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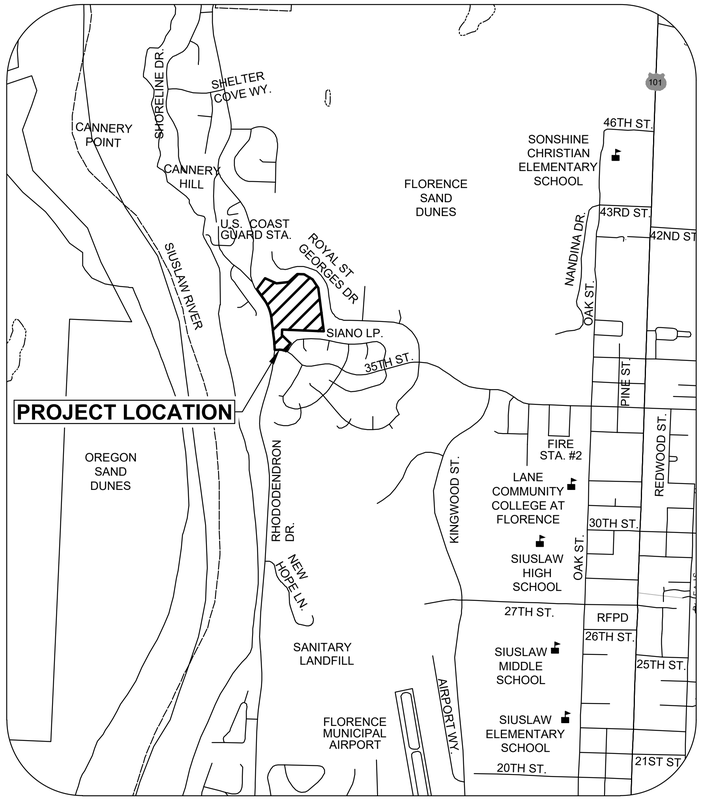
FOR

RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

PREPARED FOR

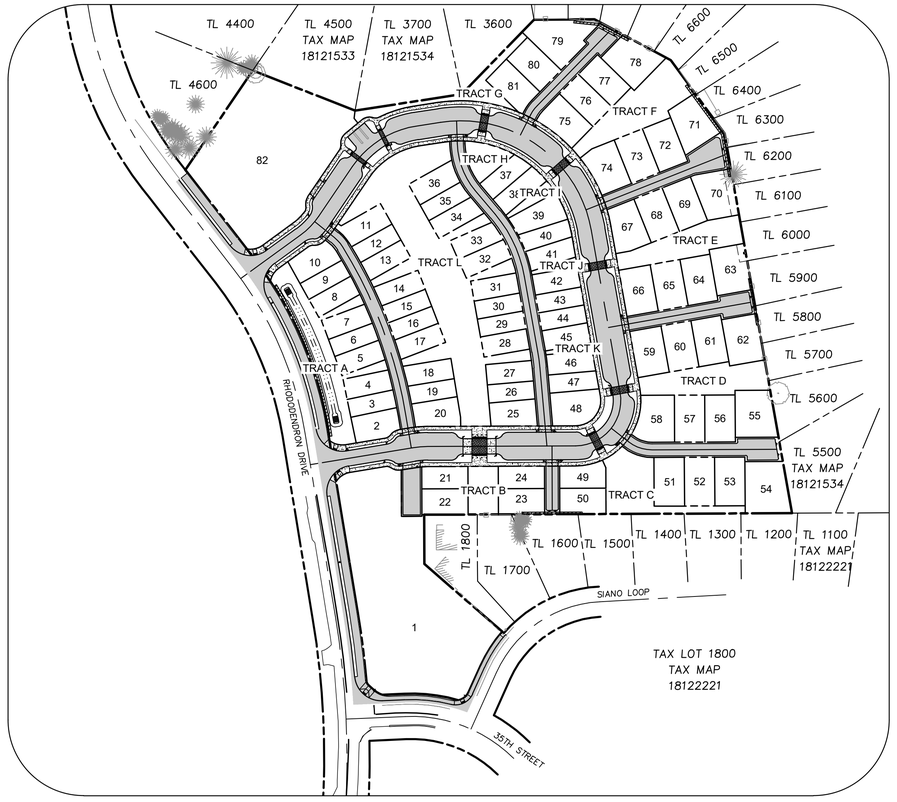
APIC FLORENCE HOLDINGS, LLC

LAND USE CASE NUMBER: PC 20 07 PUD 01 & PC 20 08 SUB 01



VICINITY MAP

NOT TO SCALE



SITE MAP

1" = 100'

PROJECT TEAM

OWNER/APPLICANT
APIC FLORENCE HOLDINGS, LLC
5 THOMAS MELLON CIR. STE 305
SAN FRANCISCO, CA 94134
CONTACT: ASHLEE SORBER
PHONE: 503-704-9934
EMAIL: asorber@apicincus.com

ARCHITECT
LRS ARCHITECTS, INC.
720 NW DAVIS ST, SUITE 300
PORTLAND, OR 97209
CONTACT: BOB BOILEAU
PHONE: 971-242-8180
EMAIL: rboileau@lrsarchitects.com

PLANNER
3J CONSULTING, INC
9600 SW NIMBUS AVE, SUITE 100
BEAVERTON, OR 97008
CONTACT: MERCEDES SERRA
PHONE: 503-946-9365
EMAIL: mercedes.serra@3j-consulting.com

LANDSCAPE ARCHITECT
PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
CONTACT; CHARLES BRUCKER
PHONE: 503-334-2080
EMAIL: charles.brucker@place.la

HYDROGEOLOGIST
GEO ENGINEERS, INC.
333 HIGH STREE NE, STE. 102
SALEM OR, 97301
CONTACT; KEVIN LINDSAY
PHONE: 509-209-2848
EMAIL: klindsey@geoengineers.com

CIVIL ENGINEER
3J CONSULTING, INC.
9600 SW NIMBUS AVE, SUITE 100
BEAVERTON, OR 97008
CONTACT: AARON MURPHY
PHONE: 503-946-9365
EMAIL: aaron.murphy@3j-consulting.com

TRANSPORTATION ENGINEER
KITTLESON & ASSOCIATES, INC.
851 SW 6TH AVE, SUITE 600
PORTLAND, OR 97204
CONTACT: DIEGO ARGUEA
PHONE: 503-228-5230
EMAIL: darguea@kittleson.com

LAND SURVEYOR
S&F LAND SERVICES
1725 N ROOSEVELT DR, STE B
SEASIDE, OR 97138
CONTACT: JACK WHITE
PHONE: 503-738-3425
EMAIL: jack.white@sflands.com

GEOTECHNICAL ENGINEER
BRANCH ENGINEERING
310 5TH ST
SPRINGFIELD, OR 97477
CONTACT: RONAL DERRICK
PHONE: 541-746-0637
EMAIL: rond@branchengineering.com

UTILITIES & SERVICES

STORM, SEWER, WATER
FLORENCE PUBLIC WORKS
2675 KINGWOOD ST
FLORENCE, OR 97439
PHONE: 541-997-4106

POWER
CENTRAL LINCOLN POWER
966 HIGHWAY 101
FLORENCE, OR 97439
PHONE: 877-265-3211

FIRE
SIUSLAW VALLEY FIRE & RESCUE
2625 HIGHWAY 101
FLORENCE, OR 97439
PHONE: 541-997-3212

ROADS, PARKS
FLORENCE PUBLIC WORKS
2675 KINGWOOD ST
FLORENCE, OR 97439
PHONE: 541-997-4106

TELEPHONE
CENTURYLINK TELECOMMUNICATIONS
440 COBURG RD
EUGENE, OR 97401
PHONE: 877-305-0889

SITE INFORMATION

SITE ADDRESS
35TH ST & RHODODENDRON DR
FLORENCE, OR 97439

TAX LOT(S)
18121534 3800, 18121533 700, 18122221 1900

FLOOD HAZARD
MAP NUMBER: 41039C0938F & 41039C1426F

JURISDICTION
CITY OF FLORENCE, OR

ZONING
MANUFACTURED HOME RESIDENTIAL DISTRICT (RMH)

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

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.

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

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

LRS ARCHITECTS
PLACE
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
C000

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EXISTING CONDITIONS & DEMOLITION LEGEND

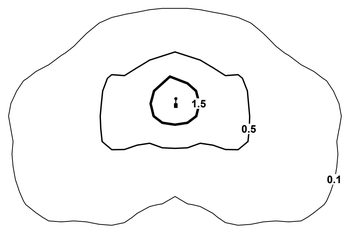
- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING FENCE LINE
- 100 EXISTING MAJOR CONTOUR
- 92 EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- TP-1 EXISTING GEOTTECHNICAL BORING TEST PIT
- IT-3 EXISTING INFILTRATION TEST LOCATION
- REMOVE EXISTING FENCE
- TREE TO BE REMOVED
- PROPOSED GRADING LIMITS
- SAW PROPOSED SAWCUT LINE
- PROPOSED ASPHALT/CONCRETE REMOVAL

TENTATIVE PLAT LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE

PHOTOMETRICS LEGEND

- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- 0.7 ILLUMINATION ANALYSIS POINT (Fc)
- Fc FOOT CANDLE UNIT



UTILITIES LEGEND

- T EXISTING TELECOM. LINE
- G EXISTING GAS LINE
- C EXISTING CABLE LINE
- UGP EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- OH EXISTING UNSPECIFIED OVERHEAD WIRE
- EXISTING VEGETATION LIMITS LINE
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM DRAIN
- W EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- S EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- SD EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- SD PROPOSED STORM PIPE
- SS PROPOSED SANITARY PIPE
- W PROPOSED WATER MAIN
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED HYDRANT
- S PROPOSED SEWER MANHOLE
- D PROPOSED STORM MANHOLE
- PROPOSED STORM CURB GRATE INLET
- PROPOSED STORM CATCH BASIN
- PIPE CAP / STUB
- PROPOSED LIGHTING

GRADING & EROSION CONTROL LEGEND

- 100 EXISTING MAJOR CONTOUR
- 92 EXISTING MINOR CONTOUR
- 110 PROPOSED MAJOR CONTOUR
- 108 PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- X PROPOSED SEDIMENT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED INLET PROTECTION
- EXISTING SURFACE RUN-OFF FLOW ARROW
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED MATERIAL STOCKPILE
- PROPOSED STAGING AREA
- PROPOSED CONCRETE WASHOUT

ACRONYMS AND ABBREVIATIONS

BC	BOTTOM OF CURB	R	RADIUS
C/L	CENTERLINE	RD	ROAD
C	CONCRETE	ROW	RIGHT-OF-WAY
DI	DUCTILE IRON	S	SOUTH
E	EAST	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SE	SOUTHEAST
FF	FINISH FLOOR	SF	SQUARE FEET
FL	FLOWLINE	SSMH	SANITARY SEWER MANHOLE
FT	FOOT / FEET	ST	STREET
I.P.	IRON PIN	SW	SOUTHWEST
LN	LANE	TER	TERRACE
MAX.	MAXIMUM	TR	TOP OF RIM
MIN.	MINIMUM	TYP	TYPICAL
N	NORTH	W	WEST
NE	NORTHEAST		
NO.	NUMBER		
NW	NORTHWEST		
PVC	POLYVINYL CHLORIDE		

SHEET INDEX

C000	COVER SHEET	C310	STORM MAIN BYPASS (0+00 - 5+00)
C010	PLAN LEGEND AND SHEET INDEX	C311	STORM MAIN BYPASS (5+00 - 7+00)
C040	TENTATIVE PLAT OVERVIEW	C312	STORM MAIN BYPASS (7+00 - 9+58)
C041	TENTATIVE PLAT ENLARGEMENT 1	C313	STORM MAIN A (0+00 - 4+50)
C042	TENTATIVE PLAT ENLARGEMENT 2	C314	STORM MAIN A (4+50 - 8+26)
C043	TENTATIVE PLAT ENLARGEMENT 3	C315	STORM MAIN C (0+00 - 2+85)
C044	TENTATIVE PLAT ENLARGEMENT 4	C316	INFILTRATION FACILITIES I
C100	EXISTING CONDITIONS AND DEMOLITION PLAN	C317	INFILTRATION FACILITIES II
C120	EROSION AND SEDIMENT CONTROL PLAN COVER	C318	INFILTRATION FACILITIES III
C140	CLEARING AND DEMOLITION ESCP	C330	WW MAIN A (0+00 - 3+25)
C150	CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP	C331	WW MAIN B (0+00 - 4+19)
C160	ESCP DETAIL I	C332	WW MAIN B (4+19 - 6+00)
C200	OVERALL SITE PLAN	C333	WW MAIN C (0+00 - 3+76)
C210	TYPICAL SECTIONS	C334	WW MAIN D (0+00 - 3+85)
C211	WINDSONG LOOP (1+00 - 5+00)	C335	WW MAIN E (0+00 - 0+78)
C212	WINDSONG LOOP (5+00 - 9+00)	C336	WW MAIN F (0+00 - 4+53)
C213	WINDSONG LOOP (9+00 - 11+50)	C337	WW MAIN F (4+53 - 6+19)
C214	WINDSONG LOOP (11+50 - 14+00)	C338	WW MAIN G (0+00 - 1+75)
C215	AUTUMN GOLD LN (1+00 - 2+25)	C339	WW MAIN H (0+00 - 1+84)
C216	AUTUMN GOLD LN (1+00 - 4+33)	C350	WATER MAIN A (0+00 - 4+25)
C217	BELLROSE LN (1+00 - 2+00)	C351	WATER MAIN A (4+25 - 7+50)
C218	BELLROSE LN (1+00 - 5+56)	C352	WATER MAIN A (7+50 - 10+00)
C219	CORAL MIST LN (1+00 - 3+50)	C353	WATER MAIN A (10+00 - 12+50)
C220	DAPPLED DAWN LN (1+00 - 3+00)	C354	WATER MAIN B (0+00 - 3+76)
C221	EVENING GLOW LN (1+00 - 3+00)	C355	WATER MAIN C (0+00 - 4+08)
C222	FAIR SKY LN (1+00 - 3+00)	C356	WATER MAIN D (0+00 - 2+04)
C230	OVERALL GRADING PLAN	C357	WATER MAIN E (0+00 - 2+17)
C231	DRIVEWAY DETAIL KEY	C358	WATER MAIN F (0+00 - 2+09)
C232	DRIVEWAY DETAILS I	C359	WATER MAIN G (0+00 - 2+84)
C233	DRIVEWAY DETAILS II	C360	WATER MAIN H (0+00 - 0+83)
C234	DRIVEWAY DETAILS III	C701	RHODODENDRON DR (10+00 - 12+50)
C240	ADA RAMP DETAIL KEY	C702	RHODODENDRON DR (12+50 - 15+50)
C241	ADA RAMP DETAILS I	C703	RHODODENDRON DR (15+50 - 18+00)
C242	ADA RAMP DETAILS II	C704	35TH ST (1+00 - 2+75)
C243	ADA RAMP DETAILS III	C705	SIANO LOOP (1+00 - 2+50)
C244	ADA RAMP DETAILS IV	C901	SITE DETAILS I
C245	ADA RAMP DETAILS V	C902	SITE DETAILS II
C246	ADA RAMP DETAILS VI	C903	SITE DETAILS III
C247	ADA RAMP DETAILS VII	C931	STORM DETAILS I
C270	BELLROSE WALL P&P	C932	STORM DETAILS II
C271	DAPPLED DAWN LN WALL P&P	C933	STORM DETAILS III
C272	EVENING GLOW LN WALL P&P	C934	STORM DETAILS IV
C273	FAIR SKY LN WALL P&P	C941	SANITARY DETAILS I
C274	BIOFILTRATION POND WALL P&P	C951	WATER SYSTEM DETAILS I
C300	COMPOSITE UTILITY PLAN		

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

apic

PLAN LEGEND AND SHEET INDEX
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C010

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LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT PROP. LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED 2' WIDE RECIPROCAL ACCESS EASEMENT

SITE STATISTICS

SITE ADDRESS	35TH ST & RHODODENDRON DR FLORENCE, OR 97439
TAXLOT	18121533 700, 18121534 3800, AND 18122221 1900
JURISDICTION	CITY OF FLORENCE, OR
PROPERTY ZONING	MANUFACTURED HOME RESIDENTIAL DISTRICT (RMH)
BUILDABLE SITE AREA	9.28 ACRES
FLOOD HAZARD MAP NUMBER	41039C0938F & 41039C1426F

SUBDIVISION STATISTICS

RIGHT OF WAY DEDICATION	487 SF
MINIMUM LOT AREA (SINGLE FAMILY ATTACHED)	3,000 SF
PROPOSED MIN LOT AREA (SINGLE FAMILY ATTACHED)	1,464 SF
MINIMUM LOT AREA (SINGLE FAMILY DETACHED)	5,000 SF
PROPOSED MIN LOT AREA (SINGLE FAMILY DETACHED)	2,232 SF
MINIMUM NET DENSITY	-
MAXIMUM AVERAGE NET DENSITY	12 UNITS/ACRE
PROPOSED MAXIMUM AVERAGE NET DENSITY	13.6 UNITS/ACRE
SETBACKS:	
FRONT	3 FT
SIDE (INTERIOR)	3 FT
SIDE (EXTERIOR)	5 FT
REAR	5 FT
MAX. STRUCTURE HEIGHT	35 FT
PROPOSED MAX. STRUCTURE HEIGHT	32 FT

N
W E
S

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

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
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REVISIONS

TENTATIVE PLAT OVERVIEW
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

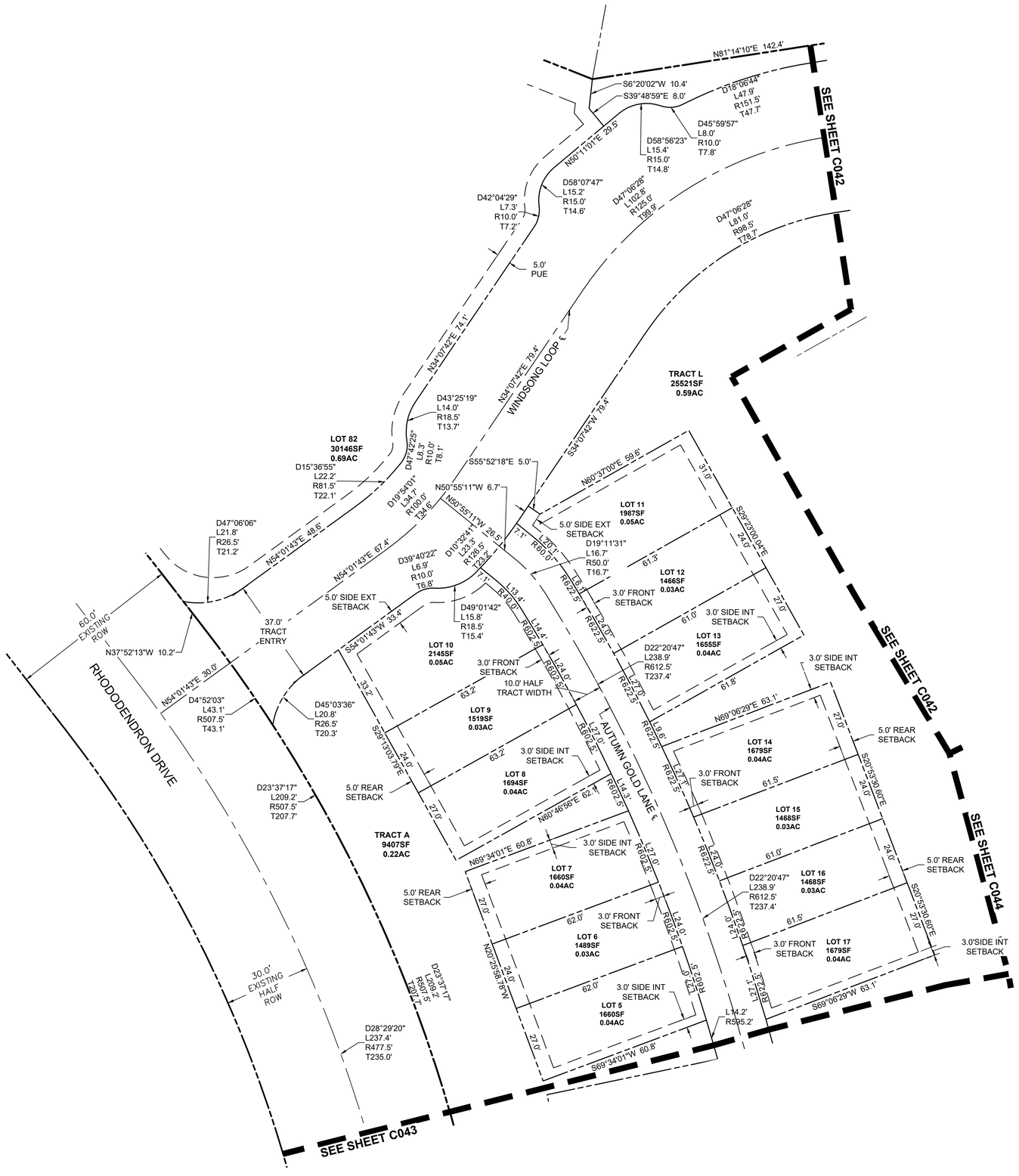
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C040

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



LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT PROP. LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED 2' WIDE RECIPROCAL ACCESS EASEMENT

N
W E
S

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

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

TENTATIVE PLAT ENLARGEMENT 1
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

SHEET NUMBER
C041

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REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

TENTATIVE PLAT ENLARGEMENT 2

RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

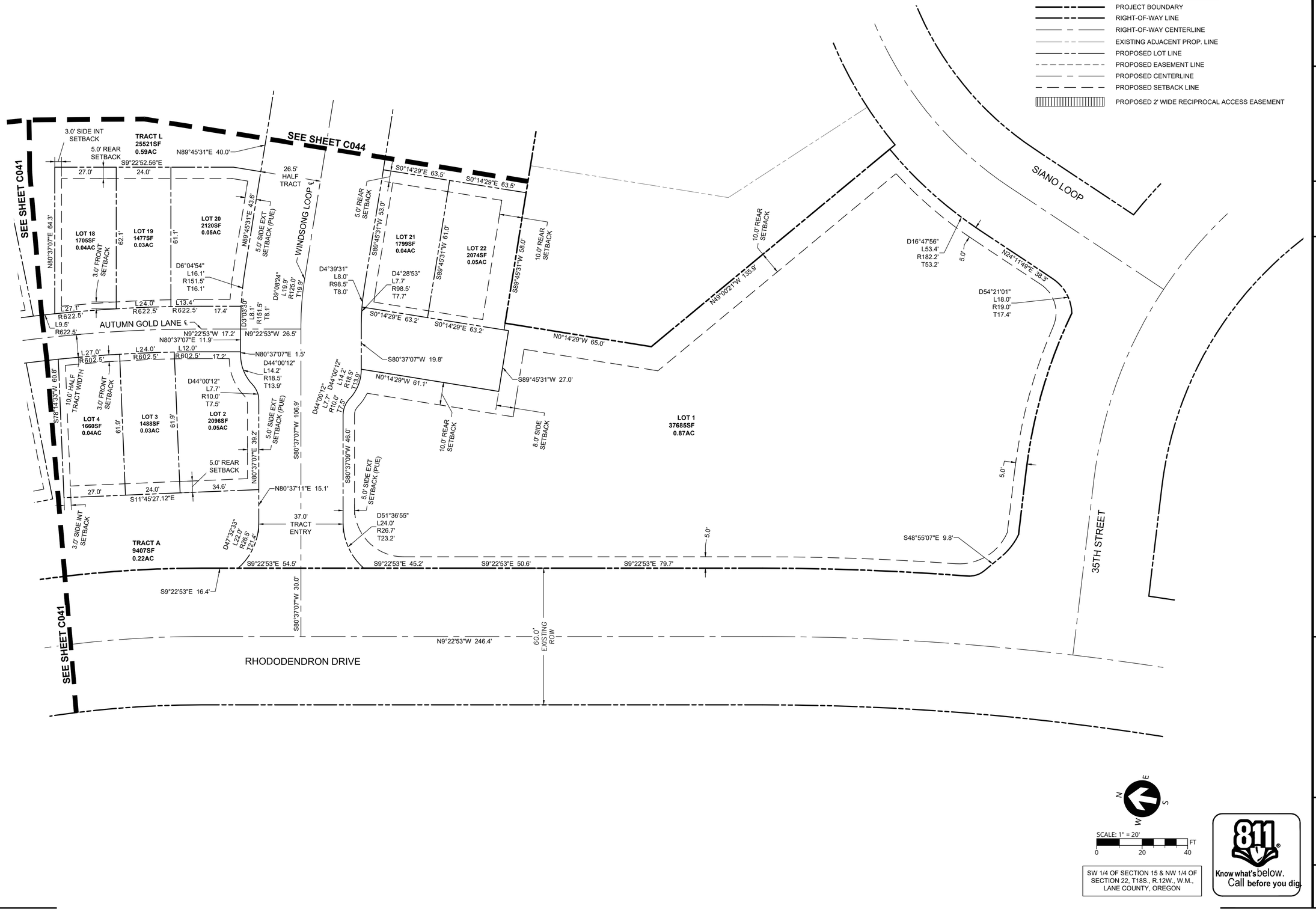
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C042

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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.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
70501PE
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

apic

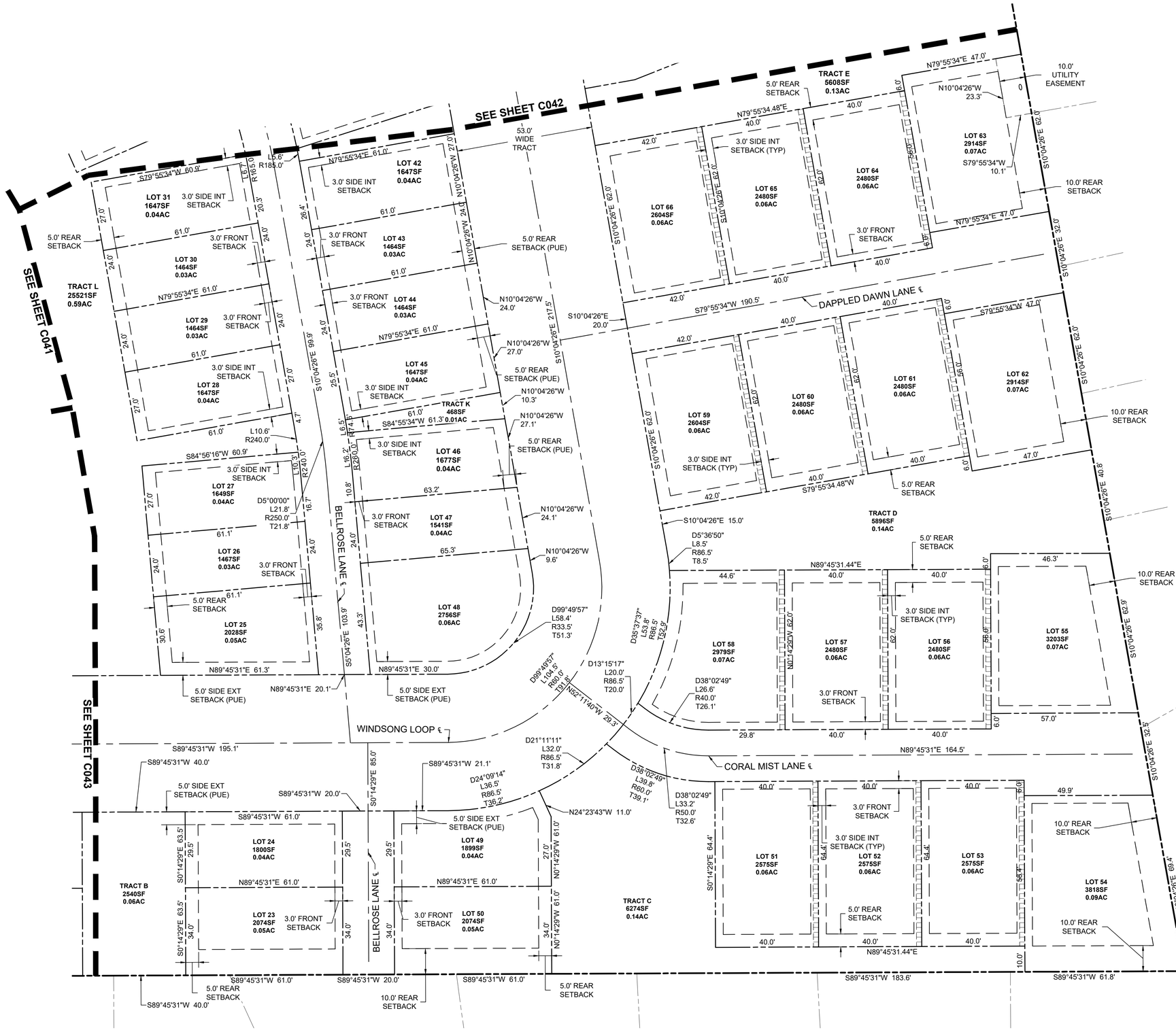
TENTATIVE PLAT ENLARGEMENT 3
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C043

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

TENTATIVE PLAT ENLARGEMENT 4
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

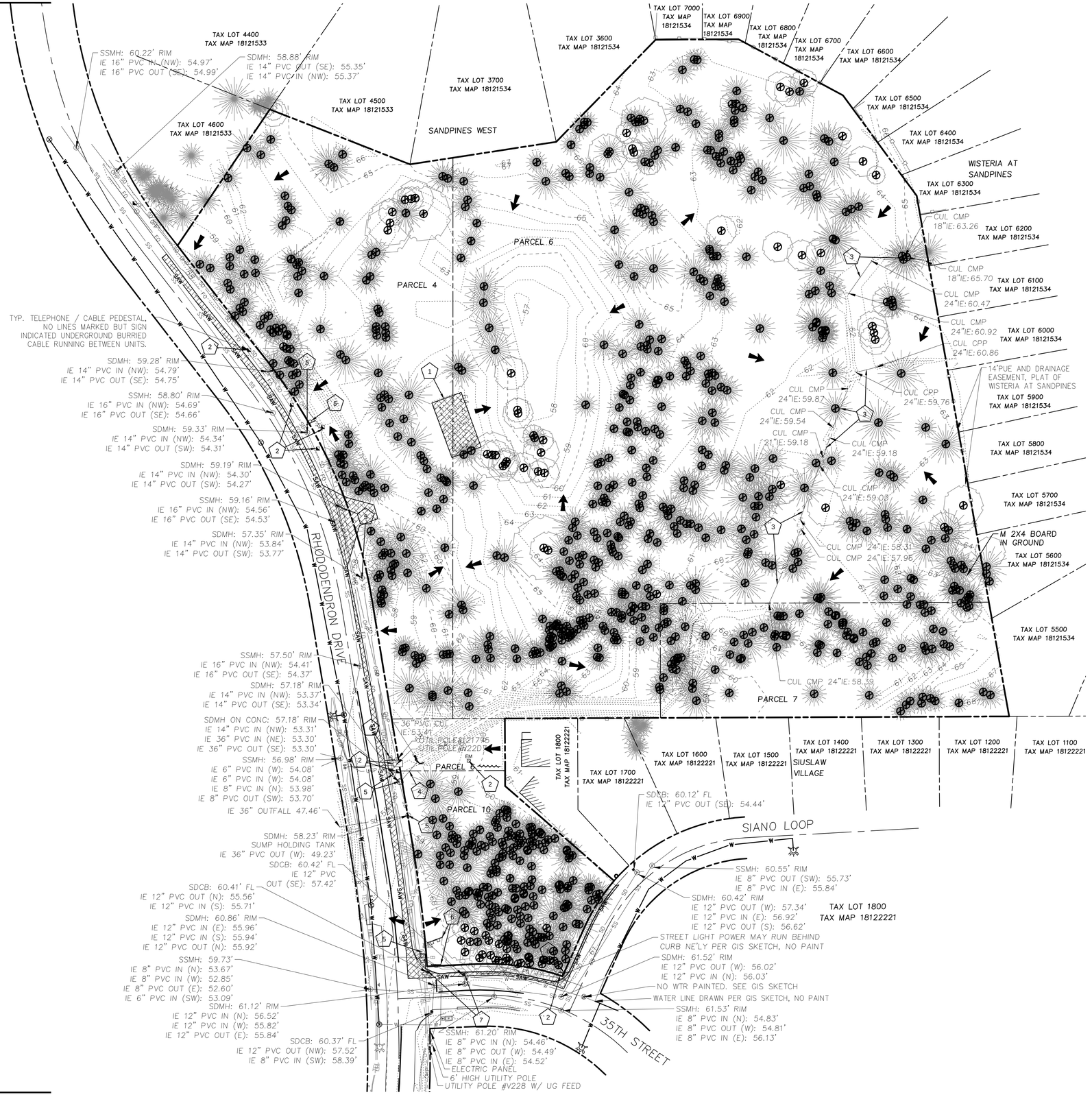
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C044

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-TENTATIVE PLAT.DWG



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:

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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.

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

apic

EXISTING CONDITIONS AND DEMOLITION PLAN
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C100

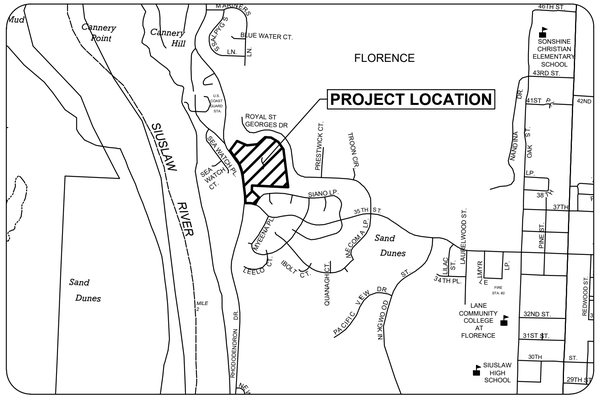
P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-EXISTING CONDITIONS.DWG

RHODODENDRON ARBOR PLANNED UNIT DEVELOPMENT

EROSION & SEDIMENT CONTROL PLAN (ESCP) COVER SHEET

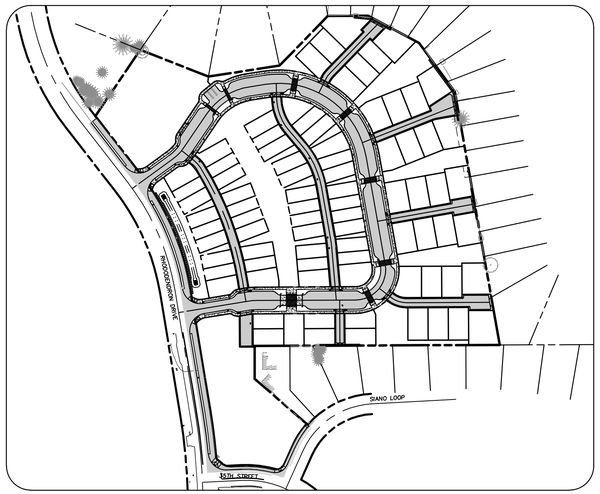
PREPARED FOR:

APIC FLORENCE HOLDINGS, LLC



VICINITY MAP

NOT TO SCALE



SITE MAP

SCALE: 1" = 150'

0 150' 300'

N W E S

DEVELOPER

APIC FLORENCE HOLDINGS, LLC
5 THOMSAS MELLON CIR, STE 305
SAN FRANCISCO, CA 94134
CONTACT: ASHLEE SORBER
PHONE: (503) 704-9934
EMAIL: asorber@apicincus.com

PLANNING

3J CONSULTING, INC.
9600 SW NIMBUS AVE SUITE 100
BEAVERTON, OR 97008
CONTACT: MERCEDES SERRA
PHONE: (503) 946-9365
EMAIL: mercedes.serra@3j-consulting.com

ENGINEERING

3J CONSULTING, INC.
9600 SW NIMBUS AVE SUITE 100
BEAVERTON, OR 97008
CONTACT: AARON MURPHY, PE
PHONE: (503) 946-9365
EMAIL: aaron.murphy@3j-consulting.com

SURVEYOR

S&F LAND SERVICES
1725 N ROOSEVELT DR, STE B
SEASIDE, OR 97138
CONTACT: JACK WHITE
PHONE: (503) 738-3425
EMAIL: jack.white@sflands.com

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

THE SUBJECT SITE IS 9.28 ACRES IN SIZE AND IS LOCATED ON RHODODENDRON DRIVE, NORTH OF 35TH STREET. THE PROPERTY IS LOCATED WITHIN THE CITY AND IS ZONED MOBILE HOME/ MANUFACTURED HOME RESIDENTIAL (RMH). THE SITE GENERALLY HAS FLAT TOPOGRAPHY, WITH A SLIGHT SLOPE TOWARDS THE WESTERN END OF THE PROPERTY. EXISTING SITE USE IS VACANT.

DEVELOPED CONDITIONS

THE PROPOSED PLANNED COMMUNITY WILL INCLUDED A MIXTURE OF SINGLE-FAMILY DETACHED HOMES, AND SINGLE FAMILY ATTACHED HOMES AND MULTI-FAMILY HOMES. A PRIVATE LOOP ROAD WILL SERVE AS ACCESS TO THE SITE WITH TWO ACCESS POINTS ON RHODODENDRON DRIVE. THE PROPOSED DESIGN INCLUDES A NETWORK OF OPEN SPACES, LINKED PEDESTRIAN CIRCULATION SYSTEM AND RECREATIONAL FACILITIES.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* CLEARING (DECEMBER 2020)
* MASS GRADING (JANUARY 2021)
* UTILITY INSTALLATION (JANUARY-MARCH 2021)
* STREET CONSTRUCTION (APRIL-MAY 2021)
* FINAL STABILIZATION (JUNE 2021)

ON SITE AREA = 404,237 SF = 9.28 ACRES

OFF SITE AREA = 16,961 SF = 0.39 ACRES

TOTAL DISTURBED AREA = 421,198 SF = 9.67 ACRES

SITE SOIL CLASSIFICATION:

NRCS WEB SOIL SURVEY MAPS TWO SOIL UNITS ACROSS THE SITE AREA; WALDPORT FINE SAND, 0-12% SLOPES AND WALDPORT FINE SAND IS MAPPED ACROSS THE MAJORITY OF THE SITE AREA WITH YAQUINA LOAMY FINE SAND MAPPED ACROSS THE NE PORTION OF THE SITE. BOTH SOIL UNITS ARE DESCRIBED AS WELL DRAINED FINE GRAIN EOLIAN SAND.

RECEIVING WATER BODIES:

NEAREST WATER BODY: SIUSLAW RIVER

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	WEEKLY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY MONTH, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

PROJECT LOCATION:

35TH ST & RHODODENDRON DR
FLORENCE, OR 97439
LATITUDE = 44°00'00" , LONGITUDE = 124°07'00"

PROPERTY DESCRIPTION:

TAX LOTS 700, 1900, AND 3800 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15 AND NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON

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STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT.
2. THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
3. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT.
4. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
5. IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS.
6. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
8. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. DIRECT ALL WASH WATER INTO A PIT OR LEAK-PROOF CONTAINER. HANDLE WASH WATER AS WASTE, CONCRETE DISCHARGE TO WATERS OF THE STATE IS PROHIBITED.
9. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
10. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
11. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES.
12. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
13. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.
14. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.
15. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
16. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
17. IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
18. AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
19. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER OCTOBER 01 - MAY 31.
20. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
21. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT. AND BEFORE BMP REMOVAL.
22. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT.
23. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME.
24. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS.
25. PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPS.
26. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
28. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.
29. IF WATER OF THE STATE IS WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE PROJECT BOUNDARY, MAINTAIN THE EXISTING NATURAL BUFFER WITHIN THE 50-FOOT ZONE FOR THE DURATION OF THE PERMIT COVERAGE, OR MAINTAIN LESS THAN THE ENTIRE EXISTING NATURAL BUFFER AND PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OFAVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION	**X	X	X	X	X	X
GROUND COVER					X	X
HYDRAULIC APPLICATIONS						
PLASTIC SHEETING						X
MATTING						
DUST CONTROL	X	X	X	X	X	X
TEMPORARY/PERMANENT SEEDING		X	X	X	X	X
BUFFER ZONE	**X	X	X	X	X	X
OTHER:						
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)	**X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)			X	X	X	X
STRAW WATTLES						
FILTER BERM						
INLET PROTECTION	**X	X	X	X	X	X
DEWATERING						
SEDIMENT TRAP						
NATURAL BUFFER ENCHROACHMENT						
OTHER:						
RUN OFF CONTROL						
CONSTRUCTION ENTRANCE	**X	X	X	X	X	X
PIPE SLOPE DRAIN						
OUTLET PROTECTION						
SURFACE ROUGHENING						
CHECK DAMS						
OTHER:						
POLLUTION PREVENTION						
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X	X
OTHER:						

* SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.
** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ's GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP's WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL _____

PERMITTEE'S SITE INSPECTOR: _____

COMPANY/AGENCY: TBD
PHONE: TBD

E-MAIL: _____
DESCRIPTION OF EXPERIENCE: TBD

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C120	EROSION AND SEDIMENT CONTROL PLAN COVER
C140	CLEARING AND DEMOLITION ESCP
C150	CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP
C160	ESCP DETAIL I

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

EROSION AND SEDIMENT CONTROL PLAN COVER
RHODODENDRON ARBOR PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C120

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-120C COVER.DWG



LEGEND

- EXISTING BUILDING
- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING FENCE LINE
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER PIPE
- W EXISTING WATER PIPE
- 100 EXISTING MAJOR CONTOUR
- 92 EXISTING MINOR CONTOUR
- EXISTING SURFACE RUN-OFF FLOW ARROW
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED CONSTRUCTION ENTRANCE

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES

1. 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.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. 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, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

GENERAL NOTES

1. THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
2. PRE-DEVELOPED RUN-OFF SHEET FLOWS WESTERLY INTO ON-SITE DRAINAGE AND SOUTHERNLY ONTO ADJACENT PROPERTIES.

N
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S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

apic

CLEARING AND DEMOLITION ESCP
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

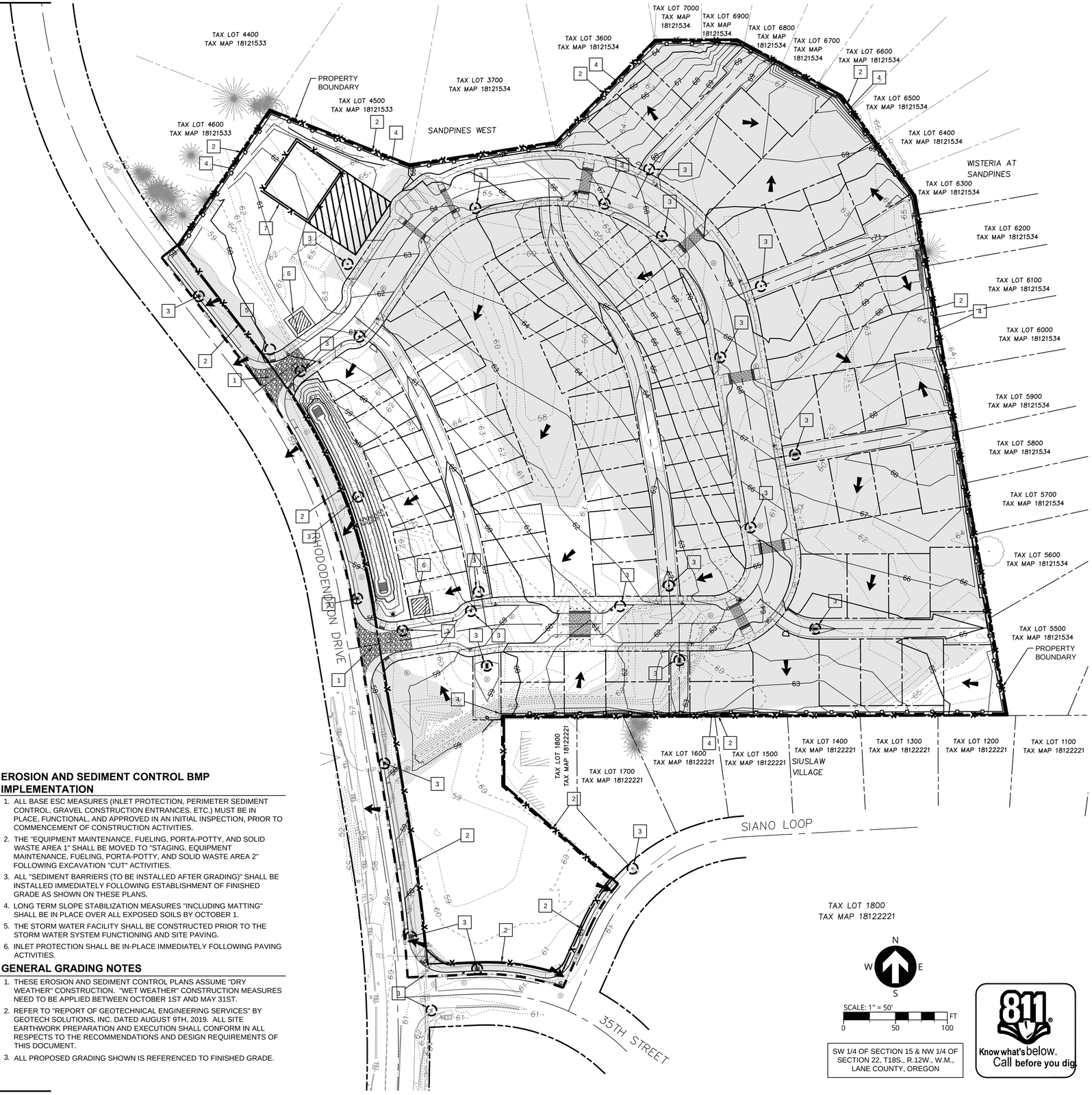
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C140

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



EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION

1. 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.
2. 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.
3. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
4. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
5. THE STORM WATER FACILITY SHALL BE CONSTRUCTED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
6. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

GENERAL GRADING NOTES

1. THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.
2. 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.
3. ALL PROPOSED GRADING SHOWN IS REFERENCED TO FINISHED GRADE.

LEGEND

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR (100)
- EXISTING MINOR CONTOUR (92)
- PROPOSED MAJOR CONTOUR (110)
- PROPOSED MINOR CONTOUR (108)
- 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

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL 4 ON SHEET C160.
2. INSTALL SILT FENCE PER CITY OF FLORENCE STANDARD DRAWING F-101 ON SHEET C160. MAINTAIN THROUGHOUT CONSTRUCTION.
3. INSTALL INLET PROTECTION PER DETAIL 6 ON SHEET C160.
4. INSTALL TREE PROTECTION FENCE PER DETAIL 4 ON SHEET C160.
5. INSTALL SWALE INLET PROTECTION PER CITY OF FLORENCE STANDARD DRAWING F-103 ON SHEET C160.
6. CONSTRUCT TIRE WASH AND CONCRETE WASHOUT PER DETAIL 3 ON SHEET C160. MAINTAIN THROUGHOUT CONSTRUCTION.
7. PROVIDE CONSTRUCTION STAGING AREA FOR MATERIALS AND STOCKPILE AT LOCATION SHOWN.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
   B. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)
   C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. 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.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. 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.
6. 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.
7. 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.
8. 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 BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. 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.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. 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.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. 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.

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

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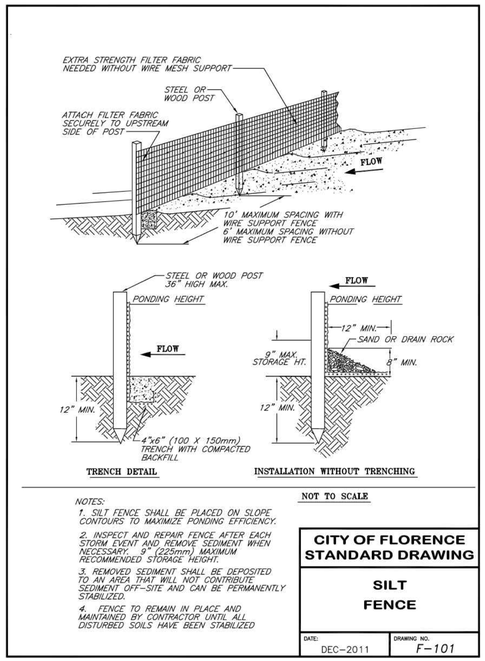
CONSTRUCTION SITE MANAGEMENT AND GRADING ESCP
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C150

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NOT TO SCALE

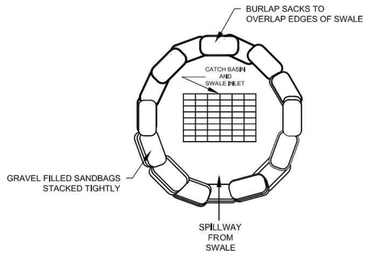
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. FENCE TO REMAIN IN PLACE AND MAINTAINED BY CONTRACTOR UNTIL ALL DISTURBED SOILS HAVE BEEN STABILIZED

CITY OF FLORENCE STANDARD DRAWING

SILT FENCE

DATE: DEC-2011 | DRAWING NO. F-101

SILT FENCE
NTS
1



PLAN VIEW

NOTES:
PLACE SWALE TYPE SEDIMENT BARRIERS ON GENTLY SLOPING BANK SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN "GEOTEXTILE" FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR THE OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. SEDIMENT BARRIERS TO REMAIN IN PLACE AND MAINTAINED BY CONTRACTOR UNTIL ALL DISTURBED SOILS HAVE BEEN STABILIZED.

CITY OF FLORENCE STANDARD DRAWING

SWALE INLET SEDIMENT BARRIER DETAIL

DATE: 9-15-11 | DRAWING NO. F-103

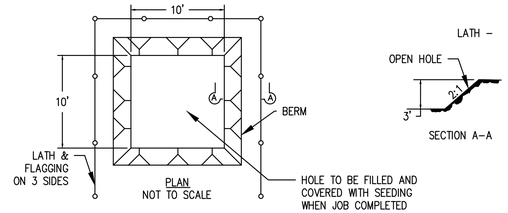
SWALE INLET SEDIMENT BARRIER
NTS
2

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.

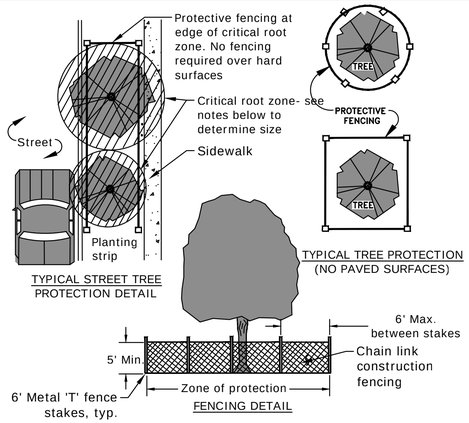
WASTE MANAGEMENT:
1. DO NO DISCHARGE CONCRETE RESIDUE OR PARTICULATE MATTER INTO A STORM DRAIN INLET OR WATERCOURSE.
2. EXCESS CONCRETE SHALL NOT BE DUMPED ON-SITE.
3. THE FOLLOWING OPTIONS SHALL BE USED FOR CONCRETE TRUCK CHUTE AND/OR PUMP AND HOSE WASHOUT:

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.



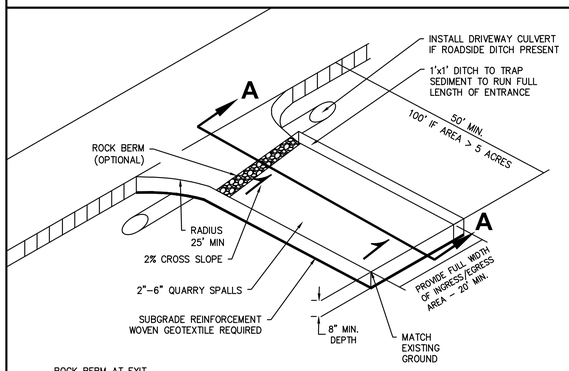
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. CARE TO NOT OVERFILL PIT IS REQUIRED.

CONCRETE WASHOUT
NTS
3



Notes:
1) The critical root zone (CRZ) shall be an area with a radius at least 5' from the edge of the tree dripline. 2) The CRZ shall be marked and protected by a construction fence placed around the perimeter prior to construction. 3) No soil grade changes or compaction shall take place within the CRZ except as directed. 4) No storage of material shall be allowed within the CRZ. 5) If work is done within the CRZ, care must be taken to minimize root disturbance. Special care shall be taken during excavation and removal of existing curb, gutter, and sidewalks to avoid damage to tree roots. Locate existing tree roots using hand tools or other approved methods such as an airspade. 6) Protective fencing is required when the work area is within the CRZ of trees, except where portions of the CRZ are covered with pavement such as streets or walks. 7) No root over 2" shall be cut without approval of the urban forester (or an approved arborist). Roots shall be cut with approved saws. No roots over 2" shall be cut or torn during trenching with power equipment such as backhoes and trenchers. Utility lines and irrigation or other pipes shall be installed by hand digging or tunneling under roots, as necessary, to avoid cutting roots 2" and larger.

TREE PROTECTION FENCING
NTS
4



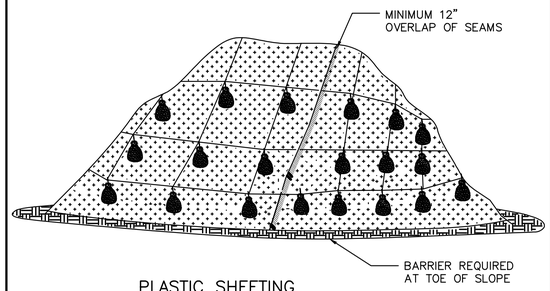
SECTION A-A

1. EXCAVATE MINIMUM OF 12" OF EXISTING SOILS.
2. PLACE MINIMUM OF 12" OF 2"-6" QUARRY SPALLS.
3. CONSTRUCT ROCK BERM ALONG TRANSITION POINT TO FINISH ROAD SURFACES. DIVERT RUNOFF TO ONSITE AREA (OPTIONAL).

NOTES:

1. FOR DEVELOPMENT PROJECTS REVIEWED BY ENGINEERING SERVICES. NOT FOR USE WITH SINGLE FAMILY OR DUPLEX RESIDENTIAL BUILDING PERMITS. SEE BUILDING DEPT. FOR GRAVEL CONSTRUCTION ENTRANCE PLAN.
2. INSTALL WOVEN GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.
3. VEHICLE WASHDOWN AREA, IF REQUIRED, IS TO BE INSTALLED AND USED TO REMOVE SEDIMENT FROM VEHICLES THAT ARE ABOUT TO ENTER AN ESTABLISHED ROAD.
4. WASHDOWN AREA TO BE MADE UP OF CLEAN 2"- 6" QUARRY SPALLS, 1" DEEP (MIN) OVER WOVEN GEOTEXTILE FABRIC. WASHDOWN AREA TO BE FULL WIDTH OF ENTRANCE AND 50' (MIN.), AND 100' IF EXPOSED SOIL IS OVER 5 ACRES.
5. AT TIME OF PRECONSTRUCTION MEETING, THE COUNTY INSPECTOR MAY REQUIRE THE ENTRANCE TO BE PAVED TO THE EDGE OF THE RIGHT-OF-WAY PRIOR TO THE INSTALLATION OF A WASHDOWN ENTRANCE TO AVOID DAMAGE TO THE EXISTING ROADWAY.
6. THE RESPONSIBLE EROSION CONTROL INDIVIDUAL IS TO ENSURE THAT ALL VEHICLES USE THIS ENTRANCE AND ARE TO BE INSPECTED AND CLEANED OF SOILS BEFORE LEAVING PROJECT, AND THAT THE ENTRANCE IS TO BE KEPT CLEAN AT ALL TIMES.

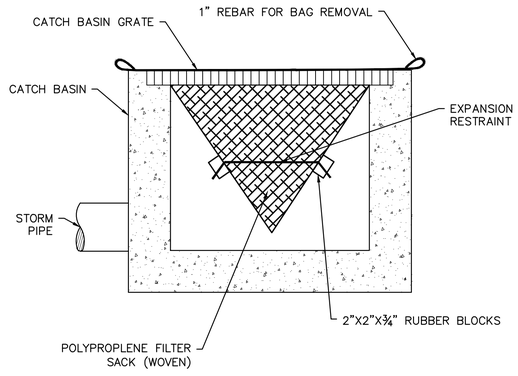
STABILIZED CONSTRUCTION ENTRANCE/ EXIT
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4



PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING
NTS
5



WOVEN POLYPROPLENE SACK

NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION-TYPE 5
NTS
6

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

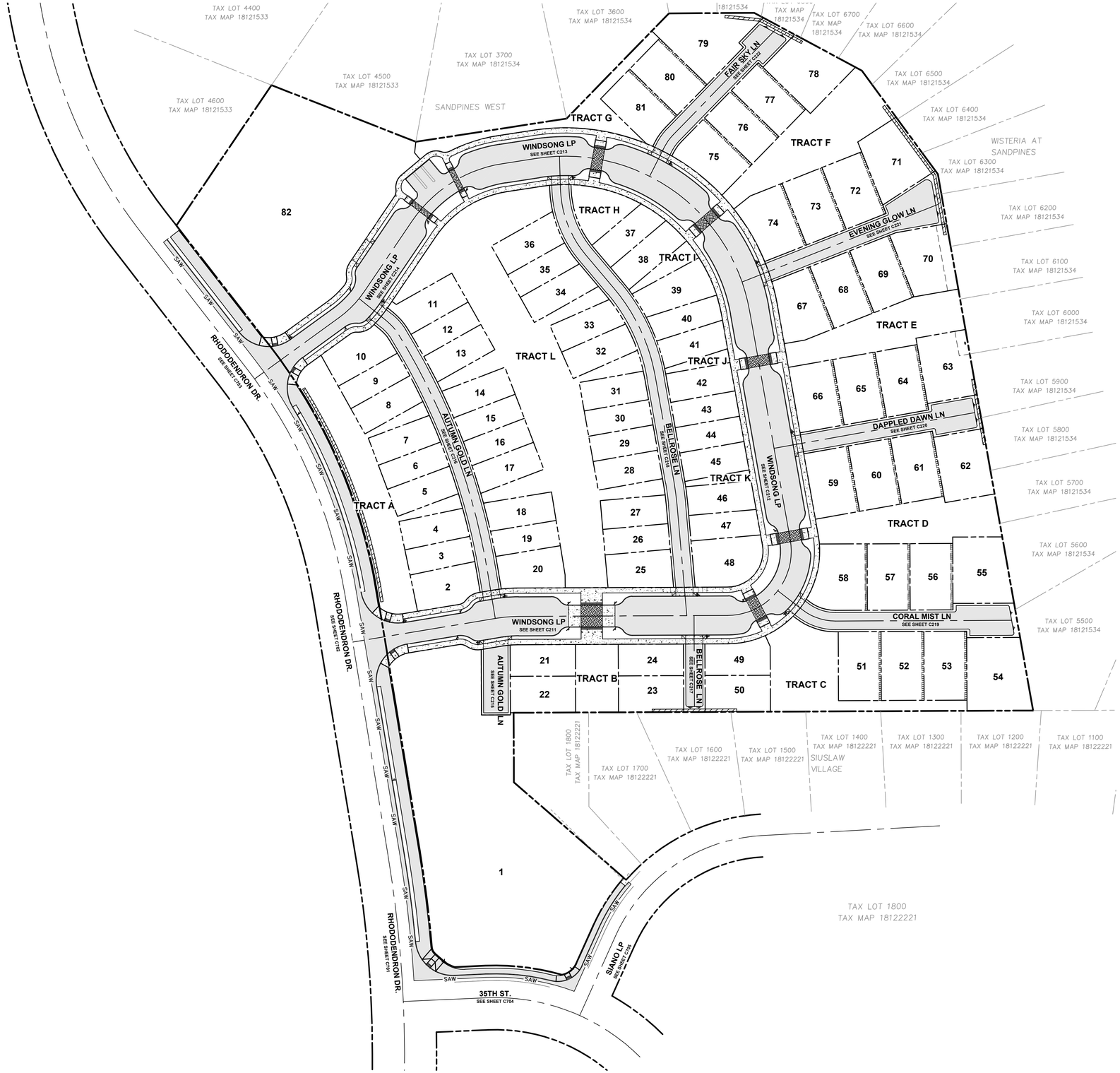
PUBLISH DATE
2021-12-10
ISSUED FOR
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REVISIONS

ESCP DETAIL /
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C160



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

N
W E
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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

Know what's below. Call before you dig. 811

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

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

LRS ARCHITECTS
PLACE
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
C200

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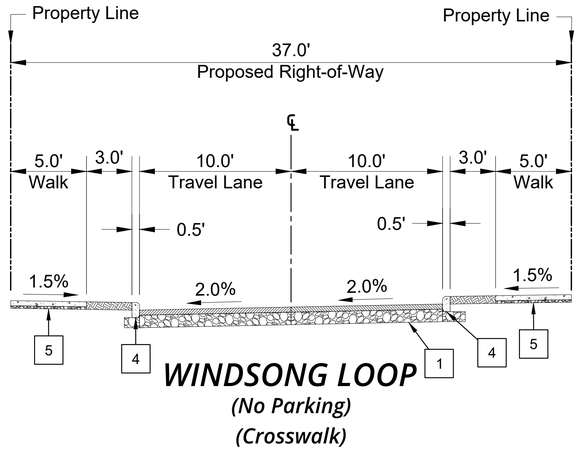
CONSTRUCTION KEY NOTES

1. 4" ASPHALTIC CONCRETE (AC); COMPACT TO 92% OR RICE DENSITY AASHTO T-209
   2" CRUSHED AGGREGATE BASE 3/4"-0 (LEVELING COURSE); COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   10" CRUSHED AGGREGATE BASE 1-1/2"-0; COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   12" SUBGRADE; COMPACT TO 95% OF STANDARD PROCTOR AASHTO T-99 OR EQUIVALENT
   LAYER OF NONWOVEN GEOTEXTILE MATERIAL
2. 2" ASPHALTIC CONCRETE (AC); COMPACT TO 92% OR RICE DENSITY AASHTO T-209
   6" CRUSHED AGGREGATE BASE 1-1/2"-0; COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   12" SUBGRADE; COMPACT TO 95% OF STANDARD PROCTOR AASHTO T-99 OR EQUIVALENT
3. 3" ASPHALTIC CONCRETE (AC); COMPACT TO 92% OR RICE DENSITY AASHTO T-209
   2" CRUSHED AGGREGATE BASE 3/4"-0 (LEVELING COURSE); COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   6" CRUSHED AGGREGATE BASE 1-1/2"-0; COMPACT TO 95% OF MODIFIED PROCTOR AASHTO T-180
   12" SUBGRADE; COMPACT TO 95% OF STANDARD PROCTOR AASHTO T-99 OR EQUIVALENT
4. STANDARD CURB, SEE CITY OF FLORENCE STANDARD DRAWING F-203 ON SHEET C901.
5. CONCRETE WALK, SEE CITY OF FLORENCE STANDARD DRAWING F-205 ON SHEET C901.
6. VEGETATED FILTER STRIP WITH 18" DEEP GROWING MEDIUM AND 18"W x 18"D WASHED DRAIN ROCK GRAVEL TRENCH.

