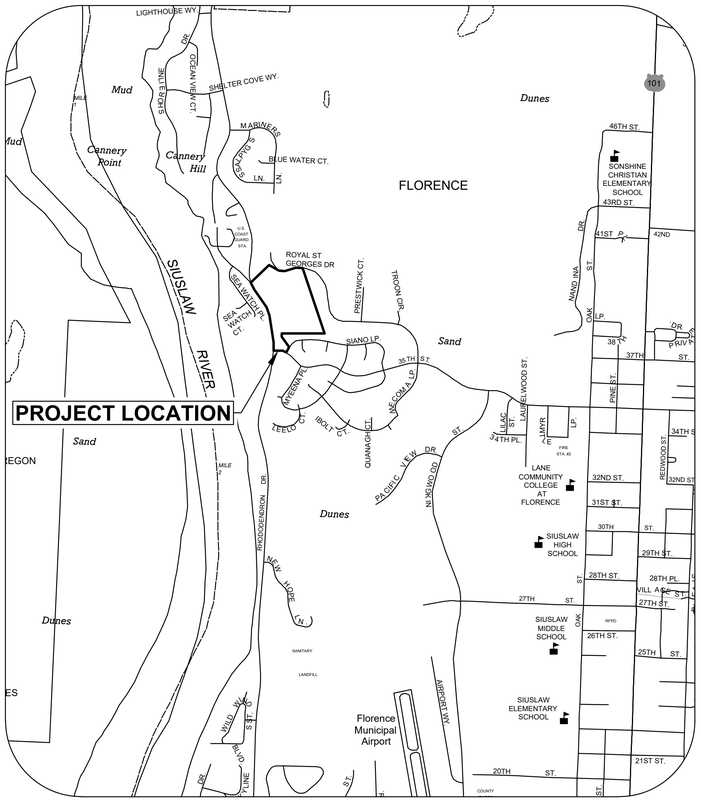
LAND USE DOCUMENTS

FOR

RHODODENDRON DR & 35TH ST PLANNED UNIT DEVELOPMENT

PREPARED FOR

APIC FLORENCE HOLDINGS, LLC



VICINITY MAP

NOT TO SCALE

SITE MAP

1" = 100'

SITE INFORMATION

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

TAX LOT(S)
18S12W15 700 AND 3800

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

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

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

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

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

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: -

UTILITIES & SERVICES

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

ROADS, PARKS
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

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

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

SHEET INDEX

C0	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	OVERALL TENTATIVE PLAT
C2.1	TENTATIVE PLAT ENLARGEMENT 1
C2.2	TENTATIVE PLAT ENLARGEMENT 2
C2.3	TENTATIVE PLAT ENLARGEMENT 3
C2.4	TENTATIVE PLAT ENLARGEMENT 4
C2.5	TENTATIVE PLAT ENLARGEMENT 5
C3	SITE PLAN
C5	PARKING & CIRCULATION PLAN
C6	PHOTOMETRICS PLAN
C7	GRADING PLAN
C8	COMPOSITE UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/21

PUBLISH DATE
04-29-2020

ISSUED FOR
LAND USE SUBMITTAL

REVISIONS

COVER SHEET
RHODODENDRON DR & 35TH ST PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | TBD
TAX LOT(S) | 18121534 700, 1900, 3800
DESIGNED BY | JTE, TEG
CHECKED BY | AJM

SHEET NUMBER
C0

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

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-COVER.DWG

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 UNDEVLOPED 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).

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
- EXISTING TELECOM. LINE
- EXISTING GAS LINE
- EXISTING CABLE LINE
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- REMOVE EXISTING FENCE
- PROPOSED GRADING LIMITS

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.

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.

N W E S

SCALE: 1" = 50'
0 50 100 FT

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

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/21

PUBLISH DATE
04-29-2020
ISSUED FOR
LAND USE SUBMITTAL
REVISIONS

apic

EXISTING CONDITIONS PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER
C1

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-EXISTING CONDITIONS.DWG

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 RECIPIRICAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

N
W E
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SCALE: 1" = 60'
0 60 120 FT

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

REGISTERED PROFESSIONAL ENGINEER
7065/PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PRELIMINARY

PUBLISH DATE
04-29-2020

ISSUED FOR
LAND USE SUBMITTAL

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OVERALL TENTATIVE PLAT
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

