

P:\1955\FLORENCE MASTER PLAN\CAD\01 CORE\CD\1955-EXISTING CONDITIONS.DWG

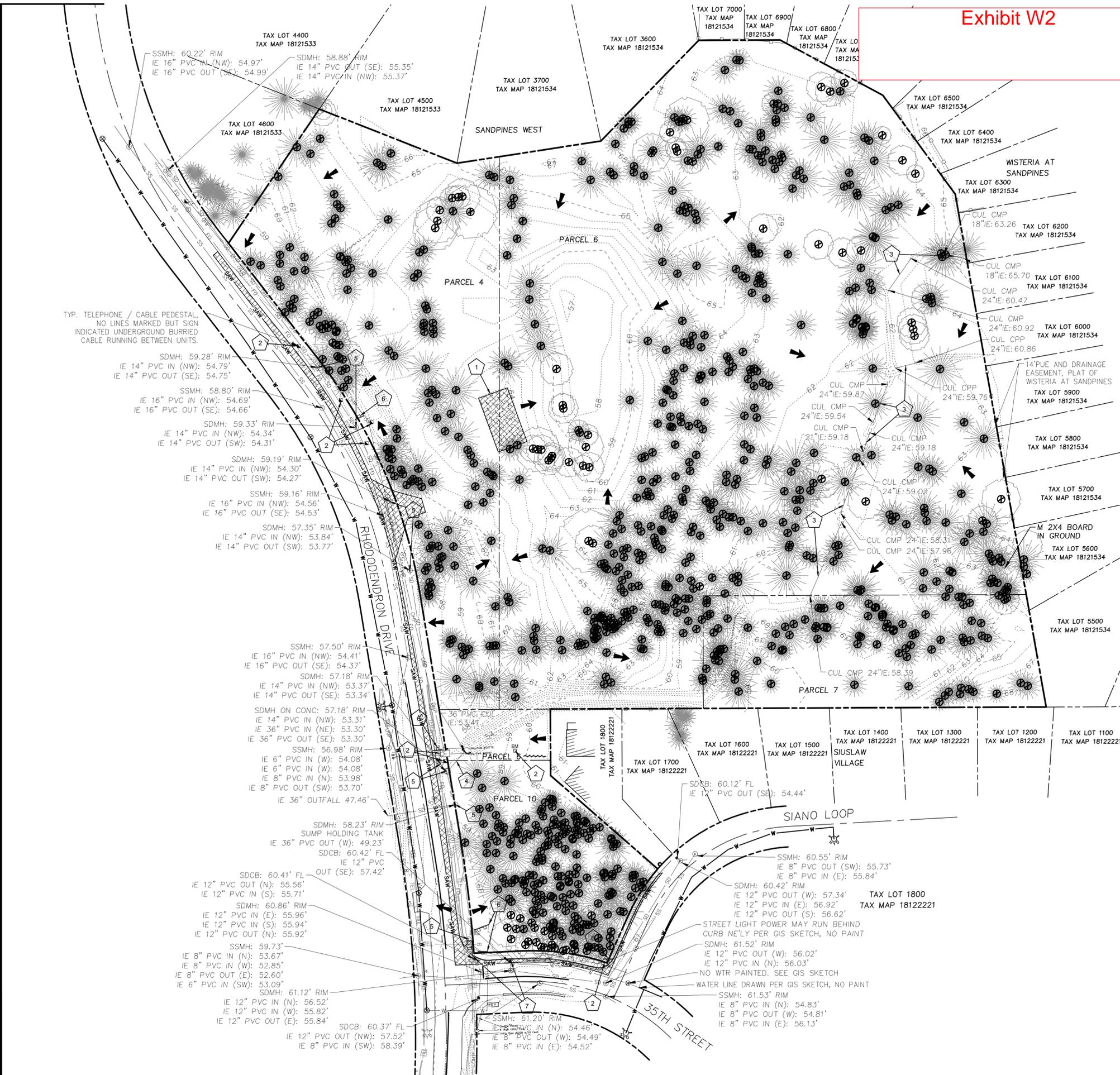


Exhibit W2

- DEMOLITION KEY NOTES**
- 1 REMOVE ASPHALT, CONCRETE, AND GRAVEL SURFACING TO LIMITS SHOWN AND DISPOSE OFFSITE.
 - 2 CONTRACTOR TO COORDINATE WITH EXISTING UTILITY OWNERS FOR RELOCATION OF ELECTRICAL, GAS, AND TELECOMMUNICATION STRUCTURES AND ASSOCIATED LINES (BY OTHERS).
 - 3 REMOVE CORRUGATED METAL CULVERT. DISPOSE OF MATERIAL OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
 - 4 REMOVE PVC CULVERT WITH CONCRETE HEADWALL. DISPOSE OF MATERIAL OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
 - 5 RELOCATE OR RAISE EXISTING STORM, SANITARY SEWER AND/OR UTILITY MANHOLE RIMS PER FINISH GRADE ELEVATIONS, NOTED ON SHEETSC310 - C339.
 - 6 REMOVE AND STOCKPILE EXISTING SIGN. CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE OPERATIONS DEPARTMENT PRIOR TO RELOCATION.
 - 7 REMOVE STORM INLET. DISPOSE OF MATERIAL OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.

