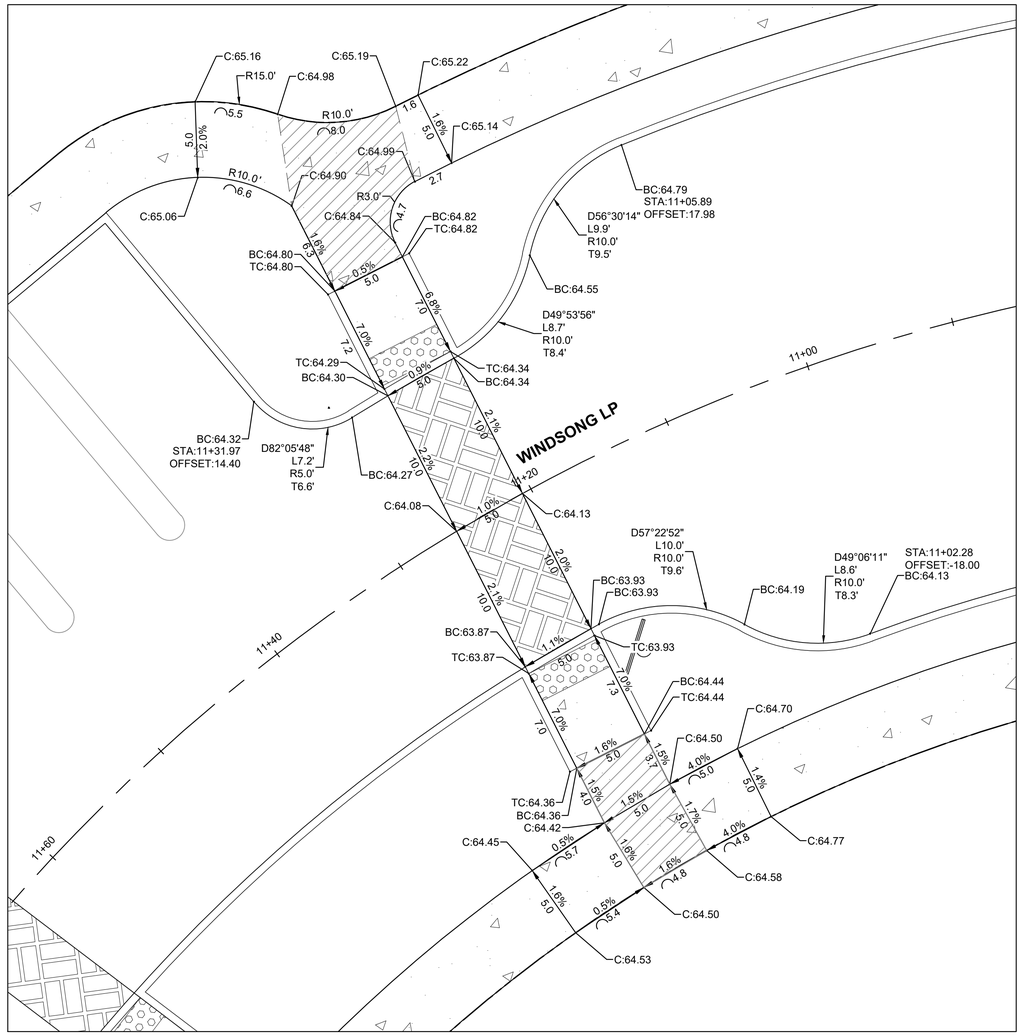
## GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

LANDING AREA:
MINIMUM AREA (5'x5')

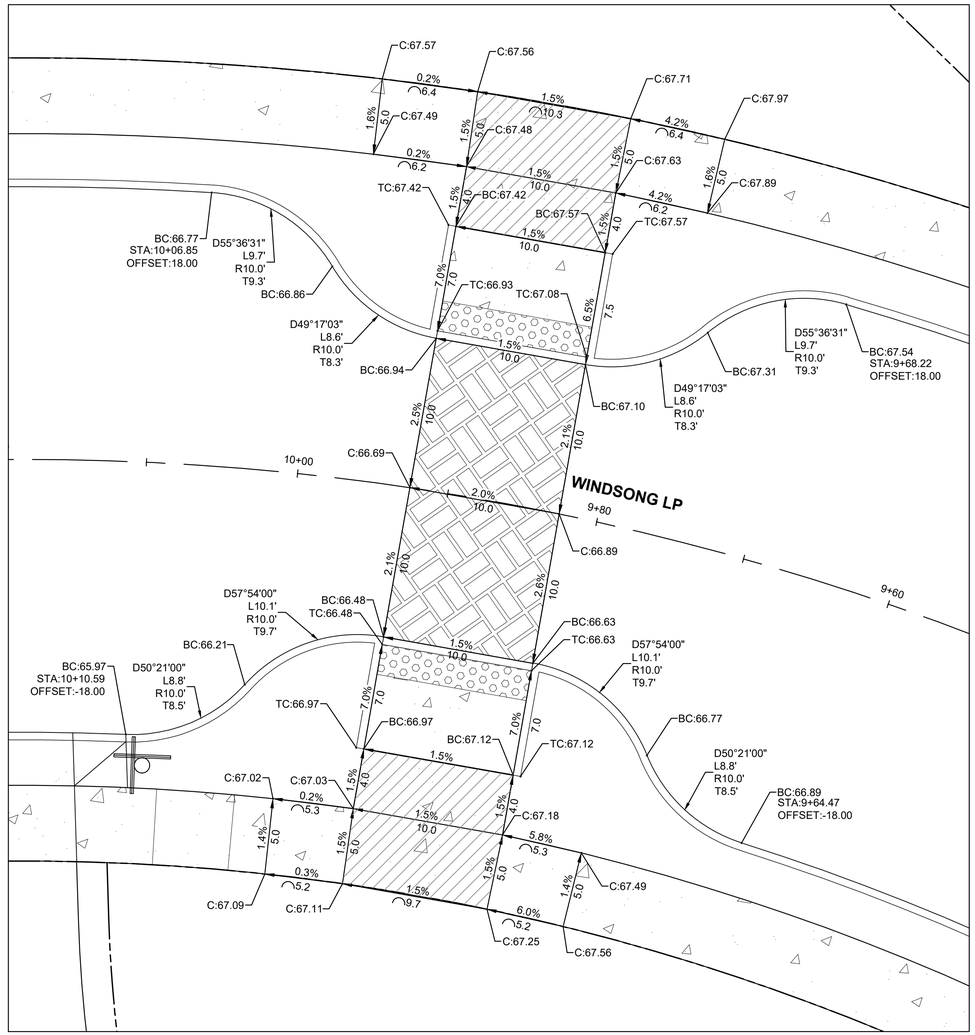
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%




ADA 7 / C244 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT




ADA 6 / C244 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS 1.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**
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**PERMIT SET**
REVISIONS

*ADA RAMP DETAILS IV*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C244

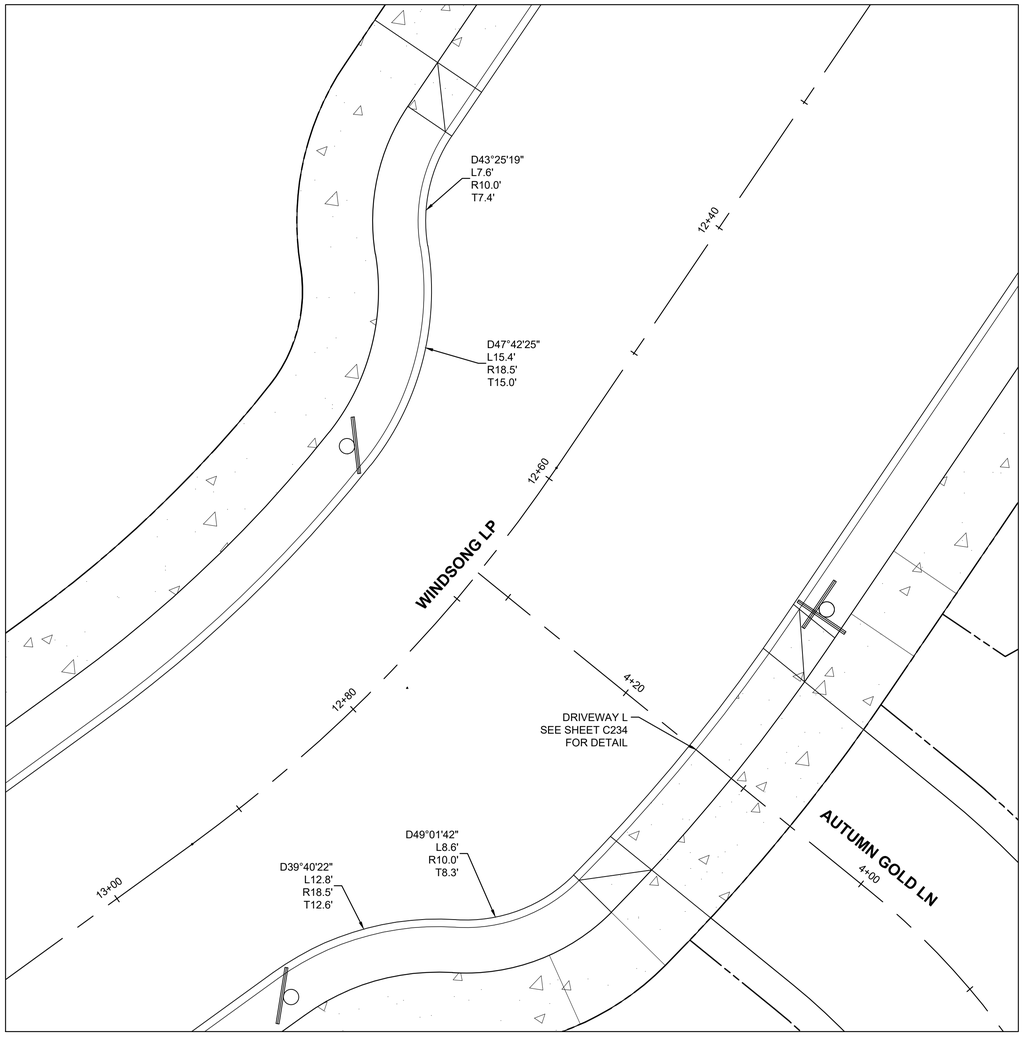
## GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

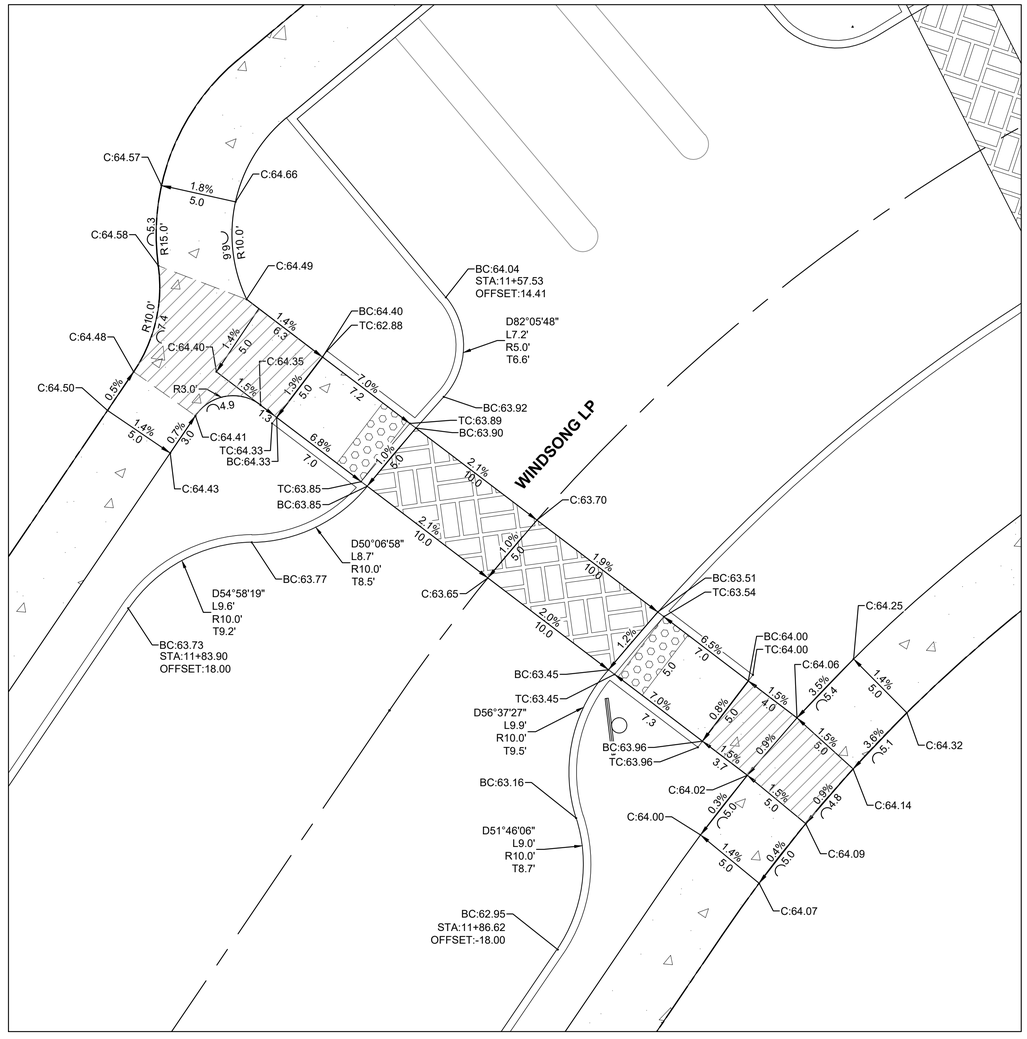
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%




CR 1 C245 **CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT




ADA 8 C245 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS I.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**
REVISIONS

*ADA RAMP DETAILS V*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C245

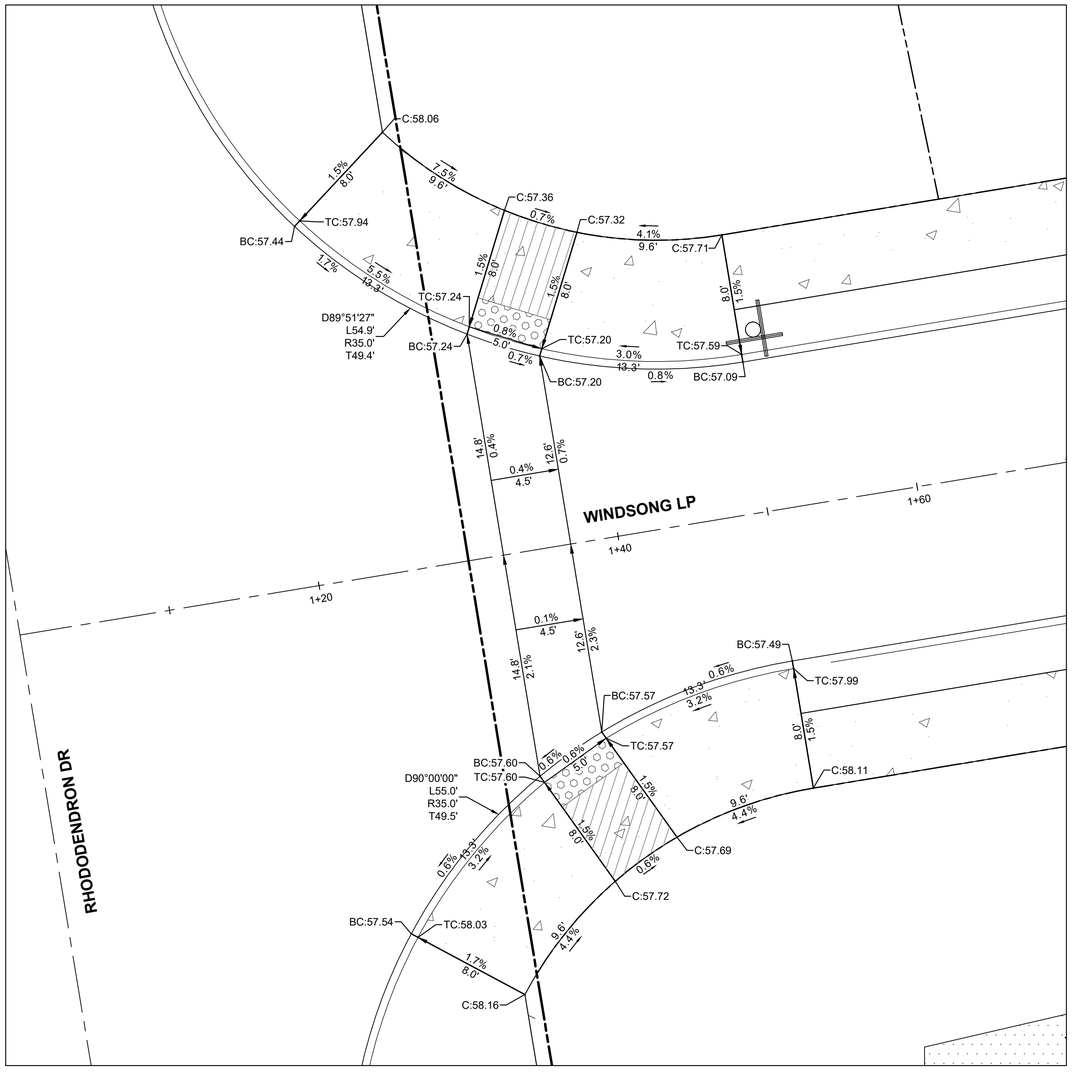
## GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

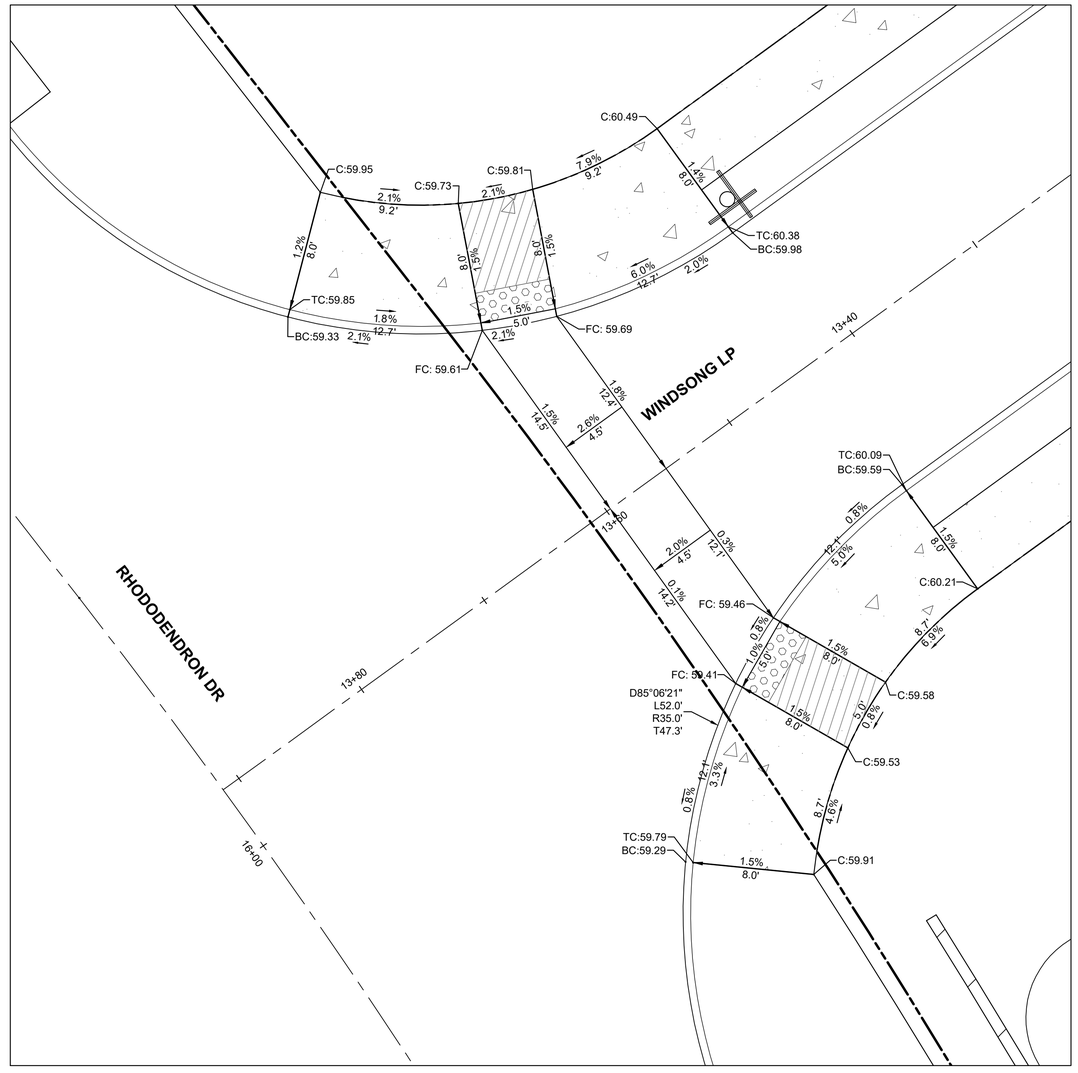
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%




ADA R1 C246 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0, 5)




ADA R2 C246 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0, 5)

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS-RHOD.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**
REVISIONS

*ADA RAMP DETAILS VI*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C246

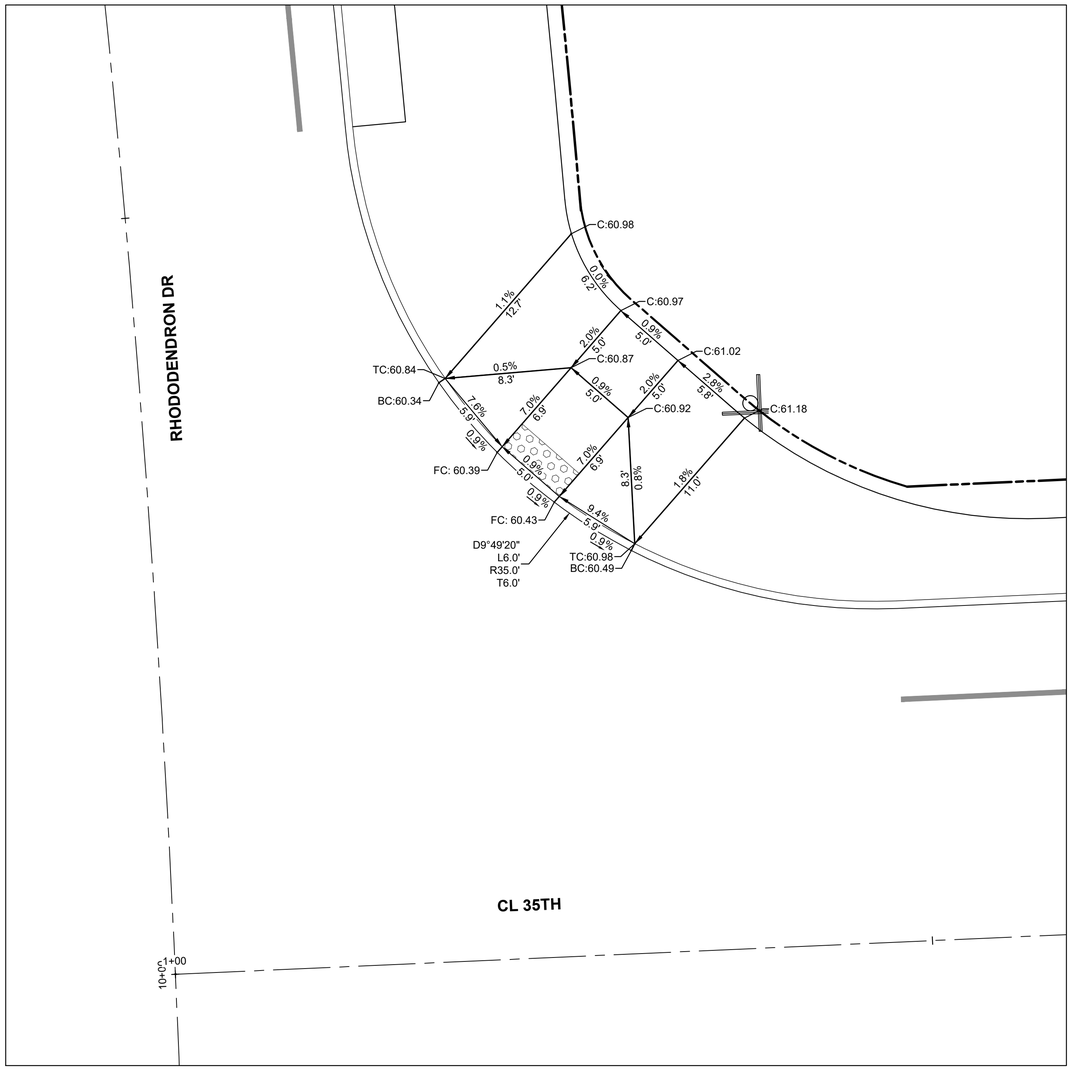
## GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

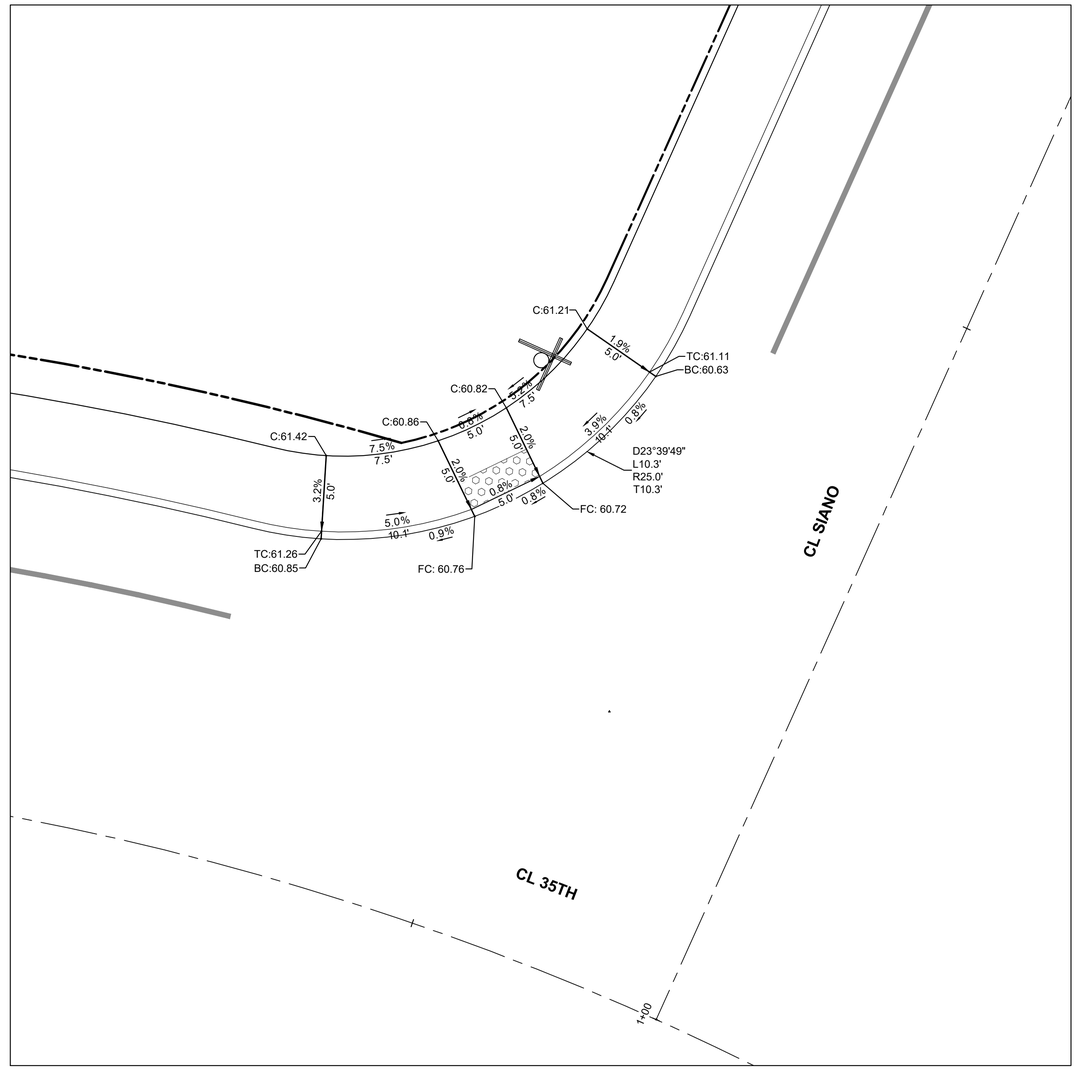
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%




ADA 35TH C247 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT 0 5




ADA SW C247 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT 0 5

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

REVISIONS

*ADA RAMP DETAILS VII*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

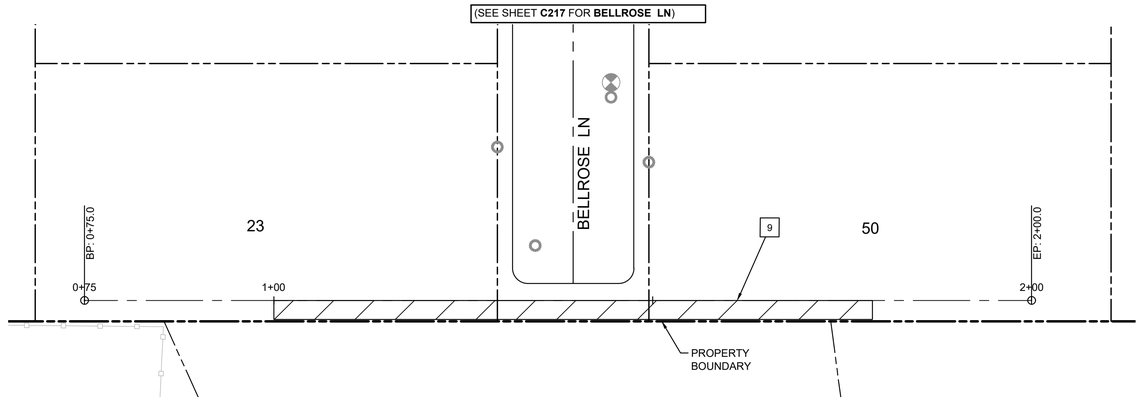
| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C247

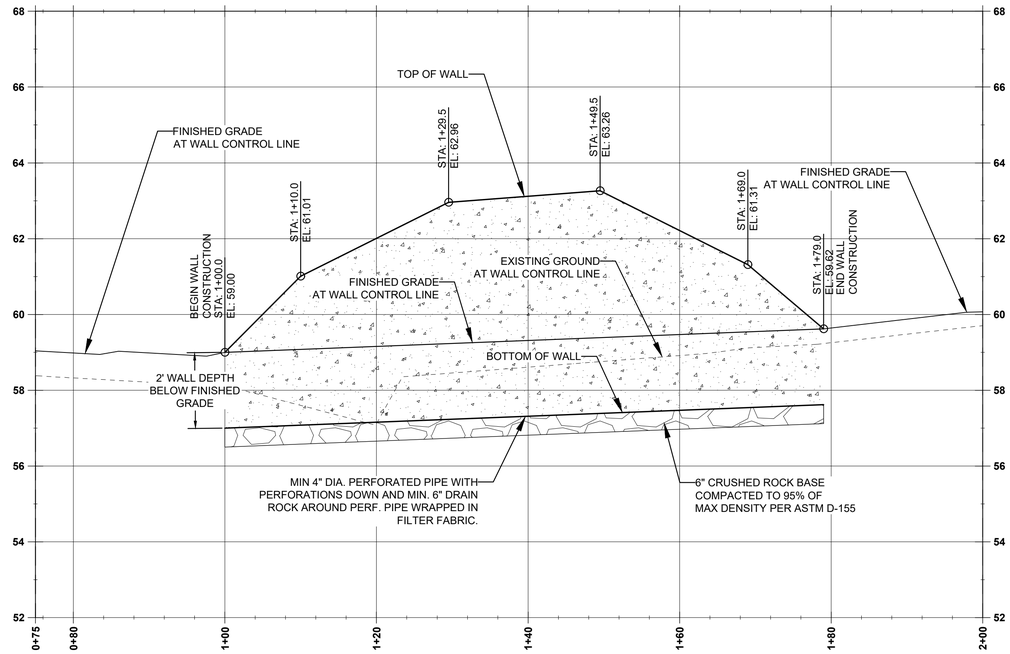
P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS-RHOD.DWG

## CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL.




**BELLROSE WALL PLAN**
(STA: 0+75 - STA: 2+00)




**BELLROSE WALL PROFILE**
**(STA: 0+75 - STA: 2+00)**
**SCALE: 1" = 10' H; 1" = 2' V**

SCALE: 1" = 10'
0 10 20 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

***BELLROSE WALL P&P***
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

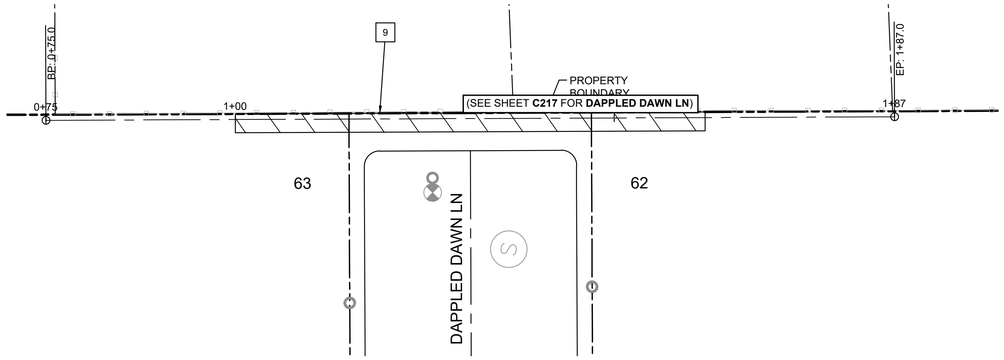
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

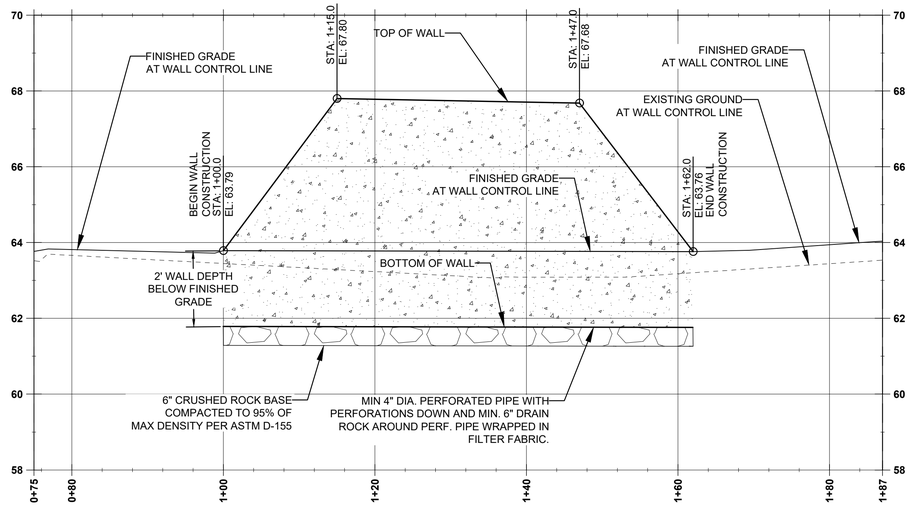
SHEET NUMBER
**C270**

## CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL




**DAPPLED DAWN WALL PLAN**
(STA: 0+75 - STA: 1+87)




**DAPPLED DAWN WALL PROFILE**
**(STA: 0+75 - STA: 1+87)**
**SCALE: 1" = 10' H; 1" = 2' V**

SCALE: 1" = 10'
0 10 20 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*DAPPLED DAWN LN WALL P&P*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

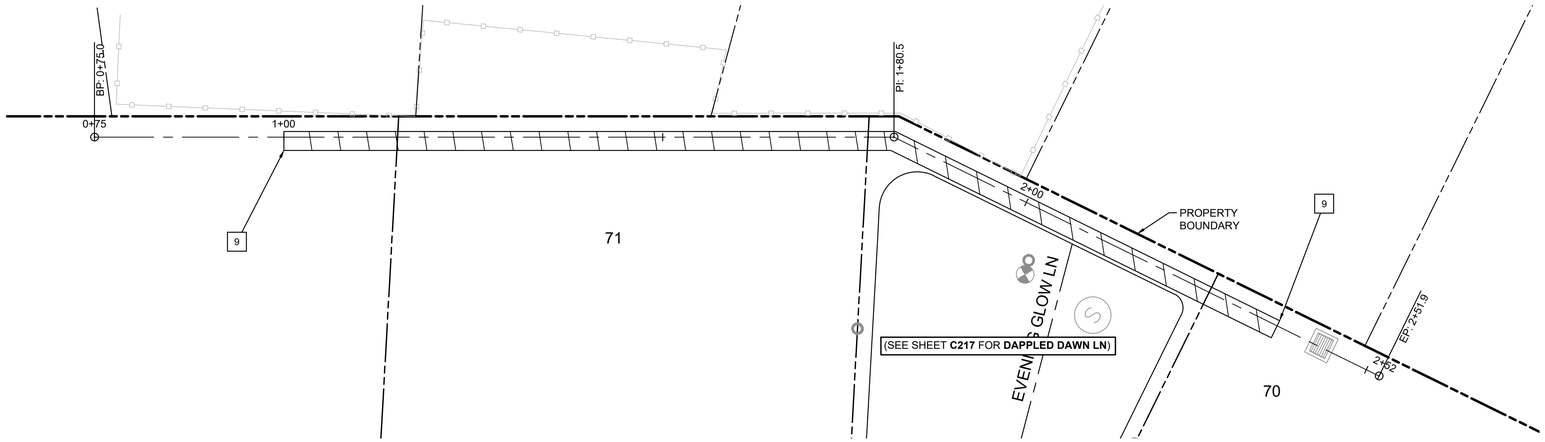
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

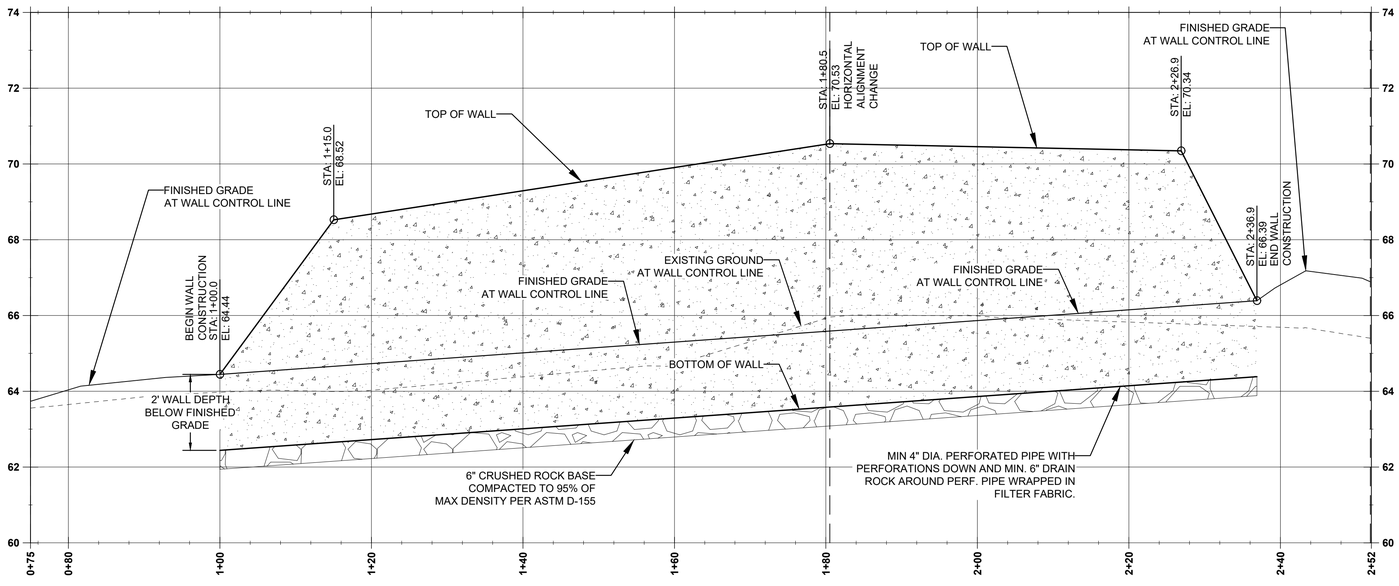
SHEET NUMBER
C271

## CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL




**EVENING GLOW WALL PLAN**
(STA: 0+75 - STA: 2+52)




**EVENING GLOW WALL PROFILE**
**(STA: 0+75 - STA: 2+52)**
**SCALE: 1" = 10' H; 1" = 2' V**

REGISTERED PROFESSIONAL ENGINEER
065 PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*EVENING GLOW LN WALL P&P*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C272

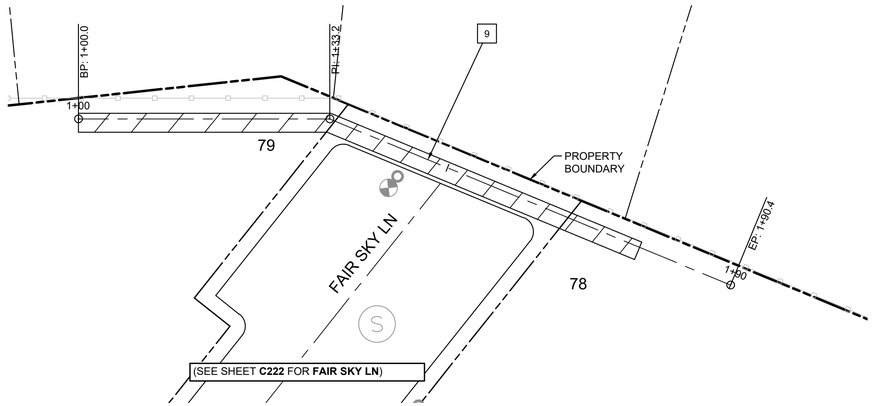
SCALE: 1" = 10'
0 10 20 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

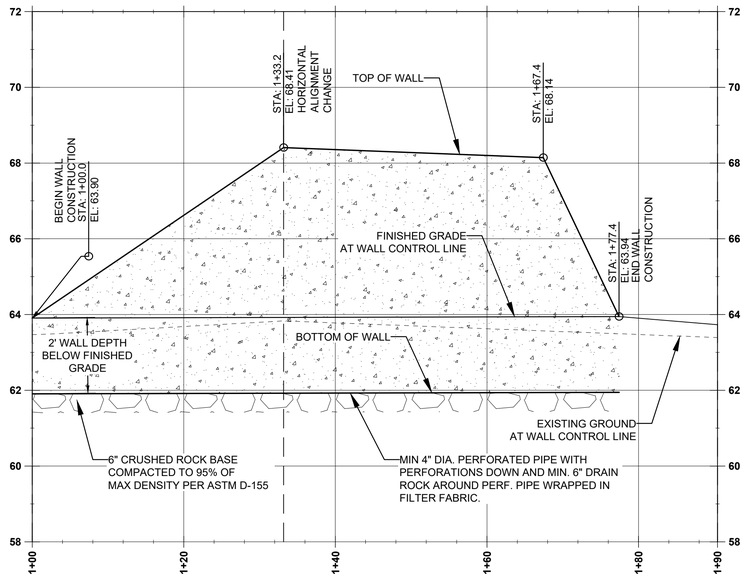
811 Know what's below. Call before you dig.

## CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL.




**FAIR SKY LN WALL PLAN**
(STA: 1+00 - STA: 1+90.4)




**FAIR SKY WALL PROFILE**
**(STA: 1+00 - STA: 1+90)**
**SCALE: 1" = 10' H; 1" = 2' V**

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSION
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

*FAIR SKY LN WALL P&P*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

N
W E
S

SCALE: 1" = 10'
0 10 20 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C273

## UTILITIES LEGEND

- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SOAKAGE TRENCH
- PROPOSED PERFORATED STORM PIPE
- PROPOSED STORM TOP OF BANK
- PROPOSED STORM BOTTOM OF BANK
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED ROUND AREA INLET
- PROPOSED STORM CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED HYDRANT
- PROPOSED VALVE
- BLOW-OFF / AIR RELEASE ASSY.
- PROPOSED LIGHTING

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS

*COMPOSITE UTILITY PLAN*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

N
W E
S

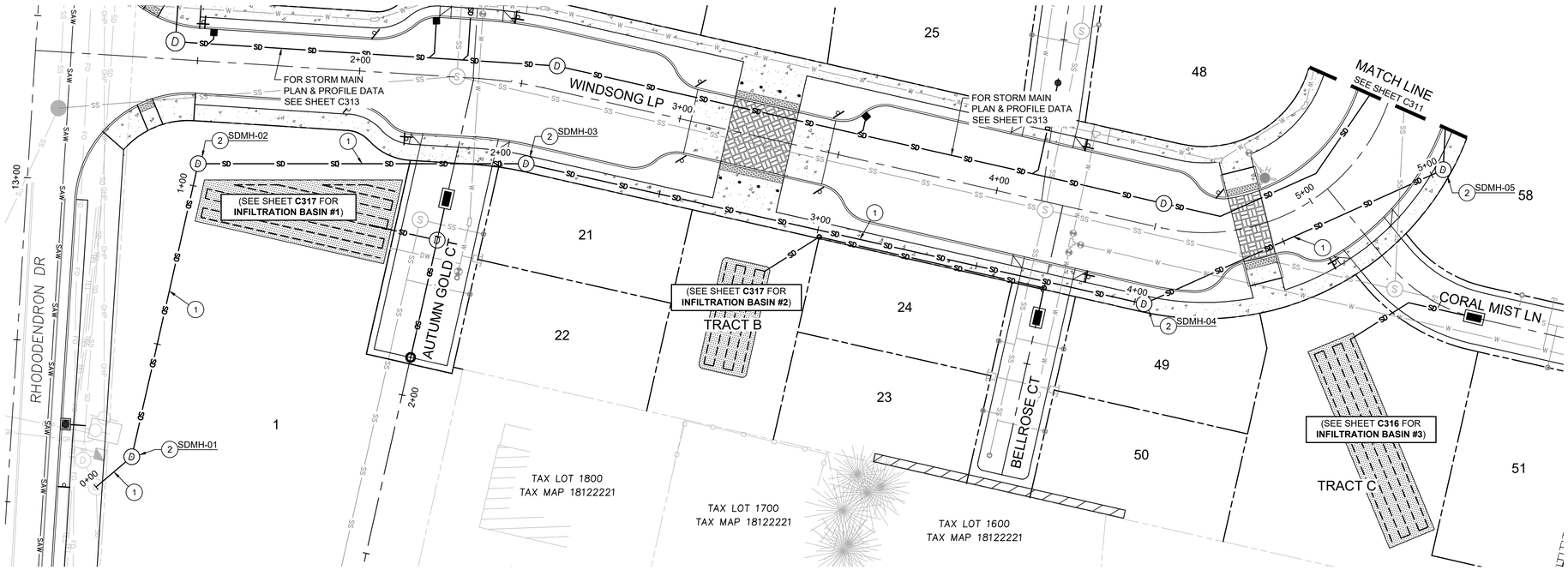
SCALE: 1" = 50'
0 50 100 FT

811
Know what's below.
Call before you dig.

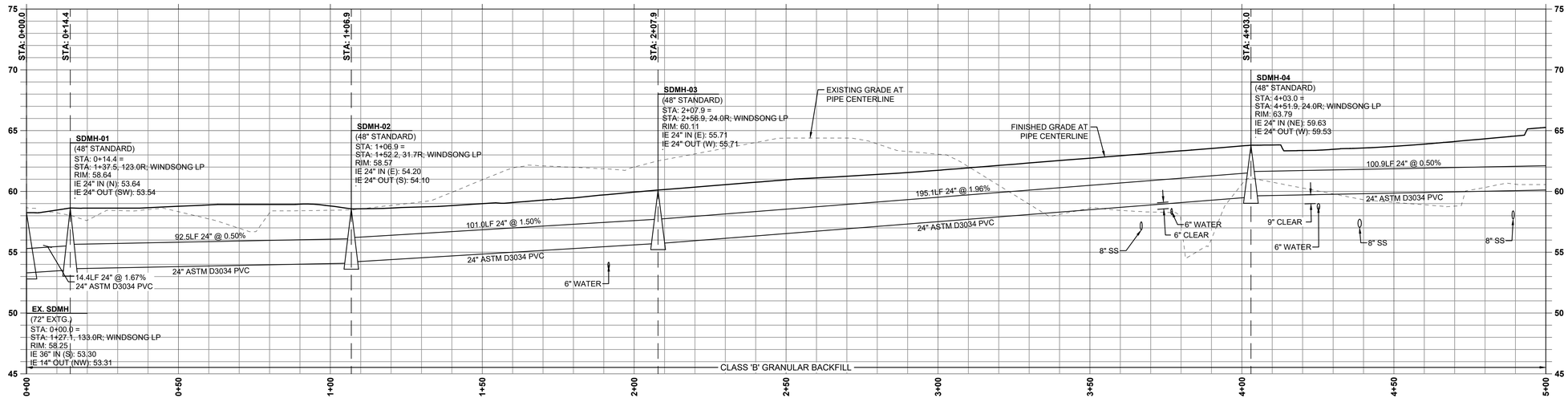
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C300

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-COMPOSITE UTILITY.DWG




**STORM MAIN BYPASS PLAN**
(STA: 0+00 - STA: 5+00)




**SD MAIN B PROFILE**
(STA: 0+00 - STA: 5+00)
SCALE: 1" = 20' H; 1" = 5' V

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

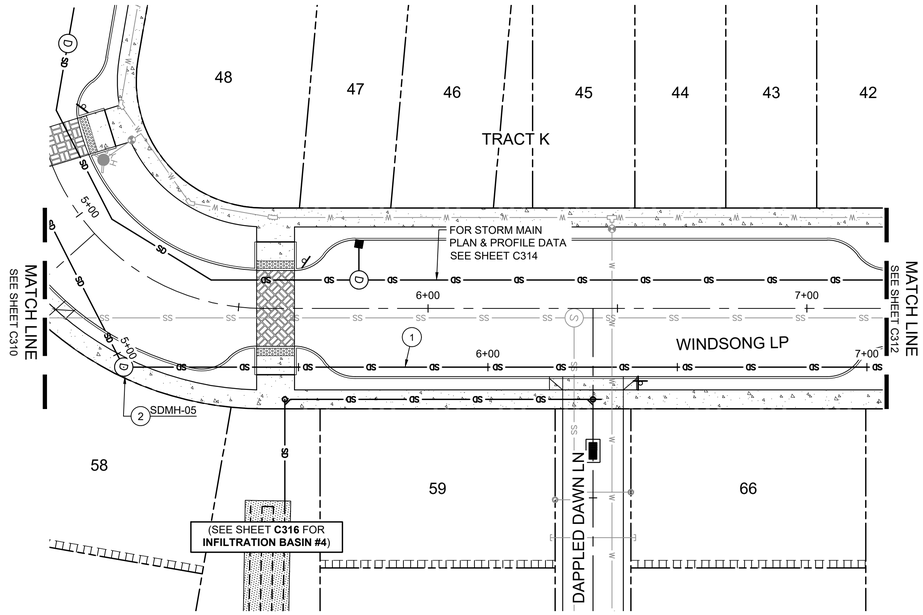
APIC

*STORM MAIN BYPASS (0+00 - 5+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

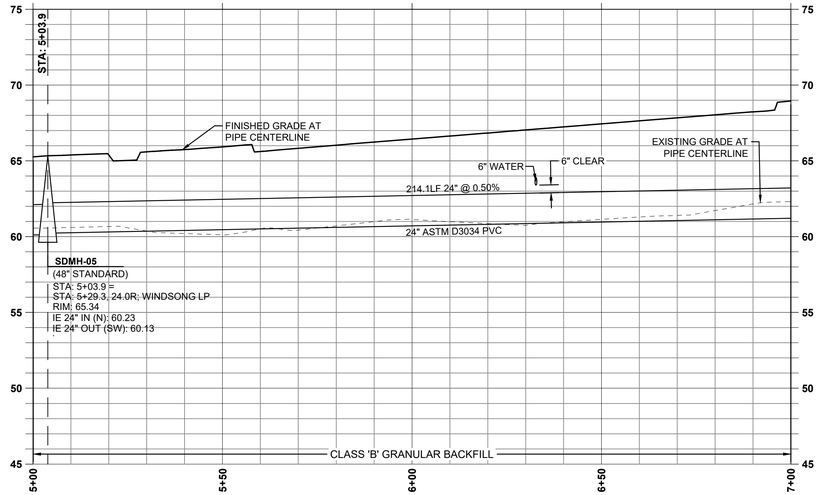
SHEET NUMBER
C310



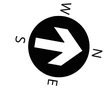

**STORM MAIN BYPASS PLAN**
(STA: 5+00 - STA: 7+00)

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.




**SD MAIN B PROFILE**
(STA: 5+00 - STA: 7+00)
SCALE: 1" = 20' H; 1" = 5' V




SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

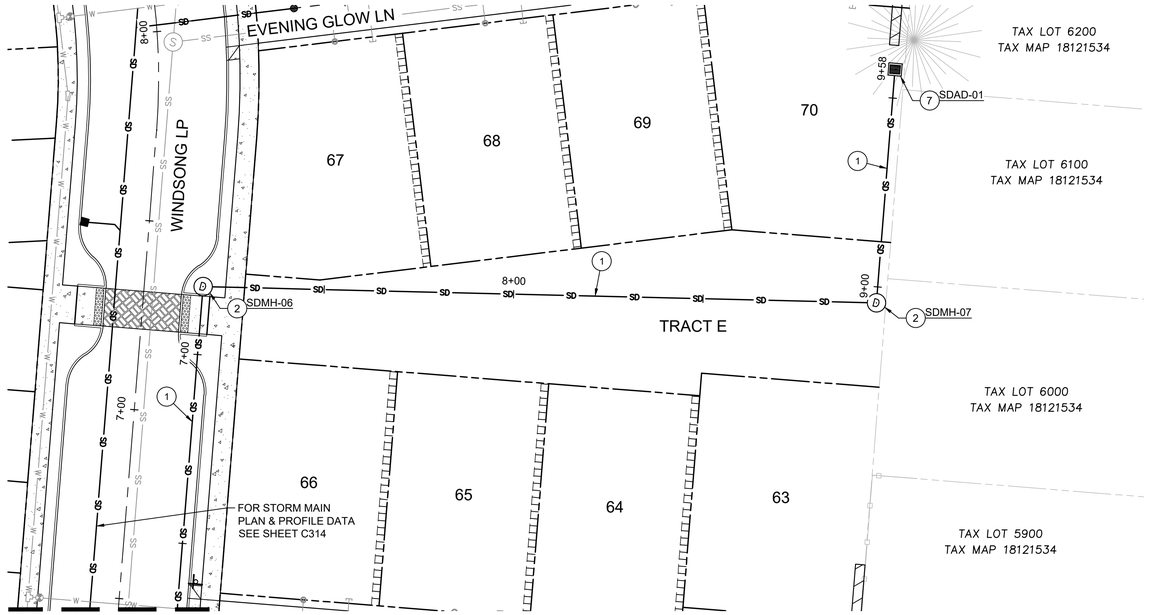
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

*STORM MAIN BYPASS (5+00 - 7+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

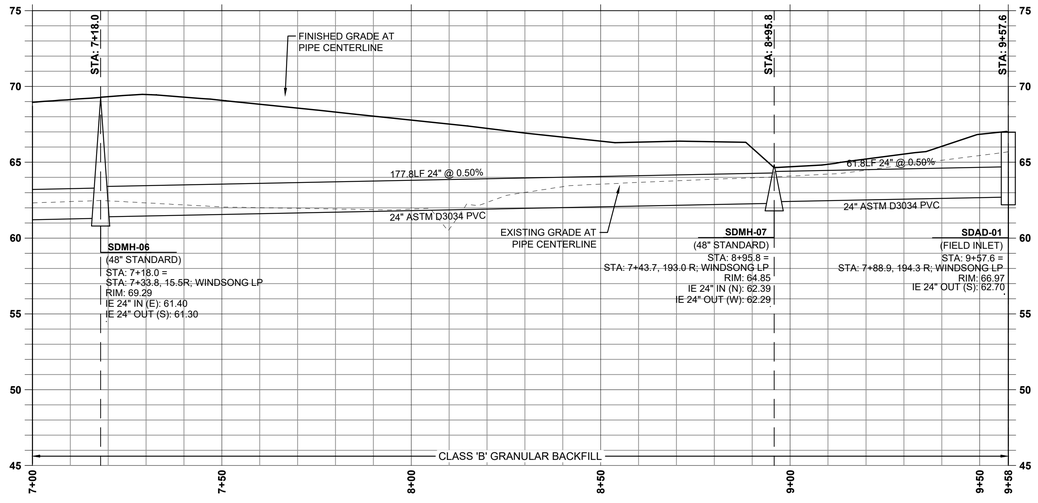
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
**C311**




**STORM MAIN BYPASS PLAN**
(STA: 7+00 - STA: 9+58)




**SD MAIN B PROFILE**
(STA: 7+00 - STA: 9+58)
SCALE: 1" = 20' H; 1" = 5' V

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

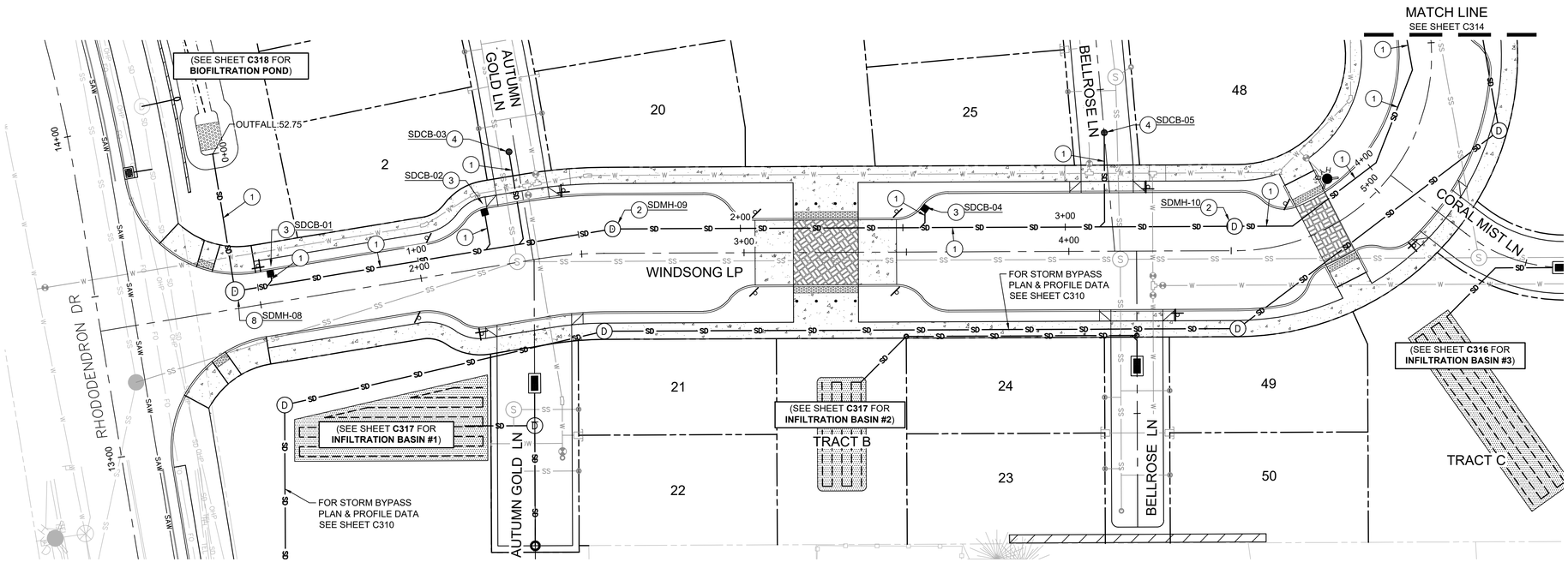
PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*STORM MAIN BYPASS (7+00 - 9+58)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

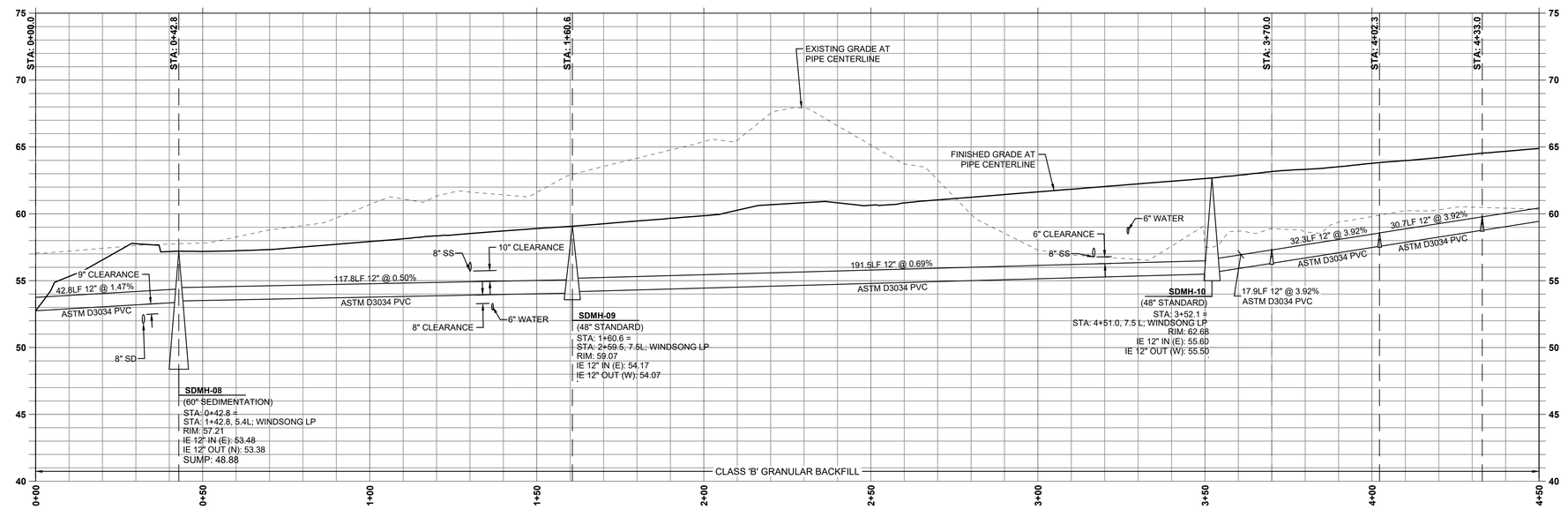
SHEET NUMBER
C312




**STORM DRAIN MAIN PLAN**
(STA: 0+00 - STA: 4+50)

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

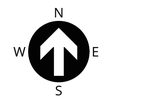



**SD MAIN A PROFILE**
(STA: 0+00 - STA: 4+50)
SCALE: 1" = 20' H; 1" = 5' V

| INLET TABLE |
|---|
| SDCB-01<br>TYPE G-2<br>RIM: 57.11<br>STA: 1+54.5, 10.0' L<br>WINDSONG LP<br>12" IE OUT (S): 53.62 |
| SDCB-02<br>TYPE G-2<br>RIM: 58.14<br>STA: 2+23.5, 18.0' L<br>WINDSONG LP<br>12" IE OUT (S): 54.64 |
| SDCB-03<br>AREA DRAIN<br>RIM: 58.62<br>STA: 1+34.0, 2.0' L<br>AUTUMN GOLD LN<br>12" IE OUT (S): 55.16 |
| SDCB-04<br>TYPE G-2<br>RIM: 60.48<br>STA: 3+54.9, 14.0' L<br>WINDSONG LP<br>12" IE OUT (S): 57.00 |
| SDCB-05<br>AREA DRAIN<br>RIM: 61.83<br>STA: 1+36.6, 0.0'<br>BELLROSE LN<br>12" IE OUT (S): 57.83 |

**LATERAL TABLE**

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| SDCB-01 LATERAL | 12" | 4.6 LF | 10.0% | 53.16 | 53.62 | 3.0 FT | STA: 1+54.5, WINDSONG LP |
| SDCB-02 LATERAL | 12" | 12.6 LF | 7.0% | 53.75 | 54.64 | 3.6 FT | STA: 2+22.6, WINDSONG LP |
| SDCB-03 LATERAL | 12" | 28.6 LF | 4.6% | 53.83 | 55.16 | 3.7 FT | STA: 2+33.0, WINDSONG LP |
| SDCB-04 LATERAL | 12" | 6.5 LF | 33.0% | 54.84 | 57.00 | 4.8 FT | STA: 3+55.7, WINDSONG LP |
| SDCB-05 LATERAL | 12" | 29.0 LF | 9.0% | 55.22 | 57.83 | 5.6 FT | STA: 4+11.0, WINDSONG LP |




SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
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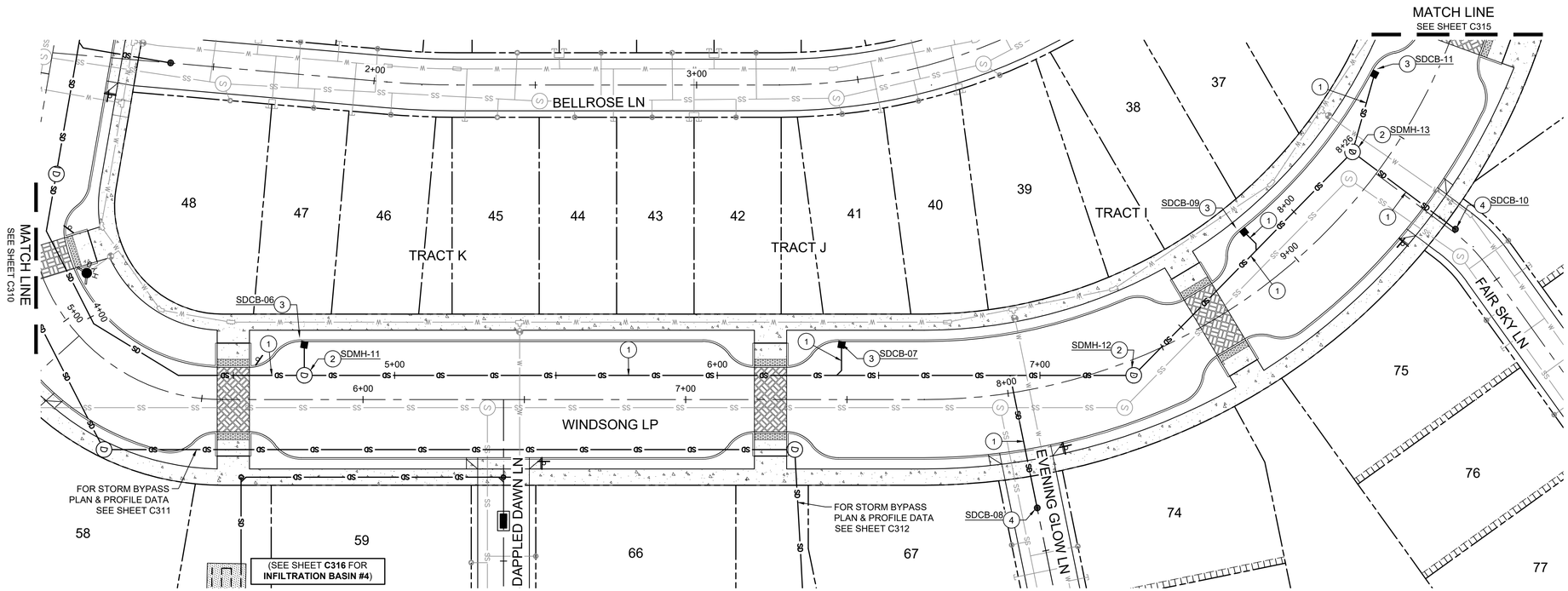
PERMIT SET

*STORM MAIN A (0+00 - 4+50)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C313

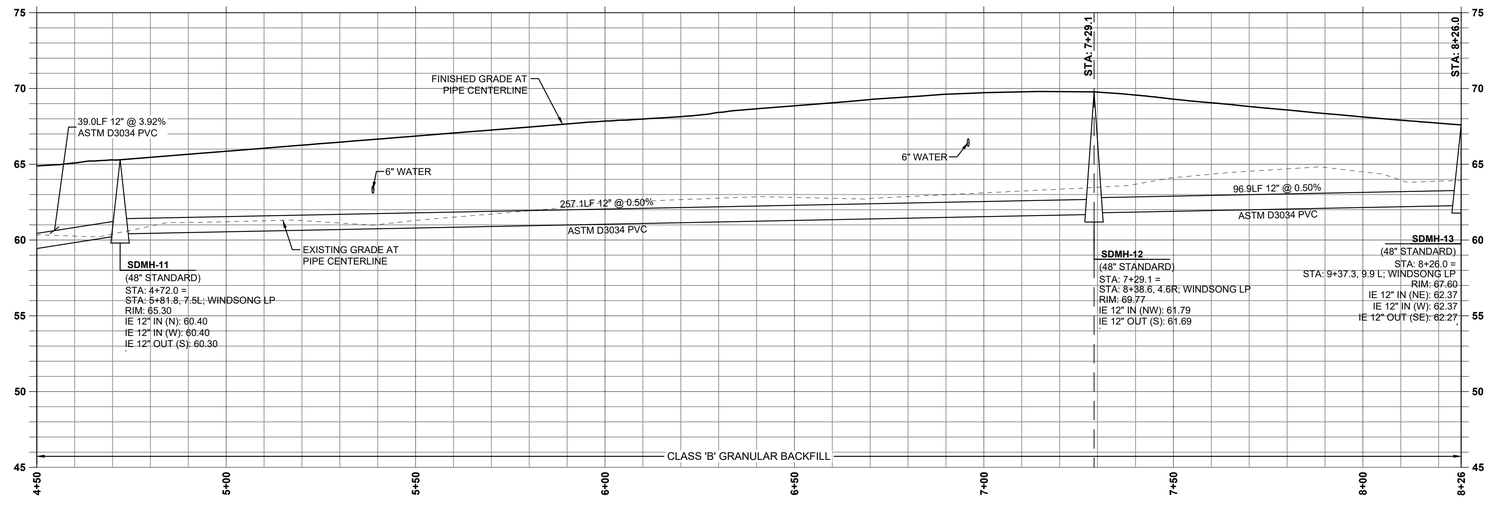



## STORM DRAIN MAIN PLAN

(STA: 4+50 - STA: 8+26)

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.




## SD MAIN A PROFILE

(STA: 4+50 - STA: 8+26)
SCALE: 1" = 20' H; 1" = 5' V

## INLET TABLE

| | |
|---|---|
| SDCB-06<br>TYPE G-2<br>RIM: 65.07<br>STA: 5+80.8, 18.0' L<br>WINDSONG LP<br>12" IE OUT (E): 61.57 | |
| SDCB-07<br>TYPE G-2<br>RIM: 68.40<br>STA: 7+47.3, 18.0' L<br>WINDSONG LP<br>12" IE OUT (E): 64.90 | |
| SDCB-08<br>AREA DRAIN<br>RIM: 70.07<br>STA: 1+36.5, 0.0'<br>EVENING GLOW LN<br>12" IE OUT (W): 66.07 | |
| SDCB-09<br>TYPE G-2<br>RIM: 68.35<br>STA: 8+91.5, 18.0' L<br>WINDSONG LP<br>12" IE OUT (NE): 64.85 | |
| SDCB-10<br>AREA DRAIN<br>RIM: 68.53<br>STA: 1+30.0, 1.0' L<br>FAIR SKY LN<br>12" IE OUT (SW): 64.51 | |
| SDCB-11<br>TYPE G-2<br>RIM: 66.89<br>STA: 9+64.5, 18.0' L<br>WINDSONG LP<br>12" IE OUT (E): 63.39 | |

## LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| SDCB-06 LATERAL | 12" | 10.5 LF | 11.1% | 60.40 | 61.57 | 3.9 FT | STA: 5+81.8, WINDSONG LP |
| SDCB-07 LATERAL | 12" | 10.5 LF | 34.8% | 61.23 | 64.90 | 6.4 FT | STA: 7+48.3, WINDSONG LP |
| SDCB-08 LATERAL | 12" | 41.9 LF | 10.3% | 61.77 | 66.07 | 6.8 FT | STA: 8+01.5, WINDSONG LP |
| SDCB-09 LATERAL | 12" | 7.8 LF | 35.6% | 62.07 | 64.85 | 5.4 FT | STA: 8+93.4, WINDSONG LP |
| SDCB-10 LATERAL | 12" | 39.8 LF | 5.4% | 64.51 | 62.37 | 3.0 FT | STA: 9+37.1, WINDSONG LP |
| SDCB-11 LATERAL | 12" | 26.3 LF | 3.9% | 62.37 | 63.39 | 4.2 FT | STA: 9+37.3, WINDSONG LP |

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

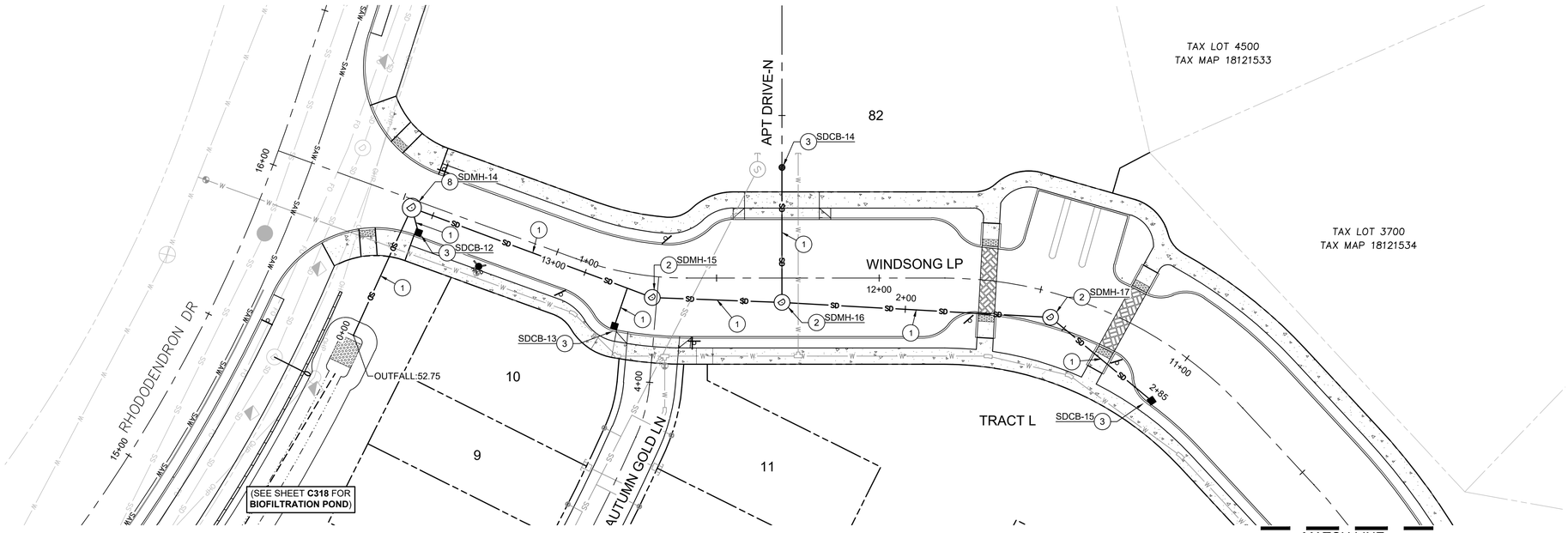
# STORM MAIN A (4+50 - 8+26)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

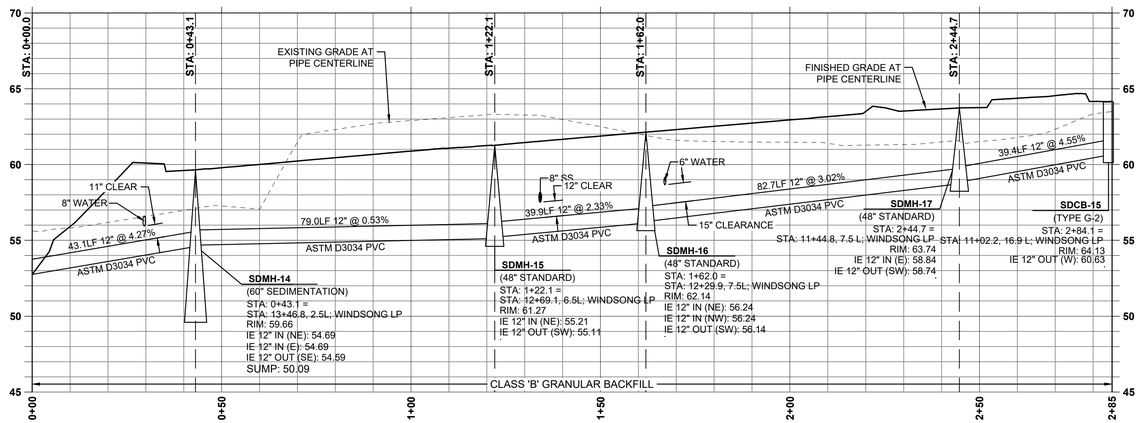
SHEET NUMBER
C314




**STORM DRAIN MAIN PLAN**
(STA: 0+00 - STA: 2+85)

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.




