

THE CANNERY STATION

PHASE 1 of the conditionally approved Preliminary
Planned Unit Development (City of Florence Planning
Commission Resolution PC 18 12 PUD 01)

87344 Munsel Lake Rd, Florence, OR 97439

PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION



DESIGN TEAM

OWNER / APPLICANT CANNERY STATION DEVELOPMENT LLC 87344 Munsel Lake Road Florence, Oregon 97439 T (503) 477-8170 Applicant's Representative: Bryan Cavaness	PLANNER T&G ARCHITECTS + PLANNERS 132 E. Broadway, Suite 200 Eugene, OR 97401 T (541) 687-1010 ex. 15 POC: Kristen Taylor
ARCHITECT OF RECORD GMA ARCHITECTS 860 West Park Street, Suite 300 Eugene, Oregon 97401 T (541) 344 9157 POC: Joseph Moore	SANDOW ENGINEERING TRAFFIC ENGINEER 160 Madison Street, Suite A Eugene, OR 97402 T (541) 513-3376 POC: Kelly Sandow
CIVIL ENGINEER KPFF 1201 Oak Street, Suite 100 Eugene, Oregon 97401 T (541) 684-4902 POC: Matt Keenan	TERRACALC LAND SURVEYING 1615 NE Miller Street McMinnville, OR 97128 T (503) 857-0935 POC: Jay Pannel
LANDSCAPE ARCHITECT DOUGHERTY LANDSCAPE ARCHITECTS 474 Williamette Street, Suite 305 Eugene, Oregon 97401 T (541) 683 5803 POC: David Dougherty	CONSTRUCTION BURT WALTER CONSTRUCTION 12586 SE 162nd Ave Happy Valley, OR 97086-8471 T (503) 516-8786 POC: Burt Walter

BASIS OF DESIGN

PROJECT DESCRIPTION: THE PROPOSED PHASE 1 PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF THE CANNERY STATION PUD (INCLUDING THE NARROW STORMWATER FACILITY AND OPEN SPACE AREA EXTENDING THE ENTIRE LENGTH OF THE EAST PROPERTY LINE), WHICH IS SOUTH OF MUNSEL LAKE ROAD ON THE EAST SIDE OF HIGHWAY 101. THE PHASE 1 DEVELOPMENT AREA ALSO INCLUDES THE PROPOSED 47TH STREET RIGHT-OF-WAY AND THE SOUTHERN PORTIONS OF REDWOOD STREET AND SPRUCE STREETS TO FACILITATE ACCESS TO THE PROPOSED PHASE 1 LOTS. SEE THE ATTACHED SITE PLAN AND PRELIMINARY PLAT FOR PHASE 1 BOUNDARIES. PHASE 1 INCLUDES 6 LOTS WITH THE FOLLOWING IMPROVEMENTS: - 64 BED ASSISTED LIVING CARE AND MEMORY CARE FACILITY (LOT 2); - 8 ATTACHED SINGLE STORY TRANSITIONAL COTTAGE UNITS THAT WILL BE ASSOCIATED WITH THE ASSISTED LIVING FACILITY (LOT 2); - ONE ATTACHED TRANSITIONAL COTTAGE (LOT 3); - ONE ATTACHED TRANSITIONAL COTTAGE (LOT 4); - A MULTI-STORY RESIDENTIAL APARTMENT COMPLEX THAT WILL PROVIDE APPROXIMATELY 42 HOUSING UNITS (LOT 5); - TWO SINGLE-STORY COMMERCIAL STRUCTURES TOTALING APPROXIMATELY 5,000 SQUARE FEET (LOTS 1 AND 6); AND - ASSOCIATED PARKING, LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, AND OTHER SITE IMPROVEMENTS.	PHASE 1 GROSS PROJECT AREA (APPROXIMATE): OVERALL DEVELOPMENT AREA: 316,821 SF R.O.W. DEVELOPMENT AREA: 80,121 SF NET LOT DEVELOPMENT AREA: 236,700 SF LOT 1 = 20,892 s.f. LOT 2 = 83,016 s.f. LOT 3 = 2,034 s.f. LOT 4 = 2,033 s.f. LOT 5 = 49,308 s.f. LOT 6 = 14,840 s.f. TRACT A = 20,204 sf TRACT B = 17,197 sf TRACT C = 27,176 sf TOTAL PHASE 1 PROPERTY = 236,700 sf
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ZONING: NORTH COMMERCIAL NODE (NCN) BUILDING AREAS (APPROXIMATE): LOT 1: COMMERCIAL BLDG 4,650 SF LOT 2: ALF 54,961 SF LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH 3,618 SF LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH 3,618 SF LOT 3: TRANSITIONAL COTTAGE HOUSING 1,028 SF LOT 4: TRANSITIONAL COTTAGE HOUSING 1,028 SF LOT 5: MULTI-FAMILY RESIDENTIAL 35,988 SF LOT 6: COMMERCIAL BLDG 4,340 SF BUILDING CODE: 2014 OSSC OCCUPANCY GROUP: LOT 1: COMMERCIAL BLDG B LOT 2: ALF I-1 LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH R-2 LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH R-2 LOT 3: TRANSITIONAL COTTAGE HOUSING R-2 LOT 4: TRANSITIONAL COTTAGE HOUSING R-2 LOT 5: MULTI-FAMILY RESIDENTIAL R-2 LOT 6: COMMERCIAL BLDG B CONSTRUCTION TYPE: LOT 1: COMMERCIAL BLDG V-B LOT 2: ALF V-A LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH V-B LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH V-B LOT 3: TRANSITIONAL COTTAGE HOUSING V-B LOT 4: TRANSITIONAL COTTAGE HOUSING V-B LOT 5: MULTI-FAMILY RESIDENTIAL V-A LOT 6: COMMERCIAL BLDG V-B
--

COLOR PALETTE

MUTED EARTH-TONE COASTAL PACIFIC NORTHWEST PALETTE (FCC 10-6-6-4.G). EXAMPLES BELOW	
	COLOR: OFF-WHITE BUILDING: MULTI-FAMILY, RETAIL, ALF, TRANSITIONAL COTTAGES
	COLOR: GREEN BUILDING: MULTI-FAMILY, RETAIL, ALF, TRANSITIONAL COTTAGES
	COLOR: BLUE BUILDING: MULTI-FAMILY, ALF, TRANSITIONAL COTTAGES
	COLOR: BROWN BUILDING: MULTI-FAMILY, RETAIL, ALF
	COLOR: GRAY BUILDING: MULTI-FAMILY, RETAIL, ALF, TRANSITIONAL COTTAGES
	COLOR: SAGE BUILDING: MULTI-FAMILY, ALF, TRANSITIONAL COTTAGES
COLORED CONCRETE IN A PATTERNED DISPLAY IS PROPOSED IN OPEN SPACE AREAS THAT ARE IMPERVIOUS AND ALONG BUILDING FRONTAGES THAT ENCR OACH UPON THE SETBACK, IN ACCORDANCE WITH PRELIMINARY PUD CONDITIONS OF APPROVAL NO. 7 AND NO. 17 RESPECTIVELY.	
	INTEGRAL CONCRETE COLORANT: TAN LOTS: 1, 2, 5, 6

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GMA
ARCHITECTS

860 West Park Street, Suite 300
Eugene, Oregon 97401
(541) 344 9157
www.gma-arch.com



REVISIONS

CANNERY STATION

JOB NO: 17986
ISSUE DATE: 07 FEB 2019

COVER SHEET

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

COV

Exhibit D1.1

THE CANNERY STATION

PHASE 1 of the conditionally approved Preliminary
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87344 Munsel Lake Rd, Florence, OR 97439

PHASE 1 - LOT 2 - DESIGN REVIEW



SHEET INDEX

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LIGHTING	
LG1.0 - OVERALL PHOTOMETRIC LIGHTING PLAN	

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BASIS OF DESIGN

PROJECT DESCRIPTION:
THE PROPOSED PHASE 1 PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF THE CANNERY STATION PUD (INCLUDING THE NARROW STORMWATER FACILITY AND OPEN SPACE AREA EXTENDING THE ENTIRE LENGTH OF THE EAST PROPERTY LINE), WHICH IS SOUTH OF MUNSEL LAKE ROAD ON THE EAST SIDE OF HIGHWAY 101. THE PHASE 1 DEVELOPMENT AREA ALSO INCLUDES THE PROPOSED 47TH STREET RIGHT-OF-WAY AND THE SOUTHERN PORTIONS OF REDWOOD STREET AND SPRUCE STREETS TO FACILITATE ACCESS TO THE PROPOSED PHASE 1 LOTS. SEE THE ATTACHED SITE PLAN AND PRELIMINARY PLAT FOR PHASE 1 BOUNDARIES.

PHASE 1 INCLUDES 6 LOTS WITH THE FOLLOWING IMPROVEMENTS:

- 64 BED ASSISTED LIVING CARE AND MEMORY CARE FACILITY (LOT 2);
- 8 ATTACHED SINGLE STORY TRANSITIONAL COTTAGE UNITS THAT WILL BE ASSOCIATED WITH THE ASSISTED LIVING FACILITY (LOT 2);
- ONE ATTACHED TRANSITIONAL COTTAGE (LOT 3);
- ONE ATTACHED TRANSITIONAL COTTAGE (LOT 4);
- A MULTI-STORY RESIDENTIAL APARTMENT COMPLEX THAT WILL PROVIDE APPROXIMATELY 42 HOUSING UNITS (LOT 5);
- TWO SINGLE-STORY COMMERCIAL STRUCTURES TOTALING APPROXIMATELY 5,000 SQUARE FEET (LOTS 1 AND 6); AND
- ASSOCIATED PARKING, LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, AND OTHER SITE IMPROVEMENTS.

PHASE 1 GROSS PROJECT AREA (APPROXIMATE):
OVERALL DEVELOPMENT AREA: 316,821 SF
R.O.W. DEVELOPMENT AREA: 80,121 SF
NET LOT DEVELOPMENT AREA: 236,700 SF

LOT 1 = 20,892 s.f.
LOT 2 = 83,016 s.f.
LOT 3 = 2,034 s.f.
LOT 4 = 2,033 s.f.
LOT 5 = 49,308 s.f.
LOT 6 = 14,840 s.f.
TRACT A = 20,204 sf
TRACT B = 17,197 sf
TRACT C = 27,176 sf
TOTAL PHASE 1 PROPERTY = 236,700 sf

ZONING:
NORTH COMMERCIAL NODE (NCN)

BUILDING AREAS (APPROXIMATE):	
LOT 1: COMMERCIAL BLDG	4,650 SF
LOT 2: ALF	54,961 SF
LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH	3,618 SF
LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH	3,618 SF
LOT 3: TRANSITIONAL COTTAGE HOUSING	1,028 SF
LOT 4: TRANSITIONAL COTTAGE HOUSING	1,028 SF
LOT 5: MULTI-FAMILY RESIDENTIAL	35,988 SF
LOT 6: COMMERCIAL BLDG	4,340 SF

BUILDING CODE:
2014 OSSC

OCCUPANCY GROUP:	
LOT 1: COMMERCIAL BLDG	B
LOT 2: ALF	I-1
LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH	R-2
LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH	R-2
LOT 3: TRANSITIONAL COTTAGE HOUSING	R-2
LOT 4: TRANSITIONAL COTTAGE HOUSING	R-2
LOT 5: MULTI-FAMILY RESIDENTIAL	R-2
LOT 6: COMMERCIAL BLDG	B

CONSTRUCTION TYPE:	
LOT 1: COMMERCIAL BLDG	V-B
LOT 2: ALF	V-A
LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH	V-B
LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH	V-B
LOT 3: TRANSITIONAL COTTAGE HOUSING	V-B
LOT 4: TRANSITIONAL COTTAGE HOUSING	V-B
LOT 5: MULTI-FAMILY RESIDENTIAL	V-A
LOT 6: COMMERCIAL BLDG	V-B

COLOR PALETTE

MUTED EARTH-TONE COASTAL PACIFIC NORTHWEST PALETTE
(FCC 10-6-6-4.G). EXAMPLES BELOW

	COLOR: OFF-WHITE BUILDING: ALF, TRANSITIONAL COTTAGES
	COLOR: GREEN BUILDING: ALF, TRANSITIONAL COTTAGES
	COLOR: BLUE BUILDING: ALF, TRANSITIONAL COTTAGES
	COLOR: BROWN BUILDING: ALF
	COLOR: GRAY BUILDING: ALF, TRANSITIONAL COTTAGES
	COLOR: SAGE BUILDING: ALF, TRANSITIONAL COTTAGES

COLORLED CONCRETE IN A PATTERNED DISPLAY IS PROPOSED IN OPEN SPACE AREAS THAT ARE IMPERVIOUS AND ALONG BUILDING FRONTAGES THAT ENCR OACH UPON THE SETBACK, IN ACCORDANCE WITH PRELIMINARY PUD CONDITIONS OF APPROVAL NO. 7 AND NO. 17 RESPECTIVELY.

	INTEGRAL CONCRETE COLORANT: TAN LOT 2
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CANNERY STATION

87344 MUNSEL LAKE RD, FLORENCE, OREGON 97439

JOB NO: 17986
ISSUE DATE: 07 FEB 2019

COVER SHEET

PHASE 1
LOT 2
DESIGN
REVIEW

COV

Exhibit D1.2

TENTATIVE SUBDIVISION
CANNERY STATION
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14,
TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.,
CITY OF FLORENCE, LANE COUNTY, OREGON
FEBRUARY 7, 2019

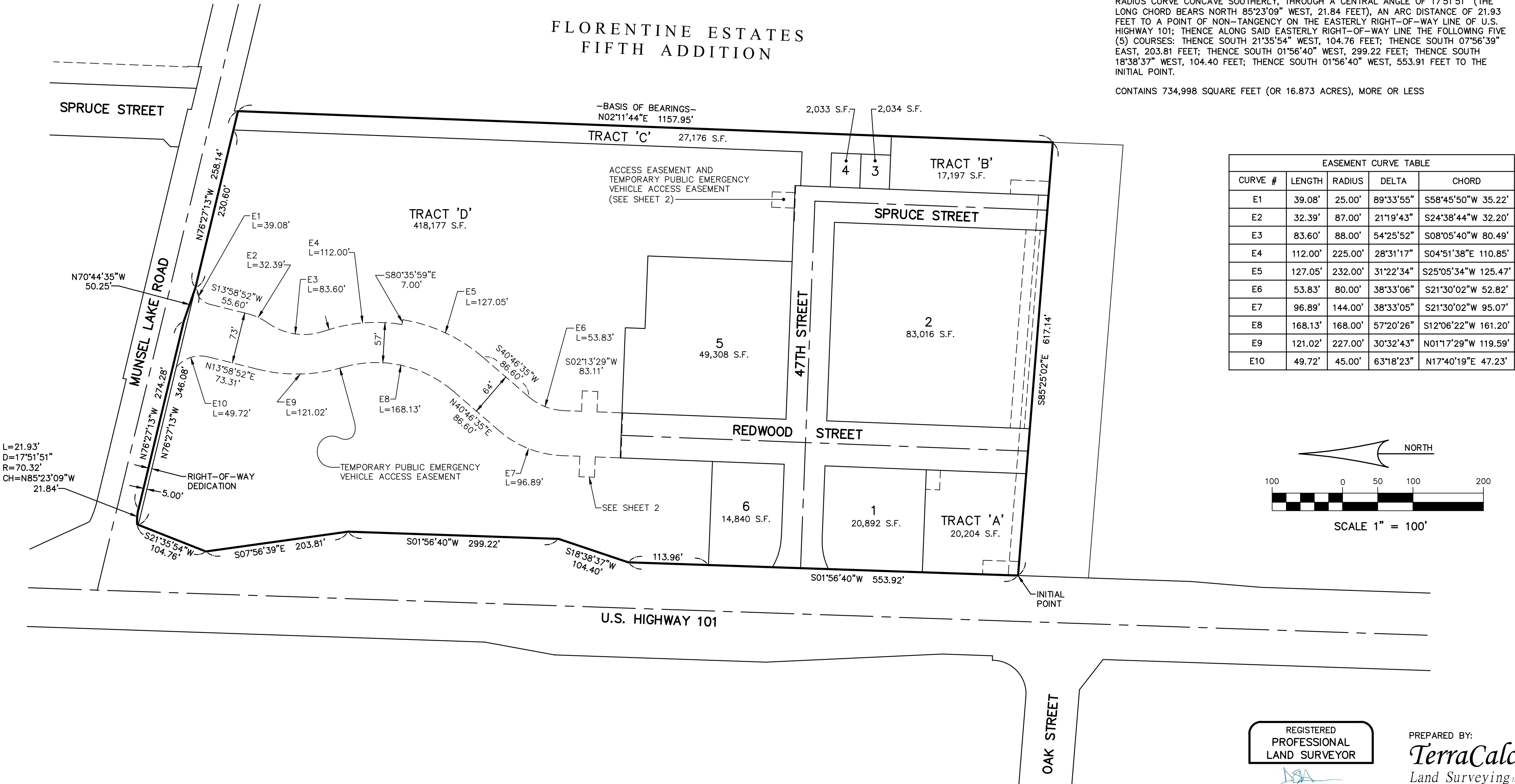
NOTE:
SEE SHEET 2 FOR LOT DIMENSIONS, DETAILS, AND NOTES.

PROPERTY OWNER:
CANNERY STATION DEVELOPMENT, LLC
10300 S.W. GREENBURG ROAD, SUITE 425
PORTLAND, OR 97223

LEGAL DESCRIPTION:
THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-059372, LANE COUNTY DEED RECORDS, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, CITY OF FLORENCE, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LS 1091" AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-059372, SAID POINT BEARS SOUTH 85°25'02" EAST, 705.79 FEET AND NORTH 01°56'40" EAST, 100.02 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 14, SAID INITIAL POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101, BEING 65.00 FEET FROM THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-059372 SOUTH 85°25'02" EAST, 617.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 02°11'44" EAST, 1157.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MUNSEL LAKE ROAD, BEING 35.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: THENCE NORTH 76°27'13" WEST, 258.14 FEET; THENCE NORTH 70°44'35" WEST, 50.25 FEET; THENCE NORTH 76°27'13" WEST, 274.28 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 70.32 FOOT RADIUS CURVE CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17°51'51" (THE LONG CHORD BEARS NORTH 85°23'09" WEST, 21.84 FEET), AN ARC DISTANCE OF 21.93 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: THENCE SOUTH 21°35'54" WEST, 104.76 FEET; THENCE SOUTH 07°56'39" EAST, 203.81 FEET; THENCE SOUTH 01°56'40" WEST, 299.22 FEET; THENCE SOUTH 18°38'37" WEST, 104.40 FEET; THENCE SOUTH 01°56'40" WEST, 553.91 FEET TO THE INITIAL POINT.

CONTAINS 734,998 SQUARE FEET (OR 16.873 ACRES), MORE OR LESS



REGISTERED
PROFESSIONAL
LAND SURVEYOR

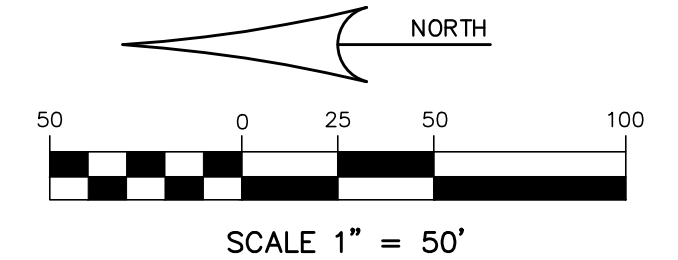
OREGON
JANUARY 11, 2005
DARREN S. HARR
56181

RENEWAL DATE: 6-30-19

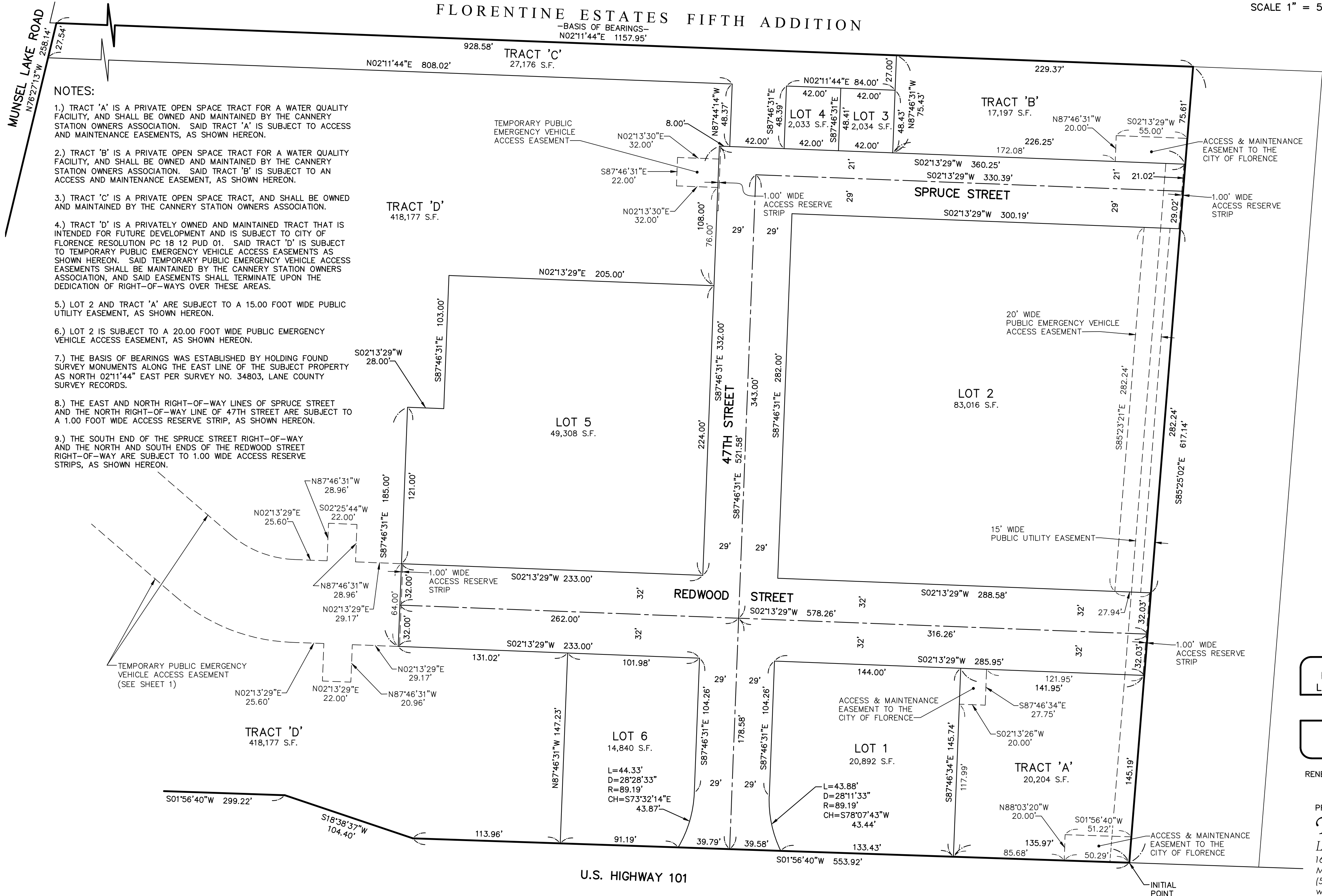
PREPARED BY:
TerraCalc
Land Surveying Inc.
1615 N.E. Miller Street
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

SHEET 1 OF 2

**TENTATIVE SUBDIVISION
CANNERY STATION**
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14,
TOWNSHIP 18 SOUTH, RANGE 12 WEST, W.M.,
CITY OF FLORENCE, LANE COUNTY, OREGON
FEBRUARY 7, 2019



FLORENTINE ESTATES FIFTH ADDITION
—BASIS OF BEARINGS—
N02°11'44"E 1157.95'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
DARREN S. HARR
56181

RENEWAL DATE: 6-30-19

PREPARED BY:
TerraCalc
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1615 N.E. Miller Street
McMinnville, OR 97128
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SHEET 2 OF 2

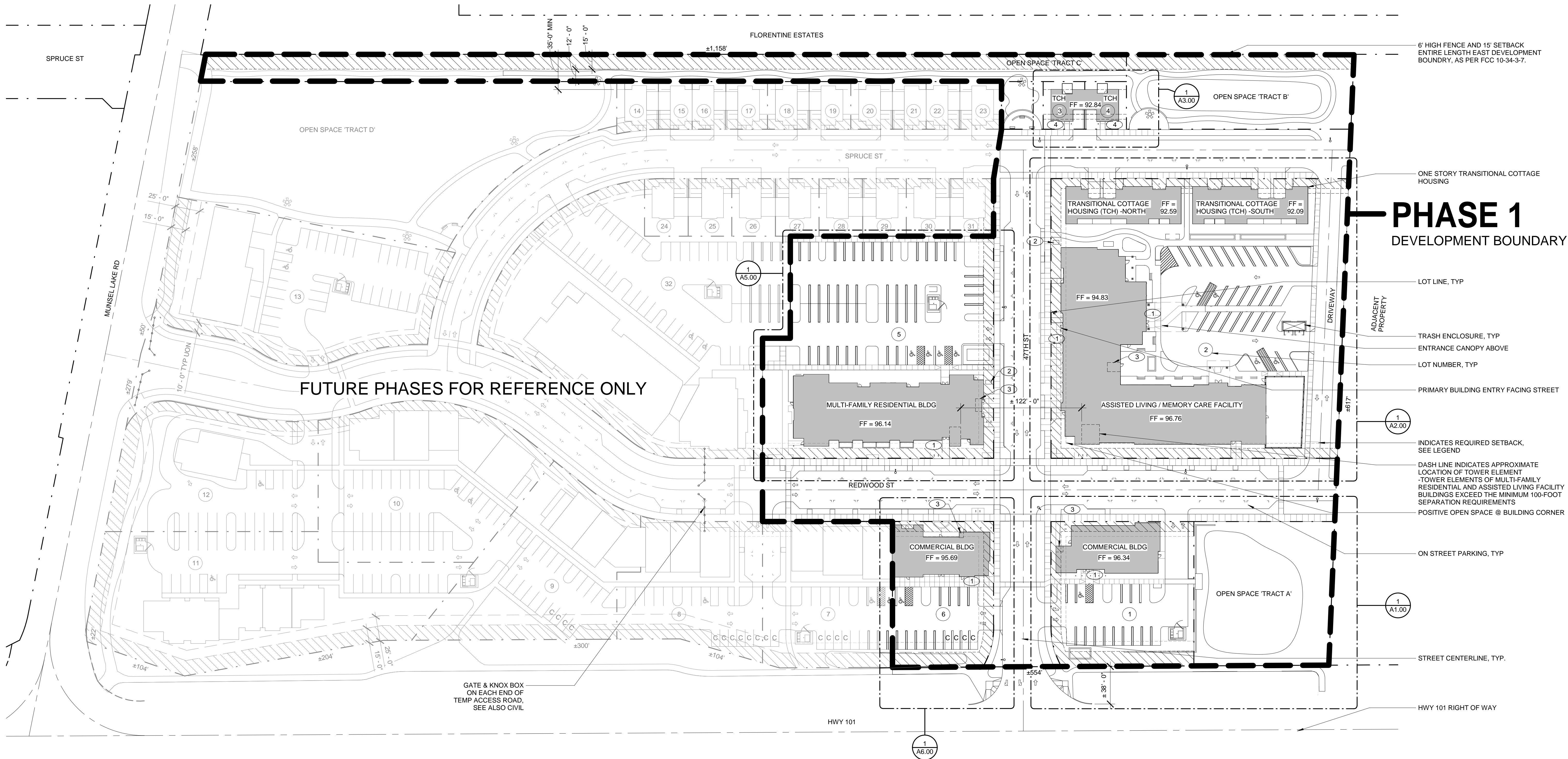
PRELIMINARY PUD CONDITIONS OF APPROVAL (PC 18 12 PUD 01)

NOTES UNDER 'COMPLIANCE DEMONSTRATED' INDICATES WHERE WITHIN THE DRAWING SET THE APPLICABLE CONDITION IS MET FOR PHASE 1. IF 'COMPLIANCE DEMONSTRATED' IS LEFT BLANK, SPECIFIC INFORMATION IS NOT FOUND IN THE PHASE 1 FINAL PUD DRAWING SET. THE APPLICANT AGREES TO COMPLY WITH THE APPLICABLE CONDITION AS APPLICABLE.

CONDITION OF APPROVAL	COMPLIANCE DEMONSTRATED
1 THE APPLICATION, AS PRESENTED, MEETS OR CAN MEET APPLICABLE CITY CODES AND REQUIREMENTS, PROVIDED THAT THE FOLLOWING CONDITIONS OF APPROVAL ARE MET. APPROVAL FOR SHALL BE SHOWN ON... FINDINGS OF FACT ATTACHED AS EXHIBIT "A" ARE INCORPORATED BY REFERENCE AND ADOPTED IN SUPPORT OF THIS DECISION. ANY MODIFICATIONS TO THE APPROVED PLANS OR CHANGES OF USE, EXCEPT THOSE CHANGES RELATING TO BUILDING CODES, WILL REQUIRE APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR OR PLANNING COMMISSION/DESIGN REVIEW BOARD.	
2 REGARDLESS OF THE CONTENT OF MATERIAL PRESENTED FOR THIS PLANNING COMMISSION, INCLUDING APPLICATION TEXT AND EXHIBITS, STAFF REPORTS, TESTIMONY AND/OR DISCUSSIONS, THE APPLICANT AGREES TO COMPLY WITH ALL REGULATIONS AND REQUIREMENTS OF THE FLORENCE CITY CODE WHICH ARE CURRENT ON THIS DATE, EXCEPT WHERE VARIANCE OR DEVIATION FROM SUCH REGULATIONS AND REQUIREMENTS HAS BEEN SPECIFICALLY APPROVED BY FORMAL PLANNING COMMISSION ACTION AS DOCUMENTED BY THE RECORDS OF THIS DECISION AND/OR THE ASSOCIATED CONDITIONS OF APPROVAL. THE APPLICANT SHALL SUBMIT TO THE COMMUNITY DEVELOPMENT DEPARTMENT A SIGNED 'AGREEMENT OF ACCEPTANCE' OF ALL CONDITIONS OF APPROVAL.	
3 THE PROPOSED DEVELOPMENT PLANS MUST DEMONSTRATE ENGINEERING APPROPRIATE TO THE SITE (SUCH AS FOUNDATION CLEARANCE FROM SLOPE) IN ACCORDANCE WITH OREGON BUILDING CODES. PLANS MUST ALSO HAVE A GRADING DESIGN PREPARED BY A REGISTERED ENGINEER AND APPROVED BY THE CITY THAT ALSO ADDRESS DRAINAGE AND REVEGETATION. THE APPLICANT SHALL ENSURE PROPER MAINTENANCE OF THEIR DRAINAGE SYSTEM AS WELL AS ENSURING THE PREVENTION OF EFFLUENT FROM ERODING THE SLOPES. BUILDINGS AND THEIR FOOTINGS SHALL BE LOCATED GREATER THAN 8' ELEVATION TO AVOID INUNDATION WITH ORDINARY HIGH GROUND WATER.	SEE GRADING PLAN SHEET C2.0
4 THE TOTAL NUMBER OF BEDS AVAILABLE WITHIN THE AL FACILITY, ASSOCIATED SINGLE STORY COTTAGES, AND MEMORY CARE SHALL BE USED IN THE TRANSPORTATION IMPACT ANALYSIS.	SEE TECH MEMO FROM SANDOW ENGINEERING
5 THE APPLICANT SHALL MONETARILY PARTICIPATE IN THE CONSTRUCTION OF THE PEDESTRIAN CROSSING BETWEEN FRED MEYER AND CANNERY STATION IN CONJUNCTION WITH A LAND USE ACTION WHERE IT IS FOUND THAT DEMAND IS WARRANTED AND A NEXUS IS MET. ODOT SHALL APPROVE THE CONSTRUCTION AND TIMING.	PHASE 01 NEXUS NOT MET, SEE ALSO TECH MEMO FROM SANDOW ENGINEERING
6 PEDESTRIAN FACILITIES SUPPORTING TRANSIT WILL BE ASSESSED AND REQUIRED IN ACCORDANCE WITH THE TSP, CITY CODE FCC 10-35-4 AND STATE LAW WITH EACH PHASE OF FINAL PUD, TENTATIVE SUBDIVISION AND DESIGN REVIEW. COORDINATION SHALL OCCUR WITH ODOT AND THE CITY OF FLORENCE ON LOCATION AND TIMING.	SEE TECH MEMO FROM SANDOW ENGINEERING
7 ANY OPEN SPACE PROPOSED TO BE IMPERVIOUS SUCH AS BUILDING ENTIRES AND COURTYARDS SHALL BE DESIGNED WITH PAVERS, STAMPED CONCRETE OR COLORED CONCRETE IN A PATTERNED OR MURAL TYPE DISPLAY. THE WALKING PATH IN OPEN SPACES B, C, AND D IS EXEMPT FROM THIS REQUIREMENT. THE OPEN SPACE DEVELOPMENT PLANS SHALL BE SUBMITTED WITH EACH PHASE DETAILING THE SPECIFIC QUANTITY AND AMENITIE AND THE WALKING PATH IN OPEN SPACES B, C, AND D IS EXEMPT FROM THIS CONDITION.	SEE OPEN SPACE PLAN SHEET A0.20 AND LANDSCAPE
8 ALL PUBLIC UTILITIES SHALL BE PLACED IN EASEMENTS THAT MEET CITY CODE STANDARDS AT THE TIME OF THEIR PROPOSAL IN A FINAL PUD, SUBDIVISION, AND DESIGN REVIEW APPLICATION.	SEE UTILITY PLAN SHEET C3.0
9 DETAILED UTILITY, STORM, AND STREET LIGHT PLANS THAT MEET CITY CODE ARE REQUIRED TO BE SUBMITTED WITH EACH FINAL PUD PHASE AND TENTATIVE SUBDIVISION FOR CITY REVIEW AND APPROVAL.	SEE UTILITY PLAN SHEET C3.0, STORMWATER PLAN SHEET C7.0, & STEET PLAN SHEET C6.0
10 RESERVATION EASEMENTS SHALL BE PROVIDED AT THE SOUTH ENDS OF SPRUCE AND REDWOOD STS. DURING TENTATIVE SUBDIVISION APPLICATION. THE RESERVATION EASMENTS SHALL MEASURE THE WIDTH OF THE STREETS AND MEET CITY OF FLORENCE STANDARDS.	SEE TENTATIVE SUBDIVISION
11 INTERNAL STREET LAYOUT WITHIN CANNERY STATION WILL BE REVIEWED WITH APPLICATIONS FOR TENTATIVE SUBDIVISION AND FINAL PUD WITHIN THE DEVELOPMENT. THEY WILL BE REQUIRED TO MEET CITY CODE EXCEPT WHERE GRANTED EXCEPTIONS THROUGH THE PUD PROCESS. ADEQUATE PUBLIC SAFETY AND EMERGENCY AND FIRE TRUCK ACCESS IMPROVEMENTS WILL BE REQUIRED TO INCLUDE ANY NEEDED CHANGES FOR STREET AND INTERSECTION GEOMETRY AND PROVISION OF HAMMERHEADS OR CUL-DE-SACS ACCESS TERMINATIONS.	SEE STREET PLAN SHEET C6.0
12 THE APPLICATION FOR PHASE 1 FINAL PUD, SUBDIVISION AND DESIGN REVIEW SHALL INCLUDE EVIDENCE OF APPLICATION FOR AN ACCESS PERMIT AND COORDINATION WITH LANE COUNTY ON CONSTRUCTION OF NEEDED PEDESTRIAN, VEHICULAR, AND STORMWATER INFRASTRUCTURE. THE FINAL DESIGN AND IMPLEMENTATION OF THE IMPROVEMENTS SHALL BE COORDINATED WITH THE COUNTY, STATE, AND THE CITY. ANY ADDITIONAL RIGHT-OF-WAY REQUIRED UNDER LANE CODE 15.105 ON MUNSEL LAKE ROAD MAY BE REQUIRED TO BE DEDICATED AS COUNTY RIGHT-OF-WAY. IF PUBLIC PEDESTRIAN AND STORMWATER AMENITIES ARE PROPOSED TO REMAIN ON THE APPLICANT'S PROPERTY THEN AN ACCESS AND MAINTENANCE EASEMENT SHALL BE PROVIDED. BICYCLE AND PEDESTRIAN ACCESS PLANS WILL BE REQUIRED FOR MUNSEL LAKE RD. WITH A FINAL PUD APPLICATION WHEN THE NEXUS IS MET AND/OR CODE REQUIRES THEIR CONSTRUCTION.	SEE STREET PLAN SHEET C6.0 & TECH MEMO FROM SANDOW ENGINEERING
13 THE APPLICANT SHALL PROVIDE A COPY OF THE AGREEMENTS, PROVISIONS, OR COVENANTS FOR THE CANNERY STATION HOMEOWNERS ASSOCIATION PRIOR TO APPROVAL OF FINAL PUD AND FINAL SUBDIVISION.	SEE ATTACHMENTS TO WRITTEN NARRATIVE
14 ANY PRIVATE OR PUBLIC IMPROVEMENTS TO INCLUDE UTILITIES, OPEN SPACE, OR SIMILAR IMPROVEMENTS NOT COMPLETED PRIOR TO APPLICATION FOR FINAL SUBDIVISION SHALL REQUIRE A CASH DEPOSIT, SURETY BOND, OR OTHER SIMILAR GUARANTEE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR IN ORDER TO INSURE THE FULL AND FAITHFUL PERFORMANCE BY THE PARTIES INVOLVED NOT TO EXCEED A PERIOD OF TWO YEARS AFTER REQUIRED IMPROVEMENTS ARE COMPLETED.	SEE WRITTEN NARRATIVE
15 LOT 12 APPEARS TO INCLUDE A DRIVE-THRU WHICH COULD BE A RESTAURANT. IF ONE IS PROPOSED A CONDITIONAL USE WILL BE REQUIRED AND THE TIA ADJUSTED.	NOT APPLICABLE, FUTURE PHASE
16 DUE TO THE LARGE WIDTH OF HIGHWAY FRONTAGE AND THE PROPOSAL TO PROVIDE LANDSCAPING ALONG AND WITHIN THE HIGHWAY RIGHT-OF-WAY WEST OF THE ENCRORCHING PARKING SPACES THIS EXCEPTION IS GRANTED. LANDSCAPING SHALL BE OF SUFFICIENT HEIGHT TO SCREEN THE HEADLIGHTS OF CARS WITHIN THE PARKING LOT. ODOT APPROVAL WILL BE REQUIRED TO PLACE PRIVATE FACILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY.	SEE SHEETS LA-3 & LA-7
17 THE EXCEPTION FOR THE SIDE STREET SETBACK AND LANDSCAPE IS PERMITTED WITH THE REQUIREMENT THAT WHERE THE 10' LANDSCAPING IS NOT PROVIDED PAVERS, DECORATED CONCRETE, OR SIMILAR TREATMENT IS PROVIDED. BUILDING ELEMENTS ARE NOT PERMITTED TO ENCRORACH INTO THE RIGHT-OF-WAY OR ANY EASEMENTS. SPECIFIC DEGREE OF EXCEPTION WILL BE REVIEWED WITH EACH FINAL PUD PHASE AND GRANTED IF HARDSCAPE SUBSTITUTE IS FOUND TO MEET PUD CRITERION WHEREBY THE SAME OF BETTER RESULT IS ACHIEVED.	SEE SITE PLANS FOR LOTS 1-6 FOR BUILDING/SETBACK RELATIONSHIP
18 SINGLE FAMILY ATTACHED UNITS EAST OF SPRUCE ST.-AN EXCEPTION TO THE 35' SETBACK ALONG THE EAST PROJECT PROPERTY LINE SHALL BE GRANTED WITH THE REQUIREMENT THAT THE DECKS AND ASSOCIATED STAIRCASES SHALL NOT EXTEND MORE THAN 6' INTO THE 35' SETBACK AND SHALL NOT EXCEED 8' ABOVE GRADE FROM THE LOWEST POINT ON THE EASTERN PROPERTY LINE. ALSO, THE 15' BUFFER SHALL INCLUDE VEGETATION WITH DIFFERING LEVELS OF CANOPY TO PROVIDE SCREENING AND NOISE BUFFERING AT ALL HEIGHTS. EVERGREEN TREE SPECIES SHALL BE SELECTED AND PLANTED THAT REACH A MATURE HEIGHT OF AT LEAST 40'. SINGLE FAMILY ATTACHED UNITS WEST OF SPRUCE ST.-AN EXCEPTION IS GRANTED FOR A PORTION OF THE REQUIRED 15' BUFFER. A 6' SOLID FENCE OR WALL IS REQUIRED WITH LANDSCAPING PLANTED ALONG THE WEST SIDE OF THE FENCE LINE TO PROVIDE ADDITIONAL SCREENING BOTH THE ALONG THE FENCE FACE AS WELL AS AT LEAST 15' IN HEIGHT ALONG THE FENCE LINE.	SEE SHEET A3.00
19 THE RESIDENTIAL LOTS AND LOT AREA FOR THE RESIDENTIAL LOTS AND COMMERCIAL LOTS 1, 6, 7, & 8 SHALL NOT BE LESS THAN PROPOSED WITH PRELIMINARY PUD. ALL OTHER LOTS SHALL MEET THE CRITERIA.	SEE SHEET A1.00 & A6.00 FOR LOT 1 & 6 AREAS -LOT 7 & 8 NOT APPLICABLE, FUTURE PHASE
20 PARKING SPACES SHALL NOT BE USED FOR PRODUCT DISPLAY OR STORAGE TO INCLUDE THE USE OF CARGO CONTAINERS.	SEE PARKING & LOADING PLAN SHEET A0.30
21 EACH USE WILL BE REQUIRED TO PROVIDE OFF-STREET PARKING SPACES IN ACCORDANCE WITH FCC 10-3-3 AND 10-3-4 BOTH AT THE TIME OF INITIAL DESIGN REVIEW APPROVAL AND FOR FUTURE 'CHANGE OF USES' AS COMMERCIAL/INSTITUTIONAL BUILDING OCCUPANTS CHANGE UNLESS PARKING REDUCTIONS ARE GRANTED VIA A COMMON FACILITIES FOR MIXED USE PROCESS PERFORMED IN ACCORDANCE WITH 10-3-6.	SEE PARKING & LOADING PLAN SHEET A0.30
22 THE SINGLE FAMILY ATTACHED OVERNIGHT PARKING PROHIBITION WITHIN THE CC&RS SHALL BE REMOVED. TO COMPLY WITH FCC 10-35-2-12-B-1 ALL DRIVEWAYS LEADING TO ENCLOSED PARKING SHALL BE EXTENDED TO 20'.	SEE PARKING & LOADING PLAN SHEET A0.30
23 THE APPLICANT SHALL ENSURE THAT EACH ATTACHED SINGLE-FAMILY DWELLING PROVIDES A COVERED PARKING SPACE SUITABLE IN AREA AND DIMENSION FOR ONE VEHICLE (9' 6" WIDE AND 19' LONG EACH). NO ENCRORACHMENTS (SUCH AS WATER HEATERS, STEPS, DOOR SWINGS, ETC.) INTO THE REQUIRED PARKING SPACES SHALL BE ALLOWED.	SEE PARKING & LOADING PLAN SHEET A0.30
24 AN EXCEPTION TO PERMIT 16 COMPACT SPACES NO LESS THAN 8' BY 17' IS GRANTED.	SEE PARKING & LOADING PLAN SHEET A0.30
25 AN OFF-STREET LOADING ZONE WILL BE REVIEWED WITH DESIGN REVIEW WHEN AN APARTMENT UNIT COUNT REACHES 50 SINCE REDWOOD ST. DOES NOT SEEM A REASONABLE OPTION DUE TO THE ANTICIPATED COMMERCIAL TRAFFIC LEVELS. THE PROPOSED LOCATION OF THE LOADING ZONES FOR THE ASSISTED LIVING FACILITES IS ACCEPTABLE, UNLESS THE SISLAW VALLEY FIRE & RESCUE REQUIRES A DIFFERENT LOCATION TO MEET EMERGENCY ACCESS NEEDS.	SEE PARKING & LOADING PLAN SHEET A0.30
26 AS INTERNAL STREET SYSTEMS ARE CONSTRUCTED ACCESS PERMITS INTO INDIVIDUAL LOTS AND FUTURE STREET CONNECTIONS WILL REQUIRE APPLICATION FOR WITH EACH DESIGN REVIEW OR TENTATIVE SUBDIVISION OR PARTITION APPLICATIONS AS APPLICABLE.	COMPLIANCE DEMONSTRATED W/ DESIGN REVIEW APPLICATIONS
27 THE APPLICANT SHALL SUBMIT THE ODOT ACCESS PERMIT APPROVAL AND ASSOCIATED CONDITIONS WITH APPLICATION FOR PHASE 1 FINAL PUD, TENTATIVE SUBDIVISION AND/OR DESIGN REVIEW. THOSE CONDITIONS WILL BE INCLUDED WITH THE DECISION FOR THE FINAL PUD.	COMPLIANCE DEMONSTRATED W/ DESIGN REVIEW APPLICATIONS, SEE ALSO TECH MEMO FROM SANDOW ENGINEERING
28 IN CONJUNCTION WITH THE PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION AND/OR DESIGN REVIEW, THE APPLICANT SHALL PROVIDE A REVISED TIA WITH THE ODOT REQUESTED INFORMATION, CIVIL WEST INFORMATION AND EVIDENCING THE ITEMS LISTED IN 10-35-2-5.	SEE TECH MEMO FROM SANDOW ENGINEERING
29 FCC 10-35-2-5-C CRITERIA WILL BE REVIEWED WITH THE APPLICATION FOR PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION AND SUBSEQUENT PHASES AS REQUIRED.	SEE TECH MEMO FROM SANDOW ENGINEERING
30 FCC 10-35-2-6 CRITERIA WILL BE REVIEWED WITH THE APPLICATION FOR PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION.	
31 ANALYSIS OF THE SAFETY OF THE PROPOSED DRIVEWAYS FOR LOTS 4 & 23 SHALL BE PROVIDED IN CONJUNCTION WITH APPLICATION FOR FINAL PUD AND SUBDIVISION FOR SOUTH 47TH AND SPRUCE PHASES. DRIVEWAYS CONSTRUCTED FOLLOWING APPROVAL OF FINAL PUD AND FINAL SUBDIVISION SHALL MEET THE REQUIREMENTS OF FCC 10-37-2-7.	SEE STREET PLAN SHEET C6.0 & TECH MEMO FROM SANDOW ENGINEERING

