

CANNERY STATION PHASE I PUBLIC IMPROVEMENT PLANS

FLORENCE, OREGON

3RD PERMIT SUBMITTAL - JULY 16, 2021

GENERAL NOTES

- SURVEY PROVIDED BY WOBBE & ASSOCIATES, INC, DATED JANUARY 9, 2009 AND ADDITIONAL BOUNDARY SURVEY PROVIDED BY TERRACALC LAND SURVEYING, DATED SEPT 13, 2018. THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING FOUND SURVEY MONUMENTS ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS NORTH 02°11'44" EAST PER SURVEY NO. 34803, LANE COUNTY SURVEY RECORDS.
- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE SHEET G1.4 FOR PROJECT CONTROL INFORMATION.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO REFERENCE GEOLOGIC REPORT BY SCHLICKE & ASSOCIATES DATED DECEMBER 19, 2018 FOR THE SITE SOILS CONDITIONS.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE CITY OF FLORENCE SPECIFICATIONS FOR CONSTRUCTION AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF FLORENCE
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO THE CITY OF FLORENCE FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF FLORENCE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO BLDG. OR BUSINESS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- NOTIFY CITY OF FLORENCE INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY OF FLORENCE REPRESENTATIVE SHALL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE APPROVED CITY OF FLORENCE VEGETATION CLEARING PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE APPROVED DEQ 1200-C PERMIT.
- UPON PROJECT COMPLETION OF THE CITY OF FLORENCE SHALL BE PROVIDED "AS CONSTRUCTED" RECORD DRAWINGS IN FULL SIZED PRINT (22"x34") AND DIGITAL COPIES IN PDF FORM.

CONSTRUCTION NOTES

GENERAL

- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FLORENCE STANDARDS AND MEET SPECIAL REQUIREMENTS SET FORTH BY THE PUBLIC WORKS DEPARTMENT.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWOUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 04090, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ACTUAL LINES AND GRADES SHALL BE STAKED BY A QUALIFIED SURVEYOR, BASED ON COORDINATES, DIMENSIONS AND BEARINGS INDICATED ON THE PLANS. CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN THE STATE OF OREGON.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL HORIZONTAL CONNECTIONS TO THE SANITARY OR STORM SEWERS SHALL BE OF THE "WYE" BRANCH TYPE.

WATER

- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- ALL WATERLINE CONSTRUCTION TO UTILIZE RESTRAINED JOINT FITTINGS AND BELL RESTRAINT COUPLINGS TO ELIMINATE THRUST BLOCKING WHEREVER POSSIBLE.
- ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.
- ALL WATERLINE WORK REQUIRES HARDWARE TO BE FLUOROCARBON COATED (BLUE BLOTS).

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

SEPARATION DISTANCE

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

ABBREVIATIONS

AC	ASPHALT CONCRETE	PC	POINT OF CURVATURE
AD	AREA DRAIN	PCC	POINT OF COMPOUND CURVATURE
APPROX	APPROXIMATE	PCR	POINT OF CURB RETURN
B	BOLLARD	PED	PEDESTRIAN
BLDG	BUILDING	PIV	POST INDICATOR VALVE
BOW	BACK OF WALK	PM	PARKING METER
BS	BOTTOM OF SWALE	POB	POINT OF BEGINNING
	BOTTOM OF STAIR	POC	POINT ON CURVE
	BOTTOM OF WALL	PCE	POINT OF ENDING
BW	CATCH BASIN	PP	POWER POLE
CB	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CL	CORRUGATED METAL PIPE	PT	POINT OF TANGENT
CMU	CONCRETE MASONRY UNIT	P.U.E	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	PVMT	PAVEMENT
COTG	CLEANOUT TO GRADE	PVT	PRIVATE
CP	CONTROL POINT	R	R/W
Δ	DELTA	RD	ROOF DRAIN
D/W	DRIVEWAY	R.O.W.	RIGHT-OF-WAY
DIA., Ø	DIAMETER	S	SLOPE (FT/FT)
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
E	EASTING	SDMH	STORM DRAIN MANHOLE
EXIST./EX	EXISTING	SHT	SHEET
FF	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST	STREET
FL	FLOWLINE	STD	STANDARD
FND	FOUNDATION	S/W	SIDEWALK
G	GUTTER	TC	TOP OF CURB
GB	GRADE BREAK	TD	TRENCH DRAIN
GL	GAS LINE	TG	TOP OF GROUND
GV	GATE VALVE	TP	TOP OF PAVEMENT
H	HEIGHT	TRANS.	TRANSFORMER
HCP	HANDICAP PARKING SPACE	TS	TOP OF STAIR
HP	HIGH POINT	TW	TOP OF WALL
ID	INSIDE DIAMETER		TOP OF WALK
IE	INVERT ELEVATION	TYP	TYPICAL
INV	INVERT	UG	UNDERGROUND
IRR.	IRRIGATION	UGE	UNDERGROUND ELECTRIC
LP	LIGHT POLE	W	WATER
MH	MANHOLE	W/	WITH
MIN	MINIMUM	WM	WATER METER
N	NORTHING	WV	WATER VALVE
OF	OUTFALL		
P/L	PROPERTY LINE		

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
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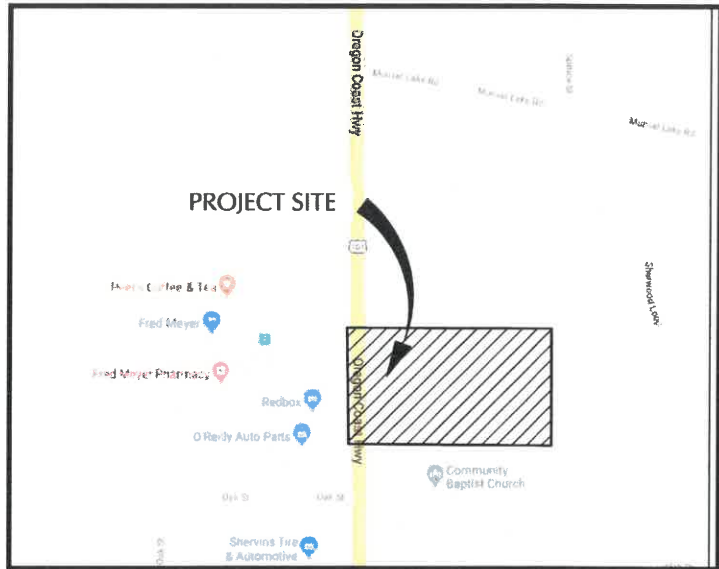
POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS
M-F 7am-6pm 503-226-4211 Ext.4313
AFTER HOURS 503-226-4211
PGE 503-464-7777
CENTURYLINK 1-800-573-1311
CITY BUREAU OF MAINTENANCE 503-823-1700
CITY WATER 503-823-4874
VERIZON 1-800-483-1000



VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

OWNER:
CANNERY STATION
DEVELOPMENT LLC.
400 INTERNATIONAL WAY SUITE 170
SPRINGFIELD, OREGON 97477
TEL: 541-913-1273
CONTACT: CHARLES McGLADE

GENERAL CONTRACTOR:
BURT WALTER CONSTRUCTION
12586 SE 162ND AVE
HAPPY VALLEY, OR 97408
TEL: 503-516-8786
CONTACT: BURT WALTER

CONTACTS:

MIKE MILLER, PUBLIC WORKS DIRECTOR	CITY OF FLORENCE	541-997-4106
TROY DELLE	CLPUD	541-997-5627
LANCE WILLIAMS	CENTURYLINK	541-484-7782
JOSHUA LIGHTNER	CHARTER COMMUNICATIONS	541-921-9189
PETE KALNINS	COASTCOM	541-3510-0157
APRIL JONES	ODOT	541-744-8080

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kpff

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Eugene, OR 97403
O: 541.684.4902
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www.kpff.com



PROJECT TITLE

CANNERY STATION

PUBLIC IMPROVEMENT PLANS

REVISIONS

REV	DATE	REFERENCE

PROJECT NO. 1700586

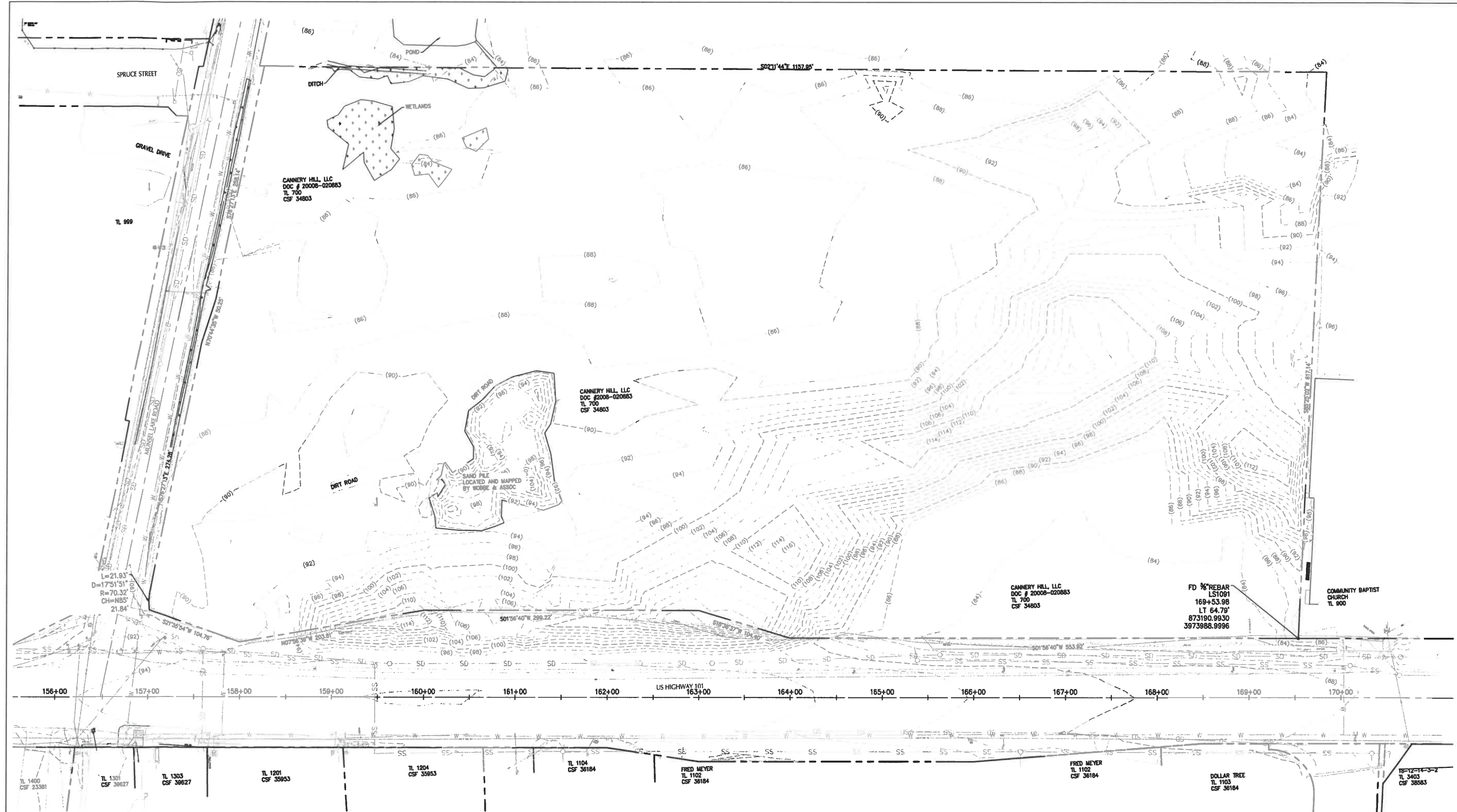
DATE 16 JUL 21

DRAWING TITLE

COVER SHEET

DRAWING NUMBER

G1.0



LEGEND

EXISTING	PROPOSED
●	FIRE HYDRANT
○	WATER VALVE
⊕	POWER POLE
⊗	LIGHT POLE
⊞	PHONE RISER
⊠	ELECTRICAL BOX
⊡	WATER METER
⊢	TRAFFIC SIGN
□	CATCH BASIN
○	VAULT
○	SEWER CLEANOUT
○	SEWER MANHOLE
□	APPROX. BOUNDARY OF WETLANDS
---	PROPERTY LINE
---	MINOR CONTOUR
---	MAJOR CONTOUR

ABBREVIATIONS

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

NOTES:

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

2. REFER TO MASS GRADING PLANS, DATED JANUARY 4TH, 2019 FOR APPROXIMATE SITE CONDITIONS.



PERMIT PLANS - NOT FOR CONSTRUCTION

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FOR
INFORMATION
ONLY

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
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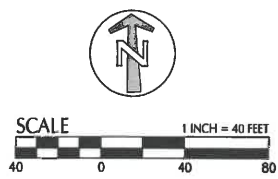
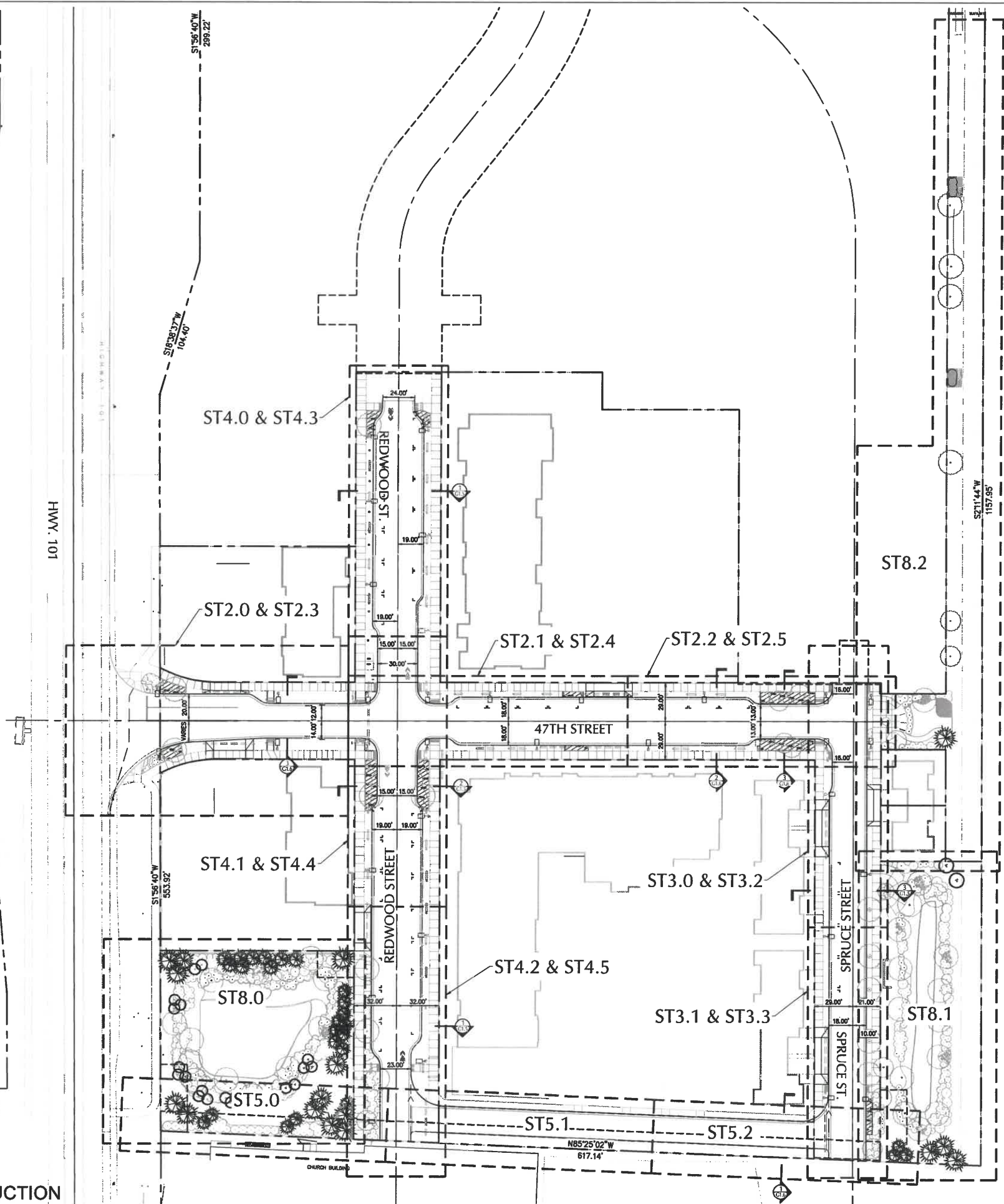
EXISTING CONDITIONS