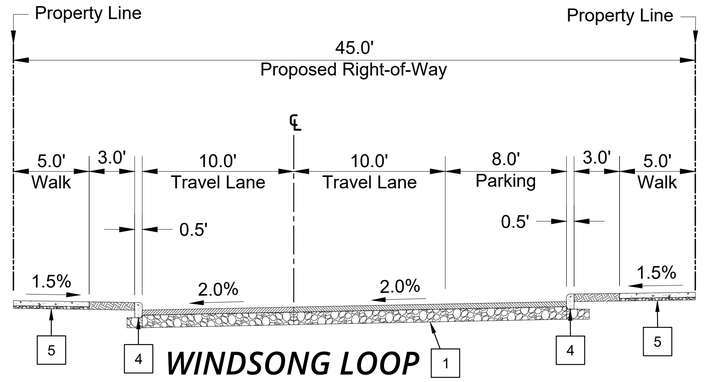
SUBGRADE/ AGGREGATE SEPARATION

WOVEN OR NONWOVEN FABRIC CONFORMING TO THE FOLLOWING PHYSICAL PROPERTIES:

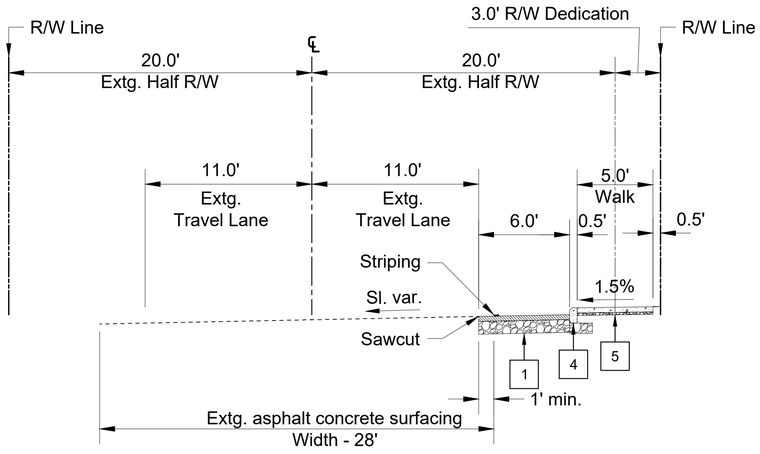
MINIMUM GRAB TENSILE STRENGTH	ASTM METHOD D-4632	180 lb
MINIMUM PUNCTURE STRENGTH (CBR)	ASTM METHOD D-6241	371 lb
ELONGATION	ASTM METHOD D-4632	15%
MAXIMUM APPARENT OPENING SIZE	ASTM METHOD 4751	No. 40
MINIMUM PERMITTIVITY	ASTM METHOD D-4491	0.05 s^{-1}



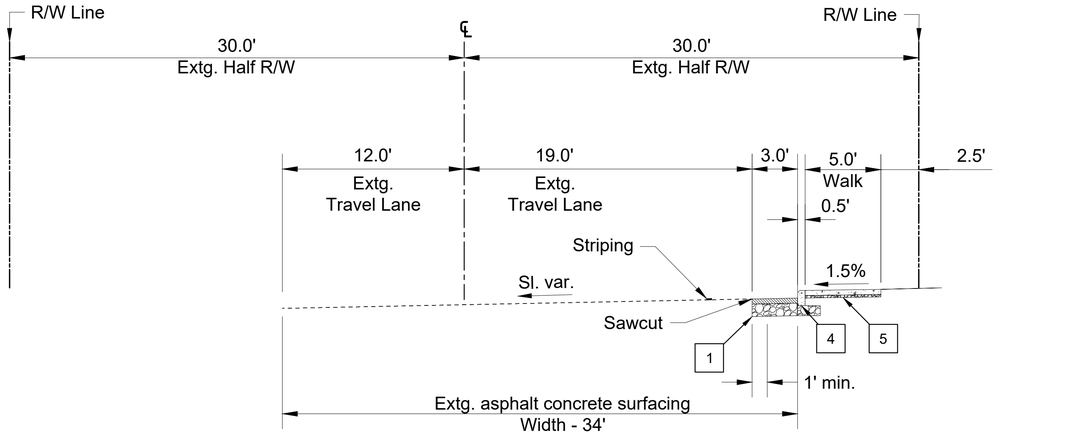
WINDSONG LOOP
(No Parking)
(Crosswalk)



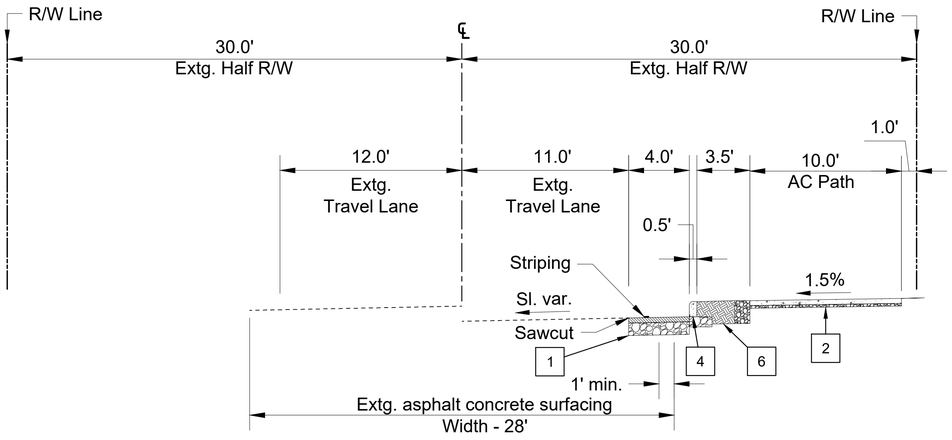
WINDSONG LOOP
(Parking One Side)



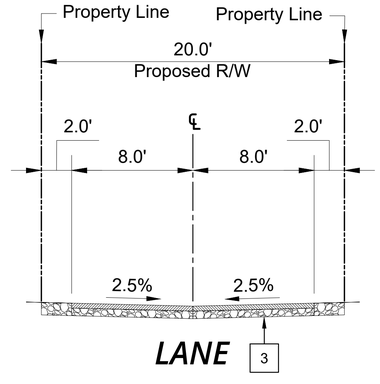
SIANO LOOP
(Bike Lane)



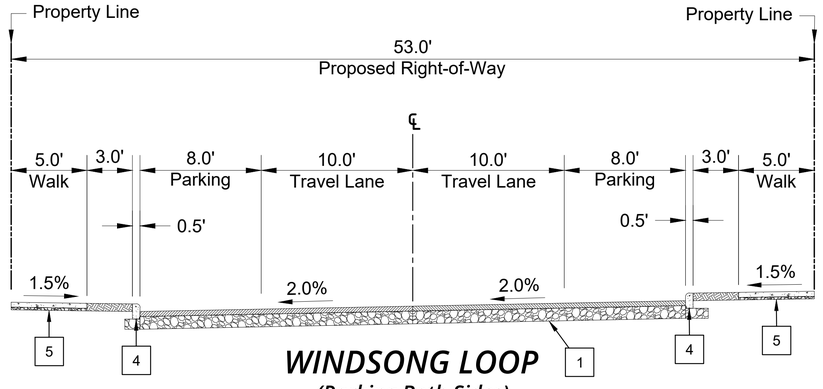
35TH STREET



RHODODENDRON DRIVE



LANE



WINDSONG LOOP
(Parking Both Sides)

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

apic

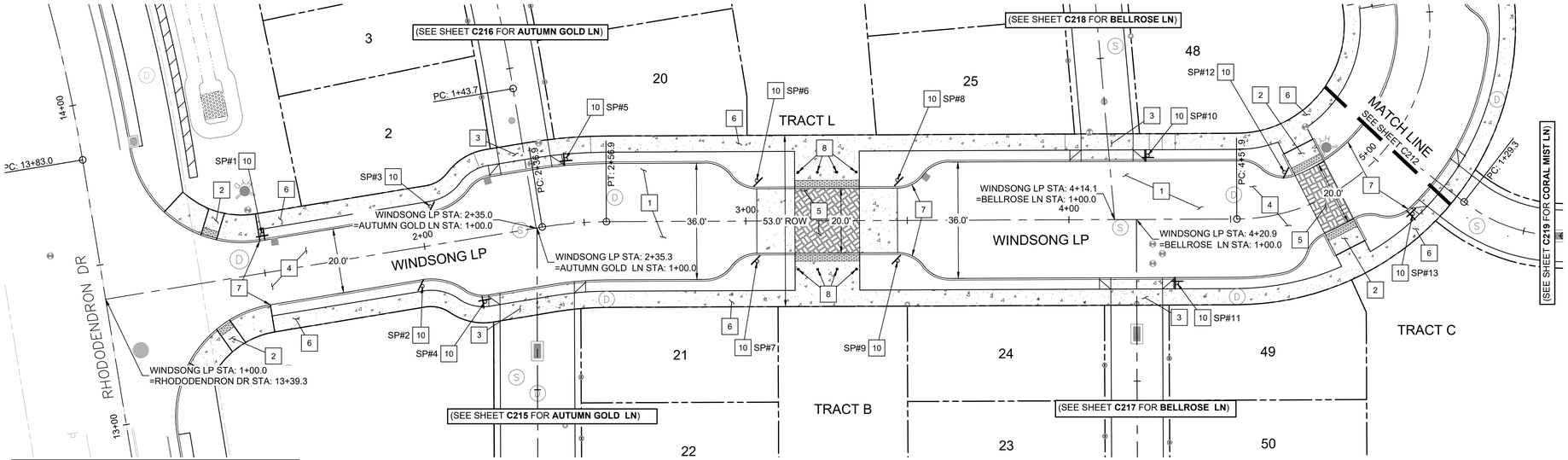
TYPICAL SECTIONS
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

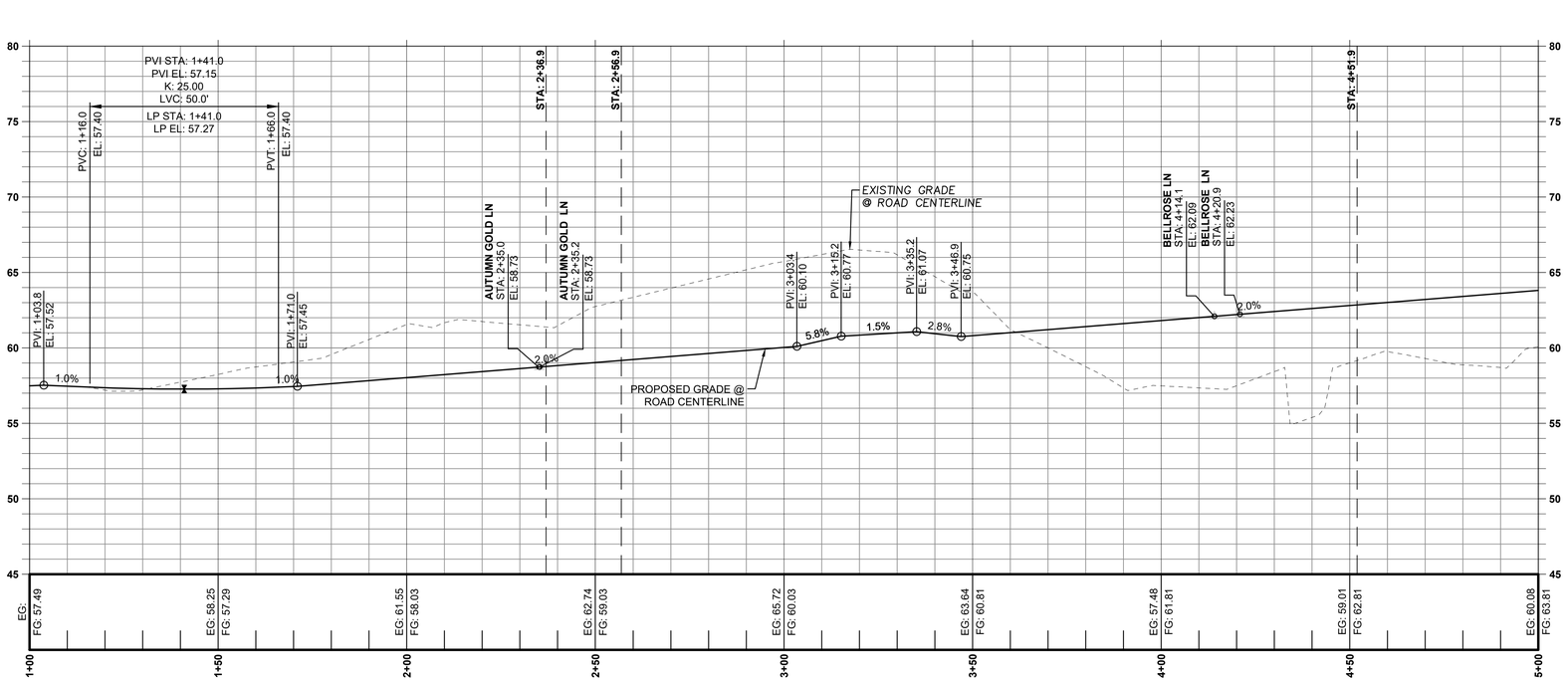
SHEET NUMBER
C210



WINDSONG LOOP PLAN
(STA: 1+00 - STA: 5+00)

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.



WINDSONG LP PROFILE
(STA: 1+00 - STA: 5+00)
SCALE: 1" = 20' H; 1" = 5' V

SIGN POST TABLE

SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #1	WINDSONG LP	1+51.0	12.0'	LEFT	A, B, C
SP #2	WINDSONG LP	1+97.4	12.0'	RIGHT	M
SP #3	WINDSONG LP	2+03.7	12.0'	LEFT	N
SP #4	WINDSONG LP	2+15.7	20.0'	RIGHT	C, D
SP #5	WINDSONG LP	2+46.1	20.0'	LEFT	C, E
SP #6	WINDSONG LP	3+03.4	12.5'	LEFT	M
SP #7	WINDSONG LP	3+03.4	12.5'	RIGHT	N
SP #8	WINDSONG LP	3+46.9	12.5'	LEFT	N
SP #9	WINDSONG LP	3+46.9	12.5'	RIGHT	M
SP #10	WINDSONG LP	4+24.4	20.0'	LEFT	C, G
SP #11	WINDSONG LP	4+33.4	20.0'	RIGHT	C, F
SP #12	WINDSONG LP	4+70.7	12.5'	LEFT	M
SP #13	WINDSONG LP	4+96.8	20.0'	RIGHT	C, H

SIGN TYPE TABLE

SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
A	1	30	30	R1-1	STOP
B	1	*	6	D3-1	RHODODENDRON DRIVE
C	6	*	6	D3-1	WINDSONG LOOP
D	1	*	6	D3-1	AUTUMN GOLD COURT
E	1	*	6	D3-1	AUTUMN GOLD LANE
F	1	*	6	D3-1	BELLROSE COURT
G	1	*	6	D3-1	BELLROSE LANE
H	1	*	6	D3-1	CORAL MIST LANE
M	4	18	24	R7-2-E	NO PARKING (RT ARROW)
N	3	*	6	R7-2-E	NO PARKING (LT ARROW)

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13

N
W E
S
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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

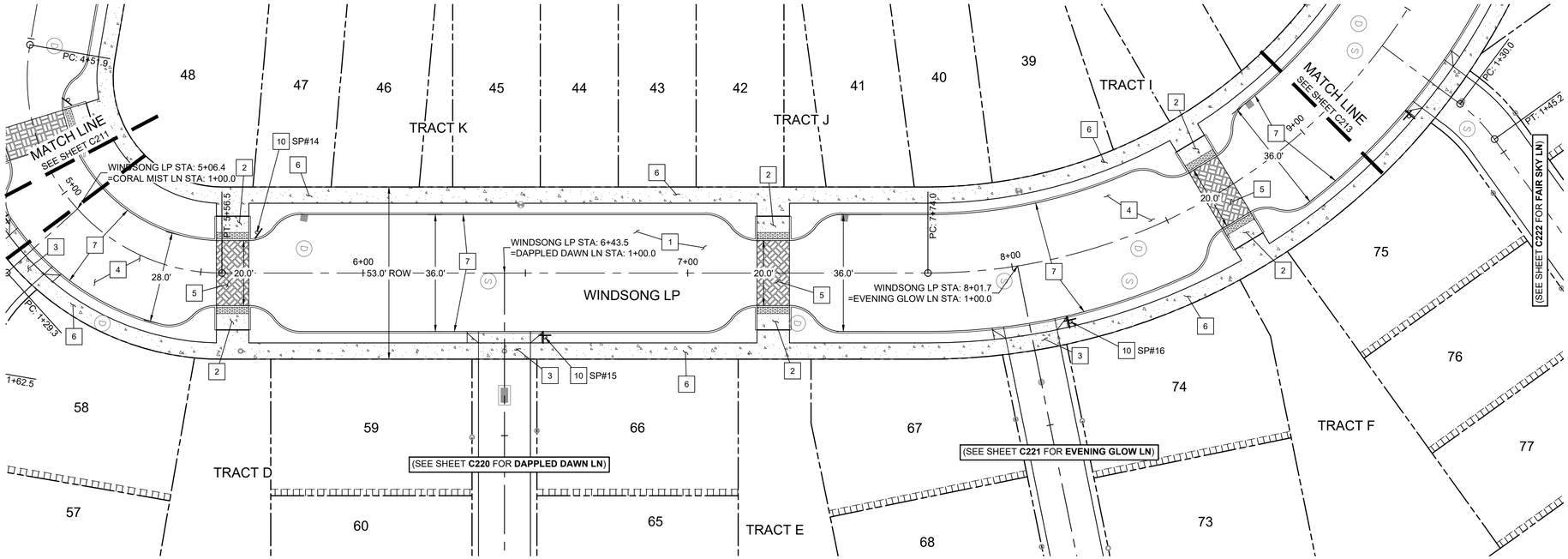
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WINDSONG LOOP (1+00 - 5+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

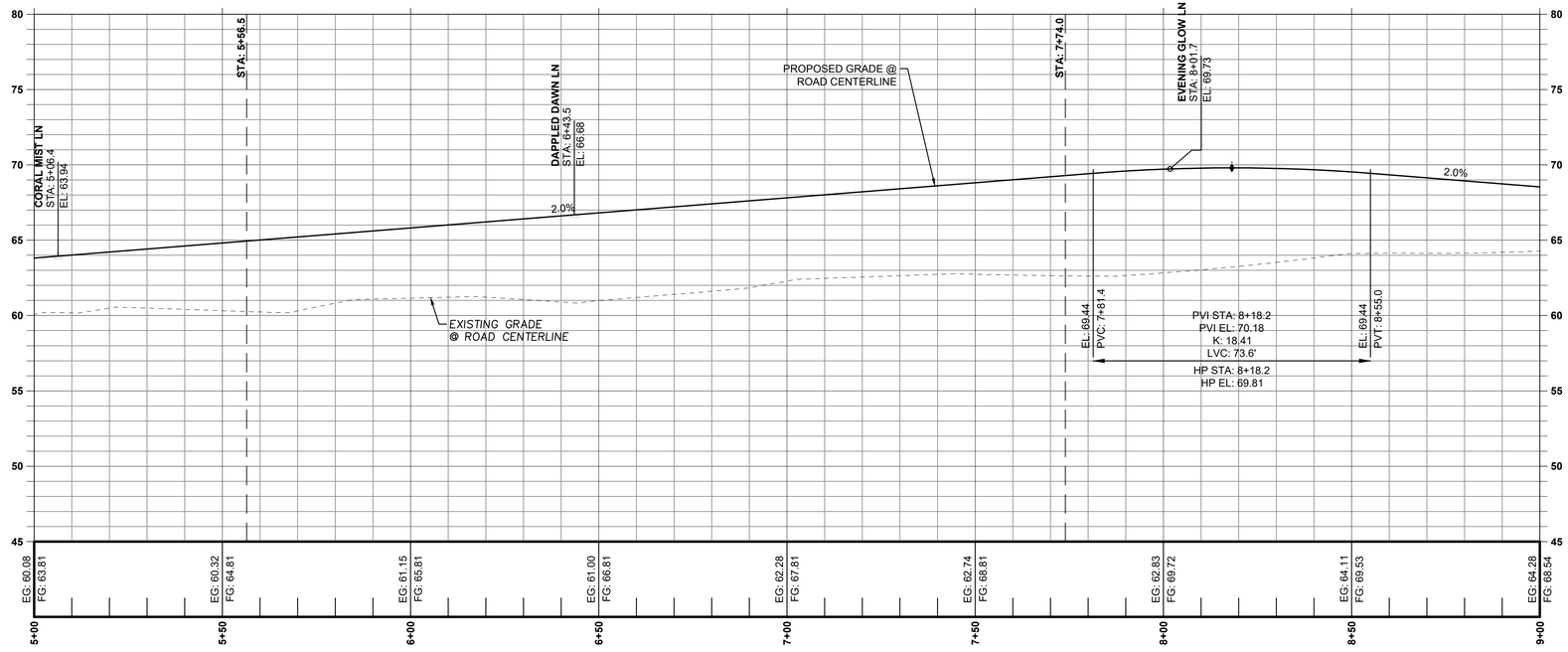
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C211



WINDSONG LOOP PLAN
(STA: 5+00 - STA: 9+00)



WINDSONG LP PROFILE
(STA: 5+00 - STA: 9+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.

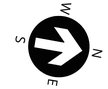
SIGN POST TABLE

SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #14	WINDSONG LP	5+67.3	12.5'	LEFT	N
SP #15	WINDSONG LP	6+56.0	20.0'	RIGHT	C, J
SP #16	WINDSONG LP	8+13.7	20.0'	RIGHT	C, K

SIGN TYPE TABLE

SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
C	2	*	6	D3-1	WINDSONG LOOP
J	1	*	6	D3-1	DAPPLED DAWN LANE
K	1	*	6	D3-1	EVENING GLOW LANE

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

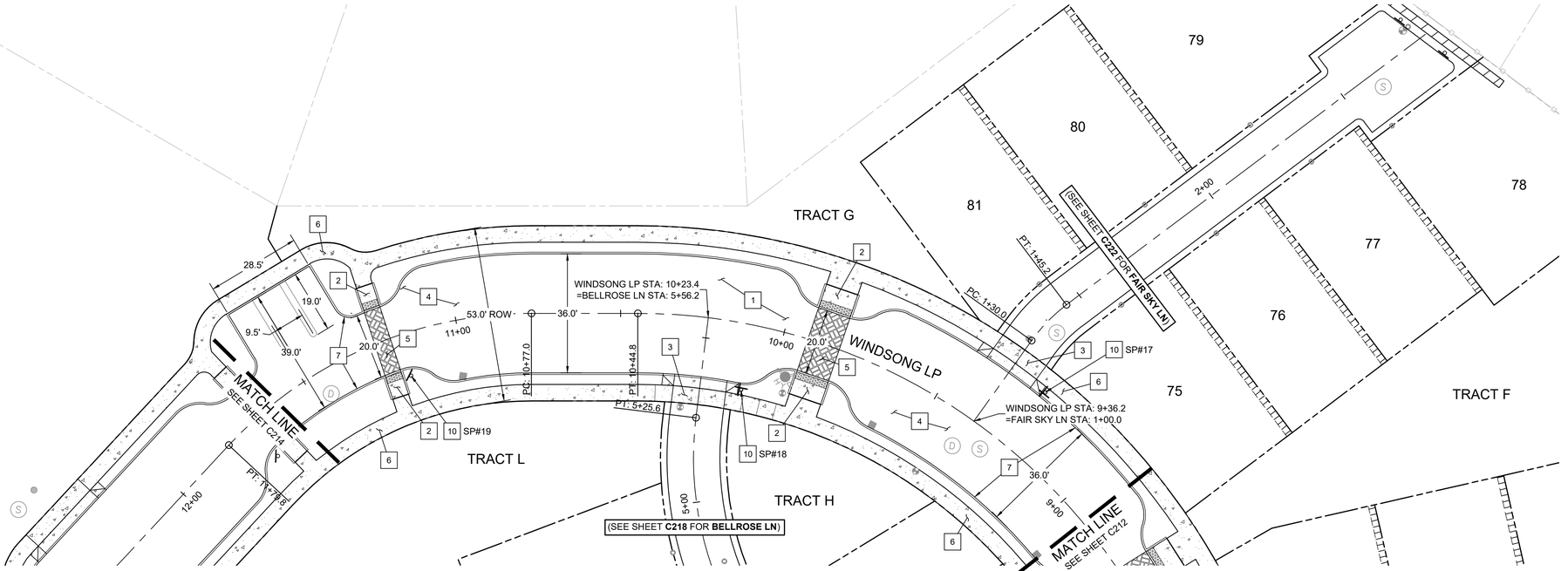
apic

WINDSONG LOOP (5+00 - 9+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

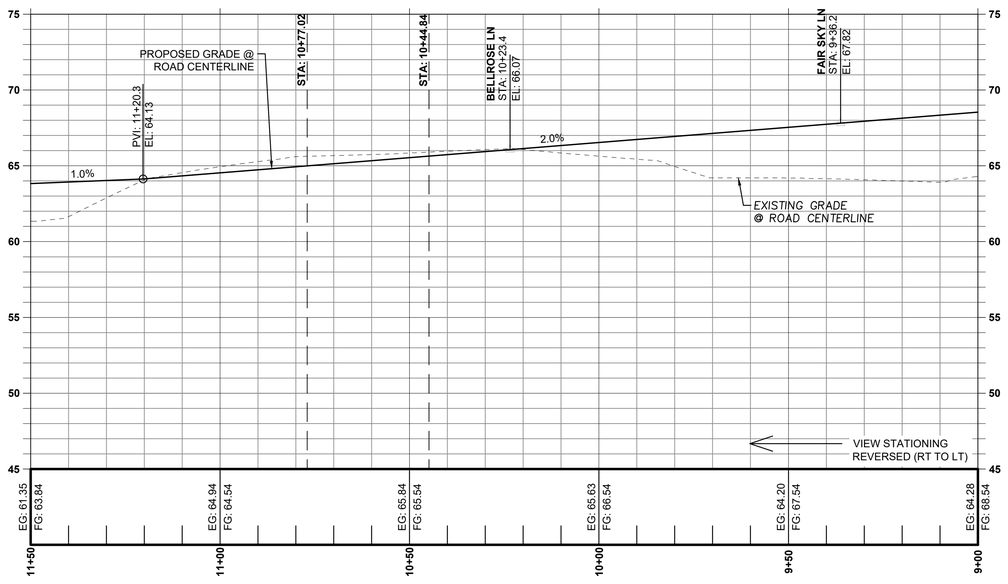
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C212



WINDSONG LOOP PLAN
(STA: 9+00 - STA: 11+50)



WINDSONG LP PROFILE
(STA:9+00 - STA:11+50)
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 SHEET _.
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.

SIGN POST TABLE

SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #17	WINDSONG LP	9+25.0	20.0'	RIGHT	C, I, L
SP #18	WINDSONG LP	10+09.3	2.0'	LEFT	C, G
SP #19	WINDSONG LP	11+18.3	12.5'	LEFT	M

SIGN TYPE TABLE

SIGN TYPE	QTY. USED	WIDTH (IN)	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
C	3	*	6	D3-1	WINDSONG LOOP
G	1	*	6	D3-1	BELLROSE LANE
I	1	*	6	D3-1	FAIR SKY LANE
L	1	18	24	R7-2-E	NO PARKING (RT ARROW)
M	1	18	24	R7-2-E	NO PARKING (LT ARROW)

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

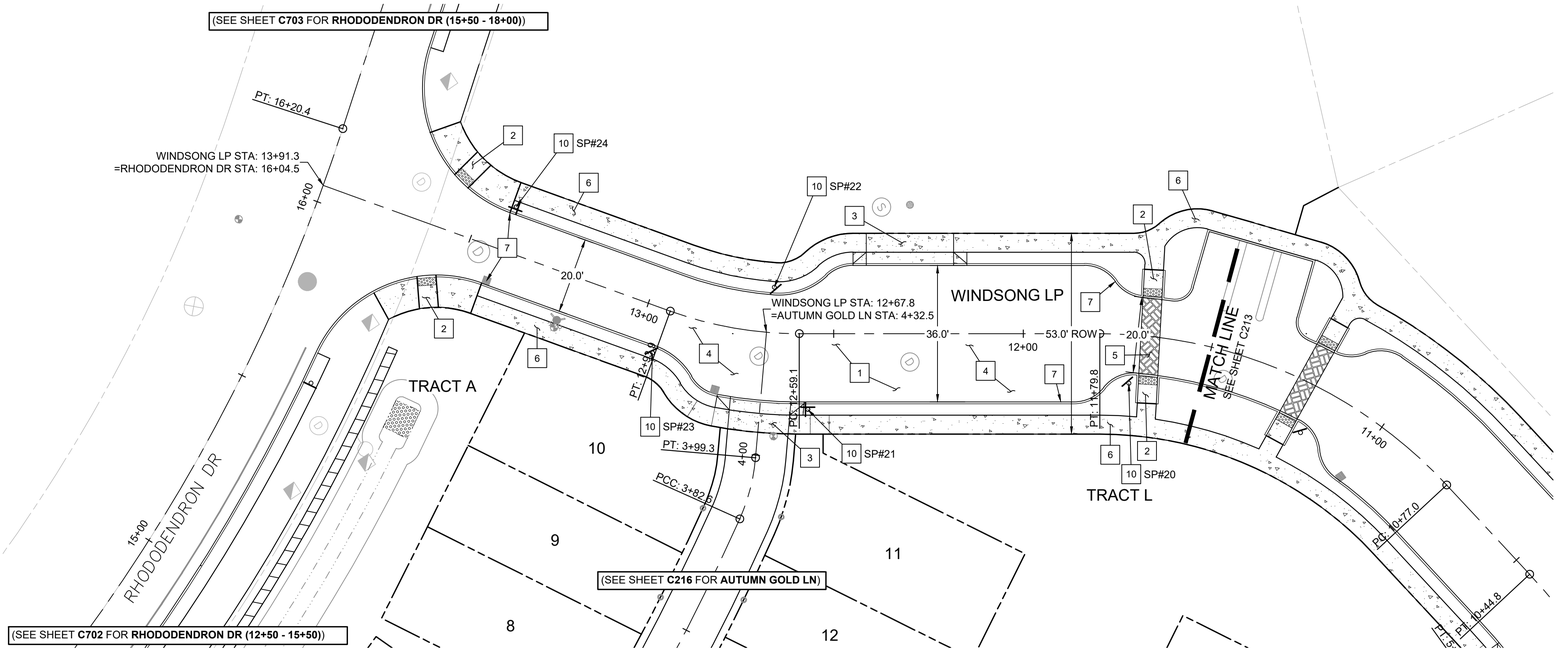
ISSUED FOR
PERMIT SET

WINDSONG LOOP (9+00 - 11+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

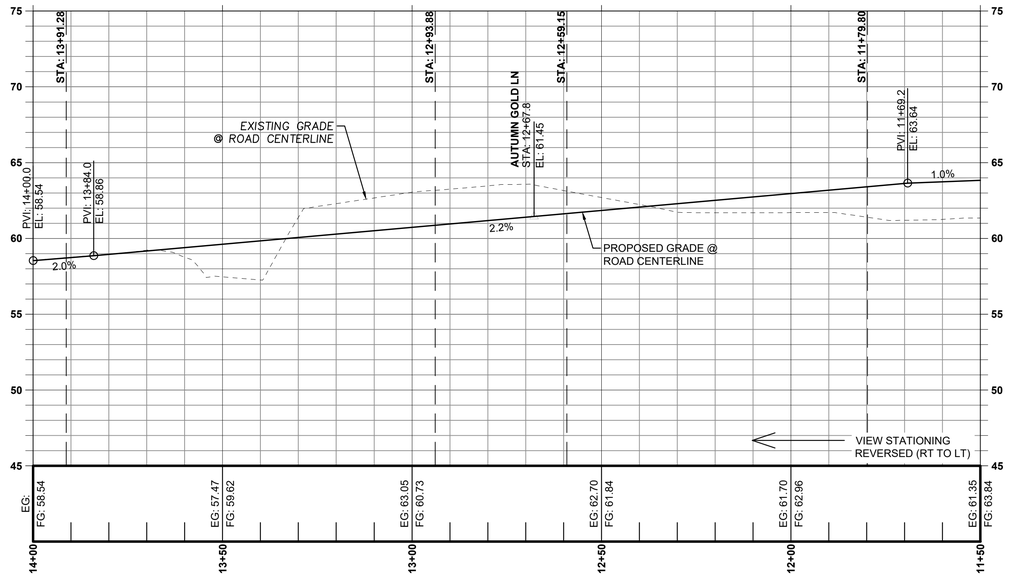
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C213



WINDSONG LOOP PLAN
(STA: 11+50 - STA: 14+00)



WINDSONG LP PROFILE
(STA:11+50 - STA:14+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.

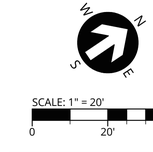
SIGN POST TABLE

SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #20	WINDSONG LP	11+71.2	12.5'	LEFT	N
SP #21	WINDSONG LP	12+56.9	20.0'	LEFT	C, G
SP #22	WINDSONG LP	12+66.6	12.0'	RIGHT	N
SP #23	WINDSONG LP	12+94.5	12.0'	LEFT	M
SP #24	WINDSONG LP	13+41.5	12.0'	RIGHT	A, B, C

SIGN TYPE TABLE

SIGN TYPE	QTY. USED	WIDTH (IN)	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
A	1	30	30	R1-1	STOP
B	1	*	6	D3-1	RHODODENDRON DRIVE
C	2	*	6	D3-1	WINDSONG LOOP
G	1	*	6	D3-1	AUTUMN GOLD LANE
M	1	18	24	R7-2-E	NO PARKING (RT ARROW)
N	2	*	6	R7-2-E	NO PARKING (LT ARROW)

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

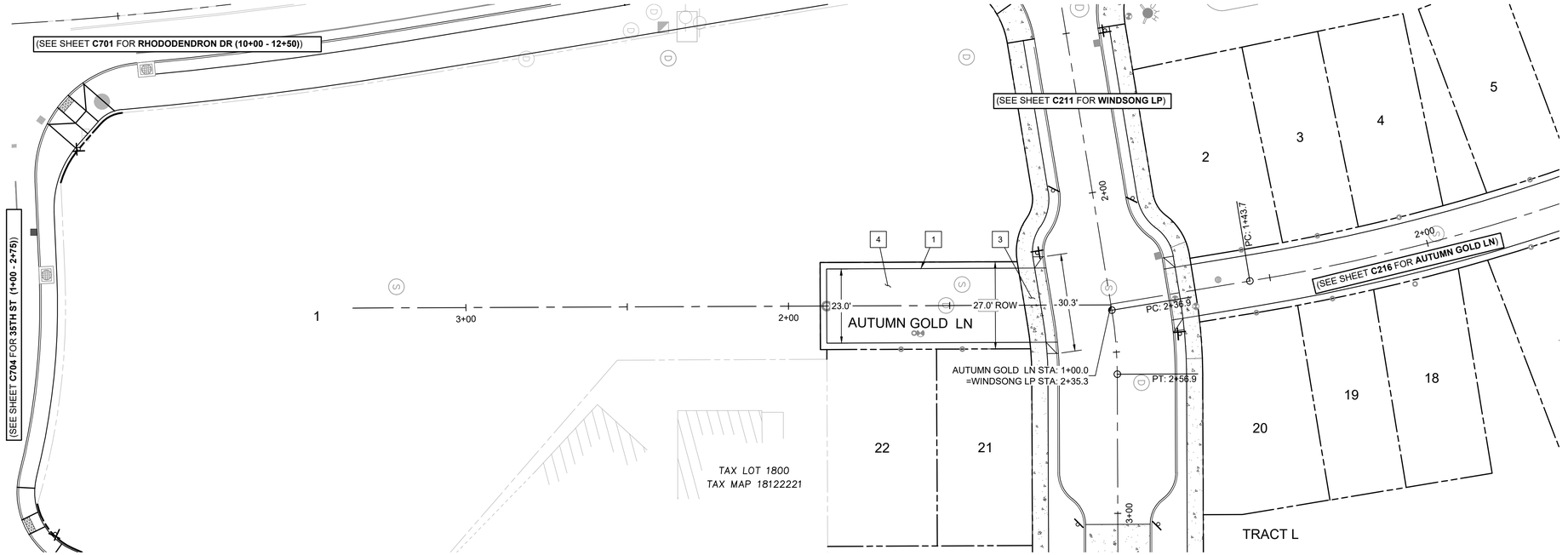
ISSUED FOR
PERMIT SET

WINDSONG LOOP (11+50 - 14+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

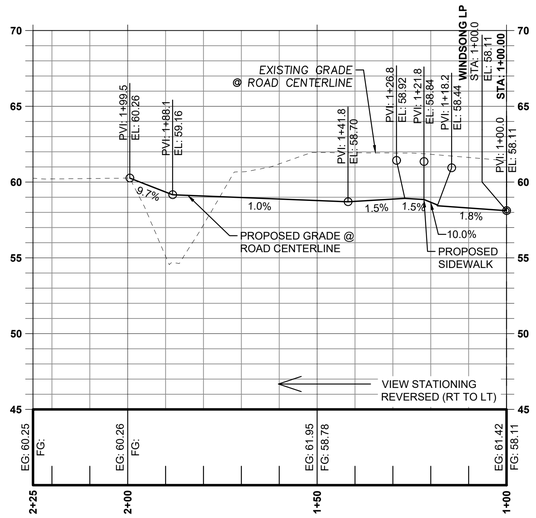
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C214



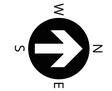
AUTUMN GOLD LN PLAN
(STA: 1+00 - STA: 2+25)



AUTUMN GOLD LN PROFILE
(STA:1+00 - STA:2+25)
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.
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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 SHEET _.
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.



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

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JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

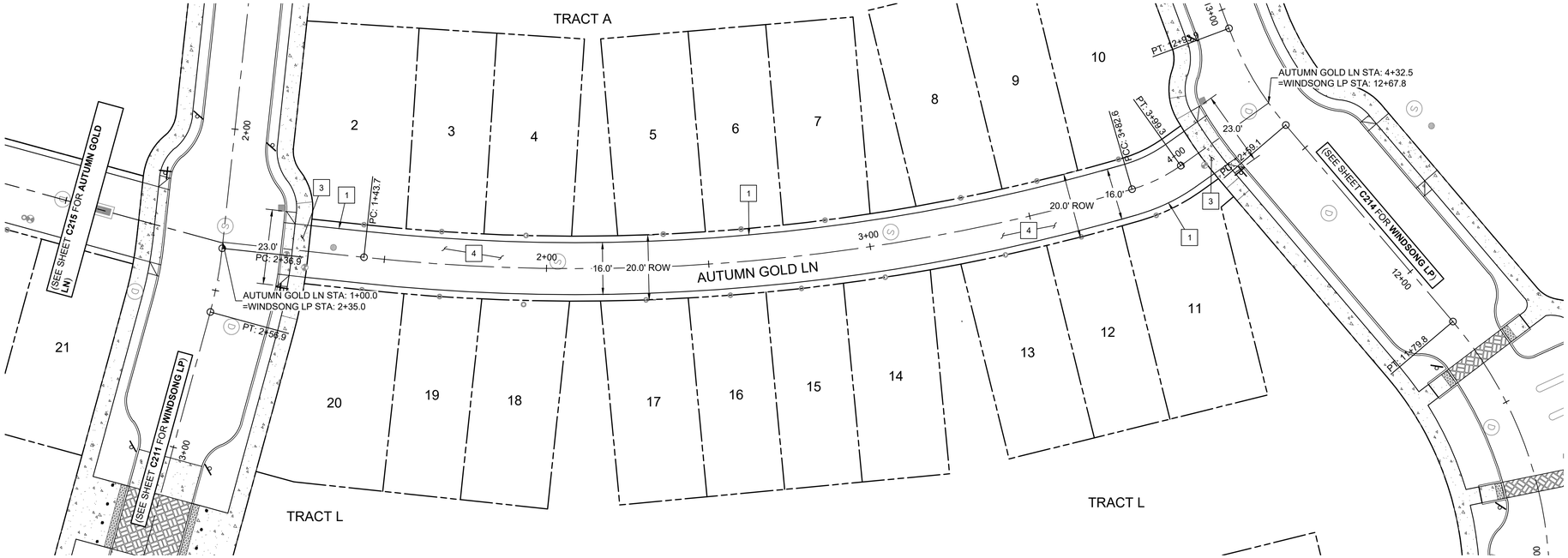
ISSUED FOR
PERMIT SET

AUTUMN GOLD LN (1+00 - 2+25)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

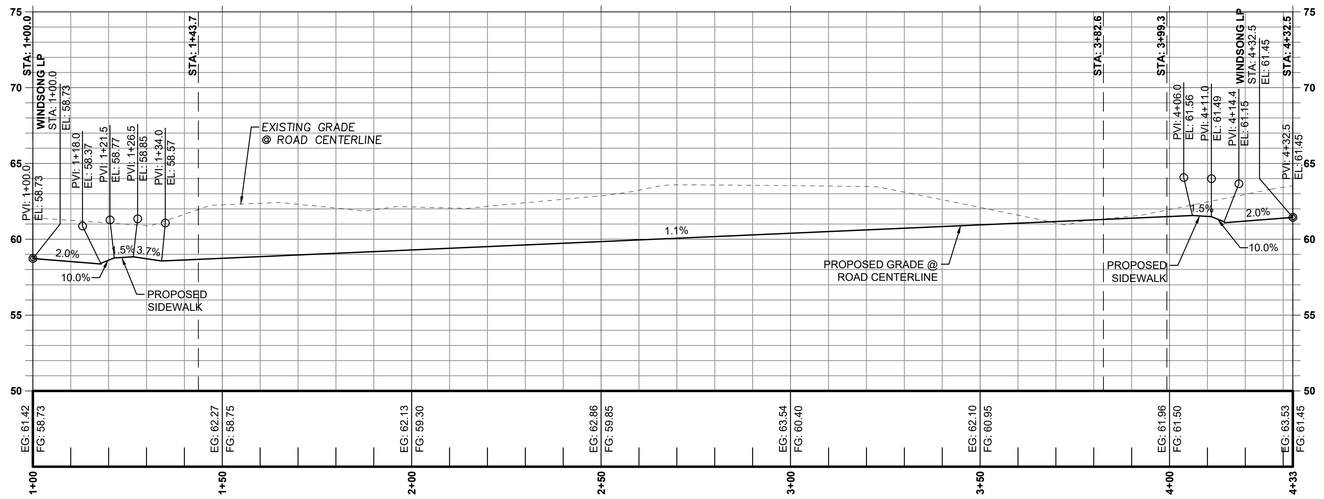
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C215



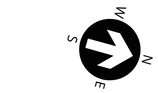
AUTUMN GOLD LANE PLAN
(STA: 1+00 - STA: 4+33)



AUTUMN GOLD LN PROFILE
(STA: 1+00 - STA: 4+33)
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.



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

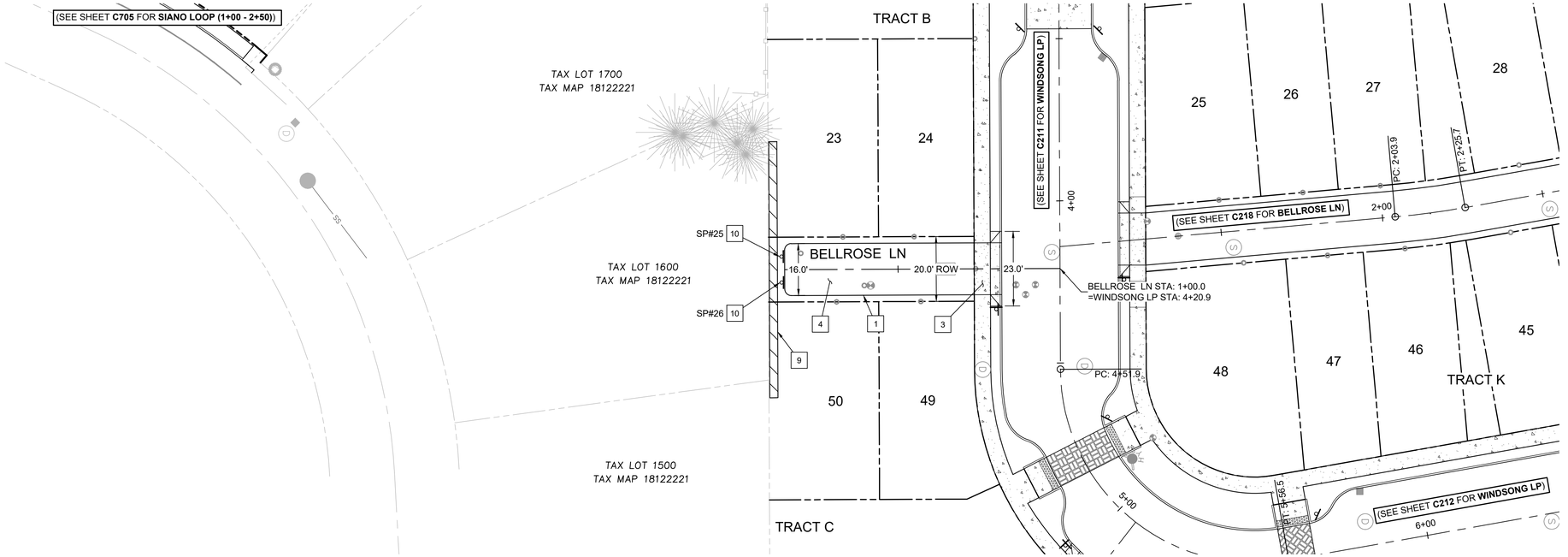
ISSUED FOR
PERMIT SET

AUTUMN GOLD LN (1+00 - 4+33)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

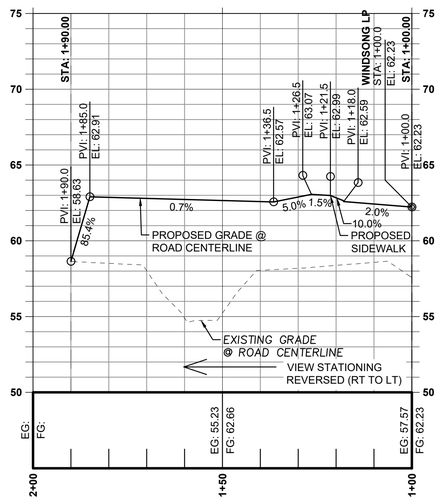
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C216



BELLROSE LN PLAN
(STA: 1+00 - STA: 2+00)



BELLROSE LN PROFILE
(STA:1+00 - STA:2+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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #25	BELLROSE LN	1+86.0	4.0'	RIGHT	P
SP #26	BELLROSE LN	1+86.0	4.0'	LEFT	P

SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
P	2	18	18	OM4-2	OBJECT MARKER
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

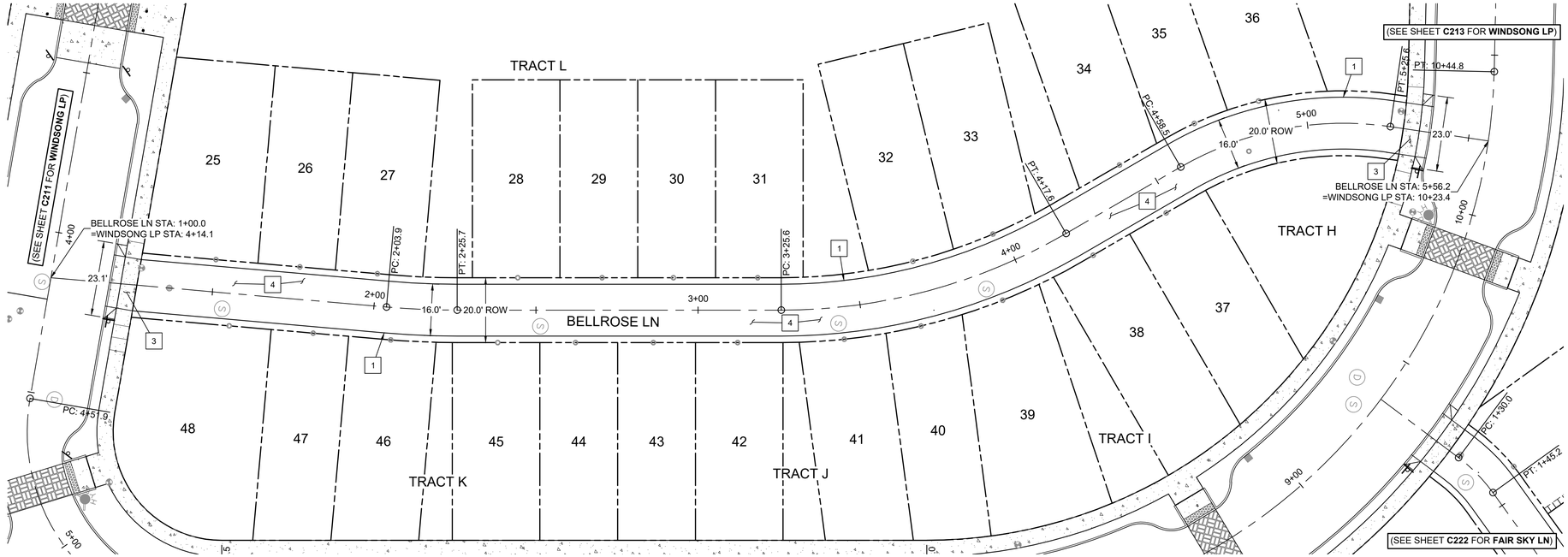
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

BELLROSE LN (1+00 - 2+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

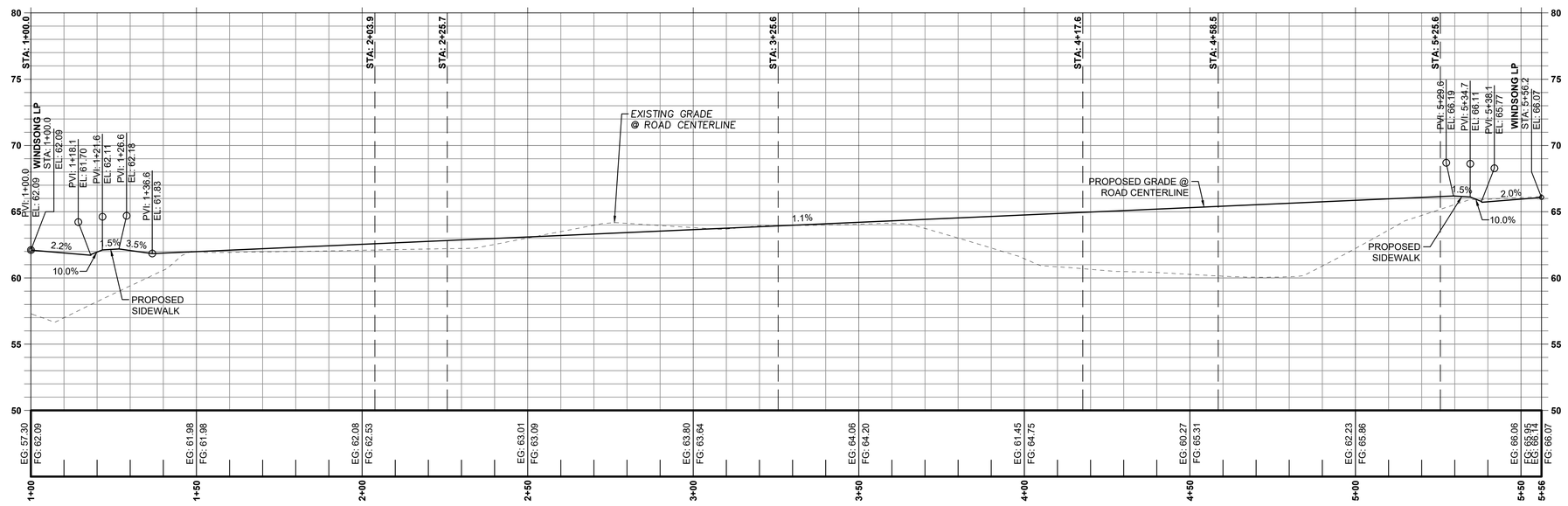
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C217



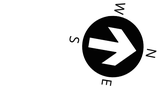
BELLROSE LN PLAN
(STA: 1+00 - STA: 5+56)



BELLROSE LN PROFILE
(STA: 1+00 - STA: 5+56)
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.