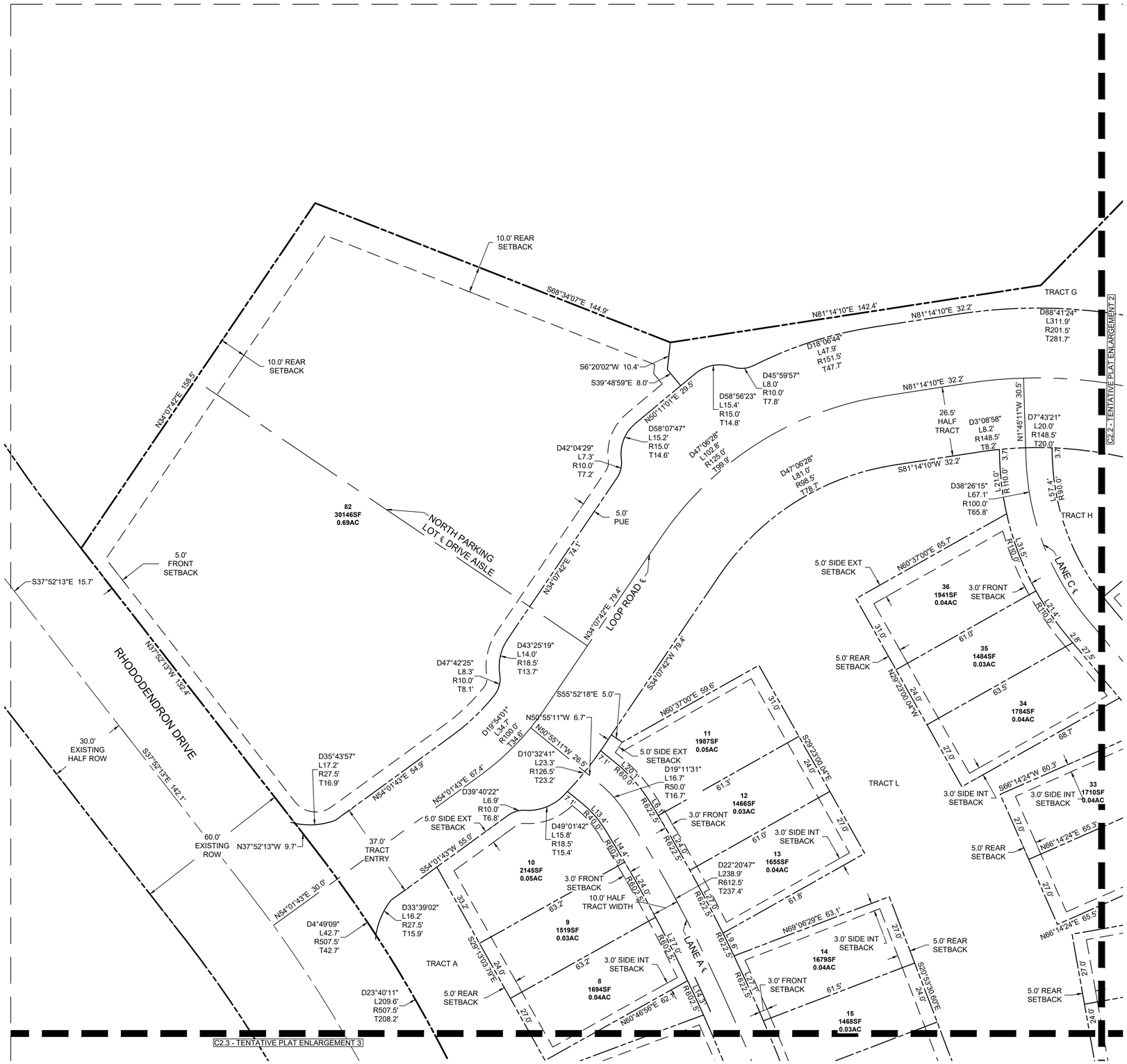
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER
C2

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-OVERALL TENTATIVE PLAT.DWG



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 RECIPIRICAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON

PRELIMINARY

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TENTATIVE PLAT ENLARGEMENT 1

RHODODENDRON DR & 35TH ST

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS

PLACE

3J CONSULTING

N
W E
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SCALE: 1" = 20'
0 20 40 FT

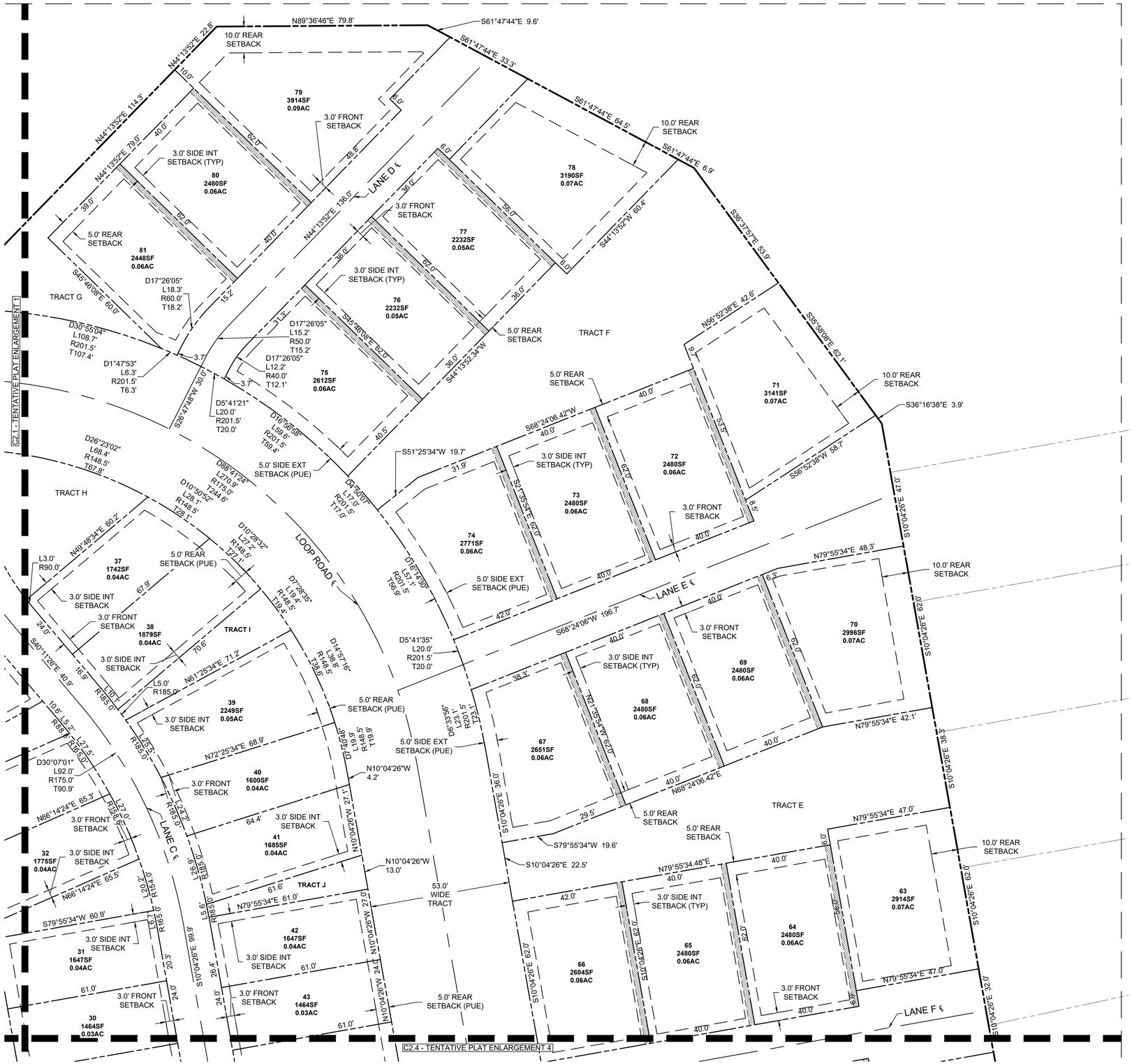
811
Know what's **below.**
Call before you dig.

PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER
C2.1

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-TENTATIVE PLAT.DWG



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 RECIPIRICAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

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SCALE: 1" = 20'
0 20 40 FT

Know what's **below.**
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REGISTERED PROFESSIONAL ENGINEER
7065/PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PRELIMINARY

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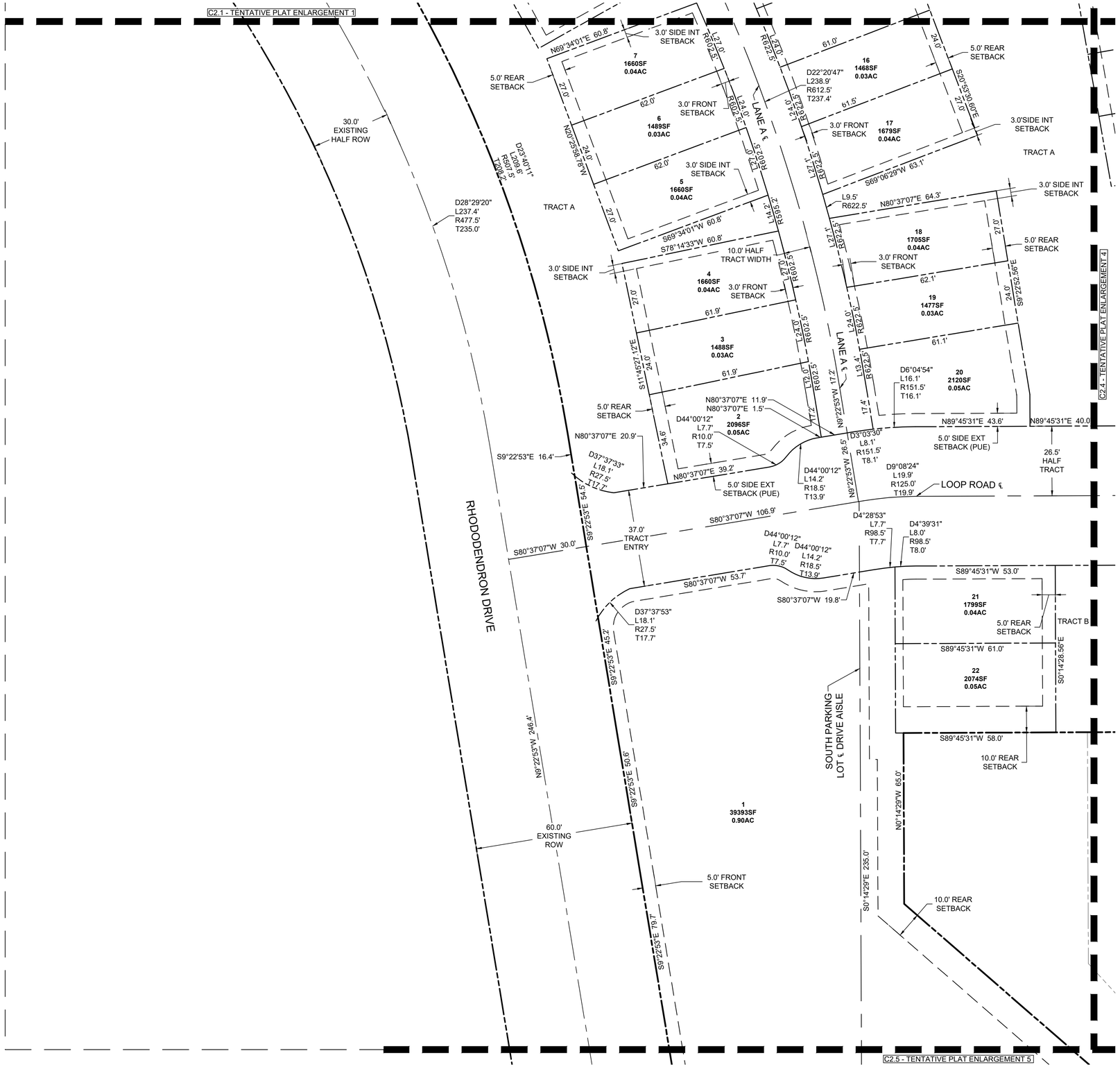
TENTATIVE PLAT ENLARGEMENT 2
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | TBD
TAX LOT(S) | 18121534 700, 1900, 3800
DESIGNED BY | JTE, TEG
CHECKED BY | AJM

SHEET NUMBER
C2.2

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-TENTATIVE PLAT.DWG



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 RECIPIRICAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

SCALE: 1" = 20'

