

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 07 21 MOD 01

A REQUEST FOR A MODIFICATION TO CONDITIONS OF APPROVAL (#6 Transportation Improvements AND #7 Rhododendron Drive Improvements) OF RESOLUTION PUD 05 03 FOR RESIDENTIAL DEVELOPMENT AROUND SANDPINES GOLF COURSE. CHANGES TO THESE CONDITIONS OF APPROVAL WOULD ALLOW FOR IMPROVEMENTS TO RHODODENDRON DRIVE TO BE IN CONFORMANCE WITH THE DRAFT RHODODENDRON DRIVE INTEGRATED TRANSPORTATION PLAN.

WHEREAS, the Planning Commission/Design Review Board met in a duly advertised public hearing on July 24, 2007 to consider the application, evidence in the record and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined, after review of the application, testimony and evidence in the record, that the application meets the applicable criteria, or can meet the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the following conditions are required for full compliance with applicable criteria:

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The project, as presented meets or can meet applicable city codes and requirements, provided that it is the intent of the city to adopt the Rhododendron Drive Integrated Transportation Plan to establish unique street standards applicable to Rhododendron Drive, with the following conditions:

1. **Approval** shall be shown on:

Findings of Fact
Preliminary Traffic Plans

2. **Findings of Fact:** 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 the criteria regulated by the Uniform Building Code, will require approval by the Community Services Director (CSD) or the Planning Commission/Design Review Board.
3. **Approvals:** Unless appealed, the Planning Commission approval of the Modifications to Conditions of Approval shall become effective immediately after the resolution is signed.
4. **Transportation Improvements:** Condition No. 7 is modified as follows:

Rhododendron Drive Improvements: The applicant shall improve Rhododendron Drive to urban standards as identified in the City's

Exhibit R

Rhododendron Drive Integrated Transportation Plan - Final DRAFT prepared by Parametrix, June, 2007. *This includes 2 travel lanes, curb, gutter, and a multi-use path that is a minimum of 12 feet wide, from the north side of the proposed site access to the south side of 35th Street, including intersection improvements. Rhododendron Drive improvements shall be included within the public improvement plan and installed as part of the public improvements.*

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 24^h day of July 2007.



DONNA LEE, Chairperson
Florence Planning Commission



DATE

STAFF REPORT & FINDINGS
FLORENCE COMMUNITY SERVICES DEPARTMENT
Planning Commission
Exhibit A

Public Hearing Date: July 24, 2007
Date of Report: July 17, 2007
Application: Resolution PC 07 21 MOD 01

I. PROPOSAL DESCRIPTION

REQUEST FOR MODIFICATION TO CONDITION OF APPROVAL

1. Proposal: A REQUEST FOR A MODIFICATION TO CONDITIONS OF APPROVAL (Rhododendron Drive Improvements, Condition #7) OF RESOLUTION PUD 05 03 FOR RESIDENTIAL DEVELOPMENT AROUND SANDPINES GOLF COURSE. CHANGES TO THE CONDITION OF APPROVAL WOULD ALLOW FOR IMPROVEMENTS TO RHODODENDRON DRIVE TO BE IN CONFORMANCE WITH THE DRAFT RHODODENDRON DRIVE INTEGRATED TRANSPORTATION PLAN.

2. Discussion: The Sandpines Phase I and II, PUD 05 03 was approved with conditions, by the Florence Planning Commission, on September 27th, 2005. The approved subdivision will create 127 lots for single family residential units on 36.78 acres located on the west and south side of the Sandpines Golf Course.

The Rhododendron Drive Integrated Transportation Plan - Final DRAFT was completed by Parametrix for the city of Florence in June, 2007. The subdivision approval requires improvements to Rhododendron Drive to full urban standards including sidewalks and bikelanes. The proposed plan for Rhododendron Drive envisions a multi-use path in lieu of sidewalks and bikelanes along this section of Rhododendron Drive.

This application seeks to modify Condition No. 7, to allow the improvements to Rhododendron Drive to be constructed in accordance with the Rhododendron Drive Integrated Transportation Plan - Final DRAFT.

3. Applicant / Request for Modification:

City of Florence
Public Works Department
989 Spruce Street
Florence, OR 97439

4. Owner: RL Bocci Sandpines Resort LLC
205 SE Spokane St, Suite 350
Portland, OR 97202

5. Owners Representative:
Fred Wright, PE Consulting Engineers, Inc.
101 SW Western Boulevard
Corvallis, OR 97333

6. Location: Map 18-12-15-33, TL 100, Map 18-12-15-34, TL 100,
200, 1300, 1400 and 1500, East of Rhododendron
Drive and south and east of Mariners Village
Development.

7. Correspondence /Referrals:
Notice was mailed to property owners within 300 feet of the site and published in the Siuslaw News on July 11 and July 21, 2007. As of this writing, no written comments had been received.

II. NARRATIVE:

The Planning Commission approved, PUD 05 03, on September 27th, 2005, with the following condition required to improve Rhododendron Drive:

Condition #7, Rhododendron Drive Improvements: *The applicant shall improve Rhododendron Drive to full urban standards as identified in the City's Transportation System Plan (TSP). This includes 2 travel lanes, curb, gutter, sidewalks, and bike lanes from the north side of the proposed site access to the south side of 35th Street, including intersection improvements. Rhododendron Drive improvements shall be included within the public improvement plan and installed as part of the public improvements.*

Parametrix, of Portland, Oregon has completed the Rhododendron Drive Integrated Transportation Plan - Final DRAFT, a Transportation and Growth Management (TGM) Program funded effort sponsored by the city of Florence. A joint public hearing of the city council and planning commission was held on June 12, 2007, for the purpose of initiating an amendment to the city of Florence TSP to incorporate the Rhododendron Drive Integrated Transportation Plan.

The Sandpines owners have preliminary drawings prepared for the improvements to Rhododendron Drive consistent with the original condition of approval incorporating sidewalks and bike lanes into the street improvements. At city staff's request the owner's representatives have revised the preliminary drawings to reflect the Integrated Transportation Plan recommendation of a multi-

use path in lieu of sidewalks and bikelanes. The revised drawings are attached to the Staff Report as Exhibit B.

The owners wish to complete the public improvements at this time and are willing to improve Rhododendron Drive to either of the configurations:

Option 1) Construct road improvement consistent with the existing approval and TSP (per condition #7 on page 2, above); *or*

Option 2) Construct road improvements consistent with the Final Draft of the Rhododendron Drive Integrated Transportation Plan.