**SD MAIN C PROFILE**
(STA: 0+00 - STA: 2+85)
SCALE: 1" = 20' H; 1" = 5' V

| INLET TABLE |
|---|
| SDCB-12<br>TYPE G-2<br>RIM: 59.61<br>STA: 13+42.2, 9.0' L<br>WINDSONG LP<br>12" IE OUT (W): 56.11 |
| SDCB-13<br>TYPE G-2<br>RIM: 60.87<br>STA: 12+77.6, 18.0' L<br>WINDSONG LP<br>12" IE OUT (NW): 57.37 |
| SDCB-14<br>AREA DRAIN<br>RIM: 63.46<br>STA: 1+34.0, 0.0'<br>APT DRIVE-N<br>12" IE OUT (SE): 56.45 |

**LATERAL TABLE**

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| SDCB-12 LATERAL | 12" | 7.9 LF | 17.9% | 54.69 | 56.11 | 3.9 FT | STA: 13+46.8, WINDSONG LP |
| SDCB-13 LATERAL | 12" | 13.1 LF | 17.6% | 55.07 | 57.37 | 5.0 FT | STA: 12+76.7, WINDSONG LP |
| SDCB-14 LATERAL | 12" | 41.5 LF | 0.5% | 56.45 | 56.24 | 6.0 FT | STA: 12+29.9, WINDSONG LP |

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

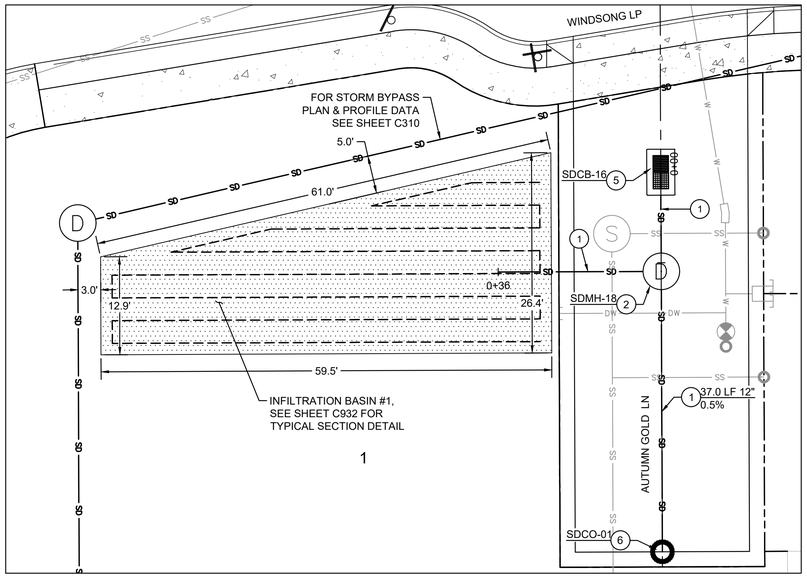
apic

*STORM MAIN C (0+00 - 2+85)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

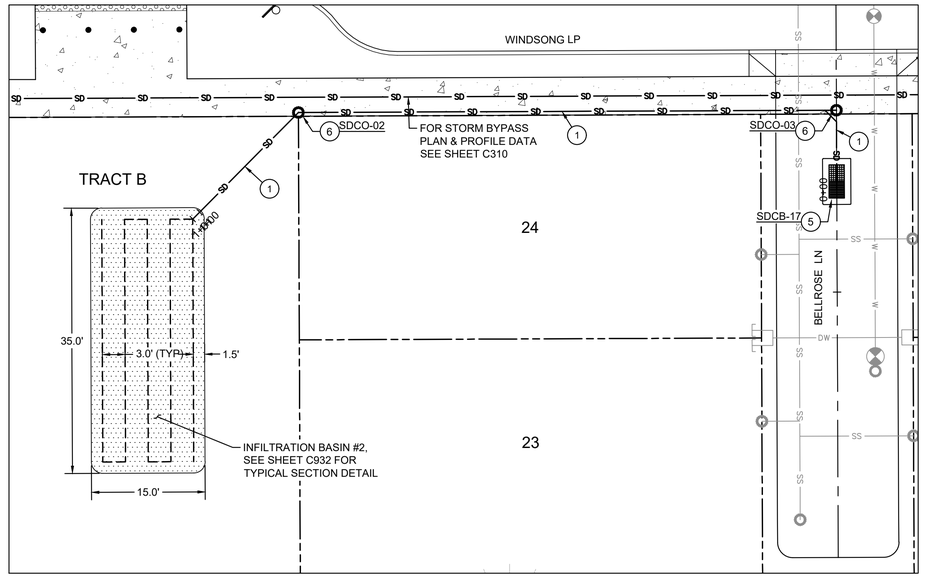
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C315




**INFILTRATION BASIN #1 PLAN**
(STA: 0+00 - STA: 0+36)




**INFILTRATION BASIN #2 PLAN**
(STA: 0+00 - STA: 1+01)




**INFILTRATION BASIN 1 PROFILE**
(STA:0+00 - STA:0+36)
SCALE: 1" = 10' H; 1" = 2' V




**INFILTRATION BASIN 2 PROFILE**
(STA:0+00 - STA:1+01)
SCALE: 1" = 10' H; 1" = 2' V

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL 24" x 24" CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL 18" ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL 24" x 24" FILTER CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 36" x 36" AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

N
W E
S

SCALE: 1" = 10'
0 10' 20' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
EXPIRES: 12/31/21

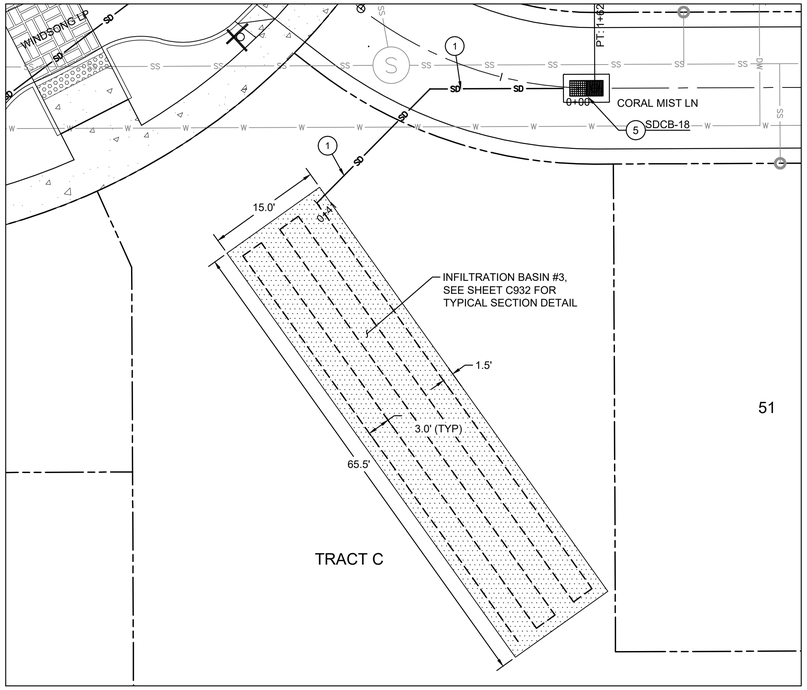
PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*INFILTRATION FACILITIES I*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

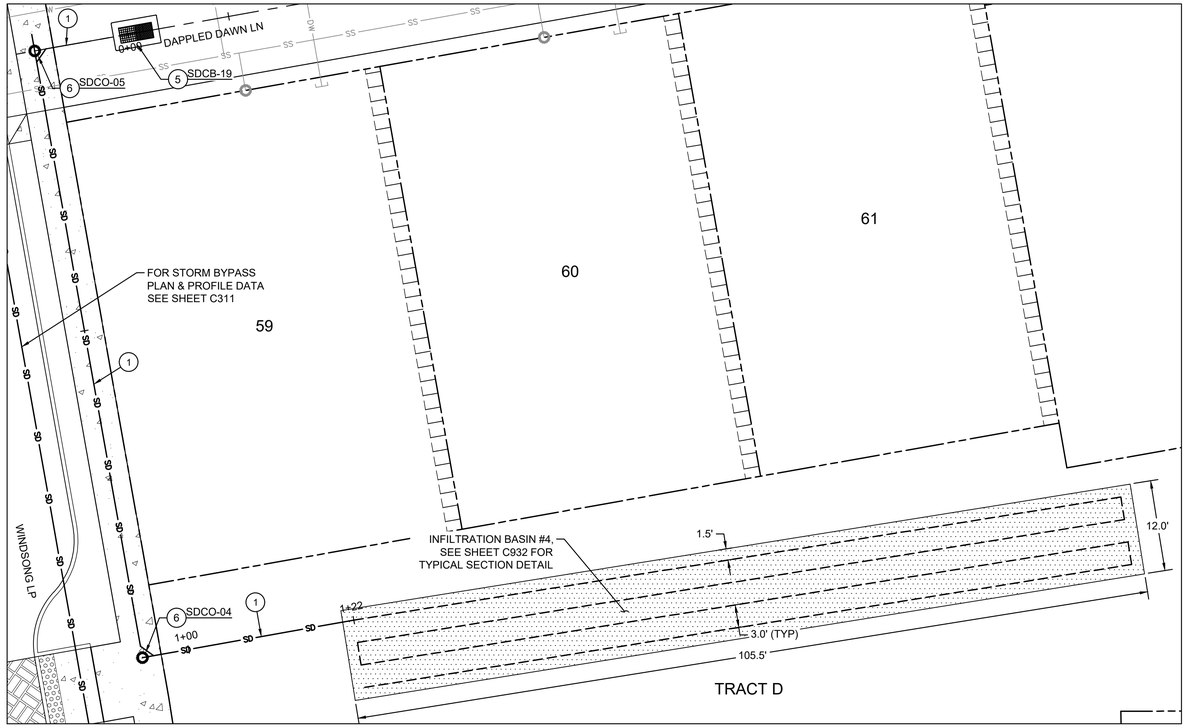
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

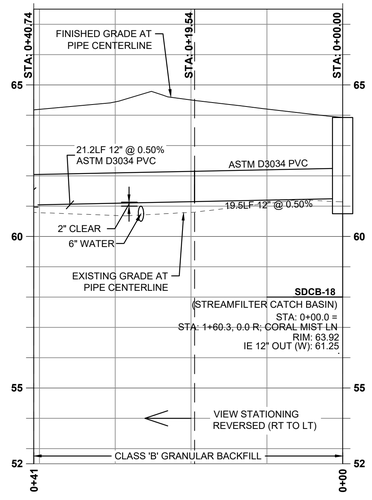
SHEET NUMBER
C316



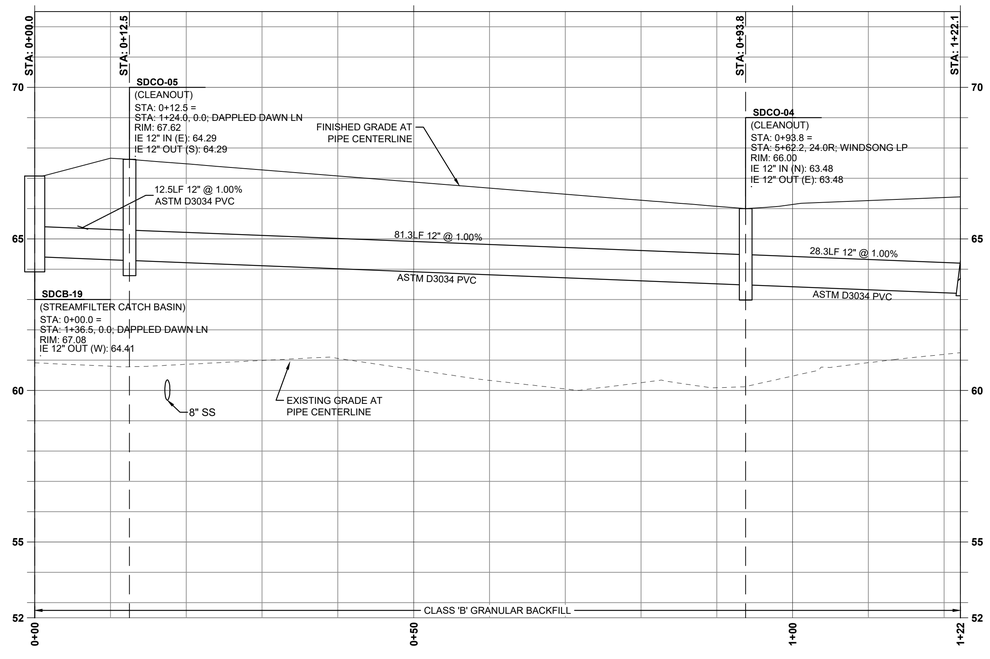

**INFILTRATION BASIN #3 PLAN**
(STA: 0+00 - STA: 0+41)




**INFILTRATION BASIN #4 PLAN**
(STA: 0+00 - STA: 1+22)




**INFILTRATION BASIN 3 PROFILE**
(STA:0+00 - STA:0+41)
SCALE: 1" = 10' H; 1" = 2' V




**INFILTRATION BASIN 4 PROFILE**
(STA: 0+00 - STA: 1+22)
SCALE: 1" = 10' H; 1" = 2' V

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL 24" x 24" CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL 18" ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL 24" x 24" FILTER CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 36" x 36" AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
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SCALE: 1" = 10'
0 10' 20' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
065 PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

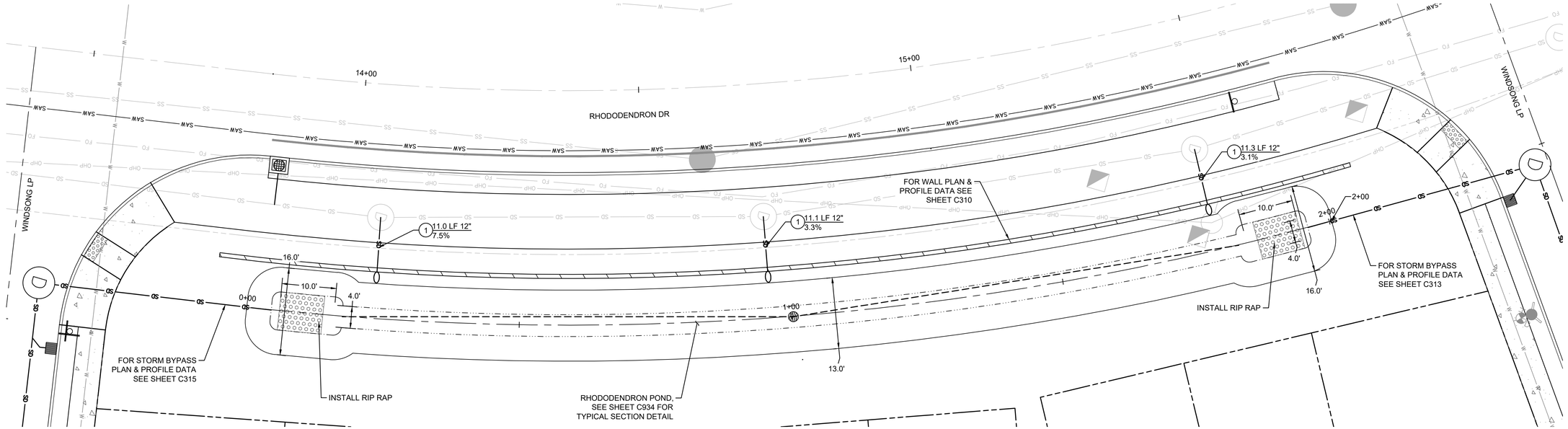
PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*INFILTRATION FACILITIES II*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

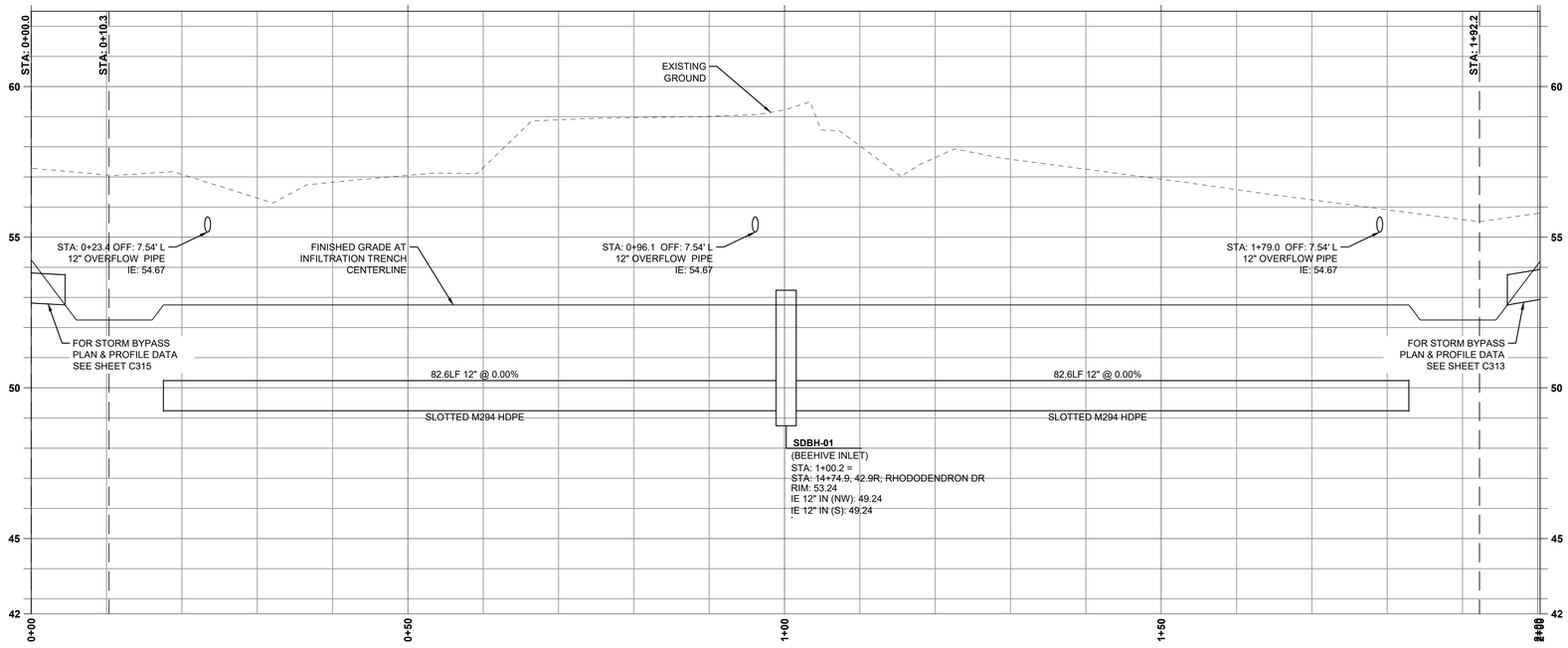
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C317




## BIOFILTRATION POND PLAN

(STA: 0+00 - STA: 2+00)




## BIOFILTRATION POND PROFILE

(STA: 0+00 - STA: 2+00)
SCALE: 1" = 10' H; 1" = 2' V

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL 24" x 24" CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL 18" ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL 24" x 24" FILTER CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 36" x 36" AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

SCALE: 1" = 10'

0 10' 20' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
**2021-09-10**

ISSUED FOR
**PERMIT SET**

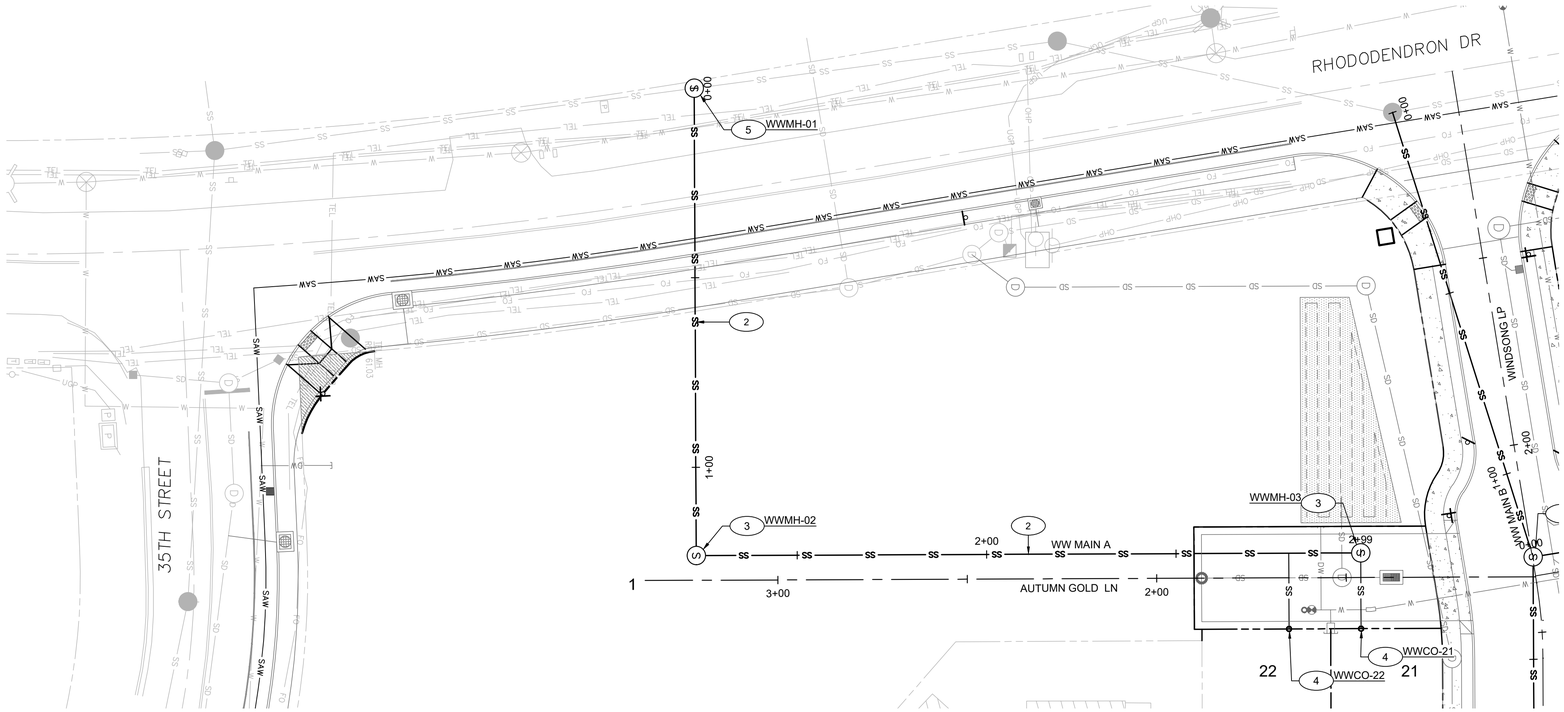
*INFILTRATION FACILITIES III*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

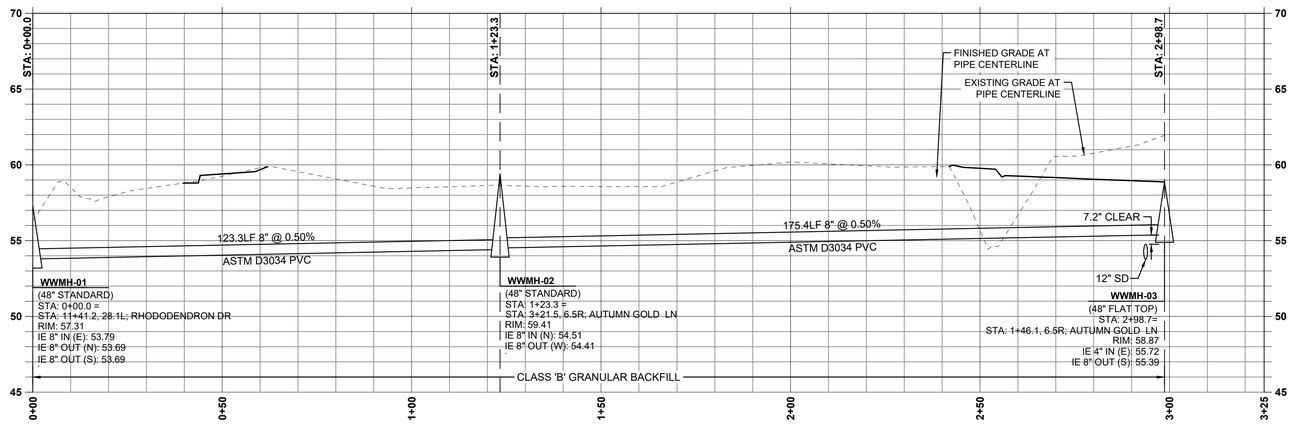
PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
**C318**




## WW MAIN A PLAN
(STA: 0+00 - STA: 3+25)




## WW MAIN A PROFILE
(STA: 0+00 - STA: 3+25)
SCALE: 1" = 20' H; 1" = 5' V

## SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

(5) CONSTRUCT 48" MANHOLE WITH CAST-IN-PLACE BASE. SEE FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 21 | 4" | 20.0 LF | 1.0% | 55.72 | 55.92 | 2.9 FT | STA: 1+46.1, AUTUMN GOLD LN |
| WW LOT 22 | 4" | 20.0 LF | 1.0% | 55.47 | 55.67 | 3.3 FT | STA: 1+65.1, AUTUMN GOLD LN |

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

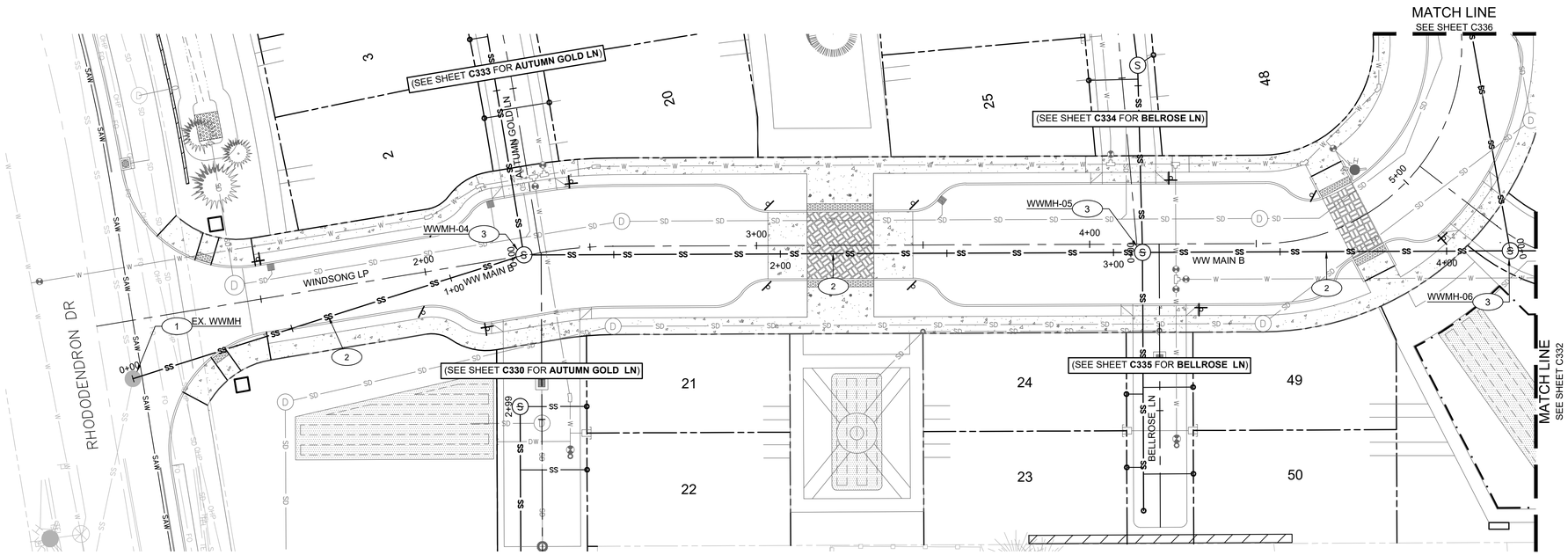
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

# WW MAIN A (0+00 - 3+25)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

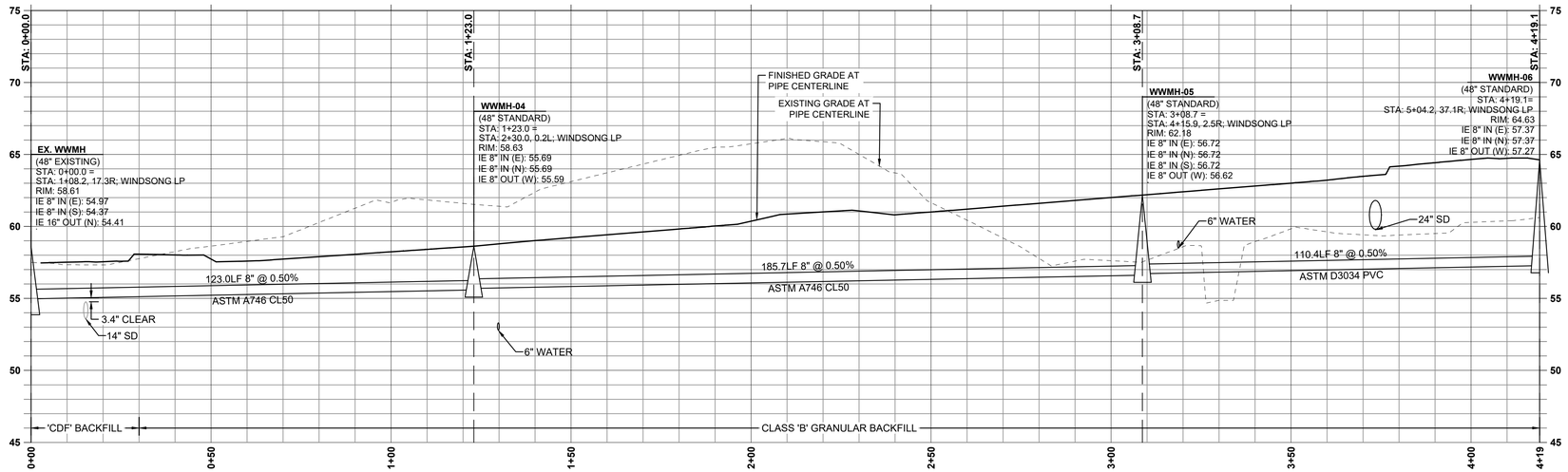
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
**C330**




**WW MAIN B PLAN**
(STA: 0+00 - STA: 4+19)




**WW MAIN B PROFILE**
(STA: 0+00 - STA: 4+19)
SCALE: 1" = 20' H; 1" = 5' V

## SANITARY SEWER KEY NOTES

1. CONNECT PROPOSED SANITARY SEWER MAIN INTO EXISTING MANHOLE. SEE PROFILE FOR ELEVATION DATA, THIS SHEET. **CONTRACTOR TO VERIFY IE PRIOR TO PURCHASING SANITARY SYSTEM MATERIALS**.
2. CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.
3. CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

N
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S

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
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PERMIT SET

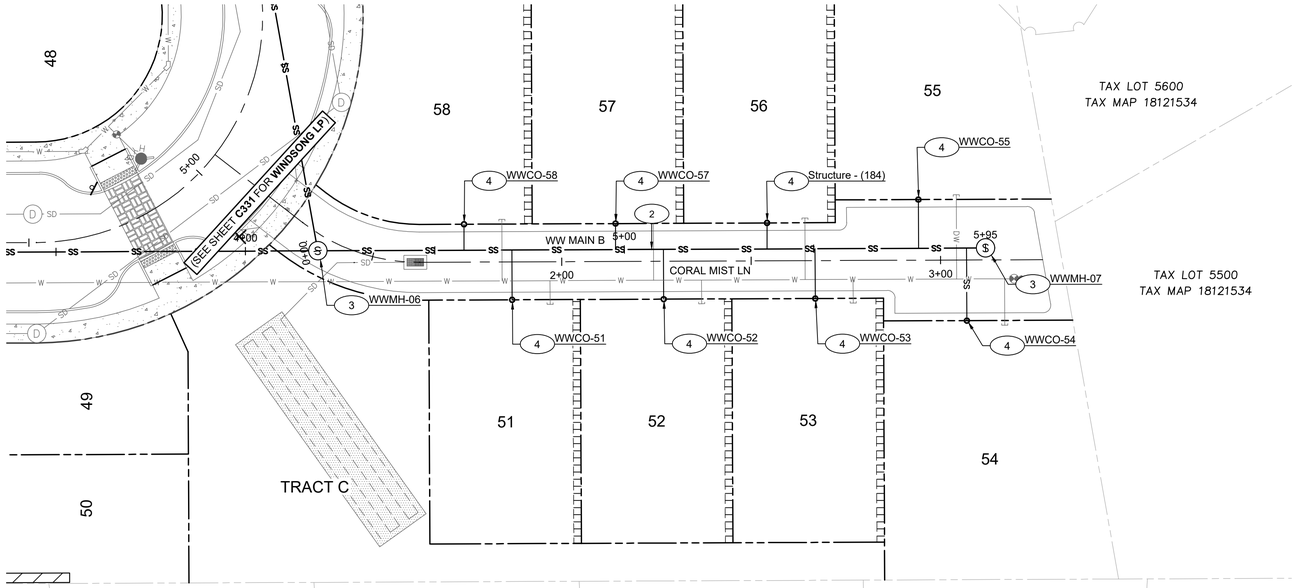
apic

WW MAIN B (0+00 - 4+19)
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

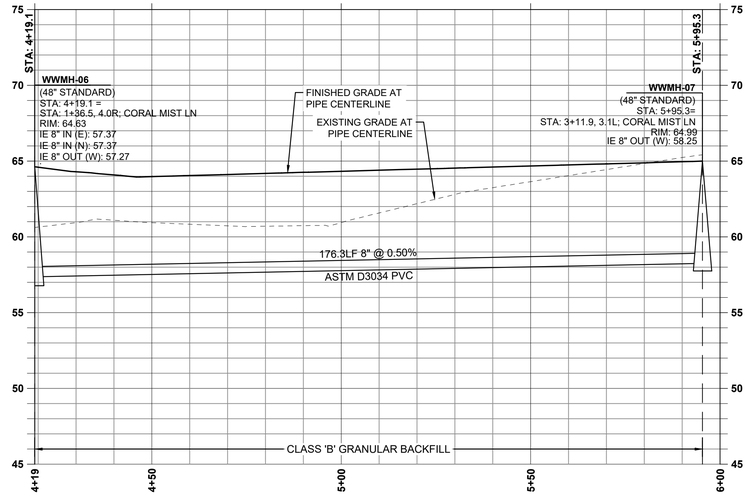
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C331




## WW MAIN B PLAN
(STA: 4+19 - STA: 6+00)




## WW MAIN B PROFILE
(STA: 4+19 - STA: 6+00)
SCALE: 1" = 20' H; 1" = 5' V

### SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 51 | 4" | 13.1 LF | 1.0% | 57.70 | 57.83 | 6.2 FT | STA: 1+86.9, CORAL MIST LN |
| WW LOT 52 | 4" | 13.1 LF | 1.0% | 57.90 | 58.03 | 6.3 FT | STA: 2+26.9, CORAL MIST LN |
| WW LOT 53 | 4" | 13.1 LF | 1.0% | 58.10 | 58.23 | 6.4 FT | STA: 2+66.9, CORAL MIST LN |
| WW LOT 54 | 4" | 19.1 LF | 1.0% | 58.30 | 58.49 | 6.6 FT | STA: 3+06.9, CORAL MIST LN |
| WW LOT 55 | 4" | 12.9 LF | 1.0% | 58.25 | 58.38 | 6.6 FT | STA: 2+94.2, CORAL MIST LN |
| WW LOT 56 | 4" | 6.9 LF | 1.0% | 58.05 | 58.12 | 6.4 FT | STA: 2+54.2, CORAL MIST LN |
| WW LOT 57 | 4" | 6.9 LF | 1.0% | 57.85 | 57.92 | 6.3 FT | STA: 2+14.2, CORAL MIST LN |
| WW LOT 58 | 4" | 6.9 LF | 1.0% | 57.65 | 57.72 | 6.2 FT | STA: 1+74.2, CORAL MIST LN |