0 20 40 FT

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

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON

PRELIMINARY

EXPIRES: 12/31/21

PUBLISH DATE
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ISSUED FOR
LAND USE SUBMITTAL

REVISIONS

TENTATIVE PLAT ENLARGEMENT 3

RHODODENDRON DR & 35TH ST

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS

PLACE

3J CONSULTING

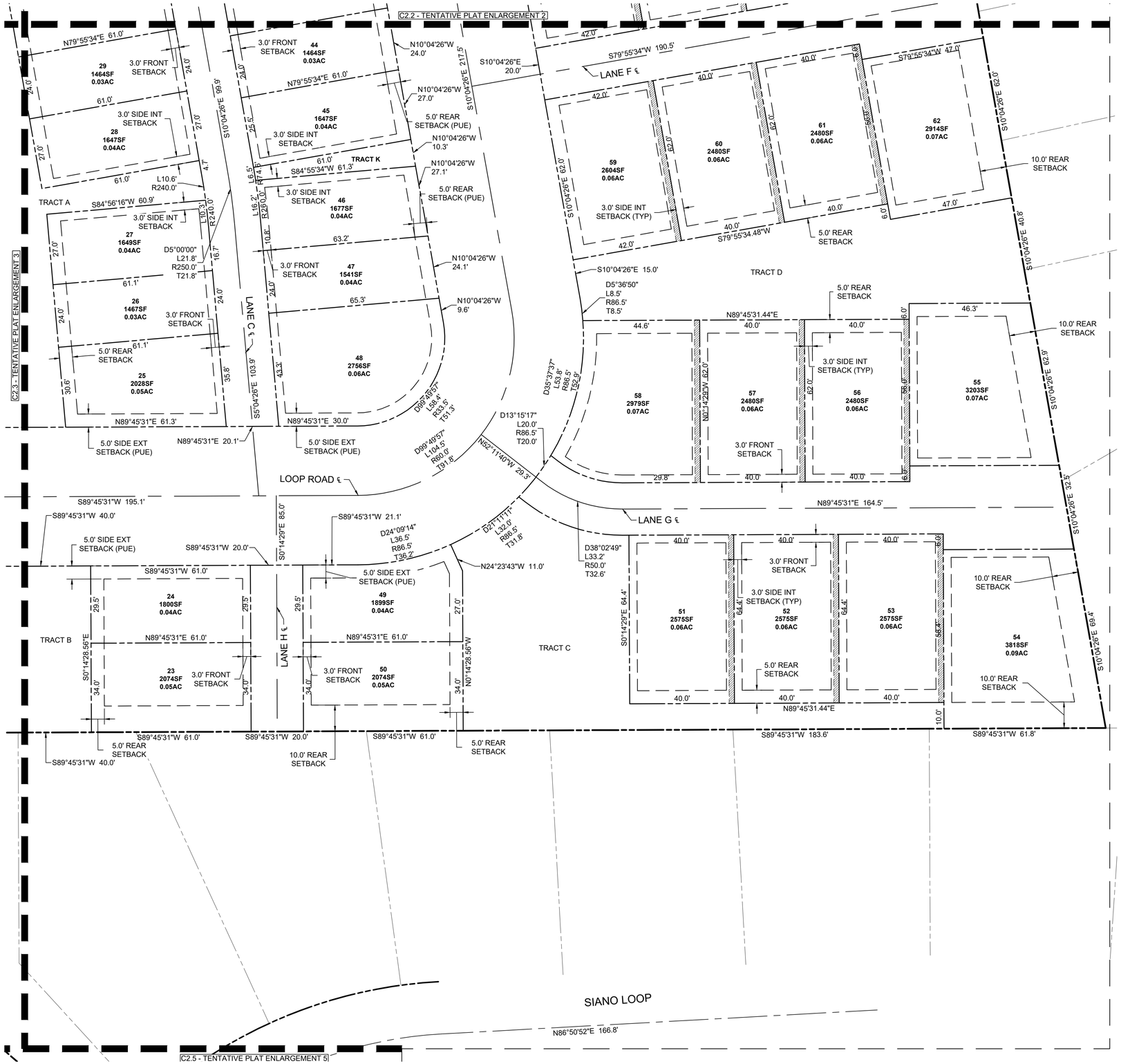
PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER

C2.3

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-TENTATIVE PLAT.DWG



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 RECIPIRICAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

SCALE: 1" = 20'

