

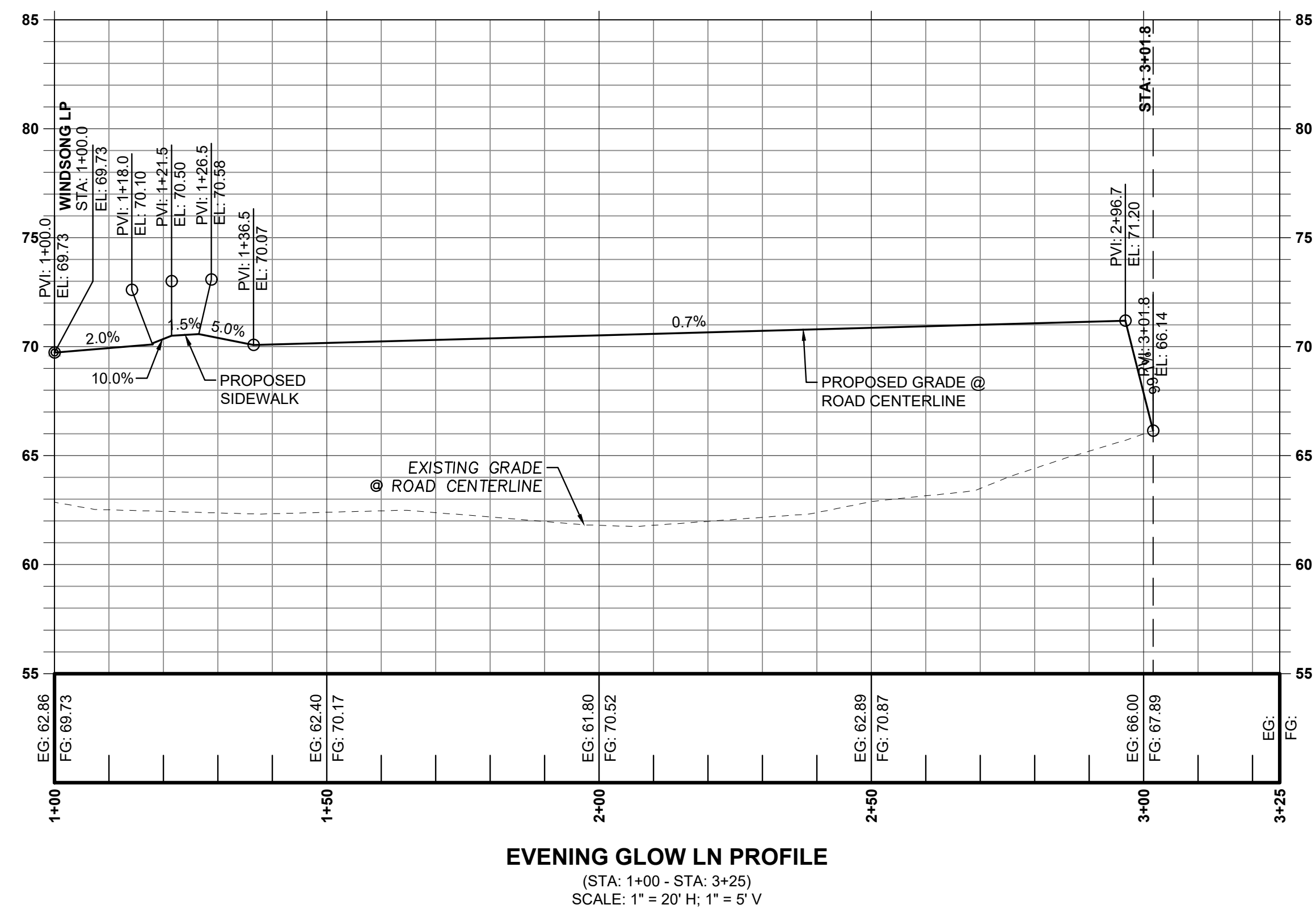
