

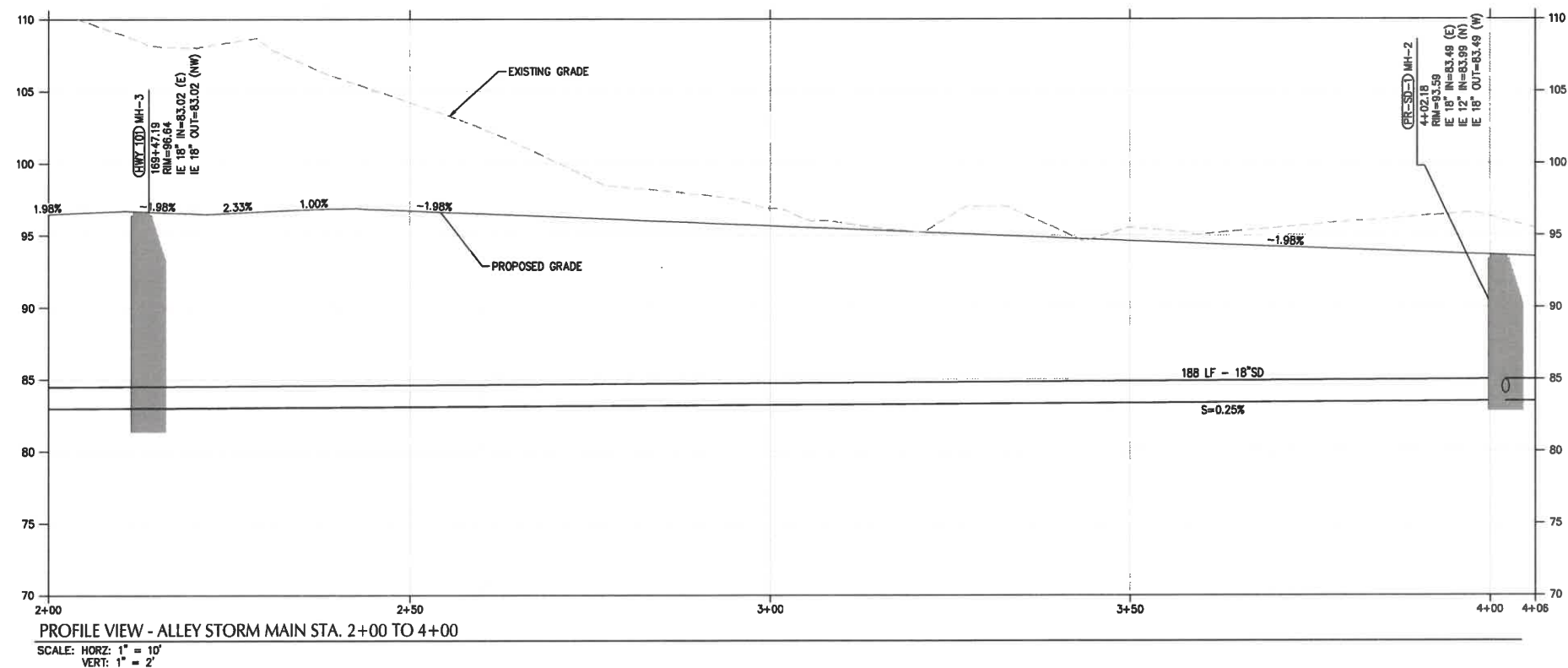
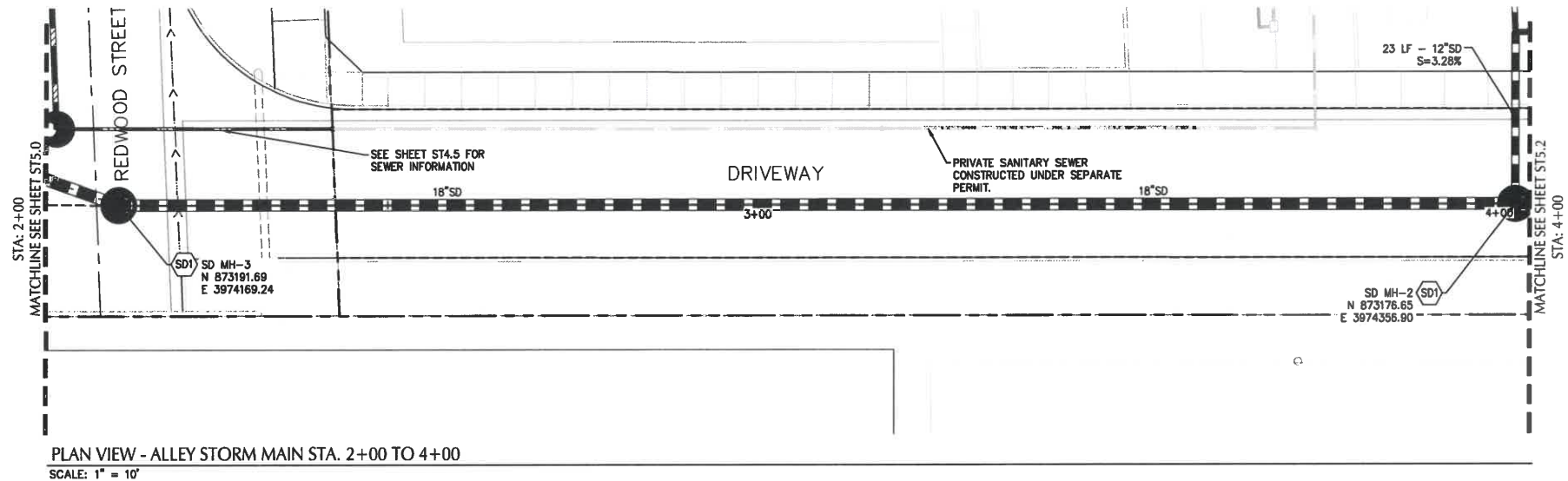
Attachment 5.3



- SCALE** 1 INCH = 10 FEET
- 



PERMIT PLANS - NOT FOR CONSTRUCTION



- ### SHEET NOTES
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
 - ALL FITTINGS EXCEPT THOSE IN STANDARD DRAWING F-402/ST12.0 TO BE MECHANICAL JOINT FITTINGS SECURED WITH FLUOROCARBON COATED HARDWARE (BLUE BOLTS).
 - INSTALL ALL PIPES PER CITY OF FLORENCE STANDARD DRAWING F-301/ST12.0.
 - ALL PIPE LENGTHS ARE MEASURED FROM JUNCTION-TO-JUNCTION, JUNCTION-TO-VALVE, OR JUNCTION-TO-MANHOLE.
 - ALL STORM SEWER AND SANITARY PIPES TO BE PVC U.N.O. (SIZE SHOWN ON PLAN).
 - ALL WATER PIPES TO BE C-900 PVC OR EQUIVALENT (SIZE SHOWN ON PLAN).
 - WATER METERS AND SEWER CLEAN OUTS ARE TO BE LOCATED AT THE PROPERTY LINE OR PUE LINE.
 - INSTALL (1) 6" SCH 40 PVC SLEEVES AT LOCATIONS SHOWN. SEE LANDSCAPING PLANS FOR ADDITIONAL REQUIREMENTS.
 - WATER SERVICE LINES TO PRIVATE LOTS TO SERVE DOMESTIC AND IRRIGATION FOR FUTURE LOT DEVELOPMENT.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
S	SANITARY SEWER	
S1	INSTALL CONCRETE SANITARY MANHOLE.	F-315/ST12.0
S2	INSTALL CITY STANDARD CLEANOUT.	F-310/ST12.0
S3	INSTALL SANITARY SEWER TERMINATION CLEAN OUT	F-310A/ST12.0
S4	INSTALL FLAT TOP CONCRETE MANHOLE	F-315a/ST12.1
S5	INSTALL TEE (SIZE SHOWN ON PLAN)	
SD	STORM SEWER	
SD1	INSTALL CONCRETE STORMWATER MANHOLE.	F-315/ST12.0
SD2	INSTALL STORM SEWER OUTFALL STRUCTURE.	SW-526/ST12.2
SD3	INSTALL STORMWATER FLOW-THROUGH PLANTER.	SW-310/ST12.2
SD4	INSTALL PLANTER OVERFLOW.	SW-150/ST12.2
SD5	INSTALL PUBLIC STORM SEWER STUB.	
SD6	INSTALL CATCH BASIN	F-305a/ST12.1
SD7	CONSTRUCT INLET AND ORIFICE STRUCTURE	SW-265/ST12.1
SD8	INSTALL CONCRETE STORMWATER MANHOLE OVER EXISTING SD LINE. CONSTRUCT CAST IN PLACE CONCRETE MANHOLE BASE AROUND EXISTING SD PIPE. INSTALL STANDARD PRECAST MANHOLE SECTIONS AND BREAK EXISTING SD PIPE.	
SD9	CONSTRUCT OUTSIDE DROP CONNECTION TO MANHOLE	F-318/ST12.0
SD10	INSTALL FLAT TOP MANHOLE	F-315a/ST12.1
W	WATER	
W1	INSERT CROSS (SIZE SHOWN ON PLAN).	
W2	INSTALL TEE (SIZE SHOWN ON PLAN).	
W3	INSTALL GATE VALVE (SIZE SHOWN ON PLAN).	
W4	INSTALL BUTTERFLY VALVE (SIZE SHOWN ON PLAN).	
W5	INSTALL MECHANICAL PLUG AT END OF PIPE.	
W6	INSTALL 2" WATER METER VAULT.	F-408/ST12.0
W7	INSTALL FIRE HYDRANT ASSEMBLY.	F-402/ST12.0
W8	WATER LINE RAISING/LOWERING.	
W9	INSTALL TEMPORARY BLOW-OFF HYDRANT.	F-402B/ST12.0
W10	INSTALL HORIZONTAL BEND (ANGLE SHOWN ON PLAN).	
IRR	3" IRRIGATION STUB FOR PUBLIC LANDSCAPE. SEE LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.	
LP	STREET LIGHT. SEE STREET LIGHTING PLAN.	
II	UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE, U.N.O. POTHOLE PRIOR TO CONSTRUCTION.	



PROJECT TITLE

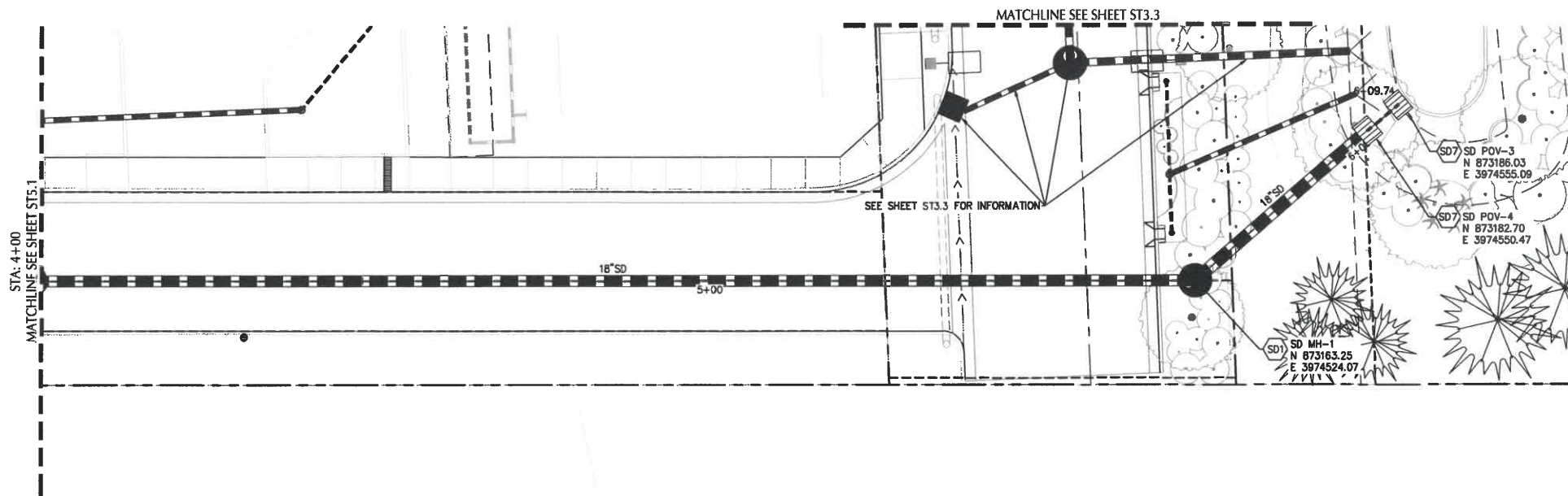
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

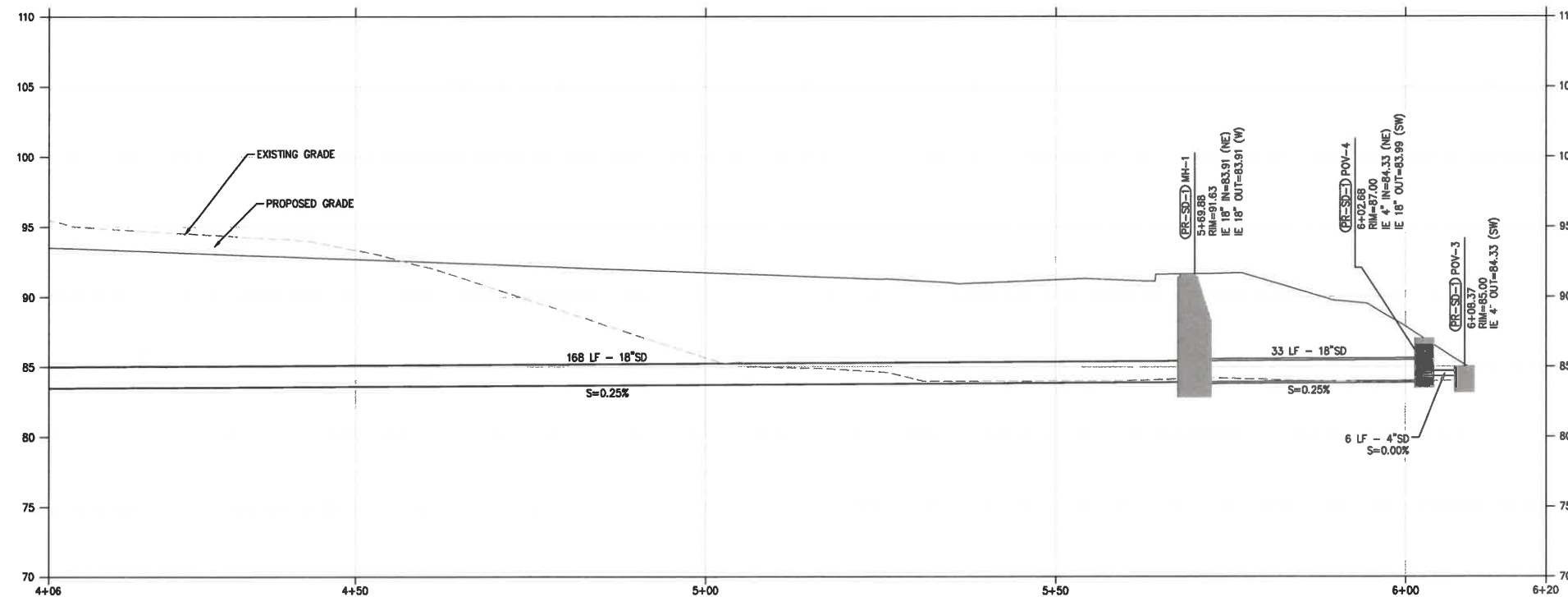
REVISIONS		
BY	DATE	REFERENCE
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	PUBLIC STORM DRAINAGE PLAN & PROFILE STA 2+00 TO 4+00	
DRAWING NUMBER	ST5.1	

PERMIT PLANS - NOT FOR CONSTRUCTION





PLAN VIEW - ALLEY STORM MAIN STA. 4+00 TO 6+20
SCALE: 1" = 10'



PROFILE VIEW - ALLEY STORM MAIN STA. 4+00 TO 6+20
SCALE: HORIZ: 1" = 10'
VERT: 1" = 2'

SHEET NOTES

- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- ALL FITTINGS EXCEPT THOSE IN STANDARD DRAWING F-402/ST12.0 TO BE MECHANICAL JOINT FITTINGS SECURED WITH FLUOROCARBON COATED HARDWARE (BLUE BOLTS).
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- WATER SERVICE LINES TO PRIVATE LOTS TO SERVE DOMESTIC AND IRRIGATION FOR FUTURE LOT DEVELOPMENT.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
S	SANITARY SEWER	
S1	INSTALL CONCRETE SANITARY MANHOLE.	F-315/ST12.0
S2	INSTALL CITY STANDARD CLEANOUT.	F-310/ST12.0
S3	INSTALL SANITARY SEWER TERMINATION CLEAN OUT	F-310A/ST12.0
S4	INSTALL FLAT TOP COCNETRE MANHOLE	F-315a/ST12.1
S5	INSTALL TEE (SIZE SHOWN ON PLAN)	
SD	STORM SEWER	
SD1	INSTALL CONCRETE STORMWATER MANHOLE.	F-315/ST12.0
SD2	INSTALL STORM SEWER OUTFALL STRUCTURE.	SW-526/ST12.2
SD3	INSTALL STORMWATER FLOW-THROUGH PLANTER.	SW-310/ST12.2
SD4	INSTALL PLANTER OVERFLOW.	SW-150/ST12.2
SD5	INSTALL PUBLIC STORM SEWER STUB.	
SD6	INSTALL CATCH BASIN	F-305a/ST12.1
SD7	CONSTRUCT INLET AND ORIFICE STRUCTURE	SW-265/ST12.1
SD8	INSTALL CONCRETE STORMWATER MANHOLE OVER EXISTING SD LINE. CONSTRUCT CAST IN PLACE CONCRETE MANHOLE BASE AROUND EXISTING SD PIPE. INSTALL STANDARD PRECAST MANHOLE SECTIONS AND BREAK EXISTING SD PIPE.	
SD9	CONSTRUCT OUTSIDE DROP CONNECTION TO MANHOLE	F-318/ST12.0
SD10	INSTALL FLAT TOP MANHOLE	F-315a/ST12.1
W	WATER	
W1	INSERT CROSS (SIZE SHOWN ON PLAN).	
W2	INSTALL TEE (SIZE SHOWN ON PLAN).	
W3	INSTALL GATE VALVE (SIZE SHOWN ON PLAN).	
W4	INSTALL BUTTERFLY VALVE (SIZE SHOWN ON PLAN).	
W5	INSTALL MECHANICAL PLUG AT END OF PIPE.	
W6	INSTALL 2" WATER METER VAULT.	F-408/ST12.0
W7	INSTALL FIRE HYDRANT ASSEMBLY.	F-402/ST12.0
W8	WATER LINE RAISING/LOWERING.	
W9	INSTALL TEMPORARY BLOW-OFF HYDRANT.	F-402B/ST12.0
W10	INSTALL HORIZONTAL BEND (ANGLE SHOWN ON PLAN).	
IRR	3" IRRIGATION STUB FOR PUBLIC LANDSCAPE. SEE LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.	
LP	STREET LIGHT. SEE STREET LIGHTING PLAN.	
II	UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE. U.N.O. POTHOLE PRIOR TO CONSTRUCTION.	



PERMIT PLANS - NOT FOR CONSTRUCTION



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

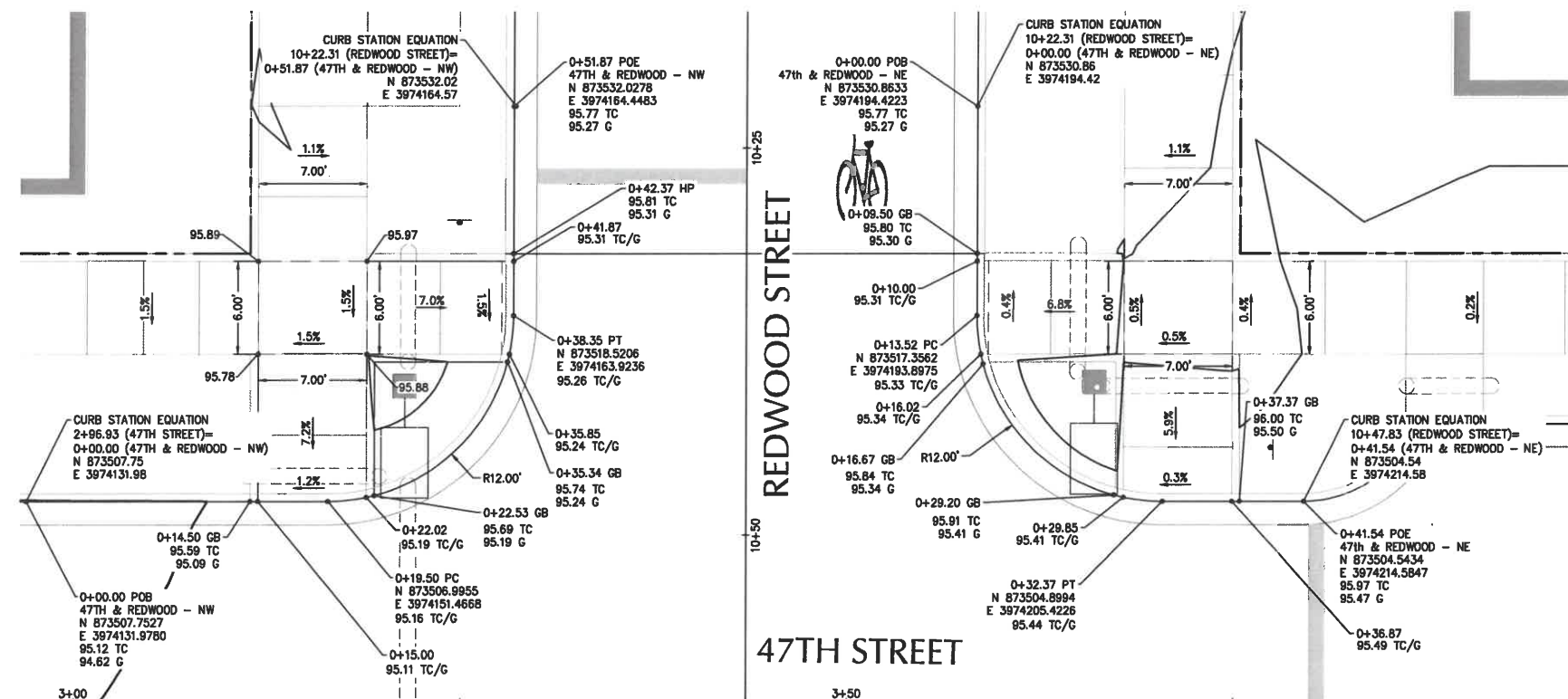
PUBLIC IMPROVEMENT PLANS
CANNERY STATION

REVISIONS		
NO.	DATE	REFERENCE

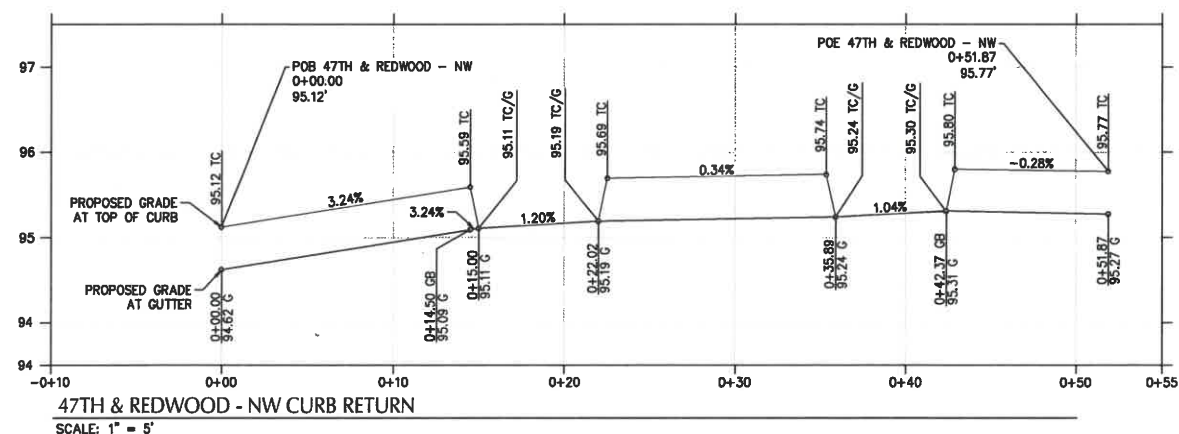
PROJECT NO.	1700586
DATE	16 JUL 21
DRAWING TITLE	PUBLIC STORM DRAINAGE PLAN & PROFILE STA 4+00 TO 6+20

DRAWING NUMBER

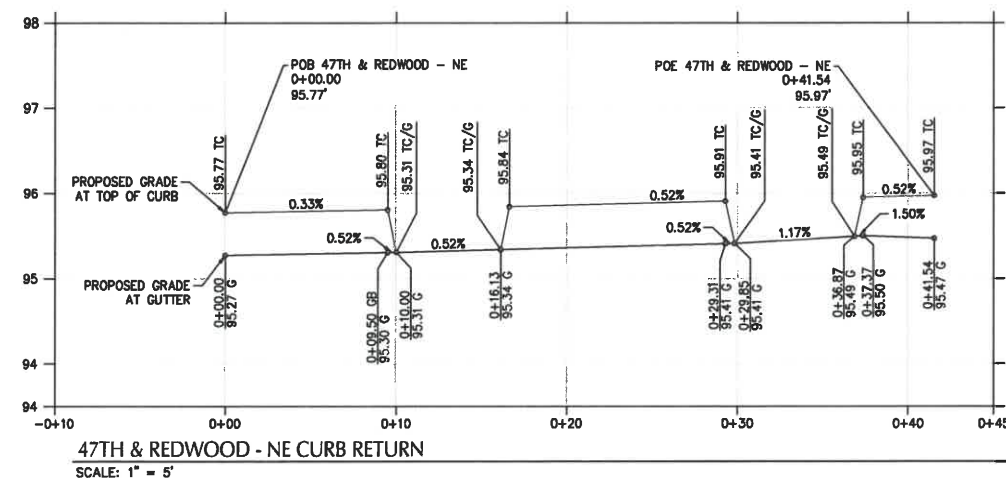
ST5.2



1 RAMP AND CURB RETURN DETAIL - 47TH & REDWOOD NORTH
SCALE: 1" = 5'



47TH & REDWOOD - NW CURB RETURN
SCALE: 1" = 5'



47TH & REDWOOD - NE CURB RETURN
SCALE: 1" = 5'

PERMIT PLANS - NOT FOR CONSTRUCTION



kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
MATTHEW M. KEENE
EXPIRATION DATE: 6/30/23

PROJECT TITLE

CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

REVISIONS

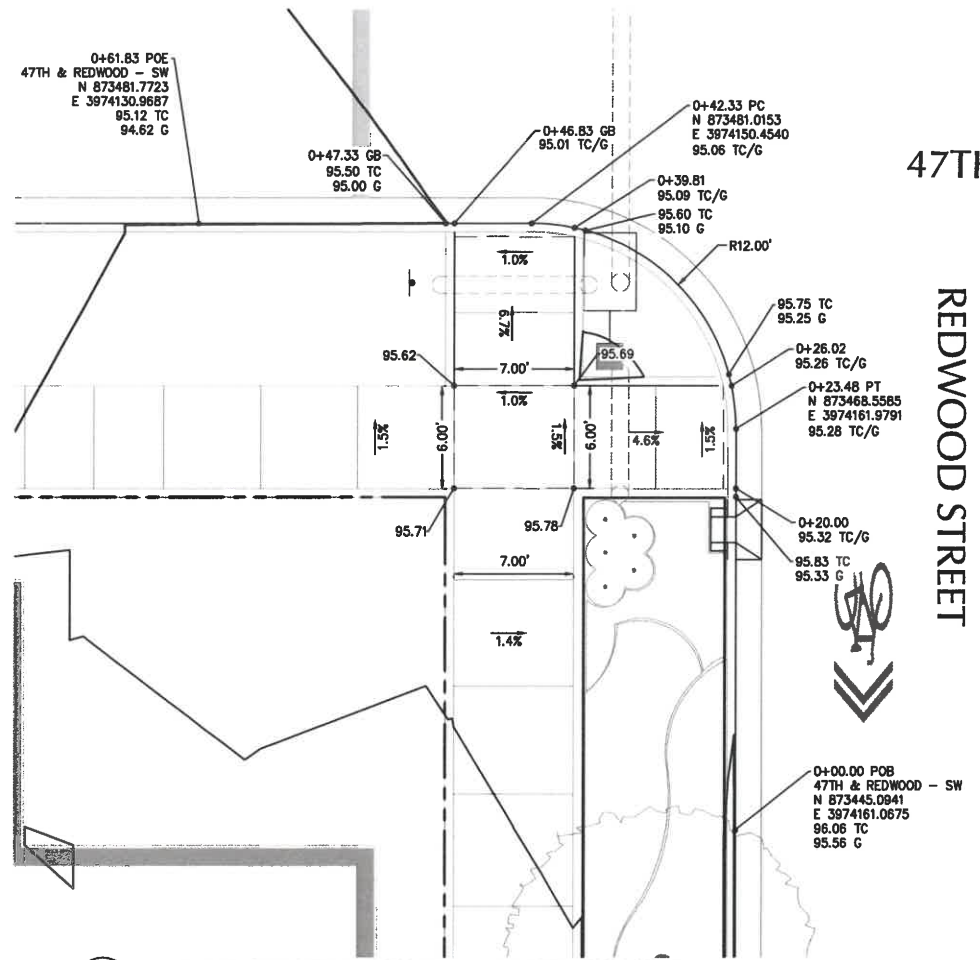
REV	DATE	REFERENCE

PROJECT NO. 1700586
DATE 16 JUL 21
DRAWING TITLE

INTERSECTION
DETAILS

DRAWING NUMBER

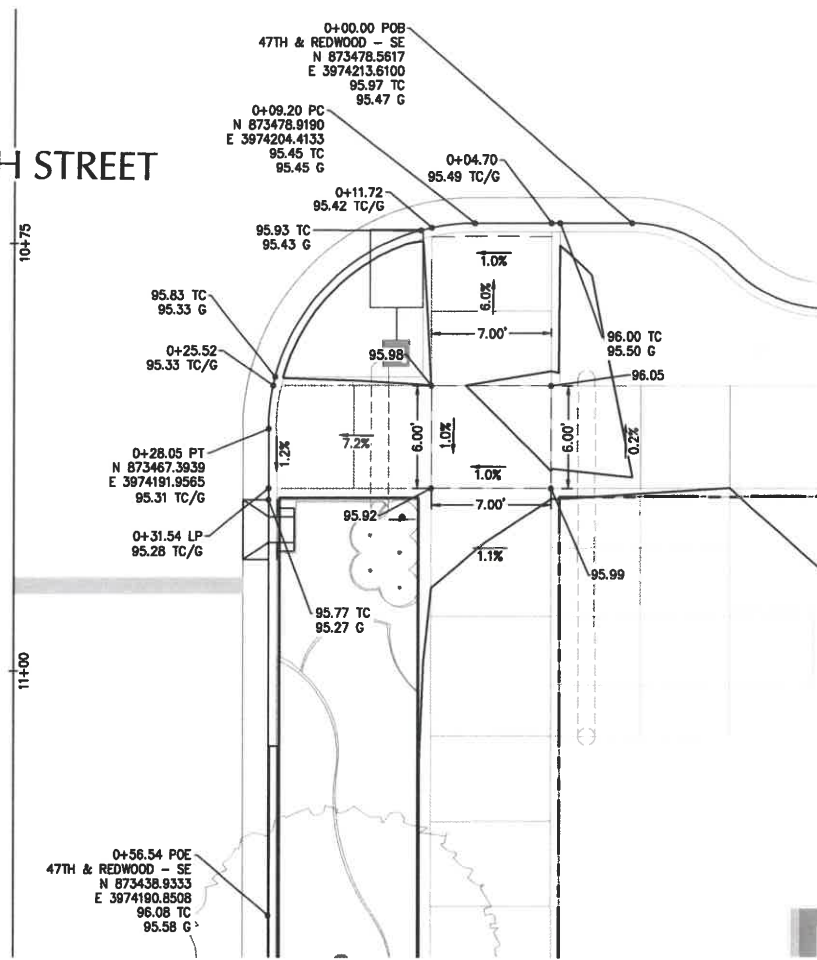
ST7.0



47TH STREET

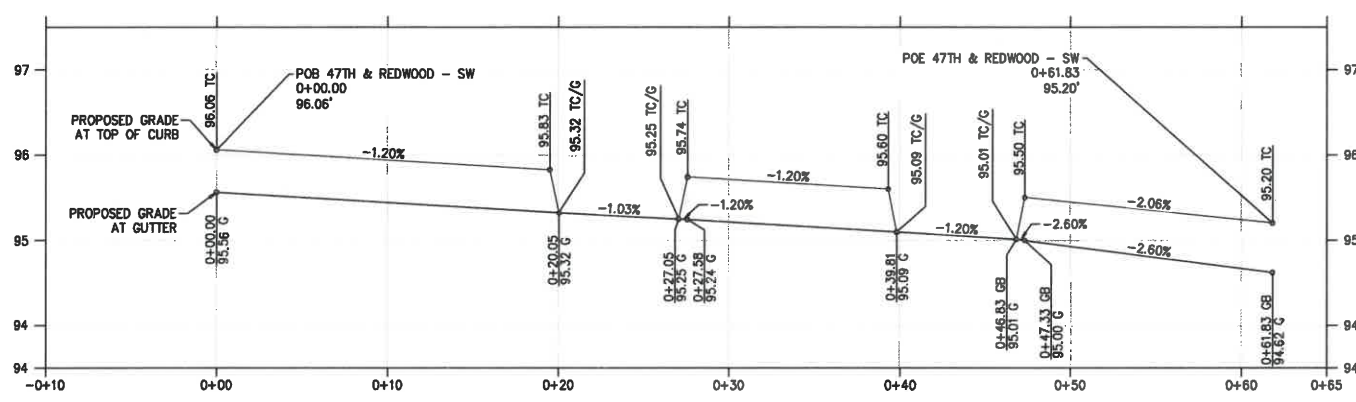
REDWOOD STREET

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SCALE: 1" = 5'