N W E S

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
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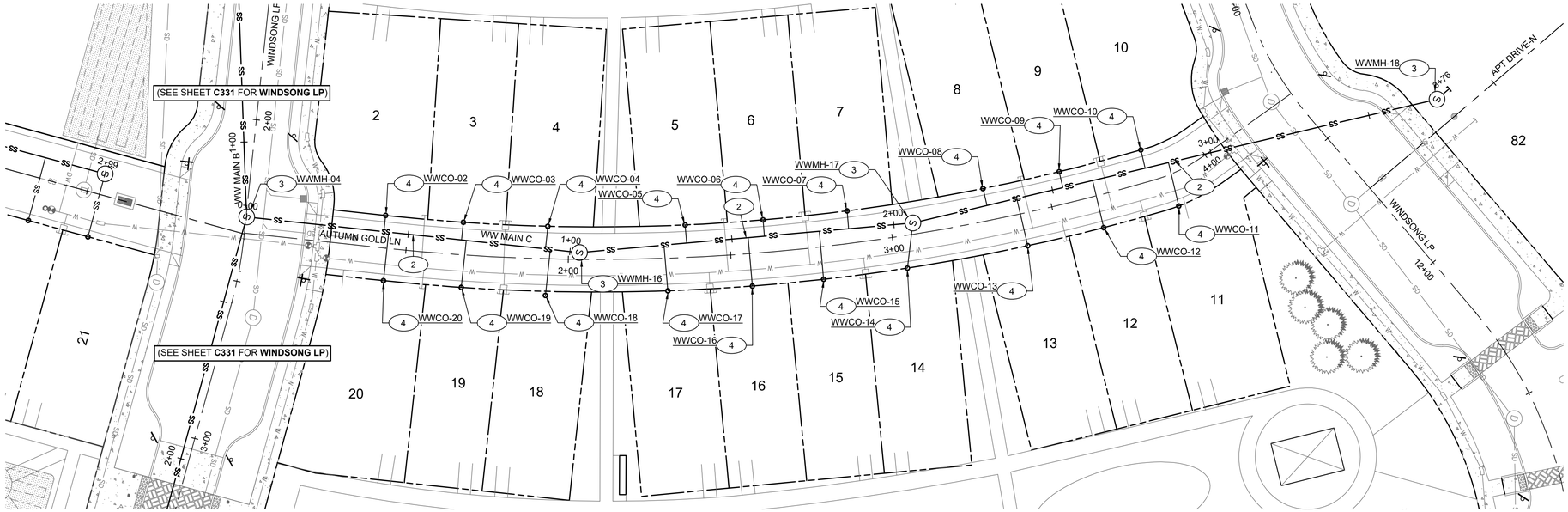
PERMIT SET

*WW MAIN B (4+19 - 6+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

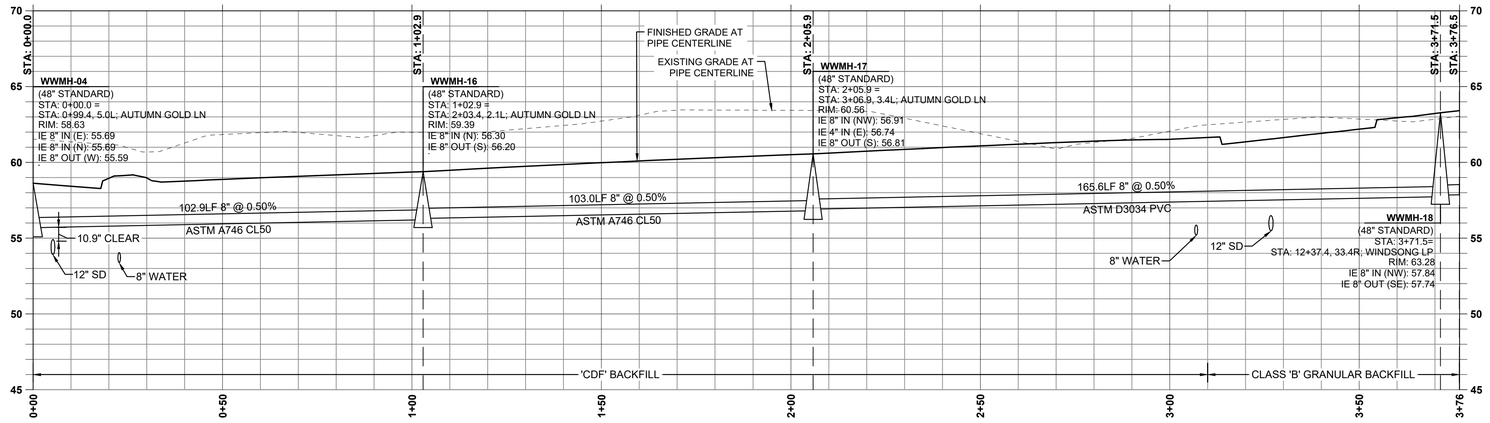
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C332




## WW MAIN C PLAN

(STA: 0+00 - STA: 3+76)




## WW MAIN C PROFILE

(STA: 0+00 - STA: 3+76)
SCALE: 1" = 20' H; 1" = 5' V

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 2 | 4" | 5.0 LF | 1.0% | 56.00 | 56.05 | 2.6 FT | STA: 1+42.6, AUTUMN GOLD LN |
| WW LOT 3 | 4" | 5.4 LF | 1.0% | 56.10 | 56.15 | 2.8 FT | STA: 1+67.0, AUTUMN GOLD LN |
| WW LOT 4 | 4" | 7.0 LF | 1.0% | 56.25 | 56.32 | 2.9 FT | STA: 1+93.5, AUTUMN GOLD LN |
| WW LOT 5 | 4" | 5.6 LF | 1.0% | 56.55 | 56.61 | 3.1 FT | STA: 2+36.4, AUTUMN GOLD LN |
| WW LOT 6 | 4" | 5.0 LF | 1.0% | 56.70 | 56.75 | 3.2 FT | STA: 2+60.8, AUTUMN GOLD LN |
| WW LOT 7 | 4" | 5.5 LF | 1.0% | 56.80 | 56.85 | 3.4 FT | STA: 2+87.2, AUTUMN GOLD LN |
| WW LOT 8 | 4" | 5.3 LF | 1.0% | 57.10 | 57.15 | 3.6 FT | STA: 3+30.3, AUTUMN GOLD LN |
| WW LOT 9 | 4" | 5.0 LF | 1.0% | 57.25 | 57.30 | 3.7 FT | STA: 3+54.7, AUTUMN GOLD LN |
| WW LOT 10 | 4" | 5.7 LF | 1.0% | 57.35 | 57.41 | 3.9 FT | STA: 3+81.2, AUTUMN GOLD LN |
| WW LOT 11 | 4" | 13.7 LF | 1.0% | 57.40 | 57.54 | 3.8 FT | STA: 3+86.7, AUTUMN GOLD LN |

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 12 | 4" | 14.9 LF | 1.0% | 57.30 | 57.45 | 3.7 FT | STA: 3+63.8, AUTUMN GOLD LN |
| WW LOT 13 | 4" | 14.9 LF | 1.0% | 57.15 | 57.30 | 3.6 FT | STA: 3+40.2, AUTUMN GOLD LN |
| WW LOT 14 | 4" | 14.0 LF | 1.0% | 56.88 | 56.74 | 3.5 FT | STA: 3+06.9, AUTUMN GOLD LN |
| WW LOT 15 | 4" | 14.8 LF | 1.0% | 56.75 | 56.90 | 3.3 FT | STA: 2+77.6, AUTUMN GOLD LN |
| WW LOT 16 | 4" | 15.0 LF | 1.0% | 56.65 | 56.80 | 3.1 FT | STA: 2+55.9, AUTUMN GOLD LN |
| WW LOT 17 | 4" | 14.1 LF | 1.0% | 56.50 | 56.64 | 3.0 FT | STA: 2+30.3, AUTUMN GOLD LN |
| WW LOT 18 | 4" | 14.2 LF | 1.0% | 56.25 | 56.39 | 2.9 FT | STA: 1+93.2, AUTUMN GOLD LN |
| WW LOT 19 | 4" | 14.5 LF | 1.0% | 56.10 | 56.25 | 2.7 FT | STA: 1+67.7, AUTUMN GOLD LN |
| WW LOT 20 | 4" | 15.0 LF | 1.0% | 56.00 | 56.15 | 2.6 FT | STA: 1+44.1, AUTUMN GOLD LN |

### SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
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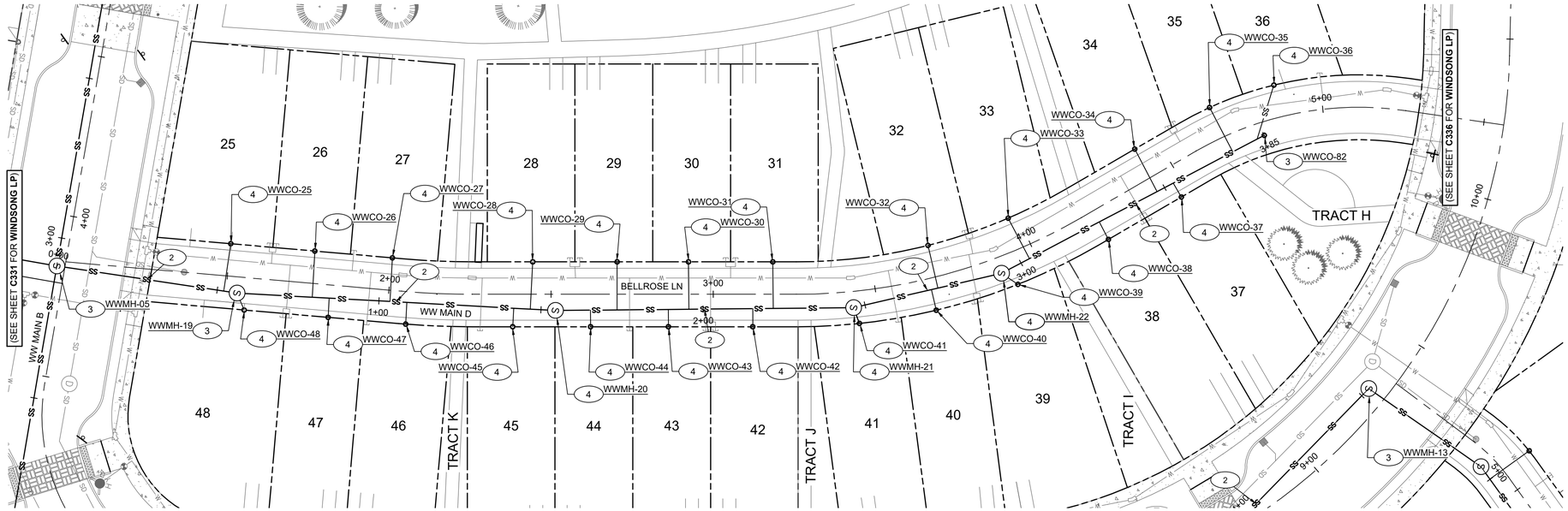
PERMIT SET

# WW MAIN C (0+00 - 3+76)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

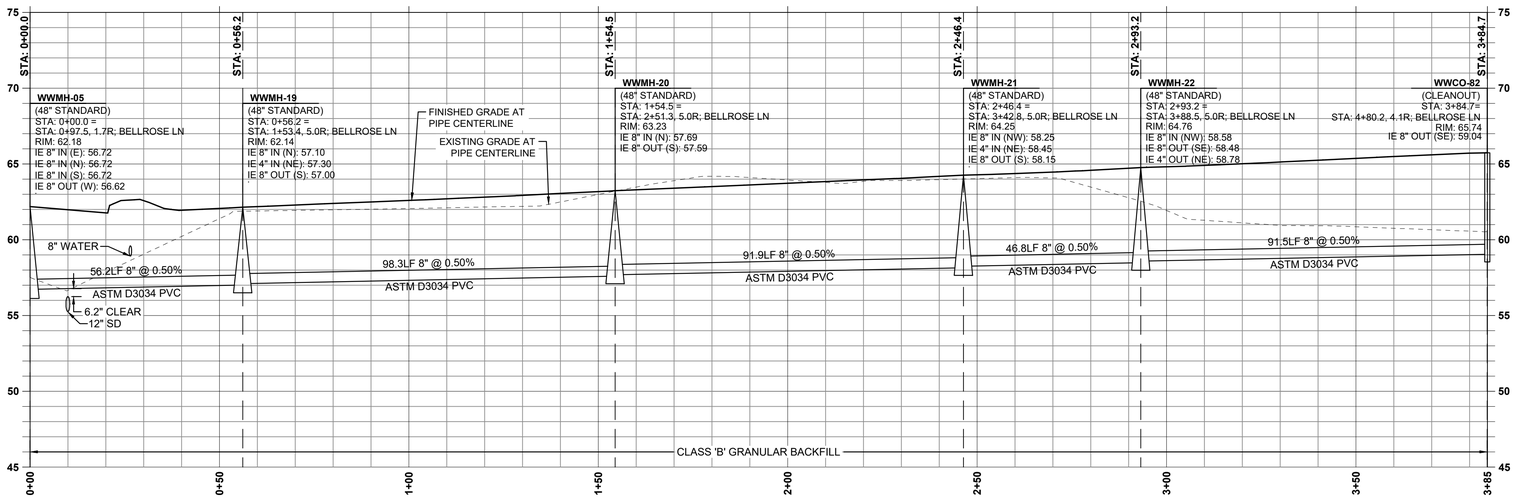
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C333




## WW MAIN D PLAN

(STA: 0+00 - STA: 4+00)




## WW MAIN D PROFILE

(STA: 0+00 - STA: 3+85)
SCALE: 1" = 20' H; 1" = 5' V

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 25 | 4" | 14.8 LF | 1.0% | 57.05 | 57.20 | 4.8 FT | STA: 1+50.2, BELLROSE LN |
| WW LOT 26 | 4" | 14.2 LF | 1.0% | 57.30 | 57.44 | 4.8 FT | STA: 1+76.2, BELLROSE LN |
| WW LOT 27 | 4" | 13.5 LF | 1.0% | 57.41 | 57.54 | 5.0 FT | STA: 2+00.2, BELLROSE LN |
| WW LOT 28 | 4" | 14.6 LF | 1.0% | 57.65 | 57.80 | 5.2 FT | STA: 2+44.4, BELLROSE LN |
| WW LOT 29 | 4" | 14.8 LF | 1.0% | 57.85 | 58.00 | 5.3 FT | STA: 2+70.4, BELLROSE LN |
| WW LOT 30 | 4" | 14.6 LF | 1.0% | 57.95 | 58.10 | 5.5 FT | STA: 2+92.4, BELLROSE LN |
| WW LOT 31 | 4" | 14.4 LF | 1.0% | 58.15 | 58.29 | 5.6 FT | STA: 3+18.4, BELLROSE LN |
| WW LOT 32 | 4" | 13.5 LF | 1.0% | 58.45 | 58.59 | 5.8 FT | STA: 3+69.1, BELLROSE LN |
| WW LOT 33 | 4" | 14.1 LF | 1.0% | 58.70 | 58.84 | 5.9 FT | STA: 3+96.8, BELLROSE LN |
| WW LOT 34 | 4" | 14.8 LF | 1.0% | 58.95 | 59.10 | 6.1 FT | STA: 4+42.5, BELLROSE LN |

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 35 | 4" | 15.4 LF | 1.0% | 59.05 | 59.20 | 6.3 FT | STA: 4+68.0, BELLROSE LN |
| WW LOT 36 | 4" | 17.4 LF | 1.0% | 59.10 | 59.27 | 6.5 FT | STA: 4+87.1, BELLROSE LN |
| WW LOT 37 | 4" | 5.0 LF | 1.0% | 59.00 | 59.05 | 6.2 FT | STA: 4+47.5, BELLROSE LN |
| WW LOT 38 | 4" | 6.1 LF | 1.0% | 58.85 | 58.91 | 6.1 FT | STA: 4+21.5, BELLROSE LN |
| WW LOT 39 | 4" | 6.1 LF | 5.1% | 58.78 | 58.47 | 6.2 FT | STA: 3+91.8, BELLROSE LN |
| WW LOT 40 | 4" | 6.5 LF | 1.0% | 58.45 | 58.52 | 5.9 FT | STA: 3+66.8, BELLROSE LN |
| WW LOT 42 | 4" | 5.6 LF | 1.0% | 58.10 | 58.16 | 5.6 FT | STA: 3+12.2, BELLROSE LN |
| WW LOT 43 | 4" | 5.3 LF | 1.0% | 57.95 | 58.00 | 5.5 FT | STA: 2+86.2, BELLROSE LN |
| WW LOT 44 | 4" | 5.1 LF | 1.0% | 57.85 | 57.90 | 5.3 FT | STA: 2+62.2, BELLROSE LN |
| WW LOT 45 | 4" | 5.7 LF | 1.0% | 57.60 | 57.66 | 5.3 FT | STA: 2+38.2, BELLROSE LN |

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 46 | 4" | 6.7 LF | 1.0% | 57.45 | 57.52 | 5.1 FT | STA: 2+06.0, BELLROSE LN |
| WW LOT 47 | 4" | 5.9 LF | 1.0% | 57.35 | 57.41 | 4.9 FT | STA: 1+82.1, BELLROSE LN |
| WW LOT 48 | 4" | 5.7 LF | 1.0% | 57.30 | 57.36 | 4.7 FT | STA: 1+56.1, BELLROSE LN |

## SANITARY SEWER KEY NOTES

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(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

SCALE: 1" = 20'

0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

apic

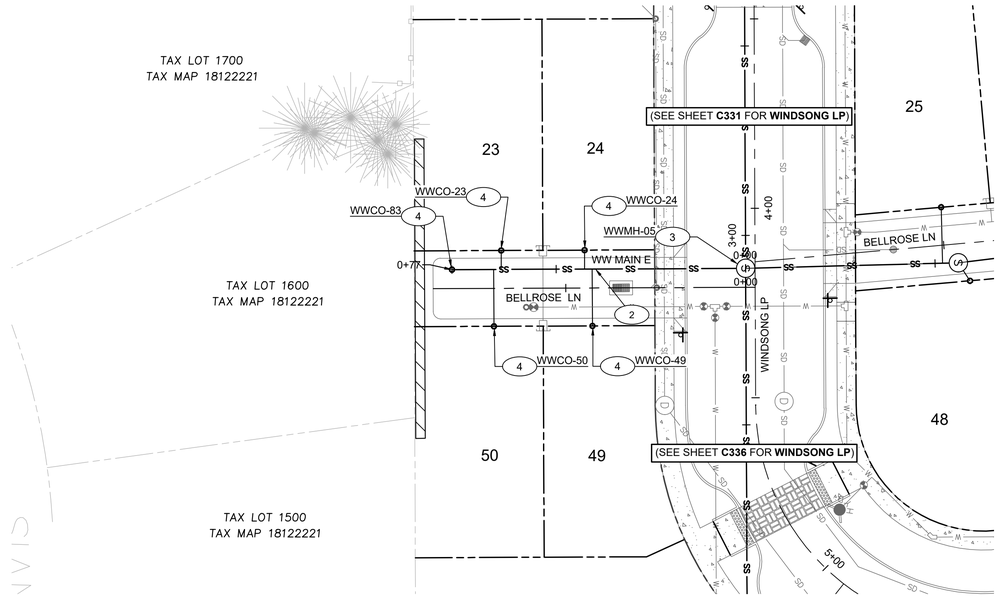
# WW MAIN D (0+00 - 3+85)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

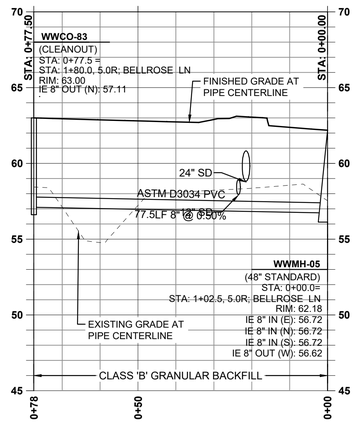
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C334




## WW MAIN E PLAN

(STA: 0+00 - STA: 0+78)




## WW MAIN E PROFILE

(STA:0+00 - STA:0+78)
SCALE: 1" = 20' H; 1" = 5' V

## SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

## LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 23 | 4" | 5.0 LF | 1.0% | 57.15 | 57.20 | 5.6 FT | STA: 1+67.0, BELLROSE LN |
| WW LOT 24 | 4" | 5.0 LF | 1.0% | 57.05 | 57.10 | 5.5 FT | STA: 1+45.0, BELLROSE LN |
| WW LOT 49 | 4" | 15.0 LF | 1.0% | 57.00 | 57.15 | 5.5 FT | STA: 1+43.0, BELLROSE LN |
| WW LOT 50 | 4" | 15.0 LF | 1.0% | 57.15 | 57.30 | 5.5 FT | STA: 1+69.0, BELLROSE LN |

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

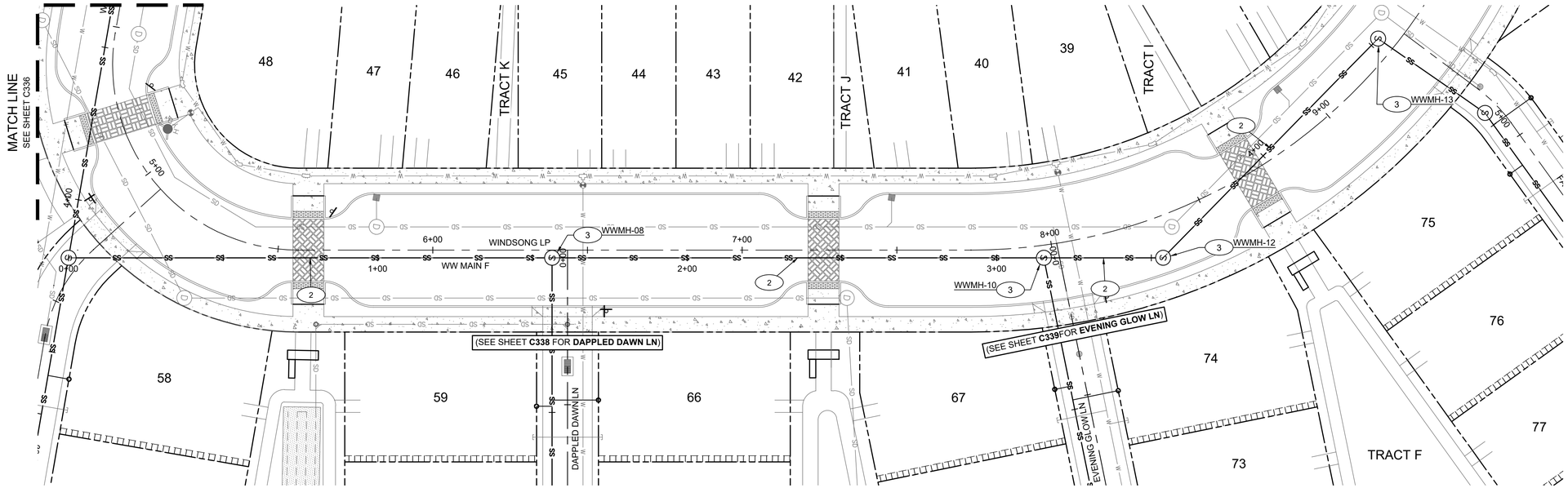
apic

WW MAIN E (0+00 - 0+78)
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

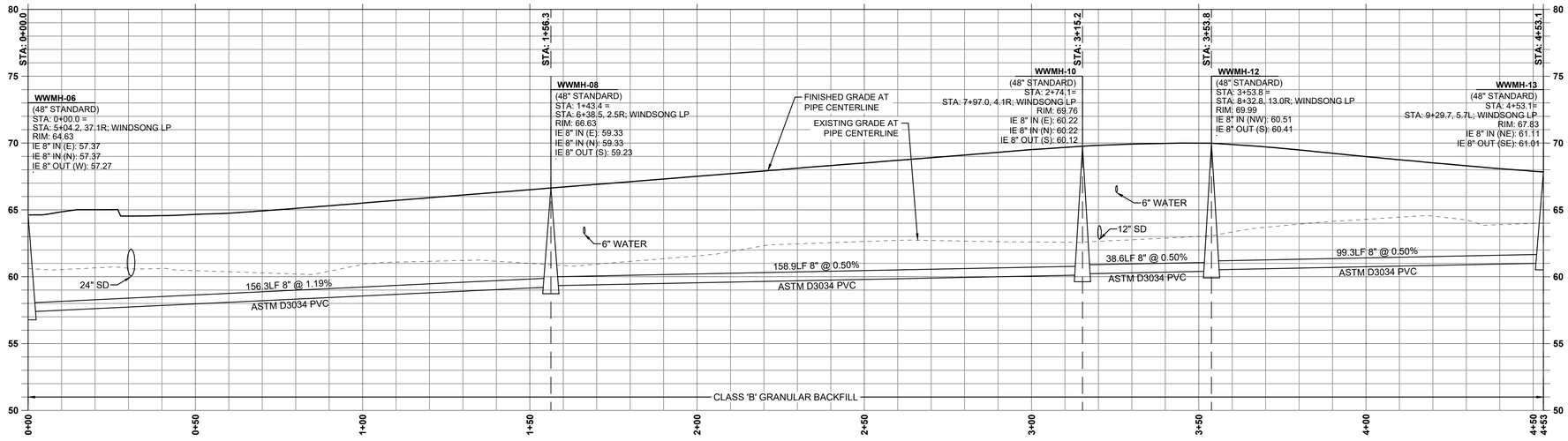
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C335




## WW MAIN F PLAN
(STA: 0+00 - STA: 4+53)




## WW MAIN F PROFILE
(STA: 0+00 - STA: 4+53)
SCALE: 1" = 20' H; 1" = 5' V

### SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
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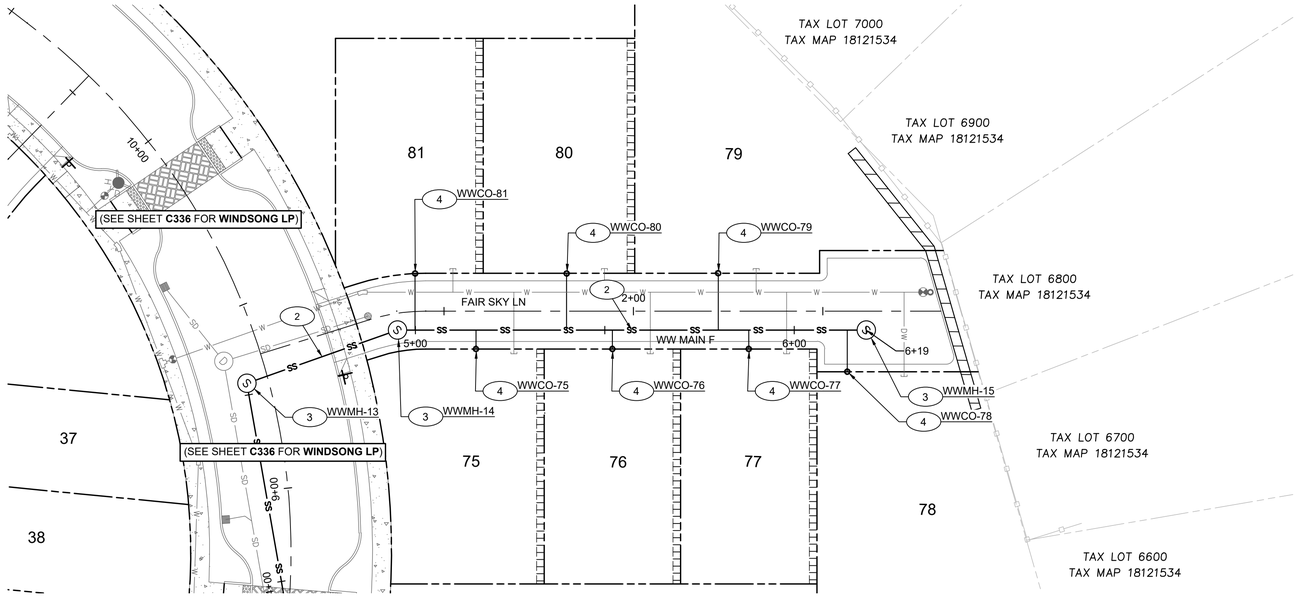
PERMIT SET

# WW MAIN F (0+00 - 4+53)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

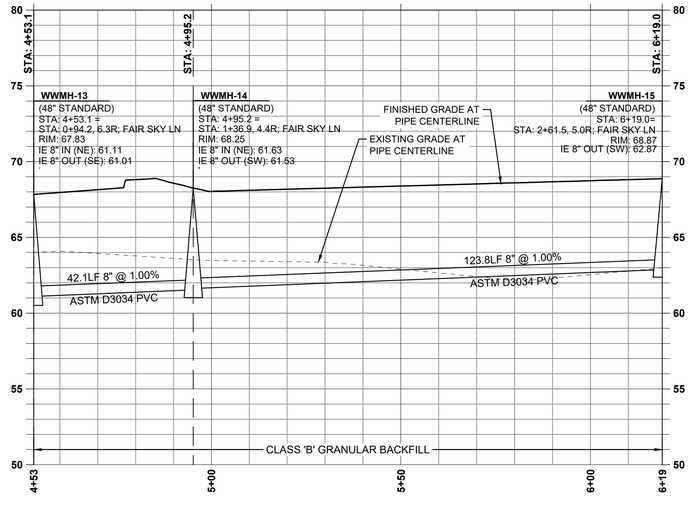
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C336




## WW MAIN F PLAN

(STA: 4+53 - STA: 6+19)




## WW MAIN F PROFILE

(STA: 4+53 - STA: 6+19)
SCALE: 1" = 20' H; 1" = 5' V

## LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 67 | 4" | 5.0 LF | 1.0% | 61.45 | 61.50 | 8.7 FT | STA: 1+46.2, EVENING GLOW LN |
| WW LOT 68 | 4" | 5.0 LF | 1.0% | 62.55 | 62.60 | 7.8 FT | STA: 1+86.2, EVENING GLOW LN |
| WW LOT 69 | 4" | 5.0 LF | 1.0% | 63.65 | 63.70 | 7.0 FT | STA: 2+26.2, EVENING GLOW LN |
| WW LOT 70 | 4" | 9.7 LF | 1.0% | 64.95 | 65.05 | 6.1 FT | STA: 2+73.3, EVENING GLOW LN |
| WW LOT 71 | 4" | 29.6 LF | 1.0% | 65.08 | 65.38 | 6.1 FT | STA: 2+78.7, EVENING GLOW LN |
| WW LOT 72 | 4" | 15.0 LF | 1.0% | 63.77 | 63.92 | 6.8 FT | STA: 2+30.7, EVENING GLOW LN |
| WW LOT 73 | 4" | 15.0 LF | 1.0% | 62.68 | 62.83 | 7.6 FT | STA: 1+90.7, EVENING GLOW LN |
| WW LOT 74 | 4" | 15.0 LF | 1.0% | 61.58 | 61.73 | 8.5 FT | STA: 1+50.7, EVENING GLOW LN |

## SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

SCALE: 1" = 20'

0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

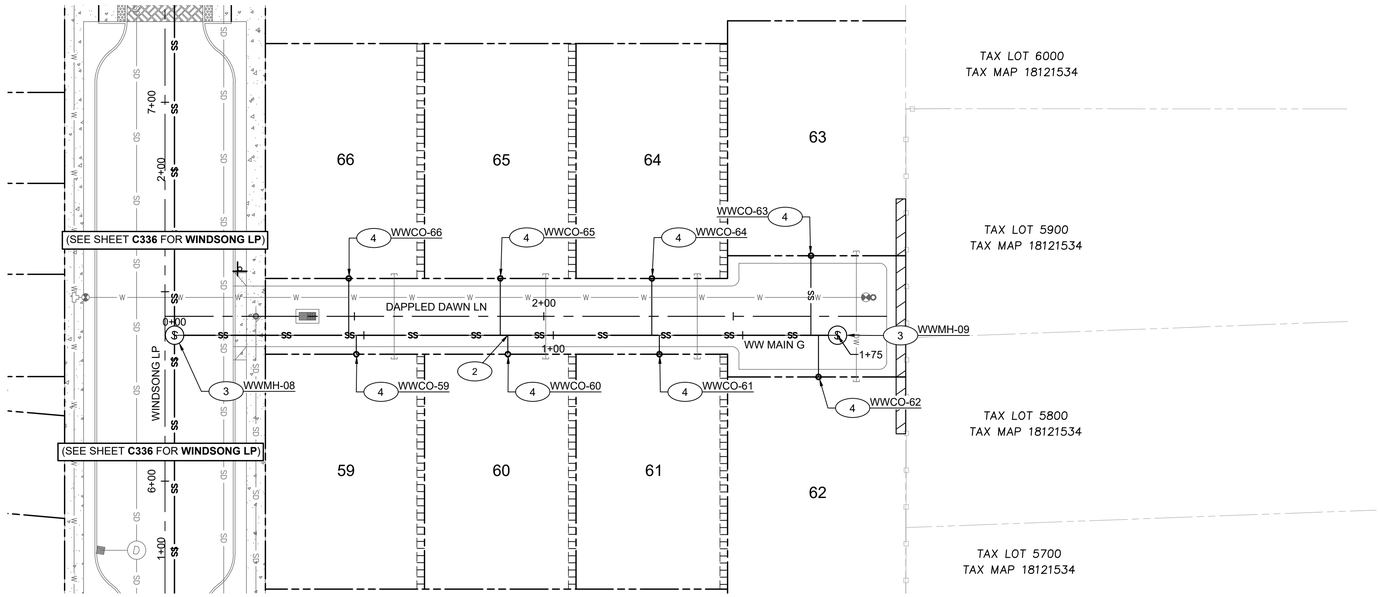
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

*WW MAIN F (4+53 - 6+19)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

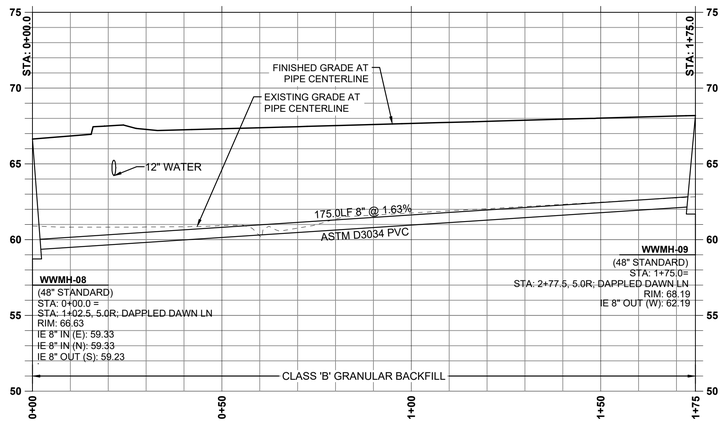
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C337




**WW MAIN G PLAN**
(STA: 0+00 - STA: 1+75)



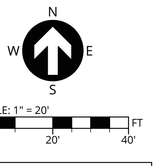

**WW MAIN G PROFILE**
(STA: 0+00 - STA: 1+75)
SCALE: 1" = 20' H; 1" = 5' V

## SANITARY SEWER KEY NOTES

2. CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.
3. CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.
4. INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

## LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 59 | 4" | 5.0 LF | 1.0% | 60.19 | 60.24 | 7.0 FT | STA: 1+50.5, DAPPLED DAWN LN |
| WW LOT 60 | 4" | 5.0 LF | 1.0% | 60.85 | 60.90 | 6.6 FT | STA: 1+90.5, DAPPLED DAWN LN |
| WW LOT 61 | 4" | 5.0 LF | 1.0% | 61.50 | 61.55 | 6.2 FT | STA: 2+30.5, DAPPLED DAWN LN |
| WW LOT 62 | 4" | 11.0 LF | 1.0% | 62.20 | 62.31 | 5.9 FT | STA: 2+72.5, DAPPLED DAWN LN |
| WW LOT 63 | 4" | 21.0 LF | 1.0% | 62.15 | 62.36 | 5.8 FT | STA: 2+70.5, DAPPLED DAWN LN |
| WW LOT 64 | 4" | 15.0 LF | 1.0% | 61.47 | 61.62 | 6.1 FT | STA: 2+28.5, DAPPLED DAWN LN |
| WW LOT 65 | 4" | 15.0 LF | 1.0% | 60.81 | 60.96 | 6.5 FT | STA: 1+88.5, DAPPLED DAWN LN |
| WW LOT 66 | 4" | 15.0 LF | 1.0% | 60.16 | 60.31 | 6.9 FT | STA: 1+48.5, DAPPLED DAWN LN |




SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

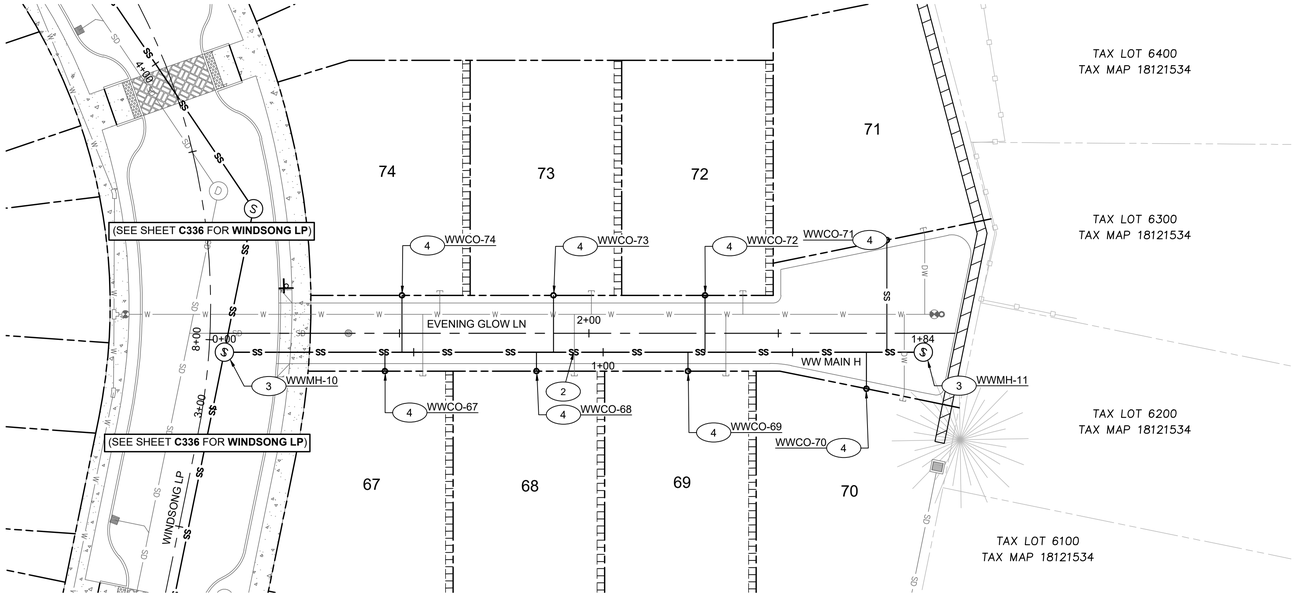
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

