

GENERAL NOTES:

- A. ALL MATERIALS AND WORKMANSHIP OF ITEMS TO BE MAINTAINED BY THE CITY OF FLORENCE WITHIN PUBLIC EASEMENTS; STREET RIGHT-OF-WAY SHALL MEET CITY OF FLORENCE PUBLIC WORKS SPECIFICATIONS.
- B. CONTRACTOR SHALL SIDE-CAST ALL EXCAVATED MATERIAL TO LOW AREAS AS DIRECTED BY THE ENGINEER. EXCEPT FOR VEGETATION AND OTHER DEBRIS, TREES, SHRUBS AND VEGETATION WILL BE "CHIPPED" FOR USE ON-SITE FOR SLOPE/DUNE PROTECTION BEHIND PAVING. BURNING DEBRIS IS NOT ALLOWED.
- C. PROPOSED WATERLINES IN DEVELOPMENT OF CONSTRUCTION PLANS ARE SHOWN APPROXIMATELY. EXACT LOCATIONS AND SIZES TO BE DETERMINED BY CITY OF FLORENCE.
- D. ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED PRIVATELY.
- E. ELECTRICAL DESIGN TO BE COORDINATED WITH ELECTRICAL UTILITY PROVIDER FOR FINAL VAULT LOCATIONS AND CONDUIT SIZING.

STORM NOTES:

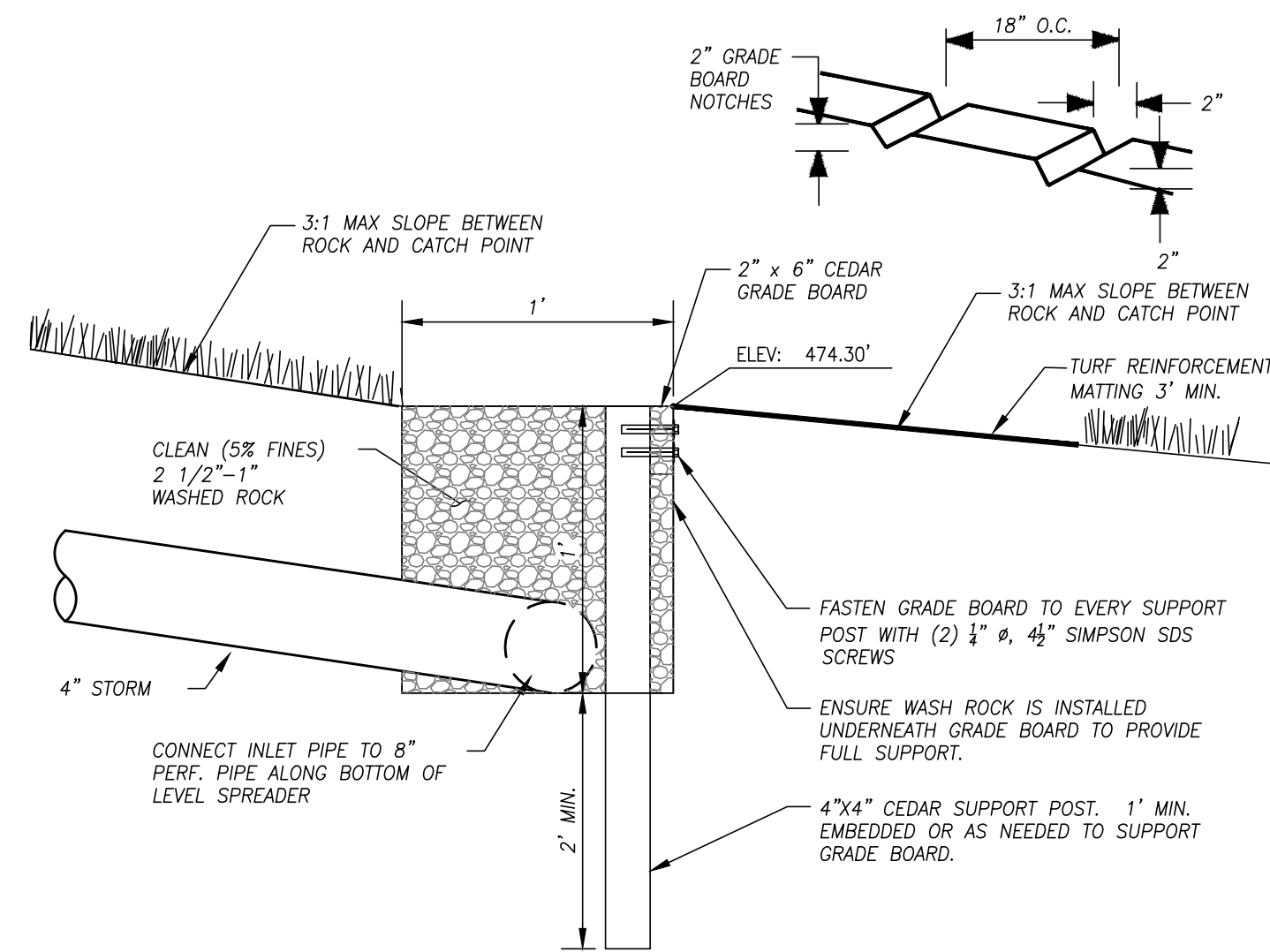
- A. FLOW CONTROL MANHOLES MAY BE ADDED IN FUTURE BUILDING PERMITS BETWEEN PHASES AS NECESSARY TO MEET APPLICABLE CODE REQUIREMENTS IN ORDER TO RAISE THE ROCK STORAGE ELEVATIONS AS DESIRED.
- B. UNDERGROUND ROCK STORAGE CONFIGURATION MAY BE MODIFIED IN FUTURE BUILDING PERMITS. AT BUILDING PERMIT SUBMITTAL, ALTERNATIVE STORAGE MATERIALS OR PRODUCTS MAY BE USED AS DESIRED IN ORDER TO MEET NECESSARY FLOW CONTROL REQUIREMENTS THAT WILL BE PART OF PERMITTING THROUGH CITY OF FLORENCE, DEQ, ARMY CORPS OF ENGINEERS, ETC.