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

PROJECT TITLE

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

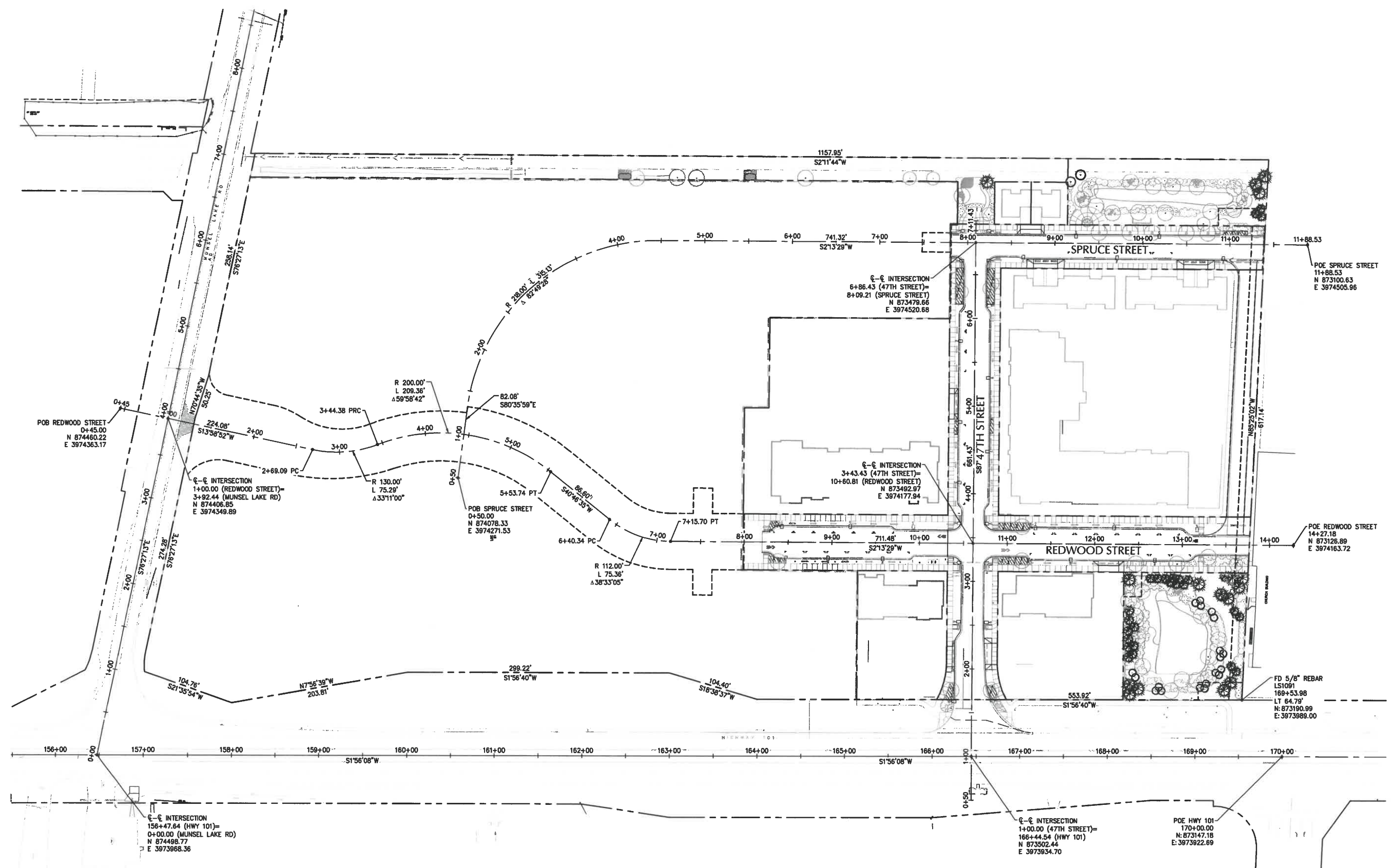
REVISIONS		
ITEM	DATE	REFERENCE

PROJECT NO.	1700586
DATE	16 JUL 21
DRAWING TITLE	

KEY PLAN

DRAWING NUMBER

G1.3



NOTES:
1. REFER TO TENTATIVE SUBDIVISION PLAT FROM TERRACALC LAND SURVEYING INC., DATED SEPTEMBER 13, 2018.

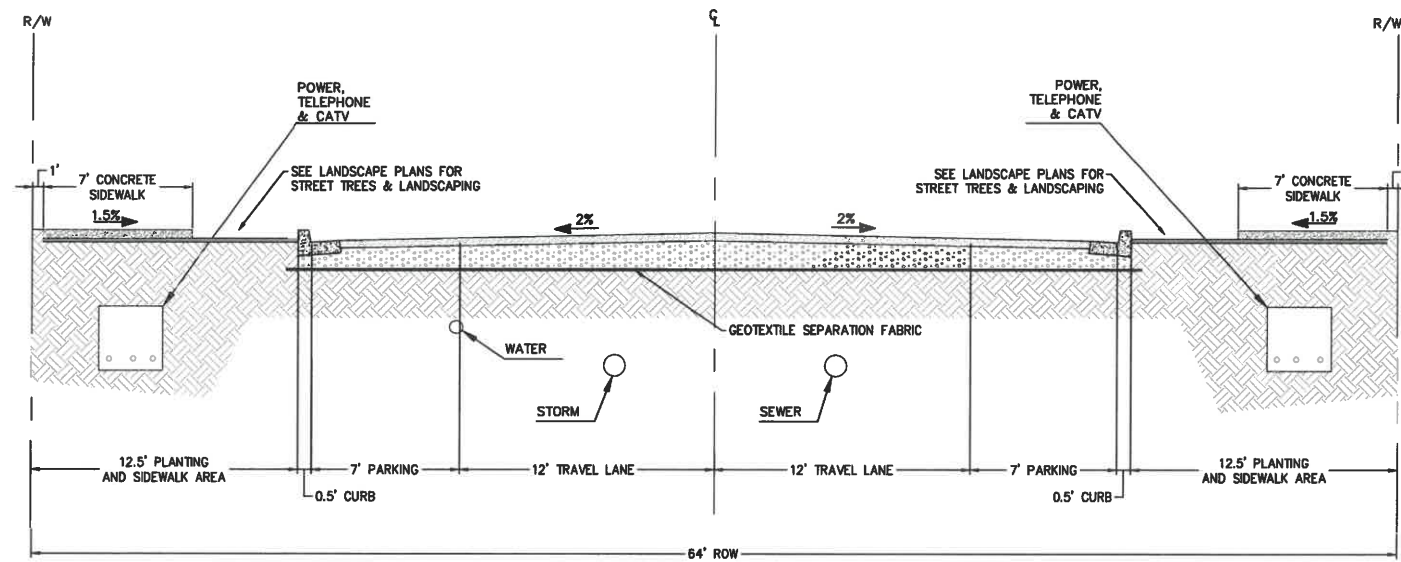


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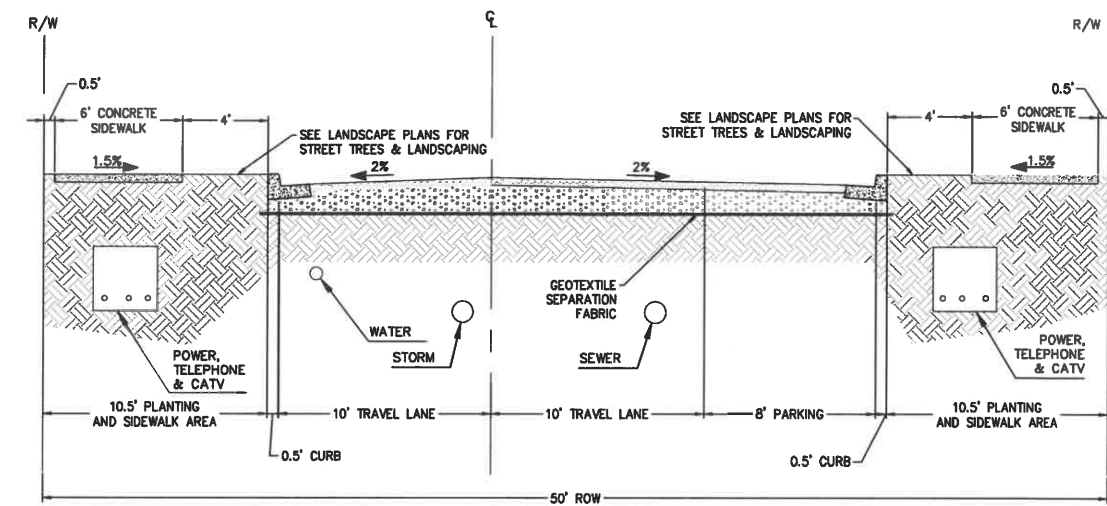
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CANNERY STATION
87344 MUNSEL LAKE RD, FLORENCE, OR 97439

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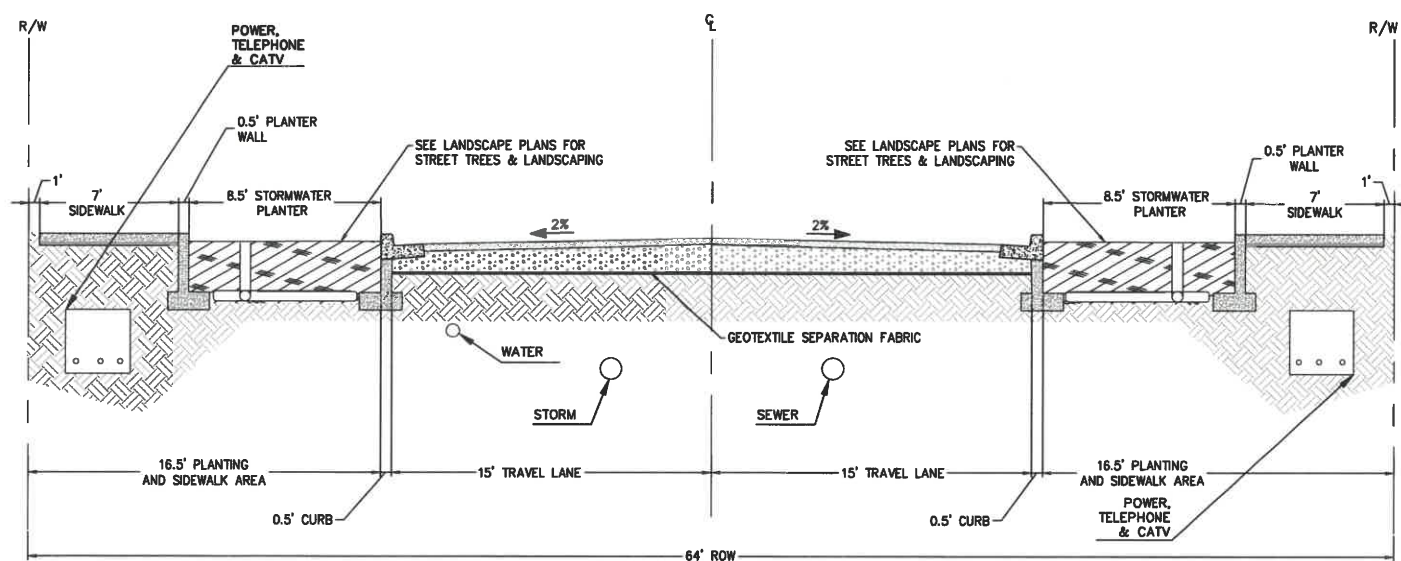
PROJECT NO.	1700586
DATE	16 JUL 21
DRAWING TITLE	HORIZONTAL CONTROL PLAN
DRAWING NUMBER	G1.4



REDWOOD STREET
38' STREET SECTION
HORIZONTAL SCALE: 1" = 4'



SPRUCE STREET
28' STREET SECTION
HORIZONTAL SCALE: 1" = 4'



REDWOOD STREET (AT CURB EXTENSIONS)
30' STREET SECTION
HORIZONTAL SCALE: 1" = 4'

SHEET NOTES

1. ALL PAVEMENT SECTIONS SHALL BE CONSTRUCTED AS LEVEL 3, 3/4" DENSE ACP PER CITY OF FLORENCE STANDARD DRAWING F-201/ST12.0. INSTALL 4" OF AC ON 12" OF BASE ROCK.