If constructed per the existing approval and standards, the road and pedestrian design would not be consistent with the proposed multi-use path in the Rhododendron Drive Integrated Transportation Plan. Further, the improvements would ultimately create discontinuities in the pedestrian and bicycle facilities along Rhododendron Drive.

III. REVIEW OF APPLICABLE CRITERIA:

CRITERIA APPLYING TO THIS MATTER:

FCC, TITLE 10, CHAPTER 23, SECTION 4 GENERAL CRITERIA

FCC 10-23: PLANNED UNIT DEVELOPMENT (PUD)

10-23-4: GENERAL CRITERIA: Applicant must demonstrate that the development conforms to all the following criteria:

10-23-4(C) The location, design, size and land uses are such that traffic generated by the development will be accommodated safely and without congestion on existing or planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets:

The following review from the August 2005 staff report discusses the applicant's proposal followed by the original staff recommendations.

OFF-SITE IMPACTS: If this project is to be improved Rhododendron Drive needs to be improved to urban standards as identified the TSP this includes travel lanes, curb, gutter, sidewalks, and bike lanes from the north side of the proposed site access to the south side of 35th Street, including intersection improvements. Other improvements to Rhododendron Drive such as turn pockets, acceleration, deceleration lanes shall be provided based on additional study. If the study determines

they are needed then they shall be noted on the public improvement plan and installed as part of the public improvements. (Condition 7¹)

The Rhododendron Drive Integrated Transportation Plan was completed because the city recognized the unique character of Rhododendron Drive and wishes to preserve the scenic qualities along with meeting the transportation system needs along this critical corridor. It is expected that adoption of the Draft Plan will result in amendment to the TSP.

The proposed multi-use path of the Rhododendron Drive Integrated Transportation Plan is 12 feet wide and adjacent to the east curb line of Rhododendron Drive. The street width is proposed to be 28 feet between the curbs providing for two 12 foot wide travel lanes and a two foot gutter. The total improvement width of 40 feet is 8 feet narrower than improvement required under the original approval. The narrower width of the proposed modified street cross section will allow for greater preservation of the roadside vegetation. The preservation of the native vegetation along the Rhododendron Drive corridor has been established to be a critical element of preserving the scenic qualities of the roadway.

Staff finds the functional requirements of the street improvements to Rhododendron Drive that are required in the original approval and the TSP can be met with the alternative street cross section (Exhibit B) that replaces the sidewalks and bike lanes with a multi-use path adjacent to the easterly curb line of the street. Therefore, based upon the communities stated desire to preserve the scenic qualities of Rhododendron Drive to the greatest extent possible while providing a transportation facility adequate to fulfill the transportation needs in the corridor, it is recommended that Condition No. 7 be modified as follows:

Rhododendron Drive Improvements: *The applicant shall improve Rhododendron Drive to ~~full~~ urban standards as identified in the City's Transportation System Plan (TSP) Rhododendron Drive Integrated Transportation Plan - Final DRAFT prepared by Parametrix, June, 2007. This includes 2 travel lanes, curb, gutter, ~~sidewalks, and bike lanes~~ a multi-use path from the north side of the proposed site access to the south side of 35th Street, including intersection improvements. Rhododendron Drive improvements shall be included within the public improvement plan and installed as part of the public improvements.*

¹ **Condition #7, Rhododendron Drive Improvements:** *The applicant shall improve Rhododendron Drive to full urban standards as identified in the City's Transportation System Plan (TSP). This includes 2 travel lanes, curb, gutter, sidewalks, and bike lanes from the north side of the proposed site access to the south side of 35th Street, including intersection improvements. Rhododendron Drive improvements shall be included within the public improvement plan and installed as part of the public improvements.*

IV. CONCLUSIONS AND RECOMMENDATIONS:

Staff finds that the application, as presented meets or can meet applicable city codes and requirements, provided that it is the intent of the city to adopt the Rhododendron Drive Integrated Transportation Plan to establish unique street standards applicable to Rhododendron Drive. Staff recommends the Planning Commission approve the proposed amendment to Condition 7 of the original approval for Sandpines Phase I and II, PUD 05 03, with the following conditions:

1. **Approval** shall be shown on:

"A" Findings of Fact
"B" Preliminary Traffic Plans

2. **Findings of Fact:** 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 the criteria regulated by the Uniform Building Code, will require approval by the Community Services Director (CSD) or the Planning Commission/Design Review Board.
3. **Approvals:** Unless appealed, the Planning Commission approval of the Modifications to Conditions of Approval shall become effective immediately after the resolution is signed.
4. **Transportation Improvements:** Condition No. 7 is modified as follows:

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PASSED BY THE FLORENCE PLANNING COMMISSION, this 24th day of July 2007.

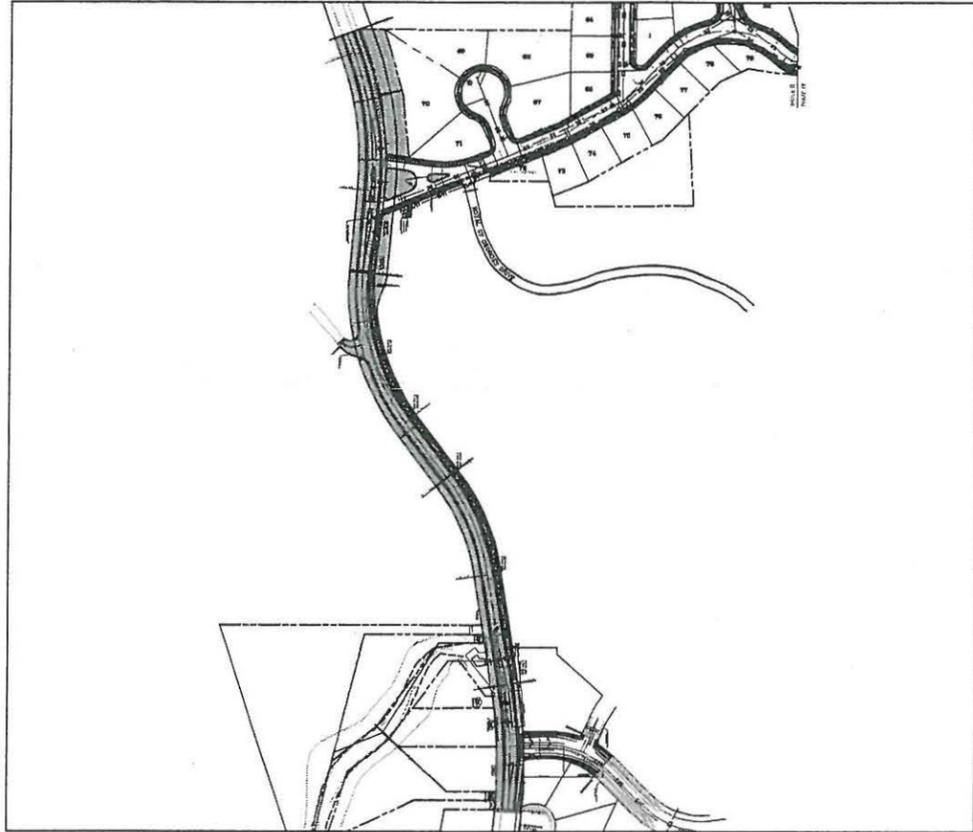
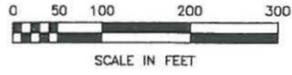
_____ without modification

