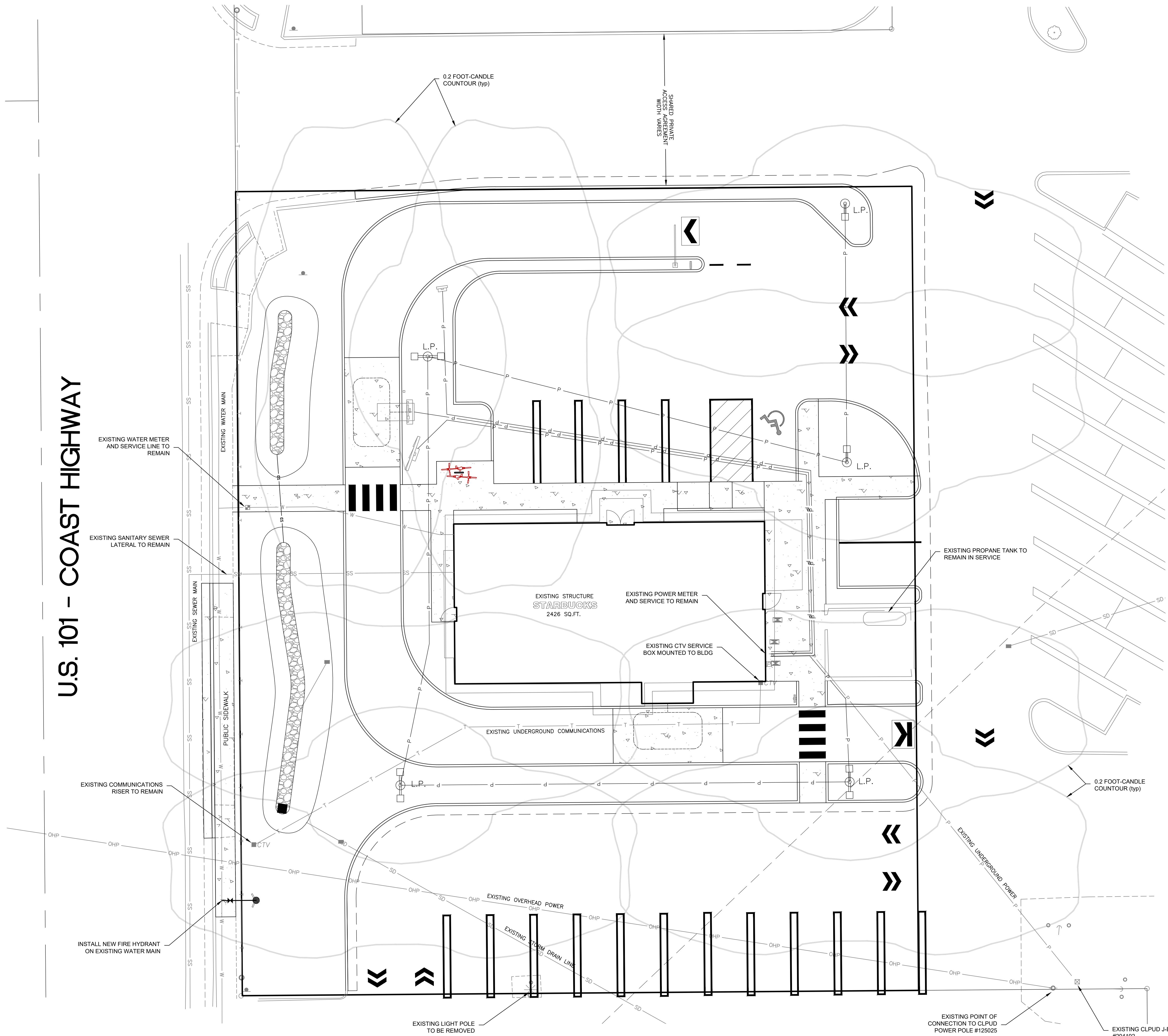


U.S. 101 - COAST HIGHWAY



GENERAL NOTES:

ALL STREET IMPROVEMENTS, SEWER, AND STORMWATER UTILITIES INFRASTRUCTURE LOCATED IN THE RIGHTS-OF-WAY SHALL BE PUBLIC. ALL UTILITIES OUTSIDE OF THE PUBLIC ROADWAY AND OR PUBLIC UTILITY EASEMENTS SHALL REMAIN PRIVATE.

ALL SIDEWALKS WILL BE DESIGNED AND CONSTRUCTED TO CURRENT ODOT, CITY OF FLORENCE, AND ADA SIDEWALK STANDARDS. DETAILS OF THESE WILL BE PROVIDED IN THE REQUIRED SITE CONSTRUCTION DRAWINGS.

