

TENTATIVE PLAN SET  
 SIUSLAW HIGH SCHOOL SOFTBALL FACILITY  
 N.W. ¼ N.E. ¼ SEC. 22 T.18S.R.12  
 TAX LOT 300  
 FLORENCE, LANE COUNTY, OREGON



**ARCHITECT**  
 RODD HANSEN, ARCHITECT, LLC  
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**APPLICANT**  
 SIUSLAW SCHOOL DISTRICT 97J  
 2111 OAK STREET  
 FLORENCE, OR. 97439

**DESIGN ENGINEER**  
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 380 Q STREET STE. 200  
 SPRINGFIELD, OREGON 97477  
 PHONE: (541) 302-9790

**A & O Engineering L.L.C.**  
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**Existing Conditions**  
 for  
*Siuslaw High School Softball*  
 Florence Lane County Oregon

**LEGEND**

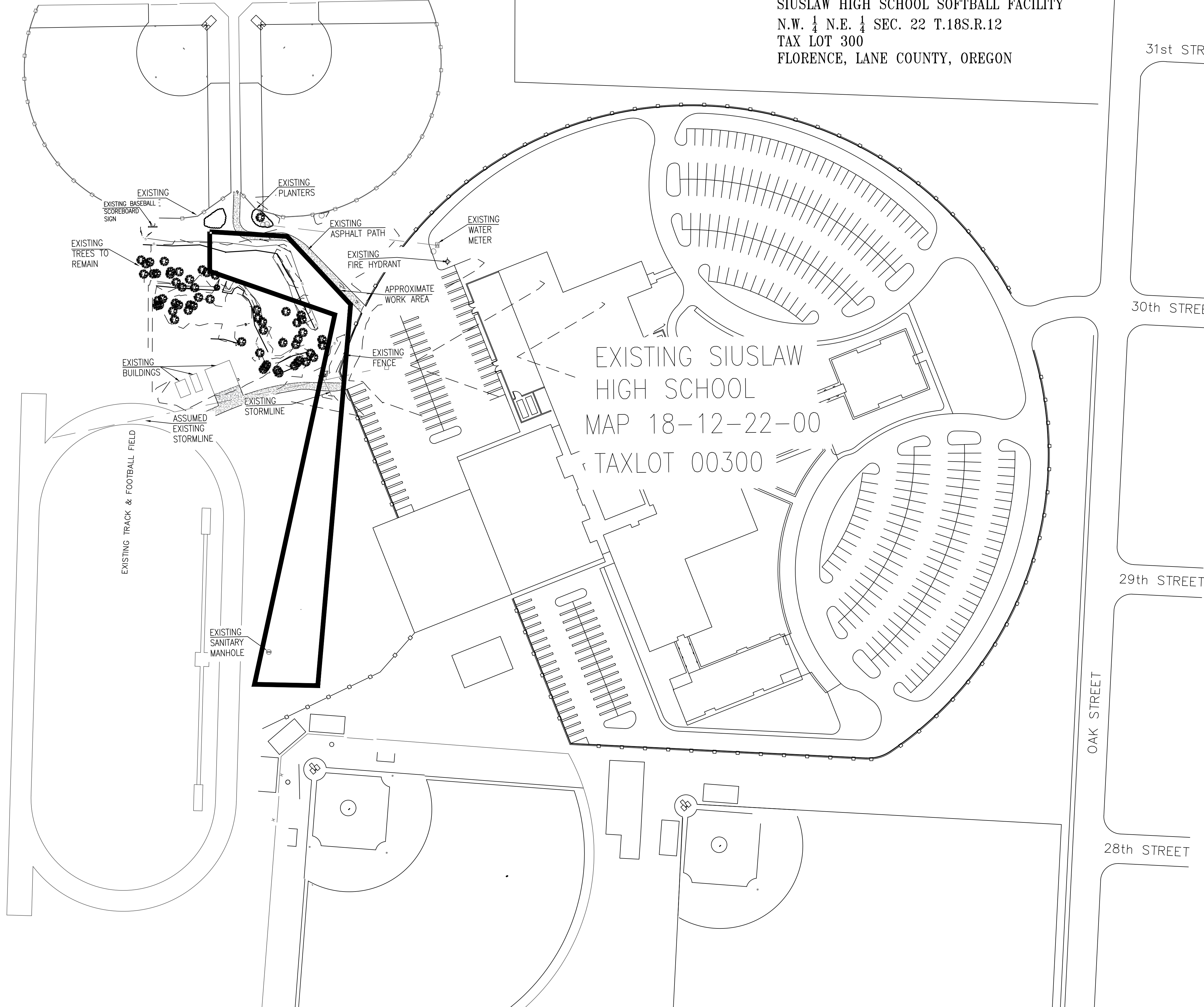
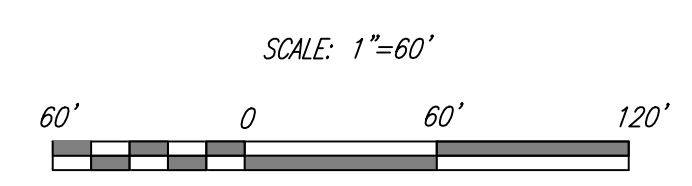
---	EXISTING BOUNDARY
-63	PROPOSED INTERMEDIATE CONTOURS
---	EXISTING CURB & GUTTER
---	EXISTING GAS LINE
---	EXISTING WATER MAIN
⊗	EXISTING FIRE HYDRANT
⊞	EXISTING WATER METER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING WASTEWATER SYSTEM
---	EXISTING STORM DRAINAGE SYSTEM
⊙	PROPOSED WASTEWATER SYSTEM
⊙	PROPOSED STORM DRAINAGE SYSTEM
---	PROPOSED WATER MAIN
⊞	PROPOSED WATER METER
⊗	PROPOSED FIRE HYDRANT
⊙	PROPOSED WATER VALVE
---	PROPOSED GAS LINE
---	PROPOSED DRY UTILITIES (ELEC. CABLE AND PHONE)
---	EXISTING FENCE
▨	EXISTING GRAVEL
▨	PROPOSED CONCRETE SIDEWALK
▨	PROPOSED FILL/CUT SLOPE
→	ROOF DRAIN SLOPE
⊗	EXISTING TREES

**SHEET INDEX**

C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-3.0	GRADING AND STORM
C-4.0	WASTEWATER AND UTILITIES
C-5.0	LANDSCAPE PLAN
A3.1	FLOOR PLAN
A6.1	ELEVATIONS

**NOTES:**

- SITE SOILS ARE CLASSIFIED AS 140-YAQUINA LOAMY FINE SAND HYDROLOGIC SOIL GROUP: A/D PER WEBSOIL SURVEY.
- TOPO INFORMATION PROVIDED BY EGR AND ASSOCIATES INC AND CAD FILE PROVIDED BY SCHOOL DISTRICT. TOPO SURVEY PERFORMED ON MARCH 20, 2024. EXISTING CONDITIONS MAP IS A COMBINATION OF INFORMATION FROM THE ABOVE LISTED SOURCES.
- CONTOURS SHOWN DEPICT EXISTING ELEVATIONS ON-SITE. VERTICAL DATUM IS IN NAVD88 DATUM.
- EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL HAVE SERVICING UTILITIES FIELD LOCATE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF OAR 952-001-0010 THROUGH 952-001-0090. ONE CALL PHONE NUMBER 1-800-332-2344.
- FIRE HYDRANTS ARE LOCATED AS SHOWN.
- FEMA FLOOD HAZARD ZONE X. ZONE X IS AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD.
- THIS MAP SHALL NOT BE CONSIDERED A BOUNDARY SURVEY.
- ZONING JURISDICTION: FLORENCE  
 PARENT ZONE: HIGH-DENSITY RESIDENTIAL (HR)  
 EXISTING USE ON PROPERTY: SCHOOL DISTRICT
- PROPOSED EXPANSION WITHIN THE APPROXIMATE WORK SITE ONLY ENHANCES THE EXISTING USE OF THE SOFTBALL FIELDS.