SHEET INDEX

- C1.0 STORM & GRADING PLAN
- C2.0 53RD STREET PLAN & PROFILE
- C2.1 VERSANT DRIVE PLAN & PROFILE
- C3.0 DETAILS

CONSTRUCTION NOTES:

- (100) STREET SECTION PER DETAIL 4, SHEET C3.0.
- (101) STREET LIGHT PER CENTRAL LINCOLN ENGINEERING ASSEMBLY 291.12L AND 290.82. SEE SHEET C3.0.
- (200) STANDARD SHALLOW STORMWATER MANHOLE WITH FLOW CONTROL. SEE DETAIL 3, SHEET C3.0.
- (201) STANDARD SHALLOW STORMWATER MANHOLE. SEE DETAIL 3, SHEET C3.0.
- (202) DAYLIGHT PERFORATED STORM PIPE 18" BEYOND TOP OF BANK. PROVIDE RIPRAP STABILIZATION AT PIPE OUTLET / INLET TO DITCH.
- (203) COMBINED ROOF SOAKAGE TRENCH. SEE DETAIL 1, SHEET C3.0. PERMIT THROUGH DEQ UIC PROCESS AS NECESSARY.
- (204) STORMWATER SWALE PER CITY OF FLORENCE STANDARDS & DETAILS 2 & 4, SHEET C3.0.
- (205) INSTALL LEVEL SPREADER PER DETAIL 1, THIS SHEET.