0 20 40 FT

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

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON

PRELIMINARY

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LAND USE SUBMITTAL

REVISIONS

TENTATIVE PLAT ENLARGEMENT 4

RHODODENDRON DR & 35TH ST

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS

PLACE

3J CONSULTING

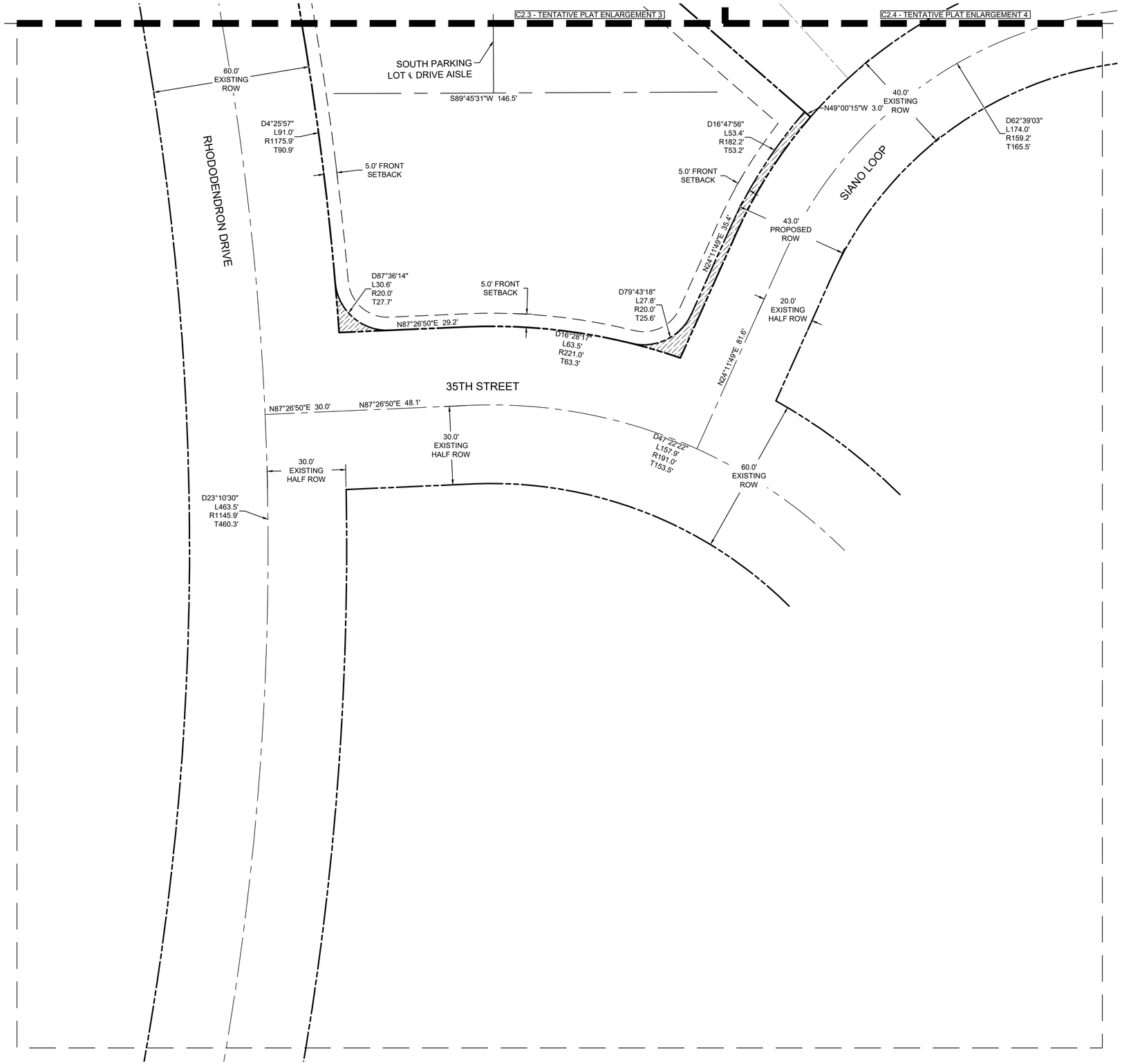
PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER

C2.4

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-TENTATIVE PLAT.DWG



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 RECIPIRICAL ACCESS EASEMENT
- PROPOSED ROW OF DEDICATION, SEE DIMENSIONS

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SCALE: 1" = 20'
0 20 40 FT

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

REGISTERED PROFESSIONAL ENGINEER
7065/PE
PRELIMINARY
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
04-29-2020

ISSUED FOR
LAND USE SUBMITTAL

REVISIONS

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TENTATIVE PLAT ENLARGEMENT 5
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER
C2.5

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-TENTATIVE PLAT.DWG

CONSTRUCTION KEY NOTES

1. CONSTRUCT ASPHALT PAVEMENT WITHIN LIMITS. SEE TYPICAL SECTIONS ON SHEET C4.
2. CONSTRUCT STANDARD CURB. SEE TYPICAL SECTIONS ON SHEET C4.
3. CONSTRUCT CONCRETE SIDEWALK. SEE TYPICAL SECTIONS ON SHEET C4.
4. CONSTRUCT ASPHALT CONCRETE PATHWAY. SEE TYPICAL SECTIONS ON SHEET C4.
5. CONSTRUCT HEAVY DUTY CONCRETE WITHIN LIMITS SHOWN.
6. CONSTRUCT STORM DETENTION POND.

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SCORING
- PROPOSED RETAINING WALL
- PROPOSED SOAKAGE TRENCH
- PROPOSED STORM TOP OF BANK
- PROPOSED STORM BOTTOM OF BANK
- 20' VISUAL CLEARANCE LIMITS

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

811
Know what's below.
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REGISTERED PROFESSIONAL ENGINEER
7065/PE
PRELIMINARY
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

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04-29-2020

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LAND USE SUBMITTAL

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apic

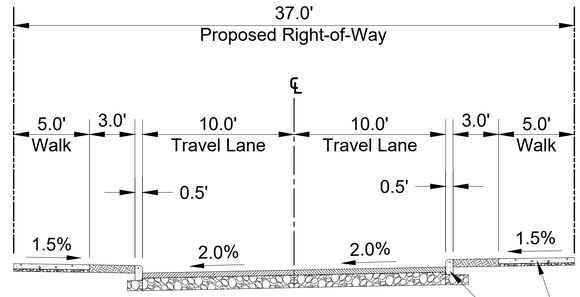
SITE PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

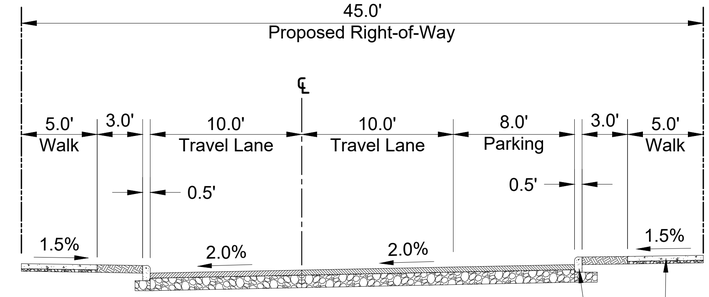
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | TBD
TAX LOT(S) | 18121534 700, 1900, 3800
DESIGNED BY | JTE, TEG
CHECKED BY | AJM