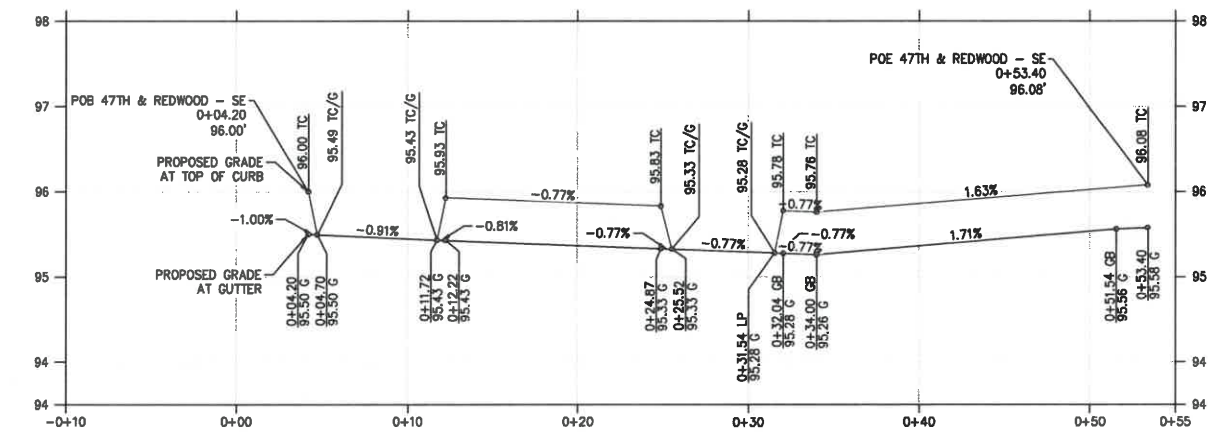


47TH STREET

REDWOOD STREET

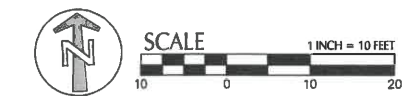


47TH & REDWOOD - SW CURB RETURN
SCALE: HORIZ: 1" = 5'
VERT: 1" = 1'



47TH & REDWOOD - SE CURB RETURN
SCALE: HORIZ: 1" = 5'
VERT: 1" = 1'

PERMIT PLANS - NOT FOR CONSTRUCTION



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PUBLIC IMPROVEMENT PLANS

REVISIONS		
REV	DATE	REFERENCE

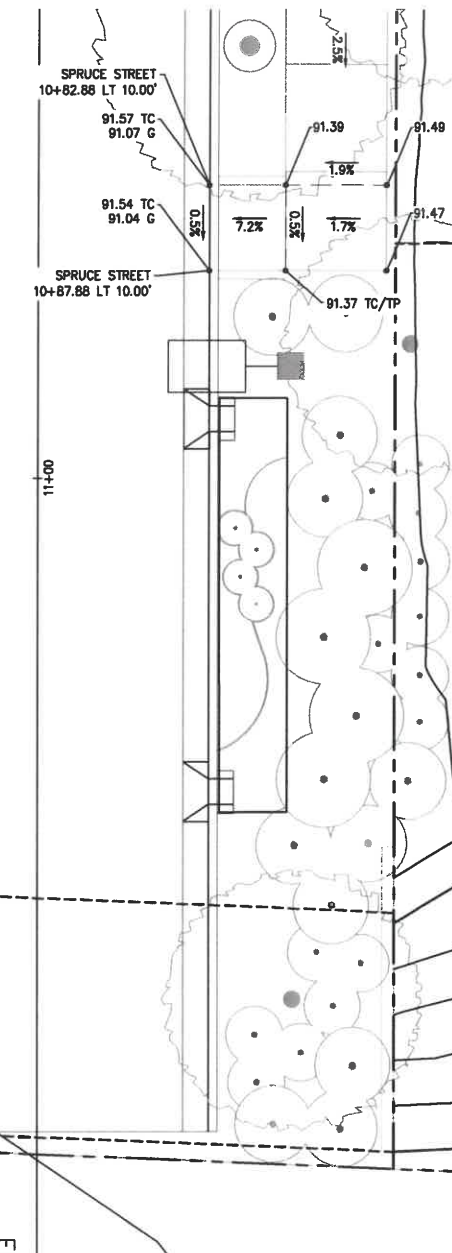
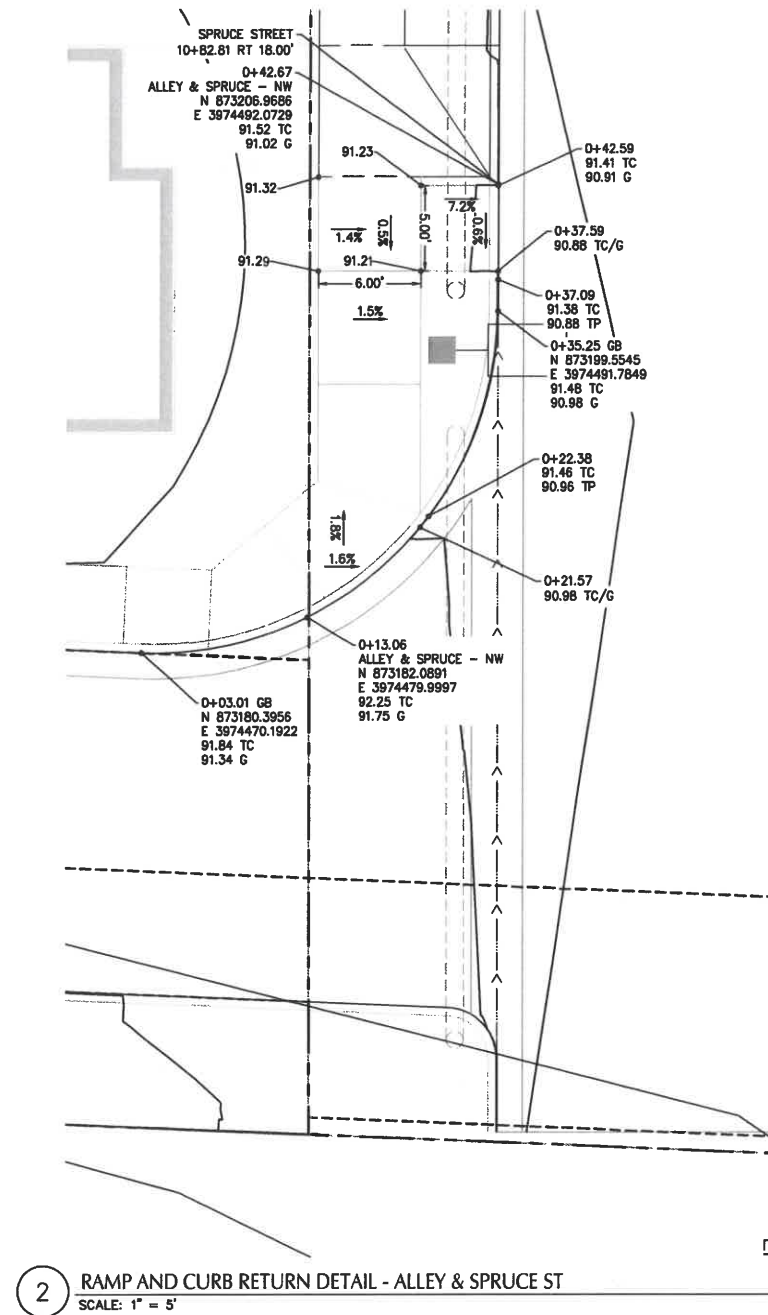
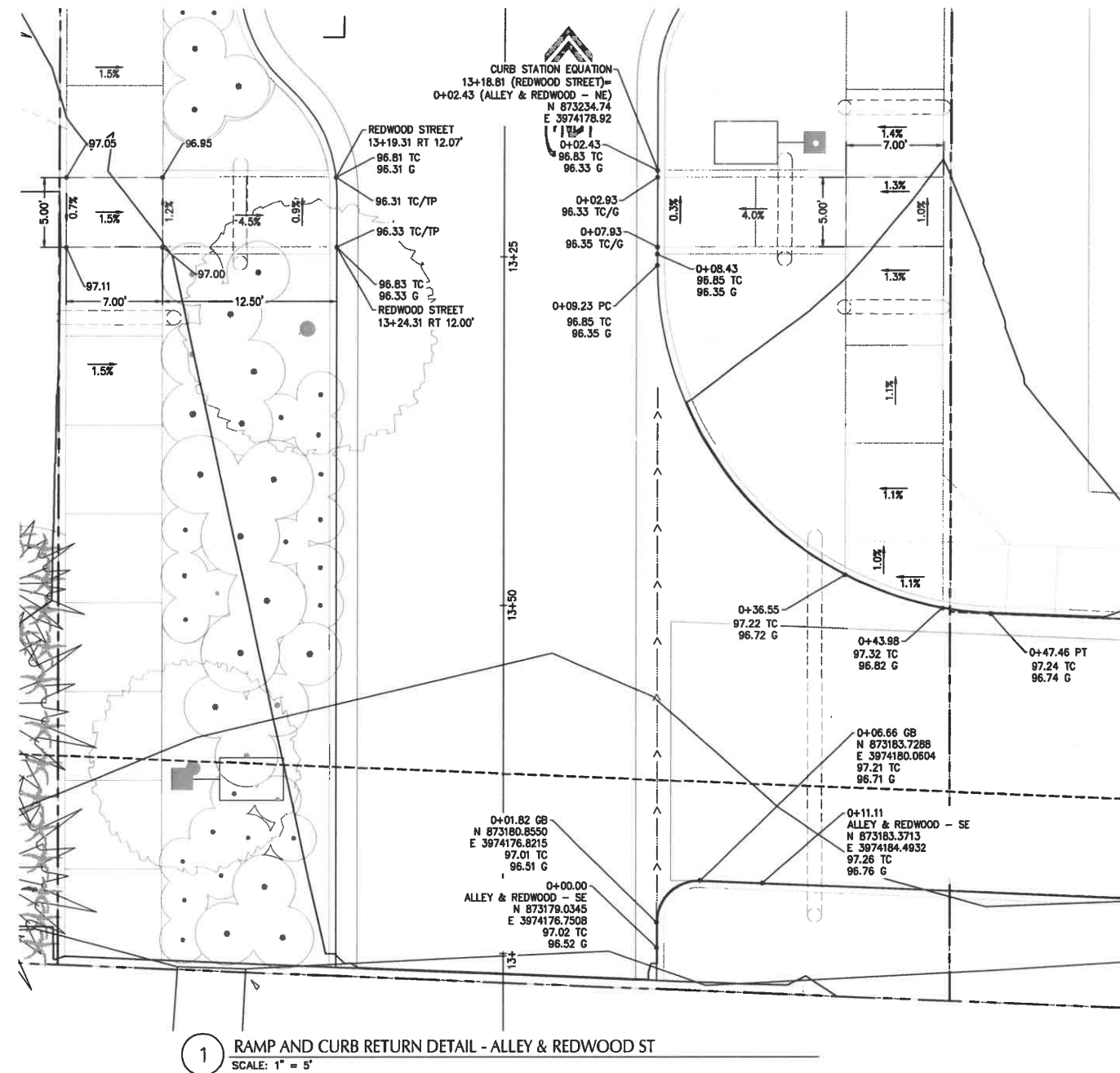
PROJECT NO. 1700586
DATE 16 JUL 21
DRAWING TITLE INTERSECTION DETAILS
DRAWING NUMBER

ST7.1

INTERSECTION DETAILS

ST7.2





PROJECT TIT

ATION

87344 MUNSEL LAKE RD. FLORENCE, OR 97439

REVISIONS		
SYM	DATE	REFERENCE
PROJECT NO.		1700586
DATE		16 JUL 21
DRAWING TITLE		

ST7.3



SCAL



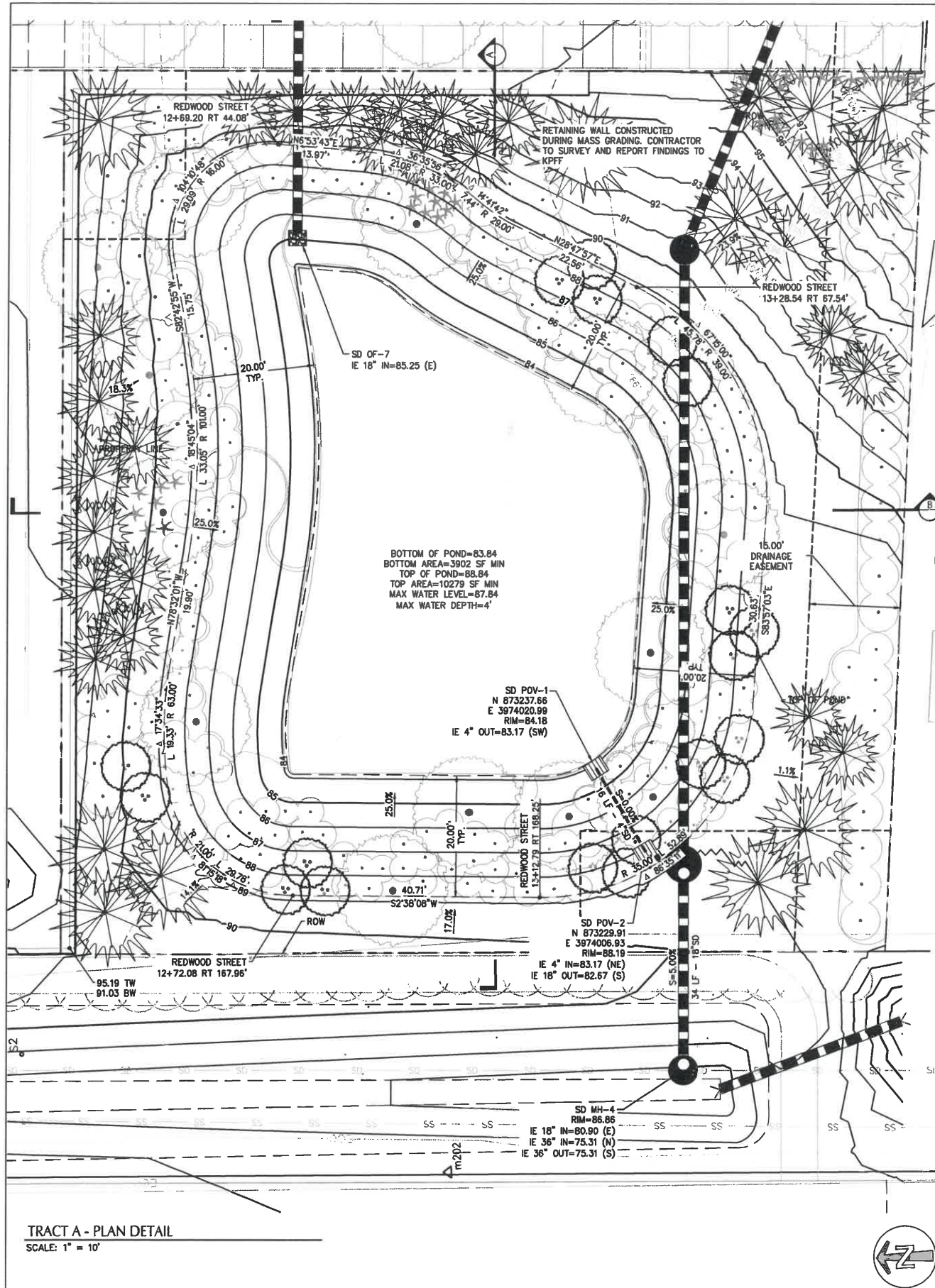
PERMIT PLANS - NOT FOR CONSTRUCTION



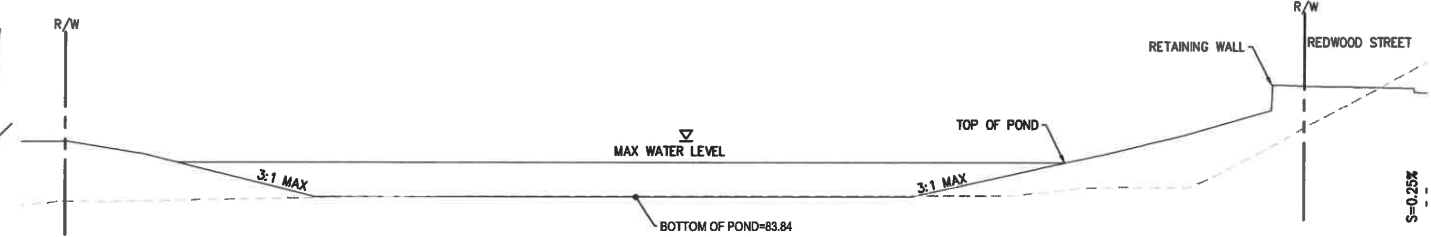
SCALE 1 INCH = 10 FEET



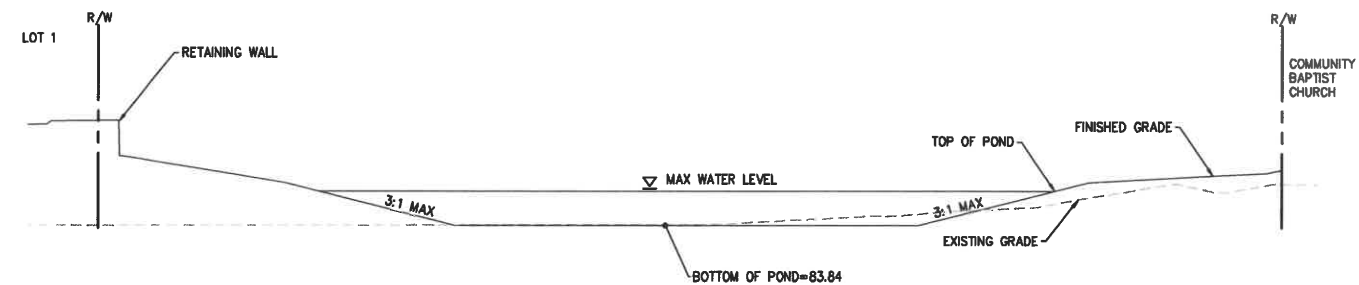
10 0 10 20



Attachment 5.4



SECTION A-A
SCALE: 1" = 10'



SECTION B-B
SCALE: 1" = 10'

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800 Wilamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com



PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS

REV	DATE	REFERENCE

PROJECT NO. 1700586
DATE 16 JUL 21

DRAWING TITLE

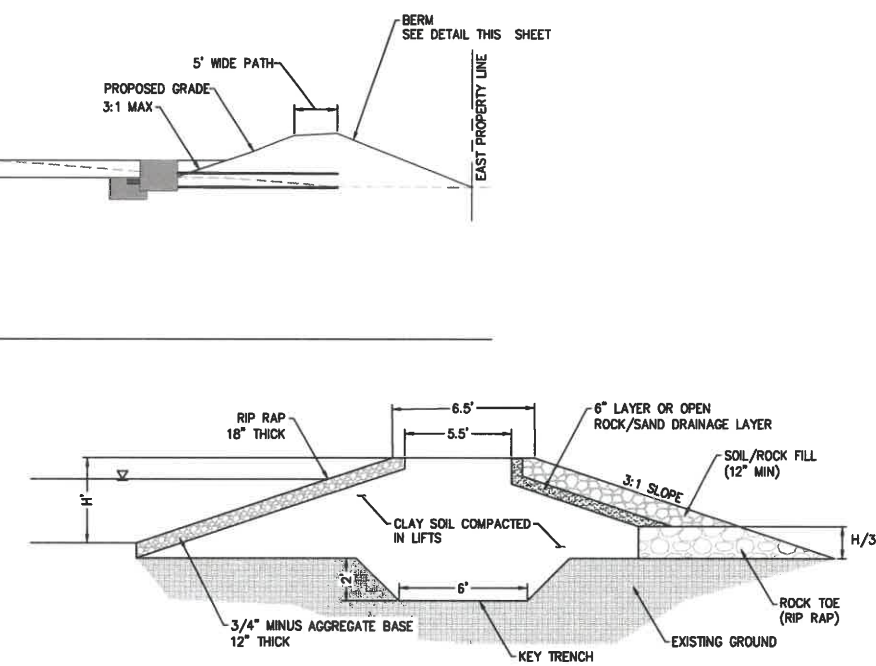
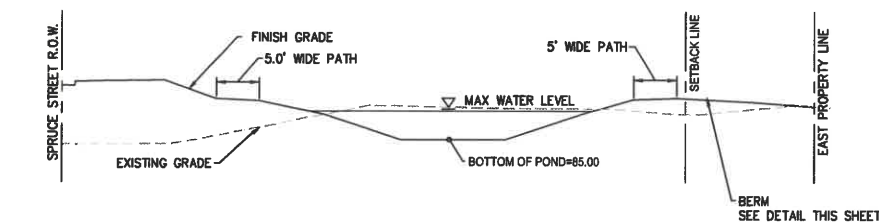
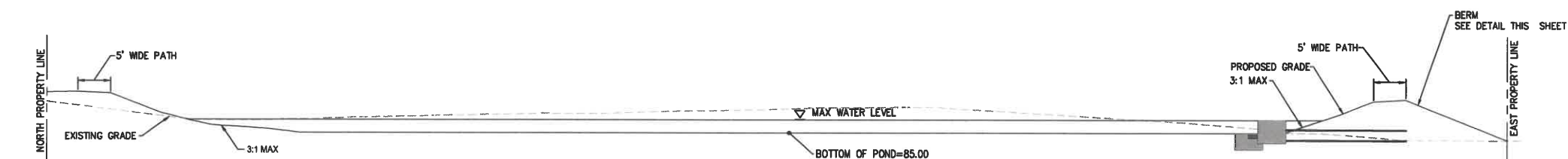
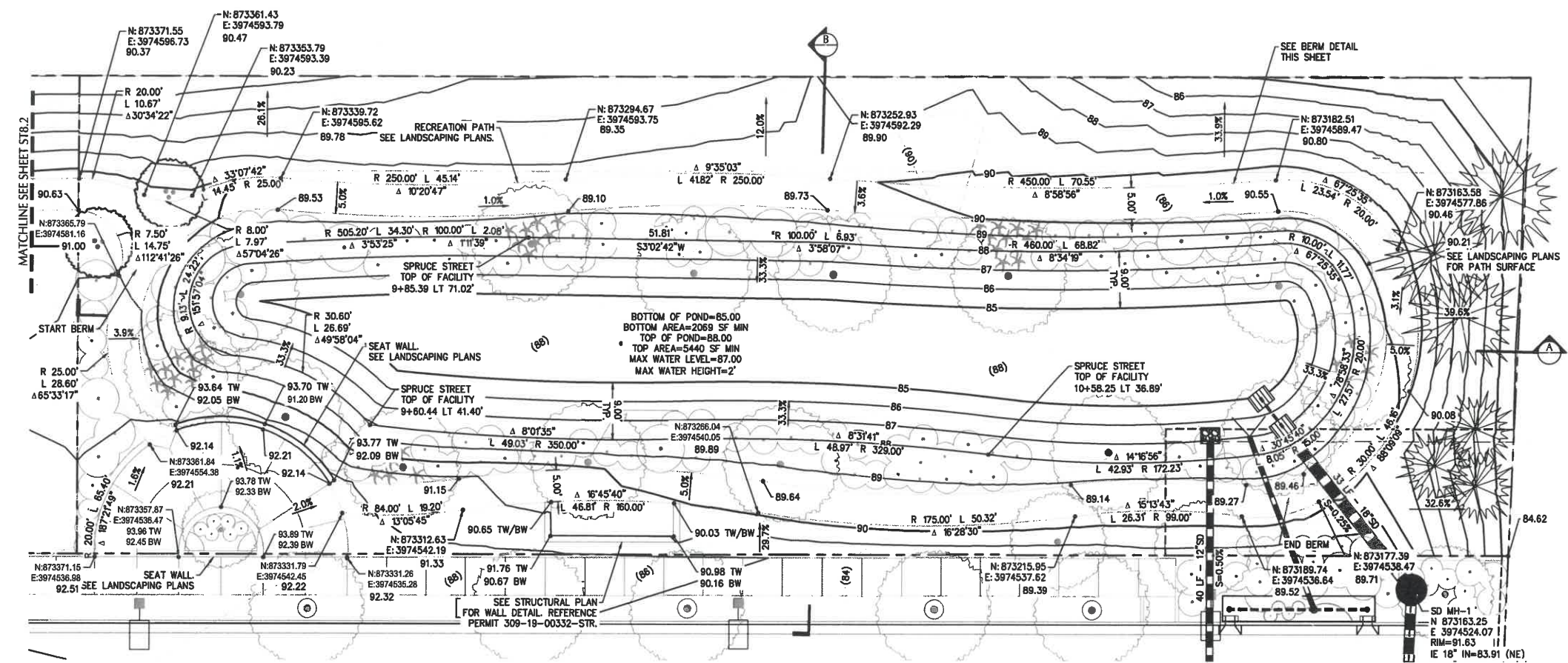
DETAIL - TRACT A

DRAWING NUMBER

ST8.0

PERMIT PLANS - NOT FOR CONSTRUCTION





PERMIT PLANS - NOT FOR CONSTRUCTION



800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
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PROJECT TITLE

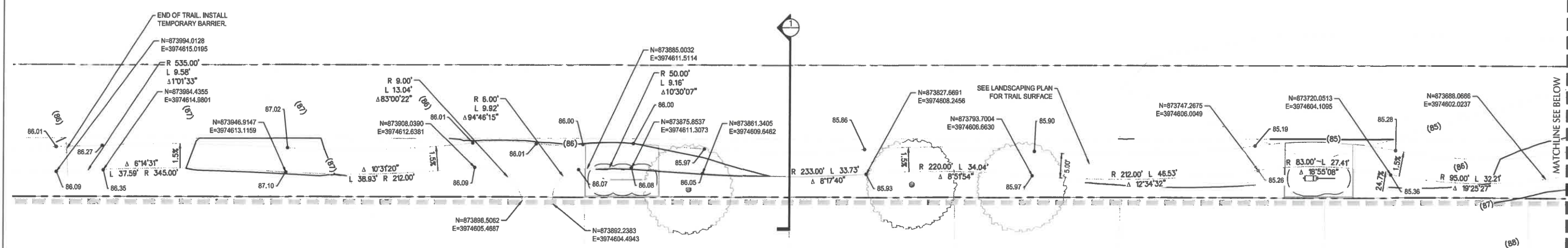
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