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

REVISIONS

REV	DATE	REFERENCE

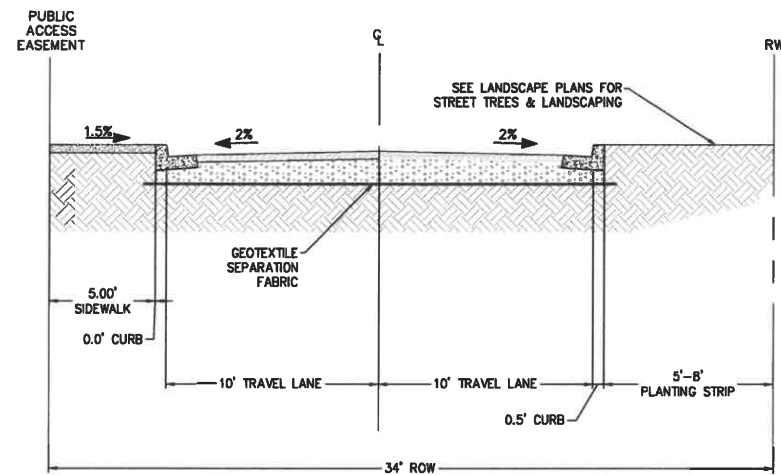
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DRAWING TITLE

ROAD SECTIONS

DRAWING NUMBER

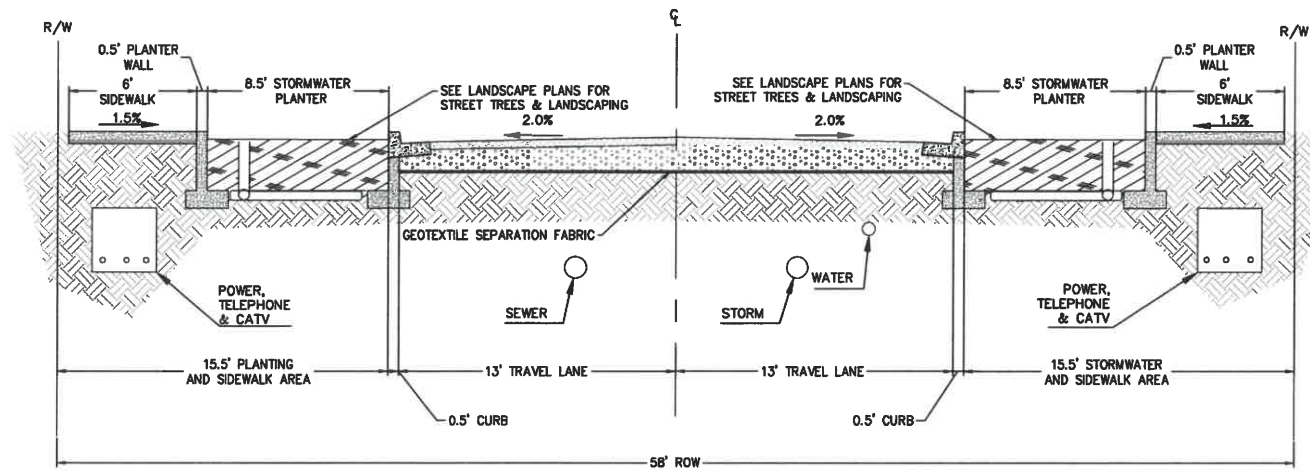
G1.6



PRIVATE ACCESS W/
PUBLIC ACCESS EASEMENT
20' STREET SECTION

HORIZONTAL SCALE: 1" = 4'

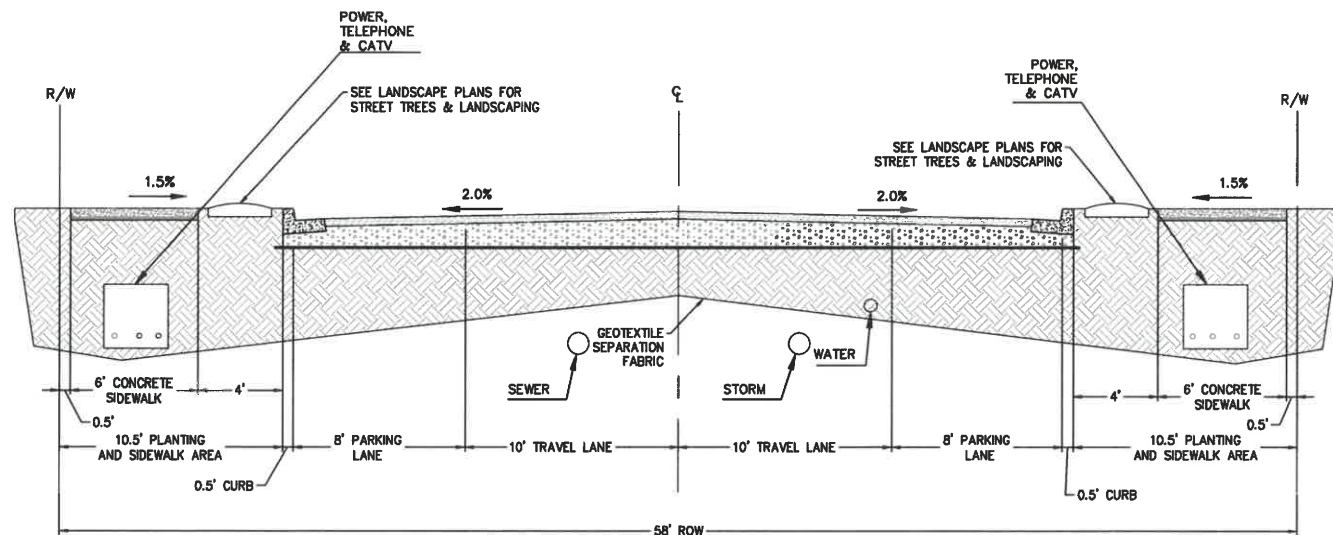
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G1.6



47TH STREET (AT CURB EXTENSION)
26' STREET SECTION

HORIZONTAL SCALE: 1" = 4'

3
G1.6



47TH STREET
36' STREET SECTION

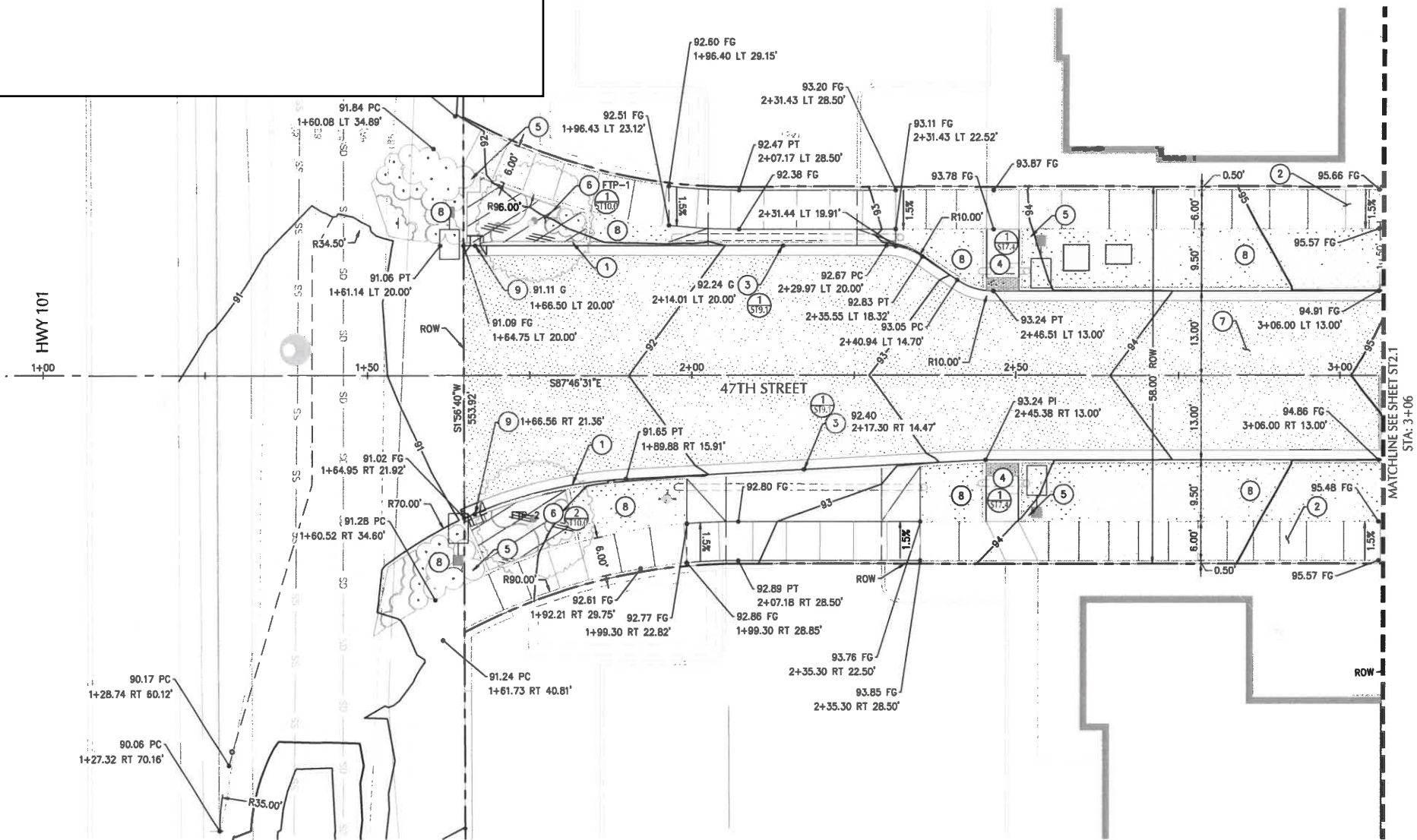
HORIZONTAL SCALE: 1" = 4'

2
G1.6

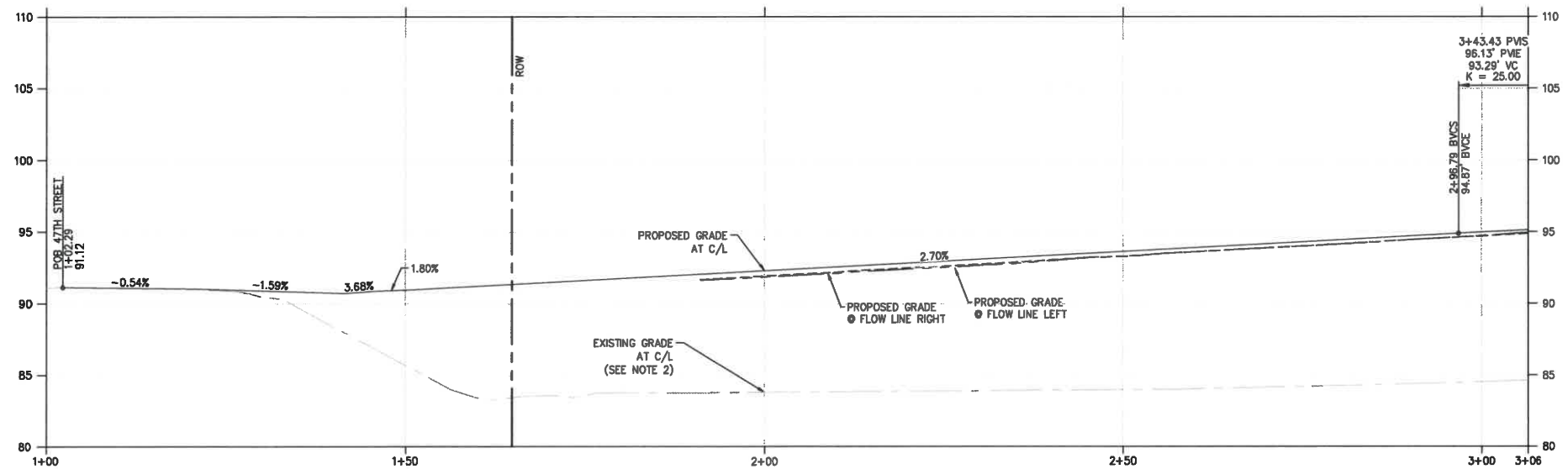
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- ALL PAVEMENT SECTIONS SHALL BE CONSTRUCTED AS LEVEL 3, 3/4" DENSE ACP PER CITY OF FLORENCE STANDARD DRAWING F-201/ST12.0. INSTALL 4" OF AC ON 12" OF BASE ROCK.

Attachment 5.1



PLAN VIEW - 47TH STREET STA. 1+00 TO 3+06
SCALE: 1" = 10'



PROFILE VIEW - 47TH STREET STA. 1+00 TO 3+06
SCALE: 1" = 10'

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
2. EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
3. HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.
4. FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY

KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0
2. CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0
3. CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET 9.0 & 9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2
4. CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET 7.0, 7.1, 7.2, 7.3, & 7.4, CITY OF FLORENCE DETAIL F-206/ST12.2
5. INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS.
6. FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE CURB SPILLWAY. ID AS SHOWN. SEE SHEETS 10.0, 10.1, 10.2, & 10.3.
7. CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET 61.5 & 61.6, CITY OF FLORENCE DETAIL F-201/ST12.0
8. LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING.
9. CONSTRUCT CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.1

SHEET LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- CONCRETE SIDEWALK
- HEAVY CONCRETE (DRIVEWAY)
- STANDARD ASPHALT PAVEMENT
- STORMWATER PLANTER/BASIN
- LANDSCAPING, SEE LANDSCAPE PLANS



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

REVISIONS

REV	DATE	REFERENCE

PROJECT NO. 1700586

DATE 16 JUL 21

DRAWING TITLE

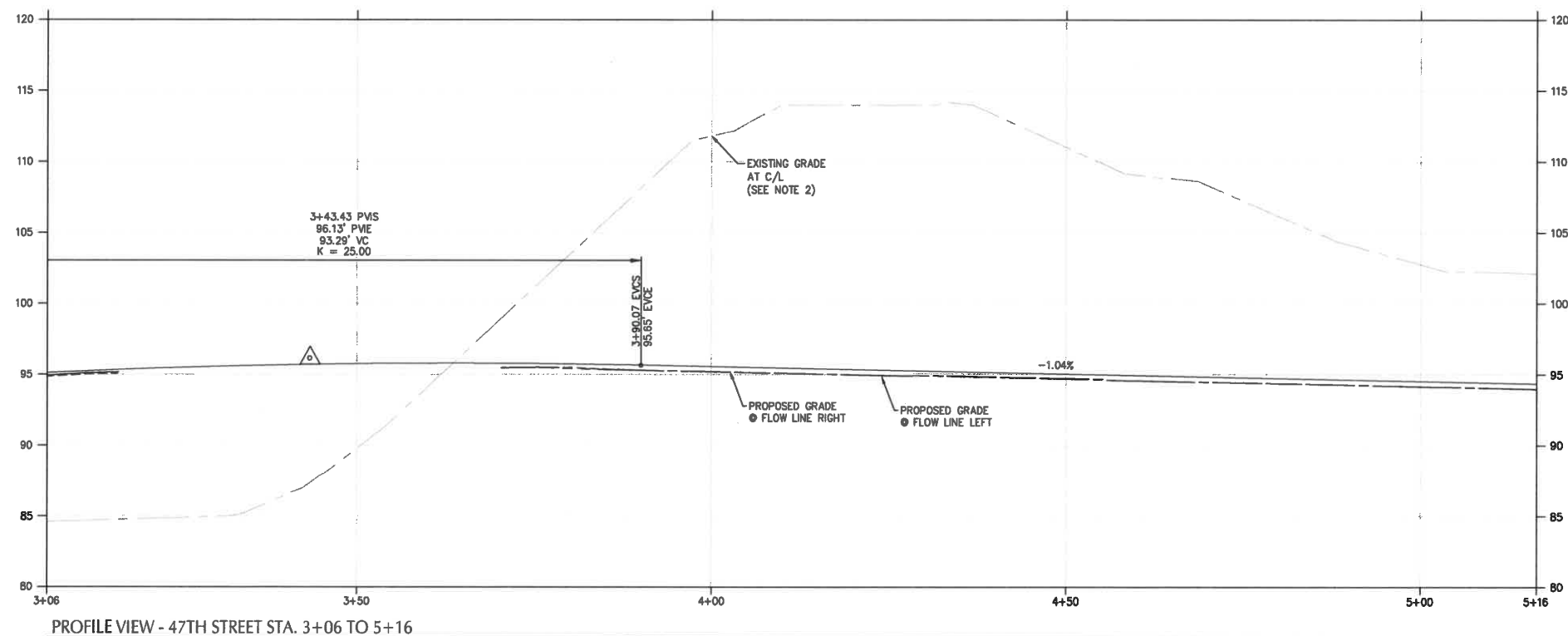
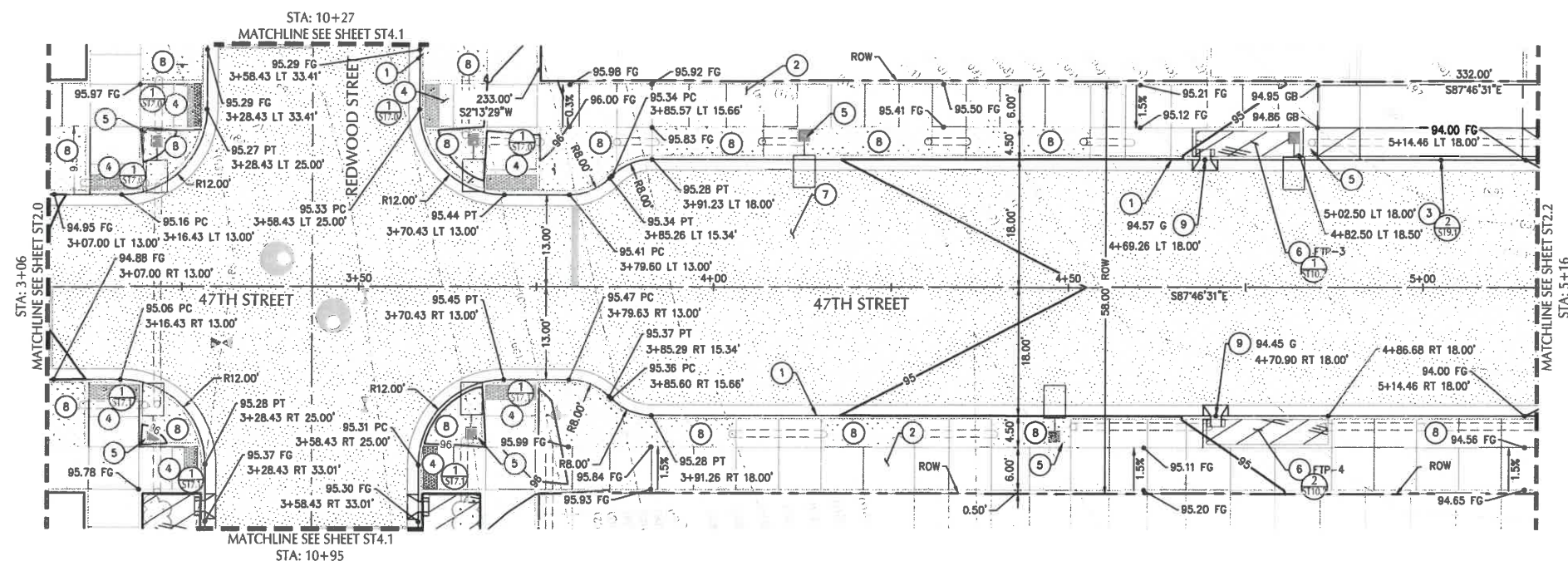
47TH ST
STREET PLAN & PROFILE
STA 1+00 TO 3+06