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

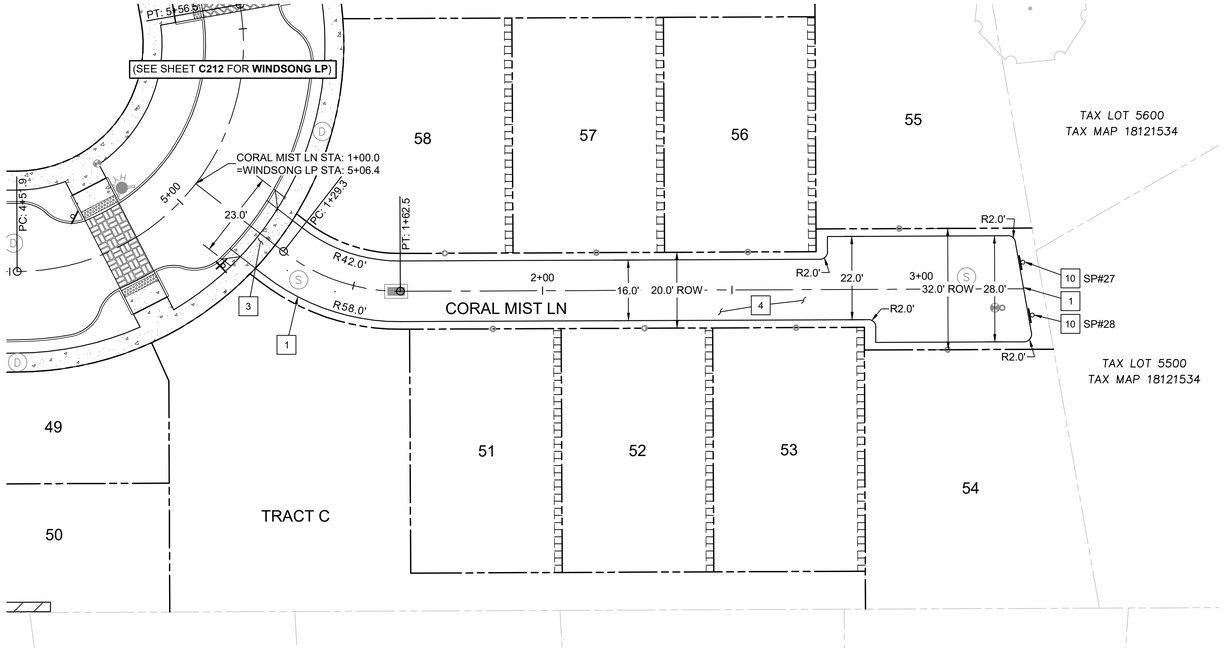
ISSUED FOR
PERMIT SET

BELLROSE LN (1+00 - 5+56)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

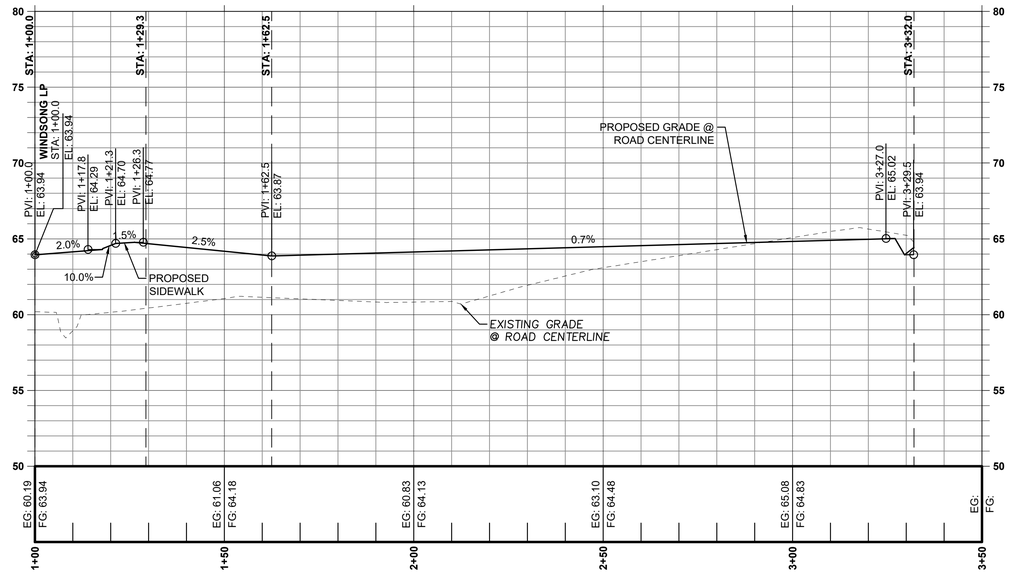
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C218



CORAL MIST LANE PLAN
(STA: 1+00 - STA: 3+50)



CORAL MIST LN PROFILE
(STA: 1+00 - STA: 3+50)
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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #27	CORAL MIST LN	3+26.8	7.0'	LEFT	P
SP #28	CORAL MIST LN	3+29.2	7.0'	RIGHT	P

SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
P	2	18	18	OM4-2	OBJECT MARKER
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

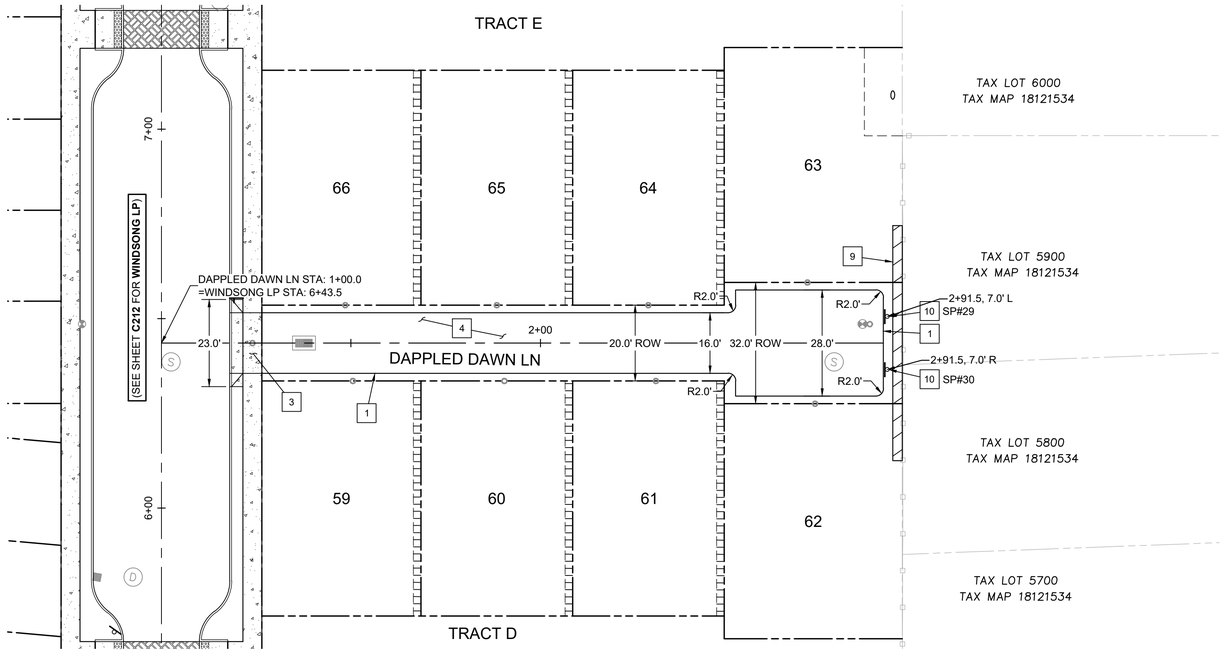
apic

CORAL MIST LN (1+00 - 3+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

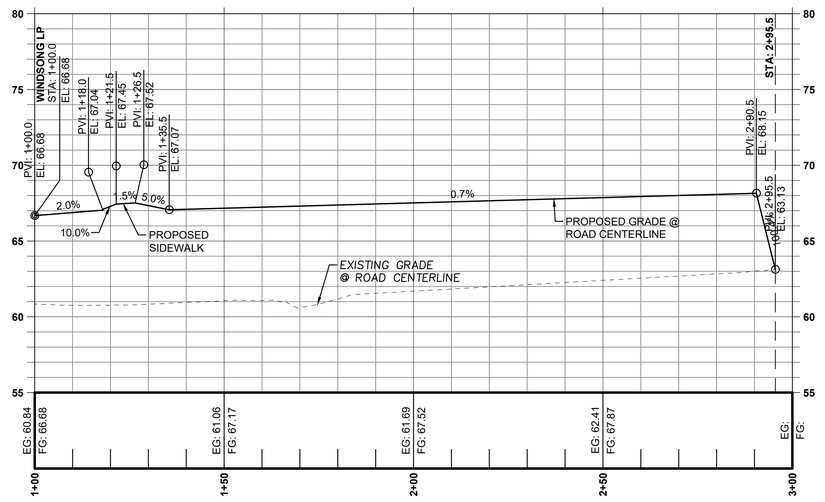
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C219



DAPPLED DAWN LANE PLAN
(STA: 1+00 - STA: 3+00)



DAPPLED DAWN 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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #29	DAPPLED DAWN	2+91.5	7.0'	LEFT	P
SP #30	DAPPLED DAWN	2+91.5	7.0'	RIGHT	P

SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
P	2	18	18	OM4-2	OBJECT MARKER
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

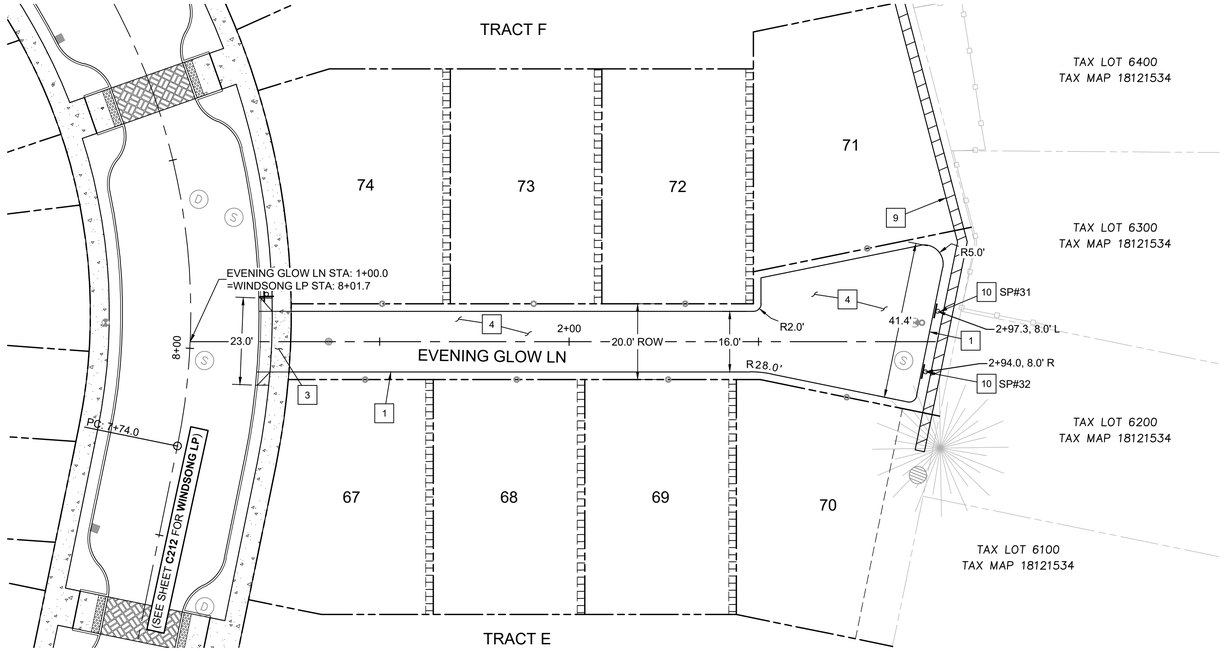
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

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

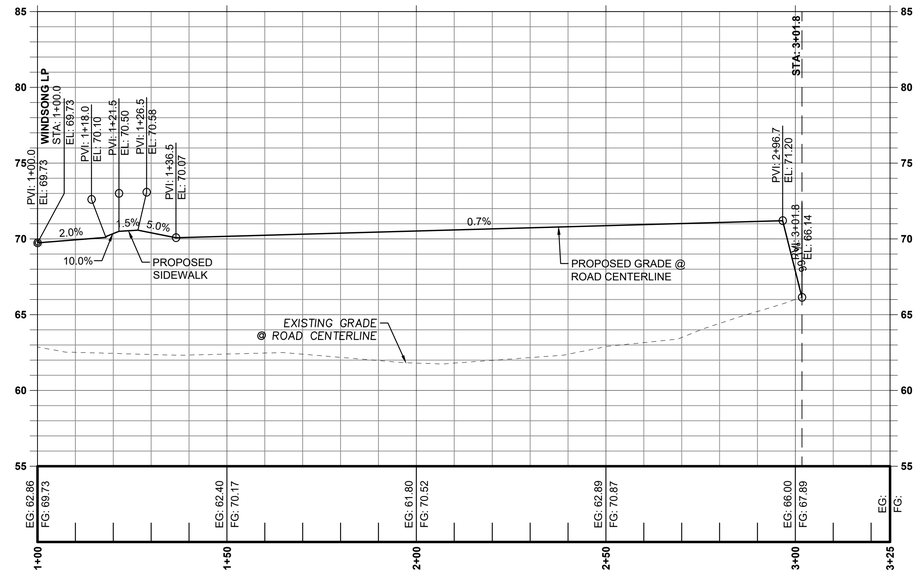
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C220



EVENING GLOW LANE PLAN
(STA: 1+00 - STA: 3+00)



EVENING GLOW LANE PROFILE
(STA: 1+00 - STA: 3+25)
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.
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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.

SIGN POST TABLE

SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #31	EVENING GLOW	2+94.0	8.0	RIGHT	P
SP #32	EVENING GLOW	2+97.3	8.0'	LEFT	P

SIGN TYPE TABLE

SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
P	2	18	18	OM4-2	OBJECT MARKER

*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

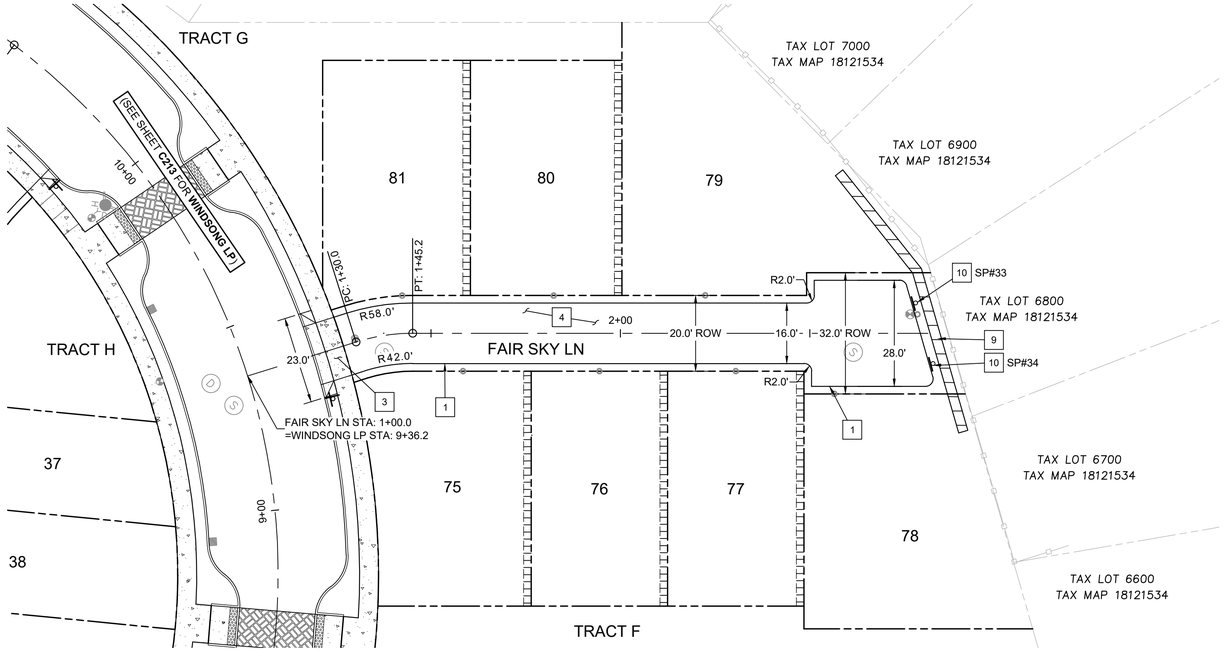
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

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

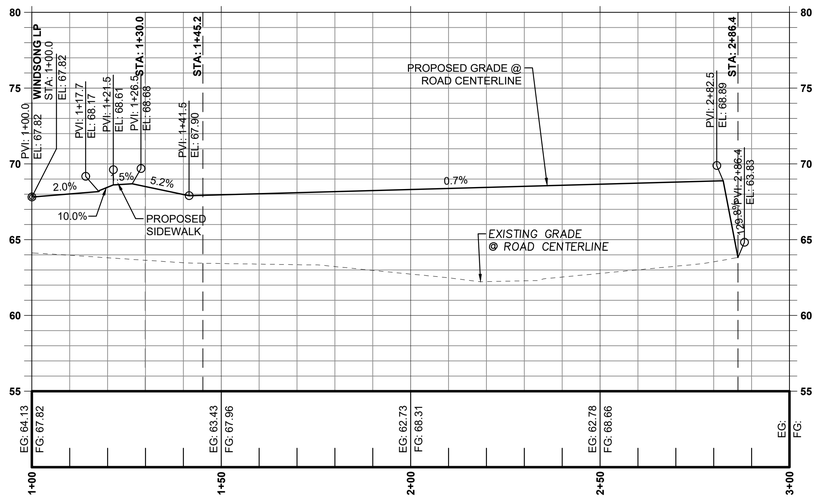
LRS ARCHITECTS
PLACE
3J CONSULTING

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



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



FAIR SKY LANE 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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #33	FAIR SKY LN	2+77.9	8.0	LEFT	P
SP #34	FAIR SKY LN	2+82.5	8.0'	RIGHT	P

SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	.	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
P	2	18	18	OM4-2	OBJECT MARKER
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70697PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

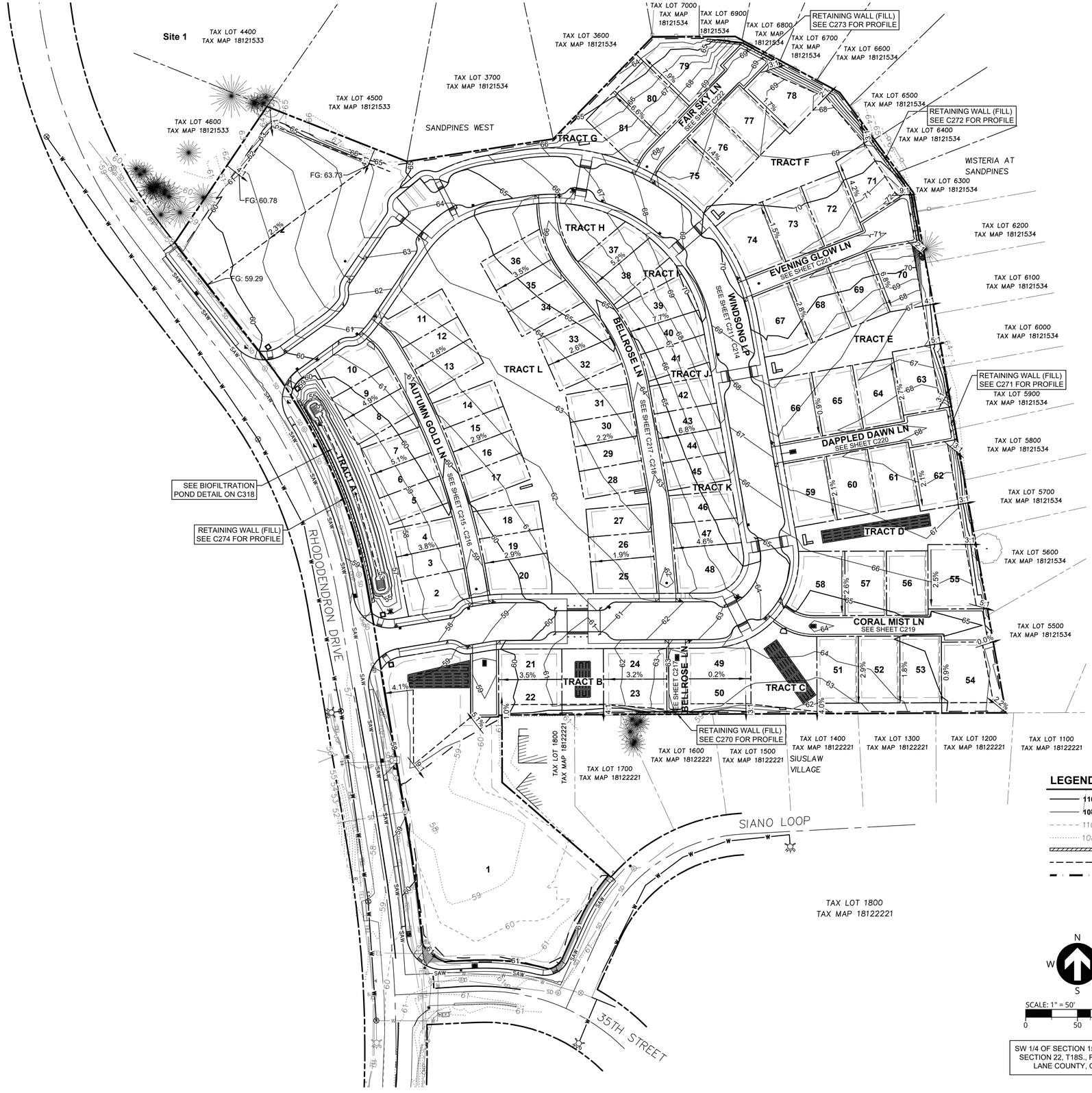
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

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

LRS ARCHITECTS
PLACE
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



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70667PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

OVERALL GRADING PLAN

RHODODENDRON ARBOR

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C230

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-GRADING & EC.DWG



N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JESSE T. EMERSON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

DRIVEWAY DETAIL KEY

RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

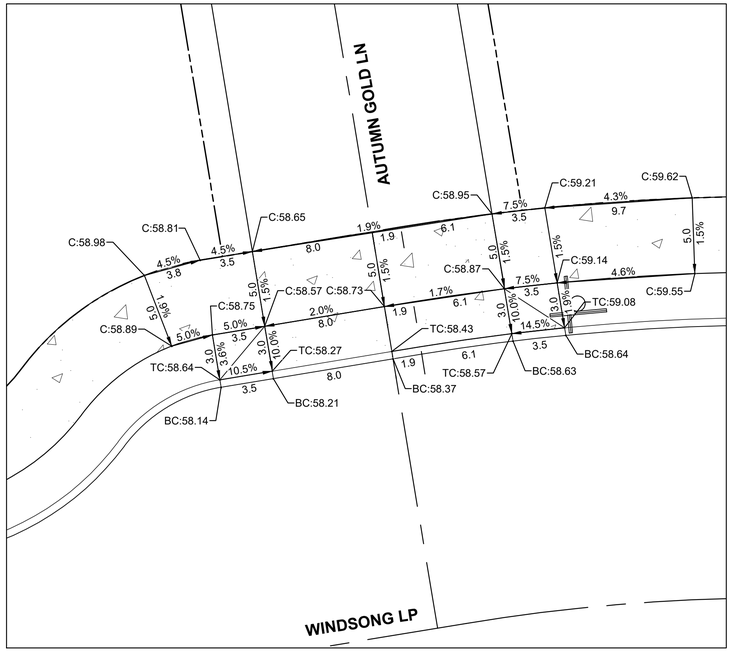
LRS ARCHITECTS
PLACE
3J CONSULTING

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

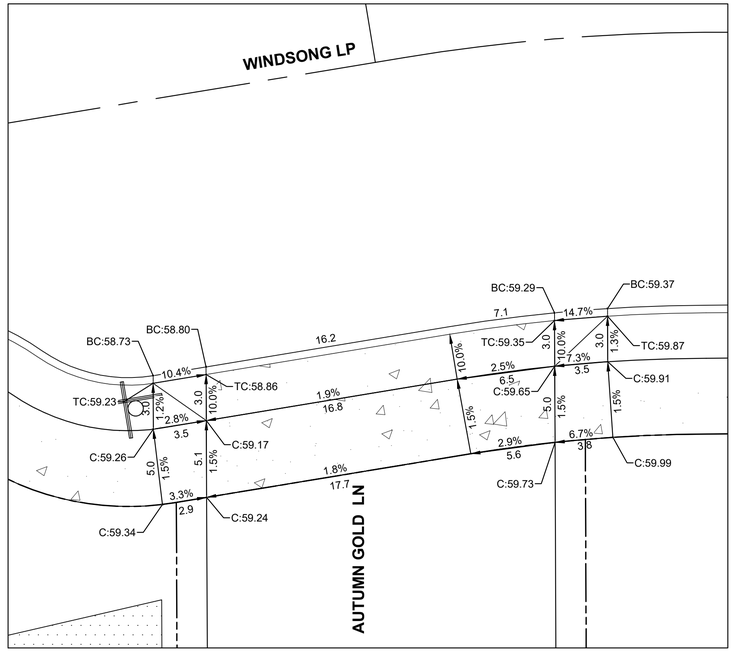
SHEET NUMBER
C231

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



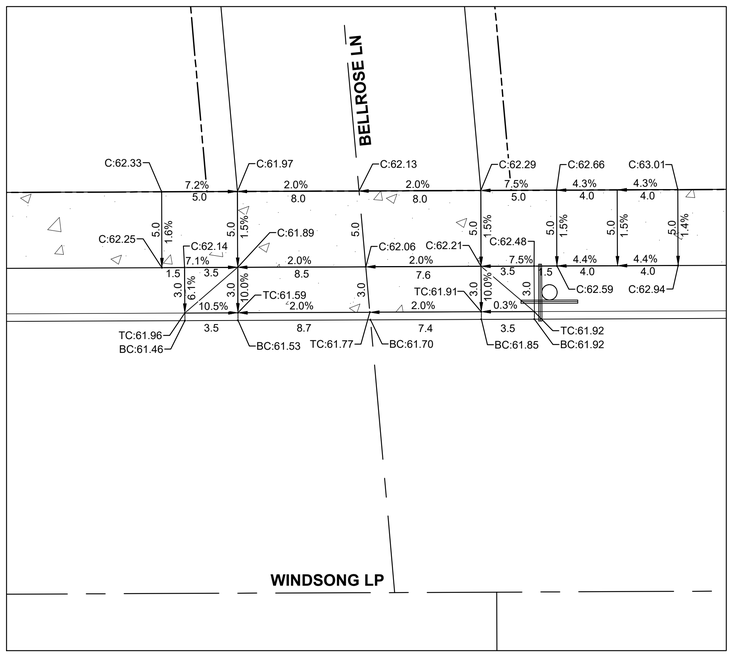
DWY A C232 **WINDSONG LP - AUTUMN GOLD LN**

SCALE: 1" = 5' 0 5 FT



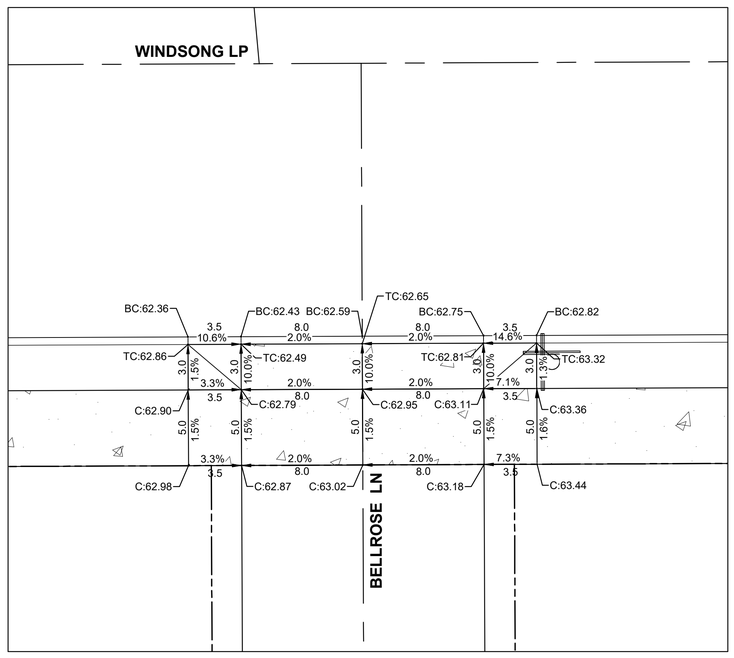
DWY B C232 **WINDSONG LP - AUTUMN GOLD LN**

SCALE: 1" = 5' 0 5 FT



DWY C C232 **WINDSONG LP - AUTUMN BELLROSE LN**

SCALE: 1" = 5' 0 5 FT



DWY D C232 **WINDSONG LP - BELLROSE LN**

SCALE: 1" = 5' 0 5 FT

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

REGISTERED PROFESSIONAL ENGINEER
70697PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

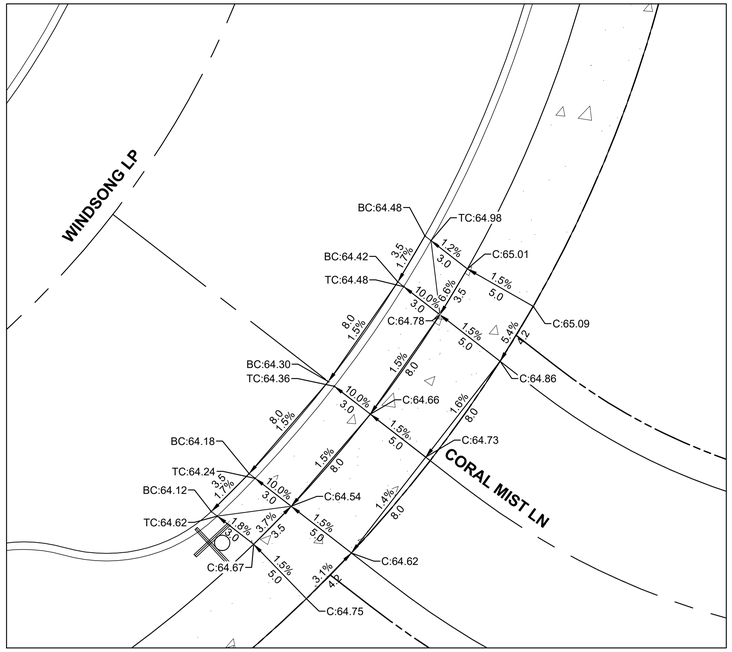
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

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

LRS ARCHITECTS
PLACE
3J CONSULTING

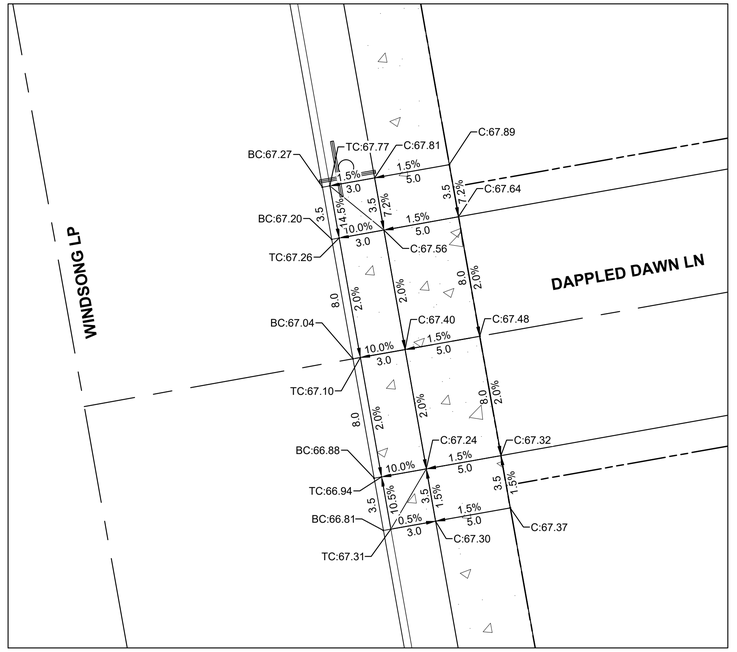
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C232



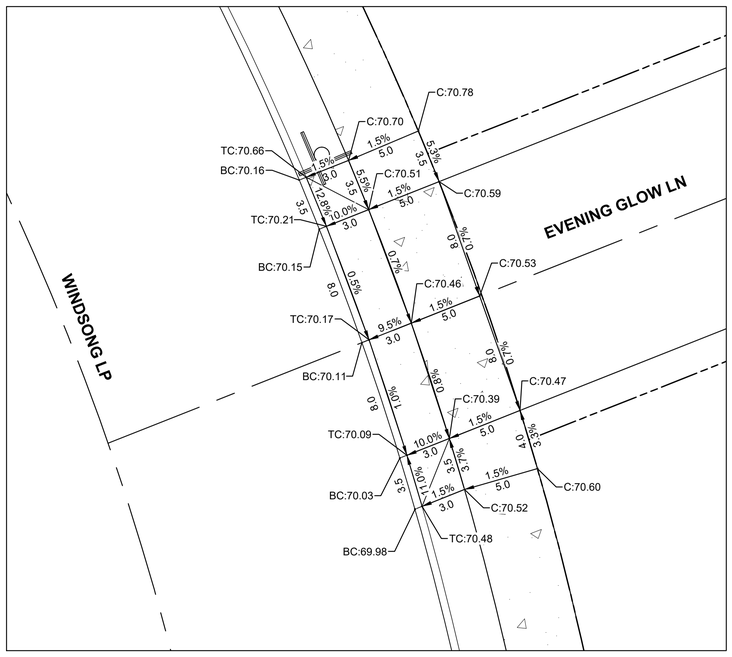
DWY E C233 **WINDSONG LP - CORAL MIST LN**

SCALE: 1" = 5' 0 5 FT



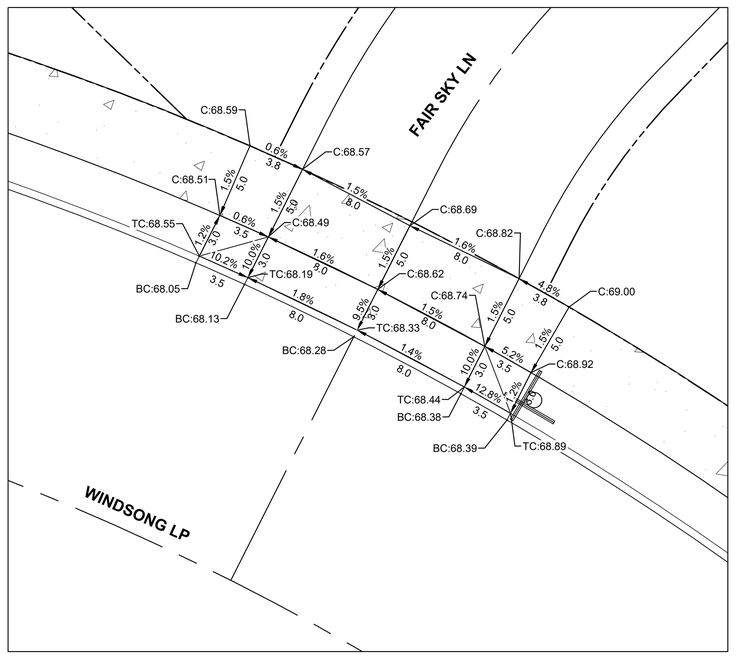
DWY F C233 **WINDSONG LP - DAPPLED DAWN LN**

SCALE: 1" = 5' 0 5 FT



DWY G C233 **WINDSONG LP - EVENING GLOW LN**

SCALE: 1" = 5' 0 5 FT



DWY H C233 **WINDSONG LP - FAIR SKY LN**

SCALE: 1" = 5' 0 5 FT

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

REGISTERED PROFESSIONAL ENGINEER 70567PE OREGON JUNE 16, 2017 JESSE T. EMERSON
EXPIRES: 12/31/21

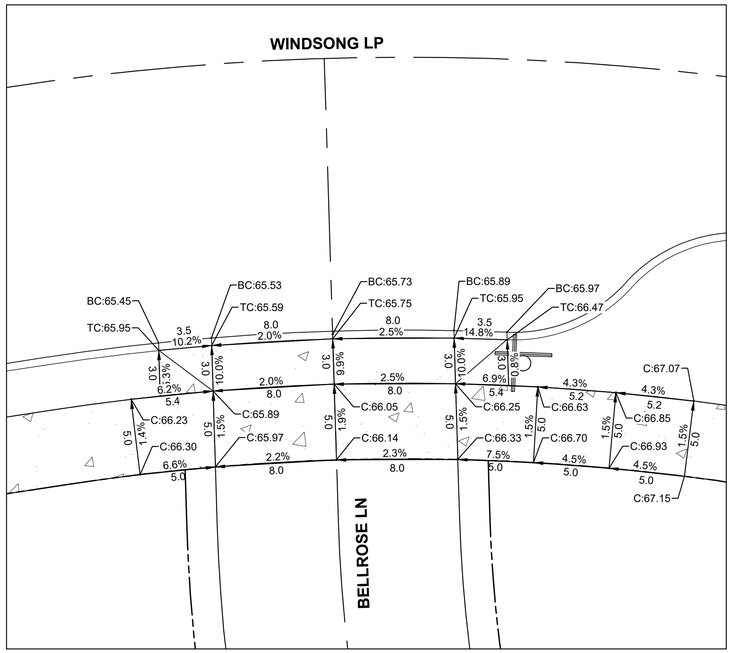
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

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

LRS ARCHITECTS
PLACE
3J CONSULTING

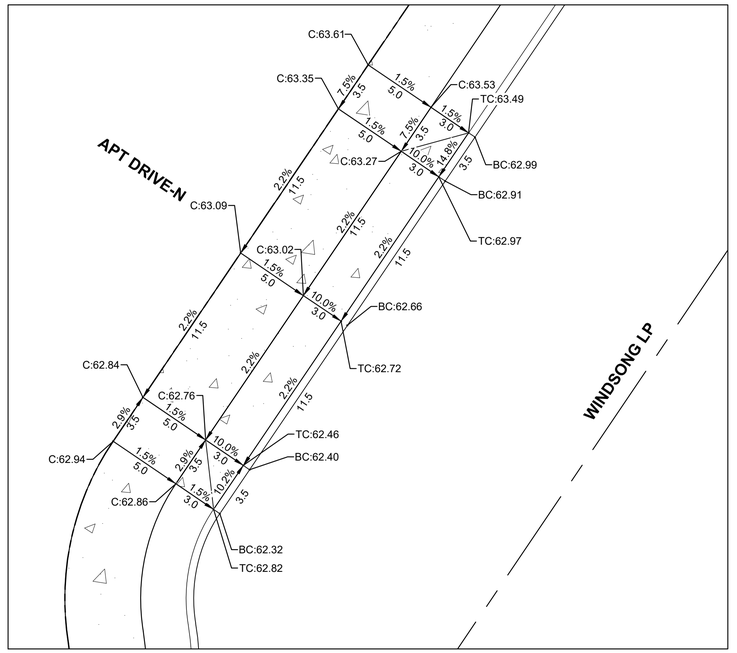
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C233



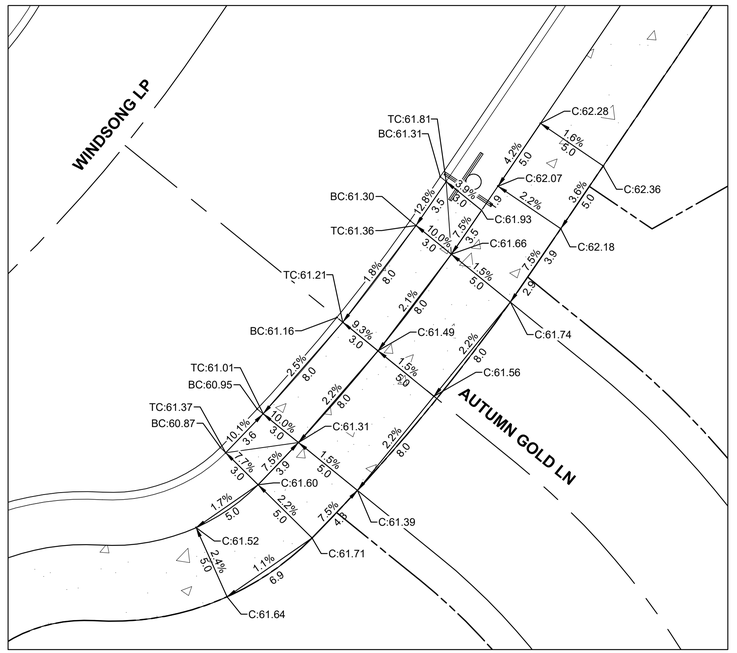
DWY I C234 **WINDSONG LP - BELLROSE LN**

SCALE: 1" = 5' 0 5 FT



DWY J C234 **WINDSONG LP DRIVEWAY ACCESS**

SCALE: 1" = 5' 0 5 FT



DWY K C234 **WINDSONG LP - AUTUMN GOLD LN**

SCALE: 1" = 5' 0 5 FT

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

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

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

LRS ARCHITECTS
PLACE
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



N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAIL KEY

RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

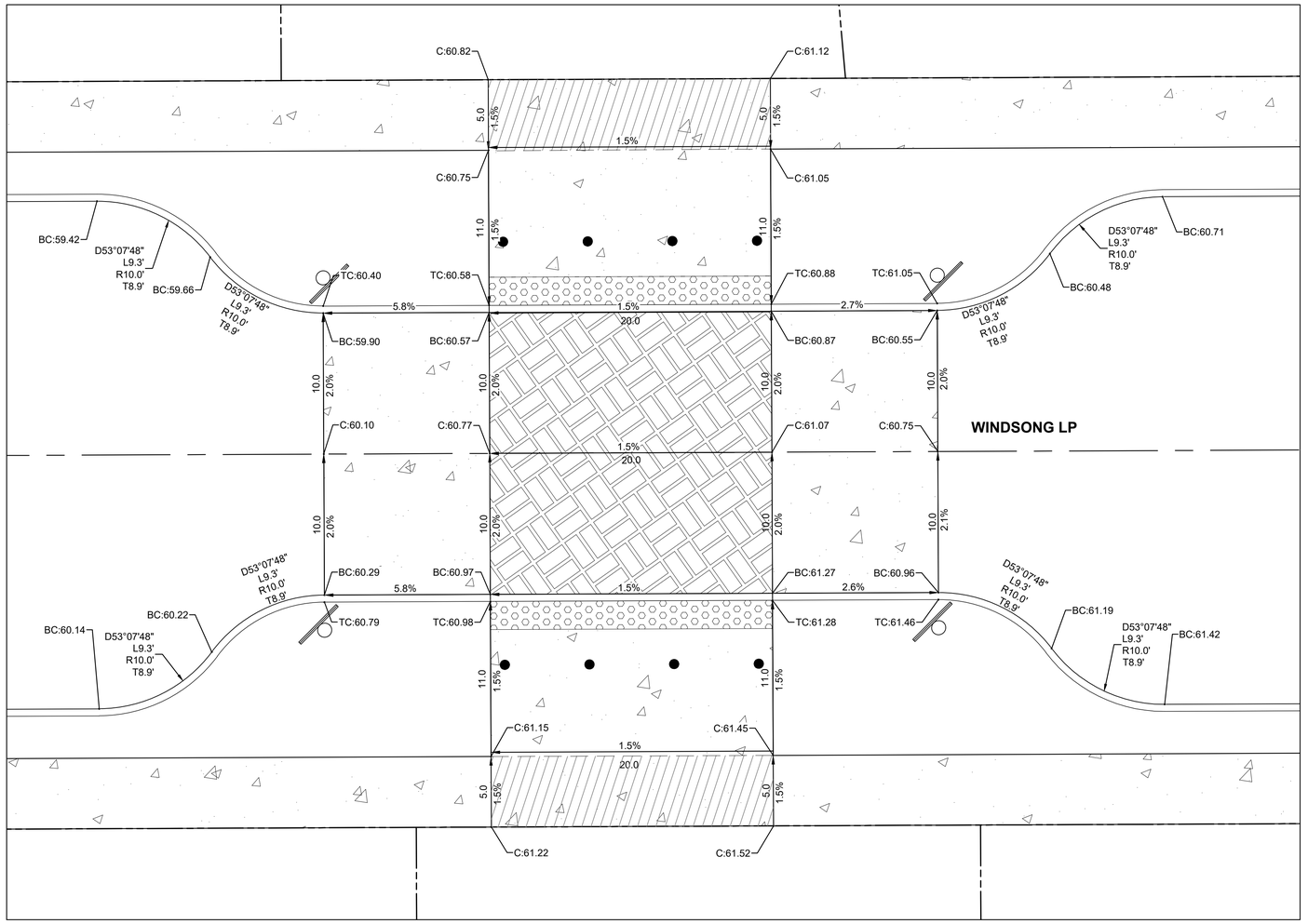
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C240

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



ADA 1 / C241 **ADA RAMP AND CURB RETURN DETAIL**

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

LANDING AREA : MINIMUM AREA (5'x5')

BETWEEN TRUNCATED DOME PAD AND FLOWLINE: GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%

SCALE: 1" = 5'

0 5 FT

N W E S

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAILS I
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C241

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

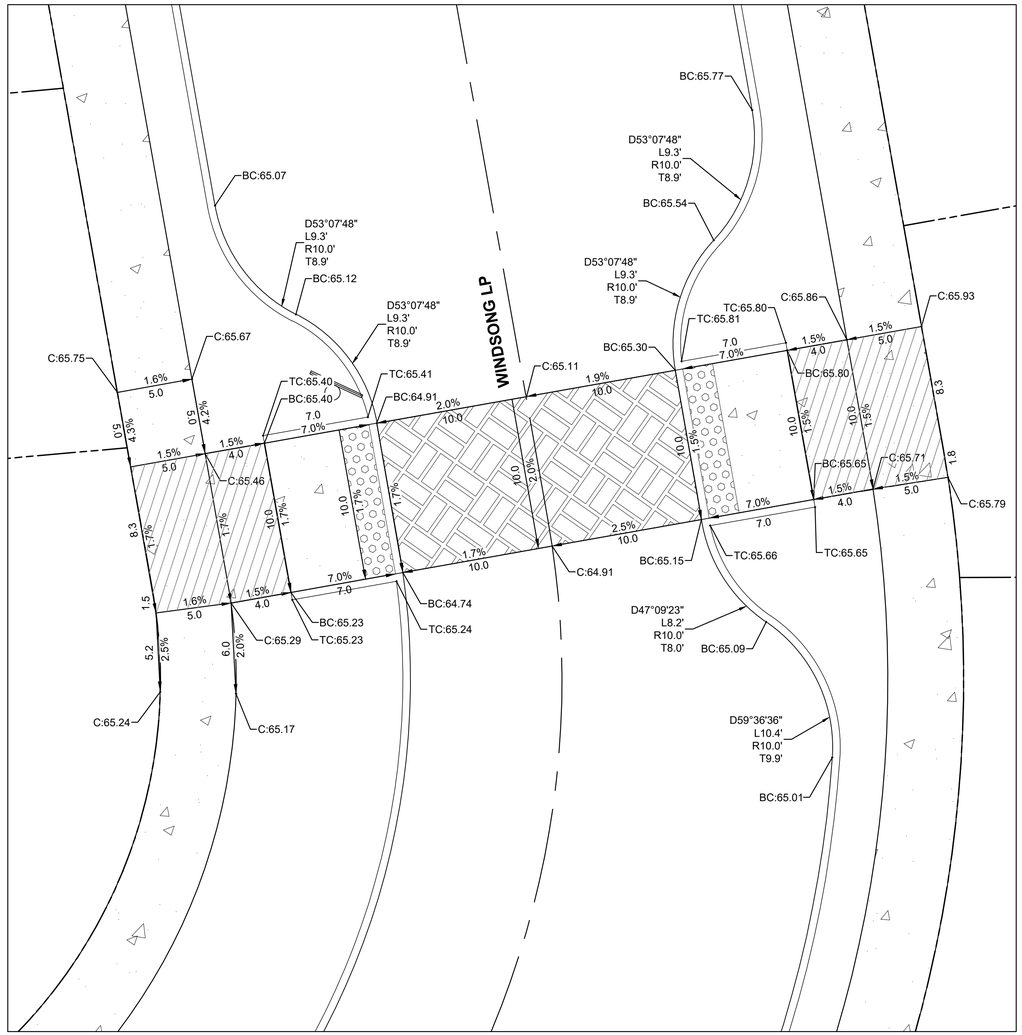
GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

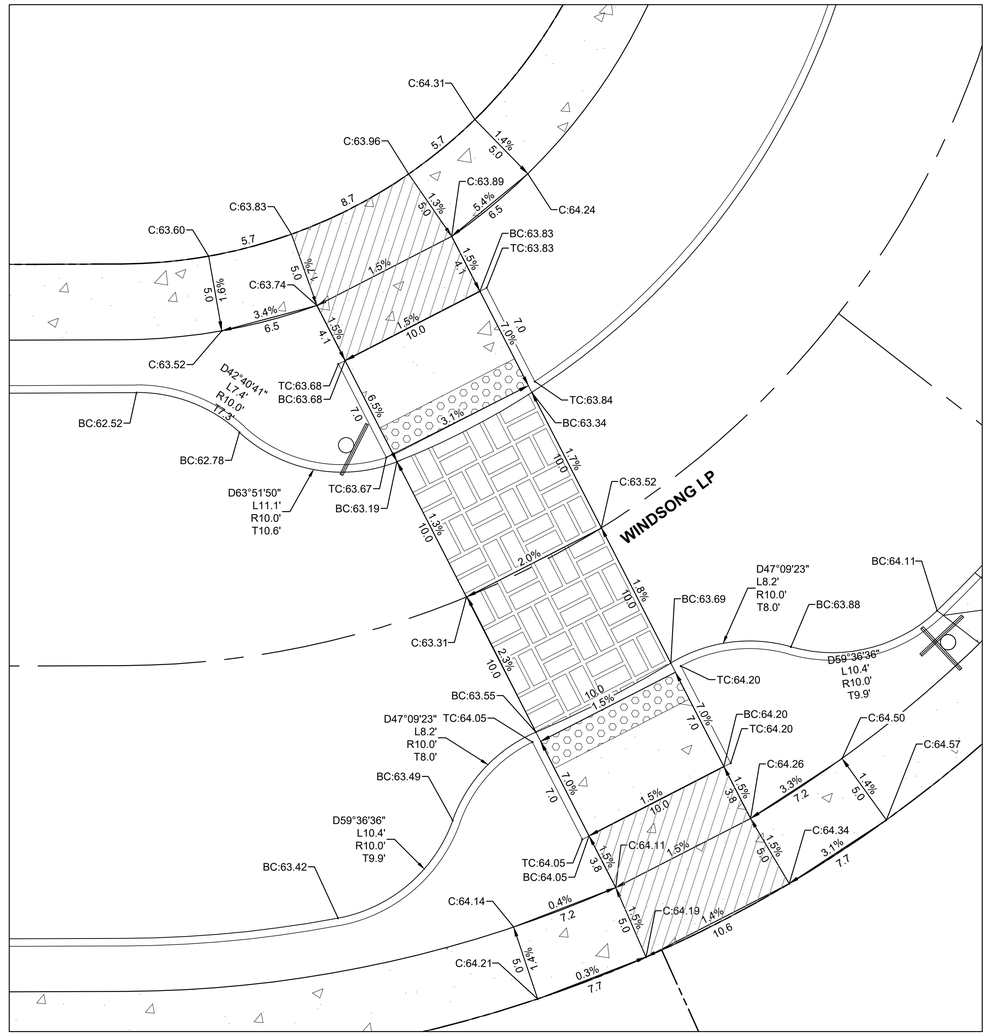
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%



ADA 3 / C242 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT



ADA 2 / C242 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT

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

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAILS II
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C242

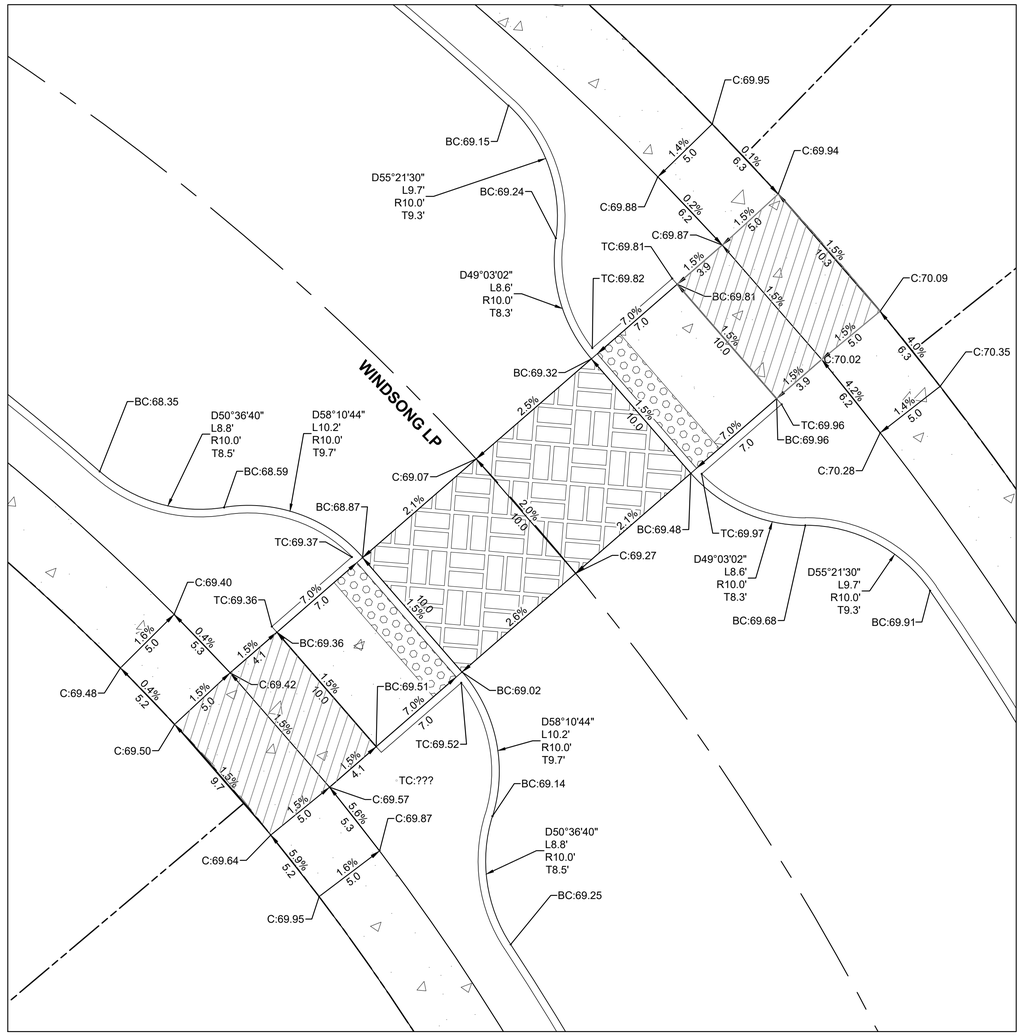
GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

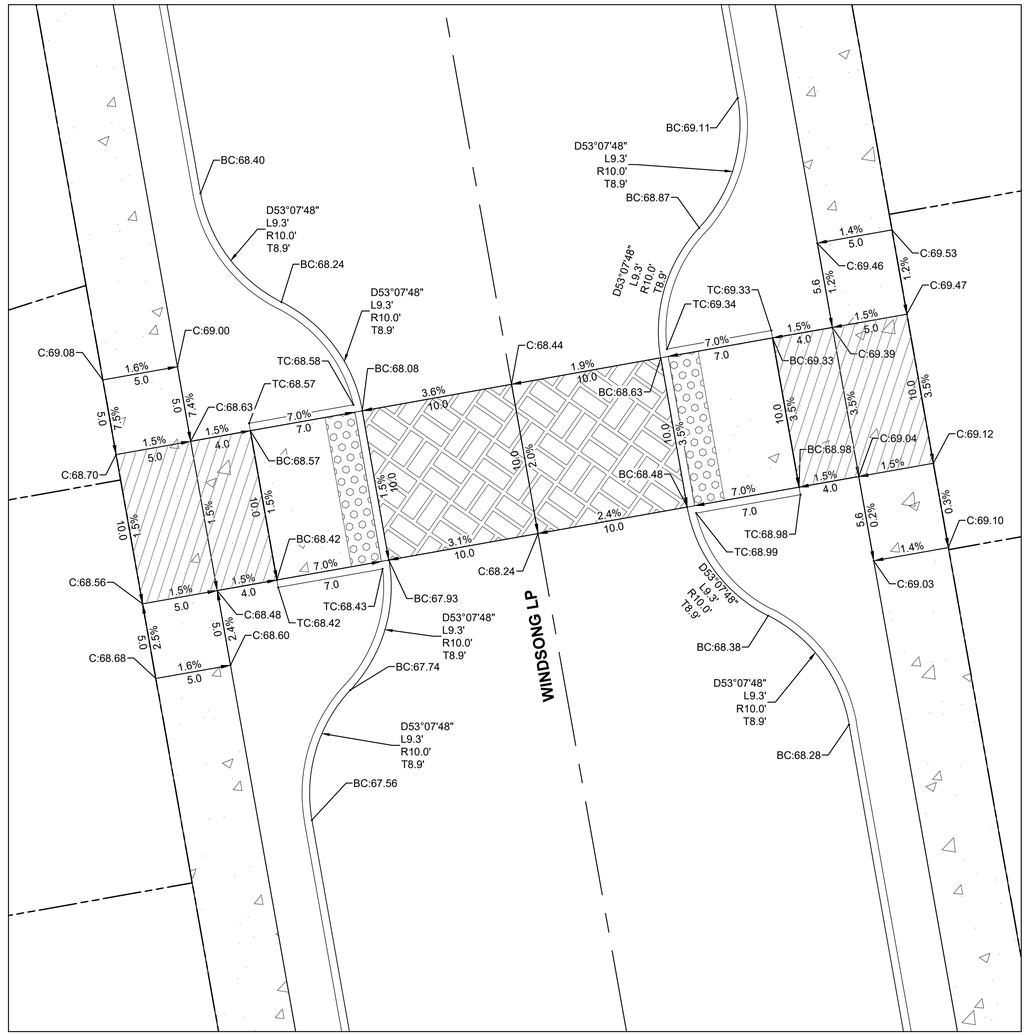
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%



ADA 5 / C243 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0, 5)



ADA 4 / C243 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0, 5)

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

REGISTERED PROFESSIONAL ENGINEER — 70697PE — OREGON — JUNE 16, 2017 — JESSE T. EMERSON — EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAILS III

RHODODENDRON ARBOR

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C243

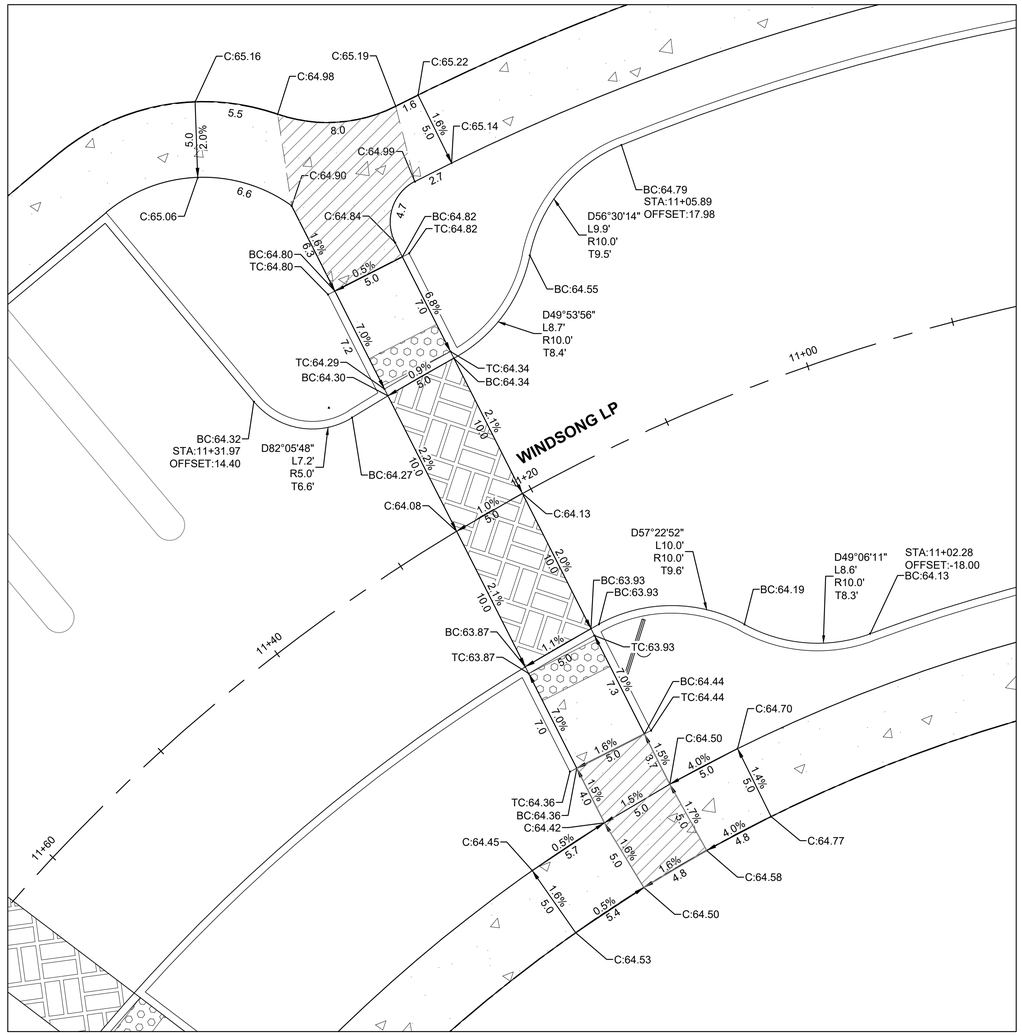
GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

LANDING AREA:
MINIMUM AREA (5'x5')

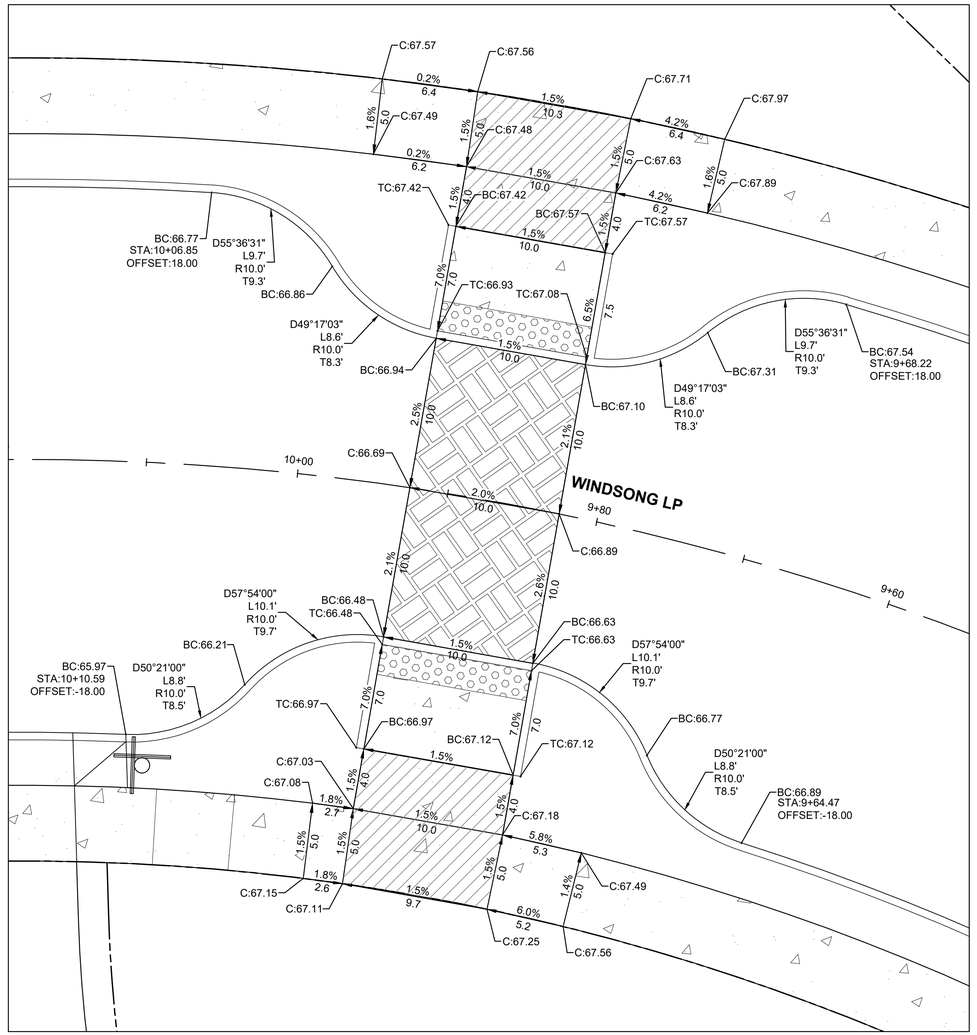
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%



ADA 7 / C244 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT



ADA 6 / C244 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-ADA DETAILS 1.DWG

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
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ADA RAMP DETAILS IV
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C244