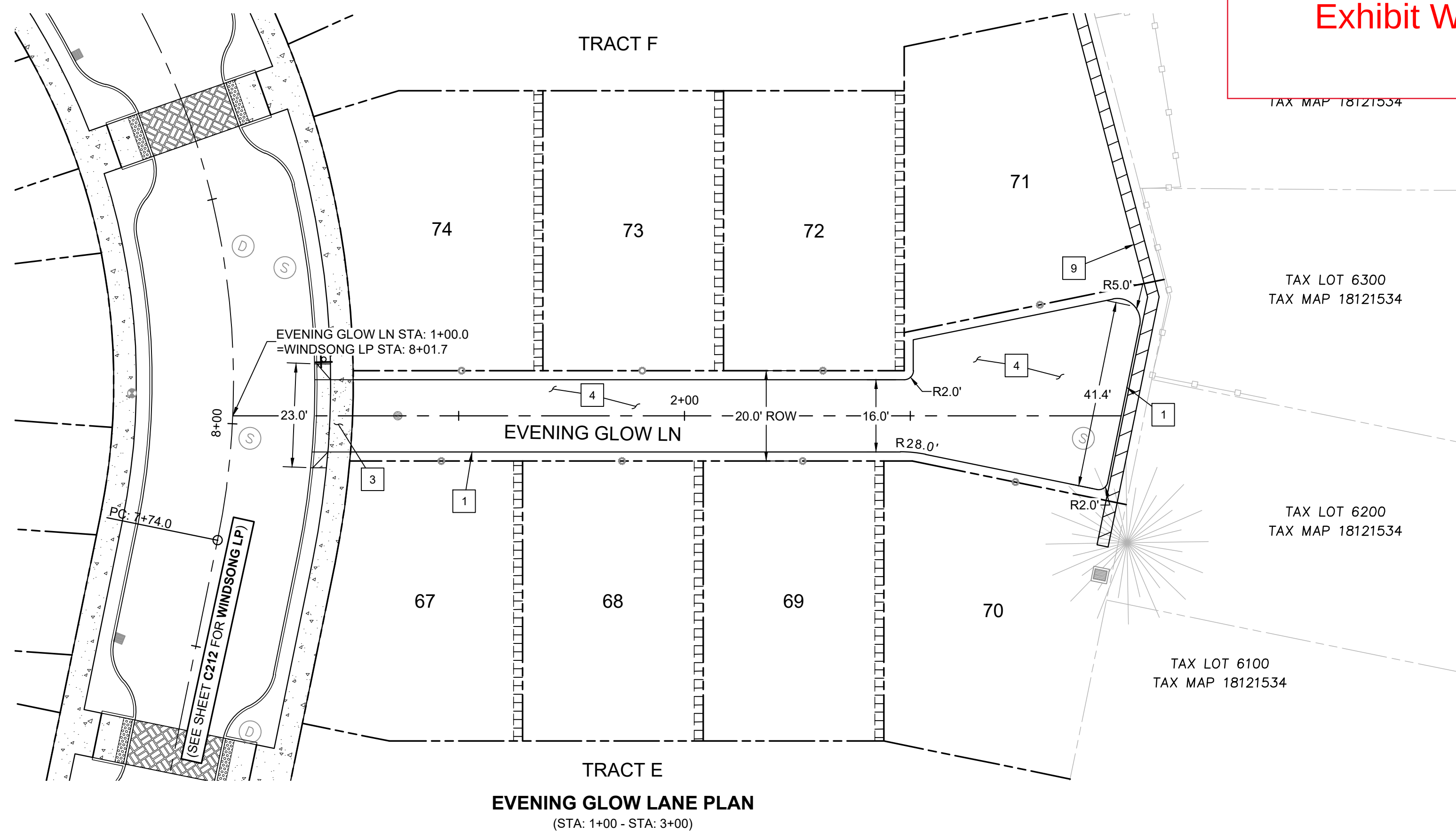