*WW MAIN G (0+00 - 1+75)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

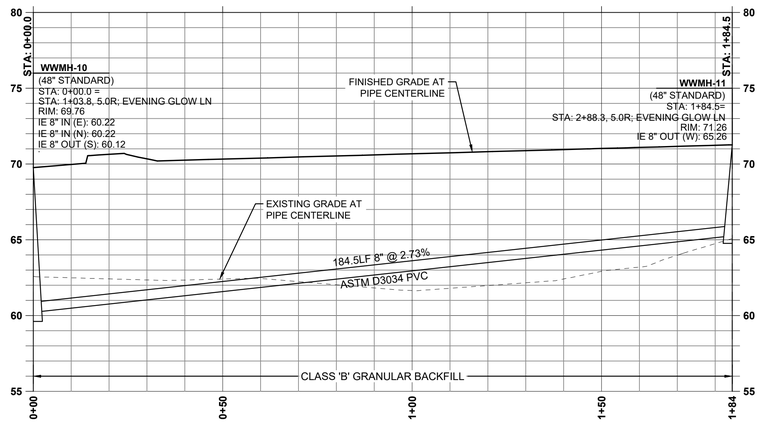
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
**C338**




## WW MAIN H PLAN
(STA: 0+00 - STA: 1+84)




## WW MAIN H PROFILE
(STA: 0+00 - STA: 1+84)
SCALE: 1" = 20' H; 1" = 5' V

### LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| WW LOT 67 | 4" | 5.0 LF | 1.0% | 61.45 | 61.50 | 8.7 FT | STA: 1+46.2, EVENING GLOW LN |
| WW LOT 68 | 4" | 5.0 LF | 1.0% | 62.55 | 62.60 | 7.8 FT | STA: 1+86.2, EVENING GLOW LN |
| WW LOT 69 | 4" | 5.0 LF | 1.0% | 63.65 | 63.70 | 7.0 FT | STA: 2+26.2, EVENING GLOW LN |
| WW LOT 70 | 4" | 9.7 LF | 1.0% | 64.95 | 65.05 | 6.1 FT | STA: 2+73.3, EVENING GLOW LN |
| WW LOT 71 | 4" | 29.6 LF | 1.0% | 65.08 | 65.38 | 6.1 FT | STA: 2+78.7, EVENING GLOW LN |
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| WW LOT 73 | 4" | 15.0 LF | 1.0% | 62.68 | 62.83 | 7.6 FT | STA: 1+90.7, EVENING GLOW LN |
| WW LOT 74 | 4" | 15.0 LF | 1.0% | 61.58 | 61.73 | 8.5 FT | STA: 1+50.7, EVENING GLOW LN |

### SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

N W E S

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

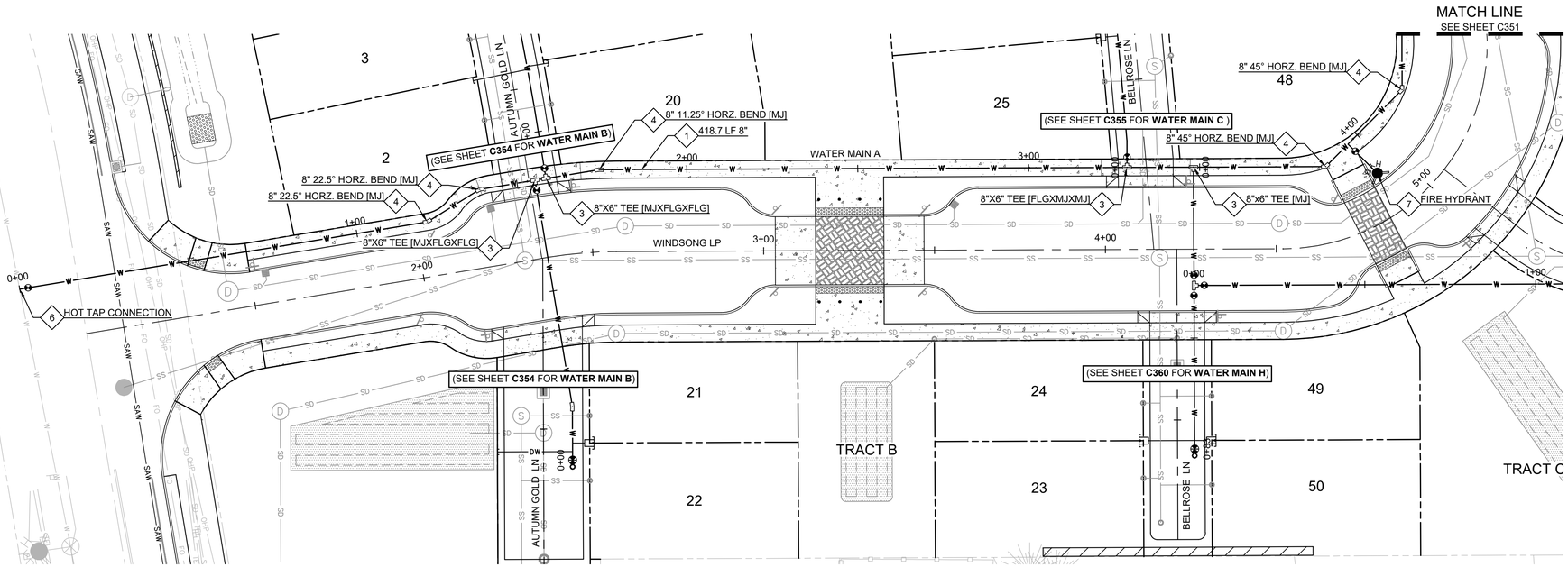
apic

# WW MAIN H (0+00 - 1+84)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

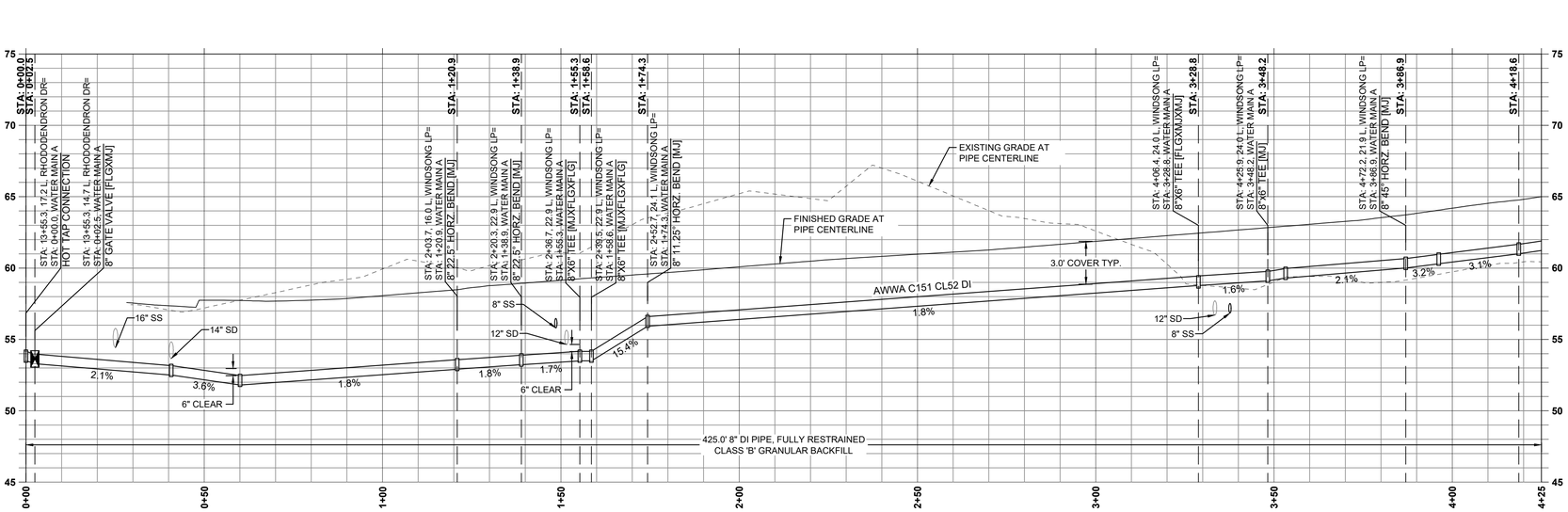
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C339




**WATER MAIN A PLAN**
(STA: 0+00 - STA: 4+25)




**WATER MAIN A PROFILE**
(STA: 0+00 - STA: 4+25)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
6. TAP EXISTING 8" WATER MAIN LINE WITH 8"X8" TAPPING SADDLE AND 8" GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE PRIOR TO CONNECTION TO EXISTING PUBLIC WATER MAIN.
7. INSTALL PRIVATE FIRE HYDRANT ASSSEMBLY WITH 8"X8" TEE AND 8" GATE VALVE. SEE CITY OF FLORENCE STANDARD DRAWINGS F-402 AND F-402A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

N
W E
S

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

apic

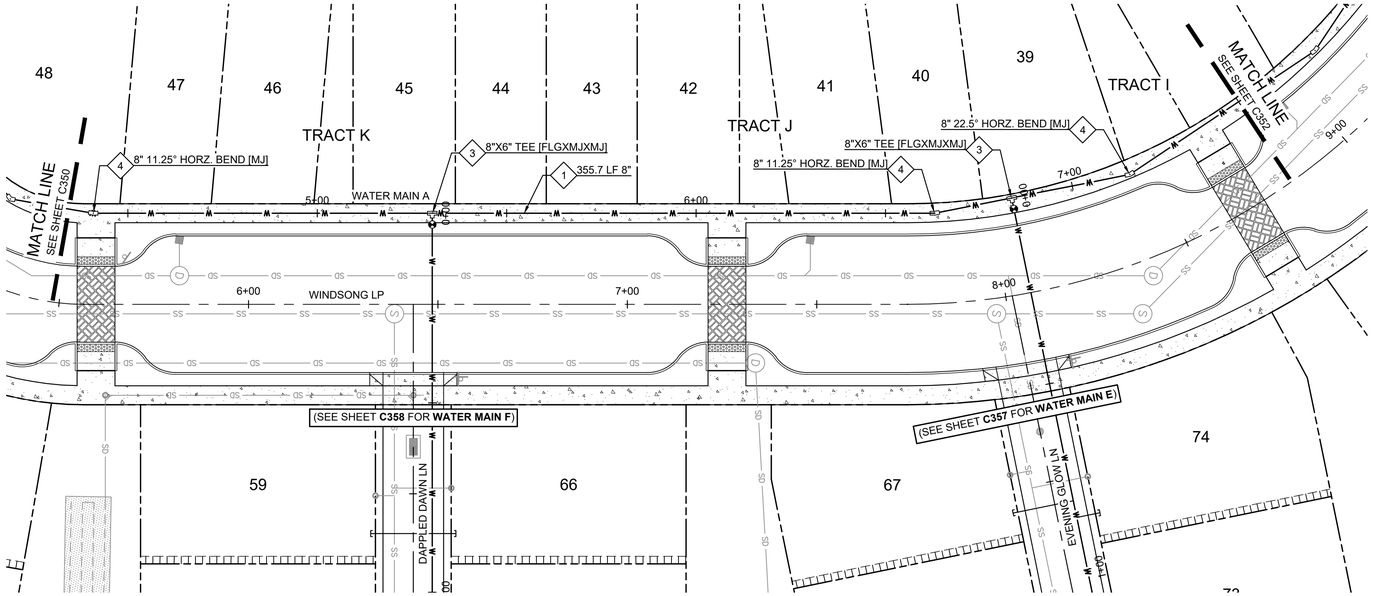
# WATER MAIN A (0+00 - 4+25)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

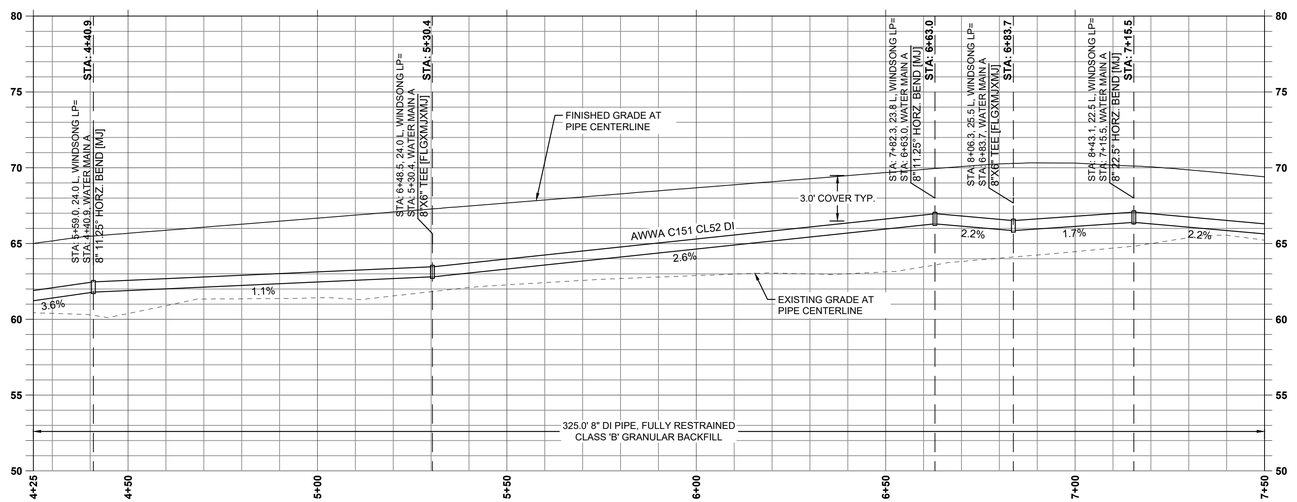
SHEET NUMBER
C350

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG




## WATER MAIN A PLAN

(STA: 4+25 - STA: 7+50)




## WATER MAIN A PROFILE

(STA: 4+25 - STA: 7+50)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.

**GENERAL NOTES:**

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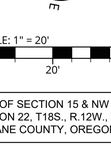



SCALE: 1" = 20'

0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

*WATER MAIN A (4+25 - 7+50)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

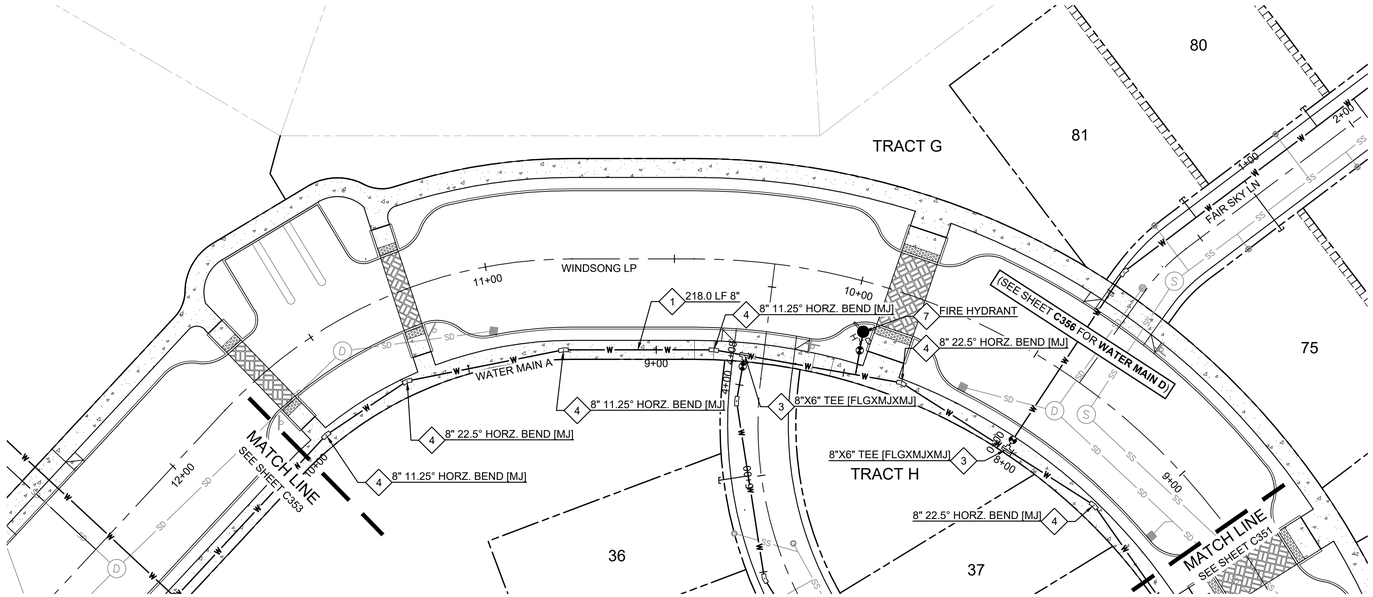
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

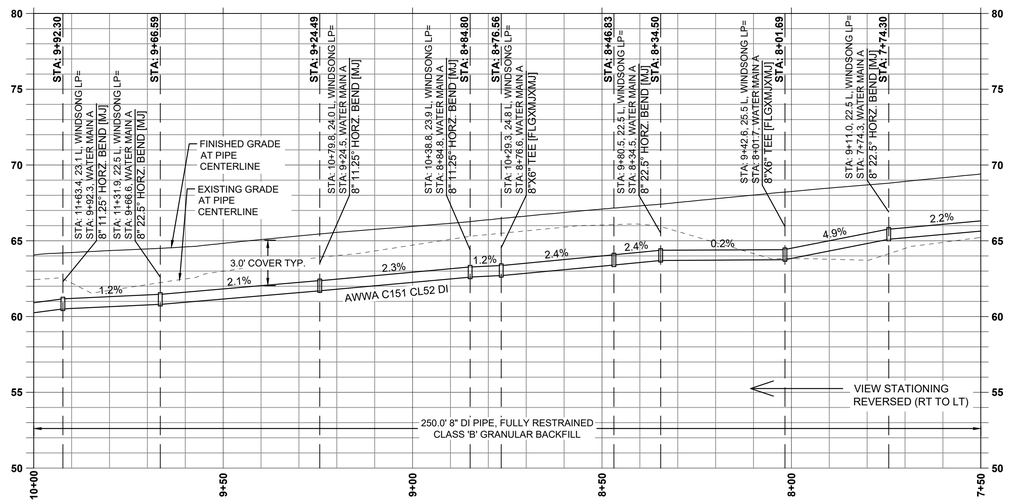
| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C351

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG




**WATER MAIN A PLAN**
(STA: 7+50 - STA: 10+00)

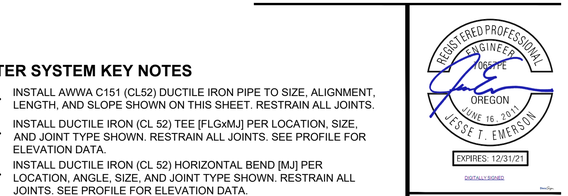



**WATER MAIN A PROFILE**
(STA:7+50 - STA:10+00)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE [FLGxMJ] PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
7. INSTALL PRIVATE FIRE HYDRANT ASSSEMBLY WITH 8"X8" TEE AND 8" GATE VALVE. SEE CITY OF FLORENCE STANDARD DRAWINGS F-402 AND F-402A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.




PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

# WATER MAIN A (7+50 - 10+00)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR


LRS ARCHITECTS
PLACE
3J CONSULTING


PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

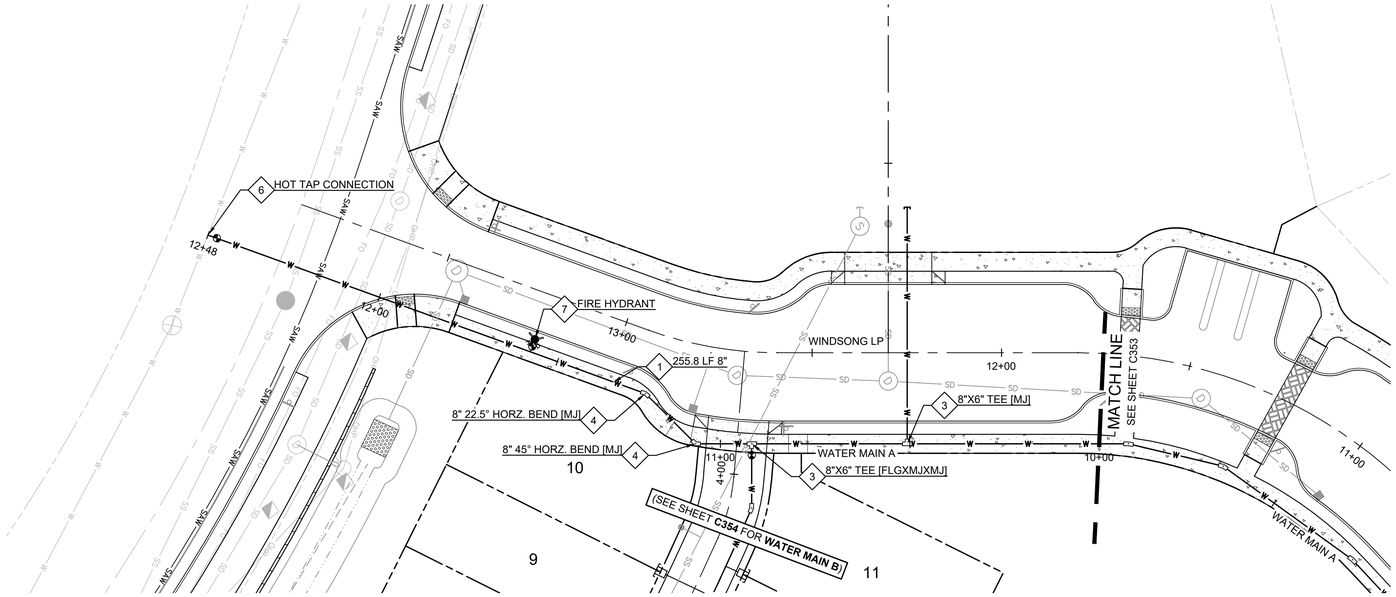
SHEET NUMBER
**C352**

SCALE: 1" = 20'
0 20 40 FT

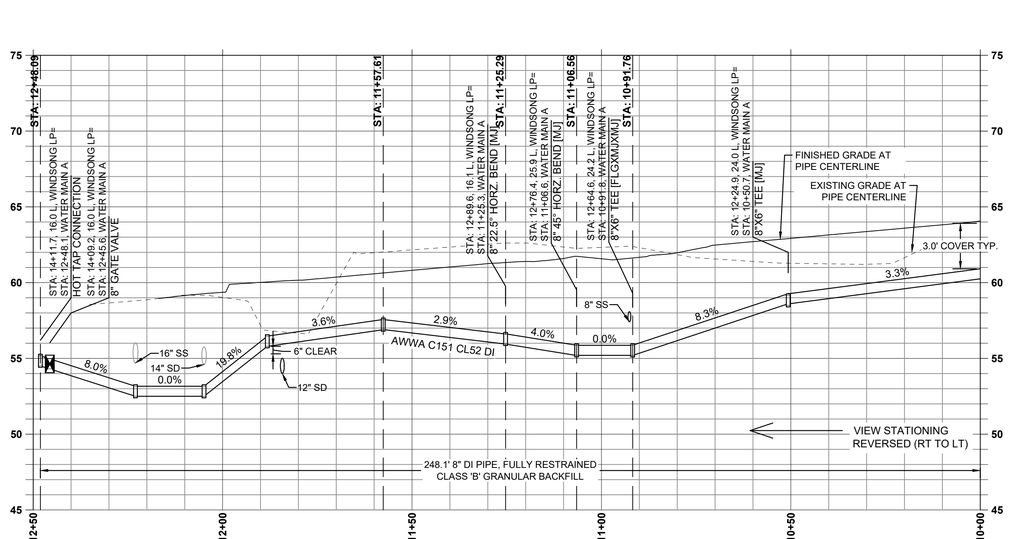
SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG




**WATER MAIN A PLAN**
(STA: 0+00 - STA: 4+25)




**WATER MAIN A PROFILE**
(STA:10+00 - STA:12+50)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE [FLGxMJ] PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
6. TAP EXISTING 8" WATER MAIN LINE WITH 8"X8" TAPPING SADDLE AND 8" GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE PRIOR TO CONNECTION TO EXISTING PUBLIC WATER MAIN.
7. INSTALL PRIVATE FIRE HYDRANT ASSSEMBLY WITH 8"X8" TEE AND 8" GATE VALVE. SEE CITY OF FLORENCE STANDARD DRAWINGS F-402 AND F-402A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*WATER MAIN A (10+00 - 12+50)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

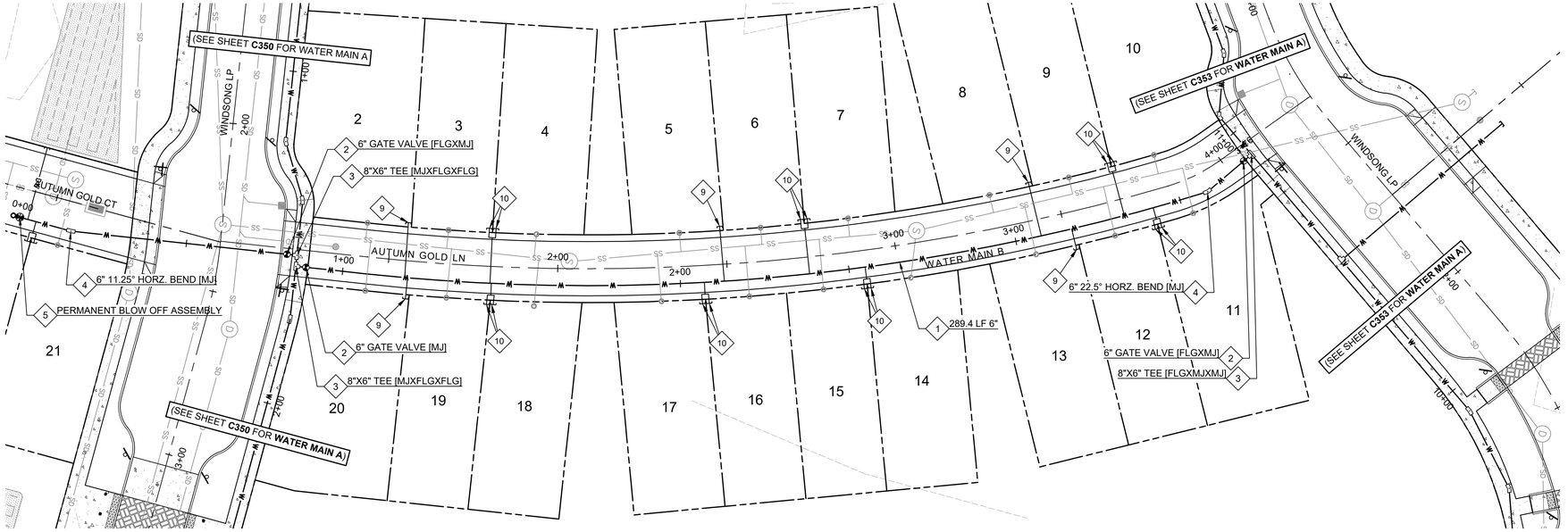
SHEET NUMBER
C353

SCALE: 1" = 20'
0 20 40 FT

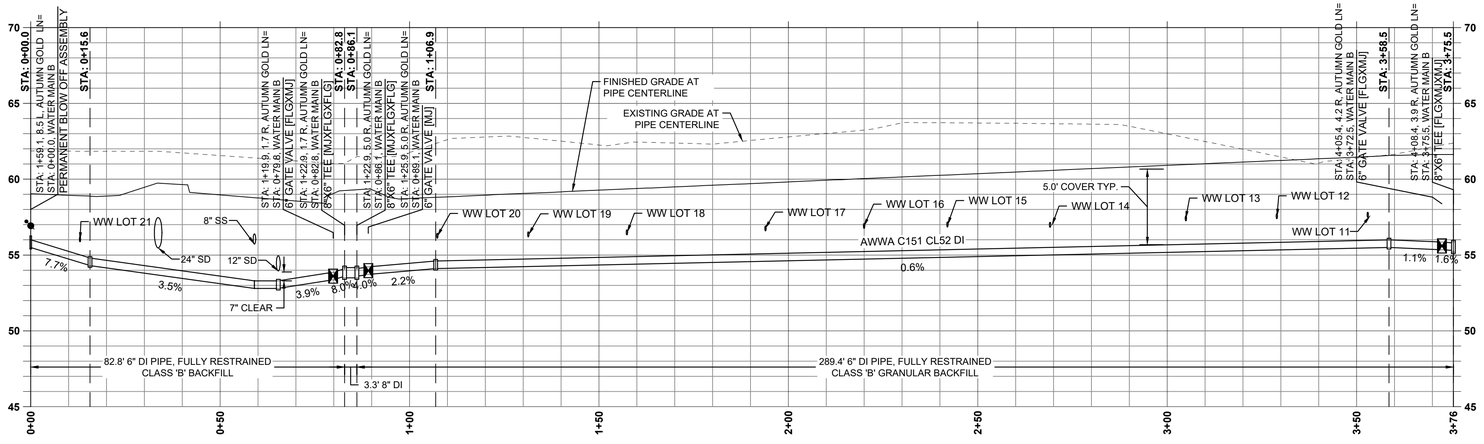
SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG




**WATER MAIN B PLAN**
(STA: 0+00 - STA: 3+76)




**WATER MAIN B PROFILE**
(STA: 0+00 - STA: 3+76)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.
10. INSTALL 1" DOUBLE WATER SERVICE PER CITY OF FLORENCE STANDARD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

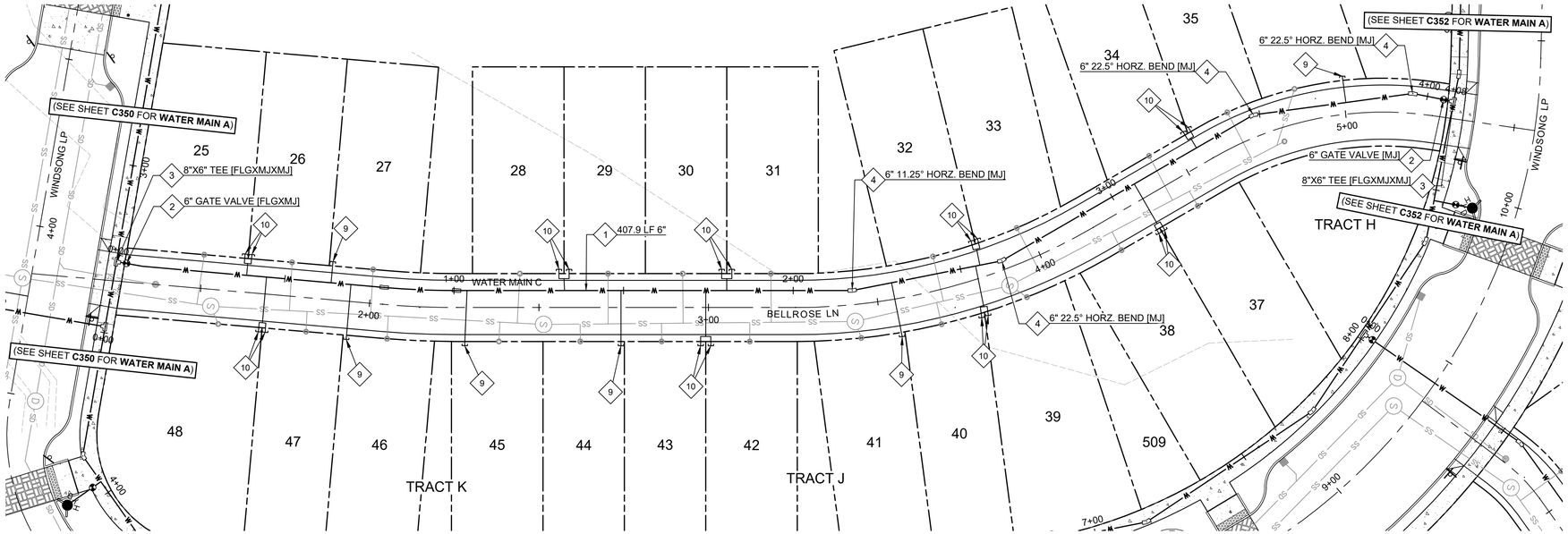
# WATER MAIN B (0+00 - 3+76)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

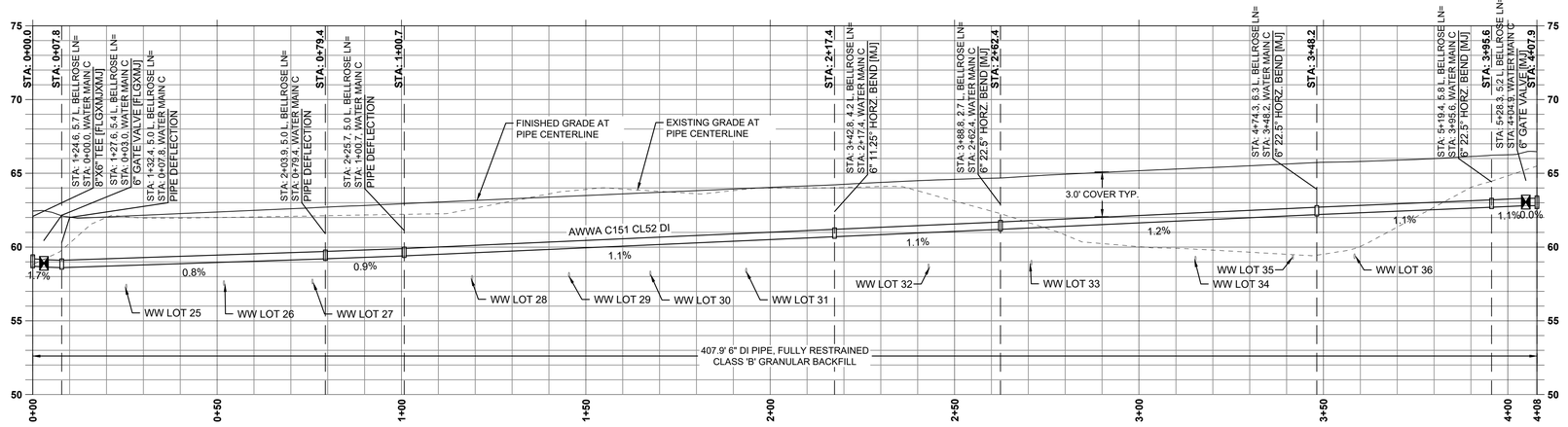
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C354

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG




**WATER MAIN C PLAN**
(STA: 0+00 - STA: 4+08)




**WATER MAIN C PROFILE**
(STA: 0+00 - STA: 4+08)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.
10. INSTALL 1" DOUBLE WATER SERVICE PER CITY OF FLORENCE STANDARD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
065 PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

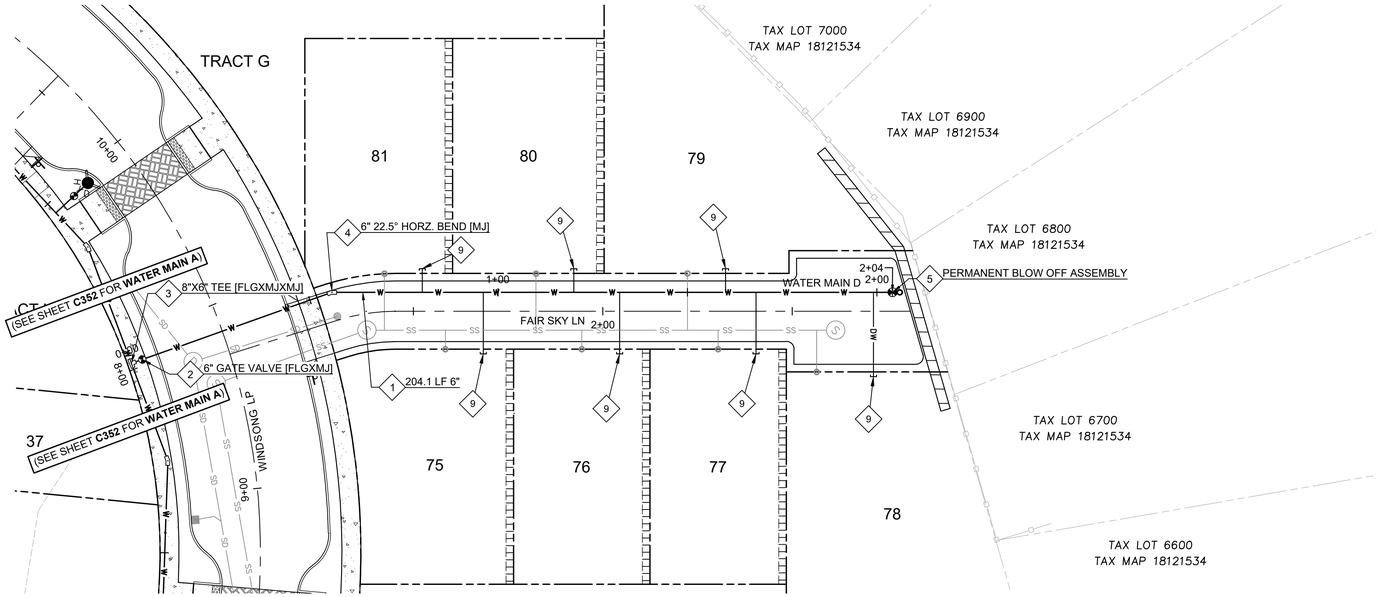
*WATER MAIN C (0+00 - 4+08)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

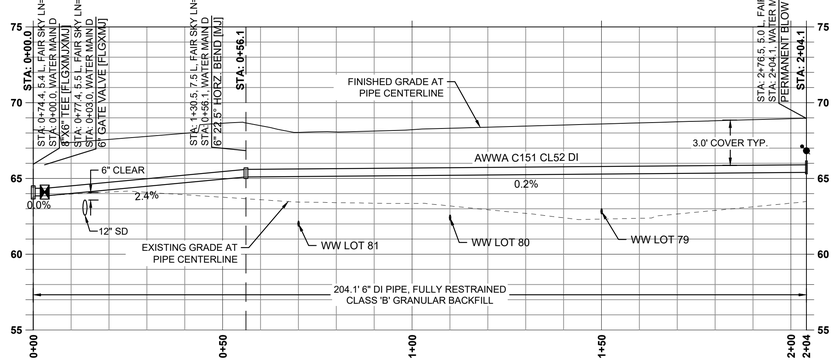
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C355