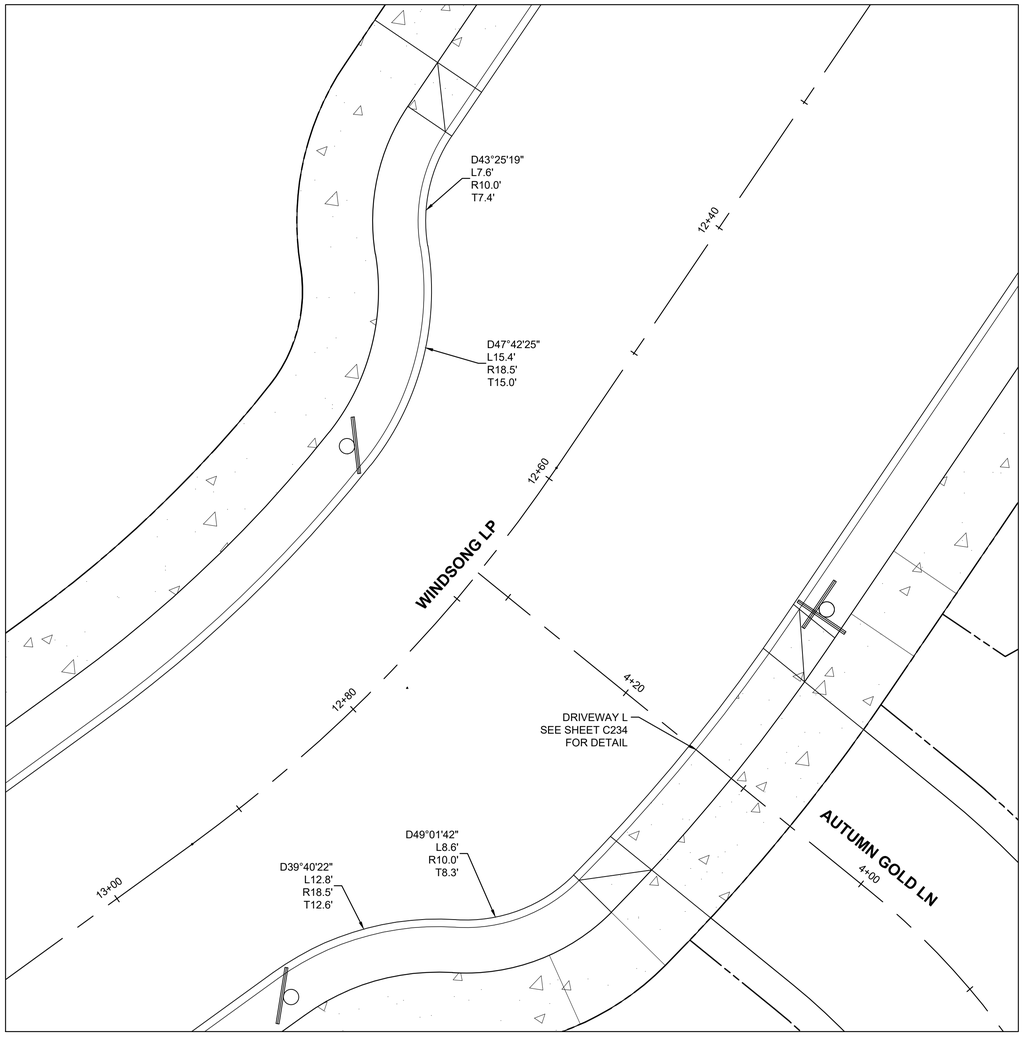
GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

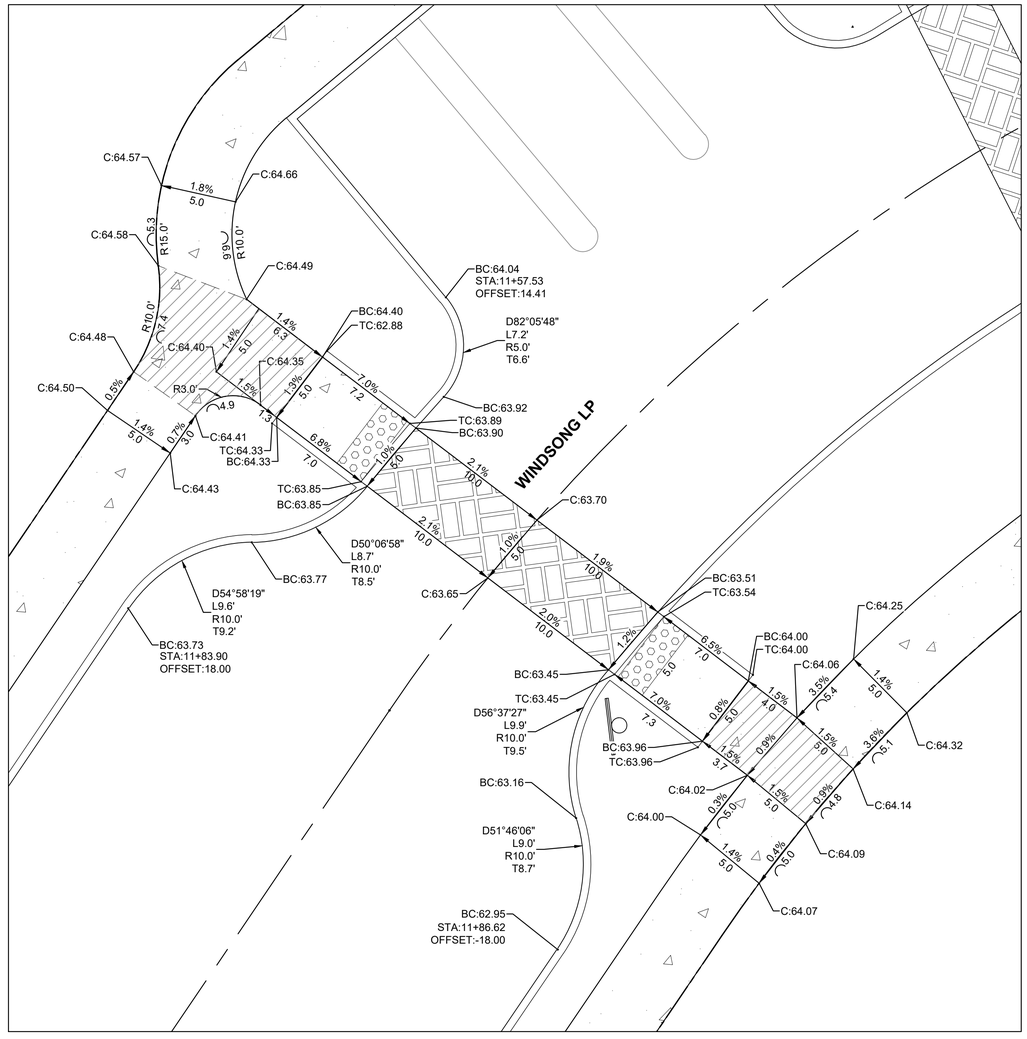
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%



CR 1 C245 **CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT



ADA 8 C245 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5'
0 5 FT

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

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAILS V

RHODODENDRON ARBOR

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C245

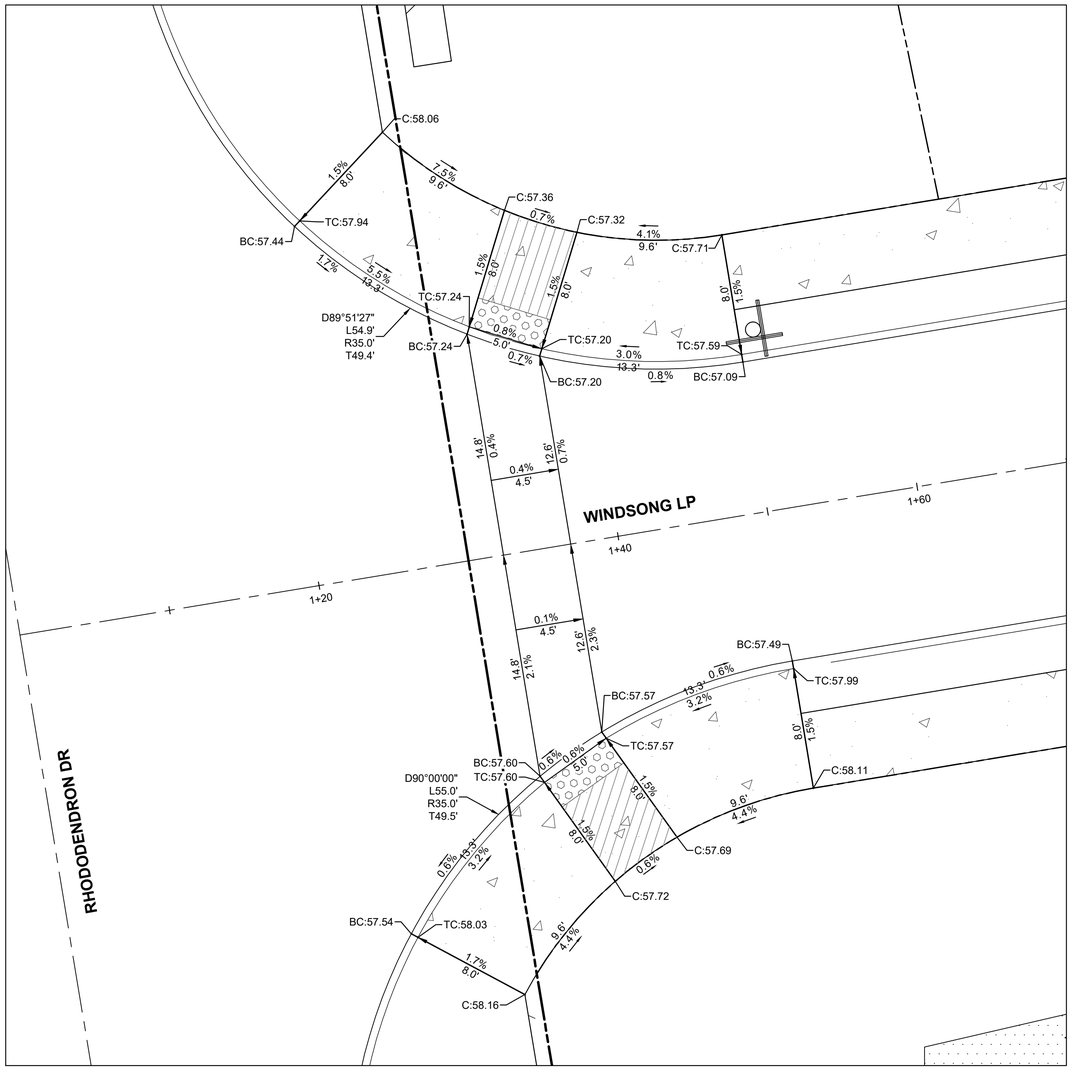
GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

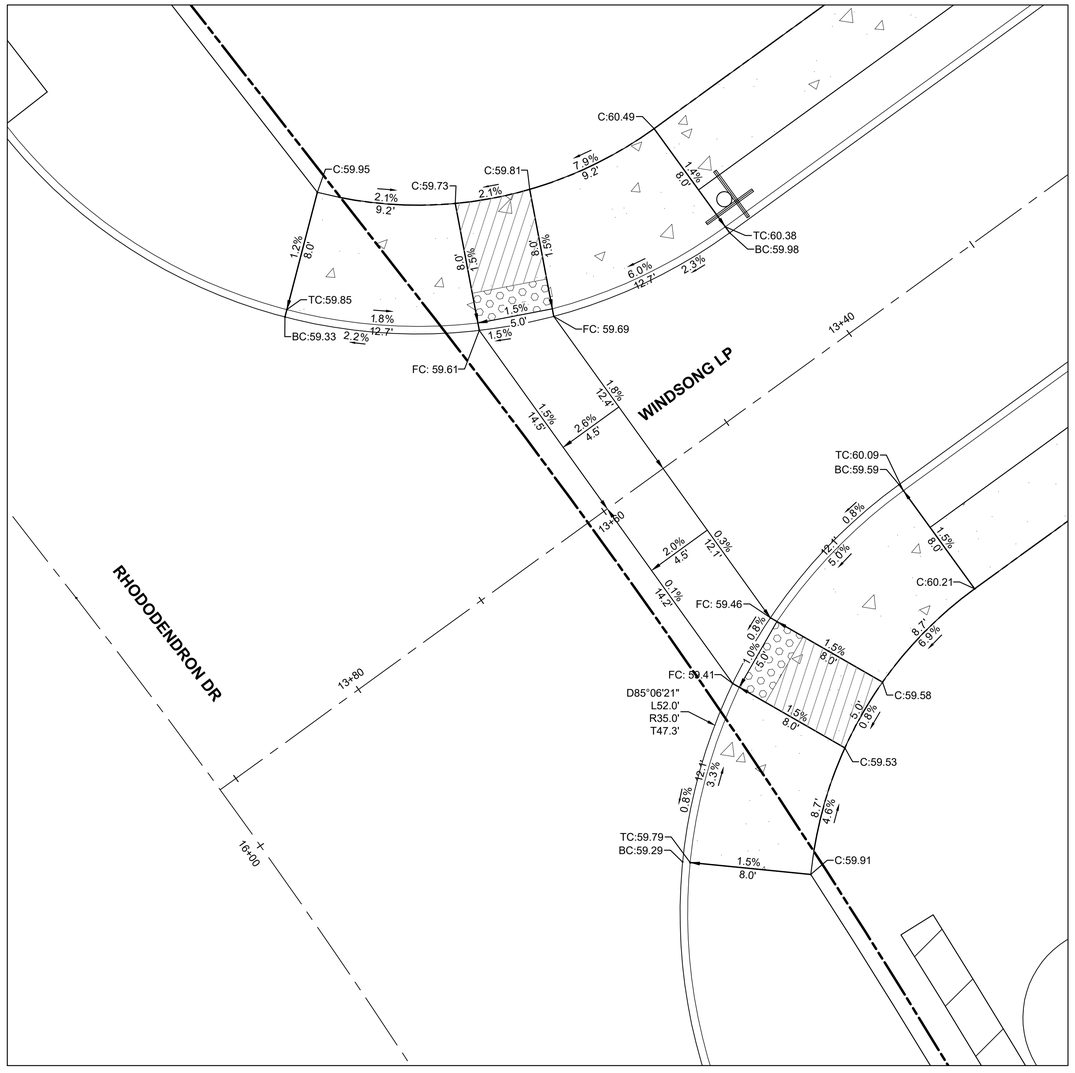
BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

VARIES 1% - 4.5%



ADA R1 C246 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0 to 5)



ADA R2 C246 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT (0 to 5)

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

REGISTERED PROFESSIONAL ENGINEER — 70561PE — OREGON — JUNE 16, 2017 — JESSE T. EMERSION — EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAILS VI

RHODODENDRON ARBOR

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C246

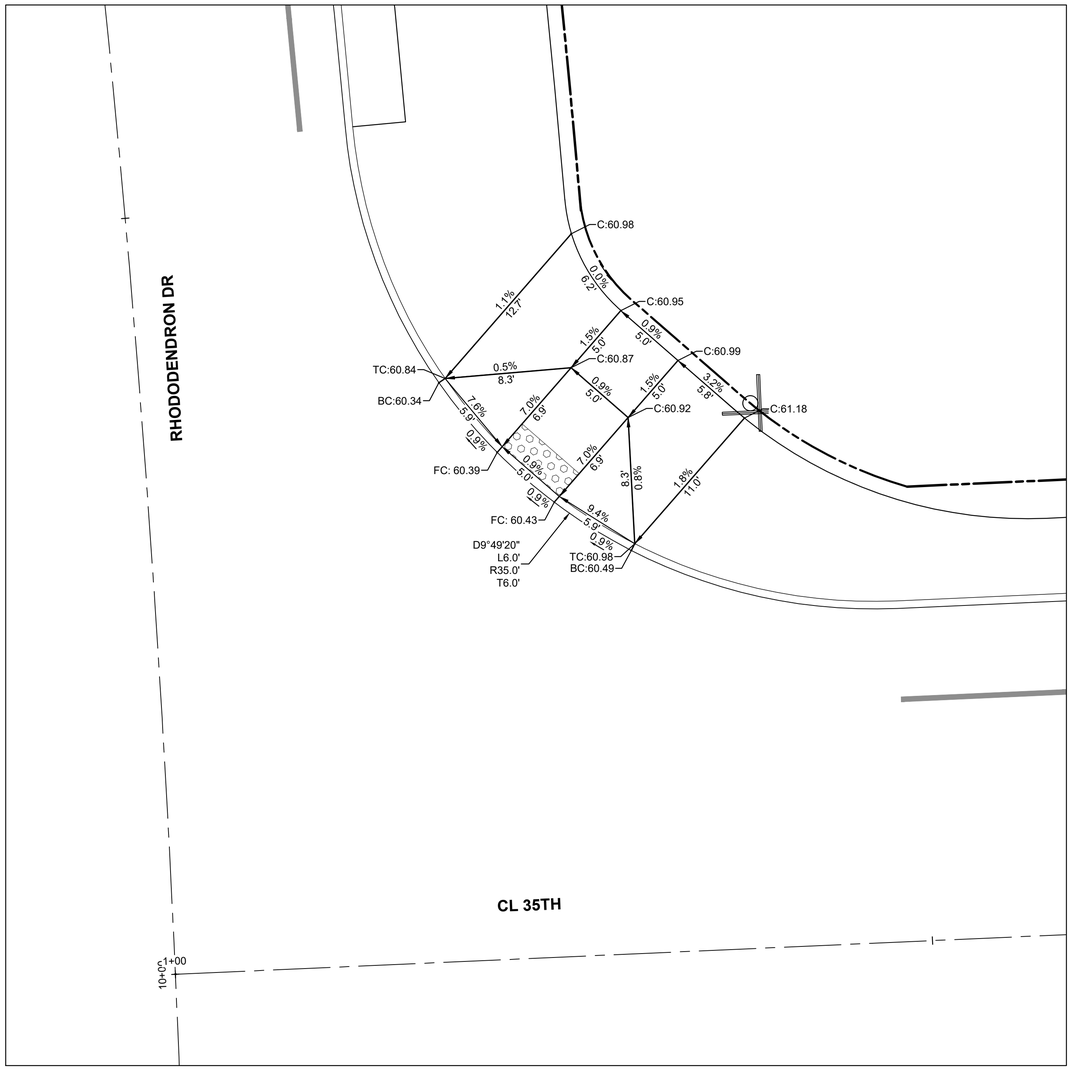
GENERAL ADA NOTES

* ALL MEASUREMENTS AND GEOMETRY REFERENCE TOP BACK OF CURB

MINIMUM LANDING AREA (5'x5')

BETWEEN TRUNCATED DOME PAD AND FLOWLINE, GRADE TO ELEVATIONS SHOWN. MIN. CONCRETE SLOPE SHALL BE 1%, MAX. SHALL BE 4.5%.

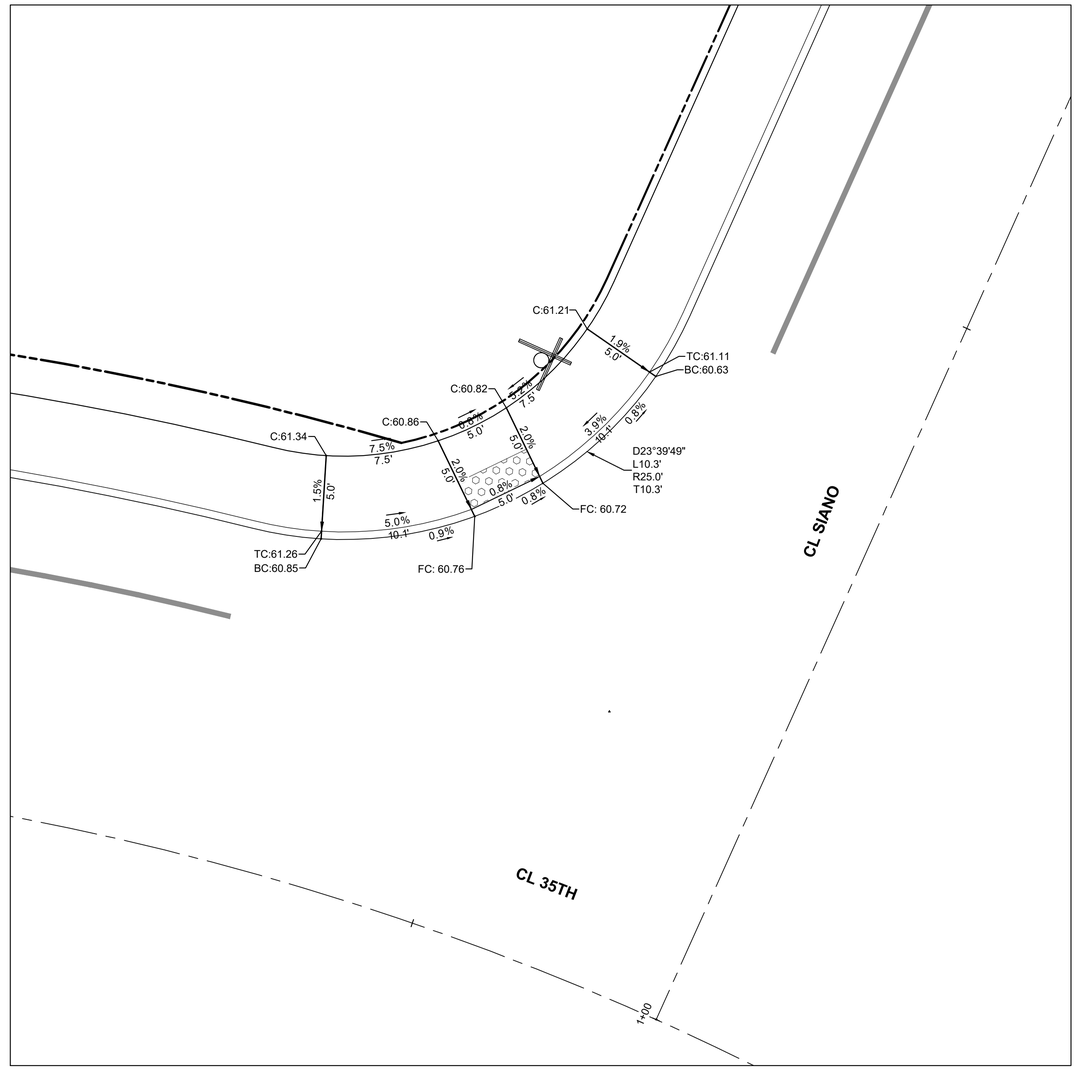
VARIES 1% - 4.5%



ADA 35TH C247 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT 0 5

N W E S



ADA SW C247 **ADA RAMP AND CURB RETURN DETAIL**

SCALE: 1" = 5' FT 0 5

N W E S

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

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

ADA RAMP DETAILS VII

RHODODENDRON ARBOR

PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

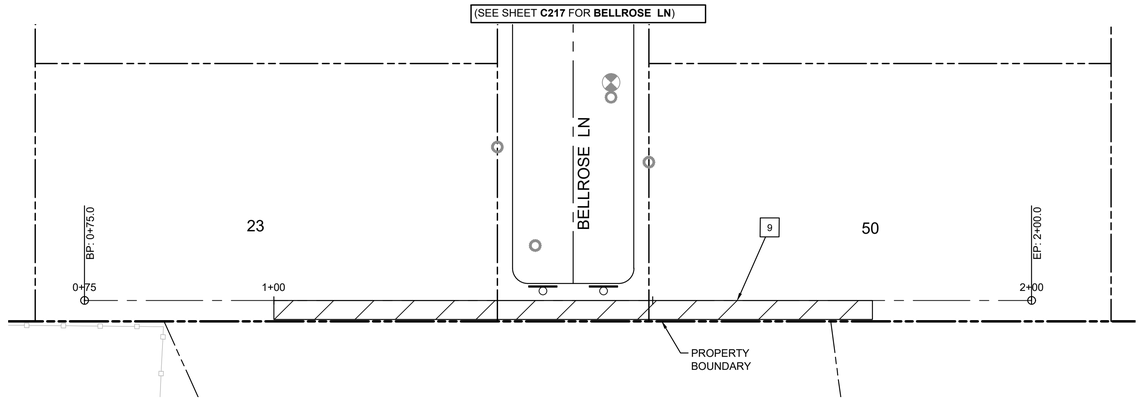
PROJECT INFORMATION

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

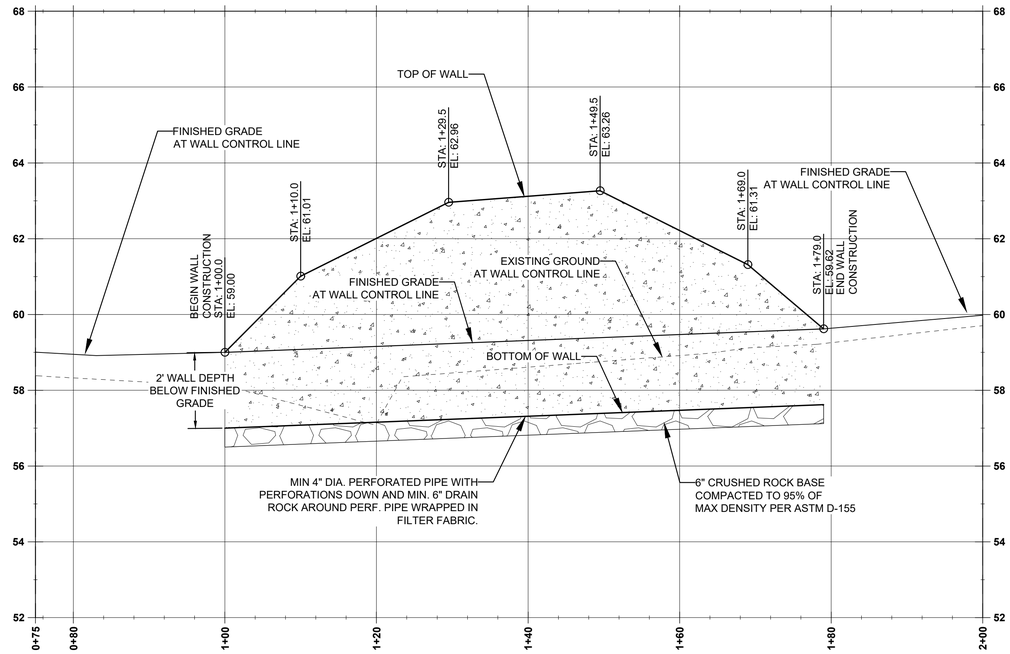
SHEET NUMBER
C247

CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL.



BELLROSE WALL PLAN
(STA: 0+75 - STA: 2+00)



BELLROSE WALL PROFILE
(STA: 0+75 - STA: 2+00)
SCALE: 1" = 10' H; 1" = 2' V



SCALE: 1" = 10'
0 10 20 FT

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

811 Know what's below. Call before you dig.



PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

BELLROSE WALL P&P
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

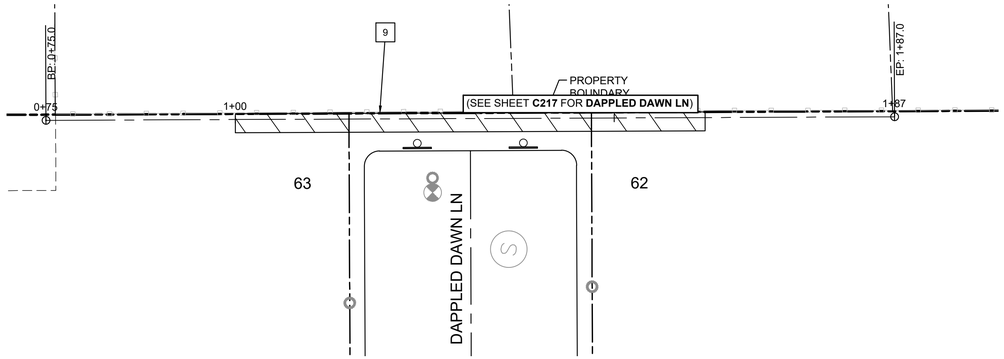
LRS ARCHITECTS
PLACE
3J CONSULTING

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

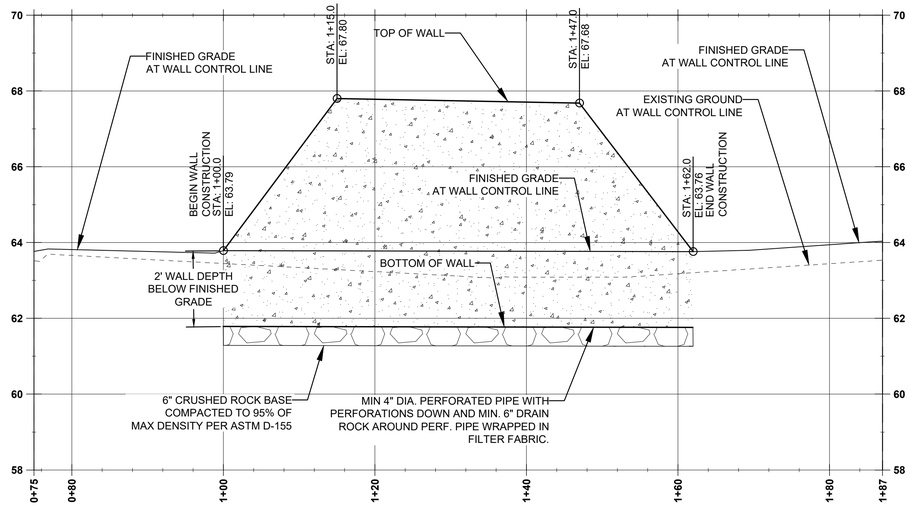
SHEET NUMBER
C270

CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL



DAPPLED DAWN WALL PLAN
(STA: 0+75 - STA: 1+87)



DAPPLED DAWN WALL PROFILE
(STA: 0+75 - STA: 1+87)
SCALE: 1" = 10' H; 1" = 2' V



SCALE: 1" = 10'
0 10 20 FT

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

DAPPLED DAWN LN WALL P&P
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

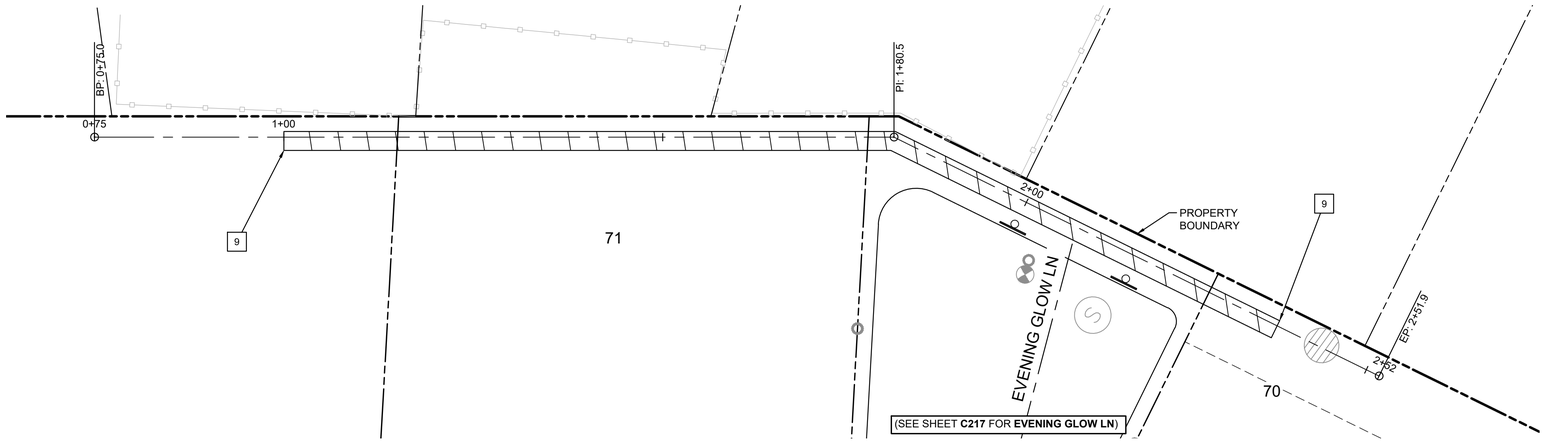
LRS ARCHITECTS
PLACE
3J CONSULTING

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

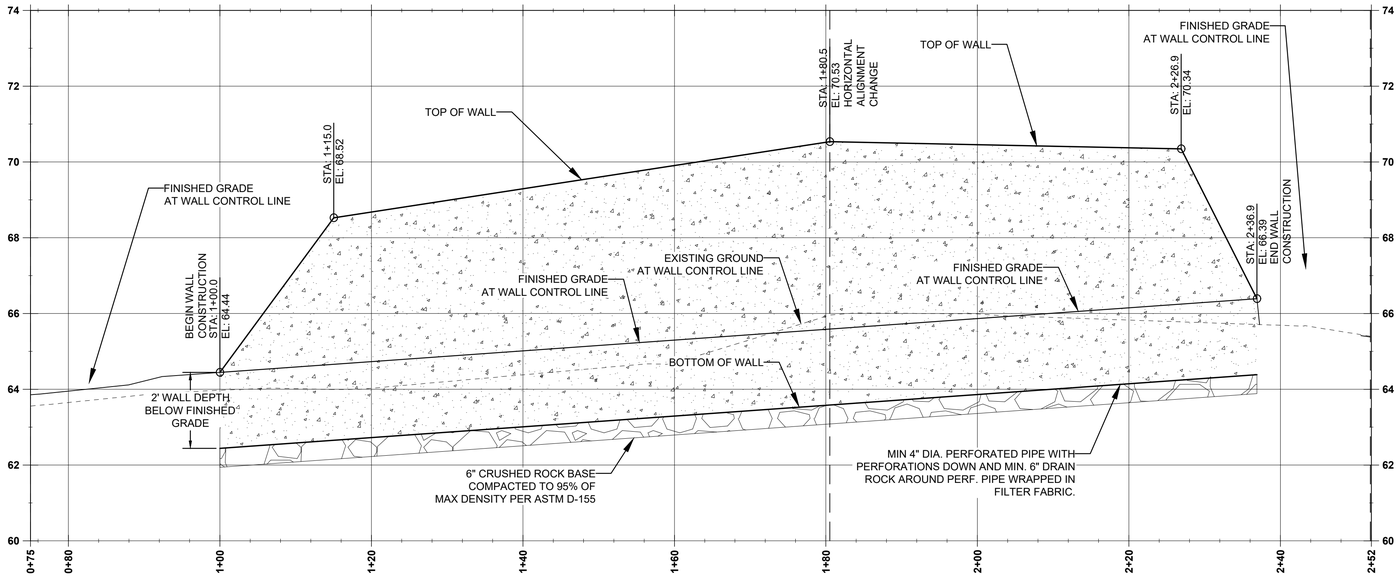
SHEET NUMBER
C271

CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL



EVENING GLOW WALL PLAN
(STA: 0+75 - STA: 2+51.9)



EVENING GLOW WALL PROFILE
(STA: 0+75 - STA: 2+52)
SCALE: 1" = 10' H; 1" = 2' V



SCALE: 1" = 10'
0 10 20 FT

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

811 Know what's below. Call before you dig.



PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

APIC

EVENING GLOW LN WALL P&P
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

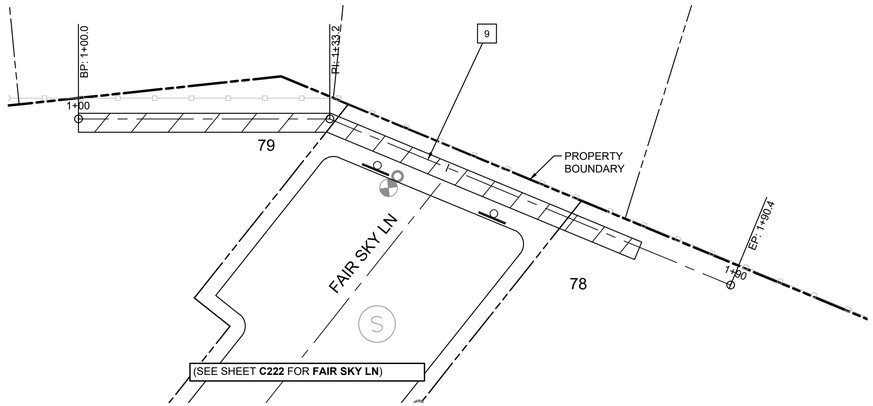
LRS ARCHITECTS
PLACE
3J CONSULTING

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

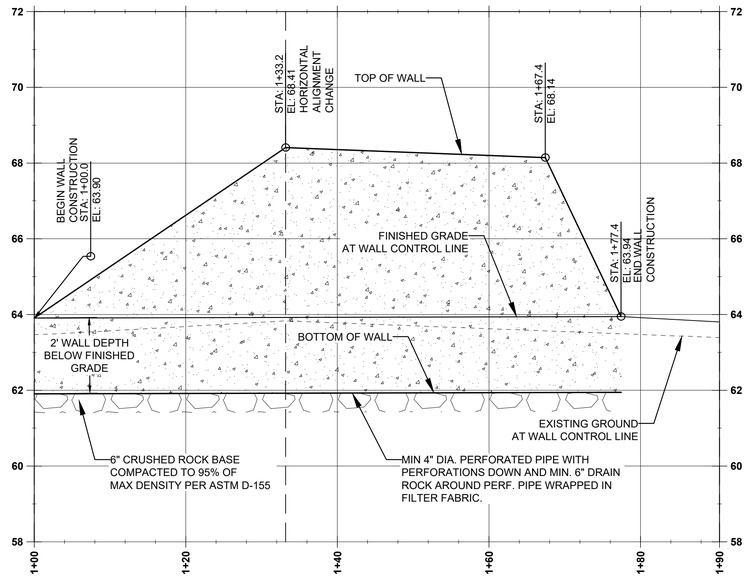
SHEET NUMBER
C272

CONSTRUCTION KEY NOTES

9 CONSTRUCT MSE RETAINING WALL.



FAIR SKY LN WALL PLAN
(STA: 1+00 - STA: 1+90.4)



FAIR SKY WALL PROFILE
(STA: 1+00 - STA: 1+90)
SCALE: 1" = 10' H; 1" = 2' V



SCALE: 1" = 10'
0 10 20 FT

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

811 Know what's below. Call before you dig.



PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

FAIR SKY LN WALL P&P
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

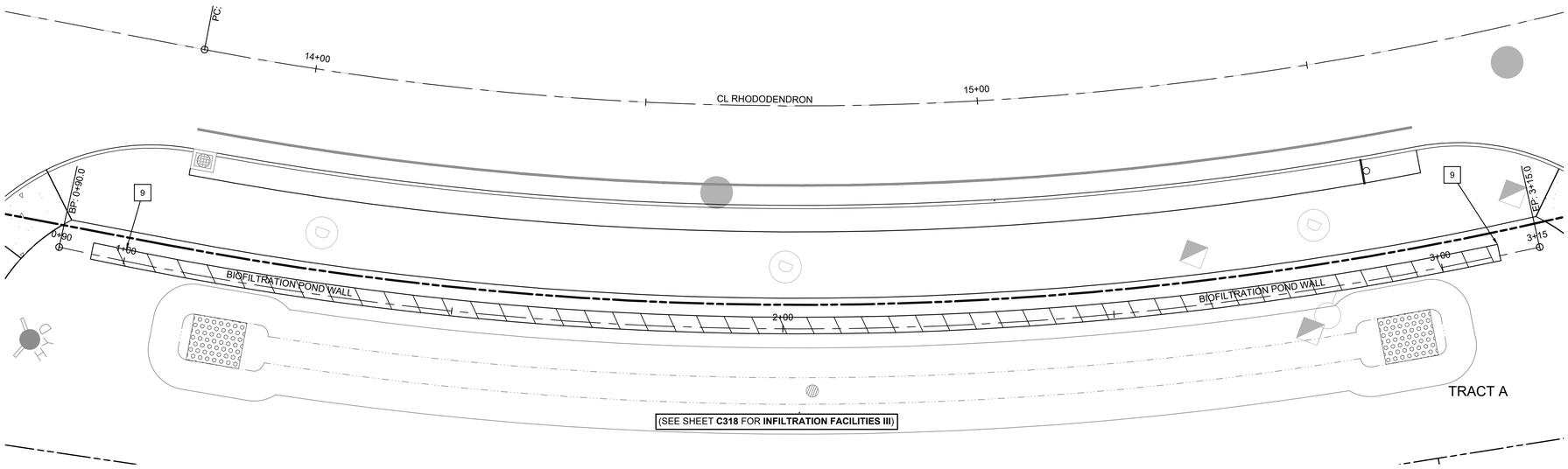
LRS ARCHITECTS
PLACE
3J CONSULTING

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

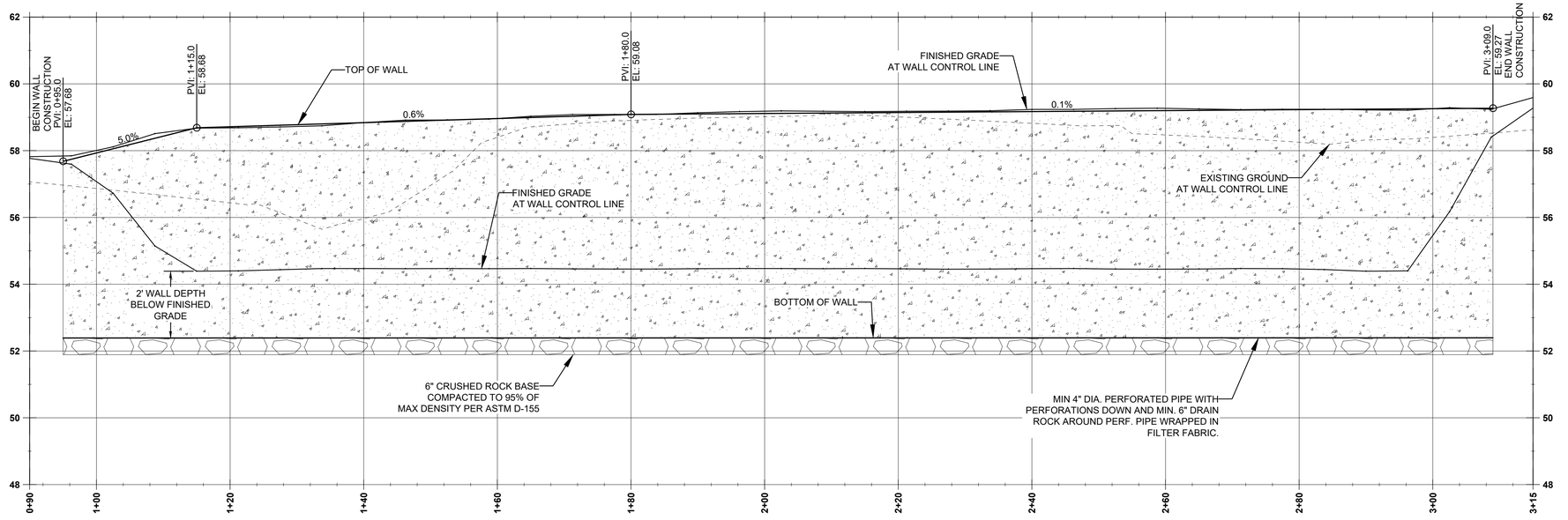
SHEET NUMBER
C273

CONSTRUCTION KEY NOTES

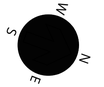
9 CONSTRUCT MSE RETAINING WALL.



BIOFILTRATION POND WALL PLAN
(STA: 0+90 - STA: 3+10)



BIOFILTRATION POND WALL PROFILE
(STA: 0+90 - STA: 3+15)
SCALE: 1" = 10' H; 1" = 2' V



SCALE: 1" = 10'
0 10 20 FT

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

BIOFILTRATION POND WALL P&P
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C274



UTILITIES LEGEND

- EXISTING FIBER OPTICS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SOAKAGE TRENCH
- PROPOSED PERFORATED STORM PIPE
- PROPOSED STORM TOP OF BANK
- PROPOSED STORM BOTTOM OF BANK
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED ROUND AREA INLET
- PROPOSED STORM CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED HYDRANT
- PROPOSED VALVE
- BLOW-OFF / AIR RELEASE ASSY.
- PROPOSED LIGHTING
- LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

COMPOSITE UTILITY PLAN
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

N
W E
S

SCALE: 1" = 50'
0 50 100 FT

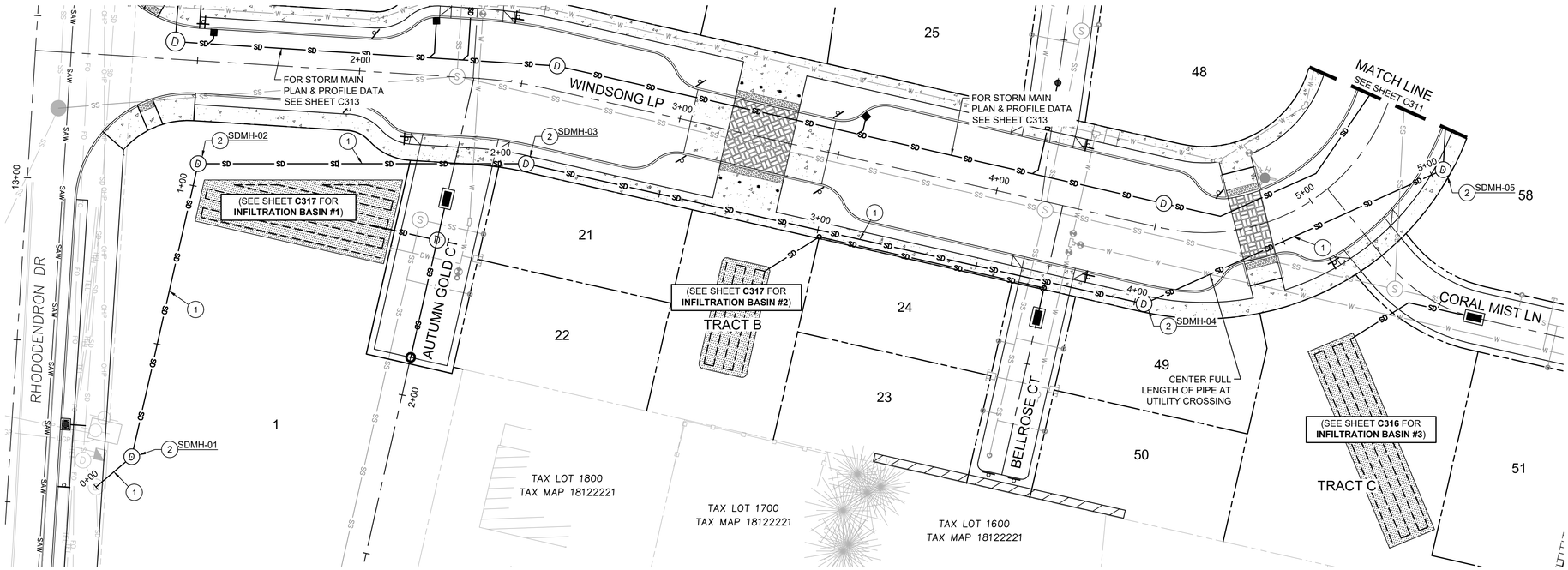
811 Know what's below. Call before you dig.

LRS ARCHITECTS
PLACE
3J CONSULTING

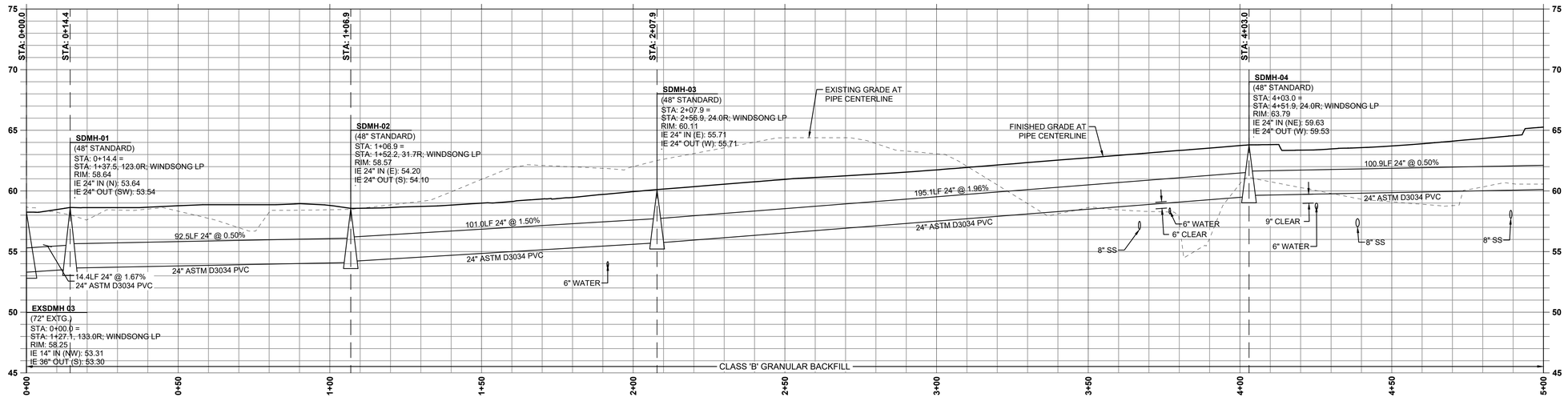
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C300

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-COMPOSITE UTILITY.DWG



STORM MAIN BYPASS PLAN
(STA: 0+00 - STA: 5+00)



SD MAIN B PROFILE
(STA: 0+00 - STA: 5+00)
SCALE: 1" = 20' H; 1" = 5' V

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

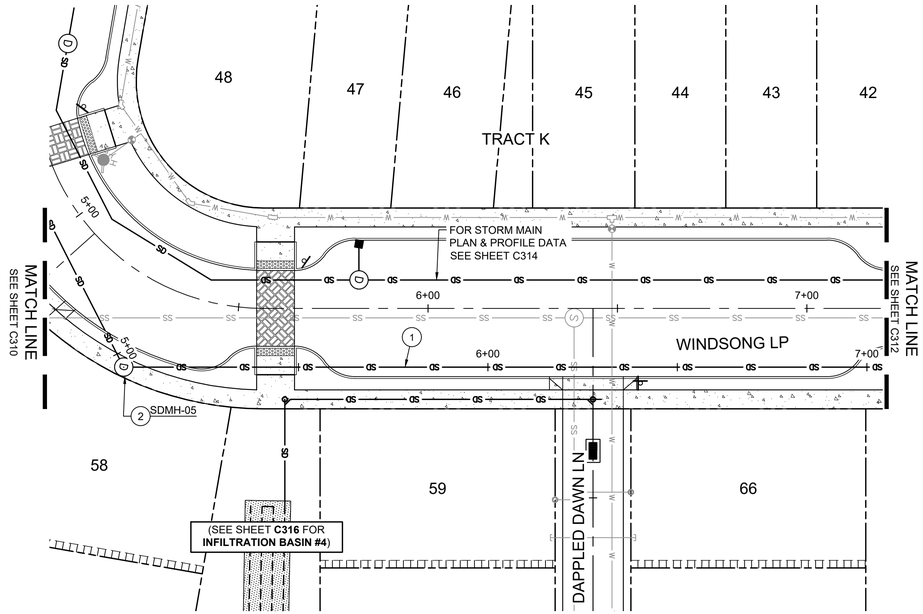
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

STORM MAIN BYPASS (0+00 - 5+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

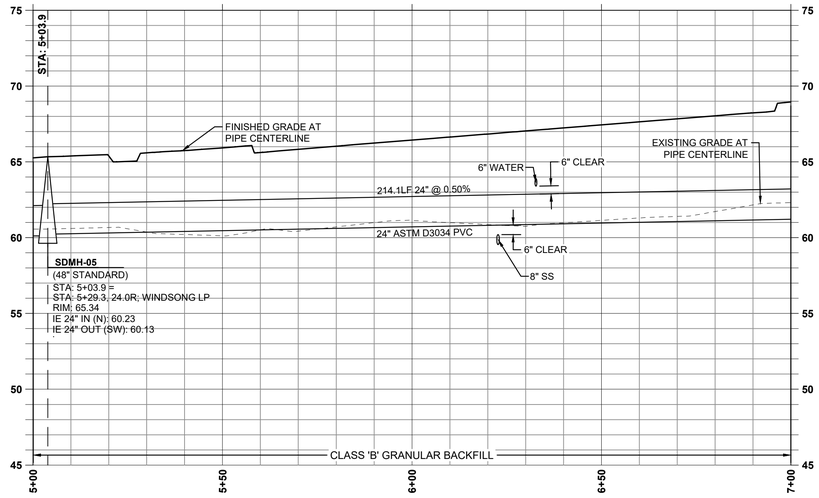
SHEET NUMBER
C310



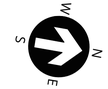
STORM MAIN BYPASS PLAN
(STA: 5+00 - STA: 7+00)

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.



SD MAIN B PROFILE
(STA: 5+00 - STA: 7+00)
SCALE: 1" = 20' H; 1" = 5' V



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

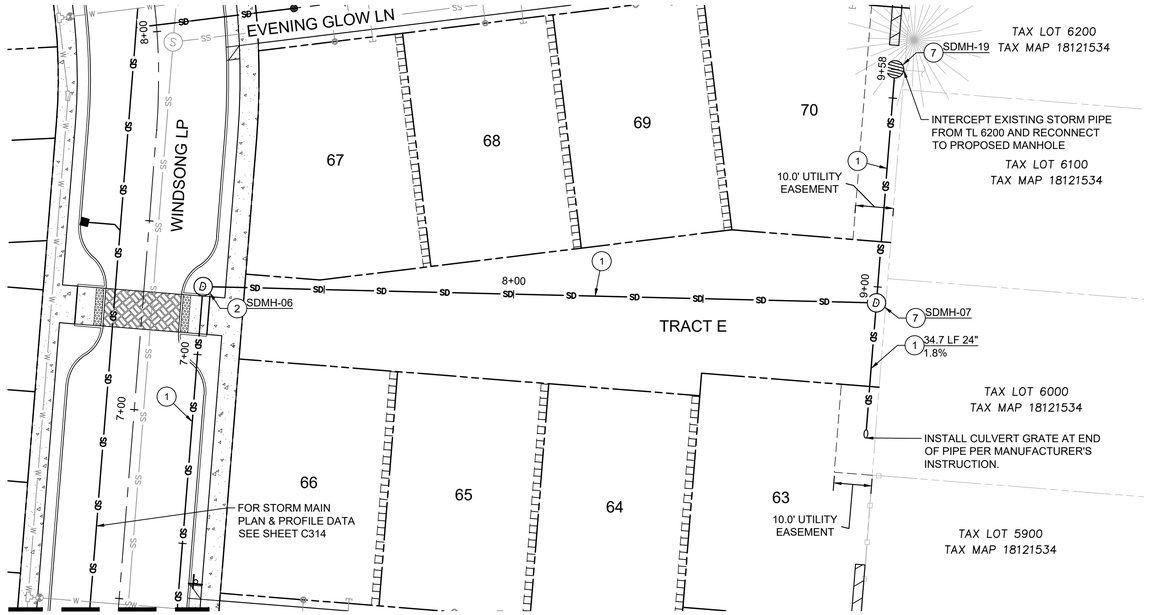
ISSUED FOR
PERMIT SET

STORM MAIN BYPASS (5+00 - 7+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

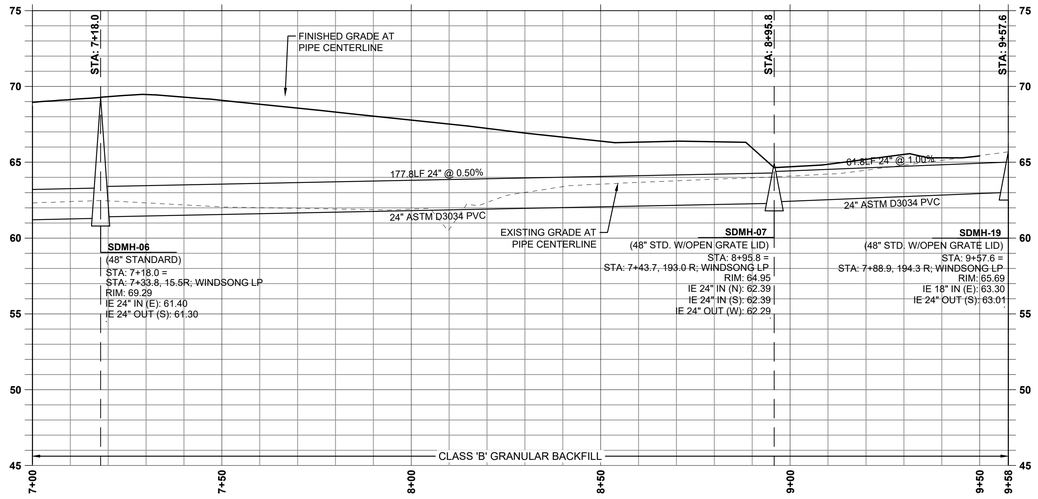
SHEET NUMBER
C311



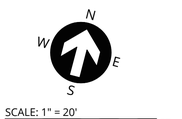
STORM MAIN BYPASS PLAN
(STA: 7+00 - STA: 9+58)

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 48" MANHOLE WITH OPEN GRATE LID PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.



SD MAIN B PROFILE
(STA: 7+00 - STA: 9+58)
SCALE: 1" = 20' H; 1" = 5' V



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

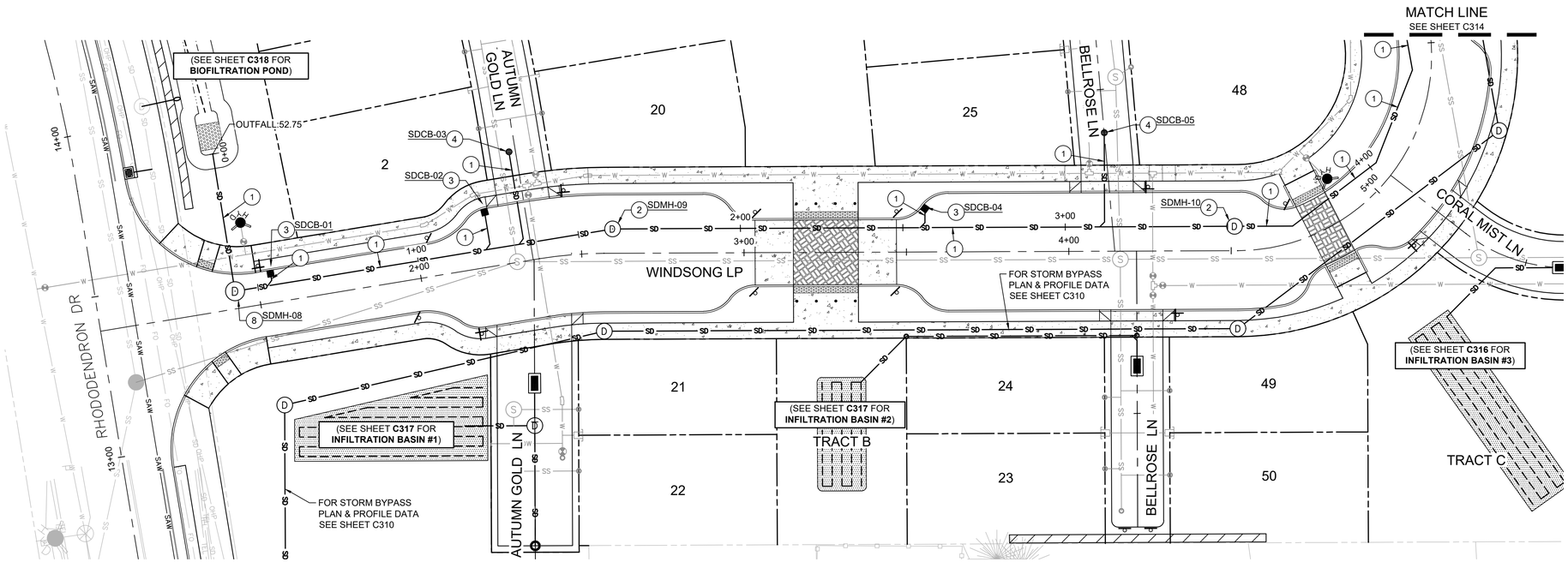
ISSUED FOR
PERMIT SET

STORM MAIN BYPASS (7+00 - 9+58)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

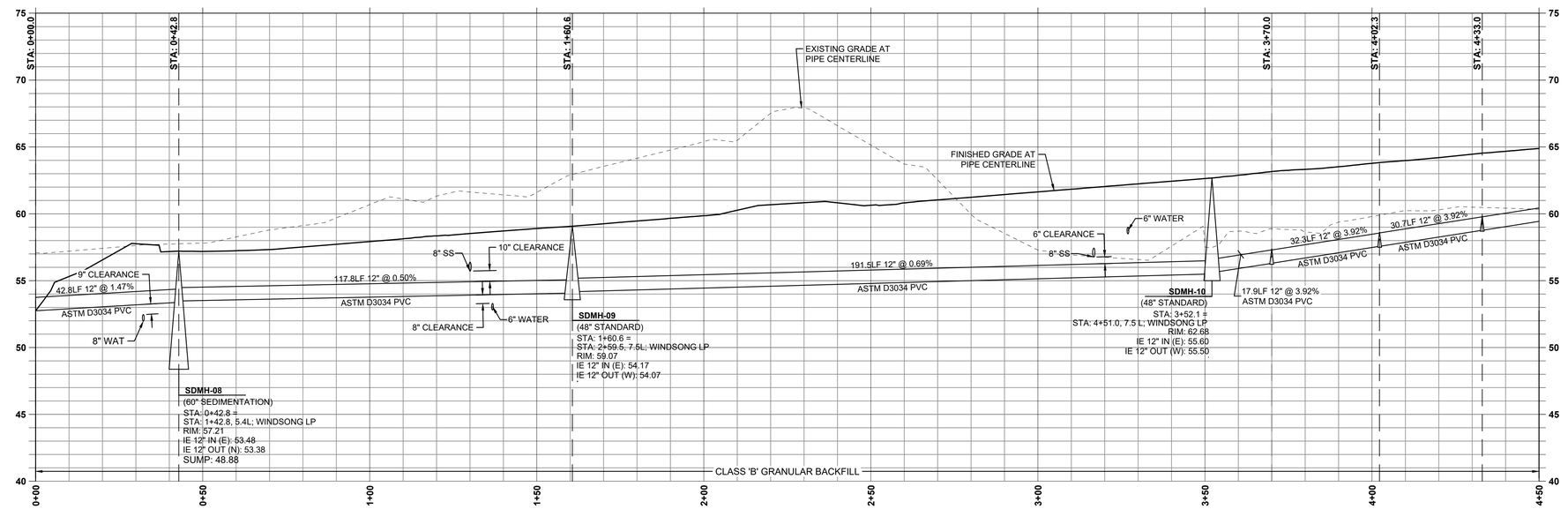
SHEET NUMBER
C312



STORM DRAIN MAIN PLAN
(STA: 0+00 - STA: 4+50)

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.