1 LEVEL SPREADER
SCALE: N.T.S.

LEGEND

EXISTING	
	PROPERTY LINE
	ADJOINER LINE
	CURB
	EDGE OF ASPHALT
	CONTOUR LINE
	UNDERGROUND ELECTRIC LINE
	STORM DRAIN LINE
	WASTEWATER LINE
	WATER LINE
	WETLANDS
PROPOSED	
	EASEMENT LINE
	CURB LINE
	CONCRETE LINE
	CONTOUR LINE
	STORMWATER PIPE
	LEVEL SPREADER
	WATER PIPE
	WASTEWATER PIPE
	OVERHEAD LIGHT
	STORM MANHOLE
	WASTEWATER MANHOLE
	FIRE HYDRANT
	WATER METER
	STORMWATER TREATMENT SWALE

project title:

PINE CROSSING SUBDIVISION
SPRUCE ST.
FLORENCE, OREGON

revisions:

date: MAY 30, 2023
drawn by: AP/SMH
designer: NP
project no: 22-312

STORM & GRADING PLAN

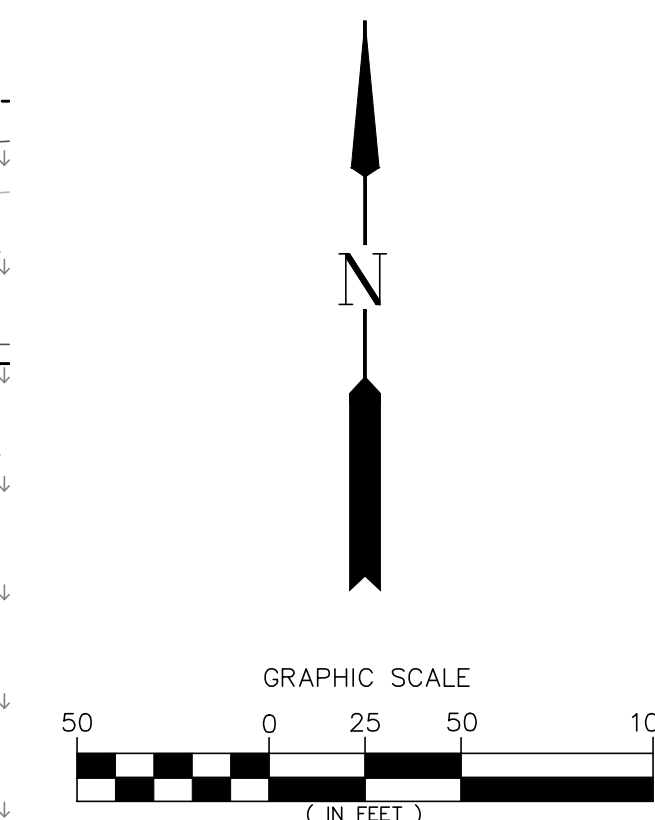
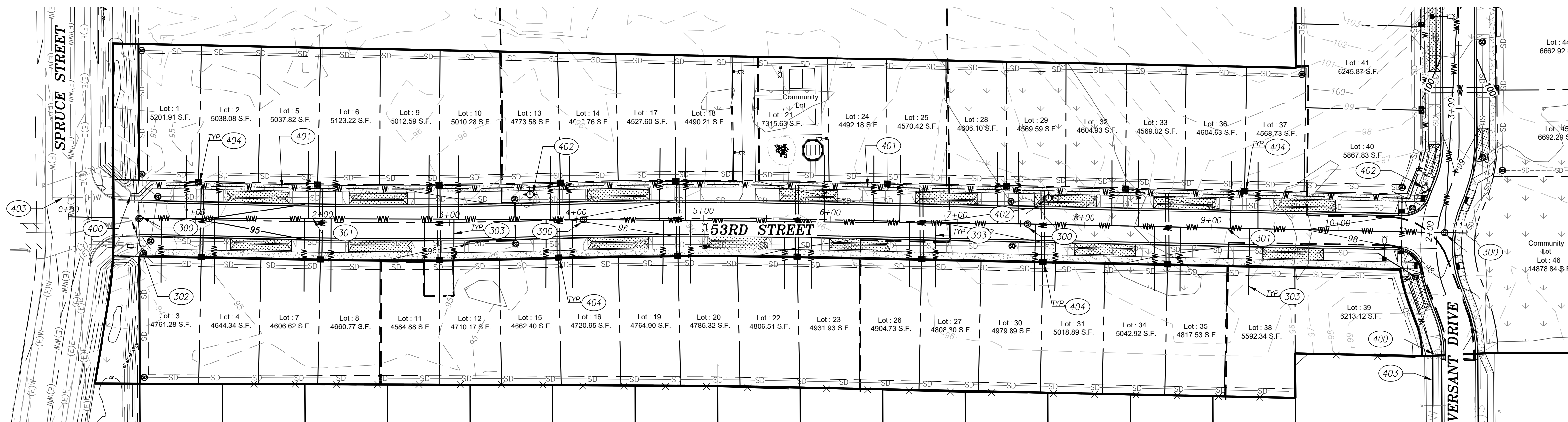
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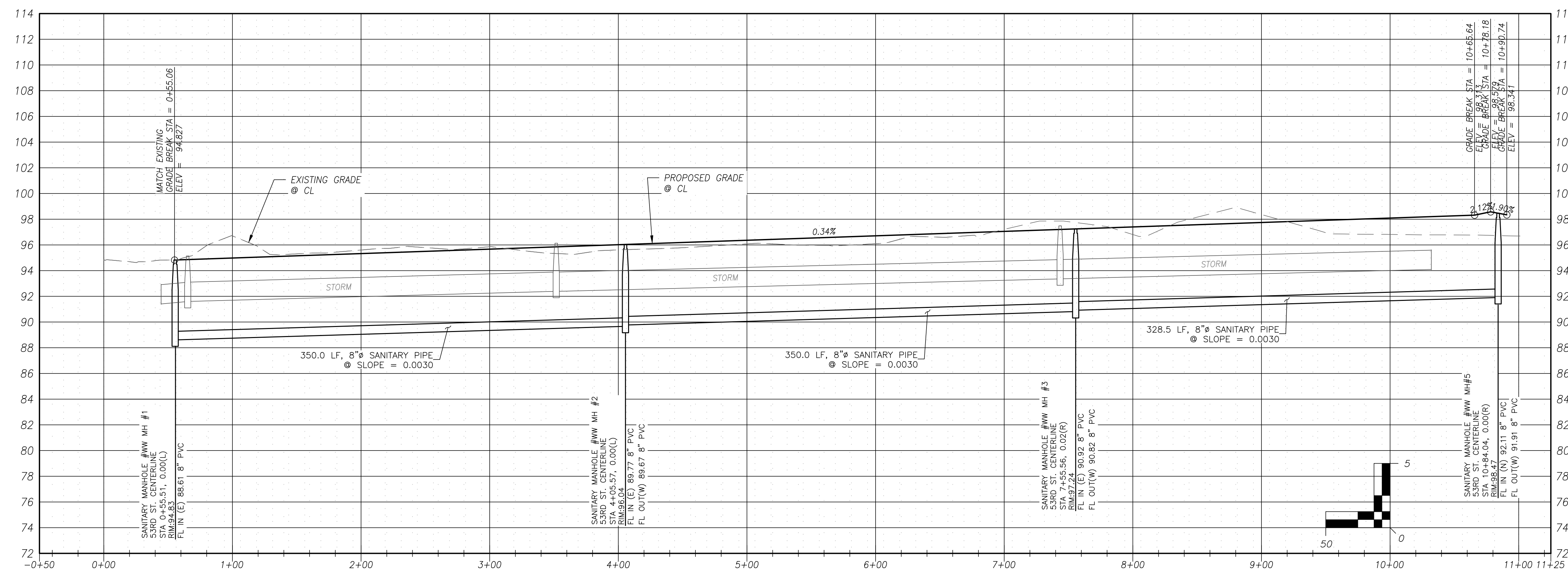