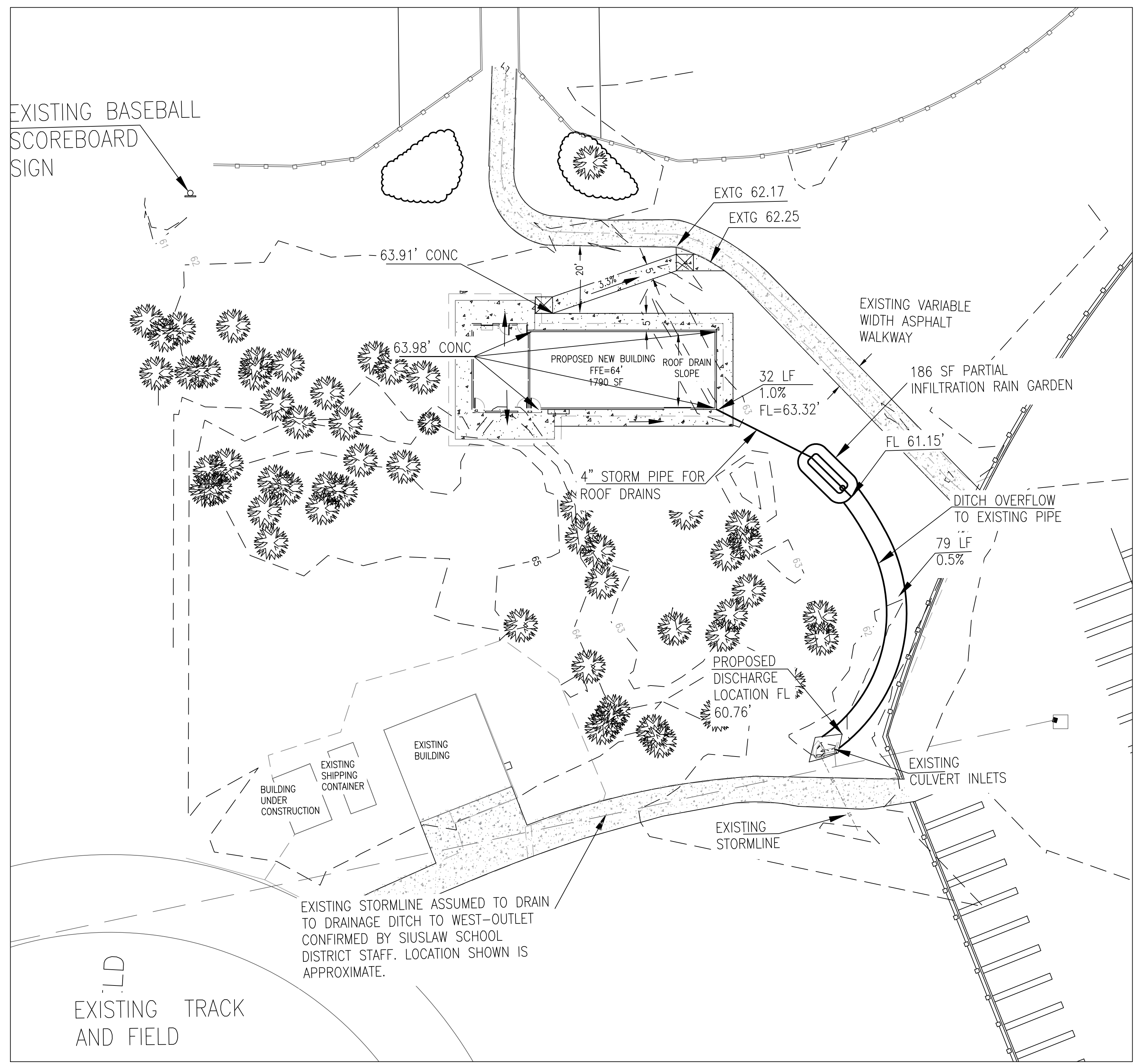
THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD.

DATE:	5/21/2024
PROJECT No.:	
SCALE:	AS SHOWN
DESIGNED BY:	DTA
DRAWN BY:	SJM
REVIEWED BY:	KOM

SUBMITTALS:	
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REVISIONS:	
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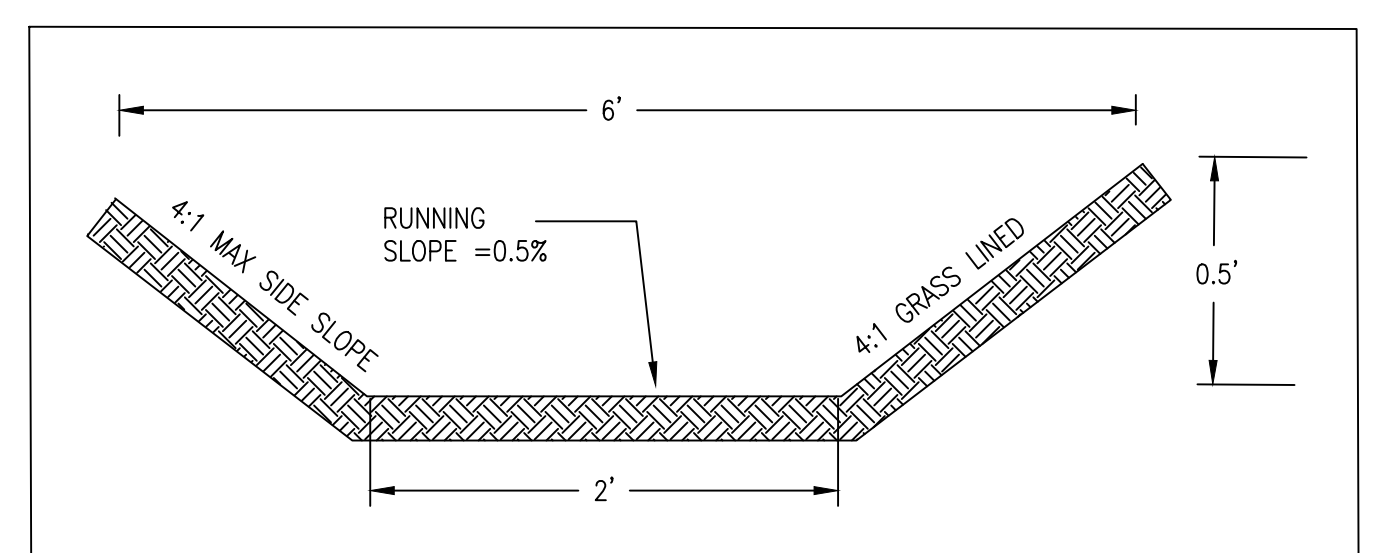
- GRADING NOTES:**
1. ALL SIDEWALK CROSS SLOPES TO BE MAX 1.5% (2% MAX SURFACE).
  2. ALL WALKWAYS SHALL HAVE RUNNING SLOPES LESS THAN 5% OR INCLUDE LANDINGS AT EACH END.
  3. ALL ADA RAMP SHALL HAVE CROSS SLOPES LESS THAN 2% AND RUNNING SLOPES LESS THAN 8.33%.
  4. ALL WALKWAYS AND SIDEWALKS ADJACENT TO A BUILDING DOOR SHALL DROP 1/4"(0.02') FROM FINISHED FLOOR ELEVATION.
  5. BUILDINGS ARE SHOWN FOR REFERENCE CONTRACTOR SHALL USE APPROVED ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION.
  6. FUTURE ROOF DRAINAGE IS TO BE DIRECTED TO PROPOSED STORM DRAINAGE SYSTEM.
  7. THE PROPOSED SIDEWALK ACCESS IS DESIGNED TO HAVE A RUNNING SLOPE LESS THAN 5%. THEREFORE PER ADA REGULATIONS, A PEDESTRIAN GUARDRAIL IS NOT REQUIRED OR PROPOSED.