~~_____ with the following modification(s).~~

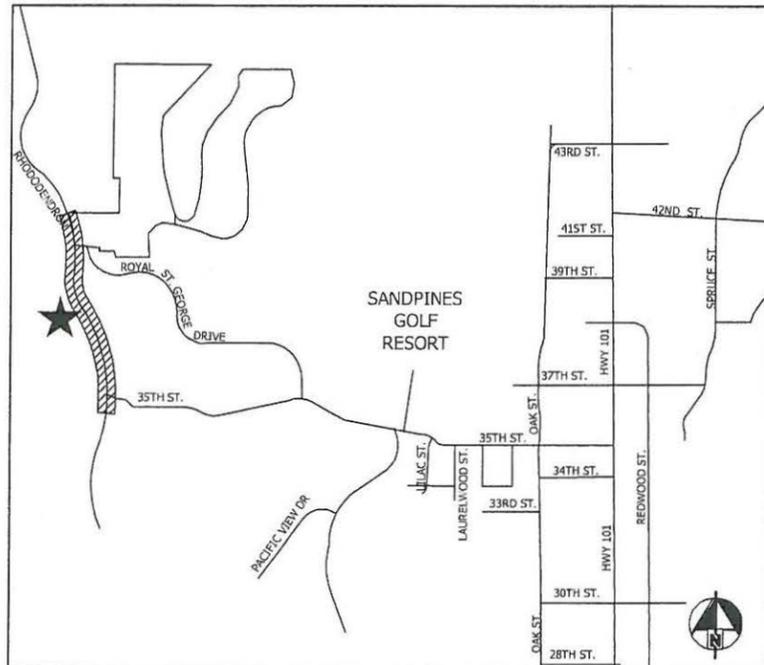
~~X~~ _____ with the modifications indicated above (deletions with strike-out and additions in bold)

Exhibit B
Modifications to Condition of Approval
Sandpines II and III
Preliminary Traffic Plans

SITE MAP



VICINITY MAP



FLORENCE, OREGON

SANDPINES RESORT RHODODENDRON DRIVE IMPROVEMENTS TRAFFIC CONTROL PLAN

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LAND USE APPROVALS

CITY OF FLORENCE RESOLUTION FUD 05 03, AUGUST 30, 2005

INFRASTRUCTURE

STREETS & SHARED-USE PATH: PUBLIC
 SANITARY SEWER: CITY MAIN, SERVICE TO ROW LINE
 WATER MAIN: CITY MAIN & SERVICE TO METERS
 STORM DRAIN: PUBLIC
 ELECTRIC, GAS & COMMUNICATIONS: FRANCHISE UTILITY SERVICES

PROJECT DESCRIPTION

PERMANENT TRAFFIC CONTROL

CONSTRUCTION NOTES

ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS IS SUBJECT TO CITY OF FLORENCE STANDARDS

PORTIONS OF THE PUBLIC STREET IMPROVEMENTS REFERENCE OREGON DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS, COPIES OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION 2002 AND STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE FROM THE OREGON DEPARTMENT OF TRANSPORTATION, CONTRACTOR PLANS OFFICE, ROOM 2B, TRANSPORTATION BUILDING, SALEM, OREGON 97310 (TEL 503-986-3720). (WEBSITE www.odot.state.or.us/ContractorPlans)

GENERAL CONTRACTOR SHALL PREPARE AND MAINTAIN A DETAILED CONSTRUCTION TRAFFIC CONTROL PLAN FOR ALL WORK IN RHODODENDRON DRIVE RIGHT-OF-WAY.

CONSTRUCTION ACCESS TO AND FROM THE SITE IS LIMITED TO THE APPROVED CONSTRUCTION ENTRANCE SHOWN ON THE DRAWINGS AT THE WEST END OF THE SITE. RHODODENDRON DRIVE ABUTTING THE PROJECT SHALL BE FLUSHED AND SWEEP CLEAN OF ALL CONSTRUCTION DEBRIS AND DIRT AT THE END OF EACH DAY'S CONSTRUCTION ACTIVITIES.

ALL UNDERGROUND UTILITY CROSSINGS REQUIRE A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION.

ALL TESTING PROCEDURES AND RESULTS FOR PUBLIC IMPROVEMENTS CONSTRUCTION SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD FOR CERTIFICATION PRIOR TO ACCEPTANCE BY CITY OF FLORENCE.

ALL REQUIRED PUBLIC EASEMENTS AND RIGHTS-OF-WAY DEDICATIONS SHALL BE RECORDED AND COPIED TO CITY OF FLORENCE PRIOR TO CITY'S FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS.

CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS. THE ENGINEER-OF-RECORD WILL ORDER A FIELD SURVEY AND PREPARE FORMAL AS-BUILT DRAWINGS FOR THE PUBLIC IMPROVEMENTS WITH APPROPRIATE SURVEY DOCUMENTATION FOR INCORPORATION INTO CITY OF FLORENCE MAPPING SYSTEM REPRODUCIBLE DIGITAL DATA WILL BE PROVIDED ON FIXED MEDIA PRIOR TO CITY'S FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS.