CONDITION OF APPROVAL	COMPLIANCE DEMONSTRATED
32 THE APPLICANT SHALL PROVIDE INFORMATION REGARDING PEDESTRIAN AND BICYCLE CONNECTIONS AND AMENITIES IN CONJUNCTION WITH APPLICATION OF EACH FINAL PUD, TENTATIVE SUBDIVISION AND DESIGN REVIEW.	SEE SITE PLANS FOR LOT 1-6 FOR PEDESTRIAN AND BICYCLE AMENITIES
33 WITH APPLICATION FOR THE VARIOUS FINAL PUD AND TENTATIVE SUBDIVISION PHASES THE APPLICANT SHALL PREPARE AND SUBMIT PROPOSED JOINT ACCESS EASEMENT AND MAINTENANCE AGREEMENTS FOR SHARED DRIVES AND PARKING AREAS WITH FINAL PLATS FOR VARIOUS PHASES OF THE PROJECT AND/OR WITH BUILDING PERMIT APPLICATIONS FOR INDIVIDUAL LOTS WITHIN THE PROJECT AS APPLICABLE.	SEE WRITTEN NARRATIVE
34 PRELIMINARY CONSTRUCTION PLANS FOR DRIVEWAYS SHALL BE PROVIDED WITH EACH FINAL PUD, TENTATIVE SUBDIVISION, OR DESIGN REVIEW FOR REVIEW AND APPROVAL PRIOR BY THE FLORENCE PUBLIC WORKS DEPT	SEE STREET PLAN SHEET C6.0
35 WITH APPLICATION FOR EACH FINAL PUD THE APPLICATION SHALL INCLUDE PLANS MEETING 10-35-2- 12-B & C TO INCLUDE CONSULTATION WITH THE FIRE MARSHALL.	
36 SIDEWALK CONSTRUCTION TIMELINE ALONG HIGHWAY 101 WILL BE REVIEWED WITH PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION AND REQUIRE ODOT APPROVAL. MUNSEL LAKE RD. SIDEWALK CONSTRUCTION WILL BE REVIEWED WITH PHASING AS APPROPRIATE ONCE ACCESS IS PROPOSED FOR MUNSEL LAKE RD. AND REQUIRE LANE COUNTY APPROVAL.	SEE STREET PLAN SHEET C6.0
37 SHOULD THE ISSUES LISTED IN FCC 10-35-3-1-D PREVENT CONSTRUCTION OF SIDEWALKS WITHIN OR ADJACENT TO CANNERY STATION PUD, THE APPLICANT SHALL CONSULT WITH THE PUBLIC WORKS DIRECTOR.	N/A
38 THE APPLICANT SHALL SUBMIT A SITE LAYOUT AND DESIGN DEMONSTRATING A CONTINUOUS WALKWAY SYSTEM AND WALKWAY CONNECTIONS PRIOR TO APPROVAL FOR FINAL PUD AND TENTATIVE SUBDIVISION FOR EACH PHASE. EACH RESIDENCE BUILT WITHIN CANNERY STATION SHALL BE REQUIRED TO HAVE AN ENTRY WALKWAY LEADING TO THE FRONT DOOR.	SEE SITE PLANS FOR LOT 1-6 FOR PEDESTRIAN R.O.W. ACCESS
39 WALKWAY AND MULTI-USE PATH DESIGN AND CONSTRUCTION SHALL BE ADDRESSED AND MEET THE REQUIREMENTS CONTAINED WITHIN FCC 10-35-3-3 DURING DESIGN REVIEW AND BUILDING PERMIT APPLICATIONS. ALL FUTURE BUILDING IMPROVEMENTS WILL BE REQUIRED TO COMPLY WITH SIDEWALK AND PEDESTRIAN ACCESS DESIGN AND CONSTRUCTION STANDARDS AS A FINAL CONDITION OF OCCUPANCY FOR ALL BUILDINGS.	COMPLIANCE DEMONSTRATED W/ DESIGN REVIEW APPLICATIONS
40 TO PROVIDE ADEQUATE FIRE FLOWS FOR THE PROJECT EITHER A 12" WATER LINE AT 47TH ST. ENTRY OR THE COMPLETE LOOPED SYSTEM THAT CONNECTS TO MUNSEL LAKE RD. SHALL BE INSTALLED IN CONJUNCTION WITH PHASE 1 CONSTRUCTION.	SEE UTILITY PLAN SHEET C3.0
41 STORMWATER OUTLETS AND INLETS SERVING THE STORMWATER PONDS ARE TO BE PRIVATE FACILITIES. A DETAIL OF THE SLIT FENCE ALONG THE EASTERN PROPERTY LINE IS NEEDED TO UNDERSTAND THE FUNCTION. IF IT IS TO DIRECT STORMWATER IT WILL BE REQUIRED TO MEET ALL STANDARDS IN THE STORMWATER DESIGN MANUAL AND CITY CODE TITLE 9 CHAPTER 5.	SEE UTILITY PLAN SHEET C3.0
42 EASEMENTS SHALL MEET MINIMUM CODE STANDARDS IN PLACE AT THE TIME OF FINAL PLAT RECORDING.	SEE TENTATIVE SUBDIVISION
43 PRELIMINARY CONSTRUCTION PLANS FOR INTERIOR AND OFF-SITE VEHICULAR, BICYCLE, PEDESTRIAN AND UTILITY INFRASTRUCTURE ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPLICATION FOR FINAL PUD, AND TENTATIVE SUBDIVISION FOR EACH PHASE OF DEVELOPMENT. ALL FACILITIES WHETHER PROPOSED BY THE APPLICANT OR FOUND DURING LAND USE REVIEW TO BE NEEDED ARE REQUIRED TO MEET AND ARE SUBJECT TO APPLICABLE FLORENCE CITY CODE STANDARDS, FLORENCE STORMWATER DESIGN STANDARDS, FLORENCE COMPREHENSIVE PLAN POLICIES MOST SPECIFICALLY CHAPTERS 11 & 12, LANE COUNTY CODE STANDARDS, HIGHWAY STANDARDS, U.S. POSTAL STANDARDS AND OTHER POLICIES AND REGULATIONS AS APPROPRIATE UNLESS SPECIFIC EXCEPTION IS GRANTED BY THE AGENCY AND INCLUDED IN THE PLANNING COMMISSION APPROVAL SPECIFICALLY LISTED AND DOCUMENTED IN THE FINDINGS OF FACT. THE APPLICANT IS RESPONSIBLE TO PAY FOR THEIR SHARE OF COSTS OF DEVELOPMENT OF OR IMPROVEMENT TO TRANSPORTATION FACILITIES WHICH WILL SERVE THE PROPOSED DEVELOPMENT. BONDING AND PERFORMANCE AGREEMENTS MAY BE REQUIRED.	SEE SITE PLANS FOR LOT 1-6, GRADING PLAN SHEET C2.0, UTILITY PLAN SHEET C3.0, & STREET PLAN C6.0
44 UNLESS SPECIFICALLY GRANTED EXCEPTION OR CONDITION OF APPROVAL ALL PUBLIC AND PRIVATE FACILITIES, IMPROVEMENTS, BUILDINGS, PLANTINGS ETC. SHALL MEET ALL RELEVANT POLICIES AND STANDARDS OR MEET PUD EXCEPTION CRITERIA DURING FINAL PUD APPROVAL FOR THE ASSOCIATED PHASE.	CONDITION MET, REFER TO ATTACHMENTS
45 FINAL PROPOSED PARKING, LOADING, CIRCULATION, AND LANDSCAPE AND TREE PLANS SHALL BE PROVIDED TO THE PLANNING DEPARTMENT IN CONJUNCTION WITH APPLICATION FOR APPROVAL OF FINAL PUD AND FINAL SUBDIVISION FOR EACH PHASE.	SEE PARKING & LOADING PLAN SHEET A0.30 & SHEETS LA-2 - LA-7
46 THROUGH THIS PRELIMINARY PUD PERMIT, THE PLANNING COMMISSION AUTHORIZES THE FINAL PUD IS AUTHORIZED TO BE PROCESSED IN PHASES ALONG WITH EACH SUBDIVISION APPLICATION, WITH THE FOLLOWING CONDITIONS: a. WITHIN TWELVE (12) MONTHS FOLLOWING THE APPROVAL OF THE PRELIMINARY PUD, THE APPLICANT SHALL FILE WITH THE PLANNING COMMISSION A FINAL PUD, SUBDIVISION, AND DESIGN REVIEW APPLICATION FOR PHASE 1. WITHIN THREE (3) YEARS FOLLOWING THE APPROVAL OF THE FINAL PUD FOR PHASE 1, THE APPLICANT SHOULD FILE WITH THE PLANNING COMMISSION A FINAL PUD, SUBDIVISION, AND DESIGN REVIEW APPLICATION FOR PHASE 2. SUBSEQUENT PHASES SHOULD CONTINUE TO BE SUBMITTED WITHIN EIGHTEEN (18) MONTHS OF THE PRIOR APPROVED PHASE. THE FINAL PUD, SUBDIVISION, AND DESIGN REVIEW APPLICATION FOR THE LAST REMAINING PHASE SHALL BE SUBMITTED WITHIN TEN (10) YEARS FOLOWING THE APPROVAL OF THE PRELIMINARY PUD. b. PHASING IS NOT BOUND BY THE SEQUENCE OR TIME-FRAME ANTICIPATED FOR EACH PHASE, AS PRESENTED IN PAGE 21 OF THE APPLICATION NARRATIVE OF THE PRELIMINARY PUD APPLICATION, WITH THE CONDITION THAT THE FINAL PUD, SUBDIVISION, AND DESIGN REVIEW APPLICATION FOR THE LAST REMAINING PHASE SHALL BE SUBMITTED WITHIN TEN (10) YEARS FOLLOWING THE APPROVAL OF THE PRELIMINARY PUD. c. AT EACH PHASE OF THE FINAL PUD, THE APPLICANT SHALL DEMONSTRATE SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PUD AND ALL APPLICABLE CONDITIONS. d. AT EACH PHASE OF THE FINAL PUD, THE APPLICANT SHALL DEMONSTRATE THAT ALL PUBLIC SERVICES CAN BE PROVIDED. e. AT EACH PHASE OF THE FINAL PUD, THE APPLICANT SHALL PROVIDE CUMULATIVE MONITORING INFORMATION AND TRAFFIC DATA WITHIN A REVISED TIA IN ORDER TO ASSESS NEEDED MITIGATION OF TRAFFIC IMPACTS DURING THAT DEVELOPMENT PHASE, AND PROPOSE APPROPRIATE MITIGATION FOR CONSTRUCTION DURING THAT DEVELOPMENT PHASE. f. AT EACH PHASE OF THE FINAL PUD, THE APPLICANT SHALL PROVIDE A SUPPLEMENTAL ANALYSIS ASSURING OPERATIONAL SAFETY AND ADEQUATE GEOMETRIC DESIGN OF INTERSECTIONS. ANALYSIS SHALL BE PROVIDED FOR ON-SITE CIRCULATION AND DELIVERY TRUCK AS WELL AS ANY PROPOSED TRANSIT VEHICLE ACCESS. g. AT EACH PHASE OF THE FINAL PUD, THE APPLICANT SHALL PROVIDE A REVISED TIA WITH FINAL CALCULATIONS OF THE SQUARE FOOTAGE PROPOSED FOR EACH OF THE LAND USES WITHIN THE CURRENT PHASE, AS WELL AS THE CUMULATIVE CALCULATION OF THE SQUARE FOOTAGE THAT HAS BEEN ACHIEVED IN ANY PREVIOUSLY APPROVED AND/OR DEVELOPED PHASES. ANY INCREASES TO THE MAXIMUM LAND USE INTENSITIES DESCRIBED ABOVE REQUIRE APPROVAL FROM THE PLANNING COMMISSION AND THE APPLICANT TO SUBMIT NEW TRAFFIC CALCULATIONS FROM PROJECTED P.M. PEAK HOUR TRIPS SHOWING, AS A RESULT OF THE PROPOSED CHANGES, ANY TRAFFIC IMPROVEMENTS NEEDED FROM THE COMBINATION OF THE PROPOSED USES. h. OPEN SPACE "C" SHALL BE CONSTRUCTED IN CONJUNCTION WITH SOUTH 47TH PHASE AS PROPOSED OR WITH NORTH 47TH PHASE IF IT PRECEDES SOUTH 47TH. AT EACH PHASE OF THE FINAL PUD, THE APPLICANT SHALL DEMONSTRATE THAT A MINIMUM OF 20 PERCENT OF THE NET DEVELOPABLE AREA WITHIN THE CURRENT PHASE COMBINED WITH ANY PREVIOUSLY APPROVED PHASES WILL BE DEDICATED AS COMMON OPEN SPACE TO BE OWNED IN ACCORDANCE WITH FCC 10-23-5-G AND MAINTAINED ACCORDANCE WITH FCC 10-23-6. i. THE FENCE BETWEEN FLORENTINE ESTATES AND THE PROJECT SITE SHALL BE CNSTRUCTED AND THE LANDSCAPE BUFFER PLANTED PRIOR TO CONSTRUCTION COMMENCEMENT FOR ANY BUILDING OR PRIOR TO FINAL PLAT RECORDING.	SEE WRITTEN NARRATIVE
47 IN CONJUNCTION WITH APPLICATION FOR FINAL PUD APPROVAL AND TENTATIVE SUBDIVISION FOR THE FIRST PHASE, THE APPLICANT SHALL SUBMIT REVISED STORMWATER DRAINAGE SYSTEM PLANS FOR REVIEW AND APPROVAL BY THE PUBLIC WORKS DIRECTOR AND MEETING CITY OF FLORENCE STANDARDS AND SPECIFICATIONS IN TITLE 9 CHAPTER 5 AND THE STORMWATER DESIGN MANUAL.	SEE UTILITY PLAN SHEET C3.0 AND ATTACHMENTS TO THE WRITTEN NARRATIVE
48 NO T1-11 SHALL BE ALLOWED IN THE DEVELOPMENT.	SEE SHEET A0.10
49 THE PARKING PROPOSED ALONG BOTH HIGHWAY 101 AND MUNSEL LAKE ROAD PROPERTY LINES SHALL BE BERMED AND SCREENED FROM HIGHWAY 101 THROUGH A COMBINATION OF GRADE CHANGE AND EVERGREEN PLANTINGS. THIS WILL REQUIRE STORMWATER SWALES LOCATED WEST OF THE PARKING AREAS TO BE RELOCATED UNLESS SCREENING CAN BE ACCOMPLISHED WITHIN THE SWALES THROUGH TALL DENSE SWALE APPROPRIATE PLANT SELECTIONS.	SEE SHEET LA-3 - LA-7
50 LANDSCAPE MATERIALS WILL BE 50% NATIVE SPECIES.	SEE SHEET LA-2 - LA-8
51 WITHIN THE EASTERN BORDER WITHIN OPEN SPACE "C", ALONG MUNSEL LAKE RD., AND WITHIN THE NORTHWEST CORNER OF THE PROPERTY ALONG HIGHWAY 101, THE APPLICANT WILL RETAIN SIGNIFICANT VEGETATION PER FCC 10-34-2. PRESERVATION CREDIT MAY BE TAKEN. EXCEPTION AND FINAL TO BE REVIEWED WITHIN THE FINAL PUD AND TENTATIVE SUBDIVISION APPLICATIONS.	SEE SHEET LA-2
52 APPLICANT SHALL PROVIDE 2 OUT AND 1 IN LANES FOR THE 47TH ST. ACCESS IF AUTHORIZED BY ODOT.	SEE STREET PLAN SHEET C6.0

REVISIONS



1 GROUND FLOOR
1" = 50'-0"

PHASE 1	LOT SCHEDULE				EXAMPLE OF MAXIMUM SF PER USE							
	LOT	APPROX. LOT AREA (SF)	PROPOSED USE	COMMERCIAL SF	INSTITUTIONAL SF	RESIDENTIAL		RESTAURANTS 1/125	MEDICAL OFFICE 1/200	GENERAL OFFICE 1/400	RETAIL 1/333	
						SF	UNITS					
	1	20,892	COMMERCIAL	4,650					2250	3600	7200	5994
	2	83,016	INSTITUTIONAL (ASSISTED LIVING (ALF), MEMORY CARE FACILITY (MC) & SINGLE-STORY TRANSITIONAL COTTAGES)		GF: 21,668 (MC 11,383 & ALF 10,285) 2ND: 21,668 (ALF) 3RD: 11,625 (ALF) TOTAL 54,961	7,236 (8 TRANSITIONAL COTTAGES)	MC: 20 UNITS ALF: 44 UNITS RES: 8 UNITS 72 TOTAL UNITS					
	3	2,034	INSTITUTIONAL (TRANSITIONAL COTTAGES)			1,028	1 RES					
	4	2,033	INSTITUTIONAL (TRANSITIONAL COTTAGES)			1,028	1 RES					
5	49,308	MULTI-FAMILY RESIDENTIAL (APARTMENT BUILDING)				35,988	STUDIO: 10 UNITS 1-BED: 19 UNITS 2-BED: 13 UNITS 42 TOTAL UNITS					
6	14,840	COMMERCIAL	4,340					2,000	3,200	6,400	5,328	
	TOTALS	172,123		8,990	54,961	45,280	116					

LEGEND

LANDSCAPE SETBACK
REQUIRED SETBACK

UNON
TYP

UNLESS OTHERWISE NOTED
TYPICAL

- GENERAL NOTES
1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.
 2. USE OF T1-11 IS PROHIBITED WITHIN THE DEVELOPMENT
 3. FUTURE PHASES SHOWN ON PLANS ARE FOR REFERENCE ONLY
 4. SEE ALSO CIVIL FOR APPROXIMATE DIMENSIONS OF STREETS, SIDEWALKS, ETC.
 5. SEE SHEET A0.30 FOR PARKING AND LOADING

- FIRE SERVICE KEYNOTES
- 1 APPROXIMATE LOCATION/KNOX BOX
 - 2 APPROXIMATE LOCATION/FIRE VAULT WITH FIRE DEPARTMENT CONNECTION
 - 3 FIRE RISER ROOM
 - 4 RESIDENTIAL FIRE SPRINKLER SYSTEM

GMA ARCHITECTS

860 West Park Street, Suite 300
Eugene, Oregon 97401
(541) 344 9157
www.gma-arch.com

REGISTERED ARCHITECT

JOSEPH E. MOORE
EUGENE, OREGON
6033

STATE OF OREGON

CANNERY STATION

JOB NO: 17986

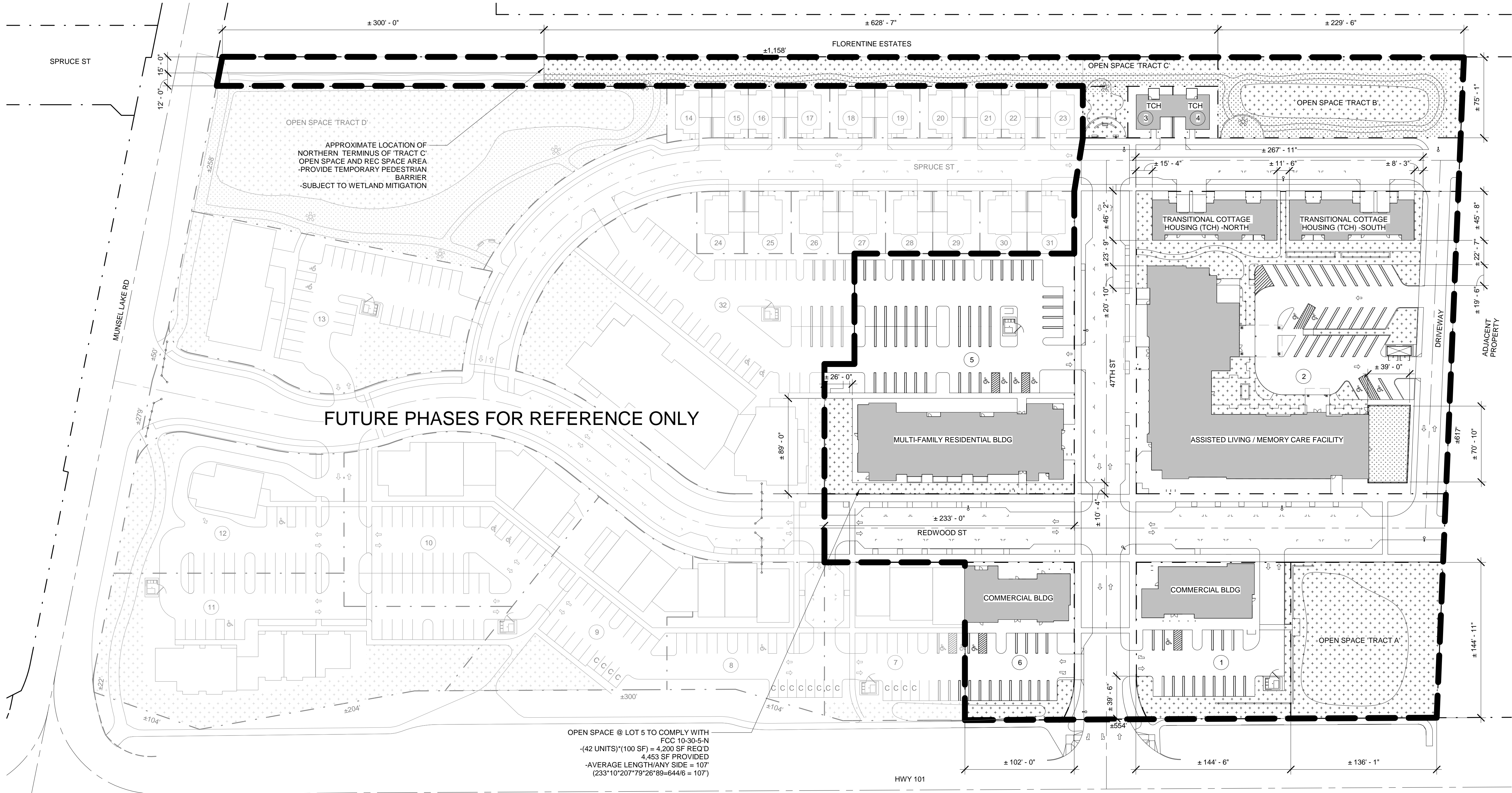
ISSUE DATE: 07 FEB 2019

SITE PLAN

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A0.10

Exhibit E1.1



1 OPEN SPACE PLAN
1" = 50'-0"

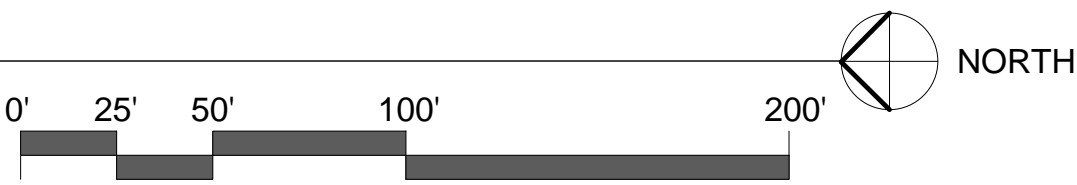
GENERAL NOTES

- ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.
- OPEN SPACE, EXCEPT IN OPEN SPACE B, C & D, PROPOSED TO BE IMPERVIOUS SHALL BE PAVERS, STAMPED CONCRETE OR COLORED CONCRETE.
- SEE LANDSCAPE FOR APPROXIMATE LOCATION AND DESIGNATION OF OPEN SPACE AMENITIES.
- SEE INDIVIDUAL LOT SITE PLANS FOR IMPERVIOUS DECORATIVE PAVING LOCATIONS AND DETAILS WITHIN OPEN SPACE AREAS. SEE COVER SHEET FOR COLOR AND DETAIL.

OPEN SPACE AREA SCHEDULE			
PHASE 1	OPEN SPACE AREA	APPROX LOT AREA (SF)	PROPOSED USE
	A	20,204	STORMWATER DETENTION/ RETENTION, LANDSCAPE BUFFER
	B	17,197	STORMWATER DETENTION/ RETENTION, RECREATION, PICNICKING
	C	27,176	LANDSCAPE BUFFER, PLAYGROUND, RECREATION TRAIL
	TOTAL	64,577	

OPEN SPACE WITHIN LOTS, APPROXIMATE AREAS			
PHASE 1	LOT 1	3,254	STORMWATER DETENTION/ RETENTION, LANDSCAPE BUFFER
	LOT 2	11,256	ALF + MEMORY CARE GARDEN, GARDEN BEDS, PEDESTRIAN PATH, COMMON OPEN SPACE
	LOT 5	4,453	APARTMENT BUILDING COMMON OPEN SPACE
	LOT 6	2,023	LANDSCAPE BUFFER
	TOTAL	20,986	

OPEN SPACE AREA			
PHASE 1	OVERALL DEVELOPMENT AREA: 316,821 SF R.O.W. DEVELOPMENT AREA: 80,121 SF NET LOT DEVELOPMENT AREA: 236,700 SF		
	LOCATION	OPEN SPACE AREA	RECREATIONAL OPEN AREA (WITHIN OPEN SPACE AREA)
	OPEN SPACE A	±20,204 SF	-
	OPEN SPACE B	±17,197 SF	±7,494 SF
	OPEN SPACE C	±18,912 SF	±7,915 SF
	OPEN SPACE WITHIN LOTS	±20,563 SF	±2,580 SF (MEMORY CARE GARDEN)
	TOTAL PROVIDED	±76,876 SF (±32% OF DEVELOPMENT AREA)	±17,989 SF (38% OF REQ'D OPEN SPACE)
	TOTAL REQUIRED	47,472 SF (20% OF DEVELOPMENT AREA)	11,868 SF (25% OF REQ'D OPEN SPACE)



LEGEND

- OPEN SPACE AREA
- OPEN SPACE AREA - DEDICATED FOR RECREATIONAL USE AND ENJOYMENT
- UNLESS OTHERWISE NOTED
- TYPICAL

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860 West Park Street, Suite 300
Eugene, Oregon 97401
(541) 344 9157
www.gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
6033
STATE OF OREGON

REVISIONS

CANNERY STATION

JOB NO: 17986
ISSUE DATE: 07 FEB 2019

OPEN SPACE PLAN

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A0.20

Exhibit E1.2

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JOB NO. 17986

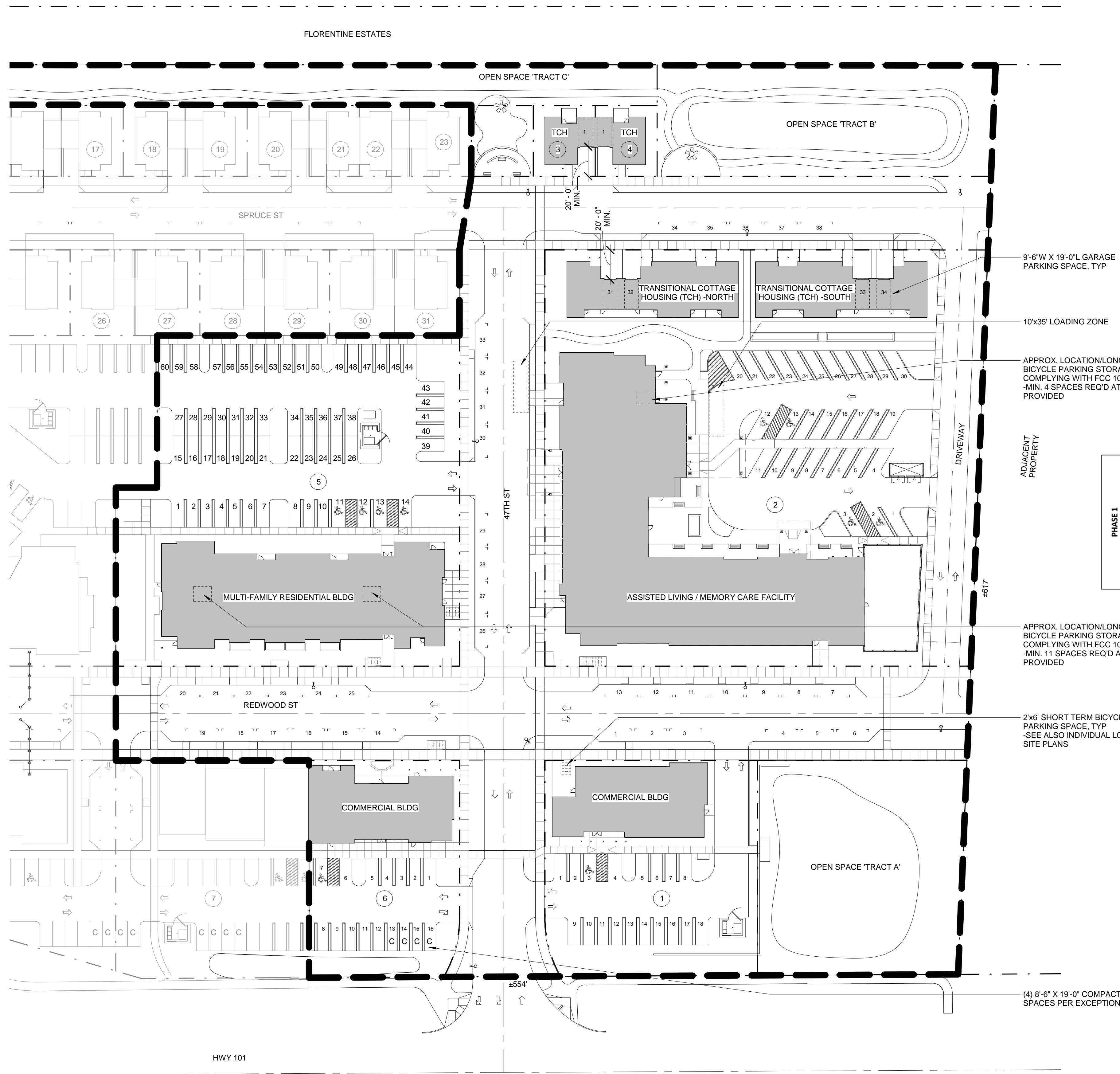
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PARKING & LOADING PLAN

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A0.30

Exhibit E1.3



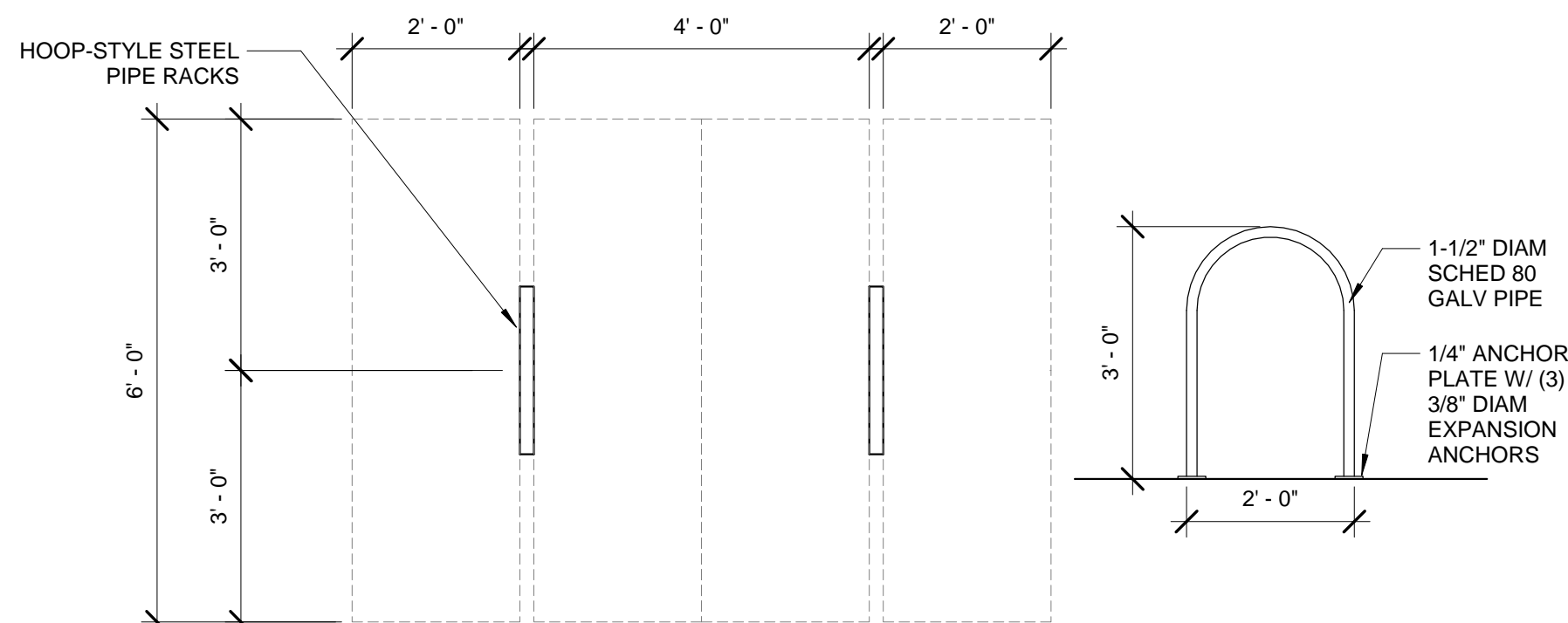
GENERAL NOTES

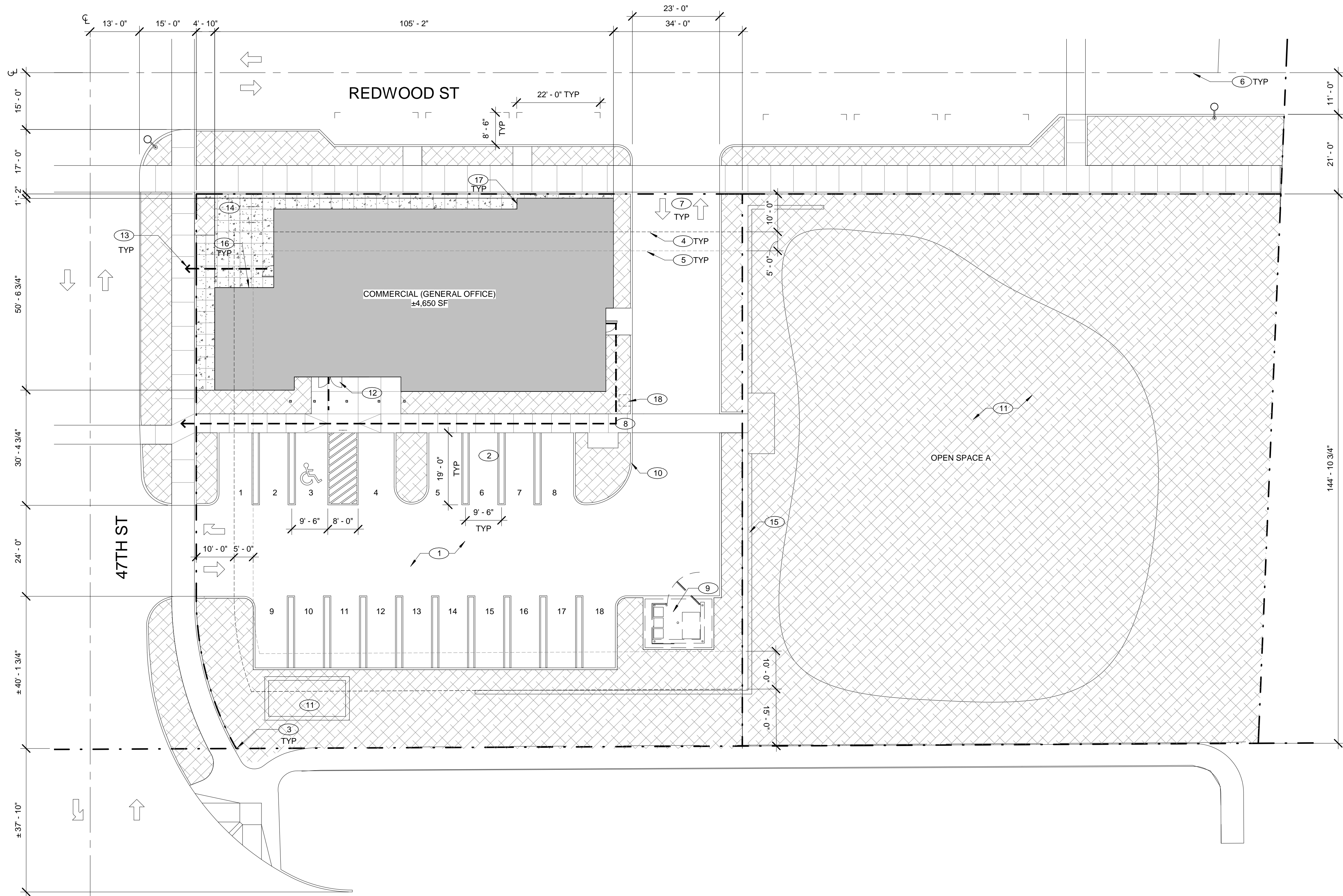
1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.
2. PARKING SPACES SHALL NOT BE USED FOR PRODUCT DISPLAY OR STORAGE TO INCLUDE THE USE OF CARGO CONTAINERS
3. DETAILS, DIMENSIONS FOR DRIVE AISLES, STREET, AND PARKING SPACES ARE SHOWN ON INDIVIDUAL LOT SITE P LAN SHEETS.
4. PEDESTRIAN ACCESS AND BICYCLE AMENITIES SHOWN ON INDIVIDUAL LOT SITE PLANS

PARKING SCHEDULE

	LOT	PROPOSED USE	PARKING REQ'D	VEHICLE PARKING REQ'D	ADA PARKING REQ'D	OFF-STREET VEHICLE PARKING PROVIDED	ADA PARKING PROVIDED	ON-STREET VEHICLE PARKING PROVIDED	EXAMPLE OF MAXIMUM SF PER USE			
									RESTAURANTS 1/125	MEDICAL OFFICE 1/200	GENERAL OFFICE 1/400	RETAIL 1/333
PHASE 1	1	COMMERCIAL (OFFICE)	4650 SF	12	1	18	1	6	2250	3600	7200	5994
	2	INSTITUTIONAL (ASSISTED LIVING, MEMORY CARE & SINGLE STORY TRANSITIONAL COTTAGES)	MC: 20 UNITS ALF: 44 UNITS RES: 8 UNITS TOTAL: 72 UNITS	1/3 BEDS: 24 SPACES REQ'D + EMPLOYEE PARKING	2	30 (ALF) + 4 (COTTAGES) = 34 SPACES	2	12				
	3	INSTITUTIONAL (TRANSITIONAL COTTAGES)	1-BED RES	1	--	1	--	0				
	4	INSTITUTIONAL (TRANSITIONAL COTTAGES)	1-BED RES	1	--	1	--	0				
	5	MULTI-FAMILY RESIDENTIAL (APARTMENT BUILDING)	42 UNITS STUDIO: 10 UNITS 1-BED: 15 UNITS 2-BED: 13 UNITS	49	3	60	3	14				
	6	COMMERCIAL (RETAIL)	4370 SF	14	1	17	1	6	2,000	3,200	6,400	5,328
	TOTALS			101		131		38				

PHASE 1	BICYCLE PARKING REQ'D		BICYCLE PARKING PROVIDED	
	SHORT TERM	LONG TERM	SHORT TERM	LONG TERM
Lot 1	2	—	4	—
Lot 2	4	—	6	4
Lot 3	—	—	—	—
Lot 4	—	—	—	—
Lot 5	—	11	2	13
Lot 6	2	—	4	—

1 PARKING & LOADING PLAN
1" = 40'-0"2 BICYCLE PARKING LAYOUT, TYP
1/2" = 1'-0"



1 LOT 1 - SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS. FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.

TOTAL LOT AREA: ±20,892 SF

BUILDING GROSS FLOOR AREA: ±4,650 SF (±22% OF SITE)

TOTAL LANDSCAPE AREA: ±4,572 SF (±22% OF SITE)

TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA): ±16,320 SF (±78% OF SITE)

KEYNOTES

- 1 ASPHALT PARKING LOT & STRIPING THROUGHOUT
- 2 VAN ACCESSIBLE PARKING SPACE W/ SIGN INCLUDING INTERNATIONAL SYMBOL OF ACCESSIBILITY & "VAN ACCESSIBLE" DESIGNATION @ +7'-0" AFF
- 3 PROPERTY LINE
- 4 LANDSCAPE SETBACK LINE
- 5 BUILDING SETBACK LINE
- 6 STREET CENTERLINE
- 7 ARROW INDICATES TRAFFIC FLOW DIRECTION
- 8 CONCRETE SIDEWALK, SEE ALSO CIVIL
- 9 TRASH ENCLOSURE
- 10 6" CONCRETE CURB
- 11 STORMWATER TREATMENT FACILITY, SEE CIVIL
- 12 MAIN BUILDING ENTRANCE
- 13 ACCESSIBLE PATH TO RIGHT-OF-WAY
- 14 SHORT TERM BICYCLE PARKING
-SEE ALSO PARKING & LOADING PLAN FOR ADDITIONAL INFORMATION
- 15 CONCRETE RETAINING WALL (FCC 10-6-6-4.F.) TO BE COMPATIBLE WITH THE ADJOINING COMMERCIAL/ RETAIL BUILDING MATERIALS (FCC 10-6-6-5.F.2).
-SEE ALSO CIVIL
- 16 MINIMUM RECESS OF 4' PER FCC 10-6-6-3.C.
- 17 MINIMUM OFFSET OF 24' PER FCC 10-6-6-3.C.
- 18 APPROXIMATE LOCATION OF MAILBOX
-LOCATION & SIZE IS CONCEPTUAL AND PROVIDED FOR REFERENCE ONLY. EXACT LOCATIONS, DESIGN AND DETAIL TO BE REVIEWED AND APPROVED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COORDINATION WITH THE CITY AND US POSTAL SERVICE

LEGEND

LANDSCAPE SETBACK

BUILDING SETBACK

LANDSCAPE AREA

APPROXIMATE LOCATION OF COLORED AND TOOLED DECORATIVE CONCRETE W/ HEAVY BROOM FINISH
-SEE COV FOR PROPOSED COLOR PALETTE

CONCRETE SIDEWALK

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Eugene, Oregon 97401
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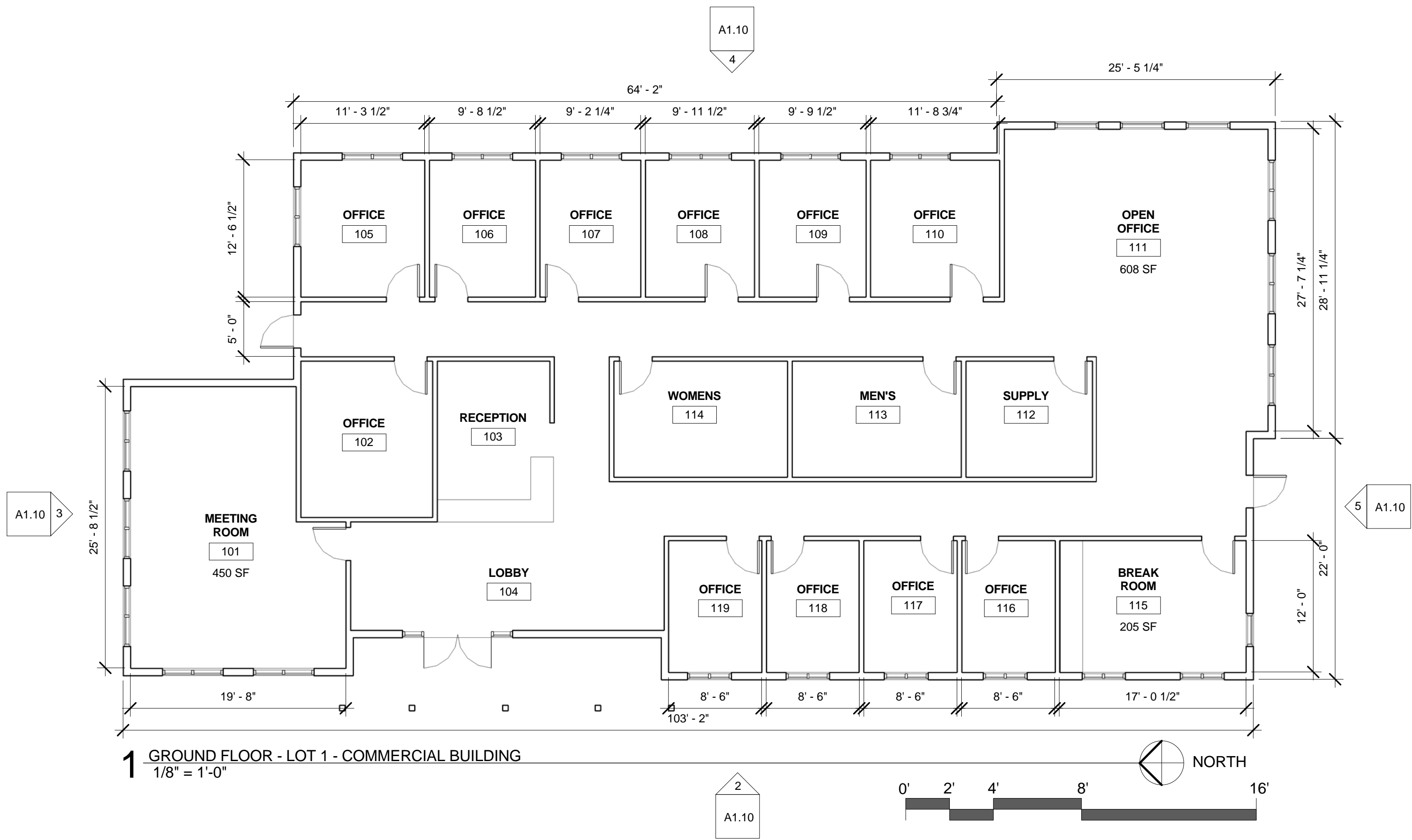
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LOT 1 - SITE PLAN

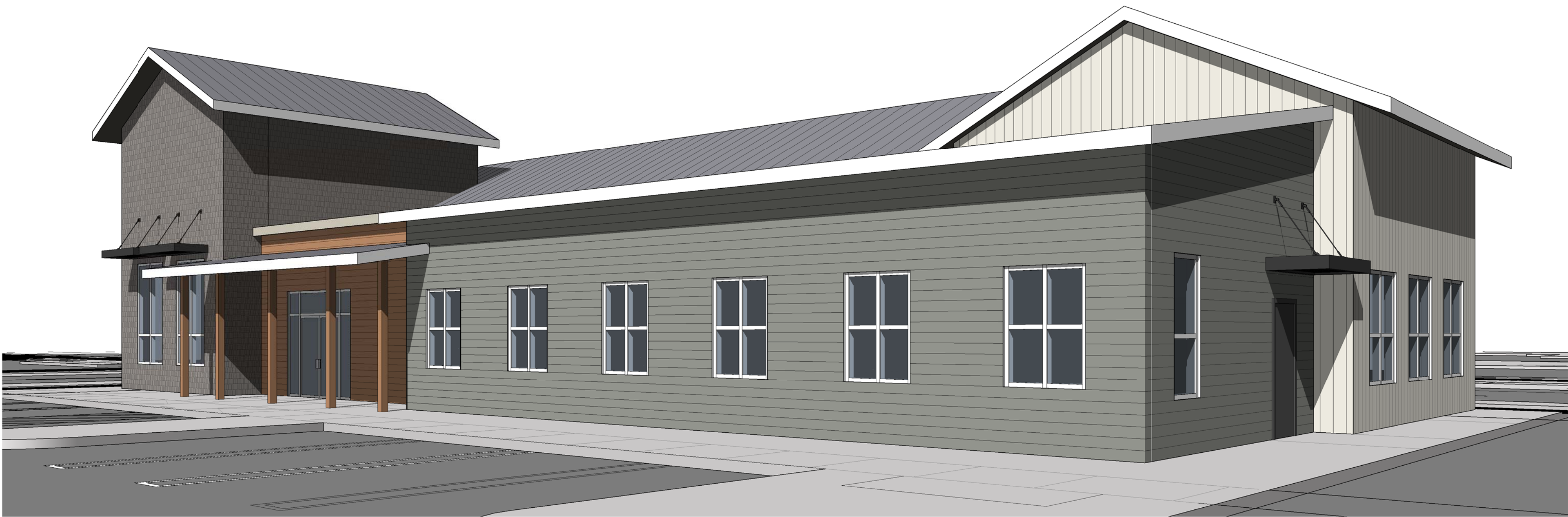
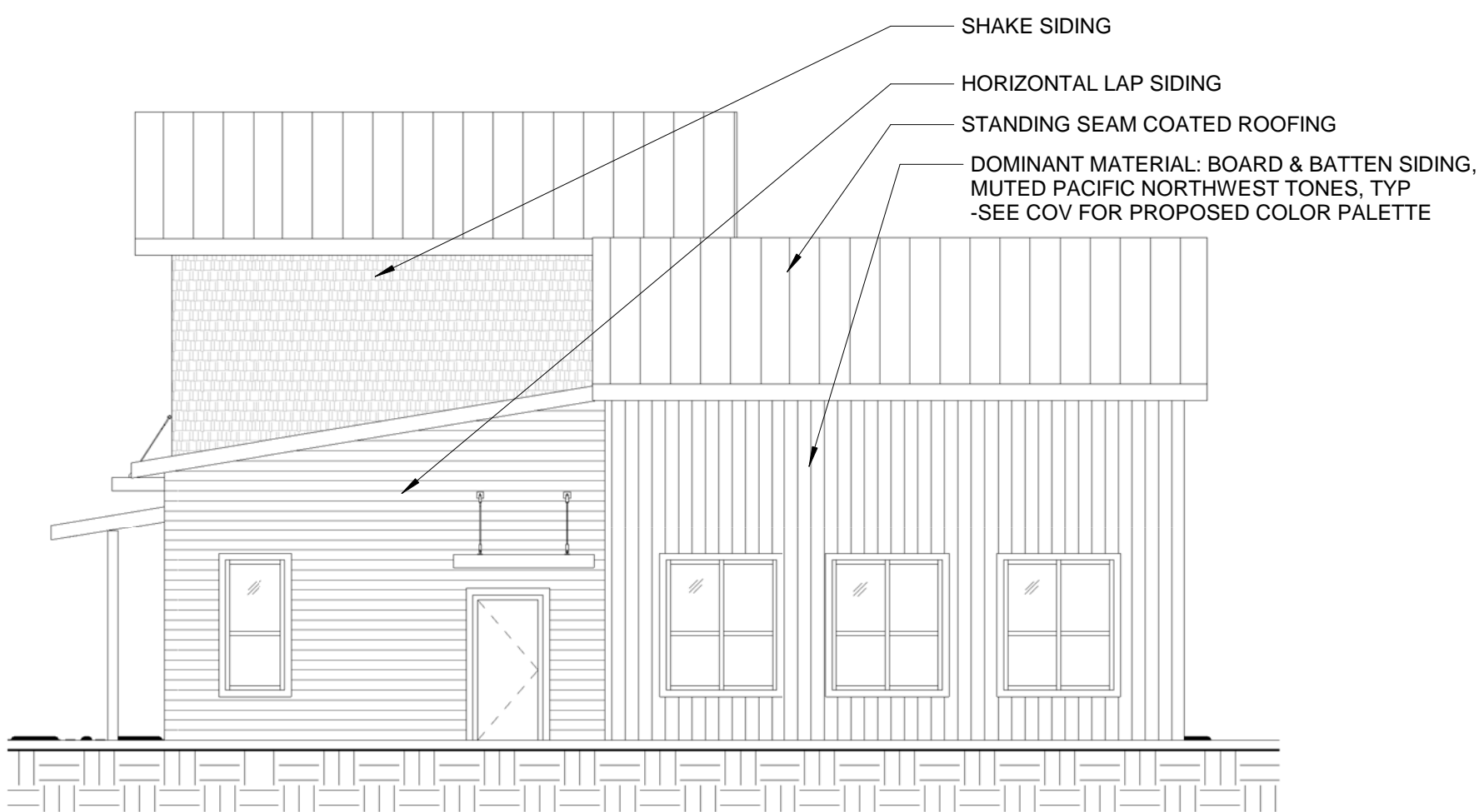
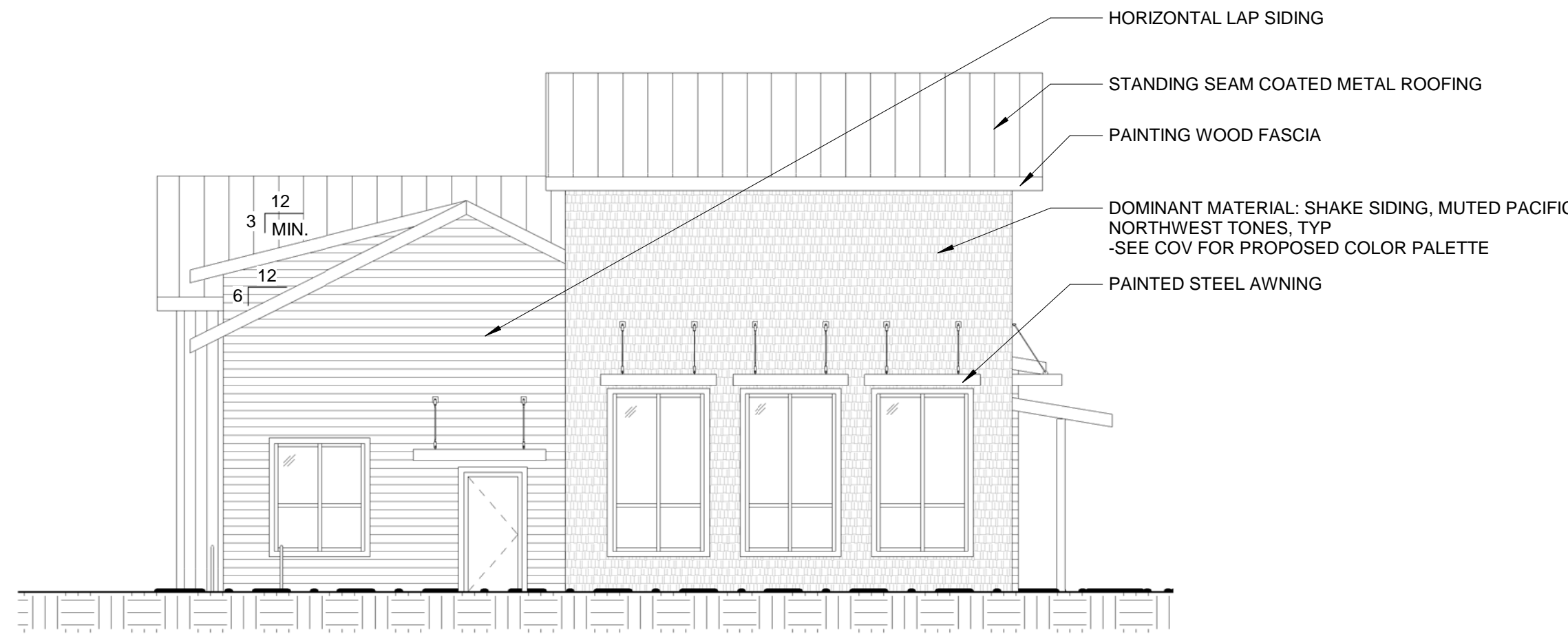
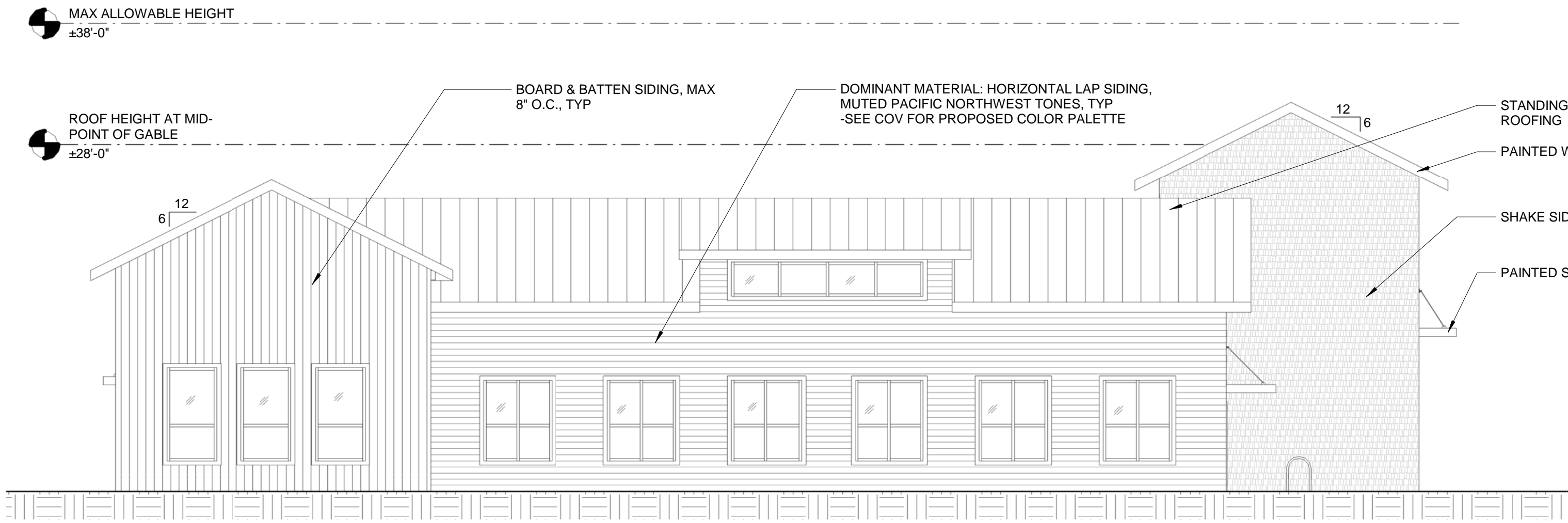
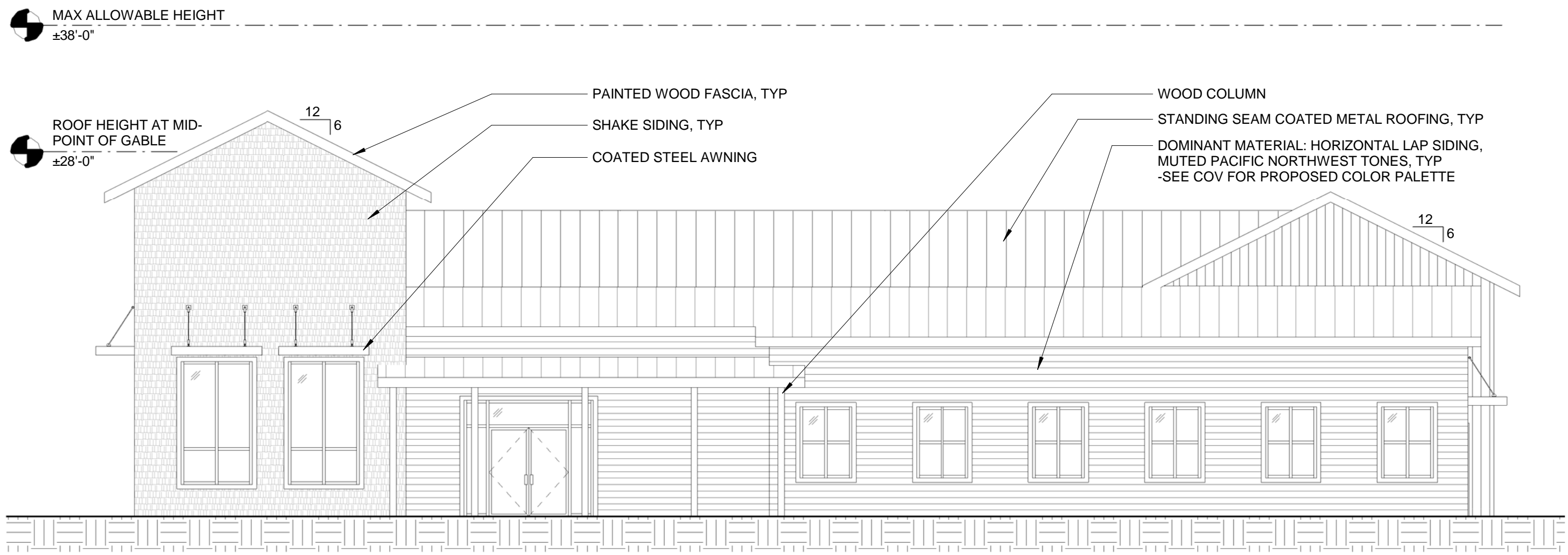
PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A1.00

Exhibit E2.1



- GENERAL NOTES
1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.
 2. PER FCC 10-6-6-7.B.1 THROUGH 6, COMMERCIAL BUILDING INCORPORATES MINIMUM OF 3 COMPOSITIONS, INCLUDING BUT NOT LIMITED TO: 1. (COVERED FRONT ENTRANCE), 4. (EAVES), AND 6. (AWNINGS & CANOPIES).



SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.

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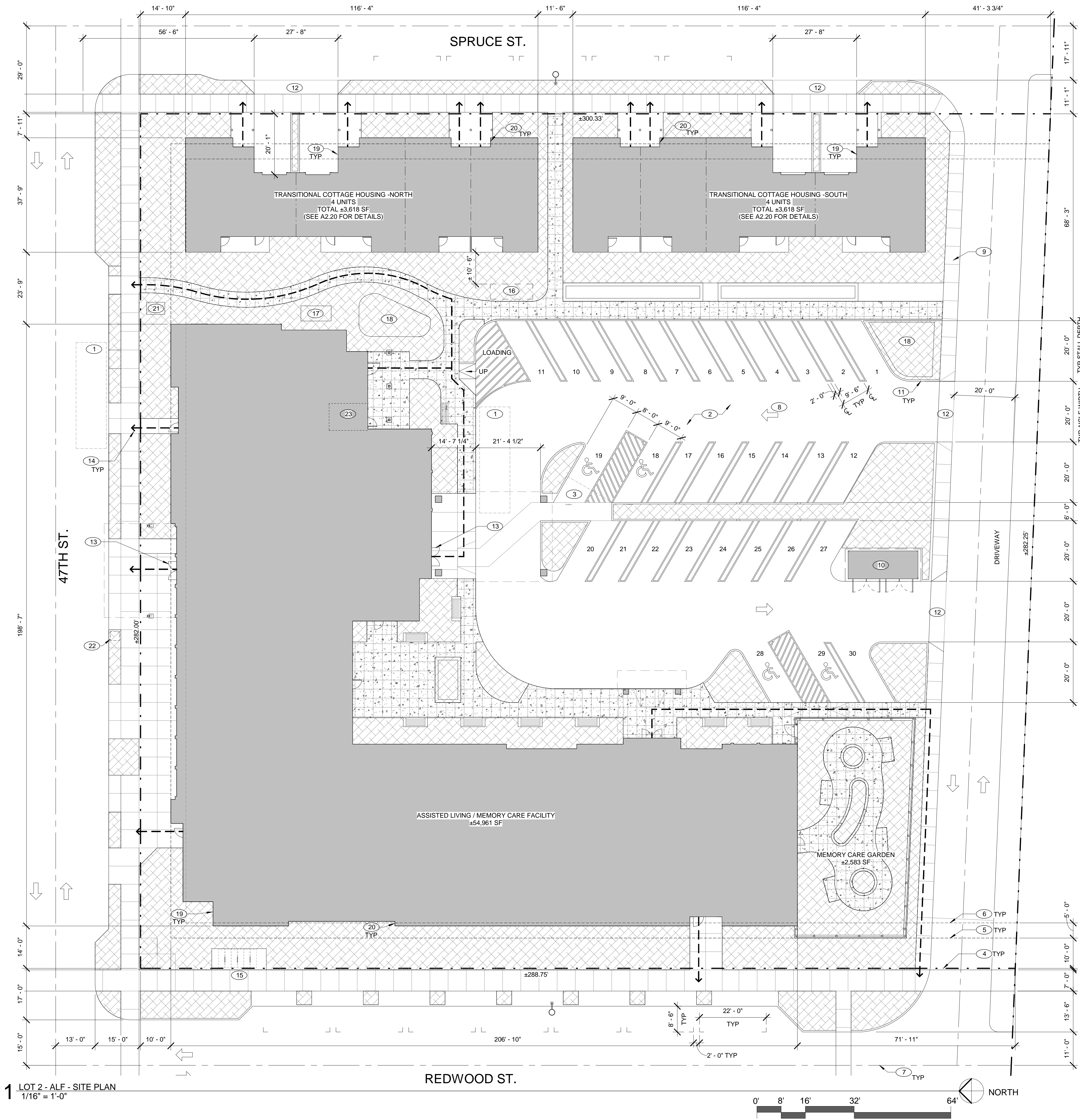
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LOT 1

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A1.10

Exhibit E2.2



GENERAL NOTES

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TOTAL LOT AREA: ±83,016 SF

BUILDING GROSS FLOOR AREA: ±29,123 SF (±35% OF SITE)

TOTAL LANDSCAPE AREA: ±18,513 SF (±22% OF SITE)

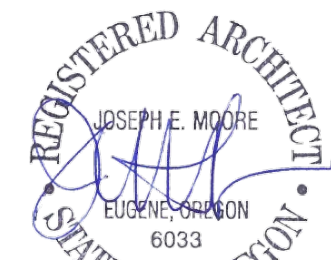
TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA): ±64,503 SF (±78% OF SITE)

- KEYNOTES**
- 1 DASH LINE INDICATES 10'x35' LOADING AREA
 - 2 ASPHALT PARKING LOT & STRIPING THROUGHOUT
 - 3 VAN ACCESSIBLE PARKING SPACE W/ SIGN INCLUDING INTERNATIONAL SYMBOL OF ACCESSIBILITY & "VAN ACCESSIBLE" DESIGNATION @ +7'-0" AFF
 - 4 PROPERTY LINE
 - 5 LANDSCAPE SETBACK LINE
 - 6 BUILDING SETBACK LINE
 - 7 STREET CENTERLINE
 - 8 ARROW INDICATES TRAFFIC FLOW DIRECTION
 - 9 CONCRETE SIDEWALK, SEE ALSO CIVIL
 - 10 TRASH ENCLOSURE, SEE ALSO SHEET A2.10
 - 11 6" CONCRETE CURB
 - 12 CONCRETE APRON
 - 13 MAIN BUILDING ENTRANCE
 - 14 ARROW INDICATES ACCESSIBLE PATH TO RIGHT-OF-WAY
 - 15 SHORT TERM BICYCLE PARKING -SEE ALSO PARKING & LOADING PLAN FOR ADDITIONAL INFORMATION
 - 16 APPROX LOCATION/PROPANE TANK -MECHANICAL EQUIPMENT TO BE SCREENED AND PLACED TO SIDE AND REAR OF THE BUILDING PER FCC 10-6-6-5.G.1 AND G.3.
 - 17 APPROX LOCATION/GENERATOR -MECHANICAL EQUIPMENT TO BE SCREENED AND PLACED TO SIDE AND REAR OF THE BUILDING PER FCC 10-6-6-5.G.3. -SCREENING TO CONSIST OF WOOD FENCING W/ MASONRY BASE SIMILAR TO MEMORY CARE GARDEN FENCE AT ADJACENT BUILDING PER FCC 10-6-6-5.G.3. -MAX HEIGHT/GENERATOR NOT TO EXCEED 8'-0"
 - 18 APPROX LOCATION/STORMWATER TREATMENT FACILITY, SEE CIVIL
 - 19 MINIMUM RECESS OF 4' PER FCC 10-6-6-3.C.
 - 20 MINIMUM OFFSET OF 24" PER FCC 10-6-6-3.C.
 - 21 APPROXIMATE LOCATION/FIRE VAULT WITH FIRE DEPARTMENT CONNECTION -SEE ALSO SITE PLAN SHEET A0.10
 - 22 APPROXIMATE LOCATION OF MAILBOX --LOCATION & SIZE IS CONCEPTUAL AND PROVIDED FOR REFERENCE ONLY. EXACT LOCATIONS, DESIGN AND DETAIL TO BE REVIEWED AND APPROVED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COORDINATION WITH THE CITY AND US POSTAL SERVICE
 - 23 APPROXIMATE LOCATION/LONG-TERM BICYCLE PARKING STORAGE ROOM COMPLYING WITH FCC 10-3-10 -MIN. 4 SPACES TOTAL REQ'D, 4 PROVIDED. SEE ALSO A0.30 PARKING & LOADING PLAN

- LEGEND**
- LANDSCAPE SETBACK
 - BUILDING SETBACK
 - LANDSCAPE AREA
 - APPROXIMATE LOCATION OF COLORED AND TOOLED DECORATIVE CONCRETE W/ HEAVY BROOM FINISH -SEE COV FOR PROPOSED COLOR PALETTE
 - CONCRETE SIDEWALK

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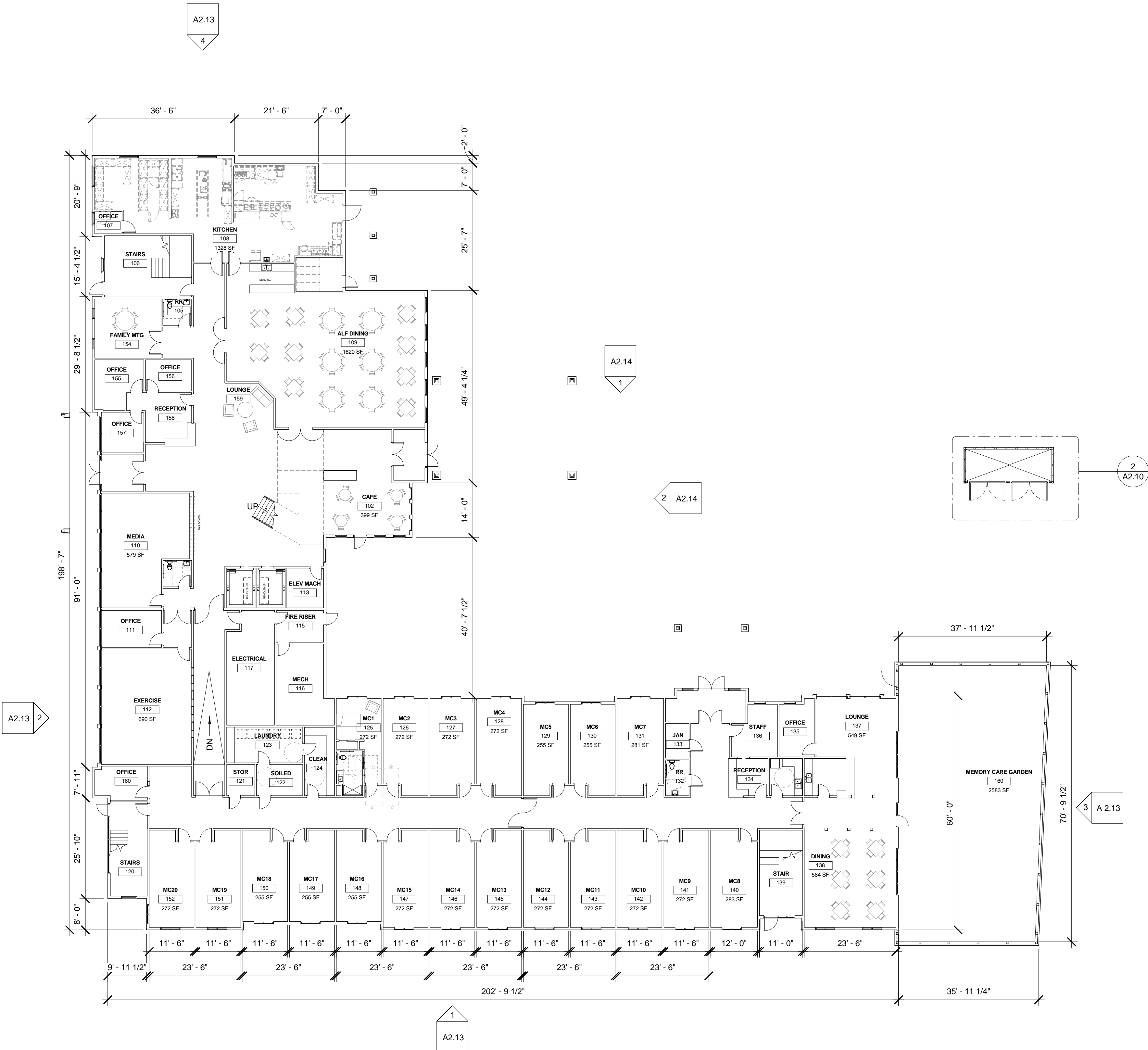
LOT 2 - SITE PLAN

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

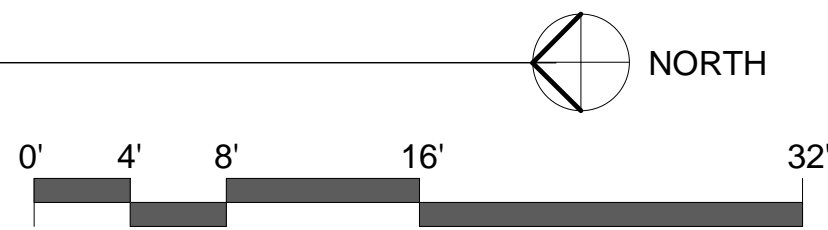
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Exhibit E3.1

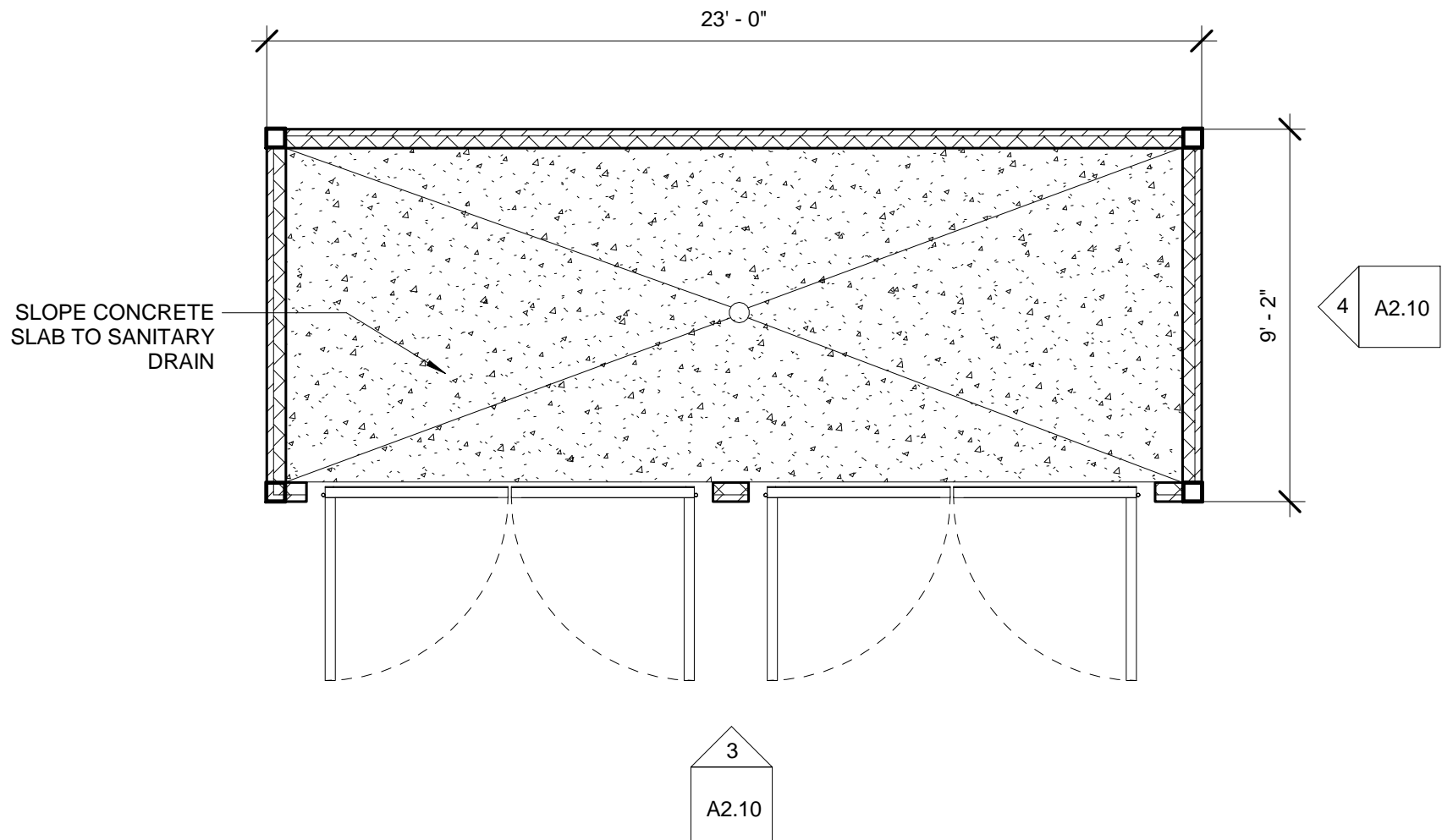
1 LOT 2 - ALF - SITE PLAN
1/16" = 1'-0"



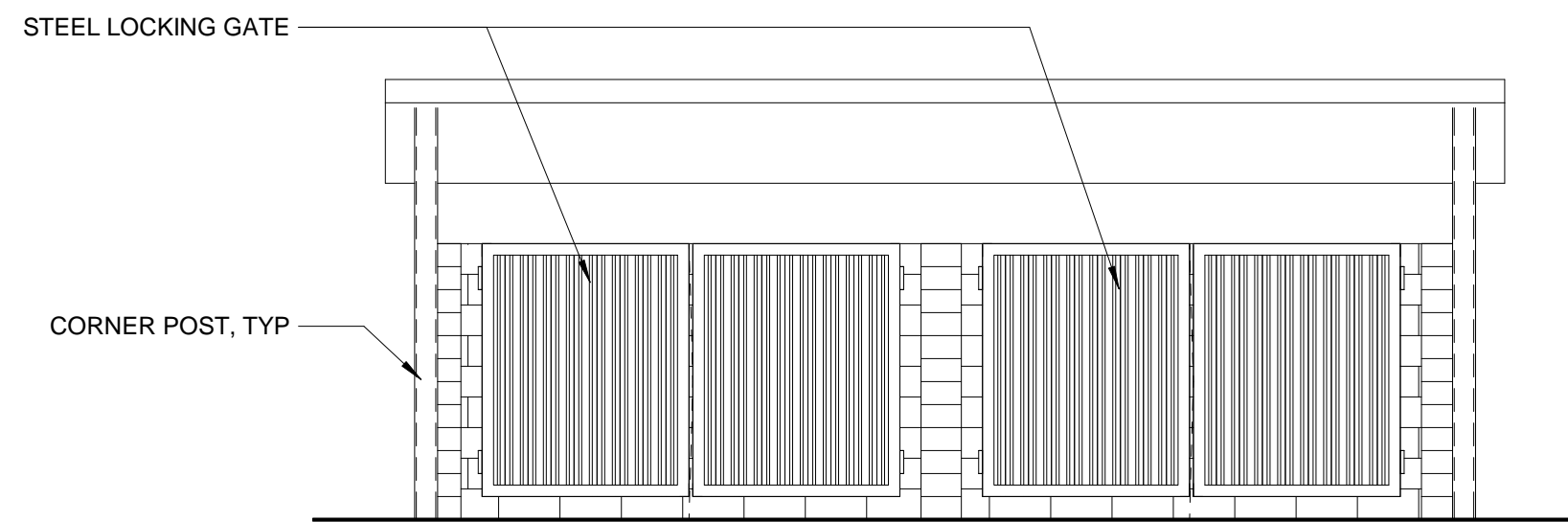
1 GROUND FLOOR - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/16" = 1'-0"



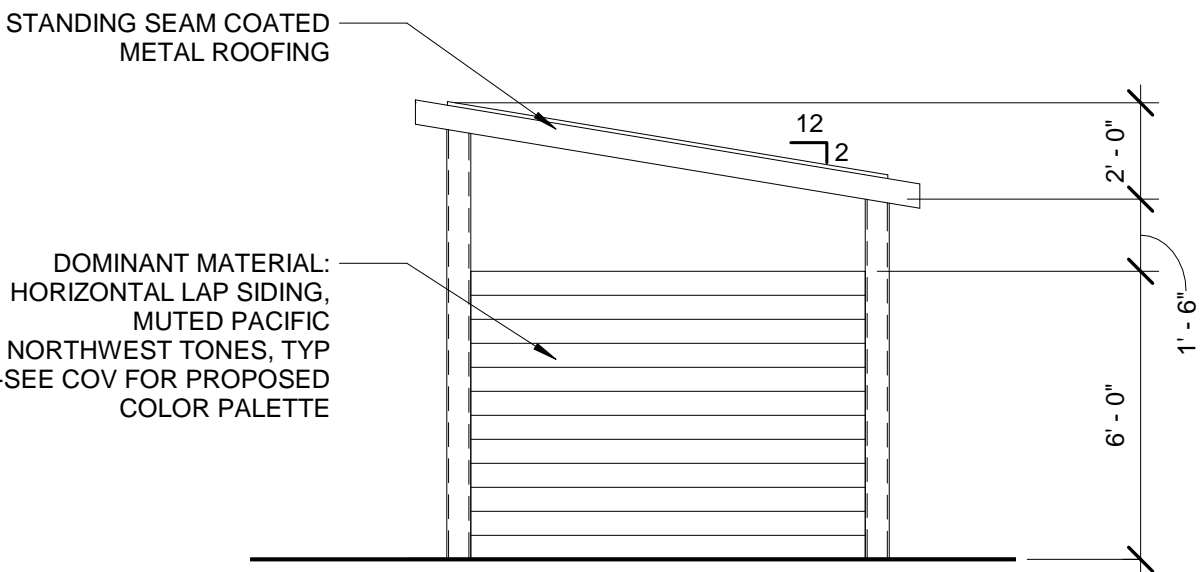
- GENERAL NOTES
1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.
 2. EXTERIOR ELEVATIONS ILLUSTRATE THE APPEARANCE OF THE PROPOSED BUILDINGS AS EACH WILL APPEAR UPON COMPLETION. THE HEIGHTS ARE APPROXIMATE AND MAY VARY WITHIN 2'-0" OF THE PROVIDED DIMENSIONS TO ACCOMMODATE CONSTRUCTION/BUILDING CODE VARIATIONS. THE POSSIBLE 2'-0" VARIATION WILL MAINTAIN THE AESTHETIC QUALITIES EXPECTED OF DESIGN REVIEW APPROVAL.



2 LOT 2 TRASH ENCLOSURE - PLAN
1/4" = 1'-0"



3 LOT 2 TRASH ENCLOSURE - WEST
1/4" = 1'-0"



4 LOT 2 TRASH ENCLOSURE - SOUTH
1/4" = 1'-0"

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LOT 2 - ALF GROUND FLOOR
PLAN

PHASE 1
LOT 2
DESIGN
REVIEW

A2.10

Exhibit E3.2

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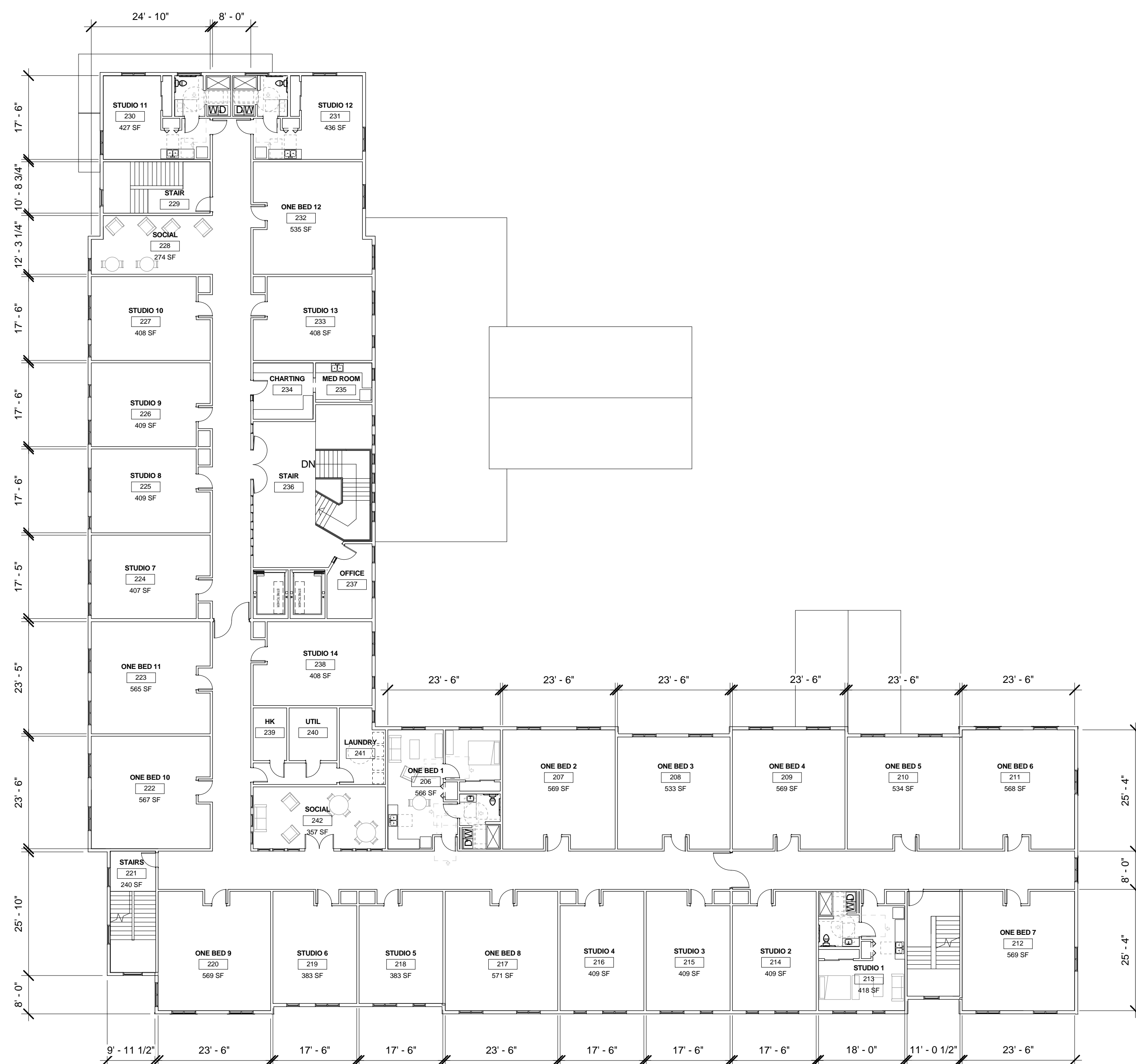
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LOT 2 - ALF SECOND AND
THIRD FLOOR PLAN

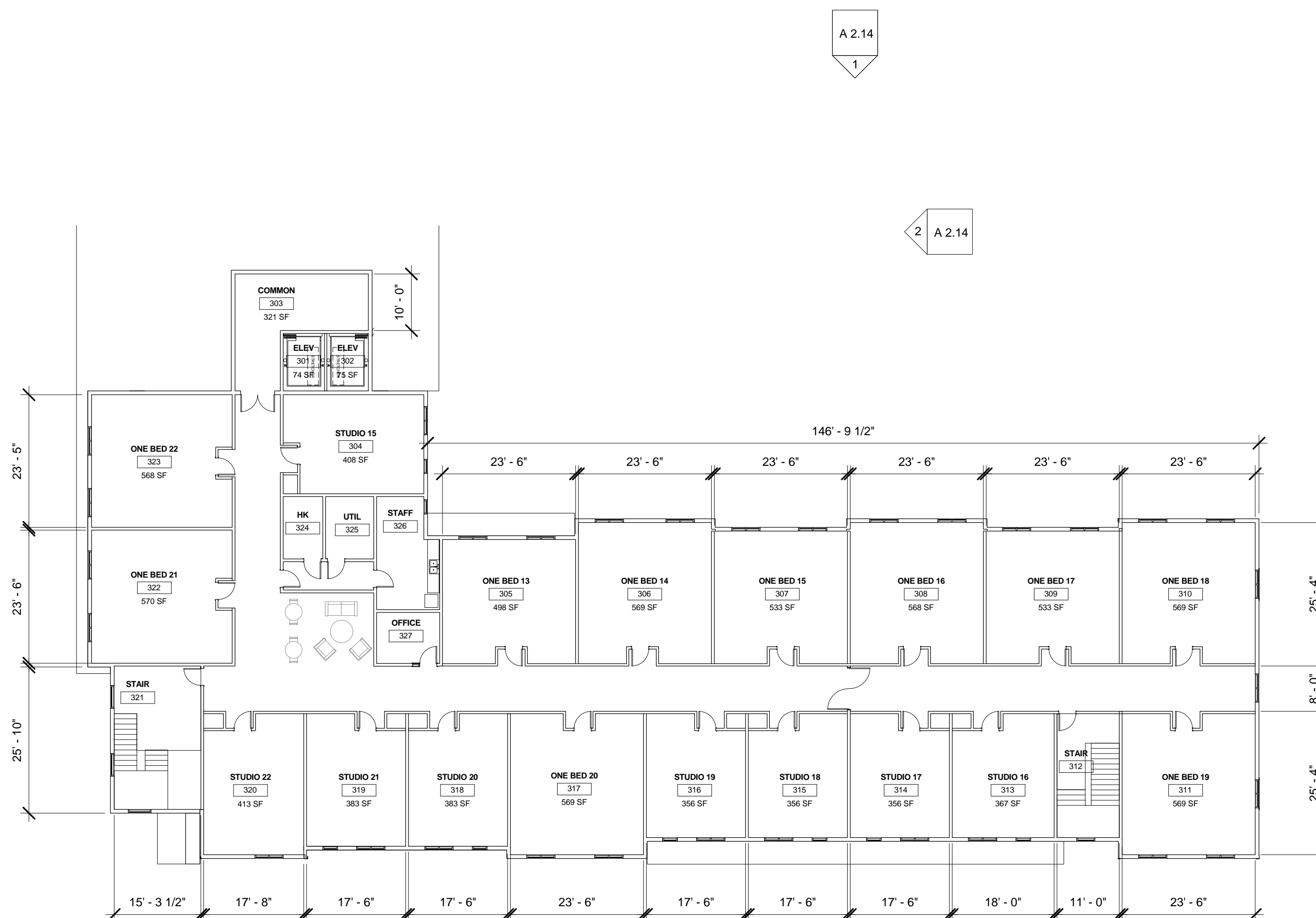
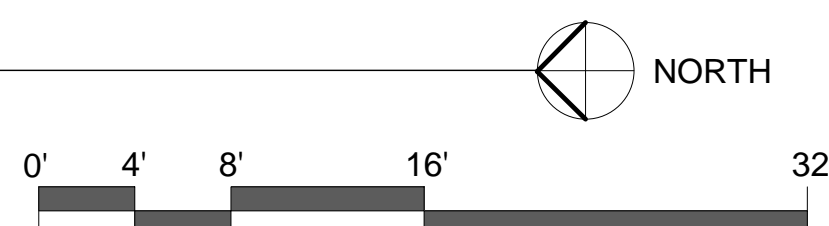
PHASE 1
LOT 2
DESIGN
REVIEW

A2.11

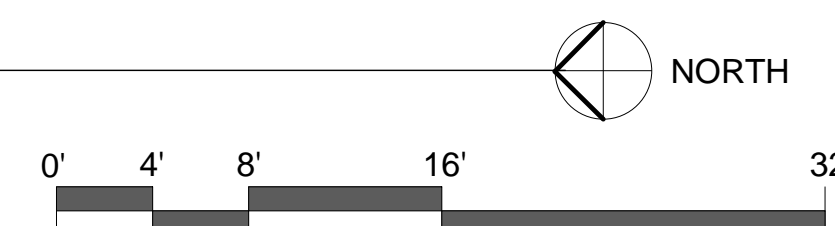
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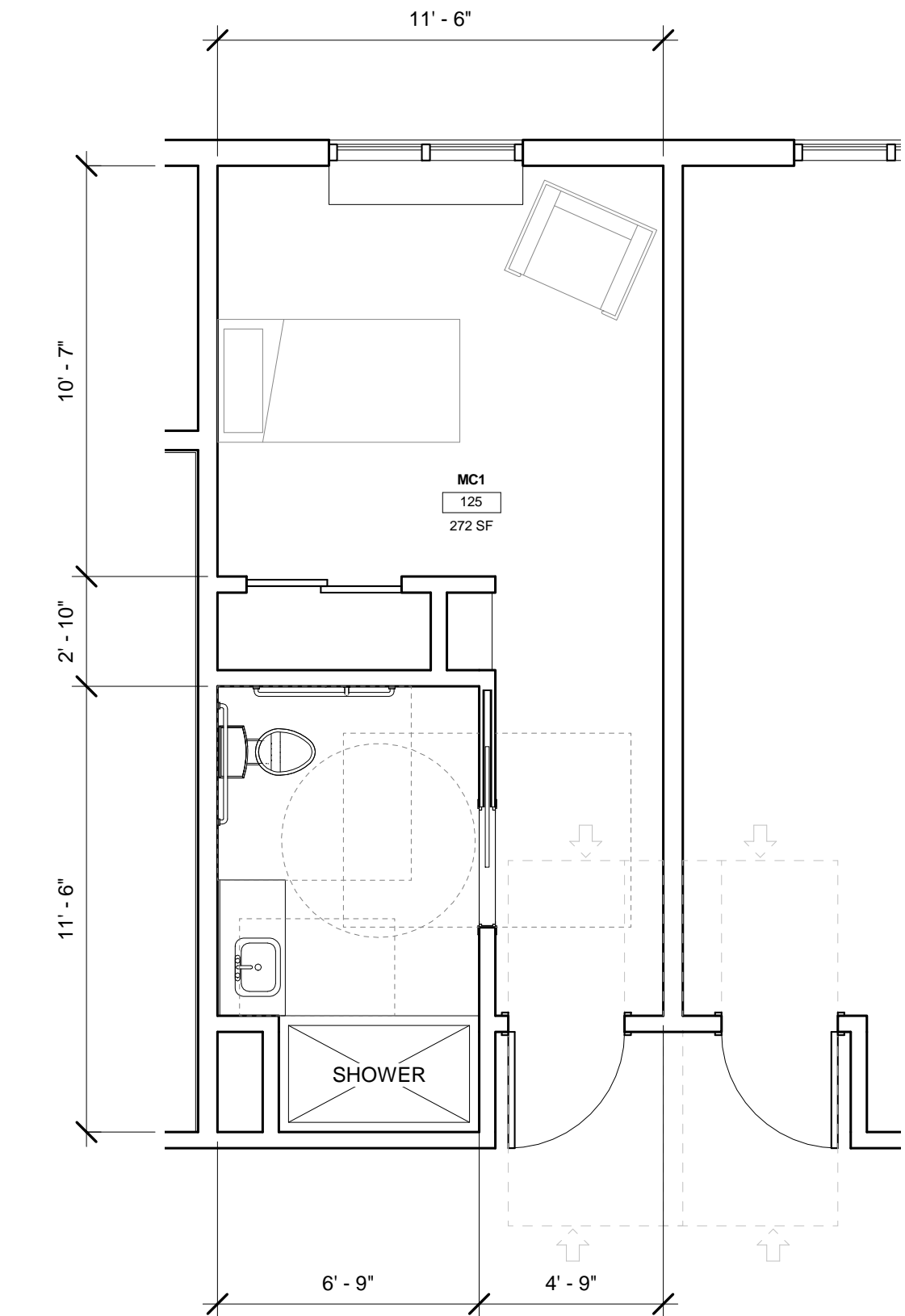


1 LEVEL 2 - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/16" = 1'-0"

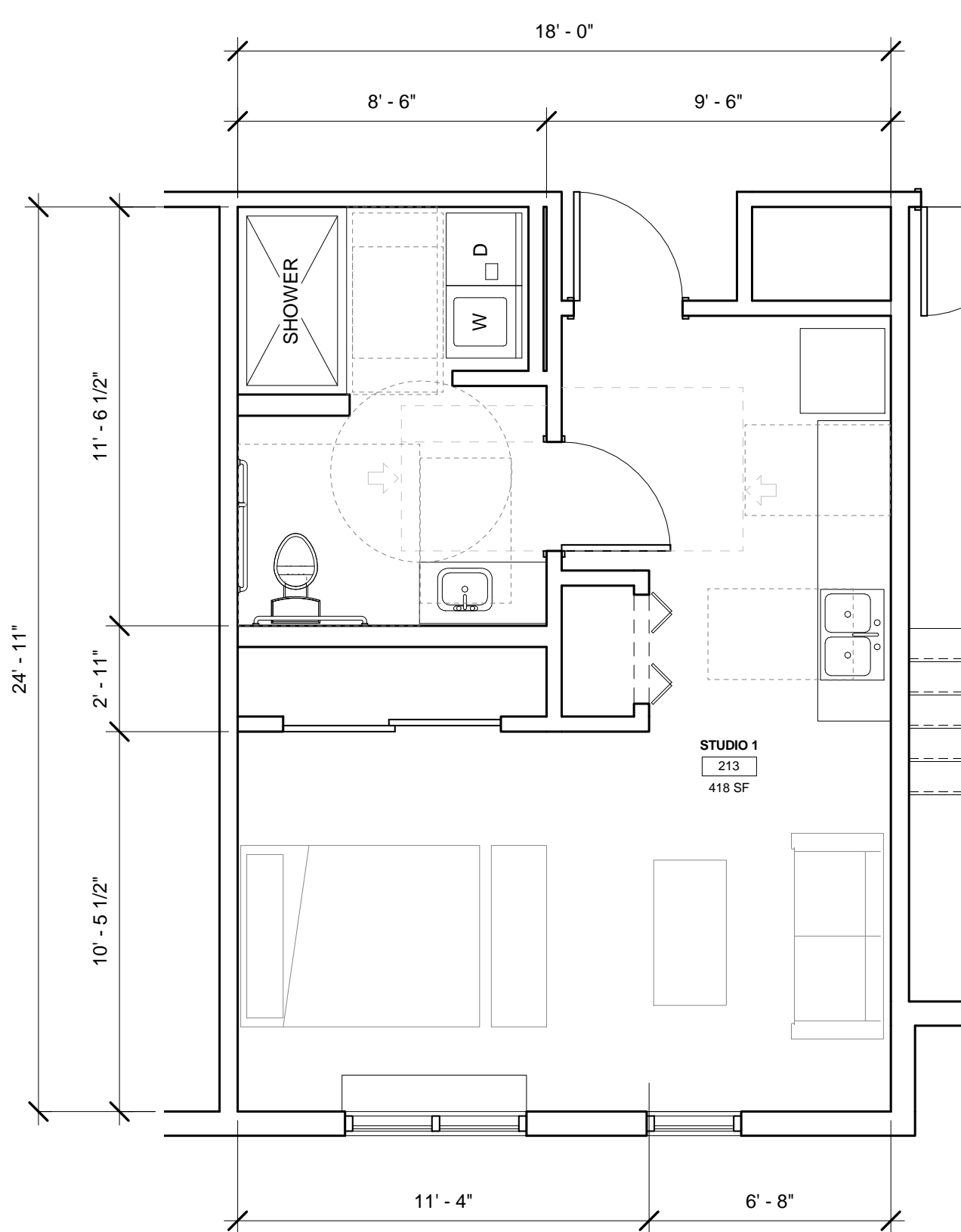


2 LEVEL 3 - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/16" = 1'-0"

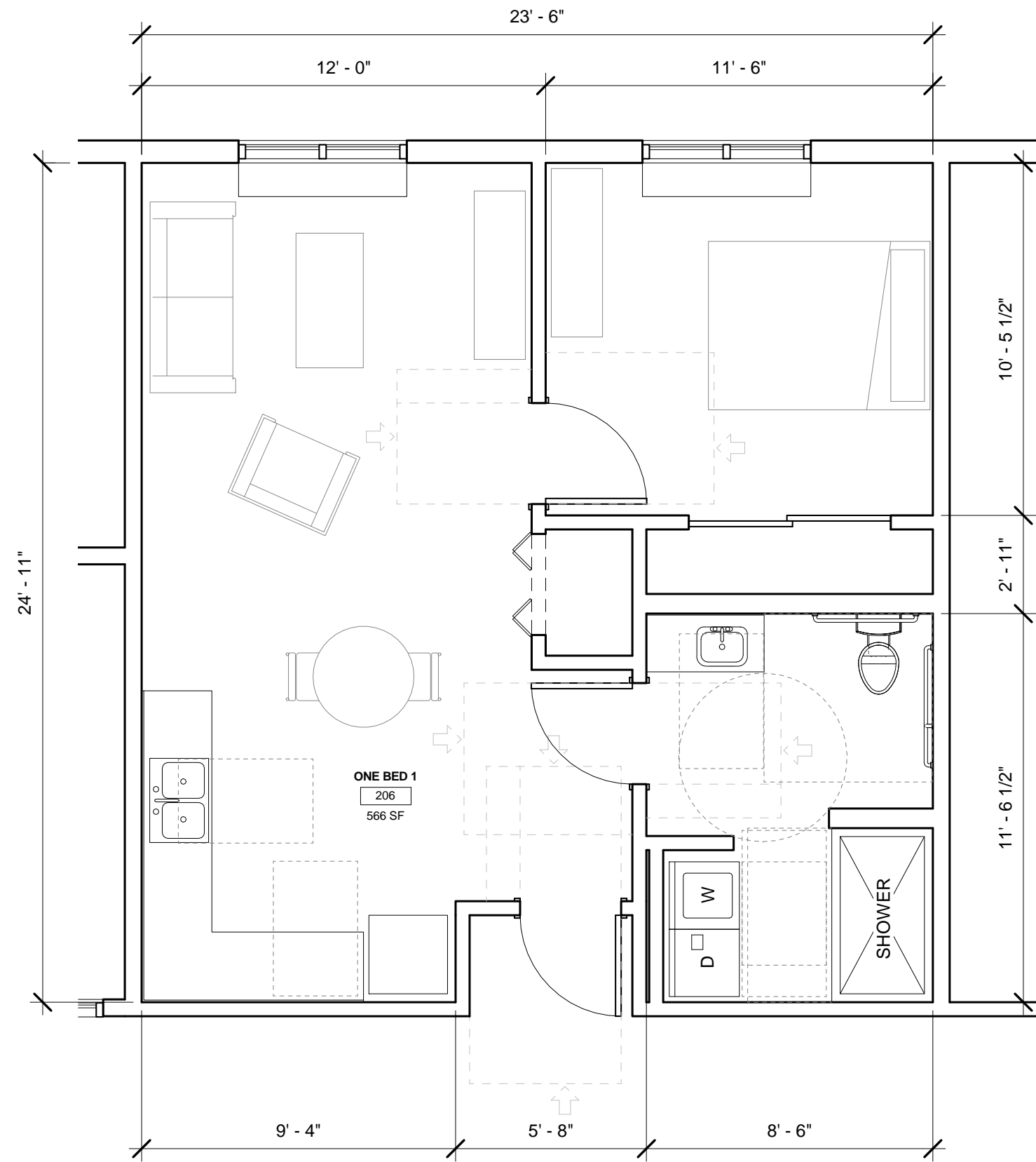




1 UNIT MC1
1/4" = 1'-0"



2 UNIT STUDIO1
1/4" = 1'-0"



3 UNIT ONE BED1
1/4" = 1'-0"

GENERAL NOTES

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LOT 2 - ALF UNIT TYPES

PHASE 1
LOT 2
DESIGN
REVIEW

A2.12

Exhibit E3.4



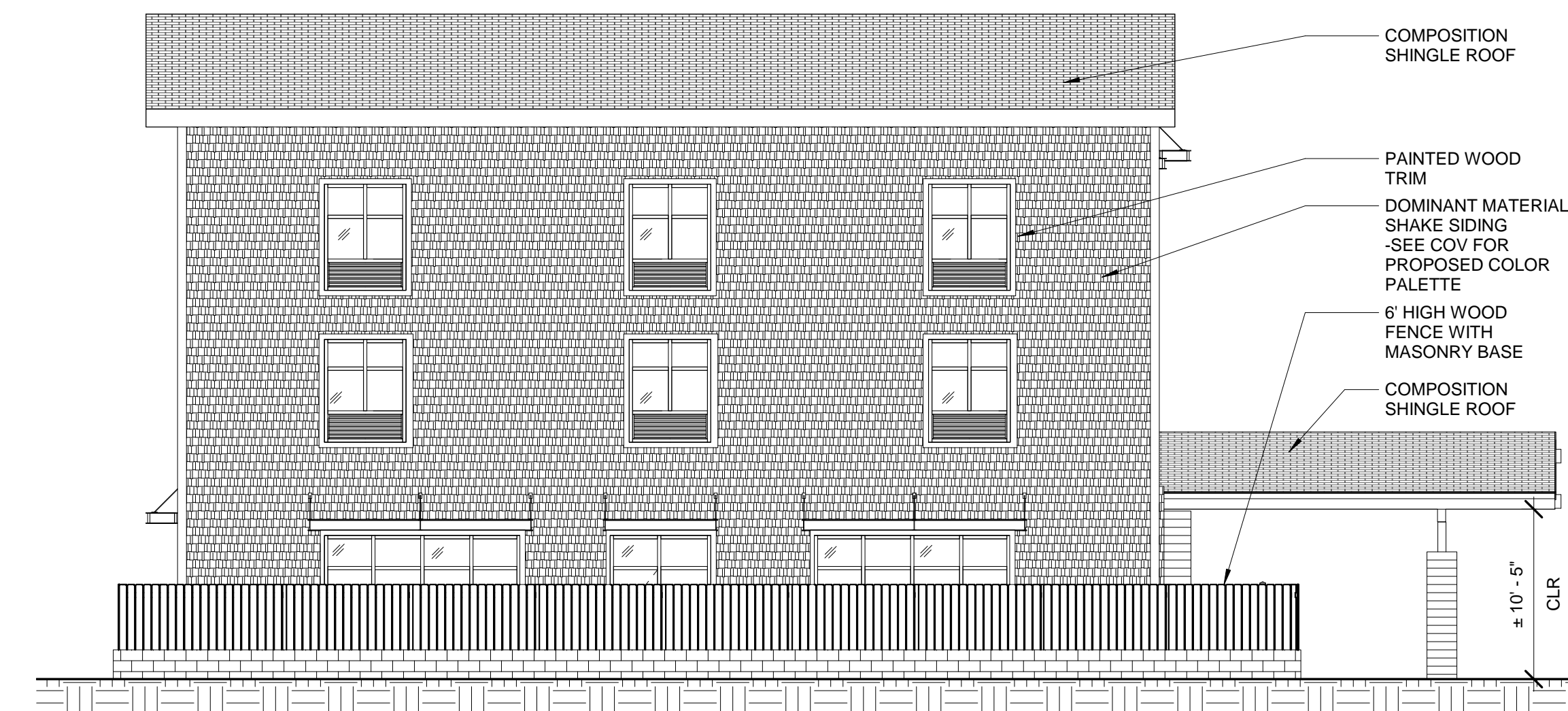
1 WEST ELEVATION - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/8" = 1'-0"

GENERAL NOTES

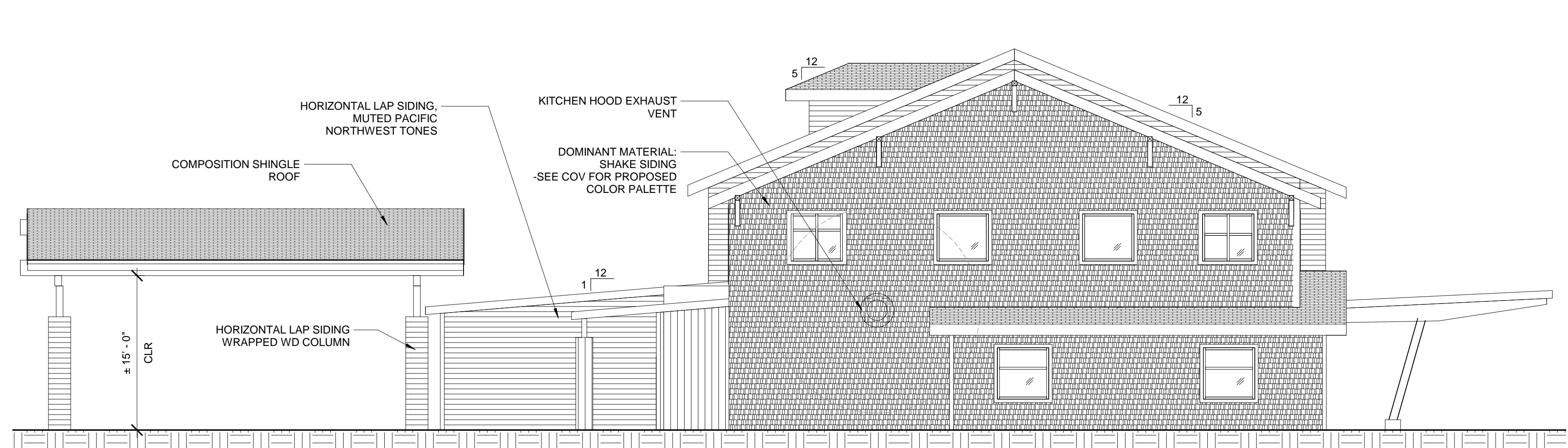
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2 NORTH ELEVATION - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/8" = 1'-0"



3 SOUTH ELEVATION 2 - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/8" = 1'-0"



4 EAST ELEVATION 2 - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/8" = 1'-0"

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REGISTERED ARCHITECT
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EUGENE, OREGON
6033
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LOT 2 - ALF EXTERIOR
ELEVATIONS

PHASE 1
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A2.13

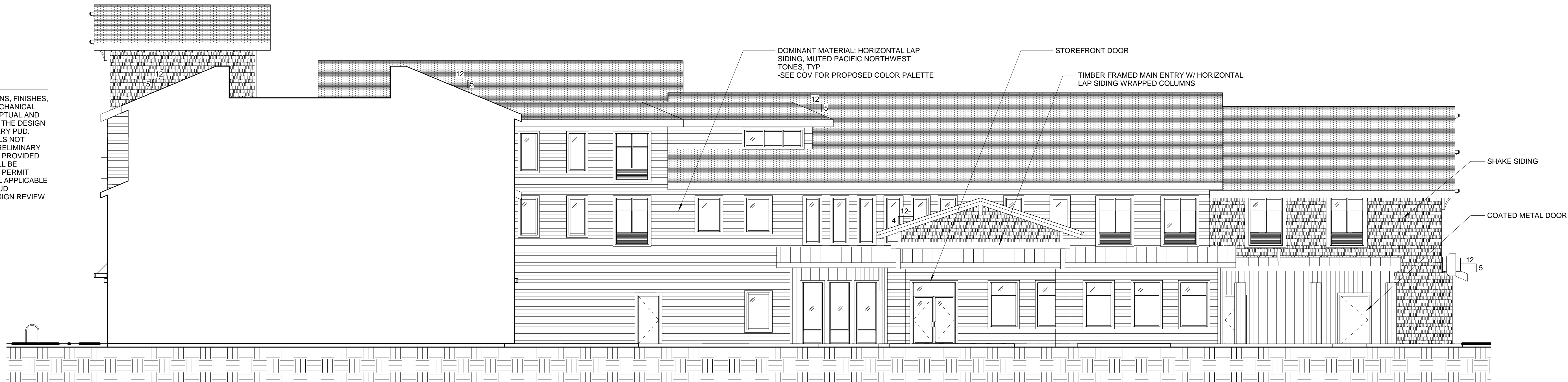
Exhibit E3.5



1 EAST ELEVATION - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/8" = 1'-0"

GENERAL NOTES

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2 SOUTH ELEVATION - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
1/8" = 1'-0"



3 CANNERY ENTRANCE - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



4 3D VIEW - LOT 2 - ASSISTED LIVING/MEMORY CARE FACILITY
SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.

