

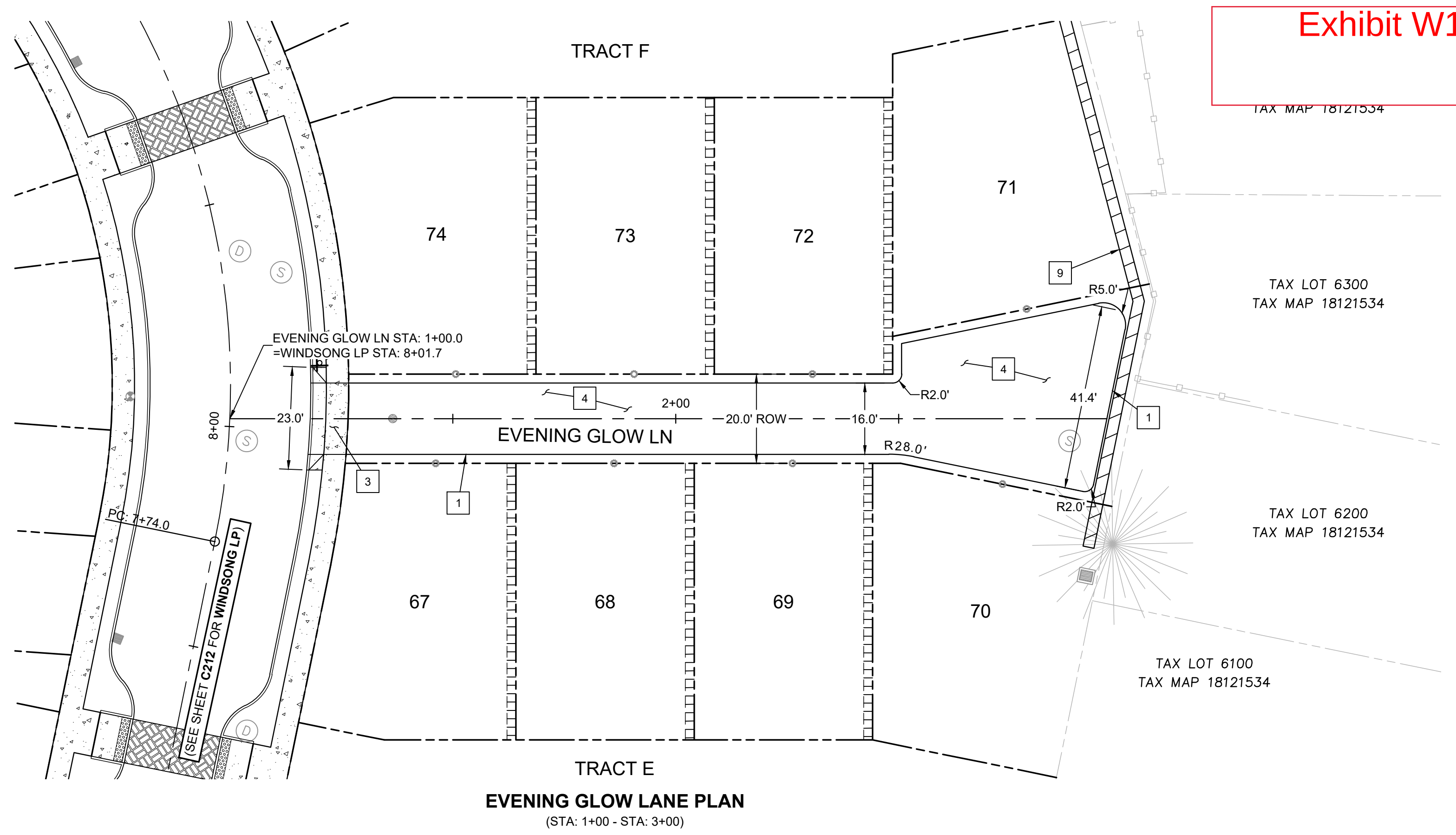


Exhibit W12

CONSTRUCTION KEY NOTES

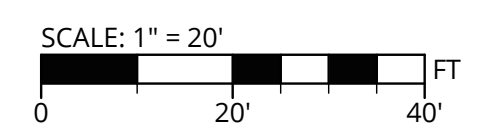
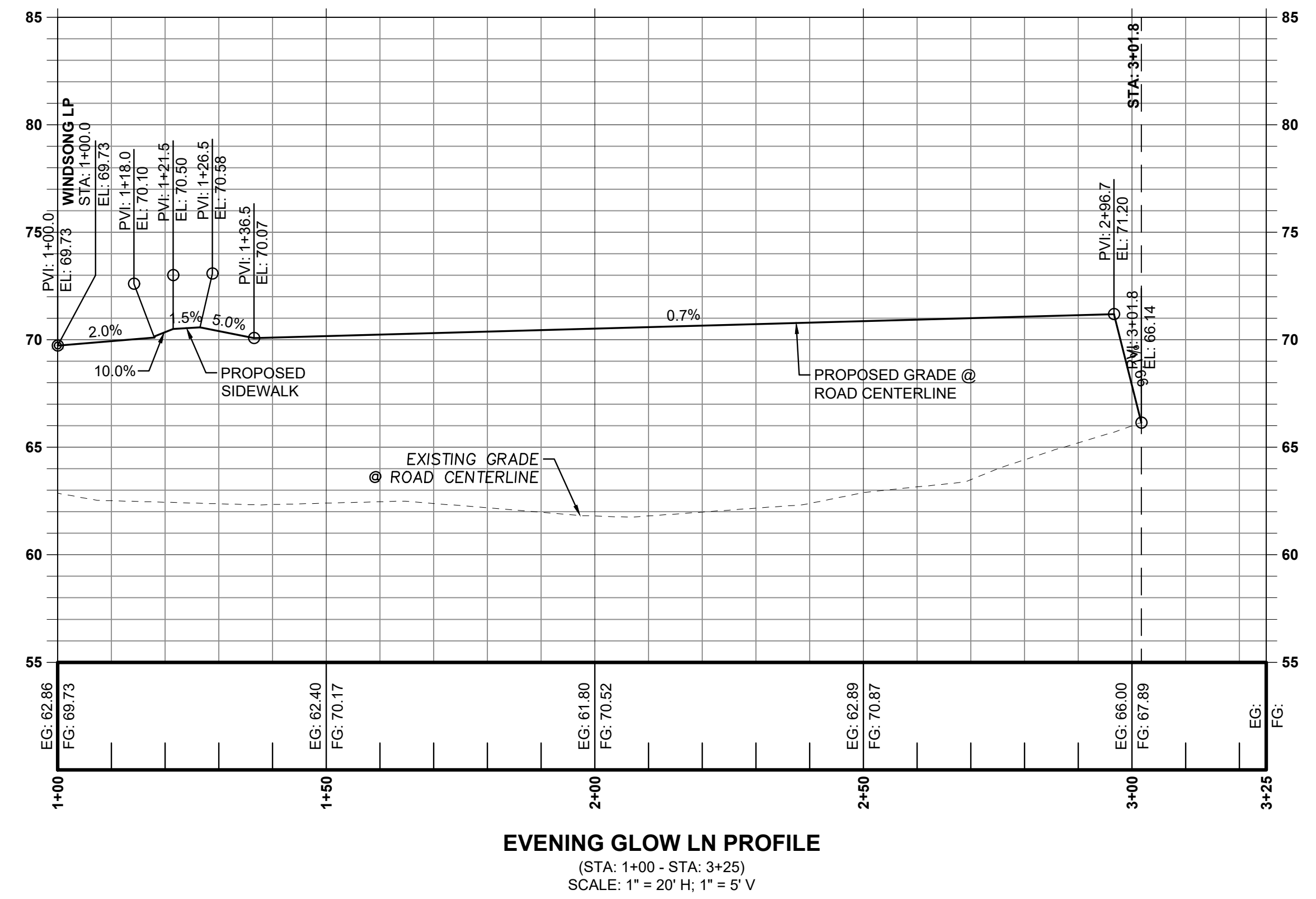
- 1 SEE TYPICAL SECTION SHEET C210.
- 2 CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
- 3 CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE 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