OWNER/DEVELOPER

SANDPINES RESORT CORPORATION
 1201 35th Street
 Florence, OR 97439
 PH: (503) 653-3300
 FAX: (503) 653-8023
 EMAIL: rlbocci@sandpines.com
 CONTACT: BOB BOCCI

PACIFIC LIFESTYLE HOMES, INC.
 11815 NE 99th Street, Suite 1200
 Vancouver, WA 98682
 PH: (360) 573-8001 ext.306
 FAX: (360) 574-6401
 EMAIL: bobb@pacificlifestylehomes.com
 CONTACT: BOB BAILEY

ARCHITECT

MYHRE GROUP ARCHITECTS
 105 SE Taylor Street, Suite 301
 Portland, OR 97214
 PH: (503) 236-6000
 Fax: (503) 236-1500
 E-mail: dons@myhregroup.com
 CONTACT: DON SOWIEJA, Project Manager

CIVIL ENGINEER

FRED WRIGHT,
 P.E. CONSULTING ENGINEERS, INC.
 101 SW Western Blvd, Suite 105
 Corvallis, Oregon 97333
 PH: (541) 753-5644
 Fax: (541) 753-9640
 E-mail: fredwright@proaxis.com
 CONTACT: FRED WRIGHT, PE

SURVEYOR

WOBBE & ASSOCIATES
 P.O. Box 3093
 510 Kingwood Street
 Florence, OR 97439
 PH: (541) 991-8411
 EMAIL: wobbe4associates@ml.com
 CONTACT: EUGENE WOBBE, FS

LEGEND

- NEW UNDERGROUND UTILITY
- EXISTING UNDERGROUND UTILITY
- WATERLINE VALVE
- CURB INLET
- WATERLINE BLOWOFF ASSEMBLY
- WATER METER
- AIR RELEASE VALVE
- FIRE HYDRANT
- STREET LIGHT
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- 8" ADS PERFORATED
- SUB-DRAIN SYSTEM
- 8" PVC SOLID WALL
- PVC STORM DRAIN PIPING
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- ROOF DRAIN
- FOUNDATION DRAIN
- WATERLINE
- POLYVINYL CHLORIDE PIPE
- DUCTILE IRON PIPE
- SEDIMENT FENCE
- TOPOGRAPHIC LINE
- REINFORCED CONCRETE CULVERT PIPE
- UNDERGROUND
- T&G
- TONGUE AND GROOVE
- LINEAL FEET
- PUBLIC UTILITY EASEMENT
- ASPHALTIC CONCRETE
- PORTLAND CEMENT CONCRETE
- PAVEMENT
- CITY OF FLORENCE, OREGON
- ADVANCED DRAINAGE SYSTEMS
- CORRUGATED STEEL PIPE
- PUBLIC SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC STORM DRAIN EASEMENT
- PUBLIC WATER LINE EASEMENT
- CAST IRON
- FLOW LINE INVERT
- INVERT
- ELEVATION
- INVERT ELEVATION
- STATION
- CLEANOUT
- MANHOLE
- CATCH BASIN
- CLASS
- SLOPE
- RADIUS
- WEEPHOLE
- CENTERLINE
- CLPUD CENTRAL LINCOLN PUBLIC UTILITY DISTRICT

SAND MANAGEMENT

CONSTRUCTION ACCESS TO AND FROM THE SITE IS LIMITED TO THE APPROVED CONSTRUCTION ENTRANCE SHOWN ON THE DRAWINGS AT THE WEST ENTRY OF THE SITE. RHODODENDRON DRIVE ABUTTING THE PROJECT SHALL BE FLUSHED AND SWEEP CLEAN OF ALL CONSTRUCTION DEBRIS AND SAND AT THE END OF EACH DAY'S CONSTRUCTION.

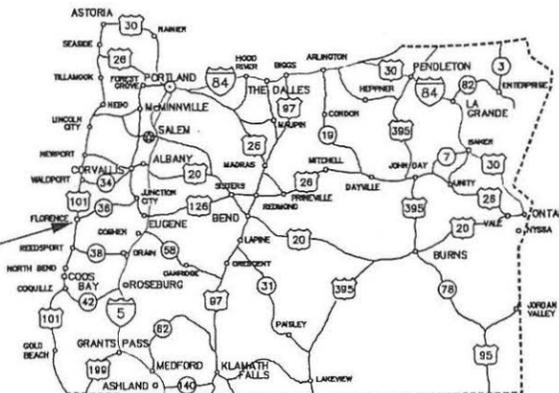
GRADING LIMITS ARE CONFINED TO STREET SECTIONS ONLY. PRESERVATION OF EXISTING VEGETATION IS REQUIRED FOR SAND MANAGEMENT, EXCEPT WHERE SHOWN, EXISTING VEGETATION SHALL REMAIN UNDISTURBED.

INDEX

- SHEET T1: TRAFFIC CONTROL INFORMATION
- SHEET T2: TRAFFIC CONTROL PLAN STA 0+00 TO STA 5+44
- SHEET T3: TRAFFIC CONTROL PLAN STA 5+44 TO STA 10+86
- SHEET T4: TRAFFIC CONTROL PLAN STA 10+86 TO STA 15+40
- SHEET T5: TRAFFIC CONTROL PLAN STA 15+40 TO STA 18+20
- SHEET T6: TRAFFIC ROADWAY SECTIONS

APPROVED
 Florence Planning Commission
 Design Review Board
 Exhibit PC 07 21 Mod 01
 Resolution Number

PROJECT



BY	DATE
Designed	JH
Drawn	JH
Checked	FU
Rev.	FU

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 FRED W. WRIGHT
 No. 153
 Renewal: 08-30-08

FRED WRIGHT, P.E.
 CONSULTING ENGINEERS, INC.
 101 SW WESTERN BOULEVARD, STE. 105
 CORVALLIS, OREGON 97333
 TEL: 541-753-5644 FAX: 541-753-9640
 E-MAIL: fredwright@proaxis.com