- INFILTRATION RAIN GARDEN NOTES:**
1. PER THE WEB SOIL SURVEY, THE SITE HAS SOIL TYPE #140- YAQUINA LOAMY FINE SAND. AS REQUIRED BY THE CITY OF FLORENCE STORMWATER DESIGN MANUAL AND THE SIMPLIFIED APPROACH FORM, A PARTIAL INFILTRATION FACILITY WITH AT LEAST ONE GROUNDWATER MITIGATION ELEMENT INCLUDED. FOR THIS DEVELOPMENT THE PARTIAL INFILTRATION FACILITY IS PROPOSED TO HAVE AN UNDERDRAIN AND AN OVERFLOW TO A NEARBY CULVERT.
  2. PERFORATED COLLECTION PIPE HOLES SHALL BE INSTALLED WITH HOLES FACING DOWNWARDS

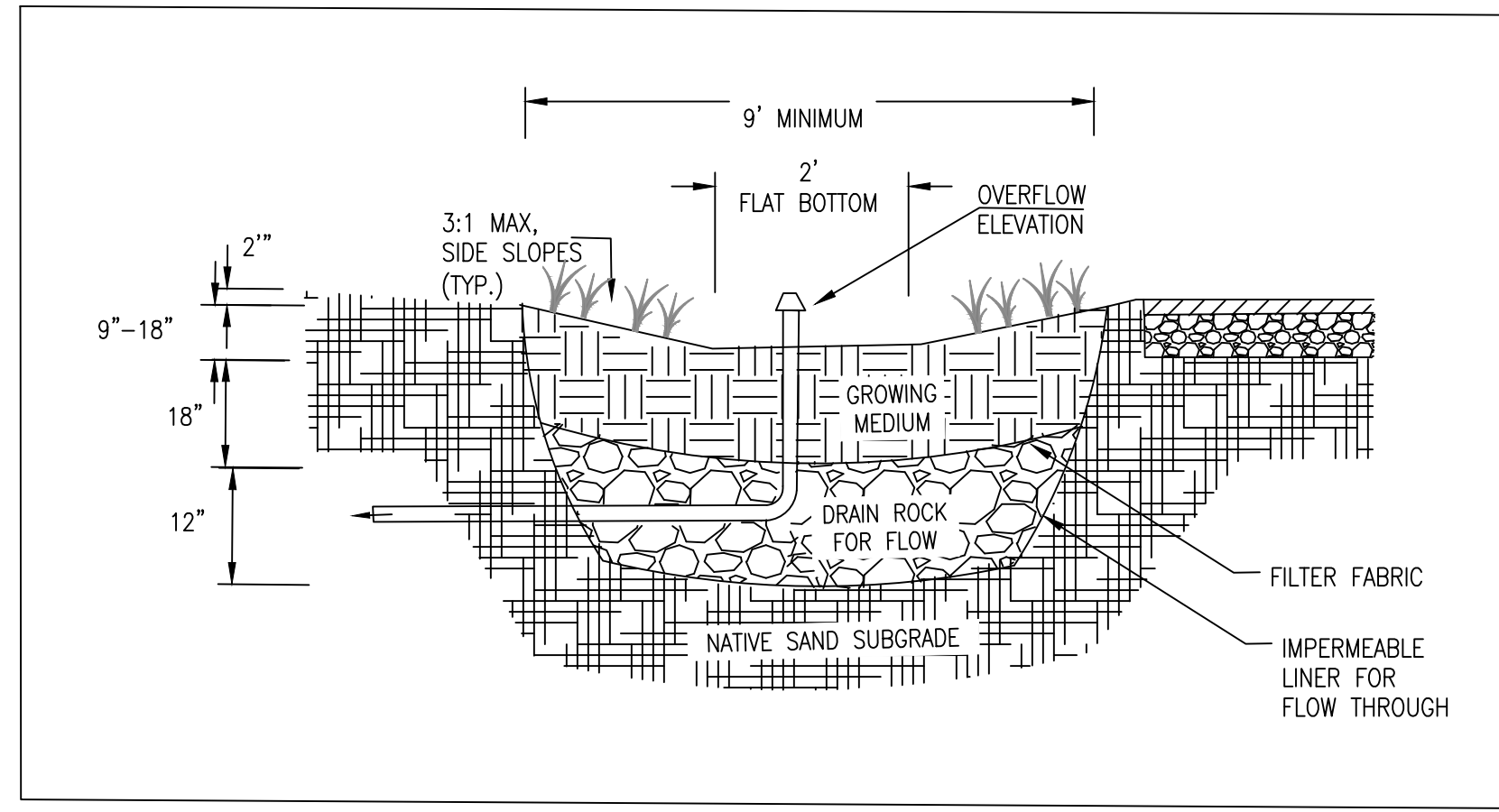
- STORMWATER NOTES:**
1. THE SIMPLIFIED APPROACH WAS UTILIZED TO SIZE THE RAIN GARDEN AREA TO RECEIVE RUNOFF FROM THE NEW BUILDING ROOF.
  2. PARTIAL INFILTRATION RAIN GARDEN SIZED PER THE CITY OF FLORENCE STORMWATER DESIGN MANUAL  
PROPOSED ROOF AREA: 2886 SF  
RAIN GARDEN SIZING FACTOR: 6%  
REQUIRED FACILITY SURFACE AREA: 174 SF  
PROVIDED RAIN GARDEN AREA: 186 SF
  3. RAIN GARDEN IS PROPOSED TO BE PLANTED PER LANDSCAPE PLAN ON SHEET C-5.0. OWNER MAY SUBSTITUTE PLANTS DURING BUILDING PERMIT REVIEW PER REQUIREMENTS OF FLORENCE STORMWATER DESIGN MANUAL 2011 REVISION.
  4. DOWNSPOUT LOCATIONS TO BE FINALIZED DURING THE BUILDING PERMIT PROCESS. ALL NEW DOWNSPOUTS ARE PROPOSED TO BE COLLECTED INTO UNDERGROUND PIPING AND ROUTED TO THE PROPOSED RAIN GARDEN.
  5. ALL PIPING IS TO MEET 2024 OREGON STATE PLUMBING CODE.
  6. SEE THE STORMWATER DESIGN NARRATIVE FOR MORE INFORMATION ON RAIN GARDEN SIZING AND RATIONALE.

- GRADING LEGEND**
- ← PROPOSED FLOW DIRECTION
  - S=0.40% PROPOSED SLOPE
  - AC ASPHALT ELEVATION
  - BW BACK OF WALK
  - CONC CONCRETE ELEVATION
  - FFE FINISH FLOOR ELEVATION

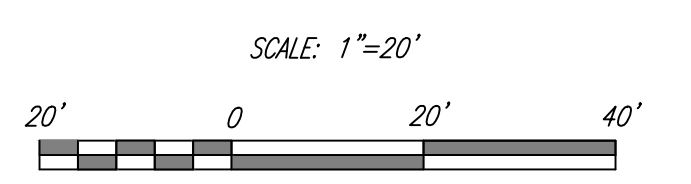
- LEGEND**
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  - OHE --- EXISTING OVERHEAD ELECTRIC
  - EXISTING UTILITY POLE
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  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED FILL/CUT SLOPE
  - ROOF DRAIN SLOPE
  - EXISTING TREES