Exhibit W12

TAX MAP 18121534

TAX LOT 6300
TAX MAP 18121534

TAX LOT 6200
TAX MAP 18121534

TAX LOT 6100
TAX MAP 18121534

CONSTRUCTION KEY NOTES

- | | |
|----|---|
| 1 | SEE TYPICAL SECTION SHEET C210. |
| 2 | CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS. |
| 3 | CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS. |
| 4 | CONSTRUCT ASPHALT PAVING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901. |
| 5 | CONSTRUCT HEAVY DUTY CONCRETE PAVING, SEE STANDARD DETAIL 2 ON SHEET C903. |
| 6 | CONSTRUCT CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901. |
| 7 | CONSTRUCT STANDARD CURB, SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901. |
| 8 | INSTALL BOLLARDS, SEE STANDARD DETAIL 1 ON SHEET C903. |
| 9 | CONSTRUCT RETAINING WALL, SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273. |
| 10 | INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902. |
| 11 | REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE, THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902. |
| 12 | CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903. |



PUBLISH DATE

2021-09-10

ISSUED FOR

PERMIT SET



EVENING GLOW LN (1+00 - 3+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



PROJECT INFORMATION

PROJECT # | 19555

LAND USE # | PC 20 07 PUD 01 & PC 20 0

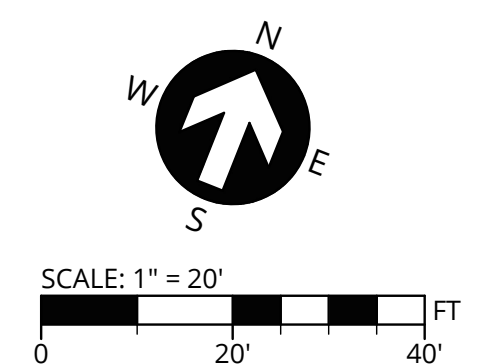
TAX LOT(S) | 700, 1900, 3800

DESIGNED BY | JTE, TEG, ZMS, JKG

CHECKED BY | AJM

SHEET NUMBER

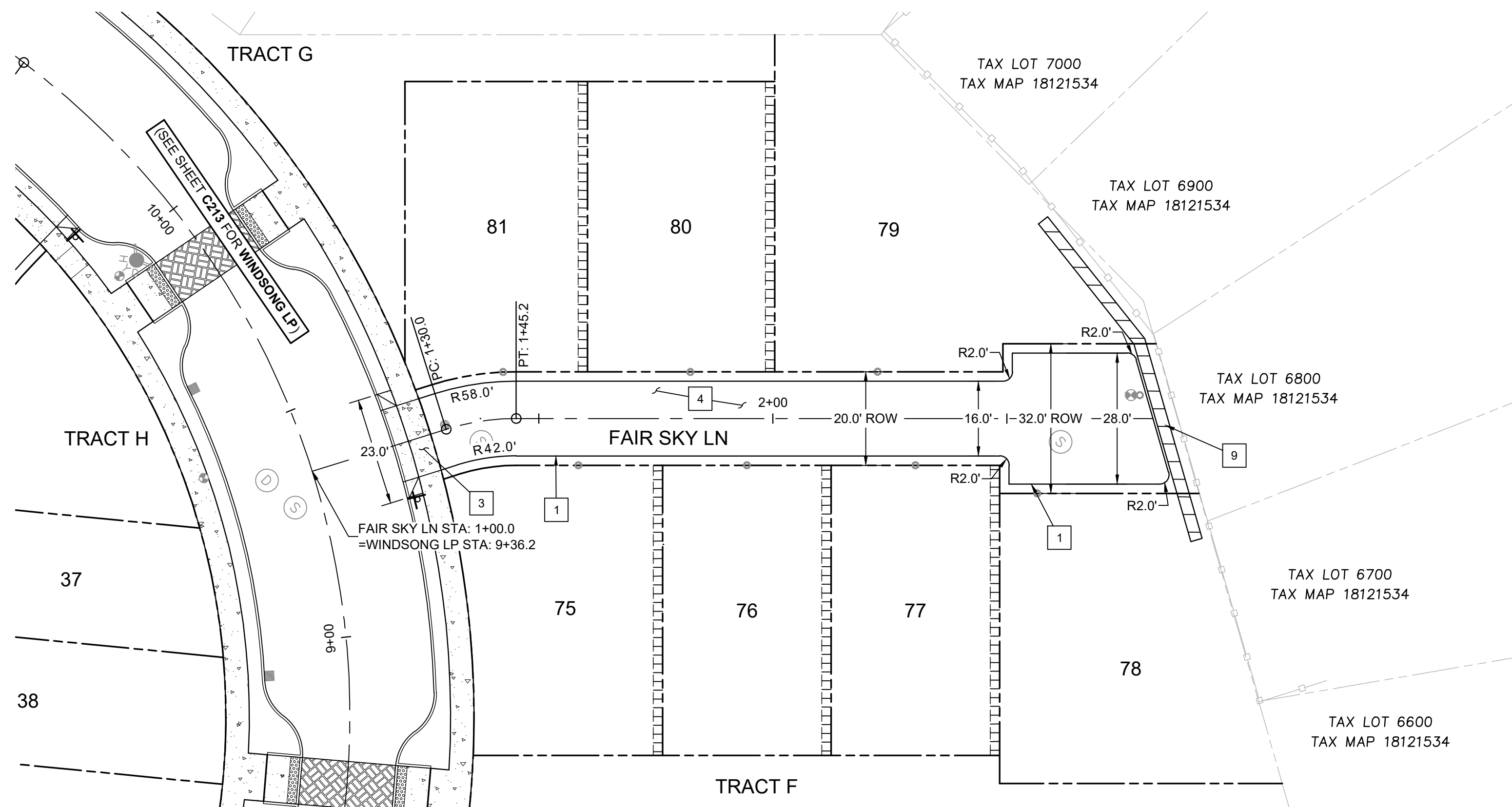
C221



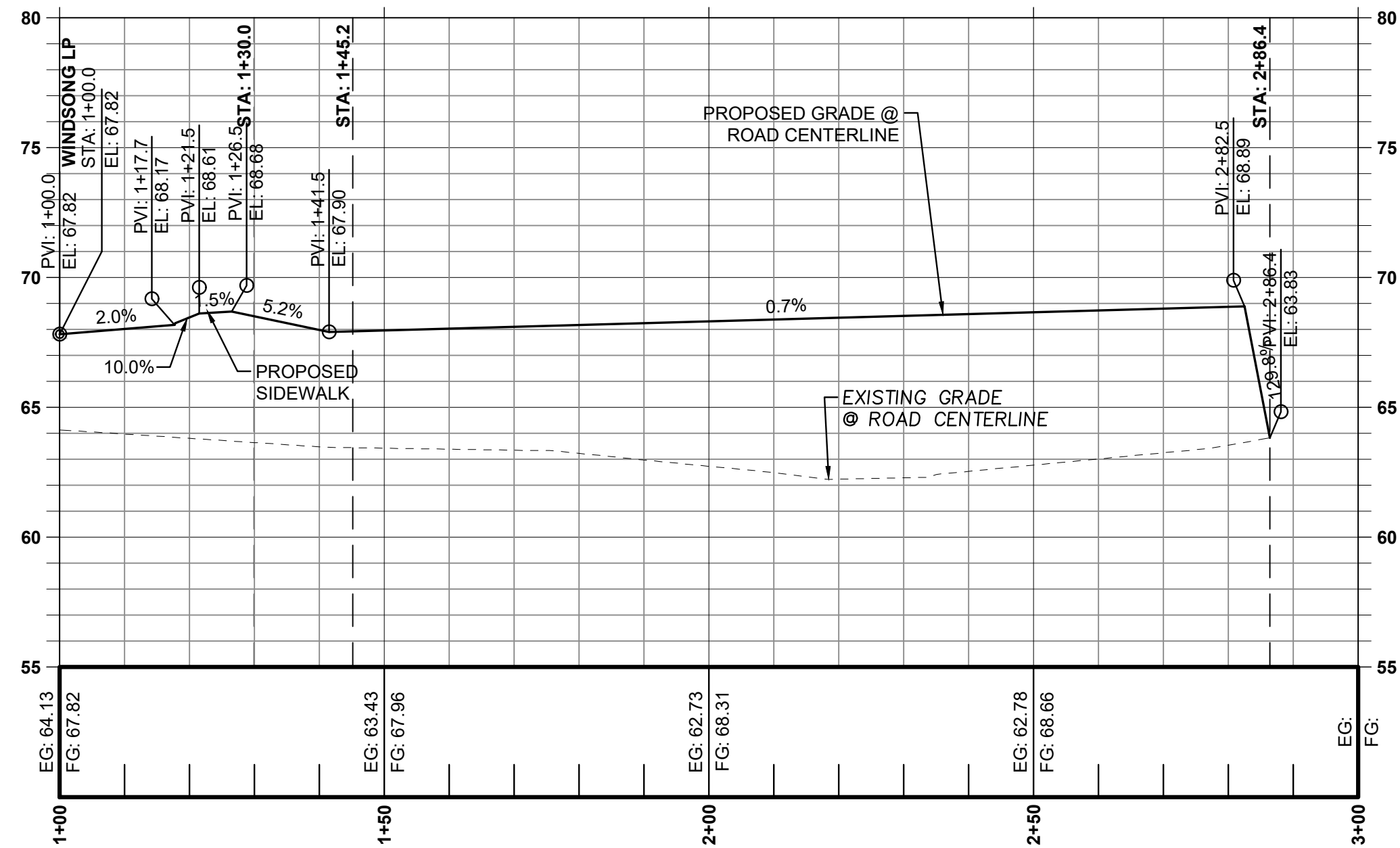
SW 1/4 OF SECTION 15 & NW 1/4 OF
SECTION 22, T18S., R.12W., W.M.,
LANE COUNTY, OREGON



Know what's below.
Call before you dig.