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

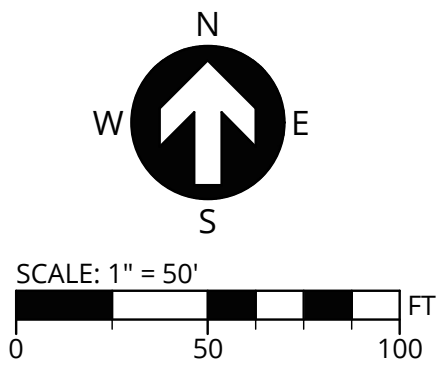
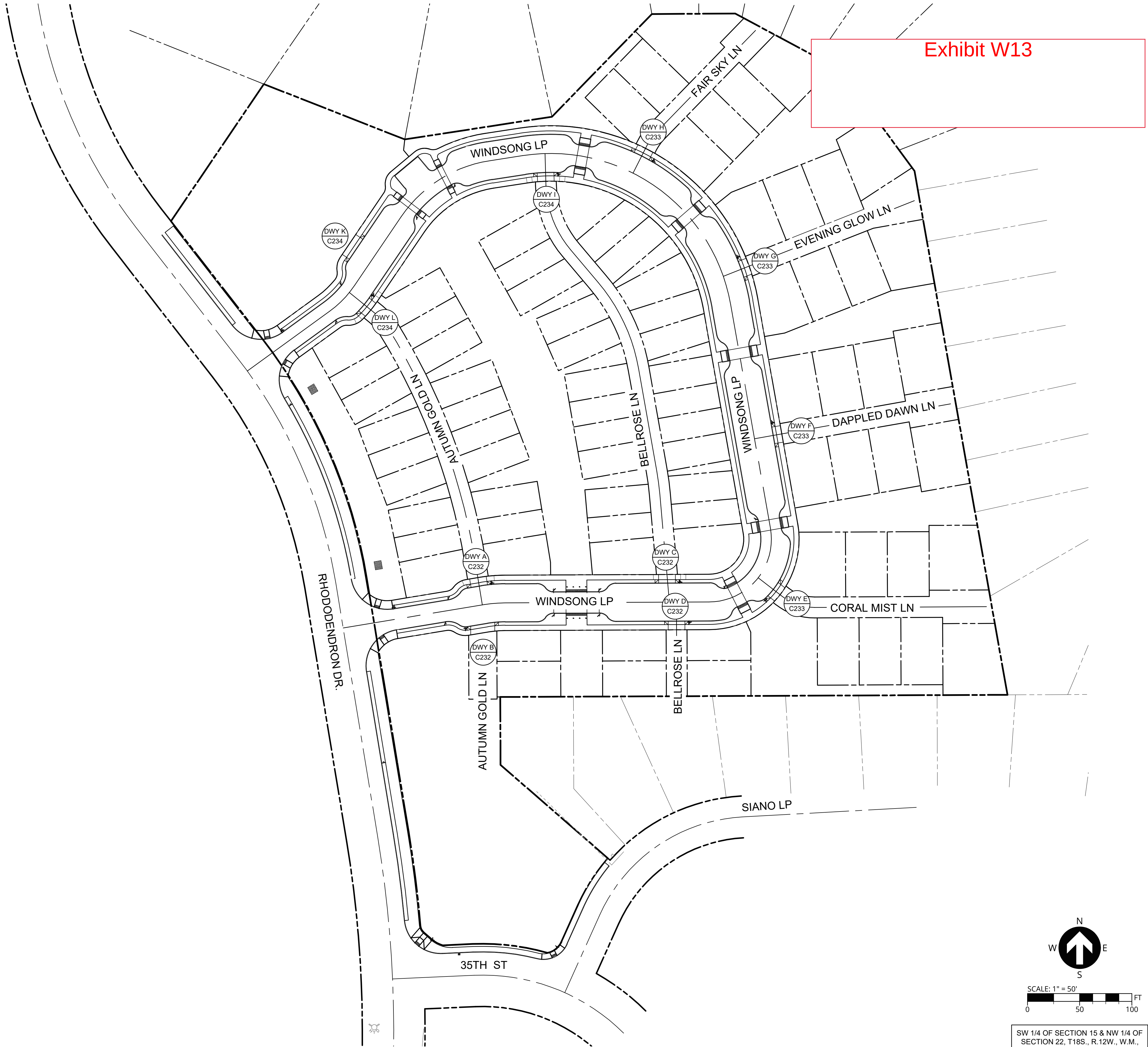