DRAWING NUMBER

ST2.0

PERMIT PLANS - NOT FOR CONSTRUCTION





SHEET NOTES

ⓧ KEY NOTES

SHEET LEGEND

kpft



PROJECT TITLE

37344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY

REVISIONS

PROJECT NO.	1700586
DATE	16 JUL 21
DRAWING TITLE	
47TH ST STREET PLAN & PROFILE STA 3+06 TO 5+16	

TRAINING NUMBER

ST2.1

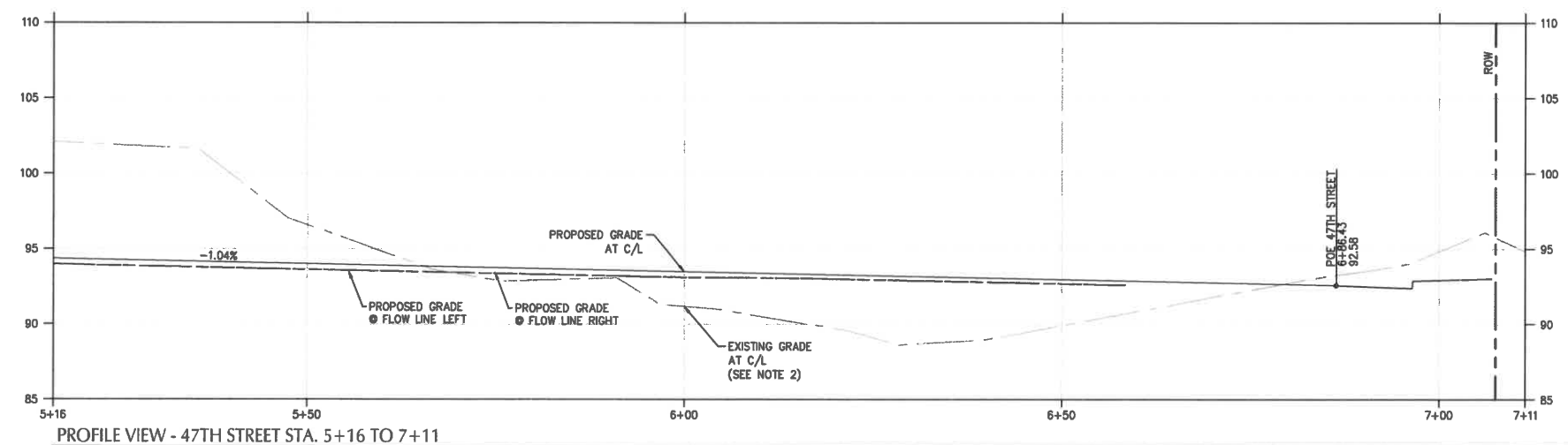
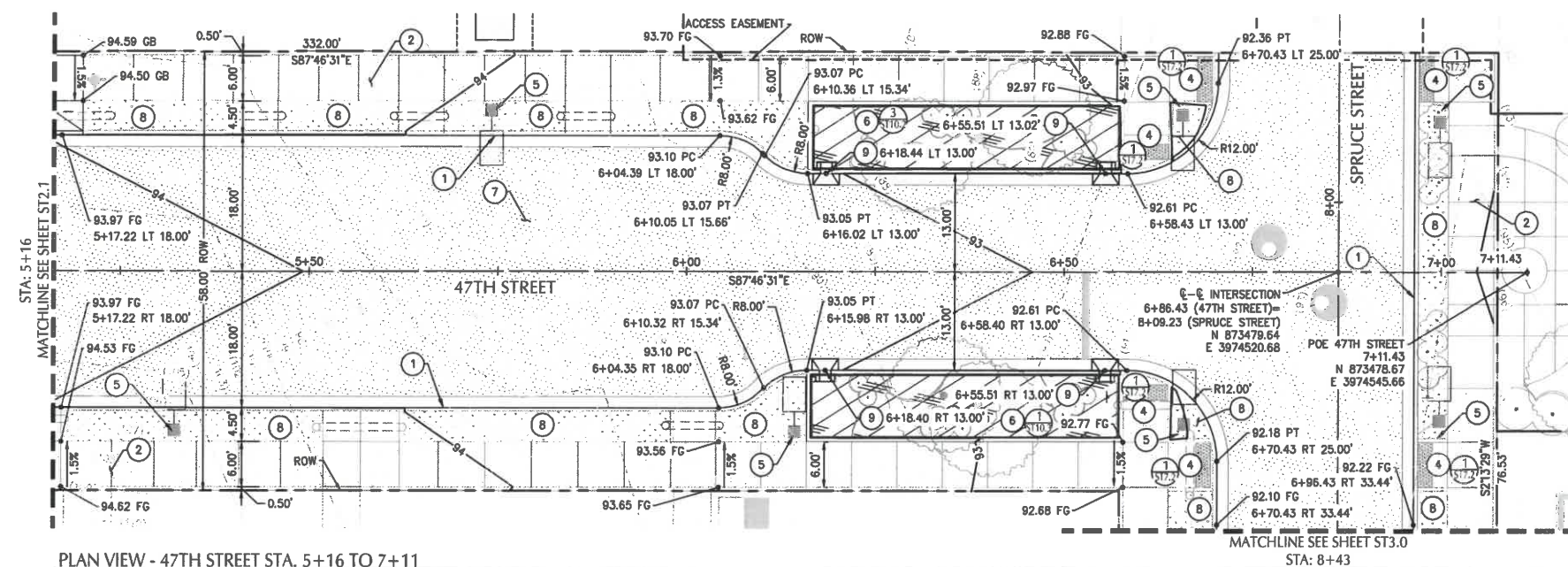
PERMIT PLANS - NOT FOR CONSTRUCTION



SCALE

1 INCH = 10 FEET





- SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
2. EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLAN. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
3. HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.
4. FUTURE BUILDING AND SITE PER APPROVED FINAL P.U.D. SHOWN FOR INFORMATION ONLY

- (X) KEY NOTES**

- | # | DESCRIPTION |
|---|--|
| 1 | CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0 |
| 2 | CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0 |
| 3 | CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET 9.0 & 9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2 |
| 4 | CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET 7.0, 7.1, 7.2, 7.3, & 7.4, CITY OF FLORENCE DETAIL F-206/ST12.2 |
| 5 | INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS. |
| 6 | FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE CURB SPILLWAY. ID AS SHOWN. SEE SHEETS 10.0, 10.1, 10.2, & 10.3. |
| 7 | CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET G1.5 & G1.6, CITY OF FLORENCE DETAIL F-201/ST12.0 |
| 8 | LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING. |
| 9 | CONSTRUCT CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.1 |

SHEET LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE SIDEWALK
	HEAVY CONCRETE (DRIVEWAY)
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER/BASIN
	LANDSCAPING, SEE LANDSCAPE PLANS

PERMIT PLANS - NOT FOR CONSTRUCTION



SCALE



1 INCH = 10 FEET



800 Willamette Street, Suite 410
Eugene, OR 97401
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www.koff.com



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

REVISIONS	
1	Initial Review
2	Final Review
3	Final Review
4	Final Review
5	Final Review
6	Final Review
7	Final Review
8	Final Review
9	Final Review
10	Final Review
11	Final Review
12	Final Review
13	Final Review
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100	Final Review

SYM	DATE	REFERENCE

PROJECT NO.	1700586
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DATE	16 JUL 21
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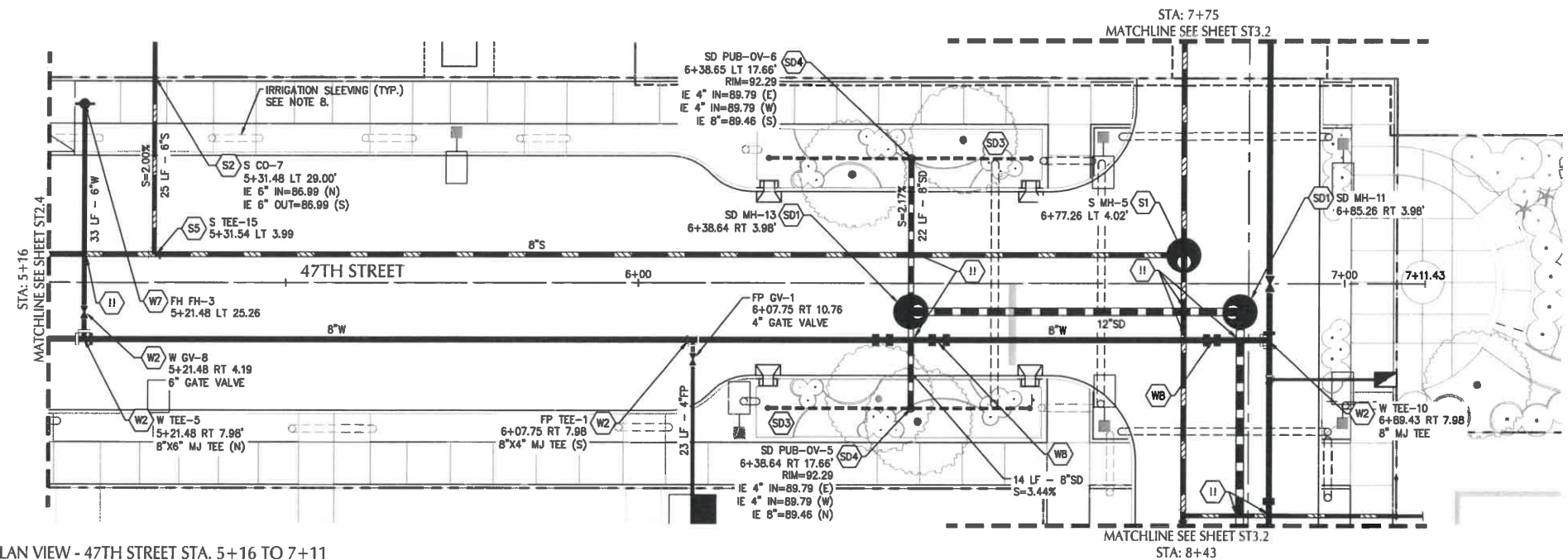
DRAWING TITLE

47TH ST
STREET PLAN & PROFILE
STA 5+16 TO 7+11

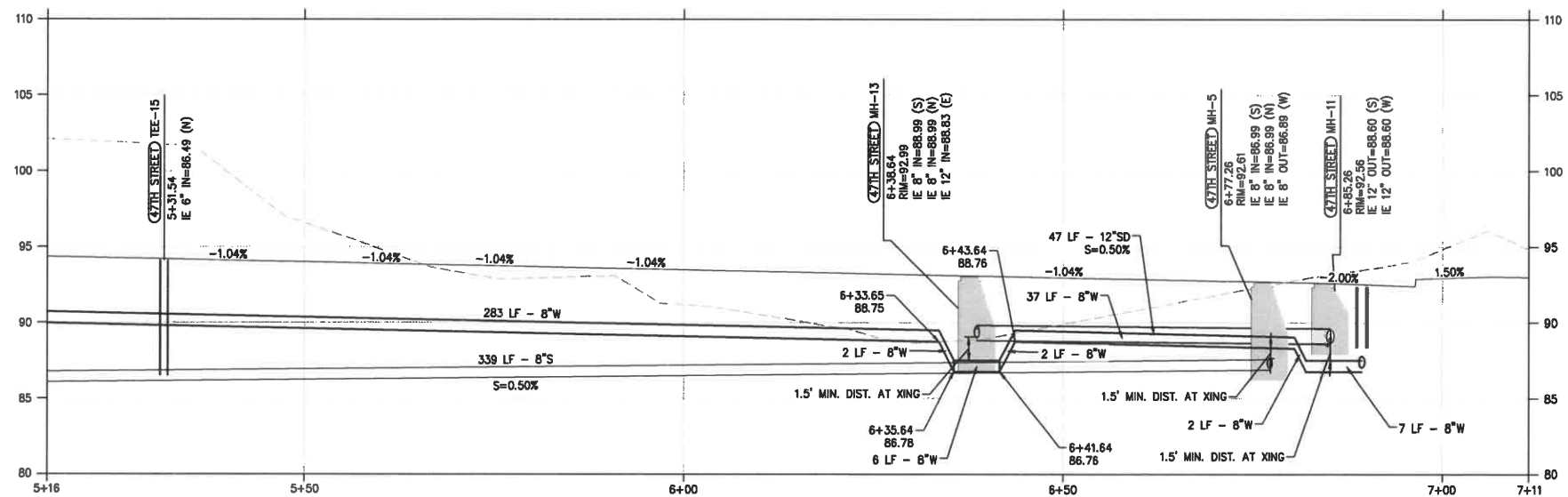
DRAWING NUMBER

ST2.2

ST2.3



PLAN VIEW - 47TH STREET STA. 5+16 TO 7+11
SCALE: 1" = 10'



PROFILE VIEW - 47TH STREET STA. 5+16 TO 7+11
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).
- 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 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
WB	WATER LINE RAISING/LOWERING.	
WB	INSTALL TEMPORARY BLOW-OFF HYDRANT.	F-402B/ST12.0
W10	INSTALL HORIZONTAL BEND (ANGLE SHOWN ON PLAN).	