EXPIRES: DECEMBER 31, 2024

project title:



53RD ST. CENTERLINE PROFILE



CONSTRUCTION NOTES:

- (300) NEW PUBLIC CITY OF FLORENCE STANDARD WASTEWATER MANHOLE.
- (301) NEW PUBLIC 8" GRAVITY WASTEWATER MAIN.
- (302) CONNECTION TO EXISTING PUBLIC WASTEWATER.
- (303) NEW WASTEWATER SERVICE LATERAL PER CITY OF FLORENCE STANDARDS, TYPICAL.
- (400) APPROXIMATE WATER CONNECTION POINT.
- (401) NEW 8" WATER LINE.
- (402) NEW FIRE HYDRANT. FINAL LOCATION TO BE DETERMINED BY CITY OF FLORENCE.
- (403) EXISTING WATER LINE.
- (404) NEW WATER METER, TYPICAL.

LEGEND

	PROPERTY LINE		WASTEWATER MANHOLE		EASEMENT LINE
	ADJOINER LINE		STORM DRAIN MANHOLE		CURB LINE
	CURB		CURB INLET		CONCRETE LINE
	EDGE OF ASPHALT		SIGN		CONTOUR LINE
	CONTOUR LINE		WATER VALVE		STORMWATER PIPE
	(E)E UNDERGROUND ELECTRIC LINE		FIRE HYDRANT		LEVEL SPREADER
	(E)SD STORM DRAIN LINE		ELECTRIC BOX		WATER PIPE
	(E)WW WASTEWATER LINE		TELEPHONE RISER		WASTEWATER PIPE
	(E)W WATER LINE				OVERHEAD LIGHT
	WETLANDS				STORM MANHOLE
	CONCRETE				WASTEWATER MANHOLE
					FIRE HYDRANT
					WATER METER
					STORMWATER TREATMENT SWALE

LAND USE SUBMITTAL. NOT FOR BUILDING PERMIT.

PINE CROSSING SUBDIVISION

SPRUCE ST.
FLORENCE, OREGON

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**53RD STREET
PLAN & PROFILE**