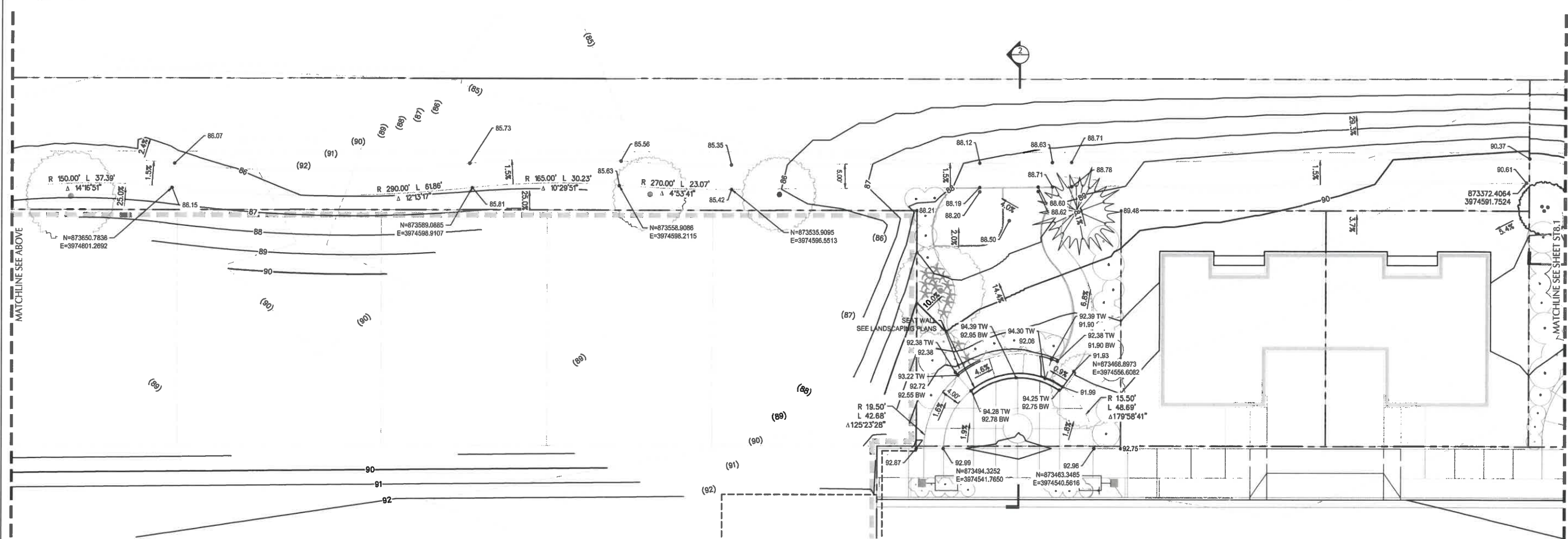
CANNERY STATION

REVISIONS		
BY	DATE	REFERENCE
PROJECT NO.		1700586
DATE		16 JUL 21

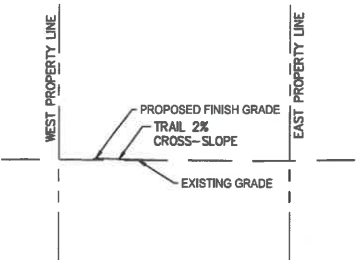
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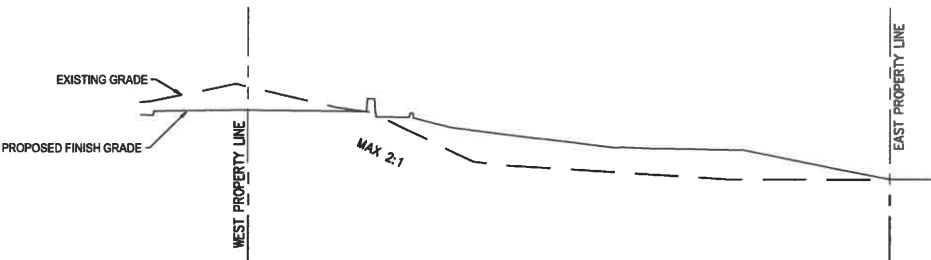
PLAN VIEW - TRACT C
SCALE: 1" = 10'



PLAN VIEW - TRACT C
SCALE: 1" = 10'



TRACT C - SECTION 1
SCALE: HORIZ: 1" = 10'
VERT: 1" = 5'



TRACT C - SECTION 2
SCALE: HORIZ: 1" = 10'
VERT: 1" = 5'

PERMIT PLANS - NOT FOR CONSTRUCTION



kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

REGISTERED PROFESSIONAL
ENGINEER
DIGITALLY SIGNED
CREATED
MATTHEW M. KEENAN
EXPIRATION DATE: 6/30/23

PROJECT TITLE

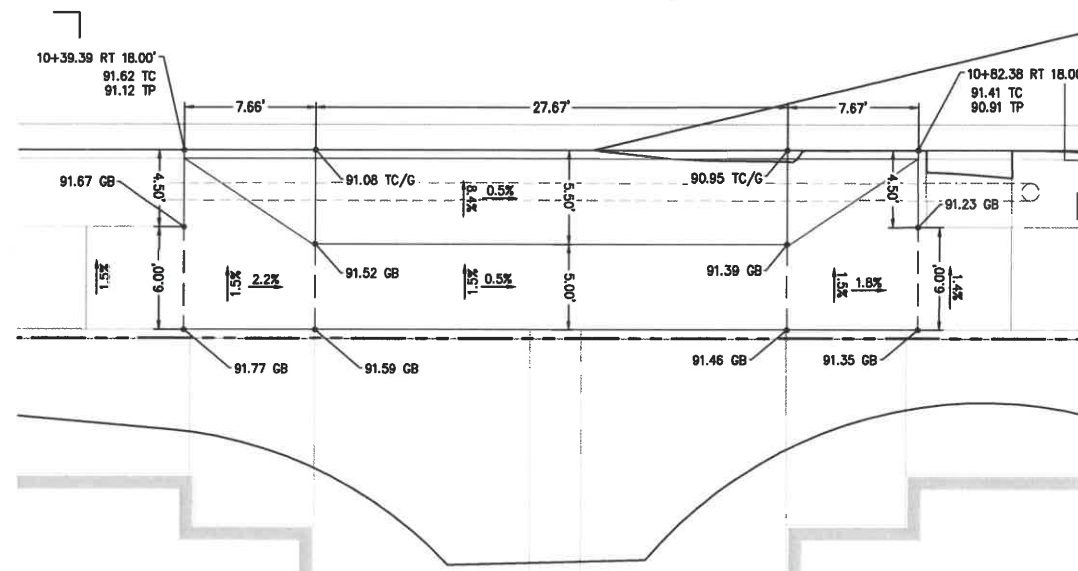
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

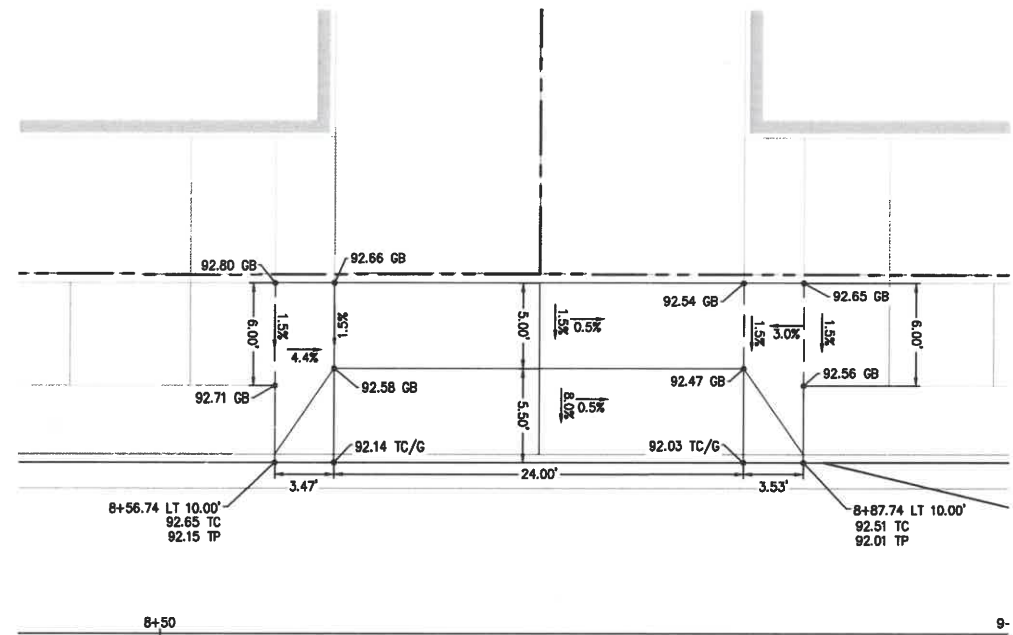
REVISIONS		
NO.	DATE	REFERENCE
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	DETAILS - TRACT C	

DRAWING NUMBER

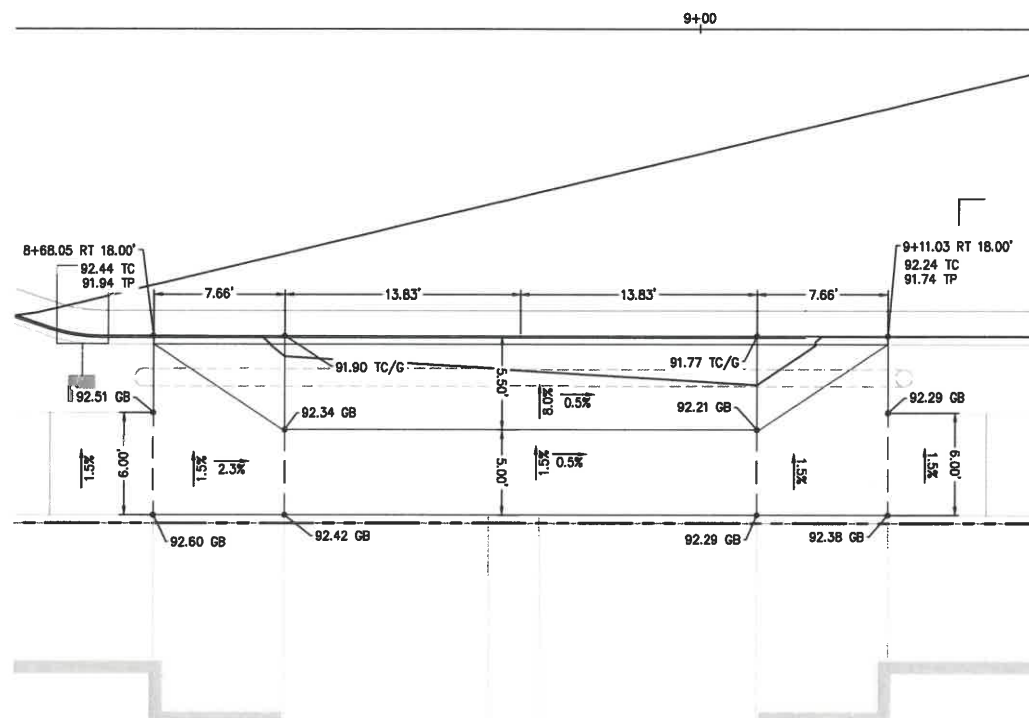
ST8.2



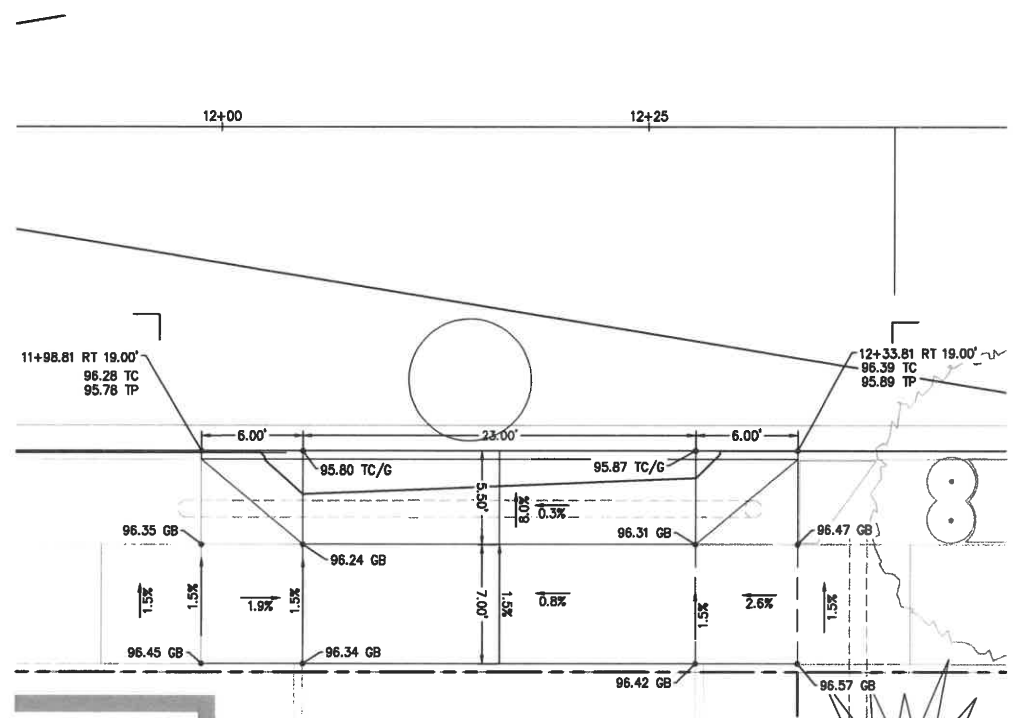
1 SPRUCE STREET DRIVEWAY STA. 10+39 TO 10+82
SCALE: 1" = 5'



2 SPRUCE STREET DRIVEWAY STA. 8+56 TO 8+87
SCALE: 1" = 5'

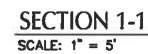
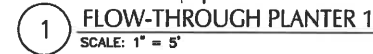


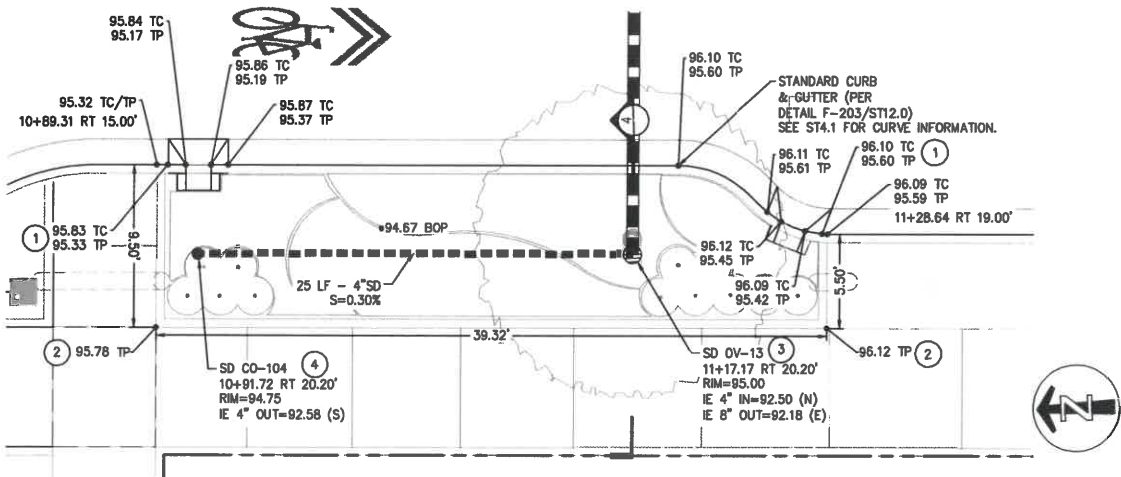
3 SPRUCE STREET DRIVEWAY STA. 8+68 TO 9+11
SCALE: 1" = 5'



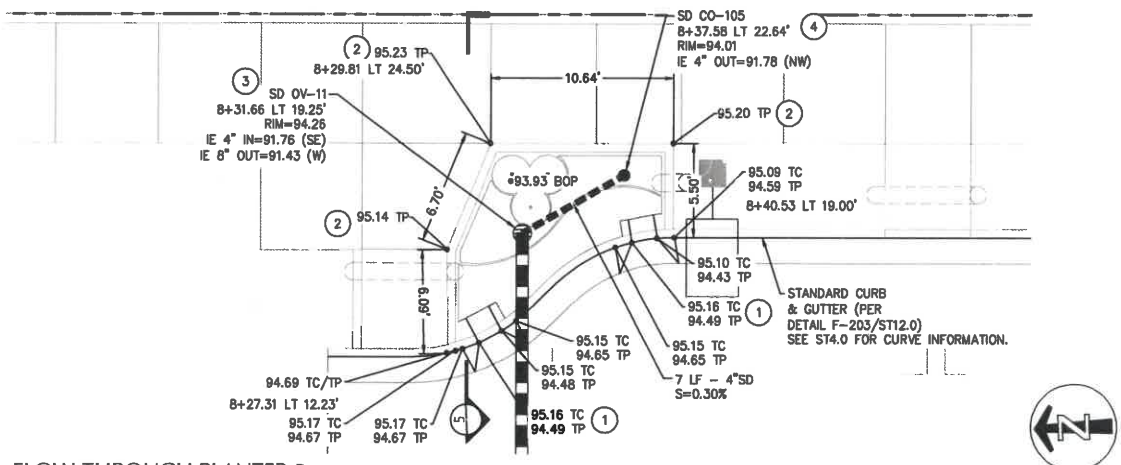
4 REDWOOD STREET DRIVEWAY STA. 11+98 TO 12+33
SCALE: 1" = 5'



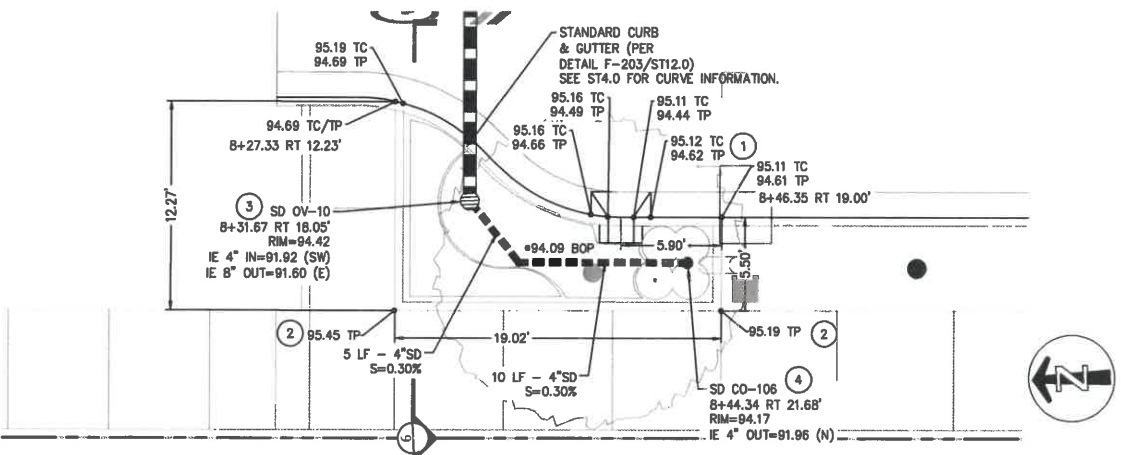




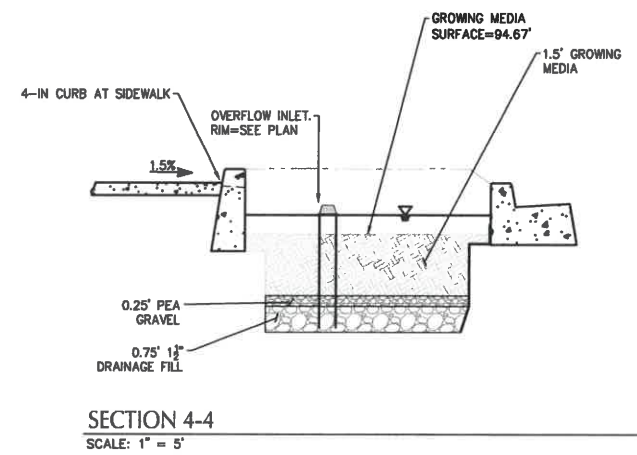
1 FLOW-THROUGH PLANTER 4
SCALE: 1" = 5'



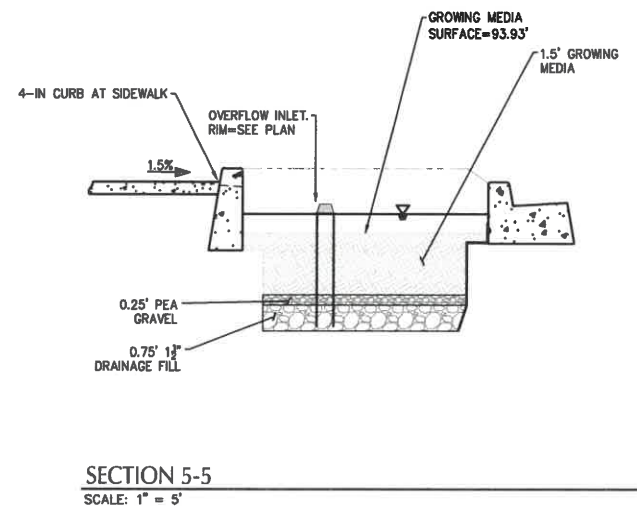
2 FLOW-THROUGH PLANTER 5
SCALE: 1" = 5'



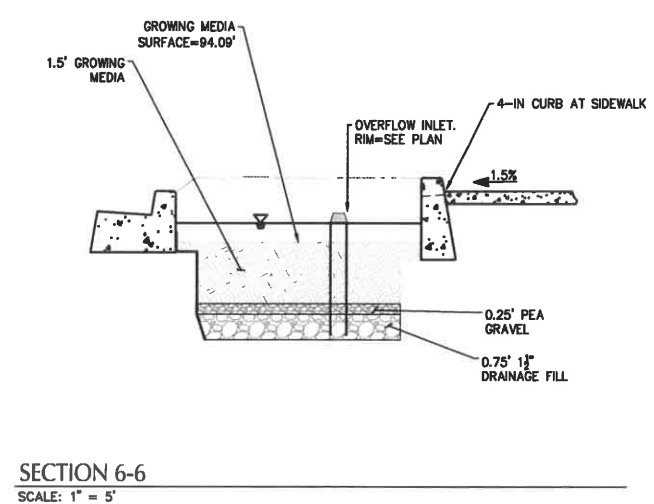
3 FLOW-THROUGH PLANTER 6
SCALE: 1" = 5'



SECTION 4-4
SCALE: 1" = 5'



SECTION 5-5
SCALE: 1" = 5'



SECTION 6-6
SCALE: 1" = 5'

KEY NOTES		
#	DESCRIPTION	DETAIL REF.
1	INSTALL DEPRESSED GUTTER	SW330/ST12.1
2	CONSTRUCT PLANTER CURB AND KNOCKOUTS. SEE REFERENCED DETAIL FOR KNOCKOUT DETAIL AND LOCATIONS.	SW312/ST12.2
3	INSTALL OVERFLOW	SW150/ST12.2
4	INSTALL CLEANOUT	F310A/ST12.0

GRADING LABEL LEGEND	
CALLOUT	DESCRIPTION
X.XX	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOP	PLANTER GRADE
FG	FINISHED GRADE
TC	TOP OF CURB
TP	TOP OF PAVEMENT

kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19, 2023
MATTHEW M. KEENAN
EXPIRATION DATE: 6/30/23

PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PLANTER DETAILS

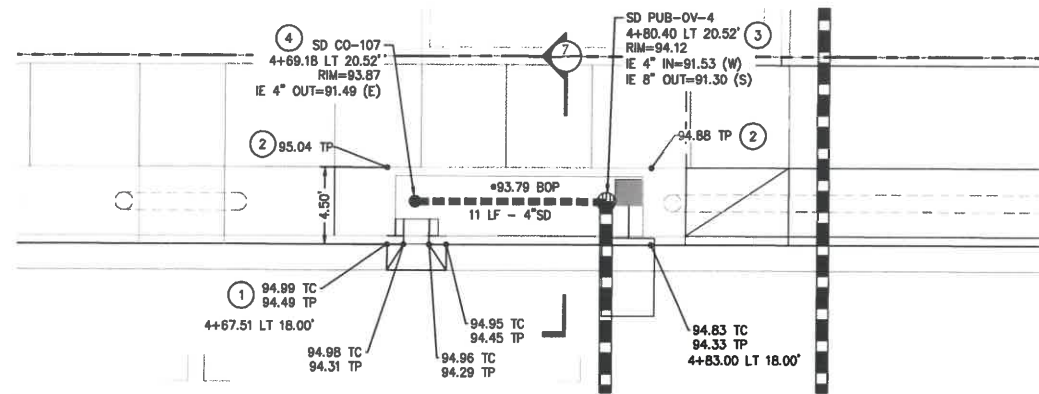
REVISIONS		
REV	DATE	REFERENCE
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	PLANTER DETAILS	

DRAWING NUMBER

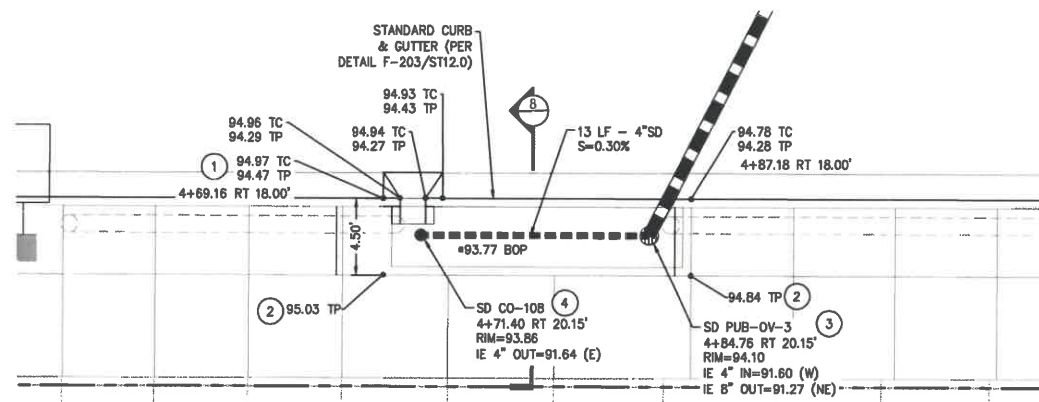
ST10.1



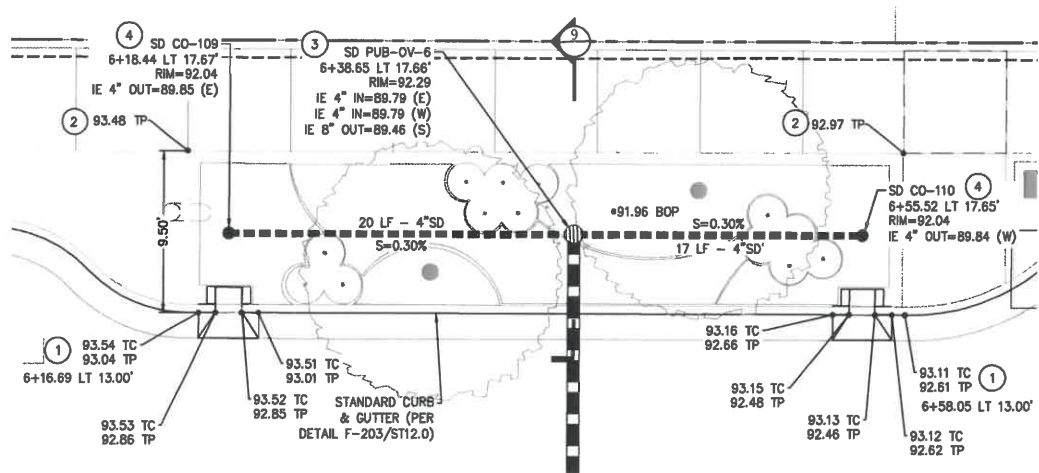
PERMIT PLANS - NOT FOR CONSTRUCTION



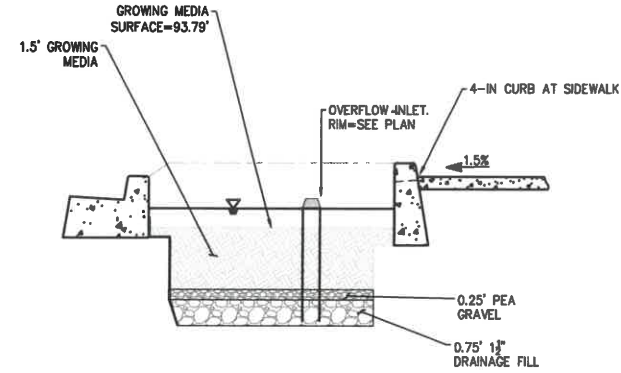
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SCALE: 1" = 5'



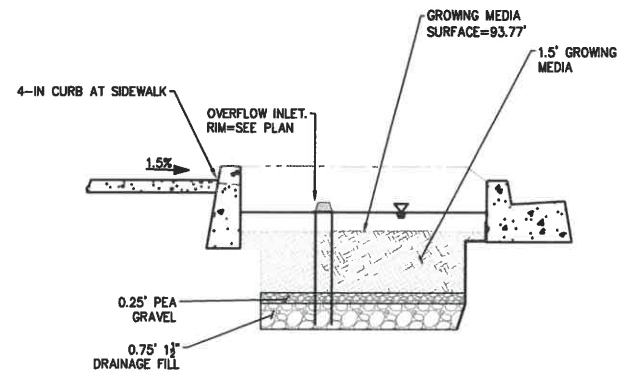
2 FLOW-THROUGH PLANTER 8
SCALE: 1" = 5'



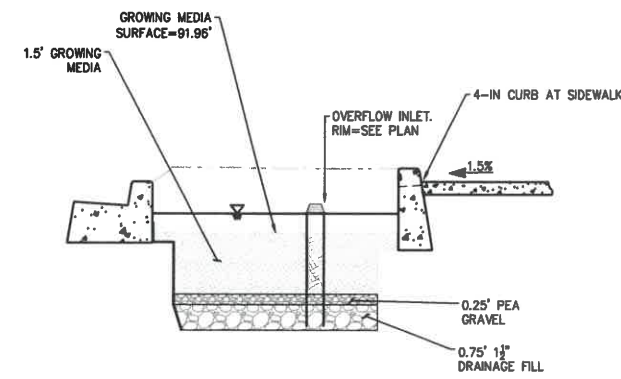
3 FLOW-THROUGH PLANTER 9
SCALE: 1" = 5'



SECTION 7-7
SCALE: 1" = 5'



SECTION 8-8
SCALE: 1" = 5'



SECTION 9-9
SCALE: 1" = 5'

KEY NOTES	
#	DESCRIPTION
1	INSTALL DEPRESSED GUTTER
2	CONSTRUCT PLANTER CURB AND KNOCKOUTS. SEE REFERENCED DETAIL FOR KNOCKOUT DETAIL AND LOCATIONS.
3	INSTALL OVERFLOW
4	INSTALL CLEANOUT
GRADING LABEL LEGEND	
CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX.XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOP	PLANTER GRADE
FG	FINISHED GRADE
TC	TOP OF CURB
TP	TOP OF PAVEMENT

kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 18, 2023
MATTHEW M. KENNEDY
EXPIRATION DATE: 6/30/23