Sandpines Resort Rhododendron Drive Improvements Traffic Control Information

SHEET
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 Dwg. 1 OF 6

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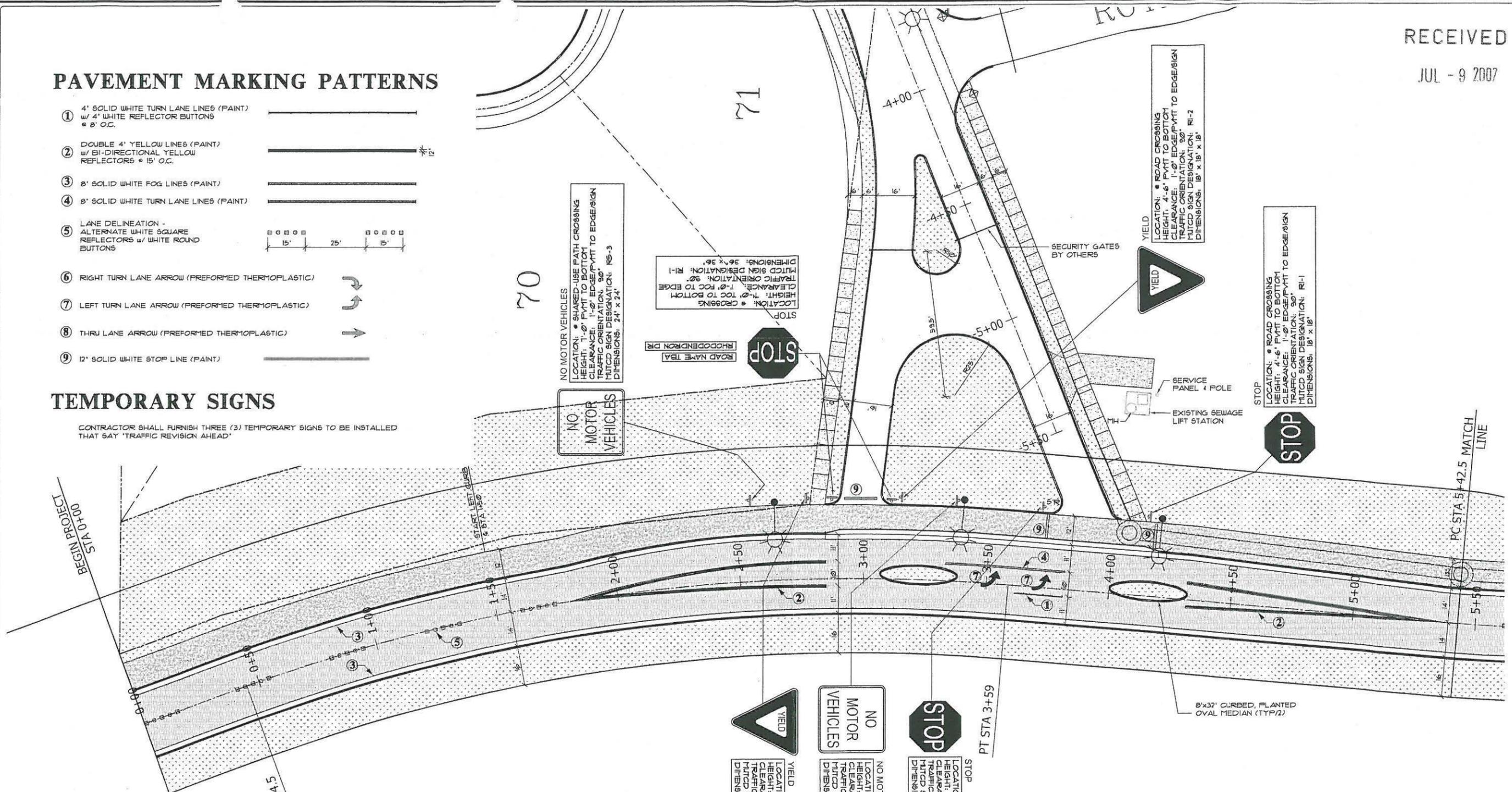
JUL - 9 2007

PAVEMENT MARKING PATTERNS

- ① 4" SOLID WHITE TURN LANE LINES (PAINT)
w/ 4" WHITE REFLECTOR BUTTONS @ 8' O.C.
- ② DOUBLE 4" YELLOW LINES (PAINT)
w/ BI-DIRECTIONAL YELLOW REFLECTORS @ 15' O.C.
- ③ 8" SOLID WHITE FOG LINES (PAINT)
- ④ 8" SOLID WHITE TURN LANE LINES (PAINT)
- ⑤ LANE DELINEATION - ALTERNATE WHITE SQUARE REFLECTORS w/ WHITE ROUND BUTTONS
- ⑥ RIGHT TURN LANE ARROW (PERFORMED THERMOPLASTIC)
- ⑦ LEFT TURN LANE ARROW (PERFORMED THERMOPLASTIC)
- ⑧ THRU LANE ARROW (PERFORMED THERMOPLASTIC)
- ⑨ 12" SOLID WHITE STOP LINE (PAINT)

TEMPORARY SIGNS

CONTRACTOR SHALL FURNISH THREE (3) TEMPORARY SIGNS TO BE INSTALLED THAT SAY 'TRAFFIC REVISION AHEAD.'



PAVEMENT MARKING NOTES

- 1. ALL PAVEMENT MARKINGS AND MARKING MATERIALS SHALL CONFORM TO CITY OF FLORENCE STANDARDS FOR SHAPE LOCATION AND DIMENSION. CONTACT FRANK DIETZ, CITY OF FLORENCE PUBLIC WORKS DEPARTMENT, TELEPHONE 541-937-4100.
- 2. ALL EXISTING PAVEMENT MARKINGS SHALL BE REMOVED BY SAND OR HYDRO-BLASTING. SAND AND DEBRIS SHALL BE COLLECTED, REMOVED AND DEPOSITED LEGALLY AT AN APPROVED DISPOSAL SITE. CONTRACTOR ASSUMES RESPONSIBILITY FOR OWNERSHIP AND DISPOSAL OF ALL DERIS. WARNING: PAINT DEBRIS MAY CONTAIN LEAD.

YIELD
LOCATION: • ROAD CROSSING
HEIGHT: 4'-6" P/MT TO BOTTOM
CLEARANCE: 1'-0" EDGE/P/MT TO EDGE/SIGN
TRAFFIC ORIENTATION: 90°
MUTCD SIGN DESIGNATION: R1-2
DIMENSIONS: 18" x 18" x 18"

NO MOTOR VEHICLES
LOCATION: • SHARED USE PATH CROSSING
HEIGHT: 1'-0" P/MT TO BOTTOM
CLEARANCE: 1'-0" EDGE/P/MT TO EDGE/SIGN
TRAFFIC ORIENTATION: 90°
MUTCD SIGN DESIGNATION: RS-3
DIMENSIONS: 24" x 24"

STOP
LOCATION: • ROAD CROSSING
HEIGHT: 4'-6" P/MT TO BOTTOM
CLEARANCE: 1'-0" EDGE/P/MT TO EDGE/SIGN
TRAFFIC ORIENTATION: 90°
MUTCD SIGN DESIGNATION: R1-1
DIMENSIONS: 18" x 18"

STOP SIGN WARRANTS

MUTCD 2B.05 A, INTERSECTION OF A LESS IMPORTANT ROAD WITH A MAIN ROAD WHERE APPLICATION OF THE NORMAL RIGHT OF WAY RULE WOULD NOT BE EXPECTED TO PROVIDE REASONABLY SAFE OPERATION.