SD MAIN A PROFILE
(STA: 0+00 - STA: 4+50)
SCALE: 1" = 20' H; 1" = 5' V

INLET TABLE

SDCB-01 TYPE G-2 RIM: 57.11 STA: 1+54.5, 10.0' L WINDSONG LP 12" IE OUT (S): 53.62
SDCB-02 TYPE G-2 RIM: 58.14 STA: 2+23.5, 18.0' L WINDSONG LP 12" IE OUT (S): 54.64
SDCB-03 AREA DRAIN RIM: 58.62 STA: 1+34.0, 2.0' L AUTUMN GOLD LN 12" IE OUT (S): 55.16
SDCB-04 TYPE G-2 RIM: 60.48 STA: 3+54.9, 14.0' L WINDSONG LP 12" IE OUT (S): 57.00
SDCB-05 AREA DRAIN RIM: 61.83 STA: 1+36.6, 0.0' BELLROSE LN 12" IE OUT (S): 57.83

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-01 LATERAL	12"	4.6 LF	10.0%	53.16	53.62	3.0 FT	STA: 1+54.5, WINDSONG LP
SDCB-02 LATERAL	12"	12.6 LF	7.0%	53.75	54.64	3.6 FT	STA: 2+22.6, WINDSONG LP
SDCB-03 LATERAL	12"	28.6 LF	4.6%	53.83	55.16	3.7 FT	STA: 2+33.0, WINDSONG LP
SDCB-04 LATERAL	12"	6.5 LF	33.0%	54.84	57.00	4.8 FT	STA: 3+55.7, WINDSONG LP
SDCB-05 LATERAL	12"	29.0 LF	9.0%	55.22	57.83	5.6 FT	STA: 4+11.0, WINDSONG LP

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

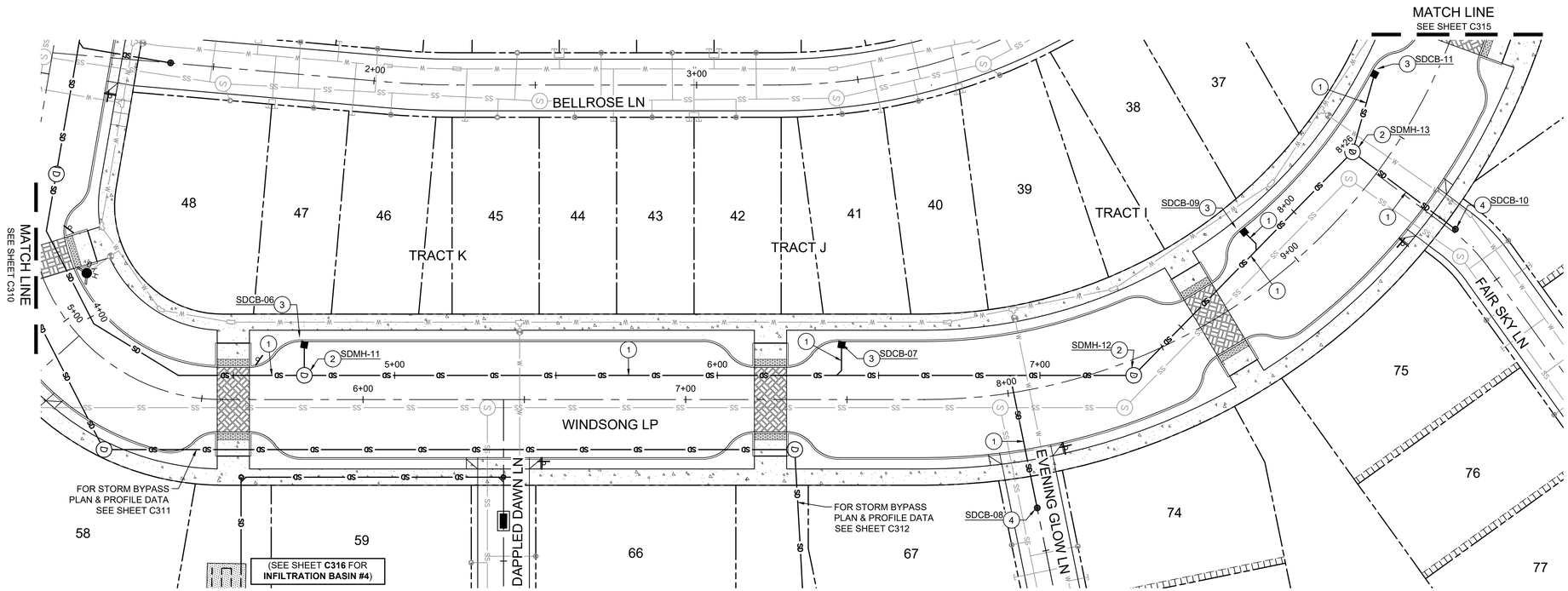
apic

STORM MAIN A (0+00 - 4+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

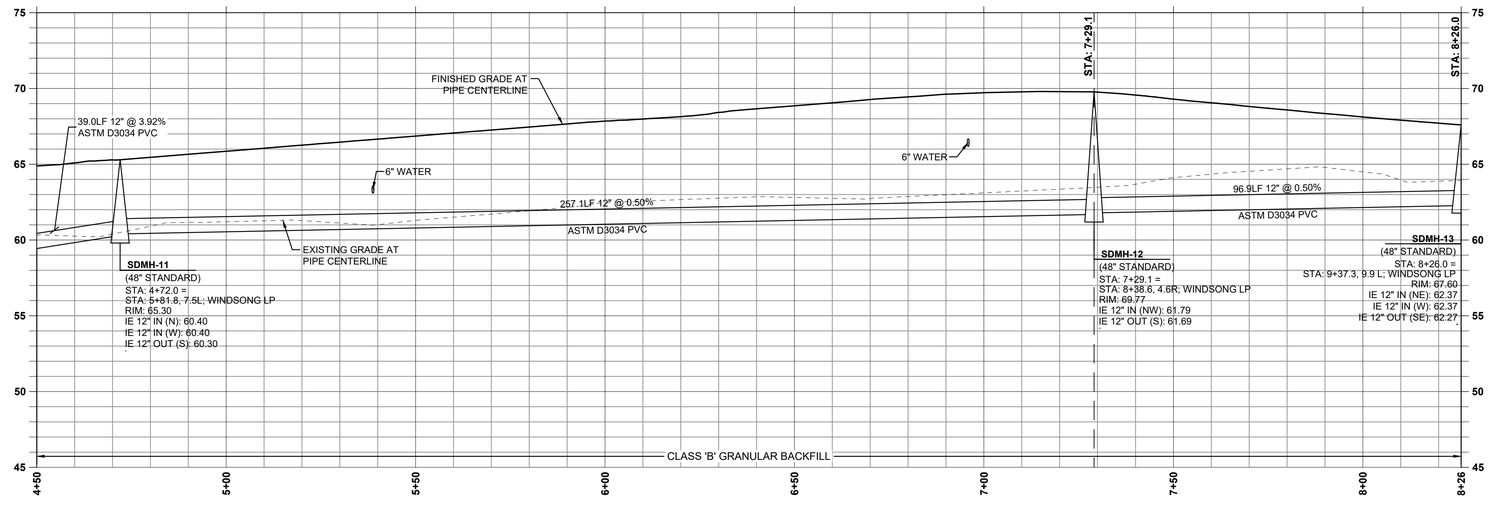
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C313



STORM DRAIN MAIN PLAN
(STA: 4+50 - STA: 8+26)



SD MAIN A PROFILE
(STA: 4+50 - STA: 8+26)
SCALE: 1" = 20' H; 1" = 5' V

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

INLET TABLE

SDCB-06 TYPE G-2 RIM: 65.07 STA: 5+80.8, 18.0' L WINDSONG LP 12" IE OUT (E): 61.57	
SDCB-07 TYPE G-2 RIM: 68.40 STA: 7+47.3, 18.0' L WINDSONG LP 12" IE OUT (E): 64.90	
SDCB-08 AREA DRAIN RIM: 70.07 STA: 1+36.5, 0.0' EVENING GLOW LN 12" IE OUT (W): 66.07	
SDCB-09 TYPE G-2 RIM: 68.35 STA: 8+91.5, 18.0' L WINDSONG LP 12" IE OUT (NE): 64.85	
SDCB-10 AREA DRAIN RIM: 68.53 STA: 1+30.0, 1.0' L FAIR SKY LN 12" IE OUT (SW): 64.51	
SDCB-11 TYPE G-2 RIM: 66.89 STA: 9+64.5, 18.0' L WINDSONG LP 12" IE OUT (E): 63.39	

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-06 LATERAL	12"	10.5 LF	11.1%	60.40	61.57	3.9 FT	STA: 5+81.8, WINDSONG LP
SDCB-07 LATERAL	12"	10.5 LF	34.8%	61.23	64.90	6.4 FT	STA: 7+48.3, WINDSONG LP
SDCB-08 LATERAL	12"	41.9 LF	10.3%	61.77	66.07	6.8 FT	STA: 8+01.5, WINDSONG LP
SDCB-09 LATERAL	12"	7.8 LF	35.6%	62.07	64.85	5.4 FT	STA: 8+93.4, WINDSONG LP
SDCB-10 LATERAL	12"	39.8 LF	5.4%	62.37	64.51	4.2 FT	STA: 9+37.3, WINDSONG LP
SDCB-11 LATERAL	12"	26.3 LF	3.9%	62.37	63.39	4.2 FT	STA: 9+37.3, WINDSONG LP

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.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

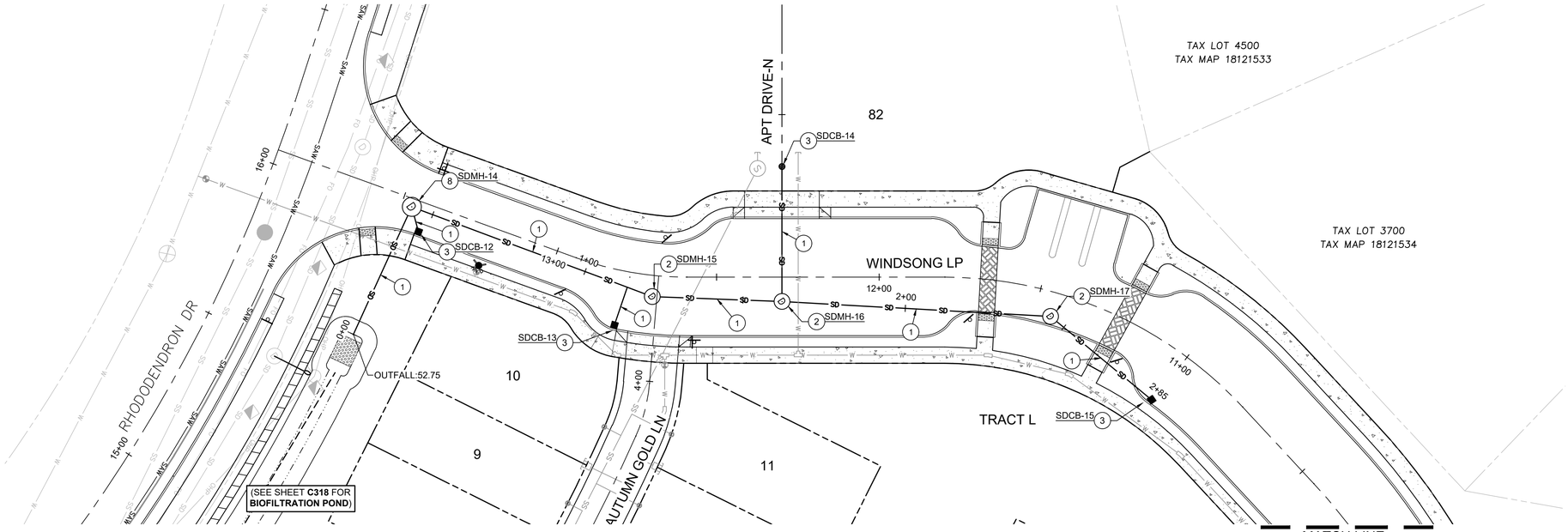
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

STORM MAIN A (4+50 - 8+26)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C314

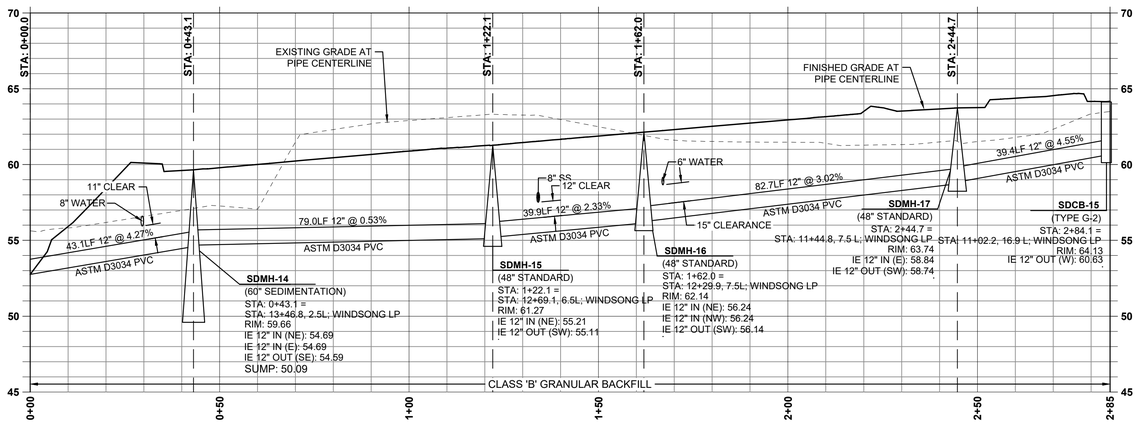


STORM DRAIN MAIN PLAN
(STA: 0+00 - STA: 2+85)

MATCH LINE
SEE SHEET C314

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.



SD MAIN C PROFILE
(STA: 0+00 - STA: 2+85)
SCALE: 1" = 20' H; 1" = 5' V

INLET TABLE

SDCB-12 TYPE G-2 RIM: 59.61 STA: 13+42.2, 9.0' L WINDSONG LP 12" IE OUT (W): 56.11
SDCB-13 TYPE G-2 RIM: 60.87 STA: 12+77.6, 18.0' L WINDSONG LP 12" IE OUT (NW): 57.37
SDCB-14 AREA DRAIN RIM: 63.16 STA: 1+34.0, 0.0' APT DRIVE-N 12" IE OUT (SE): 56.45

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-12 LATERAL	12"	7.9 LF	17.9%	54.69	56.11	3.9 FT	STA: 13+46.8, WINDSONG LP
SDCB-13 LATERAL	12"	13.1 LF	17.6%	55.07	57.37	5.0 FT	STA: 12+76.7, WINDSONG LP
SDCB-14 LATERAL	12"	41.5 LF	0.5%	56.45	56.24	5.8 FT	STA: 12+29.9, WINDSONG LP

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

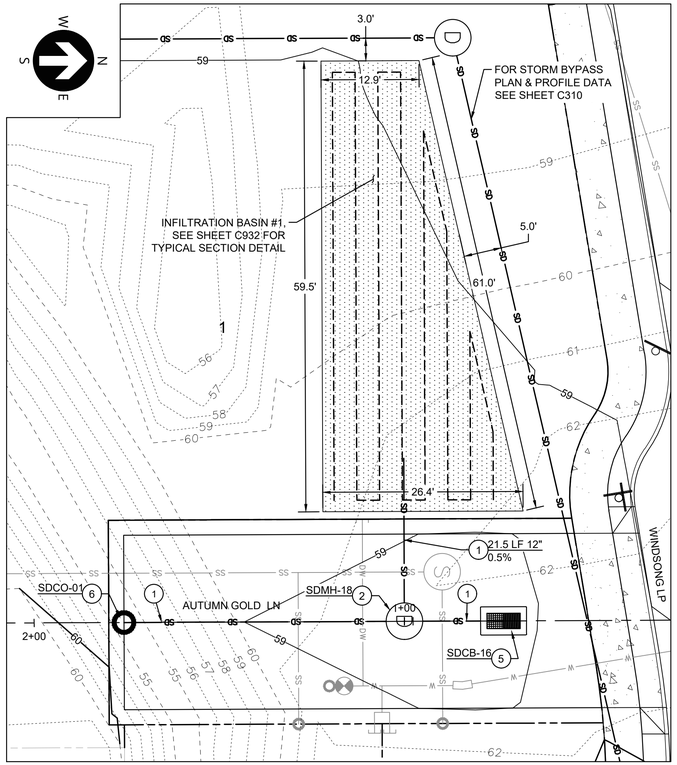
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

STORM MAIN C (0+00 - 2+85)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

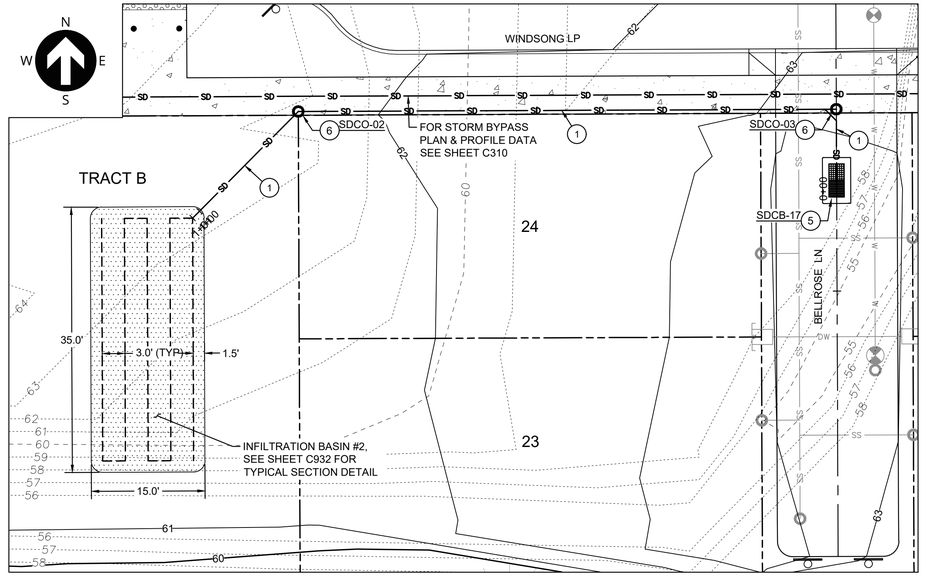
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C315



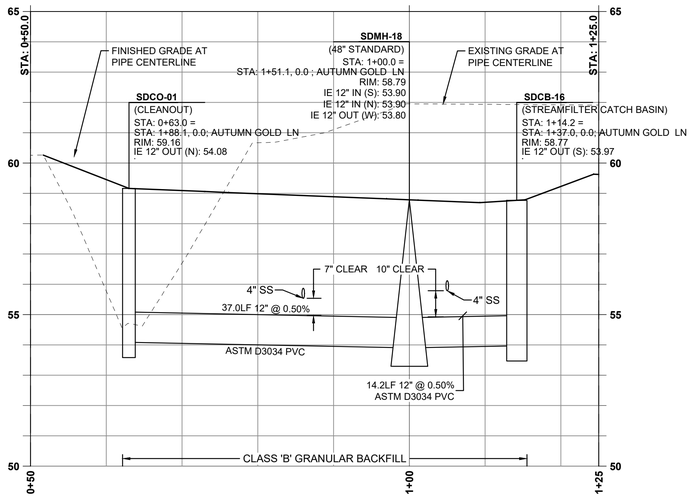
INFILTRATION BASIN #1 PLAN
(STA: 0+50 - STA: 1+25)



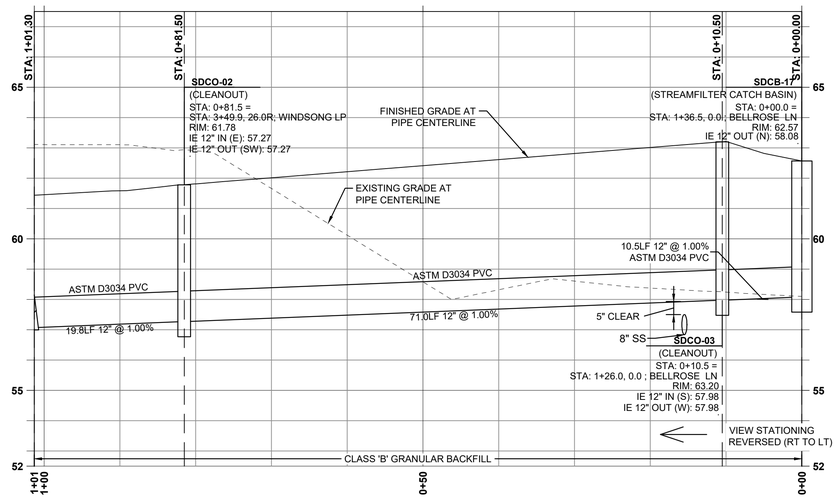
INFILTRATION BASIN #2 PLAN
(STA: 0+00 - STA: 1+01)

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL 24" x 24" CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL 18" ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL 24" x 24" FILTER CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 36" x 36" AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.



INFILTRATION BASIN 1 PROFILE
(STA: 0+50 - STA: 1+25)
SCALE: 1" = 10' H; 1" = 2' V



INFILTRATION BASIN 2 PROFILE
(STA:0+00 - STA:1+01)
SCALE: 1" = 10' H; 1" = 2' V

SCALE: 1" = 10'
0 10' 20' 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.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

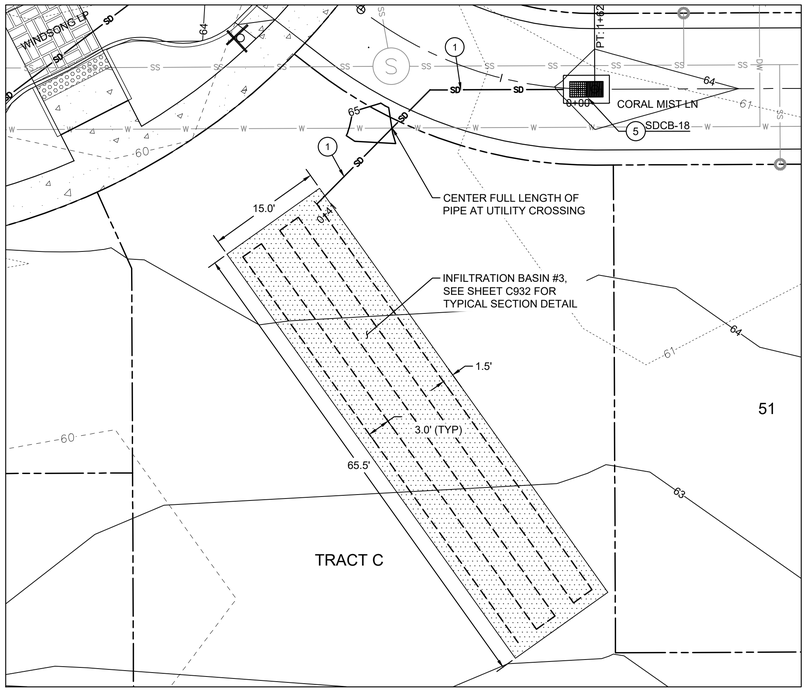
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

INFILTRATION FACILITIES I
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

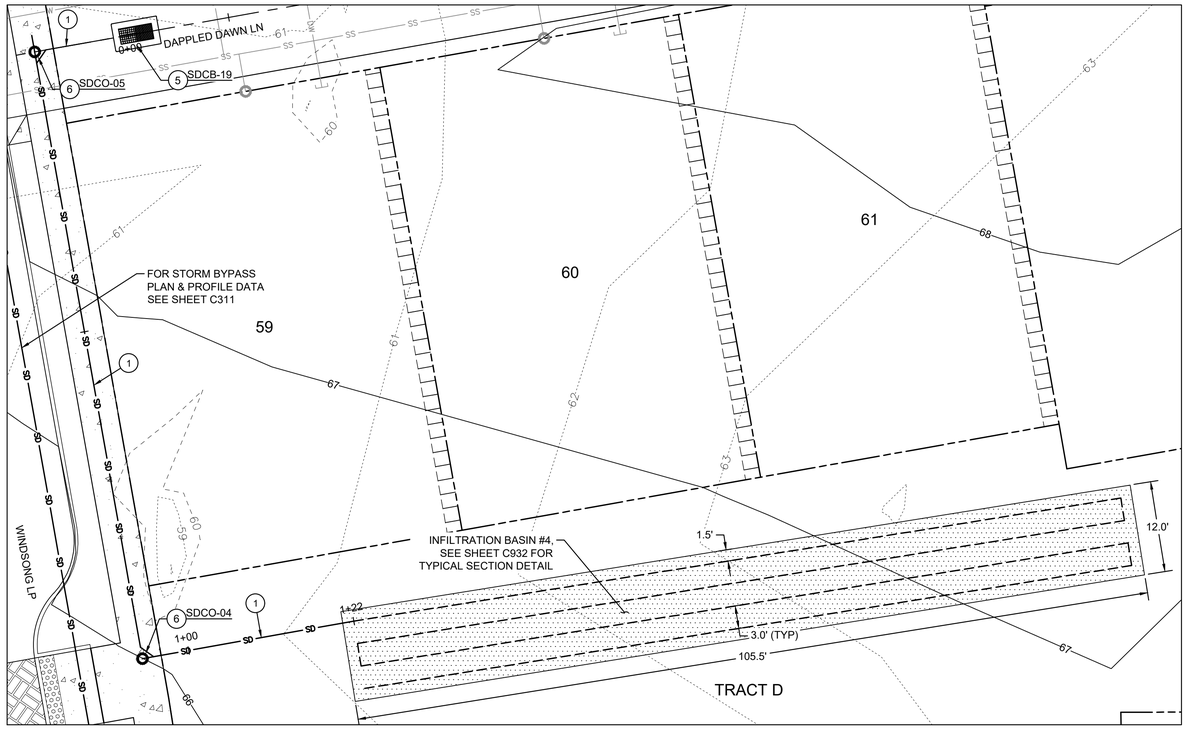
LRS ARCHITECTS
PLACE
3J CONSULTING

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

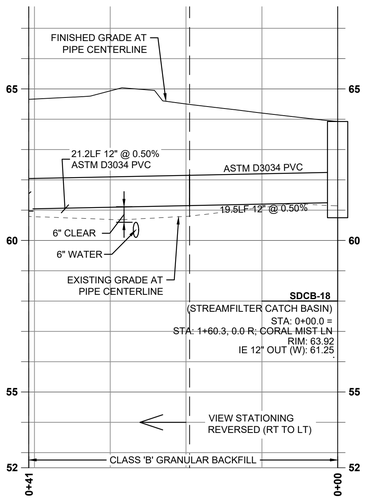
SHEET NUMBER
C316



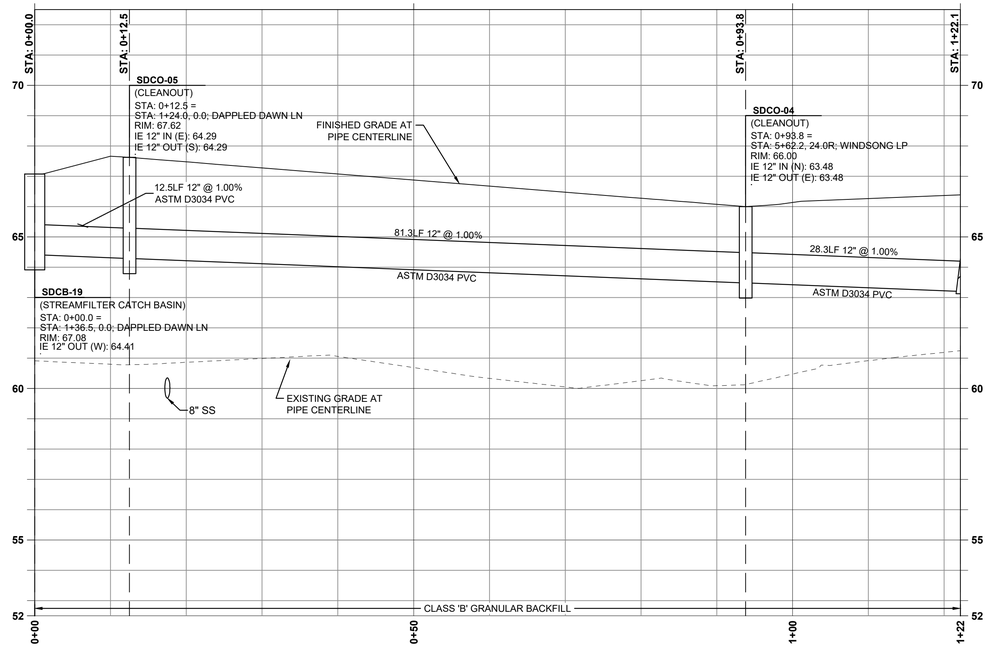
INFILTRATION BASIN #3 PLAN
(STA: 0+00 - STA: 0+41)



INFILTRATION BASIN #4 PLAN
(STA: 0+00 - STA: 1+22)



INFILTRATION BASIN 3 PROFILE
(STA:0+00 - STA:0+41)
SCALE: 1" = 10' H; 1" = 2' V



INFILTRATION BASIN 4 PROFILE
(STA: 0+00 - STA: 1+22)
SCALE: 1" = 10' H; 1" = 2' V

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL 24" x 24" CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL 18" ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL 24" x 24" FILTER CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 36" x 36" AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.



SCALE: 1" = 10'
0 10' 20' FT

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70507PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

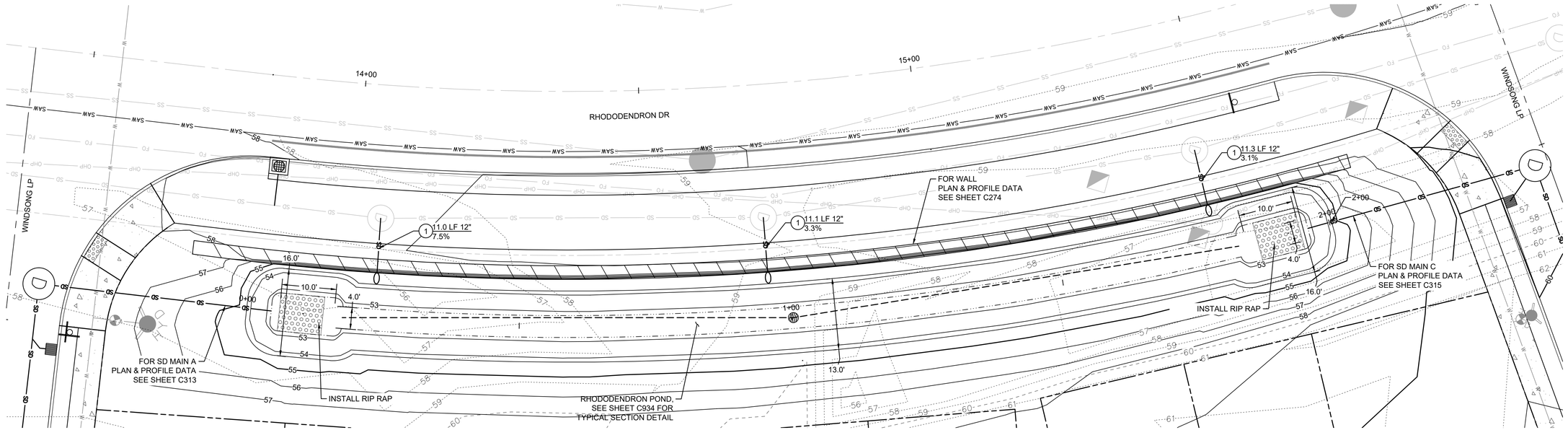
apic

INFILTRATION FACILITIES II
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

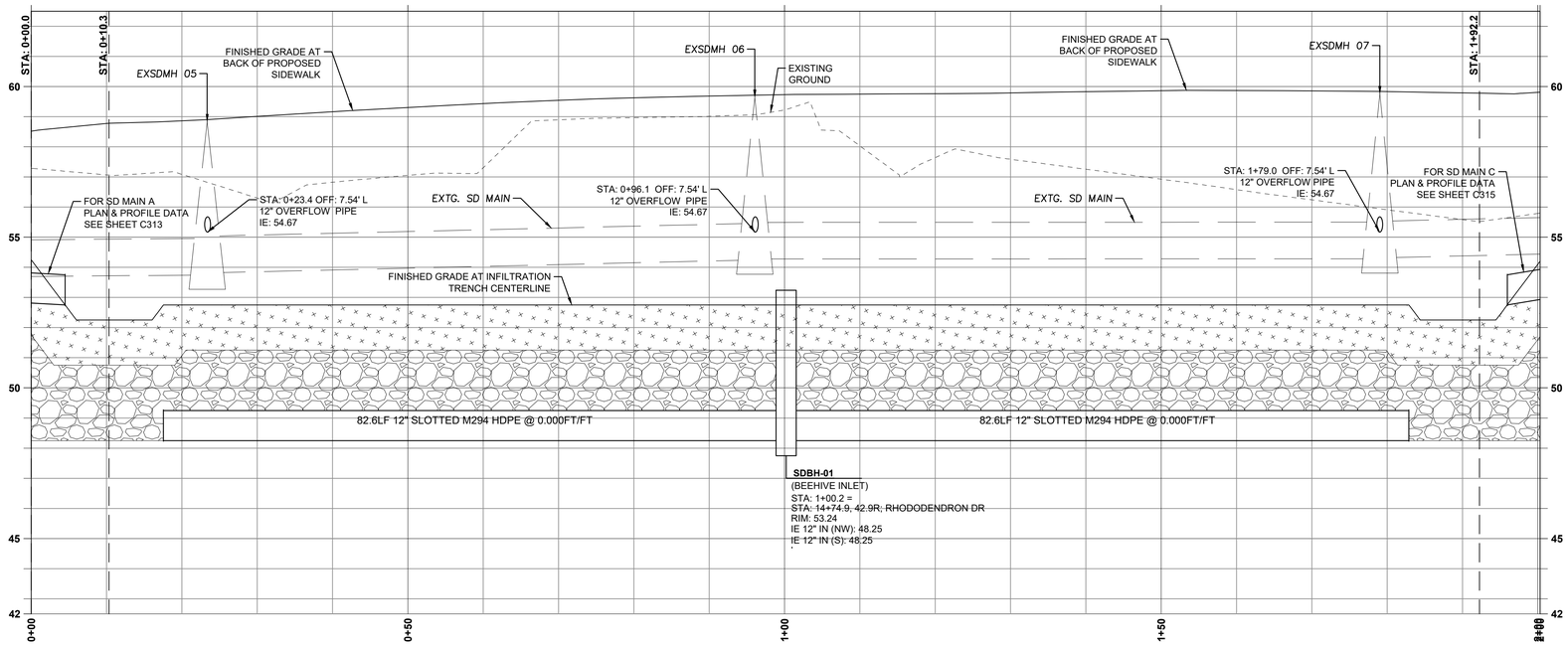
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C317



BIOFILTRATION POND PLAN
(STA: 0+00 - STA: 2+00)



BIOFILTRATION POND PROFILE
(STA: 0+00 - STA: 2+00)
SCALE: 1" = 10' H; 1" = 2' V

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL 24" x 24" CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL 18" ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL 24" x 24" FILTER CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL 36" x 36" AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

SCALE: 1" = 10'
0 10' 20' FT

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

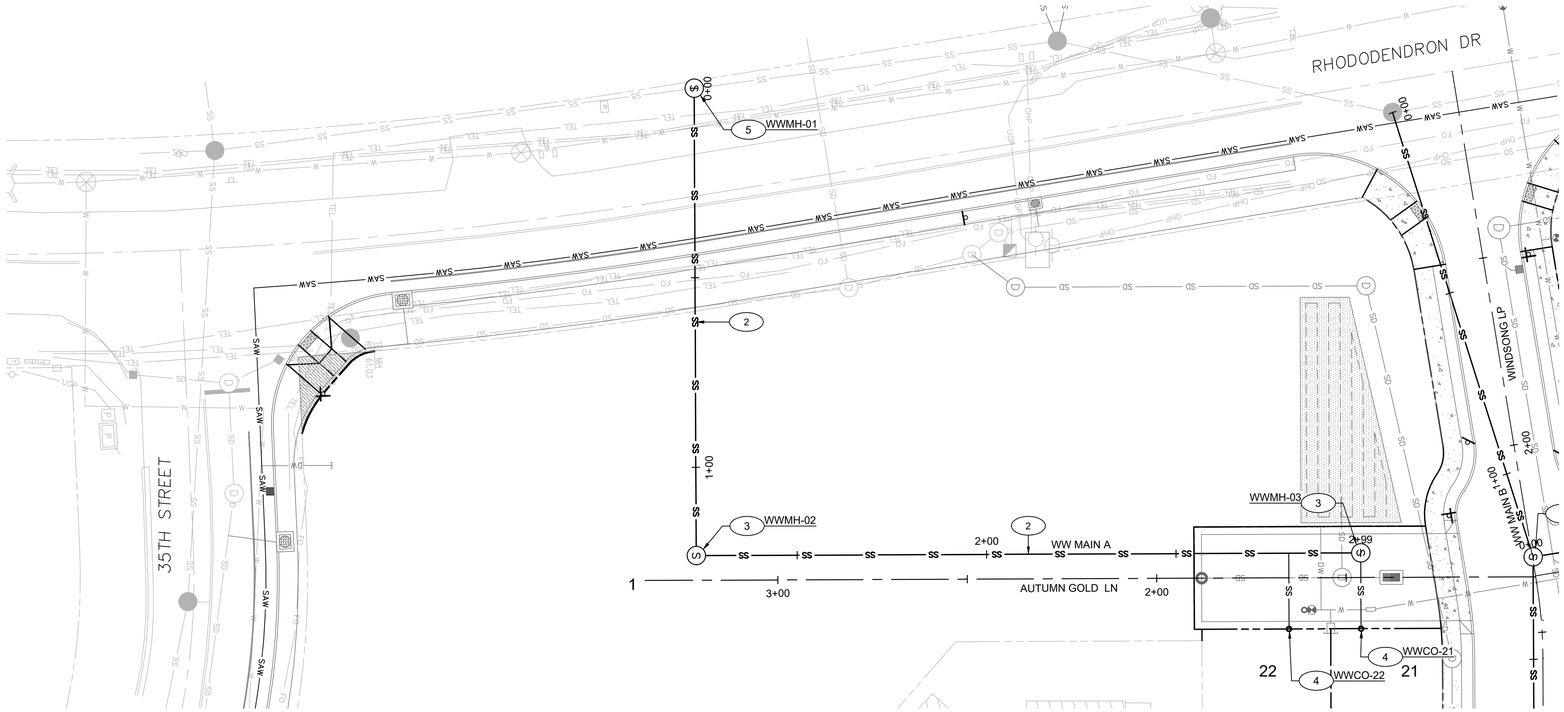
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

INFILTRATION FACILITIES III
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

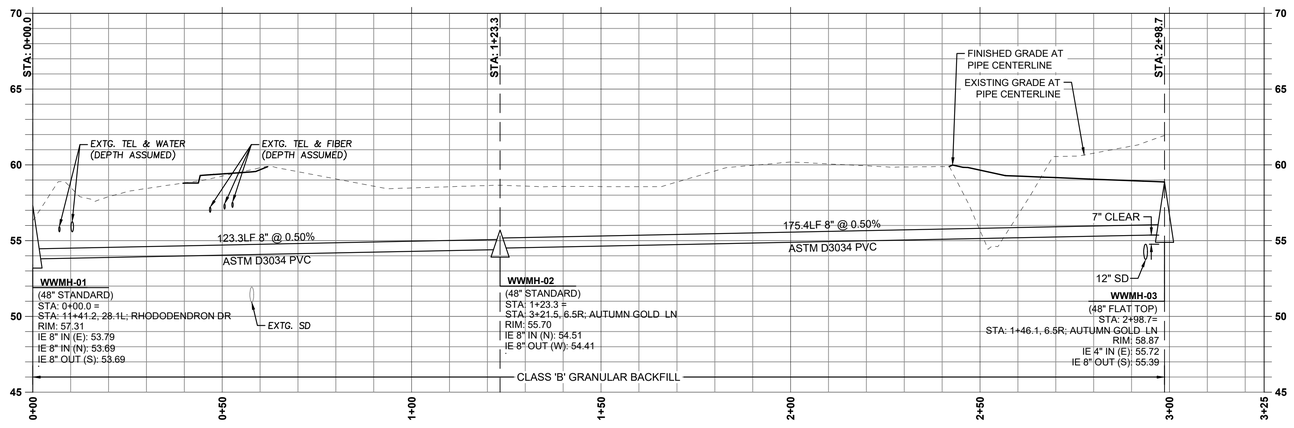
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C318



WW MAIN A PLAN
(STA: 0+00 - STA: 3+25)



WW MAIN A PROFILE
(STA: 0+00 - STA: 3+25)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

(5) CONSTRUCT 48" MANHOLE WITH CAST-IN-PLACE BASE. SEE FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 21	4"	20.0 LF	1.0%	55.72	55.92	3.0 FT	STA: 1+46.1, AUTUMN GOLD LN
WW LOT 22	4"	20.0 LF	1.0%	55.47	55.67	3.5 FT	STA: 1+65.1, AUTUMN GOLD LN

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.

REGISTERED PROFESSIONAL ENGINEER
70697PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

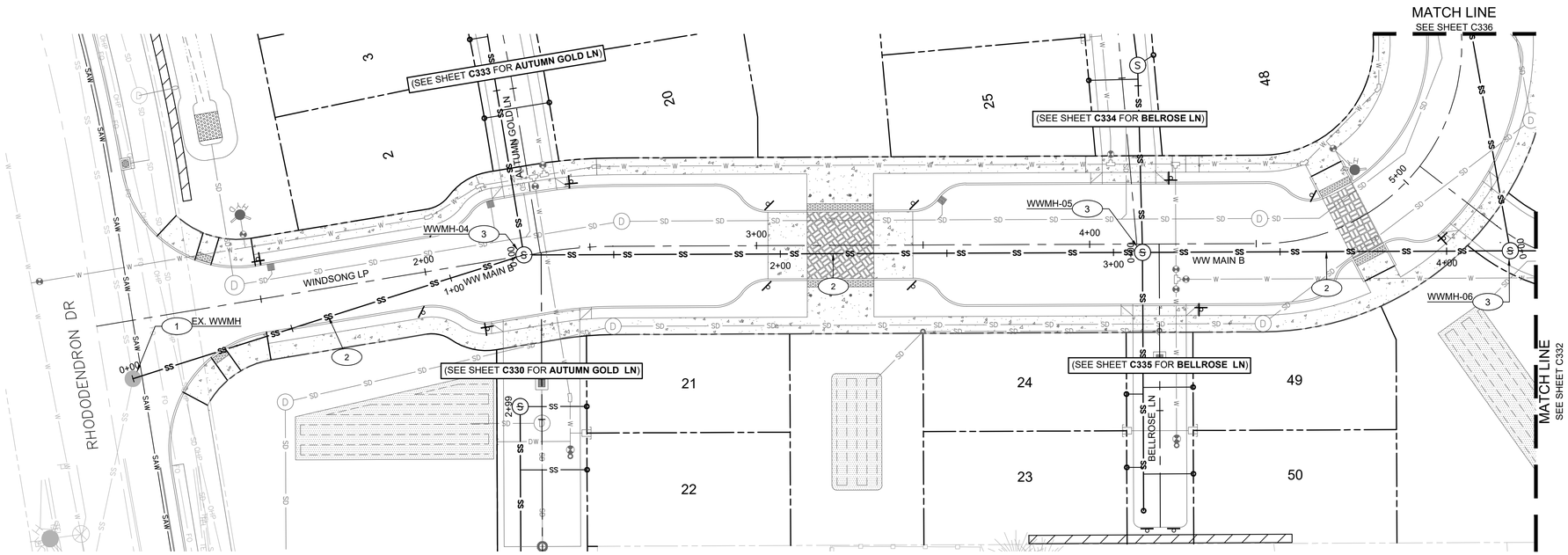
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WW MAIN A (0+00 - 3+25)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

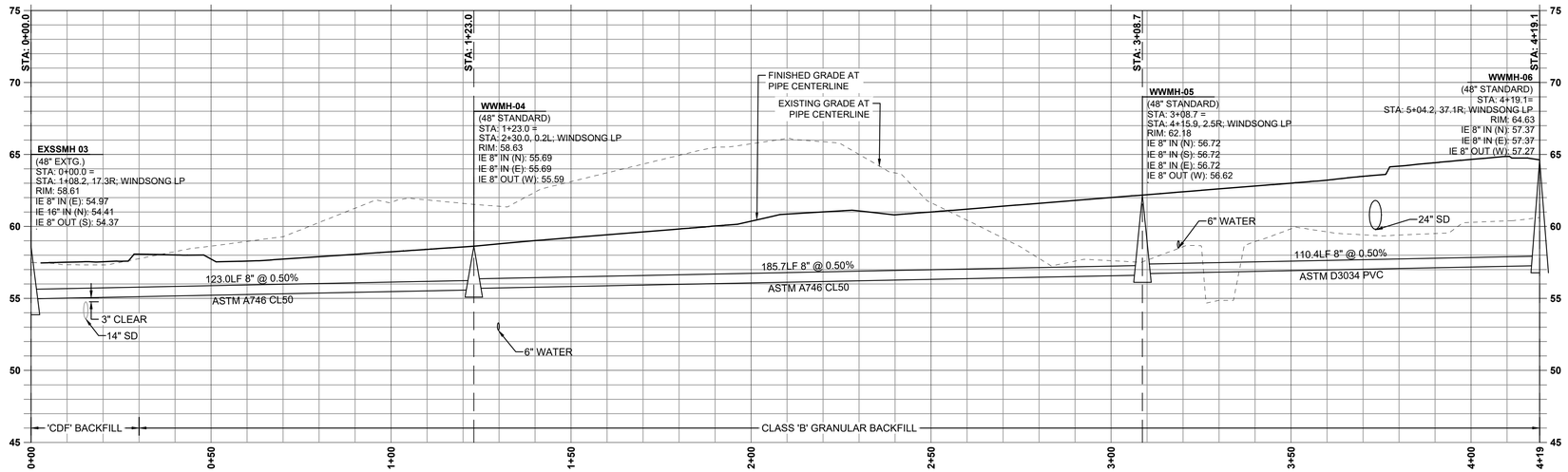
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C330



WW MAIN B PLAN
(STA: 0+00 - STA: 4+19)



WW MAIN B PROFILE
(STA: 0+00 - STA: 4+19)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

1. CONNECT PROPOSED SANITARY SEWER MAIN INTO EXISTING MANHOLE. SEE PROFILE FOR ELEVATION DATA, THIS SHEET. **CONTRACTOR TO VERIFY IE PRIOR TO PURCHASING SANITARY SYSTEM MATERIALS**.
2. CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.
3. CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

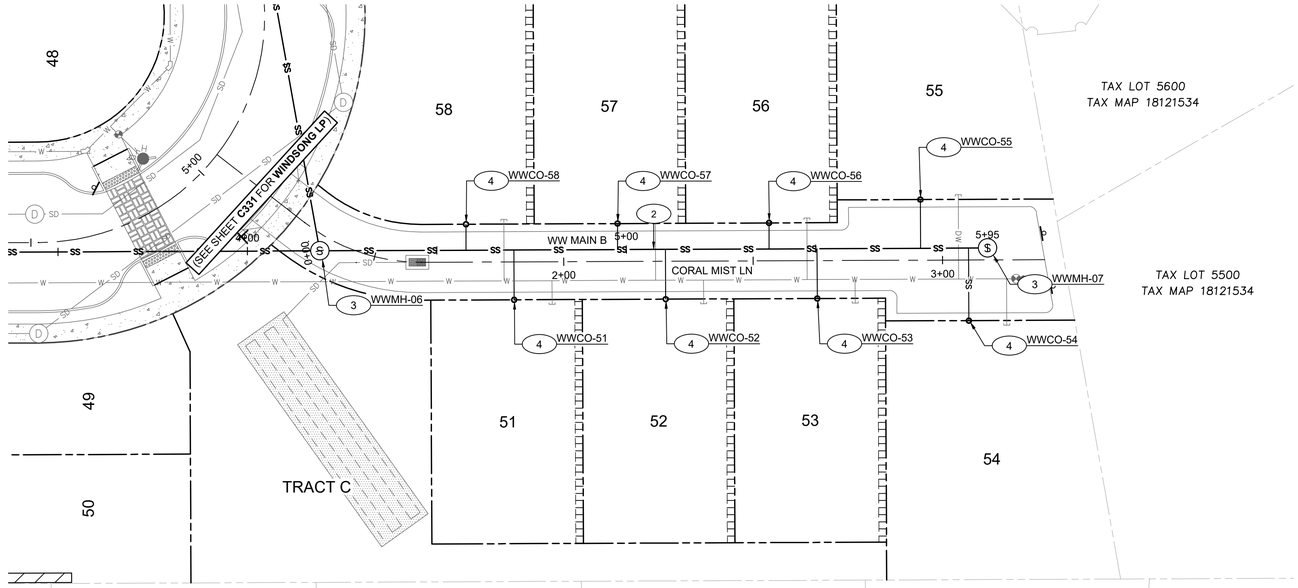
apic

WW MAIN B (0+00 - 4+19)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

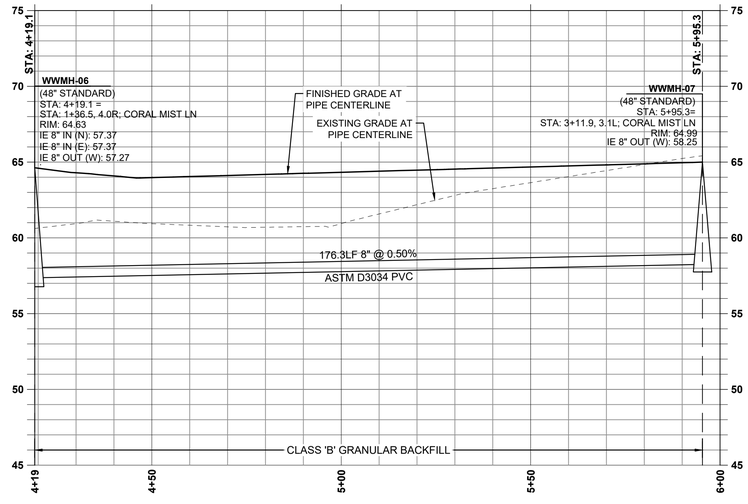
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C331



WW MAIN B PLAN
(STA: 4+19 - STA: 6+00)



WW MAIN B PROFILE
(STA: 4+19 - STA: 6+00)
SCALE: 1" = 20' H; 1" = 5' V

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 51	4"	13.1 LF	1.0%	57.70	57.83	6.4 FT	STA: 1+86.9, CORAL MIST LN
WW LOT 52	4"	13.1 LF	1.0%	57.90	58.03	6.5 FT	STA: 2+26.9, CORAL MIST LN
WW LOT 53	4"	13.1 LF	1.0%	58.10	58.23	6.6 FT	STA: 2+66.9, CORAL MIST LN
WW LOT 54	4"	19.1 LF	1.0%	58.30	58.49	6.7 FT	STA: 3+06.9, CORAL MIST LN
WW LOT 55	4"	12.9 LF	1.0%	58.25	58.38	6.8 FT	STA: 2+94.2, CORAL MIST LN
WW LOT 56	4"	6.9 LF	1.0%	58.05	58.12	6.6 FT	STA: 2+54.2, CORAL MIST LN
WW LOT 57	4"	6.9 LF	1.0%	57.85	57.92	6.5 FT	STA: 2+14.2, CORAL MIST LN
WW LOT 58	4"	6.9 LF	1.0%	57.65	57.72	6.4 FT	STA: 1+74.2, CORAL MIST LN

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70501PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

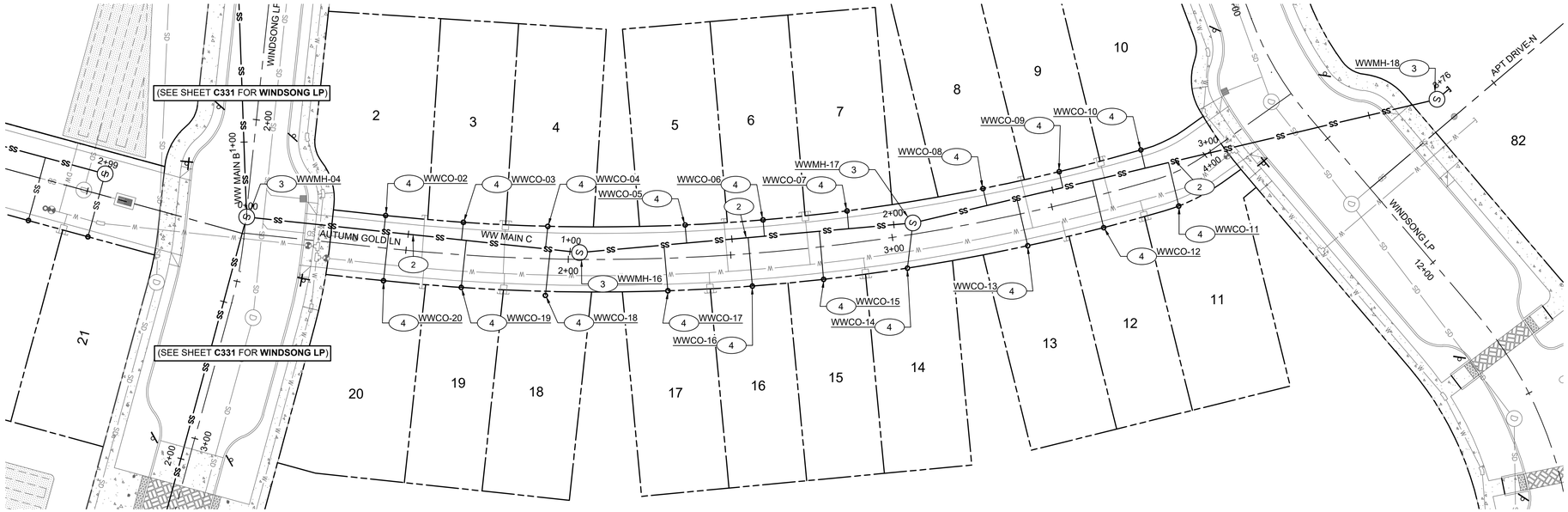
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WW MAIN B (4+19 - 6+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

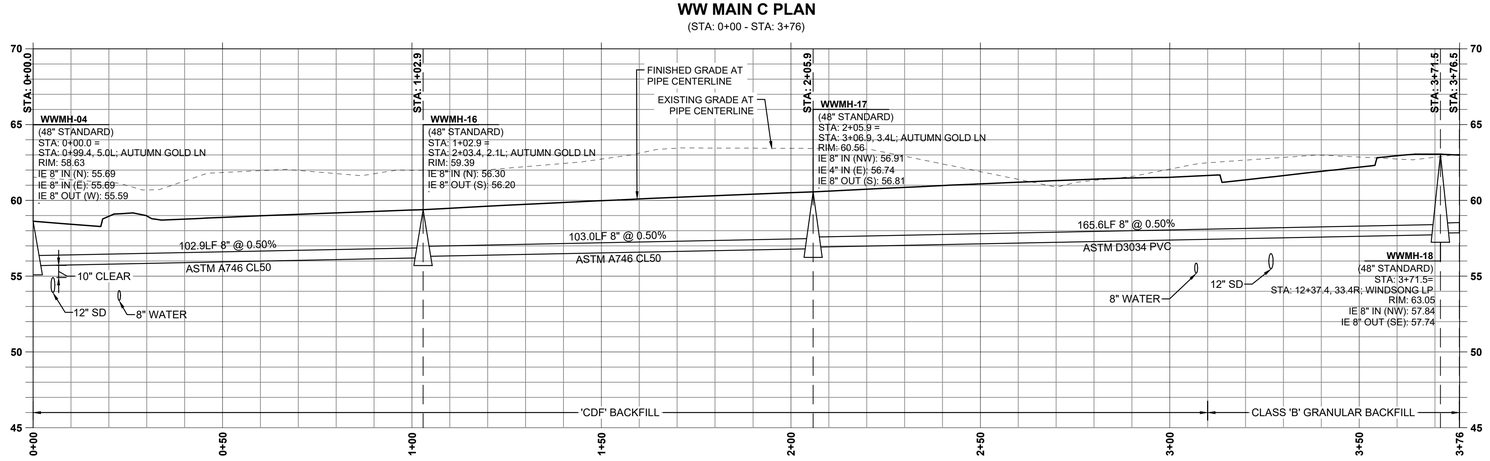
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C332



WW MAIN C PLAN
(STA: 0+00 - STA: 3+76)



WW MAIN C PROFILE
(STA: 0+00 - STA: 3+76)
SCALE: 1" = 20' H; 1" = 5' V

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 2	4"	5.0 LF	1.0%	56.00	56.05	2.8 FT	STA: 1+42.6, AUTUMN GOLD LN
WW LOT 3	4"	5.4 LF	1.0%	56.10	56.15	3.0 FT	STA: 1+67.0, AUTUMN GOLD LN
WW LOT 4	4"	7.0 LF	1.0%	56.25	56.32	3.1 FT	STA: 1+93.5, AUTUMN GOLD LN
WW LOT 5	4"	5.6 LF	1.0%	56.55	56.61	3.3 FT	STA: 2+36.4, AUTUMN GOLD LN
WW LOT 6	4"	5.0 LF	1.0%	56.70	56.75	3.4 FT	STA: 2+60.8, AUTUMN GOLD LN
WW LOT 7	4"	5.5 LF	1.0%	56.80	56.85	3.6 FT	STA: 2+87.2, AUTUMN GOLD LN
WW LOT 8	4"	5.3 LF	1.0%	57.10	57.15	3.8 FT	STA: 3+30.3, AUTUMN GOLD LN
WW LOT 9	4"	5.0 LF	1.0%	57.25	57.30	3.9 FT	STA: 3+54.7, AUTUMN GOLD LN
WW LOT 10	4"	5.7 LF	1.0%	57.35	57.41	4.1 FT	STA: 3+81.2, AUTUMN GOLD LN
WW LOT 11	4"	13.7 LF	1.0%	57.40	57.54	4.0 FT	STA: 3+86.7, AUTUMN GOLD LN

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 12	4"	14.9 LF	1.0%	57.30	57.45	3.9 FT	STA: 3+63.8, AUTUMN GOLD LN
WW LOT 13	4"	14.9 LF	1.0%	57.15	57.30	3.7 FT	STA: 3+40.2, AUTUMN GOLD LN
WW LOT 14	4"	14.0 LF	1.0%	56.88	56.74	3.5 FT	STA: 3+06.9, AUTUMN GOLD LN
WW LOT 15	4"	14.8 LF	1.0%	56.75	56.90	3.5 FT	STA: 2+77.6, AUTUMN GOLD LN
WW LOT 16	4"	15.0 LF	1.0%	56.65	56.80	3.3 FT	STA: 2+55.9, AUTUMN GOLD LN
WW LOT 17	4"	14.1 LF	1.0%	56.50	56.64	3.2 FT	STA: 2+30.3, AUTUMN GOLD LN
WW LOT 18	4"	14.2 LF	1.0%	56.25	56.39	3.1 FT	STA: 1+93.2, AUTUMN GOLD LN
WW LOT 19	4"	14.5 LF	1.0%	56.10	56.25	2.9 FT	STA: 1+67.7, AUTUMN GOLD LN
WW LOT 20	4"	15.0 LF	1.0%	56.00	56.15	2.7 FT	STA: 1+44.1, AUTUMN GOLD LN

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

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.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