PROJECT TITLE

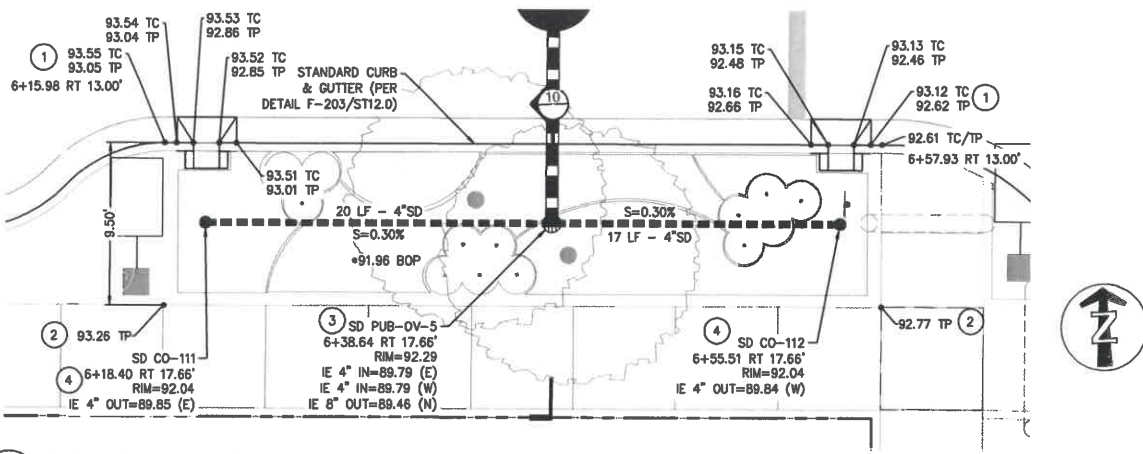
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

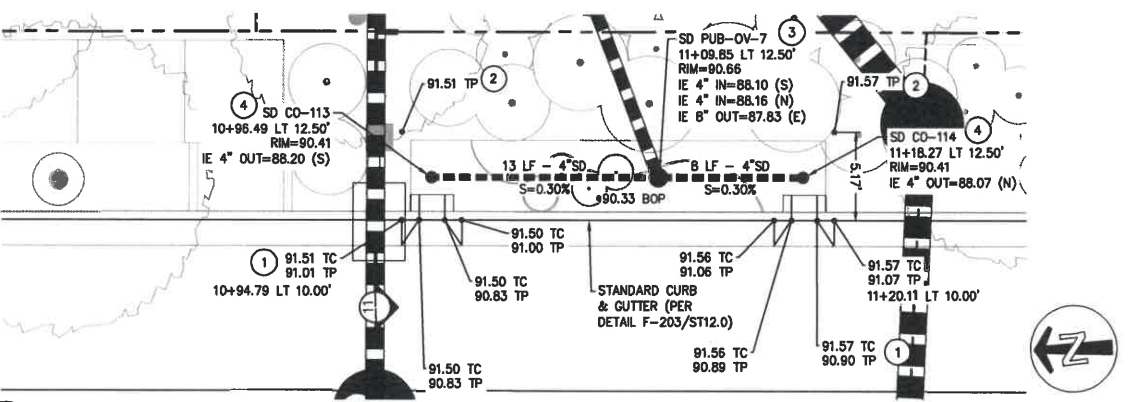
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BY	DATE	REFERENCE
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	PLANTER DETAILS	
DRAWING NUMBER	ST10.2	



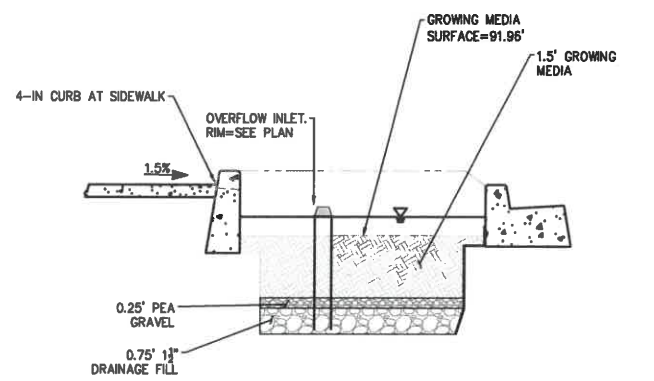
PERMIT PLANS - NOT FOR CONSTRUCTION



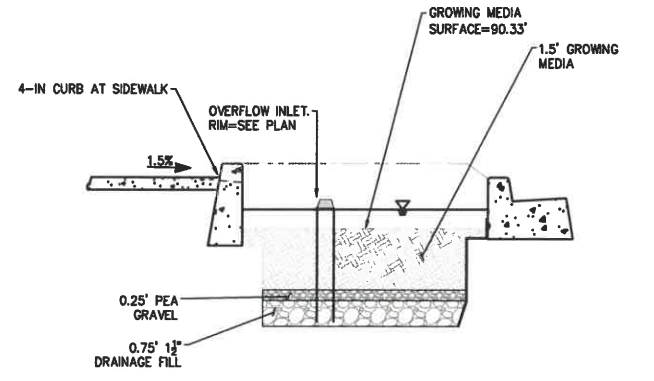
1 FLOW-THROUGH PLANTER 10
SCALE: 1" = 5'



2 FLOW-THROUGH PLANTER 11
SCALE: 1" = 5'



SECTION 10-10
SCALE: 1" = 5'



SECTION 11-11
SCALE: 1" = 5'

KEY NOTES		
#	DESCRIPTION	DETAIL REF.
1	INSTALL DEPRESSED GUTTER	SW330/ST12.1
2	CONSTRUCT PLANTER CURB AND KNOCKOUTS. SEE REFERENCED DETAIL FOR KNOCKOUT DETAIL AND LOCATIONS.	SW312/ST12.2
3	INSTALL OVERFLOW	SW150/ST12.2
4	INSTALL CLEANOUT	F310A/ST12.0

GRADING LABEL LEGEND	
CALLOUT	DESCRIPTION
X.XX	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX.XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOP	PLANTER GRADE
FG	FINISHED GRADE
TC	TOP OF CURB
TP	TOP OF PAVEMENT

kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.4909
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19 2021
MATTHEW M. KEENAN
EXPIRATION DATE: 6/30/23

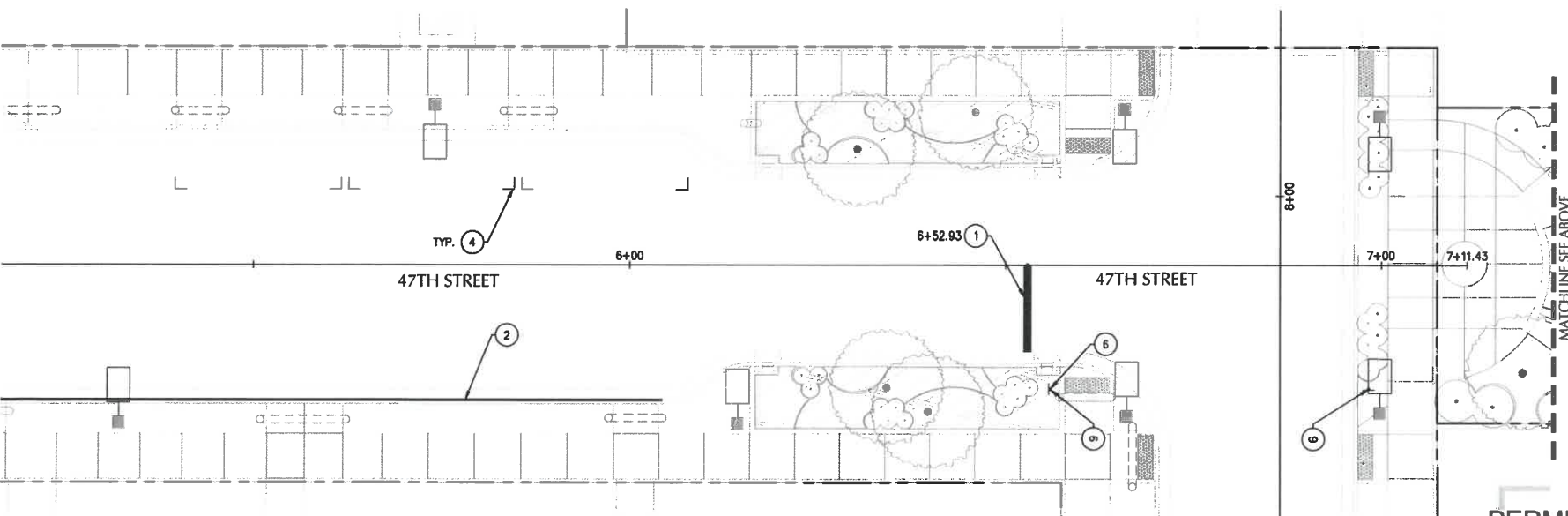
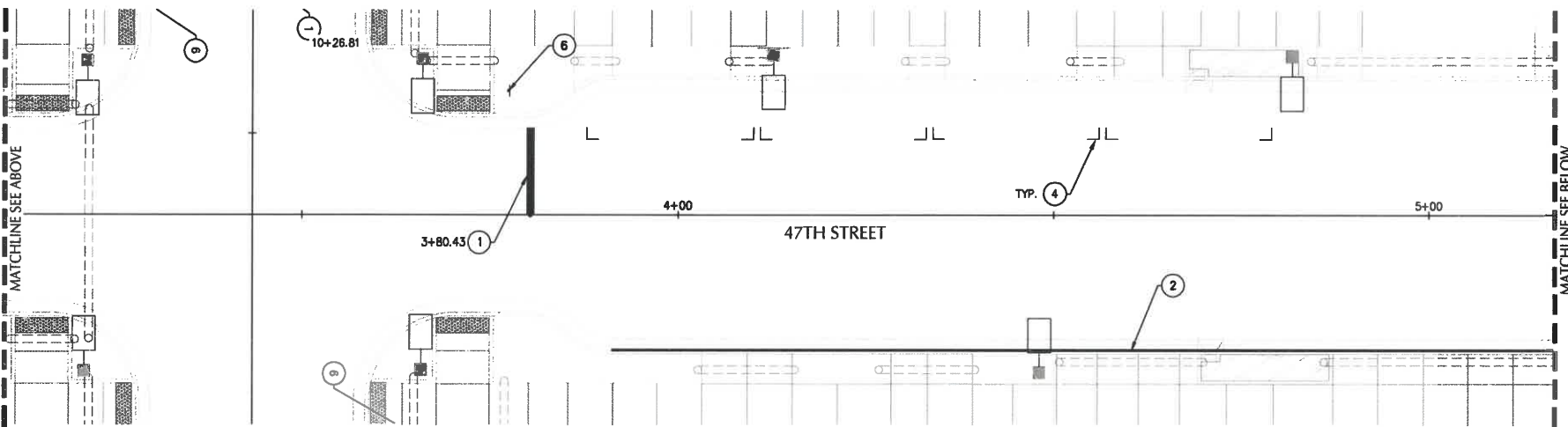
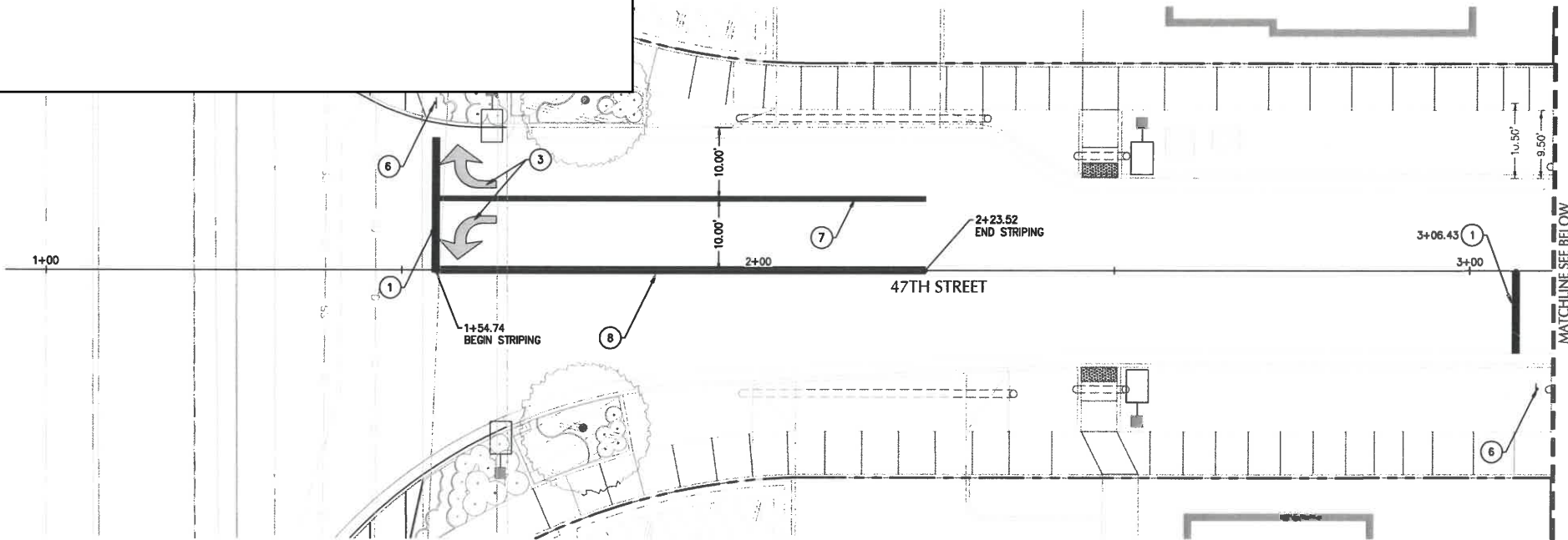
PROJECT TITLE
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS		
NO.	DATE	REVISION
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	PLANTER DETAILS	
DRAWING NUMBER	ST10.3	

PERMIT PLANS - NOT FOR CONSTRUCTION



Attachment 5.5



PERMIT PLANS - NOT FOR CONSTRUCTION

SHEET NOTES

1. ALL SIGN LOCATIONS TO BE CONFIRMED IN FIELD BY CITY OF FLORENCE INSPECTOR.

ⓧ KEY NOTES

NOTE	DESCRIPTION
1	STOP BAR PER ODOT STANDARD DRAWINGS TM503/ST12.1 & TM530/ST12.2
2	YELLOW "NO PARKING" CURB
3	TURN ARROWS PER ODOT STANDARD DRAWING TM501/ST12.1
4	ON-STREET PARKING SYMBOL PER ODOT STANDARD DRAWING TM503/ST12.1, COORDINATE WITH CITY FORCES FOR LOCATING AND SPACING PARKING SPACES.
5	SHARED LANE MARKING PER ODOT STANDARD DRAWING TM503/ST12.1
6	INSTALL STOP SIGN (R1-1) AND STREET SIGN PER CITY OF FLORENCE STANDARD DRAWINGS F-217/ST12.1, F-217a/ST12.1, AND F-217b/ST12.1.
7	8" WHITE STRIPE PER ODOT STANDARD DRAWING TM500/ST12.1
8	NARROW TWO 4" YELLOW LINES PER ODOT STANDARD DRAWING TM500/ST12.1
9	INSTALL STREET SIGN PER CITY OF FLORENCE STANDARD DRAWINGS F-217/ST12.1, F-217a/ST12.1, AND F-217b/ST12.1.



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY

REVISIONS		
NO.	DATE	REFERENCE

PROJECT NO.	1700586
DATE	16 JUL 21

SIGNAGE & STRIPING - 47TH

Paying Member

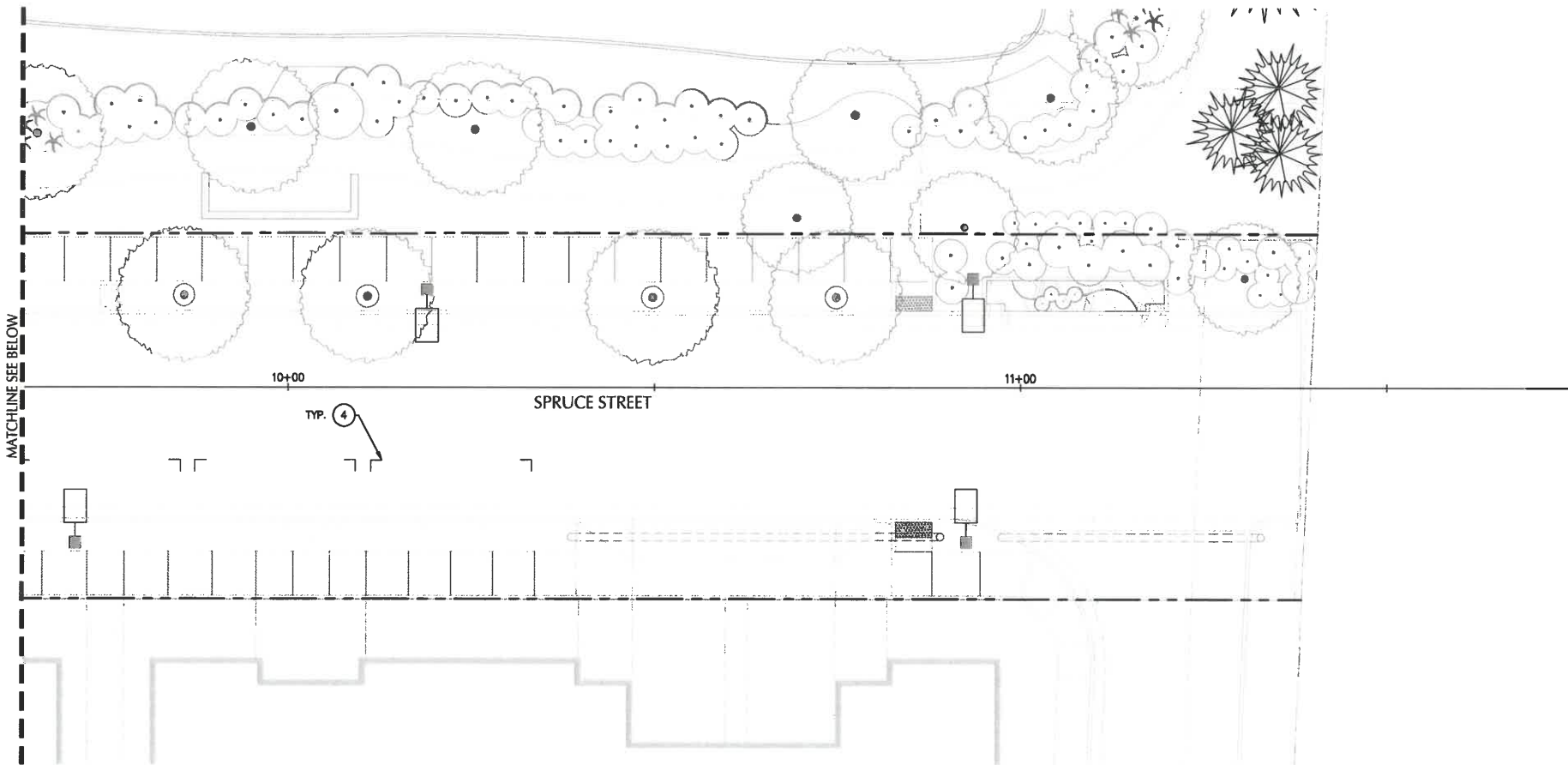
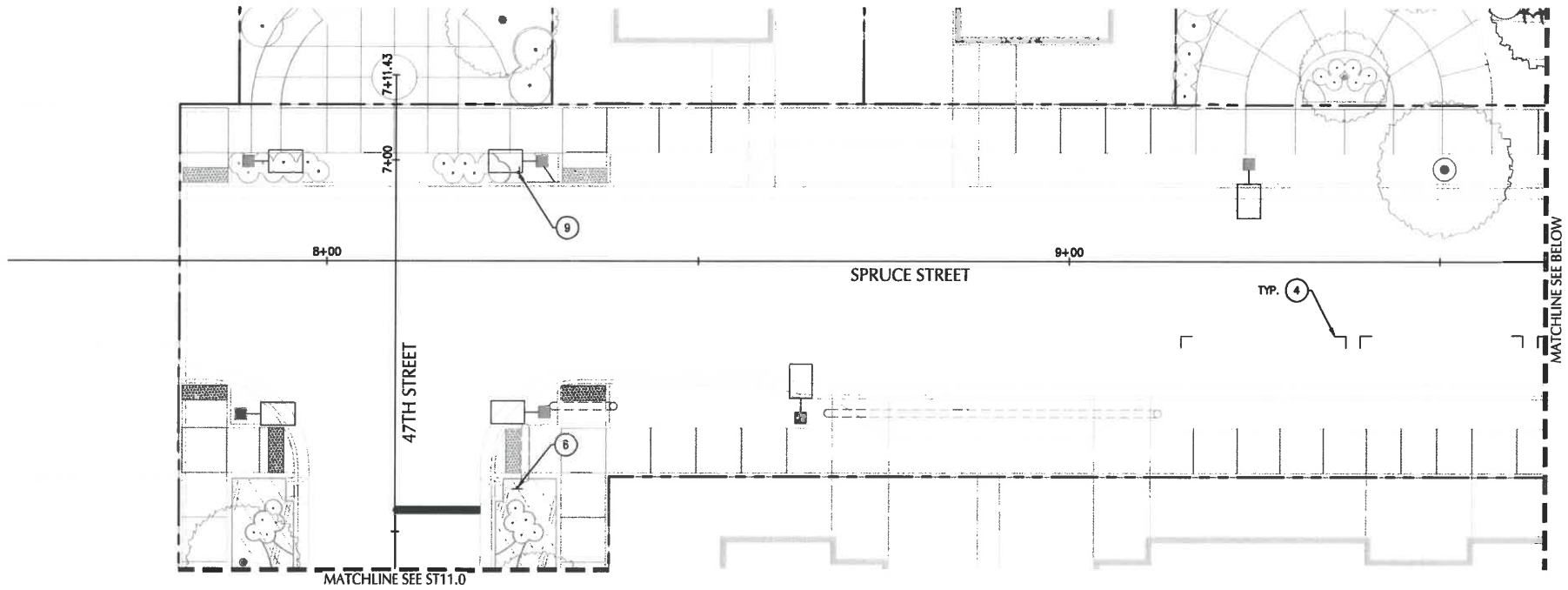
ST11.0



SCALE

1 INCH = 10 FEET





SHEET NOTES

1. ALL SIGN LOCATIONS TO BE CONFIRMED IN FIELD BY CITY OF FLORENCE INSPECTOR.

KEY NOTES

NOTE DESCRIPTION

1. STOP BAR PER ODOT STANDARD DRAWINGS TM503/ST12.1 & TM530/ST12.2
2. YELLOW "NO PARKING" CURB
3. TURN ARROWS PER ODOT STANDARD DRAWING TM501/ST12.1
4. ON-STREET PARKING SYMBOL PER ODOT STANDARD DRAWING TM503/ST12.1. COORDINATE WITH CITY FORCES FOR LOCATING AND SPACING PARKING SPACES.
5. SHARED LANE MARKING PER ODOT STANDARD DRAWING TM503/ST12.1
6. INSTALL STOP SIGN (R1-1) AND STREET SIGN PER CITY OF FLORENCE STANDARD DRAWINGS F-217/ST12.1, F-217a/ST12.1, AND F-217b/ST12.1.
7. 8" WHITE STRIPE PER ODOT STANDARD DRAWING TM500/ST12.1
8. NARROW TWO 4" YELLOW LINES PER ODOT STANDARD DRAWING TM500/ST12.1
9. INSTALL STREET SIGN PER CITY OF FLORENCE STANDARD DRAWINGS F-217/ST12.1, F-217a/ST12.1, AND F-217b/ST12.1.

kpff

800 Wilamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4902
F: 541.684.1909
www.kpff.com



PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS

REV	DATE	REFERENCE

PROJECT NO. 1700586

DATE 16 JUL 21

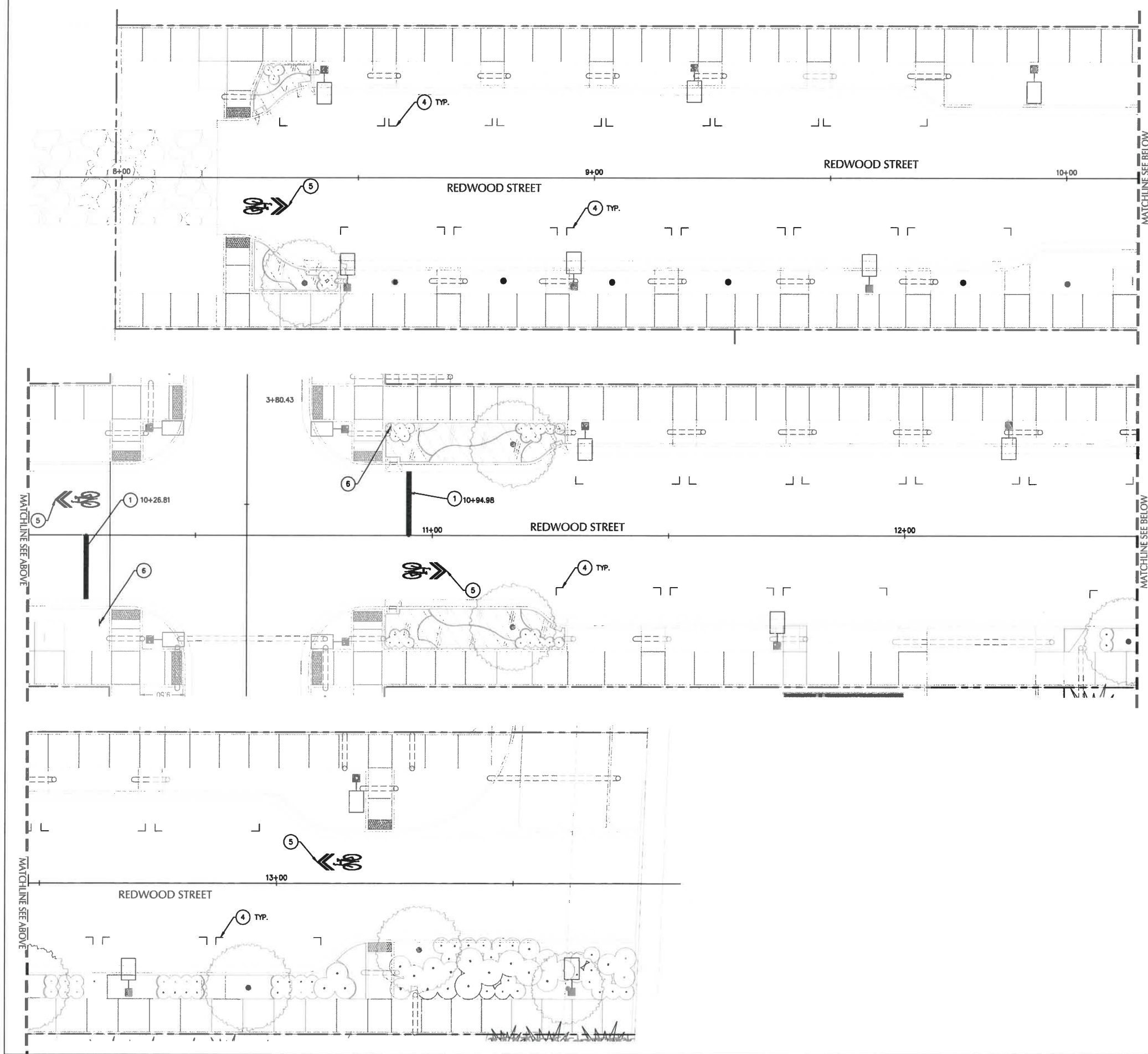
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SIGNAGE & STRIPING -
SPRUCE STREET

DRAWING NUMBER

ST11.1

SCALE
10 0 10 20
1 INCH = 10 FEET



SHEET NOTES

1. ALL SIGN LOCATIONS TO BE CONFIRMED IN FIELD BY CITY OF FLORENCE INSPECTOR.

KEY NOTES

NOTE DESCRIPTION

- 1 STOP BAR PER ODOT STANDARD DRAWINGS TM503/ST12.1 & TM530/ST12.2
- 2 YELLOW "NO PARKING" CURB
- 3 TURN ARROWS PER ODOT STANDARD DRAWING TM501/ST12.1
- 4 ON-STREET PARKING SYMBOL PER ODOT STANDARD DRAWING TM503/ST12.1. COORDINATE WITH CITY FORCES FOR LOCATING AND SPACING PARKING SPACES.
- 5 SHARED LANE MARKING PER ODOT STANDARD DRAWING TM503/ST12.1
- 6 INSTALL STOP SIGN (R1-1) AND STREET SIGN PER CITY OF FLORENCE STANDARD DRAWINGS F-217/ST12.1, F-217a/ST12.1, AND F-217b/ST12.1.
- 7 8" WHITE STRIPE PER ODOT STANDARD DRAWING TM500/ST12.1
- 8 NARROW TWO 4" YELLOW LINES PER ODOT STANDARD DRAWING TM500/ST12.1
- 9 INSTALL STREET SIGN PER CITY OF FLORENCE STANDARD DRAWINGS F-217/ST12.1, F-217a/ST12.1, AND F-217b/ST12.1.



PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS

REV	DATE	REFERENCE

PROJECT NO. 1700586

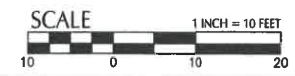
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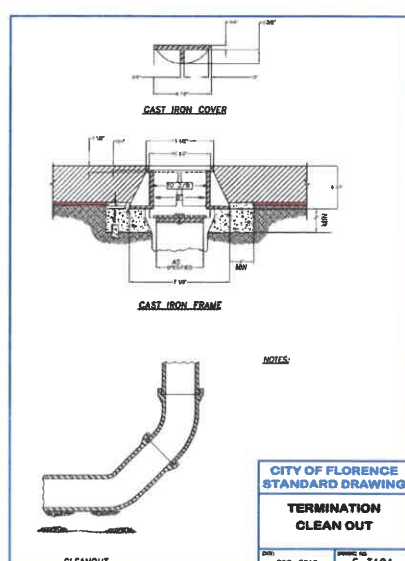
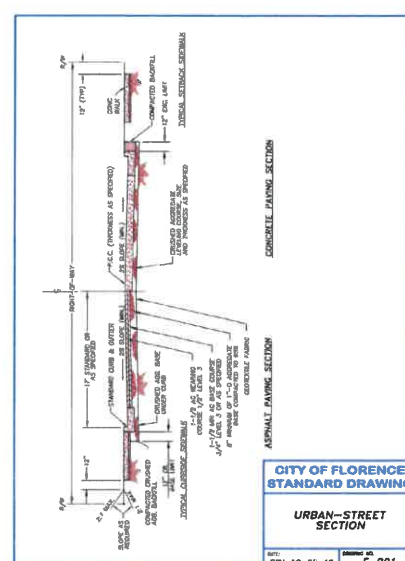
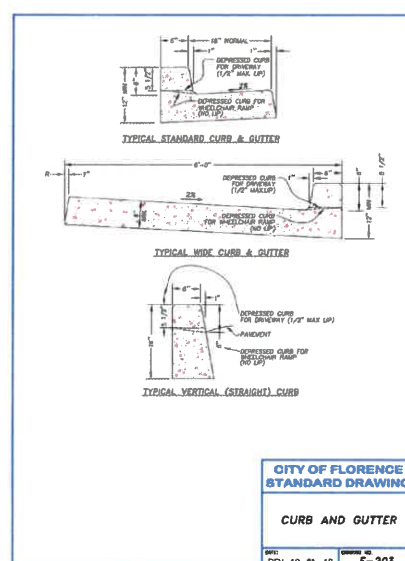
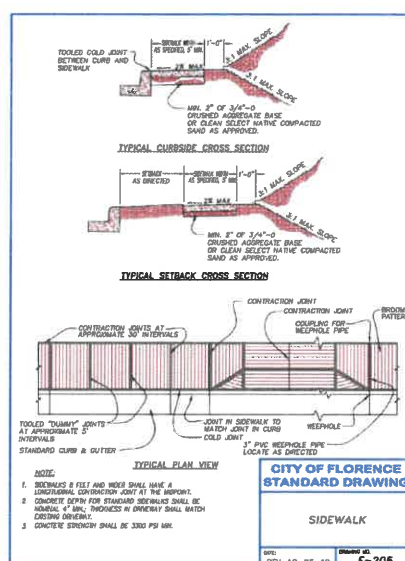
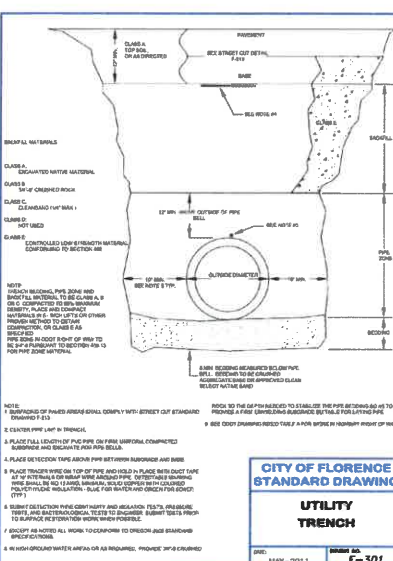
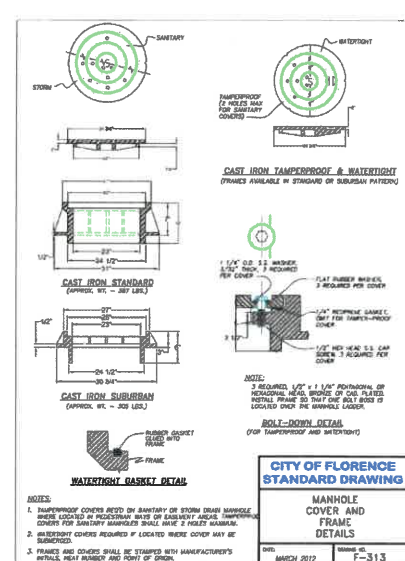
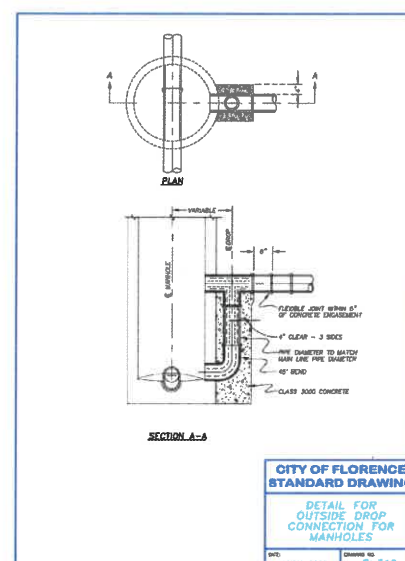
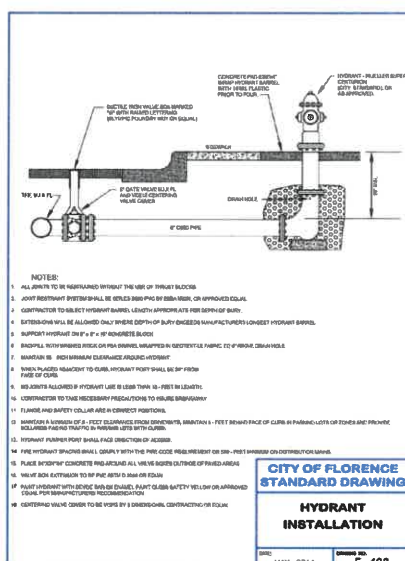
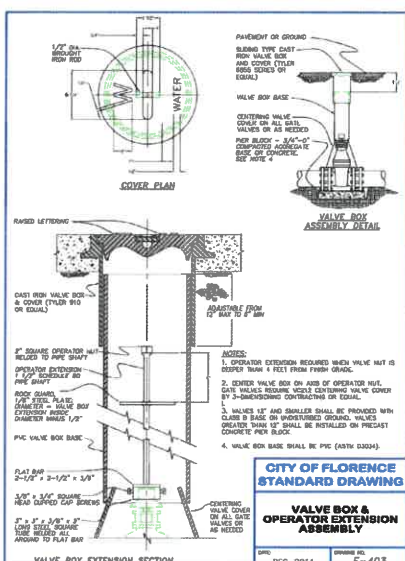
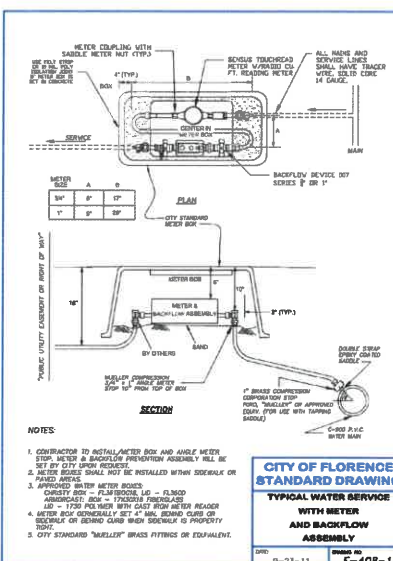
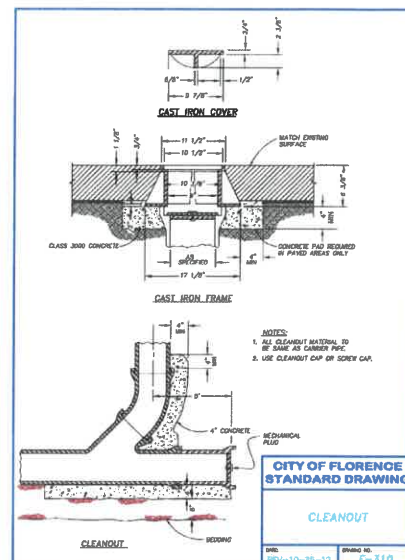
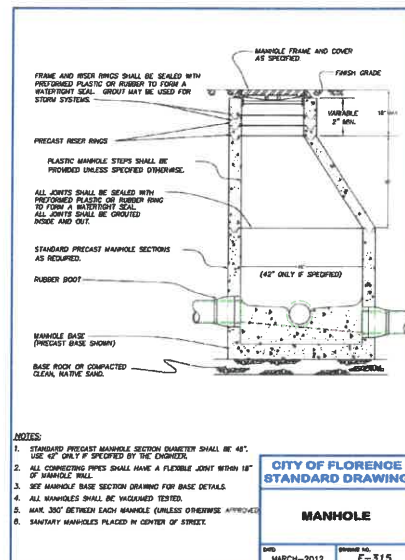
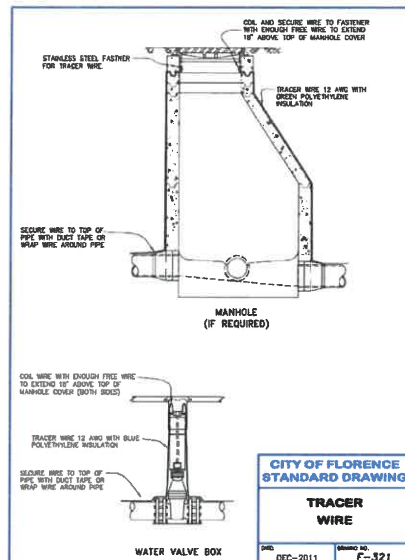
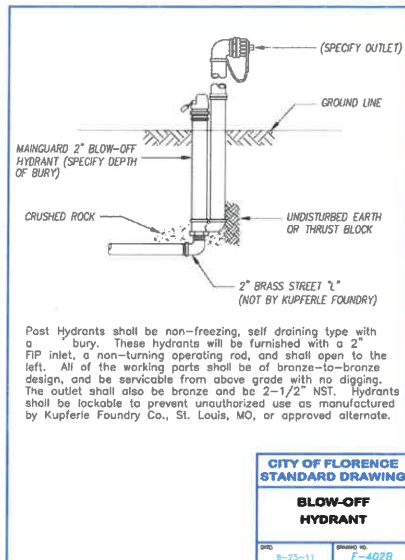
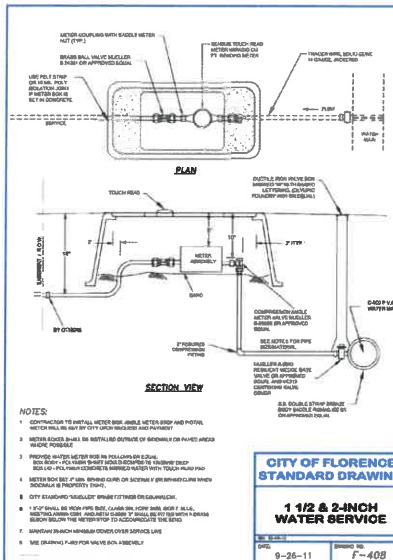
DRAWING TITLE

SIGNAGE & STRIPING - REDWOOD STREET

DRAWING NUMBER

ST11.3





kpff

800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.684.4802
F: 541.684.4909
www.kpff.com

REGISTERED PROFESSIONAL
ENGINEER
56481
DIGITALLY SIGNED
OREGON
JUL 19 2012
MATTHEW M. KEENAN
EXPIRATION DATE: 6/30/23

PROJECT TITLE

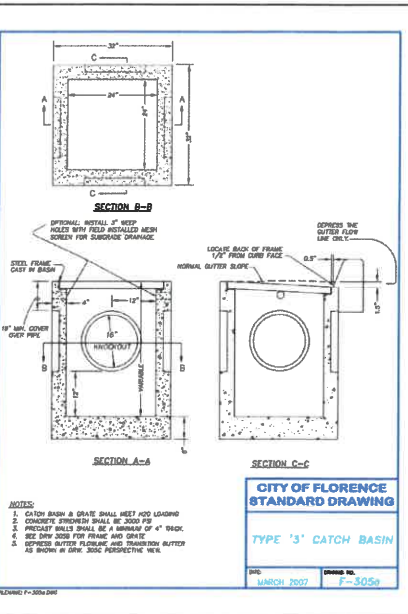
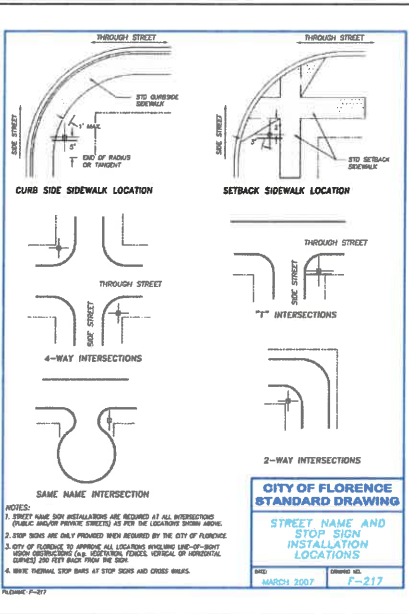
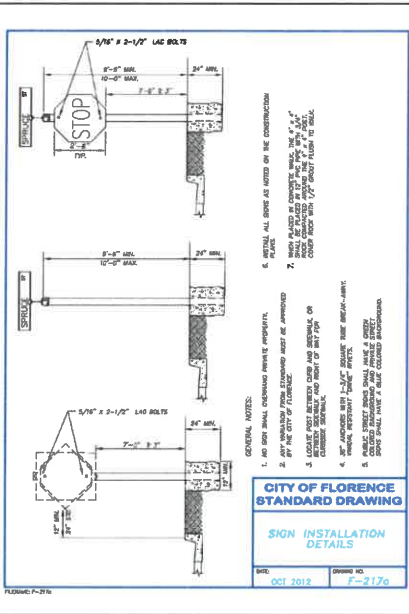
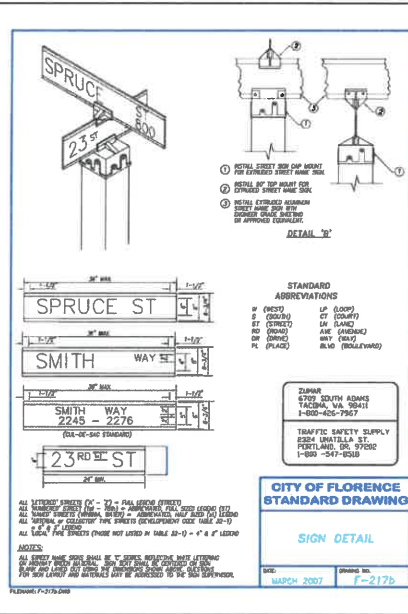
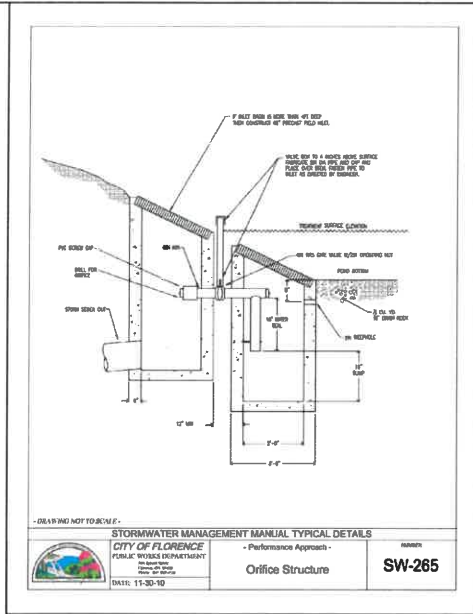
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

REVISIONS		
REV	DATE	REVISION
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	DETAILS	

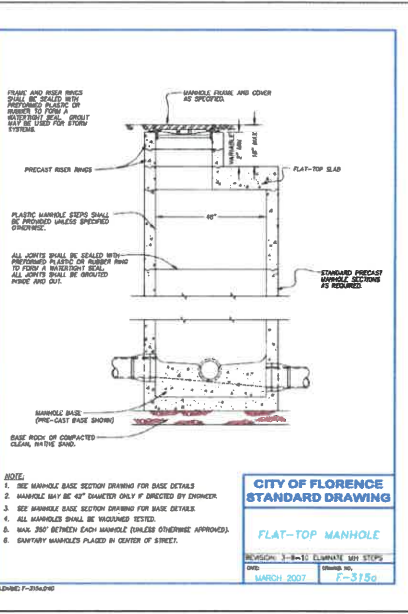
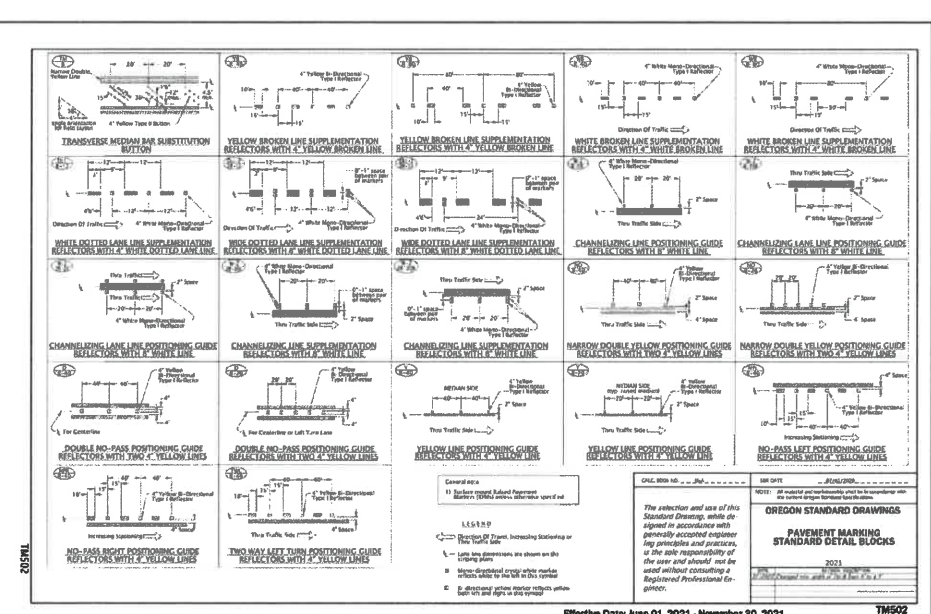
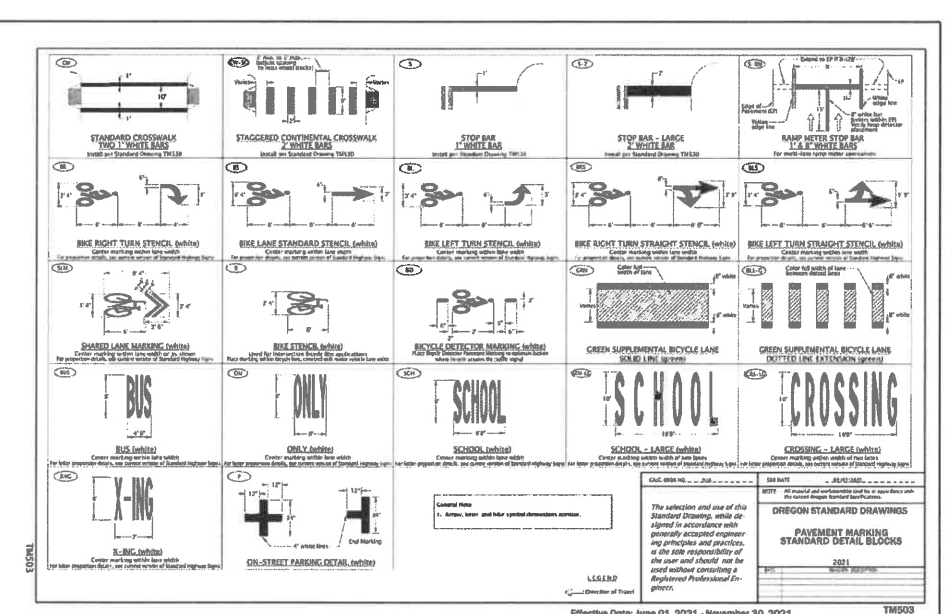
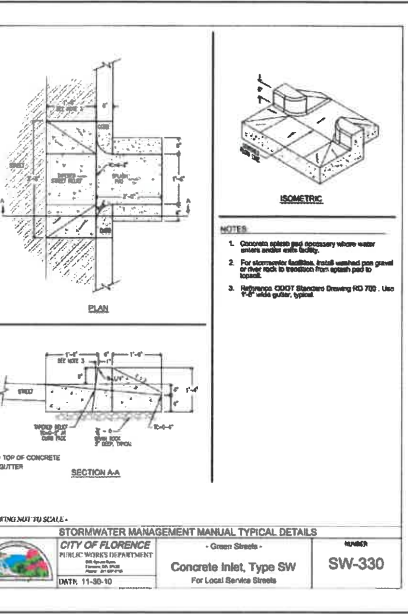
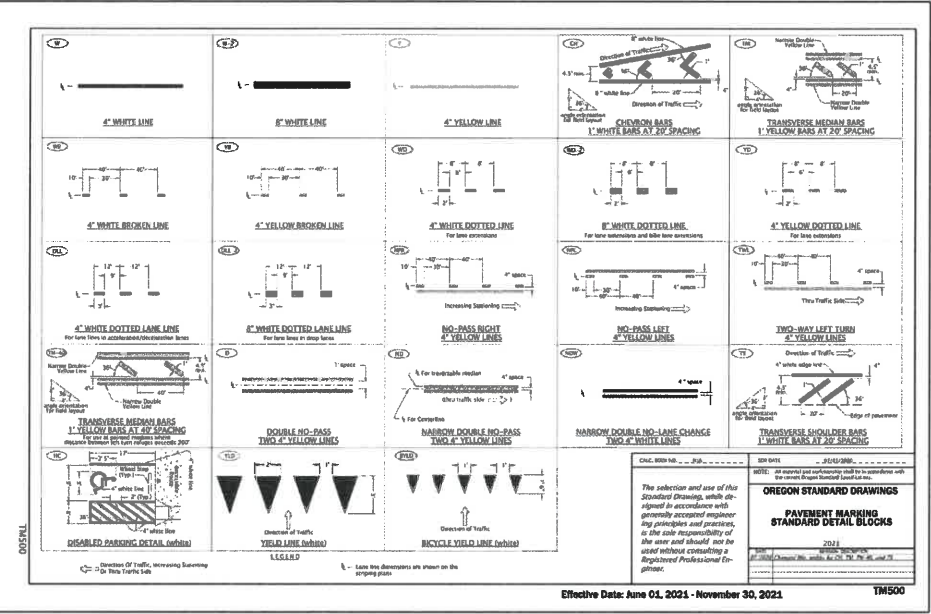
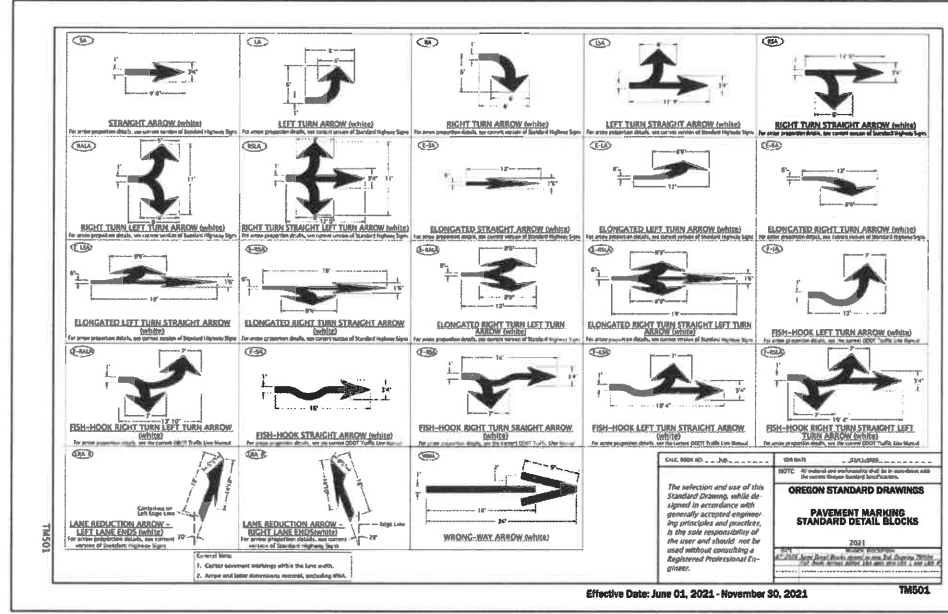
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kpf
 800 Willamette Street, Suite 400
 Eugene, OR 97401
 O: 541.684.4902
 F: 541.684.4909
 www.kpf.com

REGISTERED PROFESSIONAL ENGINEER
 56451
DIGITALLY SIGNED
OREGON
 MARCH 19, 2021
MATTHEW M. KENNEDY
 EXPIRATION DATE: 6/30/23



PUBLIC IMPROVEMENT PLANS

CANNERY STATION

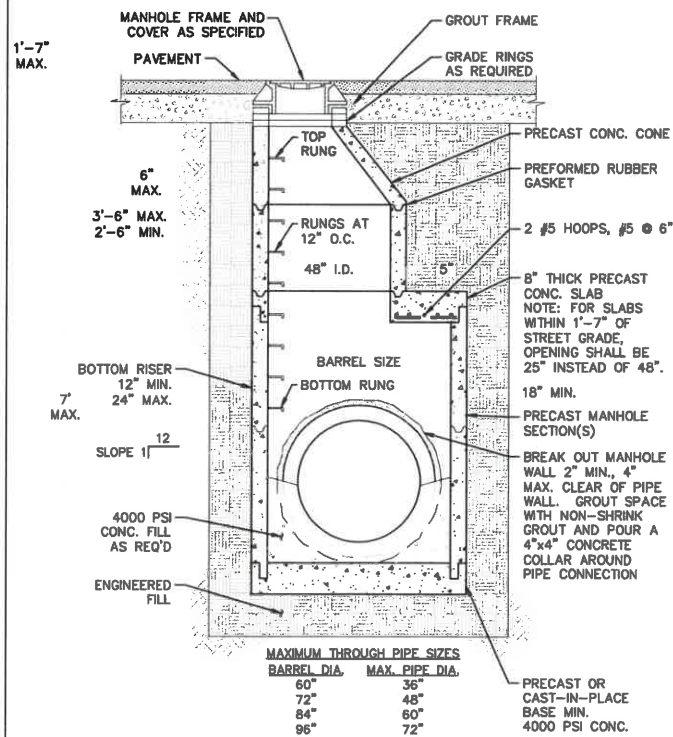
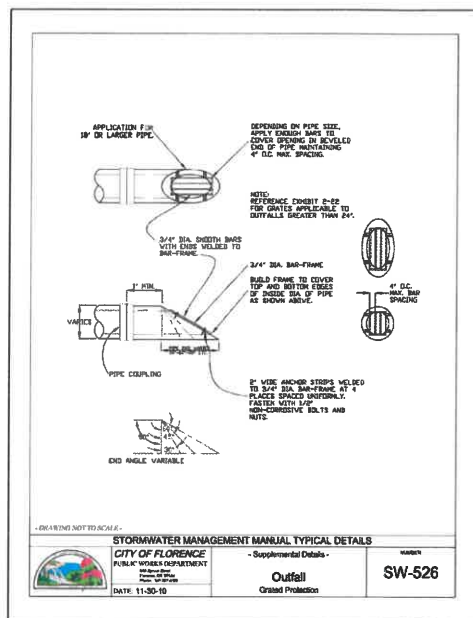
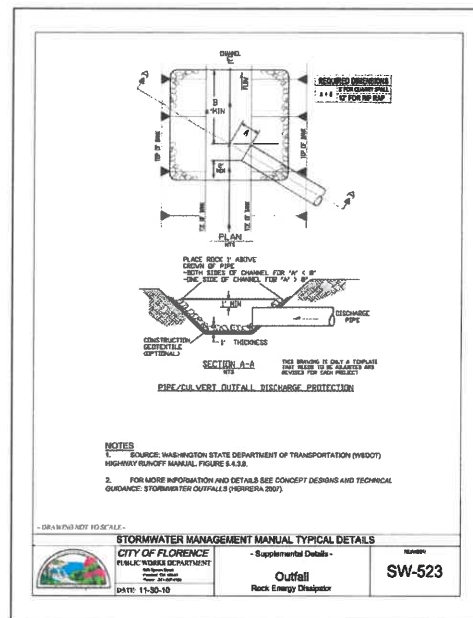
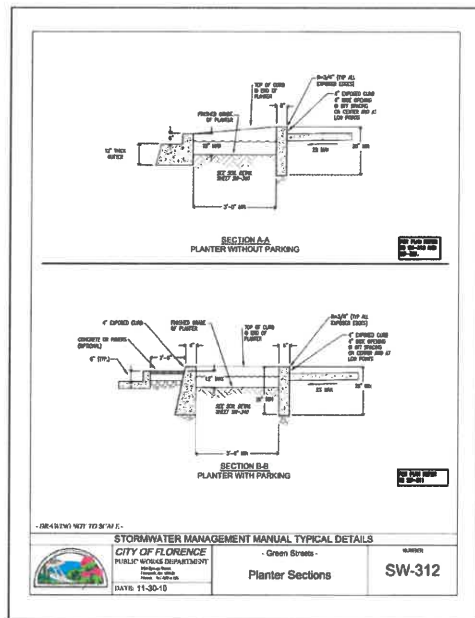
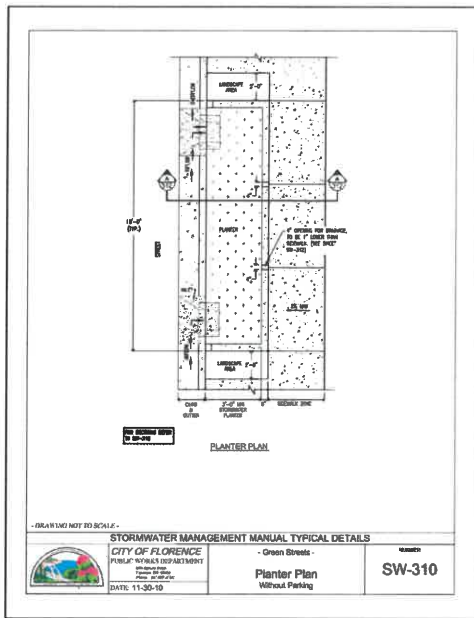
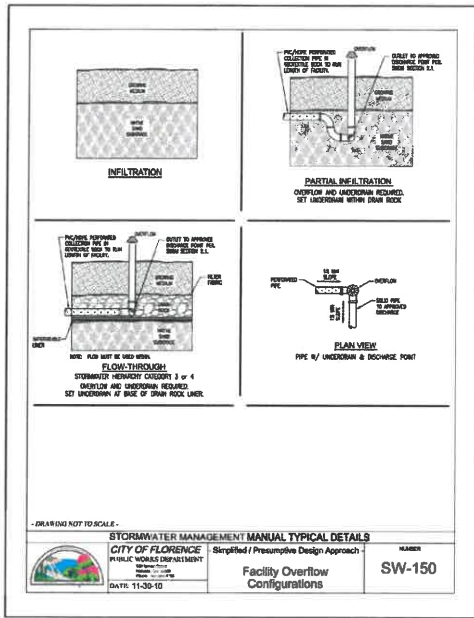
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS

REV	DATE	REFERENCE
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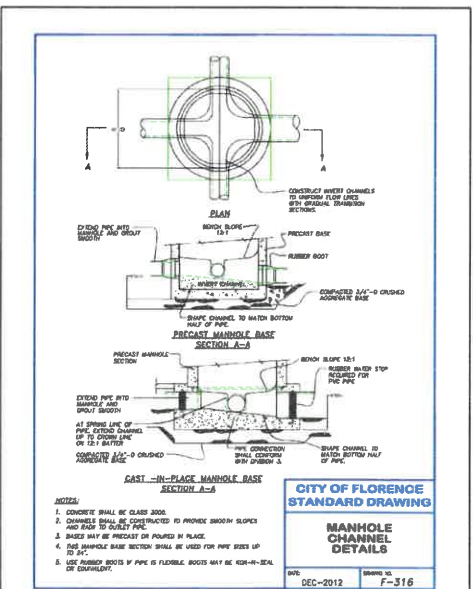
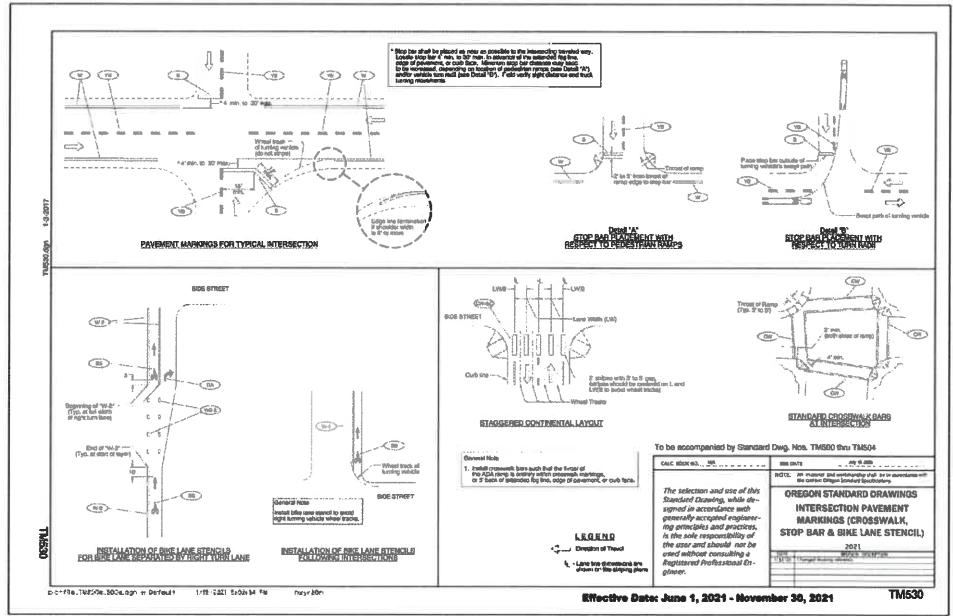
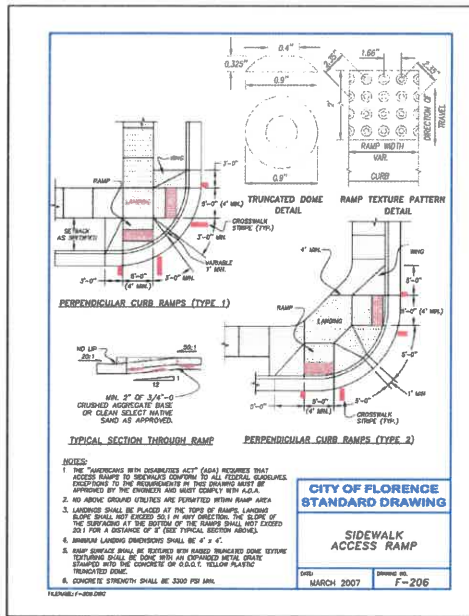
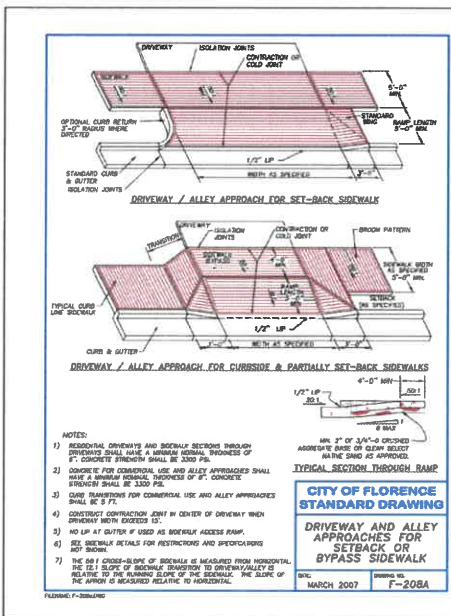
PROJECT NO. 1700586
 DATE 16 JUL 21
 DRAWING TITLE
 DETAILS

ST12.1



NOTE:
 1. CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.

OVERSIZED PRECAST CONCRETE MANHOLE SCALE: NTS



kpf
 800 Willamette Street, Suite 400
 Eugene, OR 97401
 O: 541.684.4902
 F: 541.684.4909
 www.kpf.com

REGISTERED PROFESSIONAL
56481
DIGITALLY SIGNED
OREGON
MATTHEW M. KEENNA
 EXPIRATION DATE: 6/30/23

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

PUBLIC IMPROVEMENT PLANS

REVISIONS		
REV	DATE	REFERENCE

PROJECT NO: 1700586
 DATE: 16 JUL 21
 DRAWING TITLE

DETAILS

DRAWING NUMBER

ST12.2

Attachment 5.6



PROJECT TITLE

**DOUGHERTY
LANDSCAPE
ARCHITECTS**

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

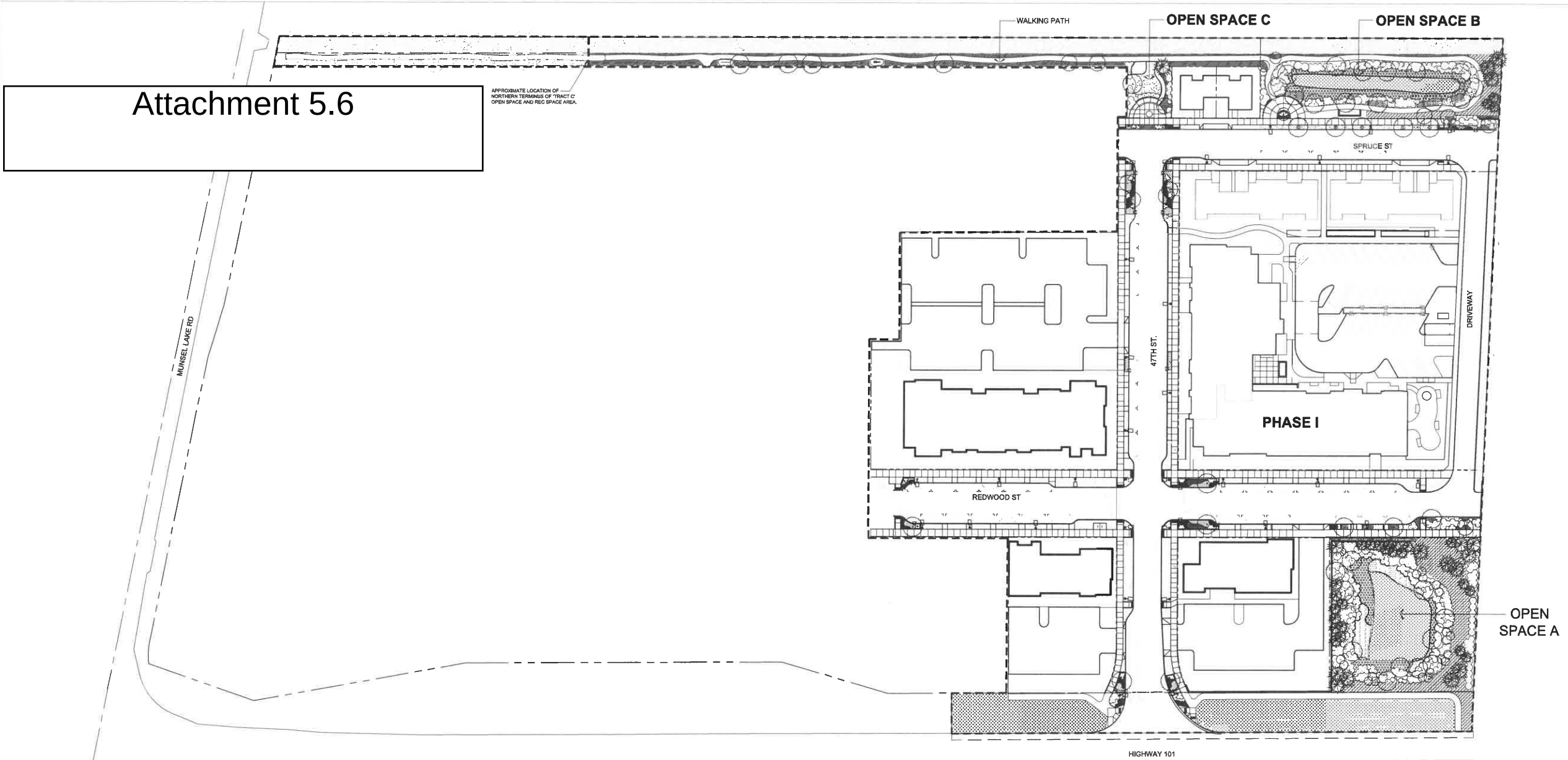
www.DLAdesign.com

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS		
ITEM	DATE	REFERENCE
PROJECT NO.		1700586
DATE		16 JUL 21
DRAWING TITLE		
SHEET TITLE		
DRAWING NUMBER		
LA-1		

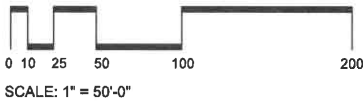


- NOTES**
1. PLANTING FOR OPEN SPACE TRACTS AND ADJACENT R.O.W. WILL BE DESIGNED AND INSTALLED WITH PUBLIC IMPROVEMENTS. PLANTINGS NOT ADJACENT TO OPEN SPACE TRACTS WILL BE INSTALLED AT TIME OF LOT DEVELOPMENT.
 2. HIGH EFFICIENCY IRRIGATION WILL BE PROVIDED AS REQUIRED TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH. IRRIGATION SYSTEM IS TO BE DESIGN / BUILD. IRRIGATION FOR OPEN SPACE TRACTS AND ADJACENT R.O.W. PLANTINGS WILL BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS. IRRIGATION FOR R.O.W. PLANTINGS NOT ADJACENT TO OPEN SPACE TRACTS WILL BE CONSTRUCTED AT TIME OF LOT DEVELOPMENT.
 3. SEE CIVIL PLANS FOR STORMWATER AND OPEN SPACE FACILITIES.
 4. SEE SHEETS LA-6 AND LA-7 FOR PLANTING, IRRIGATION AND SITE DETAILS.
 5. SEE SHEET LA-8 FOR PLANTING AND IRRIGATION SPECIFICATIONS.

LEGEND

	PROPOSED TREES		SHRUB PLANTING
	PERENNIALS / GRASSES		LAWN AREAS
	GROUNDCOVERS		SEEDED AREAS
	STORMWATER GROUNDCOVERS		

OVERALL LANDSCAPE PLAN



PLANT SCHEDULE OPEN SPACE 'A' AND ADJACENT R.O.W.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
ACC*	19	Acer cineratum	Vine Maple	5' ht.	multi-stem, B&B
AGR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, limbed up to approx. 6 ft.
ALR*	6	Alnus rubra	Red Alder	1.5" cal.	Matching, full
FRLA*	9	Fraxinus latifolia	Oregon Ash	1.5" cal.	Matching, full B&B
PIC*	23	Pinus contorta 'Contorta'	Shore Pine	5' ht.	Matching, full B&B
PSM*	5	Psuedotsuga menziesii	Douglas Fir	8' ht.	Matching, full B&B
THP*	7	Thuja plicata	Western Red Cedar	8' ht.	Matching, full

SHRUBS					
COS*	91	Cornus sericea	Red-Osier Dogwood	5 gal.	matching, full
CSM*	14	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	3 gal.	matching, full
ESRE	13	Escallonia 'Red Elf'	Red Elf Escallonia	2 gal.	matching, full
FOG	13	Fothergilla gardenii	Dwarf Fothergilla	3 gal.	matching, full
MC*	38	Myrica californica	Pacific Wax Myrtle	5 gal.	matching, full
NAFP	16	Nandina domestica 'Fire Power'	Fire Power Nandina	2 gal.	matching, full
POM*	44	Polydichum murum	Sword Fern	1 gal.	matching, full
RIS*	31	Ribes sanguineum	Red-flowering Currant	5 gal.	matching, full
RON*	53	Rosa nutkana	Nootka Rose	3 gal.	matching, full
SPD*	59	Spiraea douglasii	Western Spiraea	5 gal.	matching, full
VO*	3	Vaccinium ovatum	Evergreen Huckleberry	3 gal.	matching, full

GROUNDCOVERS AND PERENNIALS					
ALM*	12	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	matching, full
COSK*	361	Cornus sericea 'Yalesey'	Dwarf Red-osier Dogwood	1 gal.	matching, full
GS*	53	Gaultheria shallon	Salal	2 gal.	matching, full
JUE*	1155	Juncus effusus	Soft Rush	plugs	matching, full, 12" o.c.
PEAH	22	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 gal.	matching, full
RFG	35	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	15" o.c.
SPMC	13	Silene acaulis 'Carpet'	Mayle Carpet Spirea	2 gal.	matching, full

* Indicates native plant or cultivar
Note: Plant quantities are provided for contractor convenience only. Contractor is responsible for providing all plant material as shown on plan.

PLANT SCHEDULE STORMWATER PLANTER #1 (137 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	1	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B
SHRUBS (5 REQUIRED)					
SPB*	5	Spiraea betulifolia	Shiny-leaf Spirea	1 gal.	matching, full

HERBACEOUS PLANTS (137 REQUIRED)

CAO*	57	Carex obnupta	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP*	80	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

PLANT SCHEDULE STORMWATER PLANTER #2 (125 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	1	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B
SHRUBS (5 REQUIRED)					
SPB*	5	Spiraea betulifolia	Shiny-leaf Spirea	1 gal.	matching, full

HERBACEOUS PLANTS (125 REQUIRED)

CAO*	88	Carex obnupta	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP*	98	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

PLANT SCHEDULE STORMWATER PLANTER #4 (298 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	1	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B
SHRUBS (12 REQUIRED)					
COSK*	5	Cornus sericea 'Yalesey'	Dwarf Red-osier Dogwood	1 gal.	matching, full
SPB*	7	Spiraea betulifolia	Shiny-leaf Spirea	1 gal.	matching, full

HERBACEOUS PLANTS (298 REQUIRED)

CAO*	112	Carex densa	Dense Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
CAO*	100	Carex obnupta	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP*	86	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

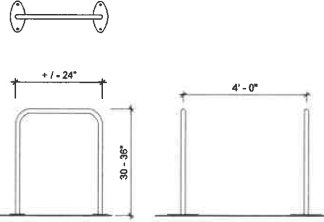
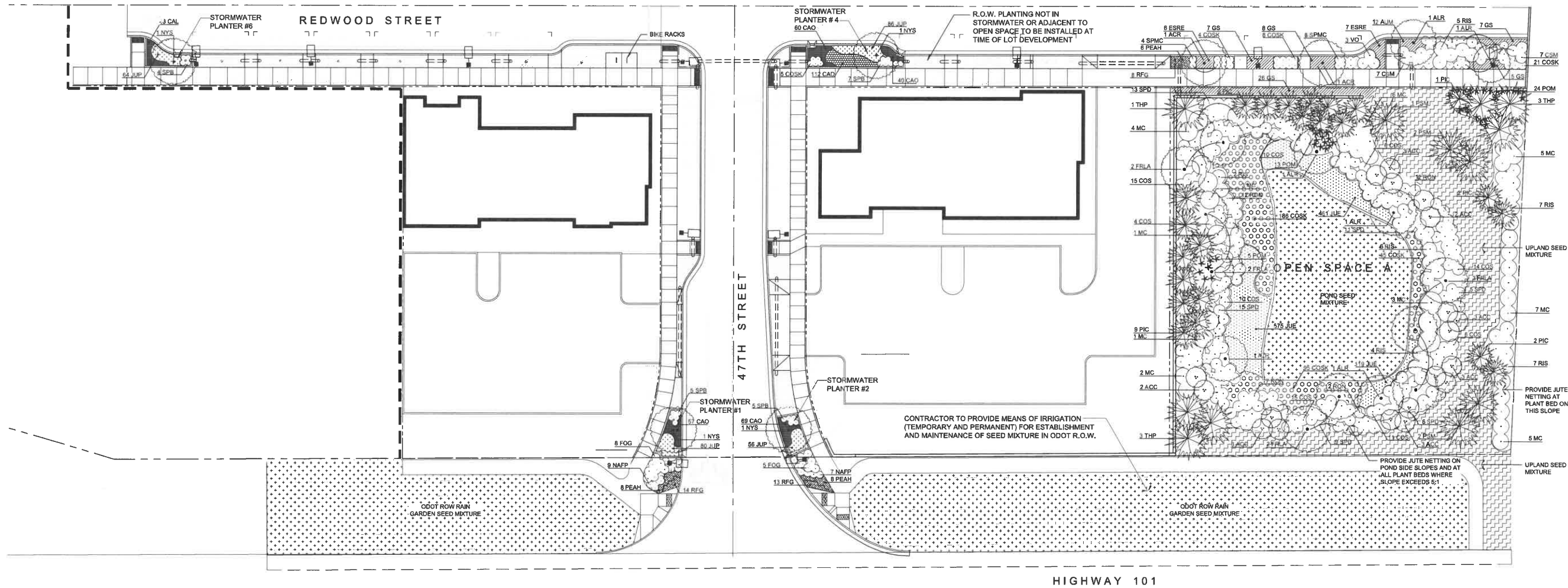
PLANT SCHEDULE STORMWATER PLANTER #6 (107 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	1	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B
SHRUBS (4 REQUIRED)					
SPB*	4	Spiraea betulifolia	Shiny-leaf Spirea	1 gal.	matching, full

HERBACEOUS PLANTS (107 REQUIRED)

CAO*	43	Carex obnupta	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP*	64	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar



LEGEND PROPOSED TREES

- PROPOSED TREES
- PERENNIALS / GRASSES
- FERNS (TOTAL QUANTITY PROVIDED IN PLANT SCHEDULE)
- IRRIGATION SLEEVE: (1) 6" AND (1) 2" SLEEVE AT EACH LOCATION SHOWN (EXCEPT WHERE NOTED)
- BIKE RACKS (SEE NOTES AND DETAILS)

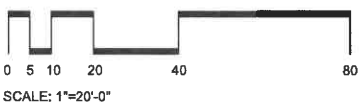
- SHRUB PLANTING
- LAWN AREAS
- GROUNDCOVERS
- STORMWATER GROUNDCOVERS
- UPLAND SEED MIXTURE (AREA TO BE SEEDDED WITH PT101 COASTAL NATIVE GRASS MIX BY PRO-TIME SEED; PH. 800.345.3295)
- POND SEED AND ODOT ROW LOW AREA SEED MIXTURE (AREA TO BE SEEDDED WITH PT406 NATIVE MIX FOR WET AREAS BY PRO-TIME SEED; PH. 800.345.3295)

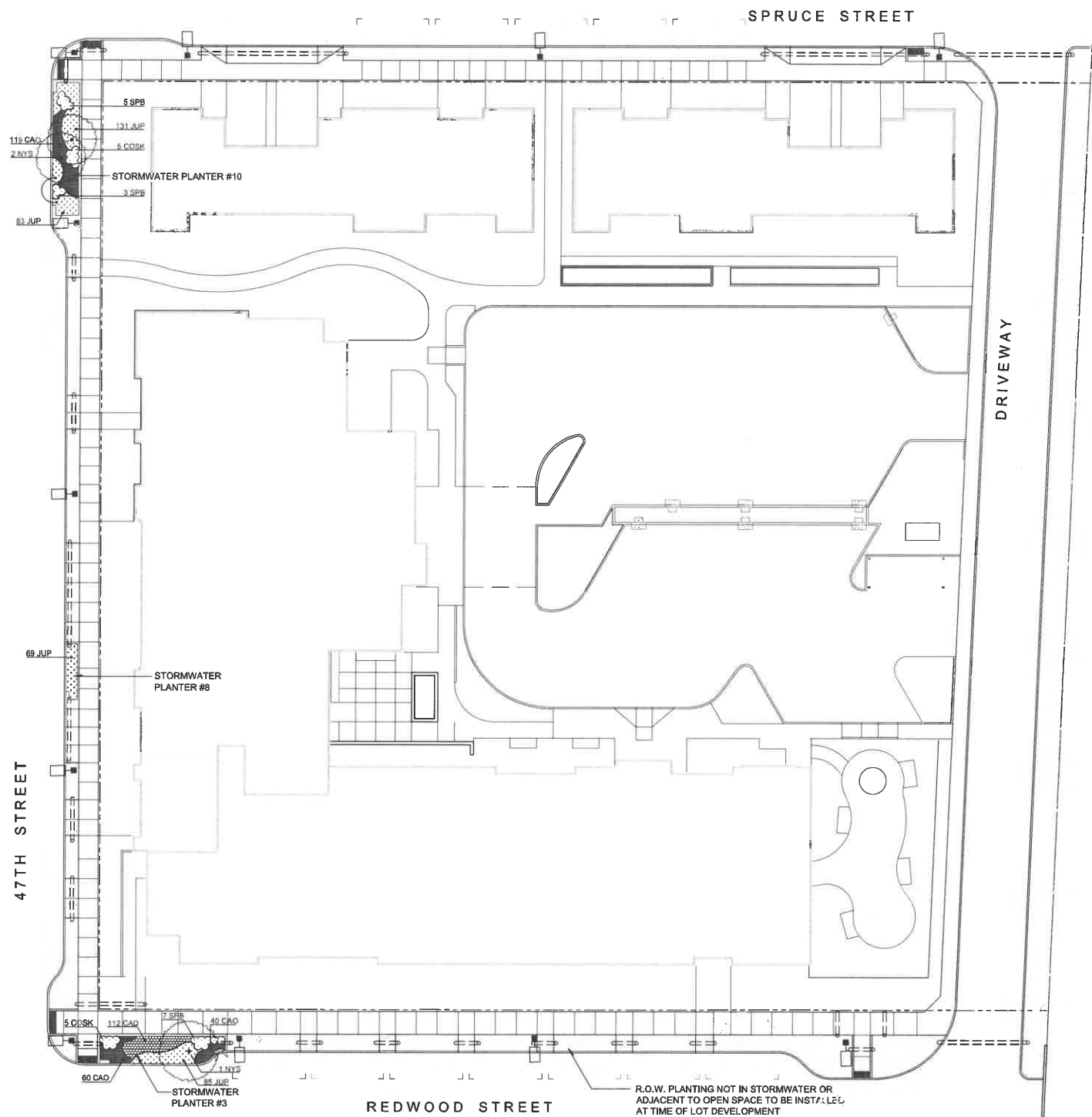
NOTES

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- SEE CIVIL PLANS FOR STORMWATER AND OPEN SPACE FACILITIES.
- SEE SHEETS LA-6 AND LA-7 FOR PLANTING, IRRIGATION AND SITE DETAILS.
- SEE SHEET LA-8 FOR PLANTING AND IRRIGATION SPECIFICATIONS.
- BIKE RACKS: HOOP STYLE ROUND BIKE RACKS FROM RADIUS PIPE BENDING (541-998-9700). 36" H. X 24" W. BLACK POWDER COAT. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.

LANDSCAPE PLAN

47TH ST, REDWOOD ST AND OPEN SPACE 'A'





LA-1
NOTES

1. PLANTING FOR OPEN SPACE TRACTS AND ADJACENT R.O.W. WILL BE DESIGNED AND INSTALLED WITH PUBLIC IMPROVEMENTS. PLANTINGS NOT ADJACENT TO OPEN SPACE TRACTS WILL BE INSTALLED AT TIME OF LOT DEVELOPMENT.
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LEGEND

- | | | | |
|--|-------------------------|--|---|
| | PROPOSED TREES | | SHRUB PLANTING |
| | STORMWATER GROUNDCOVERS | | IRRIGATION SLEEVE: (1) 6" AND (1) 2" SLEEVE AT EACH LOCATION SHOWN (EXCEPT WHERE NOTED) |

PLANT SCHEDULE STORMWATER PLANTER #3 (297 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	1	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B
SHRUBS (12 REQUIRED)					
COSK *	5	Cornus sericea 'Kelsey'	Dwarf Redtwig Dogwood	1 gal.	matching, full
SPB *	7	Spiraea betulifolia	Shiny-leaved Spiraea	1 gal.	matching, full
HERBACEOUS PLANTS (297 REQUIRED)					
CAD *	112	Carex densa	Dense Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
CAO *	100	Carex obovata	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP *	85	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

PLANT SCHEDULE STORMWATER PLANTER #8 (60 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
HERBACEOUS PLANTS (60 REQUIRED)					
JUP *	60	Juncus patens	Spreading Rush	4" pots	matching, full, 12" o.c., 36 cell flats

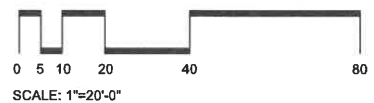
* Indicates native plant or cultivar

PLANT SCHEDULE STORMWATER PLANTER #10 (333 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	2	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B
SHRUBS (13 REQUIRED)					
COSK *	5	Cornus sericea 'Kelsey'	Dwarf Redtwig Dogwood	1 gal.	matching, full
SPB *	8	Spiraea betulifolia	Shiny-leaved Spiraea	1 gal.	matching, full
HERBACEOUS PLANTS (333 REQUIRED)					
CAD *	118	Carex obovata	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP *	214	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

LANDSCAPE PLAN
47TH ST, REDWOOD ST AND SPRUCE ST



kpf

800 Willamette Street, Suite 400
Eugene, OR 97401
Tel: 541.684.4000
Fax: 541.684.4001
www.kpf.com



PROJECT TITLE



DOUGHERTY
LANDSCAPE
ARCHITECTS

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803

F 541.683.8183

www.DLAdesign.com

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS

REV	DATE	REFERENCE

PROJECT NO. 1700588

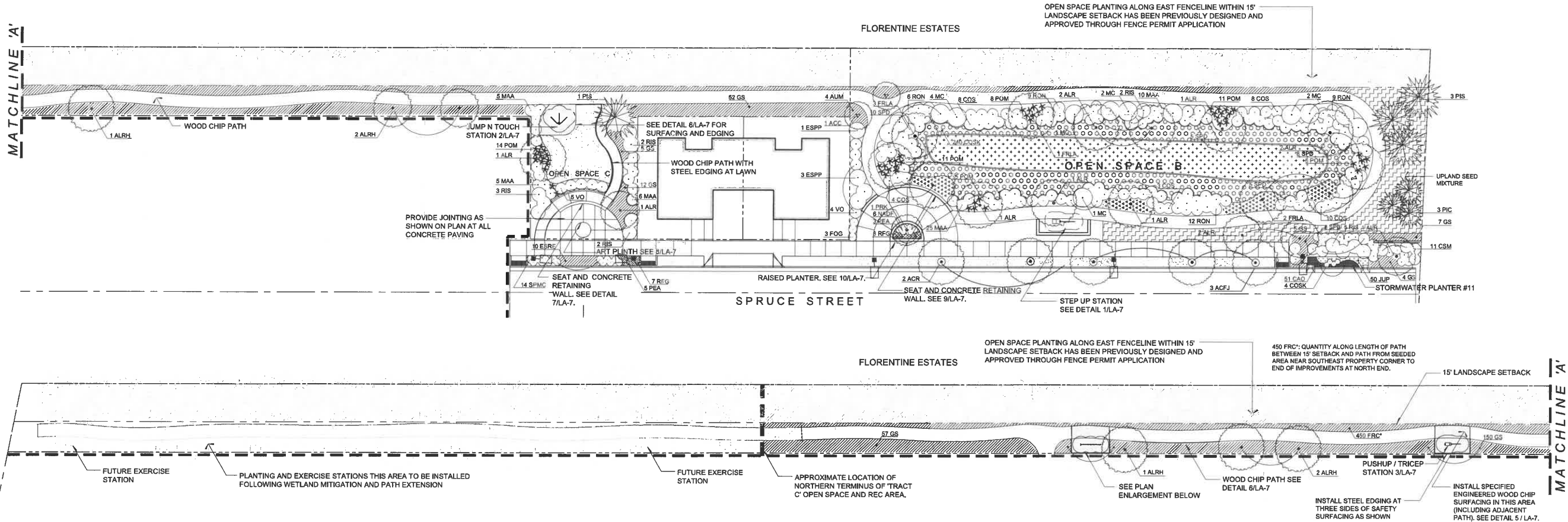
DATE 16 JUL 21

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

LA-3



PLANT SCHEDULE OPEN SPACE 'B' AND 'C' AND ADJACENT R.O.W.