MUTCD 2B.05 B, STREET ENTERING A THROUGH HIGHWAY OR STREET.

APPROVED
 Florence Planning Commission
 Design Review Board
 B PC 07 01 M001
 Exhibit Resolution Number

REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTERED PROFESSIONAL ENGINEER
 FRED WRIGHT, P.E.
 CONSULTING ENGINEERS, INC.
 101 SW WESTERN BOULEVARD, STE. 105
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 TEL: 541-393-5644 FAX: 541-393-9640
 E-MAIL: fwright@proconline.com

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BY DATE
 Designed RU
 Drawn JH
 Checked RU
 Rev. RU

REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTERED PROFESSIONAL ENGINEER
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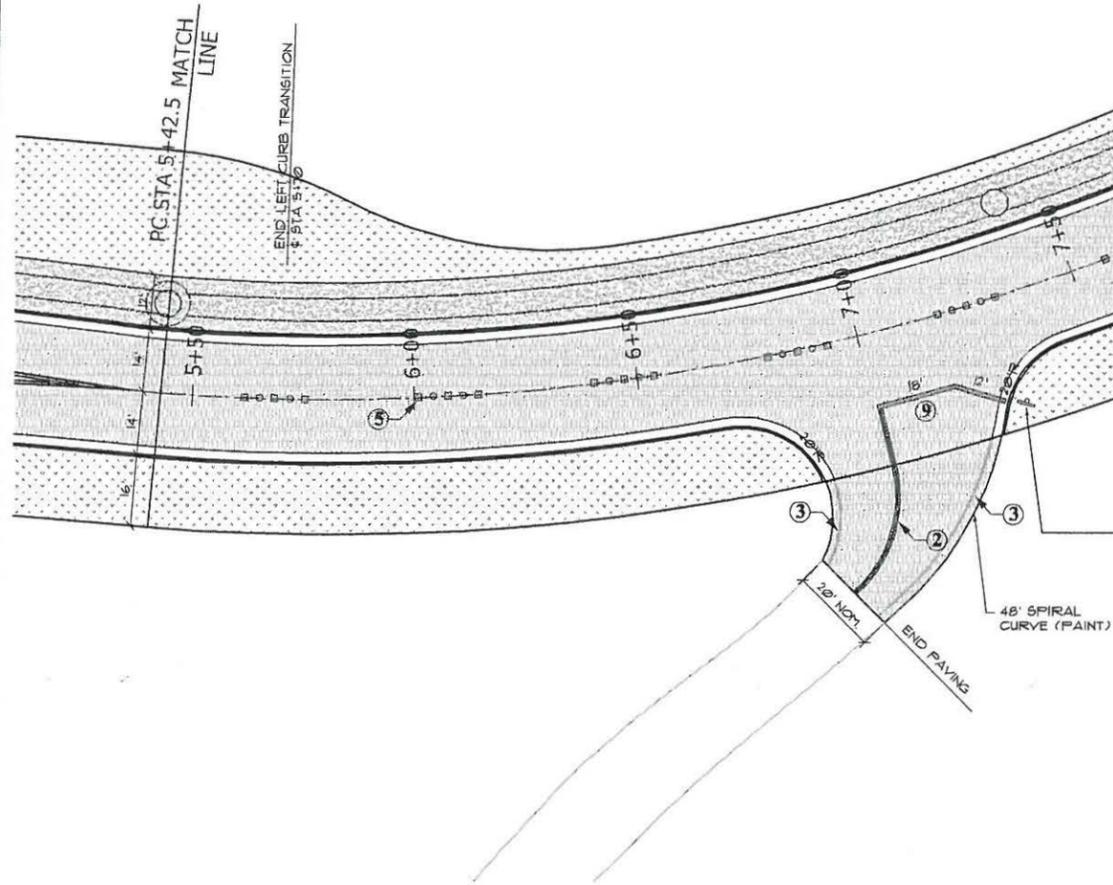
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T2
 9 of 9

PAVEMENT MARKING PATTERNS

- ① 4" SOLID WHITE TURN LANE LINES (PAINT)
w/ 4" WHITE REFLECTOR BUTTONS
8' O.C.
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w/ BI-DIRECTIONAL YELLOW REFLECTORS # 15' O.C.
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ALTERNATE WHITE SQUARE REFLECTORS w/ WHITE ROUND BUTTONS
15' 25' 15'
- ⑥ RIGHT TURN LANE ARROW (PERFORMED THERMOPLASTIC)
- ⑦ LEFT TURN LANE ARROW (PERFORMED THERMOPLASTIC)
- ⑧ THRU LANE ARROW (PERFORMED THERMOPLASTIC)
- ⑨ 12" SOLID WHITE STOP LINE (PAINT)

TEMPORARY SIGNS

CONTRACTOR SHALL FURNISH THREE (3) TEMPORARY SIGNS TO BE INSTALLED THAT SAY 'TRAFFIC REVISION AHEAD'



STOP
LOCATION: * CROSSING
HEIGHT: 1'-0" TOC TO BOTTOM
CLEARANCE: 1'-0" EDGE/PVMT TO EDGE/SIGN
TRAFFIC ORIENTATION: 90°
MUTCD SIGN DESIGNATION: R1-1
DIMENSIONS: 36" x 36"

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JUL - 9 2007

APPROVED
Florence Planning Commission
Design Review Board
Exhibit B Resolution Number PC 07 21 MND 01

STOP SIGN WARRANTS

MUTCD 2B.05 A, INTERSECTION OF A LESS IMPORTANT ROAD WITH A MAIN ROAD WHERE APPLICATION OF THE NORMAL RIGHT OF WAY RULE WOULD NOT BE EXPECTED TO PROVIDE REASONABLY SAFE OPERATION.
MUTCD 2B.05 B, STREET ENTERING A THROUGH HIGHWAY OR STREET.