**STORMWATER CONVEYANCE**  
**DITCH DETAIL** N.T.S.

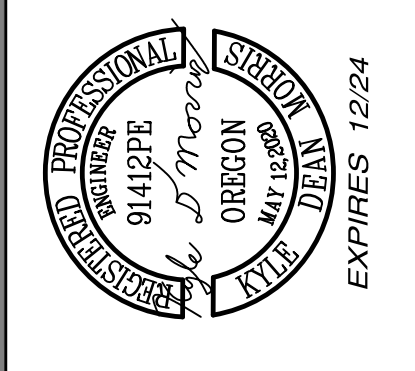


**INFILTRATION RAIN GARDEN** N.T.S.



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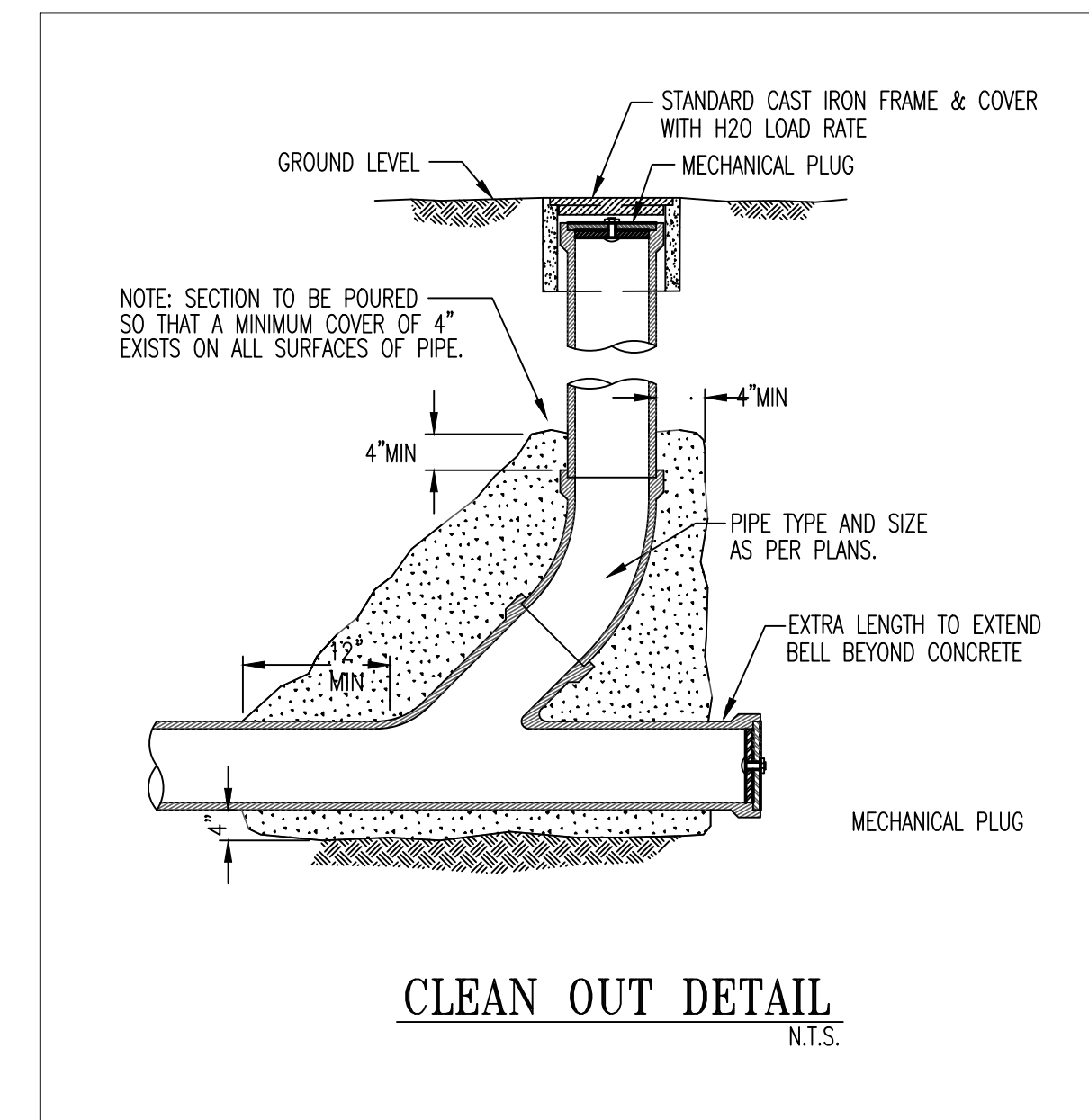
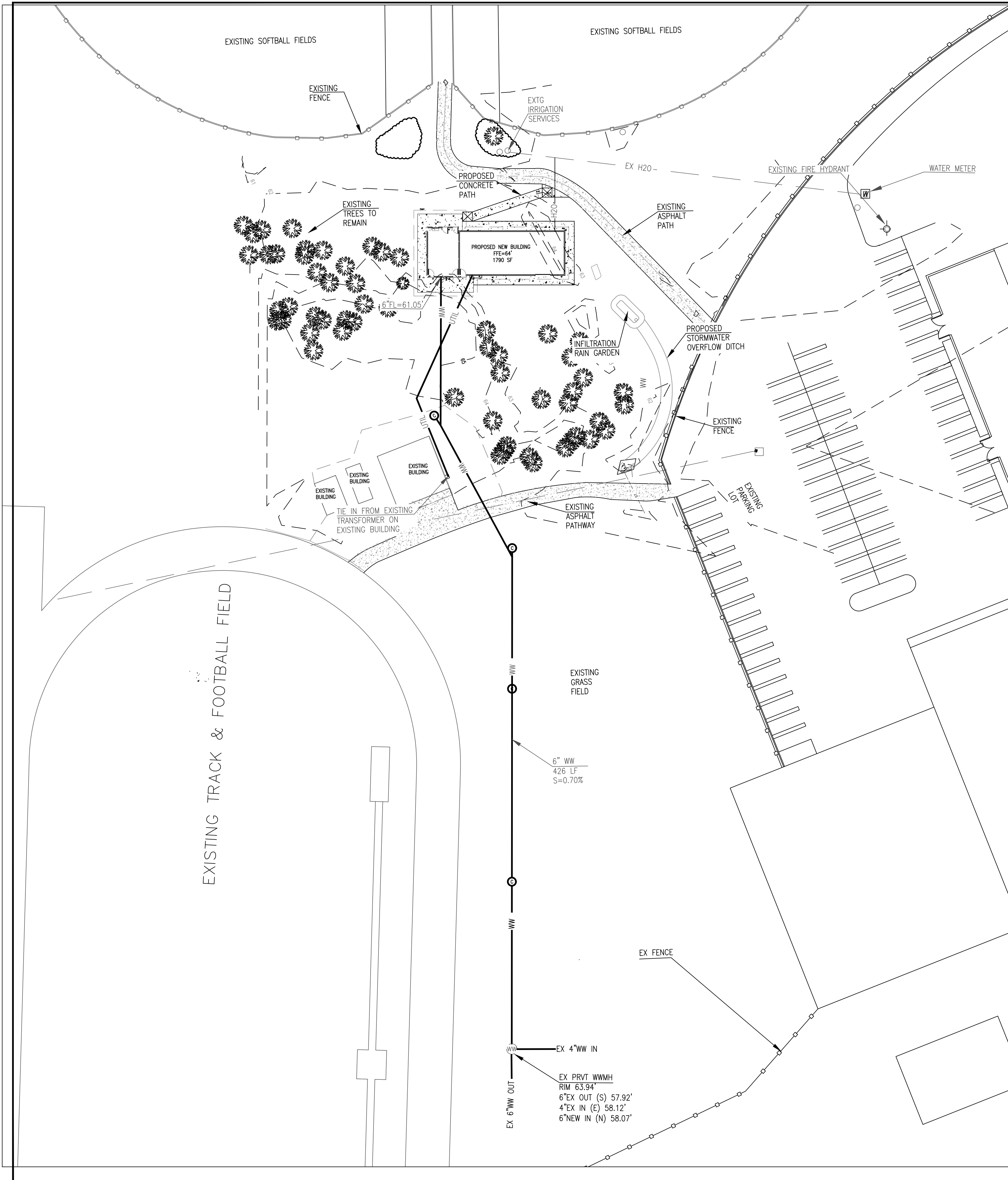
**Grading and Storm**  
for  
**Siuslaw High School Softball**  
Florence Lane County Oregon

DATE: 5/21/2024  
PROJECT NO:  
SCALE: HRRG  
DRAWN BY: SLM  
DESIGNED BY: DTA

SUBMITTALS:

REVISIONS:

**SHEET**  
**C-3.0**  
3 OF 5

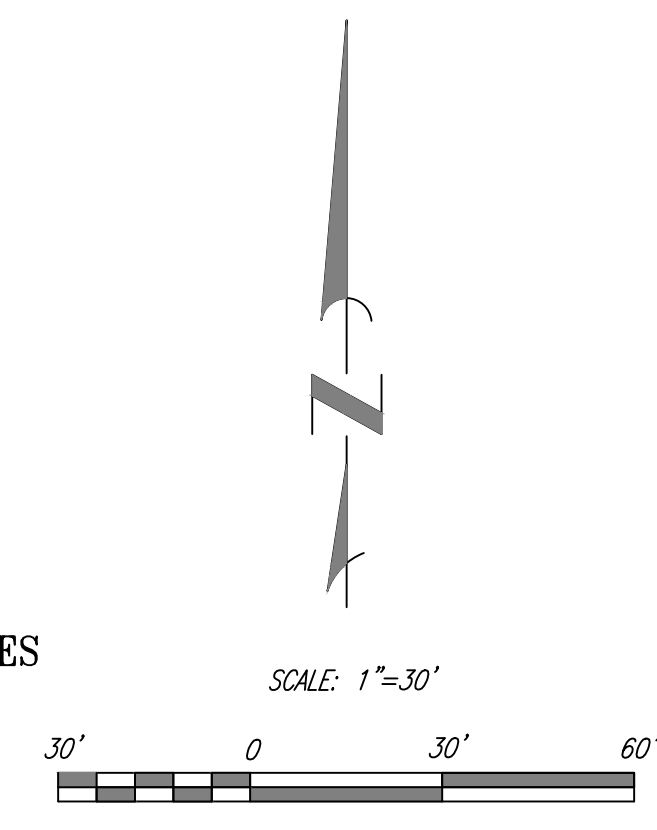


**LEGEND**

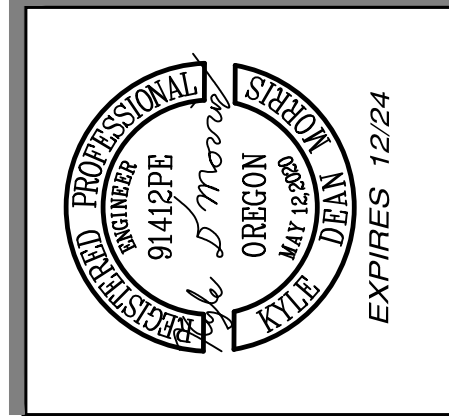
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---	PROPOSED FILL/CUT SLOPE
---	ROOF DRAIN SLOPE
⊙	EXISTING TREES

- NOTES:**
1. WASTEWATER CONSTRUCTION IS PROPOSED TO BE PRIVATE.
  2. FINAL UTILITY DESIGN TO BE COMPLETED DURING BUILDING PERMIT PROCESS BY FRANCHISE UTILITY PROVIDERS AND PROJECT ELECTRICIAN. CURRENT UTILITY ROUTINGS SHOWN ARE PRELIMINARY.
  3. NO NEW FIRE HYDRANTS ARE PROPOSED SINCE EXISTING FIRE HYDRANT IS WITHIN 400 FT PROXIMITY OF PROPOSED BUILDING.
  5. ELECTRICAL DESIGN PLAN WILL BE PREPARED BY ELECTRICIANS AT TIME OF BUILDING PERMIT.
  6. LOCATIONS OF UTILITIES ON SITE ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION ONE CALL #811.
  7. CONTRACTOR SHALL POTHOLE EXISTING WASTEWATER LATERAL AND VERIFY IN COORDINATION WITH THE PROJECT ENGINEER, FLOW LINE ELEVATIONS PRIOR TO CONSTRUCTION.
  8. ALL PRIVATE PIPING TO MEET REQUIREMENTS OF OREGON STATE SPECIALTY CODE, CURRENT EDITION.
  9. ALL NEW UTILITIES TO SERVE THE DEVELOPMENT ARE PROPOSED TO BE PLACED UNDERGROUND.
  10. ALL PIPING WITHIN MINIMUM OFFSET FROM BUILDING SHALL BE WELDED JOINTS PER OREGON STATE PLUMBING CODE.
  11. FINAL PIPE SIZING WILL BE PERFORMED DURING THE BUILDING PERMIT PROCESS.

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**Wastewater and Utility Plan**  
 for  
**Thurston Estates**  
 Springfield Lane County Oregon

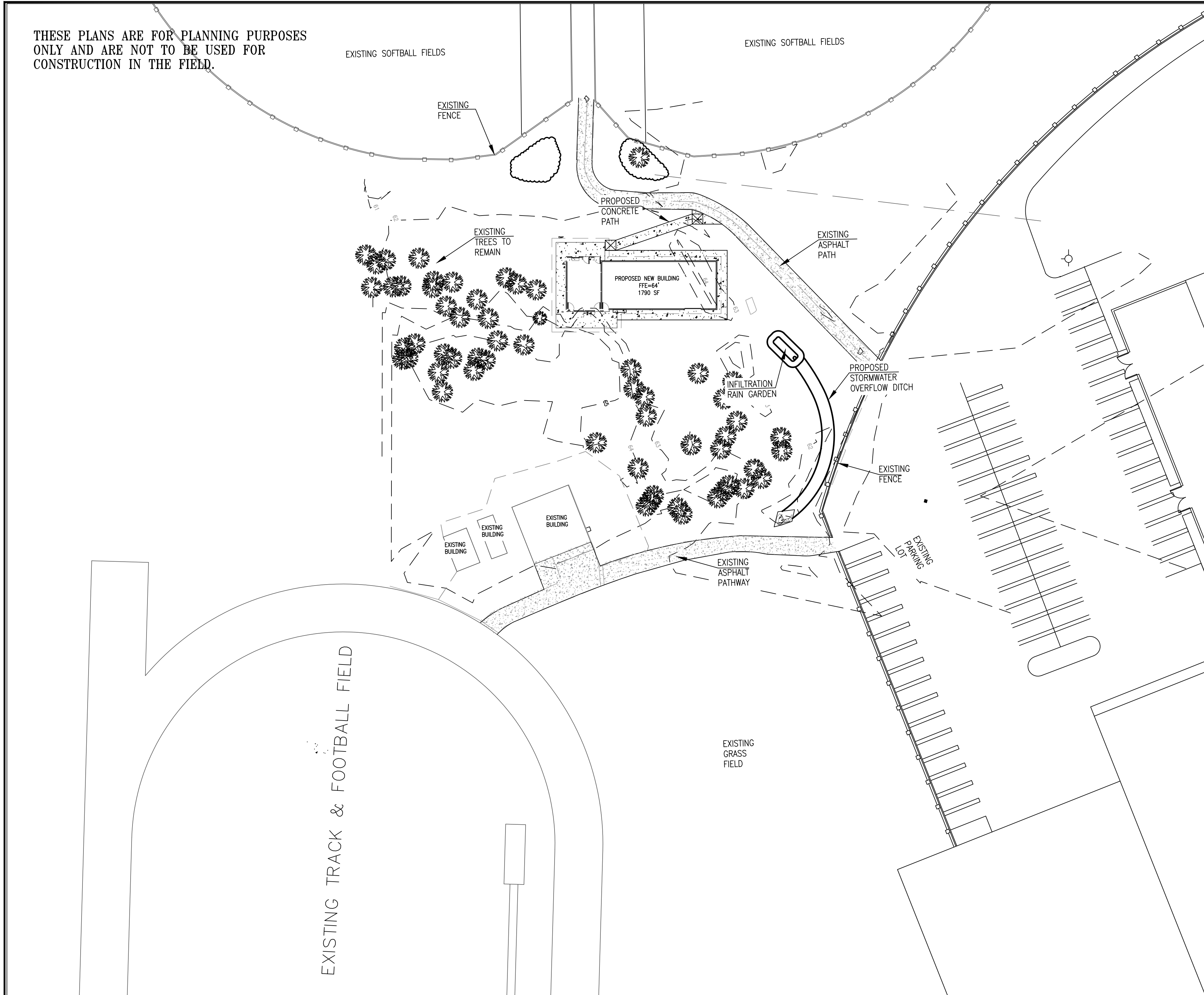
DATE: 5/21/2024
PROJECT NO: _____
SCALE: _____
VERT: _____
DRAWN BY: SLW
DESIGNED BY: DTA
REVIEWED BY: KDM

