

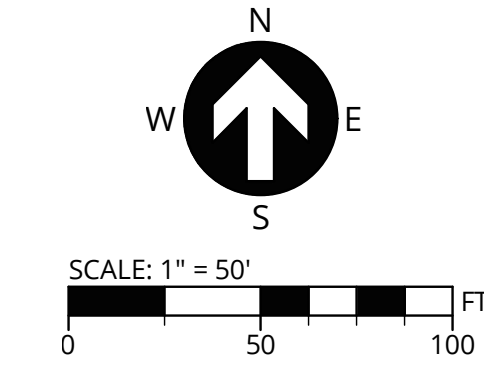
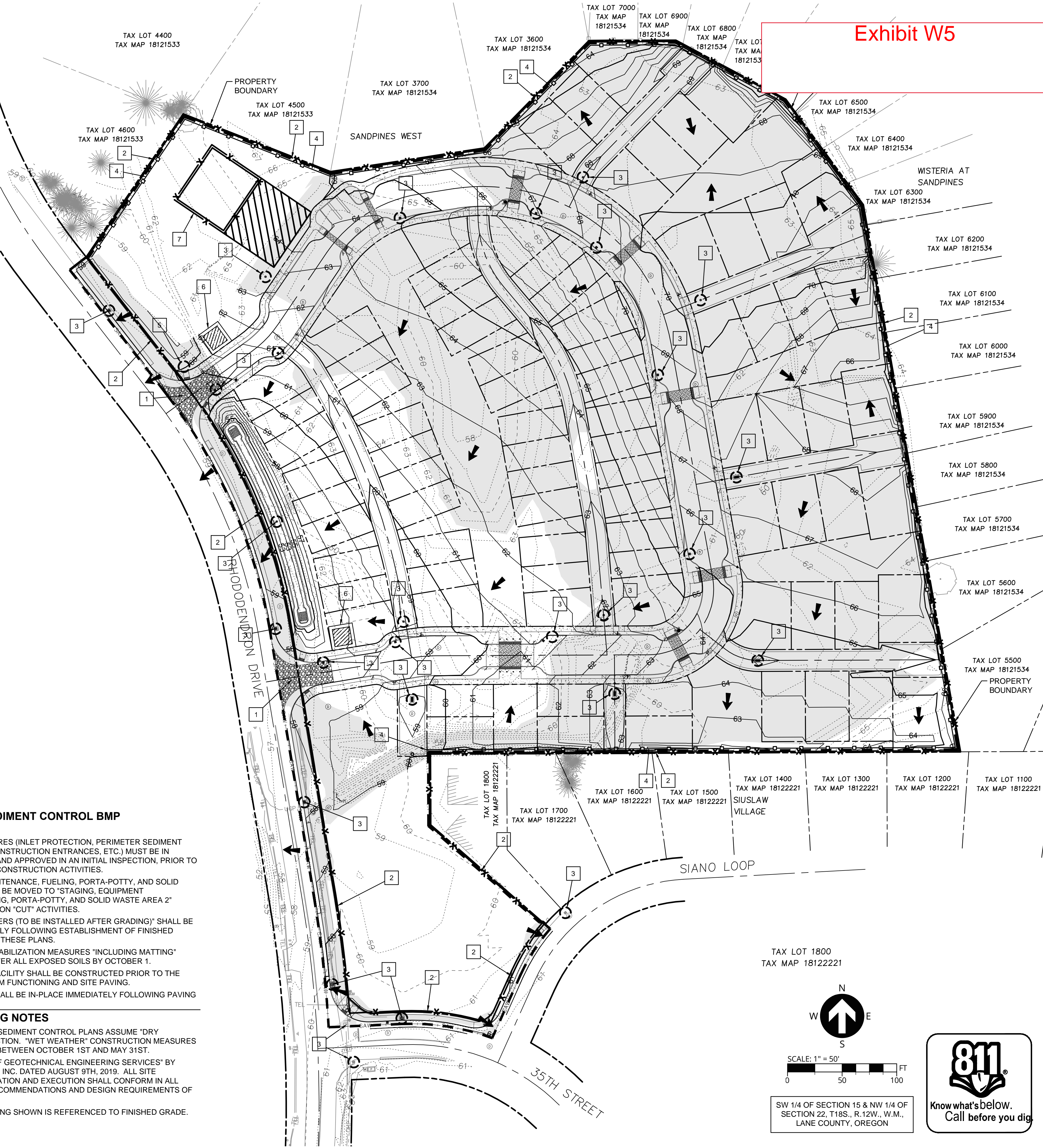
P:\1555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-1200-C GRAD.DWG

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE "EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 1" SHALL BE MOVED TO "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 2" FOLLOWING EXCAVATION "CUT" ACTIVITIES.
- ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- THE STORM WATER FACILITY SHALL BE CONSTRUCTED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

GENERAL GRADING NOTES

- THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
- REFER TO "REPORT OF GEOTECHNICAL ENGINEERING SERVICES" BY GEOTECH SOLUTIONS, INC. DATED AUGUST 9TH, 2019. ALL SITE EARTHWORK PREPARATION AND EXECUTION SHALL CONFORM IN ALL RESPECTS TO THE RECOMMENDATIONS AND DESIGN REQUIREMENTS OF THIS DOCUMENT.
- ALL PROPOSED GRADING SHOWN IS REFERENCED TO FINISHED GRADE.