SHEET NUMBER
C3

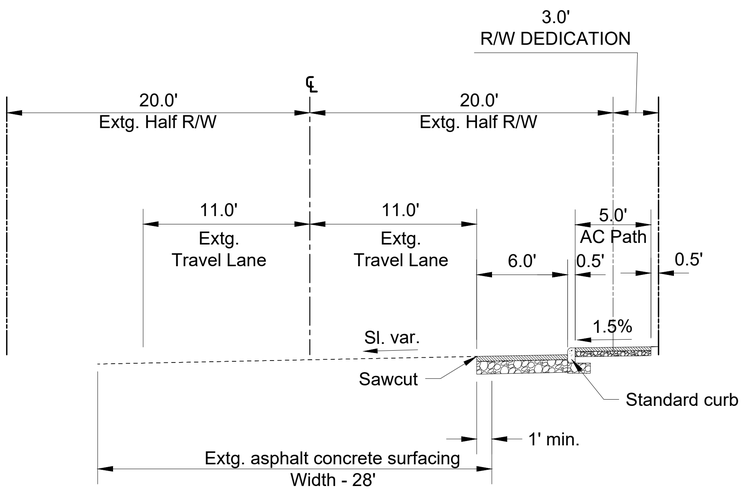
P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-SITE PLAN.DWG



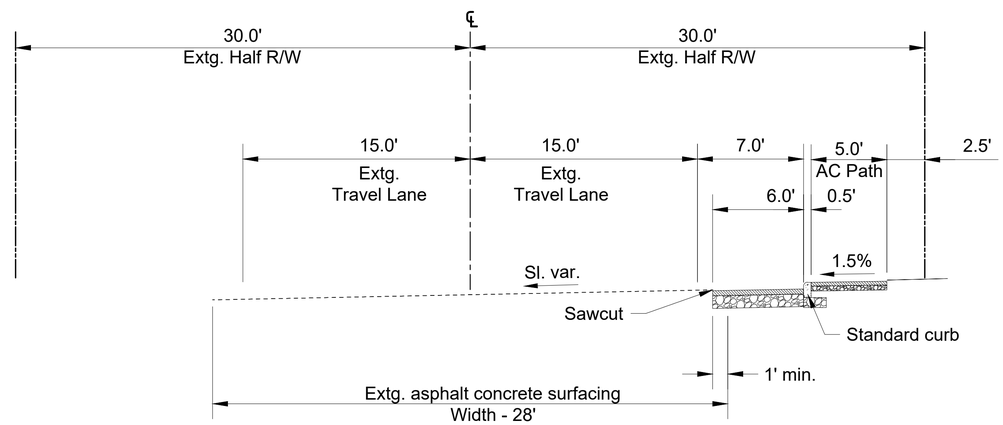
LOOP ROAD
(No Parking)



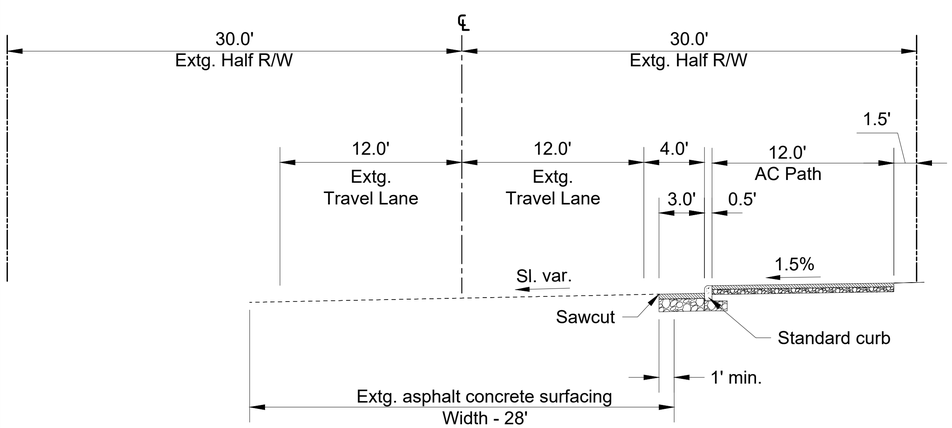
LOOP ROAD
(Parking One Side)



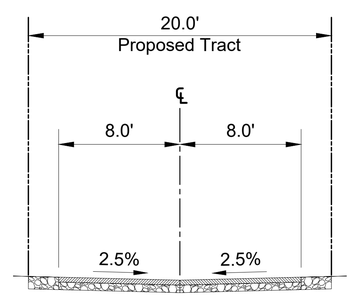
SIANO LOOP
(Bike Lane)



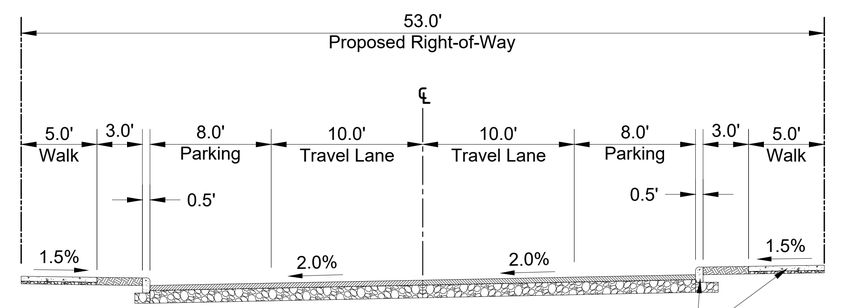
35TH STREET



RHODODENDRON DRIVE



ALLEYWAY



LOOP ROAD
(Parking Both Sides)