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LOT 2 - ALF EXTERIOR
ELEVATIONS

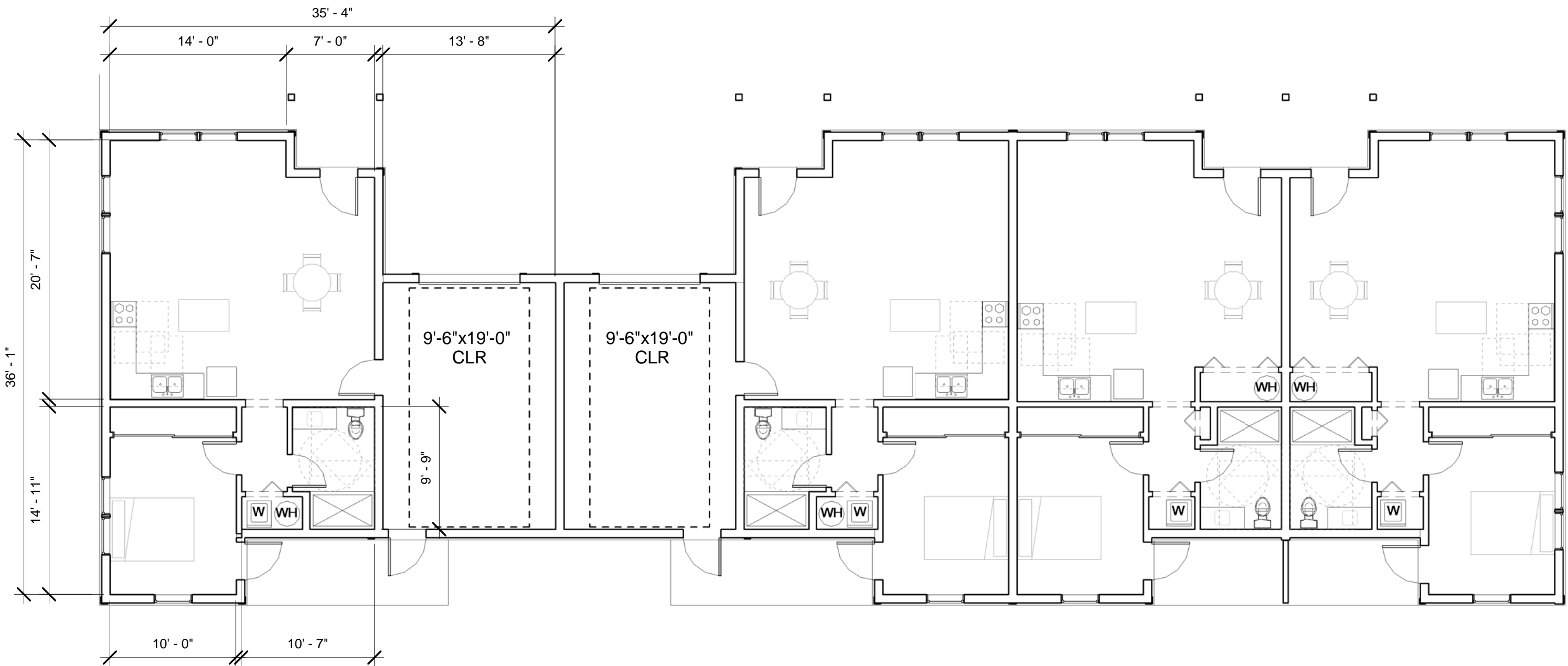
PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A2.14

Exhibit E3.6

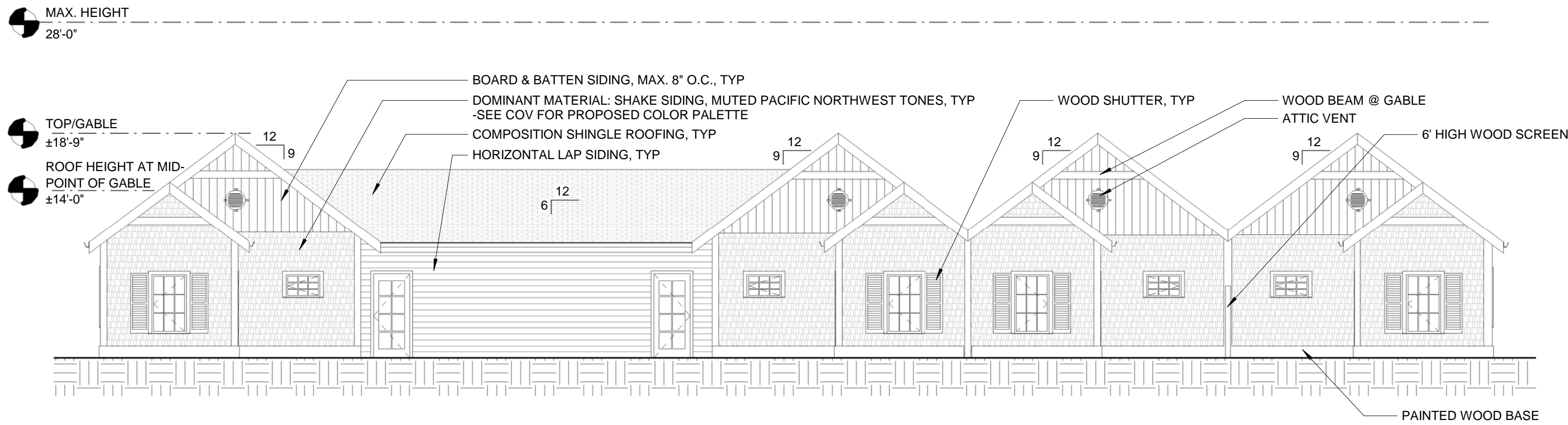
GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.



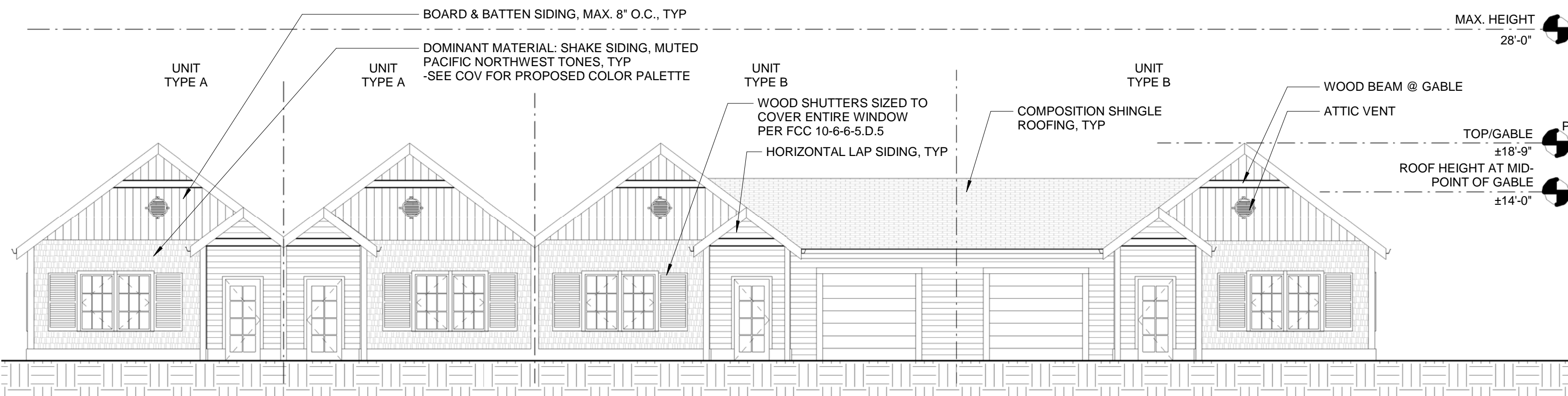
1 GROUND FLOOR - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR



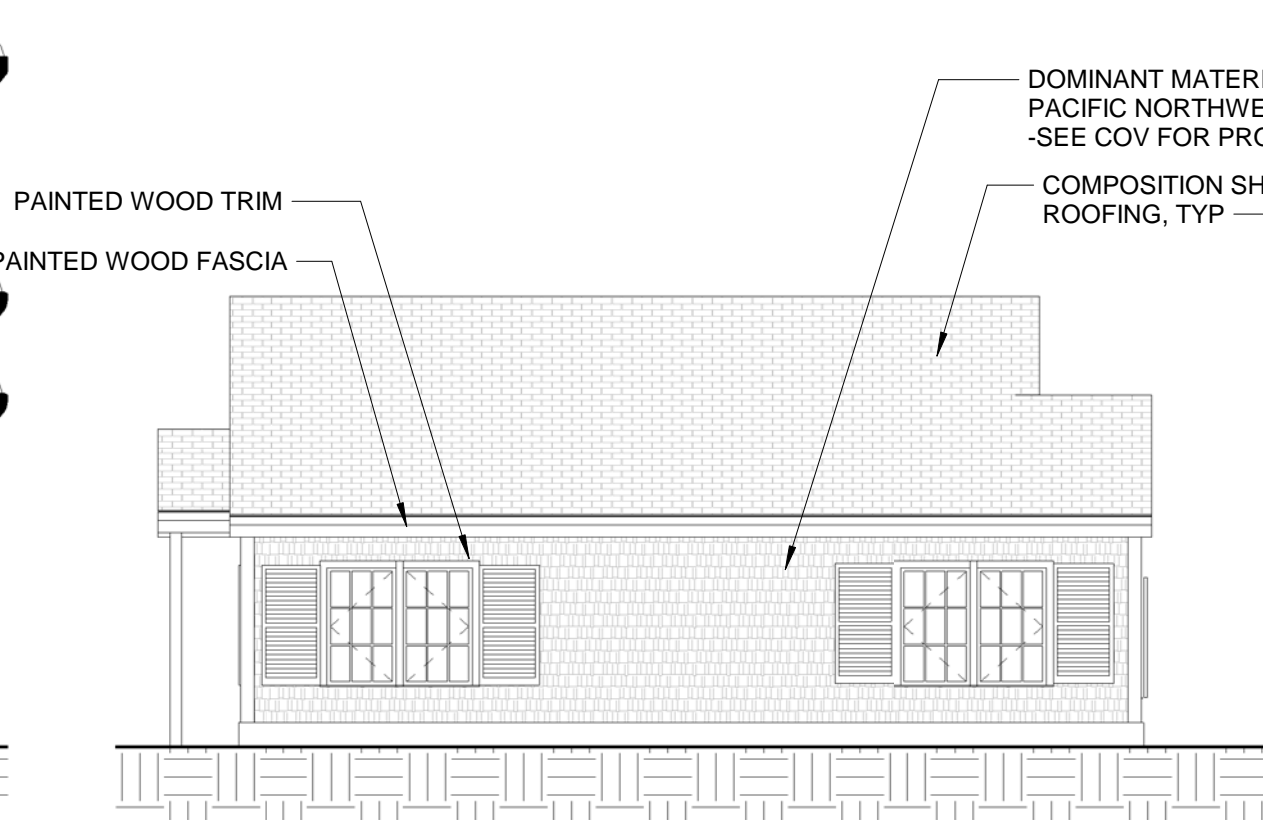
2 WEST ELEVATION - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR



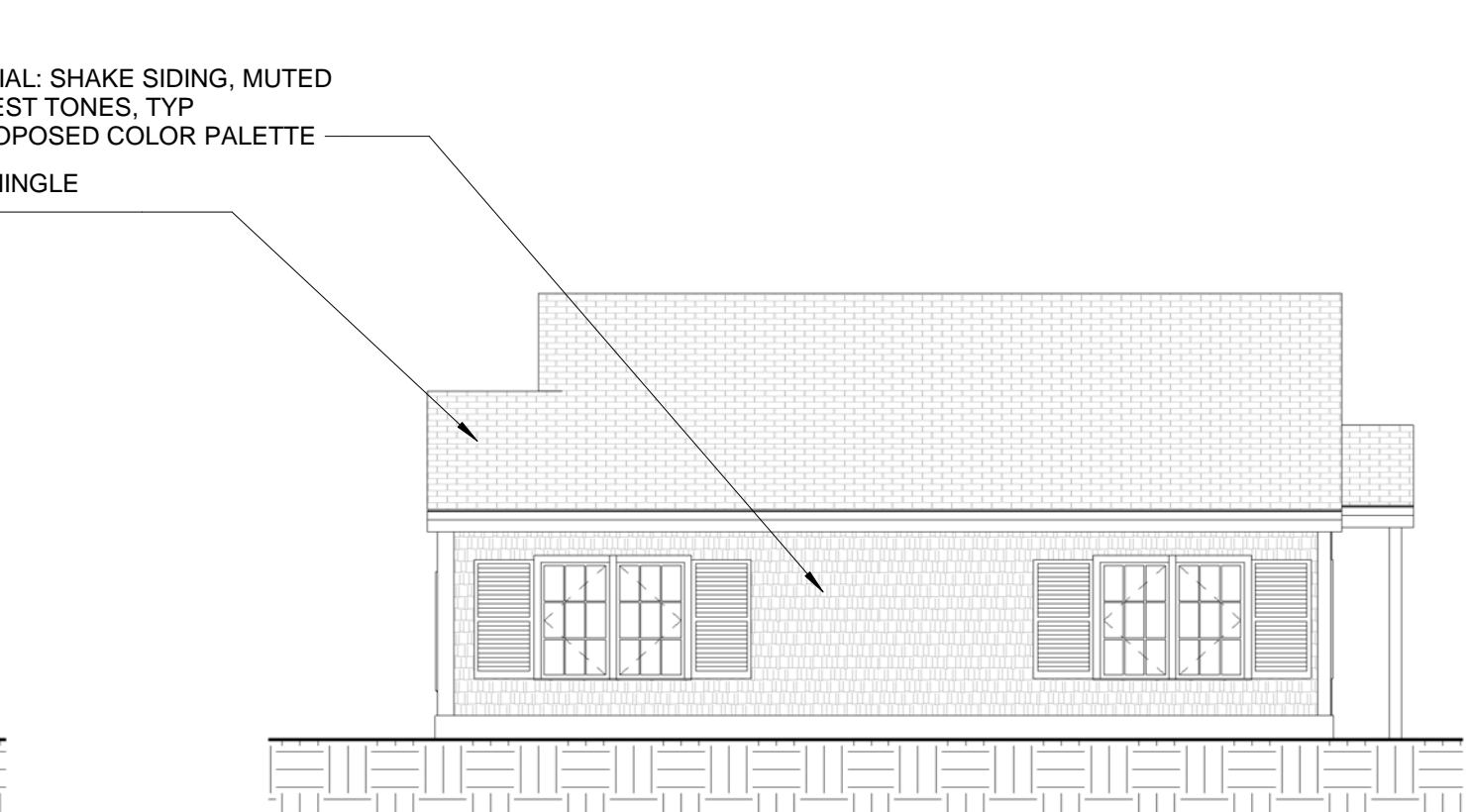
3 EAST ELEVATION - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR



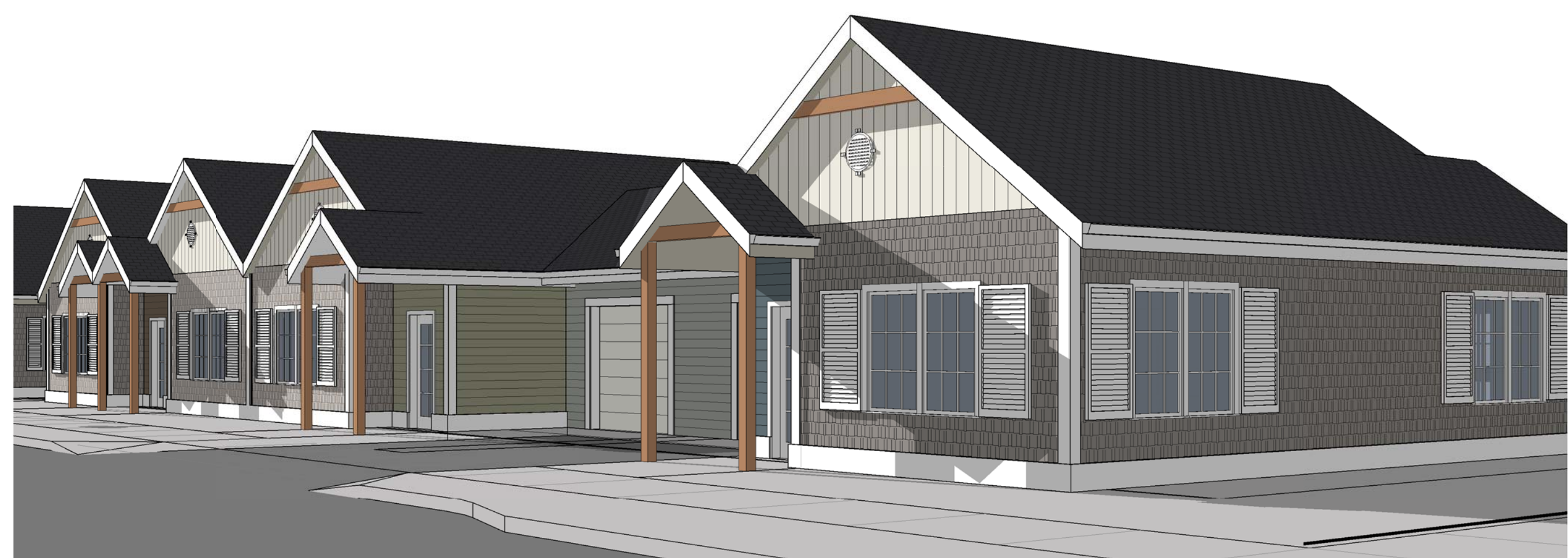
4 NORTH ELEVATION - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR



5 SOUTH ELEVATION - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

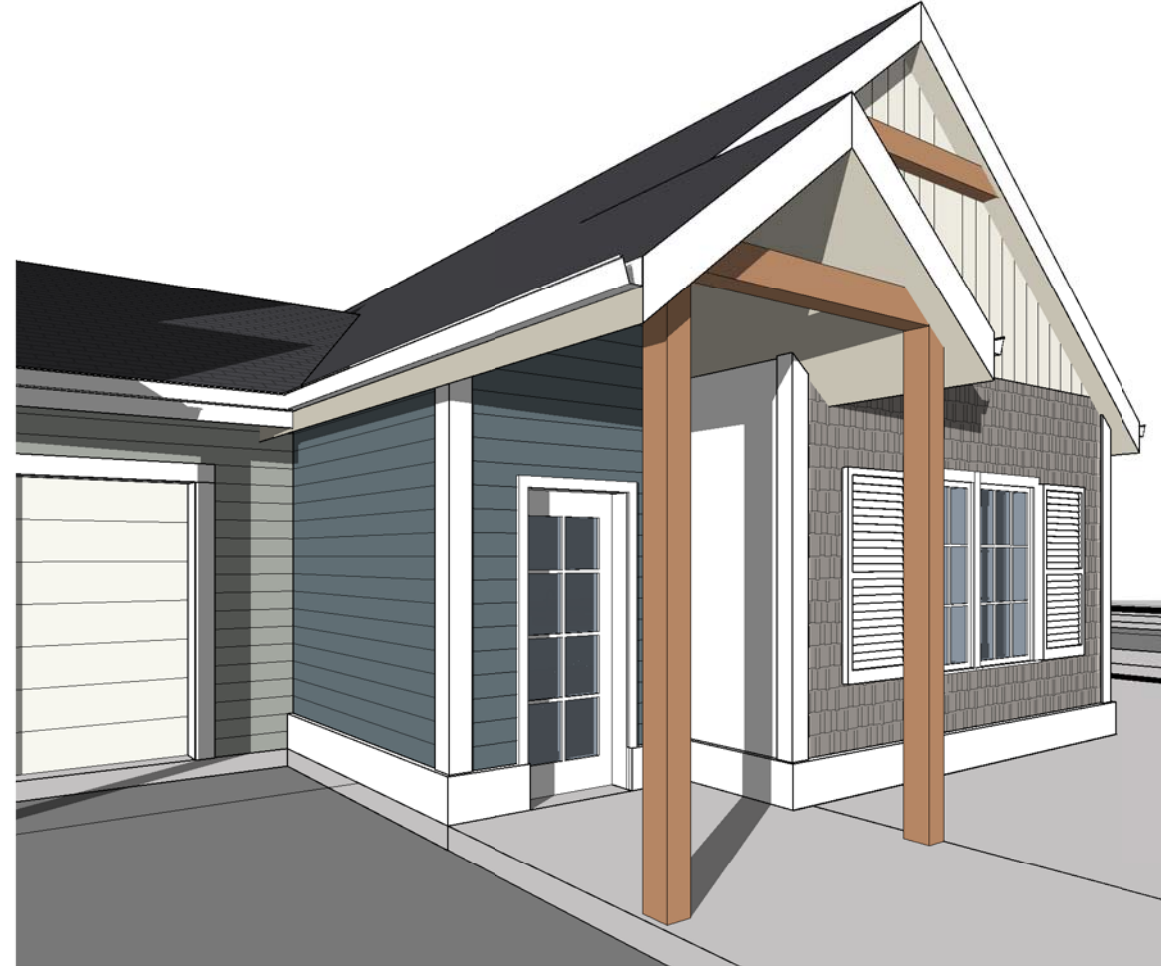
TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR



6 3D VIEW - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR

SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



7 3D VIEW 2 - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR

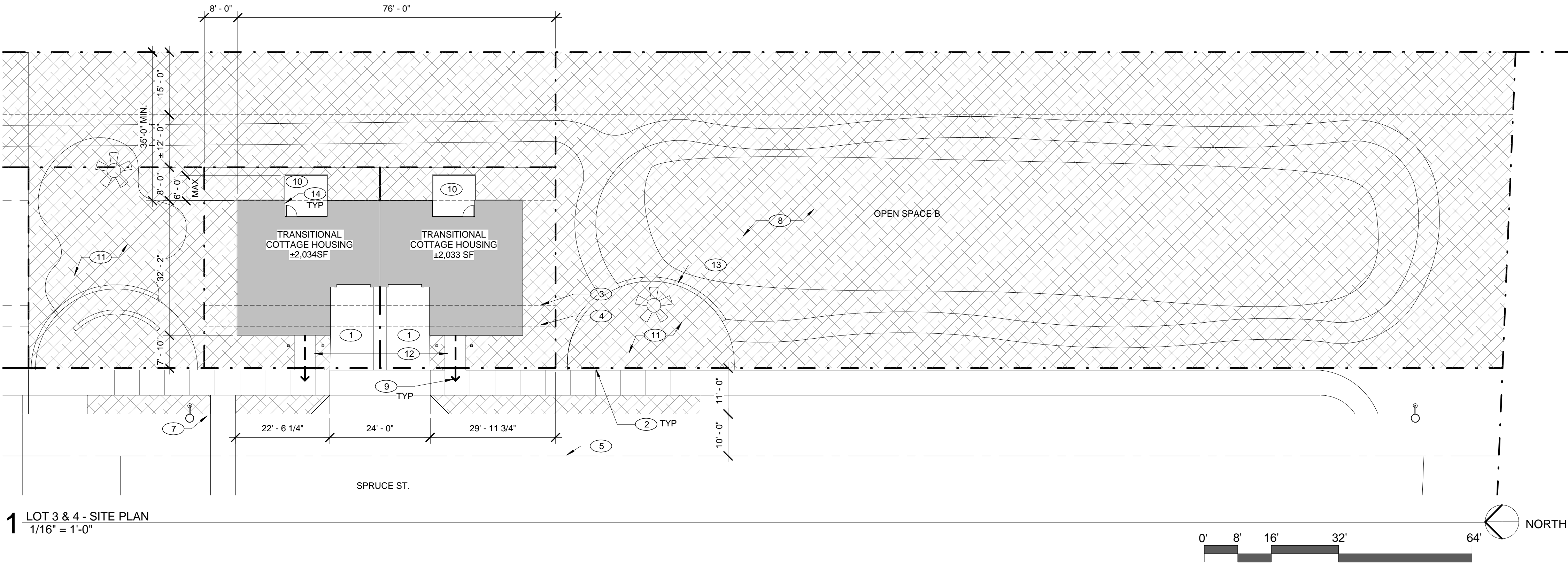
SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



8 3D VIEW 3 - LOT 2 - TRANSITIONAL COTTAGE HOUSING NORTH
1/8" = 1'-0"

TRANSITIONAL COTTAGE HOUSING SOUTH - SIMILAR

SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.

LOT 3:

TOTAL LOT AREA: ±2,034 SF

BUILDING GROSS FLOOR AREA: ±921 SF (±45% OF SITE)

TOTAL LANDSCAPE AREA: ±721 SF (±35% OF SITE)

TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA): ±1,313 SF (±65% OF SITE)

BUILDING HEIGHT TO GABLE ROOF MID-POINT: +/-14'-0", MAX ALLOWABLE: 28'-0", SEE ALSO SHEET A3.10

LOT 4:

TOTAL LOT AREA: ±2,033 SF

BUILDING GROSS FLOOR AREA: ±921 SF (±45% OF SITE)

TOTAL LANDSCAPE AREA: ±721 SF (±35% OF SITE)

TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA): ±1,312 SF (±65% OF SITE)

BUILDING HEIGHT TO GABLE ROOF MID-POINT: +/-14'-0", MAX ALLOWABLE: 28'-0", SEE ALSO SHEE A3.10

- KEYNOTES
- 1 ASPHALT DRIVEWAY
 - 2 PROPERTY LINE
 - 3 LANDSCAPE SETBACK LINE
 - 4 BUILDING SETBACK LINE
 - 5 STREET CENTERLINE
 - 6 CONCRETE SIDEWALK, SEE ALSO CIVIL
 - 7 6" CONCRETE CURB
 - 8 STORMWATER TREATMENT FACILITY, SEE CIVIL
 - 9 ACCESSIBLE PATH TO RIGHT-OF-WAY
 - 10 RESIDENT DECK
 - EXTEND MAX 6'-0" INTO 35'-0" SETBACK
 - HEIGHT OF DECK VARIES FROM APPROXIMATELY ±2'-6" TO ±6'-0" ABOVE ADJACENT GRADE AND NOT TO EXCEED 8'-0" ABOVE GRADE MEASURED FROM LOWEST ELEVATION OF EAST PROPERTY LINE
 - 11 OPEN SPACE, SEE OPEN SPACE PLAN SHEET A0.20 FOR EXTENT & DIVISION OF SPACE
 - 12 ENTRY WALKWAY TO FRONT DOOR
 - 13 CONCRETE RETAINING WALL (FCC 10-6-6-4.F.) TO BE COMPATIBLE WITH THE ADJOINING BUILDING MATERIALS (FCC 10-6-6-5.F.2).
-SEE ALSO CIVIL
 - 14 MINIMUM RECESS OF 4' PER FCC 10-6-6-3.C.

LEGEND

----- LANDSCAPE SETBACK

----- BUILDING SETBACK

LANDSCAPE AREA

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ARCHITECTS

860 West Park Street, Suite 300
Eugene, Oregon 97401
(541) 344 9157
www.gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
5033
STATE OF OREGON

REVISIONS

CANNERY STATION

87344 MUNSEL LAKE RD. FLORENCE, OREGON 97439

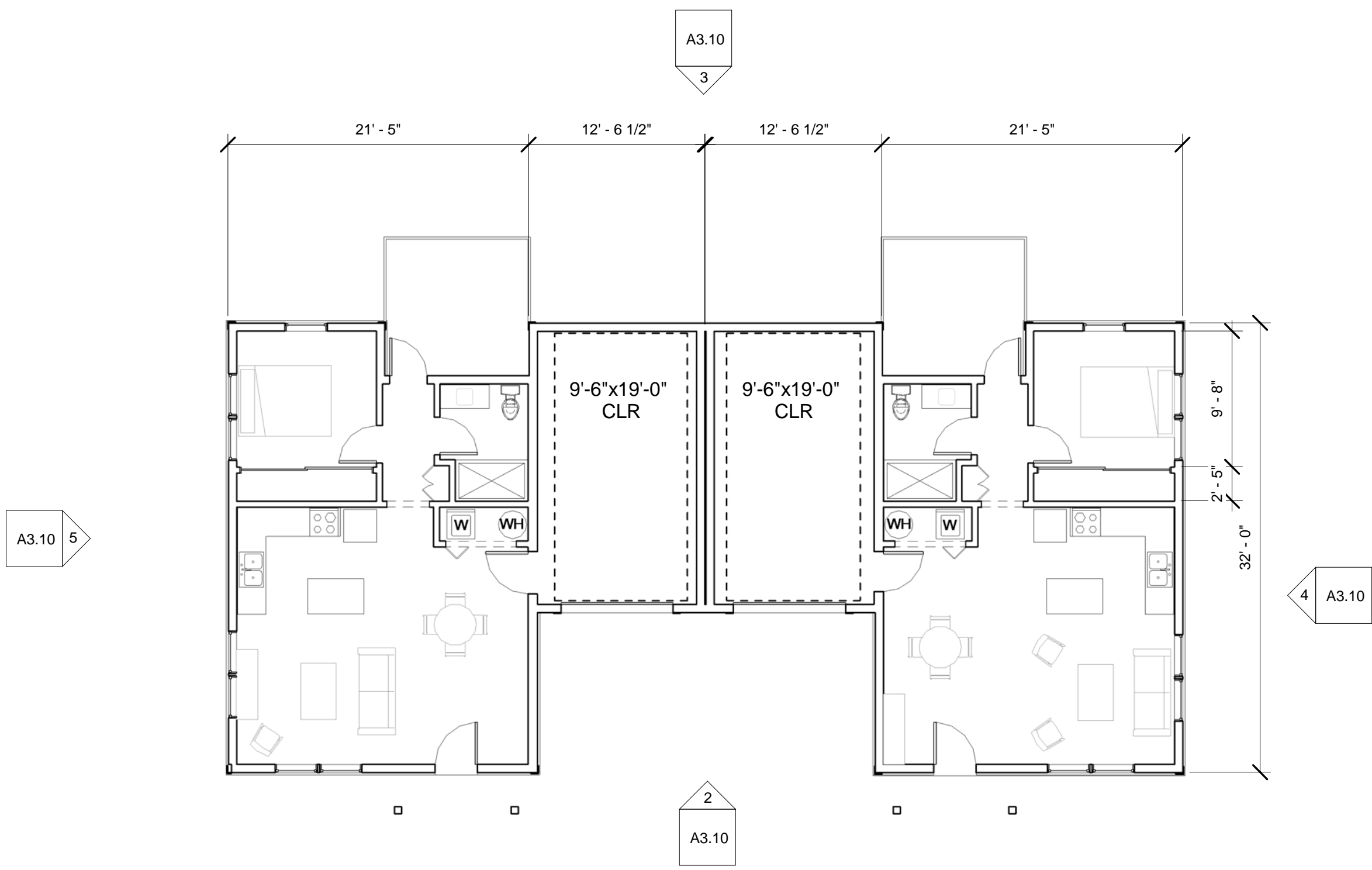
JOB NO: 17986
ISSUE DATE: 07 FEB 2019

LOT 3 & 4 - SITE PLAN

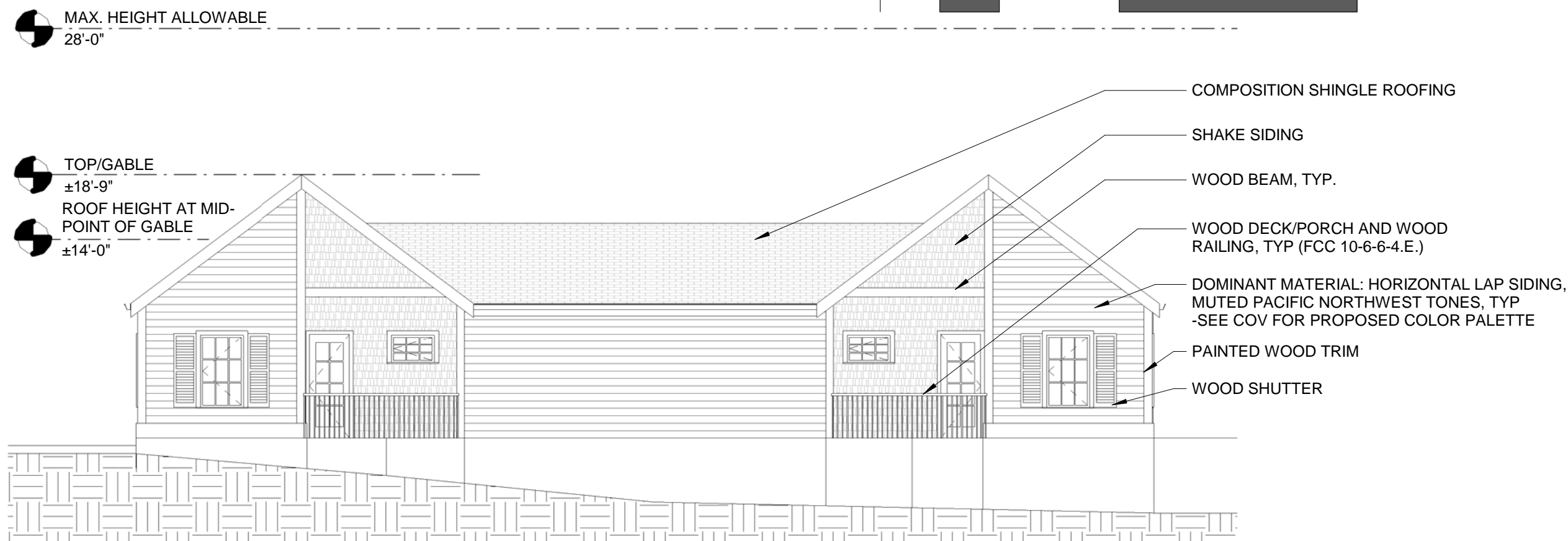
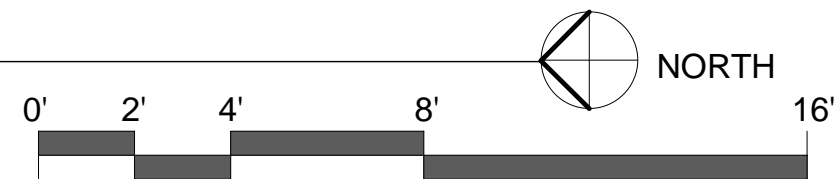
PHASE 1
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TENTATIVE
SUBDIVISION

A3.00

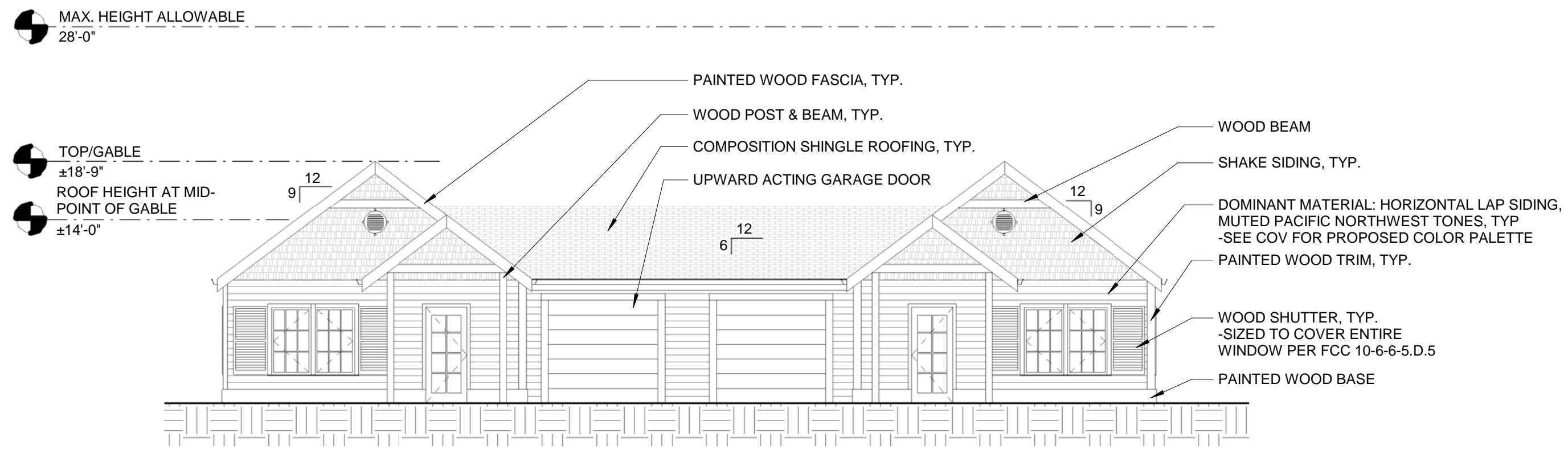
Exhibit E4.1



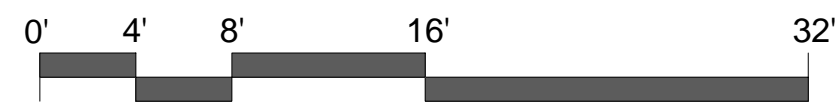
1 GROUND FLOOR - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING
1/8" = 1'-0"



3 EAST ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING
1/8" = 1'-0"



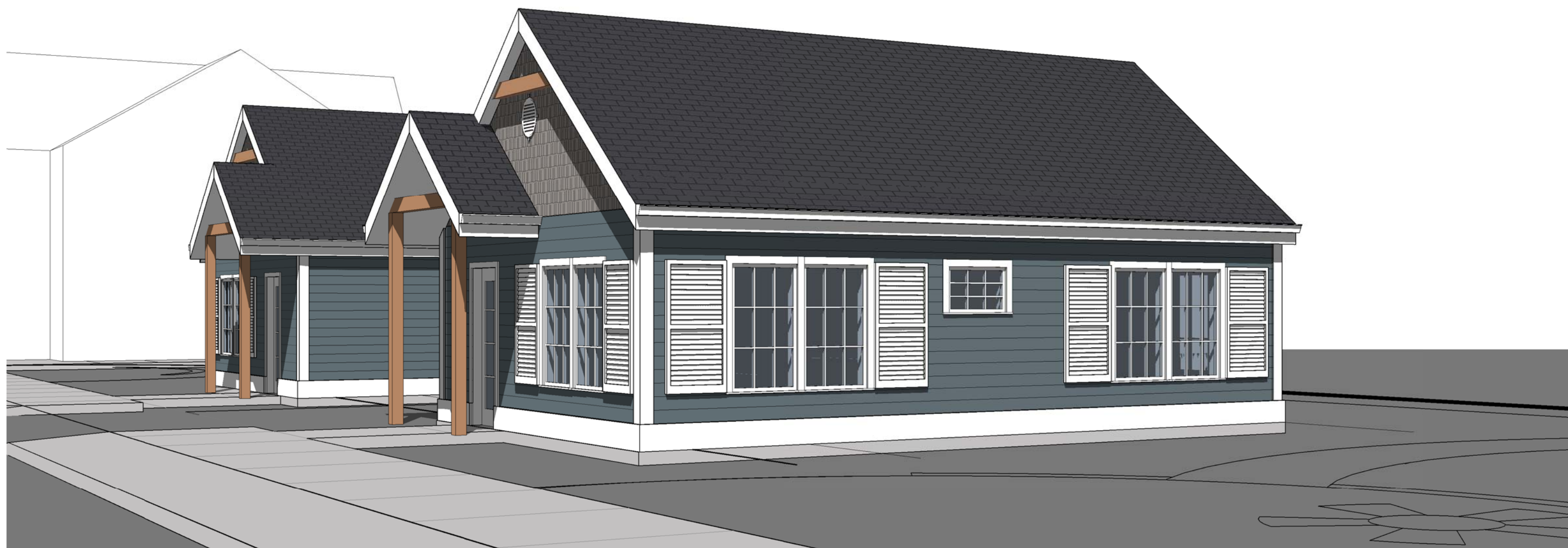
2 WEST ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING
1/8" = 1'-0"



4 SOUTH ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING
1/8" = 1'-0"



5 NORTH ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING
1/8" = 1'-0"



SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.

6 3D VIEW - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING



SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.

7 3D VIEW - LOT 3 - TRANSITIONAL COTTAGE HOUSING

GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.

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860 West Park Street, Suite 300
Eugene, Oregon 97401
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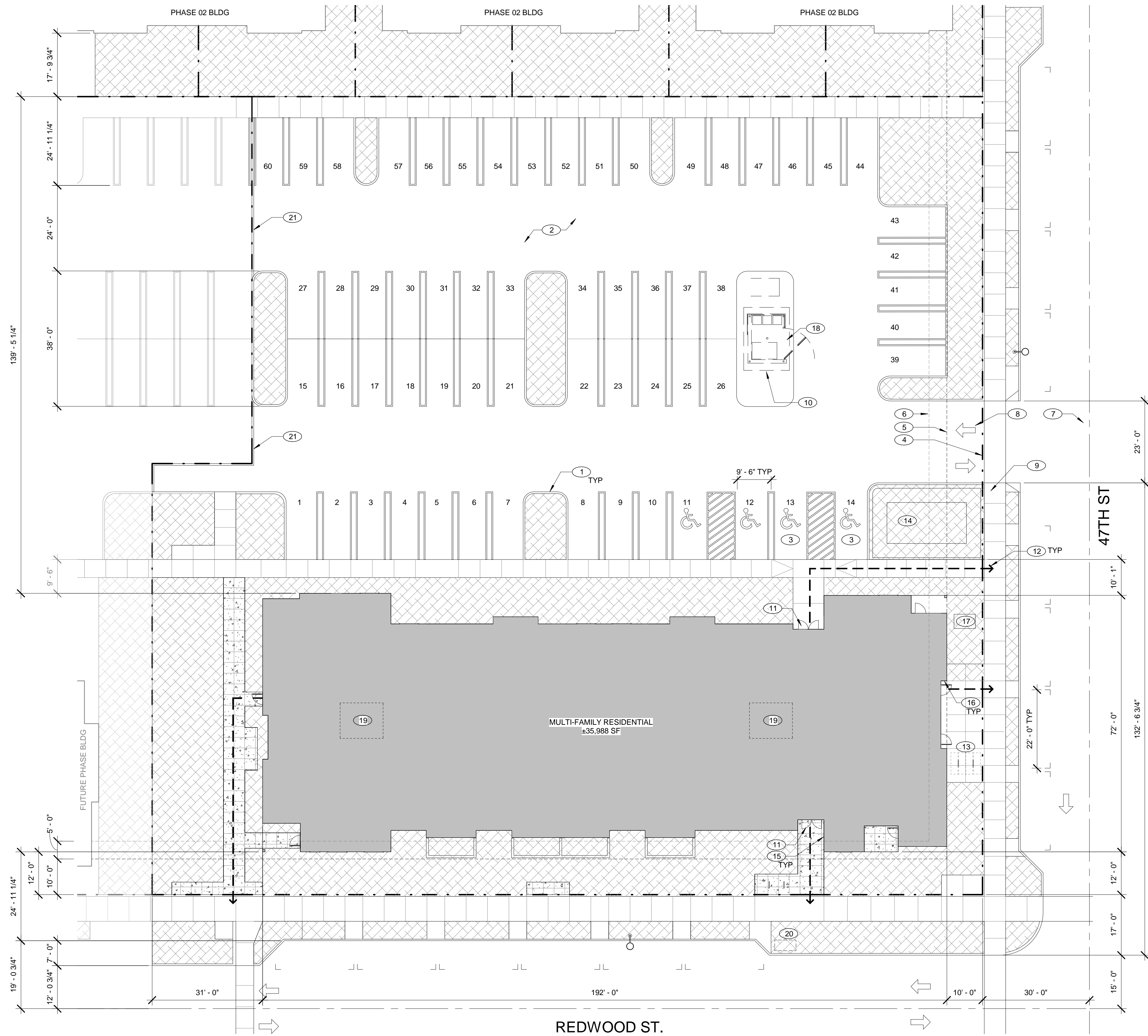
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LOT 3 & 4 - COTTAGES

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A3.10

Exhibit E4.2



1 LOT 5 - SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.

TOTAL LOT AREA: ±49,308 SF

BUILDING GROSS FLOOR AREA: ±11,980 SF (±25% OF SITE)

TOTAL LANDSCAPE AREA: ±11,645 SF (±24% OF SITE)

TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA): ±37,663 SF (±76% OF SITE)

KEYNOTES

- 1 6" CONCRETE CURB
- 2 ASPHALT PARKING LOT & STRIPING THROUGHOUT
- 3 VAN ACCESSIBLE PARKING SPACE W/ SIGN INCLUDING INTERNATIONAL SYMBOL OF ACCESSIBILITY & "VAN ACCESSIBLE" DESIGNATION @ +7'-0" AFF
- 4 PROPERTY LINE
- 5 LANDSCAPE SETBACK LINE
- 6 BUILDING SETBACK LINE
- 7 STREET CENTERLINE
- 8 ARROW INDICATES TRAFFIC FLOW DIRECTION
- 9 CONCRETE SIDEWALK, SEE ALSO CIVIL
- 10 TRASH ENCLOSURE
- 11 MAIN BUILDING ENTRANCE
- 12 ACCESSIBLE PATH TO RIGHT-OF-WAY
- 13 SHORT TERM BICYCLE PARKING -SEE ALSO PARKING & LOADING PLAN FOR ADDITIONAL INFORMATION
- 14 APPROX LOCATION/STORMWATER TREATMENT FACILITY, SEE CIVIL
- 15 MINIMUM RECESS OF 4' PER FCC 10-6-6-3.C.
- 16 MINIMUM OFFSET OF 24" PER FCC 10-6-6-3.C.
- 17 APPROXIMATE LOCATION/FIRE VAULT WITH FIRE DEPARTMENT CONNECTION -SEE ALSO SITE PLAN SHEET A0.10
- 18 TRASH ENCLOSURE TO BE LOCATED ON RAISED CONCRETE PLINTH AS REQ'D TO PREVENT STORMWATER INTRUSION -PROVIDE RAMP AS REQ'D FOR EASE OF ACCESS
- 19 APPROXIMATE LOCATION/LONG-TERM BICYCLE PARKING STORAGE ROOMS COMPLYING WITH FCC 10-3-10 -MIN. 11 SPACES TOTAL REQ'D, 13 PROVIDED. SEE ALSO A0.30 PARKING & LOADING PLAN
- 20 APPROXIMATE LOCATION OF MAILBOX --LOCATION & SIZE IS CONCEPTUAL AND PROVIDED FOR REFERENCE ONLY. EXACT LOCATIONS, DESIGN AND DETAIL TO BE REVIEWED AND APPROVED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COORDINATION WITH THE CITY AND US POSTAL SERVICE
- 21 TEMPORARY 6" EXTRUDED CONCRETE CURB @ PARKING LOT OF PHASE 1 BOUNDARY

LEGEND

- LANDSCAPE SETBACK
- BUILDING SETBACK
- LANDSCAPE AREA
- APPROXIMATE LOCATION OF COLORED AND TOOLED DECORATIVE CONCRETE W/ HEAVY BROOM FINISH -SEE COV FOR PROPOSED COLOR PALETTE
- CONCRETE SIDEWALK

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LOT 5 - SITE PLAN

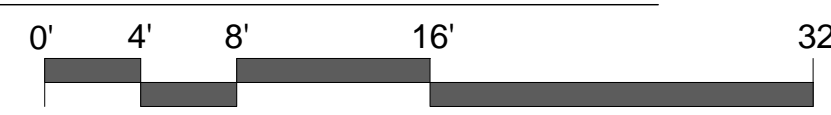
PHASE 1
FINAL PUD &
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SUBDIVISION

A5.00

Exhibit E5.1



1 WEST ELEVATION - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING
1/8" = 1'-0"



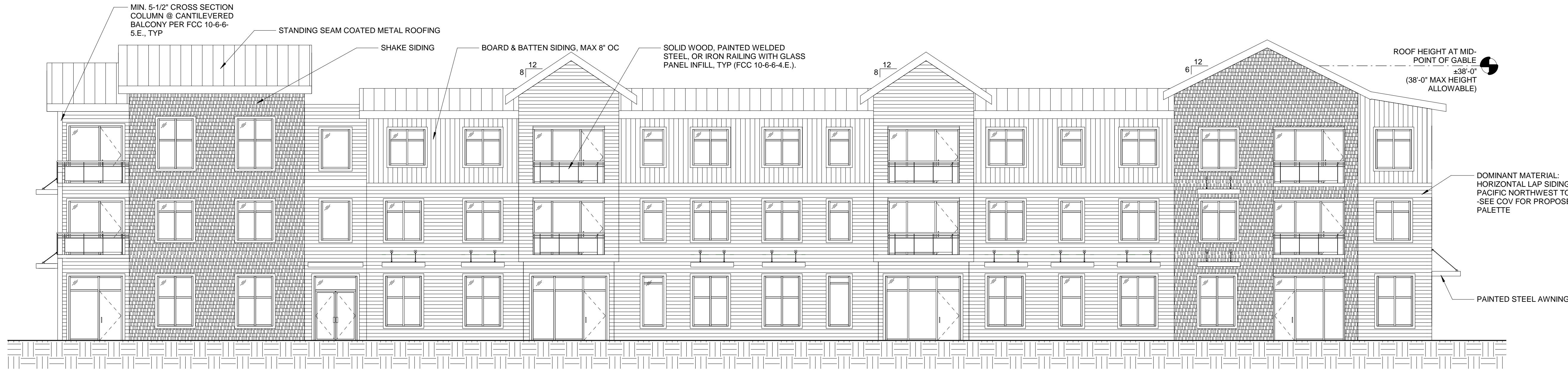
2 SOUTH ELEVATION - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING
1/8" = 1'-0"



3 NORTH - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING
1/8" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.



4 EAST ELEVATION - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING
1/8" = 1'-0"

REVISIONS



1 ENTRANCE - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING

SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



2 CANNERY STREET EDGE - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING

SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



3 PARKING - LOT 5 - MULTI-FAMILY RESIDENTIAL BUILDING

SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.

GENERAL NOTES

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.