LEGEND

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SURFACE RUN-OFF FLOW ARROW
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION
- PROPOSED MATERIAL STOCKPILE
- PROPOSED STAGING AREA
- PROPOSED CONCRETE WASHOUT
- PROPOSED FILL AREA

CONSTRUCTION KEY NOTES

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL 4 ON SHEET C161.
- INSTALL SILT FENCE PER CITY OF FLORENCE STANDARD DRAWING F-101 ON SHEET C161. MAINTAIN THROUGHOUT CONSTRUCTION.
- INSTALL INLET PROTECTION PER DETAIL 6 ON SHEET C161.
- INSTALL TREE PROTECTION FENCE PER DETAIL X ON SHEET C162.
- INSTALL SWALE INLET PROTECTION PER CITY OF FLORENCE STANDARD DRAWING F-103 ON SHEET C161.
- CONSTRUCT TIRE WASH AND CONCRETE WASHOUT PER DETAIL 3 ON SHEET C161. MAINTAIN THROUGHOUT CONSTRUCTION.
- PROVIDE CONSTRUCTION STAGING AREA FOR MATERIALS AND STOCKPILE AT LOCATION SHOWN.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREEPING RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTling PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.



PUBLISH DATE

2021-09-10

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REVISIONS



CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

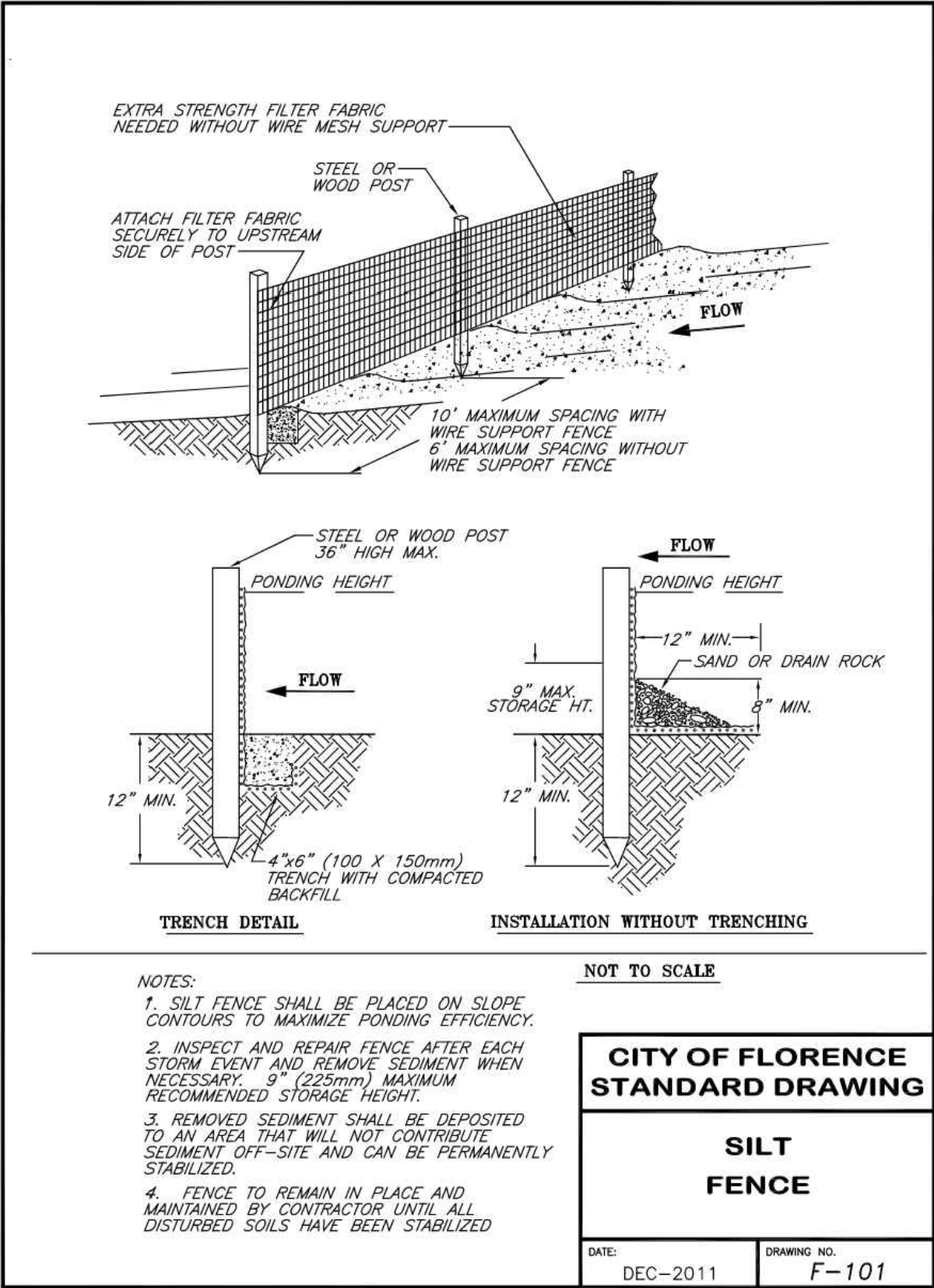


PROJECT INFORMATION

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