sheet: **C2.0**



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SPRUCE ST.
FLORENCE, OREGON

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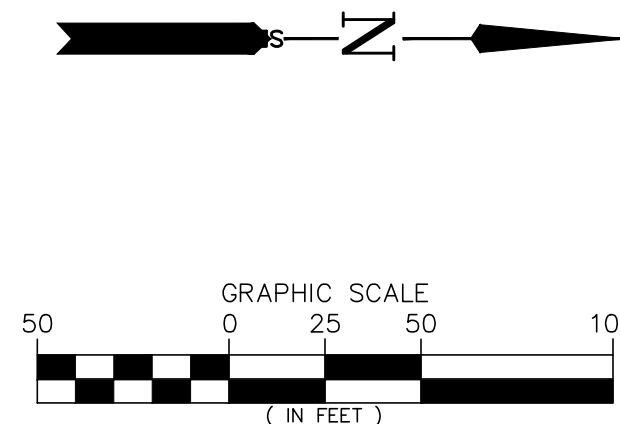
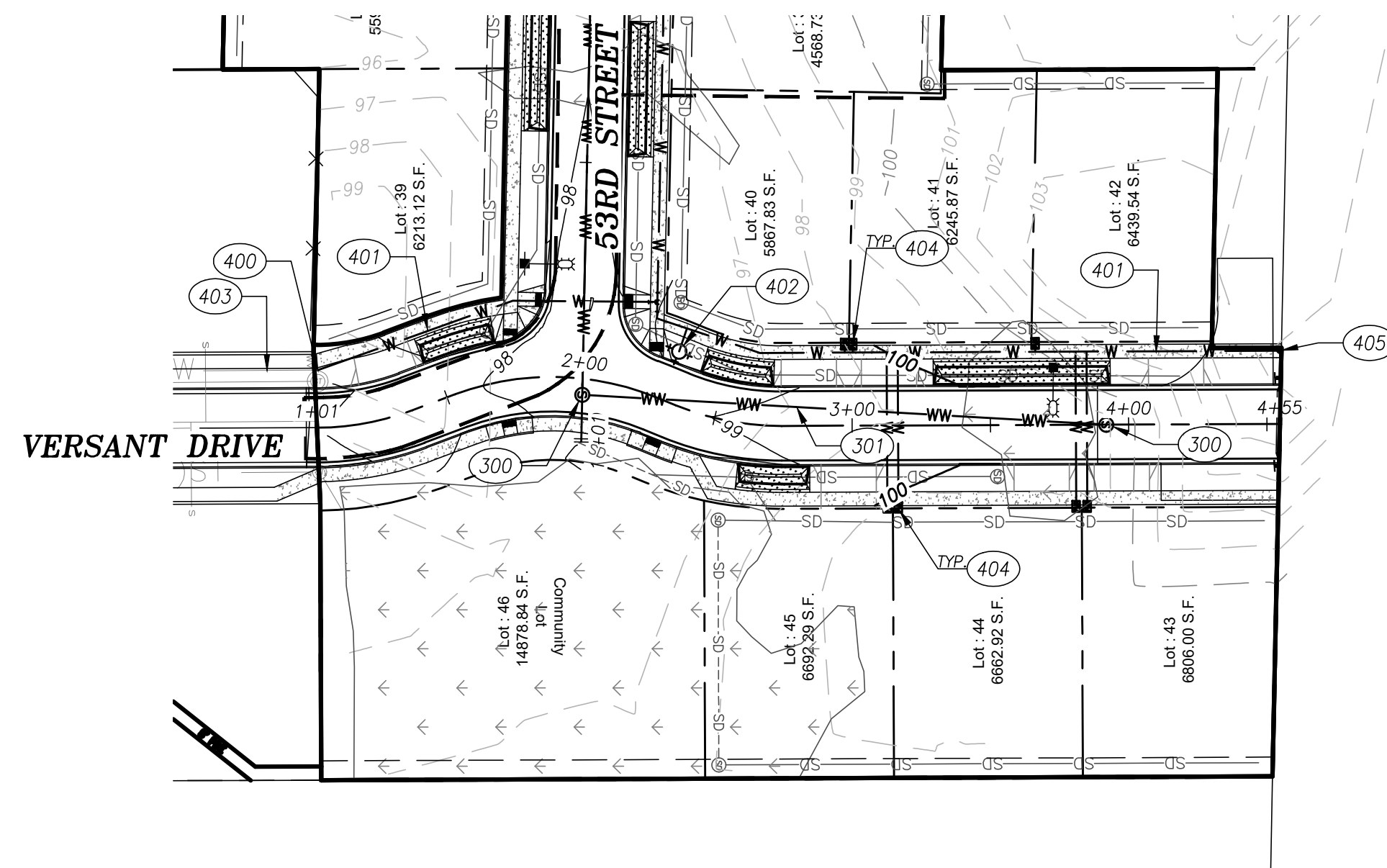
designer: NP

project no: 22-312

**VERSANT DRIVE
PLAN & PROFILE**

sheet:

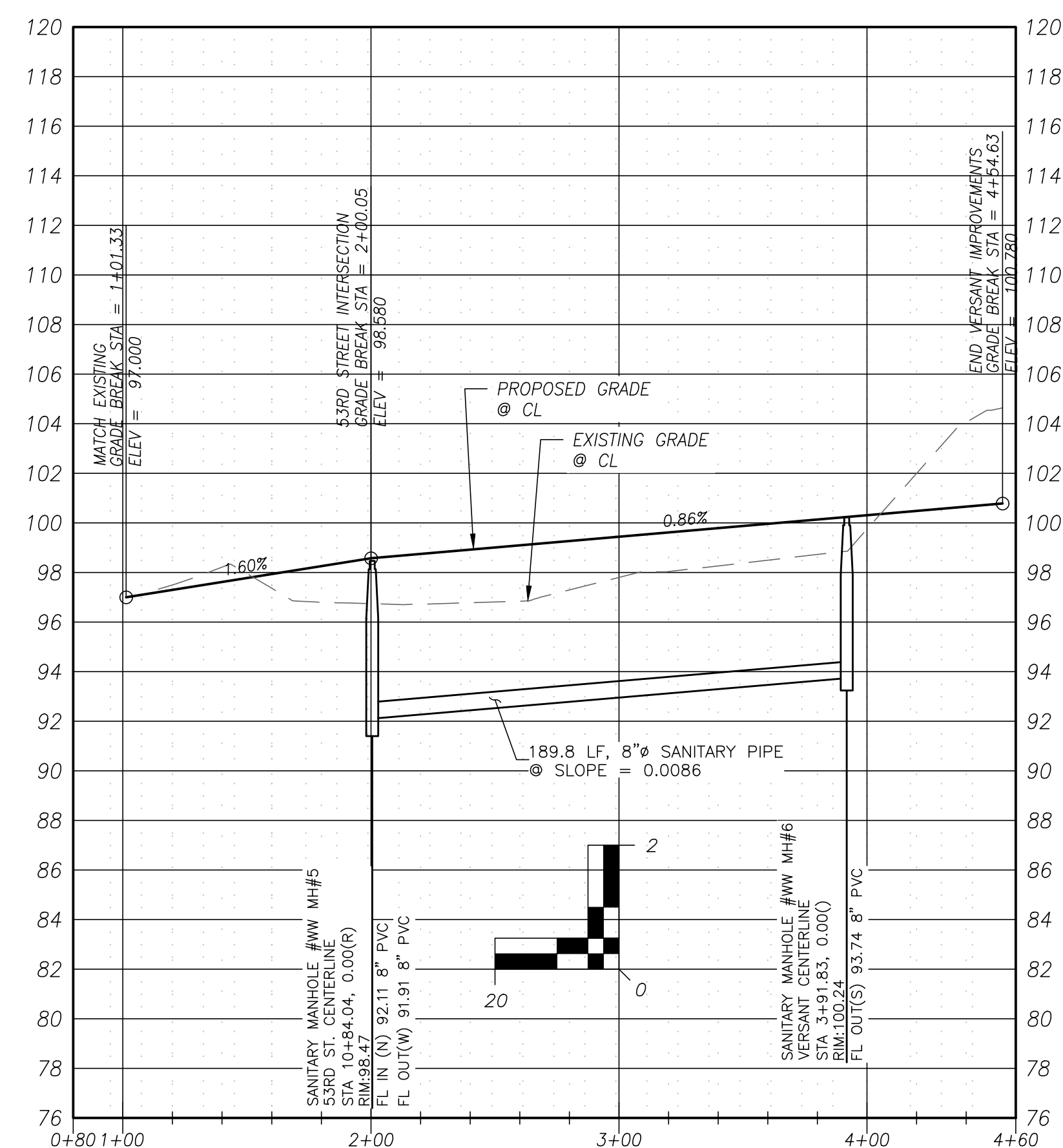
C2.1



CONSTRUCTION NOTES:

- (300) NEW PUBLIC CITY OF FLORENCE STANDARD WASTEWATER MANHOLE.
- (301) NEW PUBLIC 8" GRAVITY WASTEWATER MAIN.
- (400) APPROXIMATE WATER CONNECTION POINT.
- (401) NEW 8" WATER LINE.
- (402) NEW FIRE HYDRANT. FINAL LOCATION TO BE DETERMINED BY CITY OF FLORENCE.
- (403) EXISTING WATER LINE.
- (404) NEW WATER METER, TYPICAL.
- (405) NEW WATER BLOW OFF FOR FUTURE EXTENSION.