- 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

REV	DATE	REFERENCE

PROJECT NO. 1700586
DATE 16 JUL 21

DRAWING TITLE
47TH ST
UTILITY PLAN & PROFILE
STA 5+16 TO 7+11

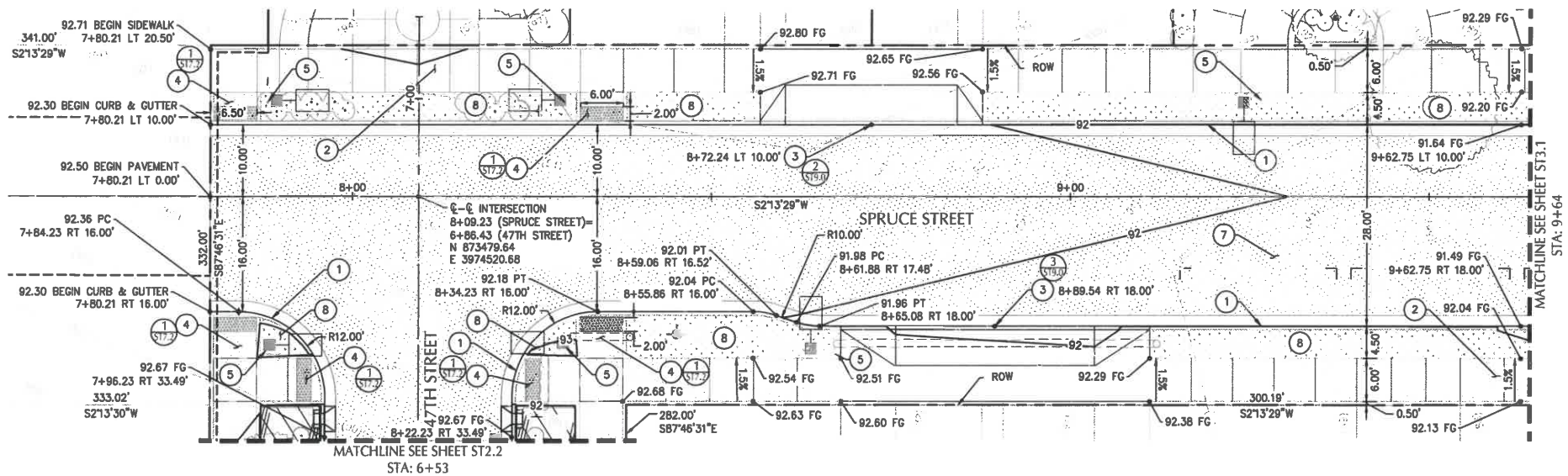
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ST2.5

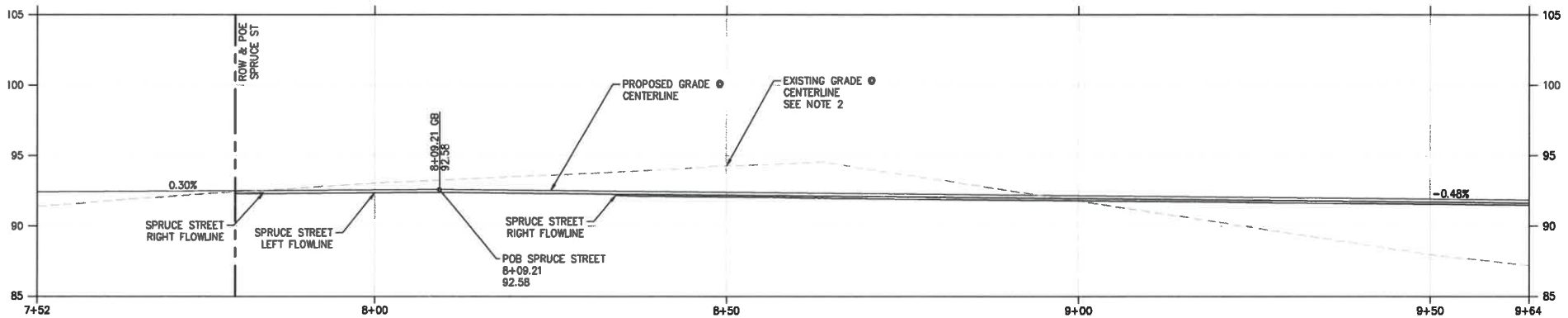


PERMIT PLANS - NOT FOR CONSTRUCTION

Attachment 5.2



PLAN VIEW - SPRUCE STREET STA. 7+52 TO 9+64
SCALE: 1" = 10'



PROFILE VIEW - SPRUCE STREET STA. 7+52 TO 9+64
SCALE: HORIZ: 1" = 10'
VERT: 1" = 2'

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
2. EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
3. FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY.
4. HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.

KEY NOTES

- | # | DESCRIPTION |
|---|---|
| 1 | CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0 |
| 2 | CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0 |
| 3 | CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET ST9.0 & ST9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2 |
| 4 | CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET ST7.0, ST7.1, ST7.2, ST7.3 & ST7.4, CITY OF FLORENCE DETAIL F-206/ST12.2 |
| 5 | INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS. |
| 6 | FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE WALK. ID AS SHOWN. SEE SHEETS ST10.0, ST10.1, ST10.2, & ST10.3. |
| 7 | CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET G1.5 & G1.6. CITY OF FLORENCE DETAIL F-201/ST12.0 |
| 8 | LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING. |
| 9 | INSTALL CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.1. |

SHEET LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE SIDEWALK
	HEAVY CONCRETE (DRIVEWAY)
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER/BASIN
	LANDSCAPING, SEE LANDSCAPE PLANS



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	SPRUCE ST STREET PLAN & PROFILE STA. 7+52 TO 9+64	
DRAWING NUMBER		

PERMIT PLANS - NOT FOR CONSTRUCTION



ST3.0



1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
2. EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
3. FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY
4. HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.

- (X) KEY NOTES**

- | # | DESCRIPTION |
|---|---|
| 1 | CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0 |
| 2 | CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-206/ST12.0. |
| 3 | CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET ST8.0 & ST8.1, CITY OF FLORENCE DETAIL F-208A/ST12.2 |
| 4 | CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET ST7.0, ST7.1, ST7.2, ST7.3 & ST7.4, CITY OF FLORENCE DETAIL F-206/ST12.2 |
| 5 | INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS. |
| 6 | FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE WALK. ID AS SHOWN. SEE SHEETS ST10.0, ST10.1, ST10.2, & ST10.3. |
| 7 | CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET G1.5 & G1.6. CITY OF FLORENCE DETAIL F-201/ST12.0 |
| 8 | LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING. |
| 9 | INSTALL CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.1. |

	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE SIDEWALK
	HEAVY CONCRETE (DRIVEWAY)
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER/BASIN
	LANDSCAPING, SEE LANDSCAPE PLANS

REVISIONS

SYM	DATE	REFERENCE

PROJECT NO.	1700586
DATE	16 JUL 2

DRAWING TITLE	
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SPRUCE ST
STREET PLAN & PRO
STA. 9+64 TO 11+

DRAWING NUMBER	
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ST3.1



PROJECT TITLE _____

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

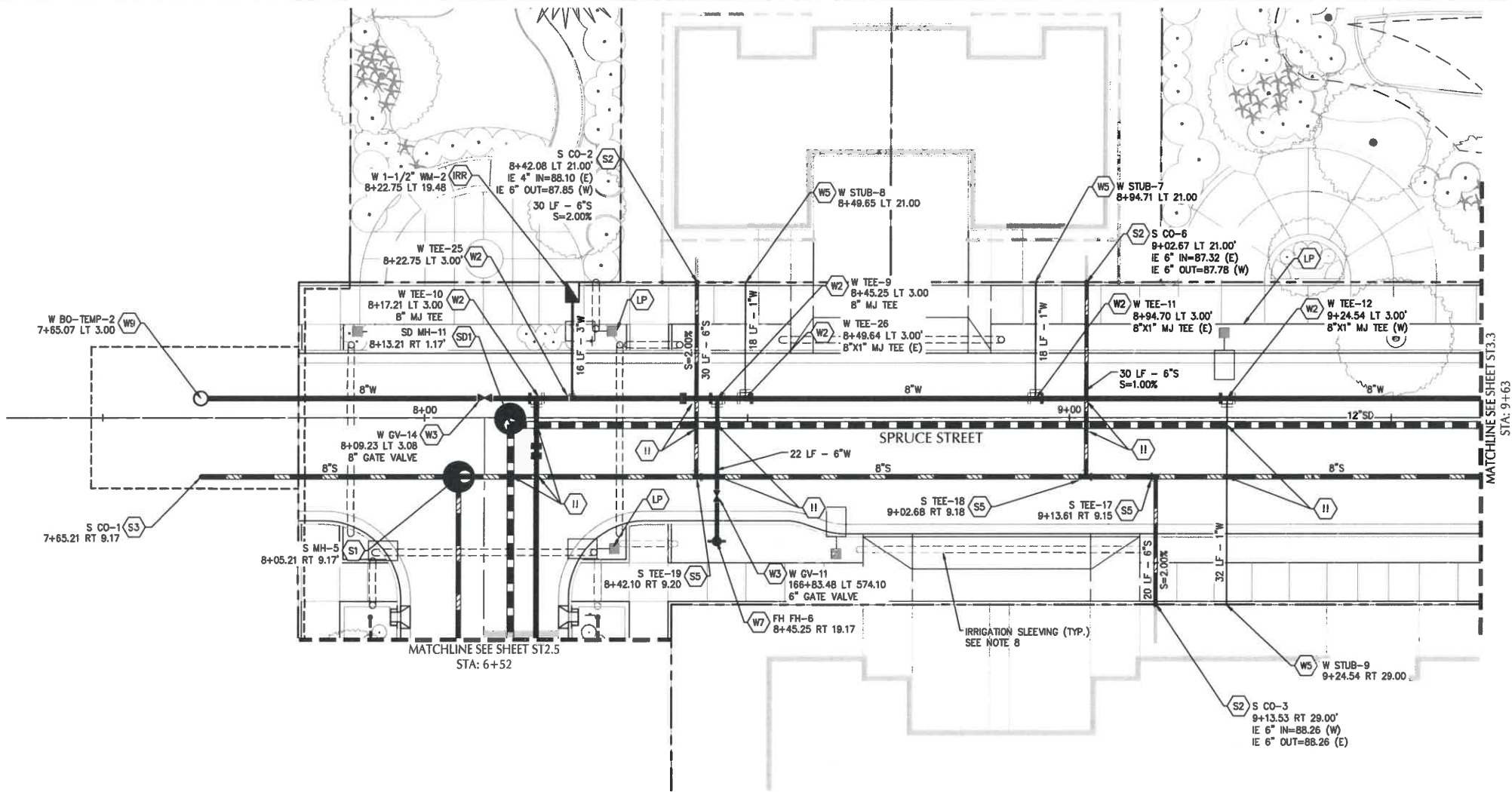
PERMIT PLANS - NOT FOR CONSTRUCTION



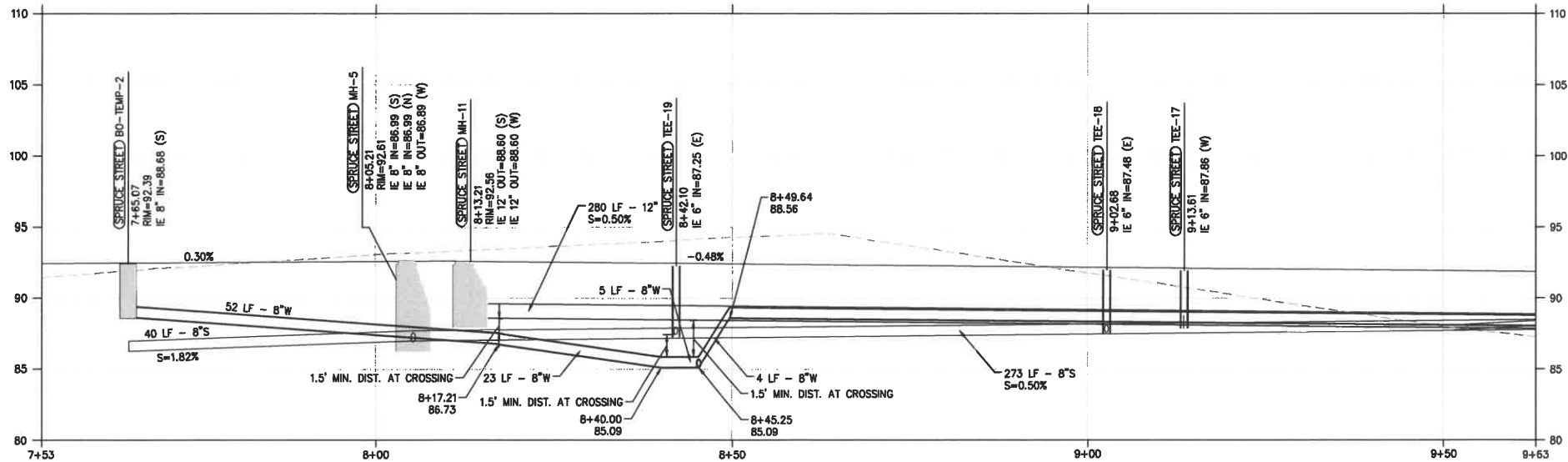
SCALE

1 INCH = 10 FEET

10 0 10 20



PLAN VIEW - SPRUCE STREET STA. 7+53 TO 9+63
SCALE: 1" = 10'



PROFILE VIEW - SPRUCE STREET STA. 7+53 TO 9+63
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).
- 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).	