REGISTERED PROFESSIONAL ENGINEER
7065/PE
PRELIMINARY
OREGON
JUNE 16, 2011
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
04-29-2020
ISSUED FOR
LAND USE SUBMITTAL

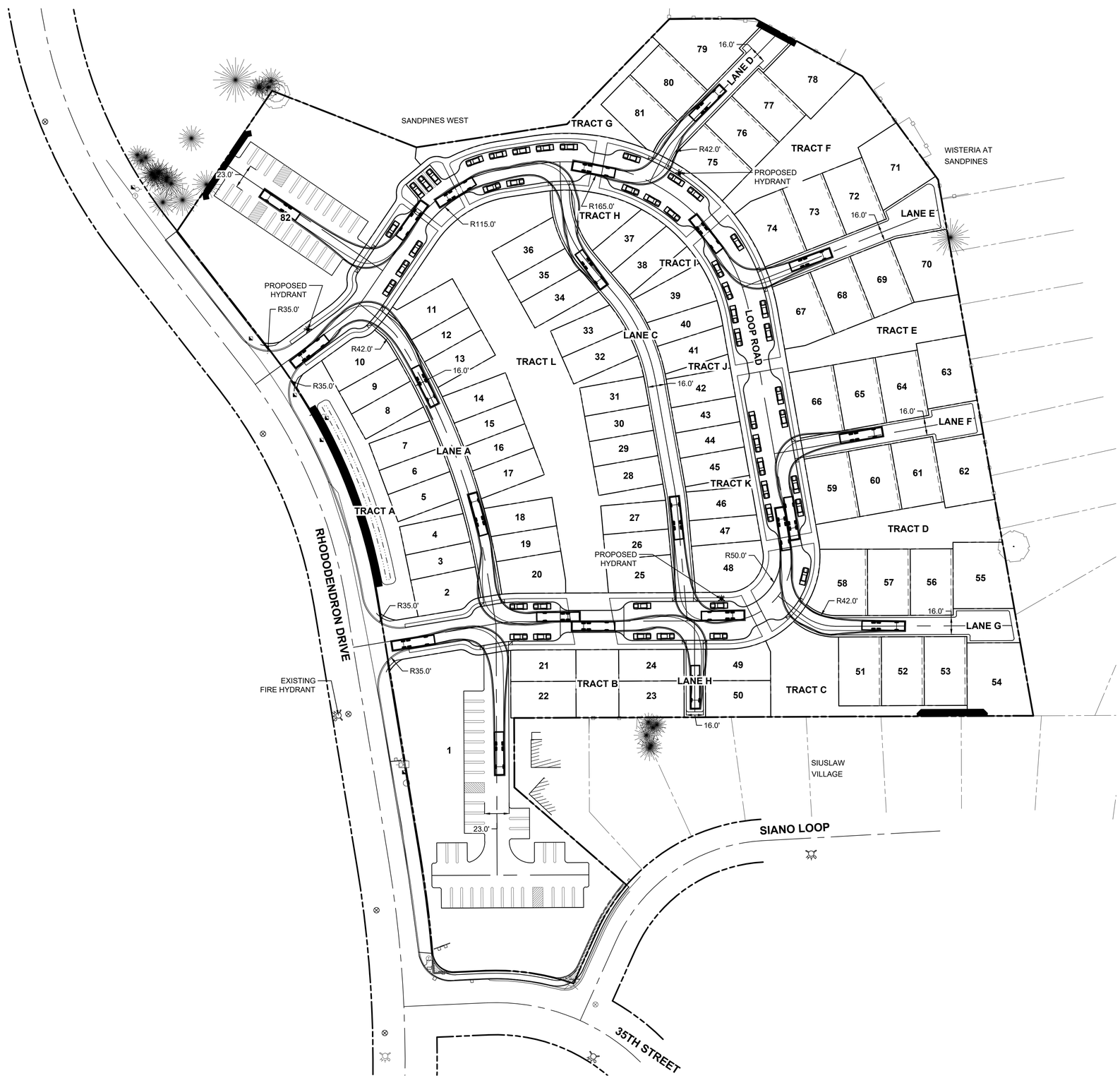
apic

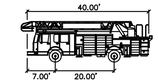
TYPICAL SECTIONS
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | TBD
TAX LOT(S) | 18121534 700, 1900, 3800
DESIGNED BY | JTE, TEG
CHECKED BY | AJM

SHEET NUMBER
C4





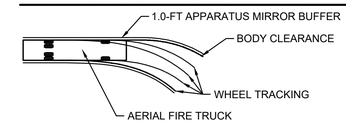
E–ONE HP100 AERIAL FIRE TRUCK

OVERALL LENGTH	40.00 ft
OVERALL WIDTH	8.33 ft
OVERALL BODY HEIGHT	11.00 ft
MIN. BODY GROUND CLEARANCE	1.39 ft
TRACK WIDTH	8.33 ft
LOCK–TO–LOCK TIME	6.00 s
MAX. WHEEL ANGLE	45.00°

AUTODRIVE RUN CRITERIA

1. 10 MPH MINIMUM DESIGN SPEED.
2. 45° MAX. WHEEL ANGLE.
3. DYNAMIC EFFECTS ON.