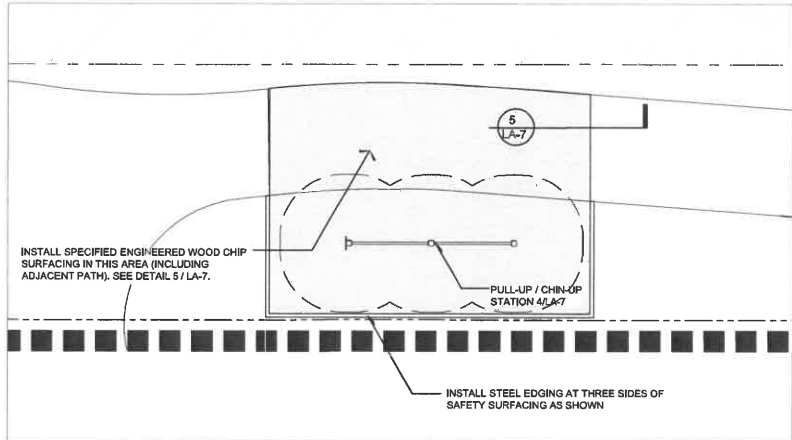
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
ACC*	2	Acer glabrum	Vine Maple	5' ht.	multi-stem, B&B
ACFJ	3	Acer x freemanii 'Jefferson'	Autumn Blaze Maple	2" cal.	Matching, limbed up to approx. 6 ft.
ACR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, limbed up to approx. 6 ft.
ALR*	13	Alnus incana	Red Alder	1.5" cal.	Matching, full
ALRH*	6	Alnus rhombifolia	White Alder	1.5" cal.	Matching, full
FRLA*	6	Fraxinus latifolia	Oregon Ash	1.5" cal.	Matching, full, B&B
PIC*	3	Pinus contorta 'Contorta'	Shore Pine	8" ht.	Matching, full, B&B
PIS	4	Pinus mitisensis	Sitka Spruce	8" ht.	Matching, full, B&B
PRK	1	Prunus serotina 'Kwanzen'	Kwanzen Cherry	6" ht.	single stem, B&B, matching, full
SHRUBS					
COS*	32	Cornus sericea	Red-Osier Dogwood	5 gal.	matching, full
CSM*	11	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	3 gal.	matching, full
ESPP	4	Escallonia laevis 'Pink Princess'	Pink Princess Escallonia	5 gal.	matching, full
FOG	11	Fothergilla gardenii	Dwarf Fothergilla	3 gal.	matching, full
MAA	51	Malva sylvestris	Oregon Grape	3 gal.	matching, full
MC*	13	Myrica californica	Pacific Wax Myrtle	5 gal.	matching, full
NAFP	6	Nandina domestica 'Fire Power'	Fire Power Nandina	2 gal.	matching, full
POM*	50	Polystichum munitum	Sword Fern	1 gal.	matching, full
RIS*	12	Ribes sanguineum	Red-flowering Currant	5 gal.	matching, full
RON*	38	Rosa nutkana	Nootka Rose	3 gal.	matching, full
SPB*	14	Spiraea betulifolia	Shiny-leaf Spiraea	1 gal.	matching, full
SPD*	28	Spiraea douglasii	Western Spiraea	5 gal.	matching, full
VO	20	Vaccinium ovatum	Evergreen Huckleberry	3 gal.	matching, full
GROUNDCOVERS AND PERENNIALS					
AUM*	4	Arctostaphylos uva-ursi	Klamathkiss	1 gal.	matching, full
COSK*	240	Cornus sericea 'Kelsey'	Dwarf Red-osier Dogwood	1 gal.	matching, full
ESRE	19	Escallonia 'Red Elf'	Red Elf Escallonia	2 gal.	matching, full, 30" o.c.
FRC*	450	Fragaria chiloensis	Beach Strawberry	4" pots	matching, full, 15" o.c.
GS*	282	Gaultheria shallon	Saskatoon	2 gal.	matching, full, 30" o.c.
PEA	8	Pennisetum alopecuroides	Fountain Grass	1 gal.	matching, full, 24" o.c.
RFG	15	Rudbeckia hirta 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	15" o.c.
SPMC	14	Spiraea Magic Carpet	Magic Carpet Spiraea	2 gal.	matching, full

* Indicates native plant or cultivar
Note: Plant quantities are provided for contractor convenience only. Contractor is responsible for providing all plant material as shown on plan.

PLANT SCHEDULE STORMWATER PLANTER #11 (101 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
SHRUBS (4 REQUIRED)					
COSK*	4	Cornus sericea 'Kelsey'	Dwarf Red-osier Dogwood	1 gal.	matching, full
HERBACEOUS PLANTS (101 REQUIRED)					
CAO*	51	Carex obovata	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP*	50	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar



PULL-UP / CHIN-UP STATION

PLAN ENLARGEMENT

SCALE: 1/4"=1'-0"

LEGEND

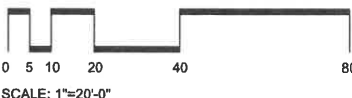
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- PERENNIALS / GRASSES
- FERNS (TOTAL QUANTITY PROVIDED IN PLANT SCHEDULE)
- IRRIGATION SLEEVE: (1) 6" AND (1) 2" SLEEVE AT EACH LOCATION SHOWN (EXCEPT WHERE NOTED)
- UPLAND SEED MIXTURE (AREA TO BE SEEDDED WITH PT101 COASTAL NATIVE GRASS MIX BY PRO-TIME SEED; PH. 800.345.3295)
- SHRUB PLANTING
- LAWN AREAS
- GROUNDCOVERS
- STORMWATER GROUNDCOVERS
- POND SEED MIXTURE (AREA TO BE SEEDDED WITH PT101 COASTAL NATIVE GRASS MIX BY PRO-TIME SEED; PH. 800.345.3295)

NOTES

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LANDSCAPE PLAN

47TH ST, SPRUCE ST, TRACTS 'B' & 'C'



1500 Broadway Street, Suite 400
Eugene, OR 97401
Tel: 541.683.4002
Fax: 541.683.4001
www.kpff.com



PROJECT TITLE



474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803

F 541.683.8183

www.DLAdesign.com

PUBLIC IMPROVEMENT PLANS
CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO. 1700596

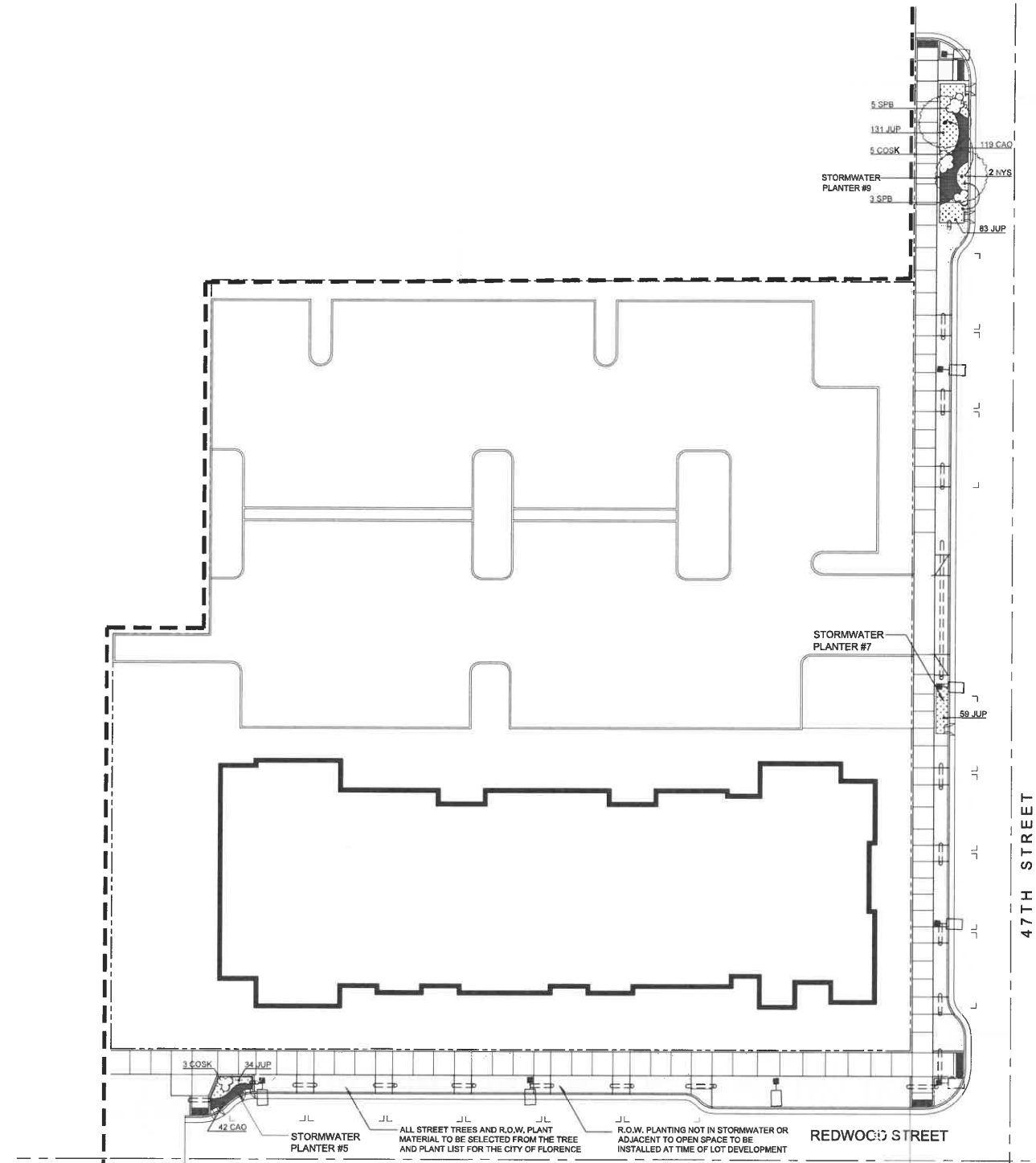
DATE 16 JUL 21

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

LA-4



PLANT SCHEDULE STORMWATER PLANTER #5 (76 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
SHRUBS (3 REQUIRED)					
COSK *	3	Cornus sericea 'Kelsey'	Dwarf Redtwig Dogwood	1 gal.	matching, full

HERBACEOUS PLANTS (76 REQUIRED)

CAO *	42	Carex obnupta	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP *	34	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

PLANT SCHEDULE STORMWATER PLANTER #7 (51 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
HERBACEOUS PLANTS (59 REQUIRED)					
JUP *	59	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

PLANT SCHEDULE STORMWATER PLANTER #9 (333 SF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
NYS	2	Nyssa sylvatica	Black Tupelo	1.5" cal.	Matching, full, B&B

SHRUBS (13 REQUIRED)

COSK *	5	Cornus sericea 'Kelsey'	Dwarf Redtwig Dogwood	1 gal.	matching, full
SPS *	8	Spiraea betulifolia	Shiny-leaf Spiraea	1 gal.	matching, full

HERBACEOUS PLANTS (333 REQUIRED)

CAO *	119	Carex obnupta	Slough Sedge	3.5" plugs	matching, full, 12" o.c., 50 cell flats
JUP *	214	Juncus patens	Spreading Rush	3.5" plugs	matching, full, 12" o.c., 50 cell flats

* Indicates native plant or cultivar

LEGEND

PROPOSED TREES

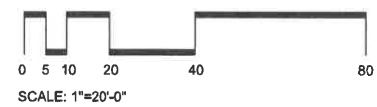
SHRUB PLANTING

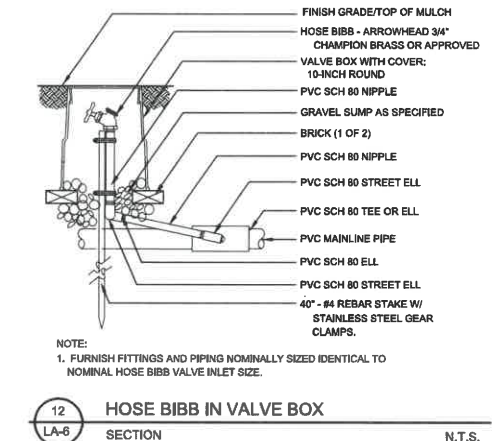
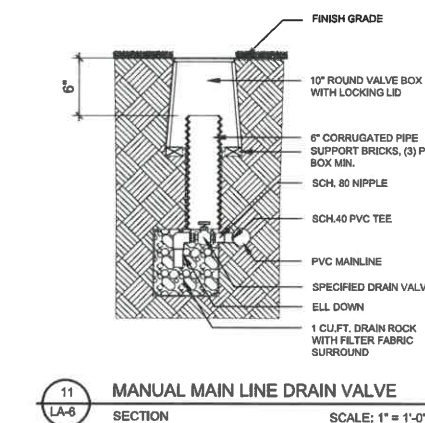
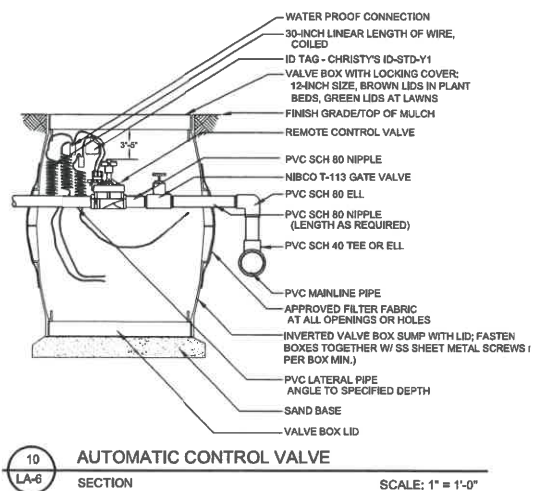
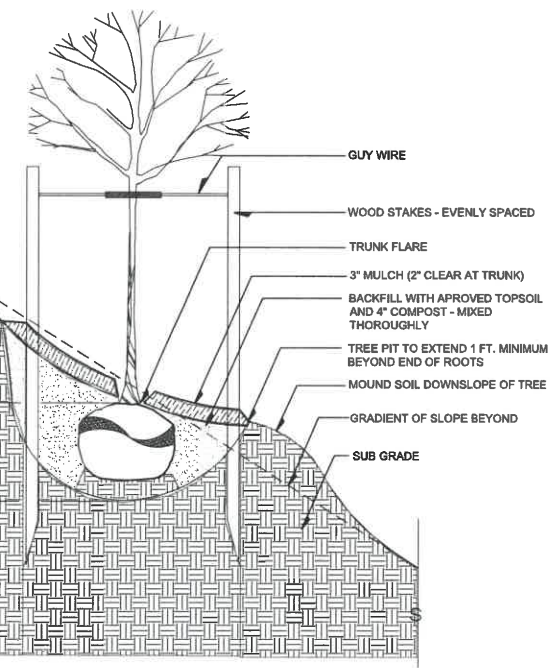
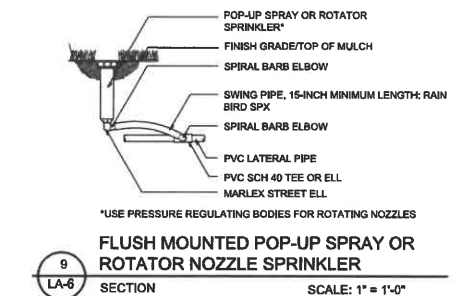
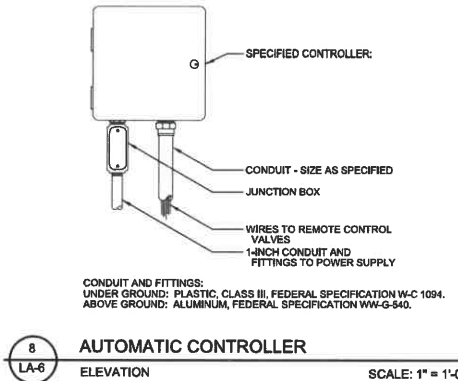
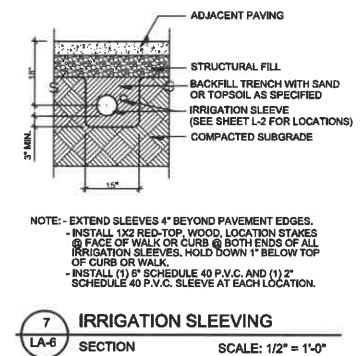
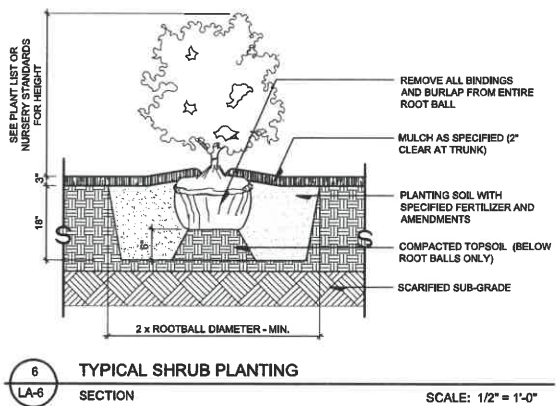
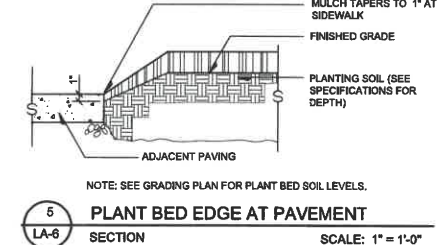
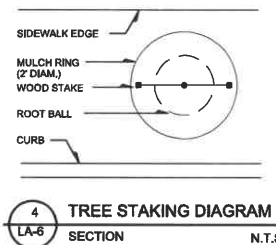
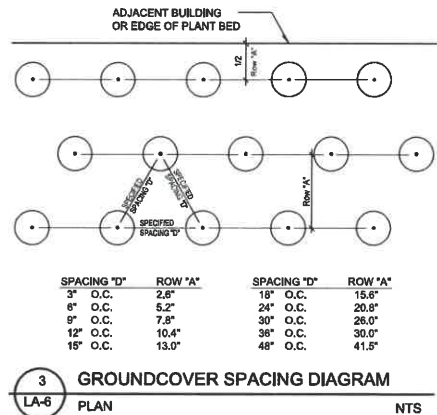
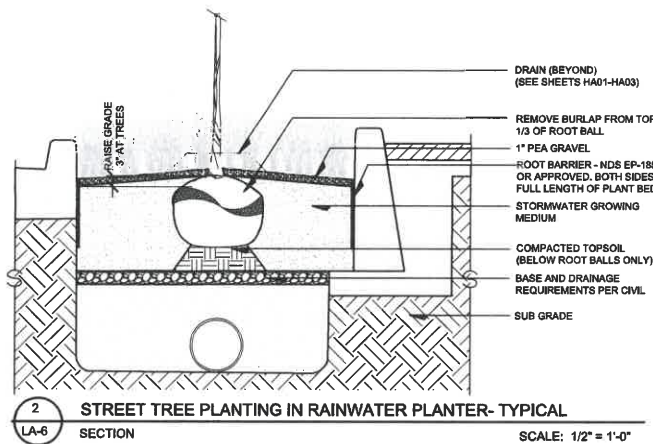
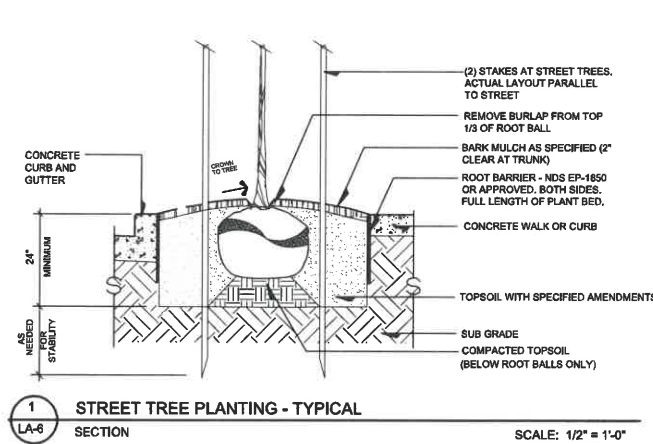
IRRIGATION SLEEVE: (1) 6" AND (1) 2" SLEEVE AT EACH LOCATION SHOWN (EXCEPT WHERE NOTED)

STORMWATER GROUNDCOVERS

- NOTES**
1. PLANTING FOR OPEN SPACE TRACTS AND ADJACENT R.O.W. WILL BE INSTALLED WITH PUBLIC IMPROVEMENTS. PLANTINGS NOT ADJACENT TO OPEN SPACE TRACTS WILL BE INSTALLED AT TIME OF LOT DEVELOPMENT.
 2. HIGH EFFICIENCY IRRIGATION WILL BE PROVIDED AS REQUIRED TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH. IRRIGATION SYSTEM IS TO BE DESIGN / BUILD. IRRIGATION FOR OPEN SPACE TRACTS AND ADJACENT R.O.W. PLANTINGS WILL BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS. IRRIGATION FOR R.O.W. PLANTINGS NOT ADJACENT TO OPEN SPACE TRACTS WILL BE CONSTRUCTED AT TIME OF LOT DEVELOPMENT.
 3. SEE CIVIL PLANS FOR STORMWATER AND OPEN SPACE FACILITIES.
 4. SEE SHEETS LA-6 AND LA-7 FOR PLANTING, IRRIGATION AND SITE DETAILS.
 5. SEE SHEET LA-8 FOR PLANTING AND IRRIGATION SPECIFICATIONS.

LANDSCAPE PLAN
47TH ST AND SPRUCE ST





LANDSCAPE SPECIFICATIONS

- A. VERIFICATIONS
1. VERIFY LOCATION OF ALL UTILITIES AND PROTECT DURING CONSTRUCTION.
- B. MEETINGS AND INSPECTIONS
- NOTIFY LANDSCAPE ARCHITECT (2) WEEKS BEFORE START OF CONSTRUCTION FOR ON-SITE PRE-CONSTRUCTION MEETING.
- NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF THE FOLLOWING REQUIRED INSPECTIONS.
1. SUBGRADE INSPECTION: PRIOR TO TOPSOIL PLACEMENT, LANDSCAPE ARCHITECT WILL INSPECT SUBGRADE ELEVATIONS AND PREPARE THEM FOR COMPLIANCE TO SPECIFIED. TOPSOIL PLACEMENT SHALL NOT OCCUR UNTIL SUBGRADE IS APPROVED.
2. LAYOUT REVIEW: PRIOR TO INSTALLATION, PLACE PLANT MATERIAL PER PLAN. LAYOUT TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. SUBSTANTIAL COMPLETION REVIEW: TO OCCUR AT COMPLETION OF PLANTING. LANDSCAPE ARCHITECT WILL REVIEW ALL WORK OF THIS SECTION.
4. FINAL COMPLETION: TO OCCUR AFTER ALL LANDSCAPE PUNCHLIST ITEMS ARE CORRECTED.
5. WARRANTY REVIEW: IMMEDIATELY PRIOR TO THE EXPIRATION OF THE PROJECT WARRANTY, REVIEW ALL WORK OF THIS SECTION FOR COMPLIANCE WITH REQUIREMENTS. MAKE ANY CORRECTIONS REQUIRED BY THESE REVIEWS.
- C. SUBMITTALS
1. MAINTENANCE DATA: INCLUDE MOWING AND PRUNING METHOD; TYPES, APPLICATION FREQUENCY, AND RECOMMENDED COVERAGE OF FERTILIZER; AND OTHER ROUTINE MAINTENANCE SCHEDULES.
2. SUBMIT SAMPLE (1 QUART BAGS) OF EACH OF THE FOLLOWING TO OWNER'S REPRESENTATIVE FOR APPROVAL:
- a. TOPSOIL
- b. COMPOST
- c. MULCH
- d. PHOTOS OF PLUG FLATS FROM NURSERY FOR EACH TYPE OF (PLUG) PLANT MATERIAL TO BE REPRESENTATIVE OF PLANTS TO BE INSTALLED.
- D. PRODUCTS
1. TOPSOIL AT PLANT BEDS AND LAWNS: SANDY LOAM FREE OF ROCK, SUBSOIL, CLODS, 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.
2. 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. SUBMIT 1 QUART BAGGED SAMPLE FOR APPROVAL.
3. GROWING MEDIUM AT PONDS: INFILTRATION BLEND STORMWATER FACILITY TOPSOIL PER CITY OF FLORENCE GROWING MEDIUM SPECIFICATIONS. A UNIFORM MIXTURE OF 60% NATIVE SAND, 40% COMPOST. SUBMIT ONE QUART REPRESENTATIVE BAGGED SAMPLE FOR APPROVAL BY CITY.
4. RAISED PLANTER SOIL: COMBINATION OF 1/3 IMPROVED SANDY LOAM AND 2/3 NITROGEN RICH ORGANIC MATERIAL. ORGANIC MATERIAL 15 AVAILABLE AS NITRO-RICH PLANTING SOIL FROM LANE FOREST PRODUCTS, FLOWER-N-GARDEN PLANTING SOIL FROM REXIUS, OR APPROVED. INGREDIENTS SHALL BE THOROUGHLY MIXED TO FULL DEPTH OF PLANTER.
5. SOIL AMENDMENTS
- a. PLANT BED FERTILIZER: 16-16-16
- b. LAWN FERTILIZER: 20-5-5-10 WITH 30% SLOW RELEASE NITROGEN.
- c. ORGANIC MATERIAL: "GARDEN COMPOST" AVAILABLE FROM REXIUS OR LANE FOREST PRODUCTS.
6. MULCH AT PLANT BEDS: SHREDDED FIR BARK 5/8" - 1/4" DIAMETER.
7. MULCH AT STORMWATER SWALE: WASHED AND ROUND 3/8" - NO. 4 PEA GRAVEL.
8. PLANTING TABLETS: SCOTT'S AGRIFORM FERTILIZER TABLETS.
9. PLANT MATERIAL
- a. PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
- b. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
10. ACCESSORIES
- a. STAKES: SOFTWOOD LUMBER, POINTED END, PAINTED BLACK, UNIFORMLY SIZED, 2" X 2" MIN. CAPABLE OF AT LEAST 2 YEARS BURIAL.
- b. GUY WIRES: NO. 10 GA. ANNEALED, GALVANIZED STEEL WIRE.
11. LAWN SEED
- a. J.B. SUNNY BLEND FROM J.B. INSTA LAWN (503-581-7823). PROVIDE CURRENT SEASON'S CROP.
12. UPLAND SEED MIXTURE
- a. PT101 COASTAL NATIVE GRASS MIX BY PRO-TIME SEED; PH. 800.345.3295.
13. POND SEED MIXTURE
- a. PT408 NATIVE MIX FOR WET AREAS BY PRO-TIME SEED; PH. 800.345.3295.
14. STEEL EDGING: 3/16" THICK, 6" HEIGHT, BLACK STEEL LANDSCAPE EDGING. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.
- E. SOIL PREPARATION
1. EXCAVATION: EXCAVATE TO ALLOW FOR PLACEMENT OF TOPSOIL TO THE FOLLOWING DEPTHS:
- a. PLANT BEDS: 18".
- b. OPEN SPACE TRACT PLANT BEDS AND SEEDED AREAS: 12".
- c. NEW LAWN: 6".
- d. STORMWATER SWALE: SEE CIVIL PLANS AND SPECIFICATIONS.
2. PLANT BEDS (STREETSIDE ROW PLANTING)
- a. FINISHED ELEVATION OF SUB-BASE TO BE 18" MINIMUM BELOW FINISHED GRADE AT PLANT BEDS. PLANTING AREAS TO BE ROCK AND DEBRIS FREE TO THESE DEPTHS.
- b. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 6" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
- c. PLACE TOPSOIL OVER TILLED SUBGRADE. ADD 4" OF ORGANIC MATERIAL AND FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. THOROUGHLY MIX AMENDMENTS AND TOPSOIL TO A DEPTH OF 6" MINIMUM. GROWN SOIL TO THE CENTER OF PLANT BEDS AT 2" PER FOOT. COMPACT SOIL AND AMENDMENT TO 85% AND APPLY ADDITIONAL MATERIAL AS NEEDED TO ACHIEVE GRADE AND CROWN. SOIL MAY BE PRE-MIXED PRIOR TO PLACEMENT.
3. PLANT BEDS AND SEEDED AREAS AT OPEN SPACES TRACTS (NOT INCLUDING PONDS)
- a. FINISHED ELEVATION TO BE 12" BELOW FINISHED GRADE.
- b. PLACE 12" OF TOPSOIL OVER SUBGRADE. ADD 4" OF ORGANIC MATERIAL TO TOPSOIL AND TILL TO A DEPTH OF 6".
4. LAWN
- a. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 6" MINIMUM AT AREAS OF NEW LAWN AND LAWN RESTORATION.
- b. REMOVE ALL ROOTS, ROCK AND DEBRIS.
- c. PLACE TOPSOIL AS NEEDED TO ACHIEVE FINISHED GRADE AT NEW LAWN. ADD 2" ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT A RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 6" MINIMUM. SOIL MAY BE PRE-MIXED PRIOR TO PLACEMENT.
5. RAISED PLANTER a. PLACE SOIL IN THREE LIFTS. COMPACT SOIL TO 85% BETWEEN LIFTS.
6. STORMWATER PLANTERS AND PONDS
- a. SEE CIVIL DRAWINGS FOR FACILITY INSTALLATION REQUIREMENTS. DO NOT APPLY ADDITIONAL SOIL AMENDMENTS OR FERTILIZER AT STORMWATER FACILITIES.
- F. PLANTING
1. SET PLANTS IN PITS OR BEDS, PARTLY FILLED WITH PREPARED PLANT MIX, AT A MIN. OF 6" DEPTH UNDER EACH PLANT. REMOVE BURLAP, ROPES AND WIRES FROM ROOT BALLS.
2. APPLY PLANTING TABLETS PER MANUFACTURER'S HIGH RATES.
3. BACKFILL SOIL MIXTURE AND COMPACT IN LAYERS. MAINTAIN PLANT MATERIAL IN VERTICAL POSITION.
4. SATURATE SOIL WITH WATER WHEN PIT OR BED IS HALF FULL WITH TOPSOIL AND AGAIN WHEN FULL.
5. INSTALL (3) STAKES AT EACH SHADE TREE AND (2) STAKES AT EACH ORNAMENTAL AND STORMWATER TREE PER DETAIL.
- G. LAWN AND SEEDED AREAS
1. HYDRO-SEED OR TERRA-SEED PER MANUFACTURER'S RECOMMENDED RATES.
2. CONTRACTOR RESPONSIBLE FOR MAINTAINING SEEDED AREA THROUGH ESTABLISHMENT. PROVIDE (3) MOWINGS MINIMUM.
3. RE-SEED ANY AREAS AS NECESSARY TO ACHIEVE FULL, HEALTHY TURF.
4. UPLAND SEED MIXTURE: APPLY SEED MIXTURE WITH COMPOST AND TACKIFIER TO A MINIMUM THICKNESS OF 1".
- H. MULCHING: MULCH ALL PLANT BEDS TO A MINIMUM DEPTH OF 3" WITHIN 24 HOURS OF PLANTING. TAPER MULCH TO 1" AT PAVING EDGES. MULCH PLANTER BOTTOMS 1" DEPTH OF WASHED AND ROUND 3/8" - NO. 4 PEA GRAVEL. MULCH POND SIDE SLOPES FROM TOP OF SLOPE TO PONDING LEVEL WITH 3" DEPTH FIR BARK MULCH.
- I. MAINTENANCE: CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL THROUGH FINAL COMPLETION, INCLUDING WEEDING, PRUNING, MAINTAINING GUYS AND STAKES AND REPLACEMENT OF MULCH.
- J. WARRANTY: PLANTING IS INCLUDED IN PROJECT WARRANTY SPECIFIED IN GENERAL CONDITIONS. CONTRACTOR TO WARRANTY PLANT MATERIAL FOR ONE YEAR FOLLOWING FINAL COMPLETION. REPLACE DEAD OR UNHEALTHY PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED. CONTRACTOR IS NOT RESPONSIBLE FOR DEFECTS CAUSED BY VANDALISM.