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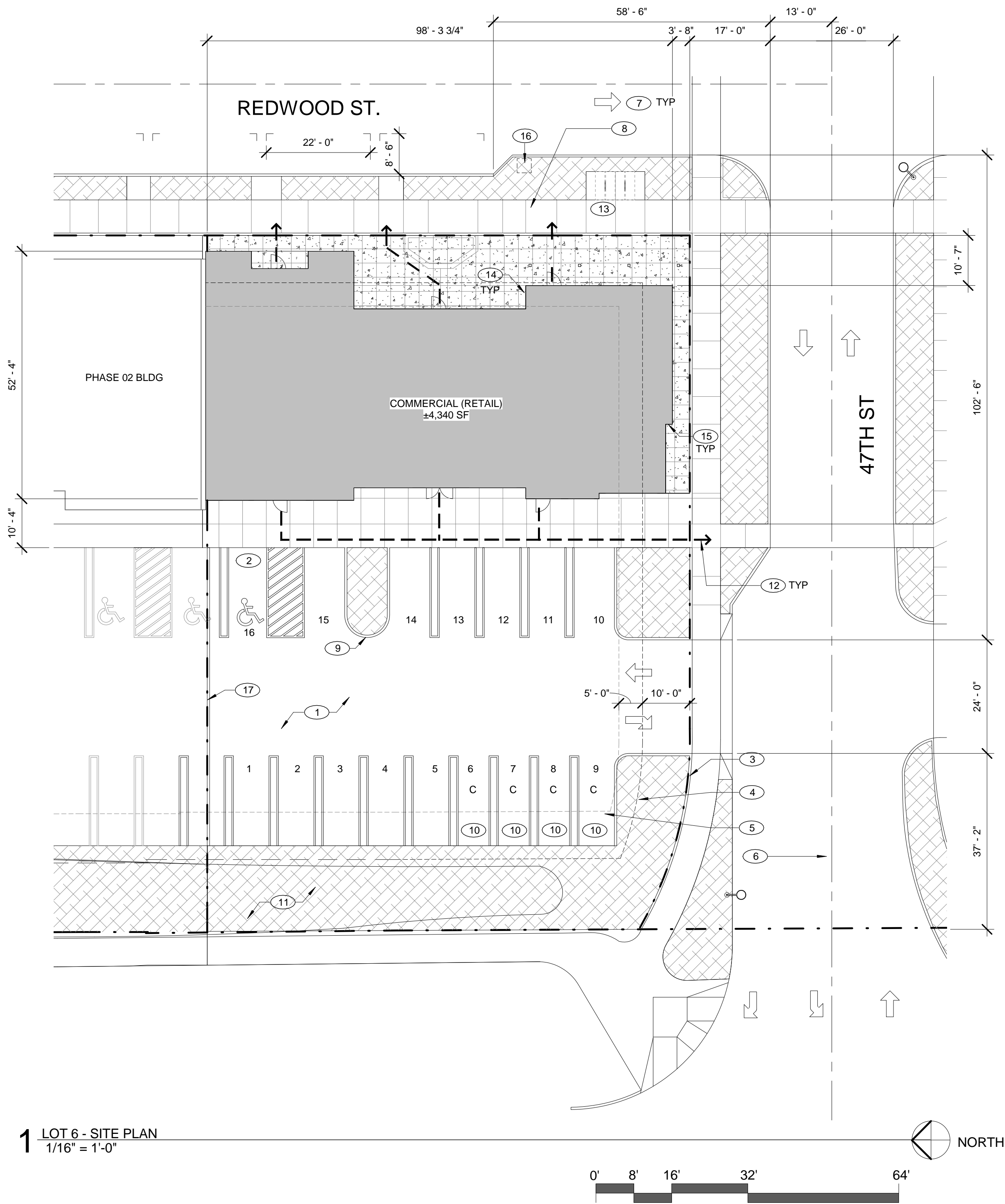
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LOT 5 - 3D VIEWS

PHASE 1
FINAL PUD &
TENTATIVE
SUBDIVISION

A5.14

Exhibit E5.3



1 LOT 6 - SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

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TOTAL LOT AREA: ±14,840 SF

BUILDING GROSS FLOOR AREA: ±4,340 SF (±29% OF SITE)

TOTAL LANDSCAPE AREA: ±2,431 SF (±16% OF SITE)

TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA): ±12,409 SF (±84% OF SITE)

KEYNOTES

- 1 ASPHALT PARKING LOT & STRIPING THROUGHOUT
- 2 VAN ACCESSIBLE PARKING SPACE W/ SIGN INCLUDING INTERNATIONAL SYMBOL OF ACCESSIBILITY & "VAN ACCESSIBLE" DESIGNATION @ +7'-0" AFF
- 3 PROPERTY LINE
- 4 LANDSCAPE SETBACK LINE
- 5 BUILDING SETBACK LINE
- 6 STREET CENTERLINE
- 7 ARROW INDICATES TRAFFIC FLOW DIRECTION
- 8 CONCRETE SIDEWALK, SEE ALSO CIVIL
- 9 6" CONCRETE CURB
- 10 COMPACT PARKING SPACE
- 11 STORMWATER TREATMENT FACILITY, SEE CIVIL
- 12 ACCESSIBLE PATH TO RIGHT-OF-WAY
- 13 SHORT TERM BICYCLE PARKING -SEE ALSO PARKING & LOADING PLAN FOR ADDITIONAL INFORMATION
- 14 MINIMUM RECESS OF 4' PER FCC 10-6-6-3.C.
- 15 MINIMUM OFFSET OF 24" PER FCC 10-6-6-3.C.
- 16 APPROXIMATE LOCATION OF MAILBOX -LOCATION & SIZE IS CONCEPTUAL AND PROVIDED FOR REFERENCE ONLY. EXACT LOCATIONS, DESIGN AND DETAIL TO BE REVIEWED AND APPROVED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COORDINATION WITH THE CITY AND US POSTAL SERVICE
- 17 TEMPORARY 6" EXTRUDED CONCRETE CURB @ PARKING LOT OF PHASE 1 BOUNDARY

LEGEND

- LANDSCAPE SETBACK
- REQUIRED SETBACK
- LANDSCAPE AREA
- APPROXIMATE LOCATION OF COLORED AND TOOLED DECORATIVE CONCRETE W/ HEAVY BROOM FINISH -SEE COV FOR PROPOSED COLOR PALETTE
- CONCRETE SIDEWALK

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Eugene, Oregon 97401
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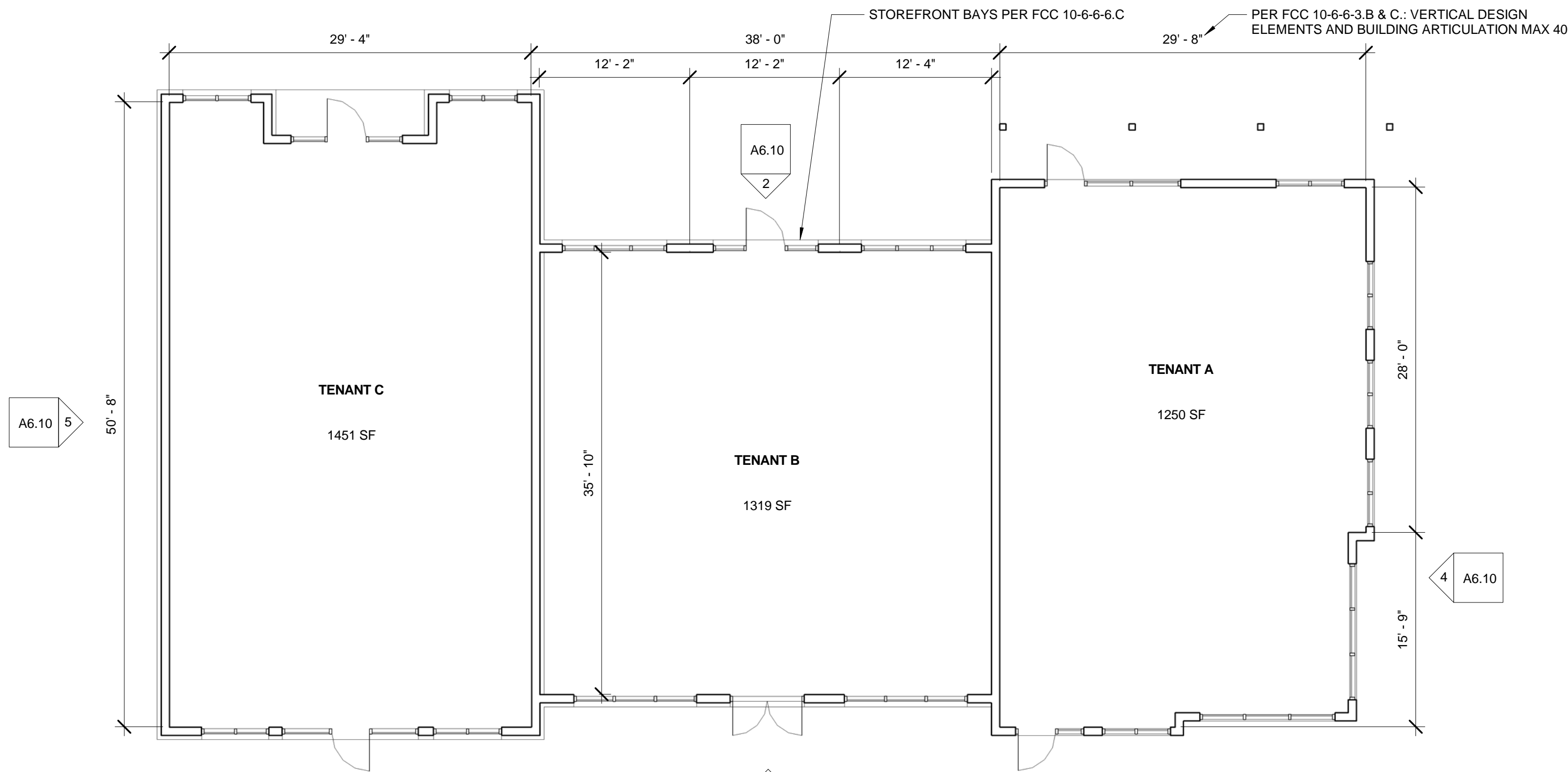
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LOT 6 - SITE PLAN

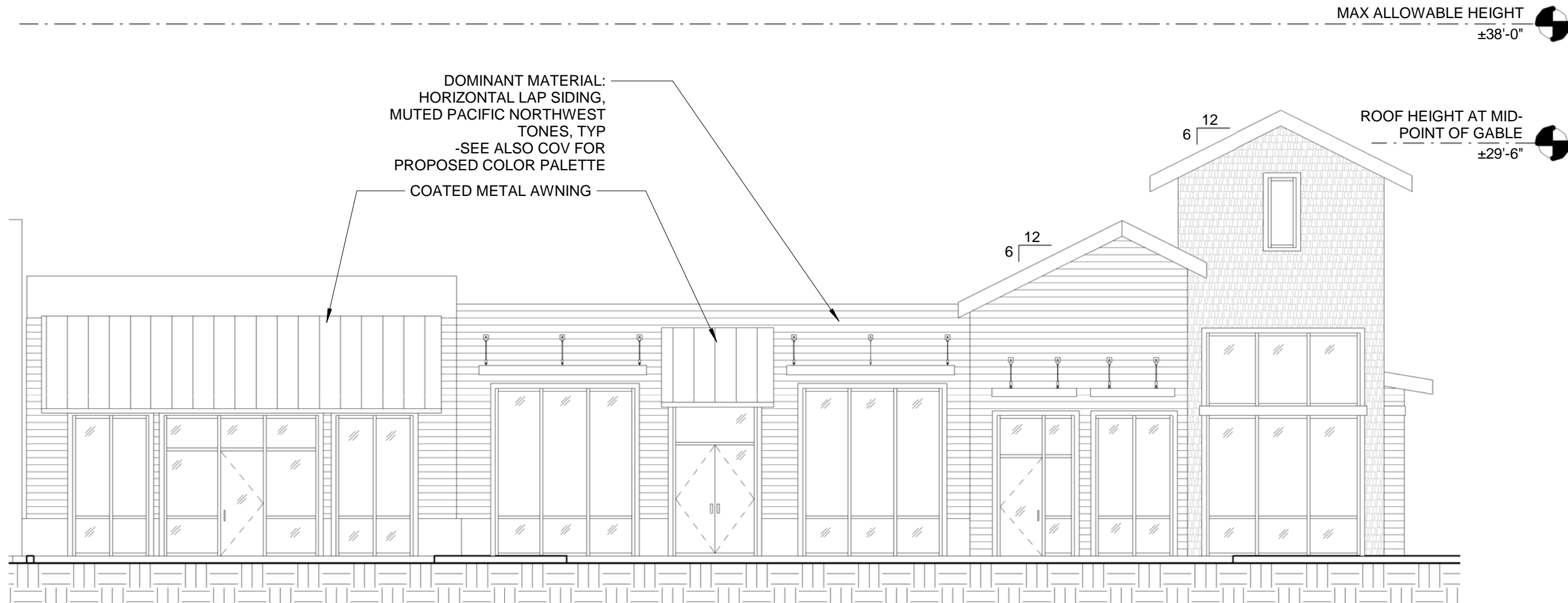
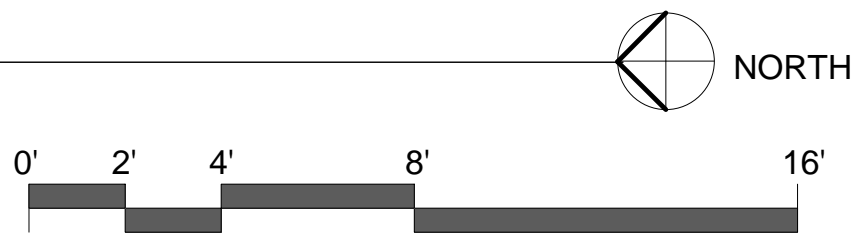
PHASE 1
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TENTATIVE
SUBDIVISION

A6.00

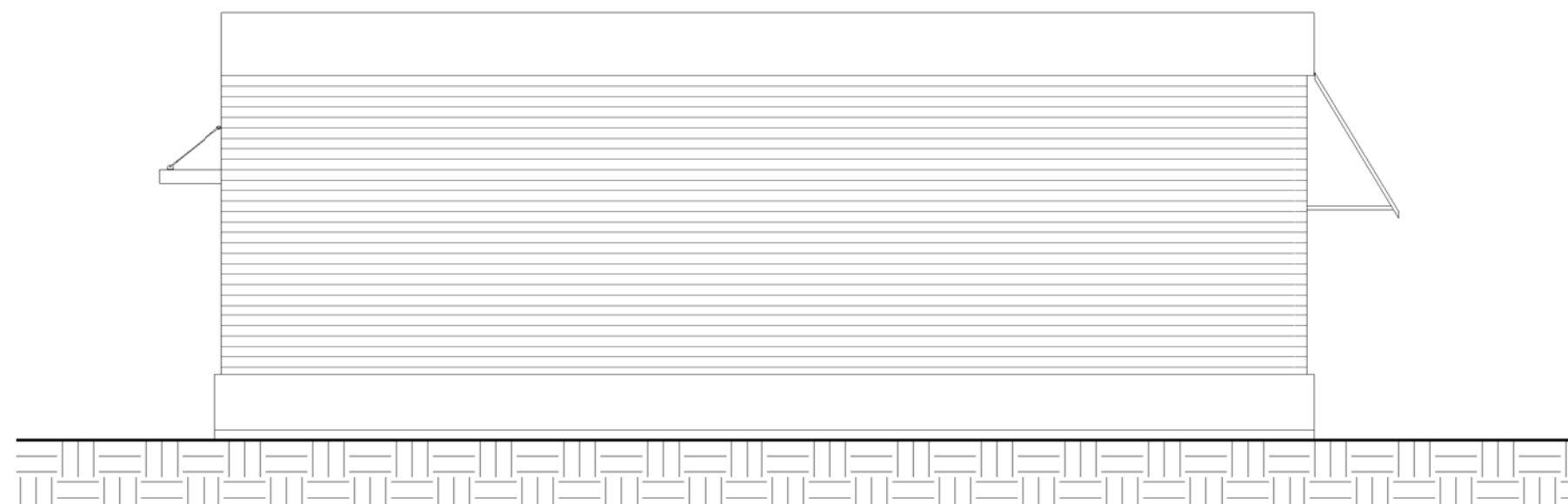
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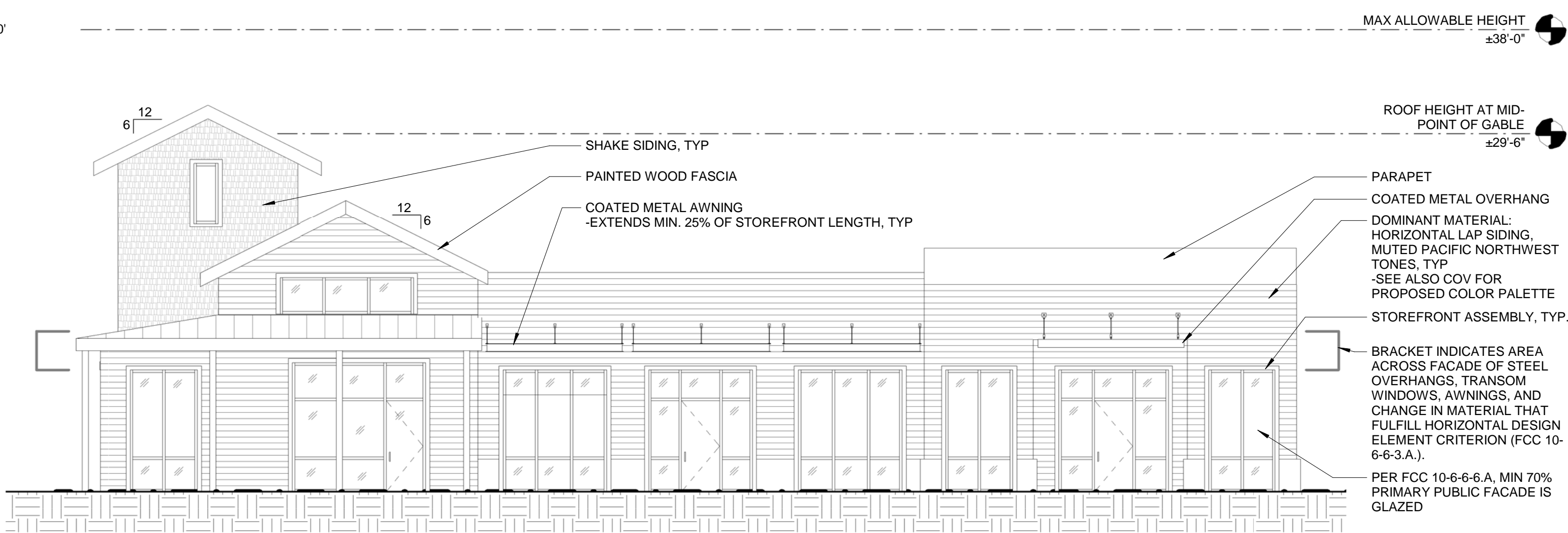
1 GROUND FLOOR - LOT 6 - COMMERCIAL BUILDING
1/8" = 1'-0"



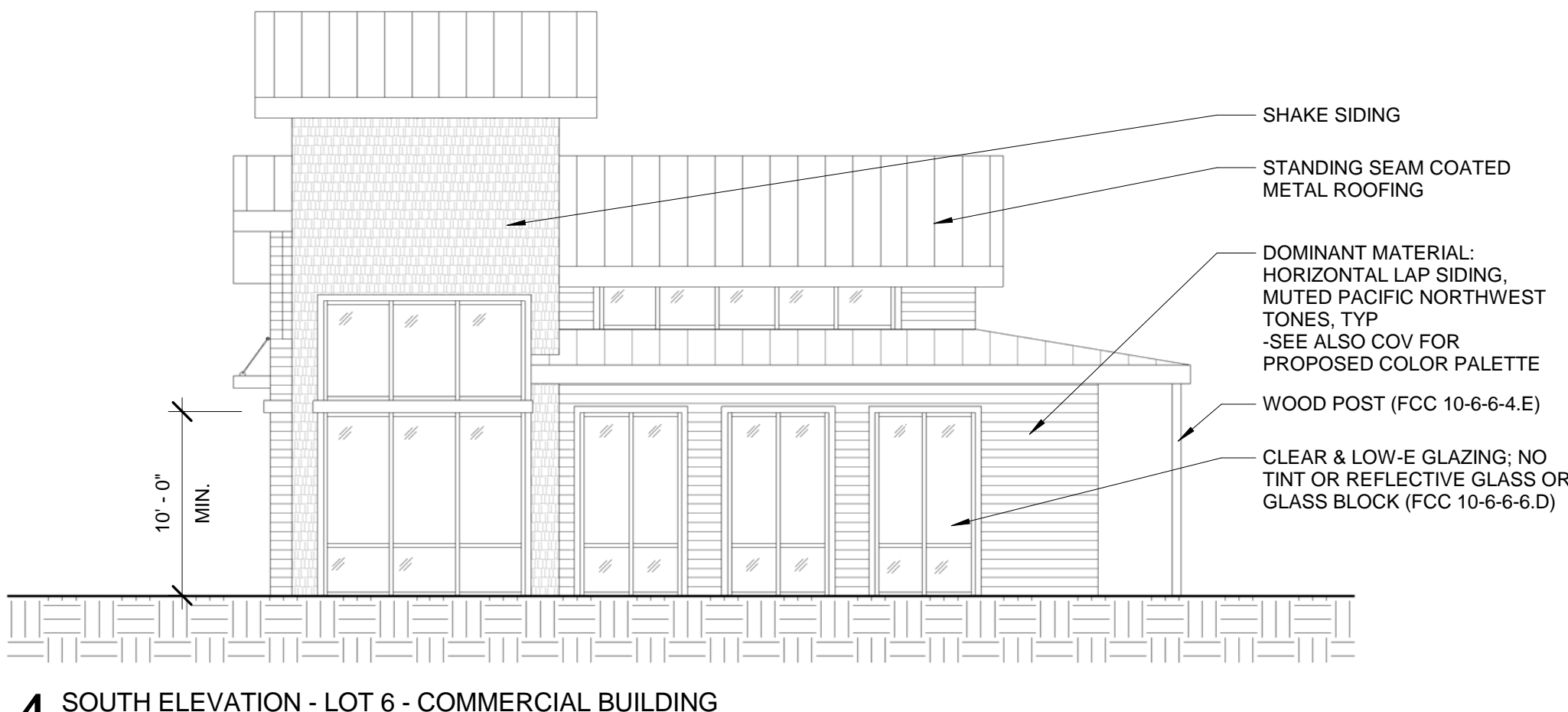
3 WEST ELEVATION - LOT 6 - COMMERCIAL BUILDING
1/8" = 1'-0"



5 NORTH ELEVATION - LOT 6 - COMMERCIAL BUILDING
1/8" = 1'-0"



2 EAST ELEVATION - LOT 6 - COMMERCIAL BUILDING
1/8" = 1'-0"



4 SOUTH ELEVATION - LOT 6 - COMMERCIAL BUILDING
1/8" = 1'-0"

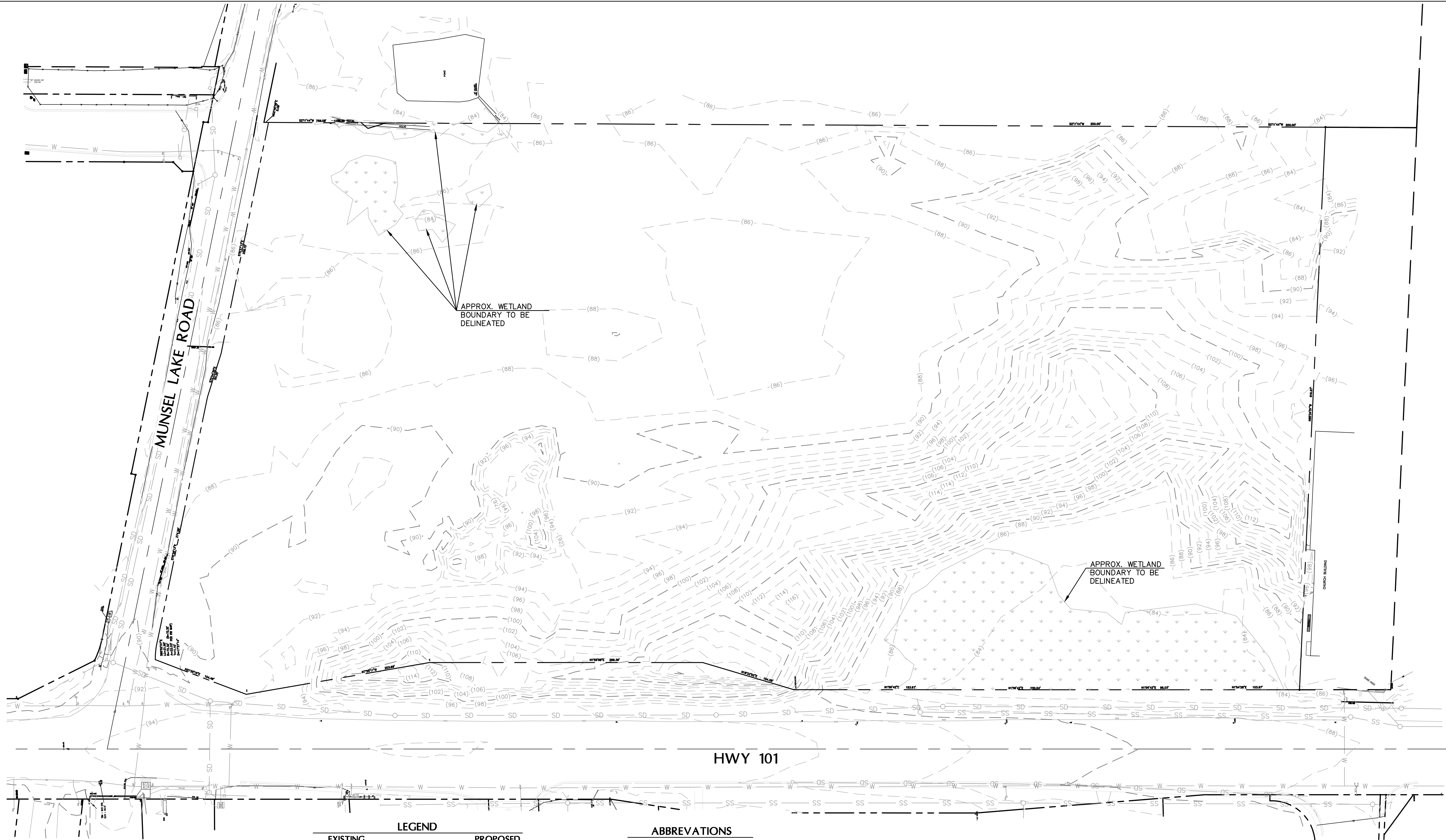
GENERAL NOTES

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- PER FCC 10-6-6-7.B.1 THROUGH 6, COMMERCIAL BUILDING INCORPORATES MINIMUM OF 3 COMPOSITIONS, INCLUDING BUT NOT LIMITED TO: 1 (COVERED FRONT ENTRANCE), 2 (WINDOWS NOT LESS THAN 30% OF SURFACE AREA), AND 6 (AWNINGS & CANOPIES).



6 3D VIEW - LOT 6 - COMMERCIAL BUILDING

SEE SHEET COV FOR PROPOSED COLOR PALETTE LEGEND PER FCC 10-6-6-4.G.



LEGEND	
EXISTING	PROPOSED
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	LIGHT POLE
	PHONE RISER
	ELECTRICAL BOX
	WATER METER
	TRAFFIC SIGN
	CATCH BASIN
	VAULT
	SEWER CLEANOUT
	SEWER MANHOLE
	APPROX. BOUNDARY OF WETLANDS
	PROPERTY LINE
	MINOR CONTOUR
	MAJOR CONTOUR

ABBREVIATIONS	
APPROX.	APPROXIMATE
DSL	DEPARTMENT OF STATE
	LANDS
HWY	HIGHWAY
ST.	STREET

NOTES:
1. EXISTING CONDITIONS ARE AS OF MID-MARCH 2008. UTILITY WORK HAS BEEN DONE ALONG HWY 101 ADJACENT TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS PRIOR TO SITE INHERITANCE.



NOT FOR CONSTRUCTION



860 WEST PARK, SUITE 100
EUGENE, OREGON 97401 (541) 344-9157



EXPIRATION DATE: 6/30/19



1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439
CANNERY STATION
PHASE 1 FINAL PID AND TENTATIVE SUBDIVISION

REVISIONS

BY	DATE	REFERENCE

PROJECT NO. 100586

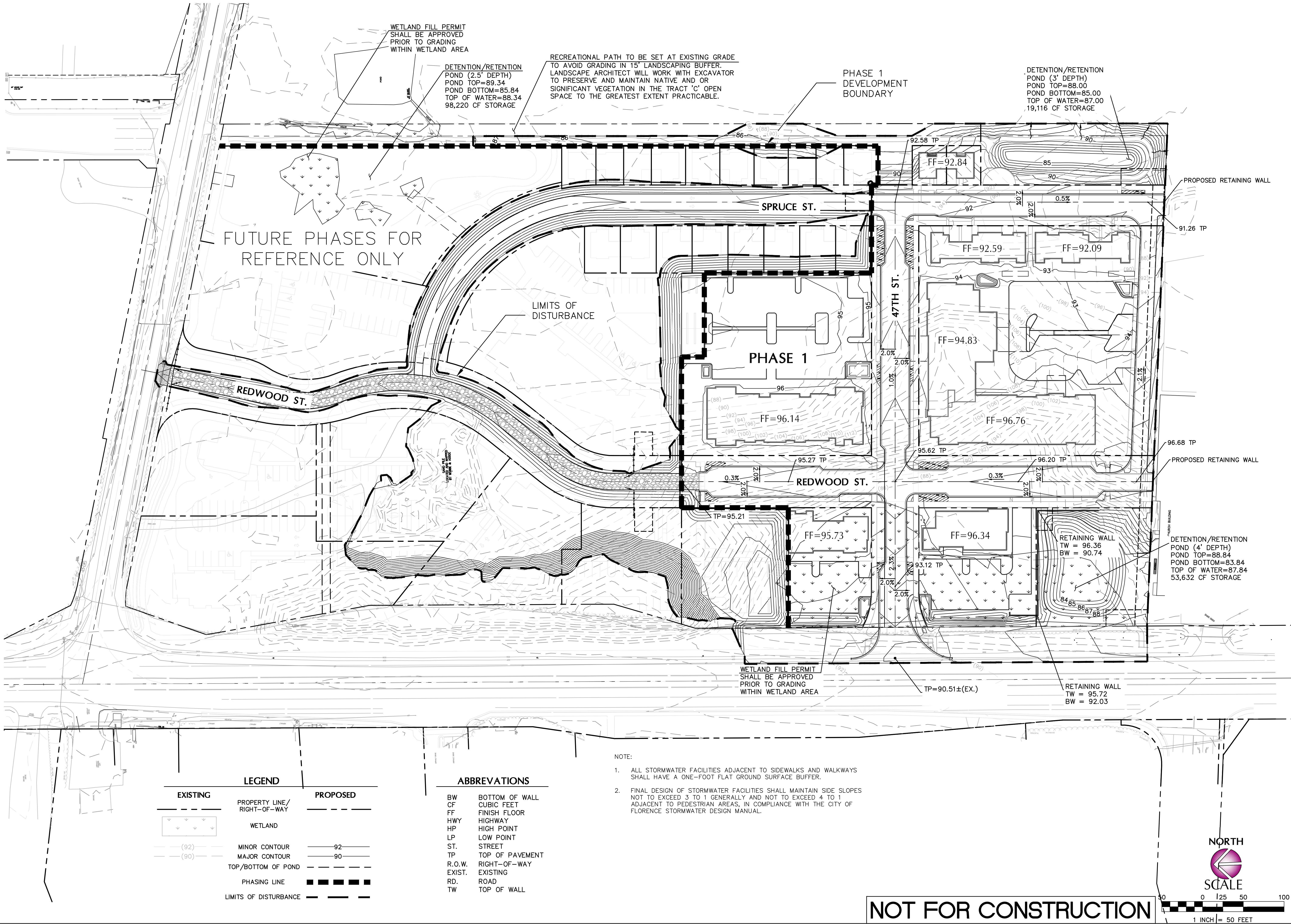
DATE 10 DEC 2018

DRAWING TITLE

EXISTING & OFF SITE
CONDITIONS PLAN

DRAWING NUMBER

C1.0

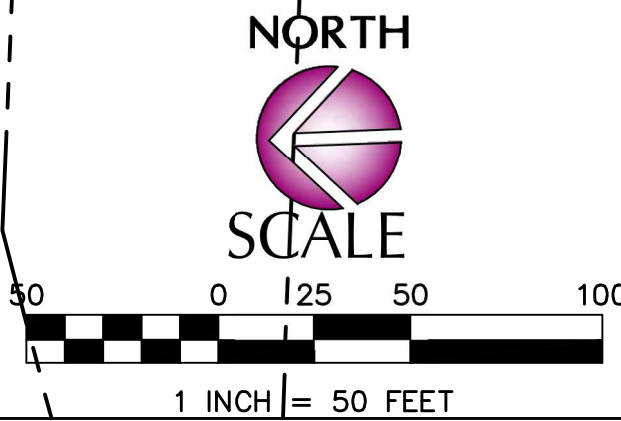


LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/ RIGHT-OF-WAY
	WETLAND
	MINOR CONTOUR
	MAJOR CONTOUR
	TOP/BOTTOM OF POND
	PHASING LINE
	LIMITS OF DISTURBANCE

ABBREVIATIONS	
BW	BOTTOM OF WALL
OF	CUBIC FEET
FF	FINISH FLOOR
HWY	HIGHWAY
HP	HIGH POINT
LP	LOW POINT
ST.	STREET
TP	TOP OF PAVEMENT
R.O.W.	RIGHT-OF-WAY
EXIST.	EXISTING
RD.	ROAD
TW	TOP OF WALL

- NOTE:
- ALL STORMWATER FACILITIES ADJACENT TO SIDEWALKS AND WALKWAYS SHALL HAVE A ONE-FOOT FLAT GROUND SURFACE BUFFER.
 - FINAL DESIGN OF STORMWATER FACILITIES SHALL MAINTAIN SIDE SLOPES NOT TO EXCEED 3 TO 1 GENERALLY AND NOT TO EXCEED 4 TO 1 ADJACENT TO PEDESTRIAN AREAS, IN COMPLIANCE WITH THE CITY OF FLORENCE STORMWATER DESIGN MANUAL.

NOT FOR CONSTRUCTION



GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19 2023
MATTHEW M. KEENANN

EXPIRATION DATE: 6/30/28

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

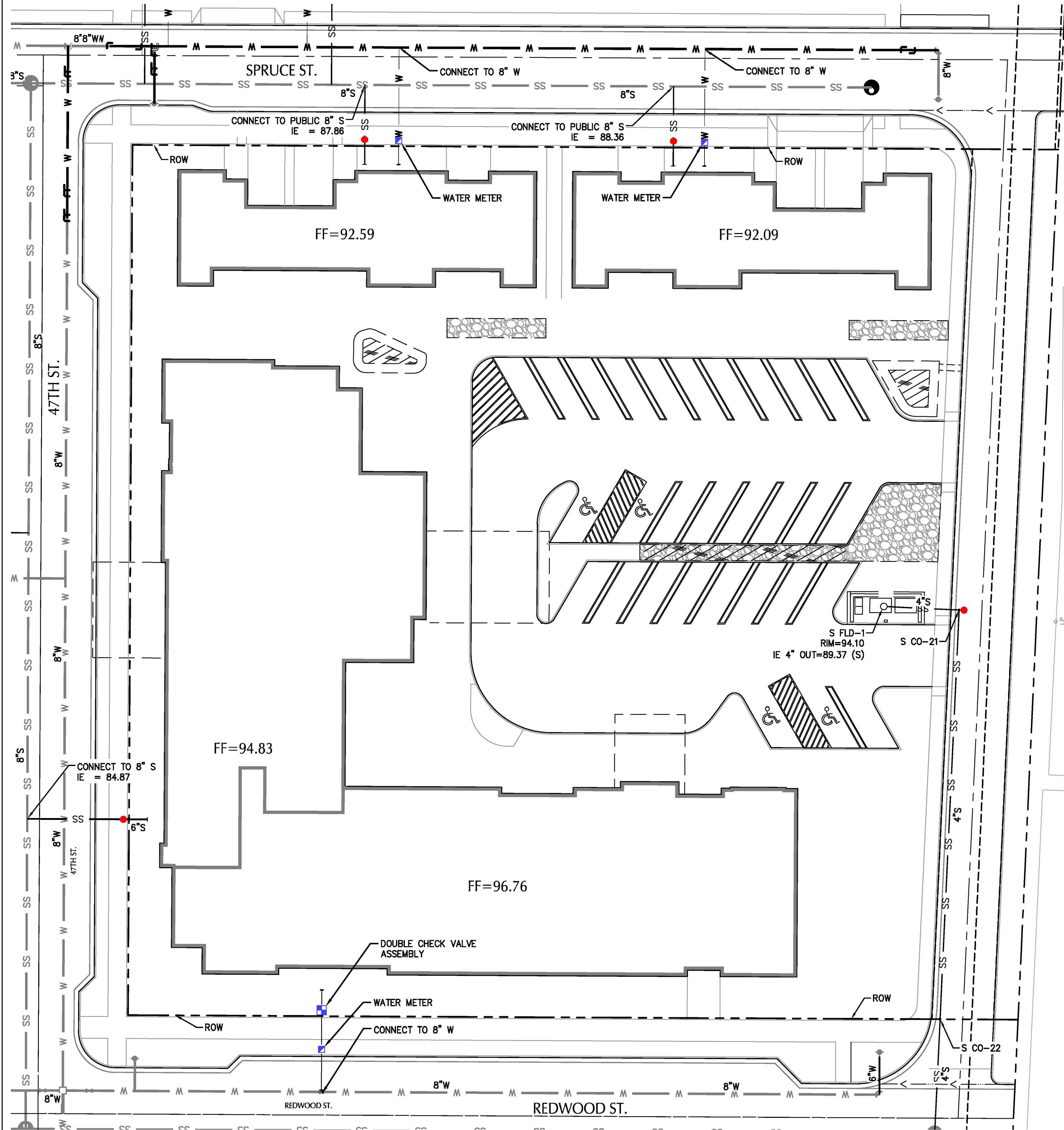
PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS

BY	DATE	REFERENCE

PROJECT NO. 100586
DATE 1 FEB 2019
DRAWING TITLE GRADING PLAN
DRAWING NUMBER C2.0

Exhibit F1.2

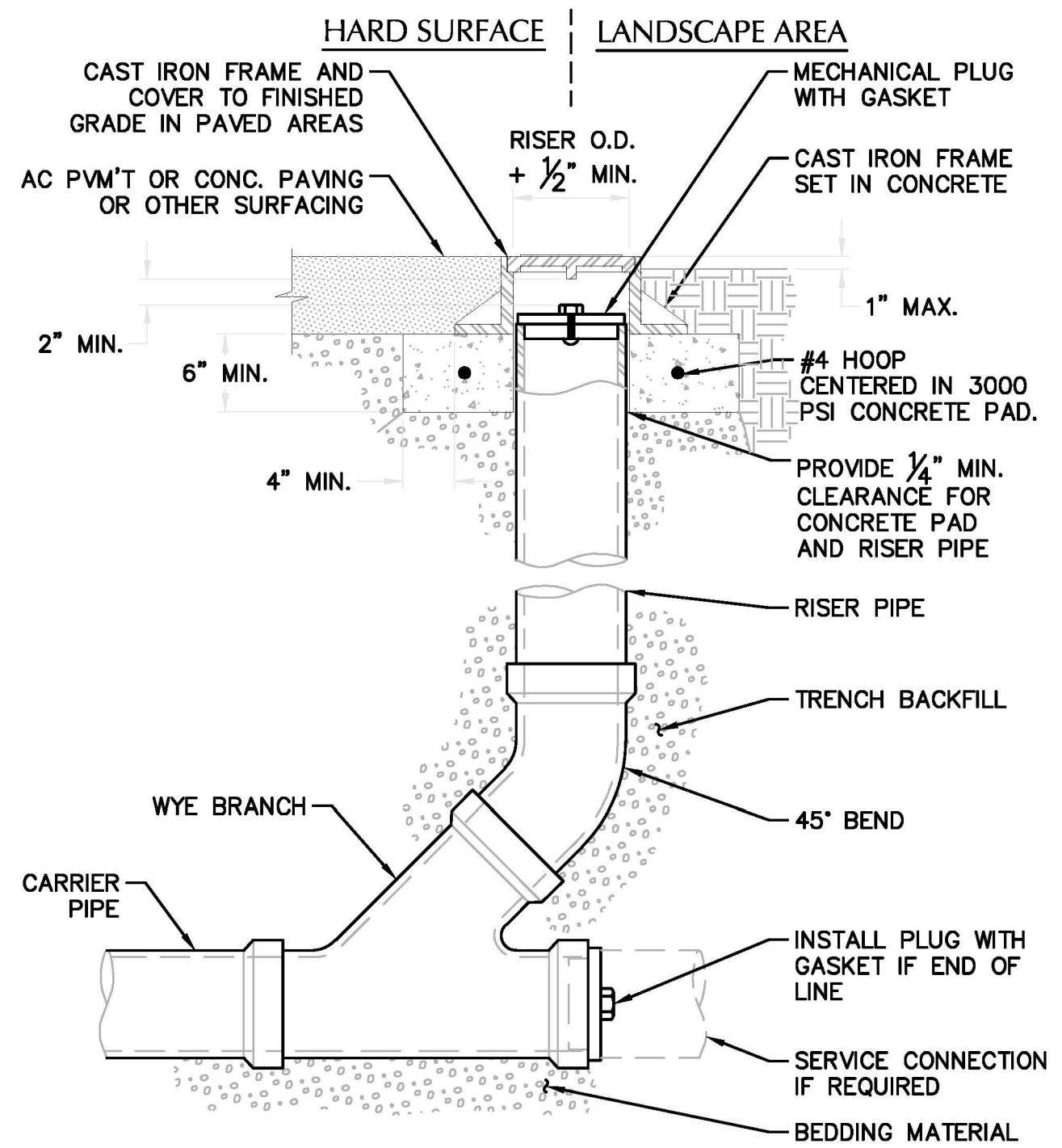


SHEET LEGEND

- CLEANOUT
- WATER METER
- SANITARY SEWER LINE (S)
- WATER LINE (W)
- DOUBLE CHECK VALVE ASSEMBLY (DCVA) IN CONCRETE VAULT

NOTES

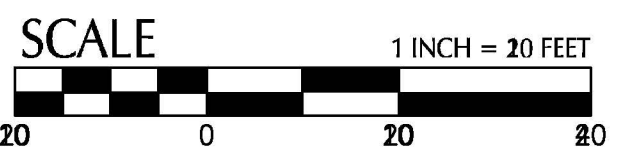
- WATER CONNECTOR/FEEDER LINES TO COMMERCIAL BUILDINGS ARE TO 6", CONTINGENT TO FUTURE APPROVALS DURING BUILDING PERMIT REVIEW AND ARE TO DESIGNED AT THE TIME OF BUILDING PERMIT.
- REQUIRED FIRE FLOW FOR 60,000 SF TYPE V-A BUILDING PER OREGON PLUMBING CODE IS 4500 GPM @ 20 PSI. CAN BE REDUCED TO 1500 GPM IF SPRINKLERS ARE USED FOR THE BUILDING.



- NOTES:
- CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.
 - FOR CARRIER PIPE SIZE 6"Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.
 - FOR CARRIER PIPE SIZE 8"Ø AND LARGER, RISER PIPE SHALL BE 6"Ø.
 - RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.

1 STANDARD CLEANOUT (COTG)
SCALE: NTS

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GMA ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157

REGISTERED PROFESSIONAL ENGINEER
56481
DIGITALLY SIGNED
OREGON
MATTHEW M. KEELMAN
EXPIRATION DATE: 6/30/19

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

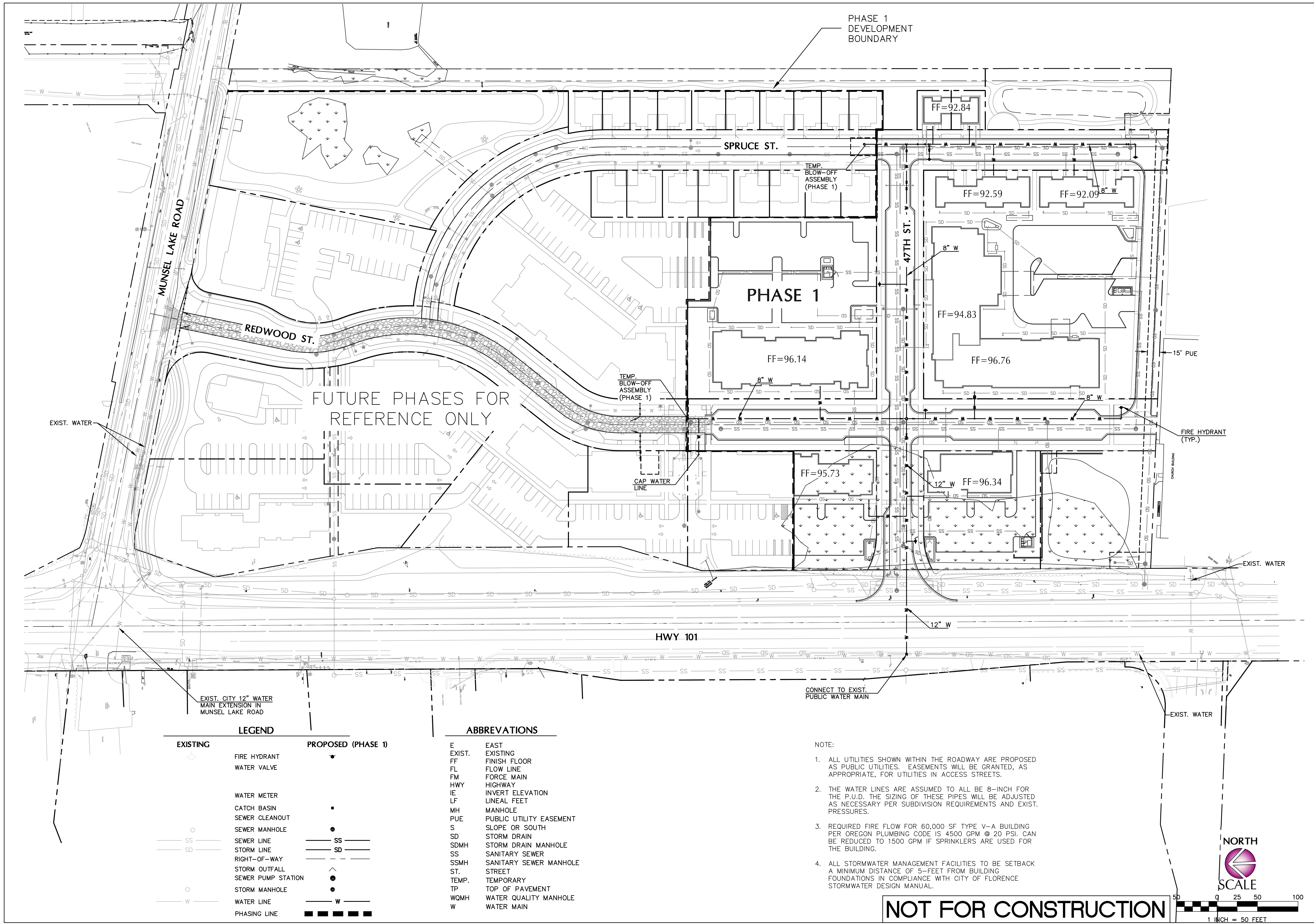
PROJECT TITLE

LOT 2 DESIGN REVIEW
CANNERY STATION
87344 MUNSEL LAKE RD. FLORENCE, OR 97439

REVISIONS		
BY	DATE	REFERENCE

PROJECT NO.	700586
DATE	1 FEB 2019
DRAWING TITLE	UTILITY PLAN - LOT 2
DRAWING NUMBER	C3.01

Exhibit F1.4

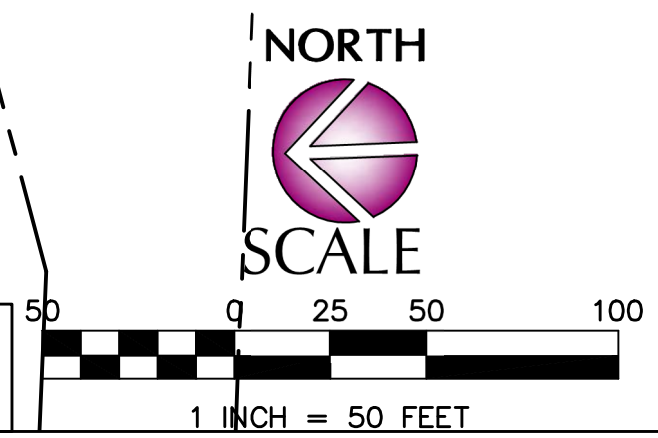


LEGEND	
EXISTING	PROPOSED (PHASE 1)
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER LINE
	STORM LINE
	RIGHT-OF-WAY
	STORM OUTFALL
	SEWER PUMP STATION
	STORM MANHOLE
	WATER LINE
	PHASING LINE

ABBREVIATIONS	
E	EAST
EXIST.	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FM	FORCE MAIN
HWY	HIGHWAY
IE	INVERT ELEVATION
LF	LINEAL FEET
MH	MANHOLE
PUE	PUBLIC UTILITY EASEMENT
S	SLOPE OR SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
TEMP.	TEMPORARY
TP	TOP OF PAVEMENT
WQMH	WATER QUALITY MANHOLE
W	WATER MAIN

- NOTE:
- ALL UTILITIES SHOWN WITHIN THE ROADWAY ARE PROPOSED AS PUBLIC UTILITIES. EASEMENTS WILL BE GRANTED, AS APPROPRIATE, FOR UTILITIES IN ACCESS STREETS.
 - THE WATER LINES ARE ASSUMED TO ALL BE 8-INCH FOR THE P.U.D. THE SIZING OF THESE PIPES WILL BE ADJUSTED AS NECESSARY PER SUBDIVISION REQUIREMENTS AND EXIST. PRESSURES.
 - REQUIRED FIRE FLOW FOR 60,000 SF TYPE V-A BUILDING PER OREGON PLUMBING CODE IS 4500 GPM @ 20 PSI. CAN BE REDUCED TO 1500 GPM IF SPRINKLERS ARE USED FOR THE BUILDING.
 - ALL STORMWATER MANAGEMENT FACILITIES TO BE SETBACK A MINIMUM DISTANCE OF 5- FEET FROM BUILDING FOUNDATIONS IN COMPLIANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.

NOT FOR CONSTRUCTION



GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19 2023
MATTHEW M. KEENAN

EXPIRATION DATE: 6/30/28

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

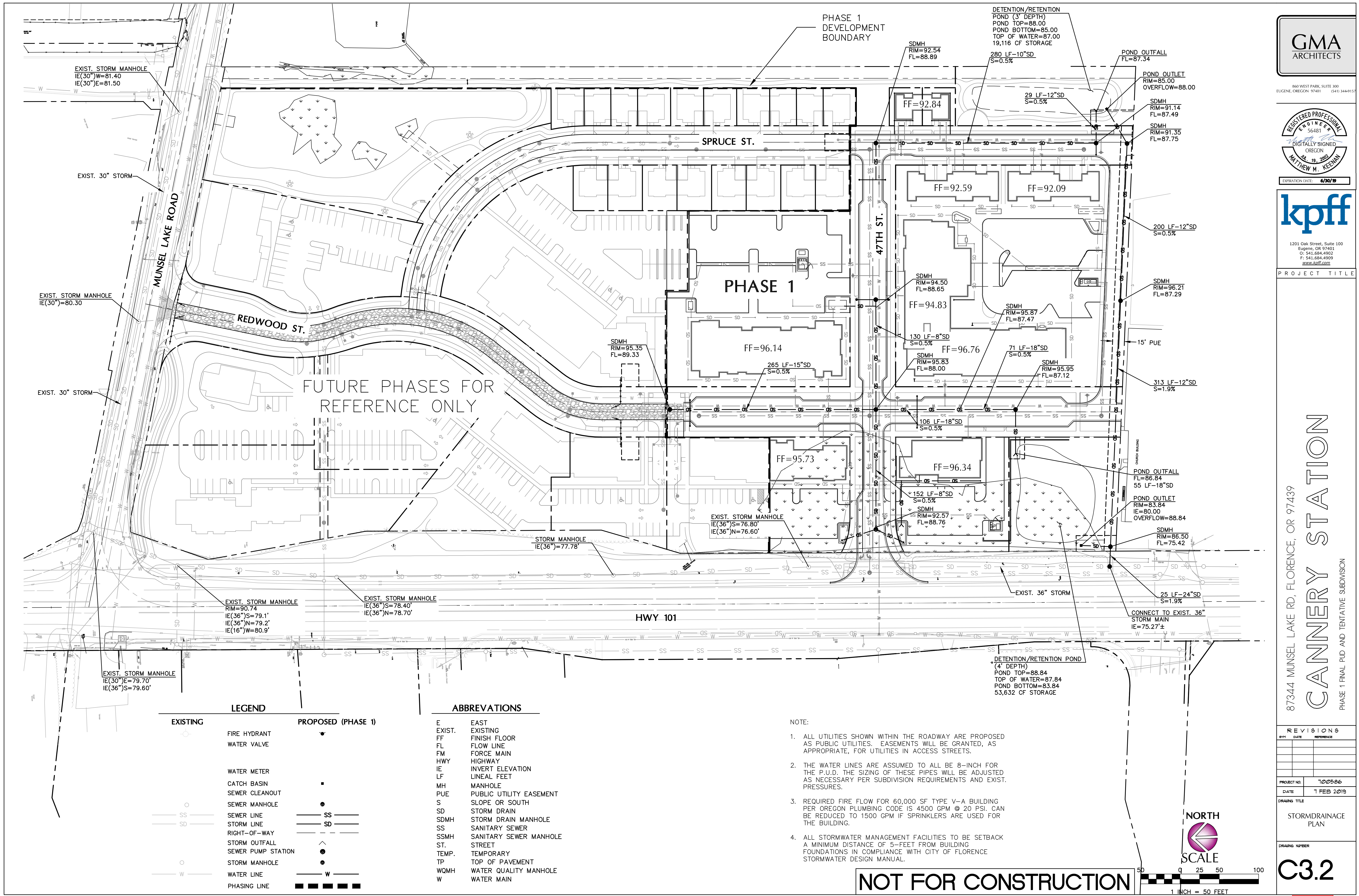
87344 MUNSEL LAKE RD, FLORENCE, OR 97439
CANNERY STATION
PHASE 1 FINAL PID AND TENTATIVE SUBDIVISION

REVISIONS		
BY	DATE	REFERENCE

PROJECT NO.	100586
DATE	1 FEB 2019
DRAWING TITLE	WATER PLAN

DRAWING NUMBER	C3.1
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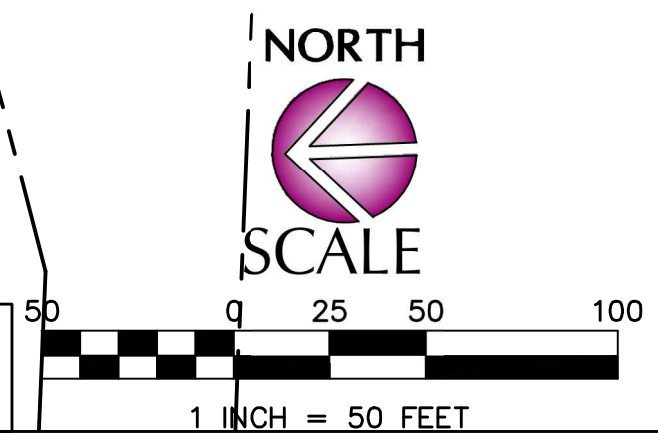
Exhibit F1.5



LEGEND		ABBREVIATIONS	
EXISTING	PROPOSED (PHASE 1)	E	EAST
		EXIST.	EXISTING
		FF	FINISH FLOOR
		FL	FLOW LINE
		FM	FORCE MAIN
		HWY	HIGHWAY
		IE	INVERT ELEVATION
		LF	LINEAL FEET
		MH	MANHOLE
		PUE	PUBLIC UTILITY EASEMENT
		S	SLOPE OR SOUTH
		SD	STORM DRAIN
		SDMH	STORM DRAIN MANHOLE
		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		ST	STREET
		TEMP.	TEMPORARY
		TP	TOP OF PAVEMENT
		WQMH	WATER QUALITY MANHOLE
		W	WATER MAIN

- NOTE:
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 - ALL STORMWATER MANAGEMENT FACILITIES TO BE SETBACK A MINIMUM DISTANCE OF 5- FEET FROM BUILDING FOUNDATIONS IN COMPLIANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.

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GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19 2023
MATTHEW M. KEENAN

EXPIRATION DATE: 6/30/25

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

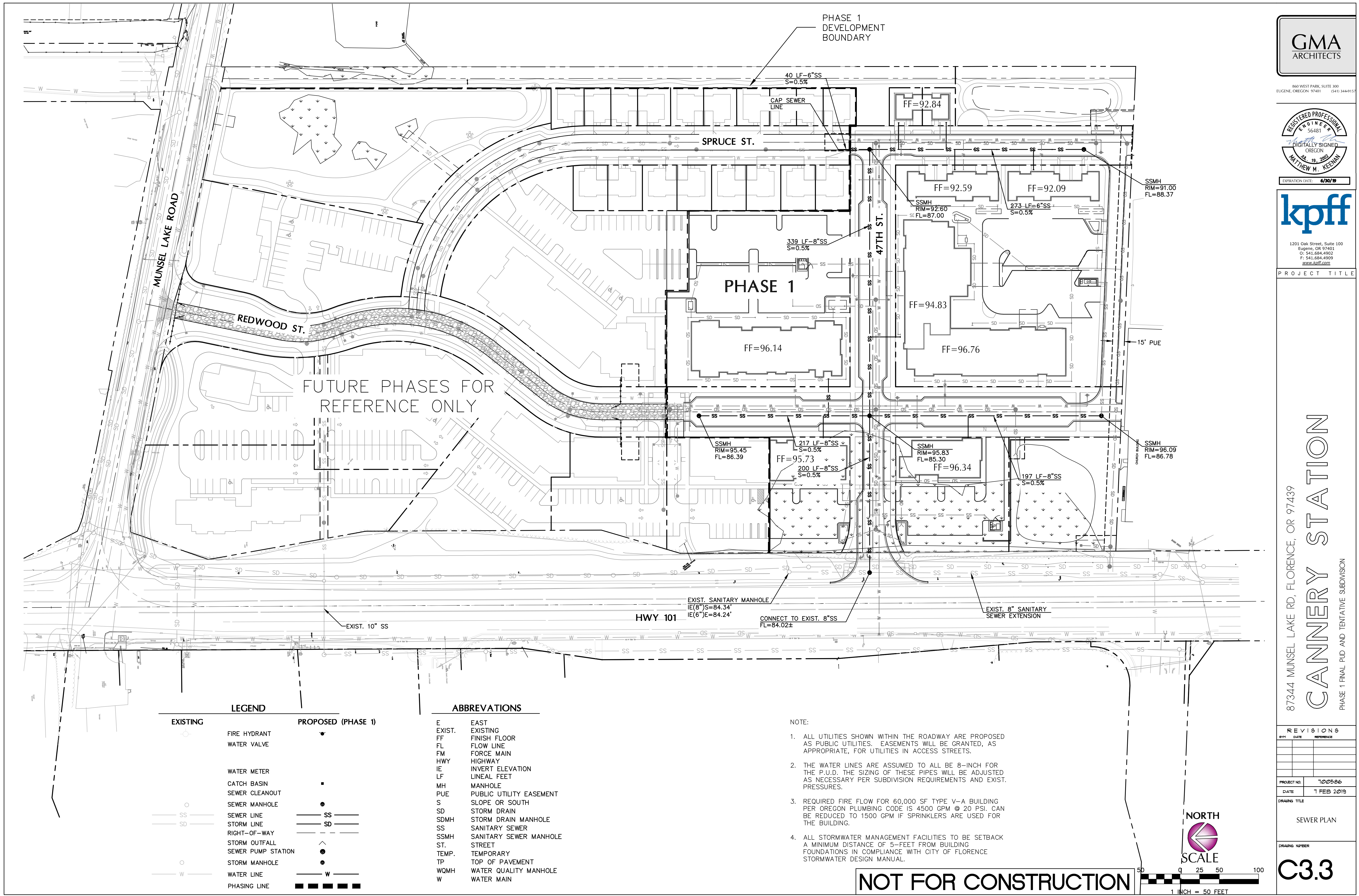
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS		
BY	DATE	REFERENCE
PROJECT NO.	100586	
DATE	1 FEB 2019	
DRAWING TITLE	STORMDRAINAGE PLAN	
DRAWING NUMBER	C3.2	

Exhibit F1.6

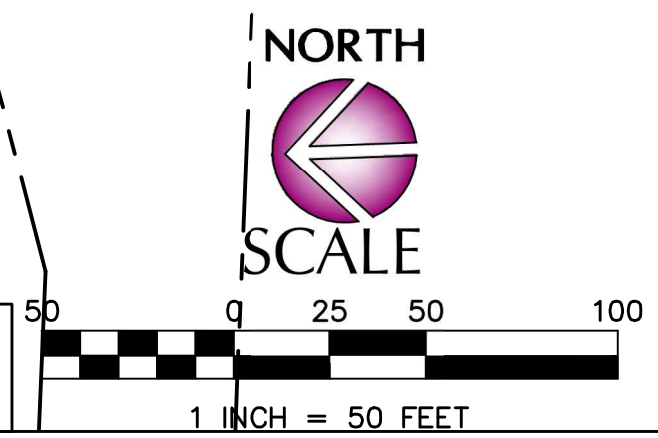


LEGEND	
EXISTING	PROPOSED (PHASE 1)

ABBREVIATIONS	
E	EAST
EXIST.	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FM	FORCE MAIN
HWY	HIGHWAY
IE	INVERT ELEVATION
LF	LINEAL FEET
MH	MANHOLE
PUE	PUBLIC UTILITY EASEMENT
S	SLOPE OR SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
TEMP.	TEMPORARY
TP	TOP OF PAVEMENT
WQMH	WATER QUALITY MANHOLE
W	WATER MAIN

- NOTE:
- ALL UTILITIES SHOWN WITHIN THE ROADWAY ARE PROPOSED AS PUBLIC UTILITIES. EASEMENTS WILL BE GRANTED, AS APPROPRIATE, FOR UTILITIES IN ACCESS STREETS.
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 - ALL STORMWATER MANAGEMENT FACILITIES TO BE SETBACK A MINIMUM DISTANCE OF 5- FEET FROM BUILDING FOUNDATIONS IN COMPLIANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.