VERSANT CENTERLINE PROFILE



LEGEND

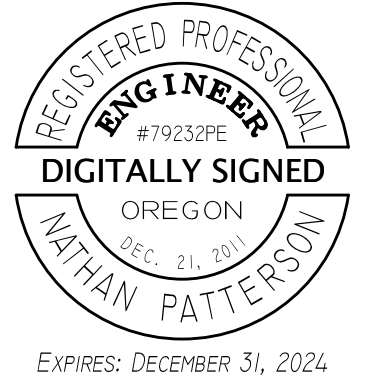
EXISTING

- PROPERTY LINE
- ADJOINER LINE
- CURB
- EDGE OF ASPHALT
- CONTOUR LINE
- (E)E UNDERGROUND ELECTRIC LINE
- (E)SD STORM DRAIN LINE
- (E)WW WASTEWATER LINE
- (E)W WATER LINE
- WETLANDS

- CONCRETE
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE
- CURB INLET
- SIGN
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE w/ ARM
- ELECTRIC BOX
- TELEPHONE RISER

PROPOSED

- EASEMENT LINE
- CURB LINE
- CONCRETE LINE
- CONTOUR LINE
- STORMWATER PIPE
- LEVEL SPREADER
- WATER PIPE
- WASTEWATER PIPE
- OVERHEAD LIGHT
- STORM MANHOLE
- WASTEWATER MANHOLE
- FIRE HYDRANT
- WATER METER
- STORMWATER TREATMENT SWALE



project title:

PINE CROSSING SUBDIVISION

SPRUCE ST.
 FLORENCE, OREGON

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DETAILS

sheet: **C3.0**

291.12L

290.82

Mast Arm Notes:

1. Mounting base to be installed with bolt holes parallel to curb to provide correct mast arm orientation to street edge.
2. Mounting base to be installed with minimum of 30" between mounting base center line and face of curb.
3. Light pole and sliding handhole cover to be installed by CLPUD Use with fiberglass poles (291.13).
4. Customer to install 1" PVC through access holes 2" above grade.
5. Customer to provide 24" X 24" level pad on all sloping sidewalks to provide for correct mounting of CLPUD installed pole and sliding streetlight handhole cover.

ITEM	STOCK	DESCRIPTION	QTY
A	11265	CONDUCTR ST LIGHT CU 10/2 SOOW WIRE	30
B	11543	PHOTO CONTROLLER 120V	1
C	11604	POLE STREET LIGHT 23' W/8' FT MAST ARM	1
D	23466	LUMIN LED 50W COBRA HEAD 100W HPS EQUIV	1
E	99058	LBL TAPE -YLW & BLK	1

ITEM	STOCK	DESCRIPTION	QTY
A	11746	CBL LBL UG "FLAG TAG". SPECIFY COLOR	1
B	12352	BASE SCREW ANCR ST LT 14' FBGLS POLE	1

291.12L

290.82

Streetlight Ornamental 23ft 100W LED

DESIGNED BY	APPROV. BY	REV. NO.	REVISION DESCRIPTION	EFFECTIVE DATE
APR 7/20	SJQ	7/20	0	7/20
			D Lighting Public	

Base FBGLS Ornamental Streetlight

DESIGNED BY	APPROV. BY	REV. NO.	REVISION DESCRIPTION	EFFECTIVE DATE
APR 1/21	SJQ	1/21	0	1/21
			D Lighting Base	

Roof Soakage Trench

Roof Soakage Trench

NOT TO SCALE

Shallow Manhole

Shallow Manhole

SCALE: NTS

Swales and Stormwater Trench

Swales and Stormwater Trench

NOT TO SCALE

Roof Soakage Trench

Roof Soakage Trench

NOT TO SCALE

Swales and Stormwater Trench

Swales and Stormwater Trench

NOT TO SCALE

53rd Street & Versant Drive Street Typical Section

53rd Street & Versant Drive Street Typical Section

NOT TO SCALE

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