SUBMITTALS: \_\_\_\_\_

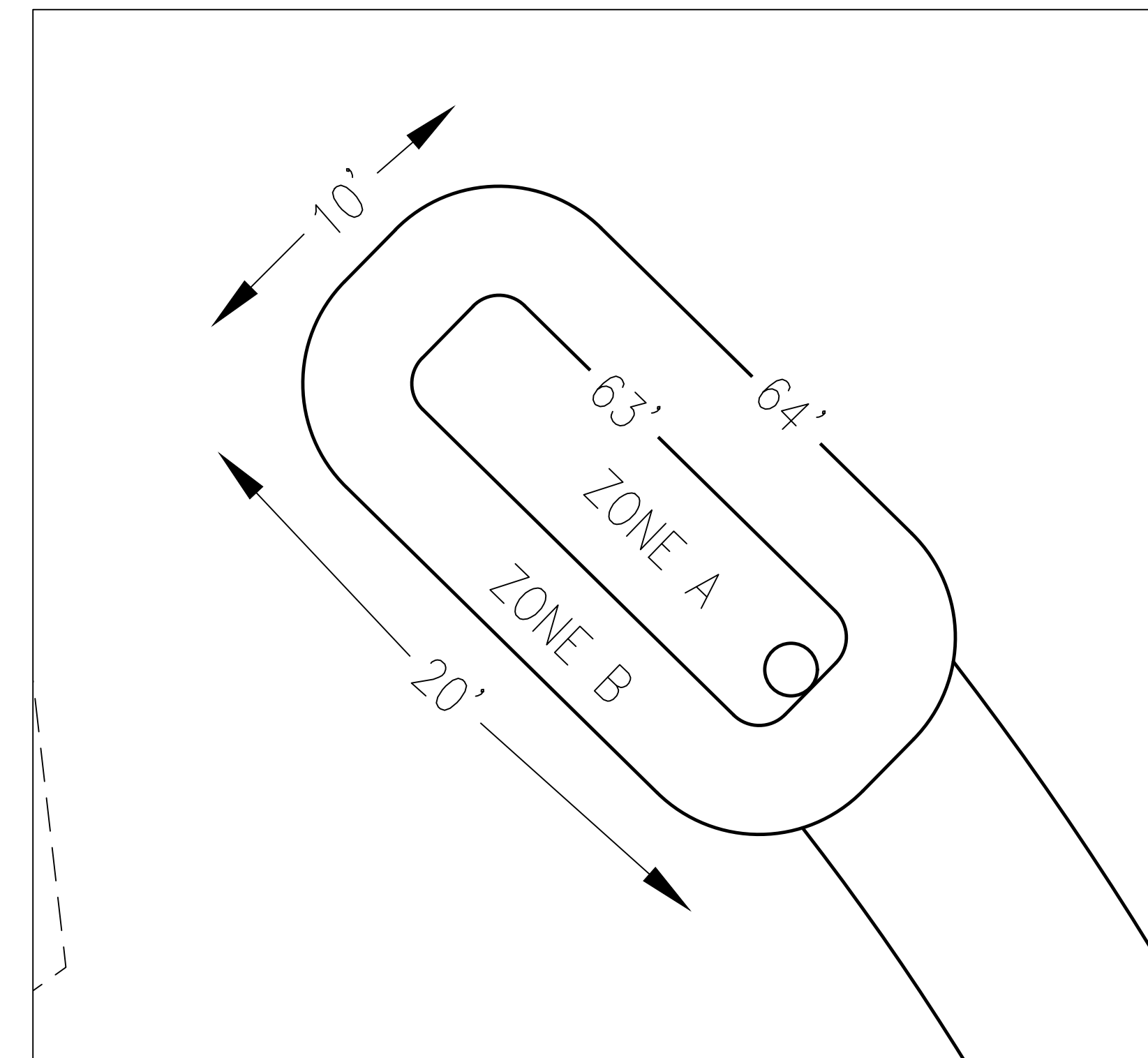
REVISIONS: \_\_\_\_\_

**SHEET**  
**C-4.0**  
 4 OF 5

THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD.



- LEGEND**
- EXISTING BOUNDARY
  - - - - - PROPOSED INTERMEDIATE CONTOURS
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  - PROPOSED FILL/CUT SLOPE
  - ROOF DRAIN SLOPE
  - ⊗ EXISTING TREES

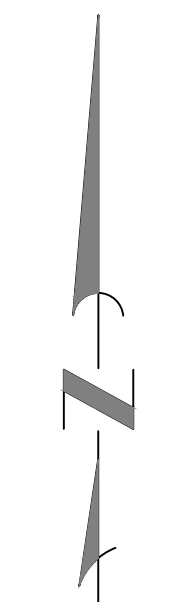


RAIN GARDEN PLANTING DETAIL N.T.S.

**RAIN GARDEN PLANT LIST**

PLANT TYPE	Quantity	Botanical Name	Size	Spacing	Zone
Shrub	4	Lonicera Involucrata, Black Twinberry	5'	4'	B
Tree	2	Morella Californica, California Wax Myrtle	20'	4'	B
Groundcover	64	Bromus Vulgaris, Columbia Brome Grass	1.5'	1'	A
Shrub	6	Ledum Glandulosum, Western Labrador Tea	3'	3'	B

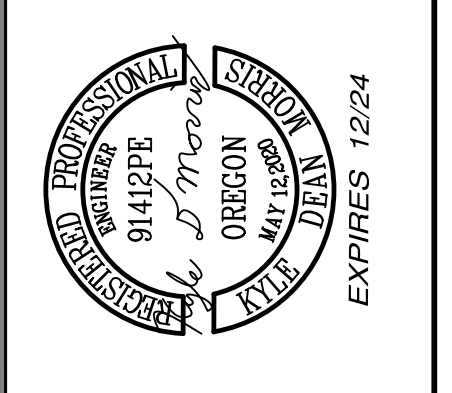
- NOTES:**
- EXISTING TREES SHOWN ARE WHAT WAS PRESENT DURING THE TIME OF SURVEY.
  - SEE TABLE FOR INFILTRATION RAIN GARDEN PLANT LIST.
  - PLANTING SCHEDULE SHOWN. MAY BE SUBJECT TO CHANGE AT A LATER DATE.
  - SOILS DISTURBED AND EXPOSED DURING CONSTRUCTION TO BE RE-SEEDED OR RESTORED TO EXISTING CONDITIONS.
  - RAIN GARDEN PLANT QUANTITIES ARE CALCULATED FROM THE FLORENCE STORMWATER MANAGEMENT MANUAL REQUIREMENTS.



SCALE: 1"=30'



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 info@a-o-engineer.com



**Landscape Plan**  
 for  
**Siuslaw High School Softball**  
 Florence Lane County Oregon

DATE: 5/21/2024
PROJECT NO:
SCALE: Horiz
VERT:
DRAWN BY: SJM
DESIGNED BY: DJA
REVIEWED BY: KDM

SUBMITTALS:
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REVISIONS:
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**SHEET**  
**C-5.0**  
 5 OF 5