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BY DATE
Designed: FU, JH, FU, FU
Drawn: FU, JH, FU, FU
Checked: FU, JH, FU, FU
Rev.: FU, JH, FU, FU

SEAL OF PROFESSIONAL ENGINEER
FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
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TEL: 541-153-5644 FAX: 541-153-9640
E-MAIL: fred@wrightengineers.com

REVISION: 05-30-08

Sandpines Resort
Rhododendron Drive Improvements
Traffic Control Plan Sta 5+44 to Sta 10+56

RECEIVED

JUL - 9 2007

PAVEMENT MARKING PATTERNS

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- ② DOUBLE 4" YELLOW LINES (PAINT) w/ BI-DIRECTIONAL YELLOW REFLECTORS @ 15' O.C.
- ③ 8" SOLID WHITE FOG LINES (PAINT)
- ④ 8" SOLID WHITE TURN LANE LINES (PAINT)
- ⑤ LANE DELINEATION - ALTERNATE WHITE SQUARE REFLECTORS w/ WHITE ROUND BUTTONS
- ⑥ RIGHT TURN LANE ARROW (PREFORMED THERMOPLASTIC)
- ⑦ LEFT TURN LANE ARROW (PREFORMED THERMOPLASTIC)
- ⑧ THRU LANE ARROW (PREFORMED THERMOPLASTIC)
- ⑨ 12" SOLID WHITE STOP LINE (PAINT)

STOP SIGN WARRANTS

MUTCD 2B.05 A, INTERSECTION OF A LESS IMPORTANT ROAD WITH A MAIN ROAD WHERE APPLICATION OF THE NORMAL RIGHT OF WAY RULE WOULD NOT BE EXPECTED TO PROVIDE REASONABLY SAFE OPERATION.

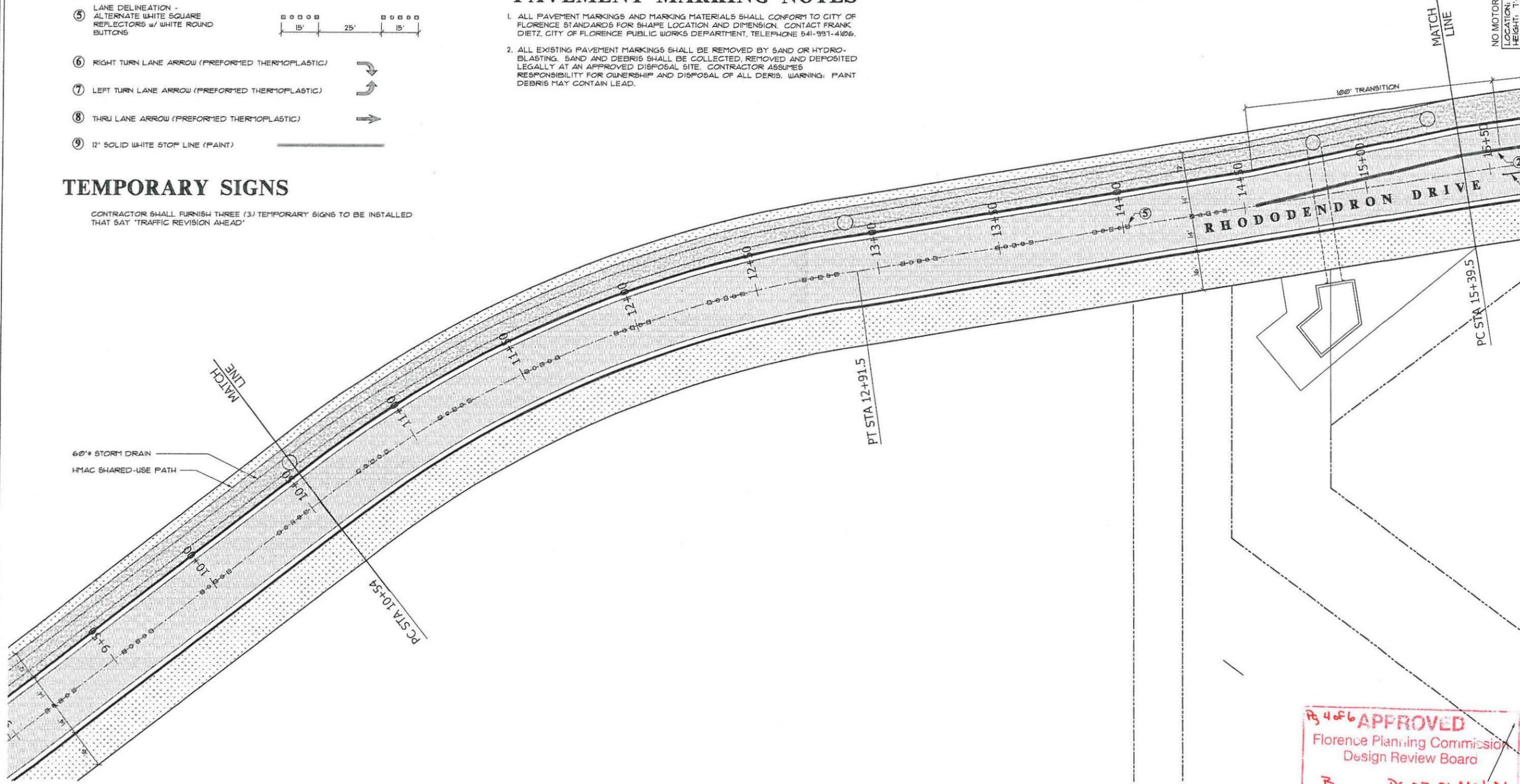
MUTCD 2B.05 B, STREET ENTERING A THROUGH HIGHWAY OR STREET.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS AND MARKING MATERIALS SHALL CONFORM TO CITY OF FLORENCE STANDARDS FOR SHAPE, LOCATION, AND DIMENSION. CONTACT FRANK DIETZ, CITY OF FLORENCE PUBLIC WORKS DEPARTMENT, TELEPHONE 541-991-4100.
2. ALL EXISTING PAVEMENT MARKINGS SHALL BE REMOVED BY SAND OR HYDRO-BLASTING. SAND AND DEBRIS SHALL BE COLLECTED, REMOVED AND DEPOSITED LEGALLY AT AN APPROVED DISPOSAL SITE. CONTRACTOR ASSUMES RESPONSIBILITY FOR OWNERSHIP AND DISPOSAL OF ALL DEBRIS. WARNING: PAINT DEBRIS MAY CONTAIN LEAD.

TEMPORARY SIGNS

CONTRACTOR SHALL FURNISH THREE (3) TEMPORARY SIGNS TO BE INSTALLED THAT SAY "TRAFFIC REVISION AHEAD"



NO MOTOR VEHICLES
LOCATION: SHARED-USE PATH CROSSING
HEIGHT: 10' PAVT TO BOTTOM
REVISION: 11/11/06

BY	DATE
Designed	
Drawn	
Checked	
Rev.	