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GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19 2023
MATTHEW M. KEENAN

EXPIRATION DATE: 6/30/25

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
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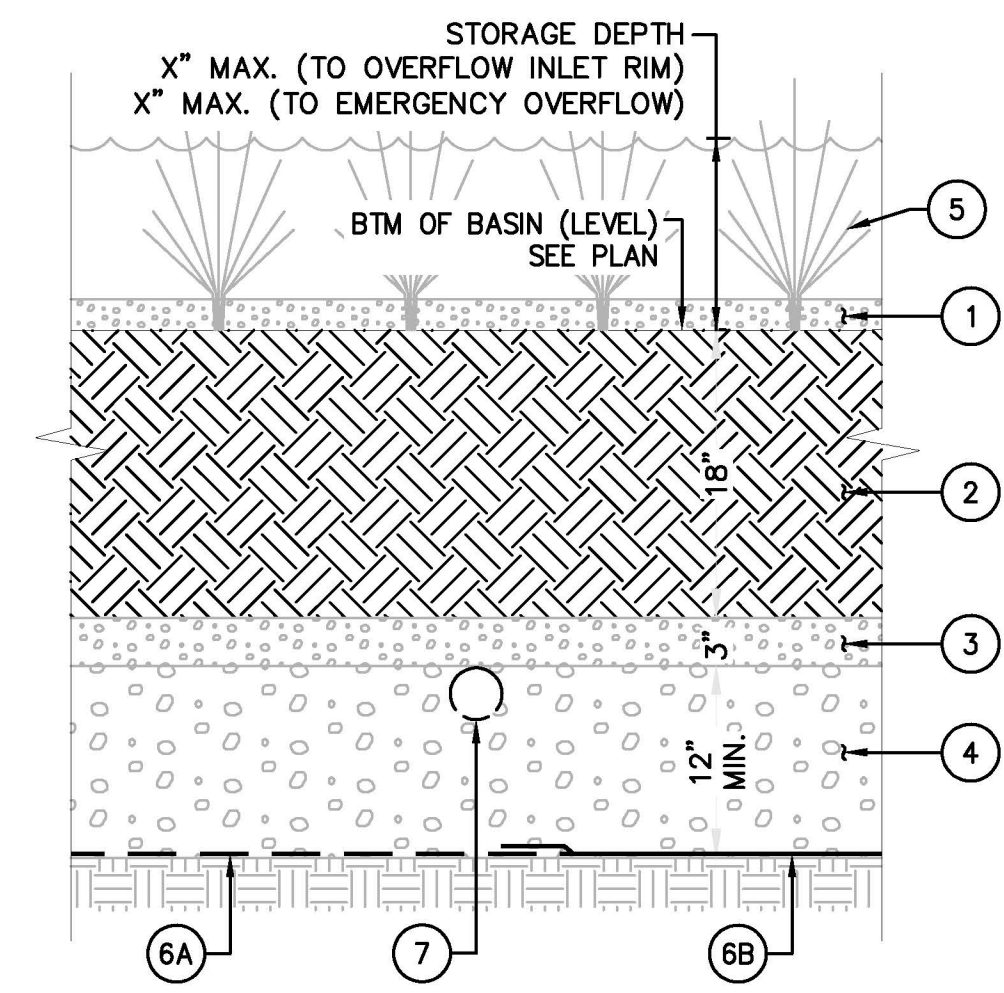
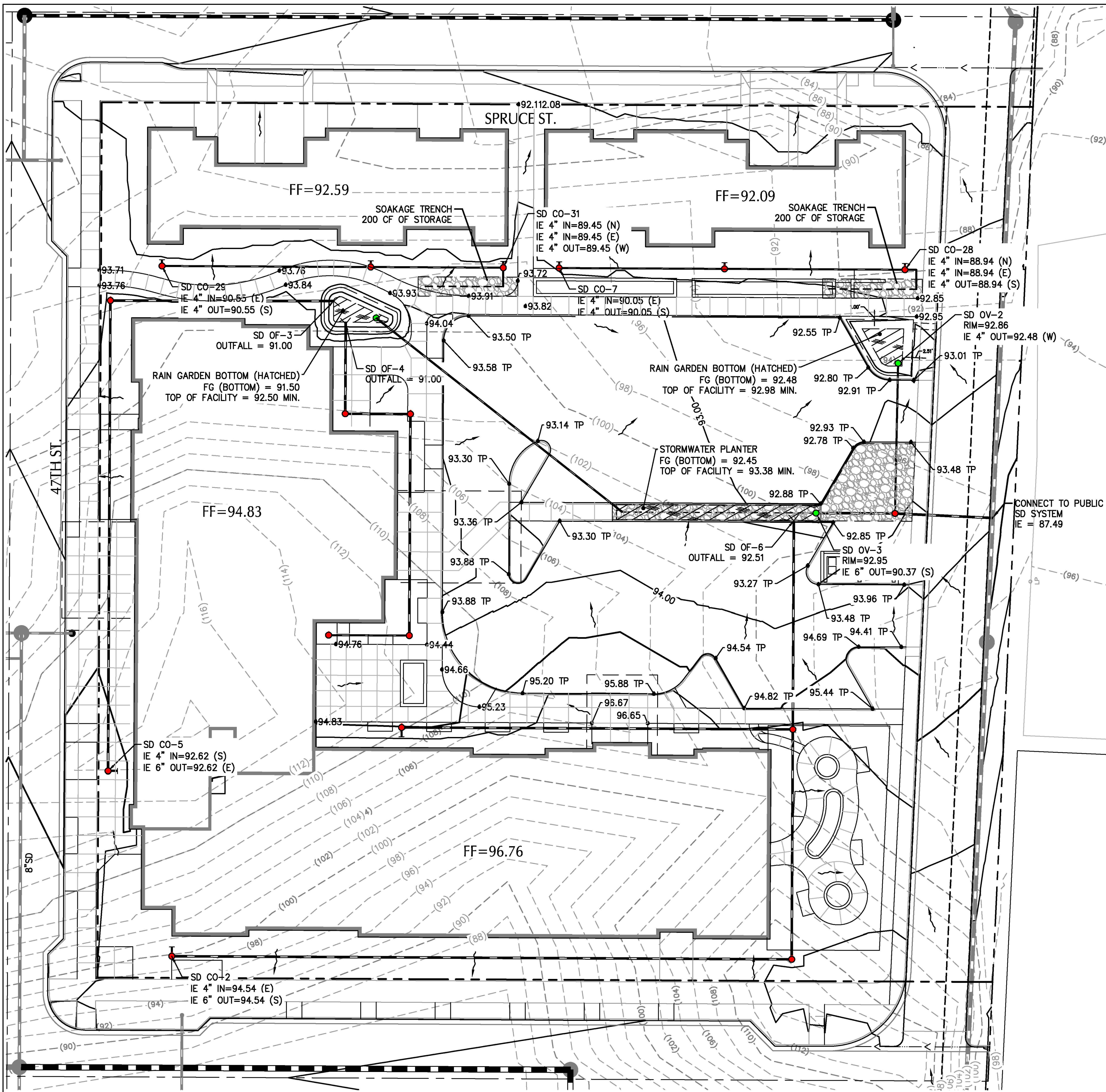
PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439
CANNERY STATION
PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION

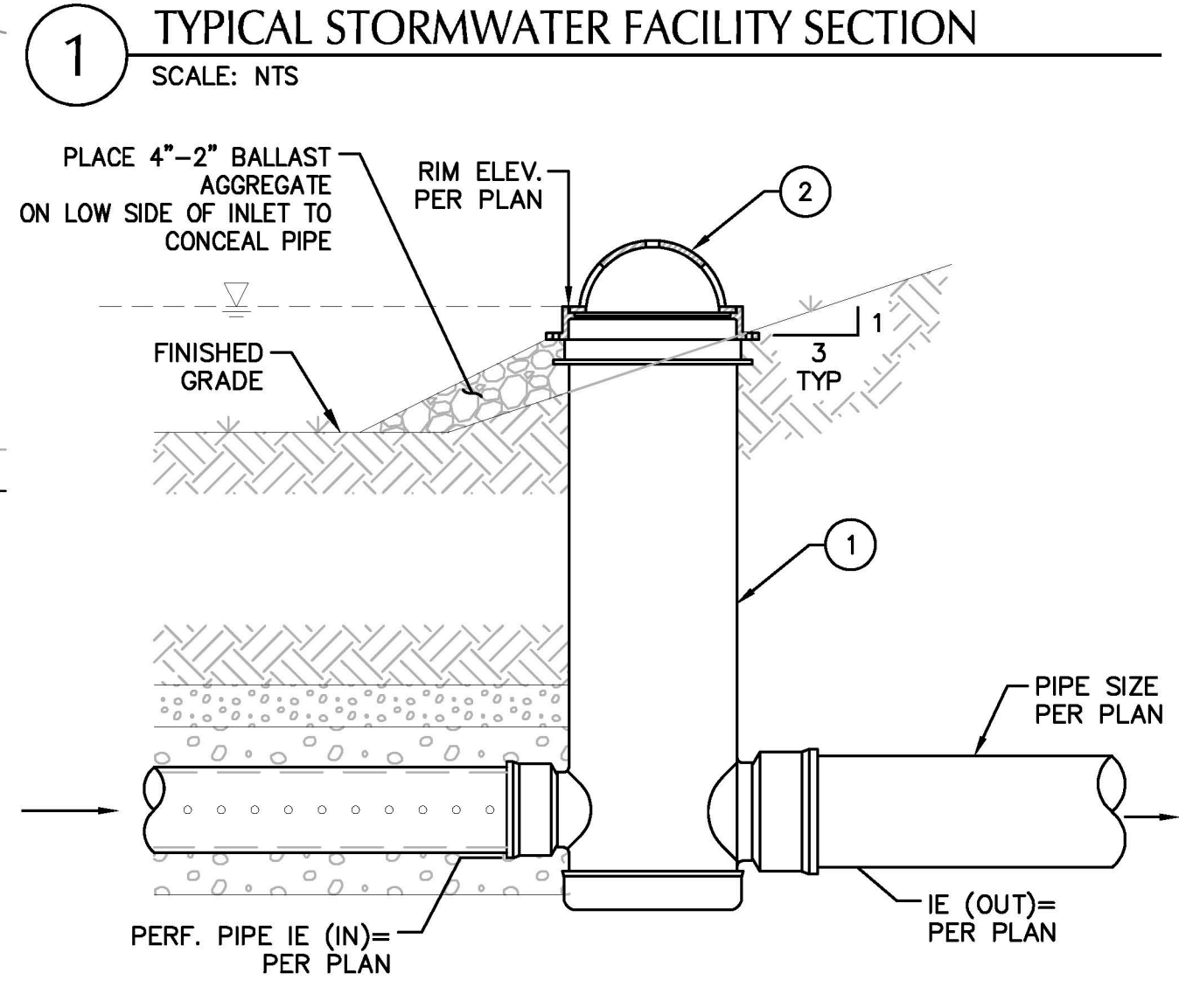
REVISIONS		
BY	DATE	REFERENCE

PROJECT NO.	100586
DATE	1 FEB 2019
DRAWING TITLE	SEWER PLAN
DRAWING NUMBER	C3.3

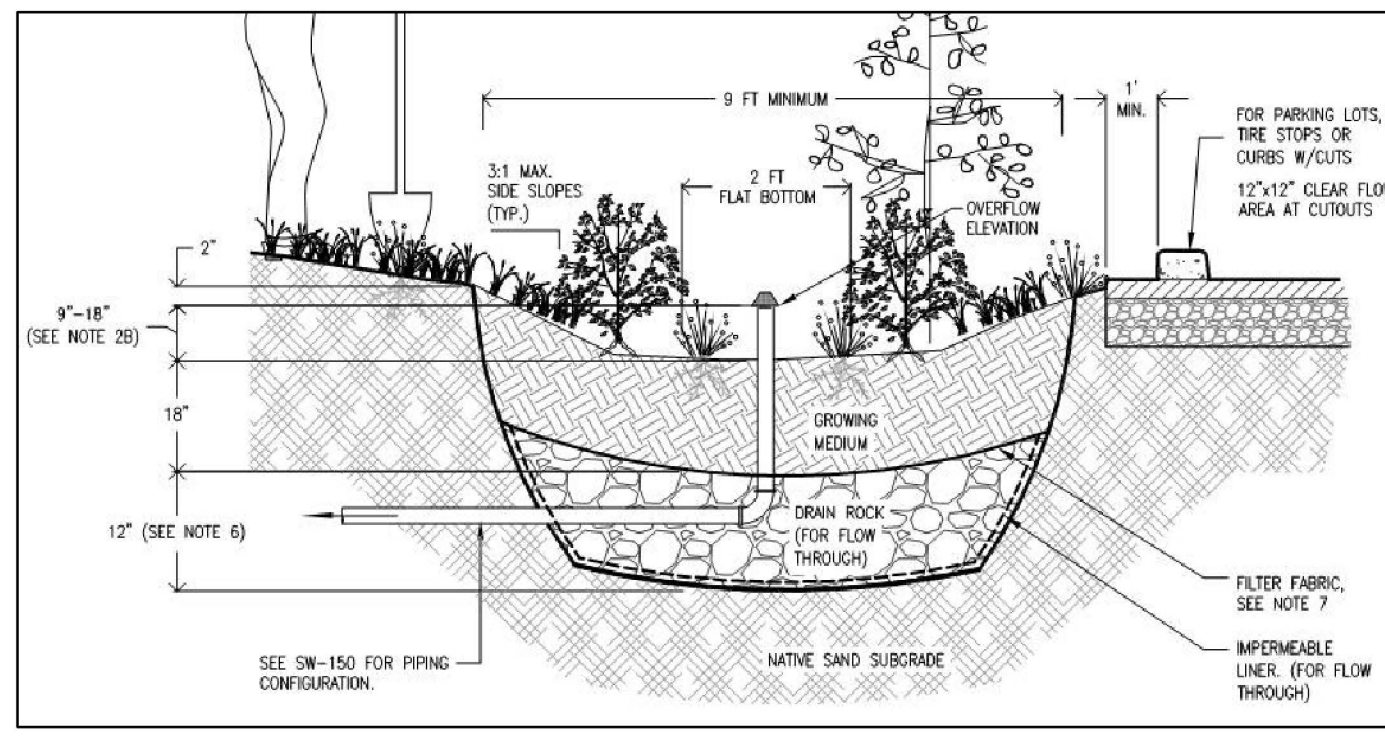
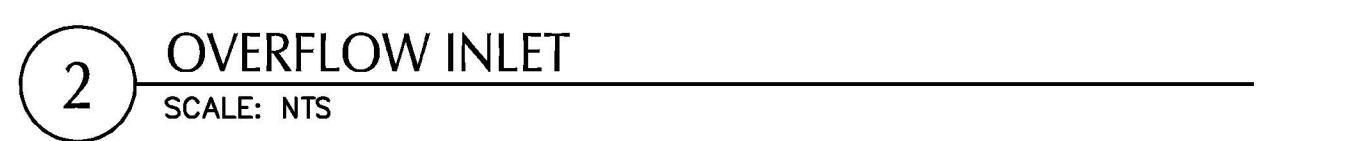
Exhibit F1.7



- KEY NOTES**
1. INSTALL {GEOJUTE PLUS OR COCONUT FIBER MATTING} {2\"
 2. STORMWATER FACILITY GROWING MEDIA PER SPECS.
 3. DRAINAGE LENS COURSE (3\"
 4. DRAINAGE FILL PER SPECS.
 5. PLANTING SEE LANDSCAPE PLANS.
 - 6A. DRAINAGE FABRIC, WRAP UP SIDES AND OVERLAP TOP DRAINAGE LENS 12\"
 - 6B. 30 MIL IMPERMEABLE LINER, WHERE SHOWN ON PLAN. {DELETE IF NOT USED}
 7. 4\"



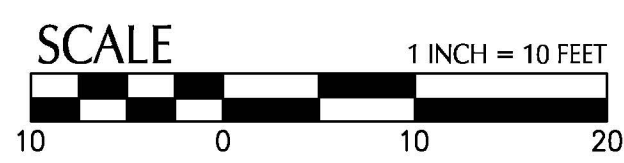
- KEY NOTES**
1. 12\"
 2. 12\"



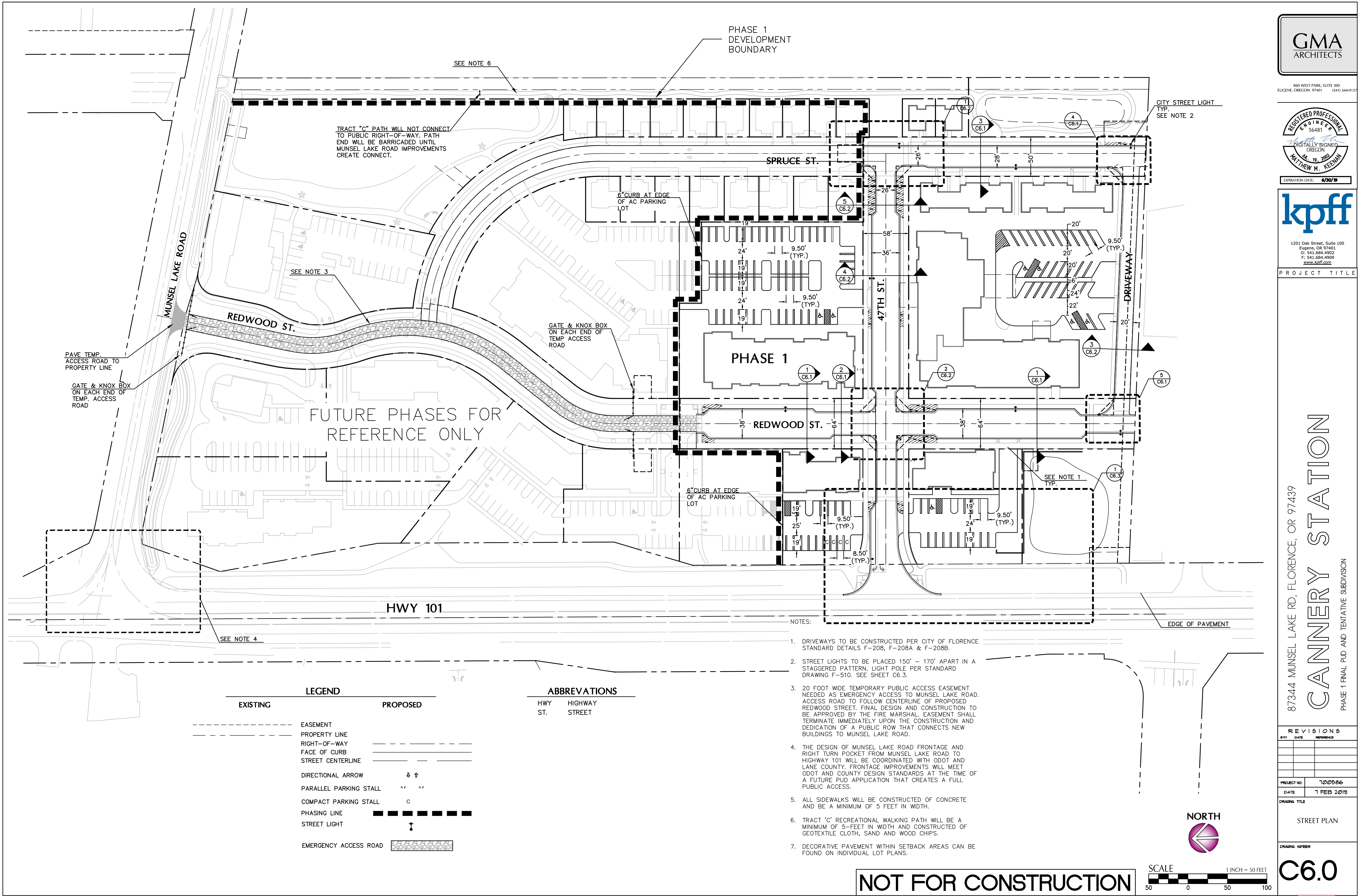
- SHEET LEGEND**
- CLEANOUT
 - OVERFLOW DRAIN
 - SD STORM DRAIN PIPE (SD)
 - 4\"
 - STORMWATER FACILITY.
 - PIPE OUTFALL
 - DIRECTION OF FLOW
 - STORM DRAIN INLET

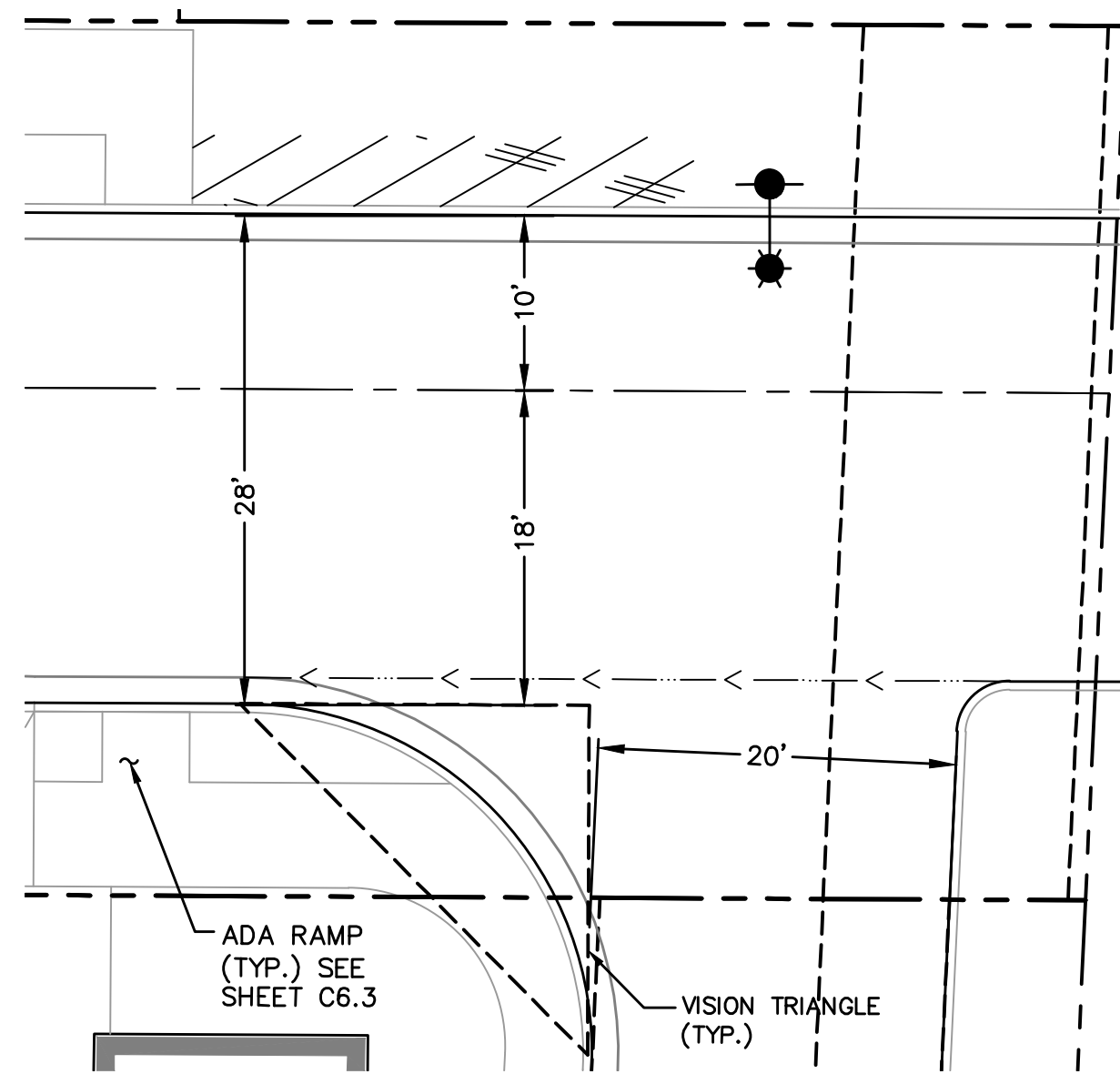
- NOTES**
1. 1\"
 2. FINAL DESIGN OF STORMWATER FACILITIES SHALL MAINTAIN SIDE SLOPES NOT TO EXCEED 3 TO 1 GENERALLY AND NOT TO EXCEED 4 TO 1 ADJACENT TO PEDESTRIAN AREAS, IN COMPLIANCE WITH THE CITY OF FLORENCE STORMWATER DESIGN MANUAL.
 3. ALL STORMWATER MANAGEMENT FACILITIES TO BE SETBACK A MINIMUM DISTANCE OF 5- FEET FROM BUILDING FOUNDATIONS IN COMPLIANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.

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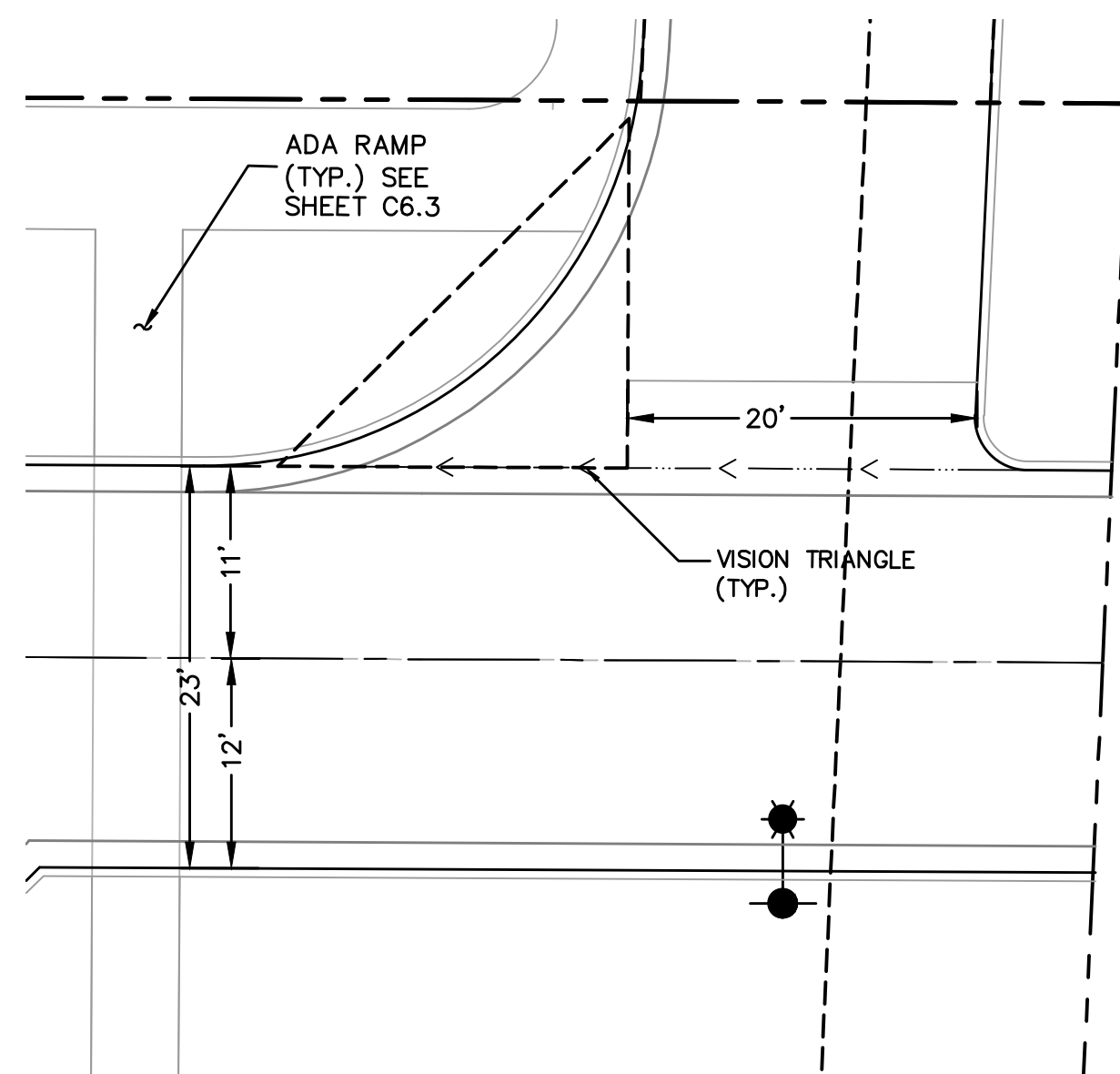
REVISIONS		
BY	DATE	REFERENCE
PROJECT NO.	120586	
DATE	1 FEB 2019	
DRAWING TITLE	GRADING & DRAINAGE - LOT 2	
DRAWING NUMBER	C5.01	





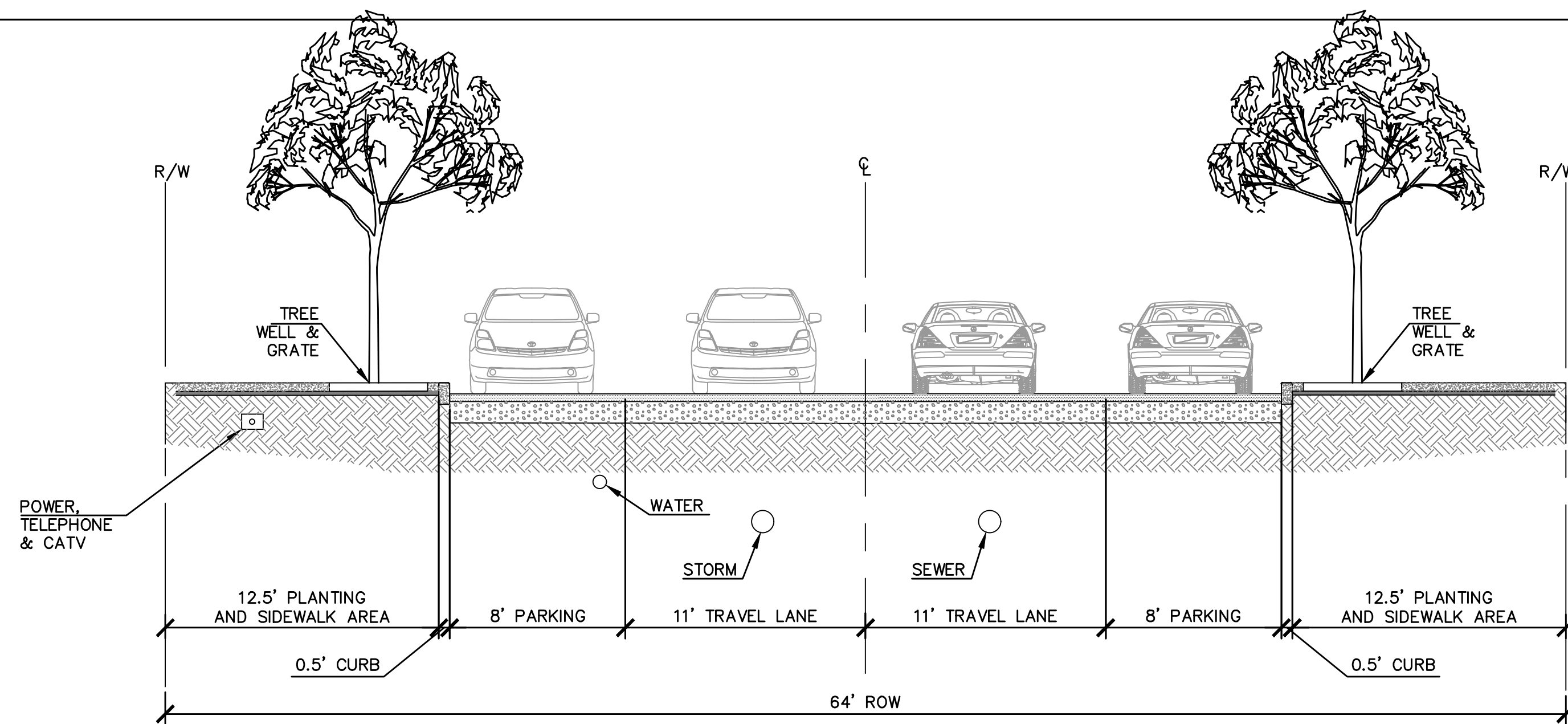
**SPRUCE STREET PUBLIC ACCESS
INTERSECTION DETAIL**

4
C6.1



**REDWOOD STREET PUBLIC ACCESS
INTERSECTION DETAIL**

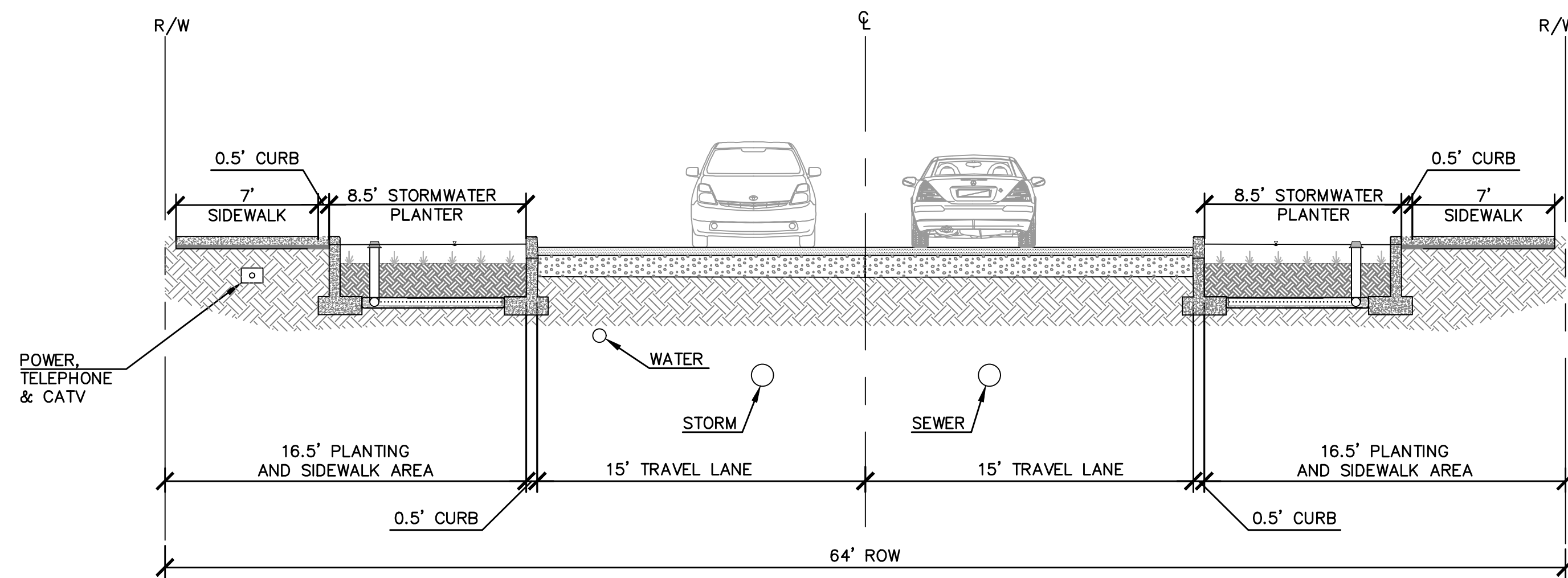
5
C6.1



**REDWOOD STREET
38' STREET SECTION**

HORIZONTAL SCALE: 1" = 5'

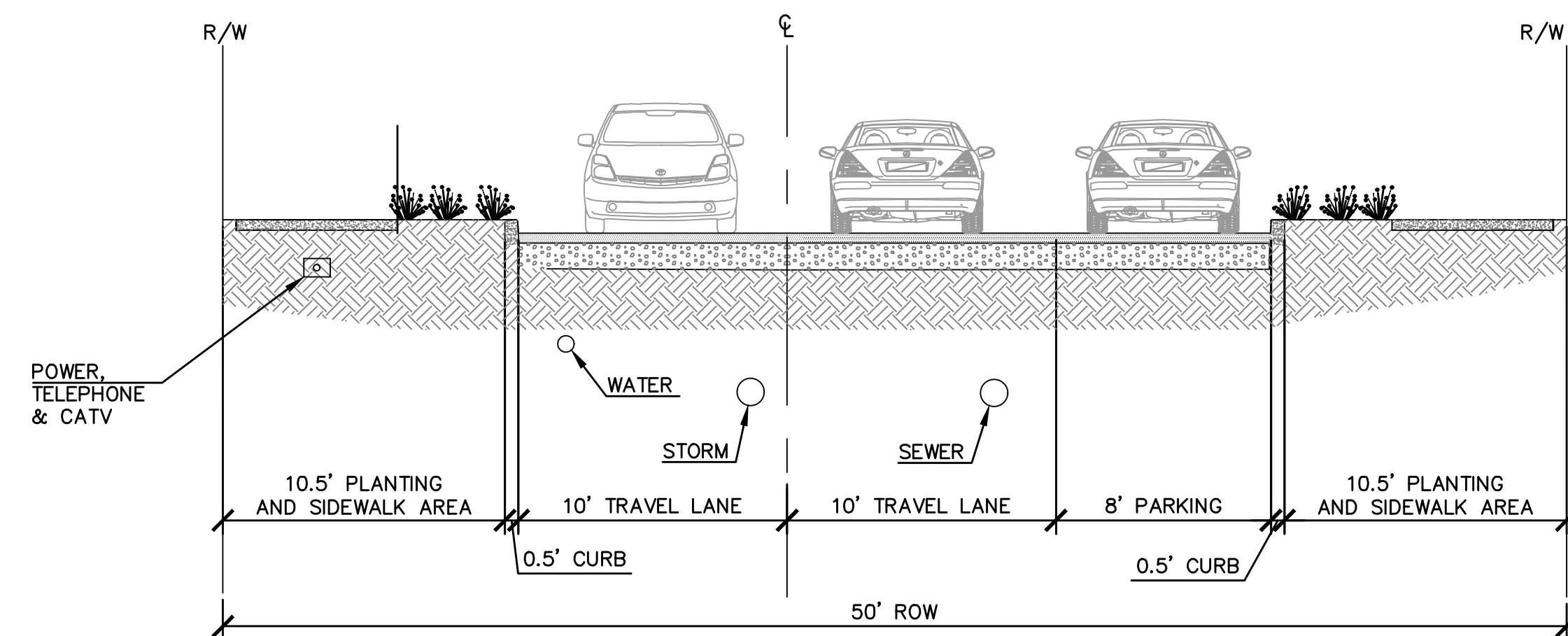
1
C6.1



**REDWOOD STREET
30' STREET SECTION**

HORIZONTAL SCALE: 1" = 5'

2
C6.1



**SPRUCE STREET
28' STREET SECTION**

HORIZONTAL SCALE: 1" = 5'

3
C6.1

NOTE:

- ALL SIDEWALKS WILL CONSTRUCTED OF CONCRETE AND BE A MINIMUM OF FIVE FEET IN WIDTH.
- PLANTINGS SHOWN ARE PICTORIAL REPRESENTATIONS ONLY. PLANTING LOCATIONS AND TYPES (E.G. TREES) ARE PROVIDED ON THE LANDSCAPE PLANS.
- ALL CURBS TO BE 6" IN HEIGHT UNLESS OTHERWISE NOTED.

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**GMA
ARCHITECTS**

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



EXPIRATION DATE: 6/30/19

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PHASE 1 FINAL PID AND TENTATIVE SUBDIVISION

REVISIONS

#	DATE	REFERENCE

PROJECT NO. 100586

DATE 1 FEB 2013

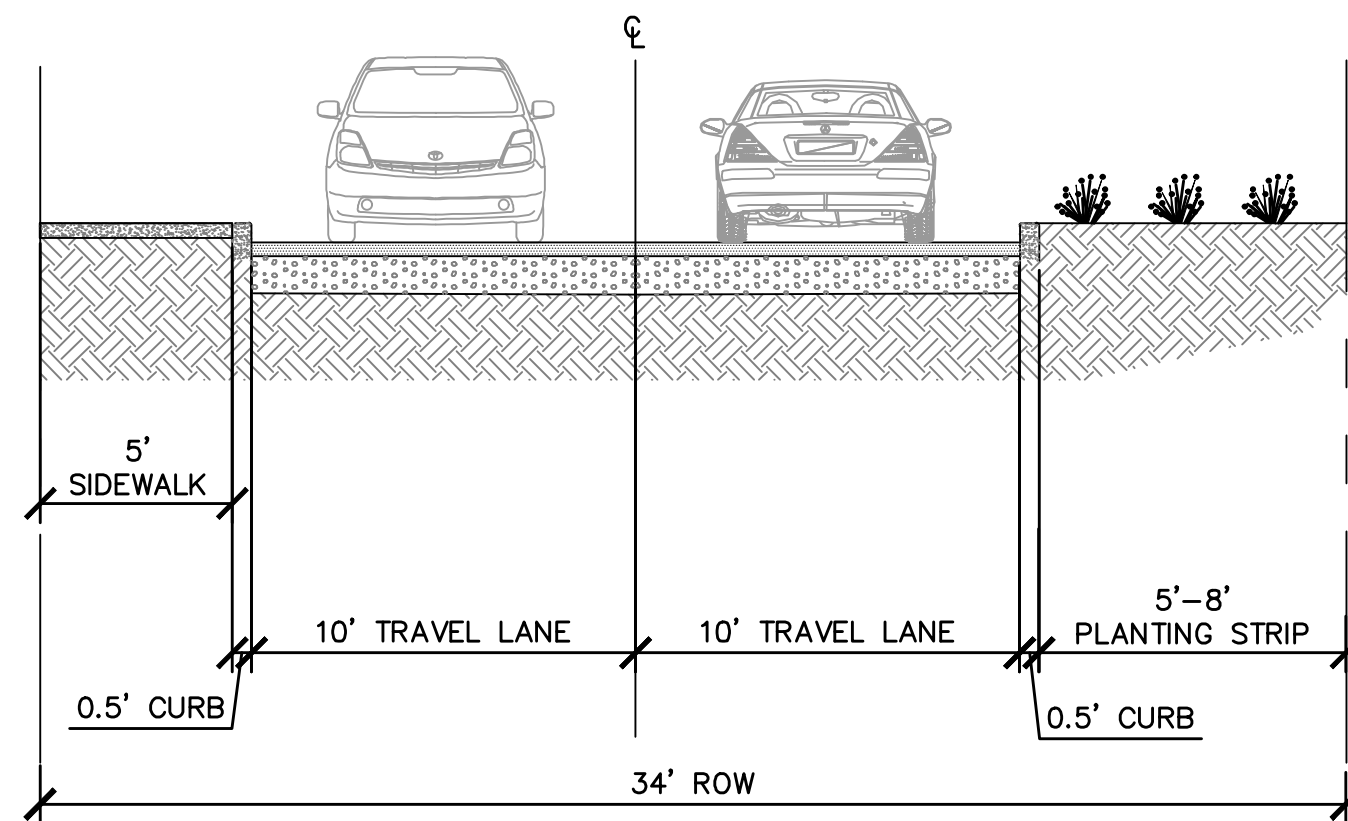
DRAWING TITLE

STREET TYPICAL SECTIONS

DRAWING NUMBER

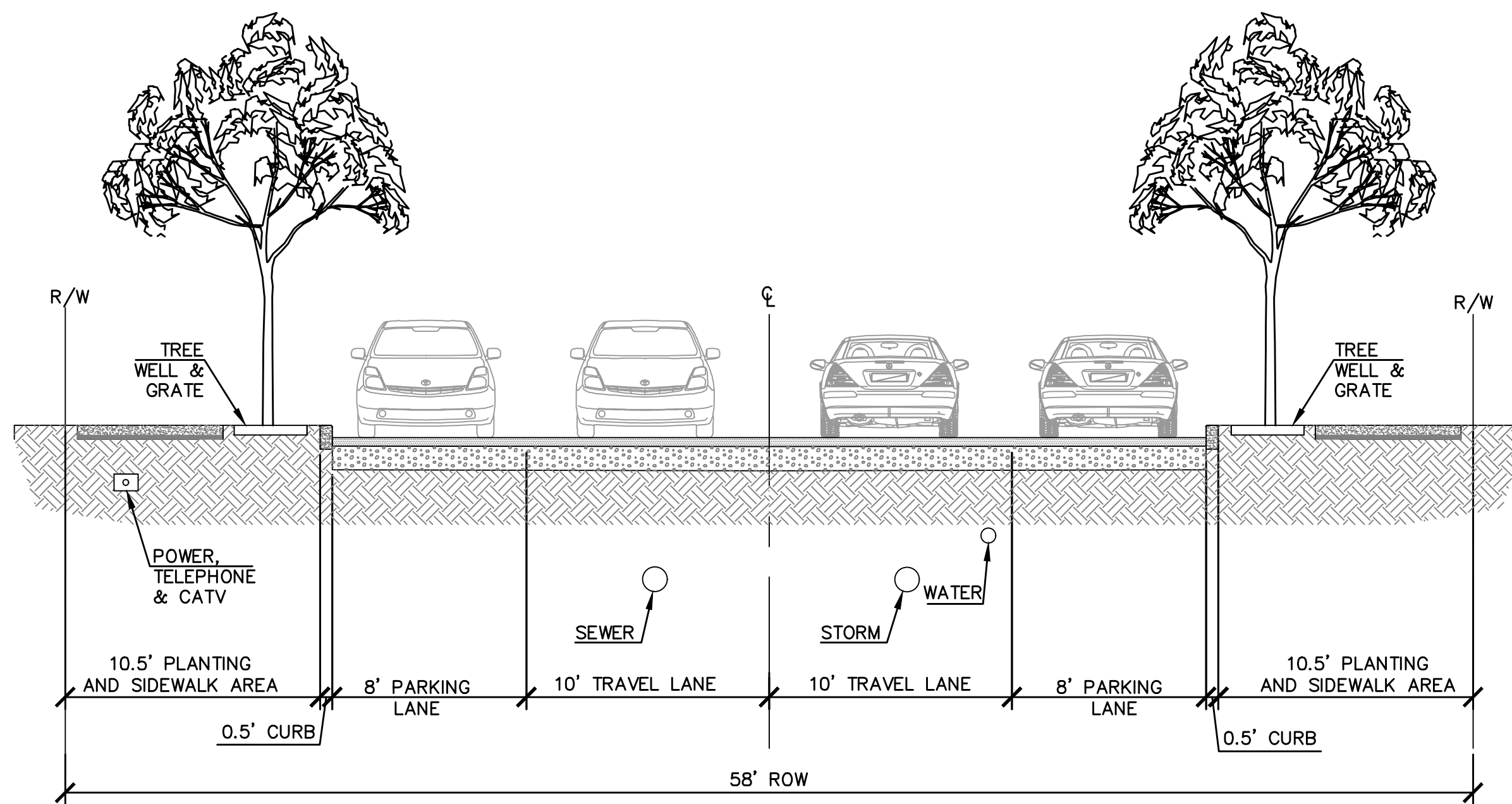
C6.1

Exhibit F2.2



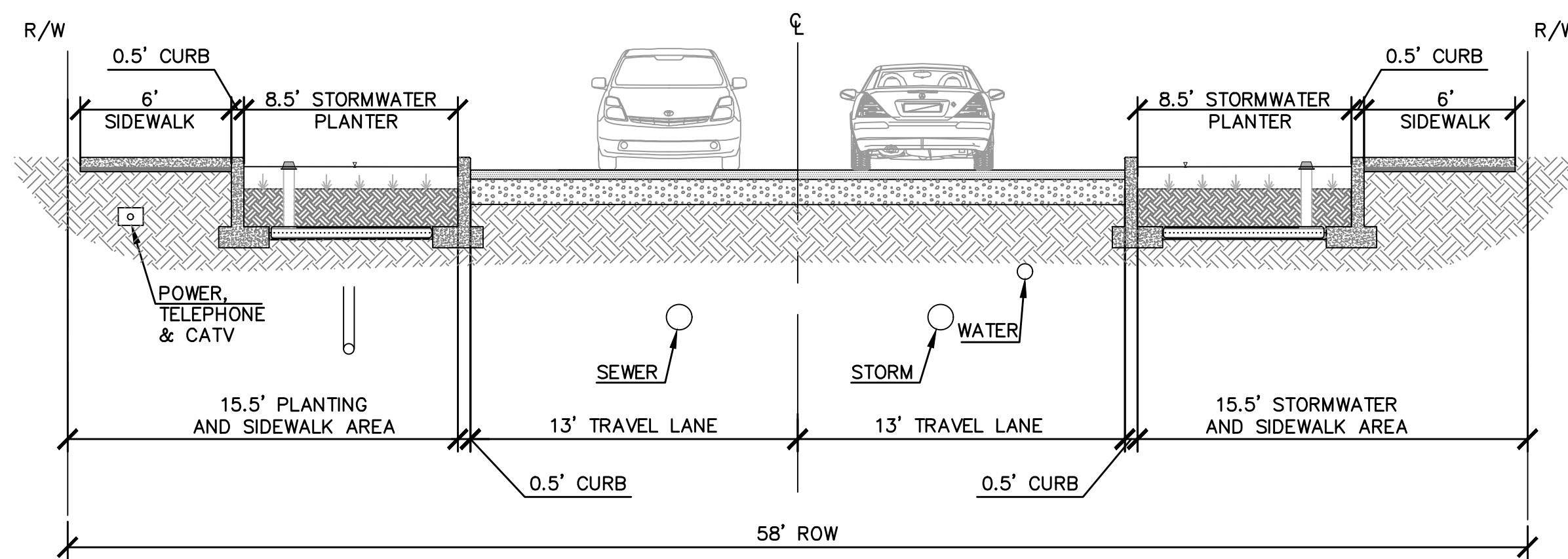
PRIVATE ACCESS W/
PUBLIC ACCESS EASEMENT
20' STREET SECTION
HORIZONTAL SCALE: 1" = 5'

3
C6.2



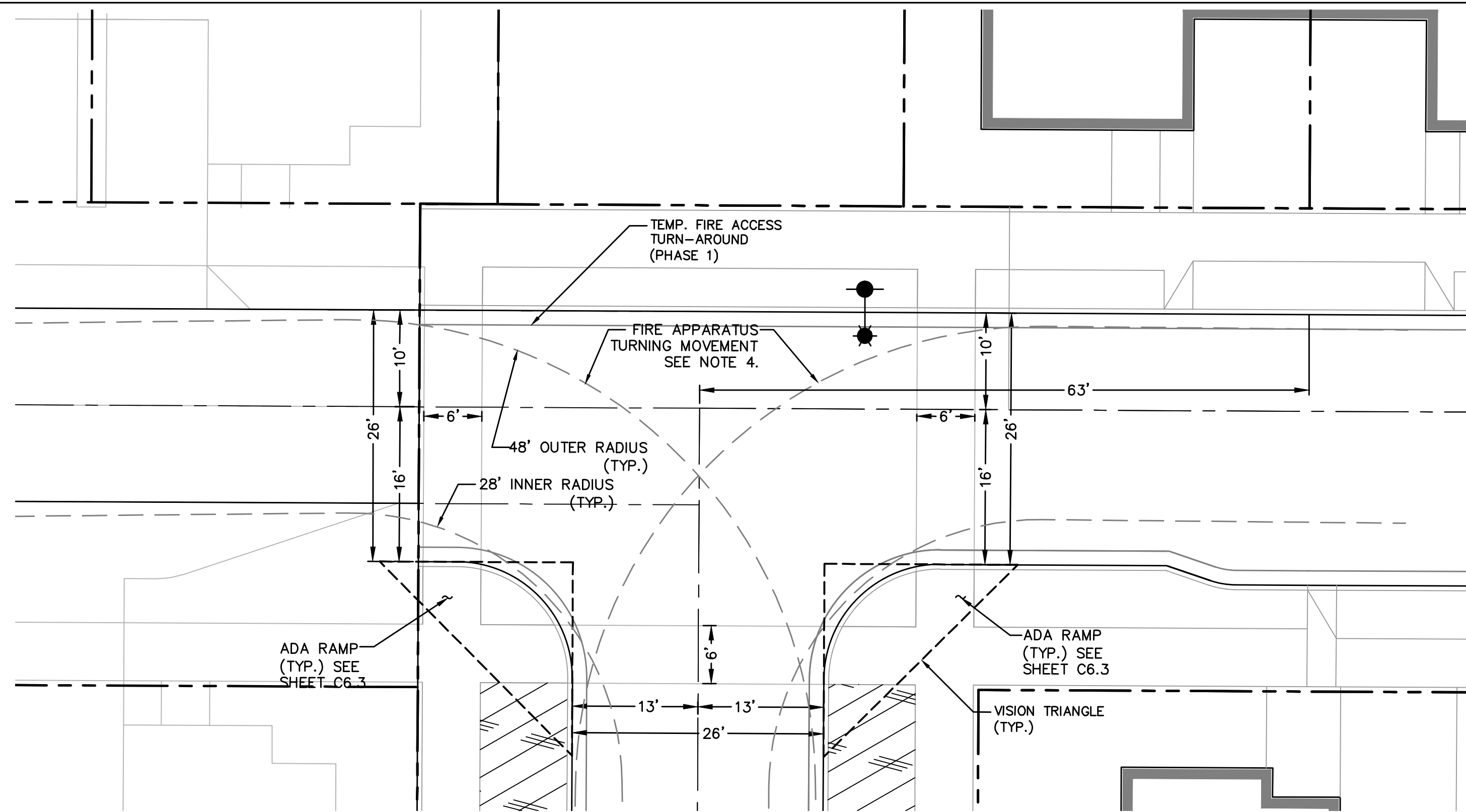
47TH STREET
36' STREET SECTION
HORIZONTAL SCALE: 1" = 5'

4
C6.2



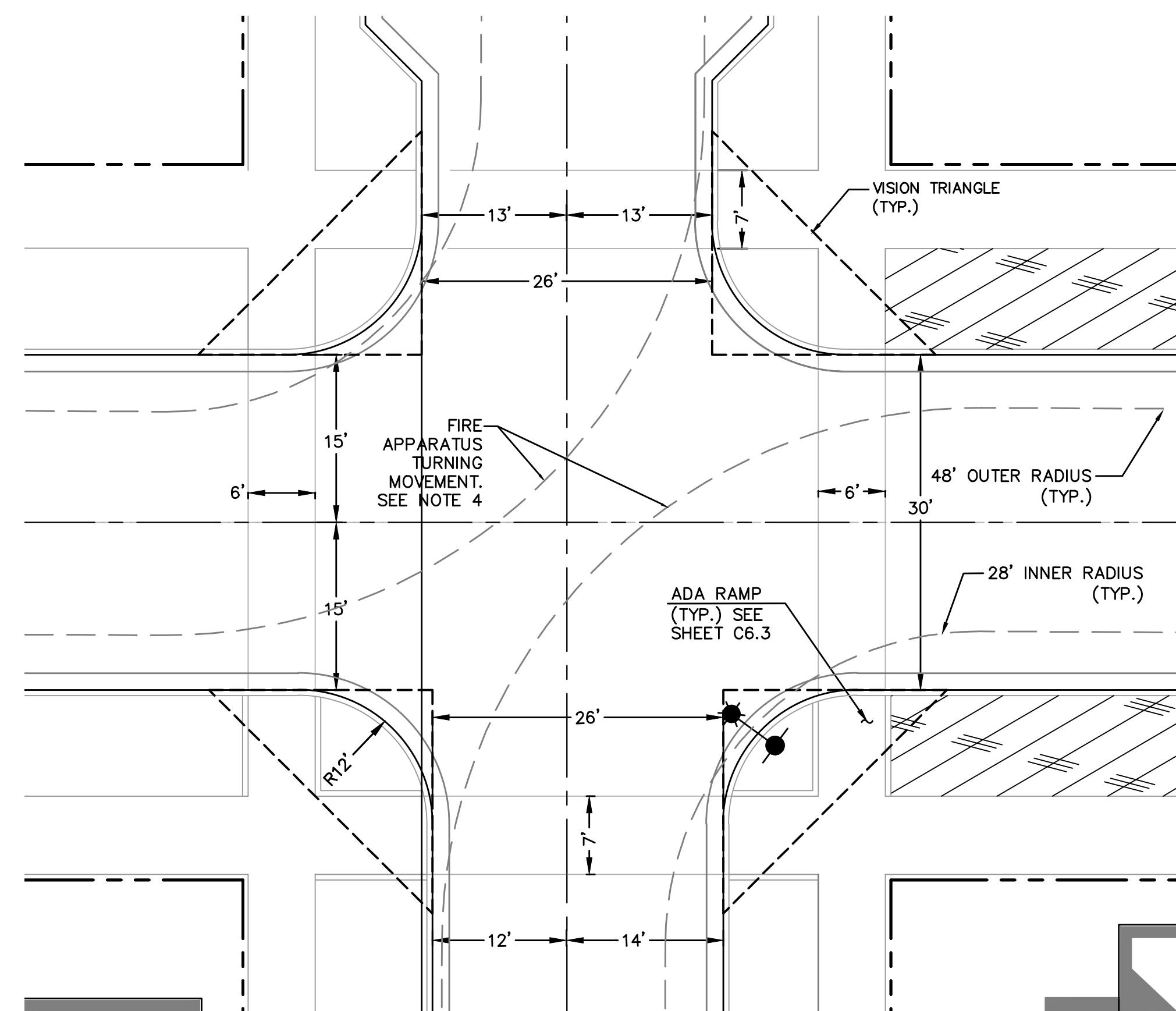
47TH STREET
20' STREET SECTION
HORIZONTAL SCALE: 1" = 5'

5
C6.2



47TH & SPRUCE STREETS
INTERSECTION DETAIL
1" = 10'

1
C6.2



47TH & REDWOOD STREETS
INTERSECTION DETAIL
1" = 10'

2
C6.2

NOTE:

- ALL SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE AND A MINIMUM OF FIVE FEET IN WIDTH.
- PLANTINGS SHOWN ARE PICTORIAL REPRESENTATIONS ONLY. PLANTING LOCATIONS AND TYPES (E.G. TREES) ARE PROVIDED ON THE LANDSCAPE PLANS.
- ALL CURBS TO BE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
- FIRE APPARATUS TURNING MOVEMENT COMPLIES WITH 2014 OREGON FIRE CODE, APPENDIX D, SECTION D105.1-105.4. 28' INNER TURNING RADIUS COMPLIES WITH 2014 OREGON FIRE CODE, SECTION D103, AND TAKEN FROM FIGURE D103.1.