FIRE TRUCK TURNING SIMULATION



REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON

PRELIMINARY

EXPIRES: 12/31/21

PUBLISH DATE
04-29-2020

ISSUED FOR
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PARKING & CIRCULATION PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

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SCALE: 1" = 50'
0 50 100 FT

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

PROJECT INFORMATION

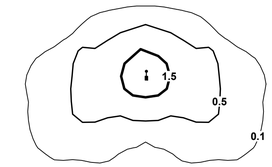
PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER
C5

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-PARKING & CIRCULATION PLAN.DWG

LEGEND

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



CONSTRUCTION KEY NOTES

- PROPOSED 6273 LUMEN / 53 WATT LED 16' MOUNTING HEIGHT, UHAM-20001, HAMILTON 1. TOTAL LIGHTS PROPOSED = 40.
- PROPOSED 6273 LUMEN / 53 WATT LED 12' MOUNTING HEIGHT, UHAM-20001, HAMILTON 1. TOTAL LIGHTS PROPOSED = 17.
- PROPOSED 4160 LUMEN / 32 WATT LED WALL MOUNT WKP WAL-PAK, BOROSILICATE GLASS DOOR. TOTAL LIGHTS PROPOSED = 86.
- PROPOSED 475 LUMEN / 27 WATT LED LIGHTWAVE BOLLARD STRAIGHT HP LED, ULW-10874. TOTAL LIGHTS PROPOSED = 138.
- PROPOSED 2000 LUMEN LED ROUND DOWNLIGHT, 10' INSTALLATION HEIGHT. TOTAL LIGHTS PROPOSED = 28.

LIGHTING ANALYSIS NOTES

1. AGI32 (BY LIGHTING ANALYSTS INC) WAS USED TO GENERATE PHOTOMETRIC DATA.
2. SEE THIS SHEET FOR FIXTURE AND POLE DATA.

LOOP ROAD (PRIVATE)

LOW PEDESTRIAN CONFLICT AREA	TARGET	CALCULATED
AVERAGE ILLUMINANCE (Fc)	MINIMUM = 0.5	2.58
MAXIMUM / MINIMUM UNIFORMITY	MAXIMUM = 15.0	10.33

LANES AND ALLEYS (PRIVATE)

LOW PEDESTRIAN CONFLICT AREA	TARGET	CALCULATED
AVERAGE ILLUMINANCE (Fc)	MINIMUM = 0.5	4.18
MAXIMUM / MINIMUM UNIFORMITY	MAXIMUM = 15.0	10.0

NORTH APARTMENTS PARKING LOT (PRIVATE)

LOW PEDESTRIAN CONFLICT AREA	TARGET	CALCULATED
AVERAGE ILLUMINANCE (Fc)	MINIMUM = 0.5	3.98
MAXIMUM / MINIMUM UNIFORMITY	MAXIMUM = 15.0	14.2

SOUTH APARTMENTS PARKING LOT (PRIVATE)

LOW PEDESTRIAN CONFLICT AREA	TARGET	CALCULATED
AVERAGE ILLUMINANCE (Fc)	MINIMUM = 0.5	2.5
MAXIMUM / MINIMUM UNIFORMITY	MAXIMUM = 15.0	13.67

SHARED SPACES AND WALKS (PRIVATE)

LOW PEDESTRIAN CONFLICT AREA	TARGET	CALCULATED
AVERAGE ILLUMINANCE (Fc)	MINIMUM = 0.5	2.07
MAXIMUM / MINIMUM UNIFORMITY	MAXIMUM = 20.0	14.9

N W E S

SCALE: 1" = 50'
0 50 100 FT

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REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2017 JESSE T. EMERSON
PRELIMINARY
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PHOTOMETRICS PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | 18121534 700, 1900, 3800
TAX LOT(S) | TBD
DESIGNED BY | JTE, TEG
CHECKED BY | AJM

SHEET NUMBER
C6

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-PHOTOMETRICS.DWG

LEGEND

110	PROPOSED MAJOR CONTOUR
108	PROPOSED MINOR CONTOUR
110	EXISTING MAJOR CONTOUR
108	EXISTING MINOR CONTOUR
	ZONE OF PROPOSED FILL
	PROPOSED RETAINING WALL

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SCALE: 1" = 50'
0 50 100 FT

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REGISTERED PROFESSIONAL ENGINEER
70657PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PRELIMINARY

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GRADING PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

PROJECT #	19555
LAND USE #	TBD
TAX LOT(S)	18121534 700, 1900, 3800
DESIGNED BY	JTE, TEG
CHECKED BY	AJM

SHEET NUMBER
C7

P:\19555-FLORENCE MASTER PLAN\CAD\DD\19555-GRADING & E.C.DWG

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SCORING
- PROPOSED RETAINING WALL
- PROPOSED SOAKAGE TRENCH
- PROPOSED STORM TOP OF BANK
- PROPOSED STORM BOTTOM OF BANK
- PROPOSED STORM PIPE
- PROPOSED BYPASS STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED ROUND AREA INLET
- PROPOSED SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED VALVE
- BLOW-OFF / AIR RELEASE ASSY.
- PROPOSED LIGHTING

WATER SYSTEM KEY NOTES

1. INSTALL 8" WATER MAIN.
2. INSTALL 6" WATER MAIN.
3. INSTALL 4" WATER MAIN.
4. CONNECT PROPOSED 8" WATER MAIN TO EXISTING 8" WATER MAIN.

STORM DRAIN KEY NOTES

1. INSTALL 12" PRIVATE STORM MAIN.
2. CONSTRUCT INFILTRATION BASIN.
3. CONSTRUCT INFILTRATION SOAKAGE TRENCH.
4. INSTALL 36" BYPASS STORM MAIN FOR RUN-ON FLOWS.

SANITARY SEWER KEY NOTES

1. INSTALL 8" SANITARY SEWER MAIN.
2. INSTALL 6" SANITARY SEWER MAIN.
3. CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING 12" SANITARY SEWER VIA PROPOSED SANITARY SEWER MANHOLE.
4. CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING SANITARY SEWER MANHOLE.

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SCALE: 1" = 50'
0 50 100 FT

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PRELIMINARY
OREGON
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JESSE T. EMERSON
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COMPOSITE UTILITY PLAN
RHODODENDRON DR & 35TH ST
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

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CHECKED BY | AJM

SHEET NUMBER
C8

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