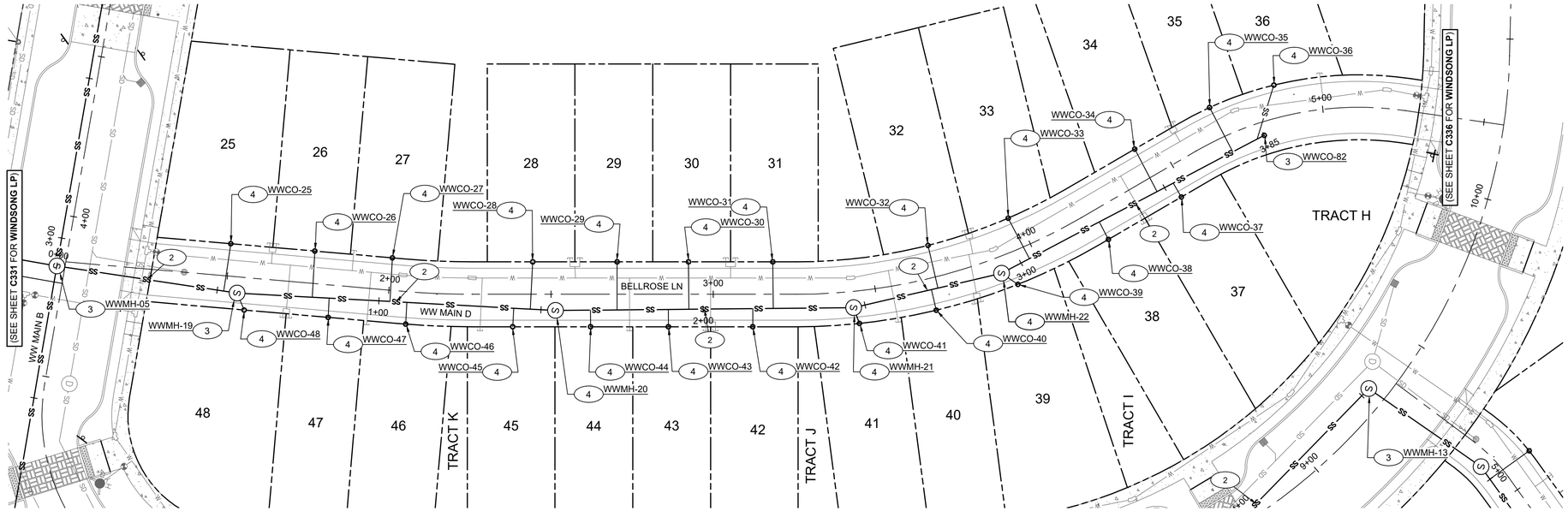
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WW MAIN C (0+00 - 3+76)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

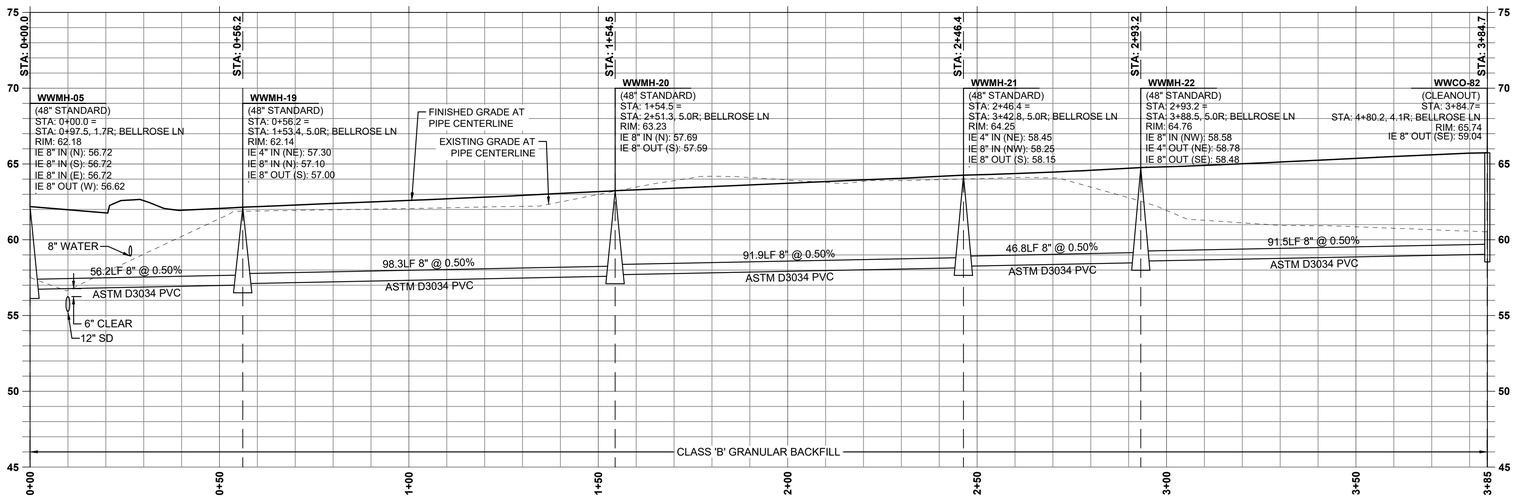
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C333



WW MAIN D PLAN
(STA: 0+00 - STA: 4+00)



WW MAIN D PROFILE
(STA: 0+00 - STA: 3+85)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 25	4"	14.8 LF	1.0%	57.05	57.20	5.0 FT	STA: 1+50.2, BELLROSE LN
WW LOT 26	4"	14.2 LF	1.0%	57.30	57.44	5.0 FT	STA: 1+76.2, BELLROSE LN
WW LOT 27	4"	13.5 LF	1.0%	57.41	57.54	5.2 FT	STA: 2+00.2, BELLROSE LN
WW LOT 28	4"	14.6 LF	1.0%	57.65	57.80	5.4 FT	STA: 2+44.4, BELLROSE LN
WW LOT 29	4"	14.8 LF	1.0%	57.85	58.00	5.5 FT	STA: 2+70.4, BELLROSE LN
WW LOT 30	4"	14.6 LF	1.0%	57.95	58.10	5.7 FT	STA: 2+92.4, BELLROSE LN
WW LOT 31	4"	14.4 LF	1.0%	58.15	58.29	5.8 FT	STA: 3+18.4, BELLROSE LN
WW LOT 32	4"	13.5 LF	1.0%	58.45	58.59	6.0 FT	STA: 3+69.1, BELLROSE LN
WW LOT 33	4"	14.1 LF	1.0%	58.70	58.84	6.1 FT	STA: 3+96.8, BELLROSE LN
WW LOT 34	4"	14.8 LF	1.0%	58.95	59.10	6.3 FT	STA: 4+42.5, BELLROSE LN

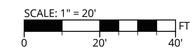
LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 35	4"	15.4 LF	1.0%	59.05	59.20	6.5 FT	STA: 4+68.0, BELLROSE LN
WW LOT 36	4"	17.4 LF	1.0%	59.10	59.27	6.6 FT	STA: 4+87.1, BELLROSE LN
WW LOT 37	4"	5.0 LF	1.0%	59.00	59.05	6.4 FT	STA: 4+47.5, BELLROSE LN
WW LOT 38	4"	6.1 LF	1.0%	58.85	58.91	6.3 FT	STA: 4+21.5, BELLROSE LN
WW LOT 39	4"	6.1 LF	5.1%	58.78	58.47	6.4 FT	STA: 3+91.8, BELLROSE LN
WW LOT 40	4"	6.5 LF	1.0%	58.45	58.52	6.1 FT	STA: 3+66.8, BELLROSE LN
WW LOT 41	4"	5.2 LF	1.0%	58.45	58.50	5.8 FT	STA: 3+44.1, BELLROSE LN
WW LOT 42	4"	5.6 LF	1.0%	58.10	58.16	5.8 FT	STA: 3+12.2, BELLROSE LN
WW LOT 43	4"	5.3 LF	1.0%	57.95	58.00	5.7 FT	STA: 2+86.2, BELLROSE LN
WW LOT 44	4"	5.1 LF	1.0%	57.85	57.90	5.5 FT	STA: 2+62.2, BELLROSE LN

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 45	4"	5.7 LF	1.0%	57.60	57.66	5.5 FT	STA: 2+38.2, BELLROSE LN
WW LOT 46	4"	6.7 LF	1.0%	57.45	57.52	5.3 FT	STA: 2+06.0, BELLROSE LN
WW LOT 47	4"	5.9 LF	1.0%	57.35	57.41	5.1 FT	STA: 1+82.1, BELLROSE LN
WW LOT 48	4"	5.7 LF	1.0%	57.30	57.36	4.9 FT	STA: 1+56.1, BELLROSE LN





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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

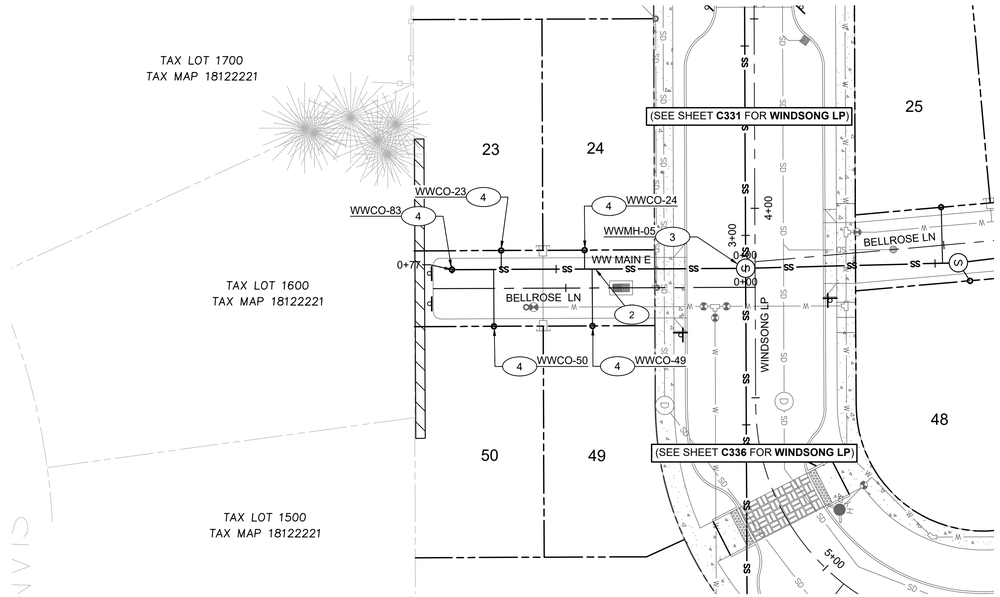
apic

WW MAIN D (0+00 - 3+85)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

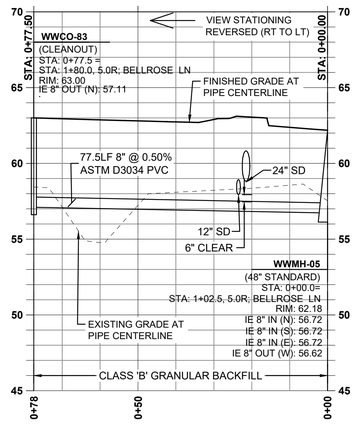
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C334



WW MAIN E PLAN

(STA: 0+00 - STA: 0+78)



WW MAIN E PROFILE

(STA:0+00 - STA:0+78)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 23	4"	5.0 LF	1.0%	57.15	57.20	5.8 FT	STA: 1+67.0, BELLROSE LN
WW LOT 24	4"	5.0 LF	1.0%	57.05	57.10	5.7 FT	STA: 1+45.0, BELLROSE LN
WW LOT 49	4"	15.0 LF	1.0%	57.00	57.15	5.7 FT	STA: 1+43.0, BELLROSE LN
WW LOT 50	4"	15.0 LF	1.0%	57.15	57.30	5.7 FT	STA: 1+69.0, BELLROSE LN

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.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSION
70661PE
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

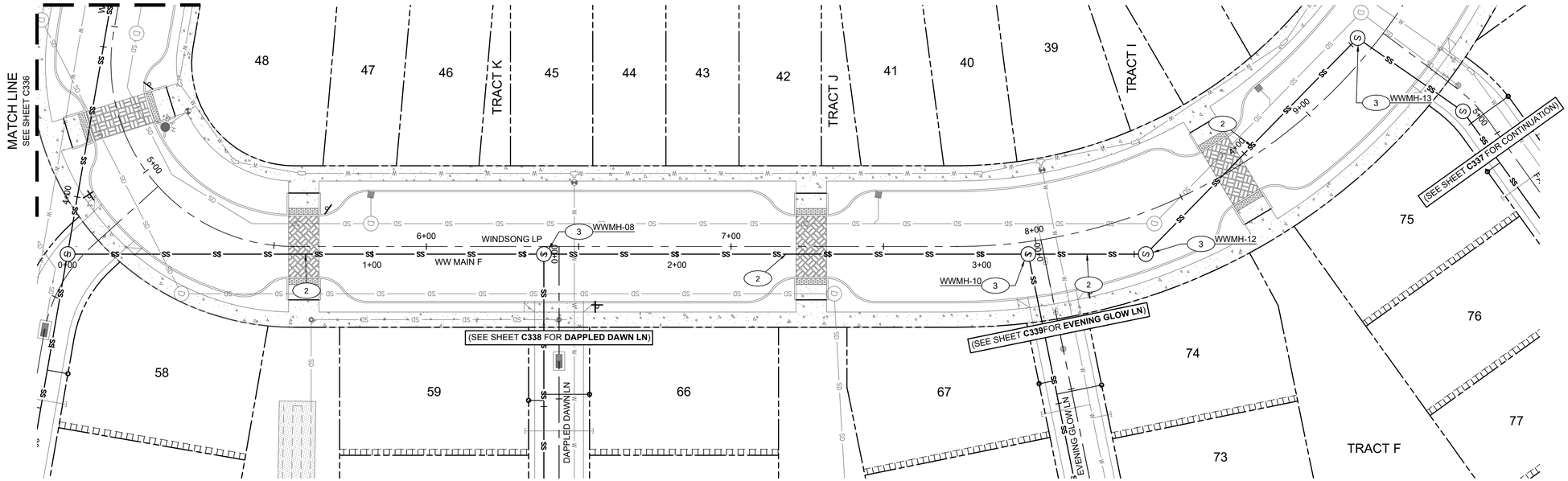
APIC

WW MAIN E (0+00 - 0+78)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

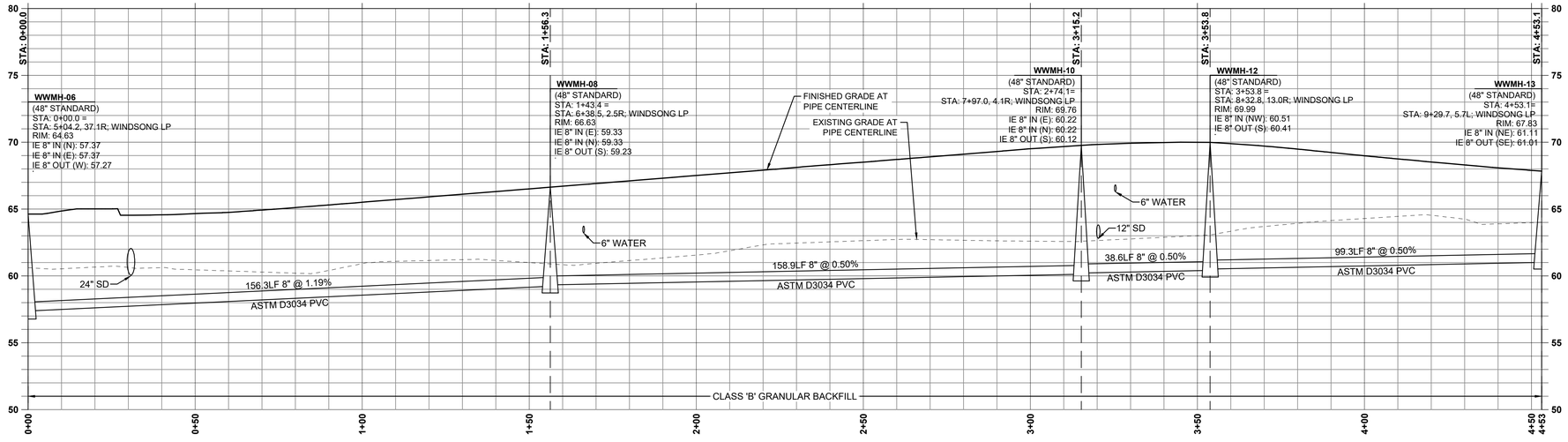
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C335



WW MAIN F PLAN
(STA: 0+00 - STA: 4+53)

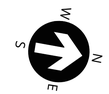


WW MAIN F PROFILE
(STA: 0+00 - STA: 4+53)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
70697PE
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

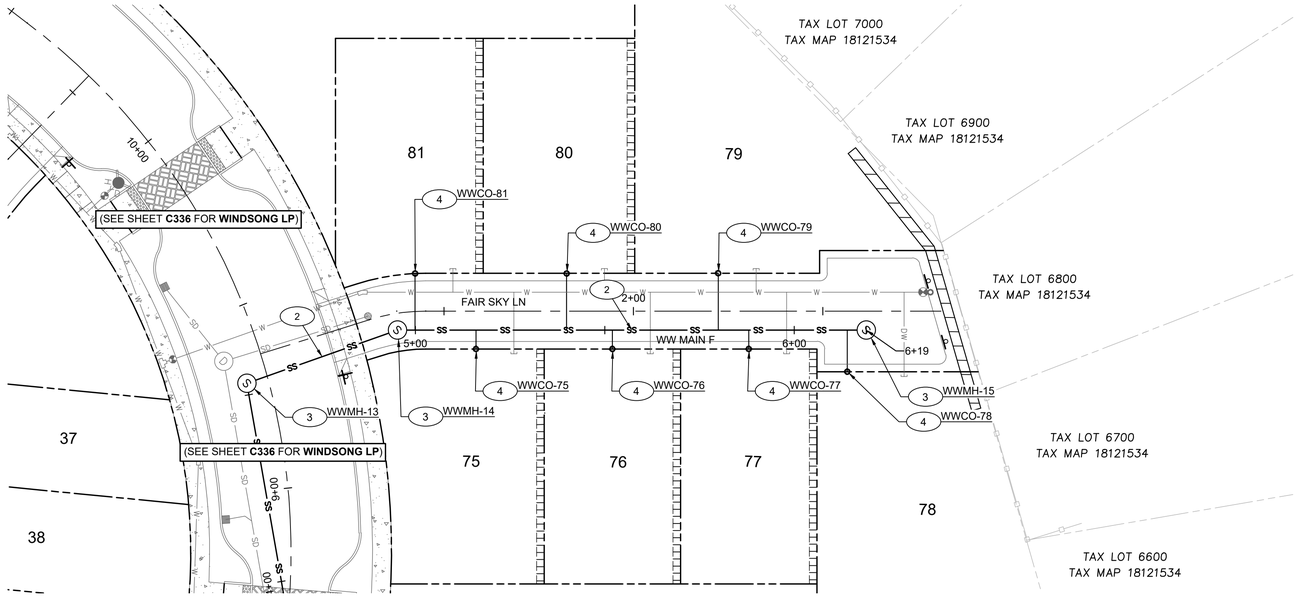
WW MAIN F (0+00 - 4+53)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

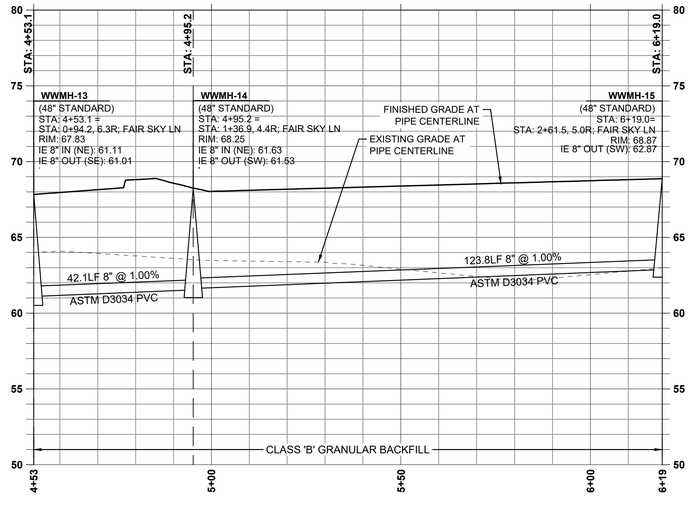
PROJECT INFORMATION

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
C336



WW MAIN F PLAN
(STA: 4+53 - STA: 6+19)



WW MAIN F PROFILE
(STA: 4+53 - STA: 6+19)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 75	4"	5.0 LF	1.0%	61.92	61.97	6.3 FT	STA: 1+58.5, FAIR SKY LN
WW LOT 76	4"	5.0 LF	1.0%	62.28	62.33	6.1 FT	STA: 1+94.5, FAIR SKY LN
WW LOT 77	4"	5.0 LF	1.0%	62.65	62.70	6.0 FT	STA: 2+30.5, FAIR SKY LN
WW LOT 78	4"	11.0 LF	1.0%	62.90	63.01	6.0 FT	STA: 2+56.5, FAIR SKY LN
WW LOT 79	4"	15.0 LF	1.0%	62.56	62.71	6.0 FT	STA: 2+22.4, FAIR SKY LN
WW LOT 80	4"	14.9 LF	1.0%	62.15	62.30	6.1 FT	STA: 1+82.4, FAIR SKY LN
WW LOT 81	4"	14.9 LF	1.0%	61.75	61.90	6.2 FT	STA: 1+42.8, FAIR SKY LN

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
70561PE
EXPIRES: 12/31/21

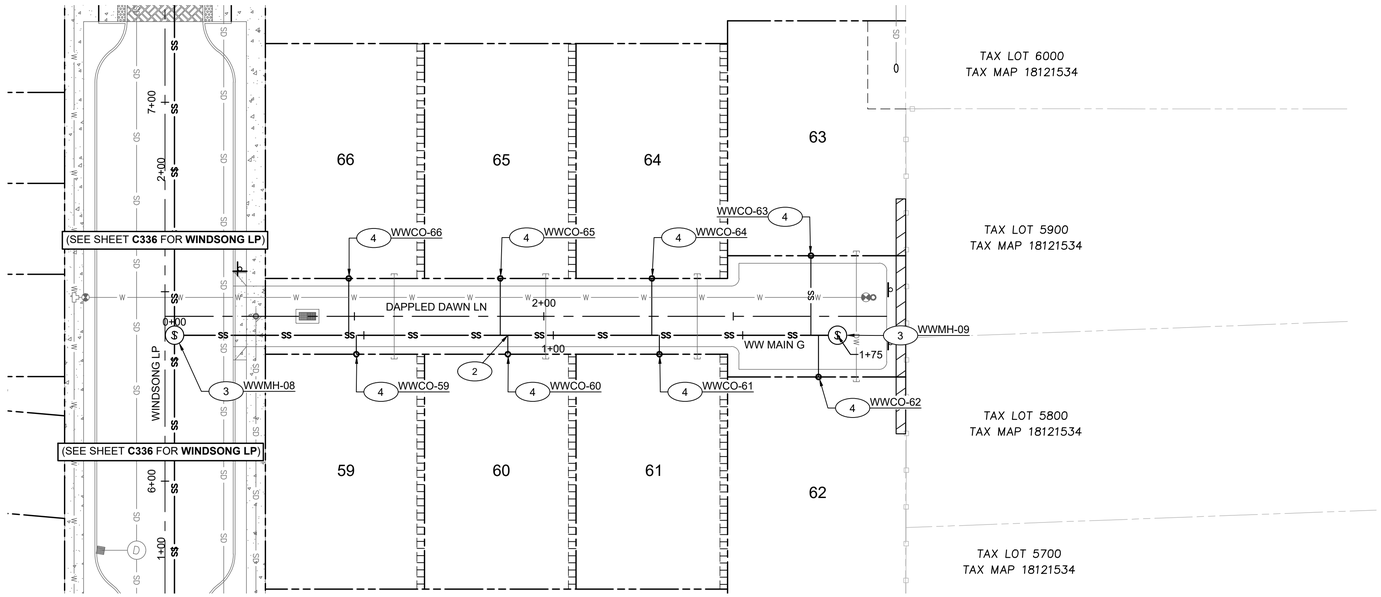
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WW MAIN F (4+53 - 6+19)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

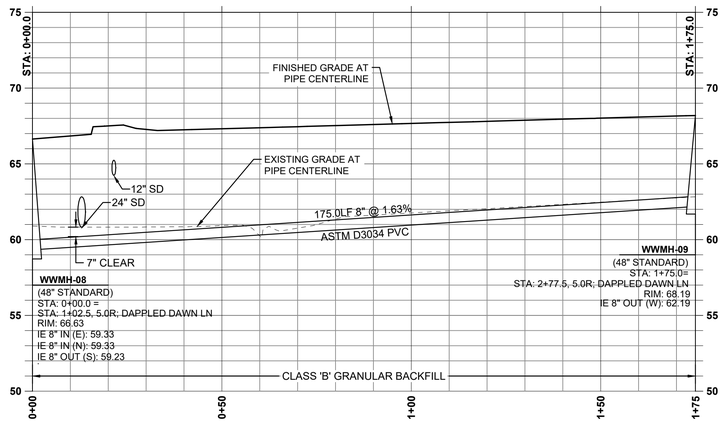
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C337



WW MAIN G PLAN

(STA: 0+00 - STA: 1+75)



WW MAIN G PROFILE

(STA: 0+00 - STA: 1+75)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 59	4"	5.0 LF	1.0%	60.19	60.24	7.1 FT	STA: 1+50.5, DAPPLED DAWN LN
WW LOT 60	4"	5.0 LF	1.0%	60.85	60.90	6.8 FT	STA: 1+90.5, DAPPLED DAWN LN
WW LOT 61	4"	5.0 LF	1.0%	61.50	61.55	6.4 FT	STA: 2+30.5, DAPPLED DAWN LN
WW LOT 62	4"	11.0 LF	1.0%	62.20	62.31	6.1 FT	STA: 2+72.5, DAPPLED DAWN LN
WW LOT 63	4"	21.0 LF	1.0%	62.15	62.36	6.0 FT	STA: 2+70.5, DAPPLED DAWN LN
WW LOT 64	4"	15.0 LF	1.0%	61.47	61.62	6.3 FT	STA: 2+28.5, DAPPLED DAWN LN
WW LOT 65	4"	15.0 LF	1.0%	60.81	60.96	6.7 FT	STA: 1+88.5, DAPPLED DAWN LN
WW LOT 66	4"	15.0 LF	1.0%	60.16	60.31	7.0 FT	STA: 1+48.5, DAPPLED DAWN LN

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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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
70661PE
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

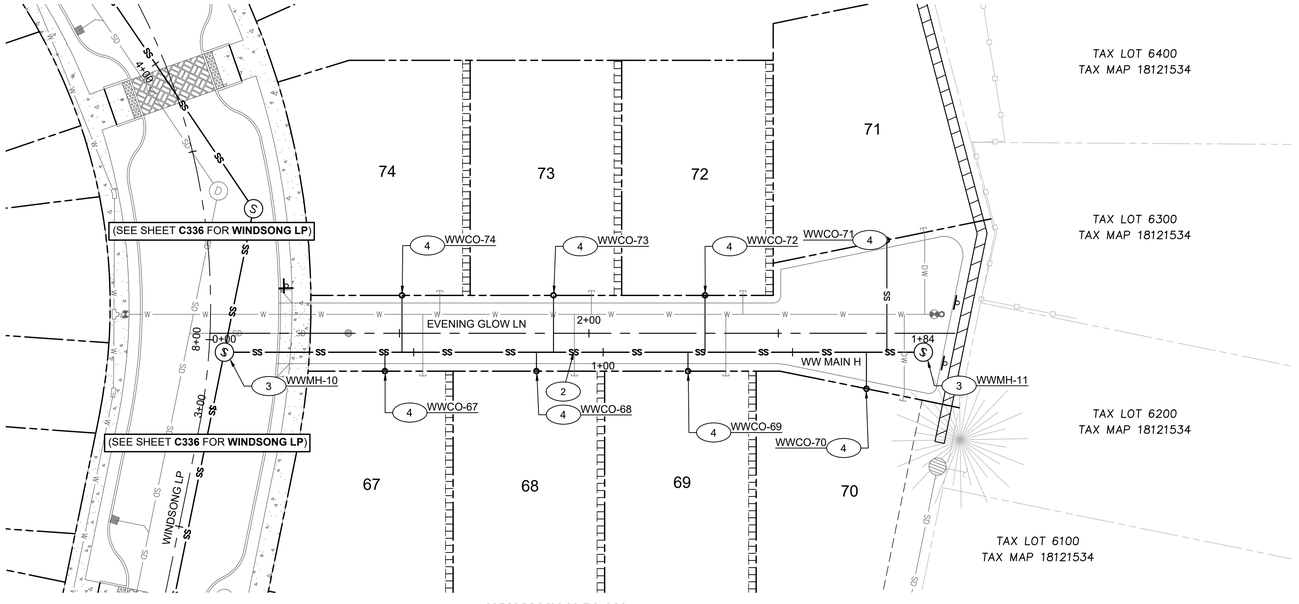
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WW MAIN G (0+00 - 1+75)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

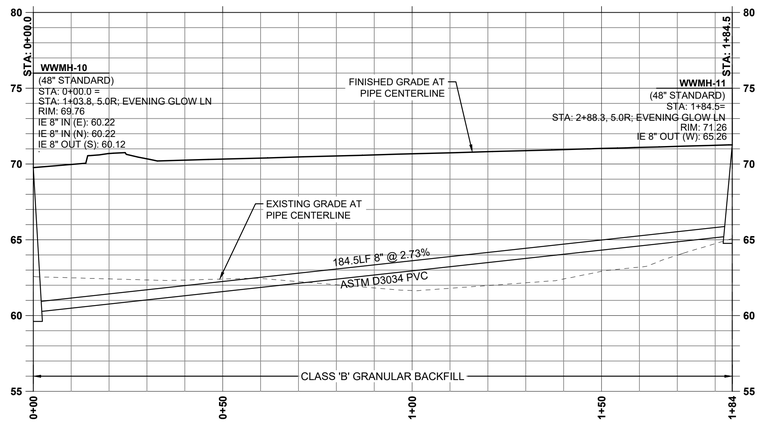
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C338



WW MAIN H PLAN
(STA: 0+00 - STA: 1+84)



WW MAIN H PROFILE
(STA: 0+00 - STA: 1+84)
SCALE: 1" = 20' H; 1" = 5' V

SANITARY SEWER KEY NOTES

(2) CONSTRUCT SANITARY SEWER MAIN TO ALIGNMENT SHOWN, THIS SHEET. SEE PROFILE FOR LENGTH, ELEVATION, AND PIPE MATERIAL DATA, THIS SHEET.

(3) CONSTRUCT 48" MANHOLE PER CITY OF FLORENCE STD. DWG. F-315 ON SHEET C941. SEE PROFILE FOR ELEVATION DATA, THIS SHEET.

(4) INSTALL SANITARY SEWER SERVICE BRANCH WITH CLEANOUT ON PROPERTY LINE PER CITY OF FLORENCE STD. DWGS. F-308 & F-310 ON SHEET C941. SEE SANITARY LATERAL TABLE FOR PIPE INFORMATION, THIS SHEET.

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
WW LOT 67	4"	5.0 LF	1.0%	61.45	61.50	8.8 FT	STA: 1+46.2, EVENING GLOW LN
WW LOT 68	4"	5.0 LF	1.0%	62.55	62.60	8.0 FT	STA: 1+86.2, EVENING GLOW LN
WW LOT 69	4"	5.0 LF	1.0%	63.65	63.70	7.2 FT	STA: 2+26.2, EVENING GLOW LN
WW LOT 70	4"	9.7 LF	1.0%	64.95	65.05	6.3 FT	STA: 2+73.3, EVENING GLOW LN
WW LOT 71	4"	29.6 LF	1.0%	65.08	65.38	6.2 FT	STA: 2+78.7, EVENING GLOW LN
WW LOT 72	4"	15.0 LF	1.0%	63.77	63.92	7.0 FT	STA: 2+30.7, EVENING GLOW LN
WW LOT 73	4"	15.0 LF	1.0%	62.68	62.83	7.8 FT	STA: 1+90.7, EVENING GLOW LN
WW LOT 74	4"	15.0 LF	1.0%	61.58	61.73	8.6 FT	STA: 1+50.7, EVENING GLOW LN

N W E S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

apic

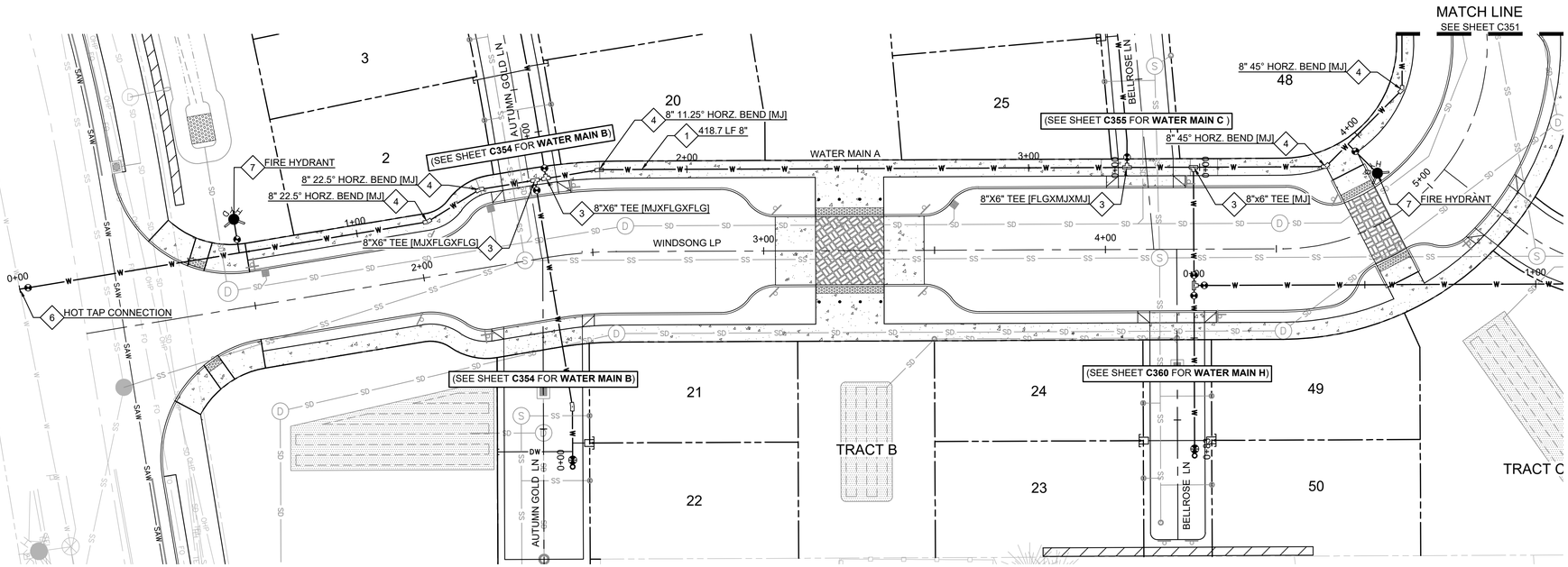
WW MAIN H (0+00 - 1+84)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

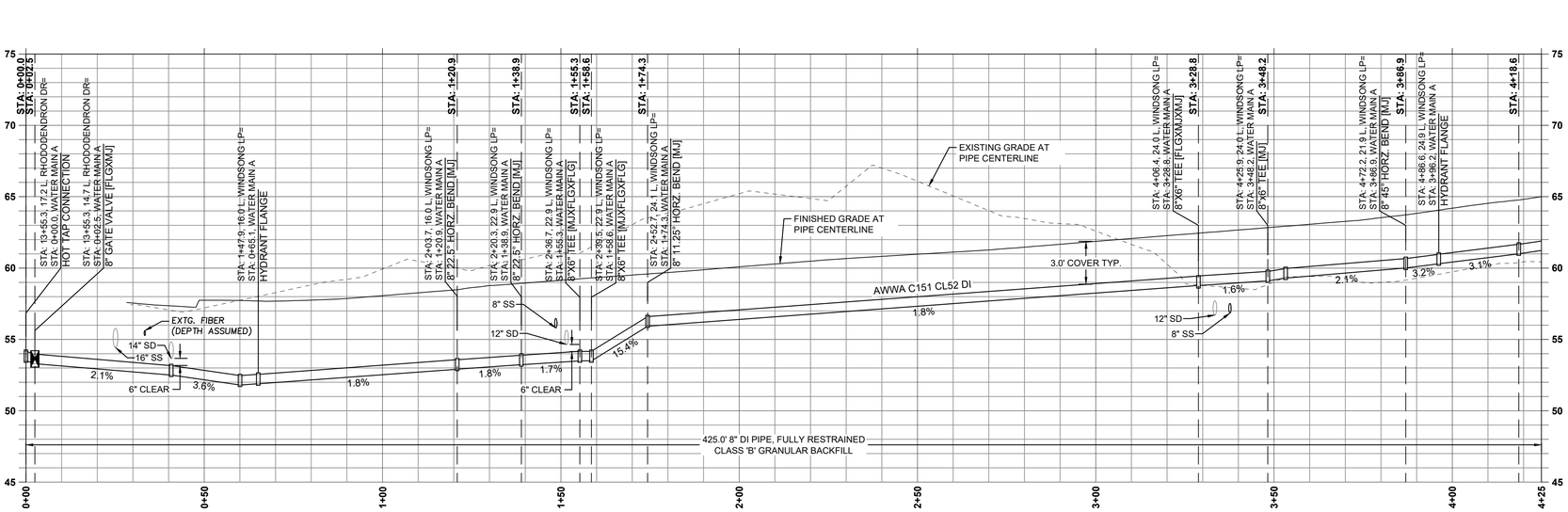
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C339



WATER MAIN A PLAN
(STA: 0+00 - STA: 4+25)



WATER MAIN A PROFILE
(STA: 0+00 - STA: 4+25)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
6. TAP EXISTING 8" WATER MAIN LINE WITH 8"X8" TAPPING SADDLE AND 8" GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE PRIOR TO CONNECTION TO EXISTING PUBLIC WATER MAIN.
7. INSTALL PRIVATE FIRE HYDRANT ASSSEMBLY WITH 8"X8" TEE AND 8" GATE VALVE. SEE CITY OF FLORENCE STANDARD DRAWINGS F-402 AND F-402A ON SHEET C951.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

N
W E
S

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.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
70697PE
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

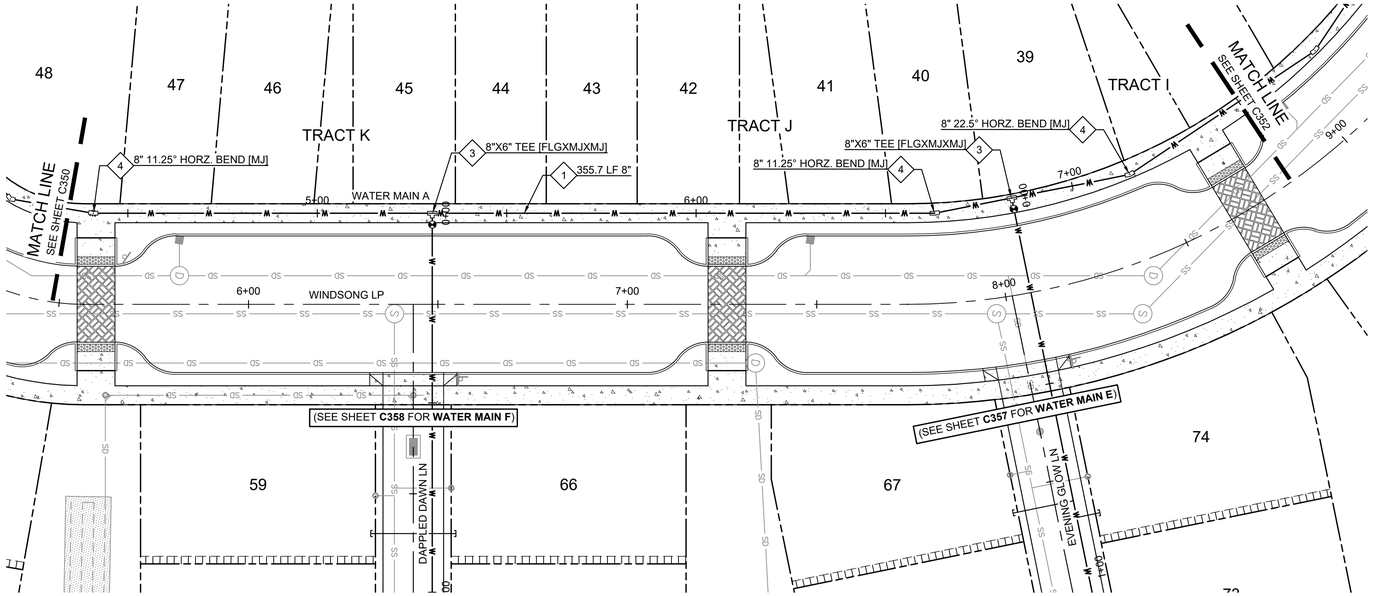
WATER MAIN A (0+00 - 4+25)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

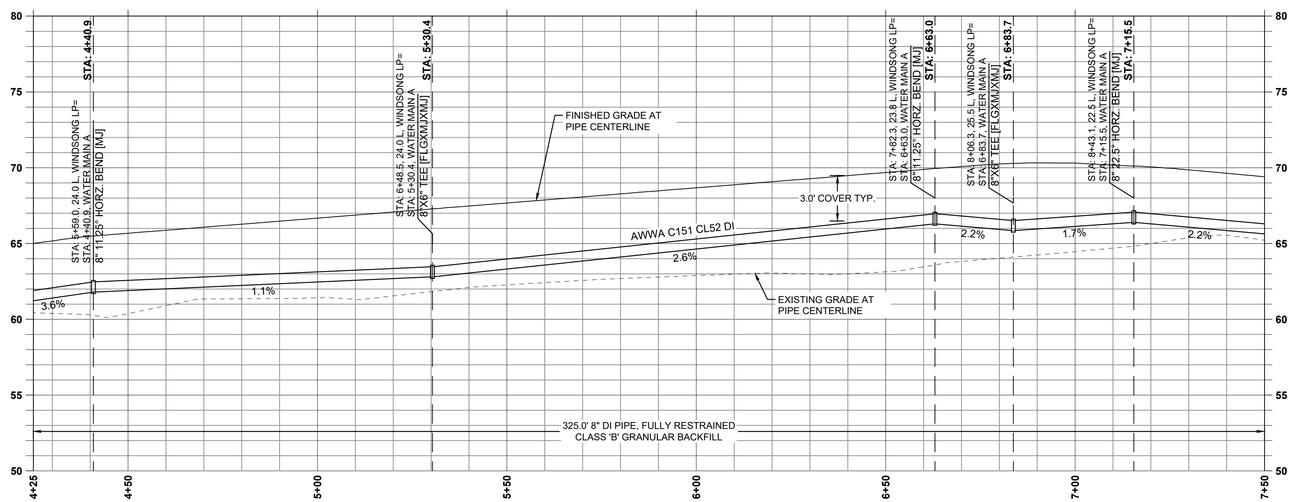
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C350

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG



WATER MAIN A PLAN
(STA: 4+25 - STA: 7+50)



WATER MAIN A PROFILE
(STA: 4+25 - STA: 7+50)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

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.

REGISTERED PROFESSIONAL ENGINEER
70561PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

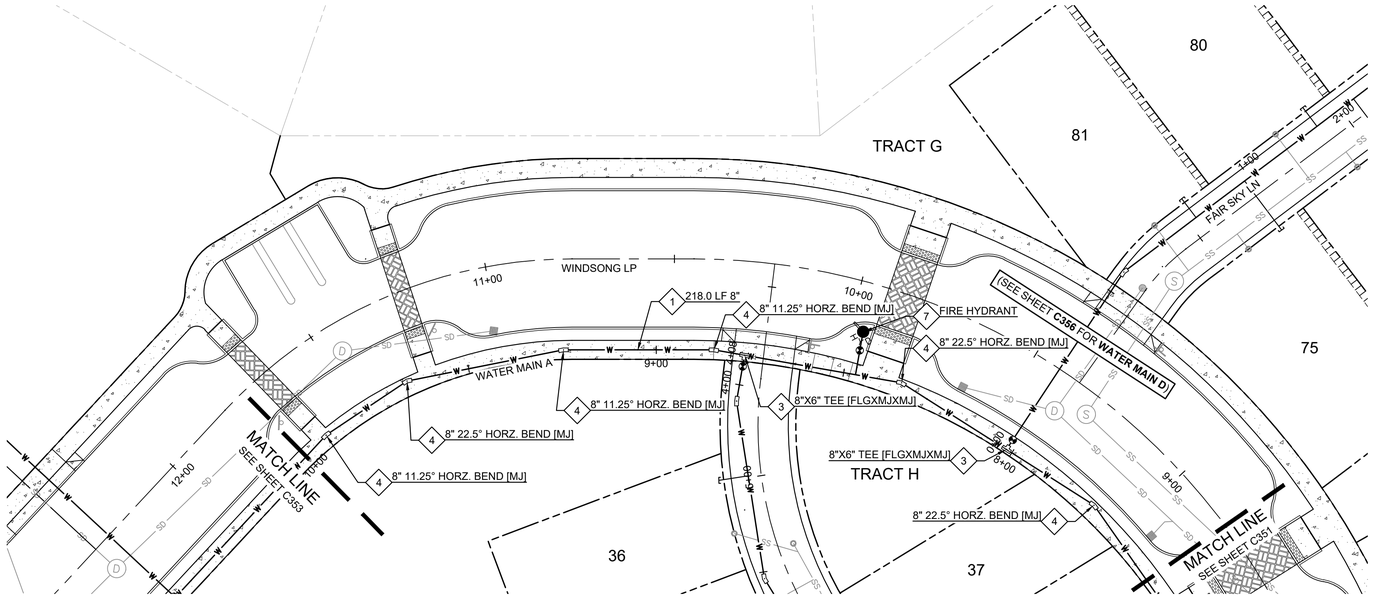
WATER MAIN A (4+25 - 7+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

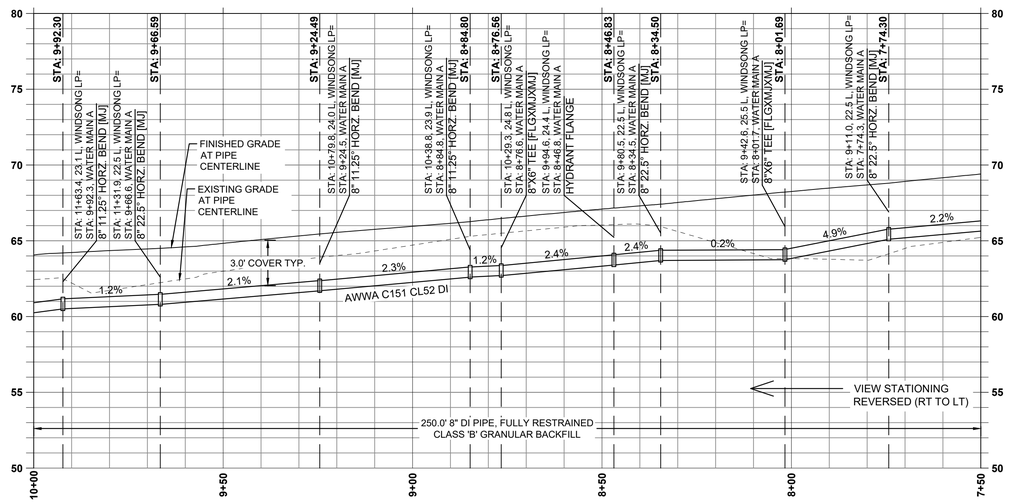
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C351

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG



WATER MAIN A PLAN
(STA: 7+50 - STA: 10+00)



WATER MAIN A PROFILE
(STA:7+50 - STA:10+00)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE [FLGxMJ] PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
7. INSTALL PRIVATE FIRE HYDRANT ASSSEMBLY WITH 8"X8" TEE AND 8" GATE VALVE. SEE CITY OF FLORENCE STANDARD DRAWINGS F-402 AND F-402A ON SHEET C951.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WATER MAIN A (7+50 - 10+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C352

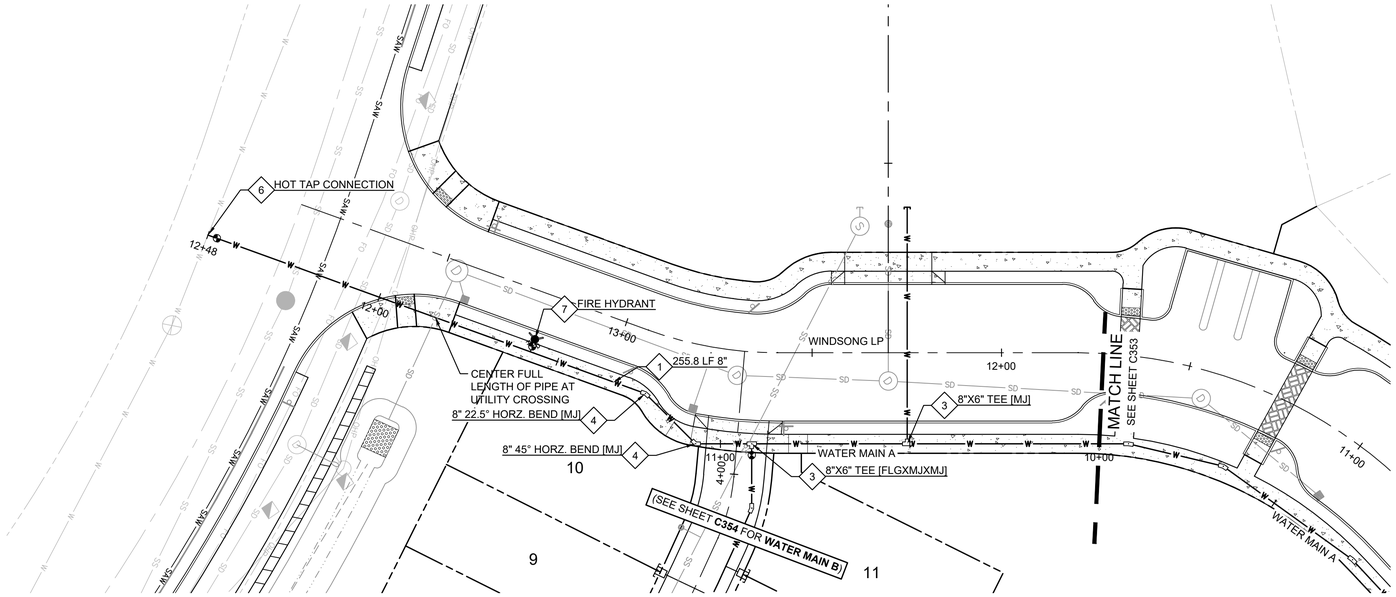
N W E S

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

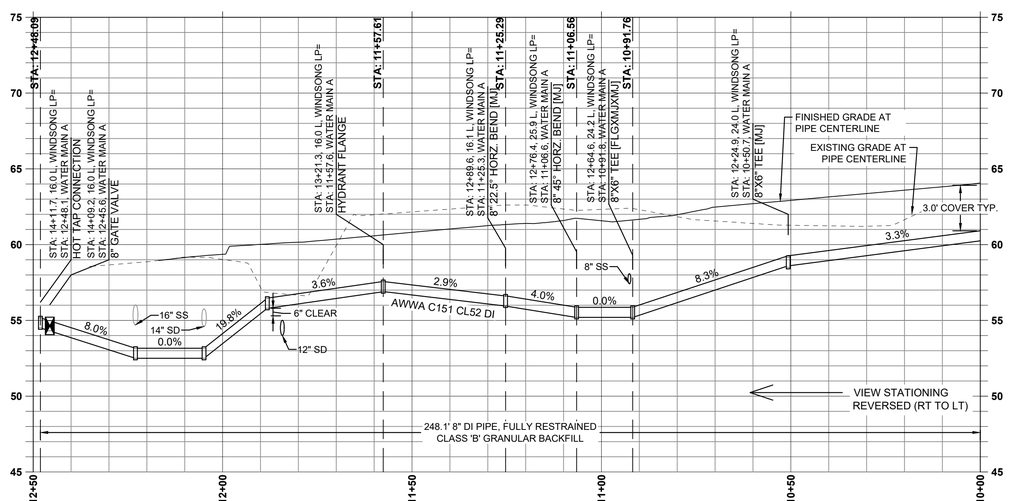
811 Know what's below. Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG



WATER MAIN A PLAN

(STA: 0+00 - STA: 4+25)



WATER MAIN A PROFILE

(STA:10+00 - STA:12+50)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
3. INSTALL DUCTILE IRON (CL 52) TEE [FLGxMJ] PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND [MJ] PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
6. TAP EXISTING 8" WATER MAIN LINE WITH 8"X8" TAPPING SADDLE AND 8" GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF FLORENCE PRIOR TO CONNECTION TO EXISTING PUBLIC WATER MAIN.
7. INSTALL PRIVATE FIRE HYDRANT ASSSEMBLY WITH 8"X8" TEE AND 8" GATE VALVE. SEE CITY OF FLORENCE STANDARD DRAWINGS F-402 AND F-402A ON SHEET C951.

GENERAL NOTES:

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WATER MAIN A (10+00 - 12+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

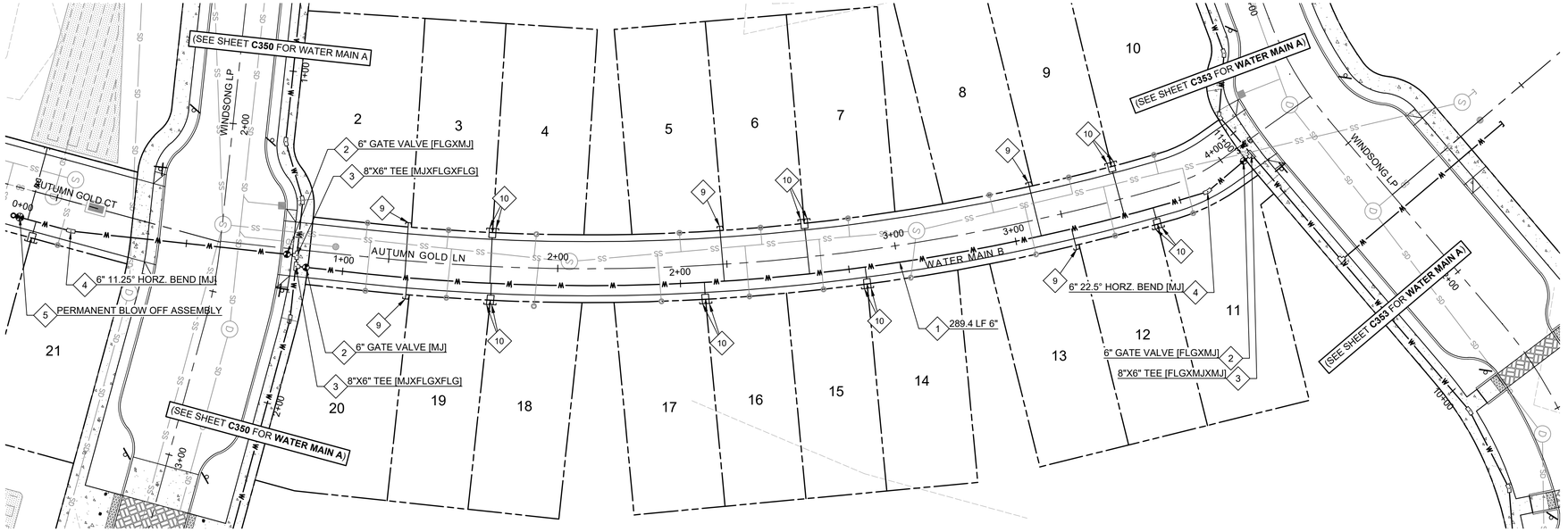
SHEET NUMBER
C353

SCALE: 1" = 20'
0 20 40 FT

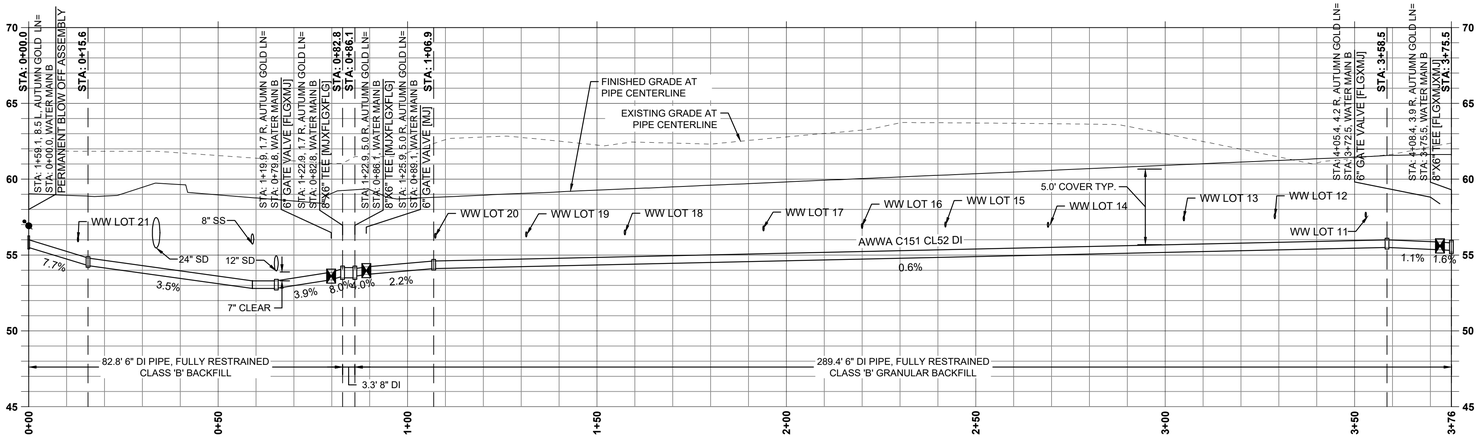
SW 1/4 OF SECTION 15 & NW 1/4 OF SECTION 22, T18S., R.12W., W.M., LANE COUNTY, OREGON

811 Know what's below. Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 1.DWG



WATER MAIN B PLAN
(STA: 0+00 - STA: 3+76)



WATER MAIN B PROFILE
(STA: 0+00 - STA: 3+76)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.
10. INSTALL 1" DOUBLE WATER SERVICE PER CITY OF FLORENCE STANDARD DRAWING F-408A ON SHEET C951.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

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.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
70697PE
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

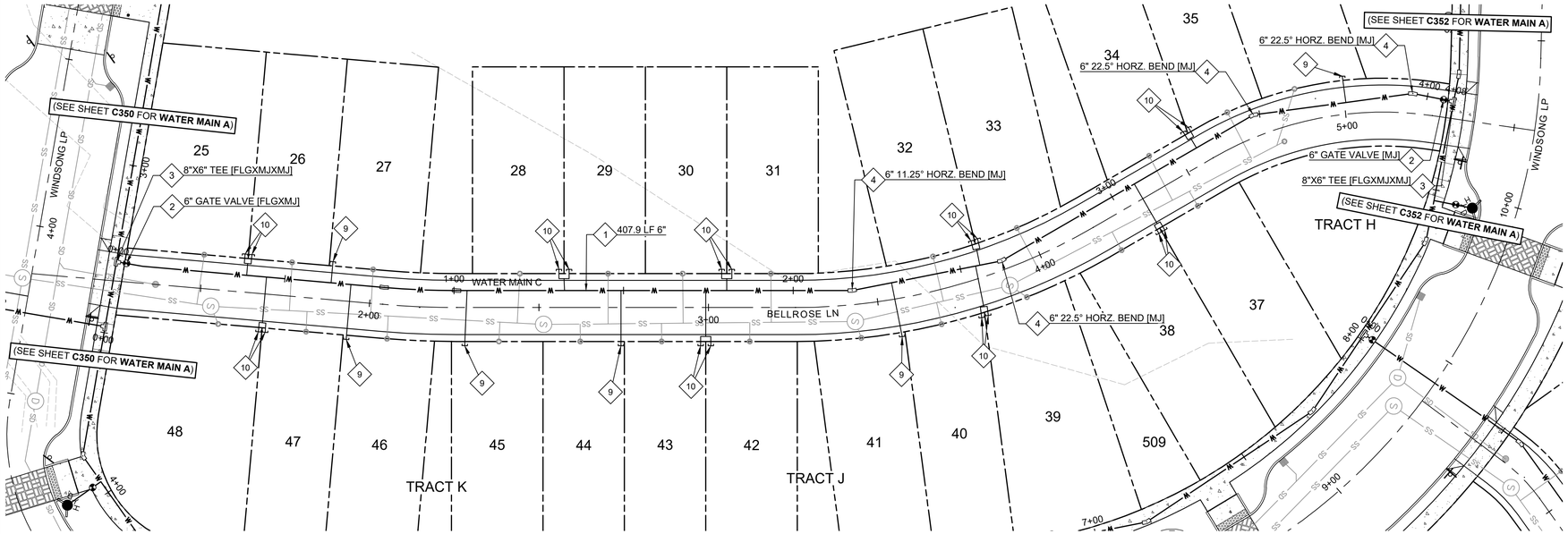
WATER MAIN B (0+00 - 3+76)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

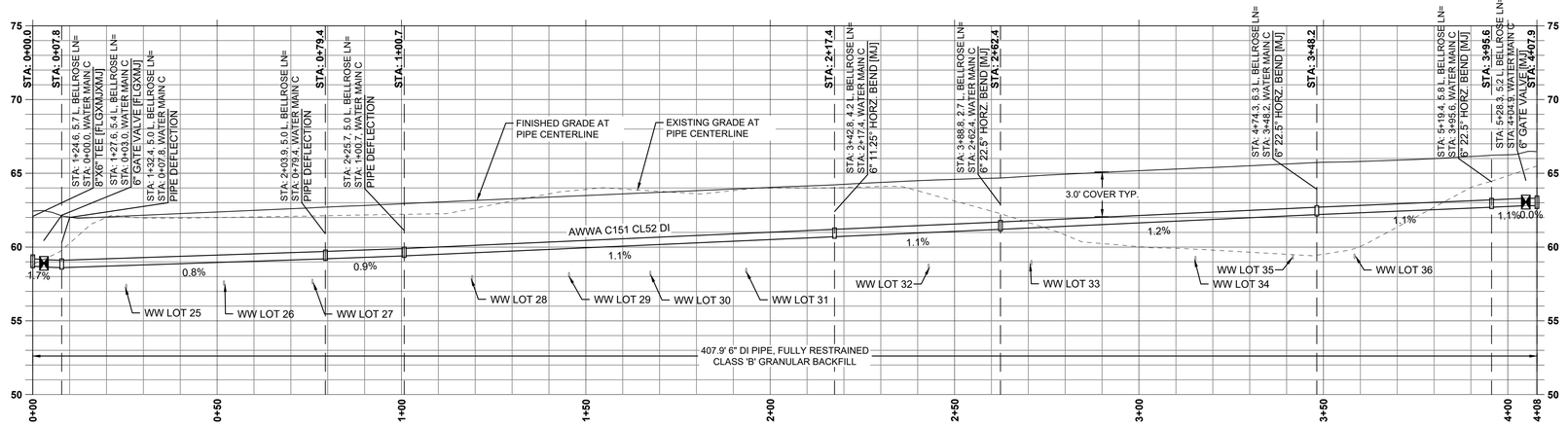
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C354

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG



WATER MAIN C PLAN
(STA: 0+00 - STA: 4+08)



WATER MAIN C PROFILE
(STA: 0+00 - STA: 4+08)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.
10. INSTALL 1" DOUBLE WATER SERVICE PER CITY OF FLORENCE STANDARD DRAWING F-408A ON SHEET C951.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

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.