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GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



EXPIRATION DATE: 6/30/19

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PHASE 1 FINAL PID AND TENTATIVE SUBDIVISION

REVISIONS

BY	DATE	REFERENCE

PROJECT NO. 100586

DATE 1 FEB 2019

DRAWING TITLE

STREET INTERSECTION
DETAILS/SECTIONS

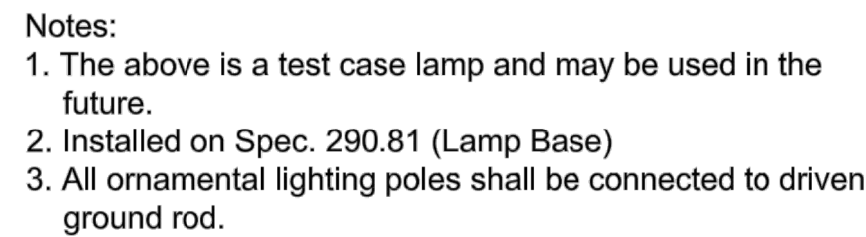
DRAWING NUMBER

C6.2

Exhibit F2.3

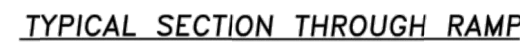
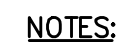


1
C6.3



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. CURB SHALL BE CONCRETE AND ITS CONCRETE SURFACED ONLY IF MAINTENANCE PURPOSES, WHERE THIS AREA EXCEEDS 100SF, OR IS DESIGNATED FOR LANDSCAPING IN AN APPROVED SITE PLAN.
- IT MAY BE GRASS OR ASPHALT.
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. (DDOT DWG. NO. R0725)
4. 5' MIN. RAMP WIDTH SHALL BE MAINTAINED FOR ALL RAMP TYPES (ONE-SIDE FLARES: SEE NOTE 8, (DDOT DWG. NO. R0725)
- NO GRATING IS TO BE SPECIFIED AT THE BOTTOM OF RAMP.
5. RAMP FOR SIDEWALKS IS TO BE A SEPARATE DESIGN CONFORMING TO BIKEWAY STANDARDS
6. WIDTH OF RAMP NOT TO EXCEED 36". SLOPE NOT GREATER THAN 1:8.

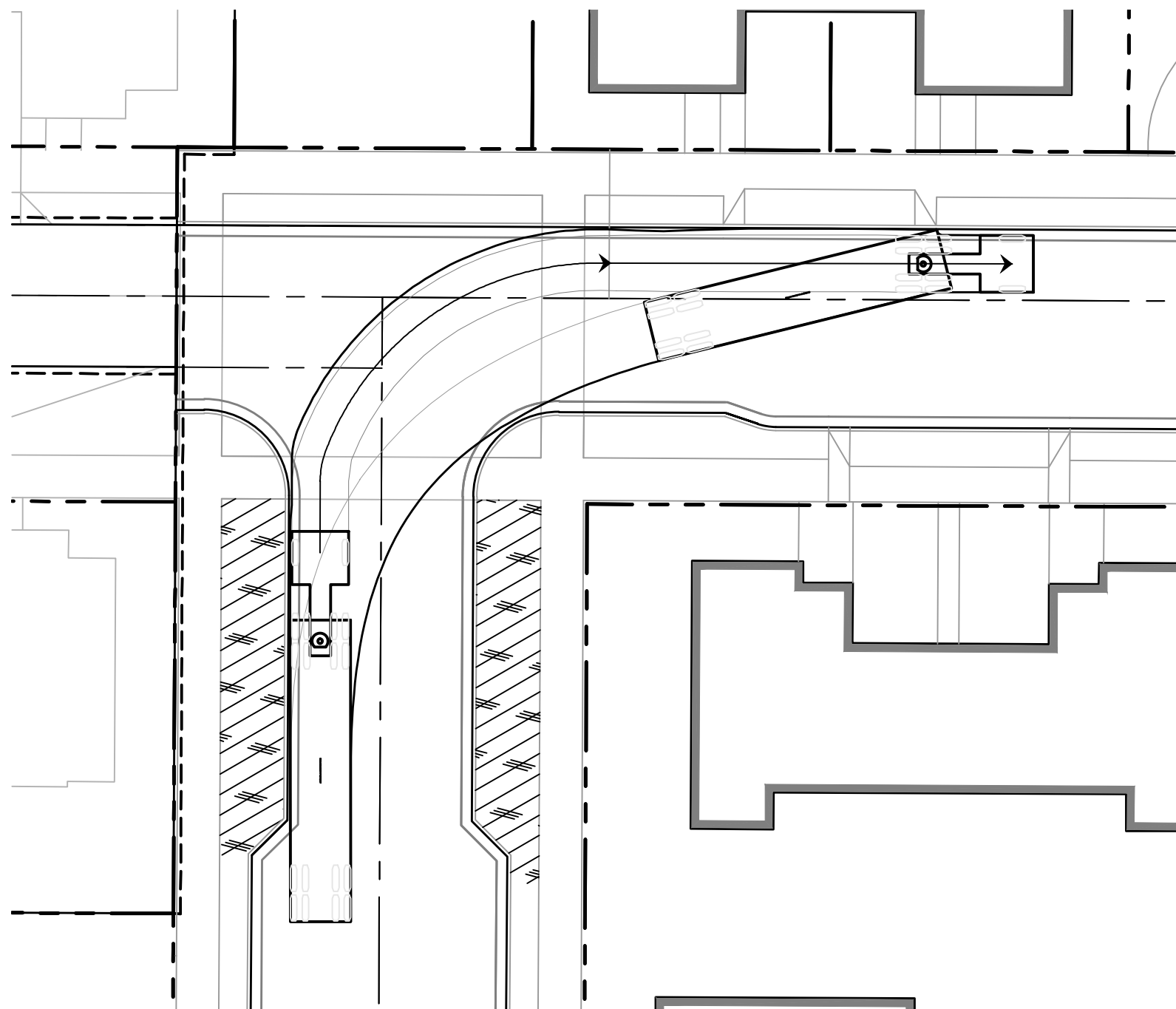
1. ALL SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE AND A MINIMUM OF FIVE FEET IN WIDTH.
2. PLANTINGS SHOWN ARE PICTORIAL REPRESENTATIONS ONLY. PLANTING LOCATIONS AND TYPES (E.G. TREES) ARE PROVIDED ON THE LANDSCAPE PLANS.
3. ALL CURBS TO BE 6" IN HEIGHT UNLESS OTHERWISE NOTED.



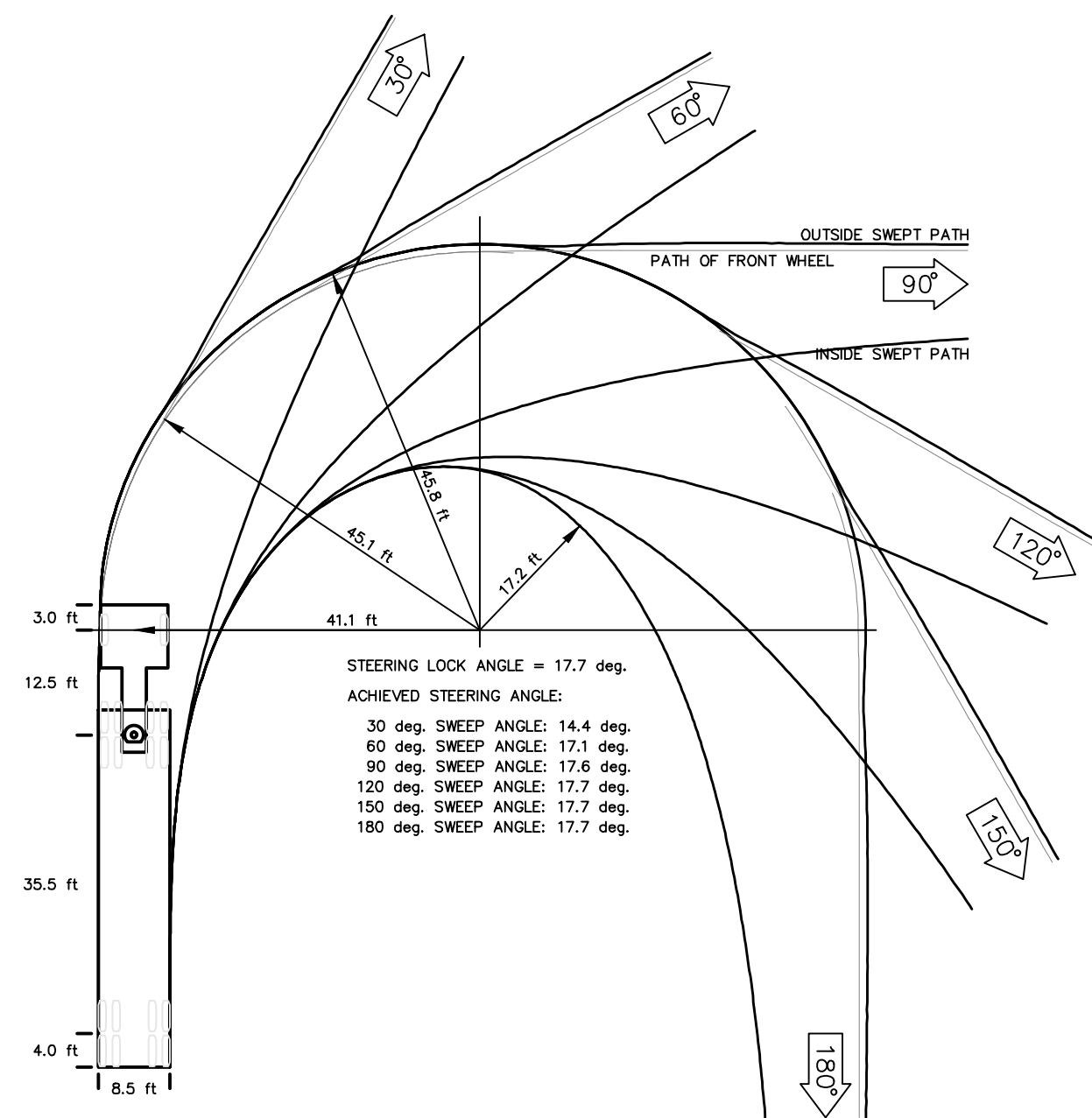
- NOTES:
- 1) RESIDENTIAL DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A MINIMUM NOMINAL THICKNESS OF 6". CONCRETE STRENGTH SHALL BE 3300 PSI.
 - 2) CONCRETE FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL HAVE A MINIMUM NOMINAL THICKNESS OF 8". CONCRETE STRENGTH SHALL BE 3300 PSI.
 - 3) 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 UP AT GUTTER IF USE AS SIDEWALK ACCESS RAMP.
 - 6) SEE SIDEWALK DETAILS FOR RESTRICTIONS AND SPECIFICATIONS 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 MEASURED TO THE RUNNING SLOPE OF THE SIDEWALK. THE SLOPE OF THE APRON IS MEASURED RELATIVE TO HORIZONTAL.

NOT FOR CONSTRUCTION

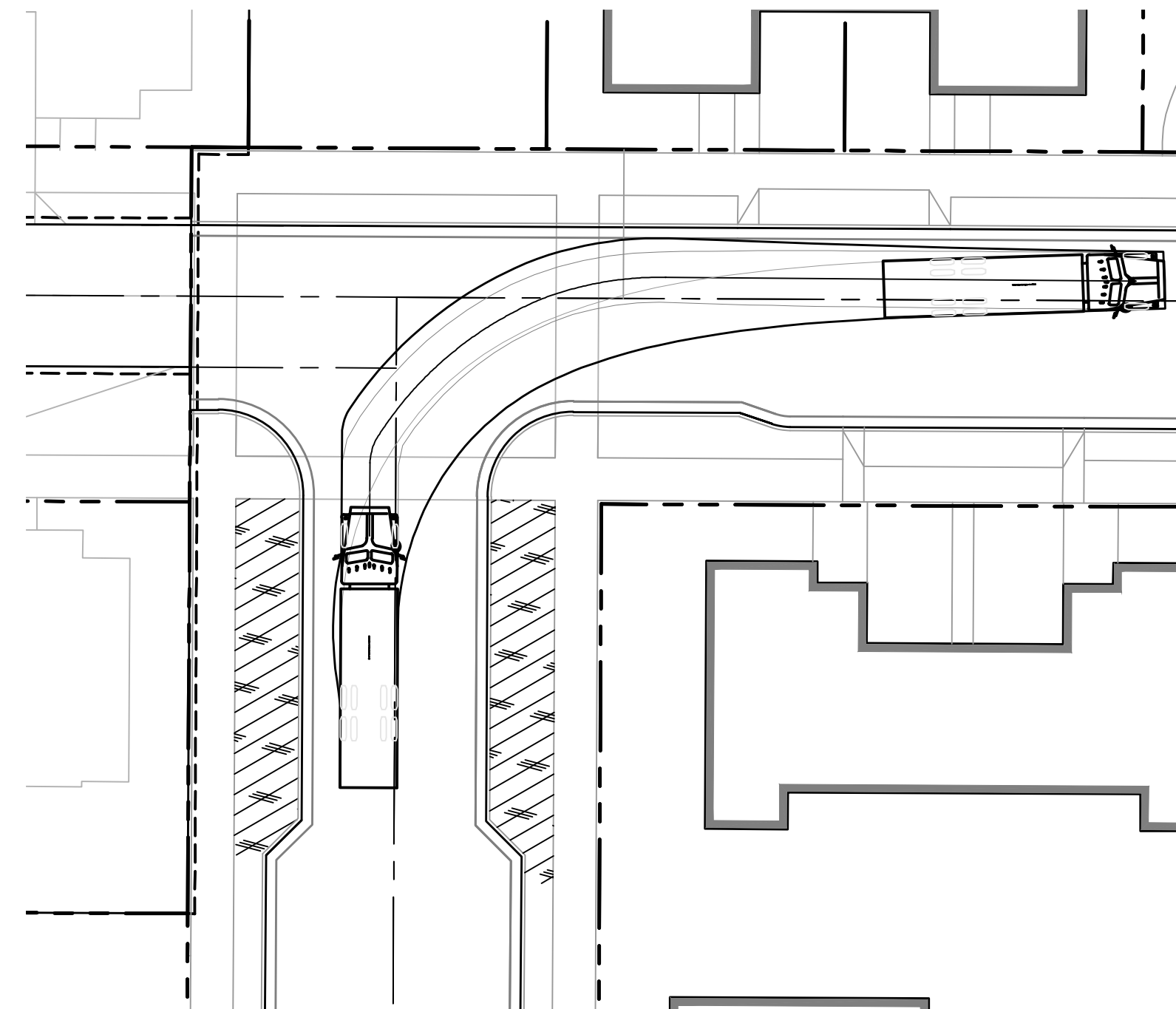
C6.3



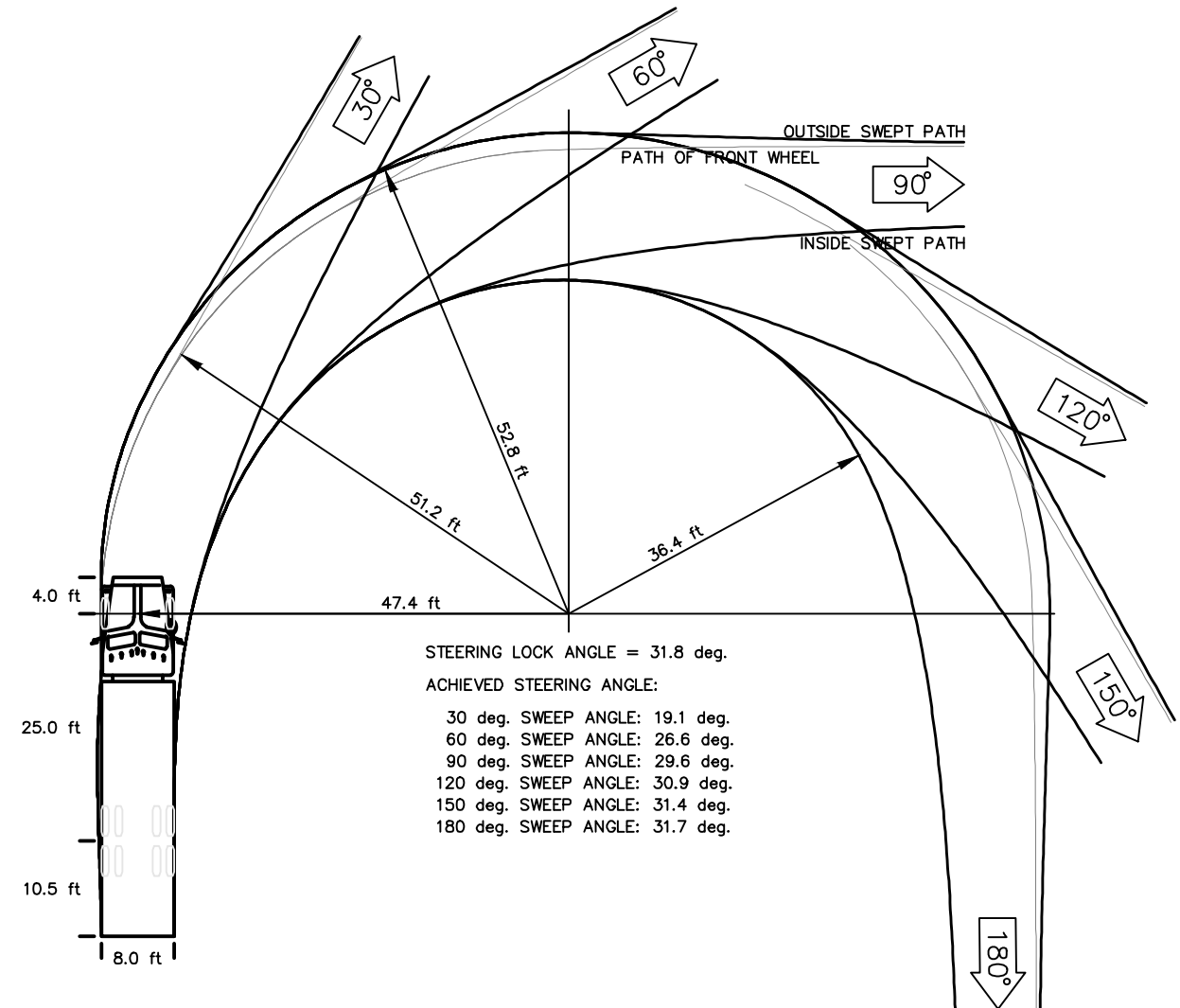
1
47TH & SPRUCE STREETS
WB-50 TURNING MOVEMENT
1" = 20'



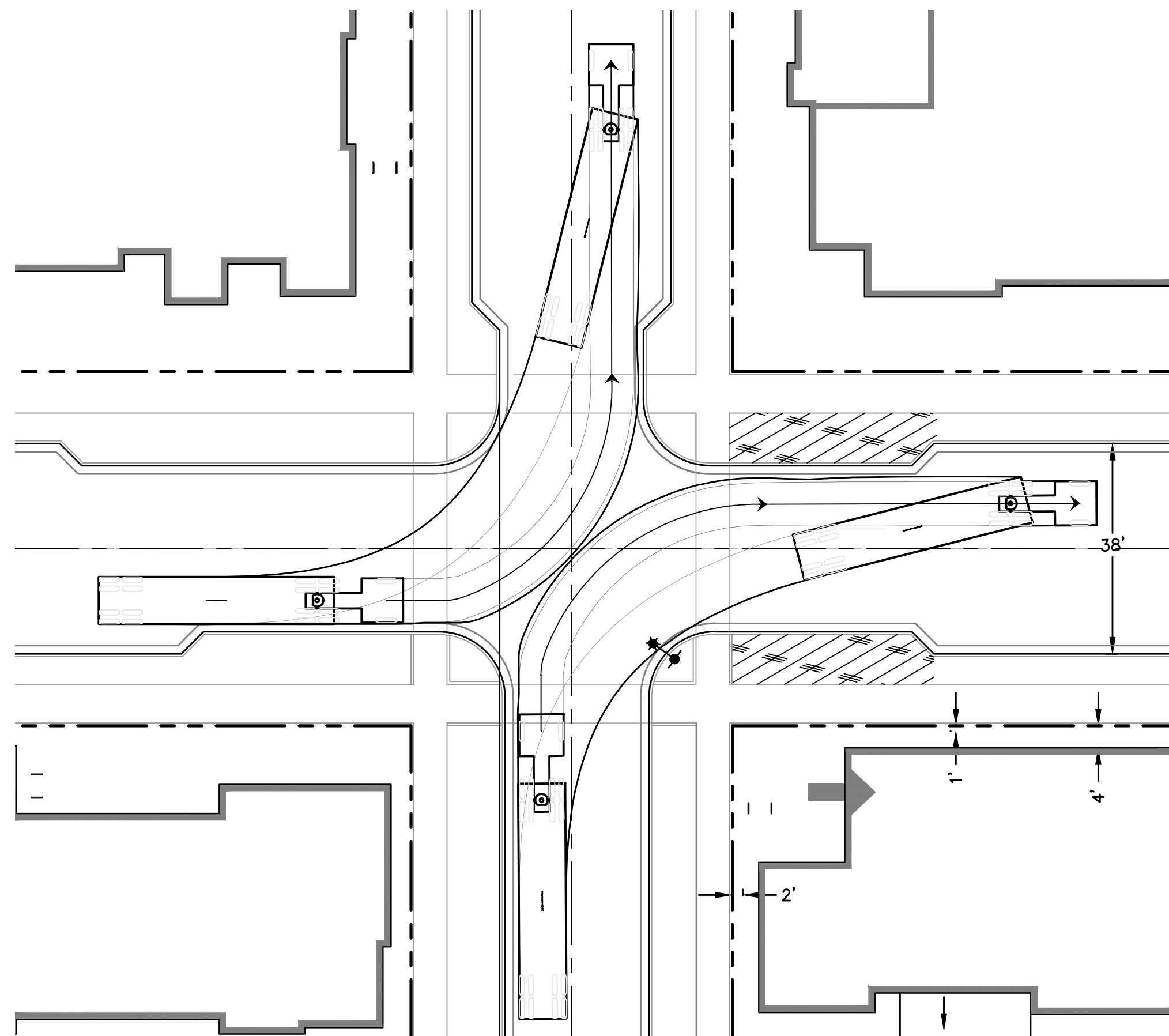
WB-50
AASHTO 2004 (US)
[ft]
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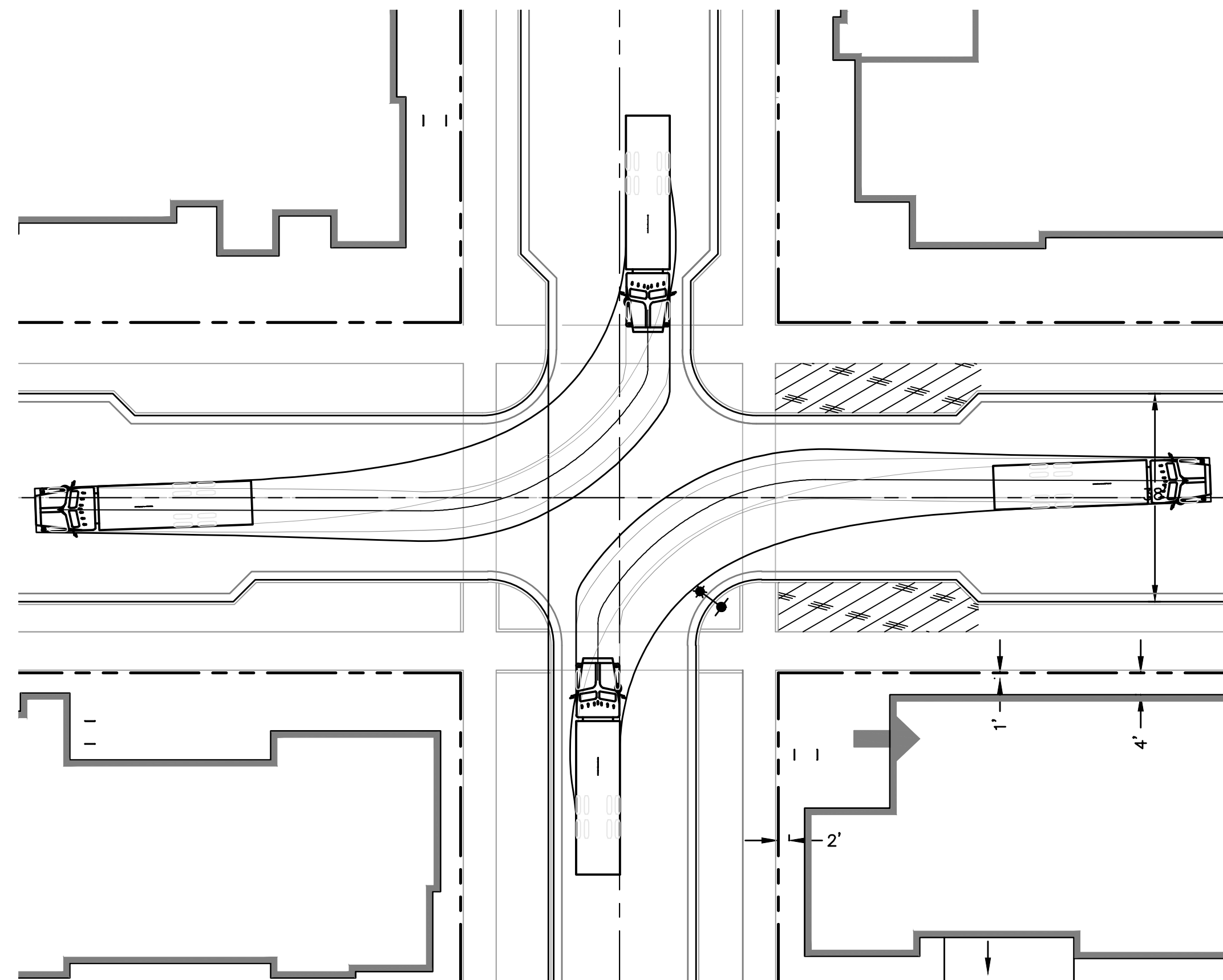
2
47TH & SPRUCE STREETS
SU-40 TURNING MOVEMENT
1" = 20'



SU-40
AASHTO 2011 (US)
[ft]
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3
47TH & REDWOOD STREETS
WB-50 TURNING MOVEMENT
1" = 20'



4
47TH & REDWOOD STREETS
SU-40 TURNING MOVEMENT
1" = 20'

NOTE:

- INTERSECTIONS ALLOW FOR TURNING MOVEMENTS FOR DESIGN VEHICLES SHOWN, AS WELL AS ALL FIRE APPARATUS (PUMPER AND AERIAL), EMERGENCY VEHICLES, AND DELIVERY VEHICLES WITH A WHEELBASE OF 26.5' OR SMALLER.
- FIRE APPARATUS TURNING MOVEMENT COMPLIES WITH 2014 OREGON FIRE CODE, APPENDIX D, SECTION D105.1-105.4. 28' INNER TURNING RADIUS COMPLIES WITH 2014 OREGON FIRE CODE, SECTION D103, AND TAKEN FROM FIGURE D103.1.

NOT FOR CONSTRUCTION

GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JAN 19 2023
MATTHEW M. KEENUN

EXPIRATION DATE: 6/30/25

kpff

1201 Oak Street, Suite 100
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439
CANNERY STATION
PHASE 1 FINAL PID AND TENTATIVE SUBDIVISION

REVISIONS

BY	DATE	REFERENCE

PROJECT NO. 100586

DATE 1 FEB 2019

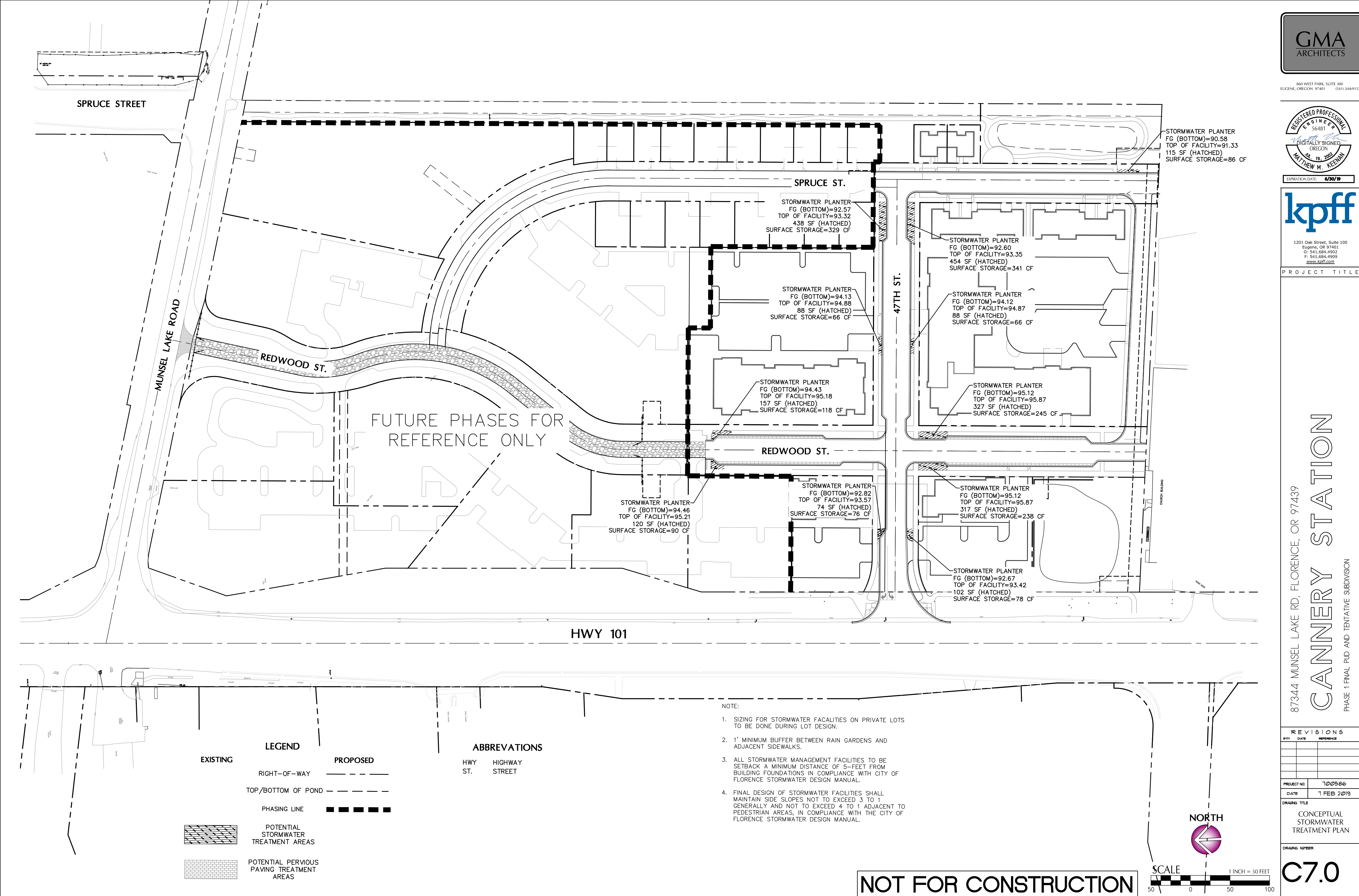
DRAWING TITLE

TURNING MOVEMENT
DETAILS

DRAWING NUMBER

C6.4

Exhibit F2.5

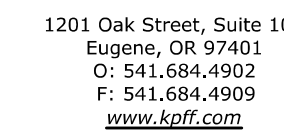
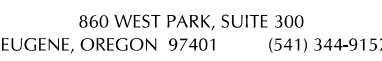


BY	DATE	REFERENCE

PROJECT NO.	100586
DATE	1 FEB 2013

DRAWING TITLE	CONCEPTUAL STORMWATER TREATMENT PLAN
---------------	--------------------------------------

DRAWING NUMBER	C7.0
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PROJECT TITLE

87344 MUNSEL LAKE RD. FLORENCE, OR 97439

CANNERY STATION

PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS

SYM	DATE	REFERENCE

PROJECT NO.	70058
DATE	10 DEC 2

DRAWING TITLE

STORMWATER
TREATMENT
OPTIONS

DRAUING NUMBER

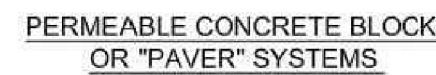
C7.1



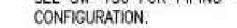
PLANTER



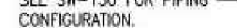
CURB EXTENSION



PERMEABLE PAVEMENT



RAIN GARDEN



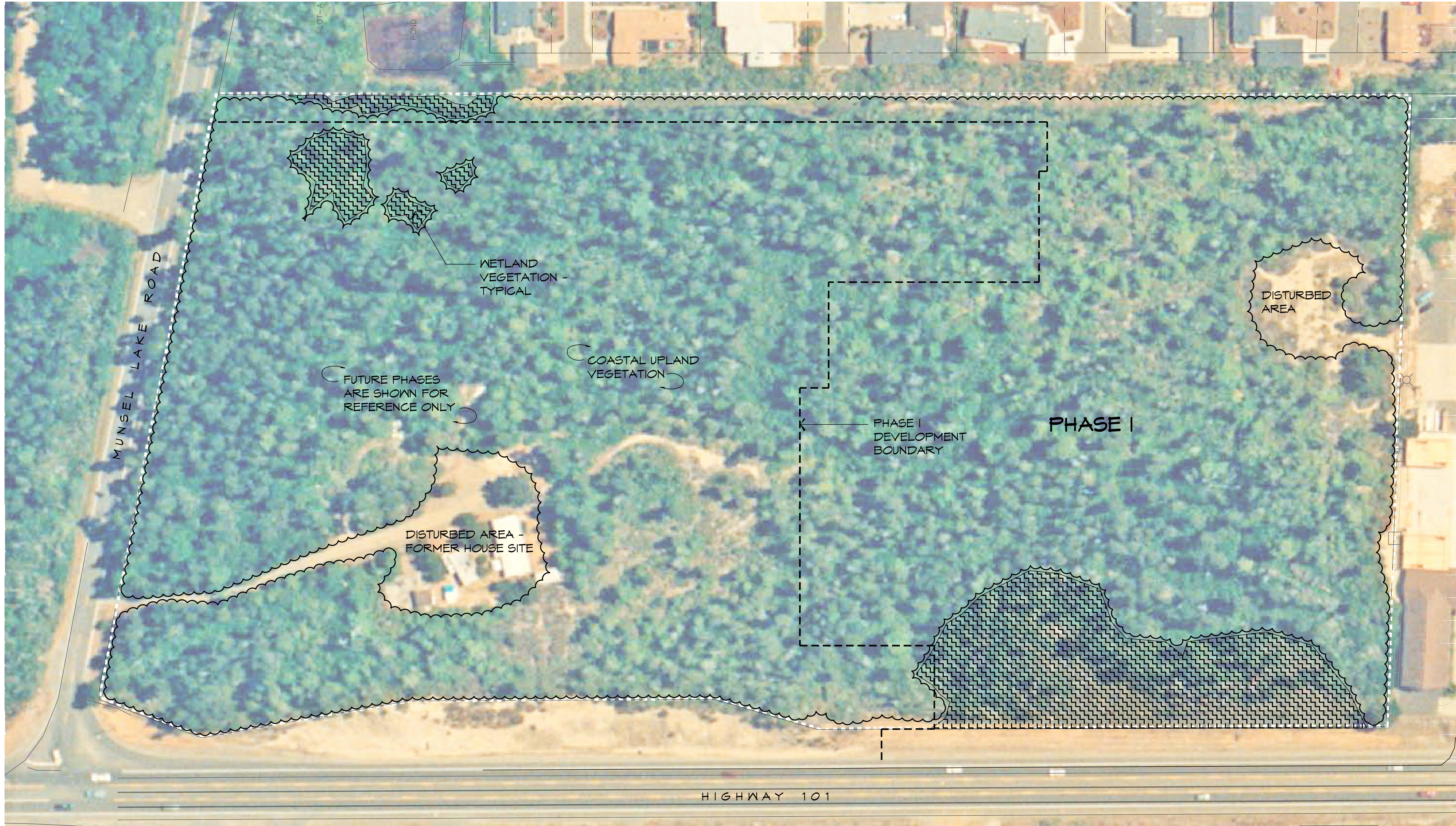
SWALE



NOTE:
OPTIONS SHOWN ARE TAKEN FROM THE CITY OF FLORENCE
STORMWATER DESIGN MANUAL (2011 REVISION), APPENDIX I.

NOT FOR CONSTRUCTION

Exhibit F3.2



LEGEND



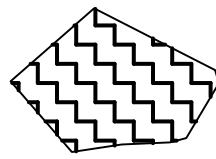
COASTAL UPLAND VEGETATION - DOMINANT PLANT SPECIES LISTED BELOW

TREES

- Pinus contorta (Shore Pine)
- Pseudotsuga menziesii (Douglas Fir)

UNDERSTORY

- Arctostaphylos columbiana (Hairy Manzanita)
- Gaultheria shallon (Salal)
- Myrica californica (Pacific Wax Myrtle)
- Polystichum munitum (Sword Fern)
- Rhododendron macrophyllum (Coastal Rhododendron)
- Vaccinium ovatum (Evergreen Huckleberry)



WETLAND VEGETATION - DOMINANT PLANT SPECIES LISTED BELOW (DATA IS BASED ON WETLAND DELINEATION REPORT, MARCH 2018, BY PACIFIC HABITAT SERVICES INC.)

TREES

- Alnus rubra (Red Alder)
- Picea sitchensis (Sitka Spruce)
- Pinus contorta (Shore Pine)

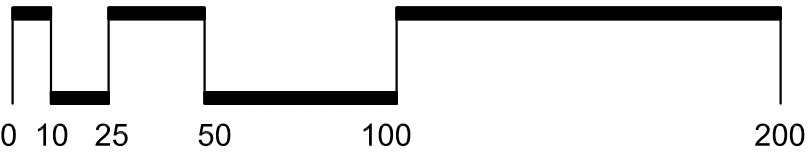
UNDERSTORY

- Gaultheria shallon (Salal)
- Myrica californica (Pacific Wax Myrtle)
- Rhododendron neoglandulosum (Smooth Labrador-tea)
- Rubus spectabilis (Salmonberry)
- Salix hookeriana (Hooker's Willow)
- Vaccinium ovatum (Evergreen Huckleberry)

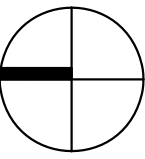
NOTE:

COASTAL RHODODENDRONS ARE FOUND THROUGHOUT THE HIGHER AREAS OF THE SITE WITH DENSITIES RANGING FROM ZERO TO TEN PLANTS PER 1000 SQ. FEET. LOWER AREAS AND WETLANDS ARE MOSTLY DEVOID OF RHODODENDRONS.

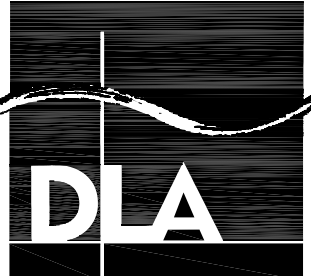
EXISTING VEGETATION PLAN



SCALE: 1" = 50'-0"



NORTH



DOUGHERTY
LANDSCAPE
ARCHITECTS

474 Willamette Street
Suite 305
Eugene, Oregon 97401

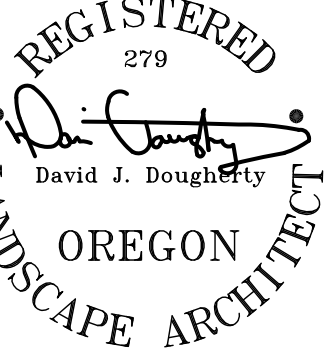
P 541.683.5803

F 541.683.8183

www.DLAdesign.com

GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439
CANNERY STATION
PHASE I FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS

SYM	DATE	REFERENCE

PROJECT NO. 17986

DATE 10 DECEMBER 2018

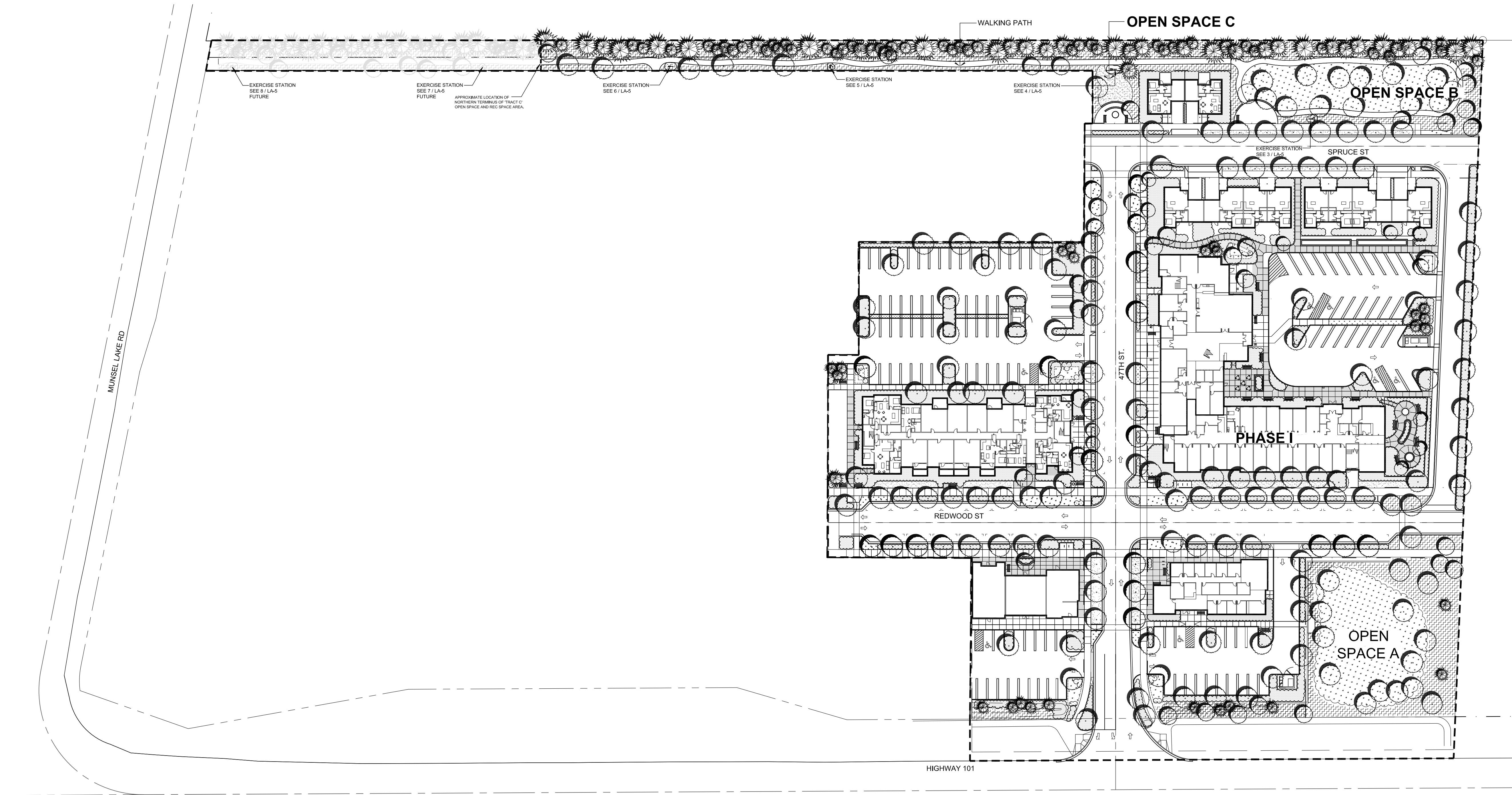
DRAWING TITLE

EX. VEGETATION PLAN

DRAWING NUMBER

LA-1

Exhibit G1.1

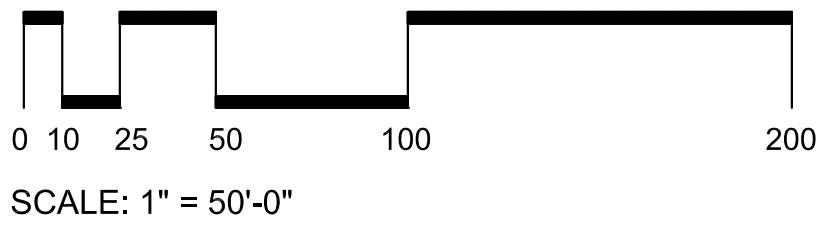


- NOTES:
- SEE SHEET LA-8 FOR PLANT LISTS THAT CORRESPOND TO PLANTING AREA SYMBOLS.
 - HIGH EFFICIENCY IRRIGATION WILL BE PROVIDED AS REQUIRED TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH. NEITHER IRRIGATION NOR ASSOCIATED TRENCHING IS TO OCCUR IN AREAS OF EXISTING VEGETATION PRESERVATION.
 - SEE ARCHITECTURAL SITE PLANS FOR SQUARE FOOTAGE AREAS OF LANDSCAPING.
 - SEE ARCHITECTURAL OPEN SPACE PLAN (SHEET A0.20) FOR SQUARE FOOTAGE AREA BREAKDOWNS OF RECREATIONAL OPEN SPACE AREAS AND OPEN SPACE AREAS NOT DESIGNATED AS RECREATIONAL.
 - EXISTING VEGETATION IS NOT PROPOSED TO BE PRESERVED DUE TO GRADING, SITE DEVELOPMENT AND PATH CONSTRUCTION. REPLACEMENT VEGETATION WILL BE PROVIDED PER FCC 10-34-2. NO CREDITS ARE REQUESTED OR PROPOSED. LANDSCAPE ARCHITECT WILL WORK WITH EXCAVATOR TO PRESERVE NATIVE AND / OR SIGNIFICANT VEGETATION IN THE TRACT 'C' OPEN SPACE TO THE GREATEST EXTENT PRACTICABLE.
 - FINAL SIZING FOR STORMWATER FACILITIES WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT OR PUBLIC IMPROVEMENT SUBMITTALS. ALL STORMWATER FACILITIES WILL BE SITED A MINIMUM OF 5'-0" AWAY FROM BUILDING FOUNDATIONS IN COMPLIANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.
 - IRRIGATION BACKFLOW DEVICES TO BE LOCATED AT ENDS OF IRRIGATION PIPING STUBOUTS AS SHOWN ON CIVIL PLANS AND TYPICALLY WITHIN TEN FEET OF INDIVIDUAL LOT WATER METERS.