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG




**WATER MAIN D PLAN**
(STA: 0+00 - STA: 2+04)




**WATER MAIN D PROFILE**
(STA: 0+00 - STA: 2+04)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

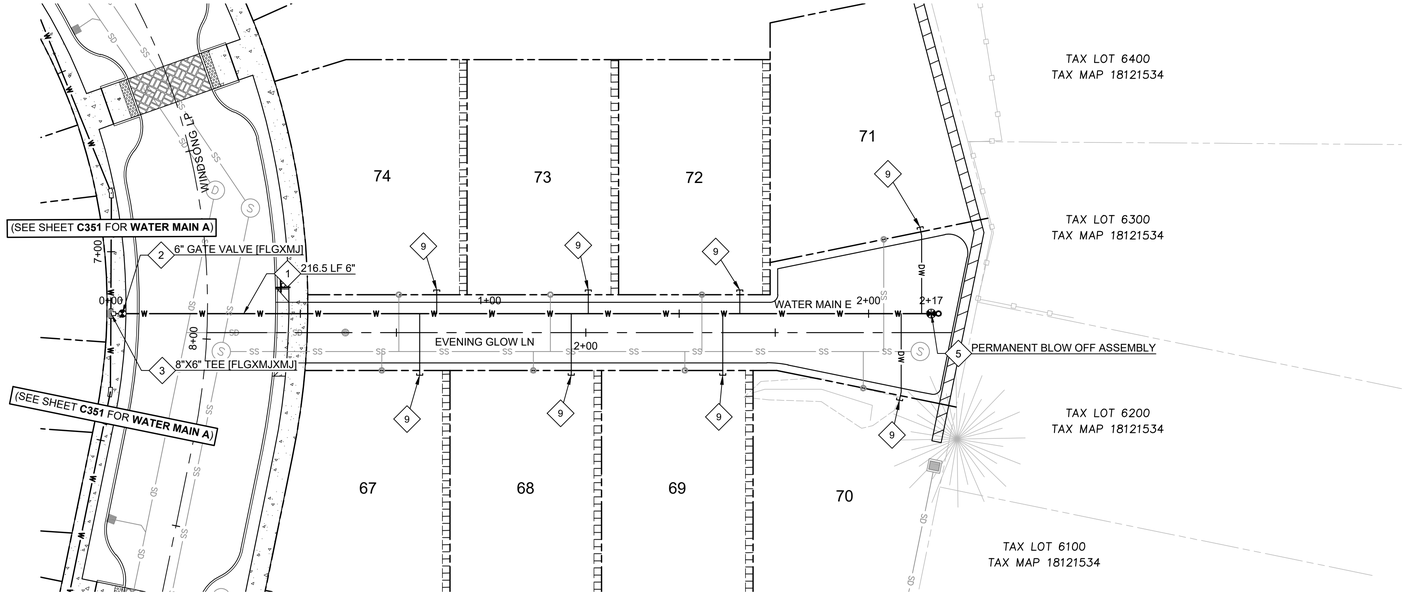
# WATER MAIN D (0+00 - 2+04)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

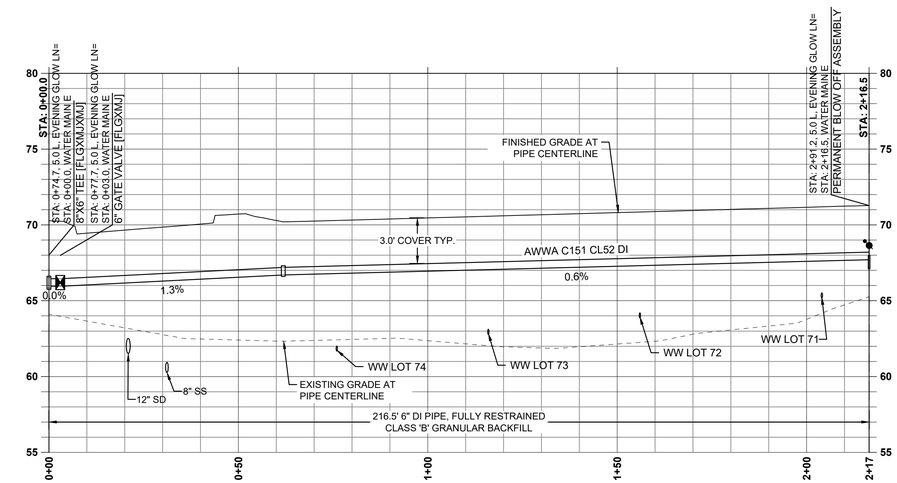
SHEET NUMBER
C356

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG




## WATER MAIN E PLAN

(STA: 0+00 - STA: 2+17)




## WATER MAIN E PROFILE

(STA: 0+00 - STA: 2+17)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

# WATER MAIN E (0+00 - 2+17)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

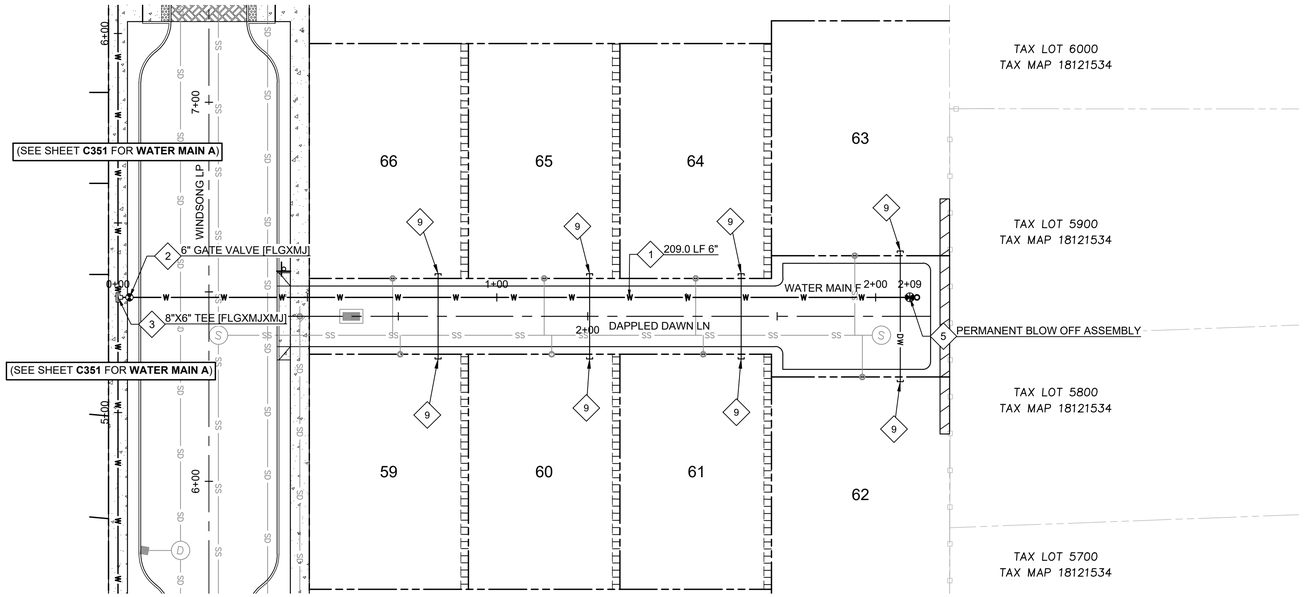
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

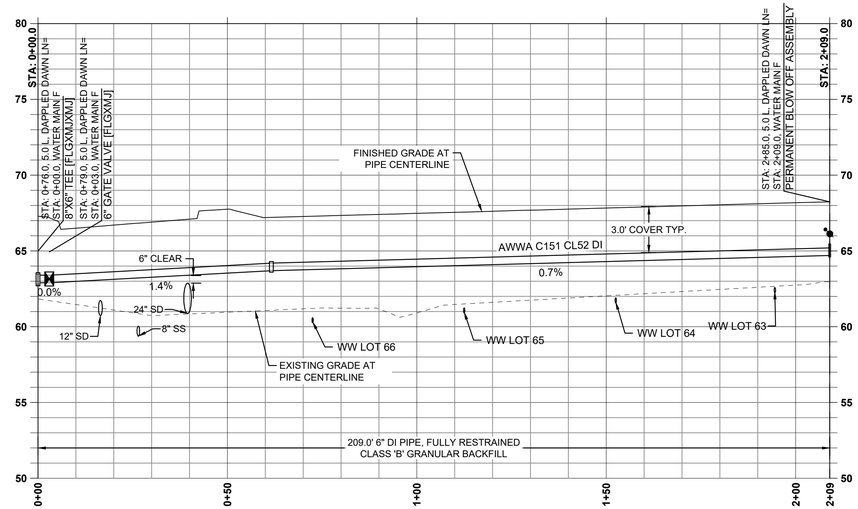
SHEET NUMBER
C357

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG




## WATER MAIN F PLAN

(STA: 0+00 - STA: 2+09)




## WATER MAIN F PROFILE

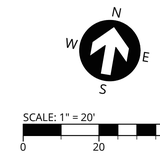
(STA: 0+00 - STA: 2+09)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 1" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.




SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

apic

*WATER MAIN F (0+00 - 2+09)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

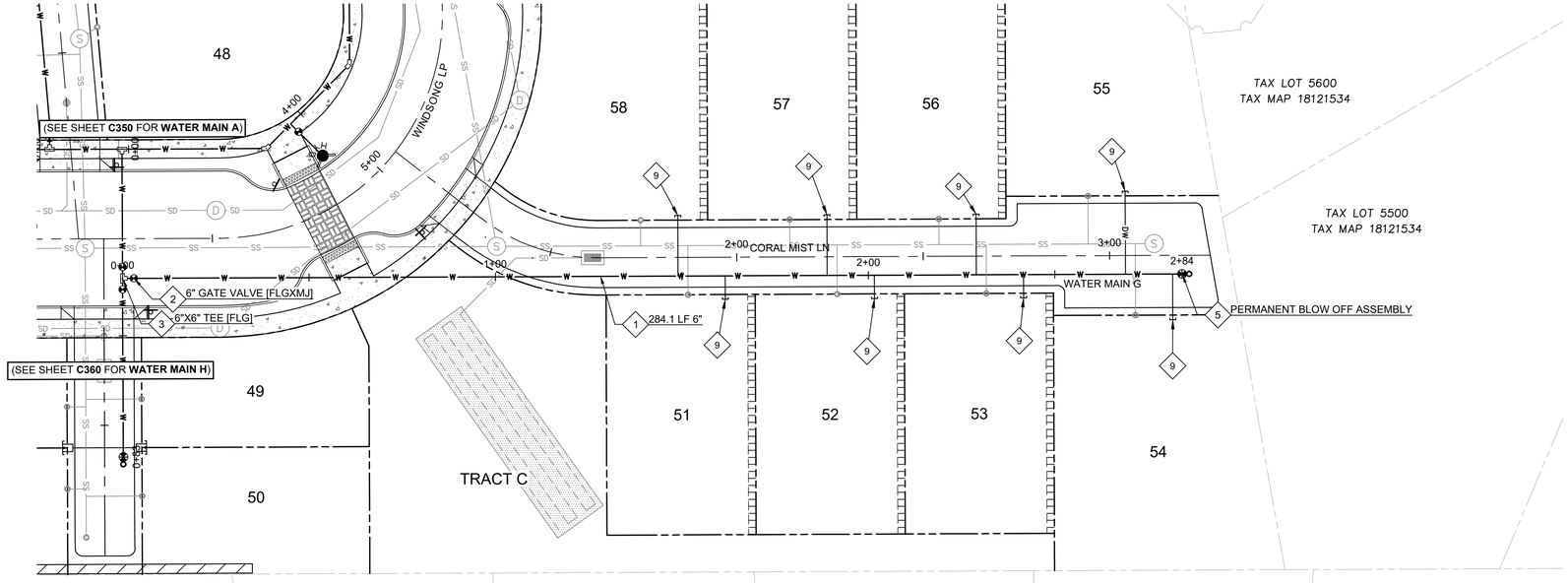
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C358

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 3.DWG




## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
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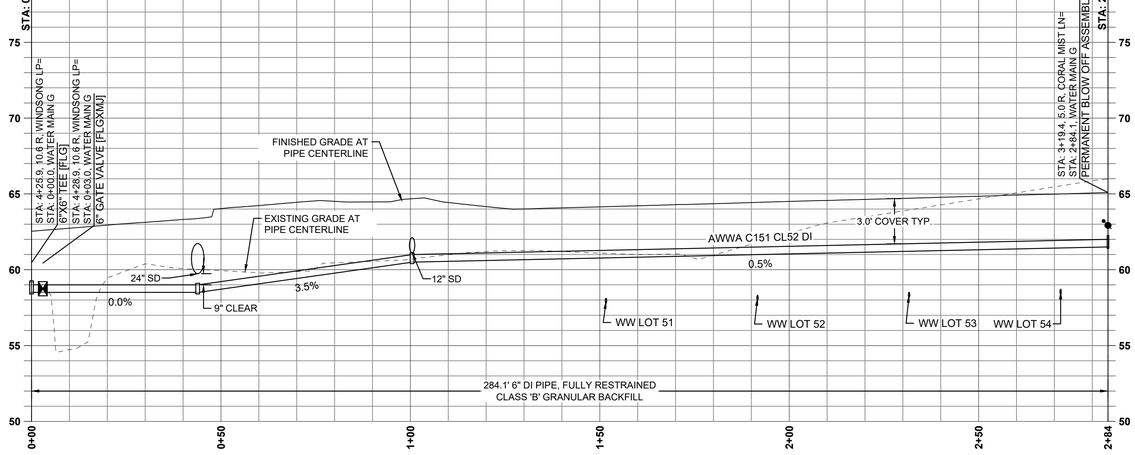
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 1" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

## WATER MAIN G PLAN

(STA: 0+00 - STA: 2+84)




## WATER MAIN G PROFILE

(STA: 0+00 - STA: 2+84)
SCALE: 1" = 20' H; 1" = 5' V

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

# WATER MAIN G (0+00 - 2+84)
# RHODODENDRON ARBOR
# PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

N
W E
S

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

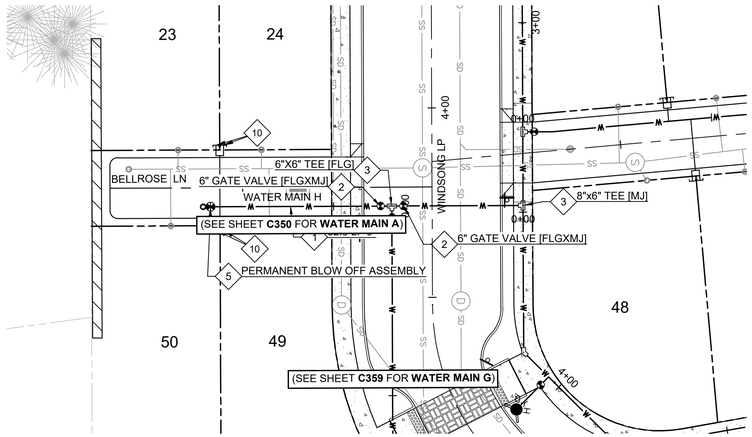
811 Know what's below. Call before you dig.

PROJECT INFORMATION

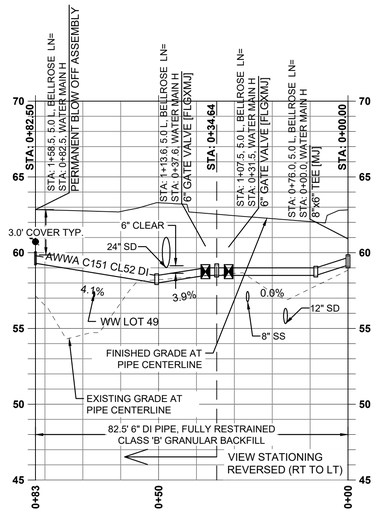
| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C359

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 3.DWG




**WATER MAIN H PLAN**
(STA: 0+00 - STA: 0+83)




**WATER MAIN H PROFILE**
(STA:0+00 - STA:0+83)
SCALE: 1" = 20' H; 1" = 5' V

## WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
10. INSTALL 1" DOUBLE WATER SERVICE PER CITY OF FLORENCE STANDARD DRAWING F-408A ON SHEET C951.

**GENERAL NOTES:**
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

*WATER MAIN H (0+00 - 0+83)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

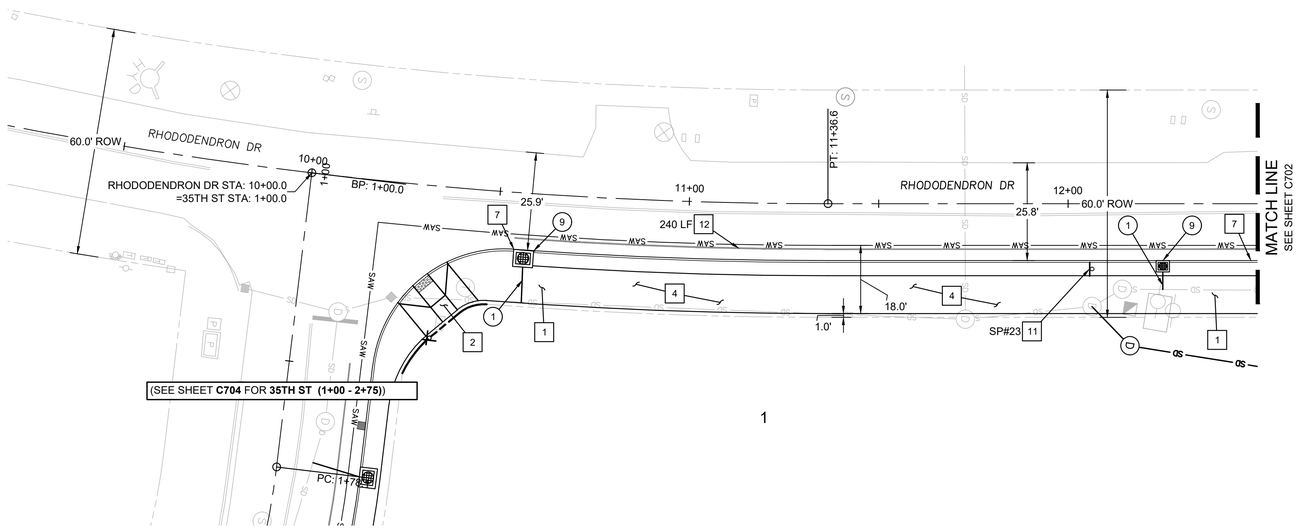
SHEET NUMBER
C360

SCALE: 1" = 20'
0 20 40 FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 3.DWG




1

**RHODODENDRON DR PLAN**
(STA: 10+00 - STA: 12+50)

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEET _.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

| SIGN POST TABLE | | | | | |
|---|---|---|---|---|---|
| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
| SP #23 | RHODODENDRON | 12+06.3 | 17.2' | R | O, Q |

| SIGN TYPE TABLE | | | | | |
|---|---|---|---|---|---|
| SIGN TYPE | QTY. USED | WIDTH (IN) | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
| O | 1 | 36 | 36 | W1-2L | CURVE (LEFT) |
| Q | 1 | 18 | 18 | W13-1P | ADVISORY SPEED |
| *MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13 | | | | | |

## STORM DRAIN KEY NOTES

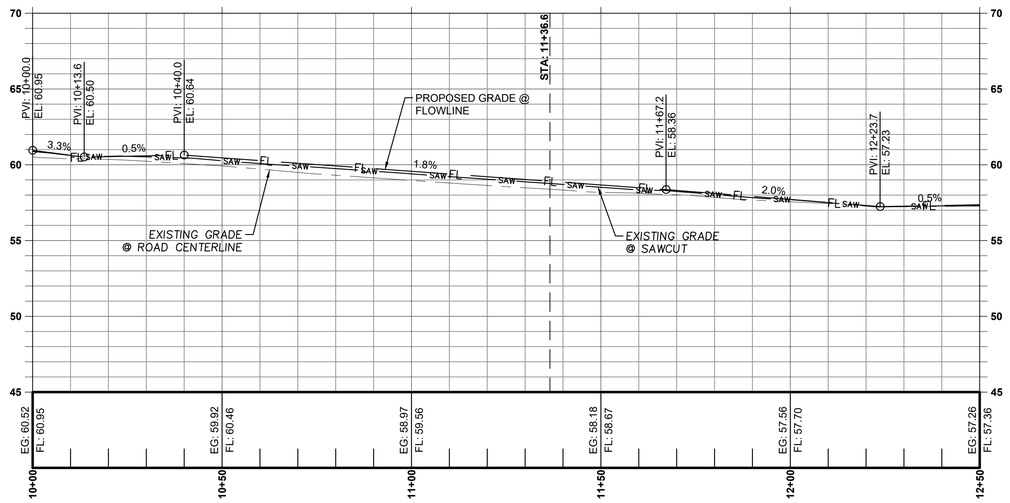
1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

**INLET TABLE**

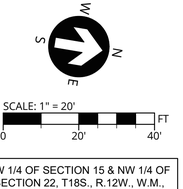
**SDCB-20**
CURB INLET
RIM: 60.17
12" IE OUT (E): 56.67

**SDCB-21**
CURB INLET
RIM: 57.23
12" IE OUT (E): 54.01

| LATERAL TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
| SDCB-20 LATERAL | 12" | 14.1 LF | 17.5% | 54.20 | 56.67 | 5.6 FT | STA: 10+57.6, RHODODENDRON DR |
| SDCB-21 LATERAL | 12" | 7.7 LF | 0.5% | 53.97 | 54.01 | 2.8 FT | STA: 12+25.0, RHODODENDRON DR |




**RHODODENDRON DR PROFILE**
(STA: 10+00 - STA: 12+50)
SCALE: 1" = 20' H; 1" = 5' V




SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
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PUBLISH DATE
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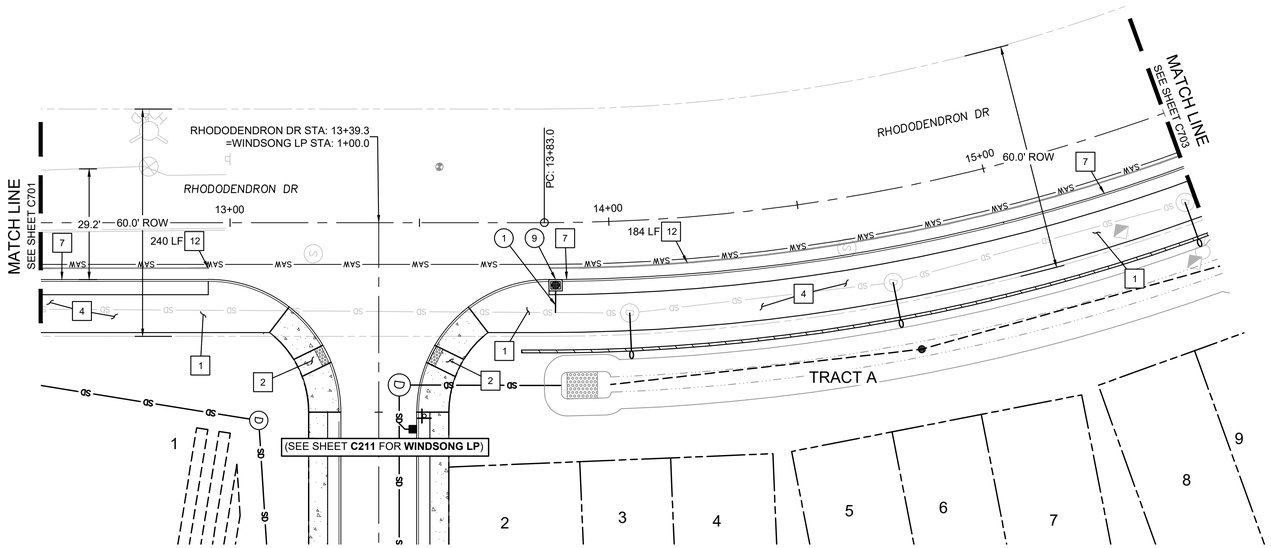
*RHODODENDRON DR (10+00 - 12+50)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

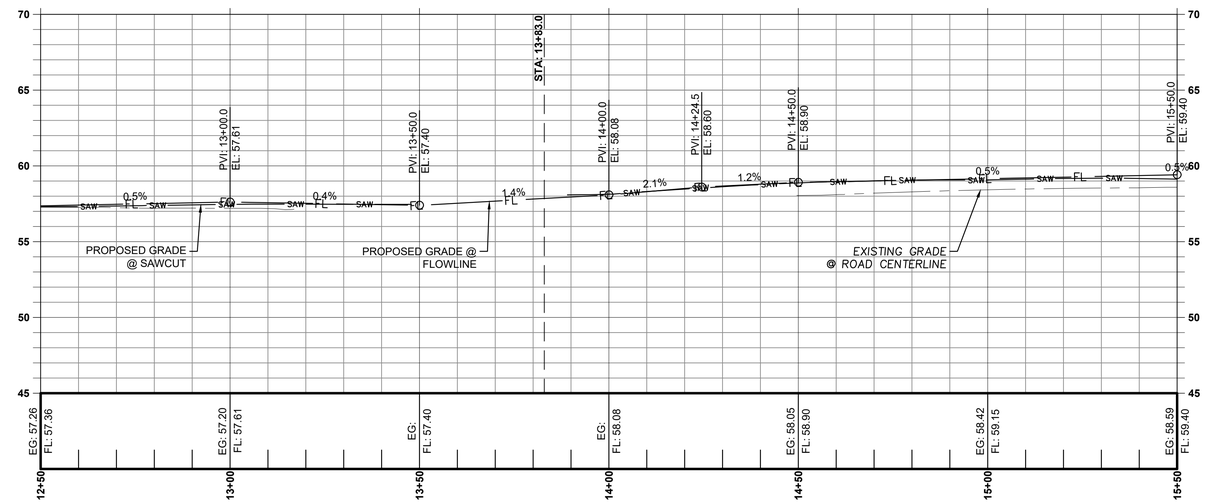
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C701




**RHODODENDRON DR PLAN**
(STA: 12+50 - STA: 15+50)




**RHODODENDRON DR PROFILE**
(STA: 12+50 - STA: 15+50)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEET _.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

**INLET TABLE**

**SDCB-22**
CURB INLET
RIM: 57.87
12" IE OUT (E): 54.37

**LATERAL TABLE**

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| SDCB-22 LATERAL | 12" | 8.9 LF | 6.4% | 53.80 | 54.37 | 3.7 FT | STA: 13+85.8, RHODODENDRON DR |

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

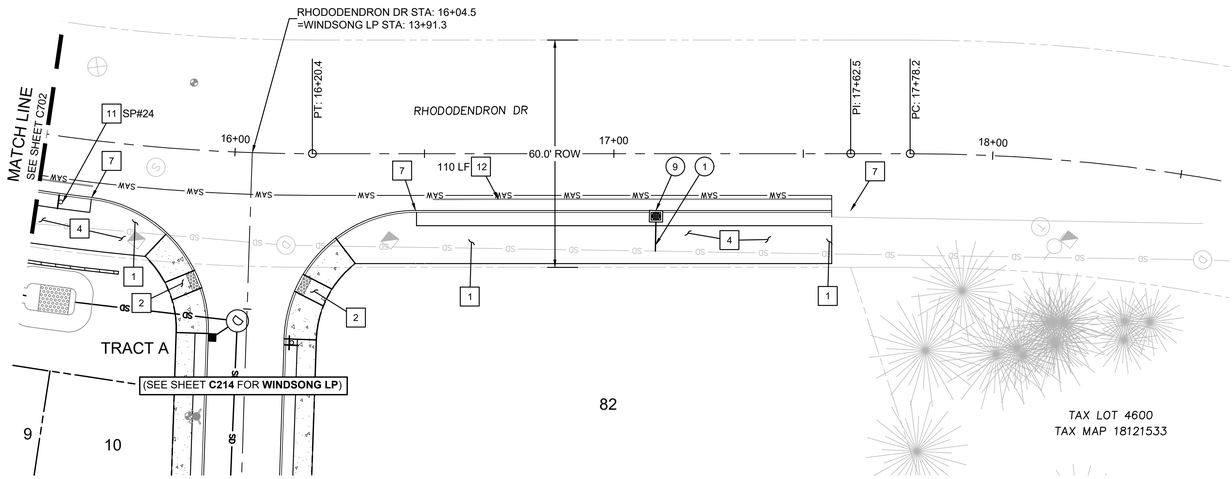
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**

*RHODODENDRON DR (12+50 - 15+50)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
**C702**




**RHODODENDRON DR PLAN**
(STA: 15+50 - STA: 18+00)

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEET _.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF Fflorence STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

## SIGN POST TABLE

| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
|---|---|---|---|---|---|
| SP #24 | RHODODENDRON | 15+56.1 | 17.3' | R | P, Q |

## SIGN TYPE TABLE

| SIGN TYPE | QTY. USED | WIDTH (IN) | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
|---|---|---|---|---|---|
| P | 1 | 36 | 36 | W1-2R | CURVE (RIGHT) |
| Q | 1 | 18 | 18 | W13-1P | ADVISORY SPEED |
| *MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13 | | | | | |

## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
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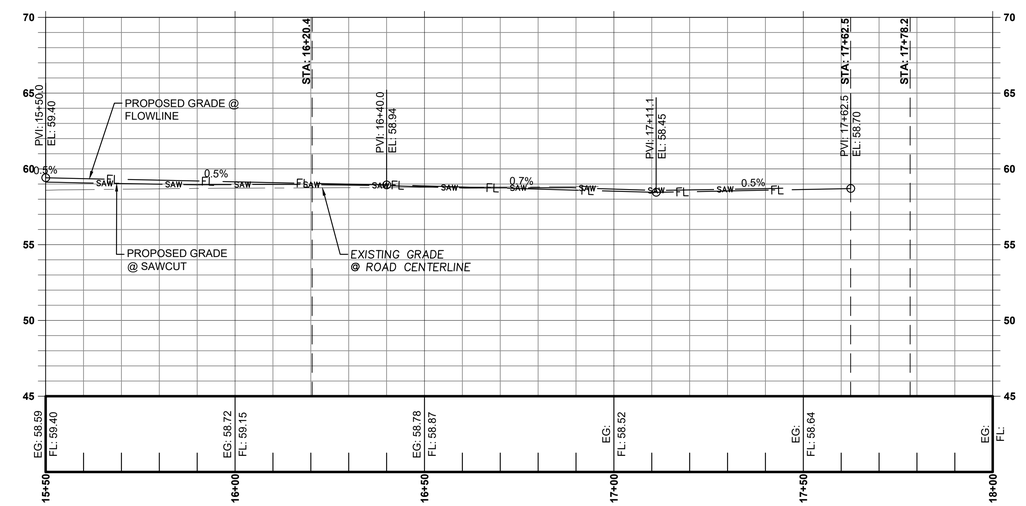
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

**INLET TABLE**

**SDCB-23**
CURB INLET
RIM: 58.57
12" IE OUT (NE): 55.15

## LATERAL TABLE

| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
|---|---|---|---|---|---|---|---|
| SDCB-23 LATERAL | 12" | 10.7 LF | 0.5% | 55.10 | 55.15 | 3.1 FT | STA: 17+10.9, RHODODENDRON DR |




**RHODODENDRON DR PROFILE**
(STA: 15+50 - STA: 18+00)
SCALE: 1" = 20' H; 1" = 5' V

SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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EXPIRES: 12/31/21
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PUBLISH DATE
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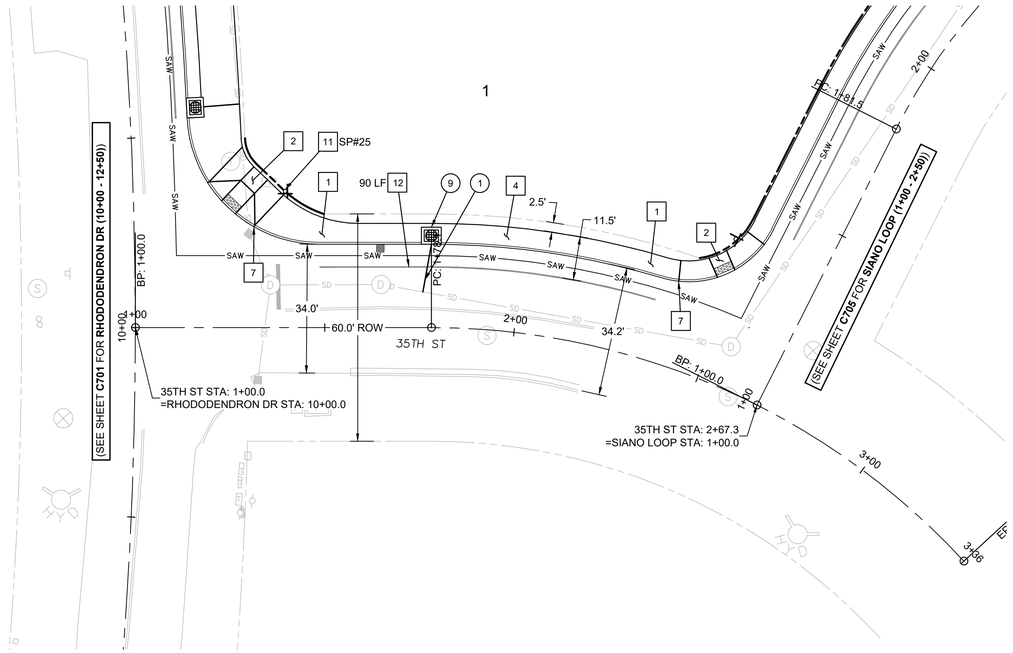
PERMIT SET

*RHODODENDRON DR (15+50 - 18+00)*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C703




**35TH AVENUE PLAN**
(STA: 1+00 - STA: 2+75)

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEET _.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

| SIGN POST TABLE | | | | | |
|---|---|---|---|---|---|
| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
| SP #56 | 35TH STREET | 1+39.6 | 36.0' | L | A, B, R |

| SIGN TYPE TABLE | | | | | |
|---|---|---|---|---|---|
| SIGN TYPE | QTY. USED | WIDTH (IN) | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
| A | 1 | 30 | 30 | R1-1 | STOP |
| B | 1 | * | 6 | D3-1 | RHODODENDRON DRIVE |
| R | 1 | * | 6 | D3-1 | 35TH STREET |
| *MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13 | | | | | |

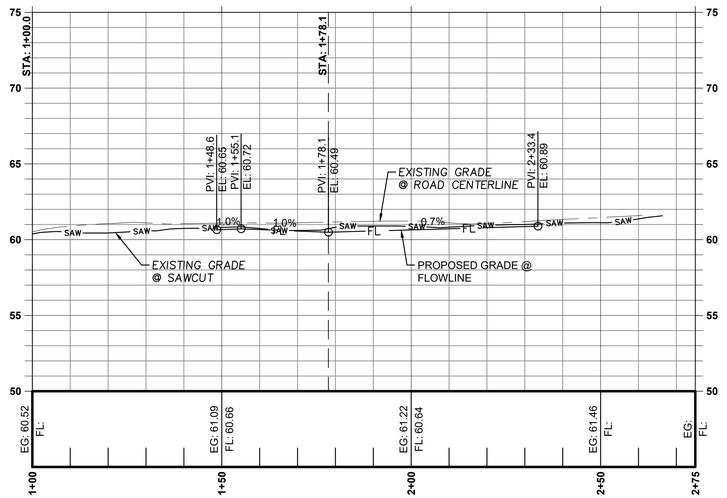
## STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

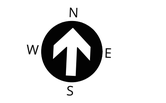
**INLET TABLE**

**SDCB-24**
CURB INLET
RIM: 60.49
12" IE OUT (S): 56.96

| LATERAL TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | INVERT AT MAIN | INVERT AT END | COVER AT END | STATION |
| SDCB-24 LATERAL | 12" | 12.8 LF | 8.6% | 55.86 | 56.96 | 4.3 FT | STA: ???, ??? |




**35TH AVE PROFILE**
(STA: 1+00 - STA: 2+75)
SCALE: 1" = 20' H; 1" = 5' V




SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET

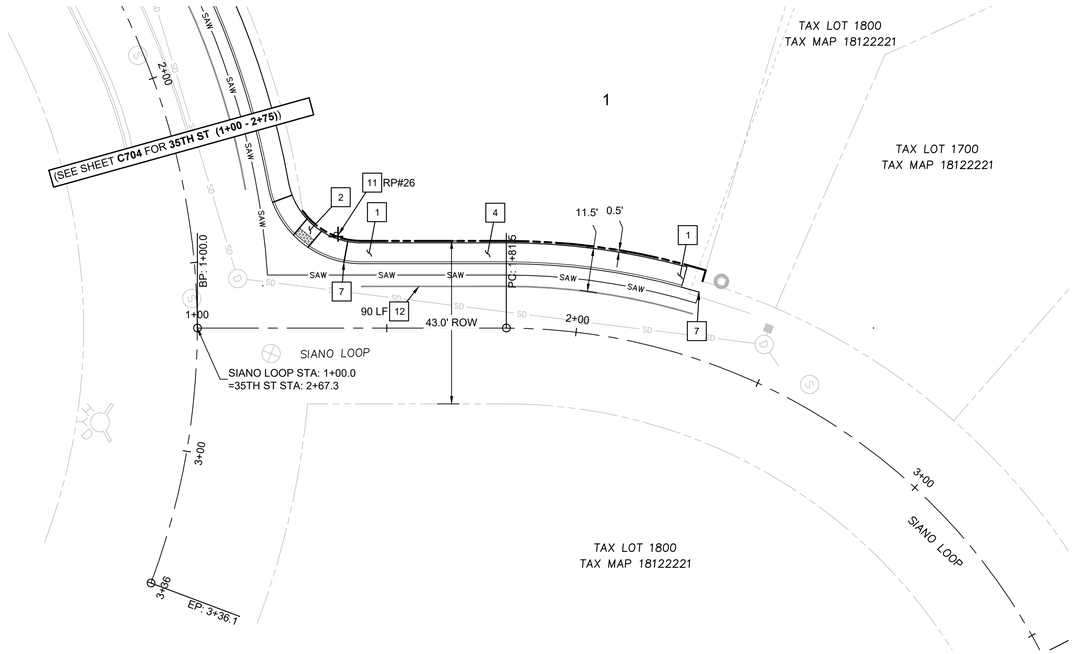
apic

35TH ST (1+00 - 2+75)
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

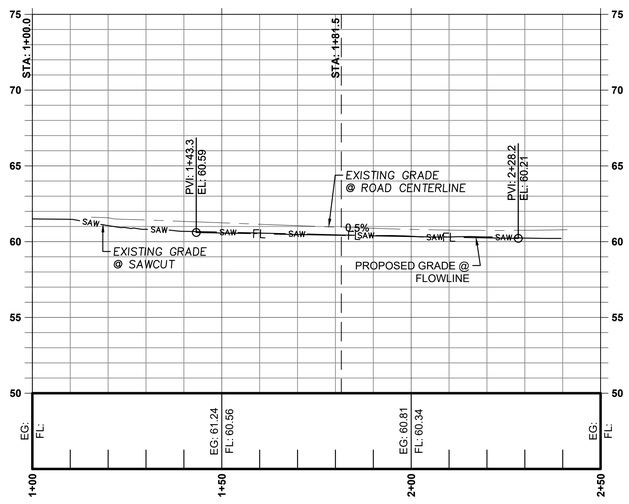
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C704