REGISTERED PROFESSIONAL ENGINEER
FRED WRIGHT, P.E.
CORVALLIS, OREGON 97333
TEL: 541-153-5644 FAX: 541-153-9640
E-MAIL: fredwright@procon.com

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
101 SW WESTERN BOULEVARD, STE. 105
CORVALLIS, OREGON 97333
TEL: 541-153-5644 FAX: 541-153-9640
E-MAIL: fredwright@procon.com

Sandpines Resort
Rhododendron Drive Improvements
Traffic Control Plan Sta 10+56 to Sta 15+40

APPROVED
Florence Planning Commission
Design Review Board
Exhibit **B** Resolution Number **PC 07 01 Mod 01**

RECEIVED

JUL - 9 2007

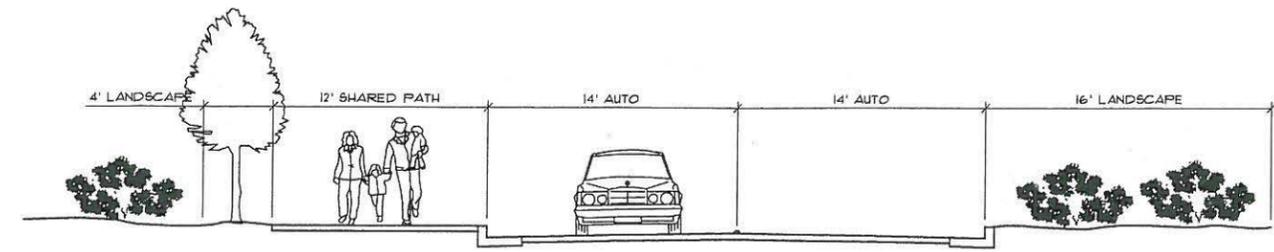
BY	DATE
Designed	RU
Drawn	JH
Checked	RU
Rev.	RU

REGISTERED PROFESSIONAL LAND SURVEYOR
 FRED WRIGHT, P.E.
 No. 1343
 Renewal: 05-30-08

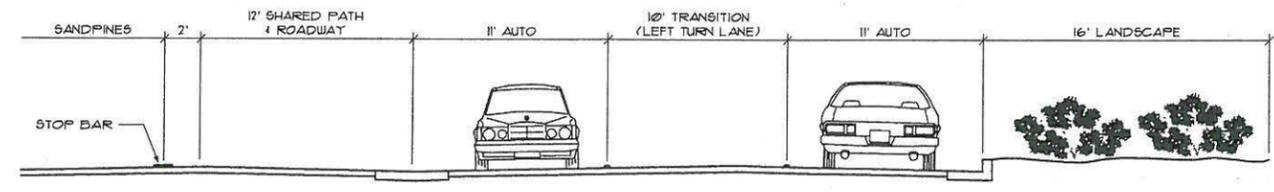
REGISTERED PROFESSIONAL ENGINEER
 FRED WRIGHT, P.E.
 No. 1343
 Renewal: 05-30-08

FRED WRIGHT, P.E.
 CONSULTING ENGINEERS, INC.
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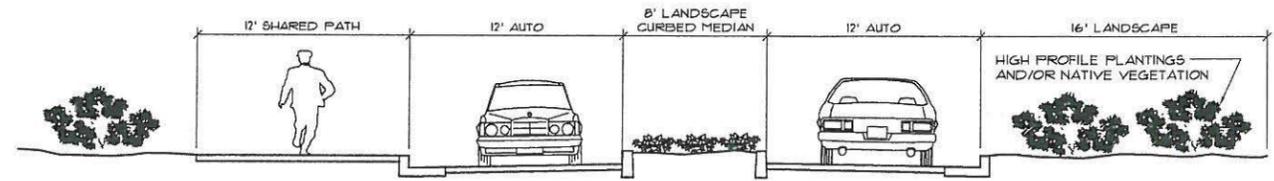
**Sandpines Resort
 Rhododendron Drive Improvements
 Traffic Roadway Sections**



STA 0+50
 (STA 5+50 SIM)

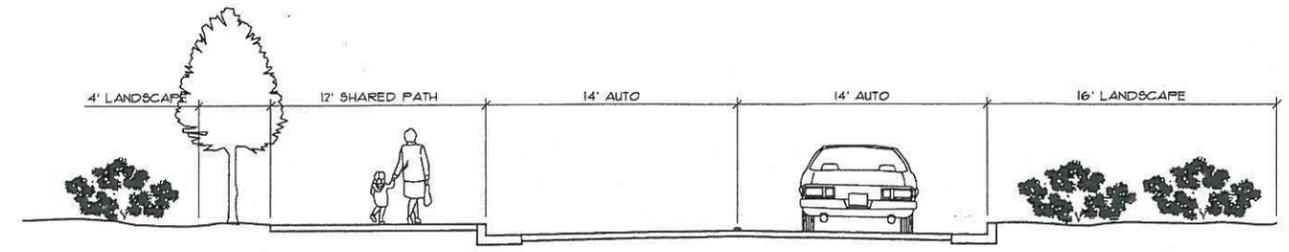


STA 2+85
 (STA 3+85 SIM)

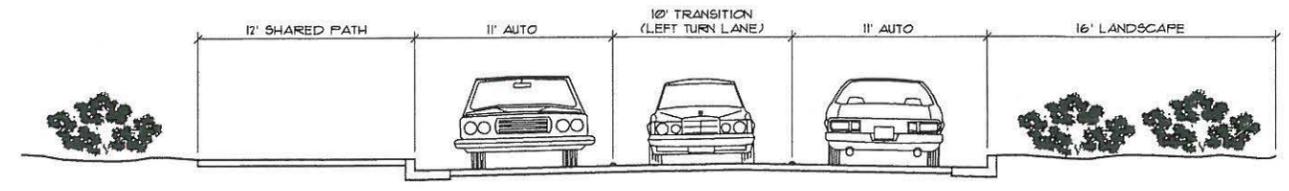


STA 3+25

1 ROADWAY TRAFFIC SECTIONS @ SANDPINES LOOKING SOUTH
 T6 SCALE: 1" = 5'



STA 14+50



STA 16+00
 (STA 17+20 SIM)

2 ROADWAY TRAFFIC SECTIONS @ 35th STREET LOOKING SOUTH
 T6 SCALE: 1" = 5'

PG 6066 APPROVED
 Florence Planning Commission
 Design Review Board
 B PG 07 21 Mod 01
 Exhibit Resolution Number

SHEET
T6
 Page 6 of 6