SANITARY SEWER:

1. A PUBLIC SANITARY SEWER MAIN EXIST ON THE EAST SIDE OF US 101. THE EXISTING SEWER LATERAL WILL BE UTILIZED FOR THE NEW DEVELOPMENT AS SHOWN. AN EXTERIOR GREASE INTERCEPTOR IS NOT REQUIRED FOR STARBUCKS DUE TO THE NATURE OF THE FOOD SERVICE, HOWEVER AN UNDER-SINK MOUNTED GREASE INTERCEPTOR WILL BE INSTALLED IN THE DISHWASHING SINK INSIDE THE STORE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

STORM SEWER:

1. ALL RUNOFF FROM IMPERVIOUS AREAS WILL BE COLLECTED INTO A STORM SYSTEM AND ROUTED TO AN ONSITE INFILTRATION FACILITY AS SHOWN.
2. DEVELOPED STORM-WATER RUNOFF WILL BE DETAINED TO THE PRE-DEVELOPED 25-YR STORM AS REQUIRED BY THE CITY OF FLORENCE. THE STORM-WATER SWALE WILL BE LOCATED ON THE WEST SIDE OF THE SITE AS SHOWN WITH THE OVERFLOW DISCHARGING THE THE EXISTING STORM LINE THAT DRAINS TO US 101.
3. ALL STORM LINES WITHIN THE PUBLIC RIGHT OF WAYS WILL REMAIN PUBLIC.
4. ALL STORM LINES AND DETENTION FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LANDOWNER.

DOMESTIC WATER:

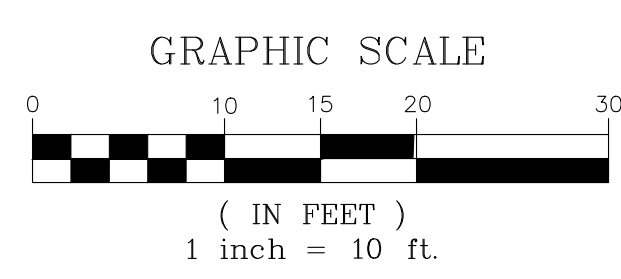
1. A PUBLIC WATER MAIN EXISTS WITHIN HWY 101 UNDER THE WEST SIDE SIDEWALK. THE EXISTING WATER METER WILL BE USED TO SERVICE THE NEW DEVELOPMENT AS SHOWN.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF FLORENCE.

FIRE WATER:

1. A NEW FIRE HYDRANT WILL BE INSTALLED AT THE SOUTH-WEST CORNER OF THE PROPERTY.
2. THE BUILDING IS NOT REQUIRED TO BE SPRINKLERED.

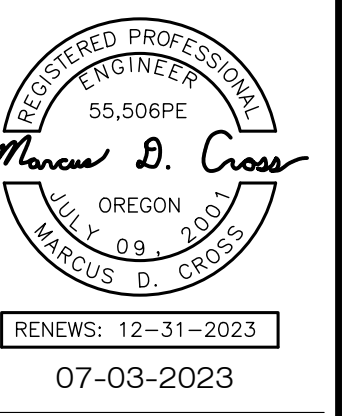
OTHER UTILITIES:

1. NATURAL GAS IS NOT AVAILABLE AT THE SITE. GAS SERVICE WILL BE PROVIDED BY UTILIZING THE EXISTING PROPANE TANK ON THE SITE AS SHOWN.
2. POWER IS PROVIDED TO THE BUILDING VIA A CONNECTION TO THE EXISTING POWER POLE AT THE SOUTH EAST CORNER OF THE PROPERTY.
3. COMMUNICATIONS ARE AVAILABLE WITHIN HWY 101 WITH EXISTING SERVICE TO REMAIN.
5. SITE LIGHTING WILL BE INSTALLED AS SHOWN. LIGHT SHALL BE LITHONIA RSX1 LED P1 30K R2 ON 20ft HIGH STEEL POLE.
6. ALL UTILITIES WILL BE ROUTED THROUGH THE SITE IN UNDERGROUND CONDUITS.



DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339
(541) 231-5977

R-C GROUP
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405
Fax: (541) 273-9200
admin@rc-grp.com



STARBUCKS COFFEE
FLORENCE OREGON

SHEET NAME:
PRELIMINARY UTILITY AND LIGHTING PLAN

DRAWN BY: MDC
CHKD BY: LH
DATE: JULY 2023

REVISIONS:

JOB NO. 2228

SHEET NO. SP 02