- DEMOLITION GENERAL NOTES**
1. PROTECT EXISTING PAVEMENT ADJACENT TO WORK LIMITS. REPLACE DAMAGED CONCRETE IN WHOLE PANELS.
 2. PROTECT EXISTING BUILDING ADJACENT TO WORK LIMITS. REPAIR DAMAGE TO SATISFACTION OF OWNER, AT NO EXPENSE TO OWNER.
 3. PROTECT EXISTING FENCE ADJACENT TO WORK LIMITS. REPAIR DAMAGE TO SATISFACTION OF OWNER, AT NO EXPENSE TO OWNER.
 4. CONTRACTOR TO VERIFY PRESENCE, LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. NOTIFY OWNER AND ENGINEER FOR ANY CONFLICTS WITH PROPOSED DESIGN.
 5. REMOVE TREES WITHIN GRADING LIMITS.

- SURVEYOR'S NOTES**
1. LOCATION OF UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKETS. UTILITY LOCATES MAY NOT BE COMPLETE. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CALL 811 BEFORE DIGGING.
 2. FIELD WORK WAS PERFORMED ON AUGUST 19-23 AND SEPTEMBER 10-13, 2019.
 3. STORM DRAINAGE AND SANITARY SEWER PIPE SIZES AND MATERIALS WERE VISUALLY NOTED AND MEASURED IN THE FIELD FROM THE RIM OF STRUCTURES. NOTED PIPE SIZES MAY VARY.
 4. EXISTING TAX LOT LINES IF SHOWN ARE FOR REFERENCE FROM RECORD DATA. NOT ALL ADJOINING TAX LOT LINES ARE SHOWN HEREON.
 5. PROPERTY PARCEL DESIGNATION IS PER THAT PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE HAVING ORDER NO. 60461640170, SUPLT 7, DATED 14, 2019.
 6. PROPERTY IS SUBJECT TO BLANKET EASEMENTS AND RESTRICTIONS PER DOCUMENTS OF RECORD AS NOTED IN SAID PRELIMINARY TITLE REPORT.
 7. PROPERTY IN GENERAL IS AN UNDEVELOPED LOT CONSISTING OF SANDY SOIL, DENSE UNDERBRUSH, AND COASTAL PINES OF VARYING SIZES.
 8. THE PROPERTY IS LOCATED IN THE S.W. 1/4 OF SECTION 15 AND N.W. 1/4 OF SECTION 22, T.18.S., R.12.W., W.M. LANE COUNTY, OREGON
 9. THE BASIS OF BEARINGS AND HORIZONTAL POSITIONS: OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AS MEASURED AND OUTPUTTED ON THE OREGON COORDINATE REFERENCE FRAME, OREGON COAST ZONE.
 10. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

EXISTING CONDITIONS PLAN

THIS PLAN HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. SITE BACKGROUND INFORMATION AND FEATURES HAVE BEEN GENERATED FROM A COMBINATION OF PUBLIC GIS DATA SOURCES, AERIAL PHOTOS, TAX ASSESSOR MAPS AND PHYSICAL SITE OBSERVATIONS. PROPOSED SITE FEATURES ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED.

ZONE X (UN-SHADED) THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 41039C0938F & 41039C1426F FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

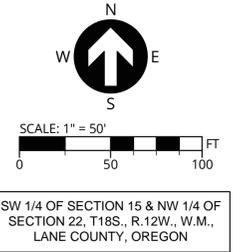
ATTENTION EXCAVATORS:

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 THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

ELEVATION DATUM AND BASIS OF BEARINGS

ELEVATIONS AND CONTOURS ARE BASED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE BASIS OF BEARINGS FOR THIS SURVEY IS OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AS MEASURED AND OUTPUTTED ON THE OREGON COORDINATE REFERENCE FRAME, OREGON COAST ZONE.



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



EXISTING CONDITIONS AND DEMOLITION PLAN
RHODOENDRON 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
C100