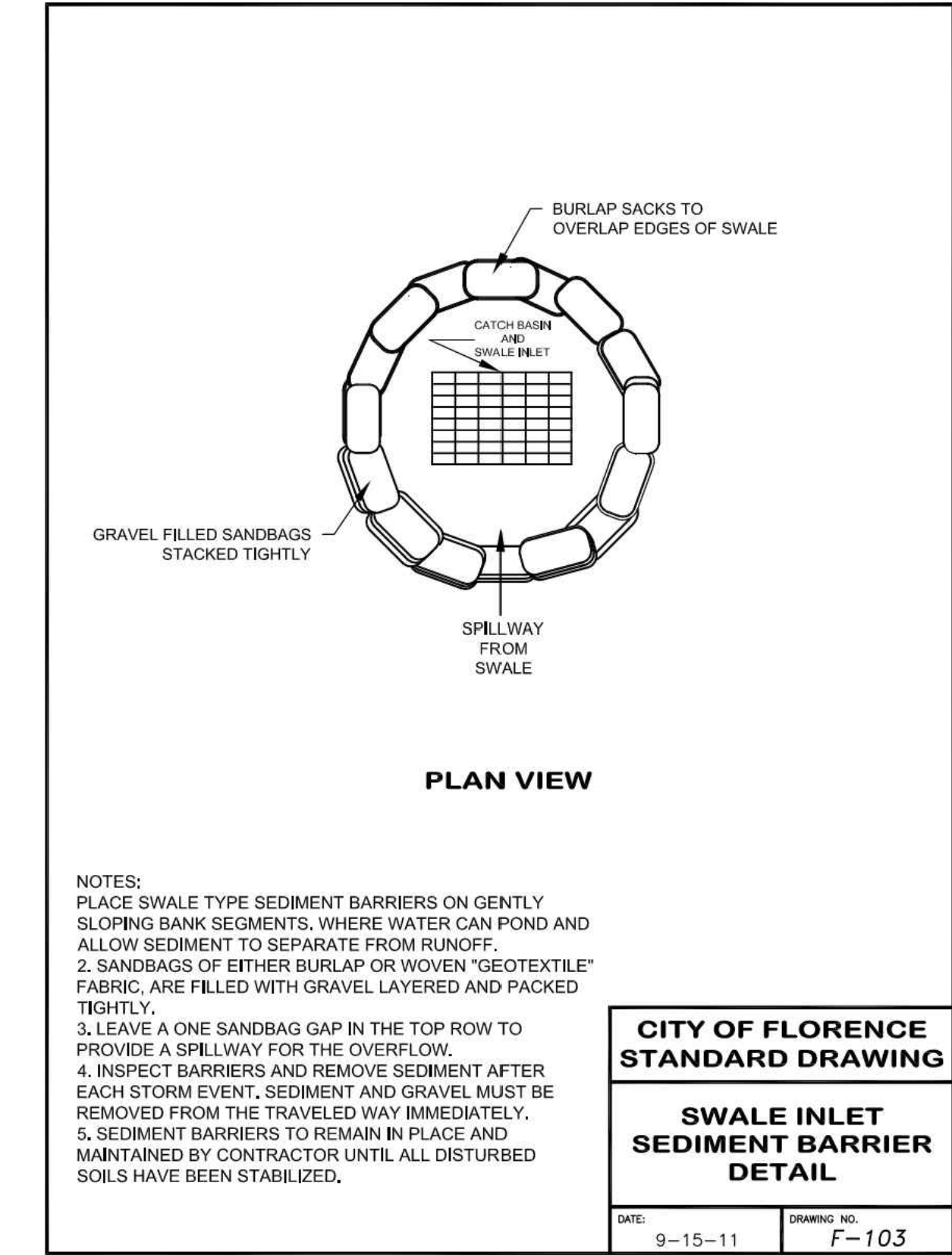
SHEET NUMBER

C150



SILT FENCE

NTS



SWALE INLET SEDIMENT BARRIER

NTS

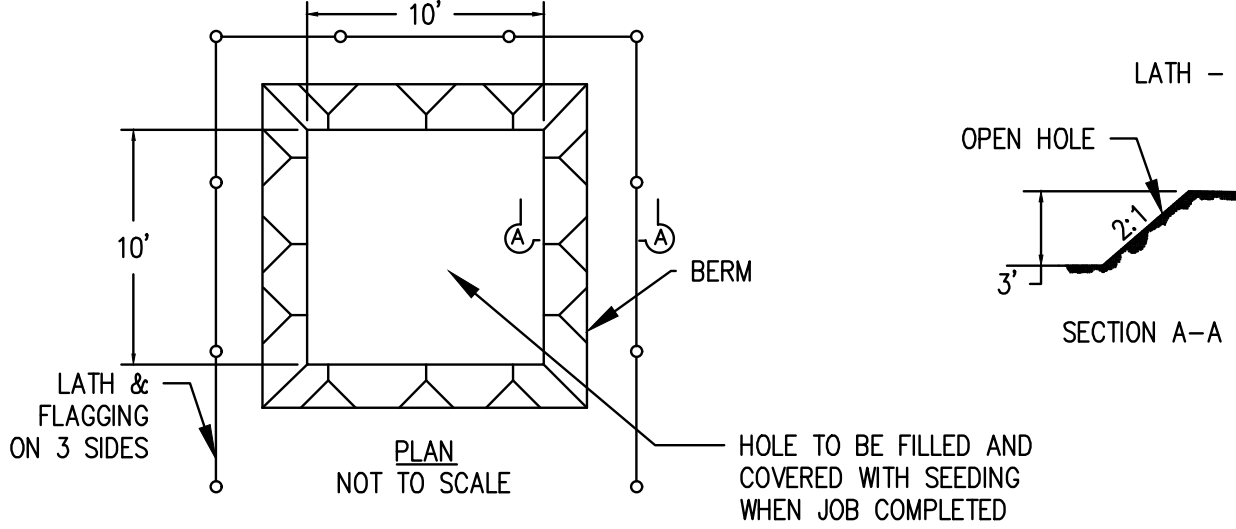
CONSTRUCTION SPECIFICATIONS

MATERIAL USE:

1. INSTALL STORM DRAIN PROTECTION AT ANY DOWN-GRADIENT INLETS THAT MAY BE IMPACTED BY THE ACTIVITY. SEE THE BMP ON "STORM DRAIN INLET PROTECTION."
2. DO NOT PLACE CONCRETE DURING RAIN (PRECIPITATION THAT IS SUFFICIENT TO CAUSE LOCAL RUNOFF) OR WITHIN 18 HOURS OF FORECASTED RAIN.
3. PLACE STOPPERS ON CONCRETE TRUCK CHUTES DURING TRAVEL ONSITE TO MANAGE POTENTIAL DRIBBLING OF CONCRETE MATERIAL.

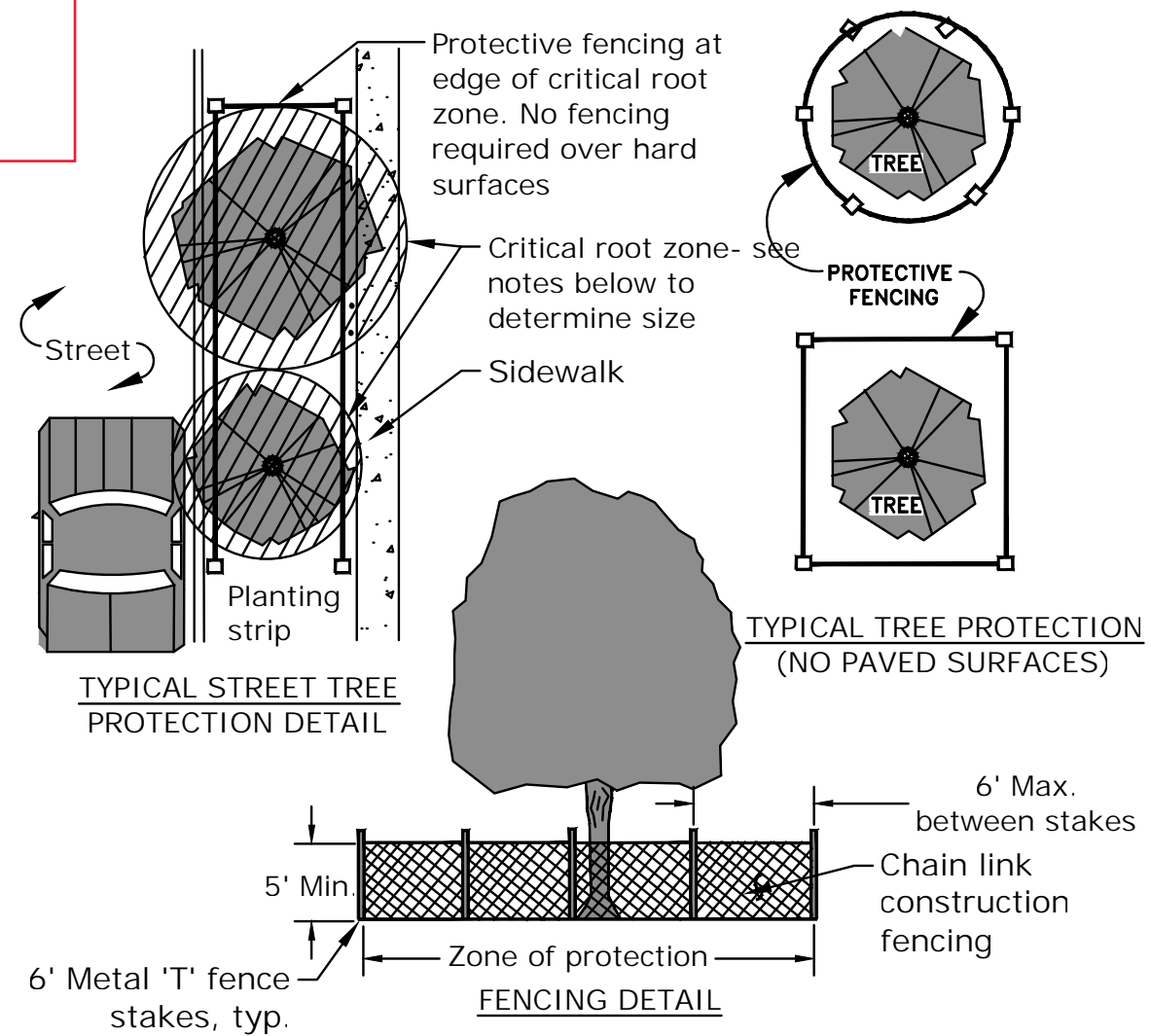
WASTE MANAGEMENT:

1. DO NOT DISCHARGE CONCRETE RESIDUE OR PARTICULATE MATTER INTO A STORM DRAIN INLET OR WATERCOURSE.
2. EXCESS CONCRETE SHALL NOT BE DUMPED ON-SITE.
3. THE FOLLOWING OPTIONS SHALL BE USED FOR CONCRETE TRUCK CHUTE AND/OR PUMP AND HOSE WASHOUT:
CONCRETE WASHOUTS:
WASHOUT STATIONS CAN BE A PLASTIC LINED TEMPORARY PIT OR BERMED AREA DESIGNED WITH SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE. MATERIALS PLUS ENOUGH CAPACITY FOR RAINWATER. THE DESIGNATED AREA SHALL BE LOCATED AWAY FROM STORM DRAIN INLETS, OR WATERCOURSES. NEW WASHOUTS SHALL BE CONSTRUCTED AS NEEDED TO PROVIDE SUFFICIENT WASHOUT CAPACITY ON-SITE. WASTES OTHER THAN CONCRETE (I.E. TRASH, PAINT WASTES, ETC.) SHALL NOT BE DISPOSED OF IN THE WASHOUT.



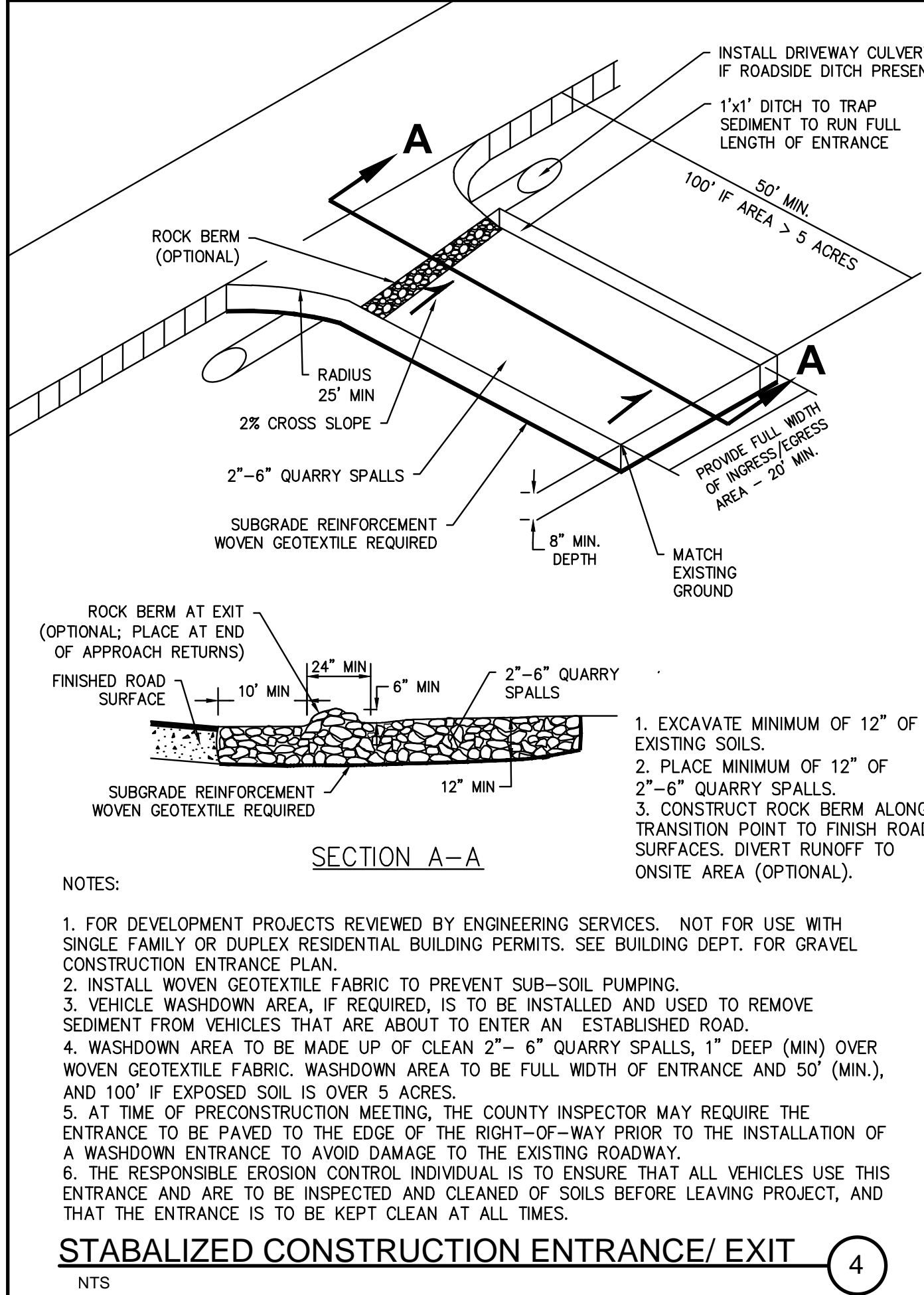
CONCRETE WASHOUT

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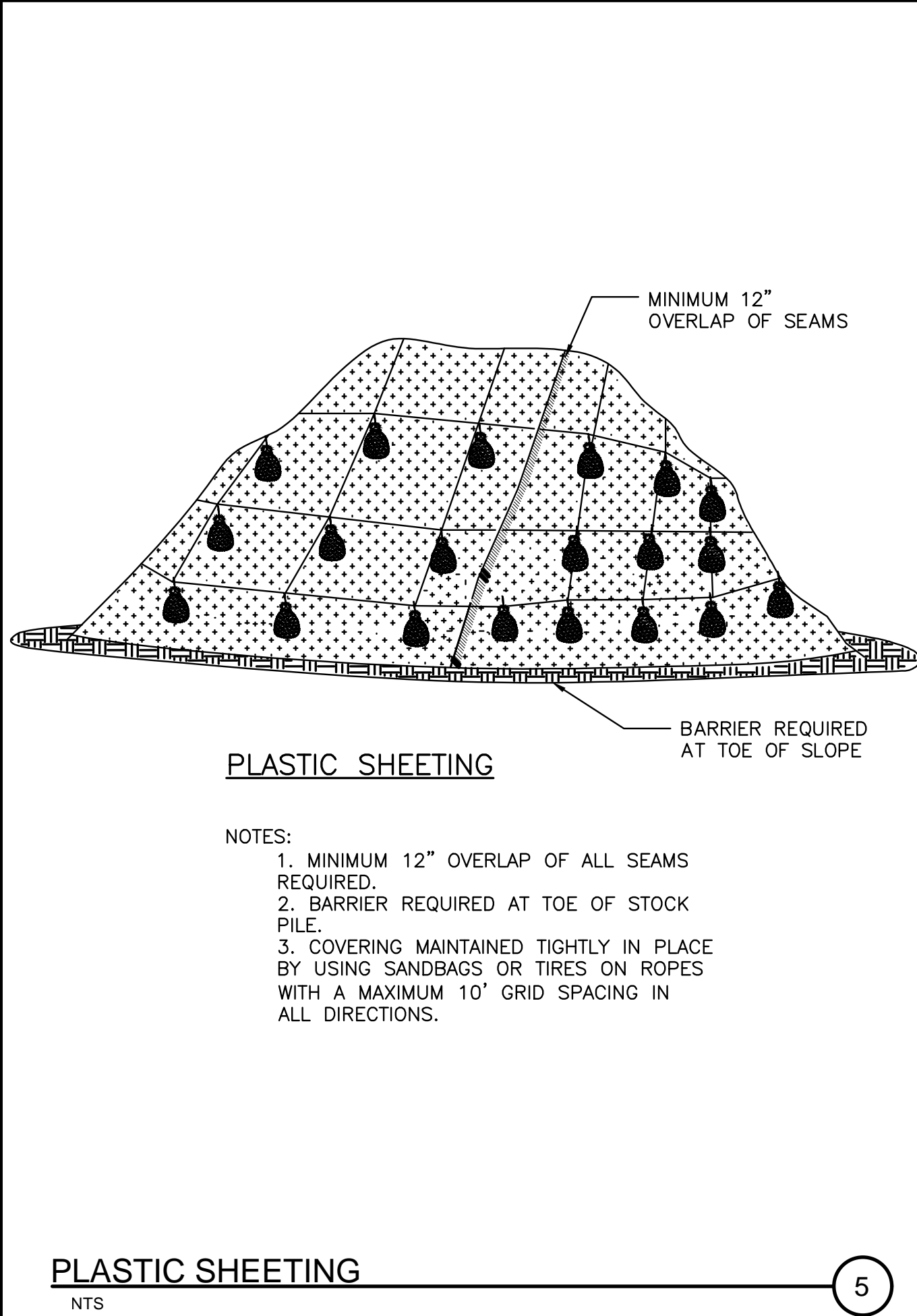
TREE PROTECTION FENCING