REGISTERED PROFESSIONAL ENGINEER
70567PE
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

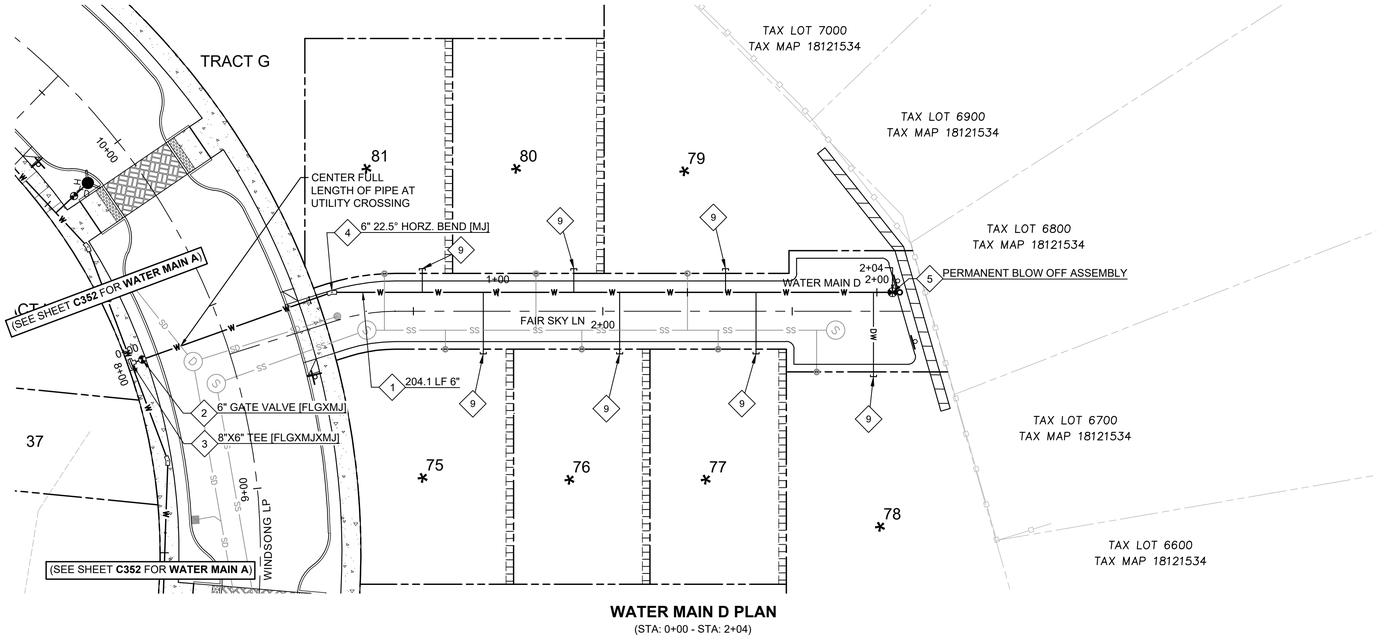
WATER MAIN C (0+00 - 4+08)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

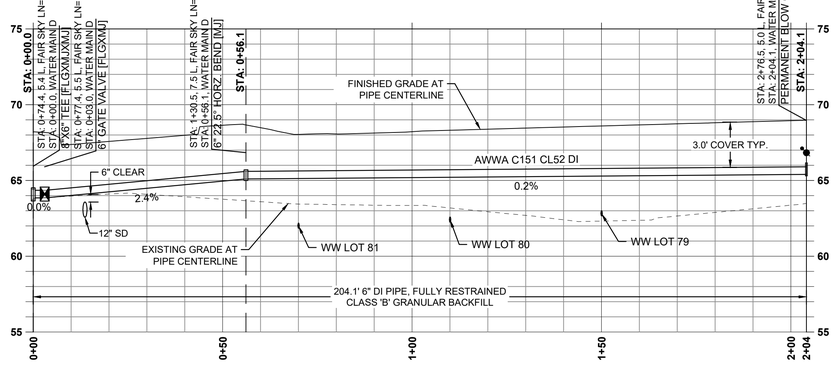
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C355

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG



WATER MAIN D PLAN
(STA: 0+00 - STA: 2+04)



WATER MAIN D PROFILE
(STA: 0+00 - STA: 2+04)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
4. INSTALL DUCTILE IRON (CL 52) HORIZONTAL BEND PER LOCATION, ANGLE, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

WATER MAIN D (0+00 - 2+04)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

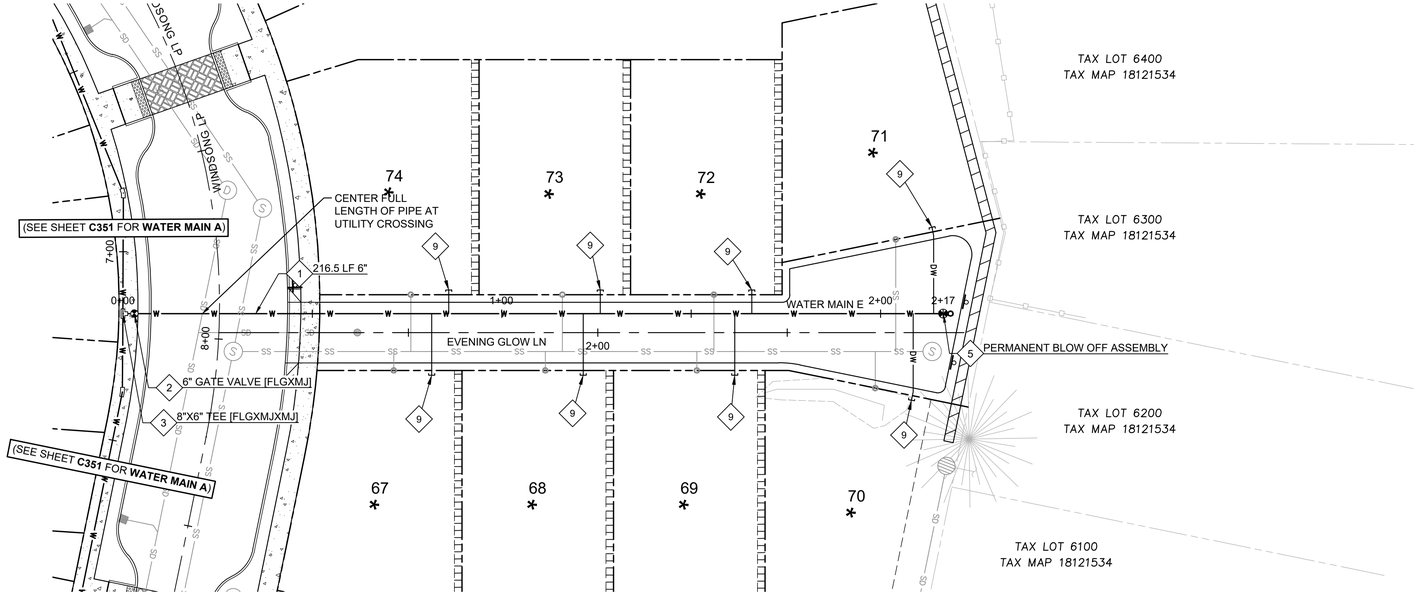
SHEET NUMBER
C356

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

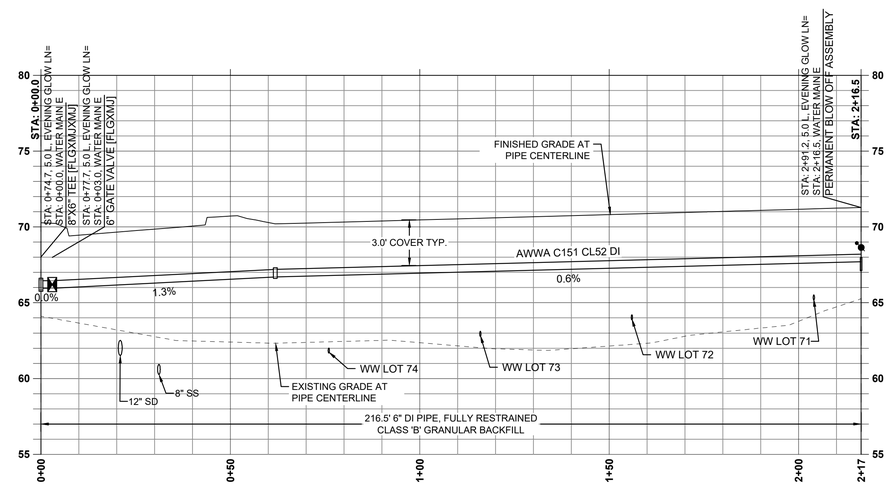
811 Know what's below. Call before you dig.

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG



WATER MAIN E PLAN

(STA: 0+00 - STA: 2+17)



WATER MAIN E PROFILE

(STA: 0+00 - STA: 2+17)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 3/4" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

GENERAL NOTES:

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)



PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

WATER MAIN E (0+00 - 2+17)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR



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

811 Know what's below. Call before you dig.

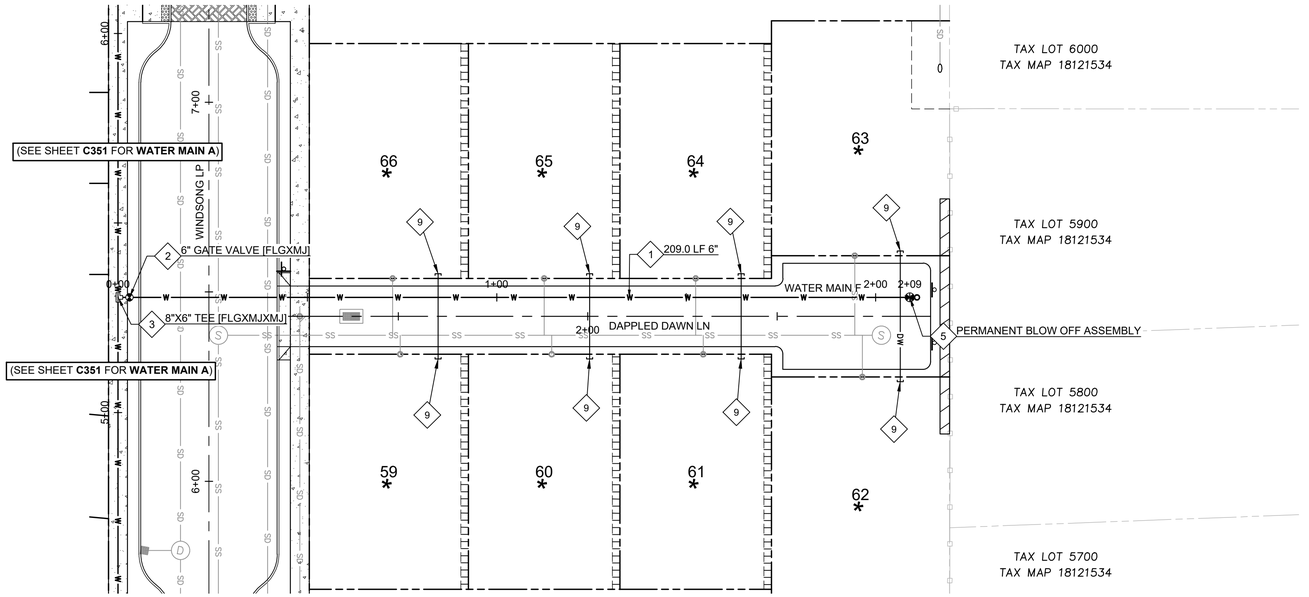
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

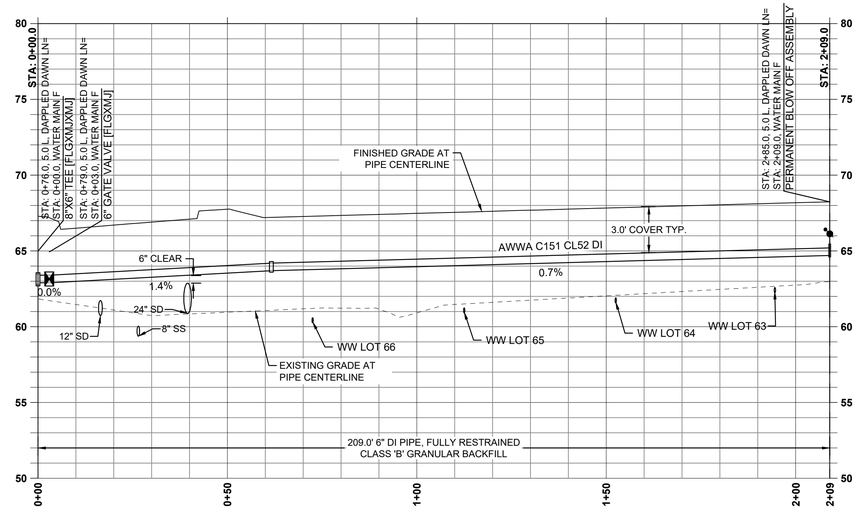
PROJECT #	19555
LAND USE #	PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S)	700, 1900, 3800
DESIGNED BY	JTE, TEG, ZMS, JKG
CHECKED BY	AJM

SHEET NUMBER
C357

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 2.DWG



WATER MAIN F PLAN
(STA: 0+00 - STA: 2+09)



WATER MAIN F PROFILE
(STA: 0+00 - STA: 2+09)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
3. INSTALL DUCTILE IRON (CL 52) TEE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. SEE PROFILE FOR ELEVATION DATA.
5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
9. INSTALL 1" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

GENERAL NOTES:
1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

N
W E
S

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.

REGISTERED PROFESSIONAL ENGINEER
70697PE
OREGON
JUNE 16, 2017
JESSE T. EMERSION
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

apic

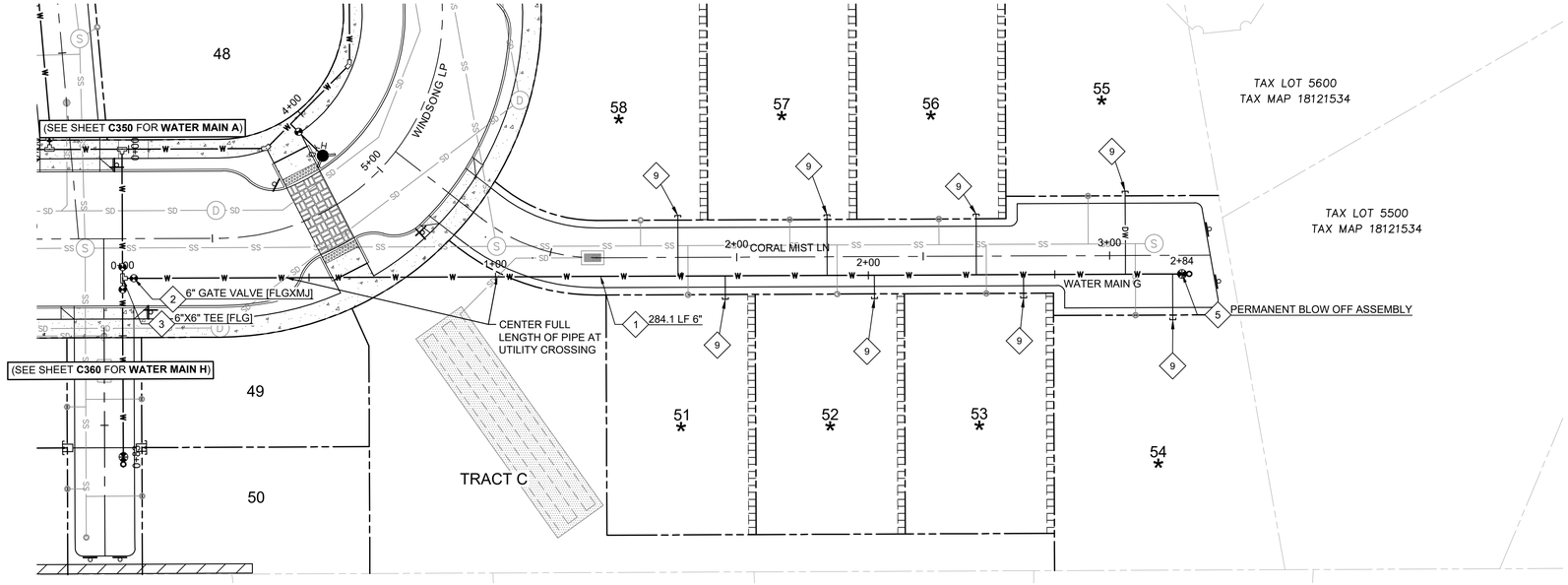
WATER MAIN F (0+00 - 2+09)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C358

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 3.DWG



WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
2. INSTALL RESILIENT WEDGE GATE VALVE PER LOCATION, SIZE, AND JOINT TYPE SHOWN. RESTRAIN ALL JOINTS. INSTALL VALVE BOX PER CITY OF FLORENCE STANDARD DRAWING F-403 ON SHEET C951.
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9. INSTALL 1" SINGLE WATER SERVICE PER CITY OF FLORENCE STANDRD DRAWING F-408A ON SHEET C951.

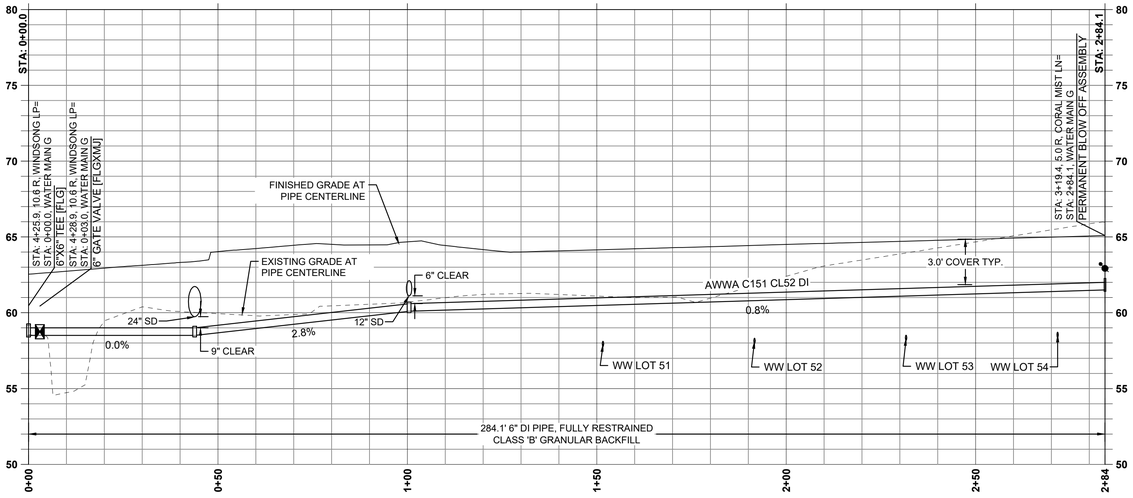
GENERAL NOTES:

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

WATER MAIN G PLAN

(STA: 0+00 - STA: 2+84)



WATER MAIN G PROFILE

(STA: 0+00 - STA: 2+84)
SCALE: 1" = 20' H; 1" = 5' V

N
W E
S

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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

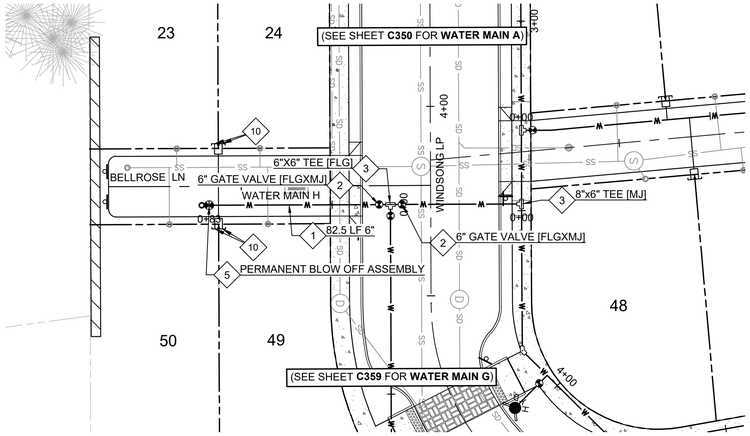
WATER MAIN G (0+00 - 2+84)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

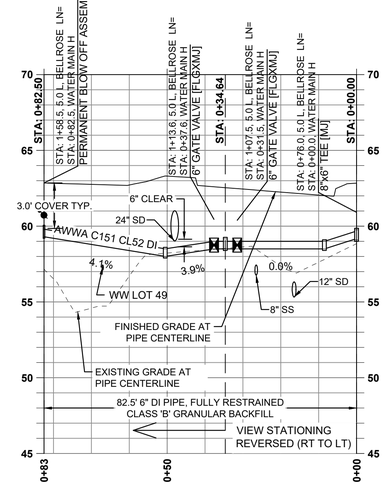
SHEET NUMBER
C359

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 3.DWG



WATER MAIN H PLAN

(STA: 0+00 - STA: 0+83)



WATER MAIN H PROFILE

(STA:0+00 - STA:0+83)
SCALE: 1" = 20' H; 1" = 5' V

WATER SYSTEM KEY NOTES

1. INSTALL AWWA C151 (CL52) DUCTILE IRON PIPE TO SIZE, ALIGNMENT, LENGTH, AND SLOPE SHOWN ON THIS SHEET. RESTRAIN ALL JOINTS.
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5. INSTALL DEAD-END BLOWOFF ASSEMBLY PER CITY OF FLORENCE STANDARD DRAWING F-404 ON SHEET C951.
10. INSTALL 1" DOUBLE WATER SERVICE PER CITY OF FLORENCE STANDARD DRAWING F-408A ON SHEET C951.

GENERAL NOTES:

1. DEFLECT PIPES HORIZONTALLY AND VERTICALLY AS NEEDED TO ACHIEVE ALIGNMENT IN PLAN AND PROFILE. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDATION.

* LOT REQUIRES FIRE SPRINKLER SYSTEM (CONFORMING TO NFPA 13)

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.

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

WATER MAIN H (0+00 - 0+83)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

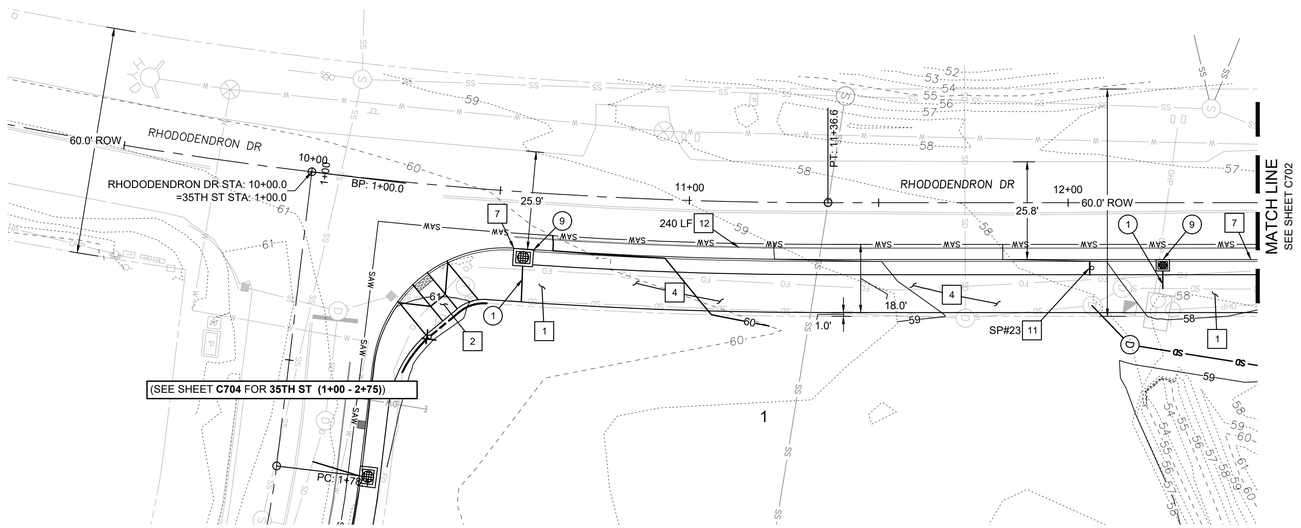
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C360

P:\19555-FLORENCE MASTER PLAN\CAD\01 CORE\CD\19555-WATER P&P 3.DWG



RHODODENDRON DR PLAN
(STA: 10+00 - STA: 12+50)

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 SHEET _.
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 Fflorence STANDARD DETAILS F-217, F-217A, AND F-217B ON SHEET C902.
12. CONSTRUCT 4" WIDE WHITE STRIPING PER DETAIL ON SHEET C903.

STORM DRAIN KEY NOTES

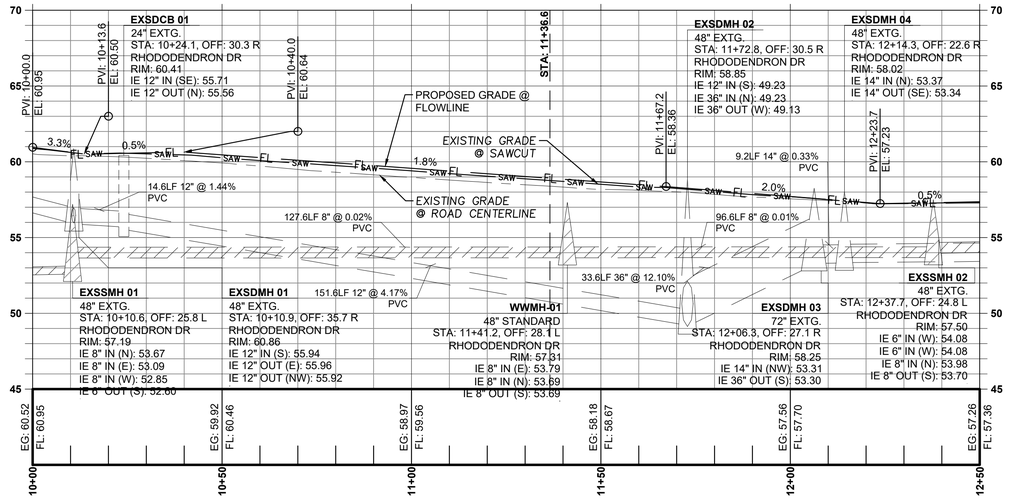
1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

INLET TABLE

SDCB-20 CURB INLET RIM: 60.17 12" IE OUT (E): 56.67
SDCB-21 CURB INLET RIM: 57.23 12" IE OUT (E): 53.51

LATERAL TABLE

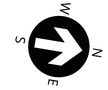
NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-20 LATERAL	12"	14.1 LF	17.5%	54.20	56.67	5.6 FT	STA: 10+57.6, RHODODENDRON DR
SDCB-21 LATERAL	12"	7.7 LF	0.5%	53.48	53.51	3.3 FT	STA: 12+25.0, RHODODENDRON DR



RHODODENDRON DR PROFILE
(STA: 10+00 - STA: 12+50)
SCALE: 1" = 20' H; 1" = 5' V

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #23	RHODODENDRON	12+06.3	17.2'	R	O, Q

SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	WIDTH (IN)	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
O	1	36	36	W1-2L	CURVE (LEFT)
Q	1	18	18	W13-1P	ADVISORY SPEED
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

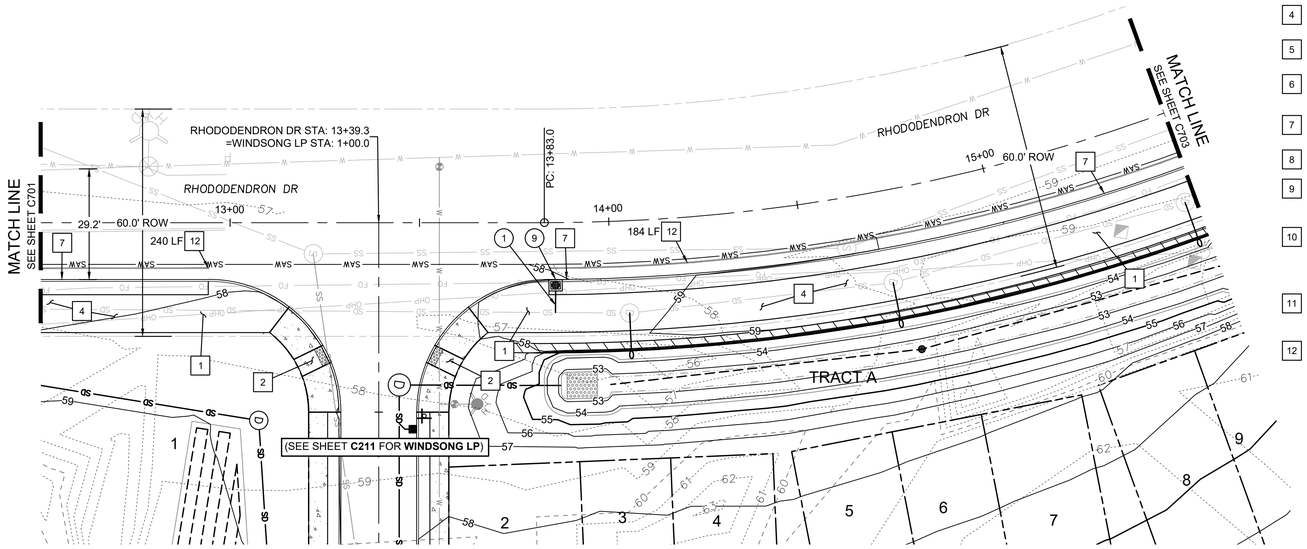
ISSUED FOR
PERMIT SET

RHODODENDRON DR (10+00 - 12+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C701



RHODODENDRON DR PLAN
(STA: 12+50 - STA: 15+50)

CONSTRUCTION KEY NOTES

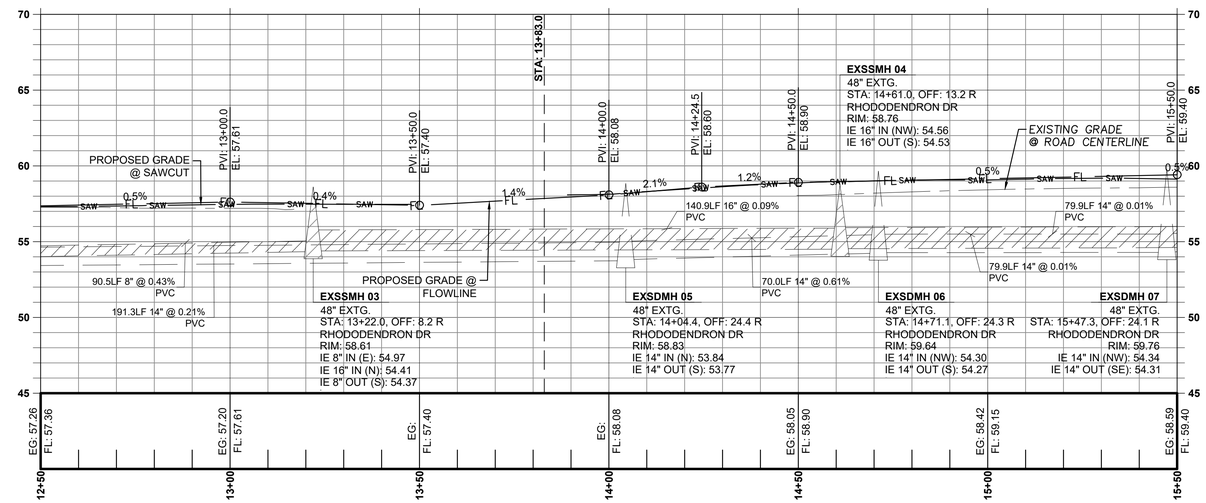
1. SEE TYPICAL SECTION SHEET C210.
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOME TEXTURING, SEE CITY OF FLORENCE STANDARD DRAWINGS F-206 AND F206B ON SHEET C901. SEE SHEETS C240 - C245 FOR GRADING DETAILS.
3. CONSTRUCT DRIVEWAY DROP, SEE CITY OF FLORENCE STANDARD DRAWING F-208A ON SHEET C902. SEE SHEETS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

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
5. INSTALL FILTER CATCH BASIN PER DETAILS ON SHEET C933. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
6. INSTALL STORM CLEANOUT PER DETAILS ON SHEET C931. SEE STRUCTURE TABLE ON THIS SHEET FOR ELEVATION INFORMATION.
7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

INLET TABLE

SDCB-22
CURB INLET
RIM: 57.87
12" IE OUT (E): 54.37



RHODODENDRON DR PROFILE
(STA: 12+50 - STA: 15+50)
SCALE: 1" = 20' H; 1" = 5' V

LATERAL TABLE

NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-22 LATERAL	12"	8.9 LF	6.4%	53.80	54.37	3.7 FT	STA: 13+85.8, RHODODENDRON DR

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.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

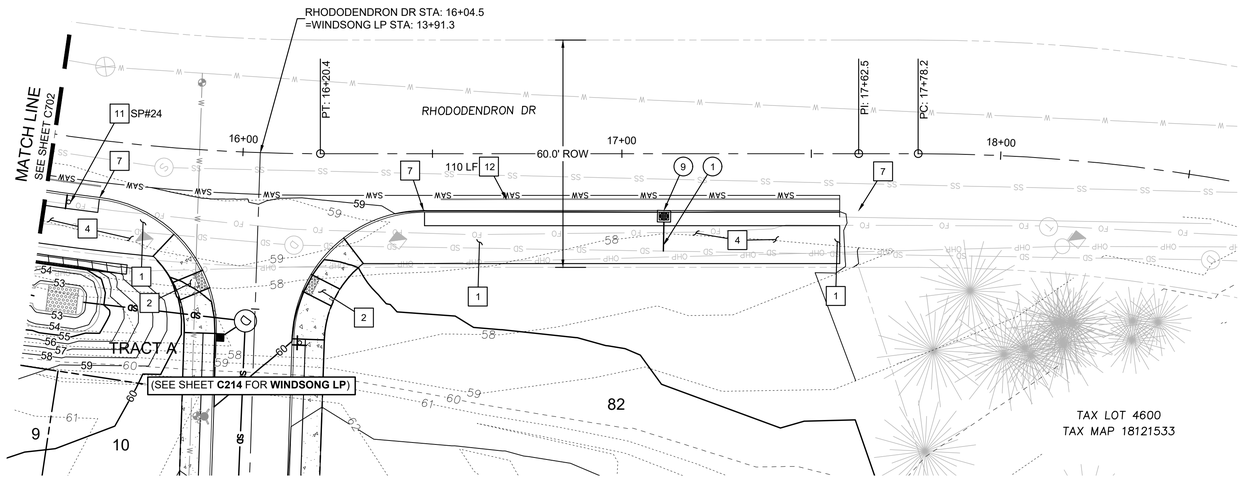
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET

RHODODENDRON DR (12+50 - 15+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C702



RHODODENDRON DR PLAN
(STA: 15+50 - STA: 18+00)

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 SHEET _.
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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #24	RHODODENDRON	15+56.1	17.3'	R	P, Q

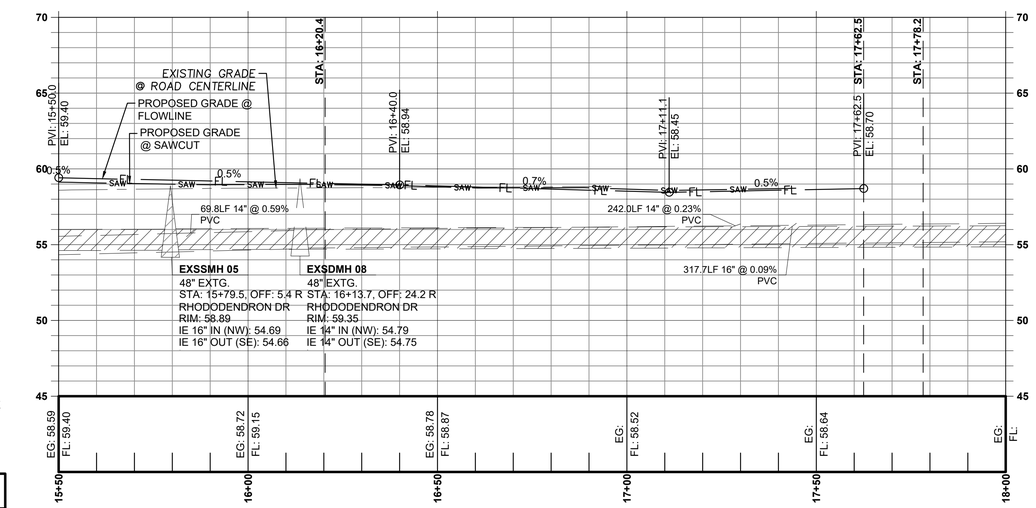
SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	WIDTH (IN)	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
P	1	36	36	W1-2R	CURVE (RIGHT)
Q	1	18	18	W13-1P	ADVISORY SPEED
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
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7. INSTALL AREA DRAIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
8. INSTALL 60" SEDIMENTATION MANHOLE PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

INLET TABLE

SDCB-23
CURB INLET
RIM: 58.57
12" IE OUT (NE): 55.15



RHODODENDRON DR PROFILE
(STA: 15+50 - STA: 18+00)
SCALE: 1" = 20' H; 1" = 5' V

LATERAL TABLE							
NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-23 LATERAL	12"	10.7 LF	0.5%	55.10	55.15	3.1 FT	STA: 17+10.9, RHODODENDRON DR



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

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

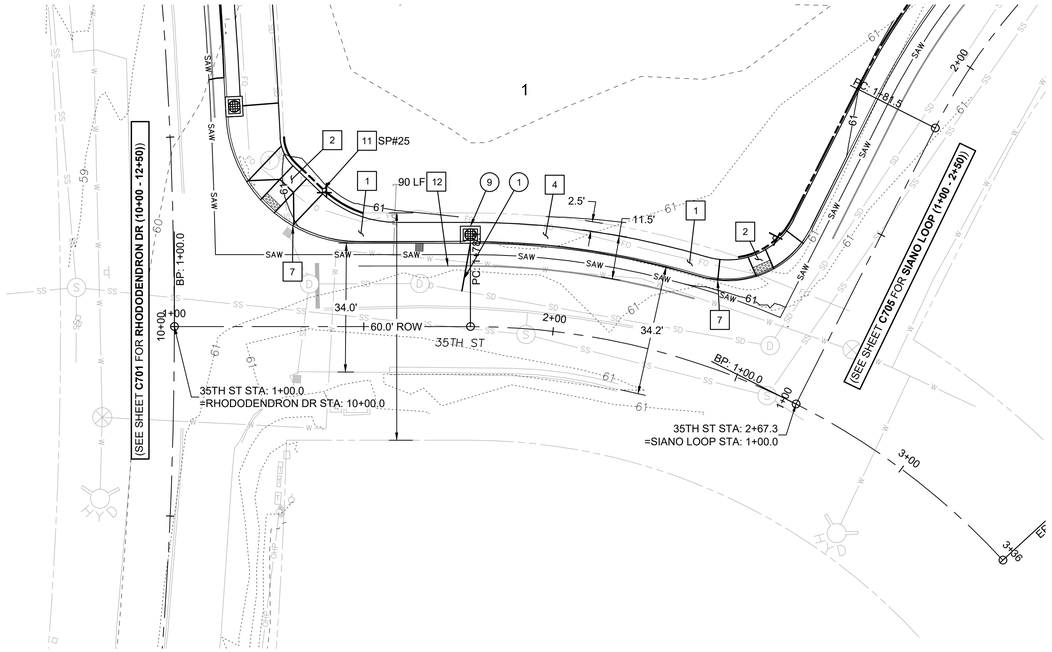
ISSUED FOR
PERMIT SET

RHODODENDRON DR (15+50 - 18+00)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C703



35TH AVENUE PLAN
(STA: 1+00 - STA: 2+75)

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 SHEET _.
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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #56	35TH STREET	1+39.6	36.0'	L	A, B, R

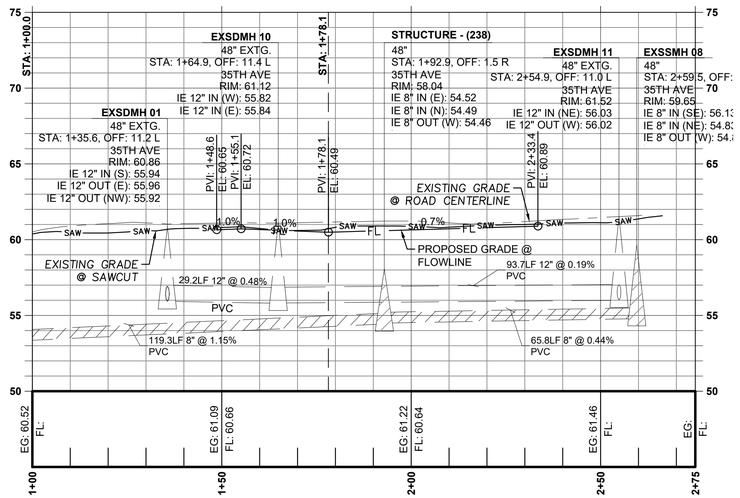
SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	WIDTH (IN)	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
A	1	30	30	R1-1	STOP
B	1	*	6	D3-1	RHODODENDRON DRIVE
R	1	*	6	D3-1	35TH STREET
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					

STORM DRAIN KEY NOTES

1. INSTALL ASTM D3034 PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.
2. INSTALL STANDARD 48" MANHOLE PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
3. INSTALL CATCH BASIN PER DETAILS ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
4. INSTALL ROUND AREA DRAIN PER DETAIL ON SHEET C931. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
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9. INSTALL CURB INLET PER DETAILS ON SHEET C932. SEE STRUCTURE DATA ON THIS SHEET FOR ELEVATION INFORMATION.
10. INSTALL PERFORATED PVC STORM PIPE TO THE SIZE, ALIGNMENT, LENGTH AND SLOPE SHOWN ON THIS SHEET.

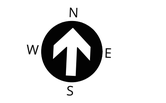
INLET TABLE

SDCB-24
CURB INLET
RIM: 60.49
12" IE OUT (S): 56.96



35TH AVE PROFILE
(STA: 1+00 - STA: 2+75)
SCALE: 1" = 20' H; 1" = 5' V

LATERAL TABLE							
NAME	SIZE	LENGTH	SLOPE	INVERT AT MAIN	INVERT AT END	COVER AT END	STATION
SDCB-24 LATERAL	12"	12.8 LF	8.6%	55.86	56.96	4.3 FT	STA: ???, ???



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.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

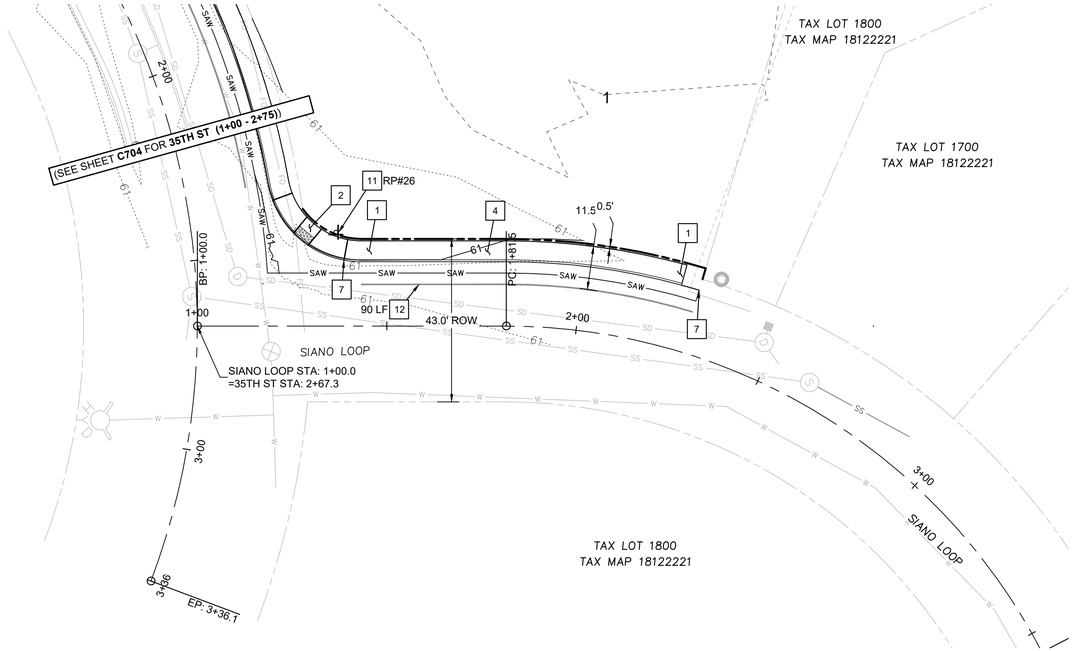
35TH ST (1+00 - 2+75)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

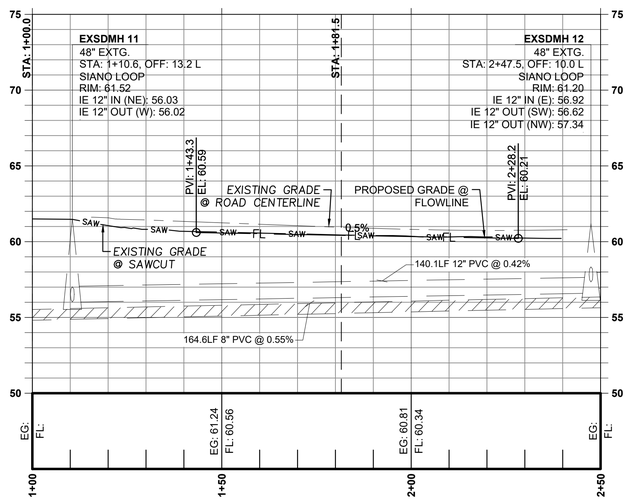
LRS ARCHITECTS
PLACE
3J CONSULTING

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
C704



SIANO LOOP PLAN
(STA: 10+00 - STA: 12+50)



SIANO LOOP PROFILE
(STA: 1+00 - STA: 2+50)
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.
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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 SHEET _.
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.

SIGN POST TABLE					
SIGN POST #	ALIGNMENT	STATION	OFFSET	OFFSET SIDE	SIGN TYPE
SP #26	SIANO LOOP	6+49.2	17.5'	R	A, R, S

SIGN TYPE TABLE					
SIGN TYPE	QTY. USED	WIDTH (IN)	HEIGHT (IN)	MUTCD SIGN CODE	SIGN LEGEND
A	1	30	30	R1-1	STOP
R	1	*	6	D3-1	35TH STREET
S	1	*	6	D3-1	SIANO LOOP
*MEASUREMENT VARIES BASED ON LETTERING PER MUTCD 2A.13					



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.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

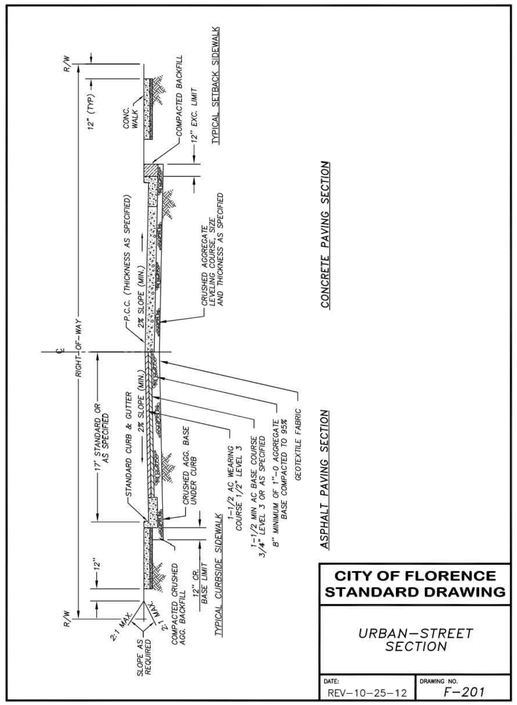
ISSUED FOR
PERMIT SET

SIANO LOOP (1+00 - 2+50)
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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

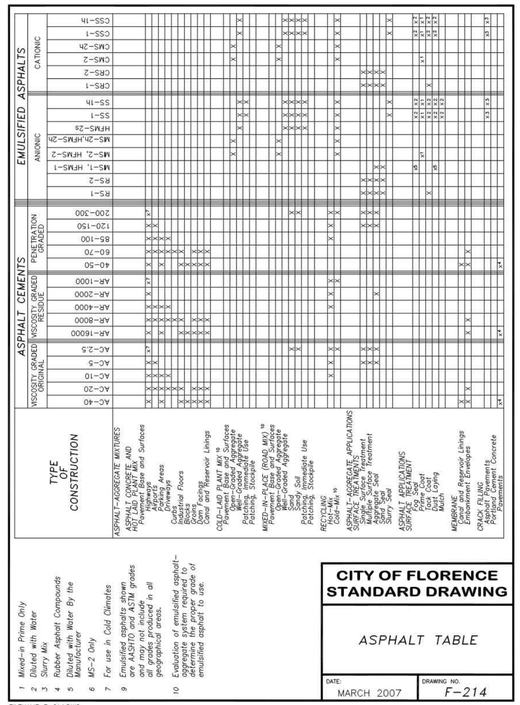
SHEET NUMBER
C705



CITY OF FLORENCE STANDARD DRAWING

URBAN–STREET SECTION

DATE:	DRAWING NO.
REV–10–25–12	F–201



TYPE OF CONSTRUCTION	EMULSIFIED ASPHALTS ANIONIC												EMULSIFIED ASPHALTS CATIONIC											
	RS-1	RS-2	MS-1, HFMS-1	MS-2, HFMS-2	MS-2h, HFMS-2h	HFMS-2s	SS-1	SS-1h	CRS-1	CRS-2	CMS-2	CMS-2h	CSS-1	CSS-1h
ASPHALT-AGGREGATE MIXTURES														
HOT-LAID PLANT MIX AND PENETRATION MACADAM Base and Surfaces														
Highways														
Parking Areas														
Airports														
Curbs														
Industrial Floors														
Blocks														
Dam Facing														
Canal and Reservoir Linings														
COLD-LAID PLANT MIX Base and Surfaces														
Open-Graded Aggregate														
Patching, Immediate Use														
Patching, Stockpile Use														
MIXED-IN-PLACE (ROAD MIX) [10] Pavement Base and Surfaces														
Open-Graded Aggregate														
Soil														
Patching, Immediate Use														
Patching, Stockpile														
PENETRATION MACADAM Base and Surfaces HCI–Mix														
ASPHALT-AGGREGATE APPLICATIONS Surface Treatment														
Multiple Surface Treatment														
Prime Coat														
Seal Coat														
ASPHALT APPLICATIONS Surface Treatment														
Fog Seal														
Tack Coat														
Mulch														
MEMBRANE Membrane Linings Embankment Envelopes														
CRACK FILLING Pavement Joints Partial Cement Concrete Pavements														

ASPHALT CEMENTS VISCOSITY GRADED (OPTIONAL)	AC–2.5	AC–5	AC–10	AC–20	AC–40
VISCOSITY GRADED PENETRATION GRADED	AR–16000	AR–8000	AR–4000	AR–2000	AR–1000
PENETRATION GRADED	200–300	120–150	85–100	60–70	40–50

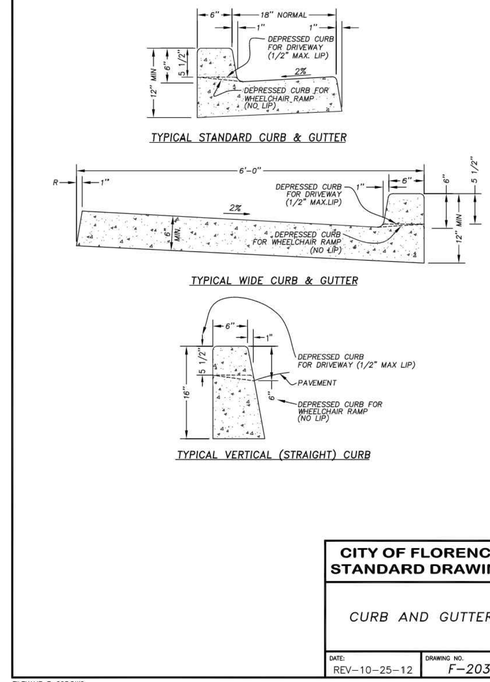
1 Mixed-in Prime Only
2 Diluted with Water
3 Slurry Mix
4 Base Asphalt Compounds Diluted with Water By the Manufacturer
5 MS–2 Only
6 For use in Cold Climates
7 Emulsified asphalts shown are AASHTO and ASTM grades and may not include all grades produced in all geographical areas.
9 Evaluation of emulsified asphalt–aggregate mixtures to determine the proper grade of emulsified asphalt to use.

CITY OF FLORENCE STANDARD DRAWING

ASPHALT TABLE

DATE:	DRAWING NO.
MARCH 2007	F–214

FILENAME: F–214.DWG

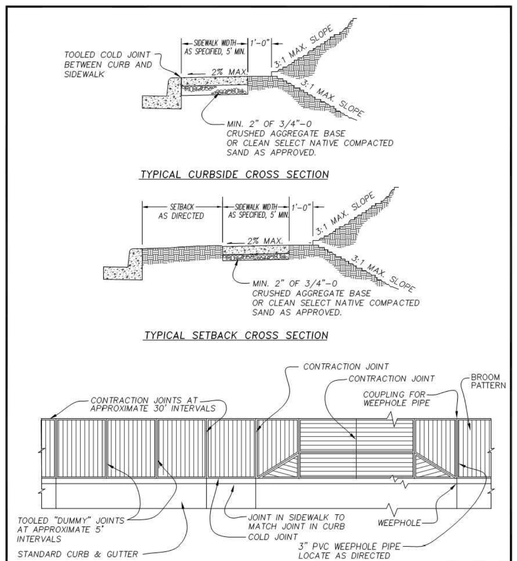


CITY OF FLORENCE STANDARD DRAWING

CURB AND GUTTER

DATE:	DRAWING NO.
REV–10–25–12	F–203

FILENAME: F–203.DWG



NOTE:

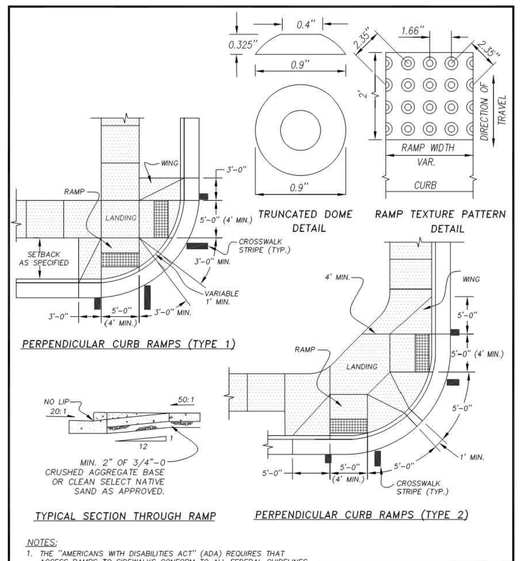
1. SIDEWALKS 8 FEET AND WIDER SHALL HAVE A LONGITUDINAL CONTRACTION JOINT AT THE MIDPOINT.
2. CONCRETE DEPTH FOR STANDARD SIDEWALKS SHALL BE NOMINAL 4" MIN.; THICKNESS IN DRIVEWAY SHALL MATCH EXISTING DRIVEWAY.
3. CONCTETE STRENGTH SHALL BE 3300 PSI MIN.

CITY OF FLORENCE STANDARD DRAWING

SIDEWALK

DATE:	DRAWING NO.
REV–10–25–12	F–205

FILENAME: F–205.DWG



NOTES:

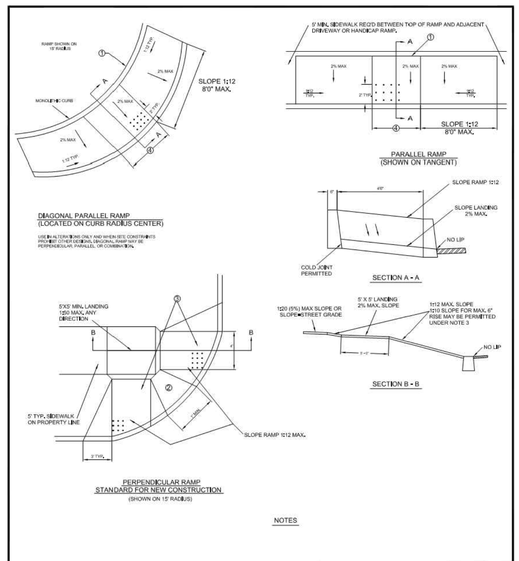
1. THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIRES THAT ACCESS RAMPS TO SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE ENGINEER AND MUST COMPLY WITH A.D.A.
2. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
3. LANDINGS SHALL BE PLACED AT THE TOPS OF RAMPS. LANDING SLOPE SHALL NOT EXCEED 50:1 IN ANY DIRECTION. THE SLOPE OF THE SURFACING AT THE BOTTOM OF THE RAMPS SHALL NOT EXCEED 20:1 FOR A DISTANCE OF 2' (SEE TYPICAL SECTION ABOVE).
4. MINIMUM LANDING DIMENSIONS SHALL BE 4' x 4'.
5. RAMP SURFACE SHALL BE TEXTURED WITH RAISED TRUNCATED DOME TEXTURE. TEXTURING SHALL BE DONE WITH AN EXPANDED METAL GRATE STAMPED INTO THE CONCRETE OR O.D.O.T. YELLOW PLASTIC TRUNCATED DOME.
6. CONCRETE STRENGTH SHALL BE 3300 PSI MIN.