- 3" IRRIGATION STUB FOR PUBLIC LANDSCAPE. SEE LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- IRR
- STREET LIGHT. SEE STREET LIGHTING PLAN.
- LP
- UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE, U.N.O. POT HOLE PRIOR TO CONSTRUCTION.
- II



PERMIT PLANS - NOT FOR CONSTRUCTION



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS
CANNERY STATION

REVISIONS

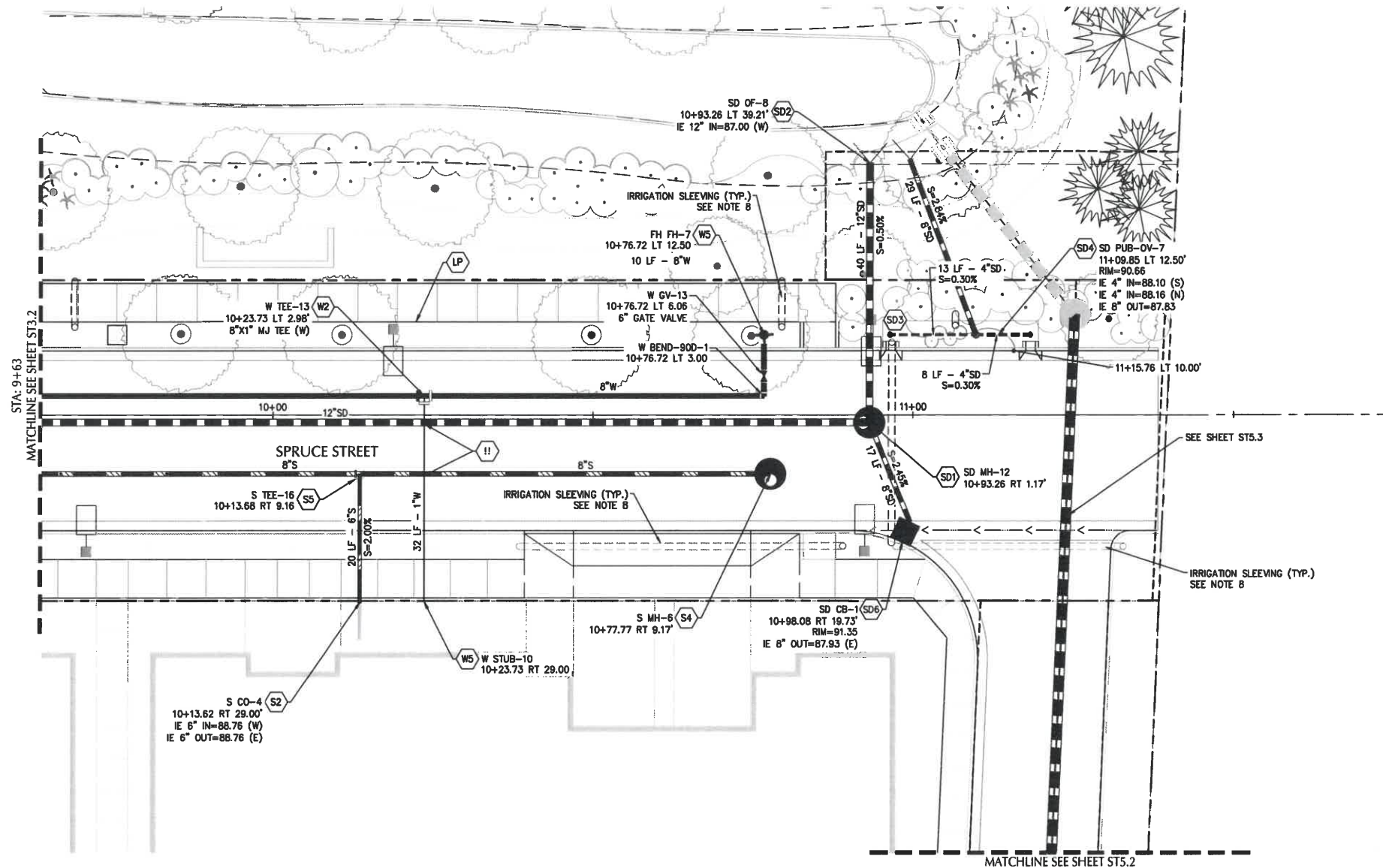
REV	DATE	REVISION
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PROJECT NO.	1700586
DATE	16 JUL 21

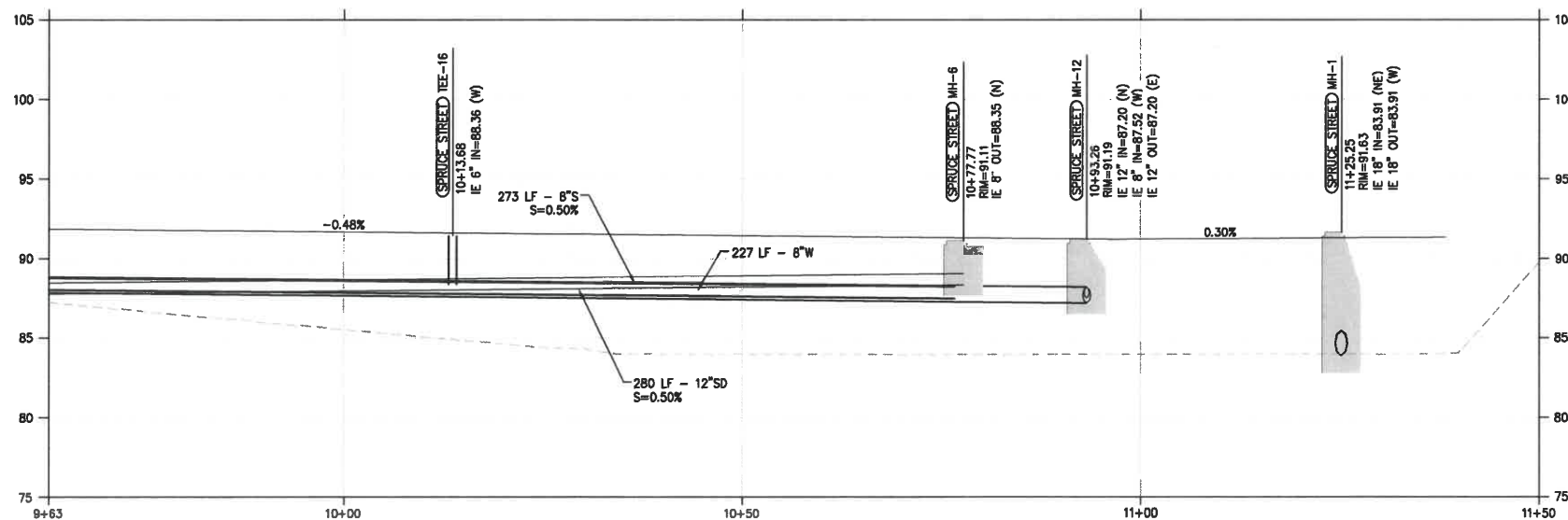
DRAWING TITLE
SPRUCE ST
UTILITY PLAN & PROFILE
STA 7+53 TO 9+63

DRAWING NUMBER

ST3.2



PLAN VIEW - SPRUCE STREET STA. 9+63 TO 11+50
SCALE: 1" = 10'



PROFILE VIEW - SPRUCE STREET STA. 9+63 TO 11+50
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).
- 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
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.
- !! UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE, U.N.O. POT HOLE PRIOR TO CONSTRUCTION.



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PROJECT TITLE

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

REVISIONS

REV	DATE	REVISION

PROJECT NO. 1700586
DATE 16 JUL 21

DRAWING TITLE
SPRUCE ST
UTILITY PLAN & PROFILE
STA 9+63 TO 11+50

DRAWING NUMBER

ST3.3



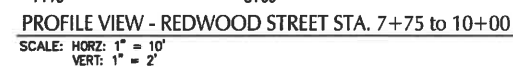
PERMIT PLANS - NOT FOR CONSTRUCTION



1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
2. EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
3. HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.
4. FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY

#	DESCRIPTION
1	CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0
2	CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0.
3	CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET ST9.0 & ST9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2
4	CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET ST7.0, ST7.1, ST7.2, ST7.3, & ST7.4, CITY OF FLORENCE DETAIL F-206/ST12.2
5	INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS.
6	FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE WALK. ID AS SHOWN. SEE SHEETS ST10.0, ST10.1, ST10.2, & ST10.3.
7	CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET G1.5 & G1.6, CITY OF FLORENCE DETAIL F-201/ST12.0
8	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING.
9	CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.0.

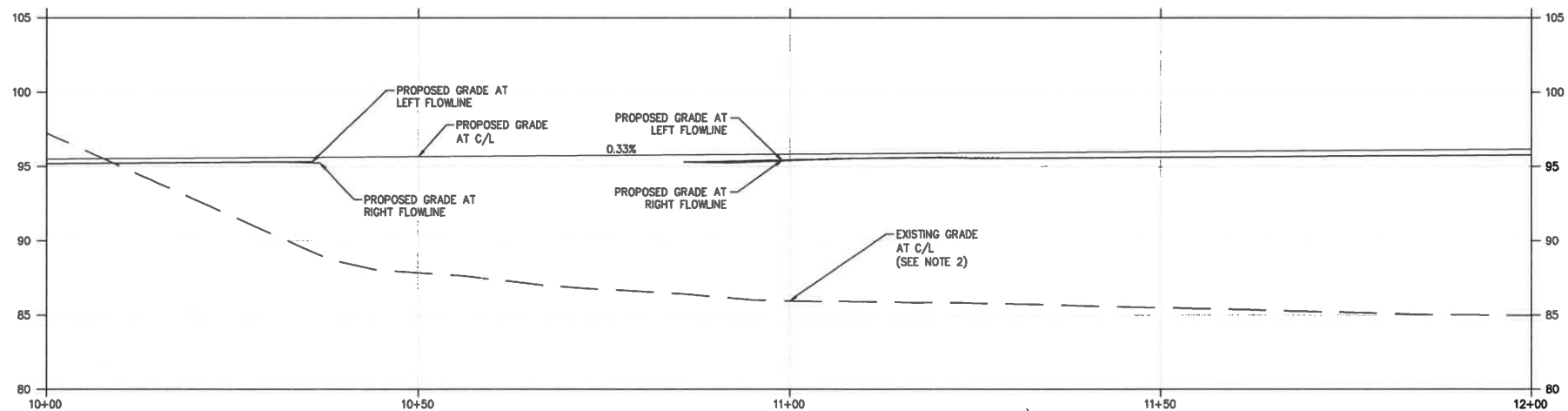
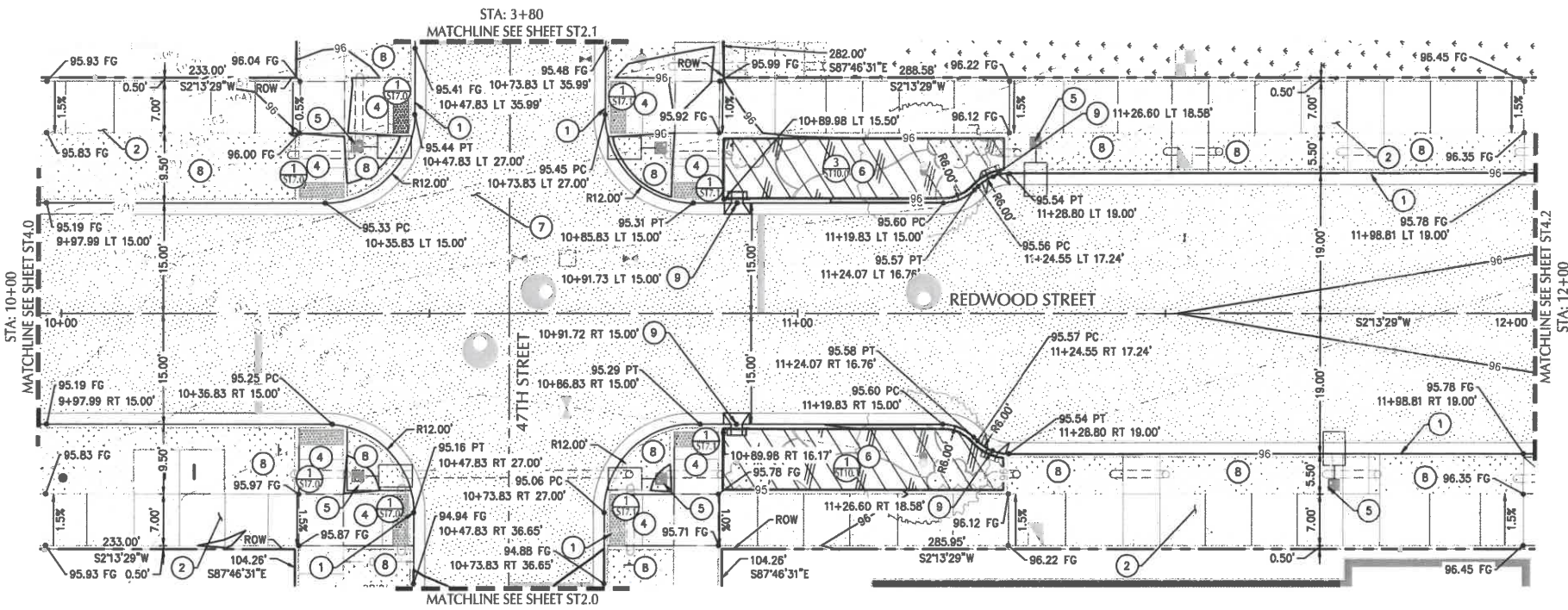
	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE SIDEWALK
	HEAVY CONCRETE (DRIVEWAY)
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER/BASIN
	LANDSCAPING, SEE LANDSCAPE PLANS



PERMIT PLANS - NOT FOR CONSTRUCTION



ST4.0



SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
- EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
- HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.
- FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY

KEY NOTES

- CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0
- CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0
- CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET ST8.0 & ST9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2
- CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET ST7.0, ST7.1, ST7.2, ST7.3, & ST7.4, CITY OF FLORENCE DETAIL F-206/ST12.2
- INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS.
- FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE WALK. ID AS SHOWN. SEE SHEETS ST10.0, ST10.1, ST10.2, & ST10.3
- CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET G1.5 & G1.6, CITY OF FLORENCE DETAIL F-201/ST12.0
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING.
- CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.0

SHEET LEGEND

---	PROPERTY LINE/RIGHT-OF-WAY
[Pattern]	CONCRETE SIDEWALK
[Pattern]	HEAVY CONCRETE (DRIVEWAY)
[Pattern]	STANDARD ASPHALT PAVEMENT
[Pattern]	STORMWATER PLANTER/BASIN
[Pattern]	LANDSCAPING, SEE LANDSCAPE PLANS

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PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

CANNERY STATION

REVISIONS

NO.	DATE	REFERENCE

PROJECT NO. 1700586
DATE 16 JUL 21

DRAWING TITLE
REDWOOD ST
PLAN AND PROFILE
STA. 10+00 TO 12+00

DRAWING NUMBER

ST4.1

PERMIT PLANS - NOT FOR CONSTRUCTION



SCALE
1 INCH = 10 FEET
0 10 20

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL U.N.O.
2. EXISTING GRADE SHOWN IN THESE PLANS REPRESENTS THE SURVEYED ELEVATION PRIOR TO MASS GRADING. MASS GRADING HAS OCCURRED AND SITE GRADES ARE CHANGED FROM THE ORIGINAL SURVEYED GRADES. SEE MASS GRADING PLANS. CONTRACTOR MUST SURVEY TOPOGRAPHY OF CURRENT SITE CONDITION IN ORDER TO ESTIMATE EARTHWORK QUANTITIES.
3. HWY 101 & 47TH INTERSECTION TO BE PERMITTED UNDER ODOT ACCESS PERMIT.
4. FUTURE BUILDING AND SITE PER APPROVED FINAL PUD. SHOWN FOR INFORMATION ONLY.