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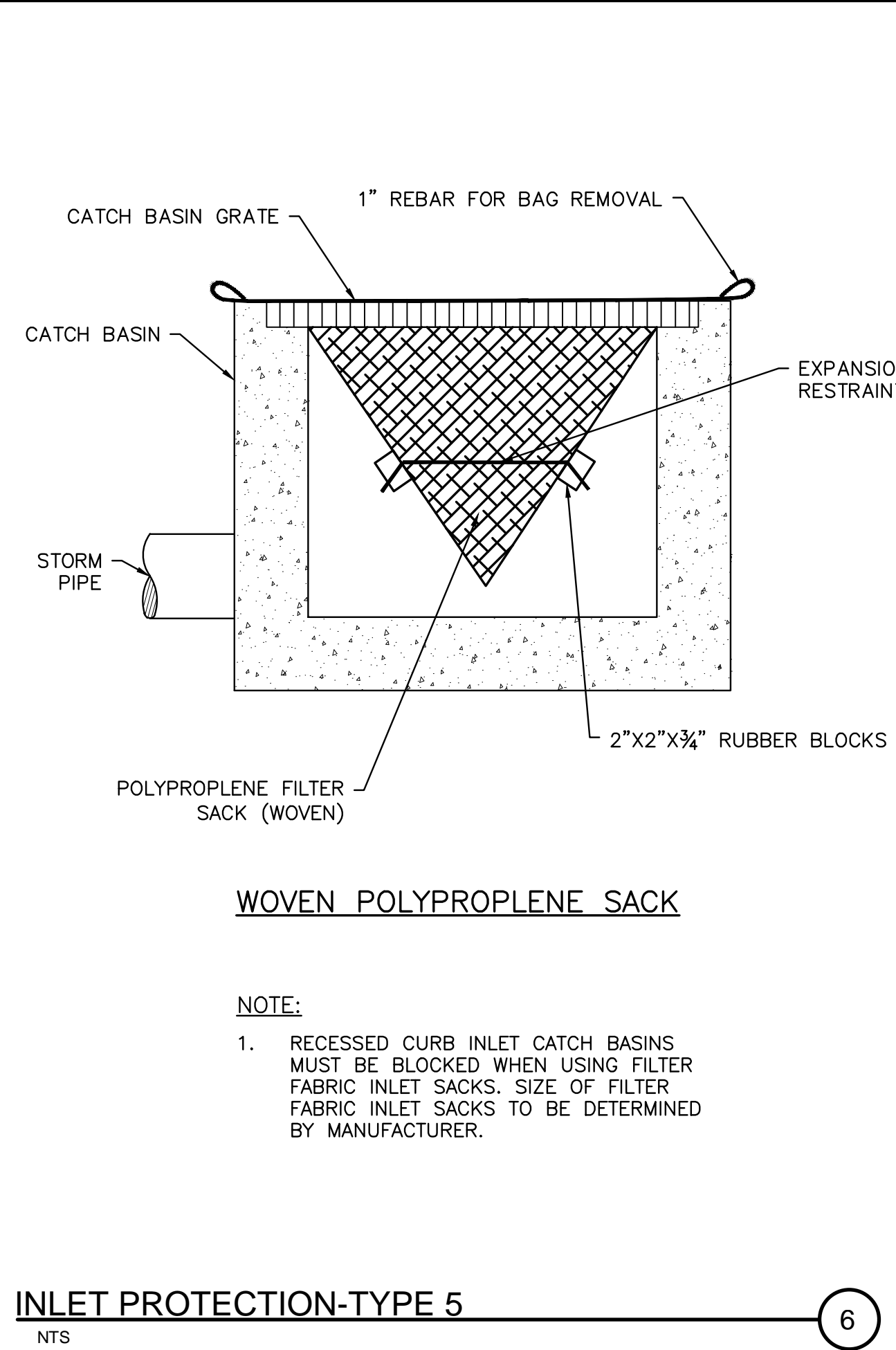
STABALIZED CONSTRUCTION ENTRANCE/ EXIT

NTS



PLASTIC SHEETING

NTS



INLET PROTECTION-TYPE 5

NTS



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RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



3J CONSULTING

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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