CITY OF FLORENCE STANDARD DRAWING

SIDEWALK ACCESS RAMP

DATE:	DRAWING NO.
MARCH 2007	F–206

FILENAME: F–206.DWG



NOTES

1. BACK EDGE OF RAMP IMPROVEMENT TO BE AT THE SAME PROFILE AND GRADE AS THE CONTINUATION OF THE BACK EDGE OF THE SIDEWALK THROUGH THE RAMP AREA.
2. THIS AREA IS NOT A SIDEWALK AND IS CONCRETE SURFACED ONLY FOR MAINTENANCE PURPOSES. WHERE THIS AREA EXCEEDS 100SF, OR IS DESIGNATED FOR LANDSCAPING IN AN APPROVED SITE PLAN, IT MAY BE LEFT OPEN.
3. IN ALTERATIONS CURB RAMP SLOPE(S) MAY BE 10% FOR A MAX. RISE OF 6" OR 12.5% FOR A MAX. RISE OF 3". CURB RAMPS, IN ALTERATIONS NEED NOT EXCEED 6' IN LENGTH. (ODOT DWG. NO. RD725)
4. 5'x5' MIN. NEW CONSTRUCTION; 4'x5' MIN. ALTERATIONS
•SIDE FLARES: SEE NOTE 6, (ODOT DWG. NO. RD725)
• NO GRATING IS TO BE SPECIFIED AT THE BOTTOM OF RAMP
• RAMPS FOR BIKEWAYS TO BE A SEPARATE DESIGN CONFORMING TO BIKEWAY STANDARDS
5. WIDTH OF RAMP NOT TO EXCEED 36", SLOPE NOT GREATER THAN 1:8.

CITY OF FLORENCE STANDARD DRAWING

CURB RAMPS PUBLIC R/W

DATE:	DRAWING NO.
DEC–2011	F–206B

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

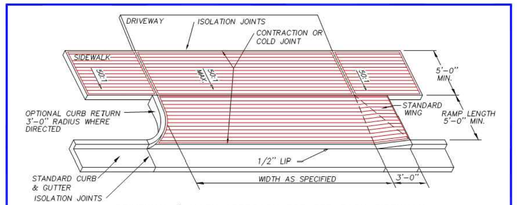
SITE DETAILS I
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FflorENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

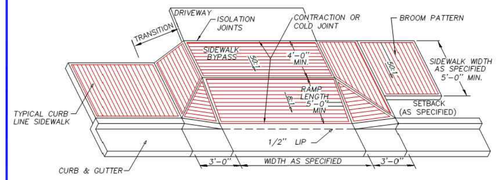
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C901

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



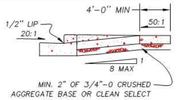
DRIVEWAY / ALLEY APPROACH FOR SET-BACK SIDEWALK



DRIVEWAY / ALLEY APPROACH FOR CURBSIDE & PARTIALLY SET-BACK SIDEWALKS

NOTES:

1) RESIDENTIAL DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A MINIMUM NORMAL THICKNESS OF 6". CONCRETE STRENGTH SHALL BE 3300 PSI.
2) CONCRETE FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL HAVE A MINIMUM NOMINAL THICKNESS OF 8". CONCRETE STRENGTH SHALL BE 3300 PSI.
3) CURB TRANSITIONS FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL BE 5 FT.
4) CONSTRUCT CONTRACTION JOINT IN CENTER OF DRIVEWAY WHEN DRIVEWAY WIDTH EXCEEDS 15'.
5) NO LIP AT GUTTER IF USED AS SIDEWALK ACCESS RAMP.
6) SEE SIDEWALK DETAILS FOR RESTRICTIONS AND SPECIFCATIONS NOT SHOWN.
7) THE 50:1 CROSS-SLOPE OF SIDEWALK IS MEASURED FROM HORIZONTAL. THE 12:1 SLOPE OF SIDEWALK TRANSITION TO DRIVEWAY/ALLEY IS RELATIVE TO THE RUNNING SLOPE OF THE SIDEWALK. THE SLOPE OF THE APRON IS MEASURED RELATIVE TO HORIZONTAL.



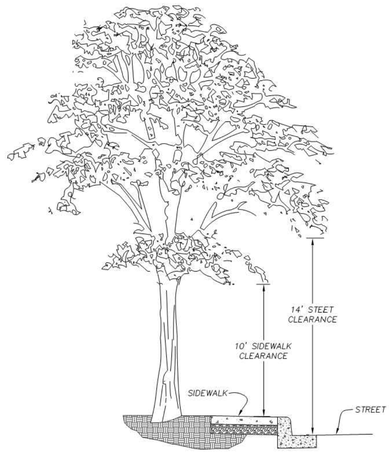
TYPICAL SECTION THROUGH RAMP

CITY OF FLORENCE STANDARD DRAWING

DRIVEWAY AND ALLEY APPROACHES FOR SETBACK OR BYPASS SIDEWALK

DATE:	DRAWING NO.
MARCH 2007	F-208A

FILENAME: F-208a.DWG



TYPICAL SIDEWALK & STREET CLEARANCE

NOTE:

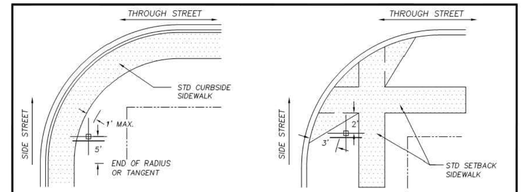
1. CLEAR ZONE AND THE CIRCULATION PATH MAY BE COMBINED PROVIDING A 5 FOOT MINIMUM SIDEWALK WIDTH IS MAINTAINED.
2. DEFLECT SIDEWALK AROUND AREA OF OBSTRUCTION WHEN OVERHANGS DO NOT HAVE ALLOWABLE LIMITS.
3. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE ENGINEER AND MUST COMPLY WITH 'AMERICANS WITH DISABILITY ACT.'

CITY OF FLORENCE STANDARD DRAWING

SIDEWALK DETAILS: TYPICAL CLEARANCE FROM OBSTRUCTION

DATE:	DRAWING NO.
MARCH 2007	F-205b

FILENAME: F-205b.DWG



NOTES:

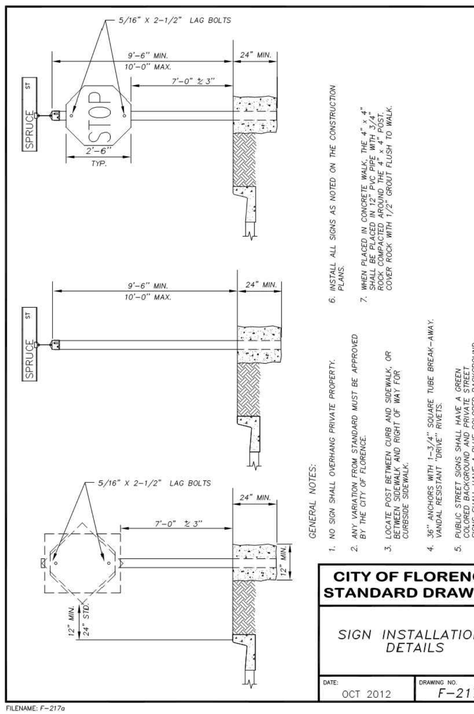
1. STREET NAME SIGN INSTALLATIONS ARE REQUIRED AT ALL INTERSECTIONS (PUBLIC AND/OR PRIVATE STREETS) AS PER THE LOCATIONS SHOWN ABOVE.
2. STOP SIGNS ARE ONLY PROVIDED WHEN REQUIRED BY THE CITY OF FLORENCE.
3. CITY OF FLORENCE TO APPROVE ALL LOCATIONS INVOLVING LINE-OF-SIGHT VISION OBSTRUCTIONS (e.g. VEGETATION, FENCES, VERTICAL OR HORIZONTAL CURVES) 250 FEET BACK FROM THE SIGN.
4. WHITE THERMAL STOP BARS AT STOP SIGNS AND CROSS WALKS.

CITY OF FLORENCE STANDARD DRAWING

STREET NAME AND STOP SIGN INSTALLATION LOCATIONS

DATE:	DRAWING NO.
MARCH 2007	F-217

FILENAME: F-217



GENERAL NOTES:

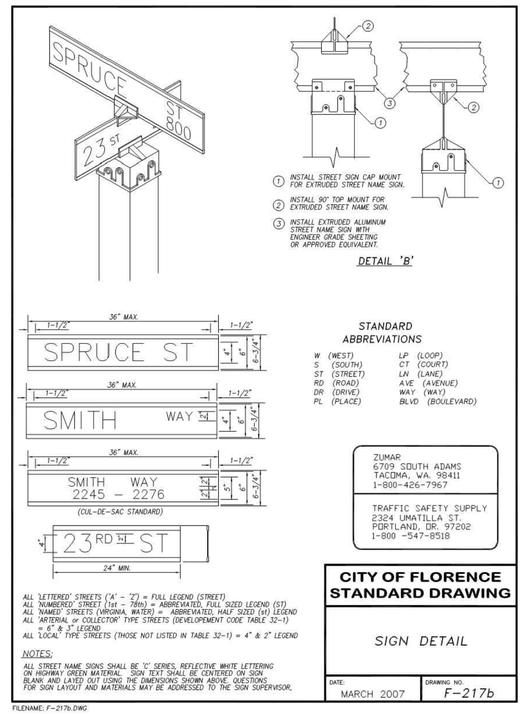
1. NO SIGN SHALL OVERHANG PRIVATE PROPERTY.
2. ANY VARIATION FROM STANDARD MUST BE APPROVED BY THE CITY OF FLORENCE.
3. LOCATE POST BETWEEN CURB AND SIDEWALK, OR BETWEEN SIDEWALK AND RIGHT OF WAY FOR CURBSIDE SIDEWALK.
4. 36" ANCHORS WITH 1-3/4" SQUARE TUBE BREAK-AWAY, VANDAL RESISTANT "DRIVE" RIVETS.
5. PUBLIC STREET SIGNS SHALL HAVE A GREEN, COLORED BACKGROUND AND PRIVATE STREET SIGNS SHALL HAVE A BLUE COLORED BACKGROUND.
6. INSTALL ALL SIGNS AS NOTED ON THE CONSTRUCTION PLANS.
7. WHEN PLACED IN CONCRETE WALK, THE 4" x 4" SHALL BE PLACED ON 4" PVC PIPE WITH 3/4" ROCK COMPACTED AROUND THE 4" x 4" POST. COVER HOLE WITH 1/2" GROUT FLUSH TO WALK.

CITY OF FLORENCE STANDARD DRAWING

SIGN INSTALLATION DETAILS

DATE:	DRAWING NO.
OCT 2012	F-217a

FILENAME: F-217a



ALL 'LETTERED' STREETS ('A' - 'Z') = FULL LEGEND (STREET)
ALL 'NUMBERED' STREET (1st - 78th) = ABBREVIATED, FULL SIZED LEGEND (ST)
ALL 'NAMED' STREETS (VIRGINIA, WATER) = ABBREVIATED, HALF SIZED (st) LEGEND
ALL 'ARTERIAL or COLLECTOR' TYPE STREETS (DEVELOPMENT CODE TABLE 32-1) = 6" & 3" LEGEND.
ALL 'LOCAL' TYPE STREETS (THOSE NOT LISTED IN TABLE 32-1) = 4" & 2" LEGEND

NOTES:

ALL STREET NAME SIGNS SHALL BE 'C' SERIES, REFLECTIVE WHITE LETTERING ON HIGHWAY GREEN MATERIAL. SIGN TEXT SHALL BE CENTERED ON SIGN BLANK AND LAYED OUT USING THE DIMENSIONS SHOWN ABOVE. QUESTIONS FOR SIGN LAYOUT AND MATERIALS MAY BE ADDRESSED TO THE SIGN SUPERVISOR.

CITY OF FLORENCE STANDARD DRAWING

SIGN DETAIL

DATE:	DRAWING NO.
MARCH 2007	F-217b

FILENAME: F-217b.DWG

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

apic

SITE DETAILS II
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

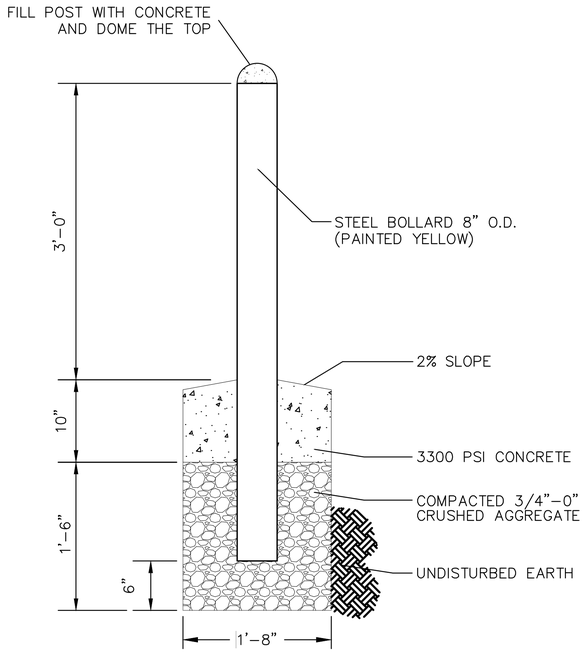
LRS ARCHITECTS
PLACE
3J CONSULTING

PROJECT INFORMATION

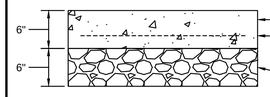
PROJECT #	19555
LAND USE #	PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S)	700, 1900, 3800
DESIGNED BY	JTE, TEG, ZMS, JKG
CHECKED BY	AJM

SHEET NUMBER
C902

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



NOT TO SCALE	
DETAIL NUMBER 1	**8-INCH BOLLARD**



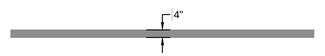
CONCRETE (4,000 PSI 28-DAY STRENGTH)

10GA WELDED STEEL MESH REINFORCEMENT PLACED 2" FROM BASE OF SECTION, TRUNCATED 2" FROM EACH LATERAL EDGE

CRUSHED ROCK BASE (1-1/2" - 0")
COMPACT TO 92% OF MAX DENSITY PER ASTM D-1557

NOTES:
1. THIS SECTION IS A GRAPHICAL REPRESENTATION ONLY. FOLLOW RECOMMENDATIONS IN GEOTECHNICAL REPORT DATED 01-28-2020 FOR PAVEMENT DESIGN.

NOT TO SCALE	
DETAIL NUMBER 2	**VEHICULAR CONCRETE PAVEMENT SECTION**



4" WHITE STRIPE

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

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

apic

SITE DETAILS III

RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT

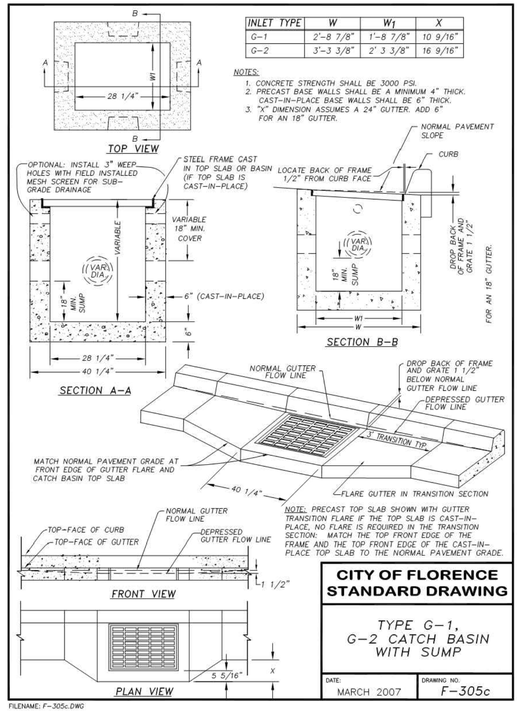
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C903

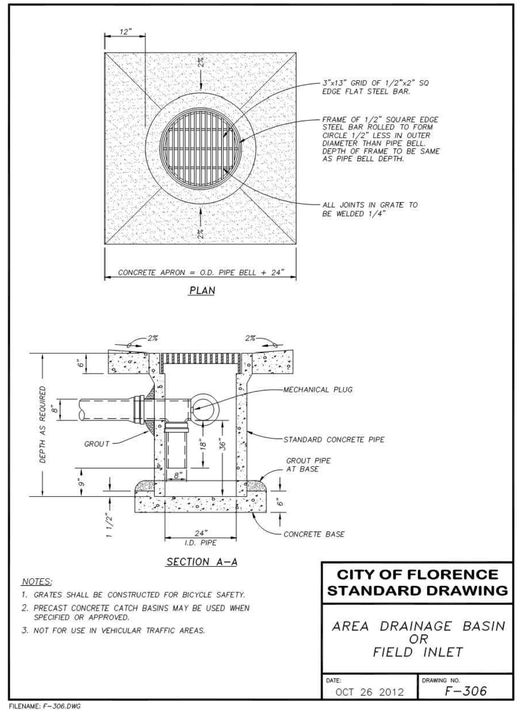


CITY OF FLORENCE STANDARD DRAWING

TYPE G-1, G-2 CATCH BASIN WITH SUMP

DATE: MARCH 2007 | DRAWING NO.: F-305c

FILENAME: F-305c.DWG

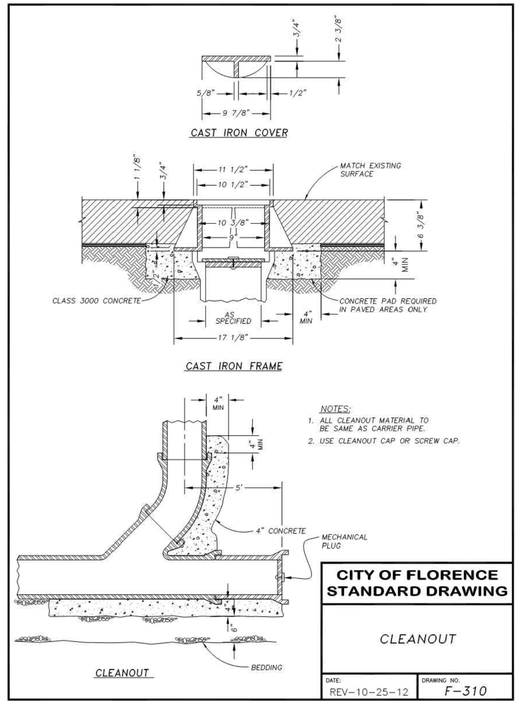


CITY OF FLORENCE STANDARD DRAWING

AREA DRAINAGE BASIN OR FIELD INLET

DATE: OCT 26 2012 | DRAWING NO.: F-306

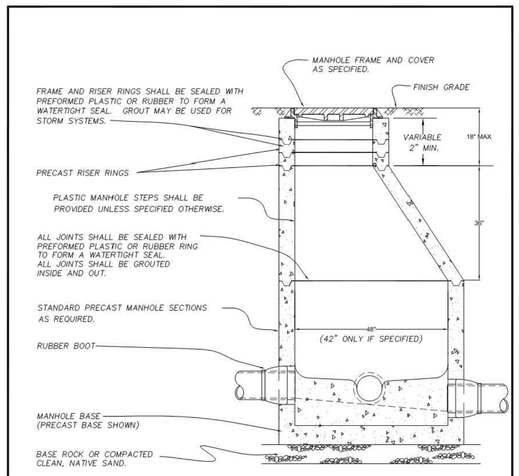
FILENAME: F-306.DWG



CITY OF FLORENCE STANDARD DRAWING

CLEANOUT

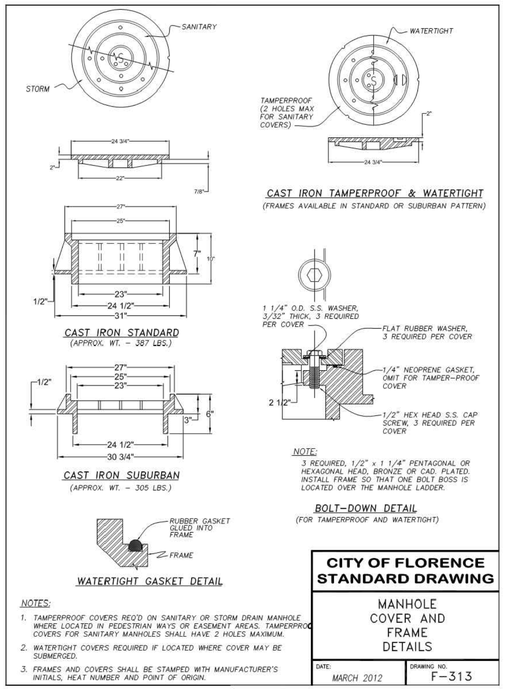
DATE: REV-10-25-12 | DRAWING NO.: F-310



CITY OF FLORENCE STANDARD DRAWING

MANHOLE

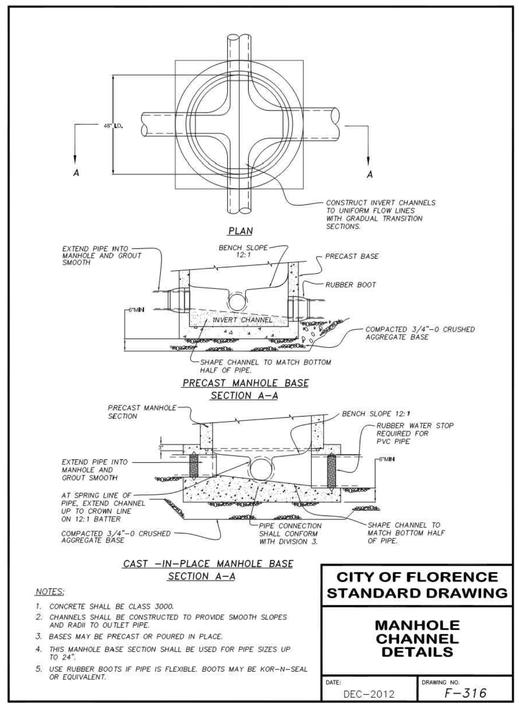
DATE: MARCH-2012 | DRAWING NO.: F-315



CITY OF FLORENCE STANDARD DRAWING

MANHOLE COVER AND FRAME DETAILS

DATE: MARCH 2012 | DRAWING NO.: F-313



CITY OF FLORENCE STANDARD DRAWING

MANHOLE CHANNEL DETAILS

DATE: DEC-2012 | DRAWING NO.: F-316

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

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
RENEWS: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

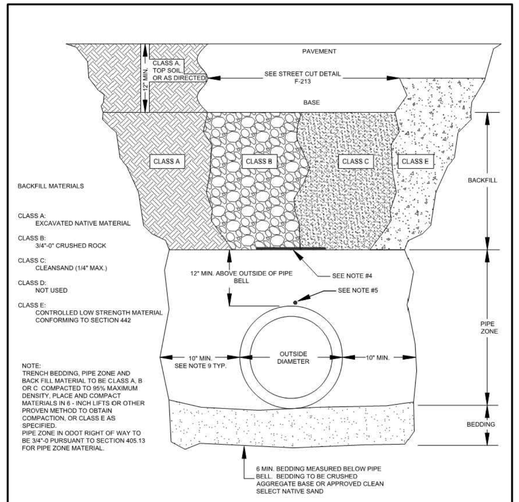
REVISIONS

STORM DETAILS I
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C931



NOTES:

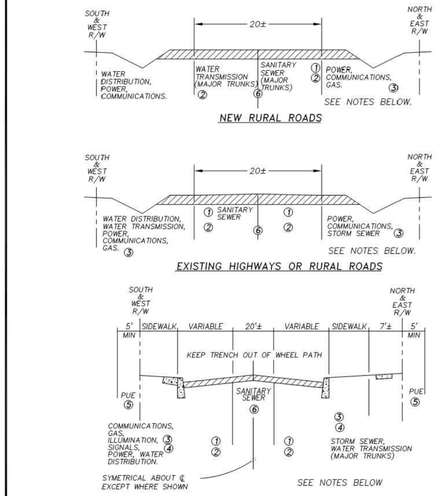
1. SURFACING OF PAVED AREAS SHALL COMPLY WITH STREET CUT STANDARD DRAWING F-213.
2. CENTER PIPE LINE IN TRENCH.
3. PLACE FULL LENGTH OF PVC PIPE ON FIRM, UNIFORM, COMPACTED SUBGRADE AND EXCAVATE FOR PIPE BELLS.
4. PLACE DETECTION TAPE ABOVE PIPE BETWEEN SUBGRADE AND BASE.
5. PLACE TRACER WIRE ON TOP OF PIPE AND HOLD IN PLACE WITH DUCT TAPE AT 10' INTERVALS OR WRAP WIRE AROUND PIPE. DETECTABLE MARKING WIRE SHALL BE NO 12 AWG, MINIMUM, SOLID COPPER WITH COLORED POLYETHYLENE INSULATION - BLUE FOR WATER AND GREEN FOR SEWER (TYP.).
6. SUBMIT DETECTION WIRE CONTINUITY AND ISOLATION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TESTS TO ENGINEER. SUBMIT TESTS PRIOR TO SURFACE RESTORATION WORK WHEN POSSIBLE.
7. EXCEPT AS NOTED ALL WORK TO CONFORM TO OREGON 2008 STANDARD SPECIFICATIONS.
8. IN HIGH GROUND WATER AREAS OR AS REQUIRED, PROVIDE 3/4"-0 CRUSHED ROCK TO THE DEPTH NEEDED TO STABILIZE THE PIPE BEDDING SO AS TO PROVIDE A FIRM UNYIELDING SUBGRADE SUITABLE FOR LAYING PIPE.
9. SEE ODOT DRAWING RD300 TABLE A FOR WORK IN HIGHWAY RIGHT OF WAY.

CITY OF FLORENCE STANDARD DRAWING

UTILITY TRENCH

REV: 03-04-13

DATE: 12-22-11 | DRAWING NO. F-301



NOTES:

1. MANHOLES SHOULD NOT BE INSTALLED IN WHEEL PATH.
2. FOUR FOOT MINIMUM COVER FOR DISTRIBUTION FACILITIES TO CROSS.
3. WATER TRANSMISSION AND STORM SEWER SHOULD NOT BE LOCATED IN STREET AREA.
4. VAULTS, HYDRANTS, PEDESTALS THAT BLOCK ZONES SHOULD BE RESOLVED WITH INVOLVED UTILITIES PRIOR TO PLACEMENT.
5. RECOMMENDED FOR LESS THAN 60 FOOT RIGHT OF WAY.
6. LATERALS TO BE INSTALLED FROM SANITARY SEWER LINE TO RIGHT OF WAY DURING INITIAL CONSTRUCTION.

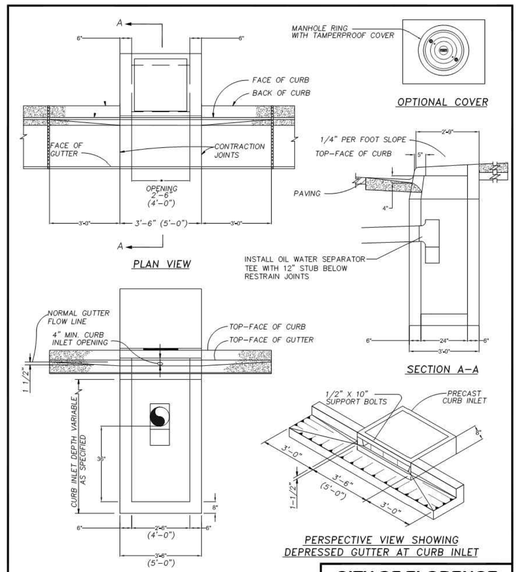
ATTENTION:
VERTICAL AND HORIZONTAL SEPARATION DISTANCES ARE CONTROLLED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY, DEPARTMENT OF COMMERCE, STATE HEALTH DIVISION, AND LOCAL UTILITY COMPANIES.

CITY OF FLORENCE STANDARD DRAWING

UTILITY LOCATIONS

DATE: MARCH 2007 | DRAWING NO. F-501

FILENAME: F-501.DWG



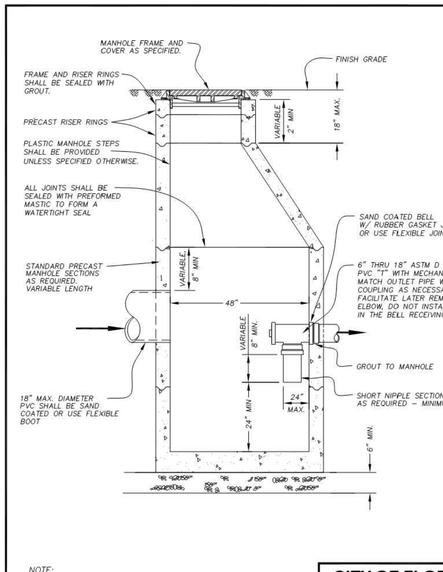
NOTES:

1. CURB INLET TOP AND BASE SHALL MEET H20 LOADING.
2. CURB INLET BASE MAY BE PRECAST OR CAST-IN-PLACE.
3. FOR STEEP GRADES USE STD. PRECAST INLET WITH 4'-0" OPENING OR TWO 2'-6" OPENING INLETS.
4. CONCRETE STRENGTH SHALL BE 3000 PSI.
5. ALL FABRICATED METAL PARTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
6. DIMENSIONS SHOWN ABOVE IN PARENTHESIES ARE FOR 4A INLETS.
7. A 1 1/2 A INLET SHALL HAVE A CURB INLET OPENING WIDTH OF 1'6" AND AN OUTSIDE WIDTH OF 2'6"; ALL OTHER DIMENSIONS AND DETAILS SHALL BE AS SHOWN.

CITY OF FLORENCE STANDARD DRAWING

PRECAST CURB INLET 1-1/2A, 2-1/2A 4A

DATE: 12-2011 | DRAWING NO. F-304



NOTE:

1. STANDARD PRECAST MANHOLE SECTION DIAMETER TO BE 48" (42" ONLY IF DIRECTED BY ENGINEER).
2. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C 478.
3. ALL CONNECTING PIPE SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF MANHOLE WALL.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.

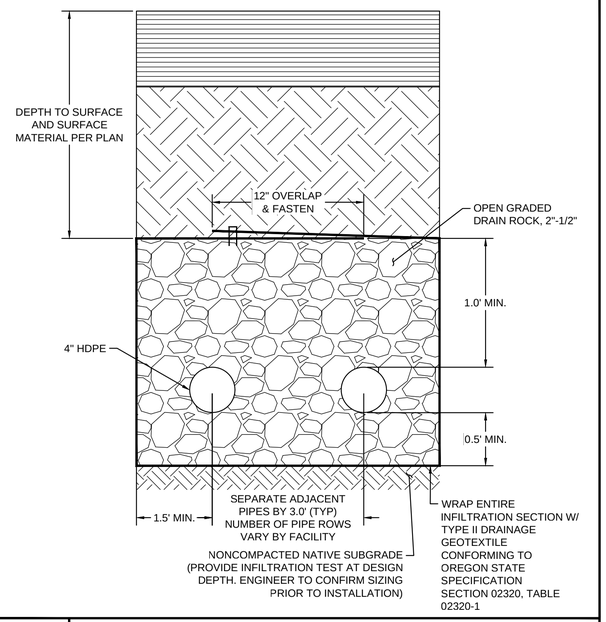
CITY OF FLORENCE STANDARD DRAWING

POLLUTION CONTROL MANHOLE WITH ELBOW

REVISION: 3-9-10 ELIMINATE MH STEPS

DATE: MARCH 2007 | DRAWING NO. F-315b

FILENAME: F-315b.DWG



NOT TO SCALE

DETAIL NUMBER 3

TYPICAL SOAKAGE TRENCH SECTION

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

STORM DETAILS II
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

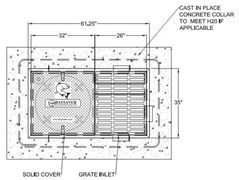
LRS ARCHITECTS
PLACE
3J CONSULTING

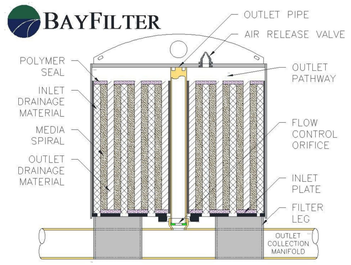
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

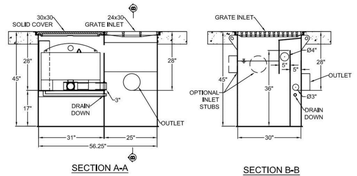
SHEET NUMBER
C932

Creation Date:	8/25/2021 9:07:04 PM
Treatment Flow Rate:	0.04 cfs
Cartridge Type:	BayFilter™ 522
# of Cartridges:	1
Model Number:	CBF-3
Rim Elevation:	67.08 ft.
Outlet Elevation:	~~63.58 ft.~~ 64.41 ft.
Drop:	~~42 in.~~ 32 in.

StreamFilter™







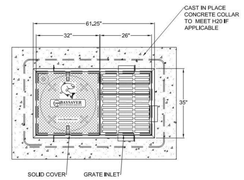
BAYSAVER TECHNOLOGIES® ADS®

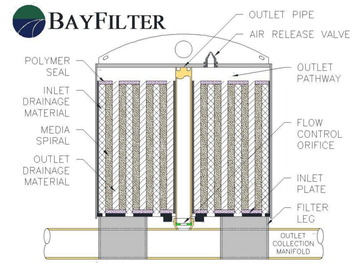
ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS NOT FOR CONSTRUCTION AND IS INTENDED TO DEPICT THE NECESSARY COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT.

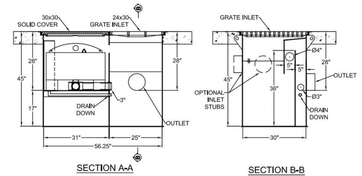
SDCB-19

Creation Date:	8/25/2021 9:13:25 PM
Treatment Flow Rate:	0.01 cfs
Cartridge Type:	BayFilter™ 522
# of Cartridges:	1
Model Number:	CBF-1
Rim Elevation:	62.57 ft.
Outlet Elevation:	58.08 ft.
Drop:	54 in.

StreamFilter™







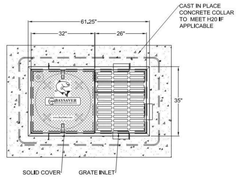
BAYSAVER TECHNOLOGIES® ADS®

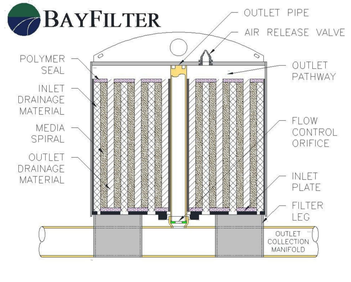
ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS NOT FOR CONSTRUCTION AND IS INTENDED TO DEPICT THE NECESSARY COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT.

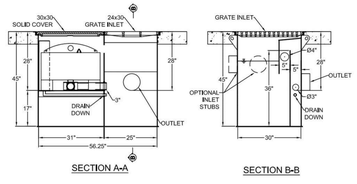
SDCB-17

Creation Date:	8/25/2021 9:11:50 PM
Treatment Flow Rate:	0.02 cfs
Cartridge Type:	BayFilter™ 522
# of Cartridges:	1
Model Number:	CBF-1
Rim Elevation:	~~63.93 ft.~~ 63.92 ft.
Outlet Elevation:	~~60.43 ft.~~ 61.25 ft.
Drop:	~~42 in.~~ 32 in.

StreamFilter™







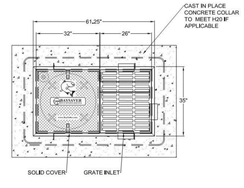
BAYSAVER TECHNOLOGIES® ADS®

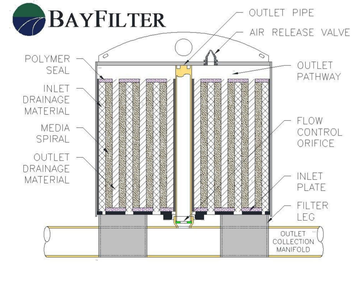
ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS NOT FOR CONSTRUCTION AND IS INTENDED TO DEPICT THE NECESSARY COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT.

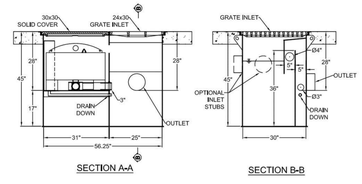
SDCB-18

Creation Date:	8/25/2021 9:14:46 PM
Treatment Flow Rate:	0.02 cfs
Cartridge Type:	BayFilter™ 522
# of Cartridges:	1
Model Number:	CBF-1
Rim Elevation:	58.77 ft.
Outlet Elevation:	~~56.13 ft.~~ 53.97 ft.
Drop:	~~32 in.~~ 58 in.

StreamFilter™







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ADS PLAN PRESENTATION DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DRAWING BASED ON THE INFORMATION PROVIDED BY THE DESIGN ENGINEER FOR THE SPECIFIC PROJECT. THIS DRAWING IS NOT FOR CONSTRUCTION AND IS INTENDED TO DEPICT THE NECESSARY COMPONENTS FOR COMPLIANCE WITH THE ENGINEER'S DESIGN AND/OR LAYOUT. ADS HAS NOT PERFORMED ANY ENGINEERING SERVICES ON THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVIEW THE DRAWING TO INSURE THAT IT IS IN COMPLIANCE WITH THE SPECIFIC DESIGN PROJECT.

SDCB-16 (WITH CUSTOM OUTLET)

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

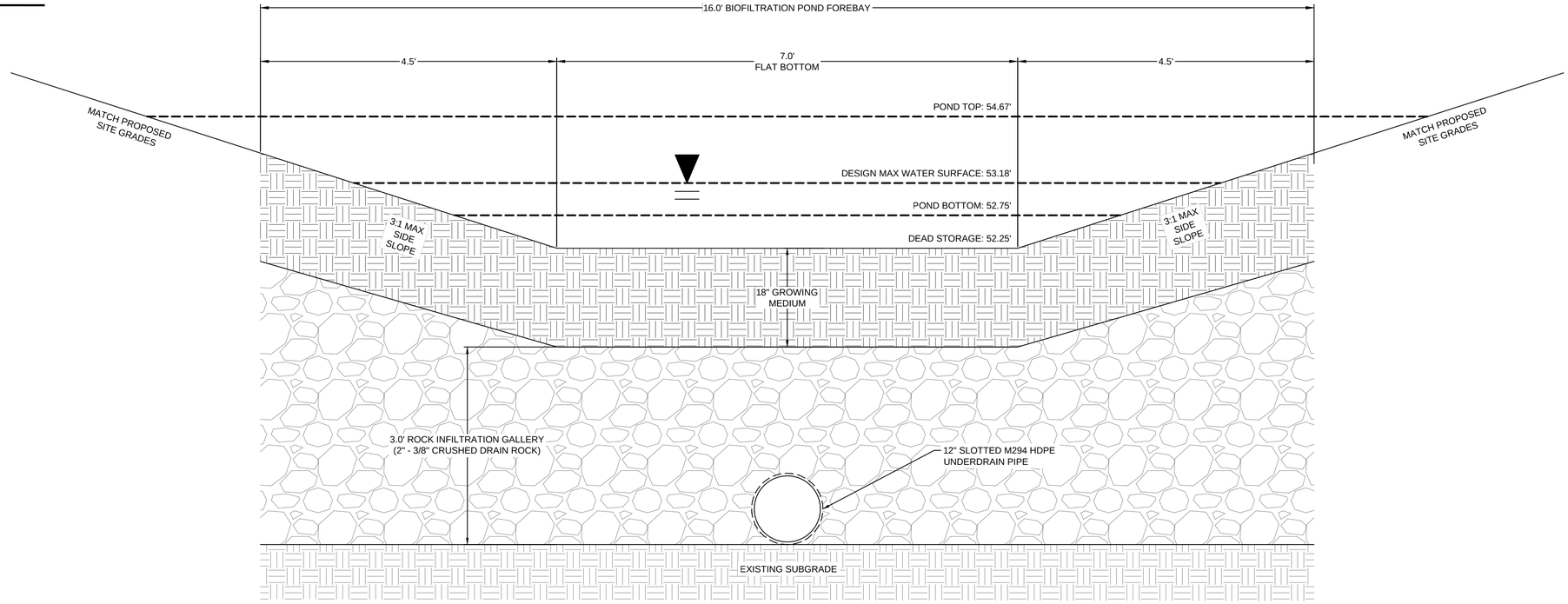
STORM DETAILS III
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

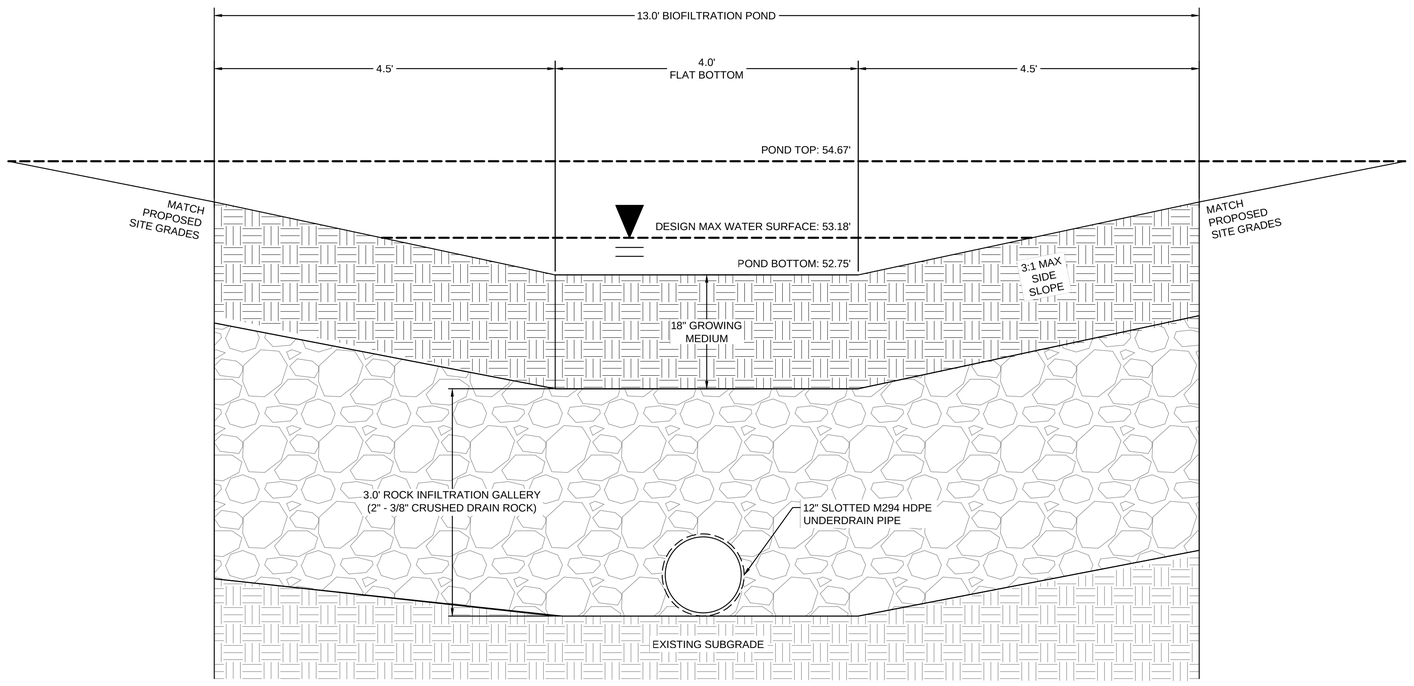
PROJECT INFORMATION
PROJECT # | 19555
LAND USE # | PC 20 07 PUD 01 & PC 20 08 SUB 01
TAX LOT(S) | 700, 1900, 3800
DESIGNED BY | JTE, TEG, ZMS, JKG
CHECKED BY | AJM

SHEET NUMBER
C933

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



BIOFILTRATION POND FOREBAY SECTION



BIOFILTRATION POND MAIN SECTION

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

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

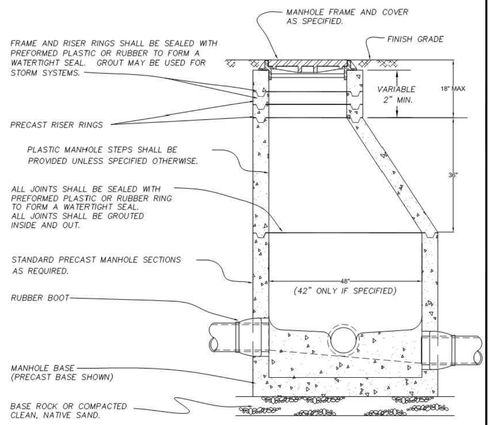
PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

STORM DETAILS IV
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C934



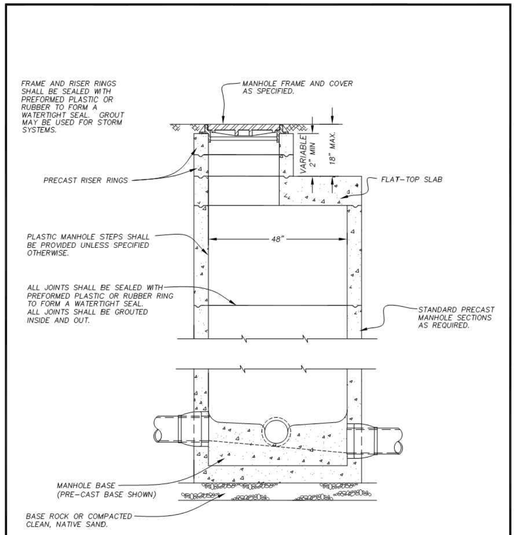
NOTES:

1. STANDARD PRECAST MANHOLE SECTION DIAMETER SHALL BE 48". USE 42" ONLY IF SPECIFIED BY THE ENGINEER.
2. ALL CONNECTING PIPES SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF MANHOLE WALL.
3. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.
5. MAX. 350' BETWEEN EACH MANHOLE (UNLESS OTHERWISE APPROVED).
6. SANITARY MANHOLES PLACED IN CENTER OF STREET.

CITY OF FLORENCE STANDARD DRAWING

MANHOLE

DATE: MARCH–2012 | DRAWING NO. F–315



NOTE:

1. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS
2. MANHOLE MAY BE 42" DIAMETER ONLY IF DIRECTED BY ENGINEER.
3. SEE MANHOLE BASE SECTION DRAWING FOR BASE DETAILS.
4. ALL MANHOLES SHALL BE VACUUMED TESTED.
5. MAX. 350' BETWEEN EACH MANHOLE (UNLESS OTHERWISE APPROVED).
6. SANITARY MANHOLES PLACED IN CENTER OF STREET.

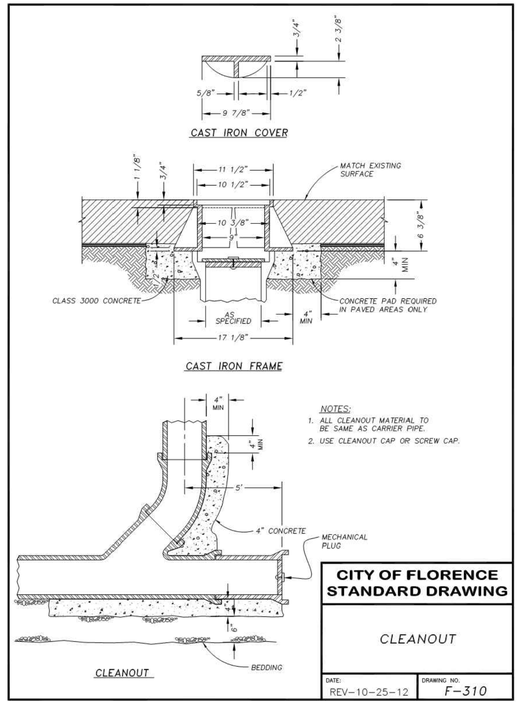
CITY OF FLORENCE STANDARD DRAWING

FLAT–TOP MANHOLE

REVISION: 3–9–10 ELIMINATE MH STEPS

DATE: MARCH 2007 | DRAWING NO. F–315a

FILENAME: F–315a.DWG



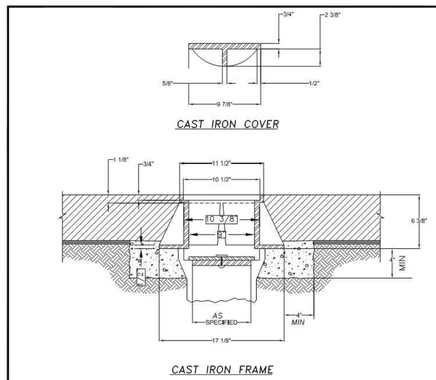
NOTES:

1. ALL CLEANOUT MATERIAL TO BE SAME AS CARRIER PIPE.
2. USE CLEANOUT CAP OR SCREW CAP.

CITY OF FLORENCE STANDARD DRAWING

CLEANOUT

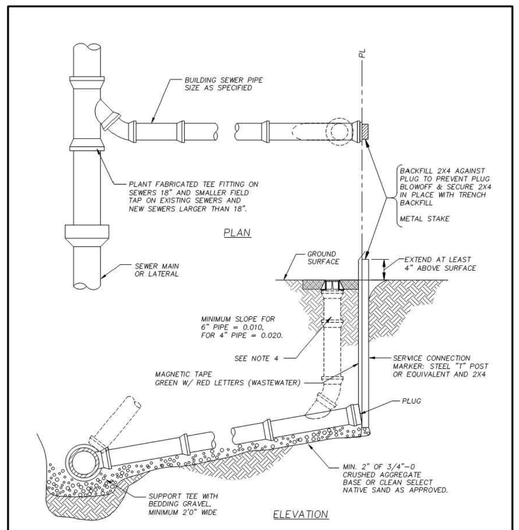
DATE: REV–10–25–12 | DRAWING NO. F–310



CITY OF FLORENCE STANDARD DRAWING

TERMINATION CLEAN OUT

DATE: DEC–2012 | DRAWING NO. F–310A



NOTES:

1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED. 3034 PIPE OR EQUAL SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4 FEET.
3. MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2"X 4" FIR. POST TO EXTEND 4" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED GREEN.
4. A CLEANOUT SHALL BE INSTALLED WHEN REQUIRED, W/ CAST IRON COVER. SEE FIGURE F–310 & FIGURE F–310A.
5. LAY BUILDING SEWER AT MAX. 45° FROM HORIZONTAL TO ACHIEVE REQUIRED DEPTH AT PROPERTY LINE WHEN MINIMUM SLOPE RESULTS IN EXCESSIVE DEPTH.

CITY OF FLORENCE STANDARD DRAWING

SEWER SERVICE DETAIL

REV: 12–01–11

DATE: 08–01–01 | DRAWING NO. F–308

P:\19555-FLORENCE MASTER PLAN\CAD\01 COREIC\D\19555-SANITARY DETAILS.DWG

REGISTERED PROFESSIONAL ENGINEER
JESSE T. EMERSON
OREGON
JUNE 16, 2017
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10

ISSUED FOR
PERMIT SET

REVISIONS

SANITARY DETAILS I
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
3J CONSULTING

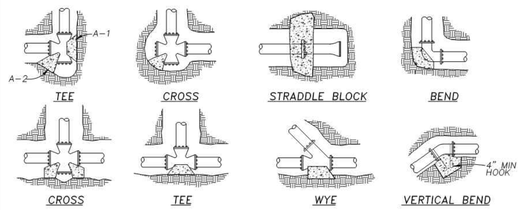
PROJECT INFORMATION

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
C941

(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET									(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
FITTING SIZE	TEE, WYE, DEAD END & HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
				A-1	A-2							
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	---	1.3	---	---	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---	---
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---	---
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2	---
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7	---
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3	0.9
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---	---
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---	---
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---	---

NOTES:
1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
   BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)
2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:
   VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)



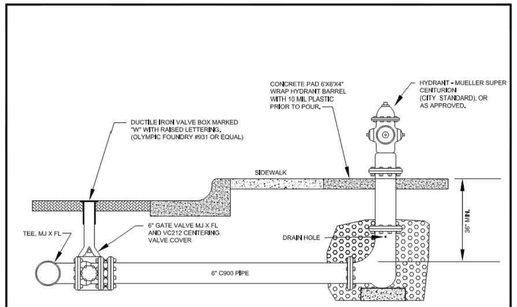
RODS FOR VERTICAL BENDS		
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"-16"	#8	36"

NOTES:
1. CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. ALL CONCRETE TO BE CLASS 2400 MINIMUM.
3. INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
4. CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
5. TIE RODS SHALL BE DEFORMED, GALVANIZED, STEEL, 60,000 PSI TENSILE STRENGTH.

CITY OF FLORENCE STANDARD DRAWING

THRUST BLOCKING

DATE: SEPTEMBER 2011 | DRAWING NO.: F-401

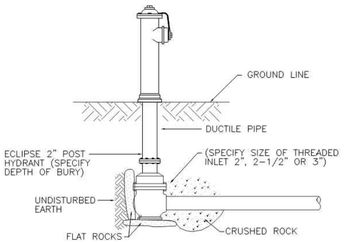


NOTES:
1. ALL JOINTS TO BE RESTRAINED WITHOUT THE USE OF THRUST BLOCKS.
2. JOINT RESTRAINT SYSTEM SHALL BE SERIES 2000 PVC BY EBBA IRON, OR APPROVED EQUAL.
3. CONTRACTOR TO SELECT HYDRANT BARREL LENGTH APPROPRIATE FOR DEPTH OF BURY.
4. EXTENSIONS WILL BE ALLOWED ONLY WHERE DEPTH OF BURY EXCEEDS MANUFACTURERS LONGEST HYDRANT BARREL.
5. SUPPORT HYDRANT ON 8" x 8" x 16" CONCRETE BLOCK
6. BACKFILL WITH WASHED ROCK OR PEA GRAVEL WRAPPED IN GEOTEXTILE FABRIC TO 6" ABOVE DRAIN HOLE.
7. MAINTAIN 36 - INCH MINIMUM CLEARANCE AROUND HYDRANT.
8. WHEN PLACED ADJACENT TO CURB, HYDRANT PORT SHALL BE 24" FROM FACE OF CURB.
9. NO JOINTS ALLOWED IF HYDRANT LINE IS LESS THAN 18 - FEET IN LENGTH.
10. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO INSURE BREAKAWAY
11. FLANGE AND SAFETY COLLAR ARE IN CORRECT POSITIONS.
12. MAINTAIN A MINIMUM OF 5 - FEET CLEARANCE FROM DRIVEWAYS. MAINTAIN 5 - FEET BEHIND FACE OF CURB IN PARKING LOTS OR ZONES AND PROVIDE BOLLARDS FACING TRAFFIC IN PARKING LOTS WITH CURBS.
13. HYDRANT PUMPER PORT SHALL FACE DIRECTION OF ACCESS.
14. FIRE HYDRANT SPACING SHALL COMPLY WITH THE FIRE CODE REQUIREMENT OR 500 - FEET MINIMUM ON DISTRIBUTION MAINS.
15. PLACE 24"X24"X4" CONCRETE PAD AROUND ALL VALVE BOXES OUTSIDE OF PAVED AREAS.
16. VALVE BOX EXTENSION TO BE PVC ASTM D 3034 OR EQUAL.
17. PAINT HYDRANT WITH DEVOE BAR-OX ENAMEL PAINT GLOSS SAFETY YELLOW OR APPROVED EQUAL PER MANUFACTURERS RECOMMENDATION.
18. CENTERING VALVE COVER TO BE VC212 BY 3 DIMENSIONAL CONTRACTING OR EQUAL

CITY OF FLORENCE STANDARD DRAWING

HYDRANT INSTALLATION

DATE: MAY-2011 | DRAWING NO.: F-402



Hydrants shall be self-draining, non-freezing, compression type with 2-3/16" main valve opening. Inlet connection shall be (2" IP, 2-1/2" IP, 3" IP, 2" MJ or 3" MJ). Outlet shall be (1-1/4", 1-1/2", 2" or 2-1/2" IP or NST).

Hydrants shall have a 3" ductile iron pipe riser with a cast iron stock top, and non-turning operating rod. Principal interior operating parts shall be brass and removable from the hydrant for servicing without excavating the hydrant.

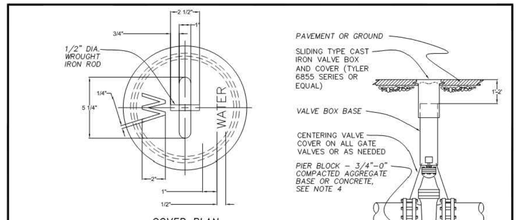
Hydrants shall be set in 4 cubic feet of crushed stone to allow for proper drainage of the hydrant. Recommendations of the AWWA should be followed when installing the hydrants.

Post hydrants shall be Eclipse No. 2 Post Hydrants as manufactured by John C. Kupferle Foundry Company, St. Louis, MO. or approved alternate.

CITY OF FLORENCE STANDARD DRAWING

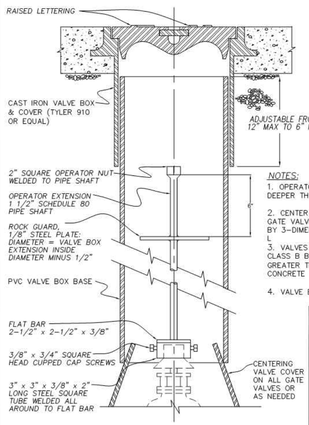
POST HYDRANT

DATE: 9-23-11 | DRAWING NO.: F-402A



COVER PLAN

VALVE BOX ASSEMBLY DETAIL



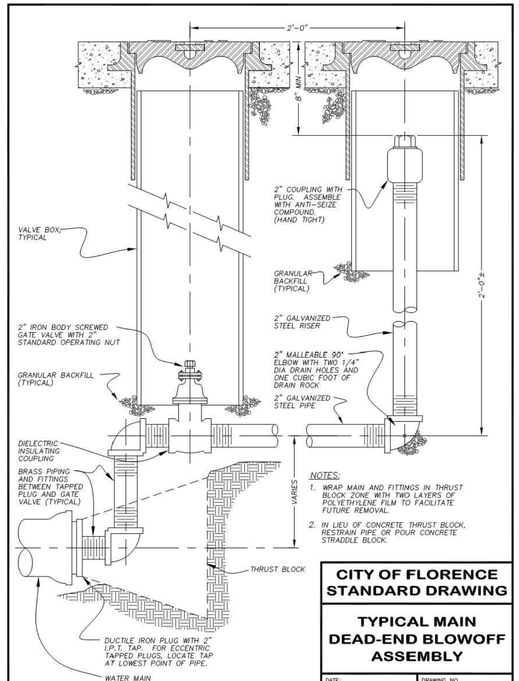
VALVE BOX EXTENSION SECTION

NOTES:
1. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 4 FEET FROM FINISH GRADE.
2. CENTER VALVE BOX ON AXIS OF OPERATOR NUT. GATE VALVES REQUIRE VC212 CENTERING VALVE COVER BY 3-DIMENSIONING CONTRACTING OR EQUAL.
3. VALVES 12" AND SMALLER SHALL BE PROVIDED WITH CLASS B BASE ON UNDISTURBED GROUND. VALVES GREATER THAN 12" SHALL BE INSTALLED ON PRECAST CONCRETE PIER BLOCK.
4. VALVE BOX BASE SHALL BE PVC (ASTM D3034).

CITY OF FLORENCE STANDARD DRAWING

VALVE BOX & OPERATOR EXTENSION ASSEMBLY

DATE: DEC-2011 | DRAWING NO.: F-403

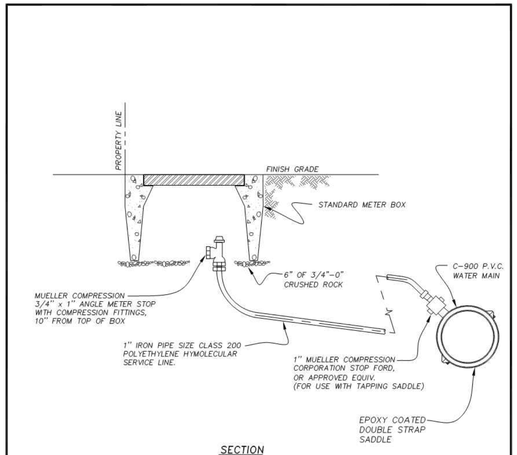


NOTES:
1. WRAP MAIN AND FITTINGS IN THRUST BLOCK ZONE WITH TWO LAYERS OF POLYETHYLENE FILM TO FACILITATE FUTURE REMOVAL.
2. IN LIEU OF CONCRETE THRUST BLOCK, RESTRAIN PIPE OR FOUR CONCRETE STRADDLE BLOCK.

CITY OF FLORENCE STANDARD DRAWING

TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY

DATE: 9-23-11 | DRAWING NO.: F-404



SECTION

NOTES:
1. NO GALVANIZED FITTINGS
2. CITY STANDARD "MUELLER" BRASS FITTINGS OR EQUIVALENT
3. CITY STANDARD METER BOX SHALL BE:
   PLASTIC - "CARSON" OR EQUIVALENT
   PC CONCRETE - "CHRISTY" OR EQUIVALENT

CITY OF FLORENCE STANDARD DRAWING

TYPICAL WATER SERVICE CONNECTION WITHOUT METER

DATE: 9-26-11 | DRAWING NO.: F-408a

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

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 16, 2017
JESSE T. EMERSON
EXPIRES: 12/31/21

PUBLISH DATE
2021-12-10
ISSUED FOR
PERMIT SET
REVISIONS

WATER SYSTEM DETAILS I
RHODODENDRON ARBOR
PLANNED UNIT DEVELOPMENT
APIC FLORENCE HOLDINGS, LLC
FLORENCE, OR

LRS ARCHITECTS
PLACE
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
C951