FAIR SKY LANE PLAN
(STA: 1+00 - STA: 3+00)



FAIR SKY LN PROFILE
(STA: 1+00 - STA: 3+00)
SCALE: 1" = 20' H; 1" = 5' V

CONSTRUCTION KEY NOTES

- 1 SEE TYPICAL SECTION SHEET C210.
- 2 CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING. SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
- 3 CONSTRUCT DRIVEWAY DROP. SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS C231 - C234 FOR GRADING DETAILS.
- 4 CONSTRUCT ASPHALT PAVING. SEE CITY OF FLORENCE STANDARD DRAWINGS F-201 AND F-209 ON SHEETS C901.
- 5 CONSTRUCT HEAVY DUTY CONCRETE PAVING. SEE STANDARD DETAIL 2 ON SHEET C903.
- 6 CONSTRUCT CONCRETE WALK. SEE CITY OF FLORENCE STANDARD DETAIL F-205 ON SHEET C901.
- 7 CONSTRUCT STANDARD CURB. SEE CITY OF FLORENCE STANDARD DETAIL F-203 ON SHEET C901.
- 8 INSTALL BOLLARDS. SEE STANDARD DETAIL 1 ON SHEET C903.
- 9 CONSTRUCT RETAINING WALL. SEE RETAINING WALL GRADING DETAIL ON SHEETS C270-C273.
- 10 INSTALL SIGN(S) AND SQUARE TUBE BREAKAWAY POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE. THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
- 11 REINSTALL EXISTING SIGN(S) AND POST. SEE SIGN POST TABLE AND SIGN TYPE TABLE. THIS SHEET. SEE CITY OF FLORENCE STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
- 12 CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.



PUBLISH DATE

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ISSUED FOR

PERMIT SET



FAIR SKY LN (1+00 - 3+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



3J CONSULTING

PROJECT INFORMATION

PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER

C222



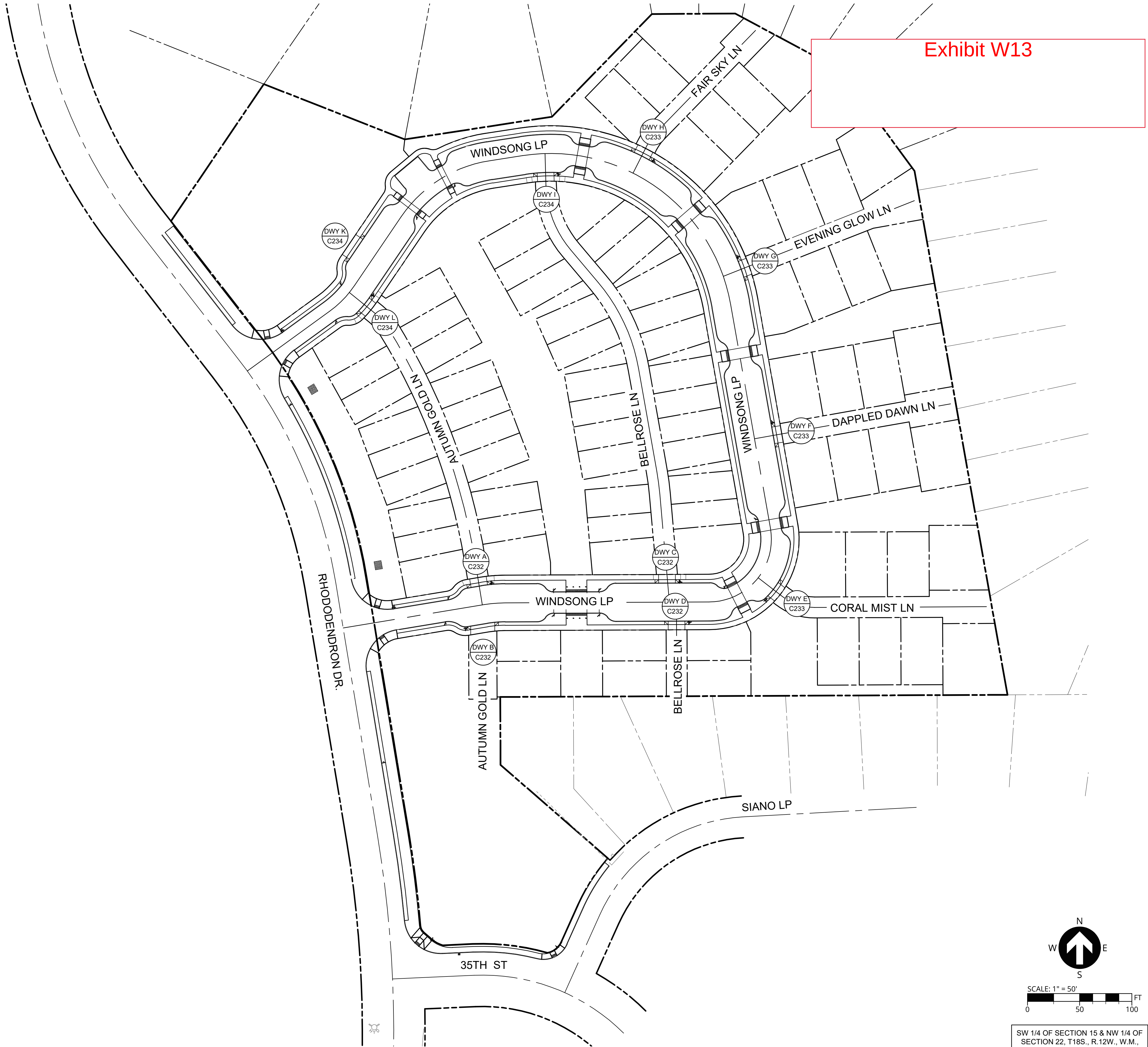
SCALE: 1" = 20'
0 20' 40' FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON



Know what's below.
Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-DRIVEWAY DETAILS.DWG



N

W

↑

S

E

SCALE: 1" = 50'

0

50

100

FT

SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON



PUBLISH DATE
2021-09-10
ISSUED FOR
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REVISIONS



DRIVEWAY DETAIL KEY
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS

ARCHITECTS

PLACE

3J

3J CONSULTING

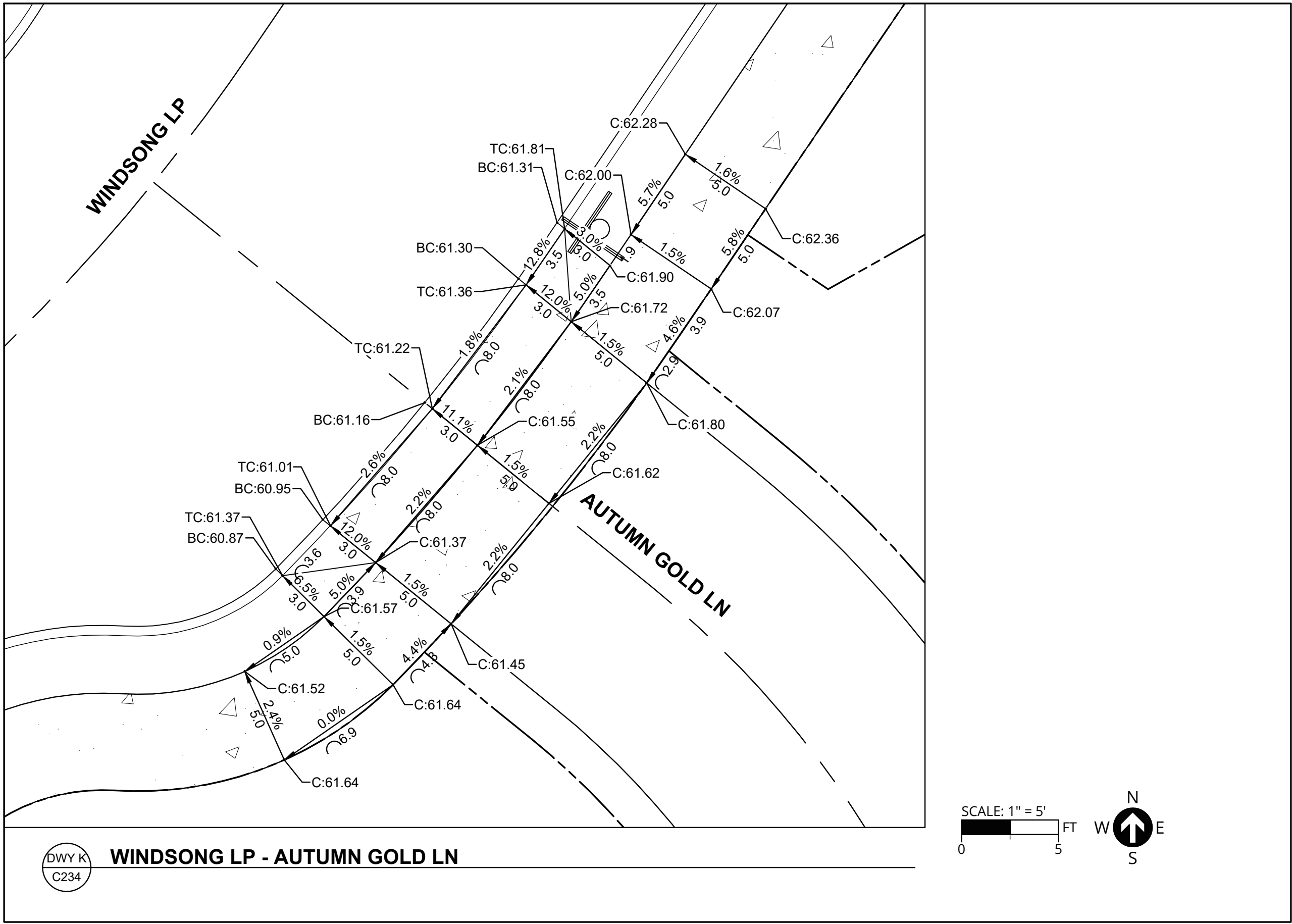
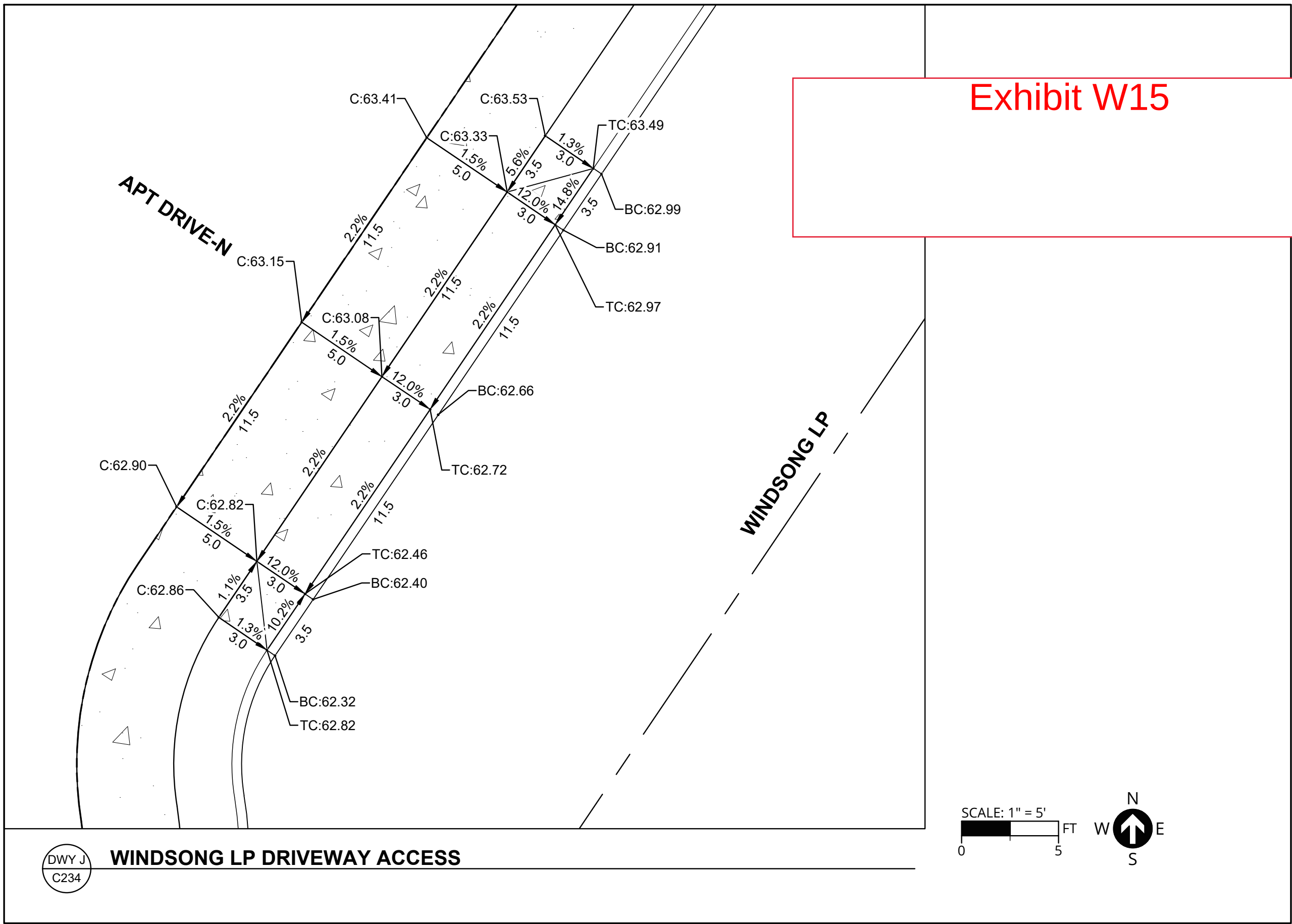
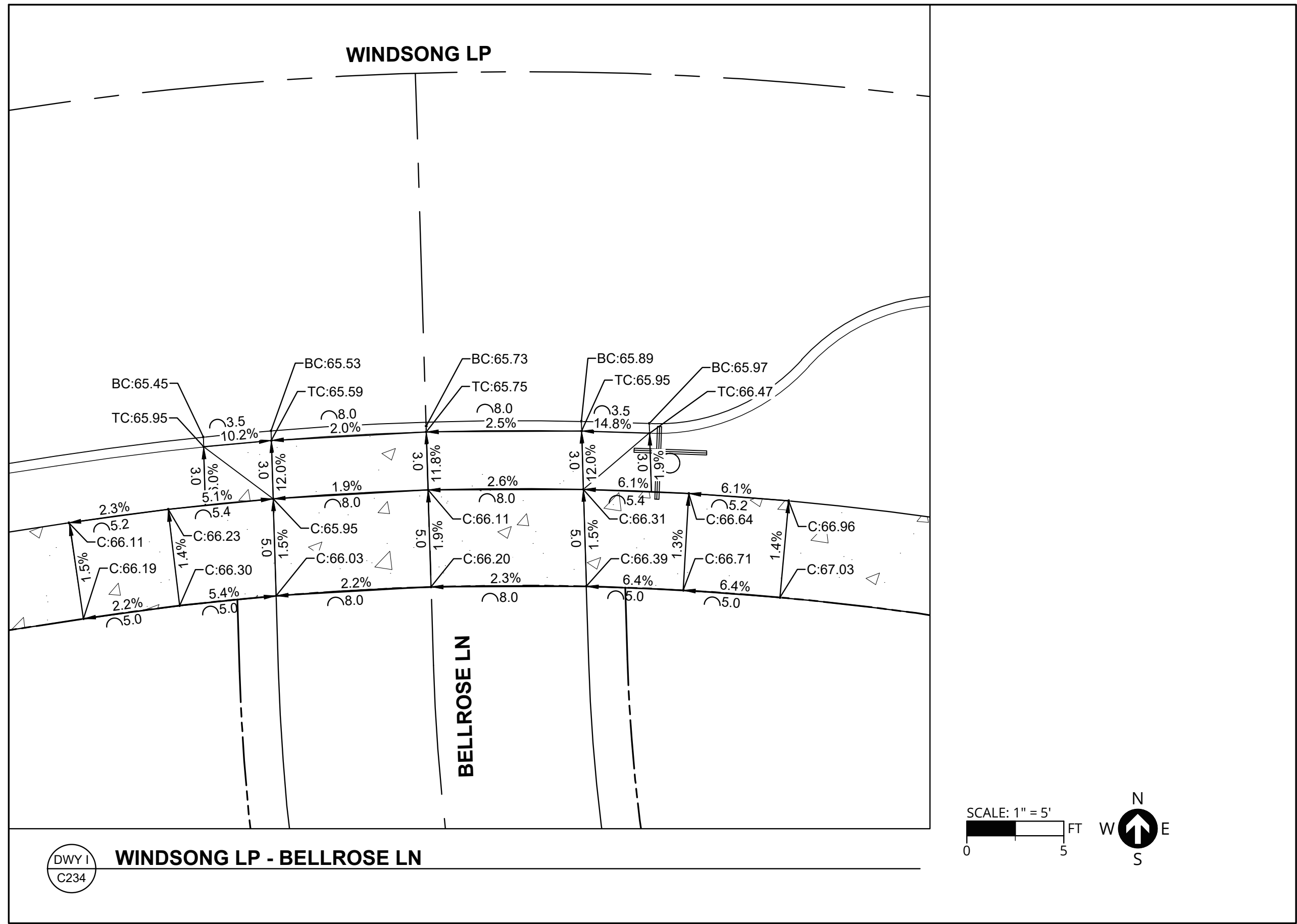
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

811

Know what's below.
Call before you dig.

SHEET NUMBER
C231

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-DRIVEWAY DETAILS.DWG



PUBLISH DATE
2021-09-10
ISSUED FOR
PERMIT SET
REVISIONS



DRIVEWAY DETAILS III
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C234