C160

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-OVERALL SITE PLAN.DWG

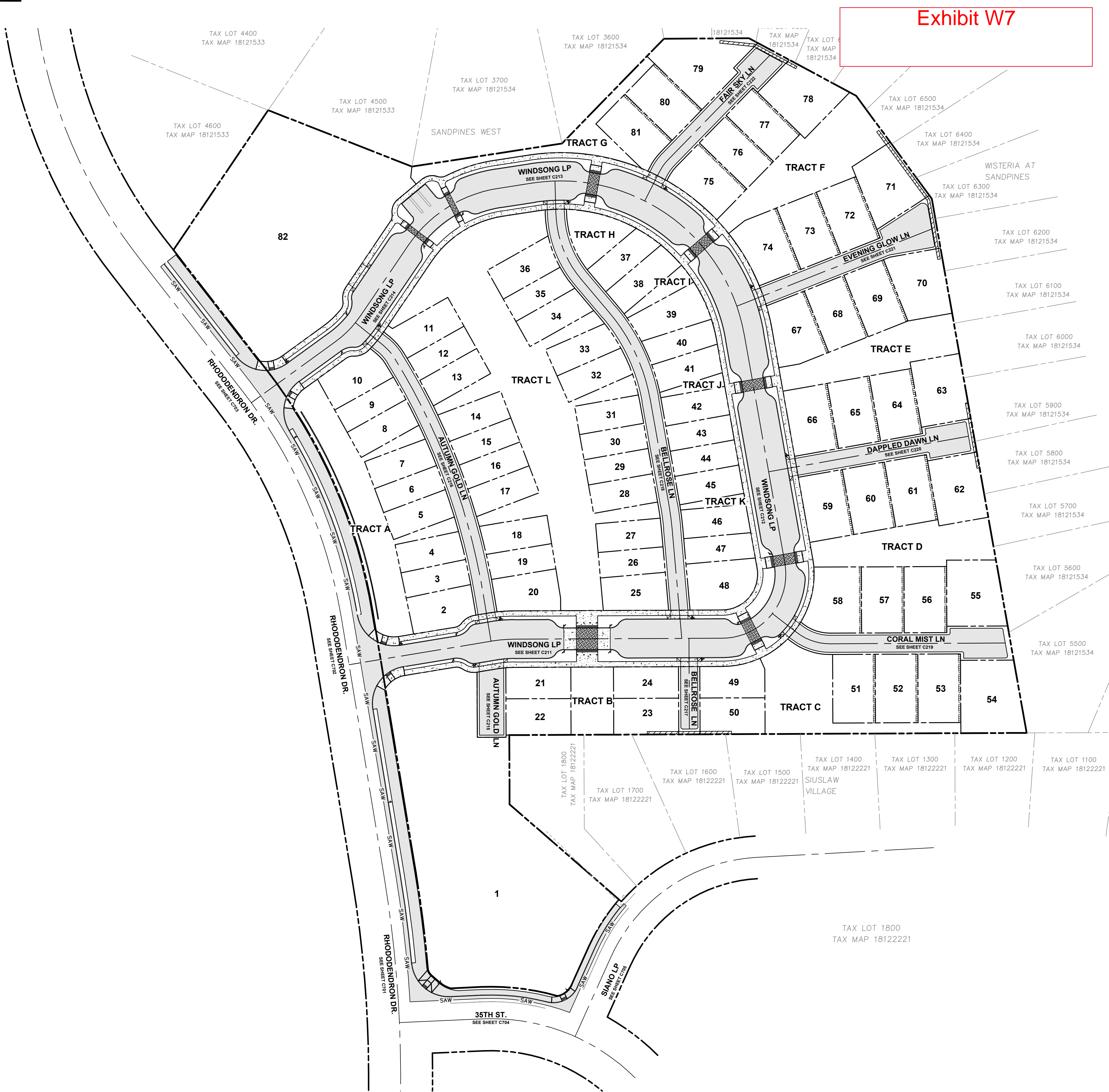
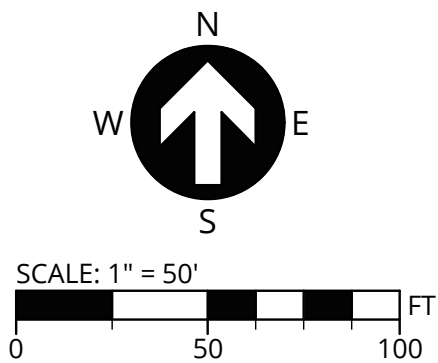


Exhibit W7

LEGEND

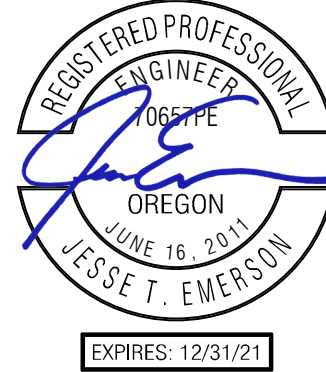
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SCORING
- PROPOSED RETAINING WALL



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



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OVERALL SITE PLAN
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



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PROJECT INFORMATION
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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
C200