**SIANO LOOP PLAN**
(STA: 10+00 - STA: 12+50)




**SIANO LOOP PROFILE**
(STA: 1+00 - STA: 2+50)
SCALE: 1" = 20' H; 1" = 5' V

## CONSTRUCTION KEY NOTES

1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
4. CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
5. CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903.
6. CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
7. CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
8. INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903.
9. CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEET _.
10. INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
11. REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

| SIGN POST TABLE | | | | | |
|---|---|---|---|---|---|
| SIGN POST # | ALIGNMENT | STATION | OFFSET | OFFSET SIDE | SIGN TYPE |
| SP #26 | SIANO LOOP | 6+49.2 | 17.5' | R | A, R, S |

| SIGN TYPE TABLE | | | | | |
|---|---|---|---|---|---|
| SIGN TYPE | QTY. USED | WIDTH (IN) | HEIGHT (IN) | MUTCD SIGN CODE | SIGN LEGEND |
| A | 1 | 30 | 30 | R1-1 | STOP |
| R | 1 | * | 6 | D3-1 | 35TH STREET |
| S | 1 | * | 6 | D3-1 | SIANO LOOP |
| *MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13 | | | | | |

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

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REGISTERED PROFESSIONAL ENGINEER
OREGON
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PUBLISH DATE
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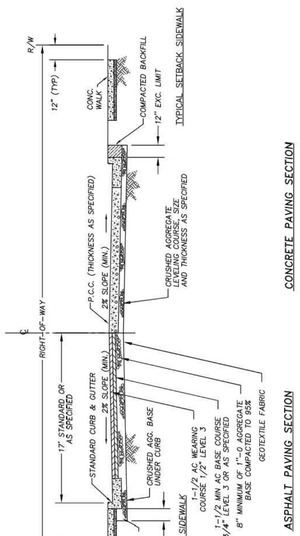
*SIANO LOOP (1+00 - 2+50)*
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

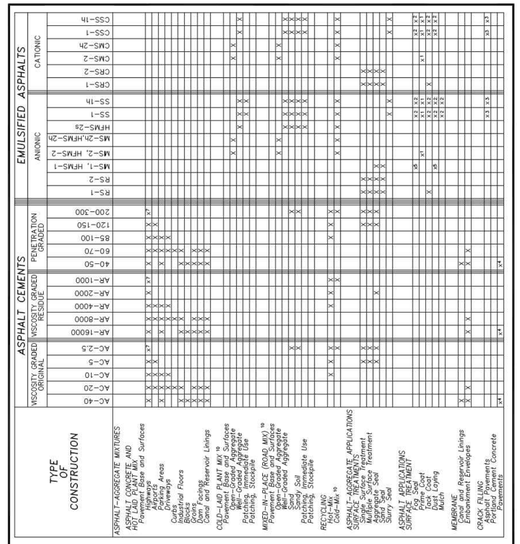
SHEET NUMBER
C705




**CITY OF FLORENCE STANDARD DRAWING**

URBAN–STREET SECTION

| DATE: | DRAWING NO. |
|---|---|
| REV–10–25–12 | F–201 |



| TYPE OF CONSTRUCTION | VISCOSITY GRADED (OPTIONAL) | AC-40 | AC-20 | AC-10 | AC-5 | AC-2.5 | ASPHALT CEMENTS: VISCOSITY GRADED (TESTED) | AR-16000 | AR-8000 | AR-4000 | AR-2000 | AR-1000 | PENETRATION GRADED | 40-50 | 60-70 | 85-100 | 120-150 | 200-300 | EMULSIFIED ASPHALTS: ANIONIC | RS-1 | RS-2 | MS-2, HFMS-2S | MS-2, HFMS-2 | MS-1, HFMS-1 | SS-1 | SS-1h | CATIONIC | CRS-1 | CRS-2 | CMS-2 | CMS-2S | CSS-1 | CSS-1h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ASPHALT-AGGREGATE MIXTURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HOT LAID PLANT MIX AND PAVEMENT BASE AND SURFACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Highways | X | X | X | X | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| Parking Areas | X | X | X | X | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| Airports | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Curbs | | | | | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| Industrial Floors | | | | | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| Blocks | | | | | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| Dam Facing | | | | | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| Reservoir Linings | | | | | X | X | | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | |
| COLD-LAID PLANT MIX AND PAVEMENT BASE AND SURFACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Open-Graded Aggregate | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Patching, Immediate Use | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Patching, Stockpile Use | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| MIXED-IN-PLACE (ROAD MIX) [10] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pavement Base and Surfaces | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Open-Graded Aggregate | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Soil | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patching, Immediate Use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patching, Stockpile Use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reservoir Linings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RUBBERIZED ASPHALT [9] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HOT-MIX | | | | | X | X | | X | X | X | X | X | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| WARM-MIX | | | | | X | X | | X | X | X | X | X | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| ASPHALT-AGGREGATE APPLICATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SURFACE TREATMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multiple Surface Treatment | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Armor Coat | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Slurry Seal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASPHALT APPLICATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SURFACE TREATMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fog Seal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prime Coat | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tack Coat | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mulch | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MEMBRANE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Membrane Reservoir Linings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Embankment Envelopes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CRACK FILLING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Portland Cement Concrete Pavement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

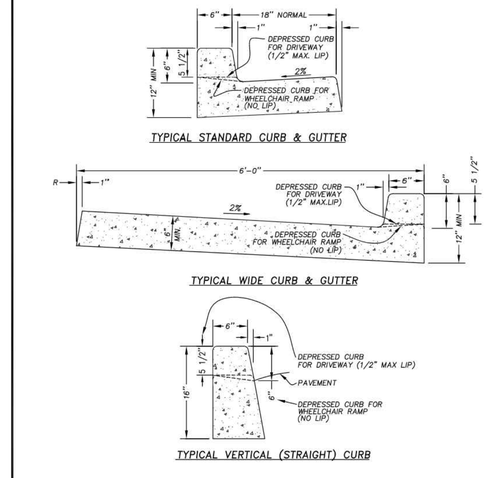
1 Mixed-in Prime Only
2 Diluted with Water
3 Slurry Mix
4 Rubber Asphalt Compounds
5 Diluted with Water By the Manufacturer
6 MS-2 Only
7 For use in Cold Climates
9 Emulsified asphalts shown are AASHTO and ASTM grades and may not include all grades produced in all geographical areas.
10 Evaluation of emulsified asphalt–aggregate mixtures to determine the proper grade of emulsified asphalt to use.

**CITY OF FLORENCE STANDARD DRAWING**

ASPHALT TABLE

| DATE: | DRAWING NO. |
|---|---|
| MARCH 2007 | F–214 |

FILENAME: F–214.DWG

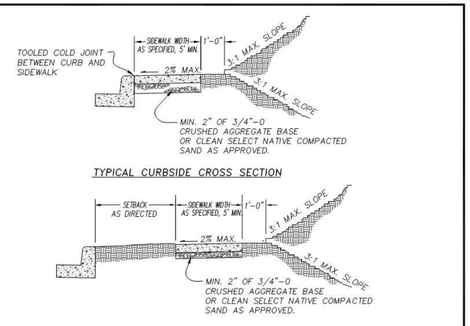



**CITY OF FLORENCE STANDARD DRAWING**

CURB AND GUTTER

| DATE: | DRAWING NO. |
|---|---|
| REV–10–25–12 | F–203 |

FILENAME: F–203.DWG



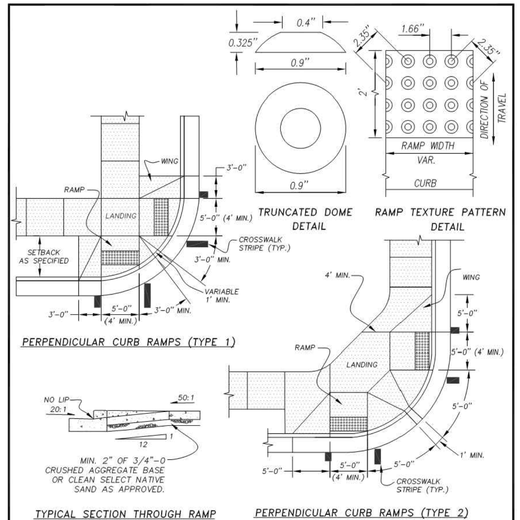

NOTE:
1. SIDEWALKS 8 FEET AND WIDER SHALL HAVE A LONGITUDINAL CONTRACTION JOINT AT THE MIDPOINT.
2. CONCRETE DEPTH FOR STANDARD SIDEWALKS SHALL BE NOMINAL 4" MIN.; THICKNESS IN DRIVEWAY SHALL MATCH EXISTING DRIVEWAY.
3. CONCTETE STRENGTH SHALL BE 3300 PSI MIN.

**CITY OF FLORENCE STANDARD DRAWING**

SIDEWALK

| DATE: | DRAWING NO. |
|---|---|
| REV–10–25–12 | F–205 |

FILENAME: F–205.DWG



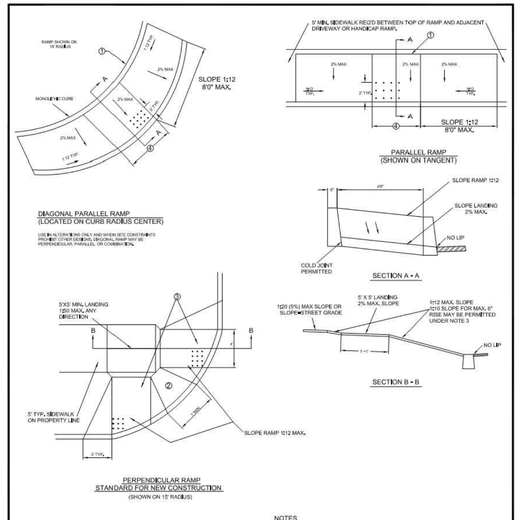

NOTES:
1. THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIRES THAT ACCESS RAMPS TO SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE ENGINEER AND MUST COMPLY WITH A.D.A.
2. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
3. LANDINGS SHALL BE PLACED AT THE TOPS OF RAMPS. LANDING SLOPE SHALL NOT EXCEED 50:1 IN ANY DIRECTION. THE SLOPE OF THE SURFACING AT THE BOTTOM OF THE RAMPS SHALL NOT EXCEED 20:1 FOR A DISTANCE OF 2' (SEE TYPICAL SECTION ABOVE).
4. MINIMUM LANDING DIMENSIONS SHALL BE 4' x 4'.
5. RAMP SURFACE SHALL BE TEXTURED WITH RAISED TRUNCATED DOME TEXTURE. TEXTURING SHALL BE DONE WITH AN EXPANDED METAL GRATE STAMPED INTO THE CONCRETE OR O.D.O.T. 'YELLOW PLASTIC TRUNCATED DOME.
6. CONCRETE STRENGTH SHALL BE 3300 PSI MIN.

**CITY OF FLORENCE STANDARD DRAWING**

SIDEWALK ACCESS RAMP

| DATE: | DRAWING NO. |
|---|---|
| MARCH 2007 | F–206 |

FILENAME: F–206.DWG




NOTES

1. BACK EDGE OF RAMP IMPROVEMENT TO BE AT THE SAME PROFILE AND GRADE AS THE CONTINUATION OF THE BACK EDGE OF THE SIDEWALK THROUGH THE RAMP AREA.
2. THIS AREA IS NOT A SIDEWALK AND IS CONCRETE SURFACED ONLY FOR MAINTENANCE PURPOSES. WHERE THIS AREA EXCEEDS 100SF, OR IS DESIGNATED FOR LANDSCAPING IN AN APPROVED SITE PLAN, IT MAY BE LEFT OPEN.
3. IN ALTERATIONS CURB RAMP SLOPE(S) MAY BE 10% FOR A MAX. RISE OF 6" OR 12.5% FOR A MAX. RISE OF 3". CURB RAMPS, IN ALTERATIONS NEED NOT EXCEED 6' IN LENGTH. (ODOT DWG. NO. RD725)
4. 5'x5' MIN. NEW CONSTRUCTION& 4'x5' MIN. ALTERATIONS
•SIDE FLARES; SEE NOTE 6, (ODOT DWG. NO. RD725)
• NO GRATING IS TO BE SPECIFIED AT THE BOTTOM OF RAMP
• RAMPS FOR BIKEWAYS TO BE A SEPARATE DESIGN CONFORMING TO BIKEWAY STANDARDS
5. WIDTH OF RAMP NOT TO EXCEED 36", SLOPE NOT GREATER THAN 1:8.

**CITY OF FLORENCE STANDARD DRAWING**

CURB RAMPS PUBLIC R/W

| DATE: | DRAWING NO. |
|---|---|
| DEC–2011 | F–206B |

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

REVISIONS

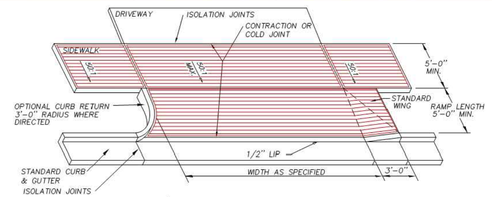
SITE DETAILS I
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC Fflorence HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

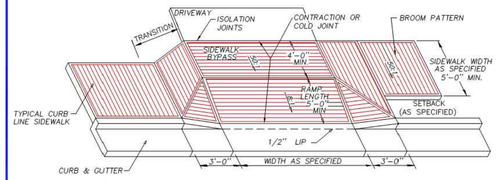
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C901

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-SITE DETAILS.DWG



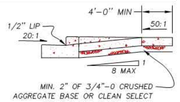

DRIVEWAY / ALLEY APPROACH FOR SET-BACK SIDEWALK




DRIVEWAY / ALLEY APPROACH FOR CURBSIDE & PARTIALLY SET-BACK SIDEWALKS

NOTES:

1) RESIDENTIAL DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A MINIMUM NORMAL THICKNESS OF 6". CONCRETE STRENGTH SHALL BE 3300 PSI.
2) CONCRETE FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL HAVE A MINIMUM NORMAL THICKNESS OF 8". CONCRETE STRENGTH SHALL BE 3300 PSI.
3) CURB TRANSITIONS FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL BE 5 FT.
4) CONSTRUCT CONTRACTION JOINT IN CENTER OF DRIVEWAY WHEN DRIVEWAY WIDTH EXCEEDS 15'.
5) NO LIP AT GUTTER IF USED AS SIDEWALK ACCESS RAMP.
6) SEE SIDEWALK DETAILS FOR RESTRICTIONS AND SPECIFCATIONS NOT SHOWN.
7) THE 50:1 CROSS-SLOPE OF SIDEWALK IS MEASURED FROM HORIZONTAL. THE 12:1 SLOPE OF SIDEWALK TRANSITION TO DRIVEWAY/ALLEY IS RELATIVE TO THE RUNNING SLOPE OF THE SIDEWALK. THE SLOPE OF THE APRON IS MEASURED RELATIVE TO HORIZONTAL.



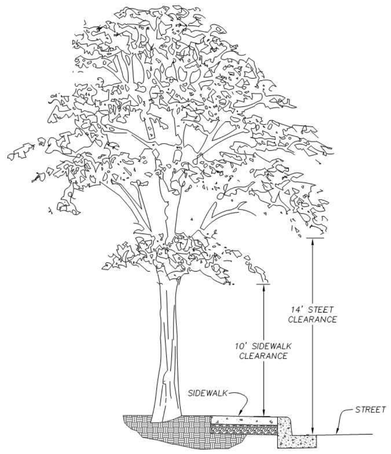

TYPICAL SECTION THROUGH RAMP

**CITY OF FLORENCE STANDARD DRAWING**

DRIVEWAY AND ALLEY APPROACHES FOR SETBACK OR BYPASS SIDEWALK

| DATE: | DRAWING NO. |
|---|---|
| MARCH 2007 | F-208A |

FILENAME: F-208a.DWG




TYPICAL SIDEWALK & STREET CLEARANCE

NOTE:

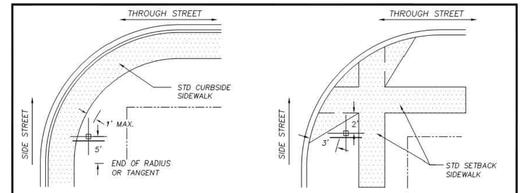
1. CLEAR ZONE AND THE CIRCULATION PATH MAY BE COMBINED PROVIDING A 5 FOOT MINIMUM SIDEWALK WIDTH IS MAINTAINED.
2. DEFLECT SIDEWALK AROUND AREA OF OBSTRUCTION WHEN OVERHANGS DO NOT HAVE ALLOWABLE LIMITS.
3. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE ENGINEER AND MUST COMPLY WITH 'AMERICANS WITH DISABILITY ACT.'

**CITY OF FLORENCE STANDARD DRAWING**

SIDEWALK DETAILS: TYPICAL CLEARANCE FROM OBSTRUCTION

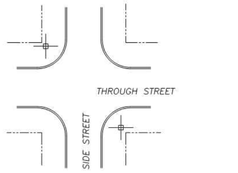
| DATE: | DRAWING NO. |
|---|---|
| MARCH 2007 | F-205b |

FILENAME: F-205b.DWG

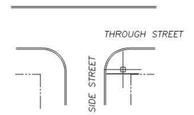



CURB SIDE SIDEWALK LOCATION

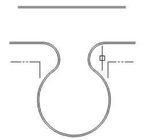
SETBACK SIDEWALK LOCATION




4-WAY INTERSECTIONS




"T" INTERSECTIONS



SAME NAME INTERSECTION

2-WAY INTERSECTIONS

NOTES:

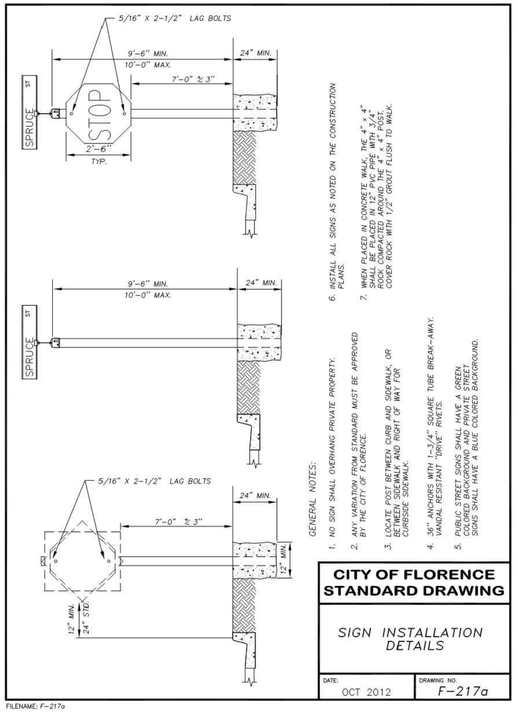
1. STREET NAME SIGN INSTALLATIONS ARE REQUIRED AT ALL INTERSECTIONS (PUBLIC AND/OR PRIVATE STREETS) AS PER THE LOCATIONS SHOWN ABOVE.
2. STOP SIGNS ARE ONLY PROVIDED WHEN REQUIRED BY THE CITY OF FLORENCE.
3. CITY OF FLORENCE TO APPROVE ALL LOCATIONS INVOLVING LINE-OF-SIGHT VISION OBSTRUCTIONS (e.g. VEGETATION, FENCES, VERTICAL OR HORIZONTAL CURVES) 250 FEET BACK FROM THE SIGN.
4. WHITE THERMAL STOP BARS AT STOP SIGNS AND CROSS WALKS.

**CITY OF FLORENCE STANDARD DRAWING**

STREET NAME AND STOP SIGN INSTALLATION LOCATIONS

| DATE: | DRAWING NO. |
|---|---|
| MARCH 2007 | F-217 |

FILENAME: F-217

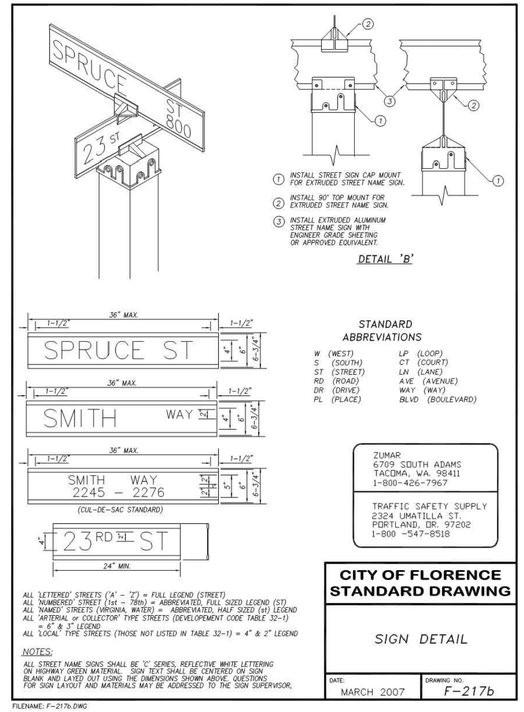



**CITY OF FLORENCE STANDARD DRAWING**

SIGN INSTALLATION DETAILS

| DATE: | DRAWING NO. |
|---|---|
| OCT 2012 | F-217a |

FILENAME: F-217a




**CITY OF FLORENCE STANDARD DRAWING**

SIGN DETAIL

| DATE: | DRAWING NO. |
|---|---|
| MARCH 2007 | F-217b |

FILENAME: F-217b.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

REVISIONS

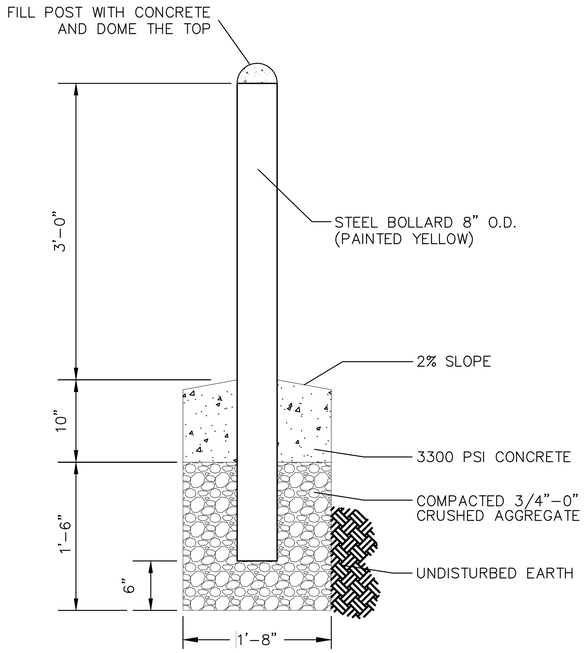
SITE DETAILS II
**RHODODENDRON ARBORETUM**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

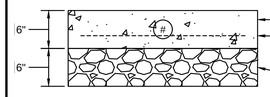
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C902

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-SITE DETAILS.DWG

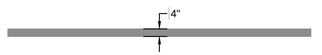



| NOT TO SCALE | |
|---|---|
| DETAIL NUMBER 1 | **8-INCH BOLLARD** |




NOTES:
1. THIS SECTION IS A GRAPHICAL REPRESENTATION ONLY. FOLLOW RECOMMENDATIONS IN GEOTECHNICAL REPORT DATED 01-28-2020 FOR PAVEMENT DESIGN.

| NOT TO SCALE | |
|---|---|
| DETAIL NUMBER 2 | **VEHICULAR CONCRETE PAVEMENT SECTION** |




**4" WHITE STRIPE**

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-SITE DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

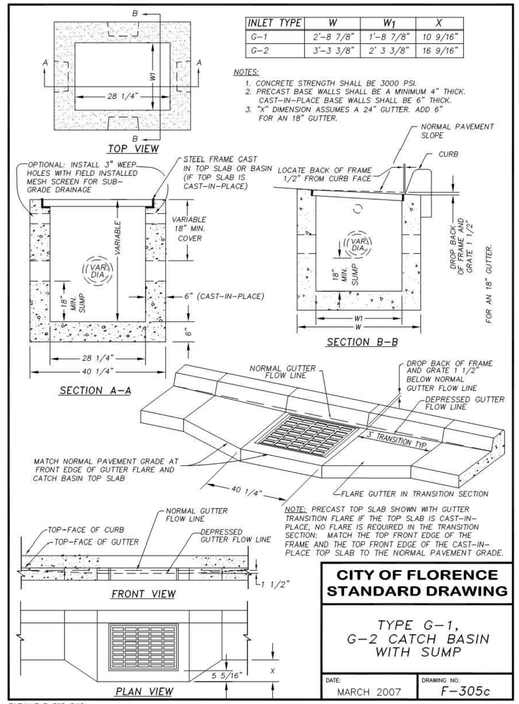
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**
REVISIONS

*SITE DETAILS III*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C903




| INLET TYPE | W | $W_1$ | X |
|---|---|---|---|
| G-1 | 2'-8 7/8" | 1'-8 7/8" | 10 9/16" |
| G-2 | 3'-3 3/8" | 2' 3 3/8" | 16 9/16" |

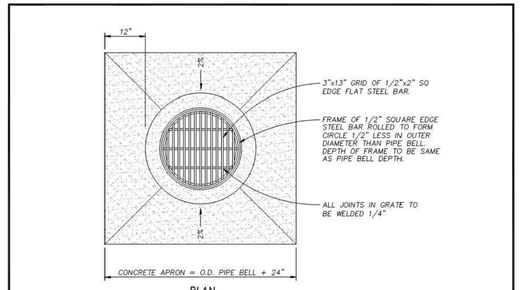
NOTES:
1. CONCRETE STRENGTH SHALL BE 3000 PSI.
2. PRECAST BASE WALLS SHALL BE A MINIMUM 4" THICK. CAST-IN-PLACE BASE WALLS SHALL BE 6" THICK.
3. "X" DIMENSION ASSUMES A 24" GUTTER. ADD 6" FOR AN 18" GUTTER.

**CITY OF FLORENCE STANDARD DRAWING**

TYPE G-1, G-2 CATCH BASIN WITH SUMP

DATE: MARCH 2007 | DRAWING NO.: F-305c

FILENAME: F-305c.DWG



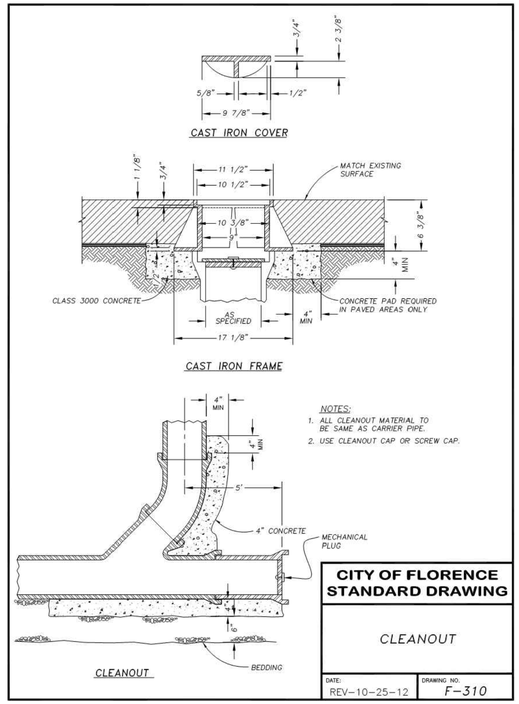

NOTES:
1. GRATES SHALL BE CONSTRUCTED FOR BICYCLE SAFETY.
2. PRECAST CONCRETE CATCH BASINS MAY BE USED WHEN SPECIFIED OR APPROVED.
3. NOT FOR USE IN VEHICULAR TRAFFIC AREAS.

**CITY OF FLORENCE STANDARD DRAWING**

AREA DRAINAGE BASIN OR FIELD INLET

DATE: OCT 26 2012 | DRAWING NO.: F-306

FILENAME: F-306.DWG

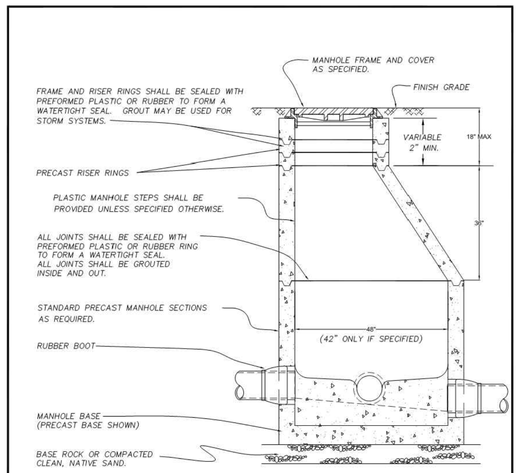



NOTES:
1. ALL CLEANOUT MATERIAL TO BE SAME AS CARRIER PIPE.
2. USE CLEANOUT CAP OR SCREW CAP.

**CITY OF FLORENCE STANDARD DRAWING**

CLEANOUT

DATE: REV-10-25-12 | DRAWING NO.: F-310

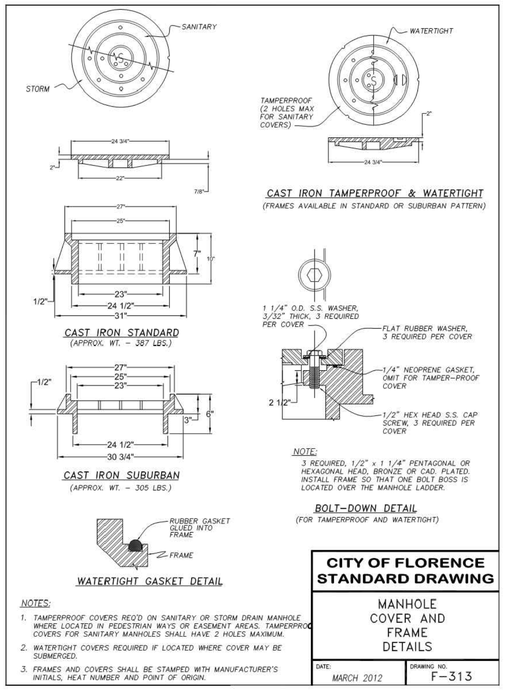



NOTES:
1. STANDARD PRECAST MANHOLE SECTION DIAMETER SHALL BE 48". USE 42" ONLY IF SPECIFIED BY THE ENGINEER.
2. ALL CONNECTING PIPES SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF MANHOLE WALL.
3. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.
5. MAX. 350' BETWEEN EACH MANHOLE (UNLESS OTHERWISE APPROVED).
6. SANITARY MANHOLES PLACED IN CENTER OF STREET.

**CITY OF FLORENCE STANDARD DRAWING**

MANHOLE

DATE: MARCH-2012 | DRAWING NO.: F-315

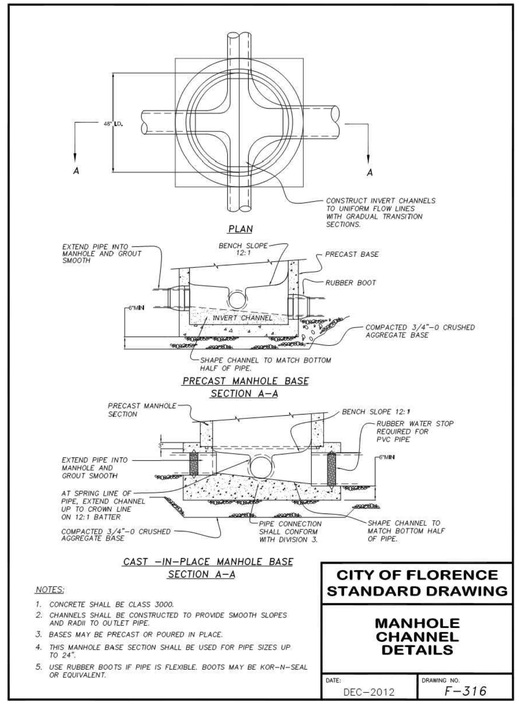



NOTES:
1. TAMPERPROOF COVERS REQ'D ON SANITARY OR STORM DRAIN MANHOLE WHERE LOCATED IN PEDESTRIAN WAYS OR EASEMENT AREAS. TAMPERPROOF COVERS FOR SANITARY MANHOLES SHALL HAVE 2 HOLES MAXIMUM.
2. WATERTIGHT COVERS REQUIRED IF LOCATED WHERE COVER MAY BE SUBMERGED.
3. FRAMES AND COVERS SHALL BE STAMPED WITH MANUFACTURER'S INITIALS, HEAT NUMBER AND POINT OF ORIGIN.

**CITY OF FLORENCE STANDARD DRAWING**

MANHOLE COVER AND FRAME DETAILS

DATE: MARCH 2012 | DRAWING NO.: F-313




NOTES:
1. CONCRETE SHALL BE CLASS 3000.
2. CHANNELS SHALL BE CONSTRUCTED TO PROVIDE SMOOTH SLOPES AND RADII TO OUTLET PIPE.
3. BASES MAY BE PRECAST OR POURED IN PLACE.
4. THIS MANHOLE BASE SECTION SHALL BE USED FOR PIPE SIZES UP TO 24".
5. USE RUBBER BOOTS IF PIPE IS FLEXIBLE. BOOTS MAY BE KOR-N-SEAL OR EQUIVALENT.

**CITY OF FLORENCE STANDARD DRAWING**

MANHOLE CHANNEL DETAILS

DATE: DEC-2012 | DRAWING NO.: F-316

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-STORM DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21
DIGITALLY SIGNED

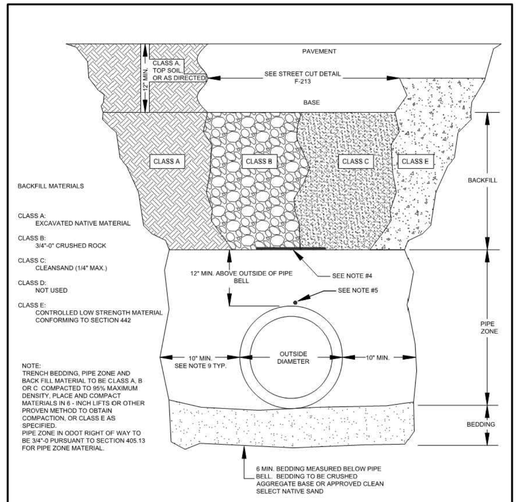
PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS

*STORM DETAILS I*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C931




NOTES:

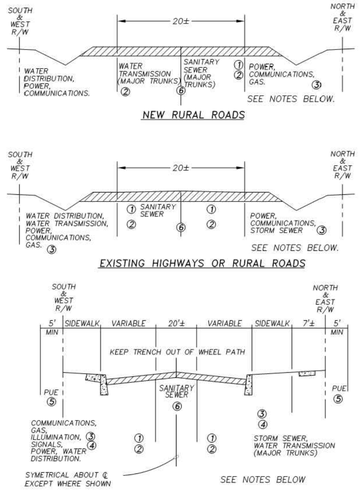
1. SURFACING OF PAVED AREAS SHALL COMPLY WITH STREET CUT STANDARD DRAWING F-213.
2. CENTER PIPE LINE IN TRENCH.
3. PLACE FULL LENGTH OF PVC PIPE ON FIRM, UNIFORM, COMPACTED SUBGRADE AND EXCAVATE FOR PIPE BELLS.
4. PLACE DETECTION TAPE ABOVE PIPE BETWEEN SUBGRADE AND BASE.
5. PLACE TRACER WIRE ON TOP OF PIPE AND HOLD IN PLACE WITH DUCT TAPE AT 10' INTERVALS OR WRAP WIRE AROUND PIPE. DETECTABLE MARKING WIRE SHALL BE NO 12 AWG, MINIMUM, SOLID COPPER WITH COLORED POLYETHYLENE INSULATION - BLUE FOR WATER AND GREEN FOR SEWER (TYP.).
6. SUBMIT DETECTION WIRE CONTINUITY AND ISOLATION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TESTS TO ENGINEER. SUBMIT TESTS PRIOR TO SURFACE RESTORATION WORK WHEN POSSIBLE.
7. EXCEPT AS NOTED ALL WORK TO CONFORM TO OREGON 2008 STANDARD SPECIFICATIONS.
8. IN HIGH GROUND WATER AREAS OR AS REQUIRED, PROVIDE 3/4"-0 CRUSHED ROCK TO THE DEPTH NEEDED TO STABILIZE THE PIPE BEDDING SO AS TO PROVIDE A FIRM UNYIELDING SUBGRADE SUITABLE FOR LAYING PIPE.
9. SEE ODOT DRAWING RD300 TABLE A FOR WORK IN HIGHWAY RIGHT OF WAY.

**CITY OF FLORENCE STANDARD DRAWING**

**UTILITY TRENCH**

REV: 03-04-13

DATE: 12-22-11 | DRAWING NO. F-301




NOTES:

1. MANHOLES SHOULD NOT BE INSTALLED IN WHEEL PATH.
2. FOUR FOOT MINIMUM COVER FOR DISTRIBUTION FACILITIES TO CROSS.
3. WATER TRANSMISSION AND STORM SEWER SHOULD NOT BE LOCATED IN STREET AREA.
4. VAULTS, HYDRANTS, PEDESTALS THAT BLOCK ZONES SHOULD BE RESOLVED WITH INVOLVED UTILITIES PRIOR TO PLACEMENT.
5. RECOMMENDED FOR LESS THAN 60 FOOT RIGHT OF WAY.
6. LATERALS TO BE INSTALLED FROM SANITARY SEWER LINE TO RIGHT OF WAY DURING INITIAL CONSTRUCTION.