PRELIMINARY  
SET NOT FOR  
CONSTRUCTION

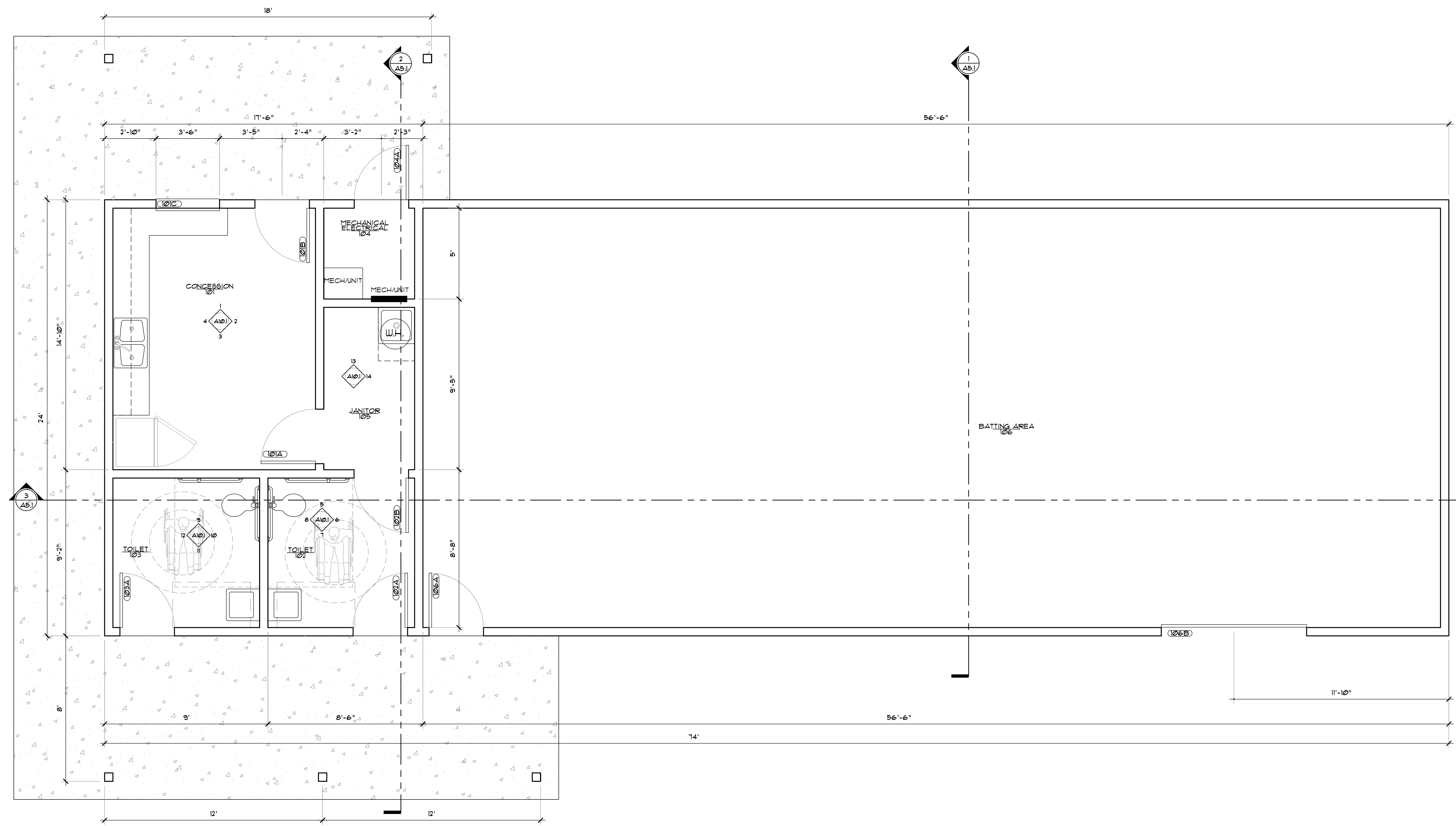
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 E-Mail: rodd@architectural.com

CONCESSION STAND AND BATTING FACILITY  
 SIUSLAW SCHOOL DISTRICT  
 231E OAK STREET  
 FLORENCE, OR 97439

FIRST  
 TITLE: FLOOR PLAN  
 JOB#: 1524.07052023  
 DRAWN BY: JSD  
 ISSUE DATE: 00-00-0000  
 SCALE: 0/0" = 0'-0"