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFERS
- GENERAL PLANTING AREAS
- STORMWATER TREATMENT AND LOW AREA PLANTINGS
- BENCH
- NATIVE PLANTING AREAS
- LOT NUMBER
- BERMS
- LAWN AREAS
- BIKE RACKS

LANDSCAPE MASTER PLAN



**DOUGHERTY
LANDSCAPE
ARCHITECTS**

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

www.DLAdesign.com

**GMA
ARCHITECTS**

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

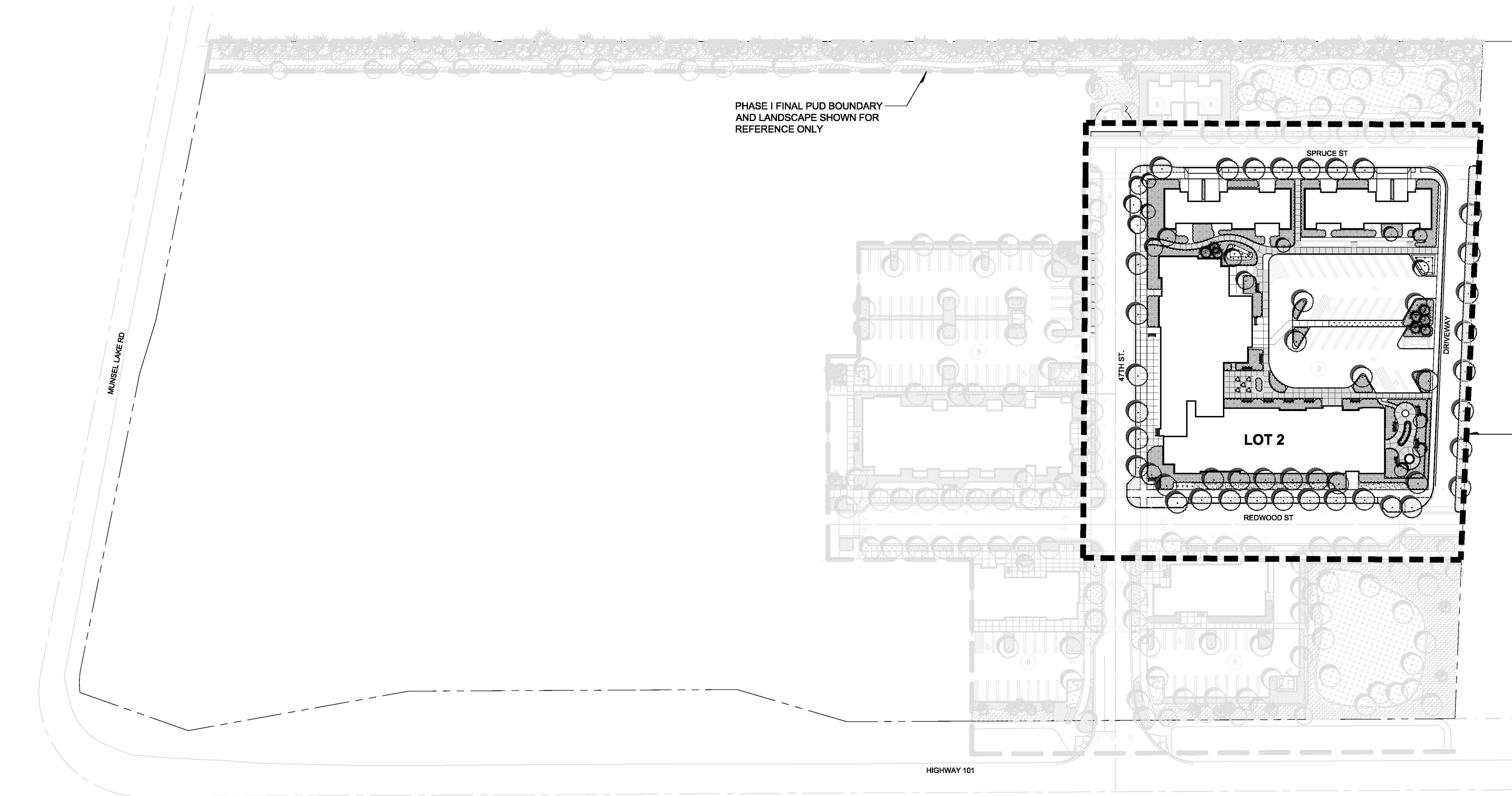
CANNERY STATION

PHASE I FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS		
SYM	DATE	REFERENCE
PROJECT NO.	17986	
DATE	07 FEBRUARY 2019	
DRAWING TITLE	LANDSCAPE PLAN	

DRAWING NUMBER

LA-2



PHASE I FINAL PUD BOUNDARY
AND LANDSCAPE SHOWN FOR
REFERENCE ONLY

LOT 2 DESIGN
REVIEW BOUNDARY

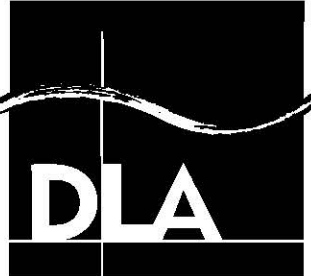
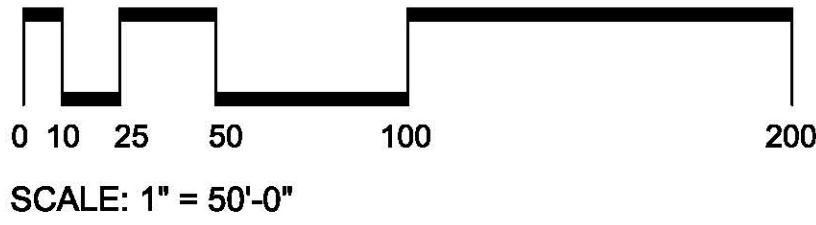
NOTES:

- SEE SHEET LA-4 FOR PLANT LISTS THAT CORRESPOND TO PLANTING AREA SYMBOLS.
- HIGH EFFICIENCY IRRIGATION WILL BE PROVIDED AS REQUIRED TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH. NEITHER IRRIGATION NOR ASSOCIATED TRENCHING IS TO OCCUR IN AREAS OF EXISTING VEGETATION PRESERVATION.
- SEE ARCHITECTURAL SITE PLAN (SHEET A2.00), FOR SQUARE FOOTAGE AREAS OF LANDSCAPING.
- EXISTING VEGETATION IS NOT PROPOSED TO BE PRESERVED DUE TO GRADING AND SITE DEVELOPMENT. REPLACEMENT VEGETATION WILL BE PROVIDED PER FCC 10-34-2. NO CREDITS ARE REQUESTED OR PROPOSED. LANDSCAPE ARCHITECT WILL WORK WITH EXCAVATOR TO PRESERVE NATIVE VEGETATION TO GREATEST EXTENT PRACTICABLE.
- FINAL SIZING FOR STORMWATER FACILITIES WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT OR PUBLIC IMPROVEMENT SUBMITTALS. ALL STORMWATER FACILITIES WILL BE SITED A MINIMUM OF 5'-0" AWAY FROM BUILDING FOUNDATIONS IN COMPLIANCE WITH CITY OF FLORENCE STORMWATER DESIGN MANUAL.
- IRRIGATION BACKFLOW DEVICE TO BE LOCATED AT END OF IRRIGATION PIPING STUBOUT AS SHOWN ON CIVIL PLANS AND TYPICALLY WITHIN TEN FEET OF WATER METER.

LEGEND

- | | | | |
|--|--------------------------|--|--|
| | PROPOSED DECIDUOUS TREES | | LAWN AREAS |
| | PROPOSED CONIFERS | | STORMWATER TREATMENT
AND LOW AREA PLANTINGS |
| | GENERAL PLANTING AREAS | | |

LANDSCAPE MASTER PLAN



**DOUGHERTY
LANDSCAPE
ARCHITECTS**

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

www.DLAdesign.com

**GMA
ARCHITECTS**

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9137



PROJECT TITLE

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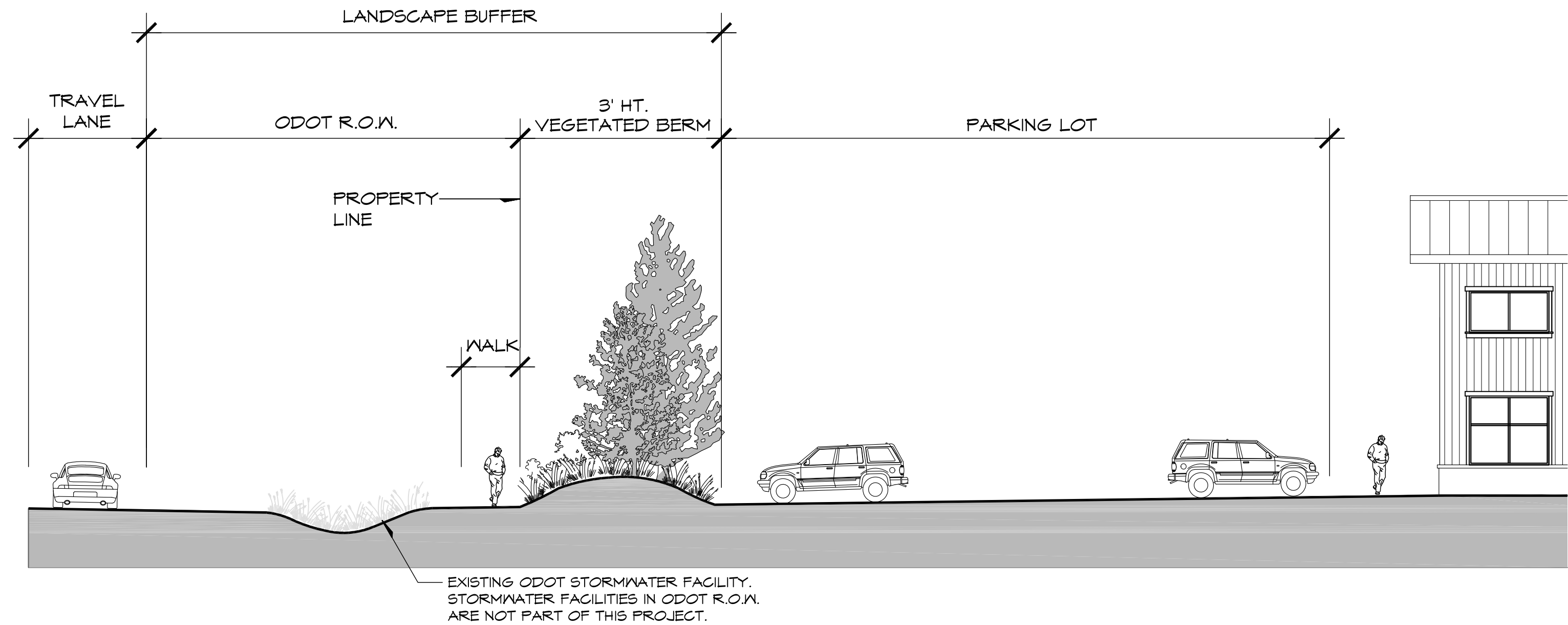
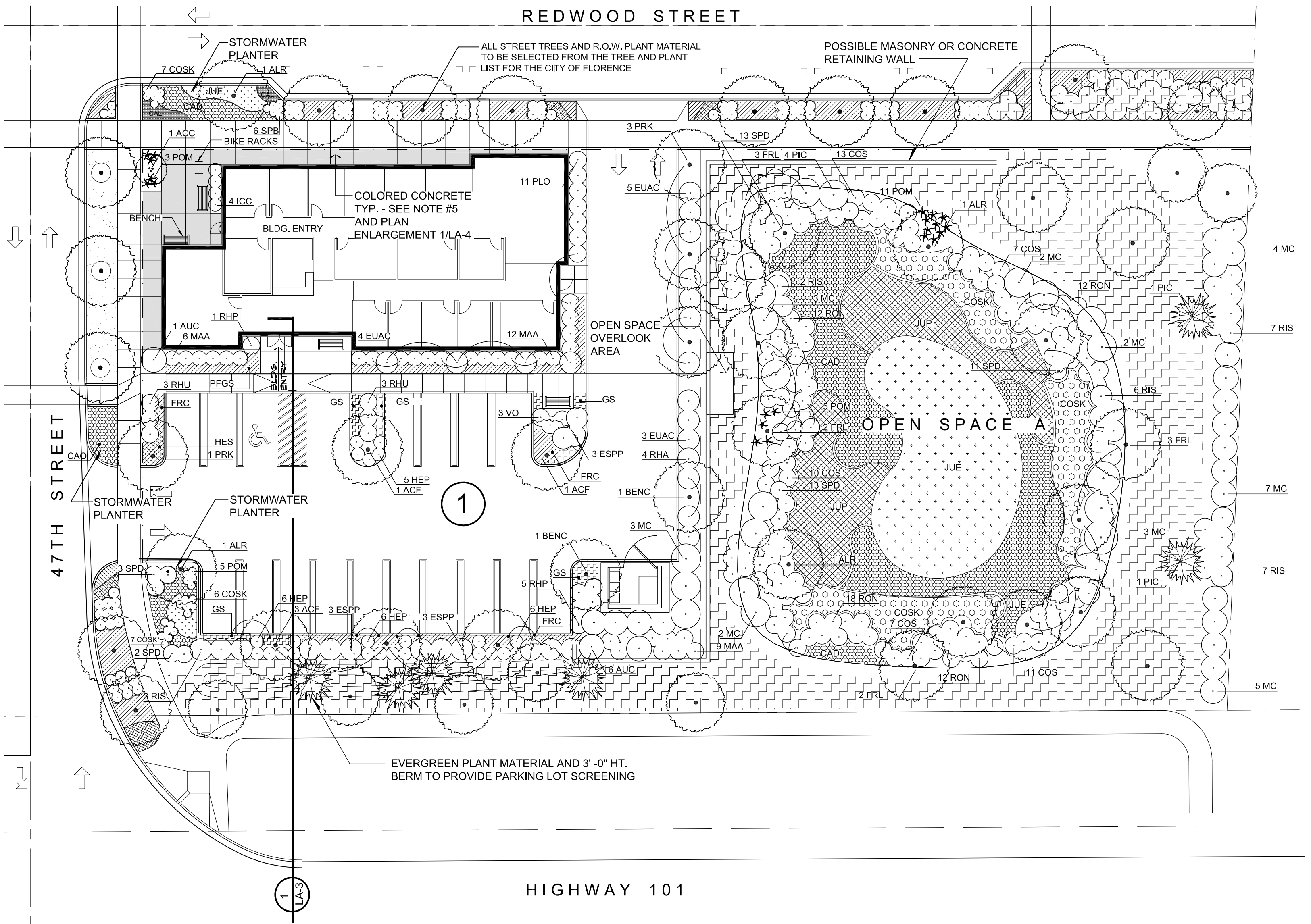
CANNERY STATION

LOT 2 DESIGN REVIEW

REVISIONS		
BY	DATE	REFERENCE
PROJECT NO.	17886	
DATE	07 FEBRUARY 2019	
DRAWING TITLE	LANDSCAPE PLAN	

DRAWING NUMBER

LA-2



1
LA-3
TYPICAL HIGHWAY 101 LANDSCAPE
DIAGRAMMATIC SECTION / ELEVATION LOOKING NORTH

SCALE: 1" = 10'-0"

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS	NATIVE
TREES					
ACC	Acer drdnatum	Vine Maple	6' ht.	multi-stem, B&B	X
ACF	Acer x. freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.	Matching, limbed up to approx. 6 ft.	
ALR	Alnus rubra	Red Alder	1.5" cal.	Matching, full	X
BENC	Betula nigra 'Cully'	Heritage Birch	7' ht.	Matching, limbed up to approx. 6 ft.	
FRL	Fraxinus latifolia	Oregon Ash	1.5" cal.	Matching, full, B&B	X
PIC	Pinus contorta 'Contorta'	Shore Pine	5' ht.	Matching, full, B&B	X
PRK	Prunus serrulata 'Kwanzen'	Kwanzen Cherry	7' ht.	single stem, B&B, matching, full	

SHRUBS

COS	Cornus sericea	Red-Osier Dogwood	5 gal.	matching, full	X
ESPP	Escallonia fradesii 'Pink Princess'	Pink Princess Escallonia	5 gal.	matching, full	
EUAC	Euonymus alata 'Compacta'	Compact Burning Bush	5 gal.	matching, full	
HEP	Hebe 'Patty's Purple'	Patty's Purple Hebe	3 gal.	matching, full	
MC	Myrica californica	Pacific Wax Myrtle	5 gal.	matching, full	X
PLO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	matching, full	
POM	Polystichum munitum	Sword Fern	1 gal.	matching, full	X
RHA	Rhododendron 'Anah Krusche'	Anah Krusche Rhododendron	5 gal.	matching, full	
RHP	Rhododendron 'PJM'	PJM Rhododendron	5 gal.	matching, full	
RHU	Rhododendron 'Unique'	Unique Rhododendron	5 gal.	matching, full	
RIS	Ribes sanguineum	Red flowering Currant	5 gal.	matching, full	X
RON	Rosa nutkana	Nootka Rose	3 gal.	matching, full	X
SPB	Spiraea densiflora	Subalpine spiraea	2 gal.	matching, full	X
SPD	Spiraea douglasii	Western spiraea	5 gal.	matching, full	X

GROUNDCOVERS AND PERENNIALS

CAD	Carex densa	Dense Sedge	4" pots	matching, full	X
CAL	Camassia leichlinii	Great Camas	bulbs	large	X
COSK	Cornus sericea 'Kelsey'	Dwarf Redtwig Dogwood	1 gal.	matching, full	X*
FRC	Fragaria chiloensis	Beach Strawberry	4" pots	matching, full	X
GS	Gaultheria shallon	Salal	2 gal.	matching, full	X
HES	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	matching, full	
JUE	Juncus effusus	Soft Rush	4" pots	matching, full	X
JUP	Juncus patens	Spreading Rush	4" pots	matching, full	X

X* Indicates native cultivar
62% Native Species

IRRIGATION SYSTEM DESCRIPTION

1. AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LAWN AND PLANT BED AREAS.
2. SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE.
3. SYSTEM WILL PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS.
4. SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
5. HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.

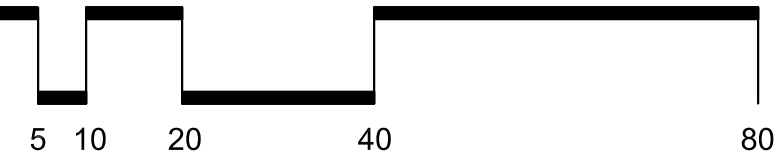
GENERAL NOTES

1. SEE CIVIL PLANS FOR STREETS, GRADING AND STORMWATER FACILITY DOCUMENTATION.
2. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE INFORMATION.
3. PLANT SPECIES, SIZES, QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW AND PUD STANDARDS. ADDITIONAL DETAILS AND INFORMATION NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. FINAL PLANTING PLANS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND CONDITIONS OF APPROVAL.
4. LANDSCAPE MATERIALS WILL BE 50% NATIVE SPECIES AS PROVIDED ON THE NATIVE PLANT LIST (SEE LA-8).
5. DESIGN OF IMPERVIOUS AREAS DESIGNATED AS OPEN SPACE IS CONCEPTUAL AND ADDRESSES PRELIMINARY PUD CONDITION OF APPROVAL. FINAL PAVING DESIGN FOR THESE AREAS WILL BE COLORED CONCRETE, STAMPED CONCRETE OR PAVERS AND WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. SEE SHEET A0.20 FOR OPEN SPACE DESIGNATIONS AND ARCHITECTURAL SITE PLANS FOR DECORATIVE PAVING TREATMENTS.
6. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE.
7. FINAL PLANTING DESIGN SUBJECT TO PLANT AVAILABILITY FROM LOCAL AREA NURSERIES.

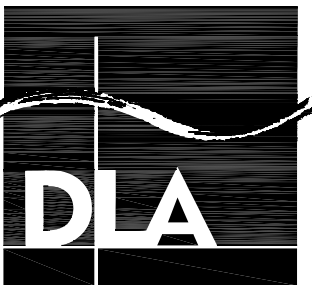
LEGEND

	DECIDUOUS TREES		SHRUB PLANTING
	BENCH		LAWN AREAS
	BIKE RACKS		STORMWATER GROUNDCOVERS
	NATIVE PLANTING AREAS		GROUNDCOVERS
	FERNS		PERENNIALS / GRASSES
			COLORED CONCRETE (OR OTHER DECORATIVE PAVING TREATMENT - SEE NOTE #5)

LOT 1 LANDSCAPE PLAN



SCALE: 1"=20'-0"



DOUGHERTY
LANDSCAPE
ARCHITECTS

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

www.DLAdesign.com



860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439
CANNERY STATION
PHASE I FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS		
SYM	DATE	REFERENCE
PROJECT NO.	17986	
DATE	07 FEBRUARY 2019	
DRAWING TITLE	LANDSCAPE PLAN	

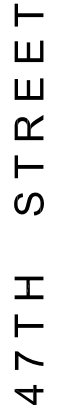
DRAWING NUMBER

LA-3



PHASE I FINAL PUD AND TENTATIVE SUBDIVISION

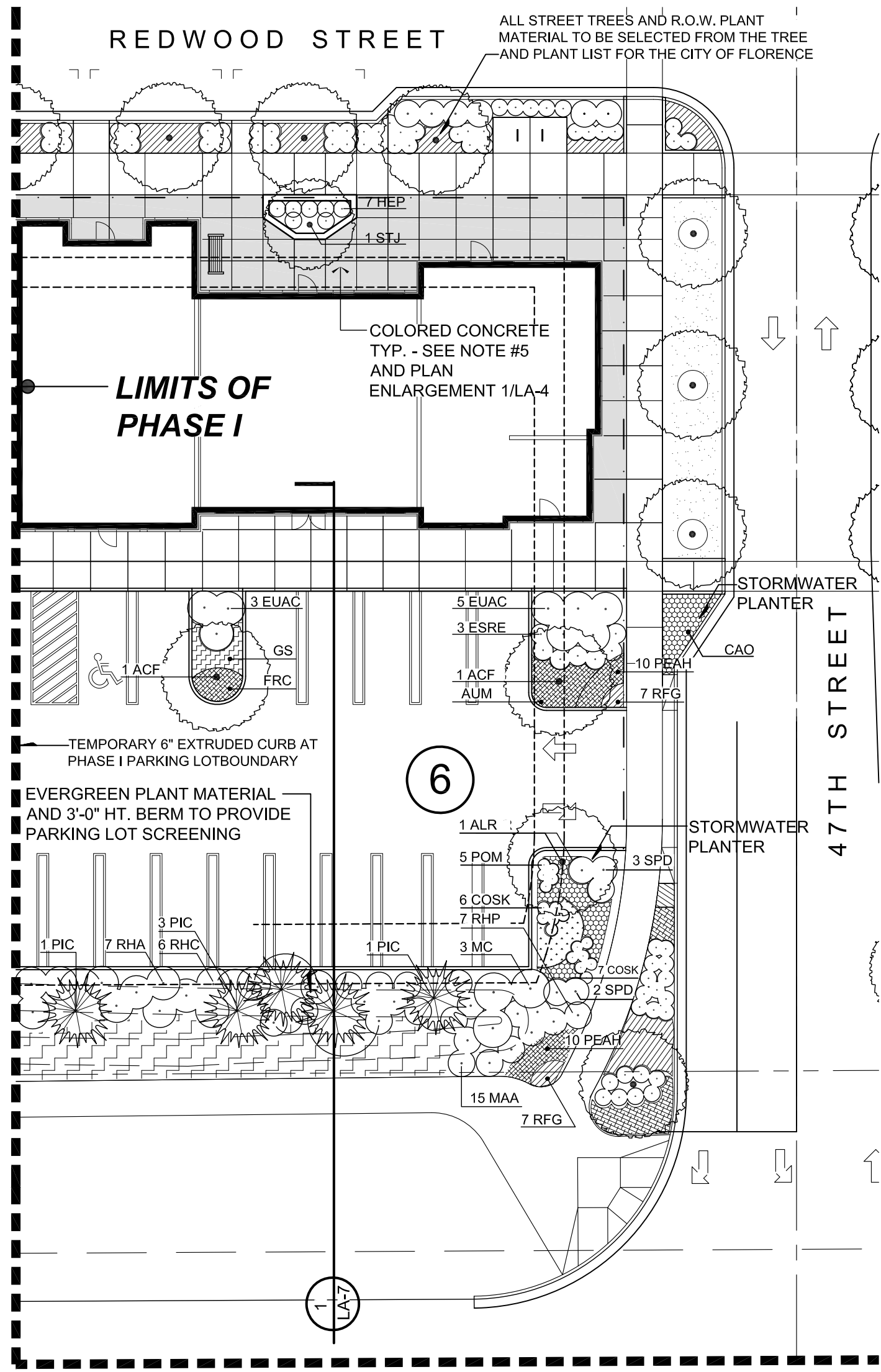
Exhibit G1.8



50% native



NORTH



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS	NATIVE
TREES					
ACF	Acer x. freemanii 'Jeffersred'	Autumn Blaze Maple	2" cal.	Matching, limbed up to approx. 6 ft.	
ACR	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, limbed up to approx. 6 ft.	
PIC	Pinus contorta 'Contorta'	Shore Pine	5' ht.	Matching, full, B&B	X
STJ	Styrax Japonicus	Japanese Snowbell	1.5" cal.	multi-stem, B&B, matching, full	
SHRUBS					
CES	Ceanothus sanguineus	Redstem Ceanothus	3 gal.	matching, full	X
ESRE	Escallonia 'Red Elf'	Red Elf Escallonia	3 gal.	matching, full	
EUAC	Euonymus alata 'Compacta'	Compact Burning Bush	5 gal.	matching, full	
HEP	Hebe 'Patty's Purple'	Patty's Purple Hebe	3 gal.	matching, full	
MAA	Mahonia aquifolium	Oregon Grape	3 gal.	matching, full	X
RHO	Rhododendron occidentale	Western Azalea	3 gal.	matching, full	X
SPB	Spiraea densiflora	Subalpine Spiraea	2 gal.	matching, full	X

GROUNDCOVERS AND PERENNIALS

AUM	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	1 gal.	matching, full	X
CAL	Camassia leichtlinii	Great Camas	bulbs	large	X
FRC	Fragaria chiloensis	Beach Strawberry	4" pots	matching, full	X
GS	Gaultheria shallon	Salal	2 gal.	matching, full	X
PEAH	Pennisetum alopecuroides 'Hamein'	Hamein Fountain Grass	1 gal.	matching, full	
RFG	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	15" o.c.	

53% native species

SOIL SPECIFICATIONS

- TOPSOIL AT PLANT BEDS: IMPORTED SANDY LOAM WITH 10% HUMUS AND CHARACTERISTIC OF LOAMS OF THE AREA, FREE OF ROCK, SUBSOIL, CLOUDS, LUMPS, PLANTS, ROOTS, STICKS, WEEDS, SEEDS AND OTHER DELETERIOUS SUBSTANCES.
- EXISTING ON-SITE SOIL MAY BE AMENDED, IF FREE OF DEBRIS AS NOTED ABOVE, TO COMPLY WITH SANDY LOAM SPECIFICATION.
- PLACE TOPSOIL AT ALL LANDSCAPE AREAS TO RECEIVE NEW PLANTING OR LAWNS. SUBGRADE TO BE TILLED PRIOR TO PLACEMENT. TOPSOIL TO BE AMENDED WITH ORGANIC MATERIAL AND FERTILIZER PRIOR TO PLANTING.
- GROWING MEDIUM AT STORMWATER FACILITIES: COMPOSED OF 1/3 SAND, 1/3 LOAM AND 1/3 ORGANIC MATERIAL; AVAILABLE AS 'WATER QUALITY GROWING MIX' FROM LANE FOREST PRODUCTS OR 'PRO-SWALE MIX' FROM REXIUS. GROWING MEDIUM TO BE SUBMITTED TO CIVIL ENGINEER FOR APPROVAL. SEE CIVIL PLANS FOR ADDITIONAL SOIL REQUIREMENTS.

IRRIGATION SYSTEM DESCRIPTION

- AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LAWN AND PLANT BED AREAS.
- SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE.
- SYSTEM WILL PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS.
- SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
- HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.

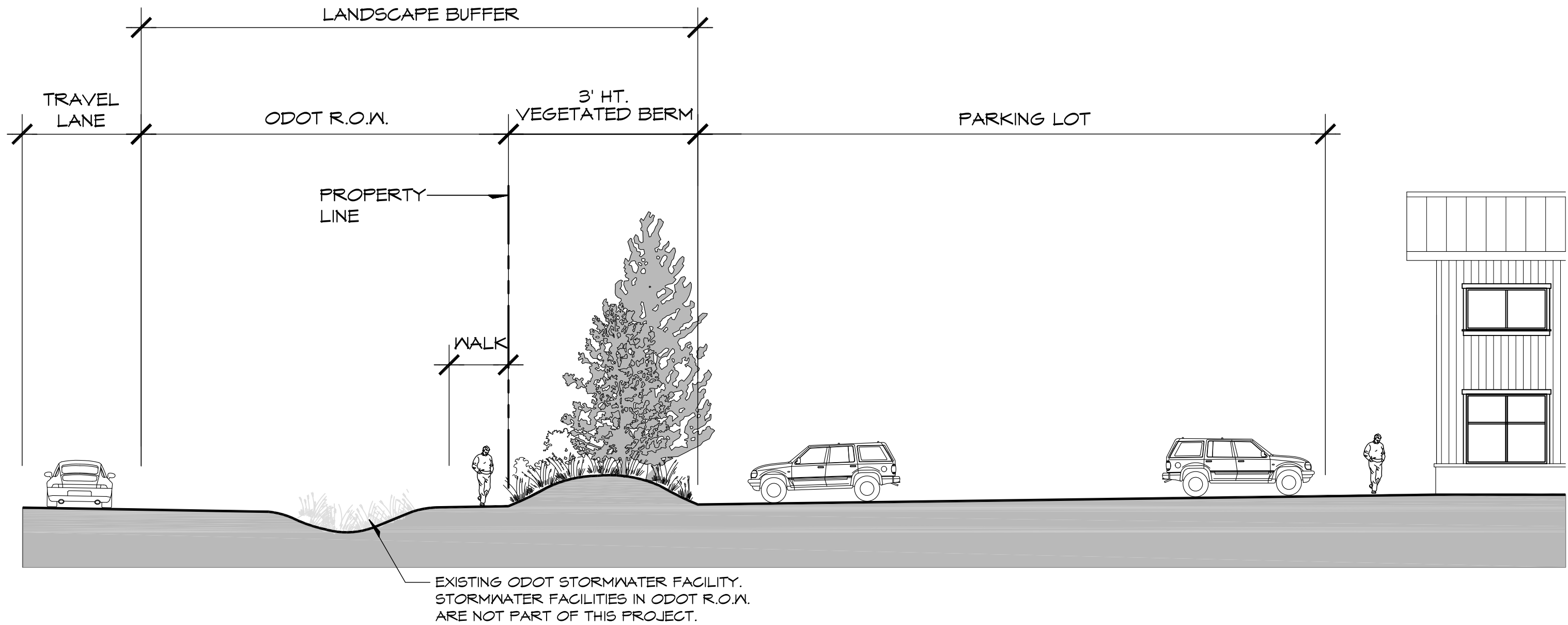
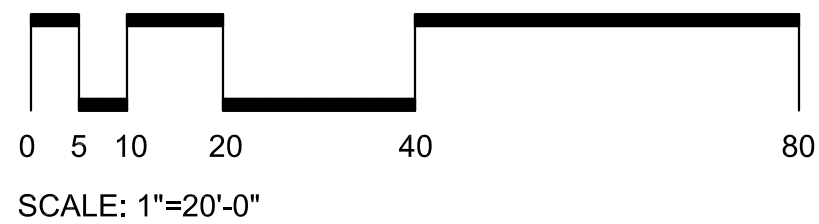
GENERAL NOTES

- SEE CIVIL PLANS FOR STREETS, GRADING AND STORMWATER FACILITY DOCUMENTATION.
- SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE INFORMATION.
- PLANT SPECIES, SIZES, QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW AND PUD STANDARDS. ADDITIONAL DETAILS AND INFORMATION NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. FINAL PLANTING PLANS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND CONDITIONS OF APPROVAL.
- LANDSCAPE MATERIALS WILL BE 50% NATIVE SPECIES AS PROVIDED ON THE NATIVE PLANT LIST (SEE LA-8).
- DESIGN OF IMPERVIOUS AREAS DESIGNATED AS OPEN SPACE IS CONCEPTUAL AND ADDRESSES PRELIMINARY PUD CONDITION OF APPROVAL. FINAL PAVING DESIGN FOR THESE AREAS WILL BE COLORED CONCRETE, STAMPED CONCRETE OR PAVERS AND WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. SEE SHEET A0.20 FOR OPEN SPACE DESIGNATIONS AND ARCHITECTURAL SITE PLANS FOR DECORATIVE PAVING TREATMENTS.
- SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE.
- FINAL PLANTING DESIGN SUBJECT TO PLANT AVAILABILITY FROM LOCAL AREA NURSERIES.

LEGEND

	PROPOSED DECIDUOUS TREES		NATIVE PLANTING AREAS
	PROPOSED CONIFERS		LOT NUMBER
	GENERAL PLANTING AREAS		BERMS
	STORMWATER TREATMENT AND LOW AREA PLANTINGS		LAWN AREAS
	BENCH		BIKE RACKS
			COLORED CONCRETE (OR OTHER DECORATIVE PAVING TREATMENT - SEE NOTE #5)

LOT 6 LANDSCAPE PLAN



1
LA-7
TYPICAL HIGHWAY 101 LANDSCAPE
DIAGRAMMATIC SECTION / ELEVATION LOOKING NORTH

SCALE: 1" = 10'-0"



**DOUGHERTY
LANDSCAPE
ARCHITECTS**

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803

F 541.683.8183

www.DLAdesign.com

**GMA
ARCHITECTS**

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PHASE I FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS		
SYM	DATE	REFERENCE

PROJECT NO.	17986
DATE	07 FEBRUARY 2019
DRAWING TITLE	LANDSCAPE PLAN

DRAWING NUMBER

LA-7

GENERAL PLANT LIST

SPACING	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
DECIDUOUS TREES				
Per Plan	Acer circinatum	Vine Maple	6' ht.	multi-stem, B&B
Per Plan	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	matching, full
Per Plan	Carpinus betula 'Fastigiata'	Columnar Hornbeam	2" cal.	matching, full
Per Plan	Fraxinus americana 'Junginger'	Autumn Purple Ash	2" cal.	matching, full
Per Plan	Fraxinus oxycarpa 'Raywood'	Raywood Ash	2" cal.	matching, full
Per Plan	Nyssa sylvatica	Black Tupelo	2" cal.	matching, full
Per Plan	Prunus serrulata 'Kwanzen'	Kwanzen Cherry	1.75" cal.	single stem, full
Per Plan	Pyrus calleryana 'Aurea'	Ornamental Pear	1.75" cal.	matching, full
Per Plan	Tilia cordata 'Greenspire'	Greenspire Linden	2" cal.	matching, full
Per Plan	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" cal.	matching, full

CONIFER TREES

Per Plan	Pinus contorta 'Contorta'	Shore Pine	6' ht.	matching, full
Per Plan	Pseudotsuga menziesii	Douglas Fir	8' ht.	matching, full
Per Plan	Thuja plicata	Western Red Cedar	8' ht.	matching, full

SHRUBS

5' o.c.	Abelia grandiflora 'Edward Goucher'	Edward Goucher Glossy Abelia	5 gal.	matching, full
30" o.c.	Berberis thunbergii 'Grimson Pygmy'	Dwarf Japanese Barberry	3 gal.	matching, full
5' o.c.	Ceanothus thyrsiflorus	Blue Blossom Ceanothus	5 gal.	matching, full
5' o.c.	Cornus sericea	Redtwig Dogwood	5 gal.	matching, full
5' o.c.	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood	30" ht.	matching, full
3' o.c.	Cornus sericea 'Kelsey'	Dwarf Redtwig Dogwood	3 gal.	matching, full
30" o.c.	Calluna vulgaris 'Aurea'	Aurea Scotch Heather	3 gal.	matching, full
3'-6" o.c.	Daphne odora	Winter Daphne	3 gal.	matching, full
4'-6" o.c.	Escallonia compacta	Compact Escallonia	5 gal.	matching, full
4' o.c.	Euonymus alata 'Compacta'	Burning Bush	5 gal.	matching, full
3'-6" o.c.	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	3 gal.	matching, full
4' o.c.	Fuscia magellanica	Hardy Fuschia	3 gal.	matching, full
3' o.c.	Gaultheria shallon	Salal	3 gal.	matching, full
4' o.c.	Hydrangea macrophylla	Big-leaf Hydrangea	5 gal.	matching, full
4' o.c.	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	matching, full
3' o.c.	Hebe 'Autumn Glory'	Autumn Glory Hebe	3 gal.	matching, full
3' o.c.	Hebe 'Patty's Purple'	Patty's Purple Hebe	3 gal.	matching, full
6' o.c.	Hibiscus syriacus	Rose of Sharon	7 gal.	matching, full
7' o.c.	Myrica californica	Pacific Wax Myrtle	7 gal.	matching, full
4' o.c.	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	matching, full
4' o.c.	Pittosporum tobira	Tobira Pittosporum	5 gal.	matching, full
5' o.c.	Rhododendron 'Anah Krusche'	Anah Krusche Rhododendron	5 gal.	matching, full
3'-6" o.c.	Rhododendron 'Blue Diamond'	Blue Diamond Rhododendron	3 gal.	matching, full
3' o.c.	Rhododendron 'Christmas Cheer'	Christmas Cheer Rhododendron	3 gal.	matching, full
3' o.c.	Rhododendron 'Dora Amatais'	Dora Amatais Rhododendron	3 gal.	matching, full
5' o.c.	Rhododendron 'Gomer Waterer'	Gomer Waterer Rhododendron	5 gal.	matching, full
4' o.c.	Rhododendron 'Hallelujah'	Hallelujah Rhododendron	5 gal.	matching, full
5' o.c.	Rhododendron 'Loder's White'	Loder's White Rhododendron	5 gal.	matching, full
5' o.c.	Rhododendron macrophyllum	Coast Rhododendron	3' ht.	matching, full
4' o.c.	Rhododendron 'PJM'	PJM Rhododendron	5 gal.	matching, full
4' o.c.	Rhododendron 'Unique'	Unique Rhododendron	5 gal.	matching, full
4' o.c.	Rosa rugosa	Sea Tomato	24" ht.	matching, full
4' o.c.	Vaccinium ovatum	Evergreen Huckleberry	5 gal.	matching, full
3' o.c.	Viburnum davidii	David Viburnum	3 gal.	matching, full
4'-6" o.c.	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	5 gal.	matching, full

GROUNDCOVERS AND LOW PLANTINGS

24" o.c.	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	matching, full
24" o.c.	Bergenia crassifolia	Heartleaf Bergenia	1 gal.	matching, full
30" o.c.	Calamagrostis acutiflora 'Stricta'	Feather Reed Grass	1 gal.	matching, full
24" o.c.	Ceanothus gloriosus	-	2 gal.	matching, full
30" o.c.	Erica carnea 'Springwood Pink'	Pink Springwood Heather	1 gal.	matching, full
30" o.c.	Erica darleyensis 'Furzey'	Mediterranean White Heather	1 gal.	matching, full
30" o.c.	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	1 gal.	matching, full
24" o.c.	Festuca glauca	Blue Fescue	1 gal.	matching, full
18" o.c.	Fragaria chiloensis	Beach Strawberry	1 gal.	matching, full
24" o.c.	Helleborus orientalis	Lenten Rose	1 gal.	matching, full
24" o.c.	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	matching, full
24" o.c.	Hemoracallis 'Stella D' Oro'	Stella D' Oro Daylily	1 gal.	matching, full
18" o.c.	Imperata cylindrica 'Rubra'	Japanese Blood Grass	1 gal.	matching, full
30" o.c.	Lavendula angustifolia	English Lavender	1 gal.	matching, full
24" o.c.	Lavendula angustifolia 'Munstead'	Dwarf English Lavender	1 gal.	matching, full
18" o.c.	Liriope muscari	Big Blue Lily Turf	1 gal.	matching, full
30" o.c.	Lonicera pileata	Privet Honeysuckle	3 gal.	matching, full
30" o.c.	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	matching, full
30" o.c.	Pennisetum alopecuroides	Fountain Grass	1 gal.	matching, full
18" o.c.	Rudbeckia fulgida	Black-Eyed Susan	1 gal.	matching, full
18" o.c.	Rubus calycinoides 'Emerald Carpet'	Rubus	1 gal.	matching, full

STORMWATER TREATMENT PLANT LIST

(THESE PLANTS MAY USED IN DESIGNATED STORMWATER TREATMENT AREAS)

SPACING	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
DECIDUOUS TREES				
Per Plan	Acer macrophyllum	Big leaf Maple	2" cal.	matching, full
Per Plan	Alnus rubra	Red Alder	1.75" cal.	matching, full
Per Plan	Grataegus douglasii	Black Hawthorn (Netland Form)	7' ht.	matching, full
Per Plan	Fraxinus latifolia	Oregon Ash	1.75" cal.	matching, full
Per Plan	Nyssa sylvatica	Black Tupelo	2" cal.	matching, full

SHRUBS

3' o.c.	Cornus sericea	Redtwig Dogwood	5 gal.	matching, full
3' o.c.	Cornus sericea 'Isanti'	Isanti Dogwood	3 gal.	matching, full
3' o.c.	Mahonia aquifolium	Oregon Grape	3 gal.	matching, full
5' o.c.	Myrica californica	Pacific Wax Myrtle	7 gal.	matching, full
3' o.c.	Rosa nutkana	Nootka Rose	5 gal.	matching, full
6' o.c.	Salix stichensis	Sitka Willow	5 gal.	matching, full
2' o.c.	Spiraea betulifolia	Birchleaf Spiraea	2 gal.	matching, full
4' o.c.	Spiraea douglasii	Douglas Spiraea	5 gal.	matching, full

GROUNDCOVERS AND BULBS

12" o.c.	Camassia leichtlini	Great Camas	bulb	large
12" o.c.	Carex densa	Dense Sedge	1 gal.	matching, full
12" o.c.	Carex obnupta	Slough Sedge	1 gal.	matching, full
12" o.c.	Cornus sericea 'Kelsey'	Kelsey' Dogwood	3 gal.	matching, full
12" o.c.	Juncus effusus	Common Rush	1 gal.	matching, full
12" o.c.	Juncus patens	Spreading Rush	1 gal.	matching, full

NOTE: O.C. SPACING PER APPENDIX G: FLORENCE STORMWATER DESIGN MANUAL, WHERE APPLICABLE.

NATIVE PLANT LIST

(THESE PLANTS ARE ALL NATIVE TO THE OREGON COAST ZONE. THEY ARE TO BE USED FOR PERIMETER PLANTING BUFFERS AND NATURAL AREAS. THESE PLANTS MAY ALSO BE USED WITHIN PLANTING COMPOSITIONS THROUGHOUT THE SITE.)

SPACING	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
DECIDUOUS TREES				
Per Plan	Acer circinatum	Vine Maple	6' ht.	multi-stem, B&B
Per Plan	Acer macrophyllum	Big Leaf Maple	2" cal.	matching, full
Per Plan	Alnus rhombifolia	White Alder	2" cal.	matching, full
Per Plan	Alnus rubra	Red Alder	1.75" cal.	matching, full
Per Plan	Cornus nuttallii	Pacific Dogwood	1.75" cal.	matching, full
Per Plan	Fraxinus latifolia	Oregon Ash	1.5" cal.	matching, full
Per Plan	Rhamnus purshiana	Cascara Buckthorn	3 gal./30" b.r.	matching, full

CONIFER TREES

Per Plan	Picea sitchensis	Sitka Spruce	2" ht.	matching, full
Per Plan	Pinus contorta 'Contorta'	Shore Pine	6' ht.	matching, full
Per Plan	Pseudotsuga menziesii	Douglas Fir	6' ht.	matching, full
Per Plan	Thuja plicata	Western Red Cedar	6' ht.	matching, full
Per Plan	Tsuga heterophylla	Western Hemlock	6' ht.	matching, full

SHRUBS

7' o.c.	Amelanchier alnifolia	Western Serviceberry	30" ht.	matching, full
4'-6" o.c.	Cornus sericea	Red-Osier Dogwood	30" ht.	matching, full
3' o.c.	Gaultheria shallon	Salal	1 gal.	matching, full
7' o.c.	Holodiscus discolor	Oceanspray	30" ht.	matching, full
3'-6" o.c.	Mahonia aquifolium	Oregon Grape	3 gal.	matching, full
Per Plan	Malus fusca	Pacific Crabapple	7 gal.	matching, full
7' o.c.	Myrica californica	Pacific Wax Myrtle	4' ht.	matching, full
7' o.c.	Oemleria cerasiformis	Indian Plum	4' ht.	matching, full
7' o.c.	Philadelphus lewisii	Native Mock Orange	4' ht.	matching, full
7' o.c.	Physiocarpus capitatus	Pacific Nine Bark	4' ht.	matching, full
30" o.c.	Polystichum munitum	Sword Fern	3 gal.	matching, full
6' o.c.	Rhododendron macrophyllum	Coast Rhododendron	3' ht.	matching, full
4' o.c.	Rhododendron neoglandulosum	Labrador Tea	30" ht.	matching, full
6' o.c.	Ribes sanguineum	Red Flowering Current	5 gal.	matching, full
4' o.c.	Rosa nutkana	Nootka Rose	3' ht.	matching, full
8' o.c.	Salix hookeriana	Coast Willow	4' ht.	matching, full
5' o.c.	Spiraea douglasii	Western spiraea	3-4' ht.	matching, full
3'-6" o.c.	Symphoricarpos albus	Snowberry	3 gal.	matching, full
4' o.c.	Vaccinium ovatum	Evergreen Huckleberry	3 gal.	matching, full

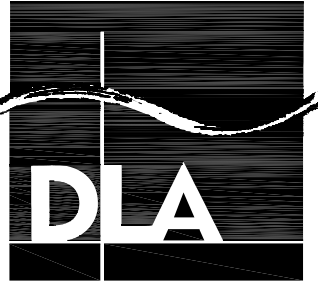
GROUNDCOVERS

24" o.c.	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	matching, full
18" o.c.	Fragaria chiloensis	Beach Strawberry	1 gal.	matching, full
30" o.c.	Mahonia repens	Creeping Mahonia	1 gal.	matching, full

GENERAL NOTE:

1. THE PLANT MATERIAL FOR PROJECT LANDSCAPING TO BE SELECTED PRIMARILY FROM THESE LISTS. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED UPON FURTHER DESIGN DEVELOPMENT SUBJECT TO APPROVAL BY CITY STAFF.
2. ALL PLANT MATERIAL AND LANDSCAPE DESIGN TO COMPLY WITH LANDSCAPE STANDARDS OF FLORENCE DEVELOPMENT CODE.

PLANT LISTS AND DETAILS



DOUGHERTY
LANDSCAPE
ARCHITECTS

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

www.DLAdesign.com



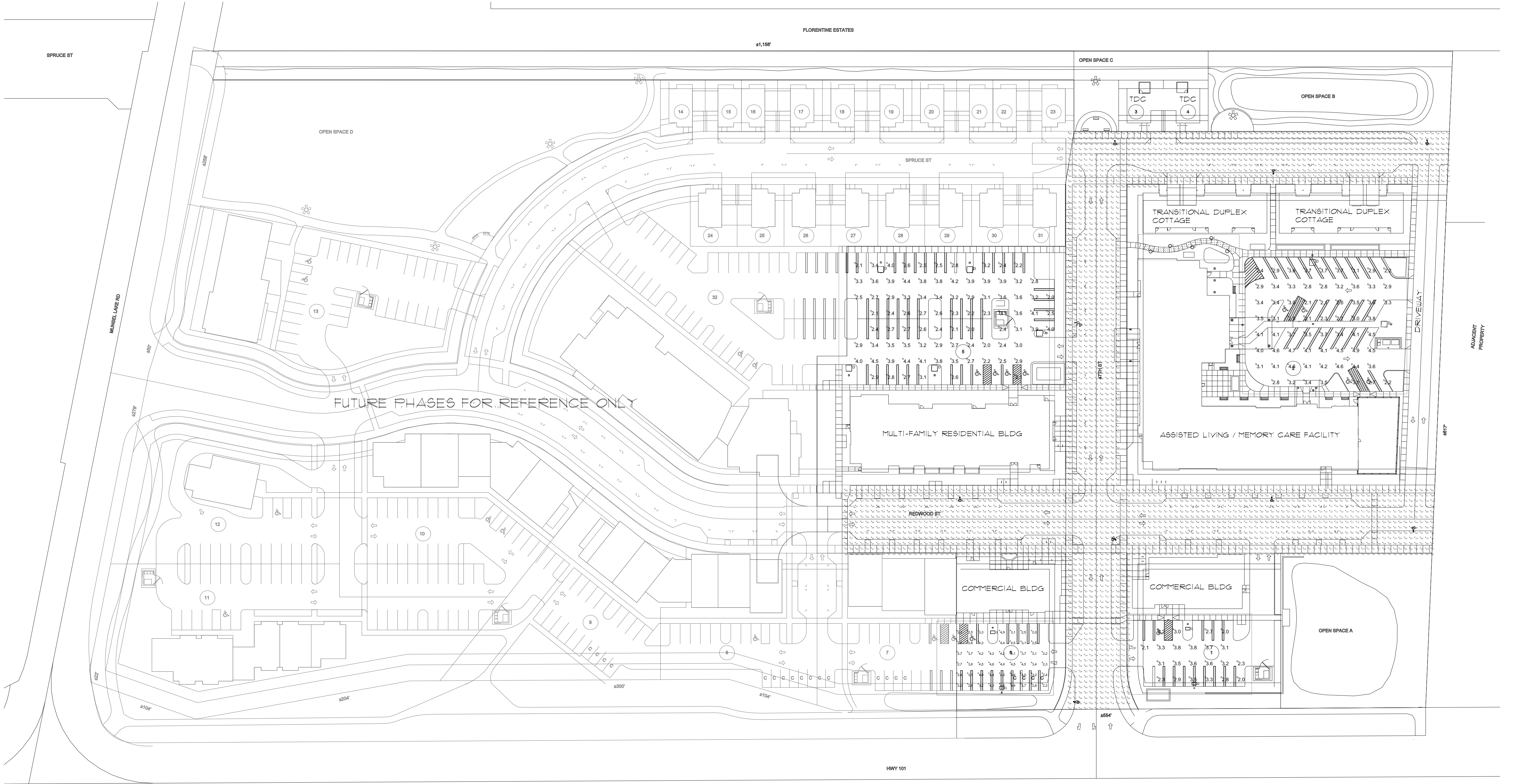
860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439		
CANNERY STATION		
PHASE I FINAL PUD AND TENTATIVE SUBDIVISION		
REVISIONS		
SYN	DATE	REFERENCE
PROJECT NO.	17986	
DATE	10 DECEMBER 2018	
DRAWING TITLE	PLANT LISTS AND DETAILS	
DRAWING NUMBER	LA-8	

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1 OVERALL PHOTOMETRIC LIGHTING PLAN

LEGEND

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	MOUNTING HEIGHT
	C	5	BEGA Converted by LUMCat V 02.11.2015 / H.R.		88659	LED 8,2W	1	88659.IES	548	0.9	10	3'-3 3/8"
	E	9	American Electric Lighting	ATB0 30BLEDE15 XXXXX R2 3K HSS	ATB0 SERIES LED 1500MA TYPE 2 3000K CCT HSS	LED Array	1	ATB0_30BLE DE15_XXXXX R2_3K_HSS .ies	12789	0.9	145	±18'-0" PER C6.3
	G	4	Lithonia Lighting	DSX0 LED P7 30K T3M MVOLT	DSX0 LED P7 30K T3M MVOLT	LED	1	DSX0_LED_P 7_30K_T3M_ MVOLT.ies	16552	0.9	166	25'-0"
	B	3	Lithonia Lighting	DSX1 LED P7 30K T3M MVOLT HS	DSX1 LED P7 30K T3M MVOLT with houseside shield	LED	1	DSX1_LED_P 7_30K_T3M_ MVOLT_HS.i es	15149	0.9	183	25'-0"
	D	7	Lithonia Lighting	DSX1 LED P8 30K T3M MVOLT	DSX1 LED P8 30K T3M MVOLT	LED	1	DSX1_LED_P 8_30K_T3M_ MVOLT.ies	21869	0.9	207	20'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot 1	+	3.0 fc	3.8 fc	2.0 fc	1.9:1	1.5:1
Lot 2	+	3.4 fc	4.9 fc	2.1 fc	2.3:1	1.6:1
Lot 5	+	3.0 fc	4.5 fc	2.0 fc	2.3:1	1.5:1
Lot 6	+	3.5 fc	4.9 fc	2.0 fc	2.5:1	1.8:1
Street Layer	+	1.2 fc	6.0 fc	0.0 fc	N/A	N/A
Walkway	+	3.5 fc	11.8 fc	0.6 fc	19.7:1	5.8:1

GMA
ARCHITECTS

860 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9157



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PHASE 1 FINAL PUD AND TENTATIVE SUBDIVISION

REVISIONS		
SYN	DATE	REFERENCE
PROJECT NO.	17986	
DATE	07 FEB 2019	
DRAWING TITLE	OVERALL PHOTOMETRIC LIGHTING PLAN	
DRAWING NUMBER	LG1.0	

Exhibit H1.1