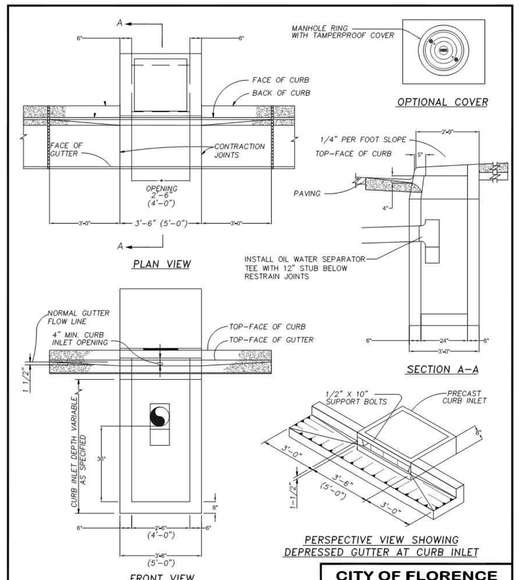
ATTENTION:
VERTICAL AND HORIZONTAL SEPARATION DISTANCES ARE CONTROLLED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY, DEPARTMENT OF COMMERCE, STATE HEALTH DIVISION, AND LOCAL UTILITY COMPANIES.

**CITY OF FLORENCE STANDARD DRAWING**

**UTILITY LOCATIONS**

DATE: MARCH 2007 | DRAWING NO. F-501

FILENAME: F-501.DWG



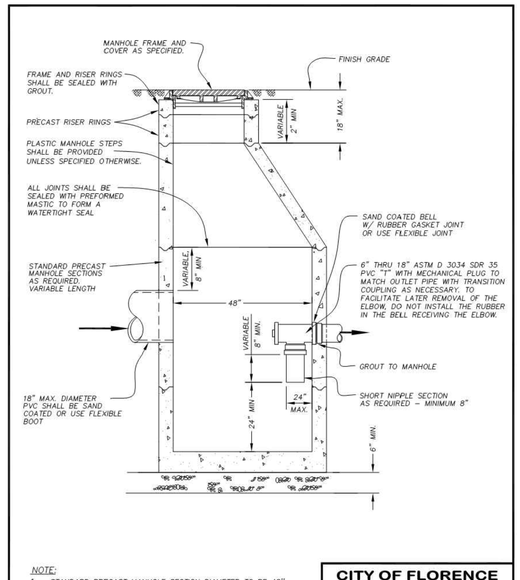

NOTES:

1. CURB INLET TOP AND BASE SHALL MEET H20 LOADING.
2. CURB INLET BASE MAY BE PRECAST OR CAST-IN-PLACE.
3. FOR STEEP GRADES USE STD. PRECAST INLET WITH 4'-0" OPENING OR TWO 2'-6" OPENING INLETS.
4. CONCRETE STRENGTH SHALL BE 3000 PSI.
5. ALL FABRICATED METAL PARTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
6. DIMENSIONS SHOWN ABOVE IN PARENTHESIES ARE FOR 4A INLETS.
7. A 1 1/2 A INLET SHALL HAVE A CURB INLET OPENING WIDTH OF 1'6" AND AN OUTSIDE WIDTH OF 2'6"; ALL OTHER DIMENSIONS AND DETAILS SHALL BE AS SHOWN.

**CITY OF FLORENCE STANDARD DRAWING**

**PRECAST CURB INLET 1-1/2A, 2-1/2A 4A**

DATE: 12-2011 | DRAWING NO. F-304




NOTE:

1. STANDARD PRECAST MANHOLE SECTION DIAMETER TO BE 48" (42" ONLY IF DIRECTED BY ENGINEER).
2. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C 478.
3. ALL CONNECTING PIPE SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF MANHOLE WALL.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.

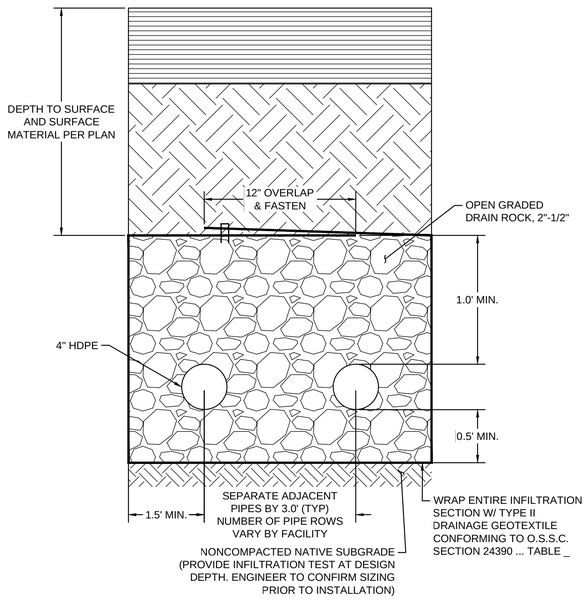
**CITY OF FLORENCE STANDARD DRAWING**

**POLLUTION CONTROL MANHOLE WITH ELBOW**

REVISION: 3-9-10 ELIMINATE MH STEPS

DATE: MARCH 2007 | DRAWING NO. F-315b

FILENAME: F-315b.DWG




NOT TO SCALE

DETAIL NUMBER 3

**TYPICAL SOAKAGE TRENCH SECTION**

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-STORM DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
**PERMIT SET**

REVISIONS

*STORM DETAILS II*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

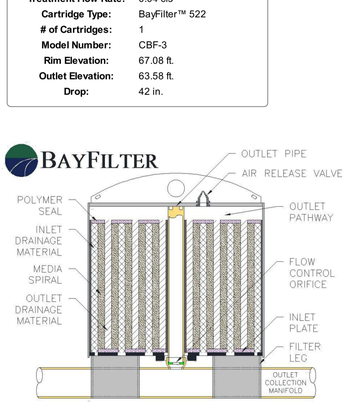
LRS ARCHITECTS
PLACE
3J CONSULTING

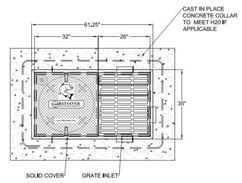
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

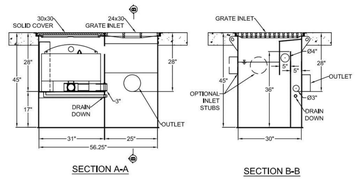
SHEET NUMBER
C932

## StreamFilter™

| | |
|---|---|
| **Creation Date:** | 8/25/2021 9:07:04 PM |
| **Treatment Flow Rate:** | 0.04 cfs |
| **Cartridge Type:** | BayFilter™ 522 |
| **# of Cartridges:** | 1 |
| **Model Number:** | CBF-3 |
| **Rim Elevation:** | 67.08 ft. |
| **Outlet Elevation:** | 63.58 ft. |
| **Drop:** | 42 in. |



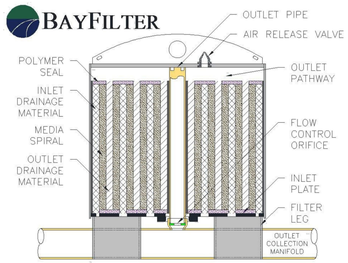

BAYSAVER TECHNOLOGIES

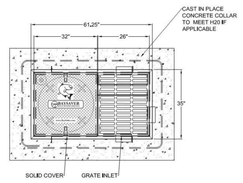
ADS

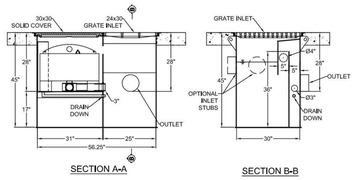
ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS NOT FOR CONSTRUCTION AND IS INTENDED TO DEPICT THE NECESSARY COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT.

## StreamFilter™

| | |
|---|---|
| **Creation Date:** | 8/25/2021 9:13:25 PM |
| **Treatment Flow Rate:** | 0.01 cfs |
| **Cartridge Type:** | BayFilter™ 522 |
| **# of Cartridges:** | 1 |
| **Model Number:** | CBF-1 |
| **Rim Elevation:** | 62.57 ft. |
| **Outlet Elevation:** | 58.08 ft. |
| **Drop:** | 54 in. |



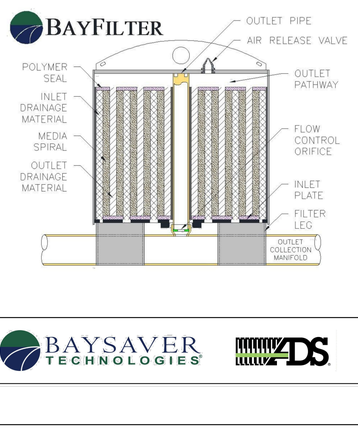

BAYSAVER TECHNOLOGIES

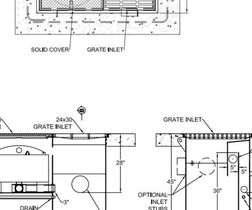
ADS

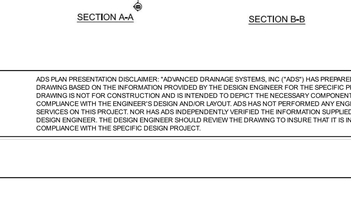
ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS NOT FOR CONSTRUCTION AND IS INTENDED TO DEPICT THE NECESSARY COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT.

## StreamFilter™

| | |
|---|---|
| **Creation Date:** | 8/25/2021 9:11:50 PM |
| **Treatment Flow Rate:** | 0.02 cfs |
| **Cartridge Type:** | BayFilter™ 522 |
| **# of Cartridges:** | 1 |
| **Model Number:** | CBF-1 |
| **Rim Elevation:** | 63.93 ft. |
| **Outlet Elevation:** | 60.43 ft. |
| **Drop:** | 42 in. |




BAYSAVER TECHNOLOGIES

ADS

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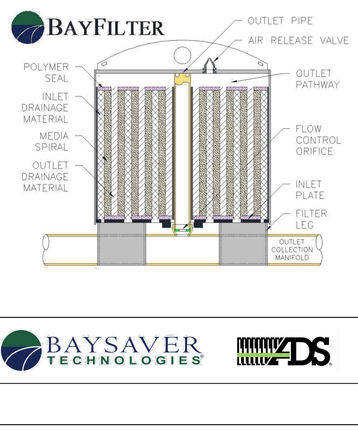
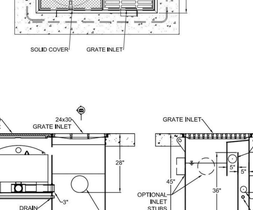
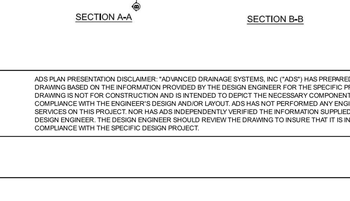
## StreamFilter™

| | |
|---|---|
| **Creation Date:** | 8/25/2021 9:14:46 PM |
| **Treatment Flow Rate:** | 0.02 cfs |
| **Cartridge Type:** | BayFilter™ 522 |
| **# of Cartridges:** | 1 |
| **Model Number:** | CBF-1 |
| **Rim Elevation:** | 58.77 ft. |
| **Outlet Elevation:** | 56.13 ft. |
| **Drop:** | 32 in. |




BAYSAVER TECHNOLOGIES

ADS

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED


PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

REVISIONS

APIC

*STORM DETAILS III*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

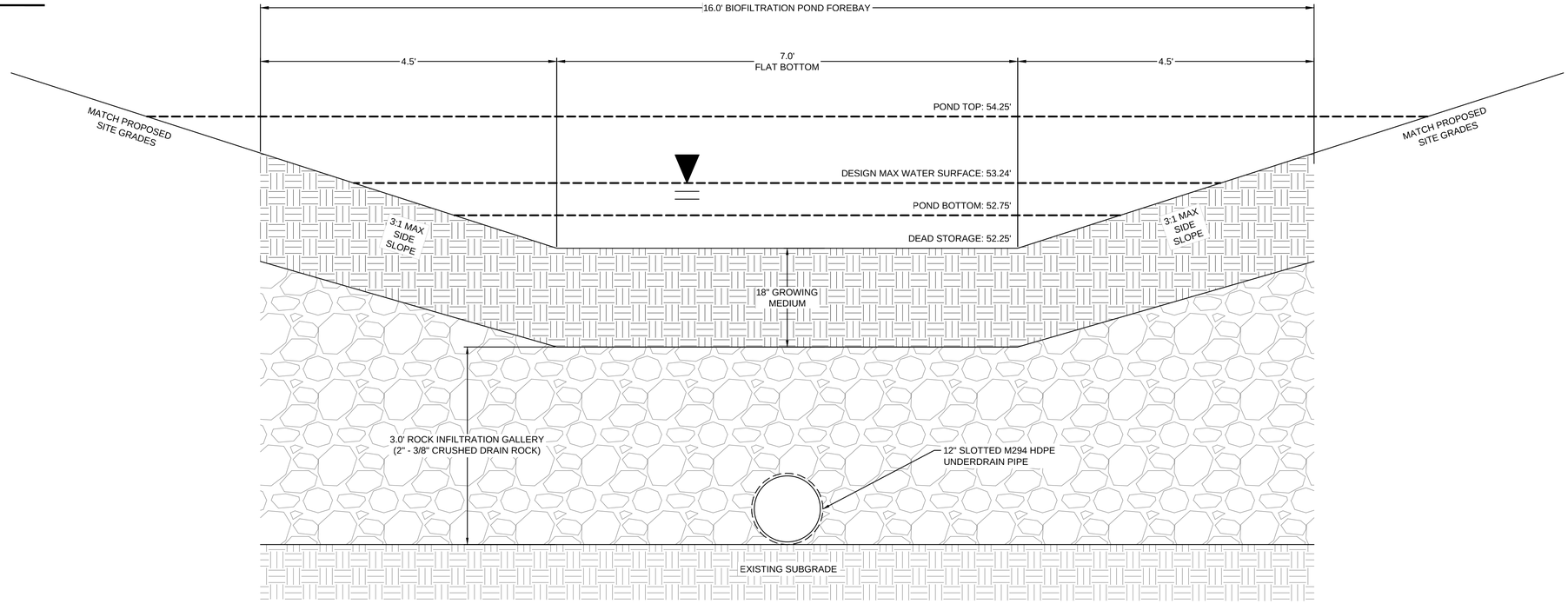
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

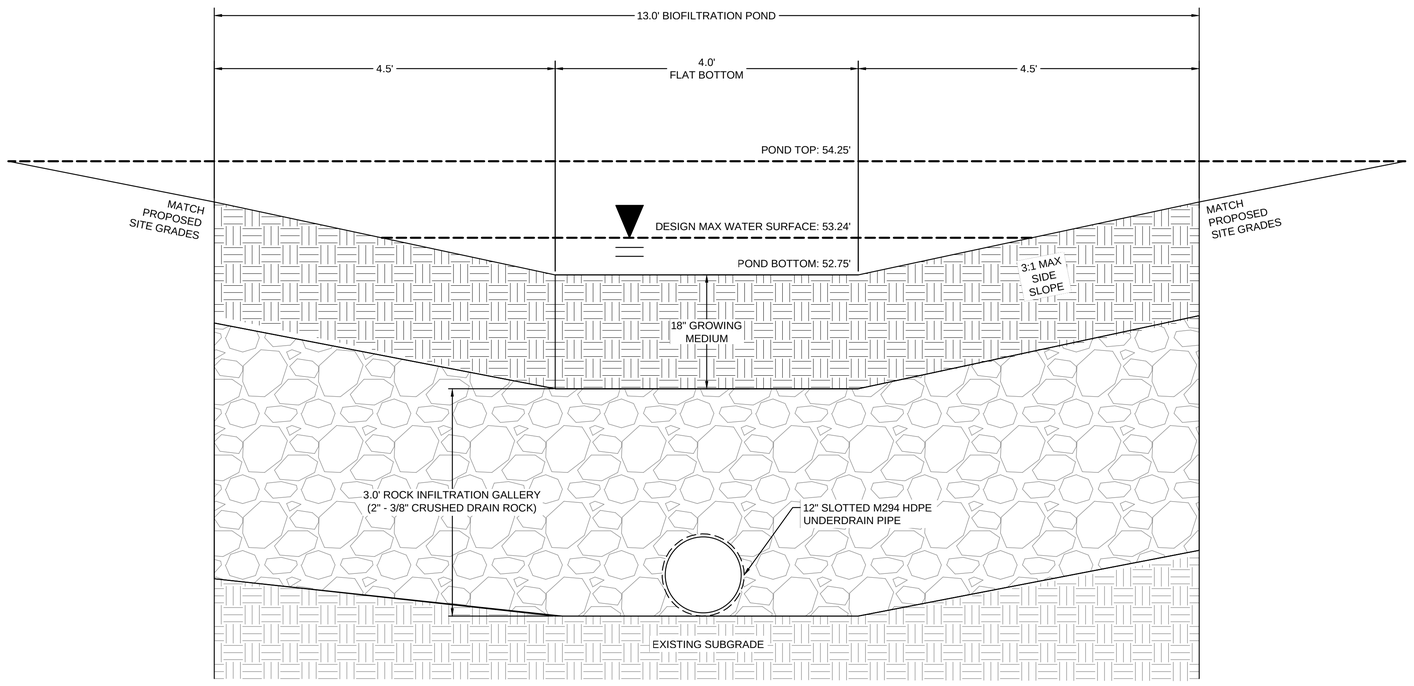
| | |
|---|---|
| PROJECT # | 19555 |
| LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01 |
| TAX LOT(S) | 700, 1900, 3800 |
| DESIGNED BY | JTE, TEG, ZMS, JKG |
| CHECKED BY | AJM |

SHEET NUMBER
C933

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-STORM DETAILS.DWG




## BIOFILTRATION POND FOREBAY SECTION




## BIOFILTRATION POND MAIN SECTION

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-STORM DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

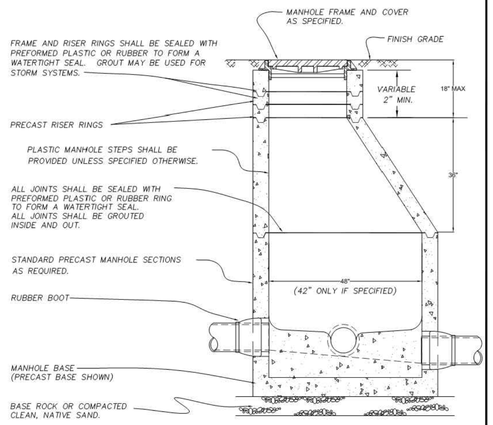
PUBLISH DATE
**2021-09-10**
ISSUED FOR
**PERMIT SET**
REVISIONS

*STORM DETAILS IV*
***RHODODENDRON ARBOR***
***PLANNED UNIT DEVELOPMENT***
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C934



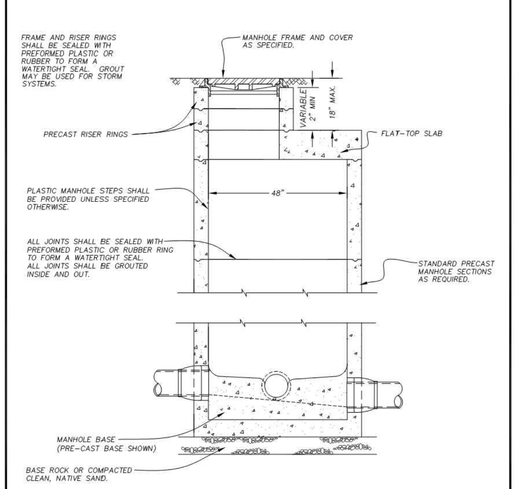

NOTES:

1. STANDARD PRECAST MANHOLE SECTION DIAMETER SHALL BE 48". USE 42" ONLY IF SPECIFIED BY THE ENGINEER.
2. ALL CONNECTING PIPES SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF MANHOLE WALL.
3. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.
5. MAX. 350' BETWEEN EACH MANHOLE (UNLESS OTHERWISE APPROVED).
6. SANITARY MANHOLES PLACED IN CENTER OF STREET.

**CITY OF FLORENCE STANDARD DRAWING**

**MANHOLE**

DATE: MARCH–2012 | DRAWING NO. F–315




NOTE:

1. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS
2. MANHOLE MAY BE 42" DIAMETER ONLY IF DIRECTED BY ENGINEER.
3. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.
5. MAX. 350' BETWEEN EACH MANHOLE (UNLESS OTHERWISE APPROVED).
6. SANITARY MANHOLES PLACED IN CENTER OF STREET.

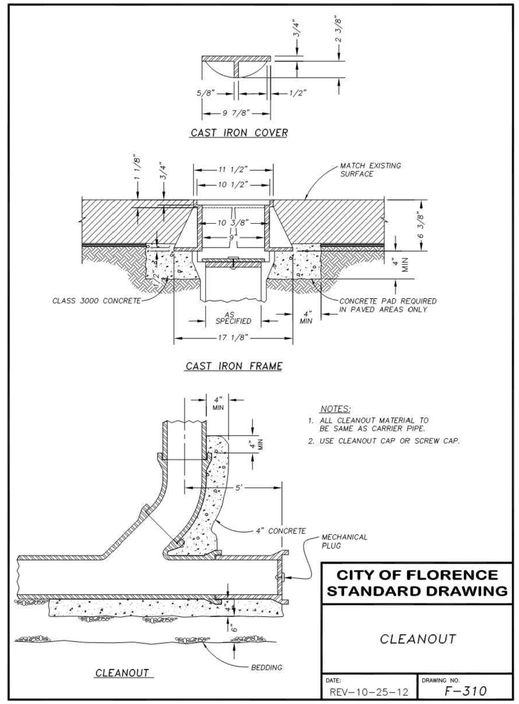
**CITY OF FLORENCE STANDARD DRAWING**

**FLAT–TOP MANHOLE**

REVISION: 3–9–10 ELIMINATE MH STEPS

DATE: MARCH 2007 | DRAWING NO. F–315a

FILENAME: F–315a.DWG



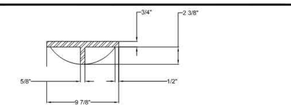

NOTES:

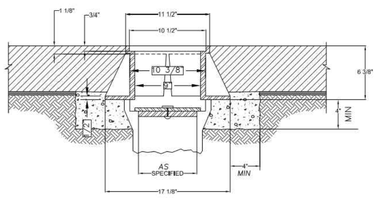
1. ALL CLEANOUT MATERIAL TO BE SAME AS CARRIER PIPE.
2. USE CLEANOUT CAP OR SCREW CAP.

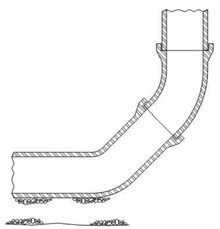
**CITY OF FLORENCE STANDARD DRAWING**

**CLEANOUT**

DATE: REV–10–25–12 | DRAWING NO. F–310



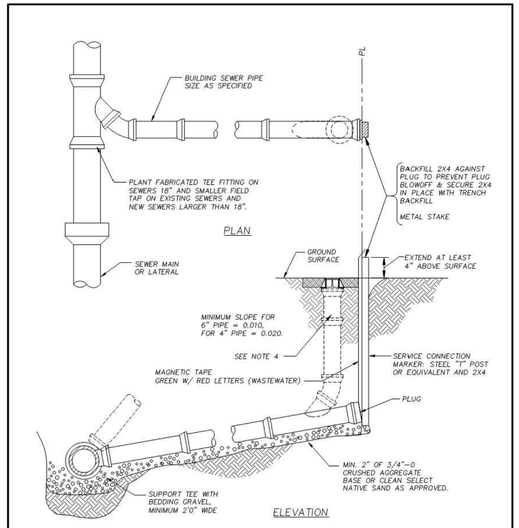

NOTES:

1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED. 3034 PIPE OR EQUAL SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4 FEET.
3. MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2"X 4" FIR. POST TO EXTEND 4" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED GREEN.
4. A CLEANOUT SHALL BE INSTALLED WHEN REQUIRED, W/ CAST IRON COVER. SEE FIGURE F–310 & FIGURE F–310A.
5. LAY BUILDING SEWER AT MAX. 45° FROM HORIZONTAL TO ACHIEVE REQUIRED DEPTH AT PROPERTY LINE WHEN MINIMUM SLOPE RESULTS IN EXCESSIVE DEPTH.

**CITY OF FLORENCE STANDARD DRAWING**

**TERMINATION CLEAN OUT**

DATE: DEC–2012 | DRAWING NO. F–310A




**CITY OF FLORENCE STANDARD DRAWING**

**SEWER SERVICE DETAIL**

REV: 12–01–11

DATE: 08–01–01 | DRAWING NO. F–308

P:\19555-FLORENCE MASTER PLAN\CAD\01 COREIC\D\19555-SANITARY DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10

ISSUED FOR
PERMIT SET

REVISIONS

*SANITARY DETAILS I*

***RHODODENDRON ARBOR***

***PLANNED UNIT DEVELOPMENT***

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

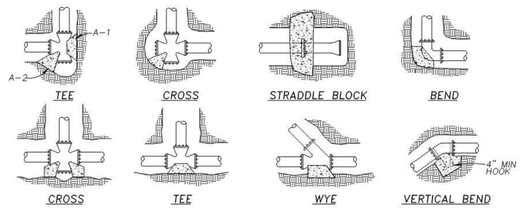
PROJECT INFORMATION

PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C941

| (HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET | | | | | | | | | (VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FITTING SIZE | TEE, WYE, DEAD END & HYDRANT | STRADDLE BLOCK | 90° BEND PLUGGED CROSS | TEE PLUGGED ON RUN | | 45° BEND | 22-1/2° BEND | 11-1/4° BEND | 90° BEND | 45° BEND | 22-1/2° BEND | 11-1/4° BEND |
| | | | | A-1 | A-2 | | | | | | | |
| 4 | 1.0 | 1.6 | 1.4 | 1.9 | 1.4 | 1.0 | --- | --- | --- | --- | --- | --- |
| 6 | 2.1 | 3.7 | 3.0 | 4.3 | 3.0 | 1.6 | 1.0 | --- | 1.3 | --- | --- | --- |
| 8 | 3.8 | 6.5 | 5.3 | 7.6 | 5.4 | 2.9 | 1.5 | 1.0 | 2.3 | 1.1 | --- | --- |
| 10 | 5.9 | 10.2 | 8.4 | 11.8 | 8.4 | 4.6 | 2.4 | 1.2 | 3.7 | 1.8 | --- | --- |
| 12 | 8.5 | 14.7 | 12.0 | 17.0 | 12.0 | 6.6 | 3.4 | 1.7 | 5.5 | 2.8 | 1.2 | --- |
| 14 | 11.5 | --- | 16.3 | 23.0 | 16.3 | 8.9 | 4.6 | 2.3 | 7.6 | 3.9 | 1.7 | --- |
| 16 | 15.0 | 26.1 | 21.3 | 30.0 | 21.3 | 11.6 | 6.0 | 3.0 | 9.9 | 5.1 | 2.3 | 0.9 |
| 18 | 19.0 | --- | 27.0 | 38.0 | 27.0 | 14.6 | 7.6 | 3.8 | --- | --- | --- | --- |
| 20 | 23.5 | 40.8 | 33.3 | 47.0 | 33.3 | 18.1 | 9.4 | 4.7 | --- | --- | --- | --- |
| 24 | 34.0 | 58.8 | 48.0 | 68.0 | 48.0 | 26.2 | 13.6 | 6.8 | --- | --- | --- | --- |

NOTES:
1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
   BEARING AREA = ( TEST PRESSURE / 150 ) x ( 2000 / SOIL BEARING STRESS ) x ( TABLE VALUE )
2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:
   VOLUME = ( TEST PRESSURE / 150 ) x ( TABLE VALUE)



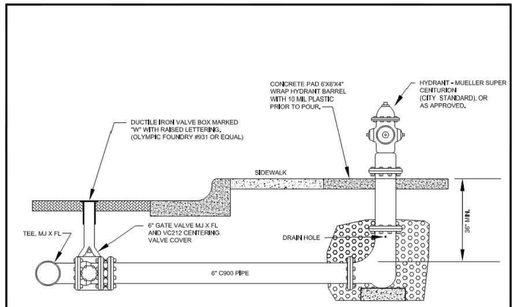

| RODS FOR VERTICAL BENDS | | |
|---|---|---|
| FITTING SIZE | ROD SIZE | EMBEDMENT |
| 12" AND LESS | #6 | 30" |
| 14"-16" | #8 | 36" |

NOTES:
1. CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. ALL CONCRETE TO BE CLASS 2400 MINIMUM.
3. INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
4. CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
5. TIE RODS SHALL BE DEFORMED, GALVANIZED, STEEL, 60,000 PSI TENSILE STRENGTH.

**CITY OF FLORENCE STANDARD DRAWING**

THRUST BLOCKING

DATE: SEPTEMBER 2011 | DRAWING NO.: F-401

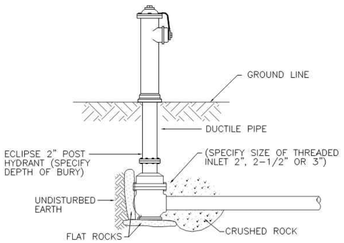



NOTES:
1. ALL JOINTS TO BE RESTRAINED WITHOUT THE USE OF THRUST BLOCKS.
2. JOINT RESTRAINT SYSTEM SHALL BE SERIES 2000 PVC BY EBBA IRON, OR APPROVED EQUAL.
3. CONTRACTOR TO SELECT HYDRANT BARREL LENGTH APPROPRIATE FOR DEPTH OF BURY.
4. EXTENSIONS WILL BE ALLOWED ONLY WHERE DEPTH OF BURY EXCEEDS MANUFACTURERS LONGEST HYDRANT BARREL.
5. SUPPORT HYDRANT ON 8" x 8" x 16" CONCRETE BLOCK
6. BACKFILL WITH WASHED ROCK OR PEA GRAVEL WRAPPED IN GEOTEXTILE FABRIC TO 6" ABOVE DRAIN HOLE.
7. MAINTAIN 36 - INCH MINIMUM CLEARANCE AROUND HYDRANT.
8. WHEN PLACED ADJACENT TO CURB, HYDRANT PORT SHALL BE 24" FROM FACE OF CURB.
9. NO JOINTS ALLOWED IF HYDRANT LINE IS LESS THAN 18 - FEET IN LENGTH.
10. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO INSURE BREAKAWAY
11. FLANGE AND SAFETY COLLAR ARE IN CORRECT POSITIONS.
12. MAINTAIN A MINIMUM OF 5 - FEET CLEARANCE FROM DRIVEWAYS. MAINTAIN 5 - FEET BEHIND FACE OF CURB IN PARKING LOTS OR ZONES AND PROVIDE BOLLARDS FACING TRAFFIC IN PARKING LOTS WITH CURBS.
13. HYDRANT PUMPER PORT SHALL FACE DIRECTION OF ACCESS.
14. FIRE HYDRANT SPACING SHALL COMPLY WITH THE FIRE CODE REQUIREMENT OR 500 - FEET MINIMUM ON DISTRIBUTION MAINS.
15. PLACE 24"X24"X4" CONCRETE PAD AROUND ALL VALVE BOXES OUTSIDE OF PAVED AREAS.
16. VALVE BOX EXTENSION TO BE PVC ASTM D 3034 OR EQUAL.
17. PAINT HYDRANT WITH DEVOE BAR-OX ENAMEL PAINT GLOSS SAFETY YELLOW OR APPROVED EQUAL PER MANUFACTURERS RECOMMENDATION.
18. CENTERING VALVE COVER TO BE VC212 BY 3 DIMENSIONAL CONTRACTING OR EQUAL

**CITY OF FLORENCE STANDARD DRAWING**

**HYDRANT INSTALLATION**

DATE: MAY-2011 | DRAWING NO.: F-402




Hydrants shall be self-draining, non-freezing, compression type with 2-3/16" main valve opening. Inlet connection shall be (2" IP, 2-1/2" IP, 3" IP, 2" MJ or 3" MJ). Outlet shall be (1-1/4", 1-1/2", 2" or 2-1/2" IP or NST).

Hydrants shall have a 3" ductile iron pipe riser with a cast iron stock top, and non-turning operating rod. Principal interior operating parts shall be brass and removable from the hydrant for servicing without excavating the hydrant.

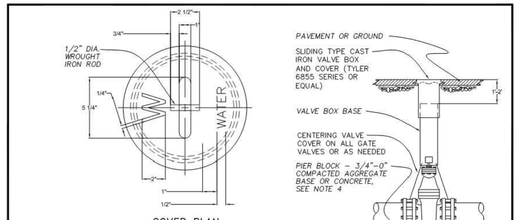
Hydrants shall be set in 4 cubic feet of crushed stone to allow for proper drainage of the hydrant. Recommendations of the AWWA should be followed when installing the hydrants.

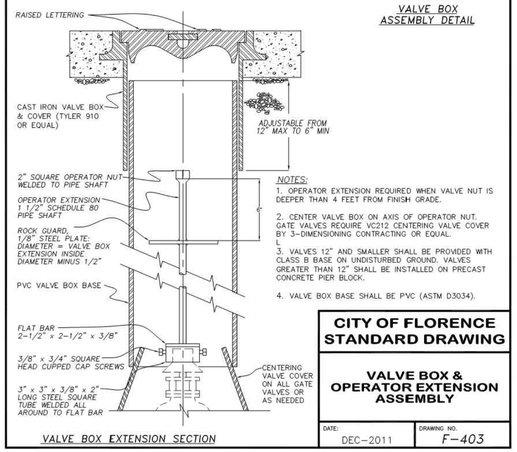
Post hydrants shall be Eclipse No. 2 Post Hydrants as manufactured by John C. Kupferle Foundry Company, St. Louis, MO. or approved alternate.

**CITY OF FLORENCE STANDARD DRAWING**

**POST HYDRANT**

DATE: 9-23-11 | DRAWING NO.: F-402A



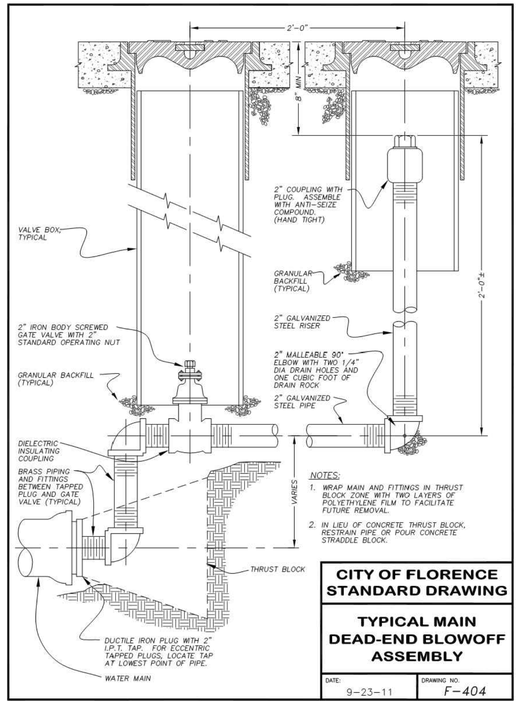




NOTES:
1. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 4 FEET FROM FINISH GRADE.
2. CENTER VALVE BOX ON AXIS OF OPERATOR NUT. GATE VALVES REQUIRE VC212 CENTERING VALVE COVER BY 3-DIMENSIONING CONTRACTING OR EQUAL.
3. VALVES 12" AND SMALLER SHALL BE PROVIDED WITH CLASS B BASE ON UNDISTURBED GROUND. VALVES GREATER THAN 12" SHALL BE INSTALLED ON PRECAST CONCRETE PIER BLOCK.
4. VALVE BOX BASE SHALL BE PVC (ASTM D3034).

**CITY OF FLORENCE STANDARD DRAWING**

**VALVE BOX & OPERATOR EXTENSION ASSEMBLY**

DATE: DEC-2011 | DRAWING NO.: F-403

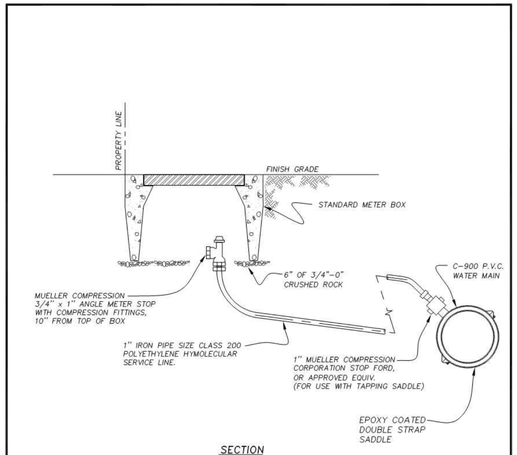



NOTES:
1. WRAP MAIN AND FITTINGS IN THRUST BLOCK ZONE WITH TWO LAYERS OF POLYETHYLENE FILM TO FACILITATE FUTURE REMOVAL.
2. IN LIEU OF CONCRETE THRUST BLOCK, RESTRAIN PIPE OR FOUR CONCRETE STRADDLE BLOCK.

**CITY OF FLORENCE STANDARD DRAWING**

**TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY**

DATE: 9-23-11 | DRAWING NO.: F-404




NOTES:
1. NO GALVANIZED FITTINGS
2. CITY STANDARD "MUELLER" BRASS FITTINGS OR EQUIVALENT
3. CITY STANDARD METER BOX SHALL BE:
   PLASTIC - "CARSON" OR EQUIVALENT
   PC CONCRETE - "CHRISTY" OR EQUIVALENT

**CITY OF FLORENCE STANDARD DRAWING**

**TYPICAL WATER SERVICE CONNECTION WITHOUT METER**

DATE: 9-26-11 | DRAWING NO.: F-408a

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21
DIGITALLY SIGNED

PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS

WATER SYSTEM DETAILS I
**RHODODENDRON ARBOR**
**PLANNED UNIT DEVELOPMENT**
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C951

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER SYSTEM DETAILS.DWG