A3.1



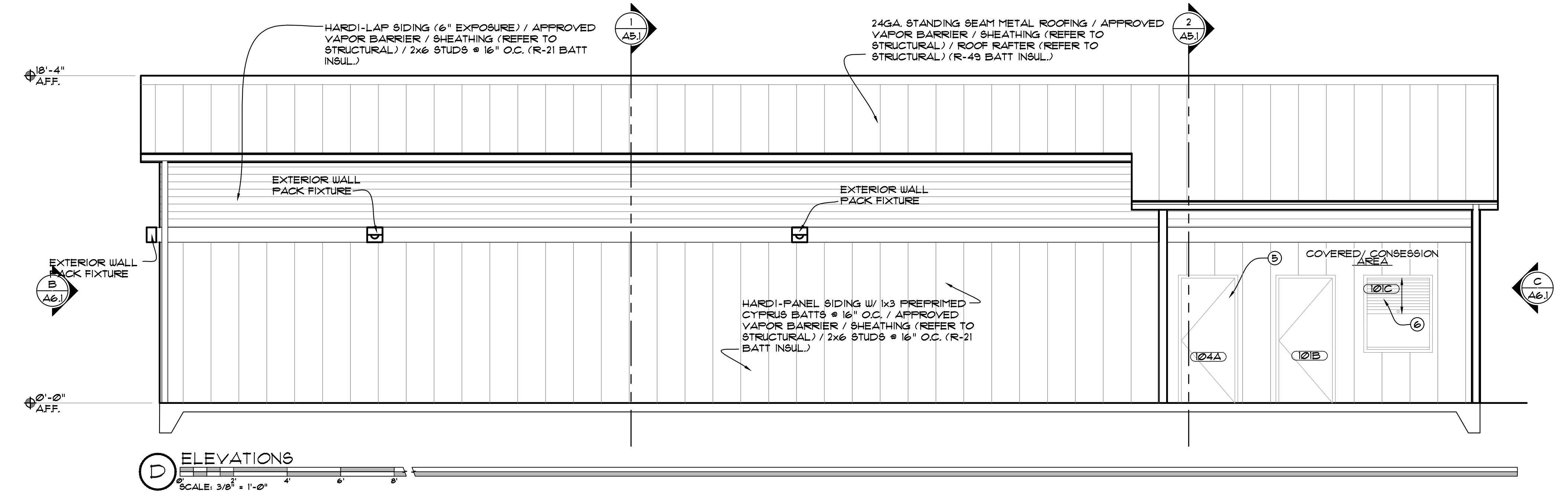
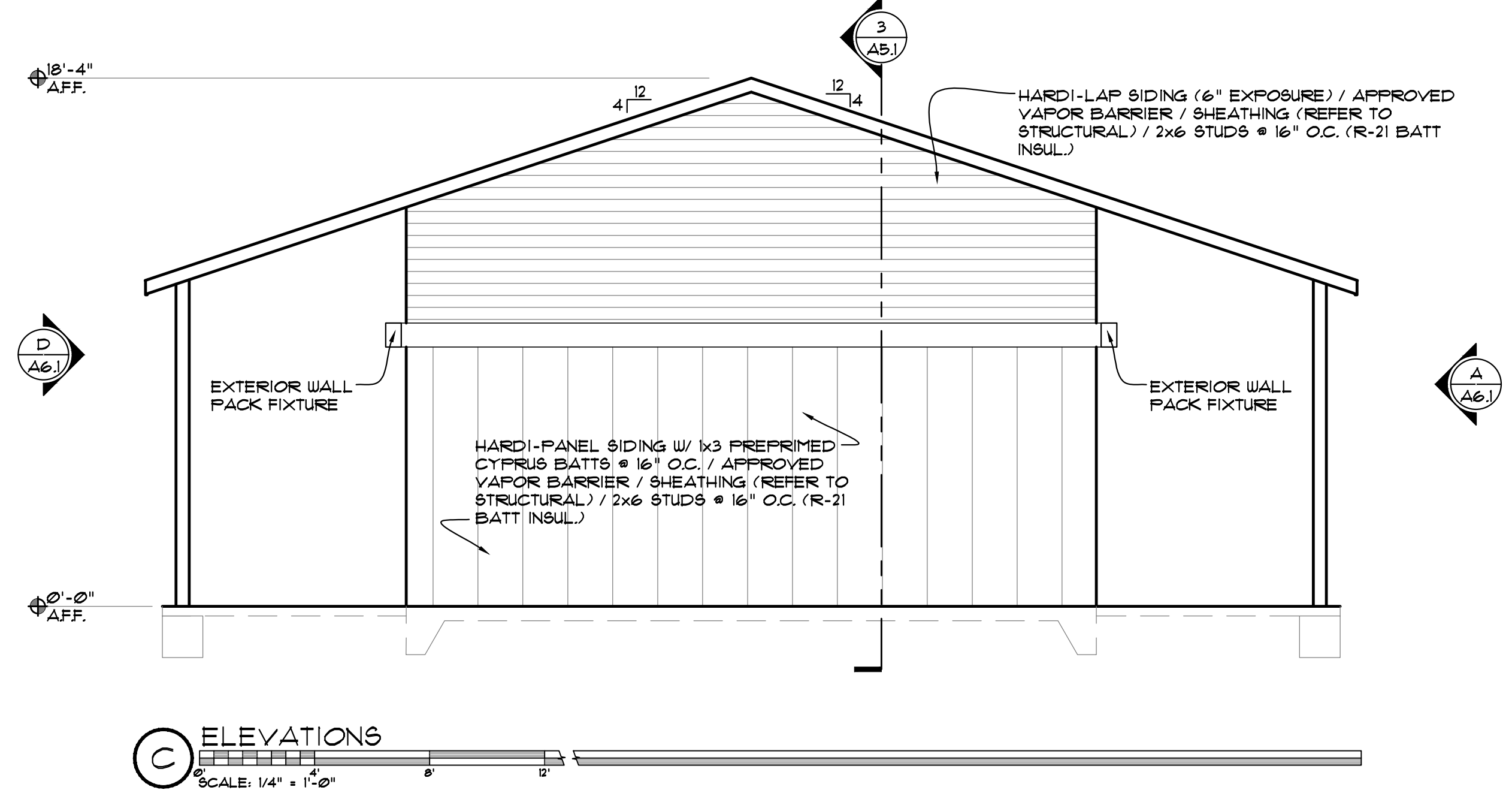
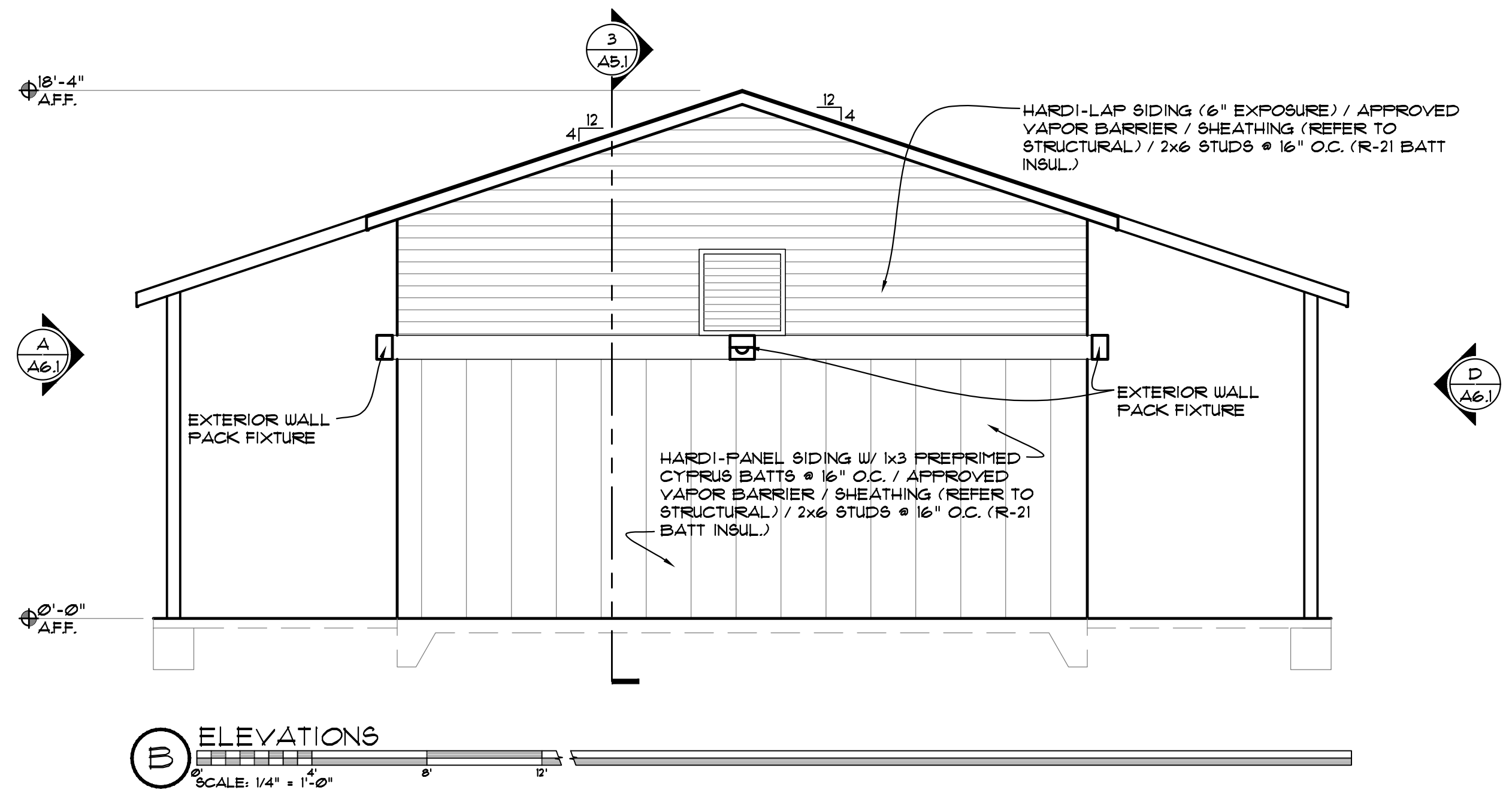
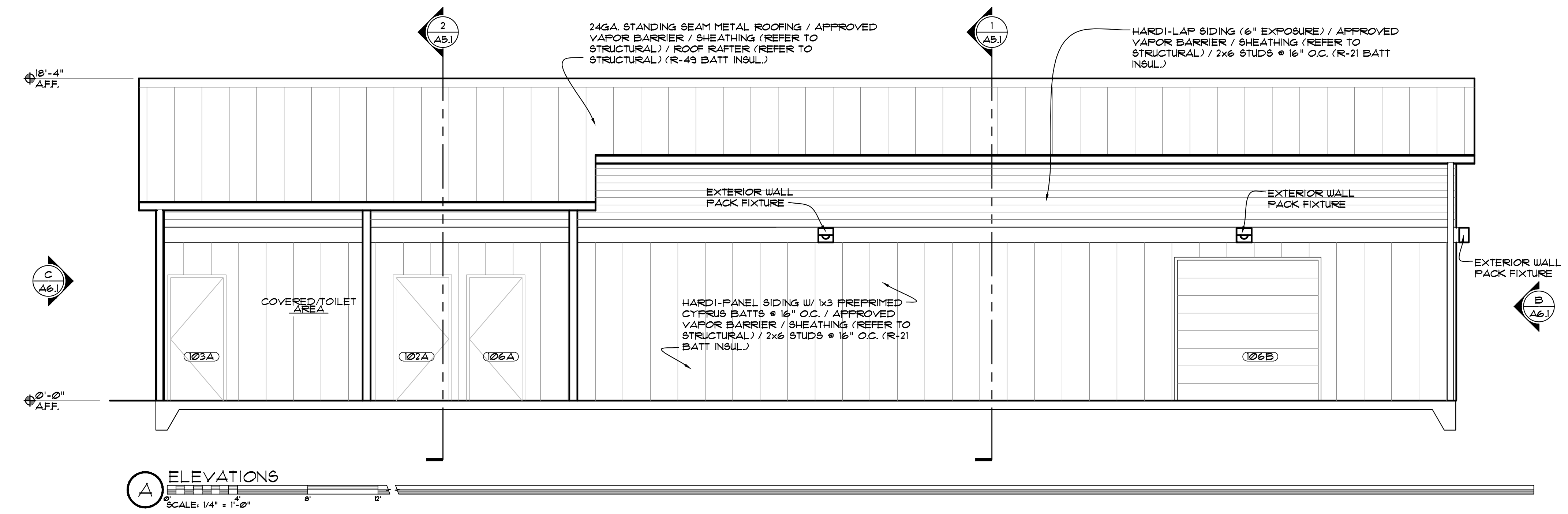
1 FIRST FLOOR PLAN  
 SCALE: 3/8" = 1'-0"

PRELIMINARY  
SET NOT FOR  
CONSTRUCTION

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CONCESSION STAND AND BATING FACILITY  
SIUSLAW SCHOOL DISTRICT  
2315 OAK STREET  
FLORENCE, OR 97439



EXTERIOR  
TITLE: ELEVATIONS

JOB#: 1524.07052023

DRAWN BY: JSD

△	--
△	--
△	--
△	--

ISSUE DATE: 00-00-0000

SCALE: 1/4" = 1'-0"

A6.1