IRRIGATION SPECIFICATIONS

- GENERAL
- A. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANT BEDS, LAWNS, SEEDED AREAS AND STORMWATER FACILITIES.
- B. SYSTEM REQUIREMENTS: **THIS SYSTEM IS TO BE DESIGN/BUILD.** THE CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLETE DESIGN, LAYOUT AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. DESIGN IS TO INCLUDE PIPE SIZES, SPRINKLER HEAD SIZE, LOCATION OF PIPES, IRRIGATION SLEEVES, VALVES, SPRINKLER HEADS AND ALL REQUIRED CONTROLS AND ACCESSORIES IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
1. LANDSCAPE DRAWINGS SHOWING THE FOLLOWING:
- a. TYPE OF GROUND COVERAGE (SHRUBBERY, TURF AND TREES) AND IRRIGATION DISTRIBUTION GUIDELINES.
2. DESIGN PIPING SYSTEM FOR MAXIMUM WATER FLOW VELOCITY OF FIVE FEET PER SECOND.
3. IRRIGATION ZONE CONTROL SHALL BE AUTOMATIC OPERATION WITH CONTROLLER AND AUTOMATIC CONTROL VALVES.
4. PRECIPITATION RATES AND OPERATING TIMES SHOULD BE DESIGNED TO ALLOW SOIL SATURATION WITHOUT PONDING OR RUNOFF.
5. ZONE IRRIGATION DISTRIBUTION COMPONENTS TO ALLOW FOR DIFFERENT WATER REQUIREMENTS DUE TO DIFFERENT SOLAR AND WIND EXPOSURE.
6. SEPARATE ZONES SHALL PROVIDE FOR NE AND SW EXPOSURES.
7. OVERLAP LOCATIONS AND SPACING SPRINKLER HEADS TO PROVIDE HEAD TO HEAD AND UNIFORM COVERAGE. PARTIAL CIRCLE OR ADJUSTABLE ARC HEADS SHALL BE INSTALLED TO PROTECT SIDEWALKS, ROADWAYS AND FENCES. SPRINKLER HEAD SPACING SHALL ALSO PROTECT PLANTS FROM CLOSE VELOCITY SPRAYS WHICH MAY DAMAGE TREE TRUNKS.
- B. IRRIGATION PLAN SUBMITTAL
1. CONTRACTOR IS TO SUBMIT A LEGIBLE IRRIGATION PLAN AT A SCALE 1"-20'-0" OR LARGER.
2. PLAN IS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL (2) WEEK PRIOR TO INSTALLATION.
3. PLAN TO INCLUDE ALL ABOVE MENTIONED PERFORMANCE REQUIREMENTS.
4. PLAN TO SHOW ALL PROPOSED IRRIGATION IMPROVEMENTS INCLUDING HEADS, PIPING, SIZING, VALVES, ZONE SCHEDULE, CONTROLLER AND BACK FLOW PREVENTER.
- C. SUBMITTALS
1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE RATED CAPACITIES, OPERATING CHARACTERISTICS, ELECTRICAL SPRINKLER HEADS, AND FURNISHED SPECIALTIES AND ACCESSORIES.
2. RECORD DRAWING: CONTRACTOR SHALL MAINTAIN A CURRENT LEGIBLE SET OF IRRIGATION PLANS IN A SAFE AND ACCESSIBLE LOCATION ON SITE AT ALL TIMES FOR REVIEW. RECORD ACTUAL LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, SLEEVES AND DRAIN VALVES.
3. ZONING CHART: SHOW EACH IRRIGATION ZONE AND ITS CONTROL VALVE.
4. CONTROLLER TIMING SCHEDULE: PROVIDE SCHEDULE INDICATING LENGTH OF TIME EACH VALVE IS REQUIRED TO BE OPEN TO PROVIDE A DETERMINED AMOUNT OF WATER FOR 3 SEASONS.
5. OPERATION AND MAINTENANCE DATA: PROVIDE INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVATION AND SHUTDOWN, AND MANUFACTURER'S CATALOG.
- D. INSTALLER QUALIFICATIONS:
1. FOR IRRIGATION WORK: VALID OREGON LANDSCAPE CONTRACTORS LICENSE FOR IRRIGATION, AND A VALID OREGON LANDSCAPE BUSINESS LICENSE.
2. FOR PLUMBING WORK: VALID OREGON PLUMBING LICENSE. THIS INCLUDES ALL POTABLE WATER LINES. FOR BACKFLOW PREVENTER INSTALLATIONS, A VALID OREGON LANDSCAPE CONTRACTORS LICENSE FOR IRRIGATION AND BACKFLOW OR A VALID OREGON PLUMBING LICENSE.
- E. MEETINGS AND INSPECTIONS
- CONVENE ON SITE MEETING WITH LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND IRRIGATION CONTRACTOR TWO WEEKS BEFORE STARTING WORK OF THIS SECTION.
- NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS BEFORE TIME FOR THE FOLLOWING INSPECTIONS:
1. UPON COMPLETION OF THE MAIN LINE, WITH ALL VALVES INSTALLED, PRIOR TO BACKFILLING.
2. AT START AND END OF PRESSURE TEST. CONTRACTOR TO PRESSURIZE MAINLINE TO 100 PSI, MAXIMUM OF 4 PSI PRESSURE LOSS ALLOWABLE OVER 24 HOUR PERIOD.
3. PERFORMANCE INSPECTION UPON COMPLETION OF THE ENTIRE SYSTEM AND AFTER PLANT INSTALLATION.
- F. WARRANTY
- WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF COMPLETION OR LONGER IF MANUFACTURER FURNISHES A LONGER GUARANTEE. CORRECT IMMEDIATELY ANY FAILURE CAUSED BY POOR MATERIAL OR WORKMANSHIP DURING WARRANTY PERIOD.
- G. MATERIALS
- FURNISH EXTRA MATERIALS THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
- (8) SPRINKLER HEADS OF EACH TYPE AND SIZE.
- (4) NOZZLES OF EACH TYPE AND SIZE.
- (2) VALVE KEYS FOR MANUAL VALVES.
- (2) VALVE BOX KEYS.
- (2) WRENCHES FOR EACH TYPE OF HEAD CORE AND FOR REMOVING AND INSTALLING EACH TYPE OF HEAD.

- PRODUCTS
- A. PIPES, TUBES, AND FITTINGS
1. MAIN LINES: POLYVINYL CHLORIDE (PVC) 1120, SCHEDULE 40, ASTM D-2466
2. LATERAL LINES: POLYVINYL CHLORIDE (PVC) 1120, SCHEDULE 40, ASTM D-2466
3. SWING JOINTS AT SPRAY HEAD SPRINKLERS: TRIPLE ELBOW ASSEMBLY USING FLEXIBLE TUBING. 18" MINIMUM LENGTH, 30" MAXIMUM.
4. SOCKET TYPE FITTINGS: ASTM D-2466, SCHEDULE 40 P.V.C.
5. THREADED FITTINGS: ASTM D-2464 SCHEDULE 80 P.V.C.
6. SLEEVE PIPING: ASTM D-2466, PVC 1120, SCHEDULE 40 P.V.C.
- B. PIPING JOINING MATERIALS
1. PVC CLEANER AND PRIMER: R. G. SLOAN "WELD-ON P-70" OR EQUAL.
2. SOLVENT CEMENTS FOR JOINING PVC PIPING: R. G. SLOAN "WELD-ON 711" OR EQUAL. ENSURE THAT MANUFACTURER'S EXPIRATION DATE IS NOT EXCEEDED.
3. PIPE JOINT TAPE: TEFLON TAPE ON ALL THREADED JOINTS. MINIMUM OF 4 WRAPS.
- C. MANUAL VALVES
1. GATE VALVES: NIBCO T-113.
2. MANUAL DRAIN VALVES: BRONZE CONSTRUCTION, ANGLE TYPE, 150 LB. CLASS, THREADED END CONNECTIONS, WITH CROSS TYPE OPERATING HANDLE DESIGNED TO RECEIVE OPERATING KEY. ALL VALVES TO HAVE NON-FLOATING SEAT DISK THAT ALLOWS POSITIVE DRAINAGE. PROVIDE AT MAIN LINE LOW POINTS.
3. MASTER SHUT-OFF VALVE: KENNDEY 8057, NIBCO F-619-RWS OR APPROVED.
- D. AUTOMATIC CONTROL VALVES: RAIN BIRD PEB, HUNTER ICV OR APPROVED WITH PRESSURE REGULATION DIALS AT SPRAY ZONES.
- E. SPRINKLERS
1. POP-UP SPRAY SPRINKLERS: RAIN BIRD, HUNTER OR APPROVED.
- F. HARD WIRED CONTROLS
1. WALL MOUNT AUTOMATIC CONTROLLERS: RAIN BIRD ESP, HUNTER I-CORE OR APPROVED.
2. WIRE CONDUCTORS: 14 GAUGE, SINGLE STRAND, WHITE - COMMON, RED - ZONES, BLACK SPARE.
3. WIRE CONNECTORS: DBY BY 3M, SCOTCH LOK 3570 OR APPROVED.
- G. TRACER WIRE AND TRACER WIRE BOX
1. CONTRACTOR SHALL PLACE A UF #18 MINIMUM BLUE TRACER WIRE TO ALLOW FOR LOCATION AND MARKING OF ALL OTHERWISE UN-LOCATABLE BURIED PIPE CONTAINING PRESSURIZED WATER. TRACER WIRE SHALL BE CONTINUOUS WITHOUT SPLICES UNLESS APPROVED PRIOR TO THE WORK. IF APPROVED, SPLICES SHALL BE MADE USING A HIGH-PRESSURE TYPE SOLDERLESS CONNECTOR. ALL SPLICE KITS SHALL BE APPROVED.
2. SPLICES SHALL BE INSULATED AND WATERPROOFED. TAPE WRAPPED AROUND SPLICES WILL NOT BE ACCEPTED AS WATERPROOFING.
- H. VALVE BOXES
1. AUTOMATIC AND MANUAL CONTROL VALVES: 12" STANDARD W/ LOCKING LID, DOUBLE BOX ASSEMBLY
2. MANUAL DRAIN AND ISOLATION VALVES: 10" ROUND W/ "IRRIGATION MAIN" LABELED ON INSIDE OF LID.
3. MASTER SHUT-OFF VALVES: 12" STANDARD W/ LOCKING LID, DOUBLE BOX ASSEMBLY.
4. VALVE BOX LID COLORS: BROWN AT PLANT BEDS, GREEN AT LAWNS.
- I. VALVE SUMP AT MANUAL DRAIN VALVE. MINIMUM ONE CUBIC FOOT OF 3/4" MINUS PEA GRAVEL. LINE WITH FILTER FABRIC.
- EXECUTION
- A. EARTHWORK: PROVIDE MINIMUM COVER OVER TOP OF PIPING ACCORDING TO THE FOLLOWING:
1. IRRIGATION MAIN PIPING: MINIMUM DEPTH OF 18" BELOW FINISHED GRADE TO TOP OF PIPE.
2. CIRCUIT PIPING: MINIMUM DEPTH OF 15" BELOW FINISHED GRADE TO TOP OF PIPE.
3. SLEEVES: MINIMUM DEPTH OF 18" BELOW FINISHED GRADE TO CENTER OF PIPE.
- B. PREPARATION
1. REVIEW LAYOUT REQUIREMENTS WITH PLANTINGS AND OTHER AFFECTED WORK. CONTRACTOR IS RESPONSIBLE FOR ENSURING IRRIGATION EQUIPMENT LOCATIONS DO NOT CONFLICT WITH PROPOSED PLANT LOCATIONS.
- C. PIPING INSTALLATION
1. PIPING LAYOUT INDICATED IS DIAGRAMMATIC.
2. ROUTE PIPING AND VALVE BOXES TO AVOID TREES, SHRUBS, GROUND COVER, AND STRUCTURES.
3. REVIEW LAYOUT REQUIREMENTS WITH PLANTINGS AND OTHER AFFECTED WORK. CONTRACTOR IS RESPONSIBLE FOR INSURING IRRIGATION EQUIPMENT LOCATIONS DO NOT CONFLICT WITH PROPOSED PLANT LOCATIONS.
4. PROVIDE 3" SAND BEDDING BELOW ALL MAIN AND LATERAL LINE PIPING.
5. PROVIDE 3" MINIMUM DEBRIS FREE COVER OVER ALL MAIN AND LATERAL LINE PIPING.
6. INSTALL PIPING IN SLEEVES UNDER PARKING LOTS, ROADWAYS, AND SIDEWALKS.
- D. SLEEVE INSTALLATION
1. INSTALL SLEEVES UNDER PARKING LOTS, ROADWAYS, SIDEWALKS AND ELSEWHERE SHOWN ON DRAWINGS.
2. CONTRACTOR RESPONSIBLE FOR INSTALLING SLEEVING IN ADDITION TO THAT SHOWN ON DRAWINGS AS NECESSARY FOR COMPLETE INSTALLATION OF SYSTEM AS DESIGNED.
3. EXTEND SLEEVES A MINIMUM OF ONE-FOOT BEYOND SIDEWALKS ON EACH SIDE.
- E. VALVE INSTALLATION
1. AUTOMATIC CONTROL VALVES: INSTALL IN DOUBLE VALVE BOX ASSEMBLY AS DETAILED ON DRAWINGS.
2. MAIN LINE MANUAL DRAIN VALVES: INSTALL AT MAIN LINE LOW POINTS. INSTALL IN 10" ROUND VALVE BOX. PROVIDE 4" CORRUGATED PIPE FROM VALVE BOX ELEVATION TO DRAIN VALVE.
3. ISOLATION VALVES: INSTALL IN 10" ROUND VALVE BOX. PROVIDE 4" CORRUGATED PIPE FROM VALVE BOX ELEVATION TO DRAIN VALVE.
- F. SPRINKLER INSTALLATION
1. LOCATE PART-CIRCLE SPRINKLERS TO MAINTAIN A MINIMUM DISTANCE OF 6 INCHES FROM WALLS AND 2 INCHES FROM OTHER BOUNDARIES UNLESS OTHERWISE INDICATED.
2. INSTALL SPRINKLERS PERPENDICULAR TO SLOPE.
- G. AUTOMATIC CONTROLLER WIRE INSTALLATION
1. INSTALL WIRE BENEATH MAIN LINE PIPE AND COIL 18" EXTRA WIRE AT 100' INTERVALS AND EACH TURN TO ALLOW FOR CONTRACTION OF WIRE.
2. BUNDLE WIRE TOGETHER AT 5-FOOT INTERVALS WITH PLASTIC TAPE OR SIMILAR.
3. INSTALL WIRE IN CONTINUOUS RUNS WITH NO SPLICES UNLESS APPROVED.
4. ENSURE MINIMUM ADDITIONAL 48-INCHES OF WIRE ABOVE FINISHED GRADE IS COILED AROUND 1/4-INCH PIPE IN BOXES.
5. MAKE ALL SPLICES IN A VALVE BOX AND NOTE THESE ON RECORD DRAWING WHEN APPROVED.
6. PROVIDE AN EXTRA COIL OF EACH WIRE AT EACH SPLICE.
7. LABEL WIRES ON BOTH SIDES OF SPLICE WITH PERMANENT, WATER-PROOF TAG.
8. INSTALL WATERPROOF CONNECTIONS AT THE END OF EXTRA WIRES.
- I. STARTUP SERVICE AND CLEANING
1. PERFORM STARTUP SERVICE.
2. PERFORM ONE SEASONAL SHUT-DOWN AND START-UP OF SYSTEM AND INSTRUCT OWNER'S PERSONNEL IN NECESSARY PROCEDURES.



PROJECT TITLE



**DOUGHERTY
LANDSCAPE
ARCHITECTS**

474 Willamette Street
Suite 305
Eugene, Oregon 97401

P 541.683.5803
F 541.683.8183

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PUBLIC IMPROVEMENT PLANS

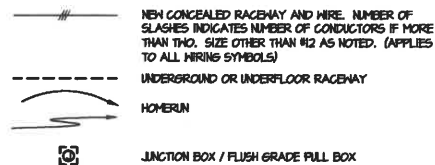
CANNERY STATION

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

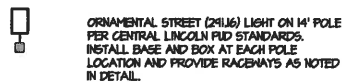
REVISIONS		
SYM	DATE	REFERENCE
PROJECT NO.		1700586
DATE		16 JUL 21
DRAWING TITLE		
SPECIFICATIONS		
DRAWING NUMBER		

LEGEND

POWER

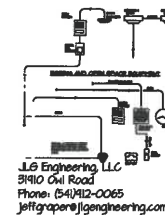


LIGHTING

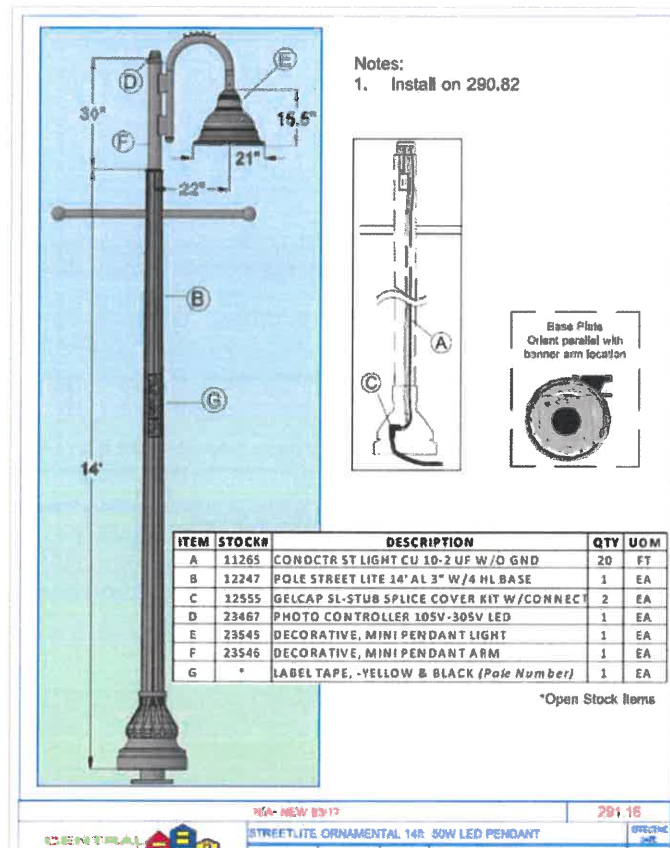


MATERIAL NOTES:

RACEWAYS
ELECTRICAL METALLIC TUBING (EMT), USE CONCEALED ABOVE GRADE OR EXPOSED INDOORS WHERE NOT SUBJECT TO PHYSICAL DAMAGE. FITTINGS: COMPRESSION TYPE OR INDENTER TYPE WATER OR CONCRETE TIGHT WHERE APPROPRIATE.
SCHEDULE 40 PVC, USE UNDER SLOD OR UNDERGROUND WITH RIGID STEEL ELBOWS AND RISERS.
FLEXIBLE METAL CONDUIT (FMC) OR LIQUID-TIGHT FLEXIBLE METAL CONDUIT (LFMC), USE FOR CONNECTION TO ADJUSTABLE OR VIBRATING EQUIPMENT. PROVIDE SUITABLE GROUNDING MEANS. CONNECTORS: MALLEABLE IRON, CLAMP TYPE.
CONNECTORS SHALL HAVE INSULATED THROATS.
BOXES
SIZE FOR NUMBER OF ENTERING CONDUITS AND DEVICES INSTALLED. SHERARDIZED OR GALVANIZED STEEL. BOX COVER AND RING AS REQUIRED TO SUIT MALL MATERIAL AND DEVICES.

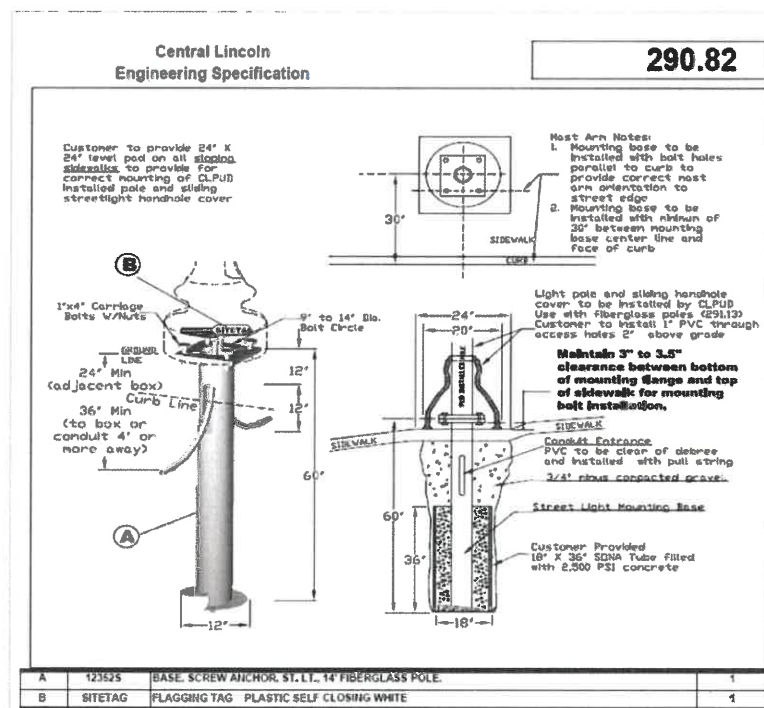


Attachment 5.7



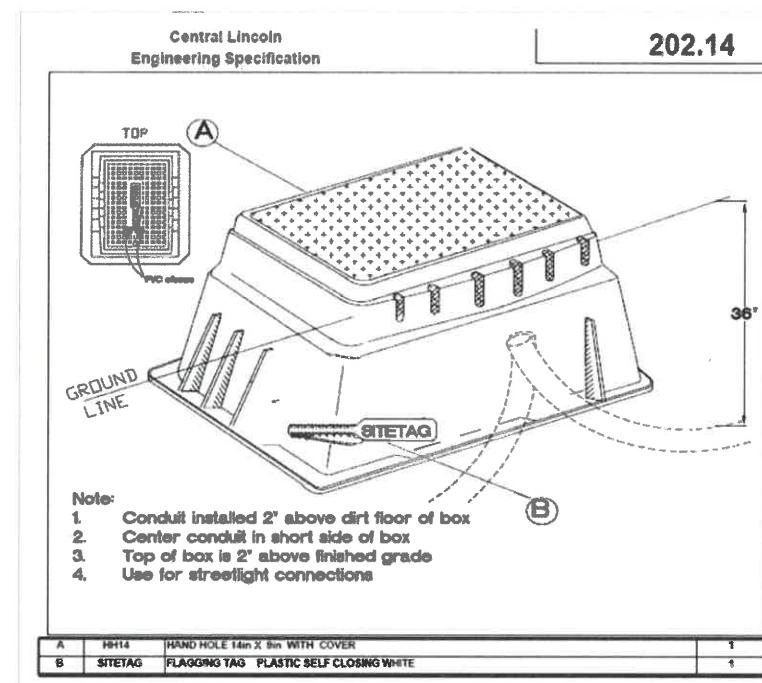
STREET LIGHT LUMINAIRE AND POLE

NOTE: POLES AND LIGHTS FURNISHED AND INSTALLED BY CLPUD.



STREET LIGHT BASE

NOTE: BASES FURNISHED BY CLPUD, INSTALLED BY CONTRACTOR.



STREET LIGHT BOX

NOTE: BOXES FURNISHED BY CLPUD.

1 CLPUD STANDARD FIXTURE DETAILS NO SCALE

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO. 1702586

DATE 16 JUL 21

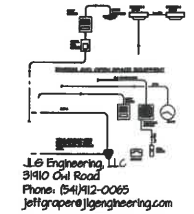
DRAWING TITLE

SYMBOLS / NOTES

DRAWING NUMBER

GENERAL NOTES:

1. COORDINATE REQUIREMENTS WITH SERVING UTILITIES. PROVIDE ALL REQUIRED SERVICE EQUIPMENT FOR MODIFICATIONS TO ELECTRICAL SERVICE.
2. FINAL FIXTURE PLACEMENT AND ARRANGEMENT SHALL BE IN ACCORDANCE WITH CITY OF FLORENCE STREET LIGHTING STANDARDS.
3. REFER TO CLFUD STANDARDS FOR MOUNTING AND SUPPORT DETAILS.
4. COORDINATE FINAL LOCATION OF UTILITY SERVICE TO STREET LIGHTING SYSTEM AND PROVIDE 2" PER CLFUD STANDARDS.
5. CONTACT TROY DELLE AT CENTRAL LINCOLN PUD (541) 947-5627 FOR DETAILS REGARDING EQUIPMENT FURNISHED BY THE PUD AND INSTALLATION REQUIREMENTS.
6. DO NOT INSTALL CONDUIT IN LANDSCAPE AREAS. COORDINATE WITH LANDSCAPE.



kpff
800 Willamette Street, Suite 400
Eugene, OR 97401
O: 541.884.4302
F: 541.884.4309
www.kpff.com

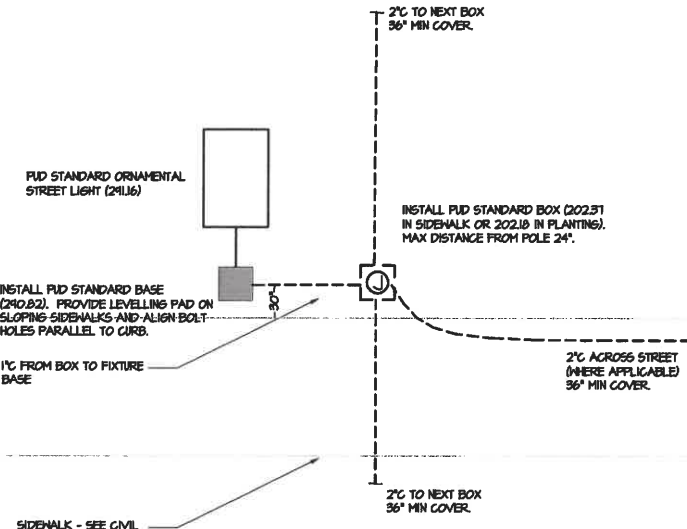
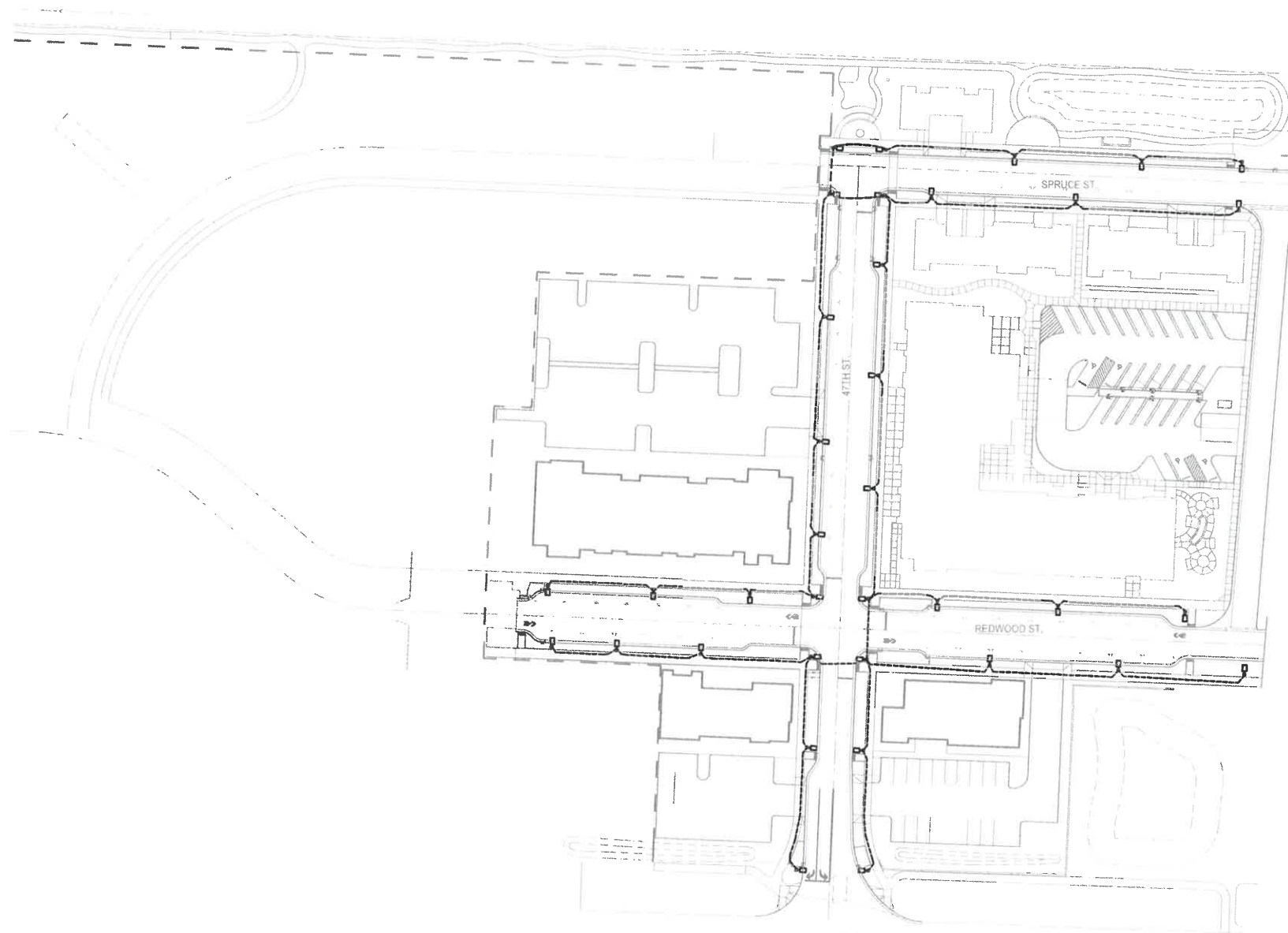


PROJECT TITLE

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

87344 MINSEL LAKE RD, FLORENCE, OR 97439

REVISIONS		
#	DATE	DESCRIPTION
PROJECT NO.	1702586	
DATE	16 JUL 21	
DRAWING TITLE	SITE PLAN LIGHTING	
DRAWING NUMBER	E 110	



2 FIXTURE DETAIL
NO SCALE

NOTE: POLES AND LIGHTS FURNISHED AND INSTALLED BY CLFUD. BASES AND BOXES FURNISHED BY CLFUD, INSTALLED BY CONTRACTOR. CONDUIT AND PULL STRINGS FURNISHED AND INSTALLED BY CONTRACTOR. INSTALL CONDUITS TO CLEAR LANDSCAPE AREAS, COORDINATE WITH LANDSCAPE.

1 SITE PLAN - LIGHTING
7'-30'-0"

SCALE: 1" = 50'
50 0 25 50