KEY NOTES

- | # | DESCRIPTION |
|---|---|
| 1 | CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF FLORENCE STD DWG F-203/ST12.0 |
| 2 | CONSTRUCT SETBACK SIDEWALK PER CITY OF FLORENCE DETAIL F-205/ST12.0. |
| 3 | CONSTRUCT DRIVEWAY AND ALLEY APPROACHES PER SHEET ST9.0 & ST9.1, CITY OF FLORENCE DETAIL F-208A/ST12.2 |
| 4 | CONSTRUCT SIDEWALK ACCESS RAMP PER SHEET ST7.0, ST7.1, ST7.2, ST7.3, & ST7.4, CITY OF FLORENCE DETAIL F-206/ST12.2 |
| 5 | INSTALL STREET LIGHT. SEE STREET LIGHTING PLANS. |
| 6 | FLOW THROUGH STORMWATER PLANTER (FTP) WITH CONCRETE WALK. ID AS SHOWN. SEE SHEETS ST10.0, ST10.1, ST10.2, & ST10.3. |
| 7 | CONSTRUCT PAVEMENT PER TYPICAL SECTION, SHEET G1.5 & G1.6, CITY OF FLORENCE DETAIL F-201/ST12.0 |
| 8 | LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR PLANTING. |
| 9 | CONCRETE INLET, TYPE SW, PER CITY OF FLORENCE DETAIL SW-330/ST12.0. |

SHEET LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE SIDEWALK
	HEAVY CONCRETE (DRIVEWAY)
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER/BASIN
	LANDSCAPING, SEE LANDSCAPE PLANS

PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

REVISIONS

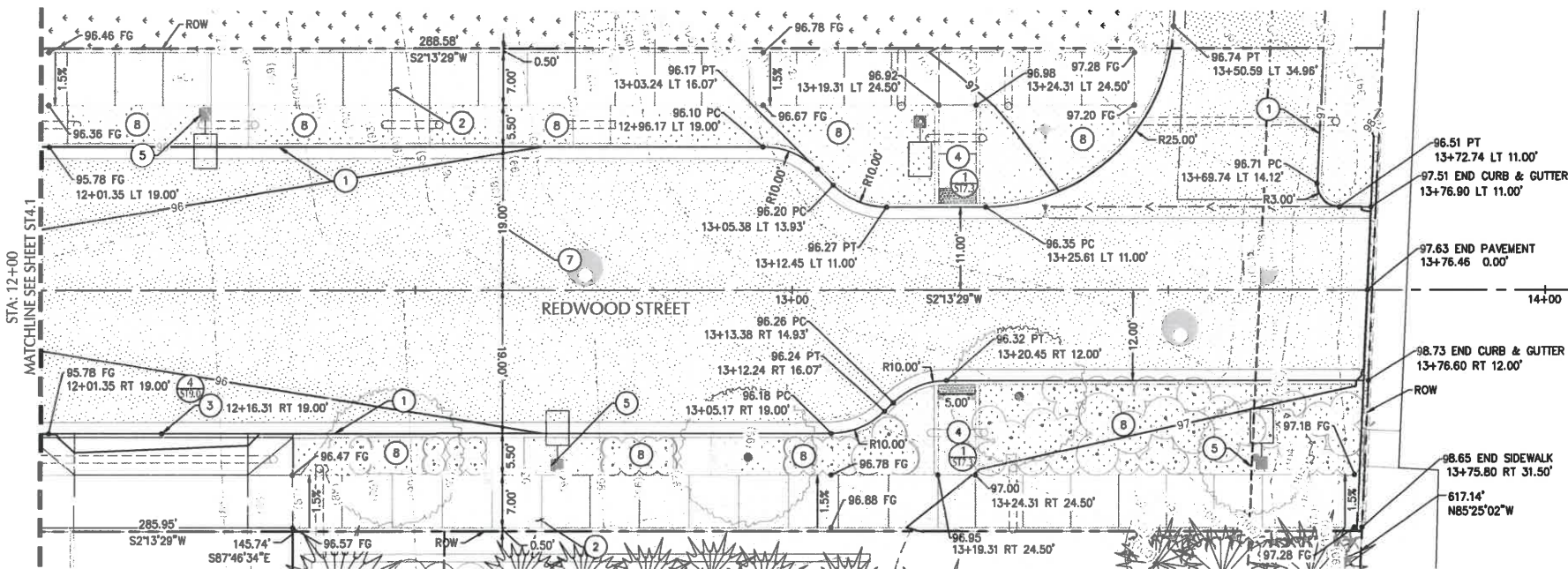
REV	DATE	REFERENCE

PROJECT NO.	1700586
DATE	16 JUL 21

DRAWING TITLE
REDWOOD ST
PLAN AND PROFILE
STA. 12+00 TO 14+00

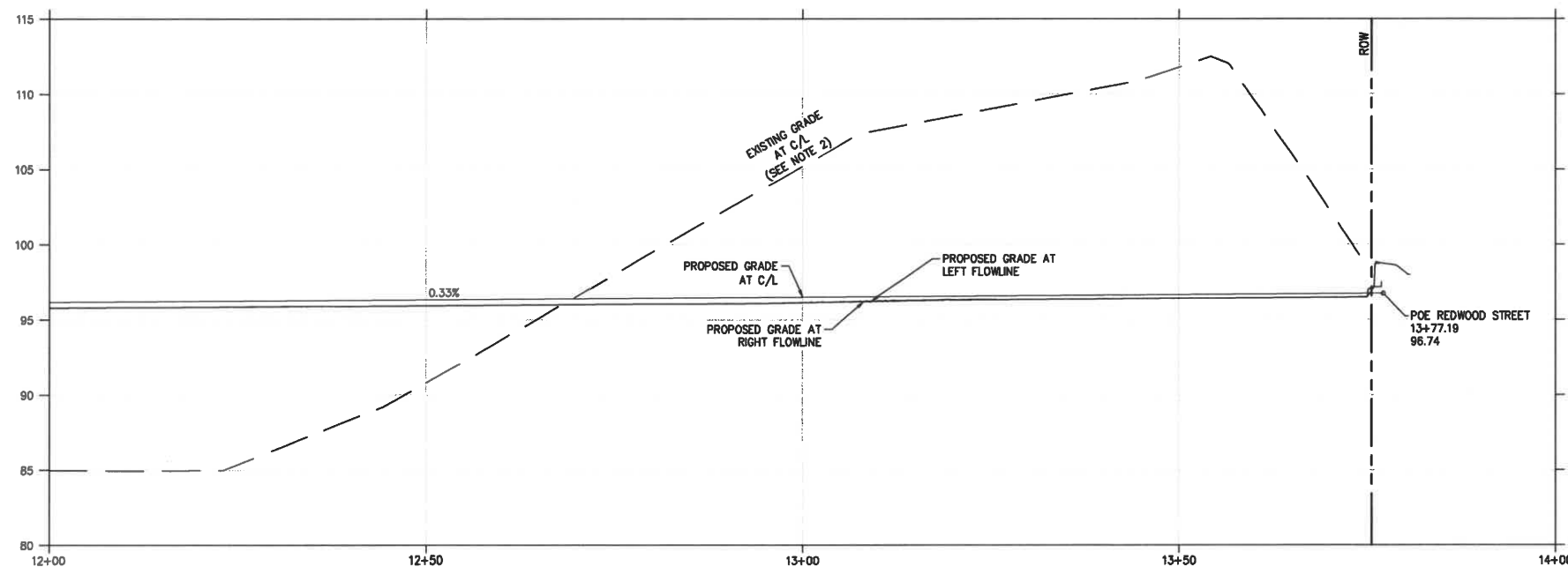
DRAWING NUMBER

ST4.2



PLAN VIEW - REDWOOD STREET STA. 12+00 TO 14+00

SCALE: 1" = 10'

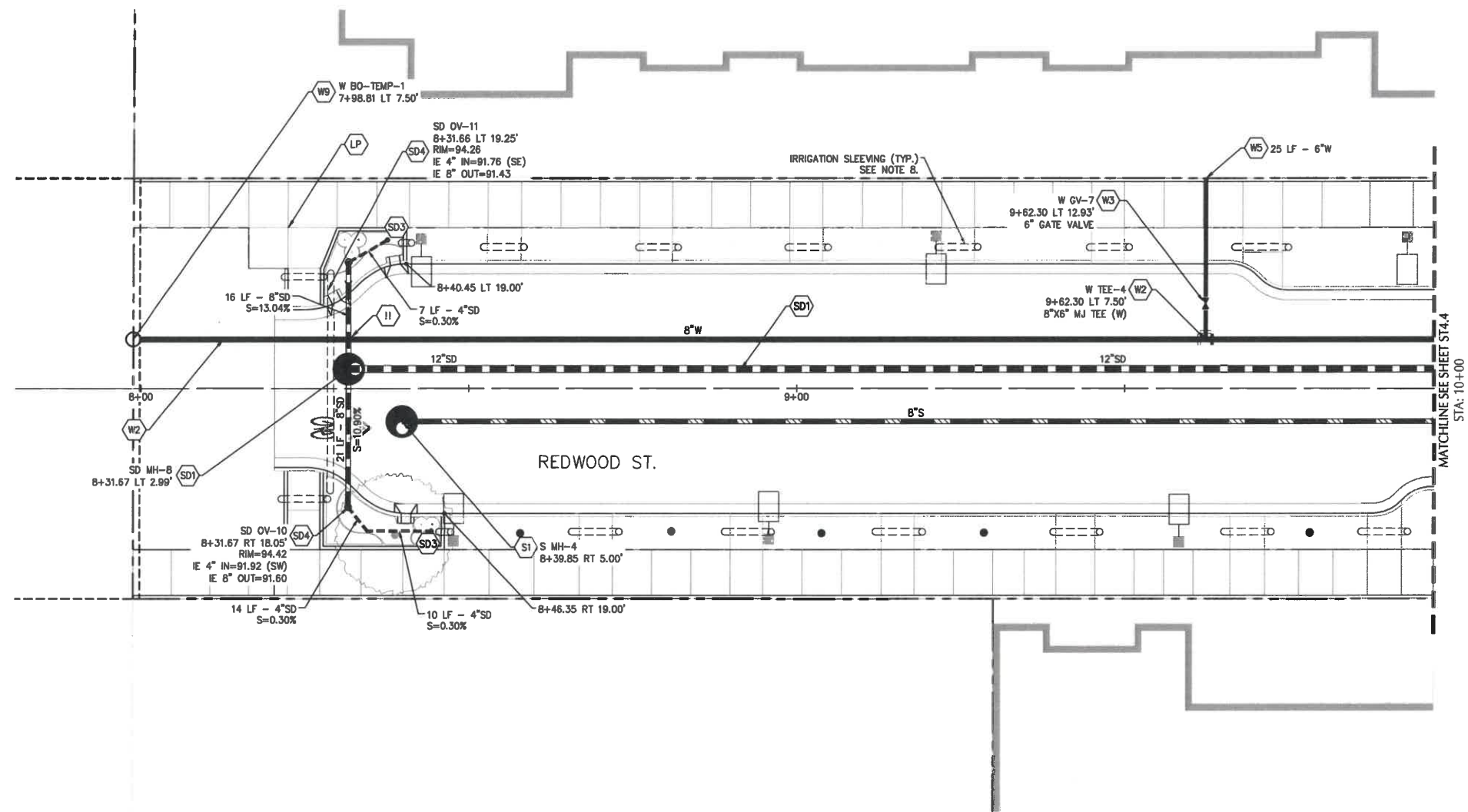


PROFILE VIEW - REDWOOD STREET STA. 12+00 TO 14+00

SCALE: HORIZ: 1" = 10'
VERT: 1" = 2'

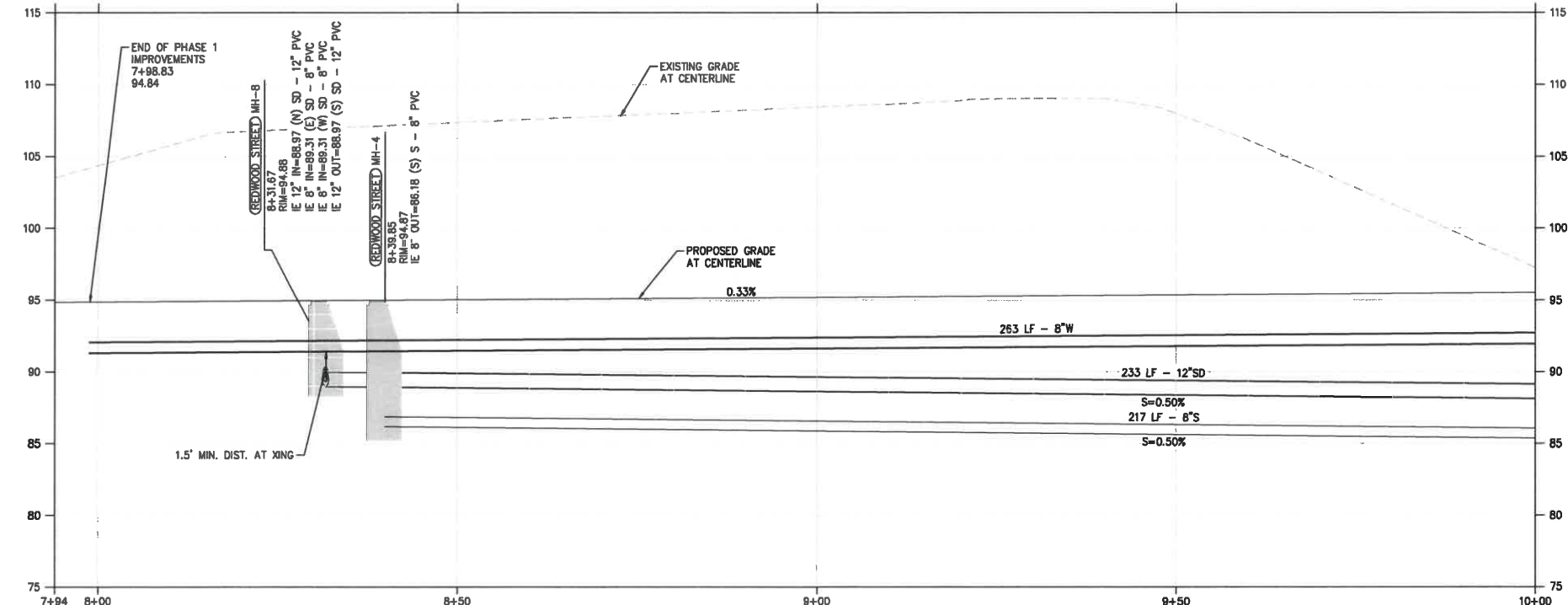
PERMIT PLANS - NOT FOR CONSTRUCTION





PLAN VIEW - REDWOOD STREET STA. 7+94 TO 10+00

SCALE: 1" = 10'



PROFILE VIEW - REDWOOD STREET STA. 7+94 TO 10+00

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).
- 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