3J CONSULTING

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

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



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
PERMIT SET
REVISIONS



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

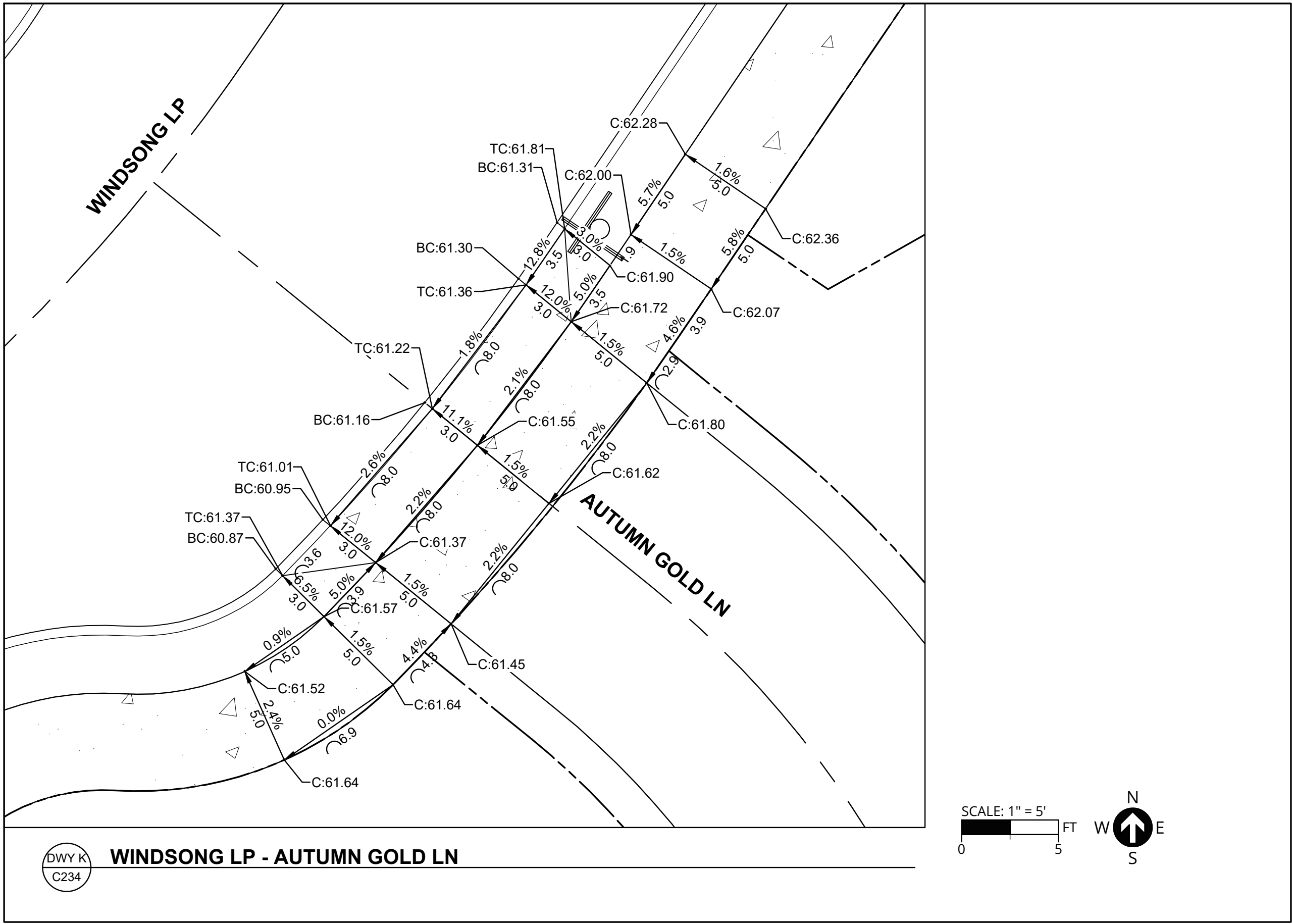
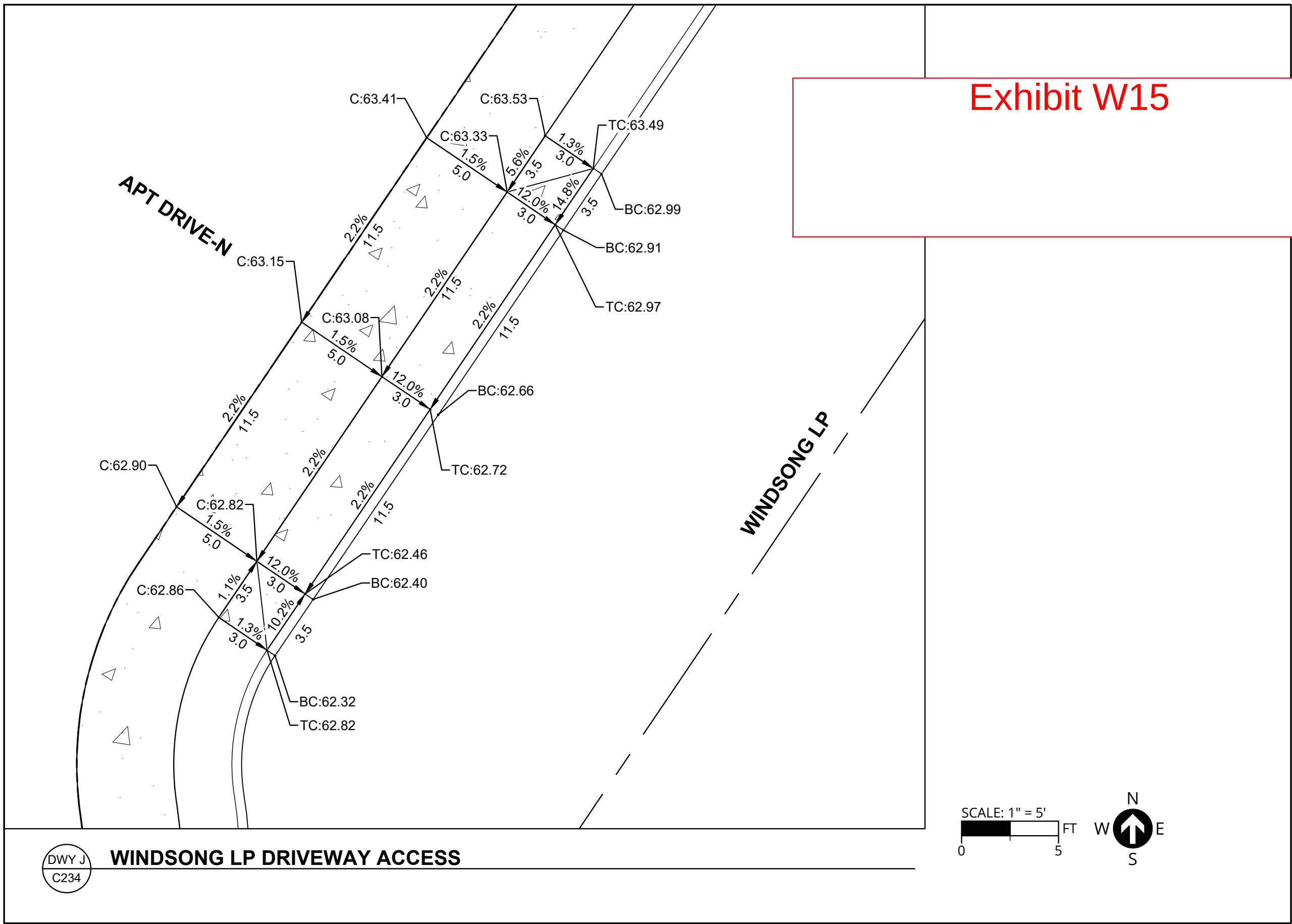
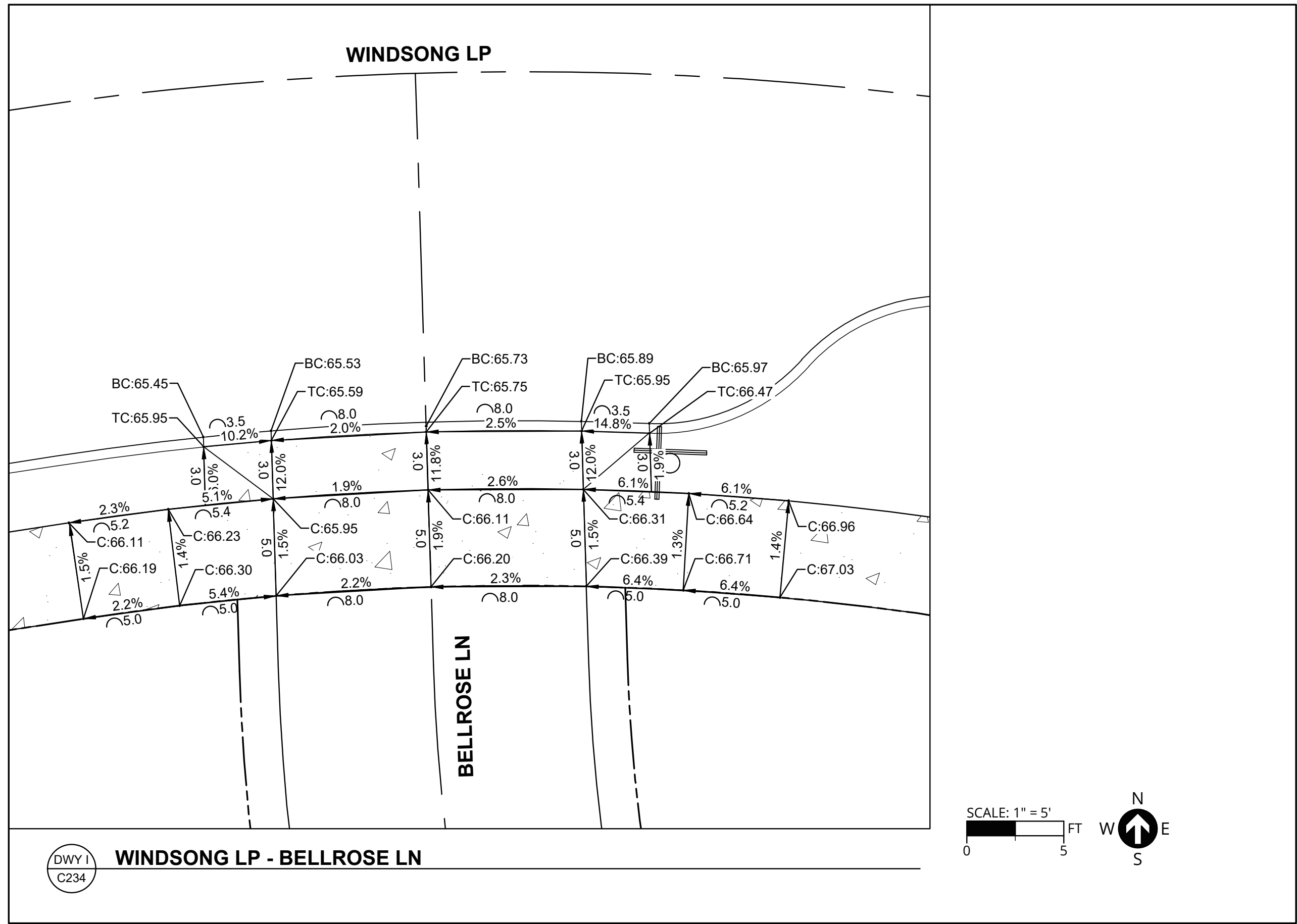


3J CONSULTING

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
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



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
C234