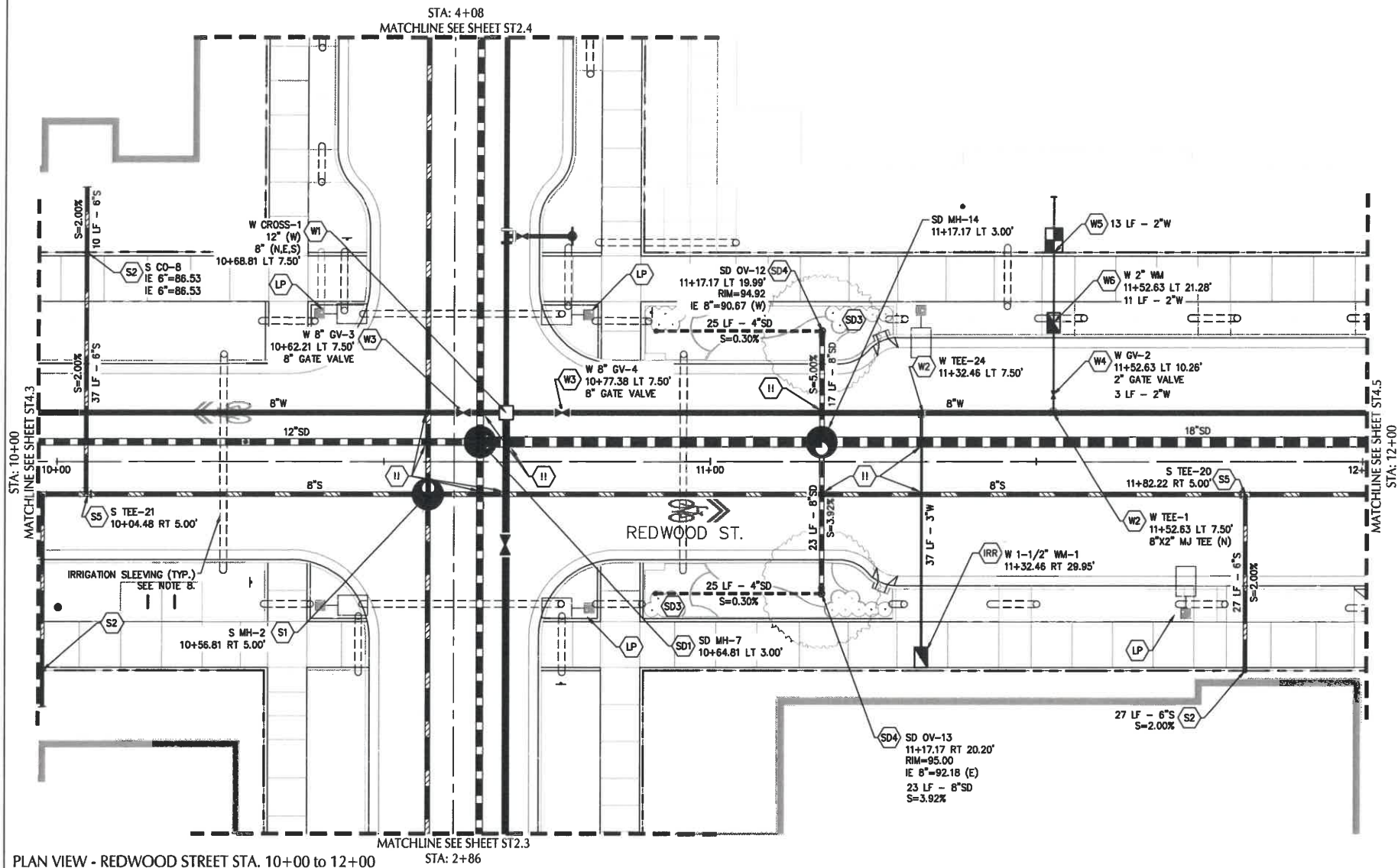
PUBLIC IMPROVEMENT PLANS CANNERY STATION

REVISIONS		
NO.	DATE	REFERENCE
PROJECT NO.	1700586	
DATE	16 JUL 21	
DRAWING TITLE	REDWOOD STREET UTILITY PLAN & PROFILE STA 7+94 TO 10+00	
DRAWING NUMBER		



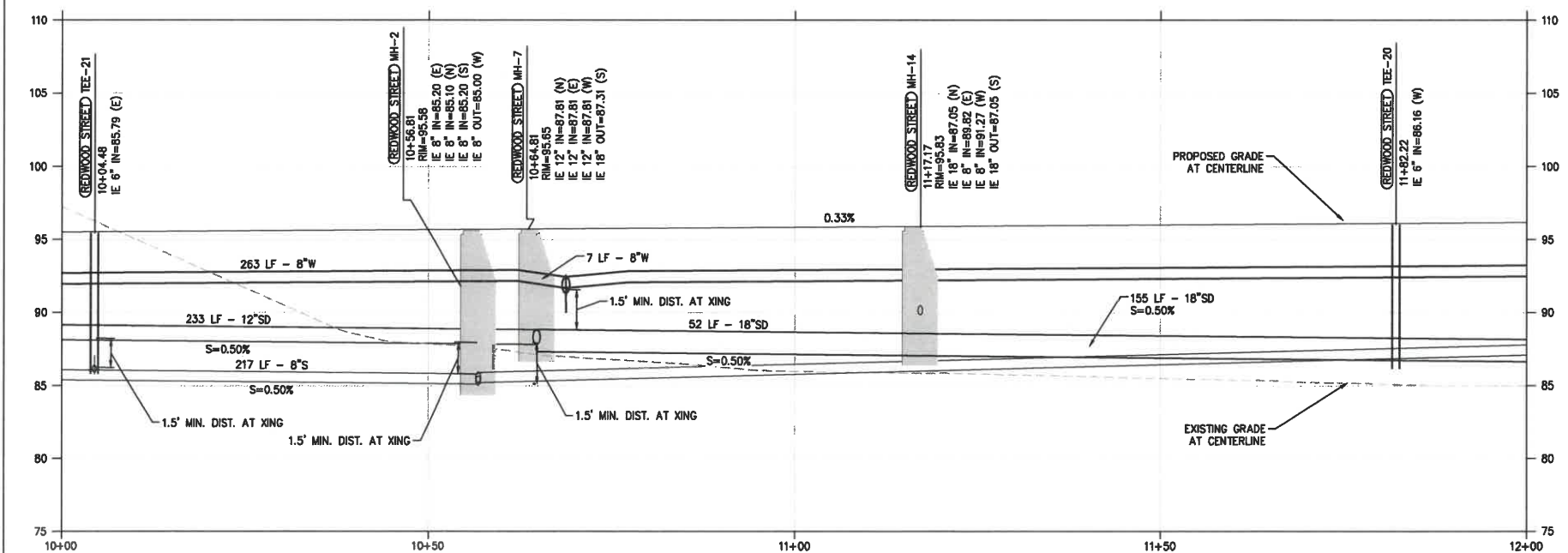
PERMIT PLANS - NOT FOR CONSTRUCTION

ST4.3



PLAN VIEW - REDWOOD STREET STA. 10+00 TO 12+00

SCALE: 1" = 10'



PROFILE VIEW - REDWOOD STREET STA. 10+00 TO 12+00

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).
- 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
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).	

- 3" IRRIGATION STUB FOR PUBLIC LANDSCAPE. SEE LANDSCAPING PLANS FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- STREET LIGHT. SEE STREET LIGHTING PLAN.
- UTILITY CROSSING. PROVIDE 18" MIN. CLEARANCE, U.N.O. POT HOLE PRIOR TO CONSTRUCTION.



PROJECT TITLE

87344 MUNSEL LAKE RD, FLORENCE, OR 97439

PUBLIC IMPROVEMENT PLANS

CANNERY STATION

REVISIONS

REV	DATE	REFERENCE

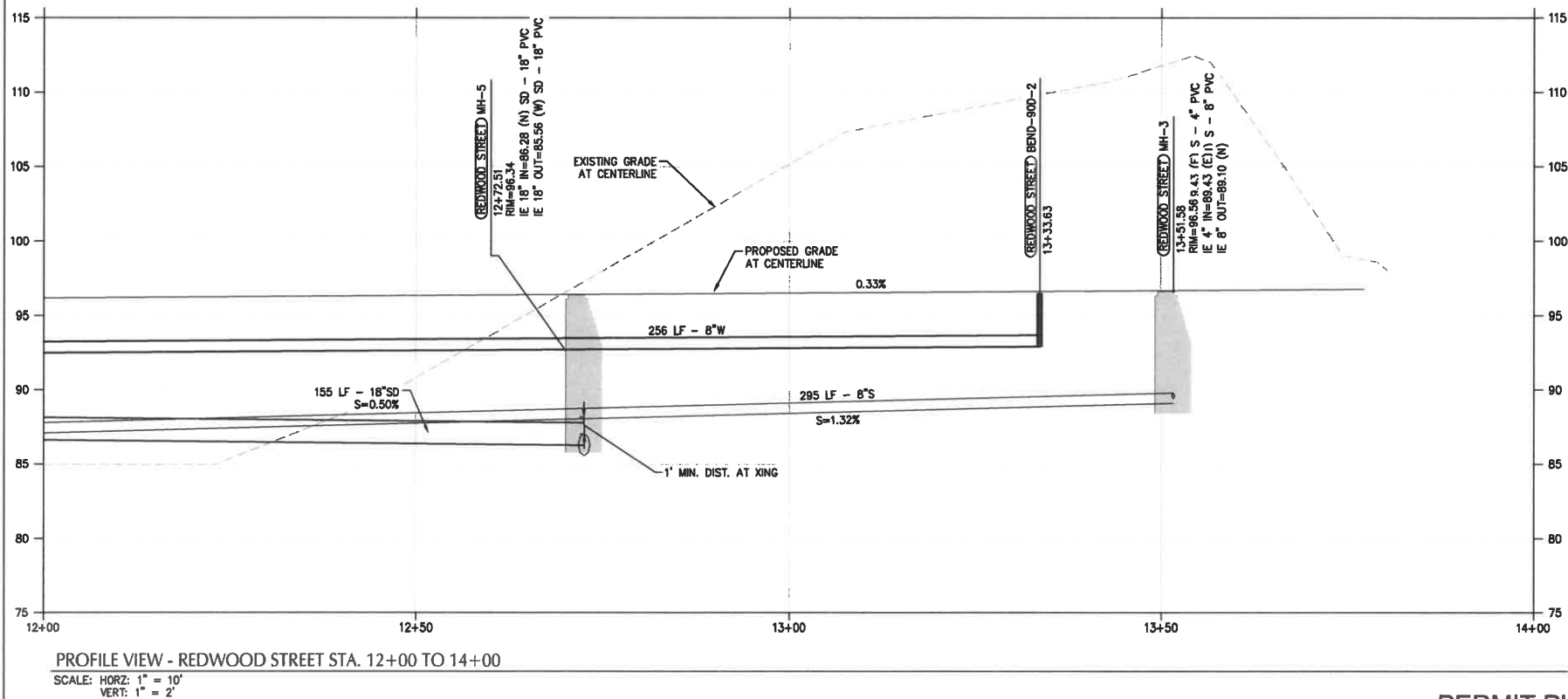
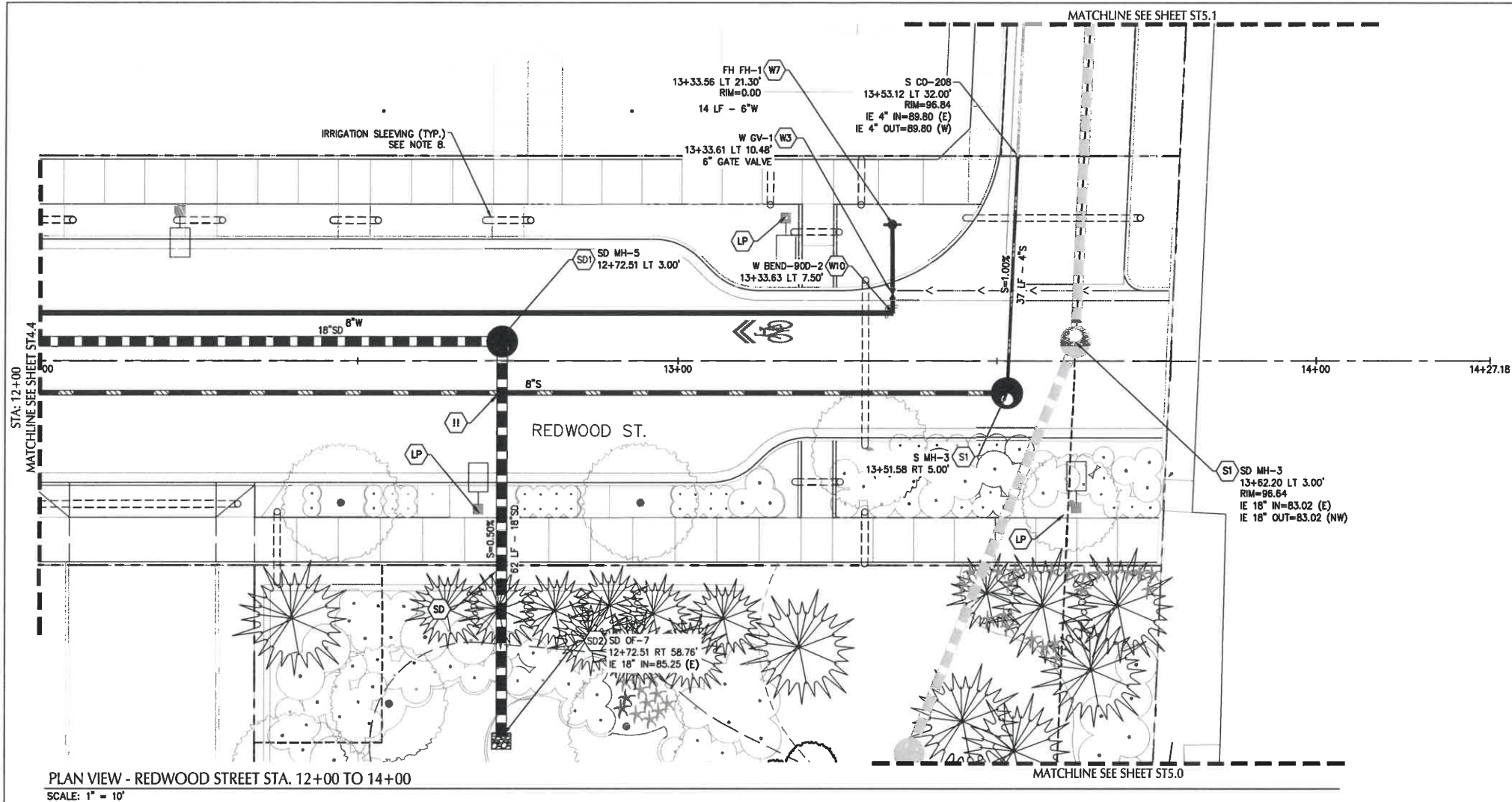
PROJECT NO. 1700586
DATE 16 JUL 21
DRAWING TITLE
REDWOOD STREET
UTILITY PLAN & PROFILE
STA 10+00 TO 12+00

DRAWING NUMBER

ST4.4



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) 8" 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 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.



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	REDWOOD STREET UTILITY PLAN & PROFILE STA 12+00 TO 14+00	
DRAWING NUMBER		

ST4.5

PERMIT PLANS - NOT FOR CONSTRUCTION

